

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Manor Road; 200 feet S the
c/l of Stockbridge Lane
11th Election District
6th Councilmanic District
(12238 Manor Road)

Thomas E. Greely
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0306-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, Thomas E. Greely for property located at 12238 Manor Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) be located in the side yard with a height of 25 feet in lieu of the required rear yard and 15 feet height. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a garage measuring 80 feet x 30 feet. Photographs submitted with the Petition illustrate that the Petitioner owns numerous vehicles, trucks, tractors and riding mowers that need to be safely stored and out of the elements. The property is constrained by a forest buffer easement, forest conservation easement, well and septic reserve area, and topographic features. The property contains 4.67 acres and served by private water and sewer.

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 May 21, 2010, 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.

ORDER RECEIVED FOR FILING

Date 6.9.10

By PM

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 23, 2010 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 Petitioners.

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 9th day of June, 2010 that a Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) be located in the side yard with a height of 25 feet in lieu of the required rear yard and 15 feet height is hereby GRANTED, subject to the following:

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

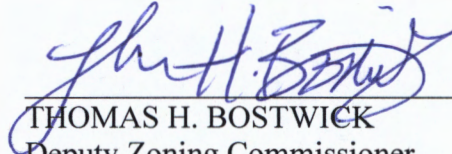
ORDER RECEIVED FOR FILING

Date 6-9-10 2

By [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

ORDER RECEIVED FOR FILING

Date 6-9-10

By pb



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 9, 2010

THOMAS E. GREELY
12238 MANOR ROAD
GLEN ARM MD 21057

Re: Petition for Administrative Variance
Case No. 2010-0306-A
Property: 12238 Manor Road

Dear Mr. Greely:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Charles Merritt, 2418 Joppa Road, Baltimore MD 21234



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12238 MANOR ROAD
which is presently zoned RC-A6

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

400.1 and 400.3 to permit
an accessory structure (garage) be located in the side yard
with a height of 25 ft. in lieu of the required rear yard
and 15 ft. height.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

City

State

Zip Code

Legal Owner(s):

THOMAS E. CREELY
Name - Type or Print

Signature

Name - Type or Print

Signature

12238 MANOR ROAD
Address

City

GLEN ARM

State

Zip Code

Representative to be Contacted:

CHARLES MCKITT
Name

2418 JOFFA ROAD
Address

City

BALTO MD

State

Zip Code

Telephone No.

City

State

Zip Code

Telephone No.

City

State

Zip Code

Telephone No.

ORDER RECEIVED FOR FILING
6-9-10
P26

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 6 day of June 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. 2010-0306-A

Reviewed By BH Date 5/10/10

Estimated Posting Date 5/23/10

REV 9/15/98

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 12238 MANOR ROAD
Address
CROFTON MD 21057
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):

WITHOUT THE VARIANCE BEING GRANTED I CANNOT
CONSTRUCT THE GARAGE TO STORE MY VEHICLES

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.

x Thomas E. Greely
Signature
THOMAS E. GREELY
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of December, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12/9/09
Date

