

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Walker Road; 930 feet E of the
c/l of Middletown Road
6th Election District
3rd Councilmanic District
(1630 Walker Road)

Meredith van den Beemt and Mary Mills
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0324-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, Meredith van den Beemt and Mary Mills for property located at 1630 Walker Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (garage) in the front yard of a dwelling in lieu of the permitted rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a detached garage measuring 36 feet x 24 feet x 15 feet high to provide accommodation for Ms. Mills, who is disabled and on oxygen. It is difficult for Ms. Mills to walk long distances and stairs and often impossible to maneuver. The garage will replace a shed currently in the front/side yard. This proposed garage location was arrived at in an attempt to avoid the steeper slopes found behind the house. Pictures submitted by the Petitioners show that an existing driveway will serve the proposed garage, and that the property is accessed by way of a long driveway, half a mile back from the road, and will not be visible from Walker Road. Adjacent property owners, Steven Cason and Liz Tarr, located at 1630 Walker Road, provided a letter dated May 27, 2007 in support of the Petitioners requested relief. The property contains

RECEIVED FOR FILING
Date 7-15-09
By [Signature]

3.28 acres, zoned R.C.8, served by private well and septic system, and is located in the Freeland area of the County.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 28, 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.

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 15th day of July, 2009 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (garage) in the front yard of a dwelling in lieu of the permitted rear yard is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING
Date 7-15-09
By [Signature]

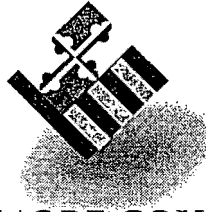
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

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 RECEIVED FOR FILING
Date 11-15-09
By [signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 15, 2009

MEREDITH VAN DEN BEEMT AND MARY MILLS
1630 WALKER ROAD
FREELAND, MD 21053

Re: Petition for Administrative Variance
Case No. 2009-0324-A
Property: 1630 Walker Road

Dear Ms. van den Beemt and Ms. Mills:

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 Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz
Enclosure

c: Steven Cason & Liz Tarr, 1632 Walker Road, Freeland, MD 21053

TAX. ACC # 2200018422



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1630 Walker Rd.
which is presently zoned RC 8

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 a proposed accessory structure, garage in the front yard of a dwelling in lieu of the permitted 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:

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):

Mercedith van den Beemt
Name - Type or Print _____
[Signature]
Signature _____
Mary M. Mills
Name - Type or Print _____
[Signature]
Signature _____
1630 Walker Rd 410 357 5024
Address _____ Telephone No. _____
Freeland MD 21053
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. 2009-0324-A

Reviewed By [Signature]

Date 6/15/09

REV 10/25/01

UNDER RECEIVED FOR FILING

Date 6-15-09

Estimated Posting Date 6/28/09

By [Signature]

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

11630 Walker Rd
Address

Freeland MD 21053
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):

See attachment

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.

Mary M. Mills
Signature

MARY M. MILLS
Name - Type or Print

Meredith van den Beemt
Signature

Meredith van den Beemt
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mary M. Mills and Meredith van den Beemt
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Nicholas J. Pina
Notary Public

My Commission Expires 1/6/2013

Meredith van den Beemt and Mary Mills
1630 Walker Rd.
Freeland, MD 21053

June 7, 2009

To Whom It May Concern,

We are writing to request a zoning variance for our property at 1630 Walker Rd, Freeland, Maryland. We hope to build a garage slightly in front of our house, instead of behind it, as the zoning regulations require. The proposed garage will replace a shed currently in the front/side yard of the house. The planned size of the proposed garage is 36'x24'x15'.

Building the garage behind the house would cause undue hardship to us. The land slopes away behind the house, and there is no easy access to the house from the back. Mary Mills, one of the owners and a current occupant of the house, is disabled and is on oxygen. It is difficult for her to walk long distances, and stairs are often impossible to maneuver. With a garage in front of the house she can walk directly from the driveway to the main floor of the house and gain easy access. With a garage behind the house she would have significant difficulty on a daily basis entering and leaving the house.

