

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Omega Court, 235 feet W of
the c/l of Caspian Road
11th Election District
5th Councilmanic District
(7910 Omega Court)

Michael V. Ruth
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0287-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 owner of the subject property, Michael V. Ruth for property located at 7910 Omega Court. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 25 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct a new 1½ story detached garage. The current attached garage will be converted into a family room and bedroom for the growing family. The additional garage height will be used for storage of toys, yard furniture and household belongings. A recently inherited recreational vehicle will also be stored in the proposed garage. Elevation drawings of the proposed garage depict a roof containing dormer windows and raised panel garage doors. The property contains 1.05 acres zoned RC 5 and is served by private water and septic systems.

Adjacent neighbors have reviewed the plans, size and placement of the garage and do not object to the variance request. Property owners supporting the proposed garage reside at 7908 Omega Court, 12010 Caspian Road, and 7912 Omega Court. The file also contains a fax dated

~~SECRET - UNCLASSIFIED FROM PUBLIC~~
12-18-09
~~_____~~
~~_____~~

June 6, 2009 from Jill Brown of 7905 Omega Court wherein she withdraws her request for a public hearing.

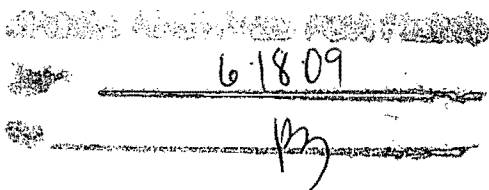
The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated May 15, 2009 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 3, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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.

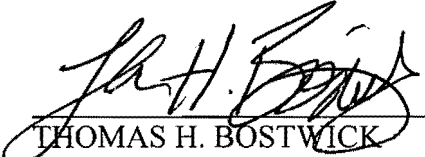
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of June, 2009 that a variance from Section 400.3 of the Baltimore County

A handwritten signature is written over a date stamp that reads "6-18-09". The signature appears to be "Mj".

Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 25 feet in lieu of the permitted 15 feet is hereby GRANTED, subject to the following:

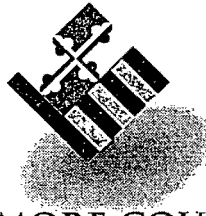
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order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

COPIES PRESERVED FOR PLANS
6-18-09
pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 18, 2009

MICHAEL V. RUTH
7910 OMEGA COURT
KINGSVILLE MD 21087

Re: Petition for Administrative Variance
Case No. 2009-0287-A
Property: 7910 Omega Court

Dear Mr. Ruth:

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 "THB", written over the printed name.

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 7910 Omega Ct Kingsville MD
which is presently zoned RC 3

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) 400.3 (BCZE)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A
HEIGHT OF 25-FEET IN NEU OF THE PERMITTED 15-FEET.

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:

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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 6/18/09 day of June 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. 2009-0287-A

Reviewed By D.T. Date 4/24/09

REV 10/25/01

Estimated Posting Date 5/3/09

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

Address 7910 Omega Ct.
City Kingsville State MD Zip Code 21087

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):

I am requesting this height variance because my family has grown to 3 kids and we need the storage space for toys, yard furniture and boxes with household goods. I am going to make my current attached garage a family room and bedroom for the kids and will lose my garage for my cars, cleaning supplies and mower. I also have inherited a camper from my grandparents for family vacations. It is 11 feet tall by 28 feet long and will not fit in my current garage. I don't want it to be an eyesore for my neighbors so I would like to keep it in this new garage. In order for it to fit the door and support beam need to be higher; therefore the pitch of the roof has to be higher than the current standard. The garage will have dormers which also require the roof be higher. The dormers will match the dormers that will be on my house when I transform the old garage to living space. This will make it aesthetically pleasing to the neighborhood. I cannot put the garage anywhere else on the property because of my septic drain field and box. I have spoken and provided my plans to my surrounding neighbors and they all approved and signed a paper showing that. The height will be 25 feet at most ^{the peak} outside dimensions: 50' x 30'.
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 _____

