

**IN RE: PETITION FOR ADMIN. VARIANCE**

N side of Moreland Avenue; 388 feet W  
of the c/l of Baker Avenue  
14<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District  
**(3102 Moreland Avenue)**

Melinda J. Munk  
*Petitioner*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2009-0339-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, Melinda J. Munk for property located at 3102 Moreland Avenue. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a detached garage with additional roof height allowing for the storage of personal and inherited belongings. The dwelling has a 10:12 roof pitch and the proposed garage roof will match the existing roof slope of the dwelling. Elevation drawings depict an attractive garage with vinyl siding to match the existing dwelling, painted panel door, carriage lights, and brick facing. For the Petitioner's convenience and safety, outside stairs will access the garage storage area.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated July 23, 2009, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

~~RECEIVED FOR FILED~~  
8.10.09  
m

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 11, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the 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.

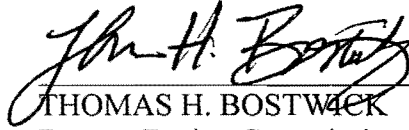
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10<sup>th</sup> day of August, 2009 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet 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. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.

RECEIVED FROM PLANNING  
[Signature]

3. The accessory structure shall not be used for commercial purposes.

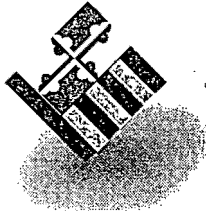
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

SEARCHED INDEXED FOR FILED

8-10-09



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

August 10, 2009

MELINDA J. MUNK  
3102 MORELAND AVENUE  
BALTIMORE MD 21234

Re: Petition for Variance  
Case No. 2009-0339-A  
Property: 3102 Moreland Avenue

Dear Ms. Munk:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick", written over a faint, larger version of the same signature.

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Stephen Hill, 1515 Bellona Avenue, Lutherville MD 21093



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3102 Moreland Avenue  
which is presently zoned D.R.S.S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 22- FEET IN LIEU OF THE PERMITTED 15- FEET.  
*Maximum*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be 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:**

**Legal Owner(s):**

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Melinda J. Munk  
Name - Type or Print \_\_\_\_\_  
Melinda J. Munk  
Signature \_\_\_\_\_  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_

**Attorney For Petitioner:**

3102 MORELAND AVE 410-804-8470  
Address Telephone No. (c)  
BALTO. MD 21234  
City State Zip Code

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Stephen Hill  
Name \_\_\_\_\_  
1515 Bellona Avenue 410-409-7730  
Address Telephone No.  
Lutherville MD 21093  
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. 2009-0339-A Reviewed By D.T. Date 6/29/09  
REV 10/25/01 81007 Estimated Posting Date 7/12/09

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3102 Moreland Avenue  
Address  
Baltimore MD 21234  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We have a great need for storage due to the items we have inherited from 3 relatives that have passed. Items such as furniture, keepsakes etc.. We also would like the roof pitch to match the existing home to cosmetically look more appealing.

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.

Melinda J. Munk  
Signature  
Melinda J. Munk  
Name - Type or Print

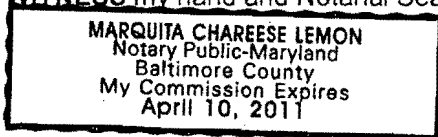
David G. Jones  
Signature  
David G. Jones  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melinda J. Munk and David G. Jones  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Marquita Chareese Lemon  
Notary Public  
My Commission Expires April 10, 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 3102 Moreland Avenue  
Address  
Baltimore MD 21234  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We have a great need for storage due to the items we have inherited from 3 relatives that have passed. Items such as furniture, keepsakes etc. We also would like the roof pitch to match the existing home to cosmetically look more appealing.

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.

Melinda J. Munk  
Signature

Melinda J. Munk  
Name - Type or Print

[Signature]  
Signature

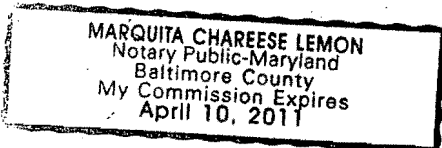
David G. Jones  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melinda J. Munk and David G. Jones  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Marquita Chareese Lemon  
Notary Public

My Commission Expires April 10, 2011



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3102 Moreland Avenue  
which is presently zoned DR55

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 22- FEET IN LIEU OF THE PERMITTED 15- FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

**Legal Owner(s):**

Name - Type or Print  
Signature  
Address Telephone No.  
City State Zip Code

Name - Type or Print  
Signature  
Name - Type or Print  
Signature

**Attorney For Petitioner:**

3102 MORELAND AVE. 410-804-8470 (c)  
BALTO. MD 21234  
City State Zip Code

Name - Type or Print  
Signature  
Company  
Address Telephone No.  
City State Zip Code

**Representative to be Contacted:**

Stephen Hill  
1515 Bellona Avenue 410-409-7730  
Lutherville MD 21093  
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. 2009-0339-A  
REV 10/25/01  
8.10.09  
PM

Reviewed By D.T. Date 6/29/09  
Estimated Posting Date 7/12/09



June, 2009

**Zoning Description for:**

Ms. Melinda Munk

3102 Moreland Avenue

Baltimore, MD 21234

Beginning at the point of **North** side of **Moreland Avenue** which is **50 feet wide** at the distance of **388 feet West** of the Centerline of the nearest improved intersecting Street, **Baker Ave.** which is **40 feet wide.**

Being **Lot # 18, Block** , **Section** In the Subdivision of **NOLL MANOR**, as recorded in Baltimore County **Plat Book # 17, Folio # 68** Containing 15,366 sf.

Also known as **3102 Moreland Avenue** and located in the **Election District # 14** and **Councilmanic District #6.**

**Metes & Bounds:**

**Starting at the South West Corner** of the property go **N 32d 59'20" E – 239.44'** to the North West Corner. Go **S 87 d 12'40" East – 58.00 feet** to the North East Corner and extend **S 32d 59'20" W – 245.08'** to the South West Corner. Extend **S 87d 12'40" West** to the Arc starting point of a **175'** radius, with arc length of **41.40'** to the place of the beginning.

