

IN RE: PETITION FOR ADMIN. VARIANCE
W side of Holly Tree Road, 213 feet N of the
c/l of Bowleys Quarters Road
15th Election District
6th Councilmanic District
(1618 Holly Tree Road)

Daniel N. and Jennifer N. Thomas
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0234-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Daniel N. and Jennifer N. Thomas for property located at 1618 Holly Tree Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage with recreation room and bedroom) with a height of 24 feet in lieu of the required 15 feet, and to replace an existing detached garage/apartment; and to approve any other variance deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to demolish the existing flood damaged garage apartment and replace with a new garage containing a recreation room and bathroom. The garage to be demolished measures 20 feet x 24 feet x 16 feet and the new garage measures 24 feet x 28 feet x 24 feet in size.

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 March 19, 2010 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area or kitchen facilities. Comments were received from the Bureau of Development Plans Review dated March 17, 2010. The comments indicate that the

ORDER RECEIVED FOR FILING

Date 4.19.10

By PJ

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. Comments were received from the Department of Environmental Protection and Resource Management dated April 15, 2010 which indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations. The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% without mitigation, but may go up to 31.25% with mitigation for the amount over 25%. Four trees are required on site to meet the 15% afforestation requirement. All BMA requirements must be met.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 14, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Petitioners submitted photographs which depict the interior as severely damaged. To alleviate any concerns that the detached garage could possibly be used as an apartment or second residence, I

ORDER RECEIVED FOR FILING

Date 4-19-10 2

By PB

will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area or kitchen facilities, and not be used for commercial purposes. I will permit a powder room with sink and commode only.

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 19th day of April, 2010 that a Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage with recreation room and bedroom) with a height of 24 feet in lieu of the required 15 feet, and to replace an existing detached garage/apartment is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. 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 or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.
4. The bathroom is to be considered a "powder room" only and contain simply a sink and toilet; no bathtub or shower is permitted.
5. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
6. The flood protection elevation for this site is 11.2 feet.
7. 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.

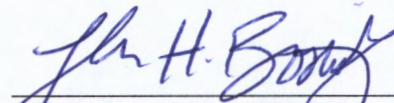
ORDER RECEIVED FOR FILING

Date 4.19.10

By pm 3

8. 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.
9. The building engineer shall require a permit for this project.
10. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
11. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
12. 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).
13. The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% without mitigation, but may go up to 31.25% with mitigation for the amount over 25%. Four trees are required on site to meet the 15% afforestation requirement. All BMA requirements must be met.
14. The legal owners, its successors and assigns shall permit a representative of the Code Enforcement Division of the Department of Permits and Development Management reasonable access to the property to insure compliance with this Order.
15. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of 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

ORDER RECEIVED FOR FILING

Date 4.19.10
By Bj 4



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 19, 2010

DANIEL N. AND JENNIFER N. THOMAS
1618 HOLLY TREE ROAD
MIDDLE RIVER MD 21220

Re: Petition for Administrative Variance
Case No. 2010-0234-A
Property: 1618 Holly Tree Road

Dear Mr. and Mrs. Thomas:

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 "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 11618 Holly Tree Rd
which is presently zoned RC-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) 400.3 BCZR

To permit an accessory structure (detached garage w/ rec. room & bathroom) with a height of 24' in lieu of the required 15', replacing existing detached garage/apartment. And to approved any other variances deemed necessary by the zoning commissioner.

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

ORDER RECEIVED FOR FILING

Date 4.19.10

Address

Telephone No.

City

By DT

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

443-623

1703

Telephone No.

21220

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 19 day of April, 2010, 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. 2010-0234-A

Reviewed By JRF Date 3/5/10

REV 10/25/01

Estimated Posting Date 3-14-10

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 1618 Holly Tree Rd
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):

Take down existing Flood damaged detached apartment garage and replace with new 24' tall detached garage with recreation room and bath room above.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Daniel Thomas

Name - Type or Print

Signature

Jennifer Thomas

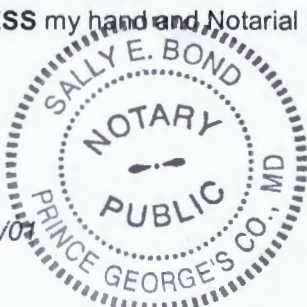
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of February, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires

12/1/10

Zoning description for 1618 Holly Tree Road Middle River,
Maryland 21220.