Michael V. Ruth
Name - Type or Print

Signature _____

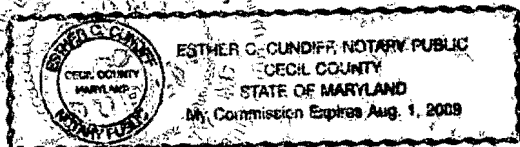
Name - Type or Print

STATE OF MARYLAND, COUNTY OF CECIL to wit:

I HEREBY CERTIFY, this 24th day of April, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Esther Cundiff
Notary Public

08-01-09

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 7910 Omega Ct. Kingsville, MD 21087.

Beginning at a point on the North side of Omega Ct. which is 50 feet wide at the distance of 235 feet West of the centerline of the nearest improved intersecting street Caspian Rd. which is 50 feet wide. Being Lot # 21 Block B, in the subdivision of Walnut Hill Estates as recorded in Baltimore County Plat Book # 33 Folio # 128 containing 1.05 acres. Also known as 7910 Omega Court and located in the 11th Election District, 5 Councilmanic District.

No. 39277

Date: 4/24/09

REC RECEIPT

BUSINESS	ACTUAL	PLAN	DIFF
1. Sales	100	100	0
2. Costs	80	80	0
3. Profit	20	20	0
4. Assets	100	100	0
5. Liabilities	80	80	0
6. Equity	20	20	0
7. Cash	100	100	0
8. Inventory	80	80	0
9. Accounts Receivable	20	20	0
10. Accounts Payable	80	80	0
11. Fixed Assets	100	100	0
12. Depreciation	80	80	0
13. Capital	20	20	0
14. Retained Earnings	80	80	0
15. Dividends	20	20	0
16. Interest	80	80	0
17. Taxes	20	20	0
18. Other	80	80	0
19. Total	100	100	0

4/27/2009 4/24/2009 14:50:51

U 4573 WALKIN BROS LTD

RECEIPT # 393212 4/24/2005 DFLR

Dpt 5 528 ZONTING VERIFICATION

NO. 039277

Receipt Total \$105.00

165-10-11 1-10

Baltimore County, Maryland

CASHIER'S VALIDATION

[illegible]

Total: 105⁰⁰

Rec: _____
From: MICHAEL RUTH

For: 2009-0287-A

7910 OMEGA CT

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

Certificate of Posting

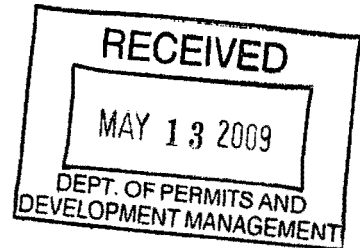
RE: Case NO. 2009-0287-A

Petitioner/Developer _____

Mike Ruth

Date of Hearing/Closing 5/18/09

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204



Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

7910 Omega Court.

The sign(s) were posted on 5/3/09
(Month, Day, Year)

Sincerely,

 5/13/09
(Signature of sign Poster and date)

Richard E. Hoffman

(Printed Name)

**See Attached
Photograph**

904 Dellwood Drive

(Address)

Fallston, Md. 21047

(City, State, Zip Code)

410-879-3122

(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2009-0287-A

Petitioner/Developer: _____

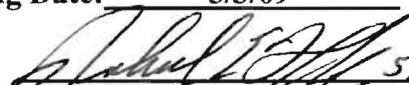
Mike Ruth

Date of Hearing/Closing: 5/18/09



7910 Omega Court

Posting Date: 5/3/09

 5/3/09
(Signature and date of sign poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0287 -A Address 7910 OMEGA CT.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/24/09 Posting Date: 5/3/09 Closing Date: 5/18/09

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- 0287 -A Address 7910 OMEGA CT.