Julie L. Merritt
Notary Public
My Commission Expires 9/29/12

SCHEDULE A

February 4, 2003

DESCRIPTION OF LOT 1 'KAHL PROPERTY'
#12238 MANOR ROAD
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at the end of the first or North 57 degrees 27 minutes 58 seconds West 1086.13 foot line of that land described in a deed dated March 19, 1991 and recorded among the Land Records of Baltimore County in Liber S.M. 8752 folio 250 was conveyed by Joseph L. Campbell and Grace L. Campbell unto Peter A. Kahl said point being South 66 degrees 55 minutes 10 seconds East 32.93 feet from a concrete monument found at the southwest corner of Lot 11, Block B as shown on a Plat entitled 'Manor View' and recorded among the Land Records of Baltimore County in Plat Book G. L. B. 18 folio 75; thence binding on part of the second line of said deed (1) South 27 degrees 42 minutes 33 seconds West 269.12 feet to intersect the 10th or North 44 degrees West 81 perch line of that land described in a deed dated December 24, 1998 and recorded among the Land Records of Baltimore County in Liber S.M. 9614 folio 240 was conveyed by William J. Smith unto Richard W. Smith; thence binding reversely on part of said 10th line (2) South 44 degrees 38 minutes 32 seconds East 575.24 feet, passing through a bar and cap found 5.27 feet and 260.36 feet from the beginning hereof, to the beginning of said 10th line; thence binding reversely on the 9th line of said deed 9614/240 (3) North 52 degrees 00 minutes 43 seconds East 72.61 feet to the end of the second or North 61 degrees 34 minutes 16 seconds East 72.61 foot line of that land described in a deed dated July 18, 2002 and recorded among the Land Records of Baltimore County in Liber S.M. 16656 folio 87 was conveyed by Paul J. Miles, III and Kimberly K. Miles unto Peter Kahl; thence running for new lines of division the following seven courses and distances: (4) North 52 degrees 00 minutes 43 seconds East 43.59 feet; thence (5) North 09 degrees 29 minutes 54 seconds East 57.35 feet; thence (6) North 27 degrees 43 minutes 04 seconds East 127.87 feet; thence (7) South 62 degrees 16 minutes 56 seconds East 508.36 feet to intersect the west side of a proposed right of way for Manor Road; thence binding thereon (8) North 25 degrees 52 minutes 31 seconds East 30.02 feet; thence leaving said right of way (9) North 62 degrees 16 minutes 56 seconds West 634.62 feet; thence (10) North 18 degrees 06 minutes 09 seconds West 214.22 feet to intersect the aforesaid first line of deed 8752/250 and the southernmost outline of the said Plat of 'Manor View'; thence binding on part of said outlines (11) North 66 degrees 55 minutes 10 seconds West 298.23 feet to the place of beginning. Containing 4.6728 acres of land, more or less, as surveyed in August of 2002 with the courses referenced to the Maryland State Coordinate System (NAD 83/91).

Being a part of those lands described in a deed dated March 19, 1991 and recorded among the Land Records of Baltimore County in Liber S.M. 8752 folio 250 was conveyed by Joseph L. Campbell and Grace L. Campbell unto Peter A. Kahl and a deed dated July 18, 2002 and recorded among the Land Records of Baltimore County in Liber S.M. 16656 folio 87 was conveyed by Paul J. Miles, III and Kimberly K. Miles unto Peter Kahl.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0306 -A Address 12238 Mahor Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/10/10 Posting Date: 5/23/10 Closing Date: 6/7/10

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

- 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 2010- 0306 -A Address 12238 Mahor Rd.

Petitioner's Name Thomas Greely Telephone 410 443-992-3976

Posting Date: 5/23/10 Closing Date: 6/7/10

Wording for Sign: To Permit an accessory structure (garage) be located in the side yard with a height of 25 ft. in lieu of the required rear yard and 15 ft. height.

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 2010-0306

Petitioner: THOMAS GREELY

Address or Location: 12238 MANOR ROAD

PLEASE FORWARD ADVERTISING BILL TO

Name: THOMAS GREELY

Address: 12238 MANOR ROAD

GLEN ARM MD 21057

Telephone Number: 443 992-3976

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

No. **53919**

Date: **5/10/10**

PAID RECEIPT

BUSINESS ACTION TIME MM

10/2010 5/10/2010 10:13:31 2

REQ 005 04/13/10 000 000

RECEIPT # 53919 5/10/2010 0031

5 500 00000 VERIFICATION

053919

Recpt tot 165.00

165.00 OK \$ 00 16

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	000	0000		6150				\$ 65.00

Total: **\$ 65.00**

Rec From: **Chuck Moritt**

For: **Administrative Various**

**CASHIER'S
VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

Item # **0306**

CERTIFICATE OF POSTING

Date: 5/25/10

RE: Case Number: 2010-0306A

Petitioner/Developer: THOMAS GREELY

Date of Hearing/Closing: 6/7/10

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 12238 MANOR ROAD

The sign(s) were posted on 5/23/10
(Month, Day, Year)

Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Mapledale Road
Baltimore, MD 21234
410-665-5562

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0306A
TO PERMIT AN ACCESSORY
STRUCTURE (GARAGE) BE LOCATED IN
THE SIDE YARD WITH A HEIGHT
OF 25 FOOT IN LIEU OF THE REQUIRED
REAR YARD AND 15 FOOT HEIGHT.