The current driveway now stops in front of the house. To extend and pave the driveway around back would be quite costly. With the yard sloping away behind the house it would take a significant amount of work and money to build up the ground and create a large flat area on which to place the garage. We would have to pave a significant portion of our backyard, and with three small kids who enjoy playing outside, we would prefer to keep our yard green.

In addition, we live high on top of a hill and the view from the back of the house is currently pristine and unobstructed. Erecting a 3-car garage in the back yard would destroy the view and lower the value of the house and property.

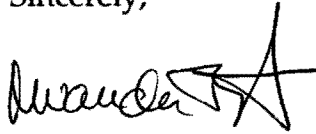
We live on a long driveway, half a mile back from the road, on an old farm. Our house, land, and the proposed garage are not visible from Walker Road. There is only one neighbor who can see our house from theirs and would see our garage from their house. Those neighbors, Liz Tarr and Steven Cason, who reside at 1632 Walker Road have no objection to the building of the garage and have supplied a letter indicating so. The letter is included in our petition. The other houses on our shared driveway are

2009-0324-A

farm houses and have many outbuildings including garages, sheds, barns and chicken coops, scattered around their property. If we build a garage slightly in front of the house it will in no way negatively impact the feel and look of the area in which we live, as it will blend in with the nature of the farming community.

Thank you for considering our request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Meredith van den Beemt', followed by a large, stylized star symbol.

Meredith van den Beemt

A handwritten signature in black ink, appearing to read 'Mary M. Mills'.

Mary M. Mills

Zoning Description

Zoning Description for 1630 Walker Rd, Freeland, MD, 21053

Beginning at a point on the north side of Walker Road which is 15 feet wide at the distance of approximately 930 feet east of the centerline of the nearest improved intersecting street, Middletown Road, which is 50 feet wide.

As recorded in Deed Liber #15420, Folio # 549, containing 3.2781 acres. Please see Schedule A (attached) for metes and bounds of the property also known as 1630 Walker Road and located in the 6th Election District, 3rd Councilmanic District.

2009-0324-A

SCHEDULE A

BEGINNING for the same on the north side of Walker Road at a point on and 11.00 feet from the end of the twenty-fourth or South 38-1/2 degrees East 16.5 foot line of that parcel of land firstly described in a deed dated July 12, 1979 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 6046, folio 851, which was conveyed by Bonita Lee Almony (formerly Bonita Lee Wyatt) unto Donal E. Almony, Jr. and Bonita Lee Almony, his wife, thence running on the north side of said road and binding reversely on said line and running onto and along part of the first or North 83 degrees 30 minutes West 20.89 foot line of the thirdly described parcel of land in the above mentioned deed, as now surveyed, with all courses referred to the Baltimore County Metropolitan Grid, 1) South 85 degrees 43 minutes 03 seconds West 11.00 feet to a point on said first line, thence leaving the first line and the said road and running for twenty three new lines of division, in, through, over and across those three parcels of land described in the herein before mentioned deed, viz: running parallel with and at twenty feet measured at right angles westerly from the twenty-fifth, twenty-sixth and twenty-seventh lines of the herein above mentioned first parcel of said deed, 2) North 20 degrees 18 minutes 13 seconds East 687.77 feet to a point in a gravel lane, thence 3) North 60 degrees 41 minutes 47 seconds West 464.49 feet, thence 4) North 41 degrees 01 minute 12 seconds East 504.58 feet to intersect the fifth line of the thirdly described parcel of said deed, thence binding partly on said line, 5) South 31 degrees 17 minutes 40 seconds East 3.67 feet to the end of said line, thence binding reversely on part of the twenty-first and twentieth lines of the herein above mentioned first parcel of said deed, 6) North 41 degrees 01 minute 12 seconds East 136.84 feet to the beginning of the twentieth line, thence 7) North 34 degrees 28 minutes 48 seconds West 3.52 feet, thence leaving the twentieth line and running parallel with and twenty feet west of said twenty-seventh line, and the fourth line of that parcel of land which by deed dated May 27, 1963 and recorded among the Land Records of Baltimore County in Liber RRG No. 4149, folio 89 was conveyed by Wilmer Edwin Boyer and Marion Lucille Boyer, his wife, unto George V. Heinbuch and Marlene Heinbuch, his wife, 8) North 41 degrees 16 minutes 12 seconds East 180.78 feet, thence running parallel with and at twenty feet measured at right angles westerly from the first or North 62 degrees East 180.00 foot line of the secondly described parcel of land contained in the herein first mentioned deed from Almony to Almony and the third line of that parcel of land mentioned as "Saving and Excepting" from the firstly described parcel of said deed and more fully described in a deed dated May 17, 1968 and recorded among the aforesaid Land Records in Liber OTG No. 4883, folio 273 from Gilbert F. Marsteller and wife to George V. Heinbuch and wife, 9) North 52 degrees 40 minutes 40 seconds East 347.10 feet, thence running parallel with part of and at twenty feet measured at right angles westerly from the second line of the said first described parcel of the herein first mentioned deed from Almony to Almony, 10) North 20 degrees 16 minutes 52 seconds East 286.36 feet, thence running 11) North 55 degrees 28 minutes 14 seconds West 260.04 feet, thence 12) North 35 degrees 28 minutes 14 seconds West 144.00 feet, thence 13) North 27 degrees 01 minute 29 seconds East 260.98 feet, thence 14) North 58 degrees 21 minutes 13 seconds East 132.69 feet, thence 15) South 13 degrees 28 minutes 14 seconds East 265.00 feet, thence 16) South 55 degrees 28 minutes 14 seconds East 148.00 feet, thence 17) South 34 degrees 31 minutes 46 seconds West 130.36 feet, thence 18) South 15 degrees 49 minutes 03 seconds West 128.50 feet, thence 19) South 20 degrees 16 minutes 52 seconds West 286.72 feet, thence 20) South 52 degrees 40 minutes 40 seconds West 349.00 feet, thence 21) South 41 degrees 16 minutes 12 seconds West 200.30 feet, thence 22) South 41 degrees 01 minute 12