Beginning at a point on the West side of Holly Tree Road which is
50' wide at the distance of 213' North of the centerline of the
nearest improved intersecting street Bowleys Quarters Road which
is 30' wide.

Being Lot# 192 as recored in Baltimore County Plat Book # 7, Folio
#12, containing 12,550 square feet also known as 1618 Holly Tree
Road Middle River, Maryland 21220 and located in the 15 Election
District, 6 Councilmanic District.

NOTE TO FILE
1618 HOLLY TREE ROAD
CASE# 2010-0234-A

TO: BILL WISEMAN

This is the subject property that we had a meeting back on February 2, 2010 with Mr. & Mrs. Dan Thomas, to raze existing garage/apartment and build new garage with rec room and bathroom.

Thanks,

Jun Fernando

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0234 -A

Address 1618 HOLLY TREE RD.

Contact Person: JUN FERNANDO

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 3-5-10

Posting Date: 3-14-10

Closing Date: 3-29-10

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 2010- 0234 -A

Address 1618 HOLLY TREE RD.

Petitioner's Name Daniel & Jennifer Thomas

Telephone 443-623-1703

Posting Date: 3-14-10

Closing Date: 3-29-10

Wording for Sign: To Permit an accessory structure (detached garage w/ rec. room & bathroom) with a height of 24' in lieu of the ^{requested} 15', replacing existing detached garage/apartment. And to approved any other variances deemed necessary by the zoning commissioner.

Revised 8/20/09

**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 - 0234 - A

Petitioner: Jennifer Thomas

Address or Location: 1618 Holly Tree Rd Middle River md 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Thomas

Address: 1618 Holly Tree Rd
Middle River md 21220

Telephone Number: 443-623-3391

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

No. _____

Date: _____

Rev Sub
Source/ Rev/

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

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

+ - CERTIFICATE OF POSTING

2010-0234-A

RE: Case No.: _____

Petitioner/Developer: _____
Daniel & Jennifer Thomas

March 29 2010

Date of Hearing/Closing: _____

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: _____
1618 Holly Tree Road

March 14 2010

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

Sincerely,

Robert Black 3/15/10
(Signature of Sign Poster) (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 #2010-0234-A

TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE
W/REC. ROOM + BATHROOM) WITH A HEIGHT OF 24' IN LIEU OF THE
REQUIRED 15 REPLACING EXISTING DETACHED GARAGE/APARTMENT,
AND TO APPROVE ANY OTHER VARIANCES DEEMED NECESSARY BY THE
ZONING COMMISSIONER.

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 3-29-10

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 30, 2010

Jennifer and Daniel Thomas
1618 Holly Tree Rd.
Middle River, MD 21220

Dear: Jennifer and Daniel Thomas

RE: Case Number 2010-0234-A, 1618 Holly Tree Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 05, 2010. 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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 16 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: April 15, 2010

SUBJECT: Zoning Item # 10-234-A
Address 1618 Holly Tree Road
(Thomas Property)

Zoning Advisory Committee Meeting of March 15, 2010.

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 within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% without mitigation, but may go up to 31.25% with mitigation for the amount over 25%. Four trees are required on site to meet the 15% afforestation requirement. All BMA requirements must be met.

Reviewer: Regina Esslinger

Date: April 15, 2010

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 19, 2010

RECEIVED

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

MAR 19 2010

SUBJECT: 10-234 – Administrative Variance

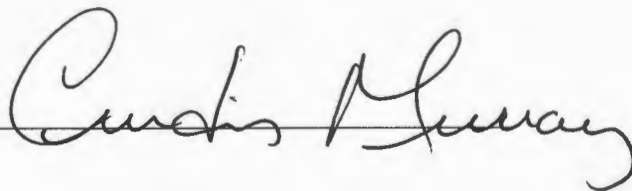
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 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 or kitchen 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



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 March 29, 2010
Item No.: 2010-234

DATE: March 17, 2010

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

Show the ultimate 40 foot wide right-of-way for Holly Tree Road, centered on existing right-of-way. Setback shall be adjusted accordingly.

