

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
East side of Forest Road; 425 feet SE		
of Oakland Road	*	DEPUTY ZONING
15 th Election District		
6 th Councilmanic District	*	COMMISSIONER
(1 Forest Road)		
	*	FOR BALTIMORE COUNTY
Catherine R. Crump Resavage		
<i>Petitioner</i>	*	Case No. 2009-0332-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, Catherine R. Crump Resavage for property located at 1 Forest Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage) to be located in the side yard with a height of 18 feet in lieu of the required rear yard only with a maximum allowed height of 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct a garage to protect vehicles from the elements.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated July 13, 2009 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is in a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25%. Lot coverage over 25% will require mitigation or payment of a fee-in-lieu. In addition, the 15% afforestation requirement must be met which equates to three (3) trees. Although the Office of Planning did not make any recommendations related to the garage

ORDER RECEIVED FOR FILING
 Date 7-29-09
 93
 JV

height and usage, I will impose conditions 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. Comments were received from the Bureau of Development Plans Review dated July 14, 2009 which indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 5, 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 29th day of July, 2009 that a Variance from Sections 400.1 and 400.3 of the Baltimore

RECEIVED FOR FILING
Date 7-29-09
BY 93

County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage) to be located in the side yard with a height of 18 feet in lieu of the required rear yard only with a maximum allowed height of 15 feet be and is hereby GRANTED, subject to the following:

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.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. The property is in a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25%. Lot coverage over 25% will require mitigation or payment of a fee-in-lieu. In addition, the 15% afforestation requirement must be met which equates to three (3) trees.
4. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
5. The accessory structure shall not be used for commercial purposes.
6. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
7. The flood protection elevation for this site is 11.2 feet.
8. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
9. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
10. The building engineer shall require a permit for this project.
11. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
12. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

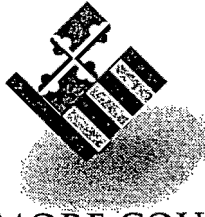
ORDER RECEIVED FOR FILING
Date 7-29-09
By PZ

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

UNDER RECEIVED FOR FILING
Date 7-29-09
By PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 29, 2009

CATHERINE R. CRUMP RESAVAGE
1 FOREST ROAD
MIDDLE RIVER MD 21220

Re: Petition for Administrative Variance
Case No. 2009-0332-A
Property: 1 Forest Road

Dear Ms. Resavage

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 Forest Road
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) 400.1 & 400.3, BCZR to permit a proposed accessory building (garage) to be located in the side yard with a height of 18 feet in lieu of the required rear yard only with a maximum allowed height of 15 feet. (Not Vested Under 1952, BCZR per WCR)

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

City

Telephone No.

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.

2009-0332-A

Reviewed By

JNP

Date

6/23/09

REV 10/25/01

Date

7-29-09

Estimated Posting Date

7/5/09

By

PJ

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

1 Forest Road
Address
Middle River, MD 21220-
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):

- Reasons For Zoning Regulations Cannot be met on my property:
- 1) We want to build a 2-car garage at the side of our house in order to store our vehicles for protection against the elements.
 - 2) Our property is the only property in our neighborhood that can accommodate a garage on the side of the house.
 - 3) We cannot build in the back of the property because it would cause a long driveway and we don't want to give up the back yard.

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.

Catherine R Crump Resavage
Signature
Catherine R Crump Resavage
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Jana M Crawford
Notary Public
My Commission Expires April 1, 2012

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 1 Forest Road
City Middle River, MD State MD Zip Code 21220

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):

- Reasons For Zoning Regulations Cannot be met on my property:
- 1.) We want to build a 2-car garage at the side of our house in order to store our vehicles for protection against the elements.
 - 2.) Our property is the only property in our neighborhood that can accommodate a garage on the side of the house.
 - 3.) We cannot build in the back of the property because it would cause along driveway and we don't want to give up the back yard.

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.

Catherine R. Crump Resavage
Signature
Catherine R. Crump Resavage
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Catherine R. Crump Resavage

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

AS WITNESS my hand and Notarial Seal

Dina M. Crawford
Notary Public

My Commission Expires April 1, 2012

TAX. ACCOUNT # 1900012046

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 Forest Road
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) 400.1 & 400.3, BC2R, to permit a

proposed accessory building (garage) to be located in the side yard with a height of 18 feet in lieu of the required rear yard only with a maximum allowed height of 15 feet. (Not Vested Under 1952, BC2R per WCR)

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

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 2009-0332-A

Reviewed By SNP

Date 6/23/09

REV 10/25/01

UNDER RECEIVED FOR FILING

Estimated Posting Date 7/5/09

Date 7-29-09

By P3

ZONING DESCRIPTION

Zoning description for 1 Forest Road, Middle River, MD 21220.

