

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Beach Road, 250 feet W of
Loreley Beach Road
11th Election District
5th Councilmanic District
(11325 Beach Road)

Brain and Alisha Fullerton
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0218-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 waterfront property, Brain and Alisha Fullerton for property located at 11325 Beach Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage to be located in the front yard with a height of 22 feet in lieu of the required rear yard and 15 feet maximum. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a three-bay detached garage with loft that measures 24 feet x 34 feet x 22 feet high. The additional garage height will allow the Petitioners to have additional storage space as well as a home office over the garage. The Cape Code design of the proposed garage will architecturally match the existing home. This waterfront property contains 36,900 square feet. None of the neighbors voiced any objection to the variance request. The subject property contains 36,900 square feet and fronts on the Bird River.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated March 30, 2009, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for

APPROVED FOR PLANNING
4.27.09
[Signature]

commercial purposes. Comments were received from the Bureau of Development Plans Review dated March 3, 2009. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management dated April 20, 2009. The comments indicate that the property must comply with the Chesapeake Bay Critical Area Regulations. This lot is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 5,535 square feet. Please be advised that State-mandated changes to the Critical Area Regulations now require that all manmade surfaces used for driveways be counted towards lot coverage limits.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 1, 2009 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.

4-27-09
[Signature]

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 27th day of April, 2009 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage to be located in the front yard with a height of 22 feet in lieu of the required rear yard and 15 feet maximum 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.
2. The Petitioners 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.
4. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
5. The flood protection elevation for this site is 11.2 feet.
6. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
7. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

RECEIVED FOR FILE

4-27-09

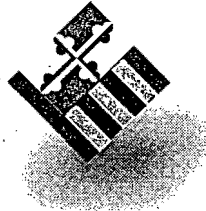
10. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
11. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
12. This lot is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 5,535 square feet. Be advised that State-mandated changes to the Critical Area Regulations now require that all manmade surfaces used for driveways be counted towards lot coverage limits.

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

APPROVED FOR FILING
4.27.09

BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 27, 2009

BRAIN AND ALISHA FULLERTON
11325 BEACH ROAD
WHITE MARSH MD 21162

Re: Petition for Administrative Variance
Case No. 2009-0218-A
Property: 11325 Beach Road

Dear Mr. and Mrs. Fullerton:

Enclosed please find the decision rendered in the above-captioned case.

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 "Th. H. Bostwick", written over a circular stamp.

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 11325 BEACH RD
which is presently zoned RC2

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 § 3; BC2R, TO PERMIT A GARAGE TO BE LOCATED
IN THE FRONT YARD WITH A HEIGHT OF 22 FT. IN LIEU OF
THE REQUIRED REAR YARD AND 15 FT. MAXIMUM.

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 bound 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

BRIAN FULLERTON

Name - Type or Print

Signature

AUSHA FULLERTON

Name - Type or Print

Ausha Fullerton

Signature

11325 BEACH ROAD 410-335-5584

Address

Telephone No.

WHITE MARSH MD

21162

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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.

2009-0218-A

REV 10/25/01

Reviewed By

Date

2-20-09

Estimated Posting Date

2/29/09

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 11325 BEACH ROAD
Address
WHITE MARSH MD 21162
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 are respectfully requesting an administrative variance to allow our garage to be built with a peak height of 22' which will allow additional storage space as well as a home office to be located above the garage. We are following all other zoning setback requirements.

The setback restrictions on our lot prohibited us from building an attached garage during the construction of our existing home.

The Cape Cod architecture of the garage will also better match the architecture of the existing home making the garage aesthetically pleasing for the community.

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]
Signature
BRIAN FULLERTON
Name - Type or Print

[Signature]
Signature
Alisha Fullerton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of FEBRUARY, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

REV 10/25/01

[Signature]
Notary Public
My Commission Expires 10/26/09

MARK S. ATHER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 26, 2009

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

11325 BEACH ROAD
Address
WHITE MARSH MD 21162
City State Zip Code

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The Cape Cod architecture of the garage will also better match the architecture of the existing home making the garage aesthetically pleasing for the community.

