

IN RE: PETITION FOR ADMIN. VARIANCE

E side Gunpowder Road, 1570 feet NE
c/l Compass Run Lane
5th Election District
3rd Councilmanic District
(18517 Gunpowder Road)

Steven W. and Bonsal W. Brown
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-440-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Steven W. and Bonsal W. Brown for property located at 18517 Gunpowder Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a detached garage measuring 624 square feet in size. The property is located 990 feet off Gunpowder Road and is surrounded on three sides by a forest conservation easement. The septic tank and septic reserve area are located on the dwelling's south side. A propane tank is located on the dwelling's north side. Steep topography is found on the dwelling's east side. The forest conservation easement is located on both sides and the rear of the dwelling. The property contains 5.75 acres.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated April 1, 2008, which recommends that the accessory structure not be converted into a

APPROVED FOR FILED
4-18-08
PB

dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 30, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of April, 2008 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

APPROVED FOR FILED
4.18.08
[Signature]

2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILING
4-18-08
13



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 18, 2008

STEVEN W. BROWN
18517 GUNPOWDER ROAD
HAMPSTEAD MD 21074

Re: Petition for Administrative Variance
Case No. 08-440-A
Property: 18517 Gunpowder Road

Dear Mr. Brown:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 18517 Gunpowder Road
 which is presently zoned R.C. 2 & R.C. 7
 (agricultural zone)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure (garage) be located in the front yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A
 Name - Type or Print
 Signature
 Address Telephone No.
 City State Zip Code

Attorney For Petitioner:

N/A
 Name - Type or Print
 Signature
 Company
 Address Telephone No.
 City State Zip Code

Legal Owner(s):

Steven W. Brown
 Name - Type or Print
 Signature
Bonsal W. Brown
 Name - Type or Print
 Signature
18517 Gunpowder Road 410.274.8198
 Address Telephone No.
Hampstead, MD 21074
 City State Zip Code

Representative to be Contacted:

Steven W. Brown
 Name
18517 Gunpowder Road 410.274.8198
 Address Telephone No.
Hampstead, MD 21074
 City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2008-0440-A

REV 10/25/01

Reviewed By BM Date 3/20/08

Estimated Posting Date 3/30/08

4.18.08

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 18517 Gunpowder Road
Address
Hampstead, MD 21074
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We request our "future" single-story (14' high) 624 gross square foot garage to be built in front of our "existing" house without being attached to our home.

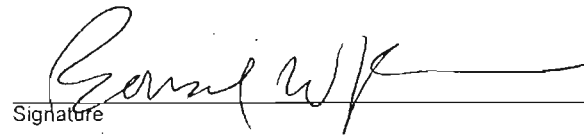
Our property is located 990 feet off Gunpowder Road and is surrounded on 3 sides by a forest conservation easement. We desire our "future" garage "not" to be located between our home and the forest, thus preserving our views.

Hardships / Practical Difficulties:

1. Septic tank / septic reserve area on dwelling southside.
2. Propane tank on dwellings northside.
3. Steep topography on dwellings eastside (rear).
4. Forest conservation easement on both sides of dwelling & rear.
5. Desire clearview of forest from dwellings rear terrace.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
Steven W. Brown
Name - Type or Print

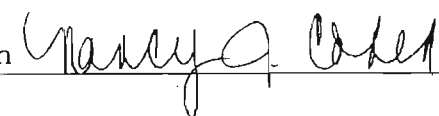

Signature
Bonsal W. Brown
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven W. Brown & Bonsal W. Brown
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Nancy J. Cohen
Notary Public

My Commission Expires 01.01.09

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 18517 Gunpowder Road
Address
Hampstead, MD 21074
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We request our "future" single-story (14' high) 624 gross square foot garage to be built in front of our "existing" house without being attached to our home.

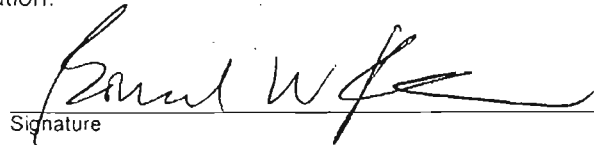
Our property is located 990 feet off Gunpowder Road and is surrounded on 3 sides by a forest conservation easement. We desire our "future" garage "not" to be located between our home and the forest, thus preserving our views.