Above prepared by:

**Stephen T. Hill, Architect**

1515 Bellona Avenue

Lutherville MD 21093

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

No. 373

Date: 6/29/07

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		1570					105.00

Total: 105.00

Rec From: Dale Stone

For: 5007-0204-A  
3103 MORELAND RD

D THOMPSON

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATHHEWS

**DATE:** 07/17/09

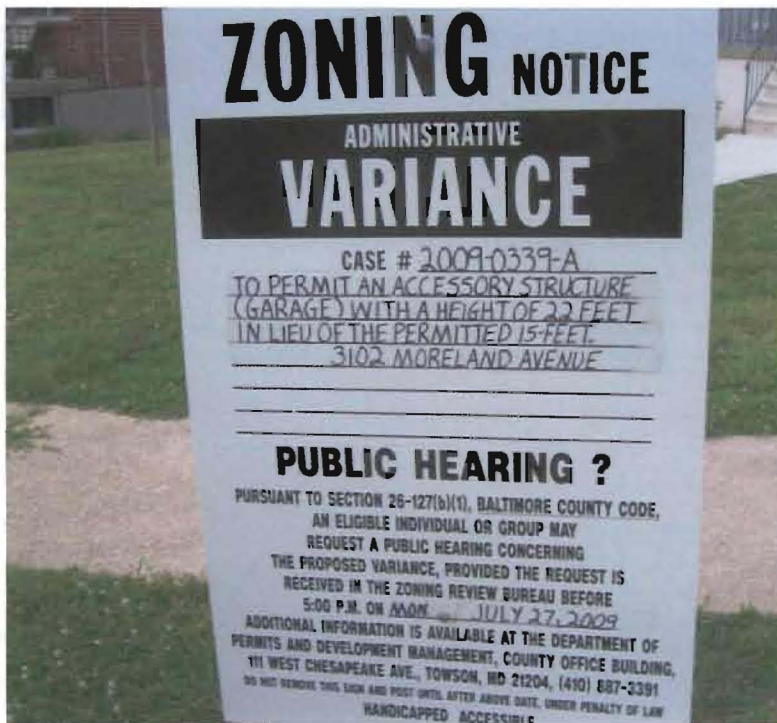
**Case Number:** 2009-0339-A

**Petitioner / Developer:** MUNK~STEPHEN HILL

**Date of Hearing (Closing):** JULY 27, 2009

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:  
3102 MORELAND AVENUE

**The sign(s) were posted on:** JULY 11, 2009



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2009- 0339 -A Address 3102 MORELAND AVE.

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

Filing Date: 6/29/09 Posting Date: 7/12/09 Closing Date: 7/27/09

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- 0339 -A Address 3102 MORELAND AVE.

Petitioner's Name MUNK Telephone 410-804-8470

Posting Date: 7/12/09 Closing Date: 7/27/09

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A  
HEIGHT OF 22- FEET IN LIEU OF THE PERMITTED 15- FEET.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2009-0339-A

Petitioner: MUNK

Address or Location: 3102 MORELAND AVE.

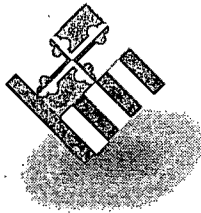
PLEASE FORWARD ADVERTISING BILL TO:

Name: MELINDA J. MUNK

Address: 3102 MORELAND AVE.

BALTO. MD 21234

Telephone Number: 410-804-8470 (c)



**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 27, 2009

Melinda J. Munk  
3102 Moreland Ave  
Baltimore, MD 21234

Melinda J. Munk

RE: Case Number 2009-0339-A, 3102 Moreland Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 29, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
Stephen Hill; 1515 Bellona Ave.; Lutherville, MD 21093

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 23, 2009

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

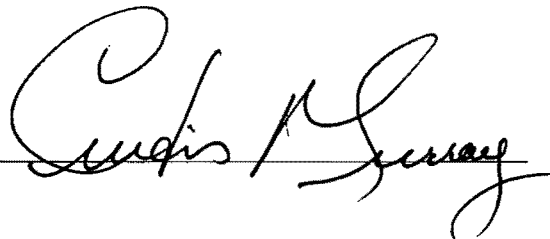
**SUBJECT:** 9-339 – Administrative Variance

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

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

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

Prepared by:



AFK/LL: CM

RECEIVED

JUL 24 2009

ZONING COMMISSIONER

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 13, 2009  
Item Nos. 2009-335, 336, 337, 338,  
339, 341, 342 and 343

**DATE:** July 14, 2009

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

DAK:CEN:cab  
cc: File  
ZAC-07132009-NO COMMENTS





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 10, 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. 2009-0339-A  
3102 MOORELAND AVE.  
MUNK 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. 2009-0339-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,

*Michael P. Bailey*  
FOD Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB



6 CD  
071B3 DR 5.5  
14 ED NE 8-E

2009-0339-A



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search** (2007 vw2.3)

[Go Back](#)  
[View Map](#)  
[New Search](#)

**Account Identifier:** District - 14 Account Number - 1407001450

**Owner Information**

**Owner Name:** MUNK MELINDA **Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 3102 MORELAND AVE **Deed Reference:** 1) /15633/ 61  
 BALTIMORE MD 21234-4116 2)

**Location & Structure Information**

**Premises Address:** 3102 MORELAND AVE **Legal Description:** 3102 MORELAND AVE  
 NOLL MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
71	21	1183					18	3	Plat Ref: 17/ 68

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,248 SF	15,366.00 SF	04
<b>Stories:</b> 1 1/2	<b>Basement:</b> YES	<b>Type:</b> STANDARD UNIT	<b>Exterior:</b> BRICK

**Value Information**

	Base Value	Value As Of 01/01/2009	Phase-in Assessments	
			As Of 07/01/2008	As Of 07/01/2009
<b>Land</b>	63,840	75,840		
<b>Improvements:</b>	120,800	136,050		
<b>Total:</b>	184,640	211,890	184,640	193,723
<b>Preferential Land:</b>	0	0	0	0

**Transfer Information**

<b>Seller:</b> MUNK MICHAEL B <b>Type:</b> NOT ARMS-LENGTH	<b>Date:</b> 10/05/2001 <b>Deed1:</b> /15633/ 61	<b>Price:</b> \$0 <b>Deed2:</b>
<b>Seller:</b> ALLEN MARY PAMELA <b>Type:</b> IMPROVED ARMS-LENGTH	<b>Date:</b> 06/12/1998 <b>Deed1:</b> /12935/ 543	<b>Price:</b> \$108,500 <b>Deed2:</b>
<b>Seller:</b> GASIOR JAMES F <b>Type:</b> IMPROVED ARMS-LENGTH	<b>Date:</b> 11/29/1983 <b>Deed1:</b> / 6631/ 718	<b>Price:</b> \$59,000 <b>Deed2:</b>