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
BRIAN FULLERTON
Name - Type or Print


Signature
Alisha Fullerton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of FEBRUARY, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires 10/26/09

Zoning Description

ZONING DESCRIPTION FOR 11325 Beach Road White Marsh Maryland 21162

All that lot, parcel or property, situated, lying, or being in Baltimore County, Maryland, being more particularly described as follows:

BEGINNING FOR THE FIRST and being known and designated as Lot No. 24 as shown on the plat of "Portion of BIRD RIVER BEACH" filed among the Land Records of Baltimore County in Plat Book WPC 4 folio 133, and as shown on Revised and Amended Plat recorded in Plat Book WPC 7 folio 187. PARCEL/TAX I.D. NO. 11/11-08-068440.

BEGINNING FOR THE SECOND AND THIRD and being known and designated as Lots Nos. 25 and 26 as shown on the plat of "BIRD RIVER BEACH" filed among the Land Records of Baltimore County in Plat Book WPC 7 folio 187. PARCEL/TAX I.D. NO. 11/11-02-087900.

Commonly known as 11325 Beach Road, White Marsh, MD 21162

Property tax ID 2400003469

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **35071**
 Date **2-20-09**

PAID RECEIPT
 BROWNE ACTUAL TIME 0630
 2/20/09 2:20 PM 09:14 AM
 BROWNE TOWN 2009-2010
 RECEIPT # 35071 2/20/2009 0630
 \$ 65.00 TOWNSHIP VALIDATION
 035071
 Reg'd. Int. 165.00
 165.00 CR 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
201	806	0600		6150				65.00

Total: **65.00**

Rec From: **BRIAN FULLERTON**

For: **21009-218-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2009-0218-A

Petitioner/Developer BRIAN
FULLERTON

Date Of Hearing/Closing: 3/16/09

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 11325 BEACH RD

This sign(s) were posted on March 1, 2009

Month, Day, Year

Sincerely,

Martin Ogle 3/1/09
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

Martin Ogle 3/1/09



03/01/2009

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0218 -A Address 11325 Beach Rd

Contact Person: J. Meppery Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-20-09 Posting Date: 2/29 Closing Date: 3/16

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0218 -A Address 11325 Beach Rd

Petitioner's Name BRIAN FULLERTON Telephone 410-335-5584

Posting Date: 2/29/09 Closing Date: 3/16/09

Wording for Sign: To Permit A GARAGE TO BE LOCATED IN THE
FRONT YARD WITH A HEIGHT OF 22ft. IN
LIEU OF THE REAR YARD AND A HEIGHT
of MAXIMUM HEIGHT OF 15ft.

WCR - Revised 7/7/08

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: _____

0218

Petitioner: BRIAN FULLERTON

Address or Location: 11325 BEACH RD

PLEASE FORWARD ADVERTISING BILL TO:

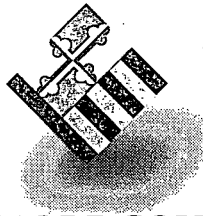
Name: _____

Address: _____

SAME

Telephone Number: 410-335-5504

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
March 16, 2009

Brian & Alisha Fullerton
11325 Beach Rd.
White Marsh, MD 21162

Dear: Brian & Alisha Fullerton

RE: Case Number 2009-0218-A, 11325 Beach Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 20, 2009. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 27 2009

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 20, 2009
SUBJECT: Zoning Item # 09-218-A
Address 11325 Beach Road
(Fullerton Property)

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of March 2, 2009

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This lot is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 5,535 square feet. Please be advised that State-mandated changes to the Critical Area regulations now require that all manmade surfaces used for driveways be counted towards lot coverage limits.

Reviewer: Regina Esslinger

Date: April 20, 2009

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 30, 2009
RECEIVED

MAR 31 2009

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

ZONING COMMISSIONER

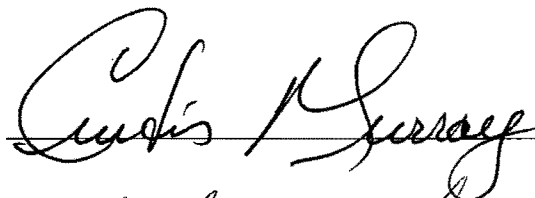
SUBJECT: 9-218 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet and to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

