

IN RE: PETITION FOR VARIANCE

S side of Williams Road; 1500 feet E
of Long Green Pike
11th Election District
3rd Councilmanic District
(5611 Williams Road)

James T. and L. Wanda Streett
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2010-0148-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, James and Wanda Streett. Petitioners are requesting Variance relief as follows:

- From Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the side yard in lieu of the rear yard; and
- From Section 400.3 of the B.C.Z.R. to permit an accessory structure with a height of 26 feet in lieu of the maximum permitted 15 feet.

The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance requests was Petitioner James T. Streett. Also appearing in support of the requested relief was James Grammer, a Project Manager with McKee and Associates, Inc., the firm that prepared the site plan. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is irregular-shaped and contains approximately 8.074 acres, more or less, zoned R.C.2. The property is located on the south side of Williams Road, north of Glen Arm Road and just east of Long Green Pike, in the Hydes area of Baltimore County. The subject property is presently unimproved and was once part

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of a larger tract consisting of approximately 10 acres that was the subject of a two lot minor subdivision that was approved in July 2009. Petitioners purchased the entire property in July 2008. At that time, the larger tract was improved with an existing 1½-story dwelling that was built in 1952 according to the property's tax records. As shown on the site plan, Petitioners subdivided the property in such a way that the subject property (now known as Lot 2) is much larger (approximately 8.074 acres) and virtually surrounds the smaller property (approximately 1.8 acres now known as Lot 1). The minor subdivision resulted in Lot 2 being the unimproved property and Lot 1 being improved with the single-family dwelling. Following approval of the minor subdivision, Petitioners sold Lot 1 to Robert and Cynthia Turner.

As depicted on the site plan and the Minor Subdivision Plan that was marked and accepted into evidence as Petitioners' Exhibit 2, at this juncture, Petitioners plan to construct a new single-family dwelling on the subject property, Lot 2, as well as a detached garage accessory structure. Because of the way Lot 2 is now configured and due to constraints on the property that will be discussed below, the garage accessory structure is to be located just to the west side of the proposed dwelling at approximately the same depth from Williams Road. This would put the garage accessory structure in the side yard rather than the required rear yard, thus necessitating the requested variance relief. Petitioners also desire a garage approximately 26 feet in height, which also requires variance relief from the permitted 15 foot height.

In support of the requested variance relief, Mr. Grammer, Petitioners' land use and zoning consultant, explained that the wooded nature and topography of the subject property severely limits the area of development. As shown on the topographical lines depicted on Petitioners' Exhibit 2, the property drops off significantly from Williams Road toward a stream that essentially bisects the property and runs in an east-west direction through the south-central area of the property. Moreover, as part of the minor subdivision approval, the Department of Environmental

Protection and Resource Management ("DEPRM") required forest conservation easements and forest buffer easements that occupy approximately 6.3 acres of the 8 acre property. As a result, the available building area for the subject property is primarily in the northeast corner of the property. According to Mr. Grammer, these limitations, combined with the location of the septic reserve area and well, limits the location of accessory structure improvements such as Petitioners' proposed garage. As shown on the site plan, although sizable in terms of acreage, the subject property has virtually no usable backyard area where permitted accessory structures could be located. Mr. Grammer also indicated that the proposed garage would tie in with the existing driveway for Lot 1 for access to the garage. As a result, the proposed garage would not have to connect to the proposed separate driveway access to Lot 2 located on the other side of the property, thus reducing the amount of impervious surface area on Lot 2.

As to the height of the garage accessory structure, Mr. Grammer explained that the proposed height is requested mainly to make the structure compatible with the proposed dwelling on the site. This compatibility is desired, as Williams Road is a designated Scenic Road in the Baltimore County Master Plan 2010. Elevation drawings of the proposed garage and the proposed dwelling were marked and accepted into evidence as Petitioners' Exhibits 3 and 4, respectively. They show that both structures will have brick exteriors with multiple rooflines and gables for architectural interest, and steep rooflines with a 12 / 12 pitch. The garage will utilize the significant slope of the property in order to have a lower level basement in the rear and a ground floor level in the front and an upper loft level. The garage will be used to store Petitioners' vehicles and equipment, including a snow plow and boat. Petitioner and Mr. Grammer acknowledged that the garage accessory structure would not be used as a second dwelling unit or apartment.

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 December 8, 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.

Considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. It is clear that Petitioners' options with regard to the location of an accessory structure are limited. The forest buffer and forest conservation easements and other constraints such as the steep slopes permit very few areas for additional improvements to the property. As such, I find the property unique in a zoning sense. I also find that the proposed height of the garage is supported by the elevation drawings that were accepted into evidence. Moreover, in my view, Petitioners would suffer practical difficulty and undue hardship if the variances were to be denied. Petitioners would be denied an accessory structure that is otherwise permitted by the Regulations. Finally, I find that the variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance requests should be granted.

THEREFORE, IT IS ORDERED this 8th day of January, 2010 by this Deputy Zoning Commissioner that Petitioners' Variance requests as follows:

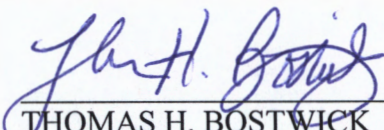
- From Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the side yard in lieu of the rear yard; and

- From Section 400.3 of the B.C.Z.R. to permit an accessory structure with a height of 26 feet in lieu of the maximum permitted 15 feet,

be and are hereby **GRANTED**, subject to the following:

1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment, nor shall it be used for commercial purposes. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. It is expressly agreed and understood by Petitioners that the subject garage accessory structure shall indeed be built and utilized as an accessory building or structure as those terms are defined in Section 101 of the B.C.Z.R. The garage accessory structure, as shown on Petitioners' Exhibit 1 and the elevation drawings (Petitioners' Exhibit 3), shall be limited to uses accessory to the residential use of the property and the proposed single-family dwelling to be constructed thereon.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the conditions and restrictions of this Order.
5. Upon request and reasonable notice, Petitioners shall permit a representative of the Baltimore County Division of Code Inspections and Enforcement to make periodic inspections of the subject property to ensure compliance with this Order.

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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BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 8, 2010

JAMES T. AND L. WANDA STREETT
4014 KLAUSMIER ROAD
BALTIMORE MD 21236

Re: Petition for Variance
Case No. 2010-0148-A
Property: 5611 Williams Road

Dear Mr. and Mrs. Streett:

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, reading "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: James Grammer, McKee and Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21030



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 5611 Williams Road
which is presently zoned RC-2

Deed Reference: 28525 / 425 Tax Account # 2500005832

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)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

SEE ATTACHED

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):

James T. Streett

Name - Type or Print

Signature

Wanda L. Streett

Name - Type or Print

Signature

4014 Klausmier Road (410) 916-1186

Address Telephone No.

Baltimore MD 21236

City State Zip Code

Representative to be Contacted:

James Grammer McKee and Associates, Inc.

Name

5 Shawan Road, Suite 1 (410) 527-1555

Address Telephone No.

Cockeysville MD 21030

City State Zip Code

Office Use Only

Case No. 2010-0148-A

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by J. Grammer Date 10.4.09

1-8-10
ym

The logo for McKee & Associates, Inc. features the company name in a bold, serif font, centered between two horizontal lines. Below the name, the company's services are listed in a smaller, italicized serif font. The entire logo is flanked by two vertical lines, one on each side.