Hardships / Practical Difficulties:

1. Septic tank / septic reserve area on dwelling southside.
2. Propane tank on dwellings northside.
3. Steep topography on dwellings eastside (rear).
4. Forest conservation easement on both sides of dwelling & rear.
5. Desire clearview of forest from dwellings rear terrace.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
Steven W. Brown
Name - Type or Print

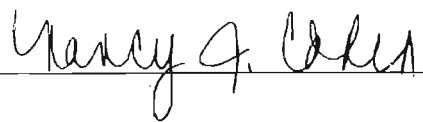

Signature
Bonsal W. Brown
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven W. Brown & Bonsal W. Brown
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Nancy J. Cohen
Notary Public

My Commission Expires 01.01.09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 18517 Gunpowder Road
 which is presently zoned R.C. 2 & R.C. 7
 (agricultural zone)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory
structure (garage) be located in the front yard in lieu of
the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A
 Name - Type or Print
 Signature
 Address Telephone No.
 City State Zip Code

Attorney For Petitioner:

N/A
 Name - Type or Print
 Signature
 Company
 Address Telephone No.
 City State Zip Code

Legal Owner(s):

Steven W. Brown
 Name - Type or Print
 Signature
Bonsal W. Brown
 Name - Type or Print
 Signature

18517 Gunpowder Road 410.274.8198
 Address Telephone No.
Hampstead, MD 21074
 City State Zip Code

Representative to be Contacted:

Steven W. Brown
 Name
18517 Gunpowder Road 410.274.8198
 Address Telephone No.
Hampstead, MD 21074
 City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2008-0440 A

Reviewed By PR Date 3/20/08

REV 10/25/01

Estimated Posting Date 3/30/08

4-18-08

Zoning description for 18517 Gunpowder Road, Hampstead, MD 21074.

Beginning at a point on the east side of Gunpowder Road, which is 50 feet wide at the distance of 600 feet northeast of the centerline of the nearest improved intersecting street Compass Lane Road, which is 40 feet wide with the following metes and bounds:

Beginning for the same at a railroad spike found in the bed of Gunpowder Road, said railroad spike being a corner of the parcel of land described in a deed dated June 12, 1987 and recorded among the Land Records of Baltimore County in Liber S.M. No. 7590 folio 695 which was conveyed by Raymond K. Swift and Delores V. Swift, his wife, to Henry H. Jenkins, II, thence leaving said point of beginning and running with and binding on the outlines of the above mentioned deed, referring all courses to the Maryland Coordinate System NAD/83/91, the nine following courses and distances, viz: (1) North 76 degrees 06 minutes 05 second East 232.88 feet to an iron pipe found, (2) North 86 degrees 05 minutes 01 seconds East 87.81 feet to an iron bar and cap set, (3) South 55 degrees 40 minutes 06 seconds East 629.78 feet to a pinch pipe found, (4) North 34 degrees 03 minutes 45 seconds East 106.92 feet to a concrete monument found, (5) North 54 degrees 12 minutes 40 seconds East 139.36 feet to a concrete monument found, (6) South 42 degrees 54 minutes 40 seconds East 360.94 feet to a concrete monument found, (7) South 46 degrees 40 minutes 20 seconds West 197.98 feet, (8) South 09 degrees 05 minutes 18 seconds West 273.90 feet to an iron bar found, and (9) South 71 degrees 33 minutes 32 seconds West 263.08 feet to an iron pipe found at the end of the eighth or South 18 degrees 51 minutes 27 seconds East 340.65 foot line of the parcel of land described in a deed dated May 8, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. 8475 folio 18 which was conveyed by Henry H. Jenkins, II to Walter Koppelman, III and Debra S. Koppelman, his wife, thence leaving the outlines of the first herein mentioned deed and running with and binding reversely on the eighth through fourth lines, inclusive, of the second herein mentioned deed, the five following courses and distances, viz: (10) North 19 degrees 06 minutes 33 seconds West 340.65 feet to an iron pipe found, (11) North 26 degrees 18 minutes 55 seconds East 272.10 feet to an iron pipe found, (12) North 55 degrees 40 minutes 06 seconds West 625.53 to a gear spike set, (13) South 86 degrees 05 minutes 01 second West 79.13 to a gear spike set, and (14) South 76 degrees 06 minutes 05 seconds West 268.13 to a pk nail found in the bed of Gunpowder Road, thence leaving the outlines of the second herein mentioned deed, and running in the bed of Gunpowder Road and running with and binding on the outlines of the first herein mentioned deed, (15) North 47 degrees 42 minutes 24 seconds East 42.06 feet to the point of beginning.