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 JUNE 7, 2010

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

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 2010-0306A
TO PERMIT AN ACCESSORY
STRUCTURE (GARAGE) BE LOCATED IN
THE SIDE YARD WITH A HEIGHT
OF 25 FOOT IN LIEU OF THE REQUIRED
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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

June 7, 2010

Thomas Greely
1223 Manor Rd.
Glen Arm, MD 21057

Dear: Thomas Greely

RE: Case Number 2010-0306-A, 1223 Manor Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 10, 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,

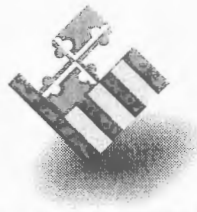
A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Charles Merritt; 2418 Joppa Rd.; Baltimore, MD 21234



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

May 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 17th, 2010

Item Numbers: 0176, 0230, 0295, 0296, 0297, 0298, 0299, 0300, 0301, 0303, 0304, 0306
and 0307-0312

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, ^{DP+} Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 31, 2010
Item Nos. 2010- 176, 230, 295, 296,
297, 298, 299, 301, 303, 304, 306, 307
311 & 312

DATE: May 18, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05312010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 21, 2010
RECEIVED

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

MAY 21 2010

ZONING COMMISSIONER

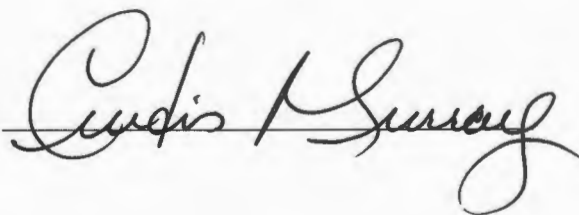
SUBJECT: 10-306 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 feet and 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 herein, please contact Jessie Bialek at 410-887-3480.

Prepared by:
AFK/LL: CM



AV
6-7-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: June 11, 2010
SUBJECT: Zoning Item # 10-306-A
Address 12238 Manor Road
(Greely Property)

Zoning Advisory Committee Meeting of May 17, 2010.

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

The proposed garage (bldg. permit) will be reviewed by Groundwater Mgmt. Section, for well & septic set-backs.

Reviewer: Dan Esser

Date: 5/18/10

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: MAY 19, 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. 2010-0306-A
12238 MANOR RD
GRIEELY 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. 2010-0306A.

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 dark ink, appearing to read "Michael P. Bailey".

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

ady parcel

2010-0306-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

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

Account Identifier: District - 11 Account Number - 2400004298

Owner Information

Owner Name: GREELY THOMAS E **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 12238 MANOR RD **Deed Reference:** 1) /19726/ 699
 GLEN ARM MD 21057-9528 2)

Location & Structure Information

Premises Address **Legal Description**
 12236 MANOR RD 4.6728 AC
 WS MANOR RD
 450 FT S MANORVIEW RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
53	15	364					1	3		

Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		4.67 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	218,720	191,380		
Improvements:	0	0		
Total:	218,720	191,380	191,380	191,380
Preferential Land:	0	0	0	0

Transfer Information

Seller: KAHL PETER A	Date: 03/11/2004	Price: \$280,000
Type: IMPROVED ARMS-LENGTH	Deed1: /19726/ 699	Deed2:
Seller: KAHL PETER	Date: 10/23/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1:	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 *

CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment5-18-10

DEVELOPMENT PLANS REVIEW

nc5-27-10

DEPRM

5-21-10

FIRE DEPARTMENT

nc5-21-10

PLANNING

(if not received, date e-mail sent _____)

support -
w/ conditions5-19-10

STATE HIGHWAY ADMINISTRATION

nc5-19-10

TRAFFIC ENGINEERING

5-19-10

COMMUNITY ASSOCIATION

-5-19-10

ADJACENT PROPERTY OWNERS

-

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. -)

