

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Middleford Road; 22 feet N of
the c/l of Wheatland Road
1st Election District
1st Councilmanic District
(1335 Middleford Road)

Ruth E. MacGregor
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0327-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, Ruth E. MacGregor for property located at 1335 Middleford Road. The variance request is from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 13 feet for an attached garage and 3 feet for a deck in lieu of the required 30 feet and 22.5 feet respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct a proposed breezeway between the house and existing garage. According to the Petitioner, the breezeway will allow access to the home without exposure (personal and weather related), provide security and safety and prevent the basement from additional flooding. Petitioner also desires to construct a detached deck (10' x 48') on the rear of the property at the end of the driveway and back of garage built over sloped area. Garage is 13 feet (sloped) from back of lot, which abuts 30 feet utility right-of-way that is clear and maintained as lawn by Petitioner. The property contains 0.17 acres, zoned D.R.5.5 and is served by public water and septic systems.

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

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Date 7-15-09
By [Signature]

the requested relief. In addition, residents of the community (Aimee Preis, 1331 Middleford Road; Charles & Gail McIntosh, 1333 Middleford Road; Theresa Hemp-Hall, 1337 Middleford Road, and David Paul Raugh, 1339 Middleford Road) submitted a letter in support of the Petitioner dated June 15, 2009.

The Petitioner 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 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, 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 Petitioner.

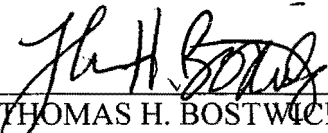
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of July, 2009 that a Variance from Sections 1B02.3C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 13 feet for an attached garage and 3 feet for a deck in lieu of the required 30 feet and 22.5 feet respectively is hereby GRANTED, subject to the following:

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By [Signature]

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.

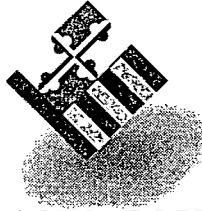
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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Date 7-15-09
By 103



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 15, 2009

RUTH E. MACGREGOR
1335 MIDDLEFORD ROAD
CATONSVILLE, MD 21228

Re: Petition for Administrative Variance
Case No. 2009-0327-A
Property: 1335 Middleford Road

Dear Ms. MacGregor:

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 cursive script, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz
Enclosure

c: Joseph L. Moineau, 5799 Railroad Avenue, Elkridge, MD 21075
Aimee Preis, 1331 Middleford Road, Catonsville, MD 21228
Charles & Gail McIntosh, 1333 Middleford Road, Catonsville, MD 21228
Theresa Hemp-Hall, 1337 Middleford Road, Catonsville, MD 21228
David Paul Raugh, 1339 Middleford Road, Catonsville, MD 21228



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1335 MIDDLEFORD RD, 21228
which is presently zoned DR-5.5

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)

1 B02.3.C.1 & 303.1; BCZR,
TO PERMIT A REAR SETBACK OF 13' FOR AN ATTACHED GARAGE AND
3' FOR A DECK IN LIEU OF THE REQUIRED 30' AND 22.5'
RESPECTIVELY.

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):

RUTH E. MACGREGOR
Name - Type or Print _____
Signature [Signature] _____
Name - Type or Print _____
Signature _____
1335 MIDDLEFORD RD.
Address _____ Telephone No. _____
CATONSVILLE, MD. 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

JOSEPH L. MOINEAU
Name _____
5799 RAILROAD AVE. 443-562-0745
Address _____ Telephone No. _____
ELKRIDGE, MD. 21075
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. 2009-0327-A

REV 10/25/01

Reviewed By [Signature]

Date 6-18-09

Date 7-15-09

Estimated Posting Date 6-28-09

By [Signature]

RECEIVED FOR FILING

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 1335 MIDDLEFORD RD.
Address
CATONSVILLE, MD. 21228
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):

Owner is a single female, currently living alone. Property (purchased July 2001) was burglarized Nov.2001, and another attempt was made Sept.2003, despite security system warning signs.

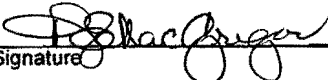
Variance request is to permit construction of breezeway area between house and garage. This is to [1] allow access to home without exposure (personal and weather related) and [2] afford greater security and safety for resident(s) when returning (11 PM) home after evening work shifts. Also [3] the basement stairwell drain has been overcome in times of heavy rain which has contributed to several cases of flooding. The enclosure would prevent additional repeat incidents. Additional Note: The basement door was site of entry in the 2001 burglary. This addition would increase security.