As recorded in Baltimore County Deed #21078, Folio #680, containing 5.750 acres. Also known as 18517 Gunpowder Road, Hampstead, MD 21074 and located in the 5th Election District, 3rd Councilmanic District.

#440

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12108**

Date: **3/20/08**

PAID RECEIPT

BUSINESS ACTUAL TIME INM
 3/20/2008 3/20/2008 09:14:29 1
 REC #001 WALKTH JRIC JRG
 >>RECEIPT # 367979 3/20/2008 OFLA

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	001			650				\$65.00

Rept 5 528 ZONING VERIFICATION
 012108
 Recpt Tot \$65.00
 \$65.00 CR 1.00 CR
 Baltimore County, Maryland

Total: **\$65.00**

Rec

From: **Sharon Branch**

For: **Administrative Hearing**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

John # 440

ADMINISTRATIVE VARIANCE NOTICE

CASE # 08-440-A

TO PERMIT AN ACCESSORY
STRUCTURE BELIEVED IN THE
REAR YARD IN LIEU OF THE REQUIRED
STREET

PUBLIC HEARING

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY
AN ELIGIBLE INDIVIDUAL, BALTIMORE COUNTY
REQUEST A PUBLIC HEARING ON GROUP MAY
THE PROPOSED VARIANCE, PROVIDED THE REQUEST
RECEIVED IN THE ZONING REVIEW BUREAU CONCERNING
5:00 P.M. ON 4-14-08
PLANNING AND ZONING INFORMATION IS AVAILABLE AT THE
IN THE ZONING REVIEW BUREAU CONCERNING
IN THE ZONING REVIEW BUREAU CONCERNING

FOR MORE INFORMATION, PLEASE CONTACT THE ZONING REVIEW BUREAU AT THE
1000 E. JEFFERSON AVE., TORRONS, CA 94061
HARRIS, CA 94061

CERTIFICATE OF POSTING

Date: 3-30-08

RE: Case Number: 08-440-A

Petitioner/Developer: Steven Brown

Date of Hearing/Closing: 4-14-08

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 18517 Greenpowder Rd

The sign(s) were posted on 3-30-08
(Month, Day, Year)

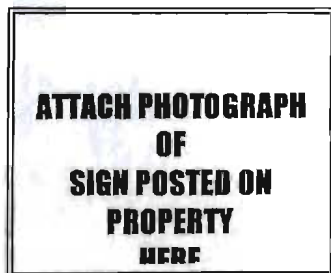
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, Md 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 440 -A Address 18517 Gunpowder Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/20/08 Posting Date: 3/30/08 Closing Date: 4/14/08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 440 -A Address 18517 Gunpowder Rd.

Petitioner's Name Steven & Bonnel Brown Telephone 410-274-8198

Posting Date: 3/30/08 Closing Date: 4/14/08

Wording for Sign: To Permit an accessory structure (garage) be located in the front yard in lieu of the required rear yard.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2008- 0440- A

Petitioner: STEVE & BONSALE BROWN

Address or Location: 18517 GUNPOWDER RD
Hampstead, MO 21074

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEVE & BONSALE BROWN

Address: 18517 GUNPOWDER RD.
Hampstead, MO 21074

Telephone Number: 410. 274. 8198

Revised 2/20/98 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 15, 2008

Steven W. Brown
Bonsal W. Brown
18517 Gunpowder Road
Hampstead, MD 21074

Dear Mr. and Mrs. Brown:

RE: Case Number: 08-440-A, 18517 Gunpowder Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 20, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: April 1, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2008
Item Nos. 08-401, 418, 419, 420, 421, 422,
426, 427, 428, 429, 430, 431, 432, 433, 434,
435, 438, 439, and 440

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-03282008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 1, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

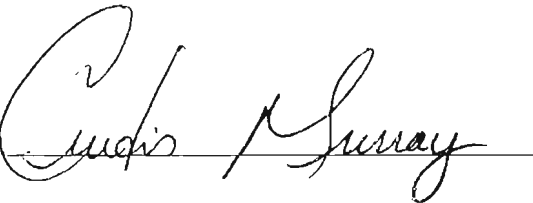
SUBJECT: ⁴⁴⁰8-432 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Jessie Bialek at 410-887-3480.