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

**PETITION FOR ZONING VARIANCE
5611 WILLIAMS ROAD
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

REQUESTED ZONING VARIANCES:

Requesting a variance from Section 400.1 B.C.Z.R. to permit an accessory structure to be located in the side yard, in-lieu of the rear yard.

Requesting a variance from Section 400.3 B.C.Z.R. to permit an accessory structure height of 26-feet in-lieu of the maximum permitted 15-feet.

REASONS FOR VARIANCE REQUESTS:

The building area on the property is limited due to the spacial relationships of the septic system, well, and environmental easements.

The topography of the property limits the available area in which to construct the proposed garage. The clearing and grading necessary to construct the accessory structure and driveway must be kept outside of the limits of the environmental Forest Buffer and Forest Conservation Easements.

The height of the structure is compatible with the proposed dwelling on the site. The compatibility is desired, as Williams Road is a designated Scenic Route in the Baltimore County Master Plan 2010.



McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

November 3, 2009

ZONING DESCRIPTION

5611 WILLIAMS ROAD

8.074-ACRES

11TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Beginning at a point near the centerline of Williams Road, said point also being situated 910-feet northeasterly from the centerline of Long Green Pike, then running along Williams Road North 77 degrees 05 minutes 05 seconds East 121.37 feet, then North 89 degrees 36 minutes 03 seconds East 149.27 feet, then leaving Williams Road and running South 00 degrees 04 minutes 16 seconds West 163.94 feet, then South 52 degrees 50 minutes 24 seconds East 207.98 feet, then South 90 degrees 00 minutes 00 seconds East 53.67 feet, then North 28 degrees 45 minutes 33 seconds East 269.86 feet, then North 00 degrees 07 minutes 51 seconds East 77.48 feet to Williams Road, then along Williams Road North 83 degrees 36 minutes 03 seconds East 36.68 feet, then South 86 degrees 38 minutes 57 seconds East 313.60 feet, then South 42 degrees 08 minutes 57 seconds East 109.74 feet, then leaving said road and running South 44 degrees 40 minutes 03 seconds West 379.42 feet, then South 51 degrees 44 minutes 18 seconds West 274.86 feet, then North 85 degrees 43 minutes 46 seconds West 588.00 feet, then North 07 degrees 09 minutes 16 seconds East 199.54 feet, then North 00 degrees 58 minutes 33 seconds East 241.27 feet to the point of beginning. Containing 8.074 acres of land, more or less. As recorded in Deed Liber S.M. 28525, page 425.

Being Lot 2 as shown on Minor Subdivision Plan, #5607 Williams Road, Baltimore County Minor Subdivision Number 08-101M. Also known as #5611 Williams Road and located in the 11th Election District.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2010-0148-A
Petitioner: JAMES STREETT
Address or Location: 5611 WILLIAMS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES T. STREETT
Address: 4014 KLAUSMIER ROAD
BALTIMORE, MD 21236
Telephone Number: (410) 916-1186

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

No. _____

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2010-0148-A

5611 Williams Road
S/side of Williams Road,
1500 feet +/- east of Long
Green Pike
11th Election District
3rd Councilmanic District
Legal Owner(s): James &
Wanda Streett

Variance: to permit an accessory structure to be located in the side yard, in lieu of the rear yard; to permit an accessory structure height of 26 feet in lieu of the maximum permitted 15 feet.

Hearing: Monday, January 4, 2010 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/257 Dec. 17 224383

CERTIFICATE OF PUBLICATION

12/17/2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/17/2009.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2010-0148-A

Petitioner/Developer JAMES
GRAMMER McKEE & ASSOC.

Date Of Hearing/Closing: 1/4/10

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 5611 WILLIAMS ROAD

This sign(s) were posted on December 18, 2009

Month, Day, Year

Sincerely,

Martin Ogle 12/18/09

Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

CASE # 200-018-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 200 TOWSON BUILDING OF
NEW CARLISLE AVENUE TOWNSHIP
MD. 21204

PLACE:

DATE AND TIME: MONDAY, JANUARY 4, 2010
AT 7:00 A.M.

REQUEST: REQUEST TO REZONE LOT 10

FROM RESIDENTIAL LOT TO COMMERCIAL LOT, TO BE USED
AS A RETAIL STORE, TO BE USED AS A RETAIL STORE
AND TO BE USED AS A RETAIL STORE

NOTICE: THE ZONING COMMISSIONER HAS THE RIGHT TO REZONE ANY LOT AT ANY TIME.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. BRUSH PROPERTY UP AND
MAINTAIN ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 17, 2009 Issue - Jeffersonian

Please forward billing to:
James T. Streett
4014 Klausmier Road
Baltimore, MD 21236

410-916-1186

NOTICE OF ZONING HEARING

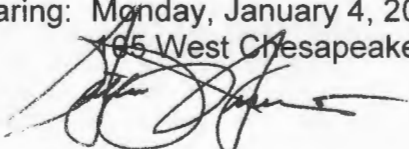
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0148-A

5611 Williams Road
S/side of Williams Road, 1500 feet +/- east of Long Green Pike
11th Election District – 3rd Councilmanic District
Legal Owners: James & Wanda Streett

Variance to permit an accessory structure to be located in the side yard, in lieu of the rear yard;
to permit an accessory structure height of 26 feet in lieu of the maximum permitted 15 feet.

Hearing: Monday, January 4, 2010, at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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
December 2, 2009

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0148-A

5611 Williams Road
S/side of Williams Road, 1500 feet +/- east of Long Green Pike
11th Election District – 3rd Councilmanic District
Legal Owners: James & Wanda Streett

Variance to permit an accessory structure to be located in the side yard, in lieu of the rear yard;
to permit an accessory structure height of 26 feet in lieu of the maximum permitted 15 feet.

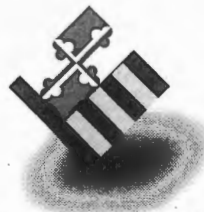
Hearing: Monday, January 4, 2010, at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: James Streett, 4014 Klausmier Road, Baltimore 21236
James Grammer, McKee & Associates, 5 Shawan Road, Ste. 1, Cockeysville 21030

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 19, 2009**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

December 30, 2009

James & Wanda Streett
4014 Klausmier Rd.
Baltimore, MD 21236

Dear: James & Wanda Streett

RE: Case Number 2010-0148-A, Address

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 04, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
James Grammer: McKee and Associates, Inc; 5 Shawan Rd. Ste. 1; Cockeysville, MD 21030

TB 114
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 8, 2009

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

SUBJECT: 5611 Williams Road

INFORMATION:

Item Number: 10-148

Petitioner: James and Wanda Streett

Zoning: RC 2

Requested Action: Variance

RECEIVED

DEC 10 2009

ZONING COMMISSIONER

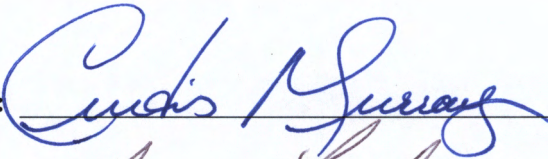
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 26 feet in lieu of the maximum permitted 15 feet and to be located in the side yard in lieu of the required rear yard 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.

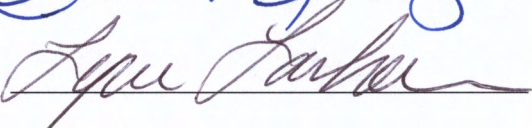
For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared by:



Division Chief:

AFK/LL: CM



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 December 7, 2009
Item Nos. 2010-0141, 148, 149, 151,
152, 153, 154 and 155

DATE: November 25, 2009

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12072009 -NO COMMENTS.doc

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 24, 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. 2010-0148
5611 WILLIAMS RD
STREETT PROPERTY
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. 2010-0148-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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 Bailey". The signature is written in a cursive, flowing style.