Petitioner's Name RUTH Telephone 410-808-0008

Posting Date: 5/3/09 Closing Date: 5/18/09

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A
HEIGHT OF 25- FEET IN LIEU OF THE PERMITTED 15- FEET.

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: 2009-0287-A

Petitioner: RUTH

Address or Location: 7910 OMEGA CT.

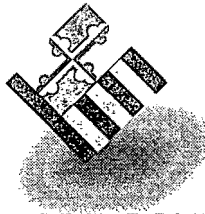
PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL V. RUTH

Address: 7910 OMEGA CT.

KINGSVILLE, MD 21087

Telephone Number: 410-808-0008



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

June 15, 2009

Michael Ruth
7910 Omega Ct.
Kingsville, MD 21087

Dear: 7910 Omega Ct.

RE: Case Number 2009-0287-A, 7910 Omega Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 24, 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

AV

5/8/09

formal
demand

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 3, 2009

SUBJECT: Zoning Item # 09-287-A
Address 7910 Omega Court
(Ruth Property)

Zoning Advisory Committee Meeting of May 4, 2009

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

Prior to building permit approval, the location of the well, septic system, and septic reserve area must be shown on the plan. The propose garage must be at least 20 feet from the septic reserve area and at least 30 feet from the well.

Reviewer: S. Farinetti

Date: 5/8/09

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 15, 2009

RECEIVED

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

MAY 20 2009

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-287 - Administrative Variance**

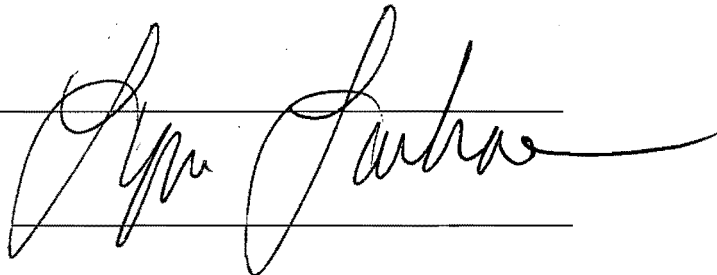
The Office of Planning does not oppose the petitioner's request for an administrative variance to permit an accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared by: _____

Division Chief:
CM/LL:kma



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 11, 2009
Items Nos. 09-0234, 254, 281, 283, 285
and 287

DATE: May 13, 2009

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

DAK:CEN:cab

cc: File

ZAC-05112009-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 15, 2009

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-287 - Administrative Variance**

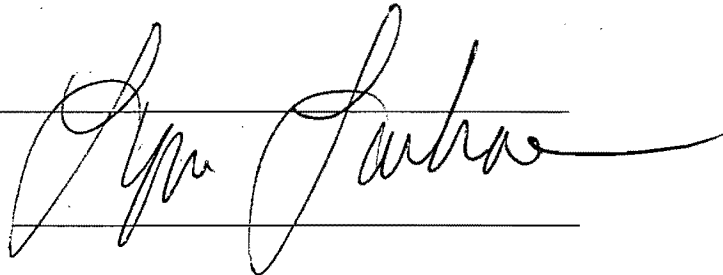
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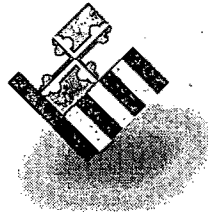
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2. The accessory building shall not be used for commercial purposes.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared by: _____

Division Chief:
CM/LL:kma

A handwritten signature in black ink, appearing to read 'Arnold F. Keller', is written over a horizontal line. The signature is fluid and cursive.



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

April 9, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 4, 2009

Item Numbers 0234, 0254, 0281, 0283, 0285, 0286 and 0287

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: MAY 14, 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. 2009-0287
7910 OMEGA COURT
MICHAEL J RUTH 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. 2009-0287.