**Exemption Information**

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

**Tax Exempt:** NO **Special Tax Recapture:** \* NONE \*



Neighbor Homes at Rear are  
Approx. 80' From Garage

Existing Trees To remain

Existing Chain Link Fence  
At Rear & Sides

Existing Copncrete Pad &  
Foundation

**Pad Built With Existing "In-Place" permit**



Existing Shed To Be  
Located To Side Of Garage

Proposed Profile Of  
21'-0" High Roof

Neighbor's Shed

Existing Chain Link Fence  
At Rear & Sides

Existing Copncrete Pad &  
Foundation

Stone Base For Driveway

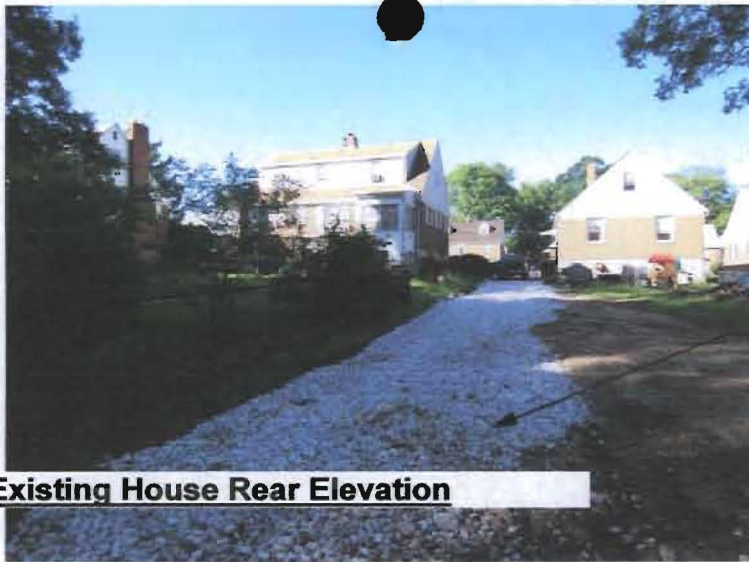
**View From Rear of House**

**sthDESIGNAssociates**  
Stephen T. Hill, Architect  
1921 York Road, Suite 2  
Timonium, MD 21093  
410.409.7730

**Ms. Melinda J. Munk, Residence**  
3102 Moreland Avenue  
Parkville, MD 21234  
410-804-8470

June 19, 2009

**P-2**



**Existing House Rear Elevation**

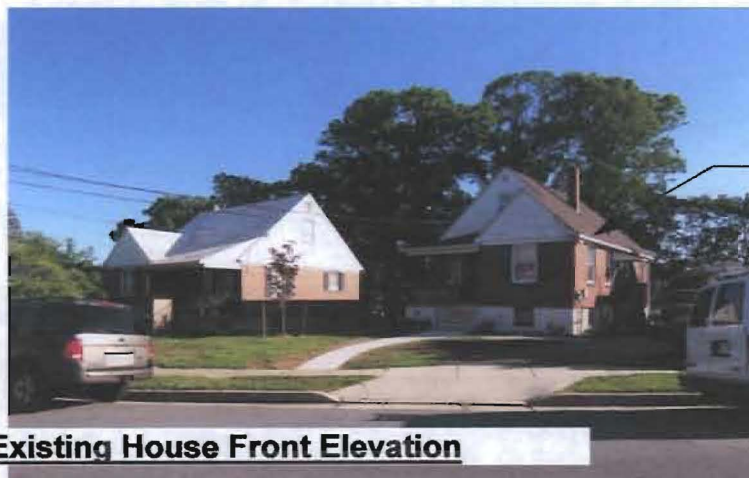
Base For Existing New Driveway



**Existing House Front Elevation**

Subject property

**NOTE:**  
The Garage Foundation & Slab  
Are In-Place Per Building permit  
# B-  
This Presentation Is For A  
Zoning Variance Request for an  
Increase in Height to 20'-6"