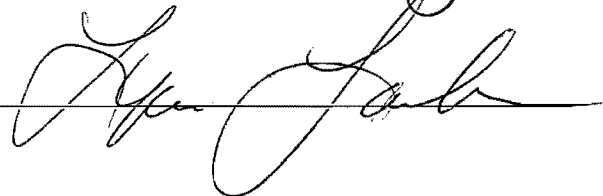
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Division Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 3, 2009

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 9, 2009
Item No. 2009-0218-A

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

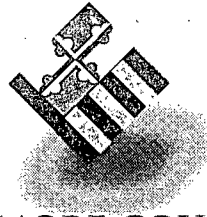
The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:lrk

cc: File

ZAC-ITEM NO 2009-0218-A-03092009



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 9, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 2, 2009

Item Numbers 0212, 0214, 0215, 0216, 0217, 0218 and 0220

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



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 6, 2009

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

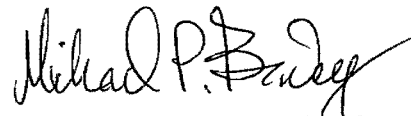
RE: Baltimore County
Item No 2009-0218-A
11325 BEACH RD
FULLERTON PROPERTY
ADMIN. VARIANCE

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. 2009-0218A

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,


For 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



Patricia Zook - Case 2009-0218-A - comments needed

From: Patricia Zook
To: Livingston, Jeffrey; Murray, Curtis
Date: 3/30/2009 2:18 PM
Subject: Case 2009-0218-A - comments needed

Gentlemen -

We need comments from your respective offices for the below-described case.

CASE NUMBER: 2009-0218-A

11325 Beach Road
Location: S side of Beach Road, 250 feet W of Loreley Beach Road.
11th Election District, 5th Councilmanic District
Legal Owner: Brain & Alisha Fullerton
Closing Date: 3/16/2009

ADMINISTRATIVE VARIANCE to permit a garage to be located in the front yard with a height of 22 feet in lieu of the required rear yard and 15 feet maximum.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Case 2009-0218-A - (AV that closed 3-16-09) comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 4/15/2009 10:39:36 AM
Subject: Case 2009-0218-A - (AV that closed 3-16-09) comments needed

Good morning Jeff -

We still need DEPRM comments for this case.

CASE NUMBER: 2009-0218-A

11325 Beach Road

Location: S side of Beach Road, 250 feet W of Loreley Beach Road.

11th Election District, 5th Councilmanic District

Legal Owner: Brain & Alisha Fullerton

Closing Date: 3/16/2009

ADMINISTRATIVE VARIANCE to permit a garage to be located in the front yard with a height of 22 feet in lieu of the required rear yard and 15 feet maximum.

Thanks for your help.

Patricia Zook - Case 2009-0218-A - (AV that closed 3-16-09) comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 4/21/2009 9:53 AM
Subject: Case 2009-0218-A - (AV that closed 3-16-09) comments needed

Hello Jeff -

We still need DEPRM comments. Tom would like to issue the Order this week.

Thanks for your help.

Good morning Jeff -

We still need DEPRM comments for this case.

CASE NUMBER: 2009-0218-A

11325 Beach Road
Location: S side of Beach Road, 250 feet W of Loreley Beach Road.
11th Election District, 5th Councilmanic District
Legal Owner: Brain & Alisha Fullerton
Closing Date: 3/16/2009

ADMINISTRATIVE VARIANCE to permit a garage to be located in the front yard with a height of 22 feet in lieu of the required rear yard and 15 feet maximum.

Thanks for your help.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 11325 BEACH ROAD