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 ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

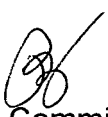
SDF/MB



MEMORANDUM

DATE: June 18, 2009

TO: To The File

FROM: Patricia Zook, Legal Secretary to 
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 2009-0287-A, located at 7910 Omega Court

This administrative variance closed May 18, 2009 and the Zoning Review Office indicated that a formal demand was filed in this matter.

The case file was delivered to the Zoning Commissioner's Office on June 17, 2009. The file contains a fax dated June 6, 2009 from Jill Brown residing at 7905 Omega Court, wherein she withdraws her request for a public hearing in Case No. 2009-0287-A.

This is to certify that the case file does not contain the formal demand paperwork filed by Ms. Brown.

6/6/09

I Jill Brown of 7905 Omega Ct

withdraw my request for a public hearing on case number
2009-0287-A, 7910 Omega Ct. Kingsville, Maryland
21087. Please withdraw my request.

Thank you!

Jill Brown

Attn: Donna

Kristin

Baltimore County
Zoning Review
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

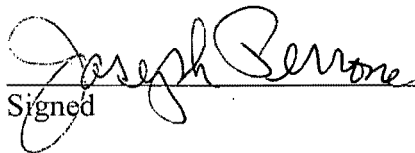
Attn: Dept. of Permits and Development Mgt.

Dear Director/Zoning Commissioner:

I have been contacted by *Michael Ruth* concerning a height variance he is applying for at 7910 Omega Ct. Kingsville, MD 21087. I understand the variance is to allow the height of his garage be allowed up to 25' to the peak of the roofline. I have reviewed the plans, size and placement of the garage.

Please be advised that I am the owner of lot #20, 7908 Omega Ct., Kingsville, Md 21087. I have no objections to the variance requested by *Michael Ruth*.

Sincerely,


Signed

9/23/08
Dated

JOSEPH PERRONE
Printed

Home / Day : 410.592.6241

2009-0287-A

Baltimore County
Zoning Review
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Attn: Dept. of Permits and Development Mgt.

Dear Director/Zoning Commissioner:

I have been contacted by *Michael Ruth* concerning a height variance he is applying for at 7910 Omega Ct. Kingsville, MD 21087. I understand the variance is to allow the height of his garage be allowed up to 25' to the peak of the roofline. I have reviewed the plans, size and placement of the garage.

Please be advised that I am the owner of lot #24, 12010 Caspian Rd. Kingsville, Md 21087. I have no objections to the variance requested by *Michael Ruth*.

Sincerely,

<i>Elizabeth McAvaney</i>	<i>4.14.08</i>	<i>ELIZABETH McAVANEY</i>
Signed	Dated	Printed

Home / Day : 410.592.6650

2009-0287-A

Baltimore County
Zoning Review
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

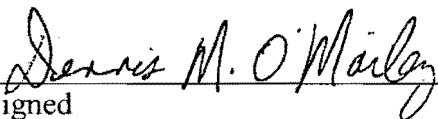
Attn: Dept. of Permits and Development Mgt.

Dear Director/Zoning Commissioner:

I have been contacted by *Michael Ruth* concerning a height variance he is applying for at 7910 Omega Ct. Kingsville, MD 21087. I understand the variance is to allow the height of his garage be allowed up to 25' to the peak of the roofline. I have reviewed the plans, size and placement of the garage.

Please be advised that I am the owner of lot #22, 7912 Omega Ct. Kingsville, Md 21087. I have no objections to the variance requested by *Michael Ruth*.