¹ Steven D. Foster, Chief
For 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.sha.maryland.gov

RE: PETITION FOR VARIANCE * BEFORE THE
5611 Williams Road; S/S Williams Road, * ZONING COMMISSIONER
1500' E Long Green Pike *
11th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): James & Wanda Streett *
Petitioner(s) * BALTIMORE COUNTY
* 10-148-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

NOV 23 2009

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of November, 2009, a copy of the foregoing Entry of Appearance was mailed to James Grammer, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 5611 WILLIAMS RD
CASE NUMBER 2010-0148-A
DATE JANUARY 4, 2010

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1d)

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

Account Identifier: District - 11 **Account Number -** 1113085850

Owner Information

Owner Name:	STRETT JAMES T STRETT WANDA L	Use:	RESIDENTIAL
Mailing Address:	4014 KLAUSMIER RD BALTIMORE MD 21236-1419	Principal Residence:	NO
		Deed Reference:	1) /27202/ 516 2)

Location & Structure Information

Premises Address	Legal Description
5607 WILLIAMS RD	10 AC 5607 WILLIAMS RD 900 E LONG GREEN PIKE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
54	1	2						3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	2,226 SF	10.00 AC	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	198,000	198,000		
Improvements:	221,890	235,440		
Total:	419,890	433,440	424,406	428,922
Preferential Land:	0	0	0	0

Transfer Information

Seller: MUMMA DOROTHY F	Date: 07/25/2008	Price: \$550,000
Type: NOT ARMS-LENGTH	Deed1: /27202/ 516	Deed2:
Seller: DOUTY PAUL F	Date: 07/06/1956	Price: \$50,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 2964/ 439	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1d)

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

Account Identifier: District - 11 **Account Number -** 2500005831

Owner Information

Owner Name:	TURNER ROBERT A TURNER CYNTHIA R	Use:	RESIDENTIAL
Mailing Address:	5607A WILLIAMS RD HYDES MD 21082-9532	Principal Residence:	YES
		Deed Reference:	1) /28525/ 437 2)

Location & Structure Information

Premises Address
5607 A WILLIAMS RD

Legal Description
1.793AC
5607A WILLIAMS RD
1300' E OF LONG GREEN PK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
54	1	2					1	3	Plat Ref:	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	2,226 SF	1.79 AC	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2009	07/01/2009	07/01/2010	
Land	129,480	129,480			
Improvements:	221,890	235,440			
Total:	351,370	364,920	0	360,402	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: STREETT JAMES T	Date: 08/14/2009	Price: \$515,000
Type: IMPROVED ARMS-LENGTH	Deed1: /28525/ 437	Deed2:
Seller: STREETT JAMES T/WANDA L	Date: 08/14/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /28525/ 425	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

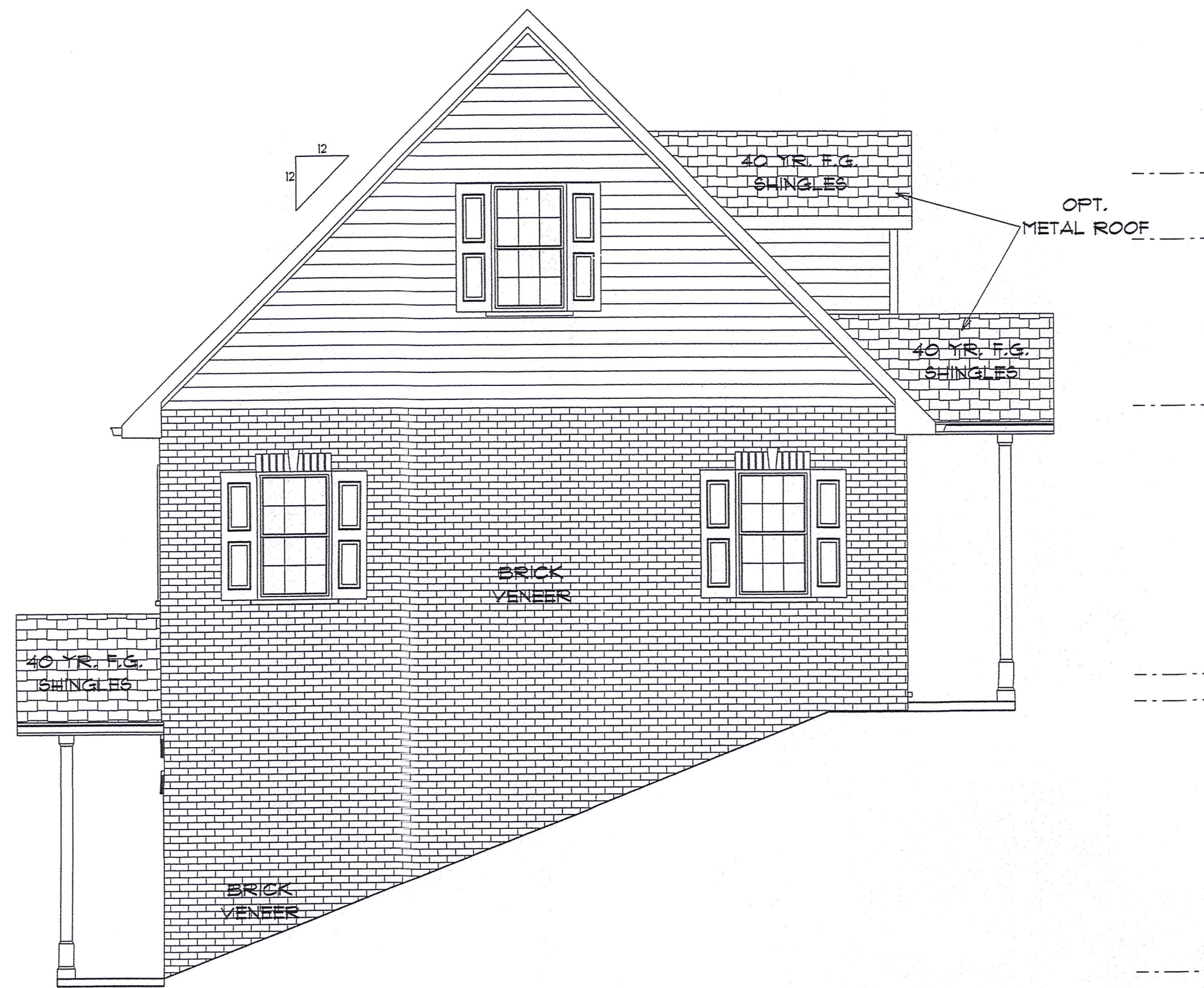
Case No.: 2010-0148-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Minor Subdivision Plan w/ topographical lines	
No. 3	proposed garage elevation drawings	
No. 4	proposed dwelling elevation drawings	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



LEFT SIDE ELEVATION - 1/4" = 1'-0"