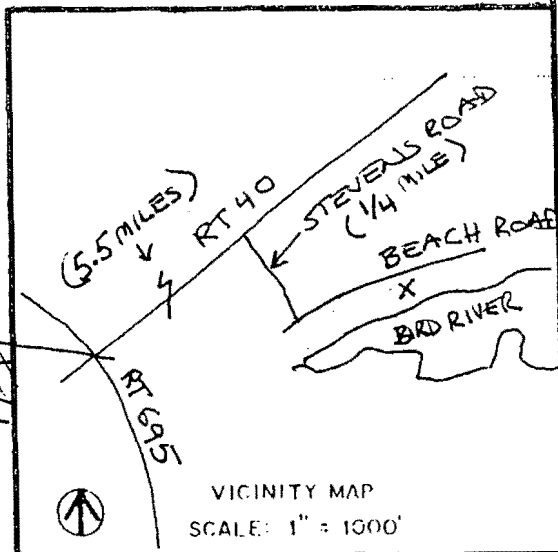
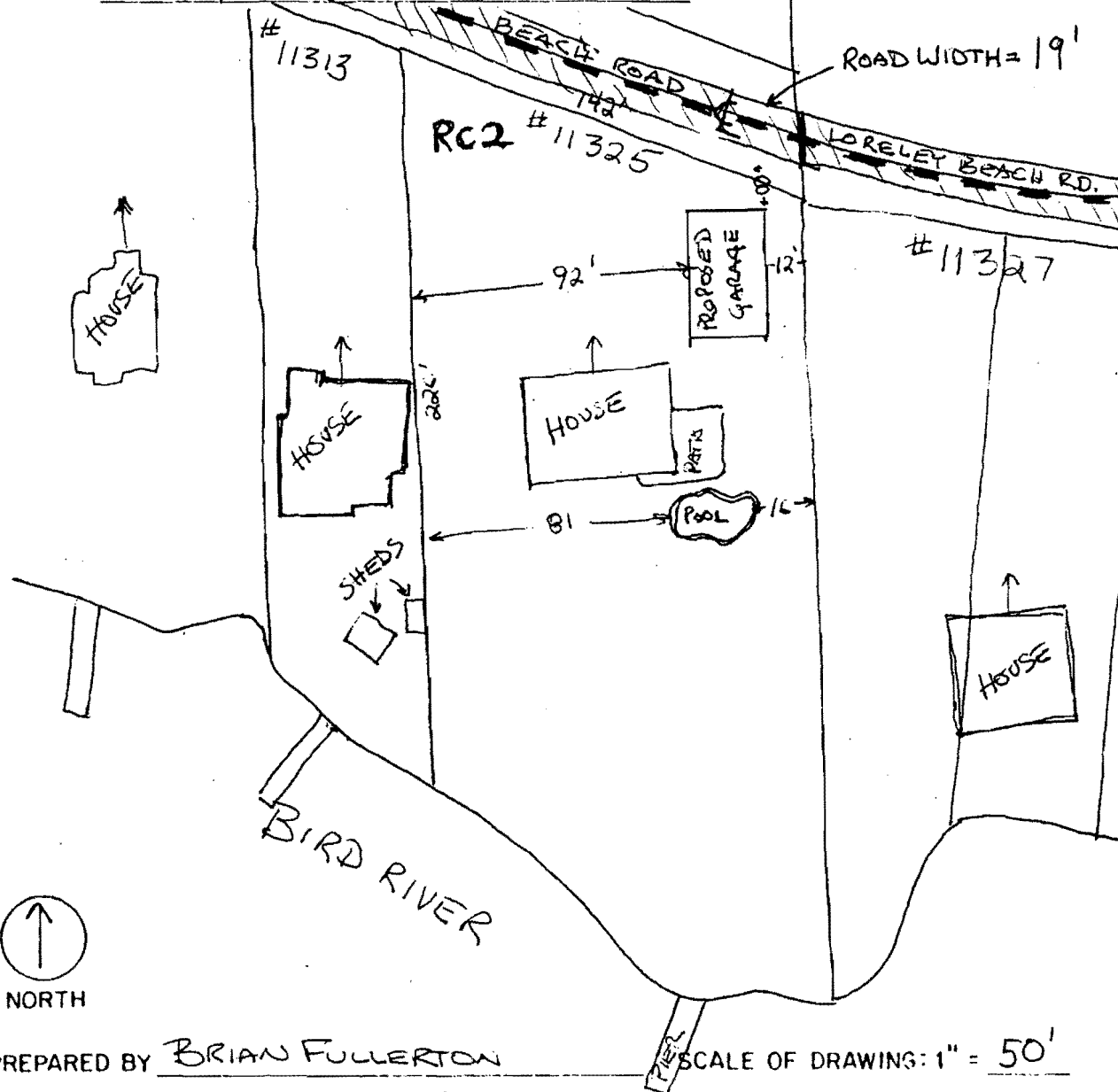
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME BIRD RIVER BEACH