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

G:\DevPlanRev\ZAC - Comments\ZAC-ITEM NO 2010-0234-03292010.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: MARCH 18, 2010

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

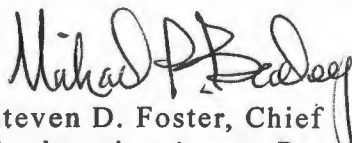
RE: Baltimore County
Item No. 2010-0234-A
1618 HOLLY TREE RD
THOMAS PROPERTY
ADMIN. VARIANCE -

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. 2010 - 0234-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,

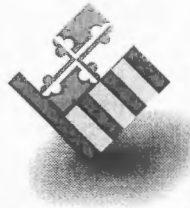

For Steven D. Foster, Chief
Engineering Access Permits
Division

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.sha.maryland.gov



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 15, 2010

Item Numbers: ²³⁴0233-0236

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Patricia Zook - Case 2010-0234-A - comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 4/1/2010 12:40 PM
Subject: Case 2010-0234-A - comments needed

Jeff -

We need DEPRM comments for this case:

CASE NUMBER: 2010-0234-A 1618 Holly Tree Road

Location: W side of Holly Tree Road, 213 feet N of the c/l of Bowleys Quarters Road.

15th Election District, 6th Councilmanic District

Legal Owner(s): Daniel N. and Jennifer N. Thomas

Closing Date: 3/29/2010

ADMINISTRATIVE VARIANCE as follows:

- 1) To permit an accessory structure (detached garage with recreation room and bedroom) with a height of 24 feet in lieu of the required 15 feet; and
- 2) Replace an existing detached garage/apartment; and
- 3) To approve any other variance deemed necessary by the Zoning Commissioner.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

2010-0234-A



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

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

Account Identifier: District - 15 Account Number - 1515740150

Owner Information

Owner Name: THOMAS DANIEL N
 THOMAS JENNIFER N
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1618 HOLLY TREE RD
 BALTIMORE MD 21220-4433
Deed Reference: 1) /29039/ 249
 2)

Location & Structure Information

Premises Address
 1618 HOLLY TREE RD

Legal Description

1618 HOLLY TREE RD
 BOWLEYS QUARTERS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
98	4	4					192	3	1	7/ 12

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1939	1,802 SF	12,550.00 SF	34

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	322,130	210,130		
Improvements:	212,890	158,730		
Total:	535,020	368,860	480,860	368,860
Preferential Land:	0	0	0	0

Transfer Information

Seller: SCHEELER MARY KATHERINE	Date: 01/05/2010	Price: \$400,000
Type: IMPROVED ARMS-LENGTH	Deed1: /29039/ 249	Deed2:
Seller: STEINER RONALD E	Date: 11/09/1989	Price: \$243,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 8320/ 848	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 *