Sincerely,

	4-30-08	Dennis M. O'Mailey
Signed	Dated	Printed

Home / Day : 410.592.7107

2009-0287-A

1115079189

1115079188

1115079187

1115079186

12007

1115079185

19940204

CASPIAN RD

12014

1115079177

1115079176

12012

1115079175 12010

12006

1115079174

1115079184

1115079183

1115079182

SITE

1115079172

NE 15-K

RC 5

3 CD

1115079173

7912

Pt. Bk. 33 Folio 128

1115079171

11 ED

055B3

Flood Zone X

OMEGA CT

7908

1115079170

7906

1115079169

7904

1115079168

7902

NE 14-K

1115079164

7905

7907

1115079163

1115079162

11906

11904

1115079161

1115079165 7903

1115079160

CASPIAN RD

2009-0287-A

2009-0287-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3)

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Account Identifier: District - 11 Account Number - 1115079172

Owner Information

Owner Name: RUTH MICHAEL V **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 7910 OMEGA CT **Deed Reference:** 1) /15386/ 585
 KINGSVILLE MD 21087-1501 2)

Location & Structure Information

Premises Address **Legal Description**
 7910 OMEGA CT
 7910 OMEGA CT
 WALNUT HILL ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
55	21	346				B	21	3	Plat Ref: 33/ 128

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1971	1,288 SF	1.05 AC	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2008	07/01/2009
Land	100,500	100,500		
Improvements:	219,610	251,970		
Total:	320,110	352,470	320,110	330,896
Preferential Land:	0	0	0	0

Transfer Information

Seller: RICHARDSON WILLIAM P	Date: 07/16/2001	Price: \$160,000
Type: NOT ARMS-LENGTH	Deed1: /15386/ 585	Deed2:
Seller: FREDERICK ROBERT S	Date: 09/04/1987	Price: \$147,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 7663/ 269	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