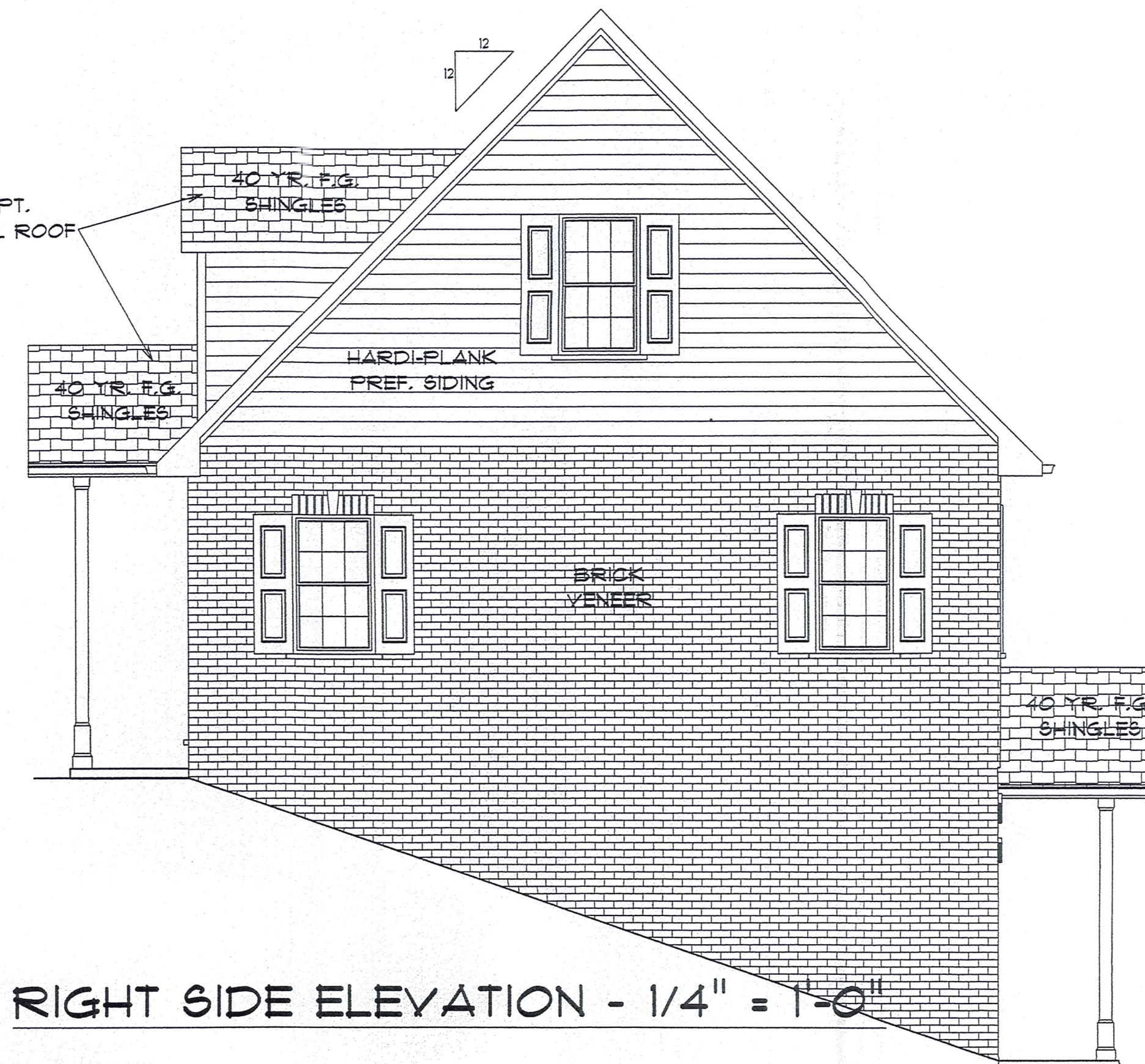


REAR ELEVATION - 1/4" = 1'-0"



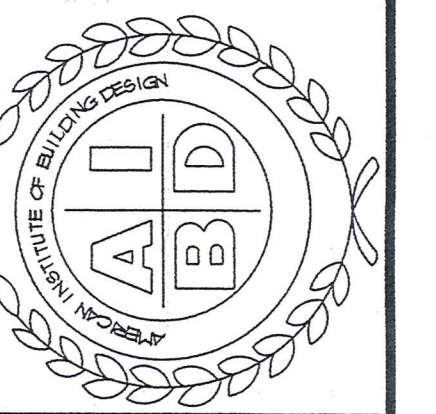
FRONT ELEVATION - 1/4" = 1'-0"

DESIGN CRITERIA:
THIS PLAN HAS BEEN DEVELOPED USING THE
2006 INTERNATIONAL RESIDENTIAL CODE (IRC 2006)
AND INTERNATIONAL ENERGY CONSERVATION CODE
(IECC 2006)



RIGHT SIDE ELEVATION - 1/4" = 1'-0"

DAVID M. CROSS, A.I.B.D.
PROFESSIONAL BUILDING DESIGNER
1937-B GLEN COVE ROAD
DARLINGTON, MARYLAND 21034
PH. 410-836-3621