Requesting relief in form of rear property line setback. Garage is 13' (sloped) from back of lot, which abuts 30' utility right of way that is clear and maintained as lawn by owner.

Owner also desires a detached deck, 10' x 48', on rear of property, at 'end' of driveway & back of garage, built over sloped area. Rear setback 3'; side setbacks 10' and 12'.

(UNUSABLE AREA)

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.

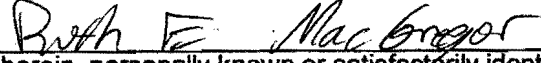

Signature
RUTH E. MAC GREGOR
Name - Type or Print

Signature


Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of June, 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 7.6.2011

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 1335 MIDDLEFORD RD.
Address
CATONSVILLE, MD. 21228
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):

Owner is a single female, currently living alone. Property (purchased July 2001) was burglarized Nov.2001, and another attempt was made Sept.2003, despite security system warning signs.

Variance request is to permit construction of breezeway area between house and garage. This is to [1] allow access to home without exposure (personal and weather related) and [2] afford greater security and safety for resident(s) when returning (11 pm) home after evening work shifts. Also [3] the basement stairwell drain has been overcome in times of heavy rain which has contributed to several cases of flooding. The enclosure would prevent additional repeat incidents. Additional Note: The basement door was site of entry in the 2001 burglary. This addition would increase security.

Requesting relief in form of rear property line setback. Garage is 13' (sloped) from back of lot, which abuts 30' utility right of way that is clear and maintained as lawn by owner.

Owner also desires a detached deck, 10' x 48', on rear of property, at 'end' of driveway & back of garage, built over sloped area. Rear setback 3'; side setbacks 10' and 12'.
(UNUSABLE AREA)

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.

Ruth E. MacGregor
Signature
RUTH E. MAC GREGOR
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 7-6-2011



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1335 MIDDLEFORD RD, 21228
which is presently zoned DR-5.5

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)

1 B02.3.C.1 & 303.1; BCZR,
ATTACHED

TO PERMIT A REAR SETBACK OF 13' FOR AN GARAGE AND
3' FOR A DECK IN LIEU OF THE REQUIRED 30' AND 22.5'
RESPECTIVELY.

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):

RUTH E. MACGREGOR
Name - Type or Print _____
Signature [Signature] _____
Name - Type or Print _____
Signature _____
1335 MIDDLEFORD RD.
Address _____ Telephone No. _____
CATONSVILLE, MD. 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

JOSEPH L. MOINEAU
Name _____
5799 RAILROAD AVE. 443-562-0745
Address _____ Telephone No. _____
ELKRIDGE, MD. 21075
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. 2009-0327-A

Reviewed By [Signature] Date 6-18-09

REV 10/25/01

UNDER REVIEW FOR FINING

Estimated Posting Date 6-28-09

Date 7-15-09

Rv [Signature]

PETITION FOR ADMINISTRATIVE ZONING VARIANCE

Zoning Description for 1335 MIDDLEFORD ROAD

Beginning at a point on the EAST side of MIDDLEFORD ROAD, which is 50 feet (right of way) wide, at the distance of 22 feet NORTH of the centerline of the nearest intersecting street, WHEATLAND ROAD, which is also 50 feet (right of way) wide. Being Lot # 3, Block J, Section # 7-A, in the subdivision of WESTVIEW PARK as recorded in Baltimore County Plat Book # WJR 26, Folio # 149, containing 7,350 sf (approx. .17 acre). Also known as 1335 MIDDLEFORD ROAD and located in the 1st ELECTION District, 1st COUNCILMANIC District.

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

No. 39848

Date: 6/18/09

PAID RECEIPT

BUSINESS ACTUAL TIME 1006
 6/17/2009 6/17/2009 10:39:53 1
 RECEIPT # 030762 6/17/2009 0714
 6 333 ZIRING VERIFICATION
 NO. 037948
 Recpt Tot 145.00
 4.00 (3) 170.00 (4)
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	R06	0000		6150				65.-

Total: 65.-

Rec From: RUTH MAC GREGOR
 For: 2009-0327-A

CASHIER'S
 VALIDATION

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

CERTIFICATE OF POSTING

RE: Case No 2009-0327-A

Petitioner/Developer RUTH
MAC GREGOR

Date Of Hearing/Closing: 7/13/09

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 1335 MIDDLEFORD RD

This sign(s) were posted on June 28, 2009

Month, Day, Year

Sincerely,

[Signature] 6/28/09
Signature of Sign Poster and Date

Martin Ogle

msford Court
e, Md, 21220
329-3411

[Signature] 6/28/09



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0327 -A Address 1335 MIDDLEFORD Rd.