seconds West 608.32 feet, thence 23) South 60 degrees 41 minutes 47 seconds East 460.75 feet, thence 24) South 20 degrees 18 minutes 13 seconds West 691.73 feet to the north side of Walker Road and to the point of beginning. Containing 3.2781 acres of land, more or less.

ALSO BEING LAID OUT and designated as Lot 1 and shown on a plat entitled "Minor Subdivision, Almony Property", which Plat is recorded among the Land Records of Baltimore County in Liber No. 10474, folio 753, with Deed between Donal E. Almony, Jr. and Bonita Lee Almony, his wife, unto Eve deSaunier Wyatt dated April 15, 1994 and recorded among the Land Records of Baltimore County in Liber No. 10474, folio 746.

SUBJECT TO and including the right and use in common with others entitled thereto of an easement 20 feet wide as described in Paragraph 1 of Exhibit B of the hereinafter mentioned Deed, and an easement 10 feet wide as described in Exhibit C of the hereinafter mentioned Deed, and is depicted as Lot No. 1 on the Plat as Exhibit D of the hereinafter mentioned Deed, which Exhibit also depicts the easements as contained in a Confirmatory Deed between Donal E. Almony, Jr. and Bonita Lee Almony, his wife, unto Eve deSaunier Wyatt dated April 15, 1994 and recorded among the Land Records of Baltimore County in Liber No. 10474, folio 746.

AND ALSO SUBJECT TO the use in common of another right of way as set forth in paragraph 2 of Exhibit B aforesaid.

The improvements thereon are now known as No. 1630 Walker Road.

No. 39845

Date: _____

Rev	Sub
Source/	Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
------	------	------	----------	-----	---------	----------	---------	--------

001	806	0000		6150				1,50 ⁰⁰

Total:

Rèc

From

For:

DISTRIBUTION.

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

[Faint handwritten notes at the bottom of the page]

BUSINESS ACTUAL TIME 10:00 AM

6/15/2009 6/15/2009 09:20:25

1945 1946 1947 1948

RECEIVED 11 073600 6015/3009

Page 3 528 JUDGE VERIFICATION

NO. 037849

Receipt - Yes

Receipt 100 25.00

SECRET

Richard C.