NEWSPAPER ADVERTISEMENT

Date: n/a

SIGN POSTING

Date: 5-23-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐n/a

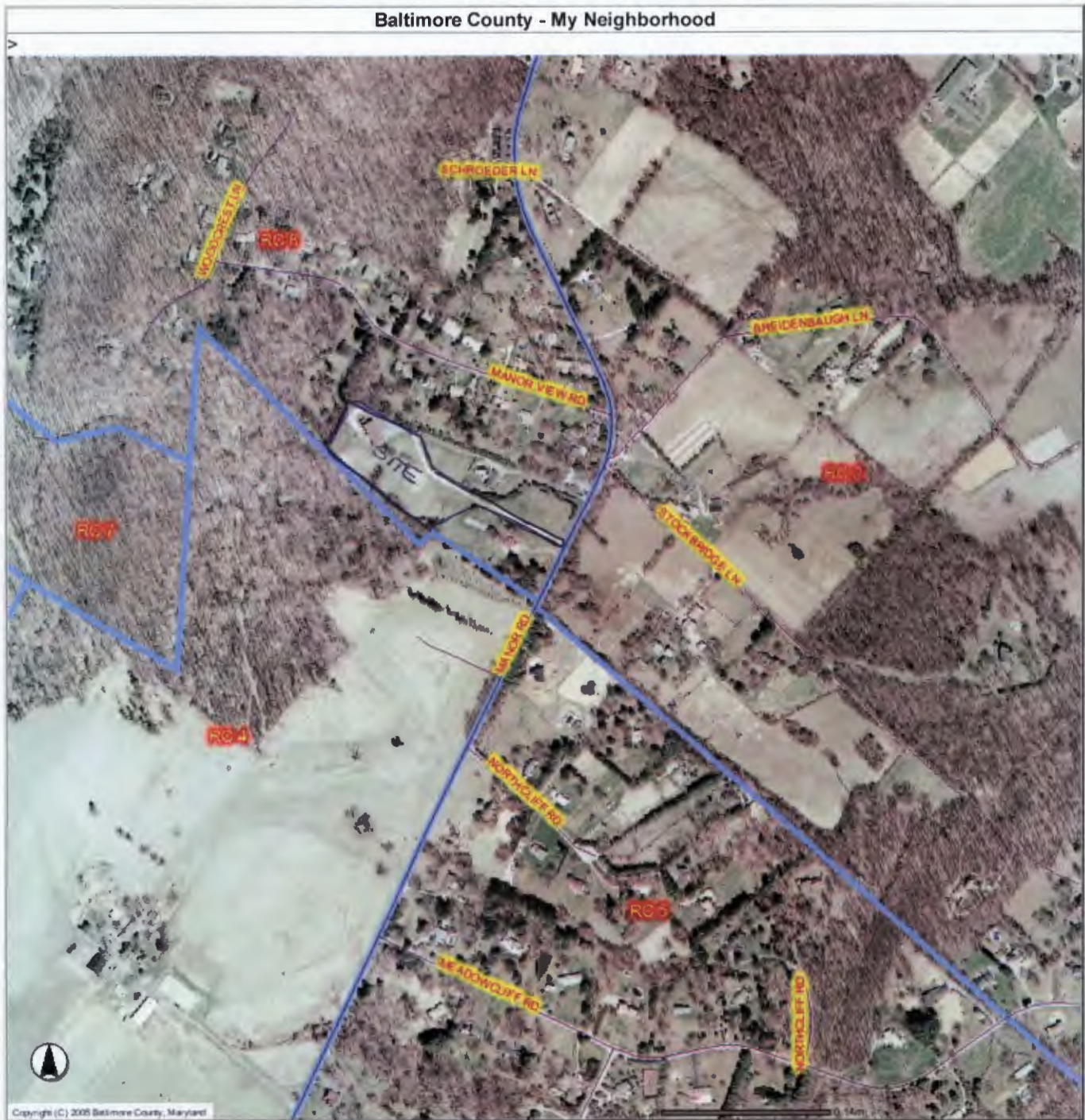
PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐Comments, if any: OP supports with 2 conditions