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

Filing Date: 6/18/09 Posting Date: 6/28 Closing Date: 07/13/09

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

- 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.
- 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.
- 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.
- 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- 0327 -A Address 1335 MIDDLEFORD Rd.

Petitioner's Name RUTH MacGREGOR Telephone 443-562-0745

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

Wording for Sign: To Permit ^{A VARIANCE} A REAR YARD SETBACK of 13ft. for
^{ATTACHED} AN GARAGE AND 3ft. OR A DECK IN LIEU of
THE REQUIRED 30ft. & 22.5ft RESPECTIVELY.

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/neighbor 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: 0327

Petitioner: RUTH MACGREGOR

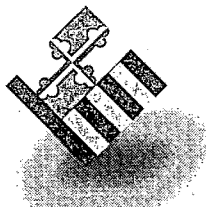
Address or Location: 1335 MIDDLEFORD Rd, ELK RIDGE MD, 21075

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 443-562-0745



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

Ruth E. MacGregor
1335 Middleford Rd.
Catonsville, MD 21228

Dear: Ruth E. MacGregor

RE: Case Number 2009-0327-A, 1335 Middleford 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 18, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Joseph L. Moineau; 5799 Railroad Ave.; Elkridge, MD 21075

AV

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 # 09-327-A
 Address 1335 Middleford Road
 (Macgregor 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: July 6, 2009

RECEIVED

JUL 07 2009

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

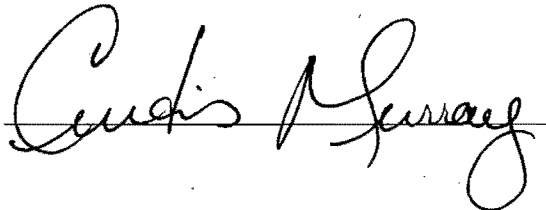
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-327- 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 Dennis Wertz 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

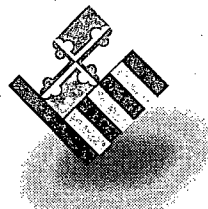
DATE: July 2, 2009

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

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



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

June 22, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 22.2009

Item Numbers 0321,0322,0323,0324,0325,0327

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 |

Beverly 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 2009-0327-A
1332 MIDDLEFORD RD
MACGREGOR PROPERTY

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. 2009-0327-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,

A handwritten signature in black ink that reads 'Michael P. Bailey'.

^{Foo} Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

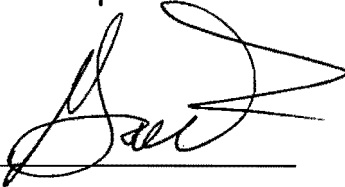
MacGregor - neighbors
1335 Middleford Road
Catonsville, Md 21228

JUNE 15, 2009

Ms. MacGregor is seeking a zoning variance to allow enclosure of the space between the house and the garage (a breezeway). This variance would also allow the construction of a deck at the rear of her property where it meets the utility easement (30' right of way).

The neighbors signatures below show acceptance of these plans.