**Existing House Front Elevation**

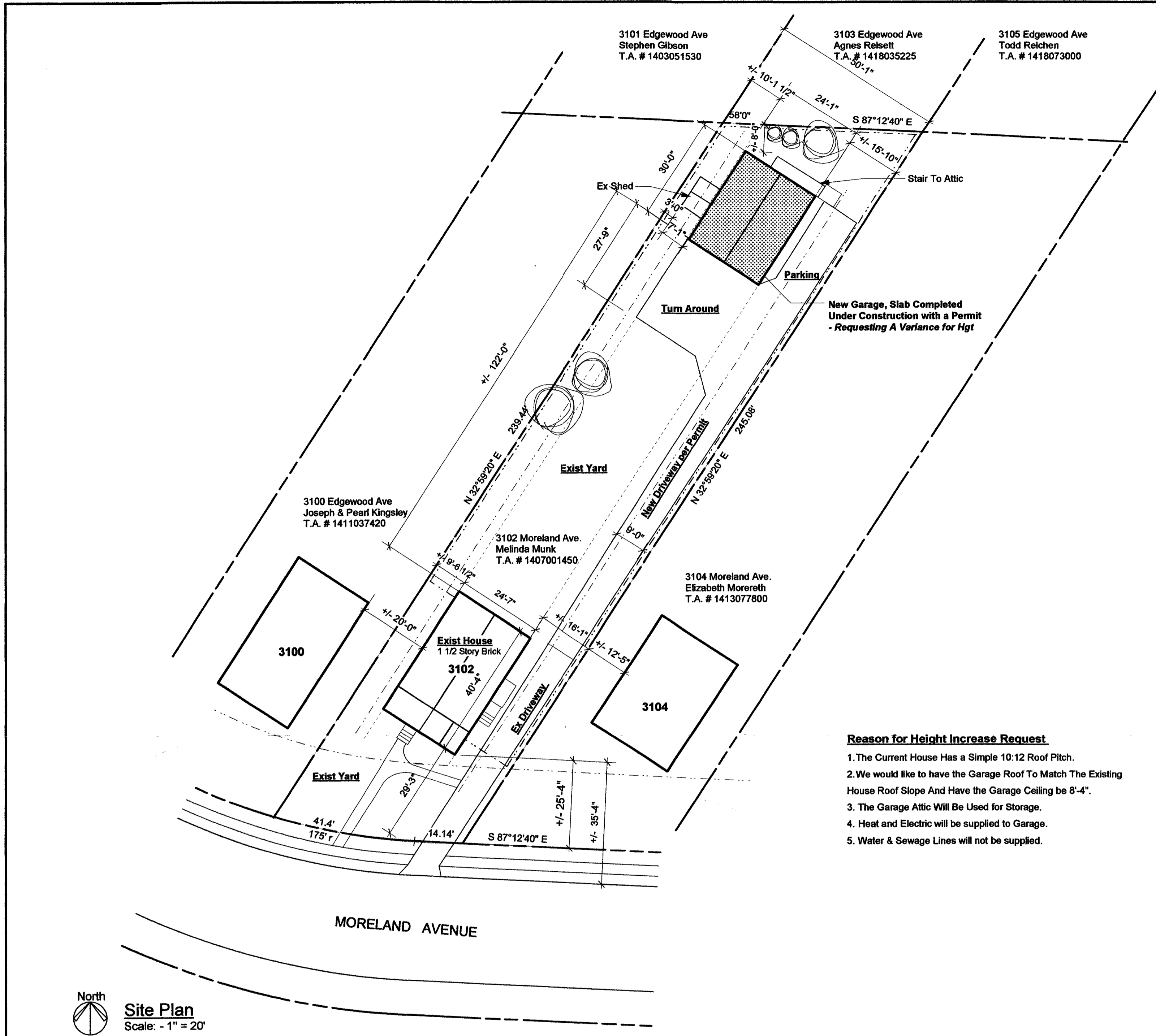
Subject property

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**P-1**

2009-0339-A



**Reason for Height Increase Request**

1. The Current House Has a Simple 10:12 Roof Pitch.
2. We would like to have the Garage Roof To Match The Existing House Roof Slope And Have the Garage Ceiling be 8'-4".
3. The Garage Attic Will Be Used for Storage.
4. Heat and Electric will be supplied to Garage.
5. Water & Sewage Lines will not be supplied.

**Location Information**

Election District 14  
 Councilmatic District 6  
 1" = 200' Scale Map # 01103  
 Zoning DR 5.5  
 Lot Size 15,366 SF 0.3 ACRE  
 Sewer - Public  
 Water - Public  
 Chesapeake Bay Critical Area - No  
 100 year Flood Plain - No  
 Historic property - No  
 Prior Zoning Hearing - None

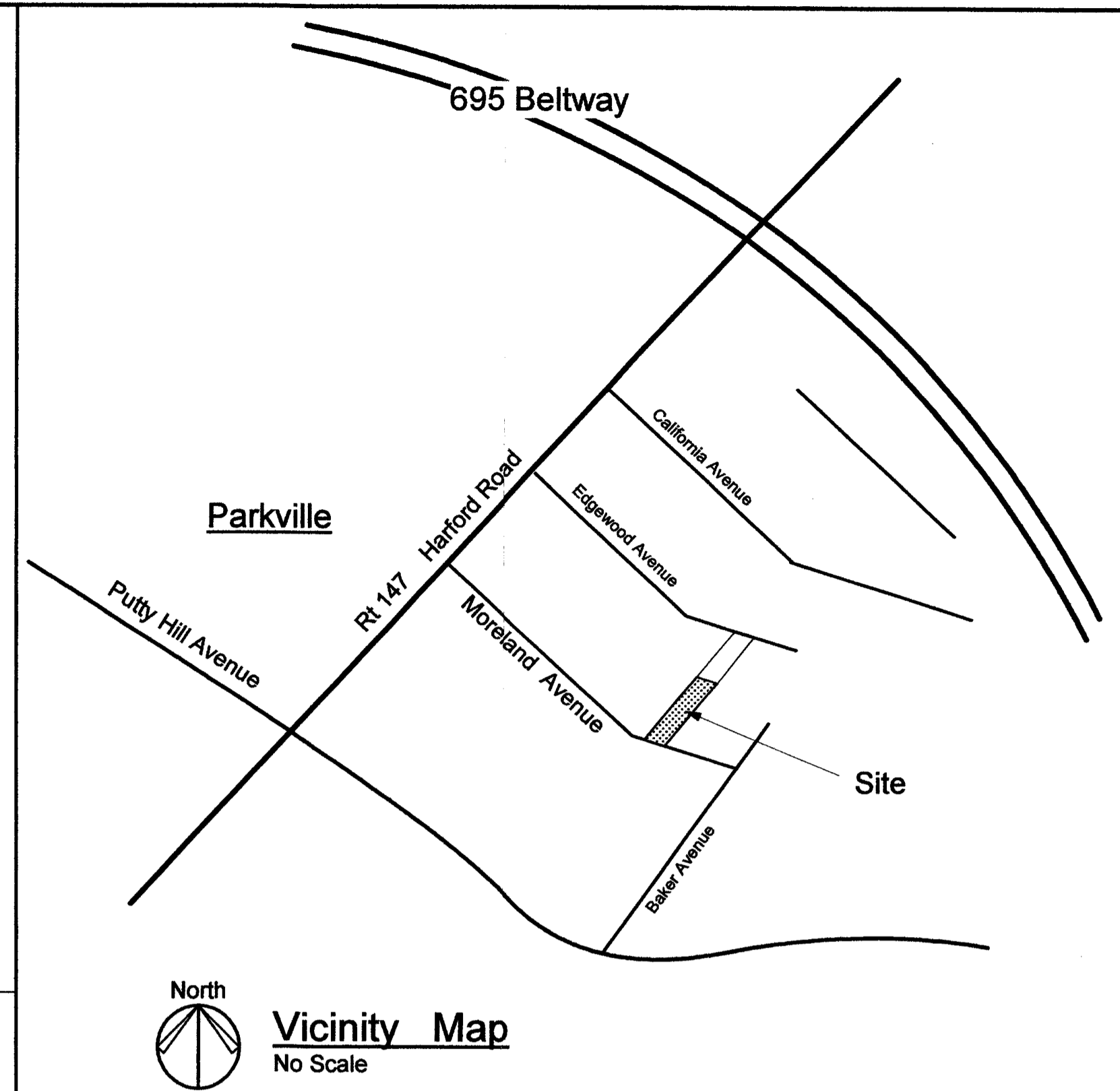
**Set Backs**

Front 25'-0"  
 Side 7'-0"  
 Rear 15'-0"  
 Accessory Bldg 2'-6"  
 (36" Building Code)

Current Permit # for 15'-0" High Garage -  
 # B 714765

**ZONING OFFICE USE ONLY**

REVIEWED BY	ITEM #	CASE #
D.T.	339	2009-0339-A



**sthDESIGNAssociates**  
 Stephen T. Hill, Architect  
 1921 York Road, Suite 2  
 Timonium, MD 21093  
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 sthdesign@qis.net

"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect in the State of Maryland, License Number 3636, Expiration Date 3/1/10."