Prepared by:



AFK/LL: CM



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 24, 2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-440-A
18817 GUNPOWDER ROAD
BROWN PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-440-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

PETITION TO THE HANOVERIA CIVIL ENGINEERING

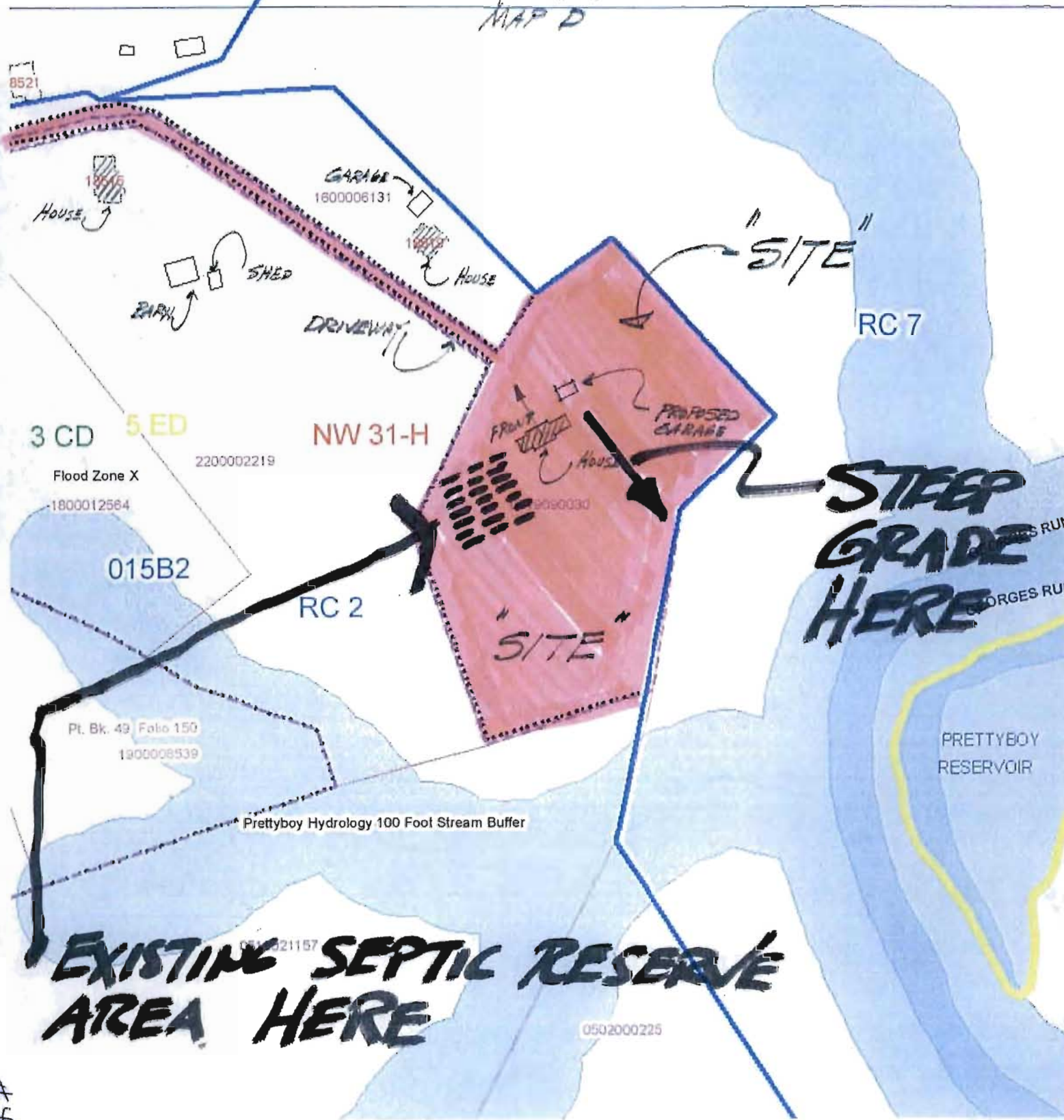
STEVEN W. & BRAD W. BROWN
18517 GUNPOWDER ROAD
HAMPSTEAD, MD 21074

ZONING MAP NW-3/H
015B2 (BLUE #)

MAP "D"

18601
015B1
0514000250

RC 8



EXISTING SEPTIC RESERVE
AREA HERE

#4



MapQuest
© 2008 MapQuest Inc.
MapQuest reserves the right to remove or alter content at any time without notice. MapQuest does not warrant the accuracy or completeness of the information provided. MapQuest is not responsible for any loss or damage resulting from the use of MapQuest. Your use of MapQuest means you agree to our Terms of Use.