Name & signature

Charles + Gail McIntosh 

Address

1333 Middleford Rd 21228


Name & signature

Aimee Preis

Address

1331 Middleford Rd

Name & signature

Bill Reed 

Address

1339 Middleford Rd

Name & signature

Theresa Kemp - Hall

Address

1337 Middleford Rd.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

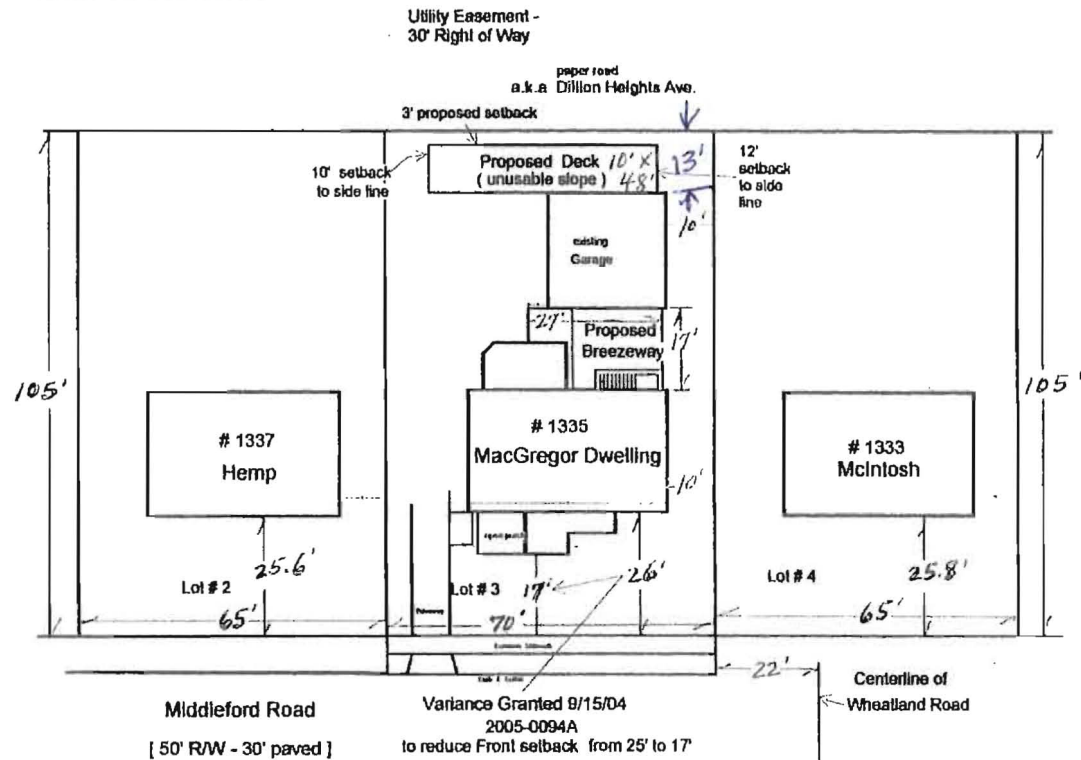
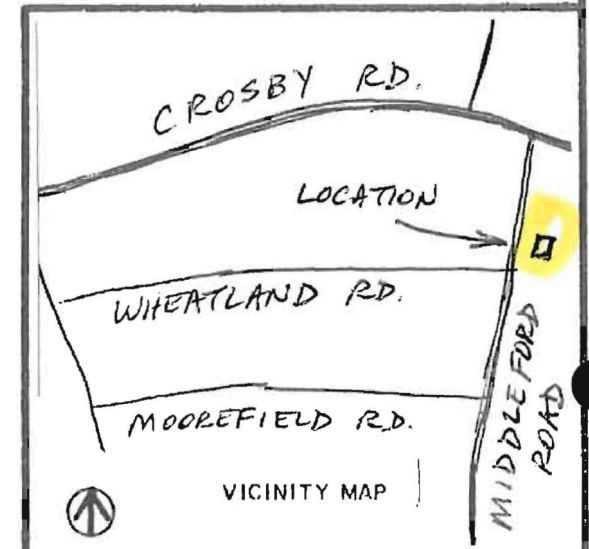
PROPERTY ADDRESS 1335 MIDDLEFORD RD.

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

SUBDIVISION NAME 'WESTVIEW PARK'

PLAT BOOK # 26 FOLIO # 149 LOT # 3 SECTION # 7-A

OWNER RUTH E. MacGREGOR



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 09402

ZONING D.R. 5.5 (R6 ZONE)

LOT SIZE .17 7350

	ACREAGE	SQUARE FEET
SEWER	PUBLIC <input checked="" type="checkbox"/>	PRIVATE <input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/ BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>