PLAT BOOK # 24,25,26 LOT # 142 SECTION # RC2

OWNER BRIAN & ANISHA FULLERTON

RC50



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 05

1" = 200' SCALE MAP # 073A3

ZONING RC2

LOT SIZE 36,900
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

100 YEAR FLOOD PLAIN	☒	☐
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HISTORIC PROPERTY/ BUILDING	☐	☒
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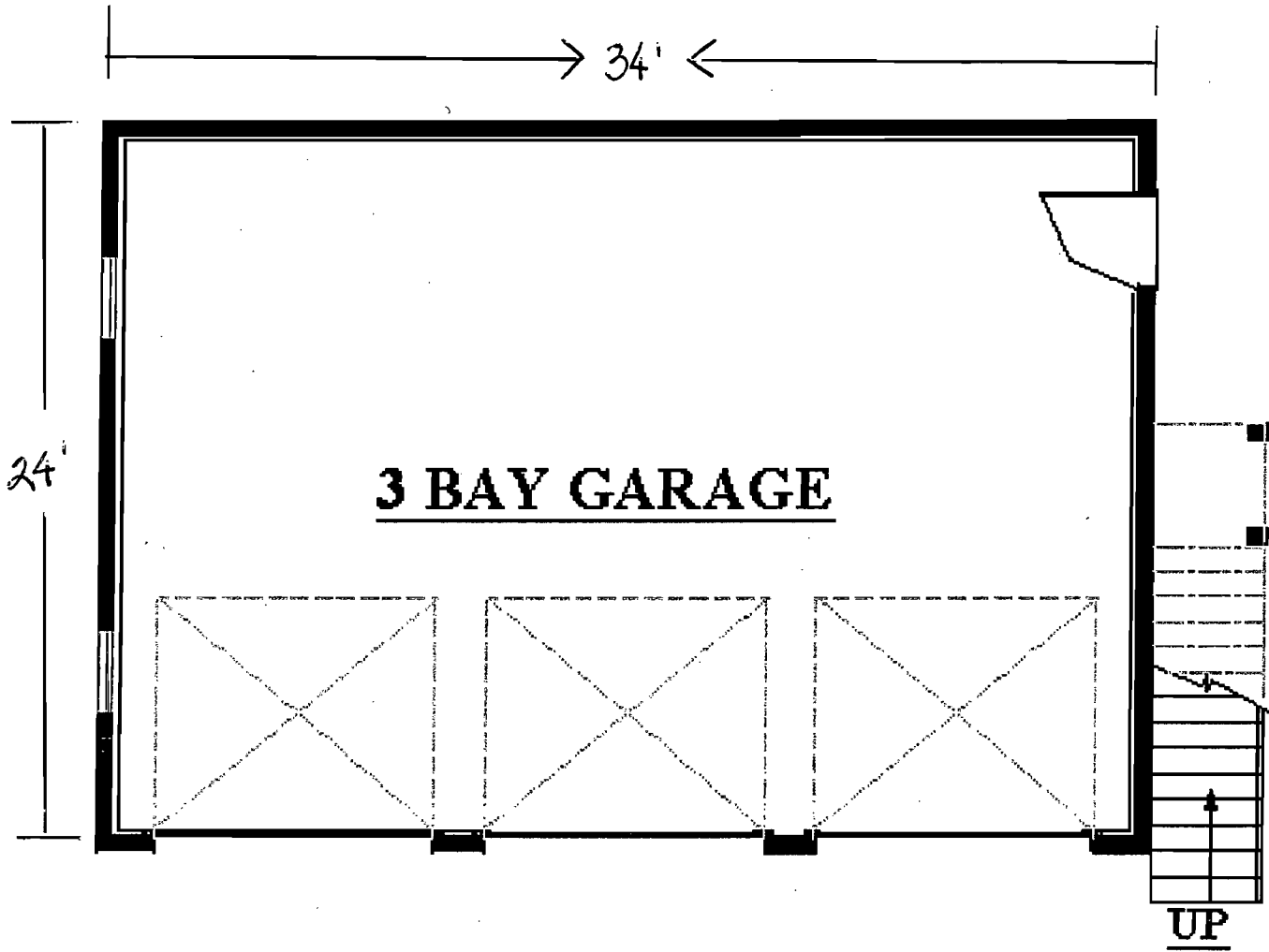
PRIOR ZONING HEARING NONE