STEVE & BOB
18517 GUNPOWDER ROAD
HAMPSTEAD, MD 21074

http://www.mapquest.com/maps/18517+Gunpowder+Rd+Hampstead+MD+21074-2905/2

3/18/2008

#440

PROPANE TANK ON
BUILDING'S NORTHSIDE



18517 GUNPOWDER ROAD

SEPTIC TANKS / SEPTIC
RESERVE AREA ON
BUILDING'S SOUTHSIDE



18517 GUNPOWDER ROAD

STEEP TOPOGRAPHY ON
BUILDING'S EASTSIDE (REAR)



REQUEST GARAGE TO BE LOCATED
HERE - NOT ATTACHED TO HOUSE



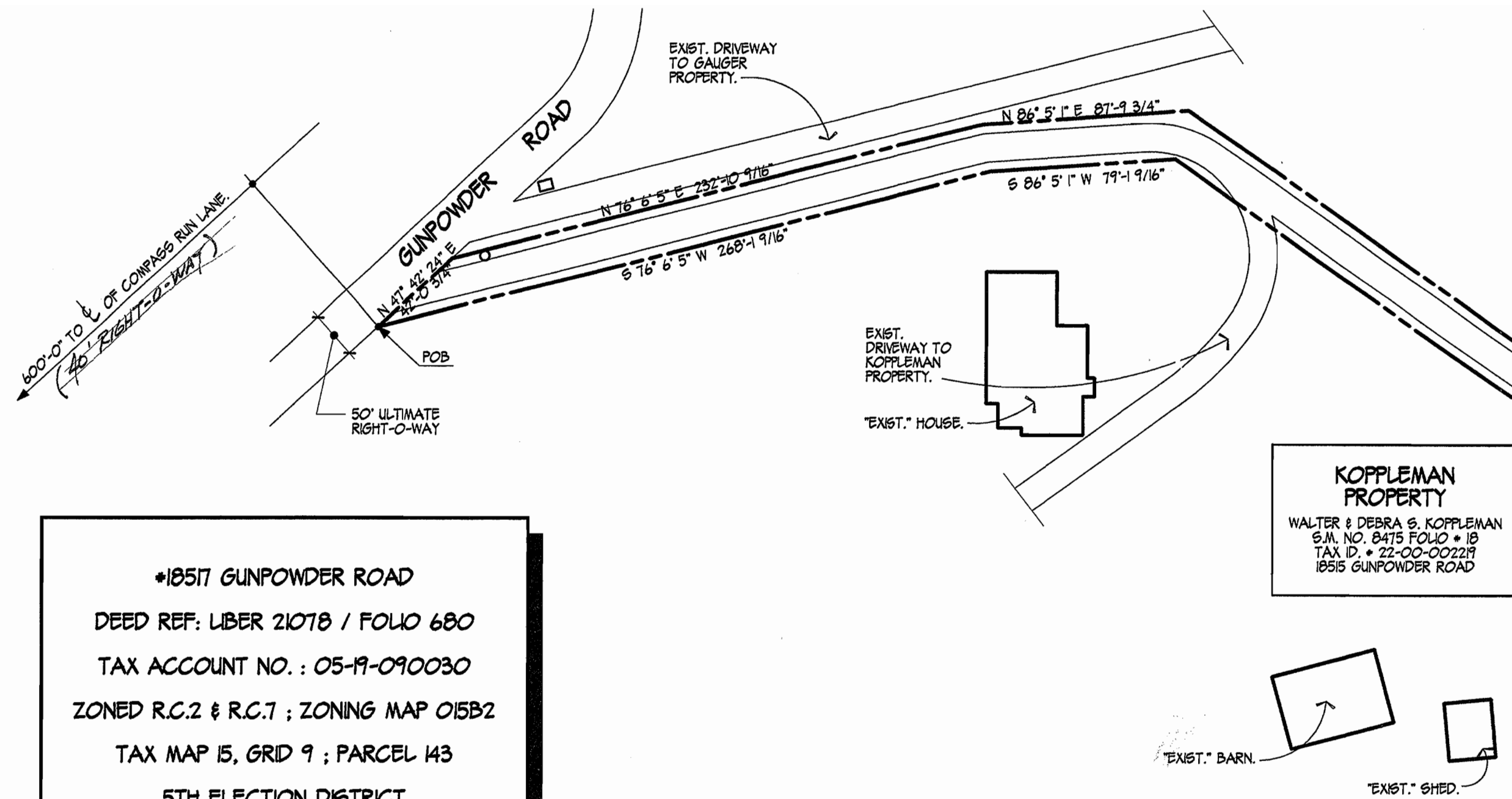
18517 GUNPOWDER ROAD