**Proposed Variance Request For a 20'-6" Tall Free Standing Garage**

Property Owner

**Ms. Melinda J. Munk**  
 3102 Moreland Avenue  
 Parkville, MD 21234  
 410-804-8470

**Site Plan & Site Section**

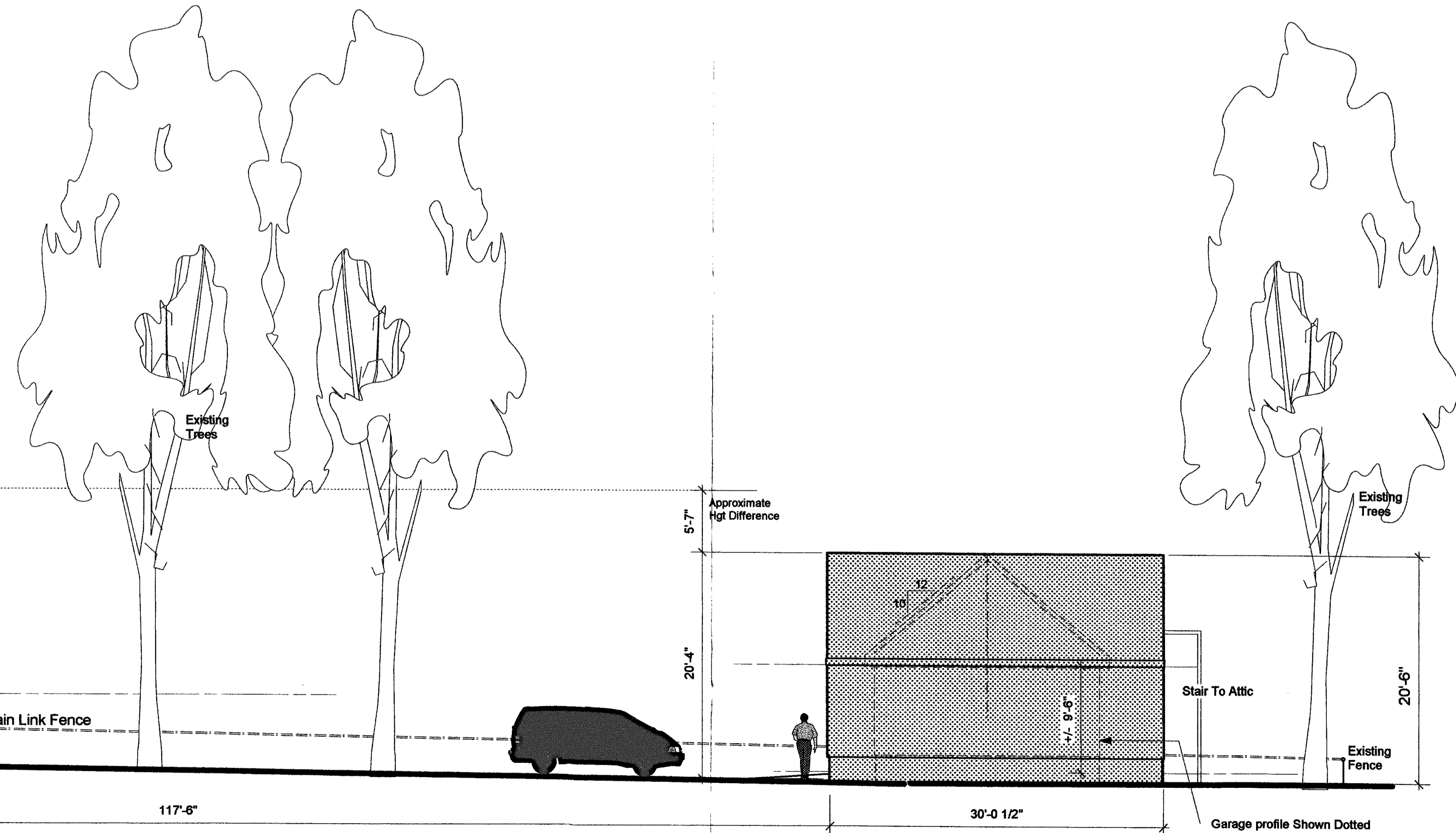
June 19, 2009