↑ SUBJECT PROPERTY



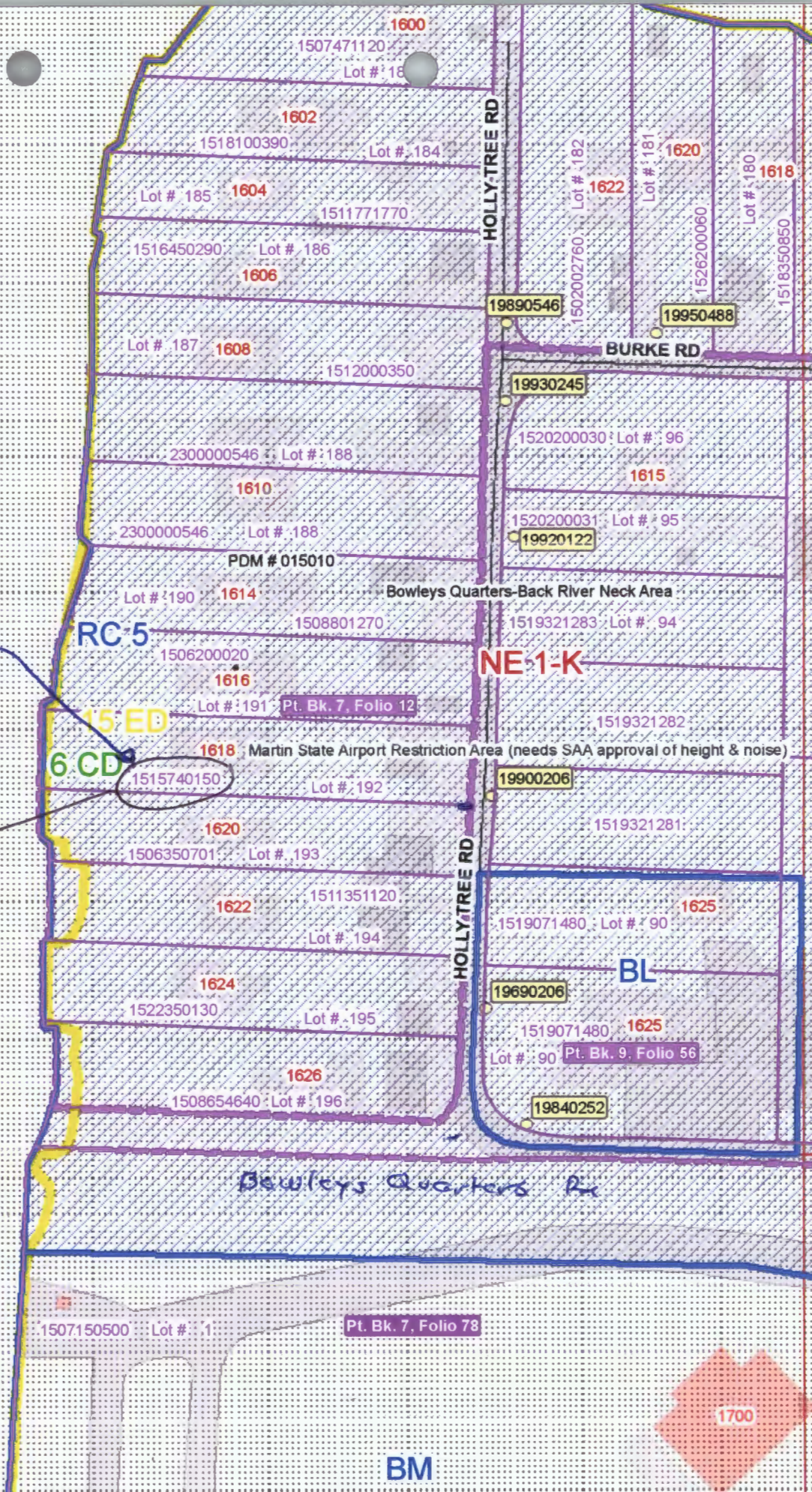
098B2

SITE

098C2

Tax ID

C294



15-02-004671

GEORGE SCHREIBER
15-08-801270
12370/441

(190) #1614

JAMES & ELIZABETH
FREEMAN
15-06-200020
8767/727

(191) #1616

MARY SCHEELER
15-15-740150
8320/848

(192) #1618

JOSEPH & MARY
EULER
15-06-350701
5545/335

(193) #1620

JOHN & BARBARA
TOMMEY
15-11-351120
11993/177

(194) #1622

GEORGE & CATHERINE
VING
15-22-350130
1527/277

(195) #1624

15-08-654640
5619/672

RICHARD & GRACE
SHEPHERD

18-00-008838
6016/112

(196) #1626

HOLLY TREE

LIMIT OF DISTURBANCE (L.O.D.)