STEVE & BONNIE BROWN
18517 GUNPOWDER RD
HAMPSTEAD, MD 21074

PROPOSED
GARAGE

EXISTING
HOUSE





•18517 GUNPOWDER ROAD
DEED REF: LIBER 21078 / FOLIO 680
TAX ACCOUNT NO.: 05-19-090030
ZONED R.C.2 & R.C.7; ZONING MAP 015B2
TAX MAP 15, GRID 9; PARCEL 143
5TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21074

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

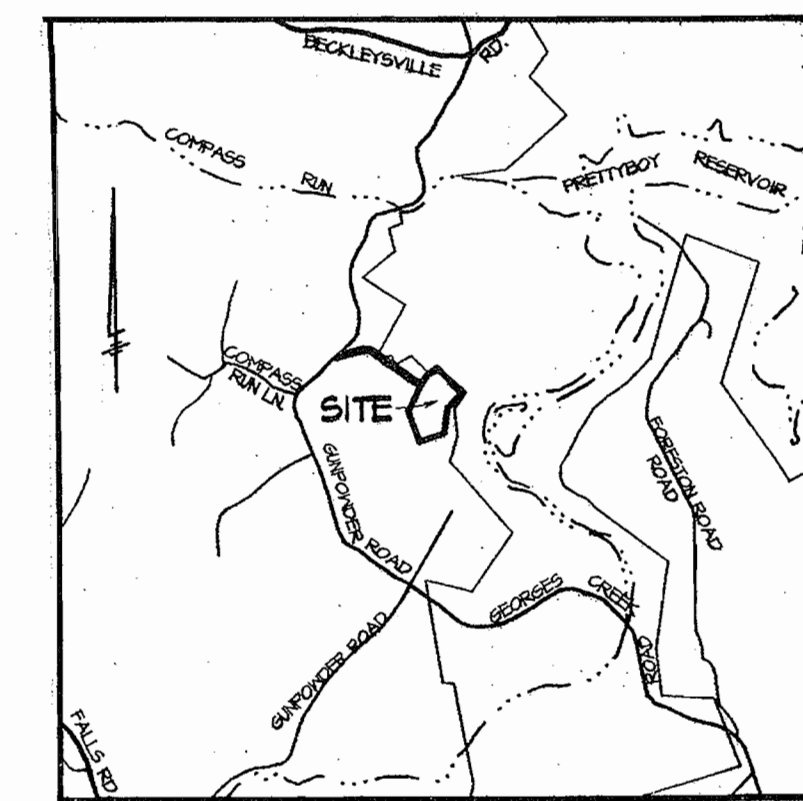
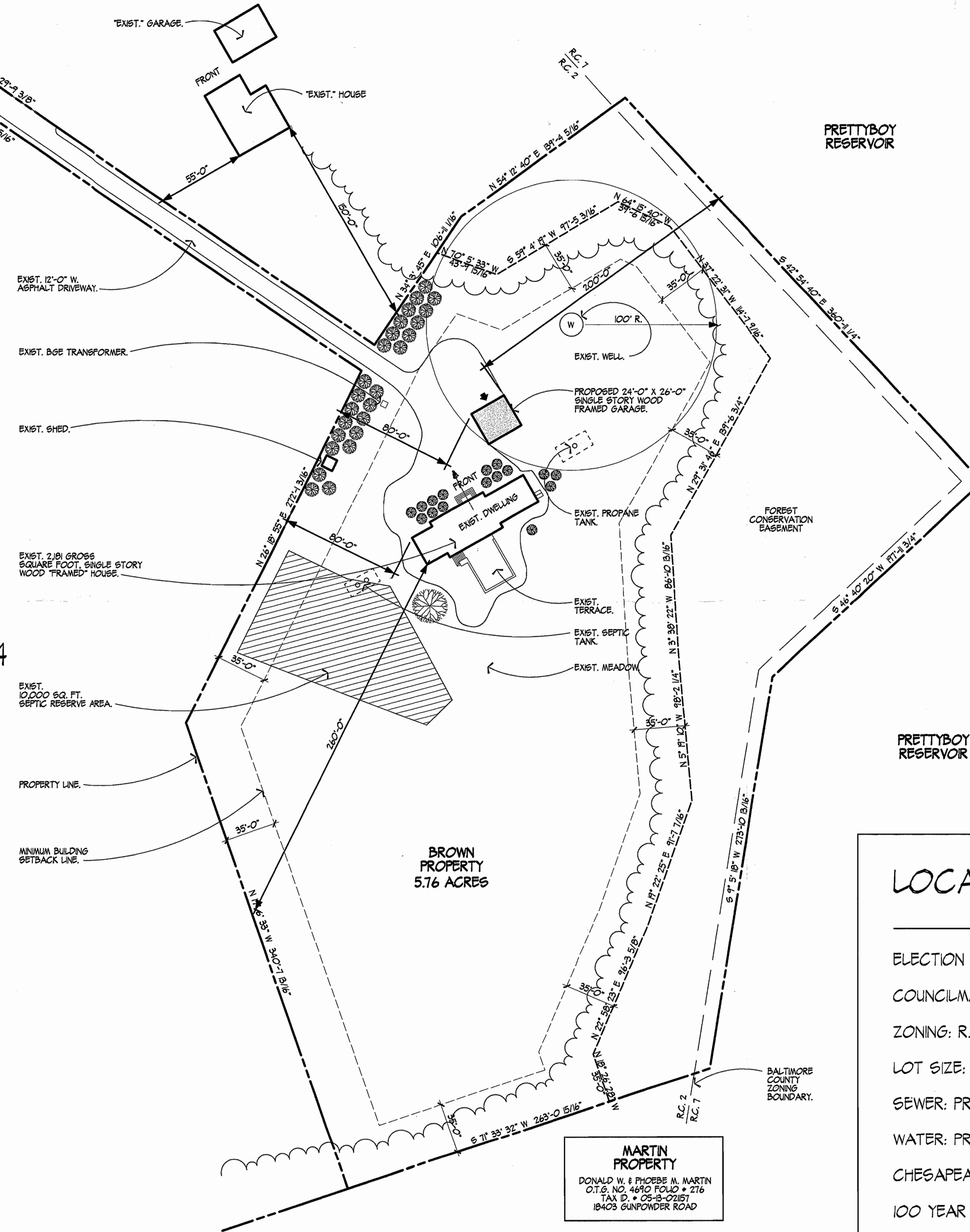
#440