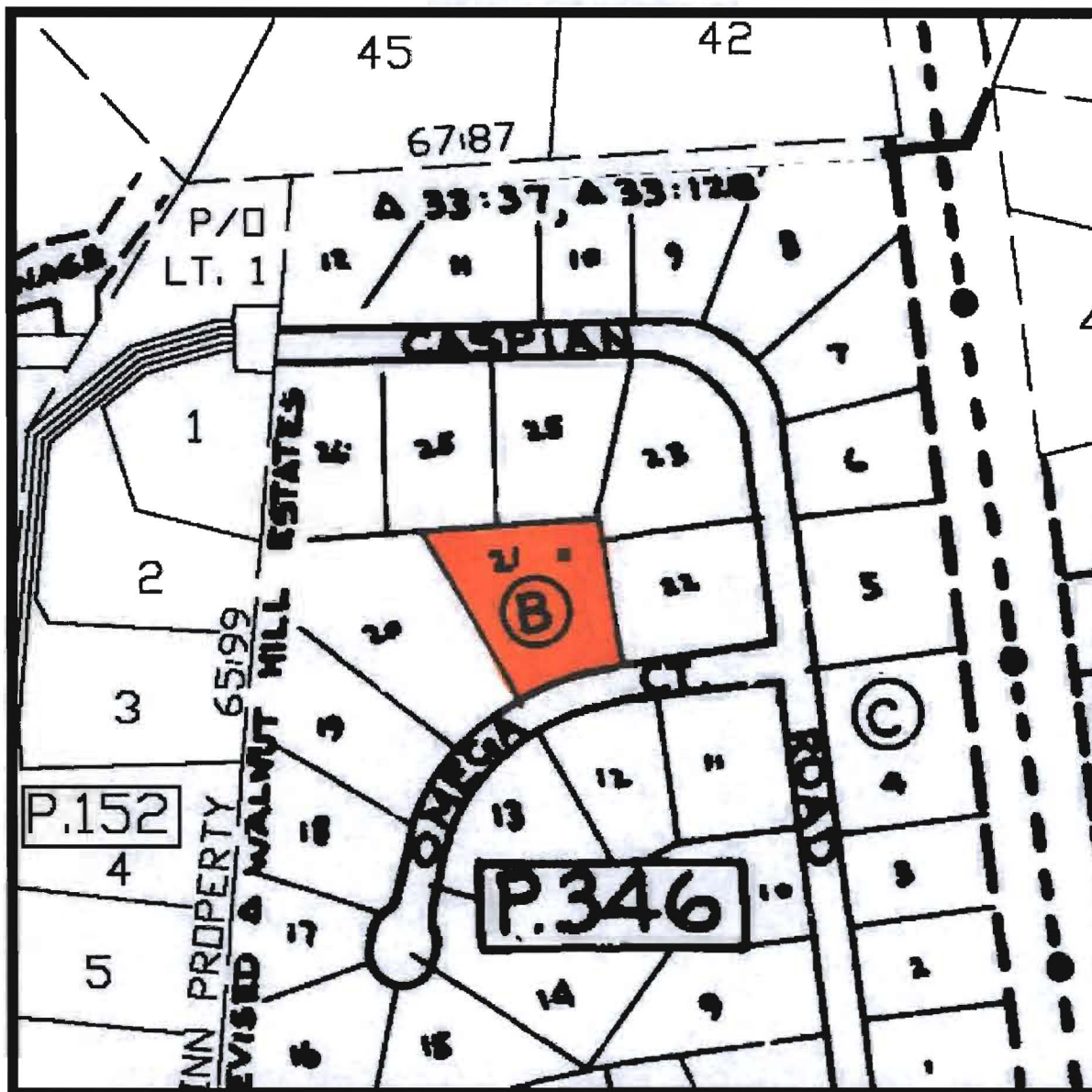
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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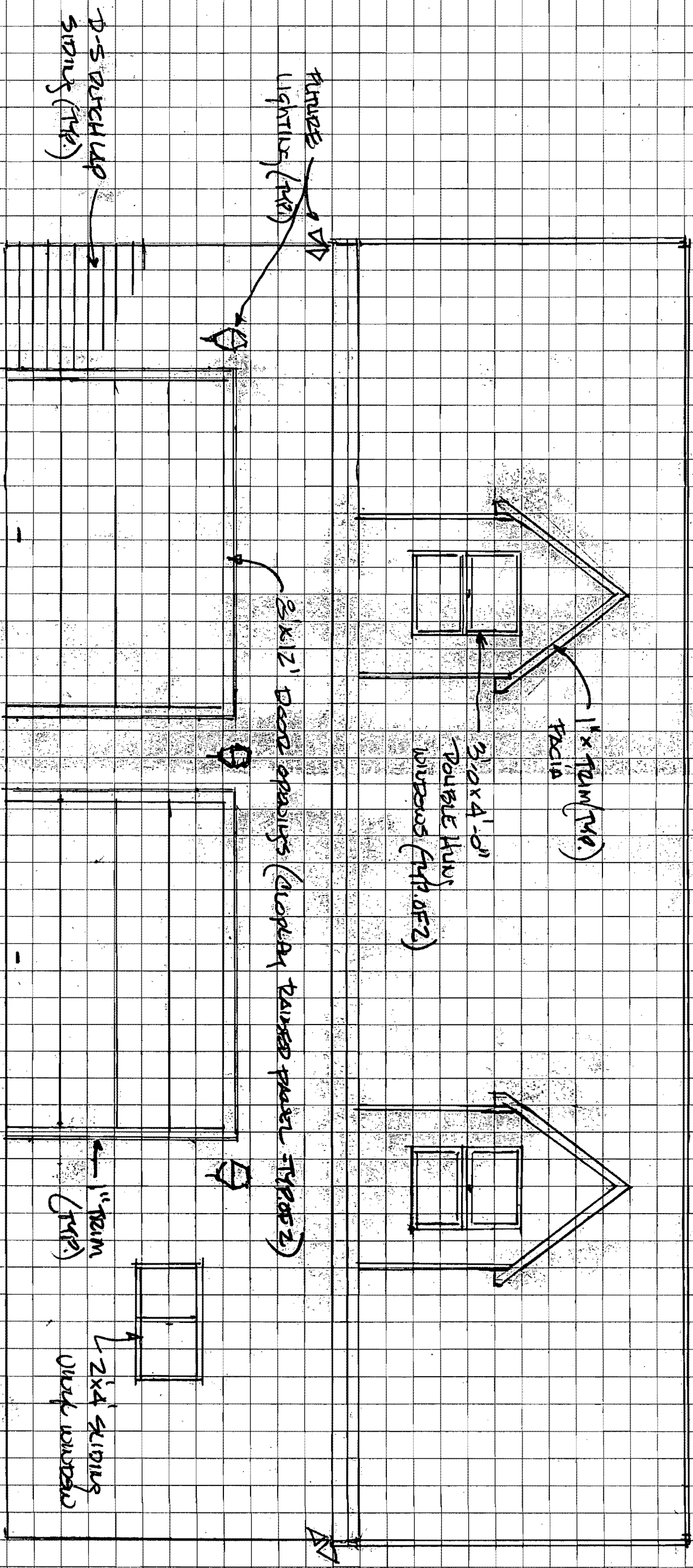
District - 11 Account Number - 1115079172