INLINE CLEANOUT/FLUSHING
CONNECTION & MANHOLE

JOAN BUTLER
FRANKLIN SCHMIDT
11116/418

2 STY. BLDG

BAP
1625

PROP. 2" SE

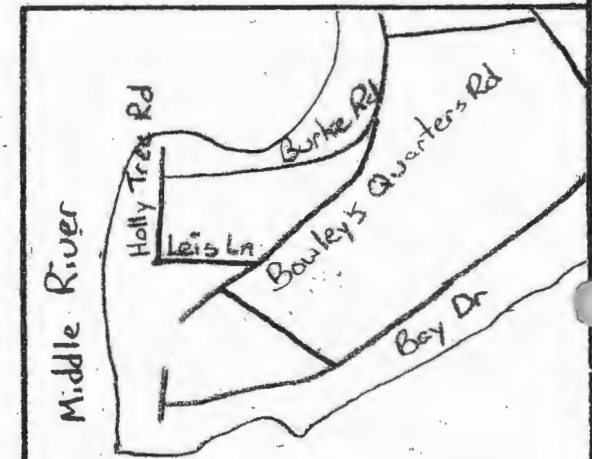
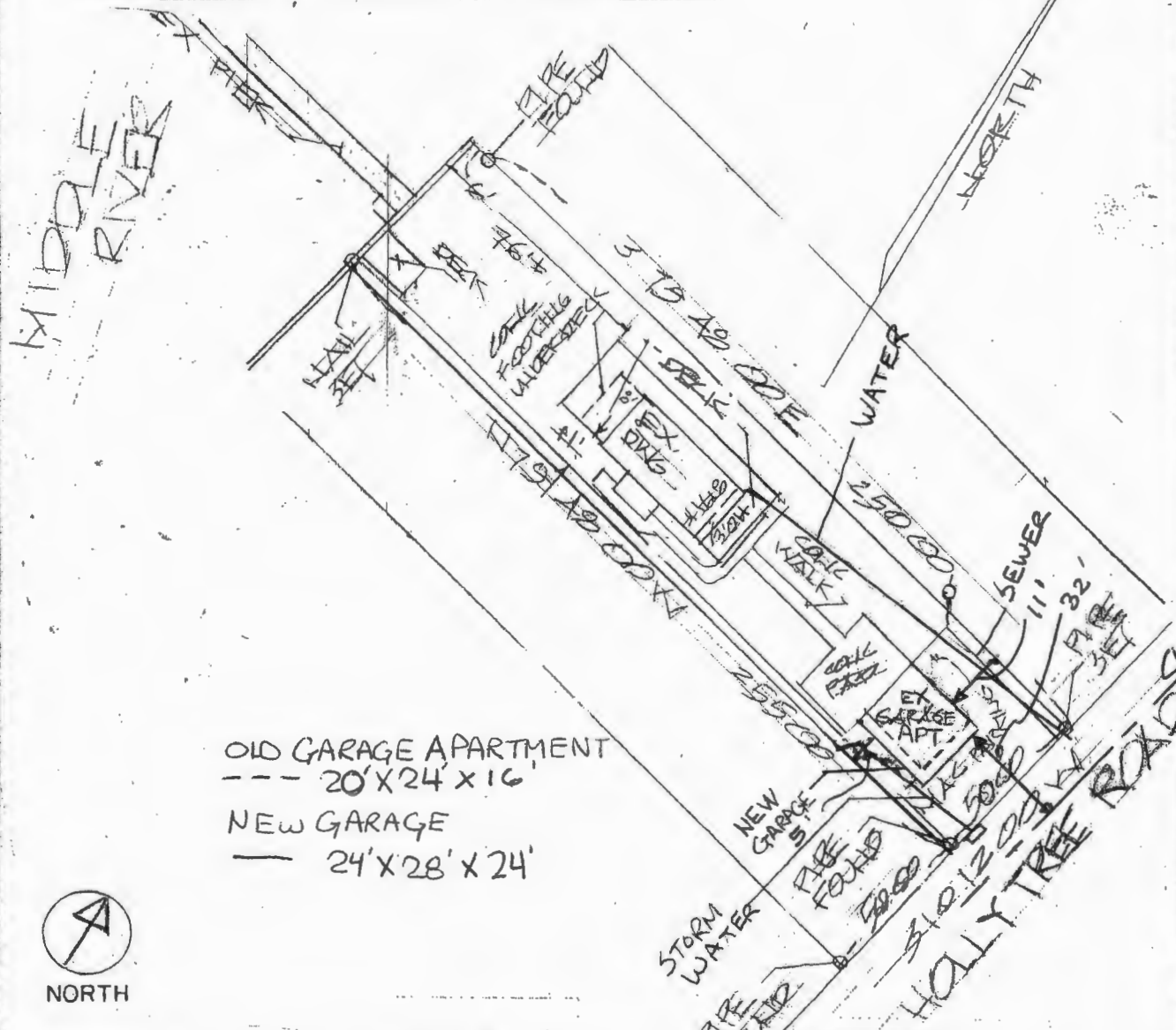
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1618 Holly Tree Rd, Middle River MD 21220 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # 7 FOLIO # 12 LOT # 192 SECTION # _____

OWNER Daniel & Jennifer Thomas



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 098C2

ZONING RC 5

LOT SIZE .288 12,550.
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

JRF | 0234 | 2010-0234-1

PREPARED BY Daniel Thomas

SCALE OF DRAWING: 1" = 50'