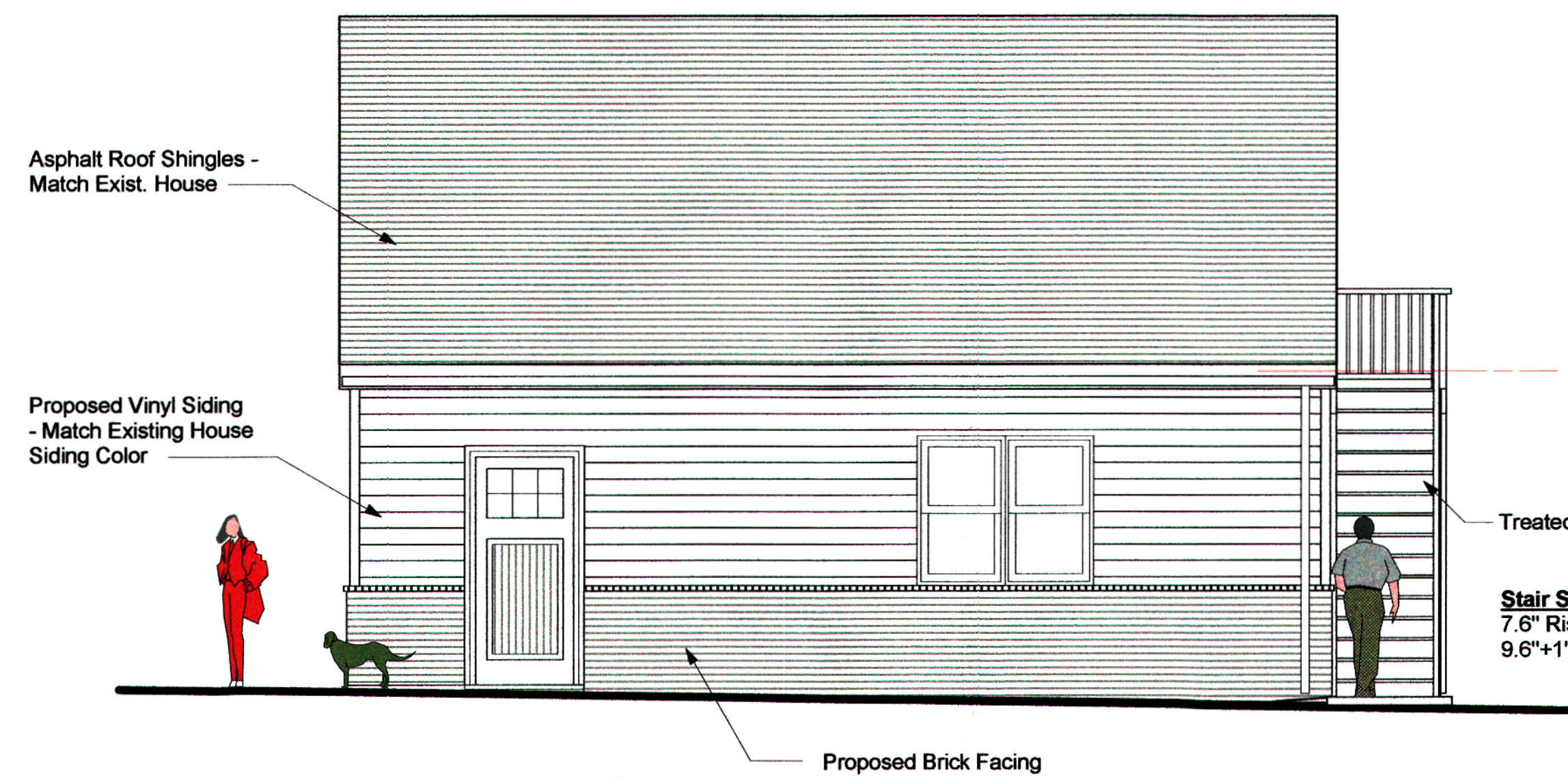
**S-1**

**Plat to Accompany Petition for Zoning Variance**

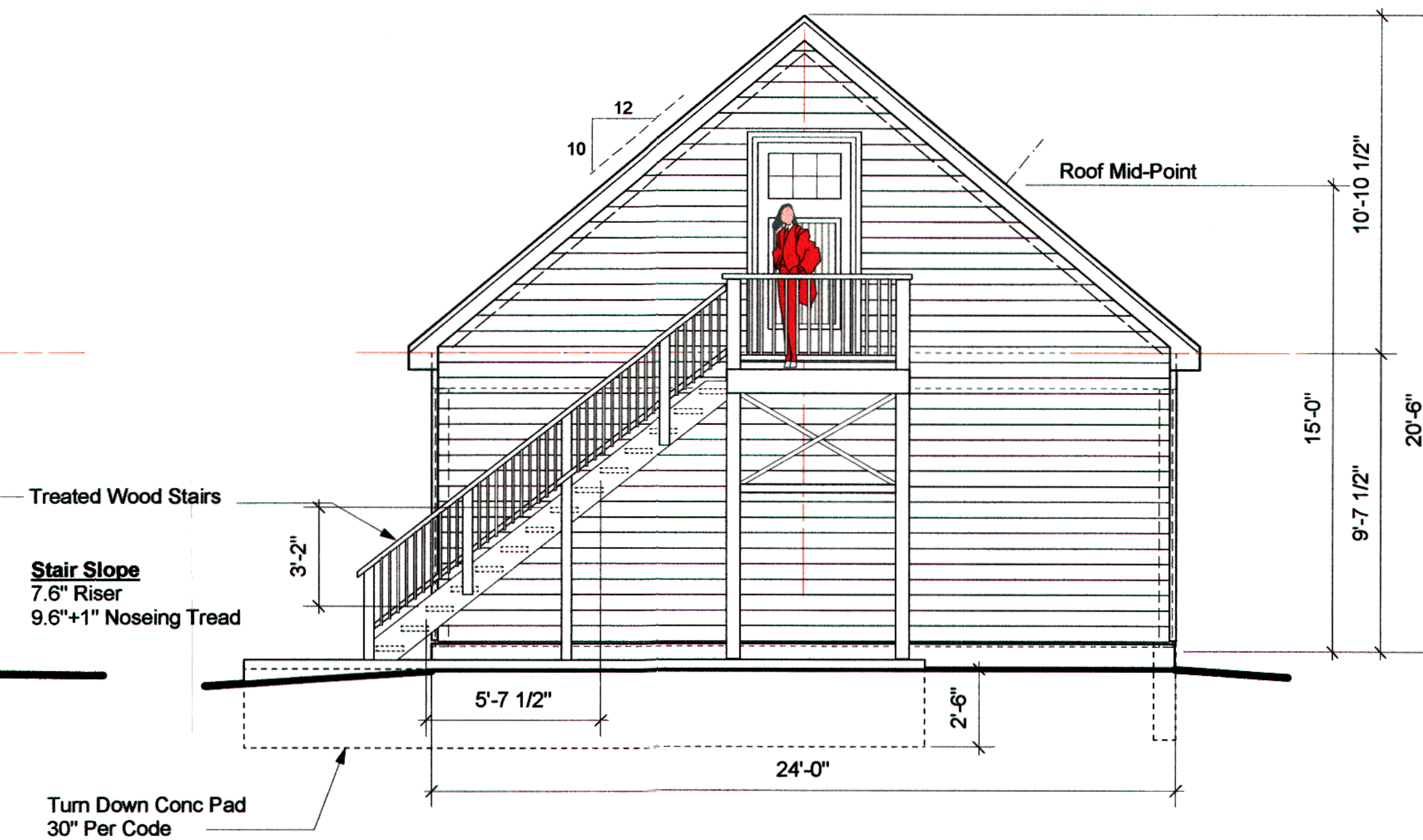
Property Address 3102 Moreland Avenue  
 Plat Book # 17 Folio # 68 Lot # 18 Section #  
 Owner: Ms. Melinda Munk