Baltimore County, Maryland

...the

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 6-28-09

RE: Case Number: 2009-0324-A

Petitioner/Developer: Meredith Van den Beemt

Date of Hearing/Closing: 7-13-09

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 1630 Walker Rd

The signs(s) were posted on 6-28-09

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0324-A
TO PERMIT A PROPOSED ACCESSORY
STRUCTURE GARAGE IN THE FRONT
YARD OF A DWELLING IN LIEU OF THE
PERMITTED REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
6:00 P.M. ON 7-13-09
ADDITIONAL INFORMATION IS AVAILABLE AT
111 WEST CHESAPEAKE
DO NOT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0324 -A Address 1630 Walker Rd

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/15/09 Posting Date: 6/28/09 Closing Date: 7/13/09

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)

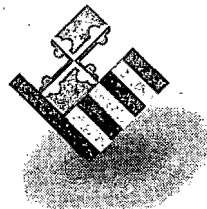
Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0324 -A Address 1630 Walker Rd
Petitioner's Name Meredith van den Beemt & Mary M. Mills Telephone 410 357-5024
Posting Date: 6/28/09 Closing Date: 7/13/09

Wording for Sign: _____
To permit a proposed accessory structure, garage in the front yard of a dwelling in lieu of the permitted rear yard.

WCR - Revised 7/7/08



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

July 14, 2009

Meredith Van De Beemt & Mary Mills
1630 Walker Rd.
Freeland, MD 21053

Dear: Meredith Van De Beemt & Mary Mills

RE: Case Number 2009-0324-A, 1630 Walker Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 15, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 14 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: July 13, 2009
SUBJECT: Zoning Item # 09-324-A
Address 1630 Walker Road
(Van Den Beemt & Mills Property)

Zoning Advisory Committee Meeting of June 22, 2009

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 7/13/09

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 2008

RECEIVED

JUL 06 2009

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

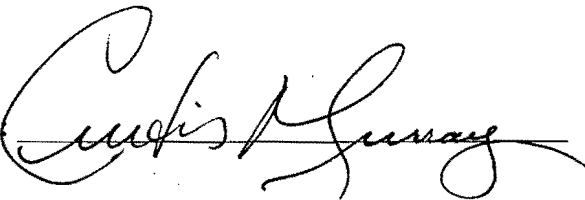
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-324- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 29, 2009
Item Nos. 2009-202, 321, 322, 323,
324, 325 and 327

DATE: July 2, 2009

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

DAK:CEN:cab
cc: File
ZAC-060292009 -NO COMMENTS



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

State Highway
Administration

Beverley K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JUNE 25, 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. 2009-0324-A
1630 WALKER RD
DEN BEEMT/MILLS 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. 2009-0324-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,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Steven Cason and Liz Tarr
1632 Walker Road
Freeland, Maryland 21053

May 27, 2009

To Whom It May Concern,

Our neighbors Mary Mills and Meredith van dem Beemt, of 1630 Walker Road, have expressed their intention to build a garage on their land adjacent to our property.