Beginning at a point on the EAST side of Forest Road which is 40 feet wide at the distance of 425 feet Southeast of the centerline of the nearest improved intersecting street Oakland Road which is 40 feet wide. Being part of Lot #106 in the subdivision of ^{"Resubdivision"} ~~part~~ of Lots 104; 105, 106 & 107 amended Plat of Homeland as recorded in Baltimore County Plat Book # 18, Folio # 86 containing .20 acres. Also known as 1 Forest Road and located in the 15th Election District, 6th Councilmanic District. As recorded in Deed Liber 6681, Folio 345 and include the measurements and directions (metes and bounds only) here and on the plat in the correct location. as follows:

North 87 degrees 38 minutes East 42 feet, thence running for two lines of division as now surveyed, South 25 degrees 26 minutes 54 seconds East 92.93 feet and South 59 degrees 47 minutes 36 seconds West 95.23 feet, to intersect the division line between lots 105 and 106, thence binding on part of said division line North 15 degrees 00 minutes West 98.17 feet to the south side of Forest Road, thence binding on Forest Road by a line curving to the left with a radius of 35 feet for a distance of 47.20 feet to the place of beginning.

2009-0332-A

CERTIFICATE OF POSTING

RE: 2009-0332-A

Petitioner/Developer: _____

Catherine R. Crump Resauage

Date of Hearing/Closing July 20, 2009

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews,

Ladies and Gentlemen:

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

The sign(s) were posted on _____ July 5, 2009
(Month, Day, Year)

Sincerely,

Robert Black

July 7, 2009
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0332-A

TO PERMIT A PROPOSED ACCESSORY BUILDING (GARAGE)
TO BE LOCATED IN THE SIDE YARD WITH A HEIGHT OF 18
FEET IN LIEU OF THE REQUIRED REAR YARD ONLY WITH A
MAXIMUM ALLOWED HEIGHT OF 15 FEET.

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
5:00 P.M. ON 7-20-09

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0332 -A Address 1 Forest Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/23/09 Posting Date: 7/5/09 Closing Date: 7/20/09

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

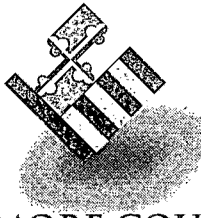
Case Number 2009- 0332 -A Address 1 Forest Road

Petitioner's Name Catherine R. Crump Resavage Telephone 410-627-6696

Posting Date: 7/5/09 Closing Date: 7/20/09

Wording for Sign: To Permit a proposed accessory building (garage) to be located in the side yard with a height of 18 feet in lieu of the required rear yard only with a maximum ^{allocated} height of 15 feet.

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 21, 2009

Catherine R. Crump Resavage
1 Forest Rd,
Middle River, MD 21220

Dear: Catherine R. Crump Resavage

RE: Case Number 2009-0332-A, 1 Forest 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 23, 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
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 July 6, 2009
Item No. 2009-332

DATE: July 14, 2009

RECEIVED

JUL 29 2009

ZONING COMMISSIONER

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

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

The flood protection elevation for this site is 11.2 feet.

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

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

The building engineer shall require a permit for this project.

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

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

DAK:CEN:cab

cc: File

ZAC-ITEM NO 09-332-07062009.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2009

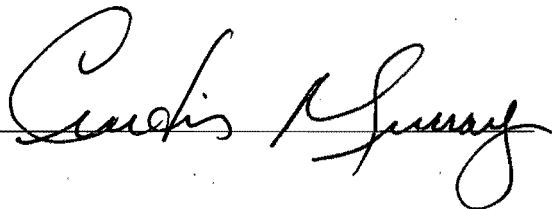
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-332- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

JUL 10 2009

ZONING COMMISSIONER

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 # 09-332-A
Address 1 Forest Road
(Resavage Property)

Zoning Advisory Committee Meeting of June 29, 2009

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

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

Additional Comments:

The property is in a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25%. Lot coverage over 25% will require mitigation or payment of a fee-in-lieu. In addition, the 15% afforestation requirement must be met; this equates to 3 trees.

Reviewer: Adriene Stiffler

Date: July 6, 2009



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

State Highway
Administration

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

Maryland Department of Transportation

Date: JULY 6, 2009

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

RE: Baltimore County
Item No 2009-0332-A
1 FOREST ROAD
RESAVAGE PROPERTY
ADMINISTRATIVE VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0332-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

My telephone number/toll-free number is _____

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

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

Patricia Zook - Case 2009-0332-A – comments needed

From: Patricia Zook
To: Kennedy, Dennis
Date: 7/29/2009 9:58 AM
Subject: Case 2009-0332-A – comments needed

Good morning Dennis -

Do you have any comments for the below described administrative variance? If no comments, just reply to this e-mail and I will place it in the case file.

CASE NUMBER: 2009-0332-A

1 Forest Road

Location: E side of Forest Road; 425 feet SE of Oakland Road.

15th Election District, 6th Councilmanic District

Legal Owner: Catherine R. Crump Resavage

Closing Date: 7/20/2009

ADMINISTRATIVE VARIANCE To permit a proposed accessory building (garage) to be located in the side yard with a height of 18 feet in lieu of the required rear yard only with a maximum allowed height of 15 feet.

Thanks for your help.