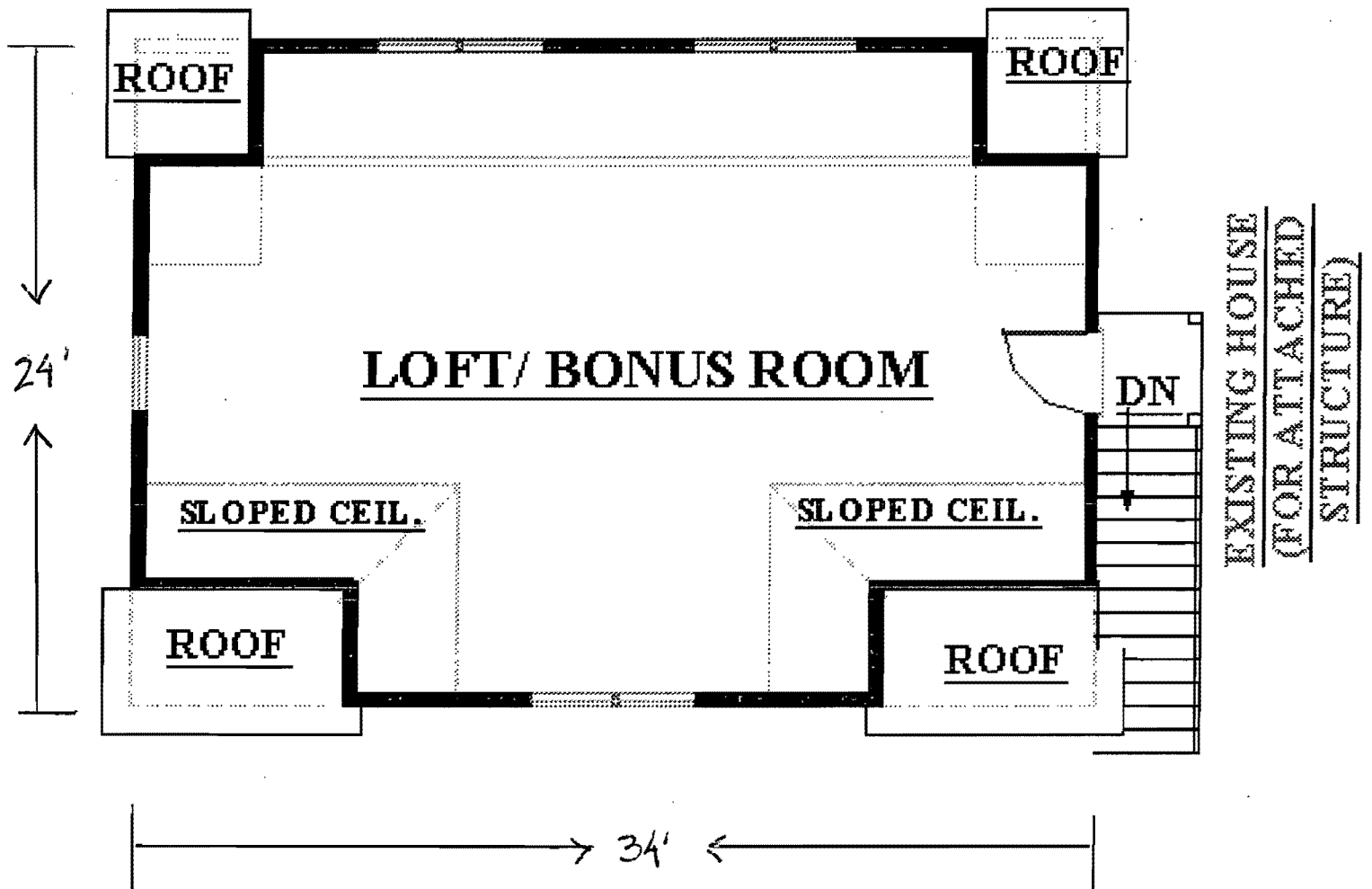
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