2009-0339-A

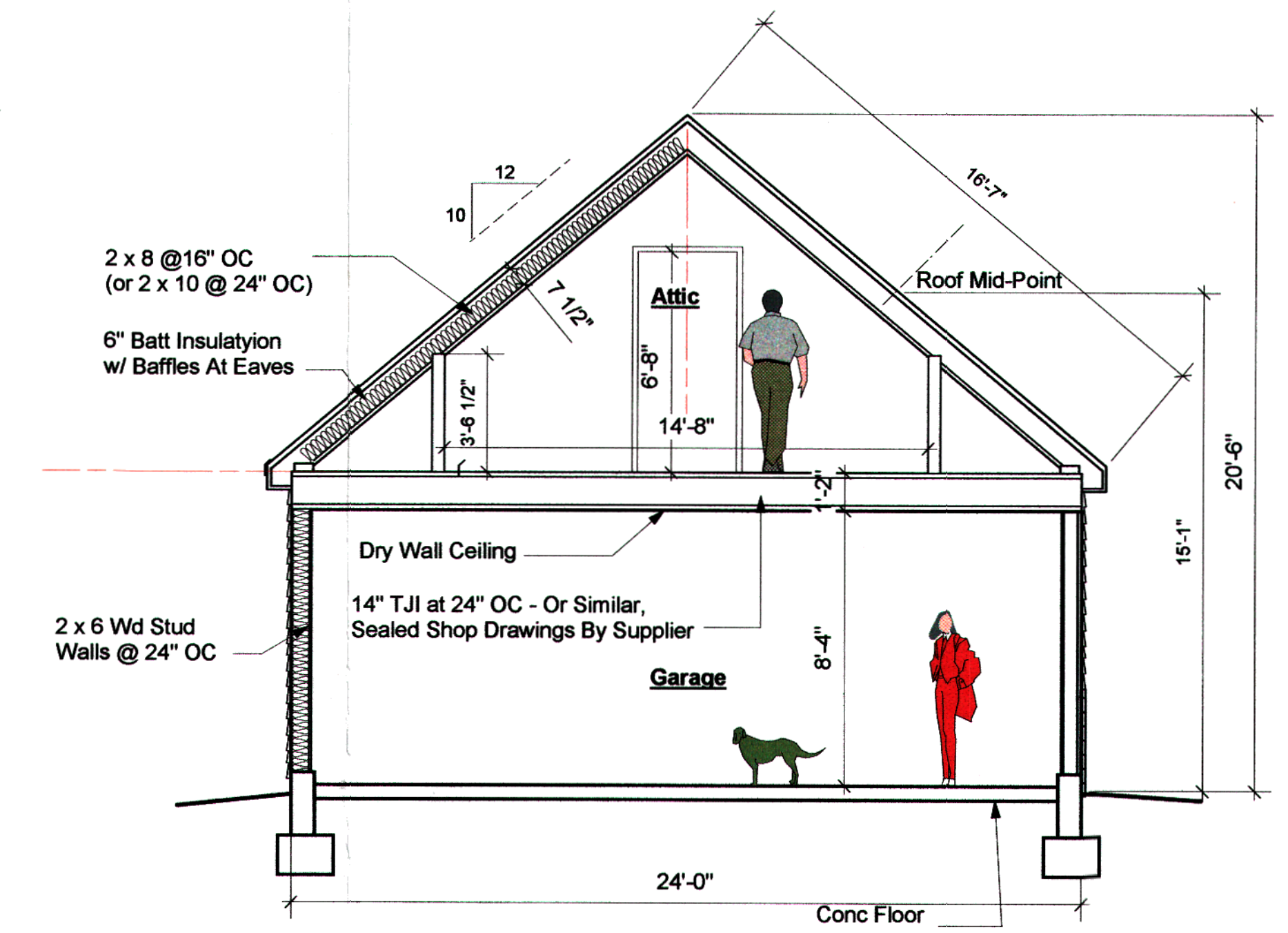




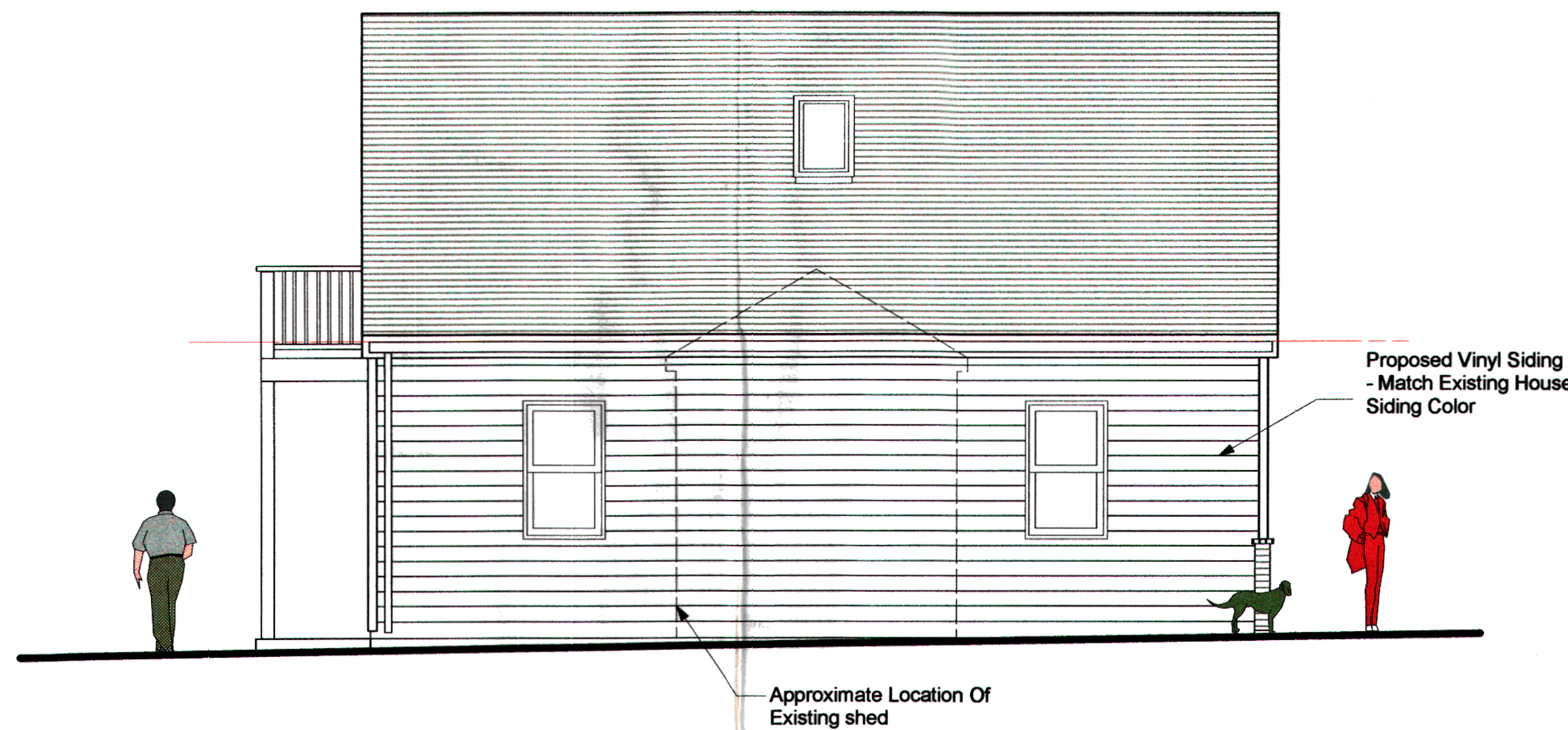
**Right Side Elevation - East**  
Scale: 1/4" = 1'-0"