DETACHED GARAGE:
STREET RESIDENCE
5611 WILLIAMS ROAD
HYDES, MARYLAND 21082

PROGRESS
BID
PLANS
~NOT FOR CONSTRUCTION~
DRAWING# 09-31

DATE
October 05, 2009

PETITIONER'S
EXHIBIT NO. 3

DRAWN BY
DMC
SHEET
A-1

SHEET TITLE
ELEVATIONS

1 OF 3

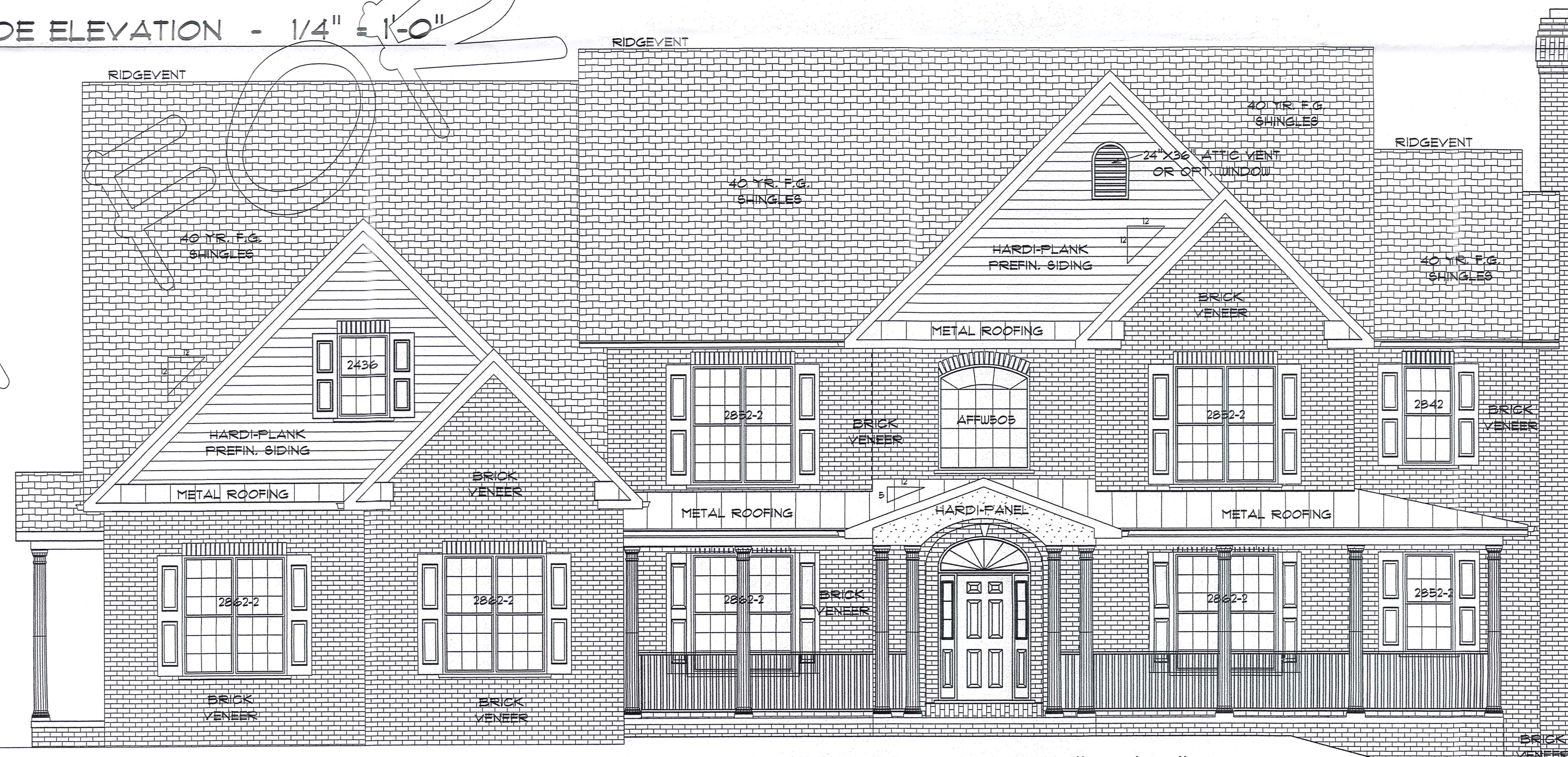


RIGHT SIDE ELEVATION - 1/4" = 1'-0"

NOTE:
ALL WINDOW SIZES SHOWN ON THIS PLAN
ARE ANDERSEN WINDOW MANUFACTURING
400 SERIES. IF ANOTHER MANUFACTURER IS USED
THE BUILDER SHALL VERIFY THE ROUGH OPG'S,
AND EGRESS REQUIREMENTS PRIOR TO THE START
OF CONSTRUCTION AND ORDERING OF THE UNITS

NOTE:
IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE
WINDOW IS LOCATED MORE THAN 12" ABOVE THE FINISHED
GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR
OPENING SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED
FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING
BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE
OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.
(IRC 2006, SECTION R613 EXTERIOR WINDOWS AND GLASS DOORS)

INSULATION NOTES:
2X6 EXTERIOR WALLS R-13 MIN.
2X4 EXTERIOR WALLS R-13 MIN.
FLOOR OVER CRAWL SPACE R-30 MIN.
FLOOR @ EXT. CANTILEVERS R-30 MIN.
ALL CEILING AREAS R-11 MIN.
ALL BASEMENT WALLS R-11 MIN.



FRONT ELEVATION - 1/4" = 1'-0"

GENERAL NOTES

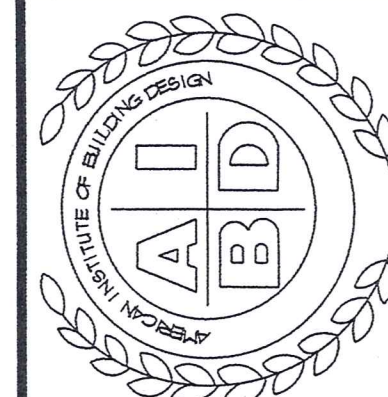
- ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF STUD UNLESS NOTED.
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED.
- ALL MASONRY DIMENSIONS ARE FROM FACE OF MASONRY TO FACE MASONRY UNLESS OTHERWISE NOTED.
- ALL MASONRY ROUGH OPENINGS SHALL BE PROVIDED BY THE CONTRACTOR/ OWNER.
- ALL ANGLES ARE AT 45 DEGREES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR/ OWNER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, USE WRITTEN DIMENSIONS ONLY AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE START OF DEMOLITION AND OR CONSTRUCTION.
- BOTTOM OF FOOTINGS SHALL BE 36" BELOW FINISHED GRADE (UNLESS NOTED OTHERWISE).
- ALL ELECTRICAL, PLUMBING, AND MECHANICAL LAYOUTS, DIAGRAMS, AND PERMITS SHALL BE PROVIDED BY THE RESPECTIVE CONTRACTOR.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS.
- THE DESIGNER SHALL BE NOTIFIED OF ANY MATERIALS SUBSTITUTIONS FOR APPROVAL PRIOR TO THE SHIPMENT OF THE MATERIAL.
- DO NOT SCALE DRAWINGS!!! USE WRITTEN DIMENSIONS ONLY!!!

ENGINEERED PRODUCTS

- ALL LVL, GLU-LAM, AND PSL PRODUCTS AS SPECIFIED IN THESE DRAWINGS SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN A COPY OF THE MANUFACTURERS FIELD INSTALLATION MANUAL OR SPECIFICATIONS.
- ALL "I" BEAM JOISTS (TJI, THE GN, AS, ETC.) SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS. SUPPLIER OF THESE PRODUCTS SHALL PROVIDE A JOIST LAYOUT AND DETAIL DRAWING TO THE CONTRACTOR.
- ALL WOOD TRUSSES CONNECTED WITH LIGHT GAUGE METAL PLATES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE (T.P.I.).
- THE MAXIMUM STRESS INCREASE FOR SHORT TERM LOADING IS 15%.
- SHOP DRAWINGS FOR EACH TYPE OF TRUSS SHALL BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO MFG.
- SHOP DRAWINGS SUBMITTED SHALL INDICATE ALL LOADING AND SPACING AND SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER FOR THE STATE IN WHICH THE STRUCTURE IS TO BE BUILT.
- FLOOR AND ROOF TRUSSES SHALL BE BRACED AS PER MANUFACTURER AND T.P.I. SPECIFICATIONS. THE TRUSS MANUFACTURER SHALL PROVIDE ALL HANDLING AND BRACING INFO REQUIRED FOR THE STRUCTURE.

STRUCTURAL STEEL

- STRUCTURAL STEEL DETAILING, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" AS PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. COLD FORMED, WELDED, AND SEAMLESS CARBON STEEL STRUCTURAL TUBING IN ROUNDS AND SHAPES SHALL CONFORM TO ASTM A-500.
- ALL CONNECTIONS, EXCEPT THOSE INDICATED ON THE DRAWINGS AS WELDED SHALL BE MADE USING 3/4" DIAMETER ASTM A-325 BOLTS WITH NUTS AND WASHERS.
- STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGNER SHOWING ALL WELDED AND/OR BOLT CONNECTIONS.
- ALL BEARING PLATE ANCHORS SHALL CONFORM TO THE DRAWINGS AND MANUFACTURER SPECIFICATIONS.