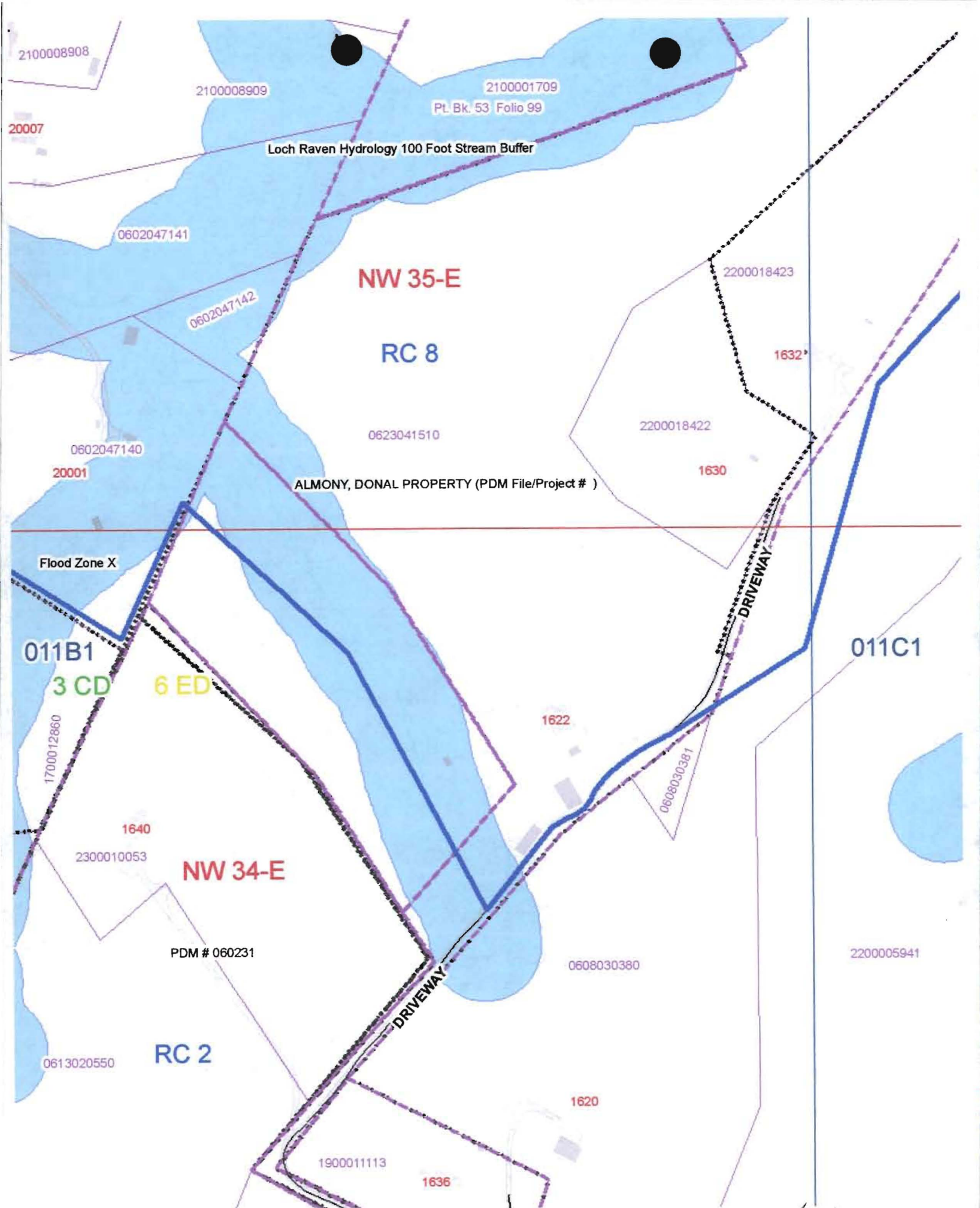
This is to affirm to any and all persons that we have absolutely no objections to such a building.

Sincerely,


Steven Cason


Liz Tarr

2009-0324-A



2100008908

2100008909

2100001709

Pt. Bk. 53 Folio 99

Loch Raven Hydrology 100 Foot Stream Buffer

0602047141

NW 35-E

RC 8

0623041510

ALMONY, DONAL PROPERTY (PDM File/Project #)