Property maps provided courtesy of the Maryland Department of Planning ©2008.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html





SKIDING
FRONT VIEW
1/4" = 1'-0"

Boardwalk Construction Co.
Decks, Patios, Pellet Stoves
Fallsboro MD, 21047
(410)591-6283

Michael Rynn Residence
7910 Omega CT
Cincinnati, OH, 45247

2009-0387-A

1 of 3

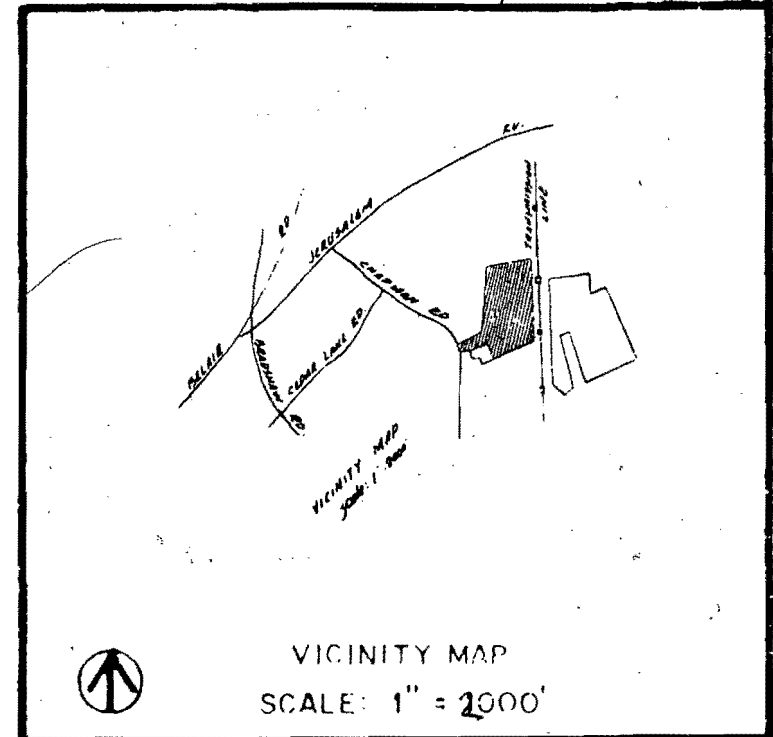
51

SEE PAGES 5

SUBDIVISION NAME Walnut Hill Estates

OWNER: Michael V. Ruth

Existing Dwelling
2010 Cassin Dr



ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 055B3

ZONING RC 5

LOT SIZE 1.05 45,738
ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING *None*

REVIEWED BY ITEM # CASE

D.T.

287

2009-
0287-A

PREPARED BY

Boardwalk Construction Co.
Michael RUTH

SCALE OF DRAWING: 1" = 40'