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PROFESSIONAL BUILDING DESIGNER
1937-B GLEN COVE ROAD
DARLINGTON, MARYLAND 21034
PH. 410-836-3621

PROPOSED
STREET RESIDENCE
5611 WILLIAMS ROAD
HYDES, MARYLAND 21082

PROGRESS
PRELIMINARY
PLANS
NOT FOR CONSTRUCTION
DRAWING# 09-21

DATE
August 13, 2009

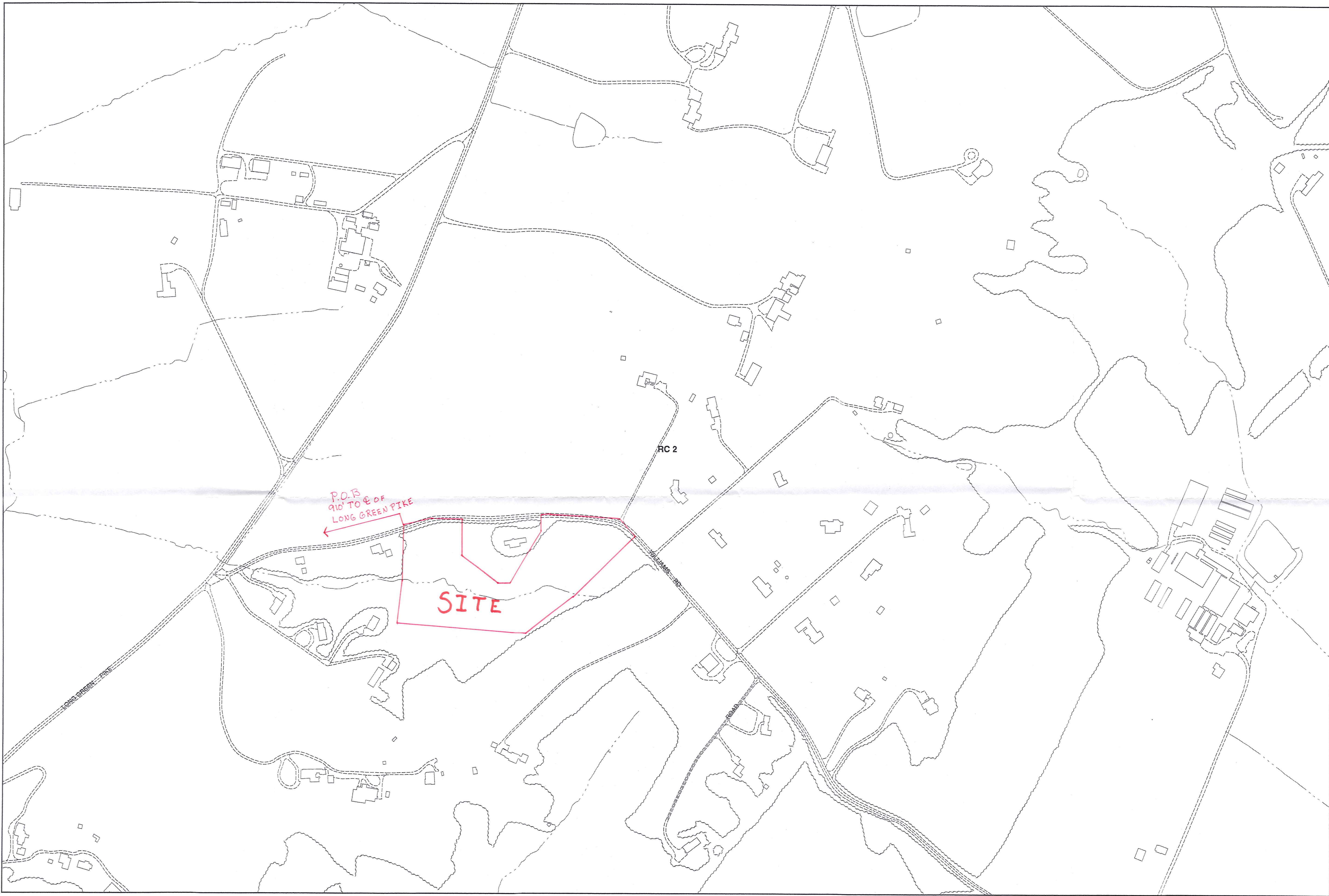
DRAWN BY
DMC

SHEET
A-1

SHEET TITLE
ELEVATIONS

1 OF 6

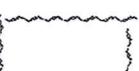
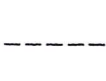
PETITIONER'S
EXHIBIT NO. 4



Plan Sheet: 054A1

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

-  Buildings
-  Streams
-  Vegetation
-  Zoning
-  Roads
-  Rail Lines

Baltimore County **Office of Planning and Zoning** **Official Zoning Map**

044B3	044C3	045A3	045B3	045C3
053B1	053C1	054A1	054B1	054C1
053B2	053C2	054A2	054B2	054C2

Scale

1" = 200'

0 100 200 400 Feet



Data Sources:
Planimetric Data - Baltimore County
GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008

NOTES:

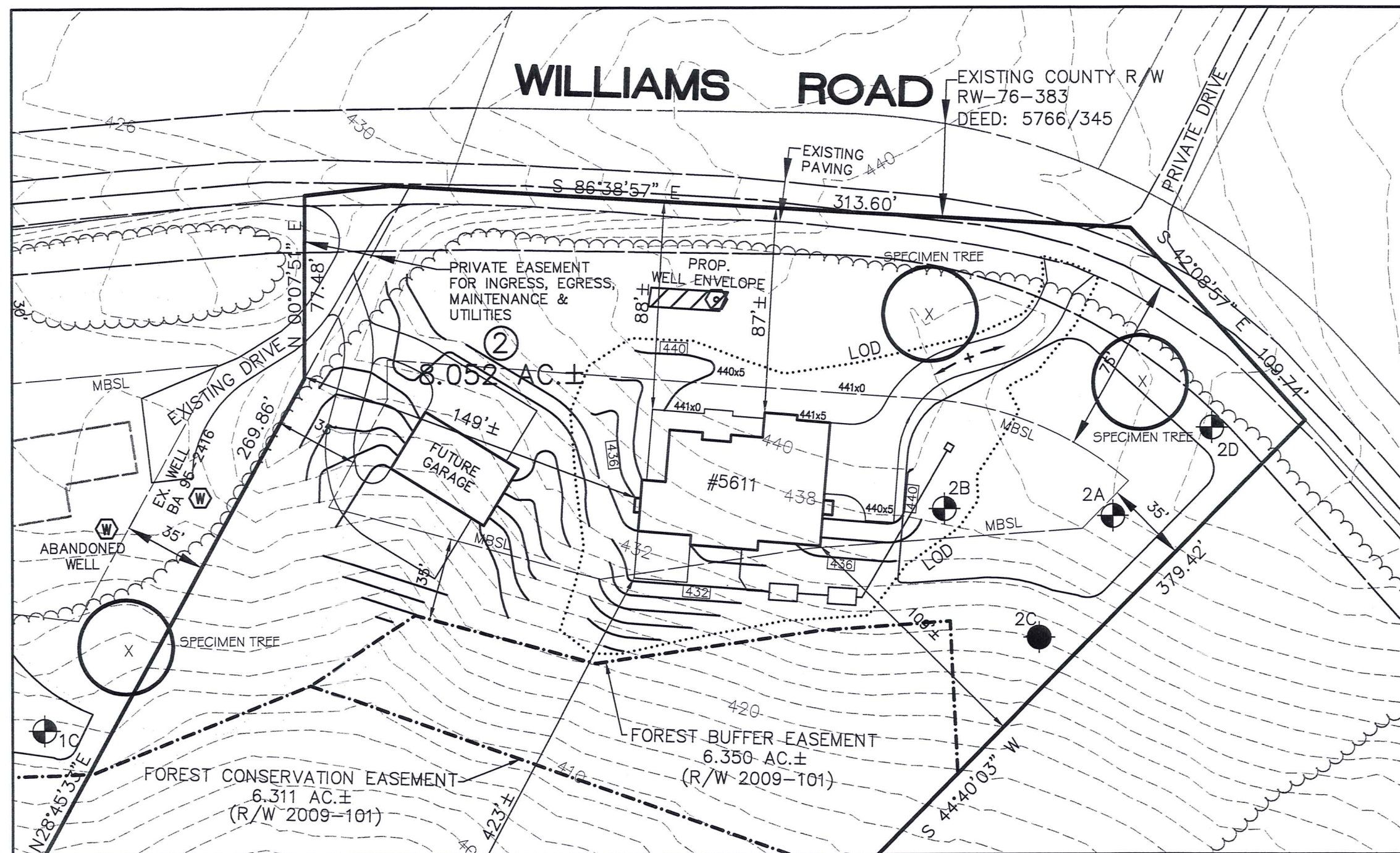
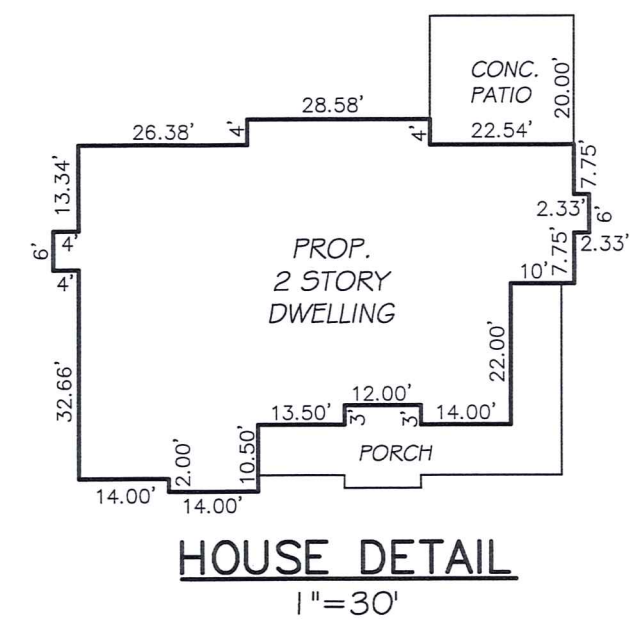
CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION AT ALL TIMES.