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1 Forest Road

SUBDIVISION NAME "Resubdivision of Lots 104, 105, 106 & 107
Amended Plat of Homeland"

PLAT BOOK # 18 FOLIO # 86 LOT # 106 SECTION # Part of

OWNER Catherine Crump Resavage

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



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 090CZ

ZONING DR 5.5 (NOT VESTED UNDER 1952 BCZR PER WCR)

LOT SIZE .20

SQUARE FEET

PUBLIC

PRIVATE

SEWER

☒

17

WATER

☒

[1]

CHESAPEAKE BAY
CRITICAL AREA

YES ☒ NO ☐

100 YEAR FLOOD PLAIN

☒ ☐

HISTORIC PROPERTY/
BUILDING

17 ☒

PRIOR ZONING HEARING

None

ZONING OFFICE USE ONLY

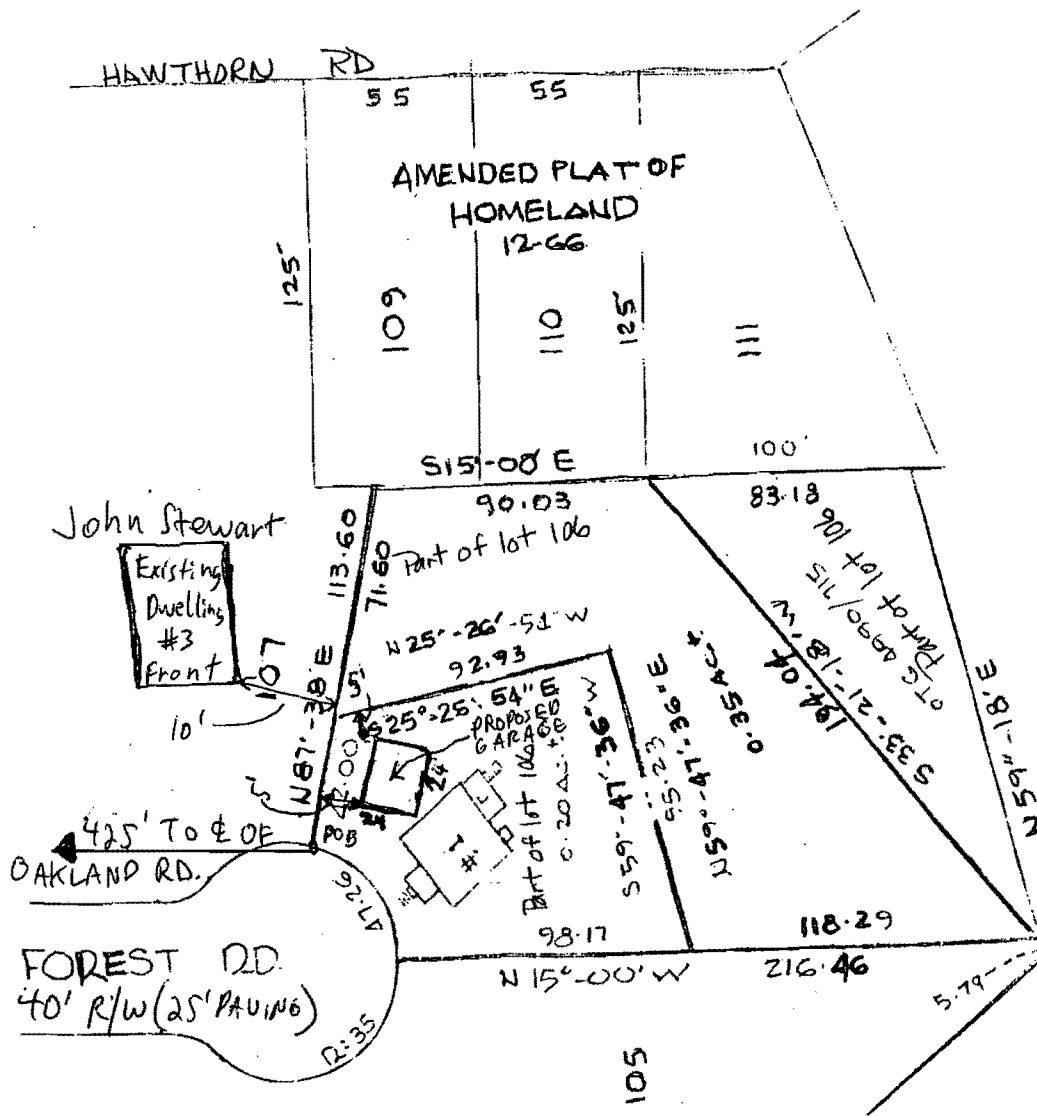
REVIEWED BY

ITEM #

CASE #

JNP 0332

2009-
0332-



NORTH

PREPARED BY Catherine R. Crump Resavage

SCALE OF DRAWING: 1" = 60'



2009-0332-A

Full View #3 Forest Rd



View between #3 & 1 Forest Rd.



Garage to go here.

#1 Forest Rd.



#2 Forest Rd



#1 Forest Rd



#1 Forest Rd
#2 Forest Rd

Property Line
Between
Forest &
Back yard
of 14 km
Hawthorne
which is lot
part of lot
100.



Where garage will go.

2009-0332-A