PROPERTY ADDRESS: 18517 GUNPOWDER ROAD, HAMPSTEAD, MD 21074

SUBDIVISION NAME: N/A

DEED BOOK: # 21078 FOLIO: # 680 LOT: # N/A SECTION: # N/A

OWNER: STEVEN W. BROWN / BONSAI W. BROWN



VICINITY MAP
1" = 2000'

Prettyboy Reservoir

Prettyboy Reservoir

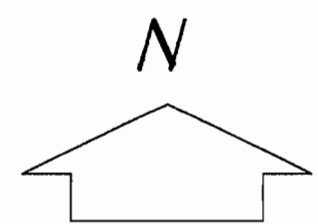
Baltimore County Zoning Boundary

LOCATION INFORMATION

ELECTION DISTRICT: 5
COUNCILMANIC DISTRICT: 3
ZONING: R.C.2 & R.C.7
LOT SIZE: 5.75 ACRES
SEWER: PRIVATE
WATER: PRIVATE
CHESAPEAKE BAY CRITICAL AREA: NO
100 YEAR FLOOD PLAN: NO
HISTORIC PROPERTY / BUILDING: NO
PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY

REVIEWED BY: ITEM: # CASE: #



PREPARED BY: SWB ARCHITECTS, INC.
MAY 10, 2008

SCALE: 1" = 50'-0"