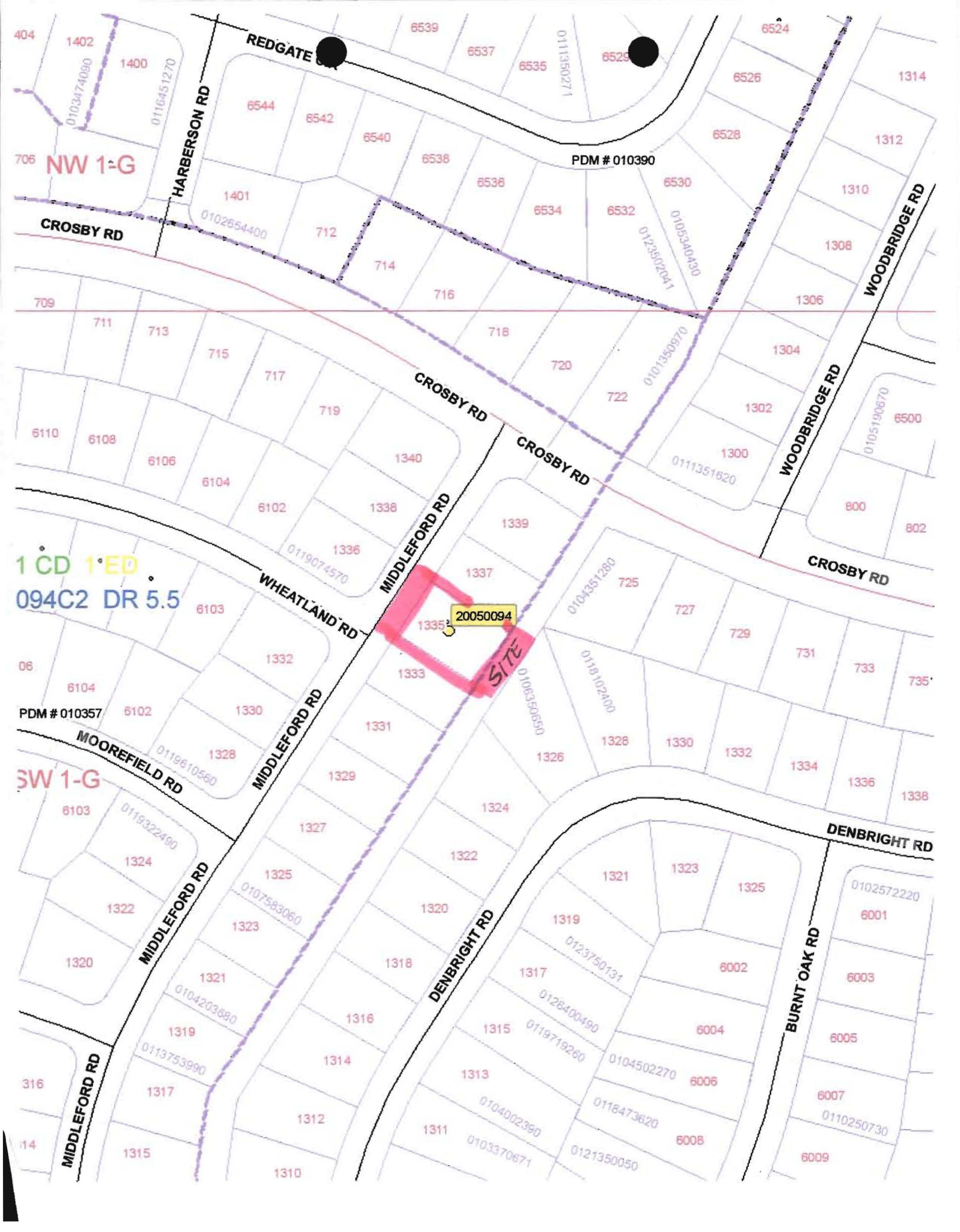
PRIOR ZONING HEARING 2005-0094A

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____



PREPARED BY JOE MOINEAU 6/09 SCALE OF DRAWING: 1" = 40'



NW 1-G

1 CD 1 ED
094C2 DR 5.5

SW 1-G

REDGATE

HARBERSON RD

CROSBY RD

PDM # 010390

WOODBIDGE RD

CROSBY RD

CROSBY RD

WOODBIDGE RD

CROSBY RD

WHEATLAND RD

MIDDLEFORD RD

20050094
SITE

MOOREFIELD RD

MIDDLEFORD RD

DENBRIGHT RD

DENBRIGHT RD

BURNT OAK RD

MIDDLEFORD RD

404
1402
1400
0103474090
0116451270

706
1401
0102654400

709
711
713
715
717
719
6110
6108
6106
6104
6102
0119074570

6103
6104
6102
1332
1330
1328
0119610560

06
6104
6102
1330
1328
0119322490

6103
1324
1322
1320
0104203680

316
1319
1317
0113753990

14
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1312
1310

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712
714
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0103340430