2200018423

1632

2200018422

1630

0602047140

20001

Flood Zone X

011B1

3 CD

6 ED

1700012860

1622

1640

2300010053

NW 34-E

PDM # 060231

RC 2

0613020550

0608030380

2200005941

1620

1900011113

1636

2009-0324-A

2009-0324-A

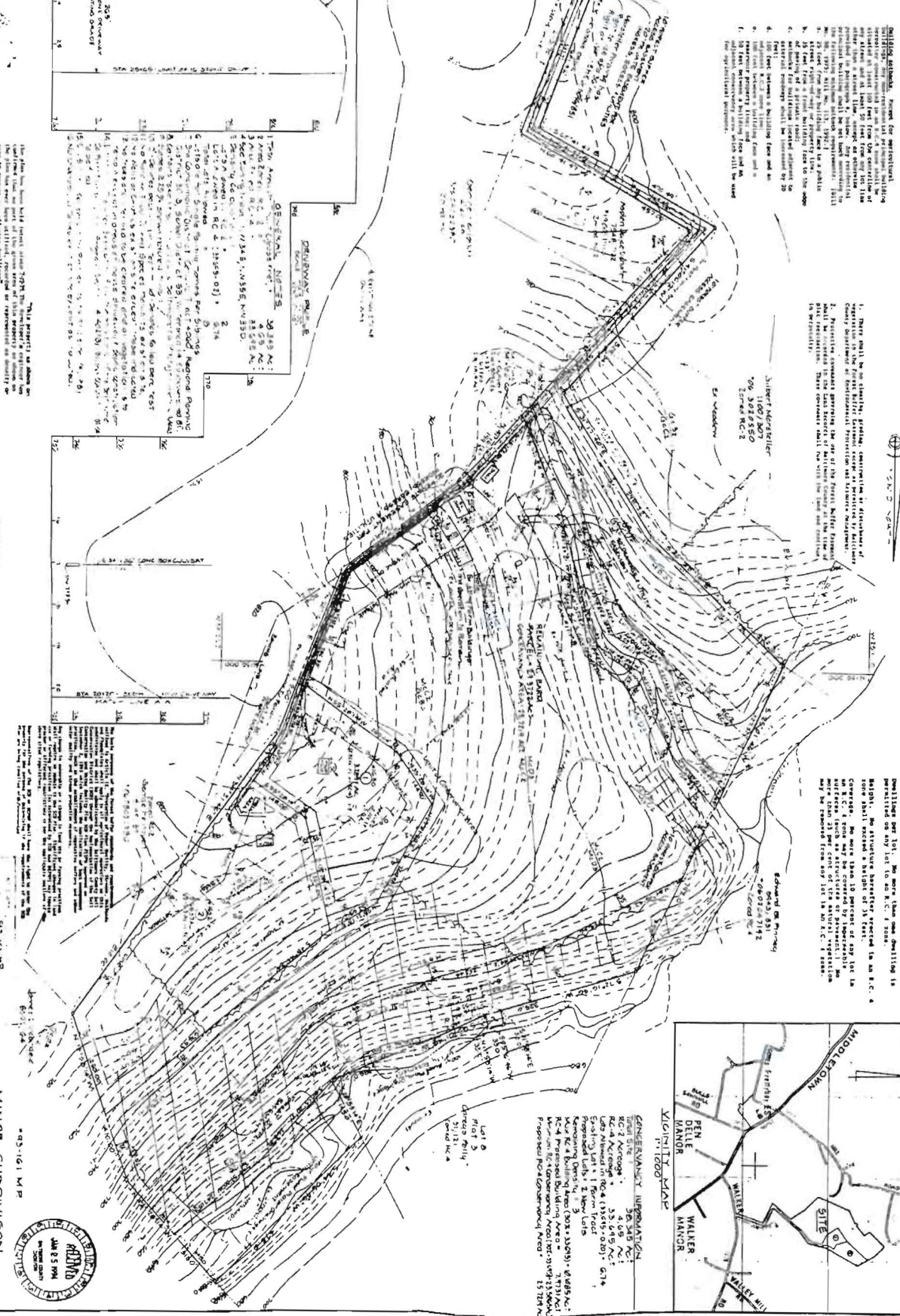
LTR A. KUNDERTSON
11/17/94

11/17/94

OWNERS:
3010 S. 10th St., N. 10th St.
1622 Walker Rd., Fremont, ND 58045
Phone 343-0766
Fax 343-0766
1010 N. 10th St. 58045-1512
1010 N. 10th St. 58045-1512

93-161-10
11/17/94

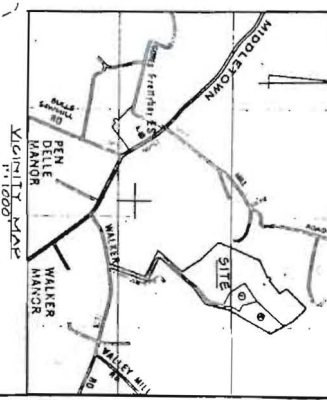
MINOR SUBDIVISION
"ALMONT PROPERTY"
LOCATED AT 1022 WALKER RD.
FREMONT, ND 58045
SCALE 1"=100'
REVISIONS:
REVISION 1: 10/29/93
REVISION 2: 10/29/93
REVISION 3: 10/29/93