DISTURBED AREA = 19,740 S.F.

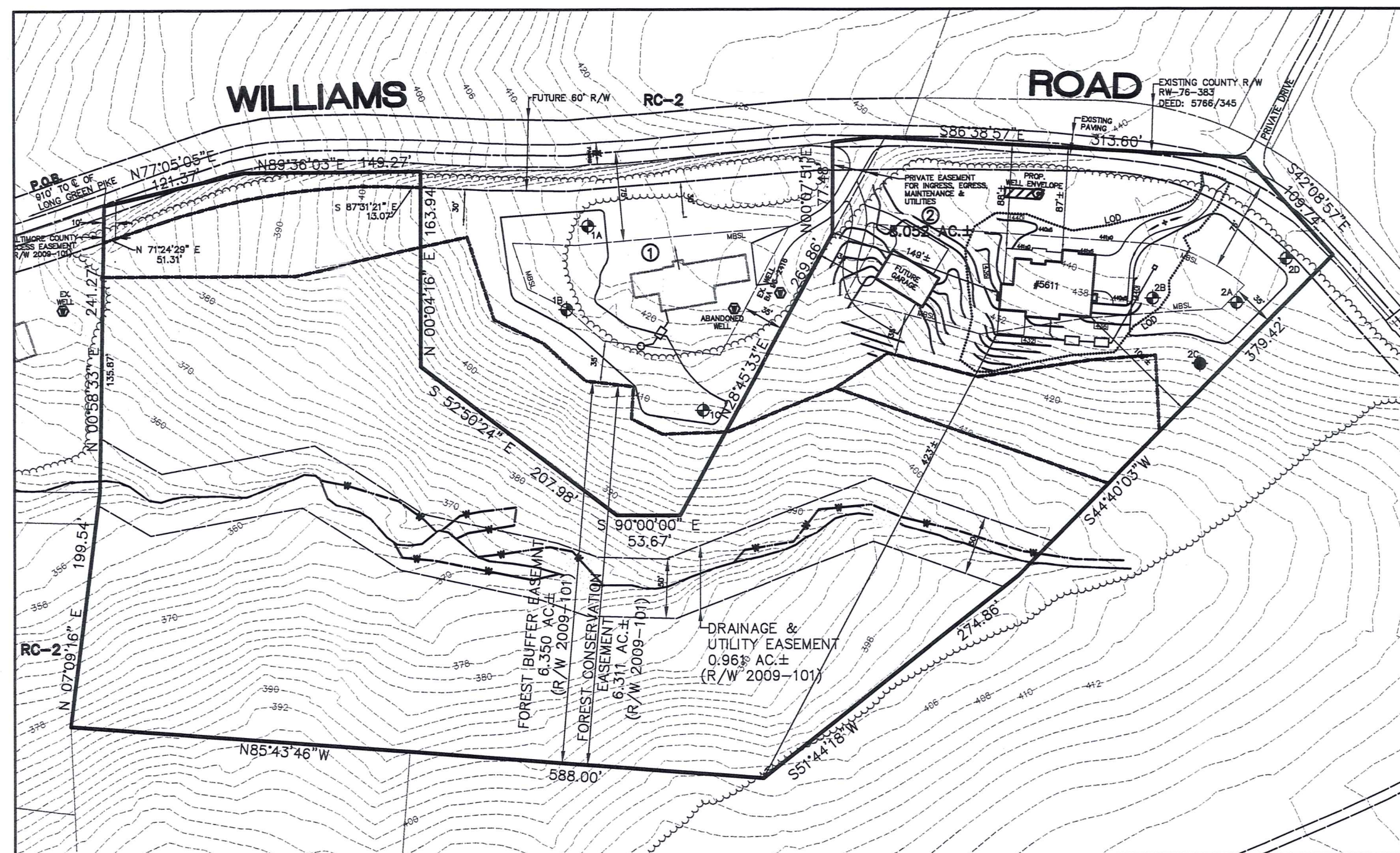
PROPOSED ELEVATIONS:

FIRST FLOOR = 443.30'
CELLAR FLOOR = 434.30'
GARAGE FLOOR = 442.00'

TOPOGRAPHY SHOWN IS TAKEN FROM BALTO. CO. GIS DATA



PLAN DETAIL
1"=50'



PLAN DETAIL
1"=100'

SITE PLAN
#5611 WILLIAMS ROAD
LOT 2, MINOR SUBDIVISION
STREETT PROPERTY
MS# 08-111

11th ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: AS SHOWN DATE: SEPTEMBER 17, 2009