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6532
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0118102400

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0103370671

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0103370671

WOODBIDGE RD

WOODBIDGE RD

CROSBY RD

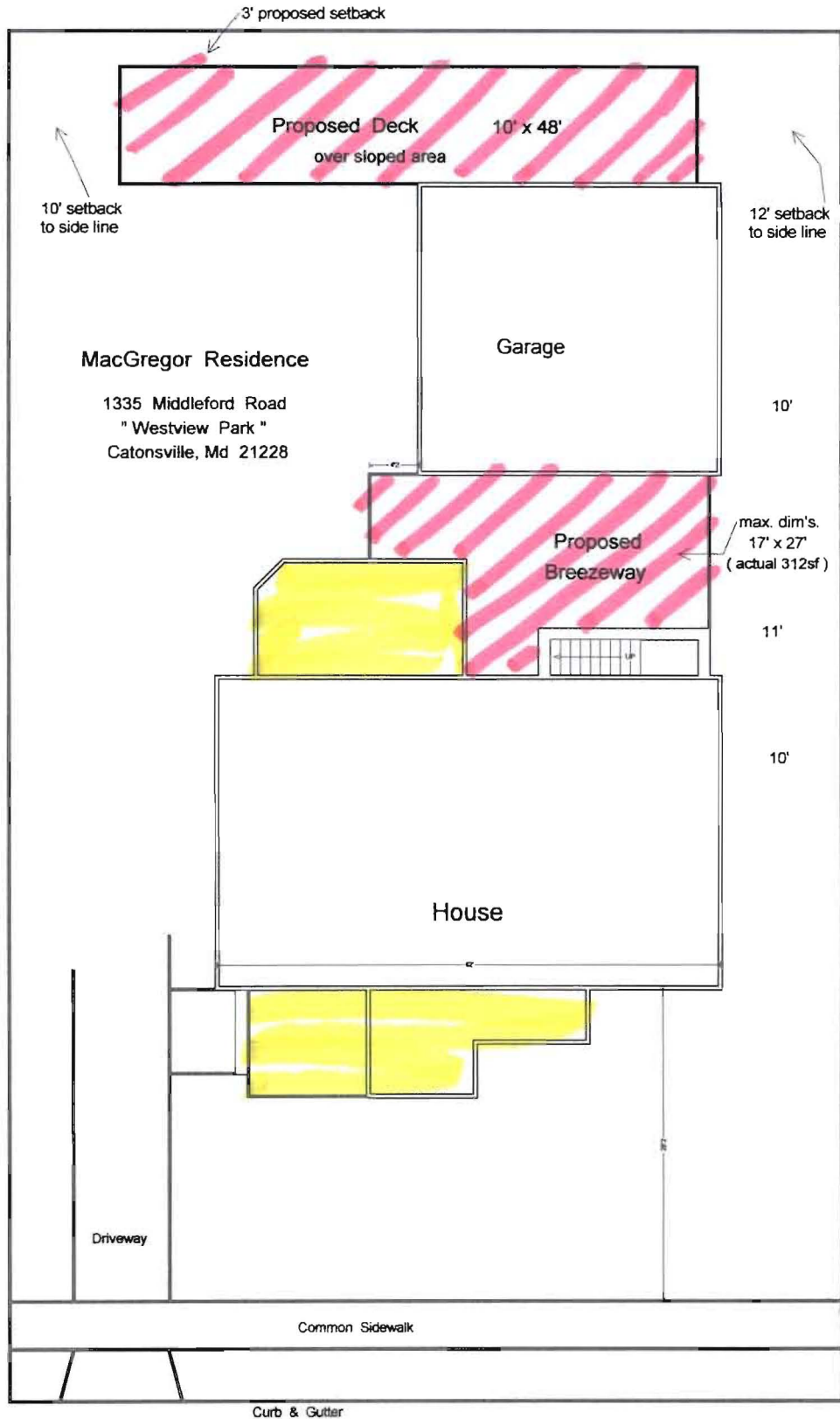
DENBRIGHT RD

BURNT OAK RD

0102572220
6001
6003
6005
6007
0110250730
6009