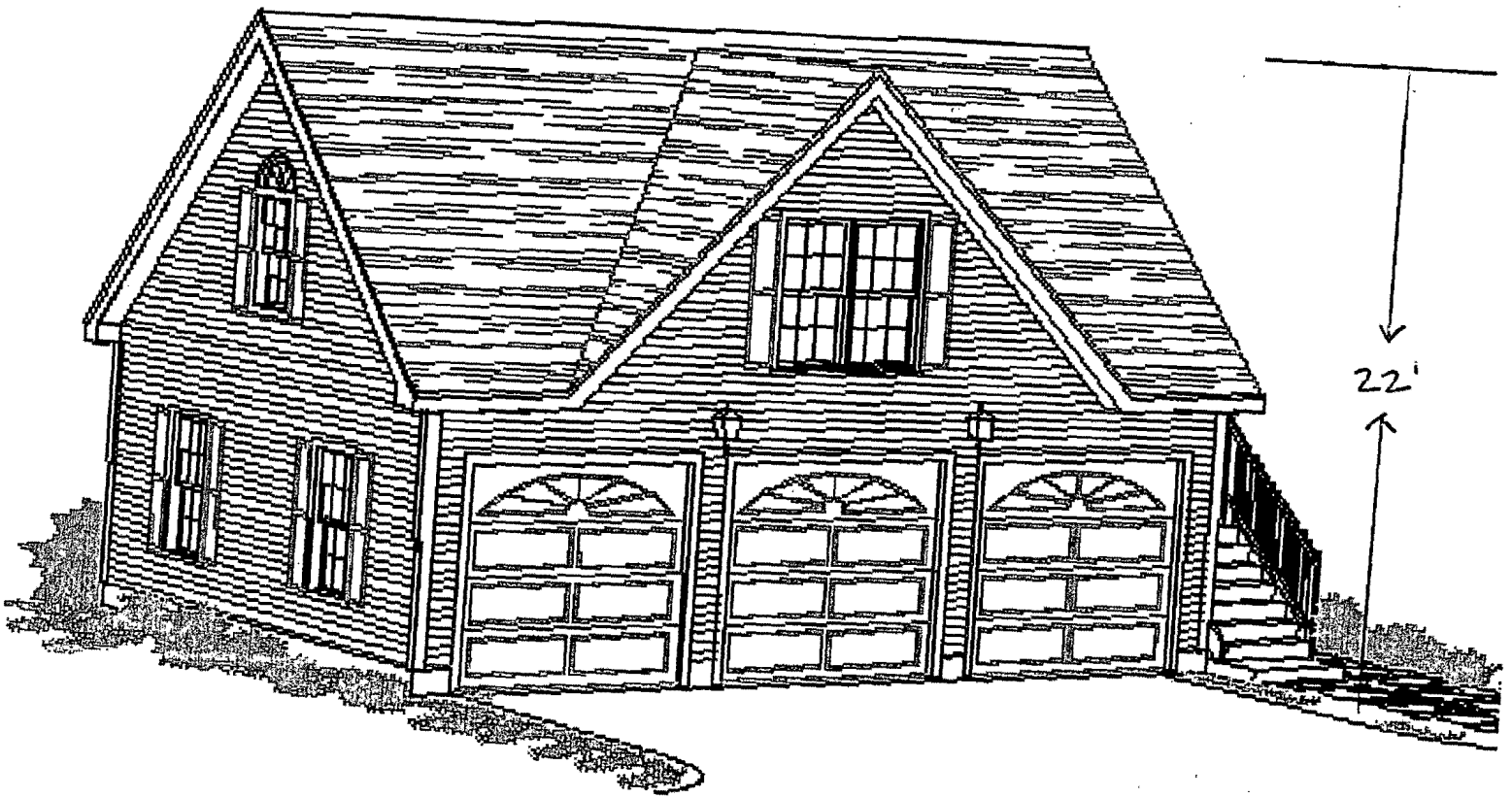
PREPARED BY BRIAN FULLERTON

SCALE OF DRAWING: 1" = 50'









ZONING MAP

11325 BEACH ROAD, WHITE MARSH MD





NUMBERS CORRESPOND TO IMAGES ON ATTACHED PAGES



2 STORY GARAGE w/OCCUPANCE

⑤



2 STORY GARAGE