- NOTES:**
1. The proposed building shall be constructed in accordance with the requirements of the North Dakota Building Code, 1993 Edition, as amended.
 2. The proposed building shall be constructed in accordance with the requirements of the North Dakota Building Code, 1993 Edition, as amended.
 3. The proposed building shall be constructed in accordance with the requirements of the North Dakota Building Code, 1993 Edition, as amended.
 4. The proposed building shall be constructed in accordance with the requirements of the North Dakota Building Code, 1993 Edition, as amended.
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 7. The proposed building shall be constructed in accordance with the requirements of the North Dakota Building Code, 1993 Edition, as amended.
 8. The proposed building shall be constructed in accordance with the requirements of the North Dakota Building Code, 1993 Edition, as amended.
 9. The proposed building shall be constructed in accordance with the requirements of the North Dakota Building Code, 1993 Edition, as amended.
 10. The proposed building shall be constructed in accordance with the requirements of the North Dakota Building Code, 1993 Edition, as amended.

1. There shall be no building, parking, construction, or other activity on the site until the building has been constructed in accordance with the requirements of the North Dakota Building Code, 1993 Edition, as amended.

2. The proposed building shall be constructed in accordance with the requirements of the North Dakota Building Code, 1993 Edition, as amended.



1630 Walker Rd. Freeland, MD 21053



View from front yard to 1632 Walker Rd. These are the only neighbors who can see the house. The garage is planned to replace the existing shed.



View from front yard back towards Walker Rd.
No other houses in sight. Road out of
sight as well.

2009-0324-A

1630 Walker Rd. Freeland MD 2053



View from the back porch. Building a garage in the back yard would ruin this view.



Back of the house. Ground slopes down significantly. There is no easy access to the main floor of the house from the back yard. 2009-0324-A

1630 Walker Rd. - Freeland, MD 21053



The house is not visible from Walker Rd.