Utility easement -
30' Right of Way

paper road
a.k.a. Dillion Heights Ave



Proposed
Addition

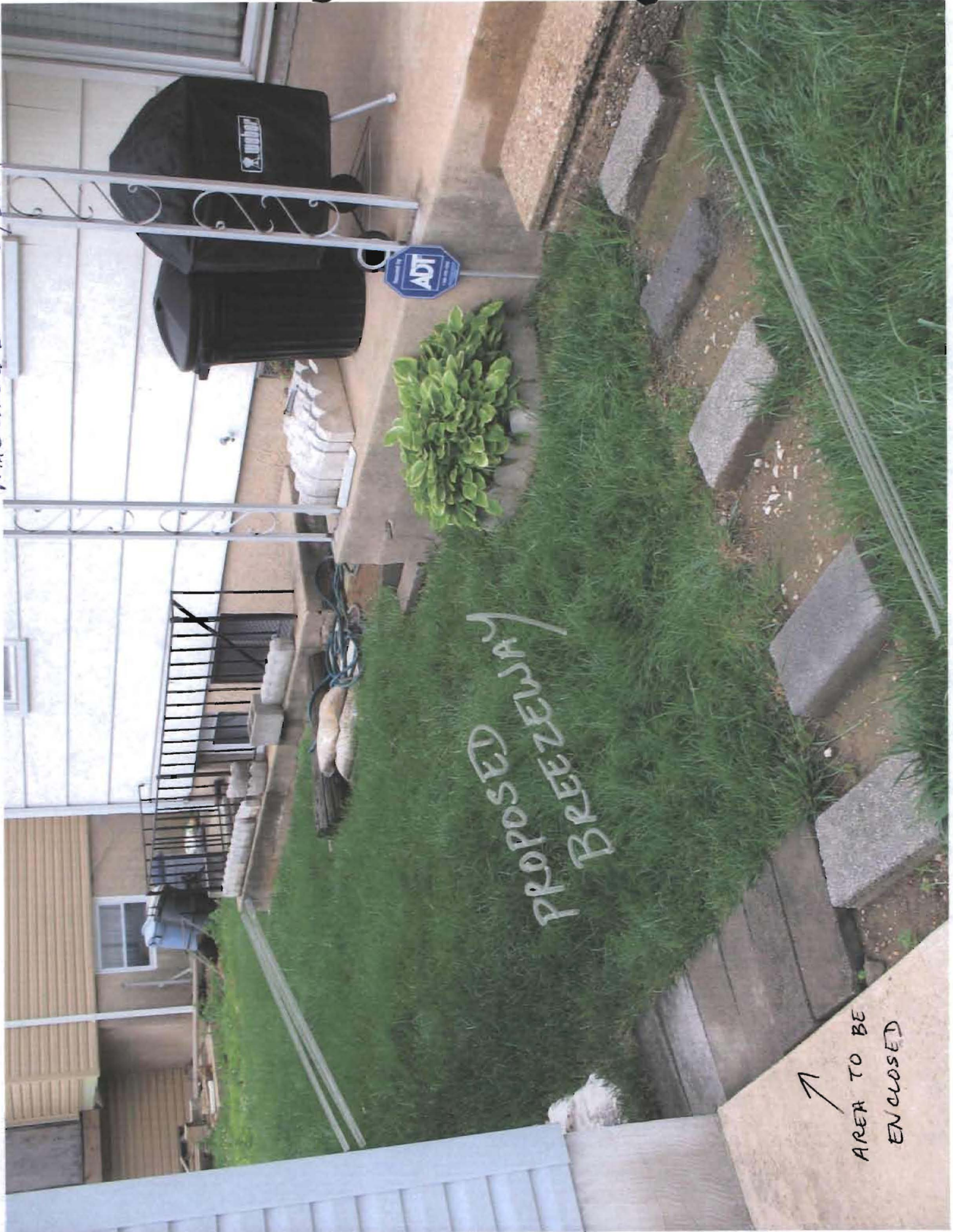
Current Work
permit #: B718465

MacGregor - 6/2009



AREA TO BE ENCLOSED

MAC GREGOR - 6/2009



PROPOSED
BREEZEWAY

ADT

↑
AREA TO BE
ENCLOSED

MAC GREGOR - 6/2009

30'
EASEMENT

PROPOSED
DECK
OVER
HILL (IVY)



MAC GREGOR - 6/2009



MAC GREGOR - 6/2009



STORM WATER CONCERN