PETITIONER'S
EXHIBIT NO. 2

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

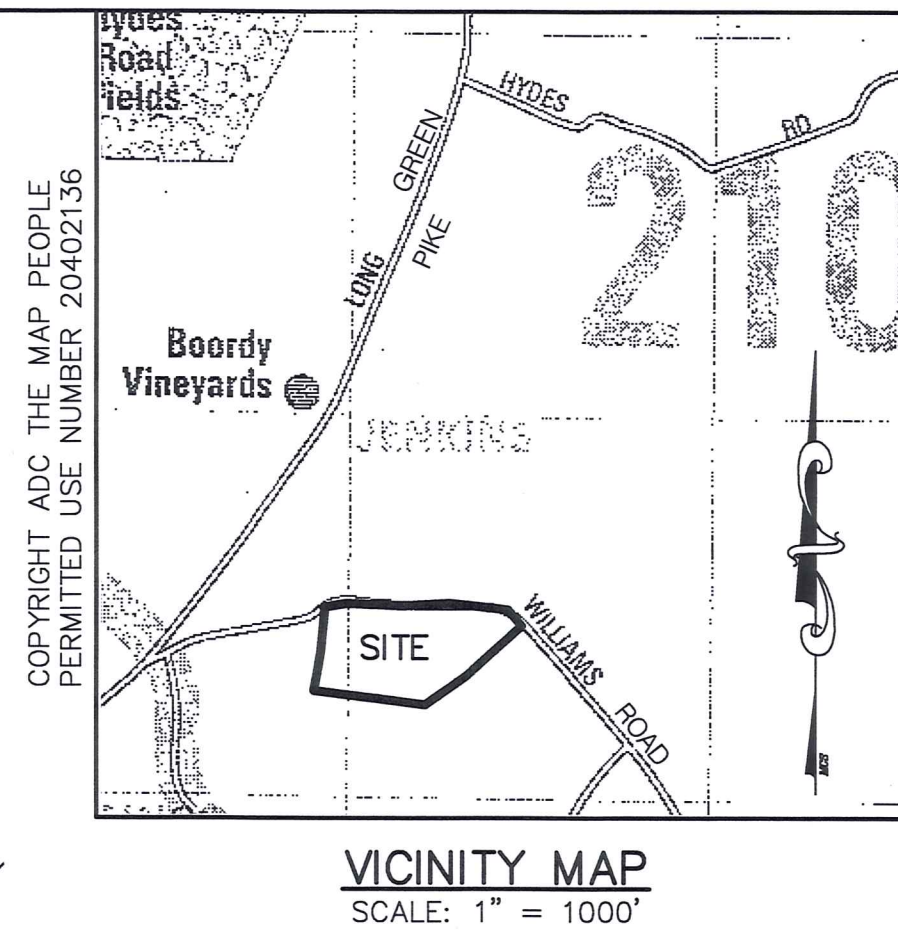
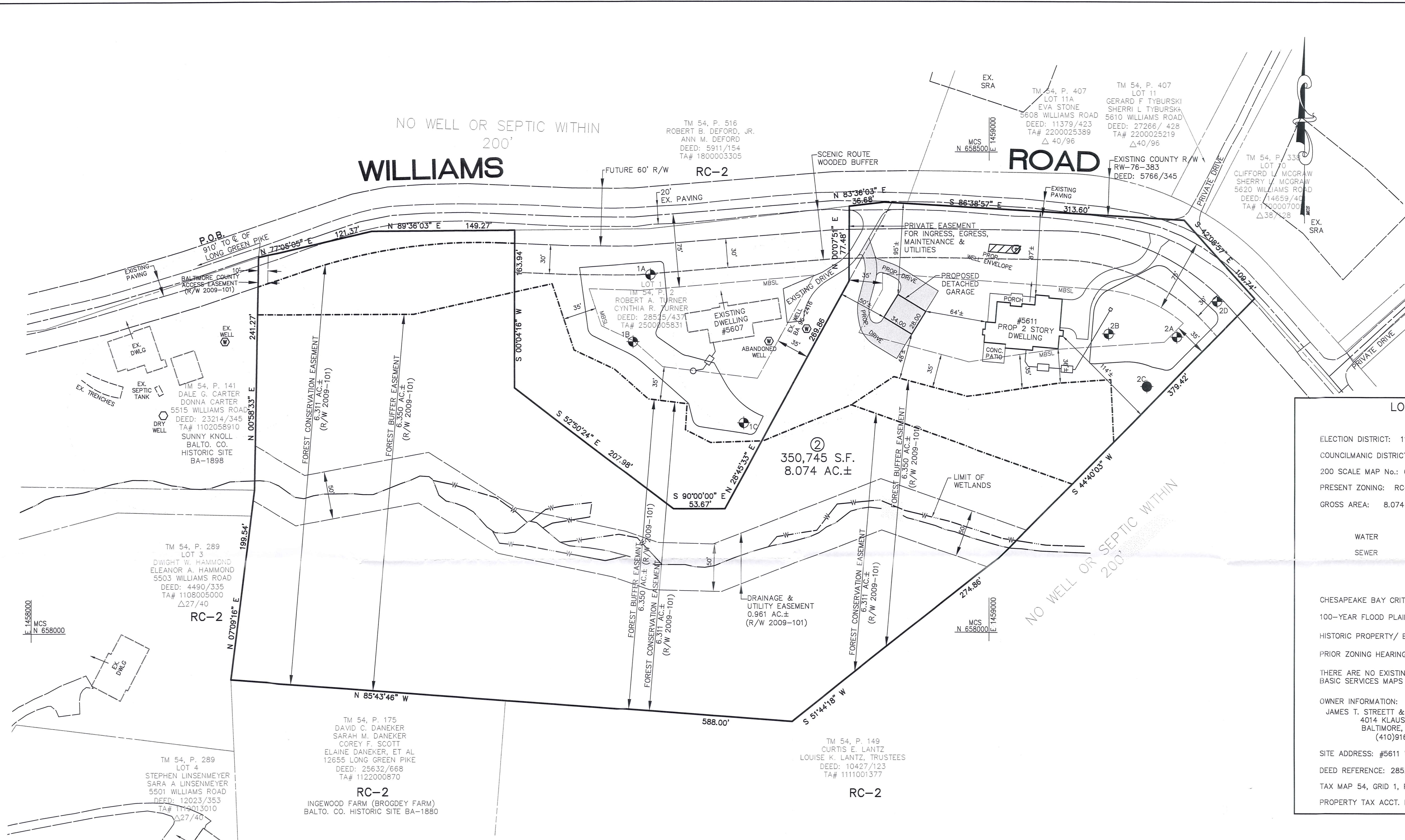
Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

COMPUTED BY: JDG

DRAWN BY: REK

CHECKED BY: JDG

JOB No.: 08-111



LOCATION INFORMATION			
ELECTION DISTRICT: 11TH			
COUNCILMANIC DISTRICT: 3RD			
200 SCALE MAP No.: 054A1			
PRESENT ZONING: RC-2			
GROSS AREA: 8.074 ACRES +/-			
	PUBLIC	PRIVATE	
WATER	☐	☒	
SEWER	☐	☒	
	YES	NO	
CHESAPEAKE BAY CRITICAL AREA:	☐	☒	
100-YEAR FLOOD PLAIN:	☐	☒	
HISTORIC PROPERTY/ BUILDING:	☐	☒	
PRIOR ZONING HEARINGS:	☐	☒	
THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.			
OWNER INFORMATION:			
JAMES T. STREETT & WANDA L. STREETT			
4014 KLAUSMIER ROAD			
BALTIMORE, MD 21236			
(410)916-1186			
SITE ADDRESS: #5611 WILLIAMS ROAD			
DEED REFERENCE: 28525/425			
TAX MAP 54, GRID 1, PARCEL 623			
PROPERTY TAX ACCT. No.: 2500005832			

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
#5611 WILLIAMS ROAD

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
3RD COUNCILMANIC DISTRICT
SCALE: 1" = 50' DATE: NOVEMBER 3, 2009

MAI PROJECT #09-096

PDM NO.:
11-1088

PETITIONER'S
EXHIBIT NO. 1

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying
Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563