1630 Walker Rd. The proposed garage will replace the shed.

2009-0324-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

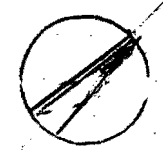
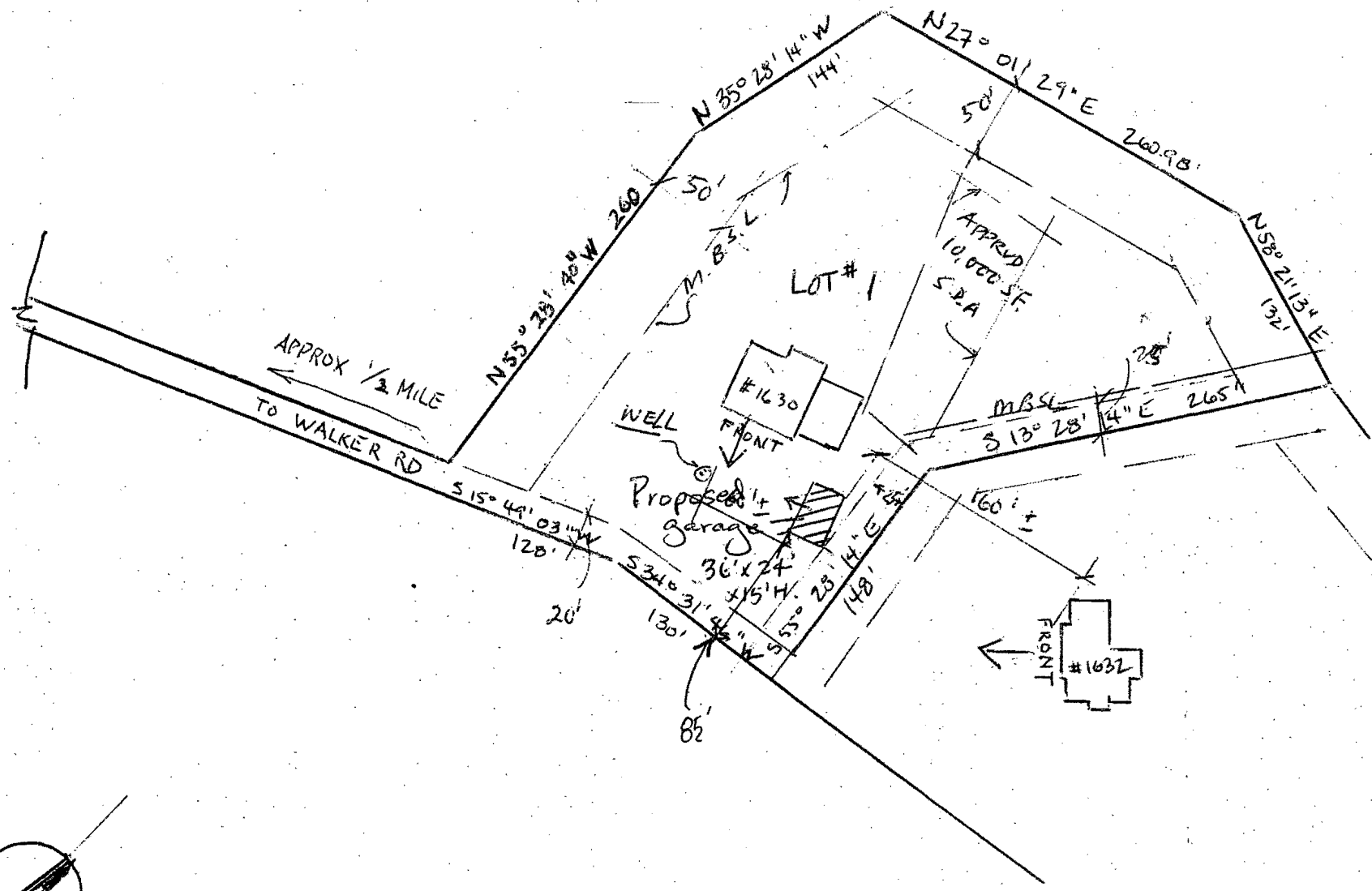
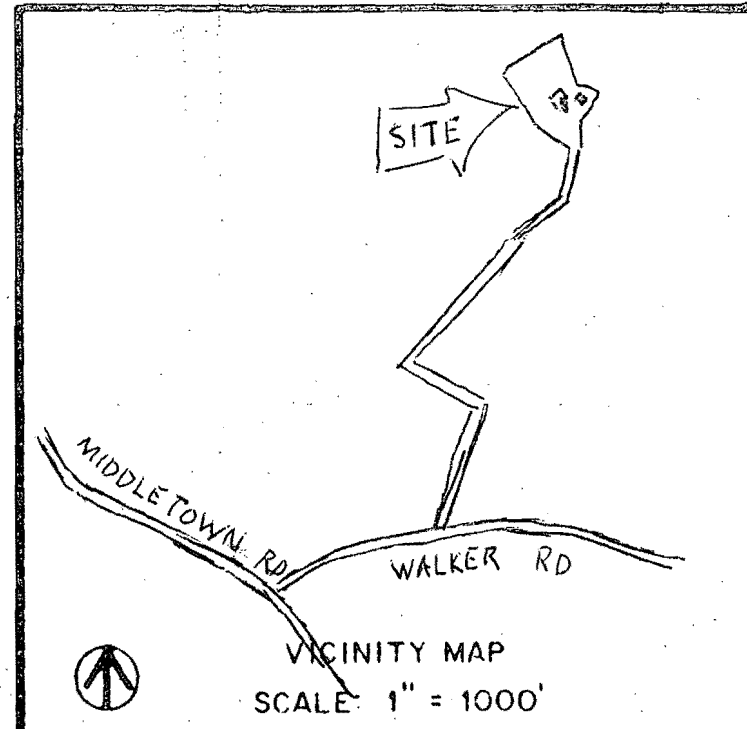
PROPERTY ADDRESS 1630 WALKER RD

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

SUBDIVISION NAME MINOR SUB "ALMONY PROP" #93-161-M

PLAT BOOK # N/A FOLIO # N/A LOT # 1 SECTION #

OWNER Meredith van den Beemt and Mary M Mills



NORTH

PREPARED BY MMS

SCALE OF DRAWING: 1" = 100'

LOCATION INFORMATION

ELECTION DISTRICT 6TH

COUNCILMANIC DISTRICT 3RD

1" = 200' SCALE MAP # 011B1

ZONING RC 8

LOT SIZE 3.2781

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/ BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

MMS 2009 0324-A