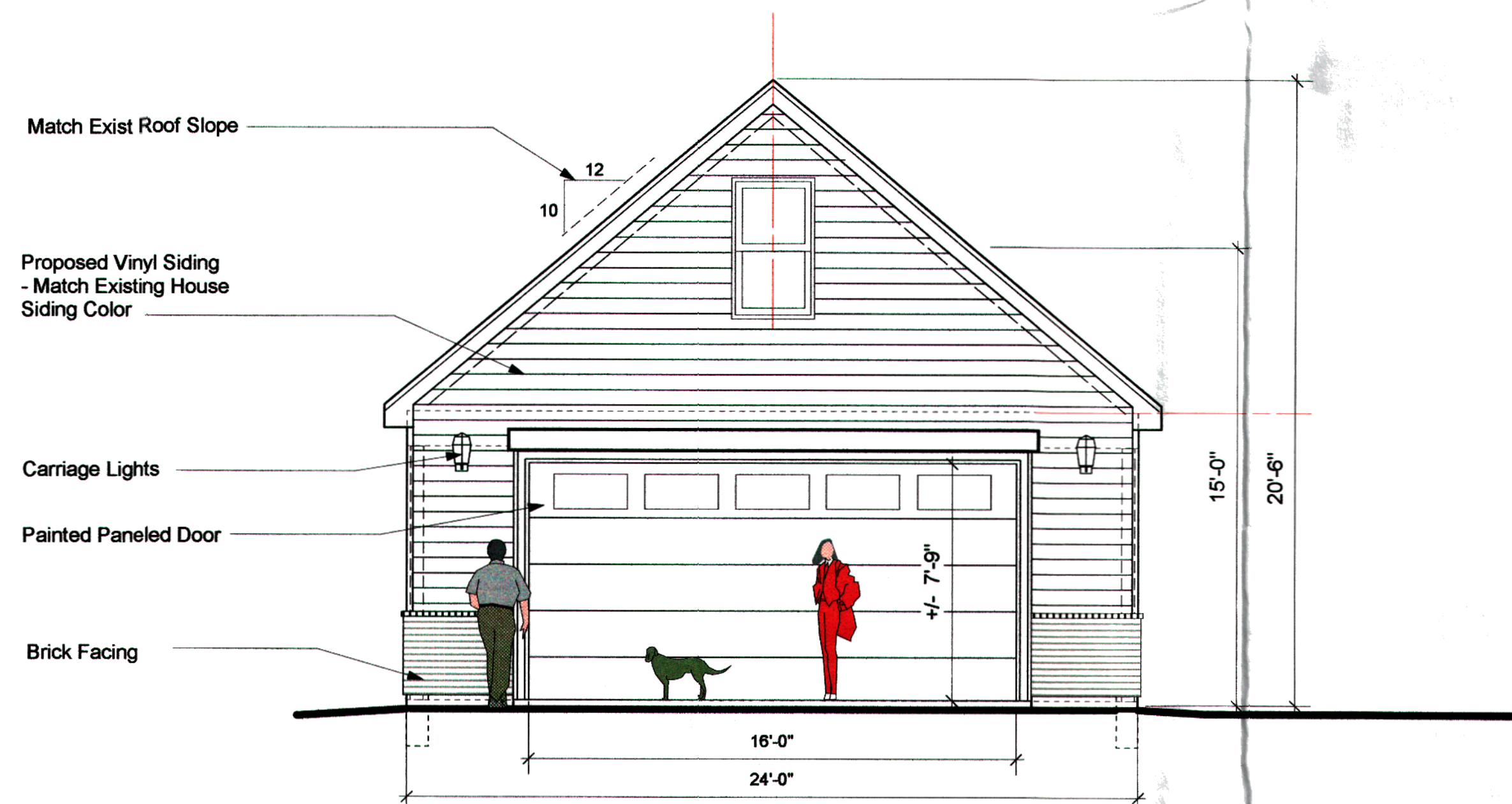
**Rear Elevation - North**  
Scale: 1/4" = 1'-0"



**Building Section**  
Scale: 1/4" = 1'-0"



**Left Side Elevation - West**  
Scale: 1/4" = 1'-0"



**Front Elevation - South**  
Scale: 1/4" = 1'-0"

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**Proposed Variance Request For a 20'-6" Tall Free Standing Garage**

Property Owner  
**Ms. Melinda J. Munk**  
3102 Moreland Avenue  
Parkville, MD 21234  
410-804-8470

**Building Elevations**

June 19, 2009

**DA-1**

2009-0339-A  
ELEVATIONS