VIEW OF
HOUSE

#0306



VIEW OF GARAGE
SITE PROPOSED

#0306



ADJACENT PROPERTY

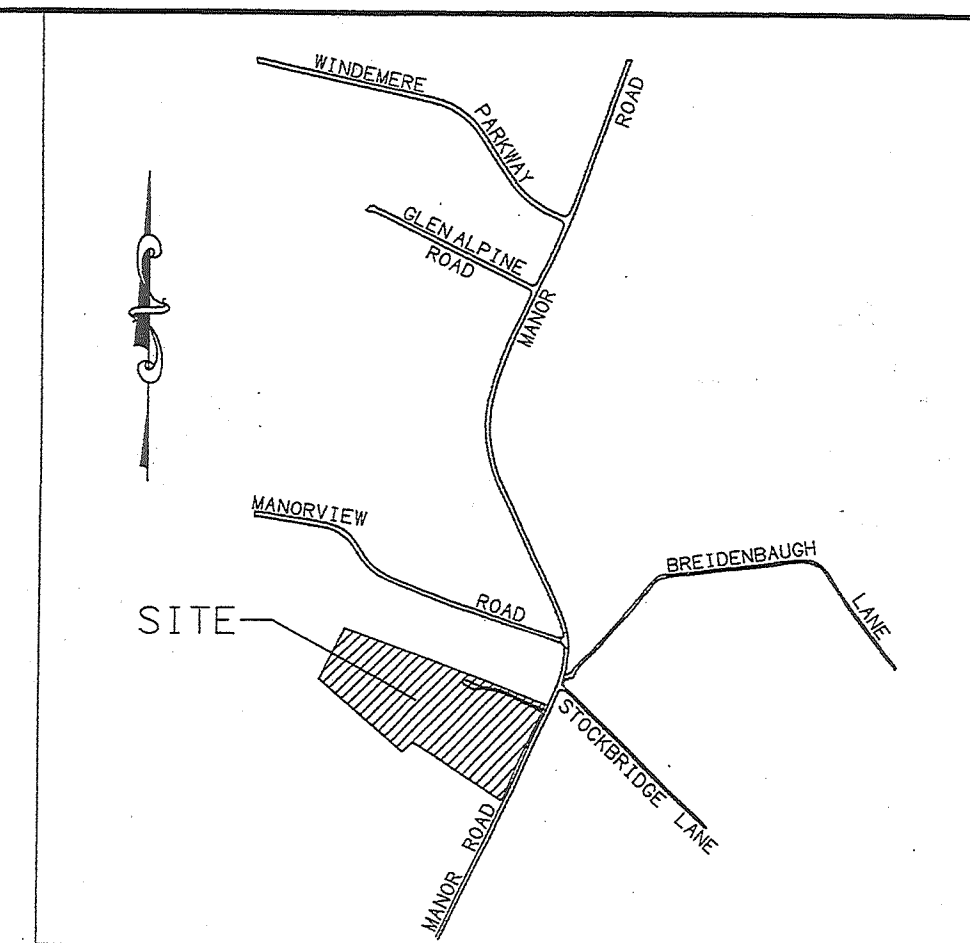
#0306



VIEW OF
YARD WITH VEHICLES
SHOWN #0306

FOREST BUFFER & FOREST CONSERVATION EASEMENT		
LINE	LENGTH	BEARING
FB-1	25.01	N22°11'52"E
FB-2	68.45	N63°35'11"E
FB-3	37.79	N81°40'56"E
FB-4	47.26	S81°17'14"E
FB-5	110.65	S14°43'16"E
FB-6	42.02	N82°24'50"E
FB-7	100.37	S05°41'43"W
FB-8	61.79	N27°43'04"E
FB-9	188.51	S62°16'56"E
FB-10	124.82	S22°52'55"W
FB-11	38.69	N66°00'39"W
FB-12	31.49	N69°52'39"W
FB-13	26.94	N57°20'46"W
FB-14	139.46	S50°42'59"W
FB-15	256.75	S44°38'32"E
FB-16	79.74	S88°51'20"E
FC-1	120.09	S44°38'32"E
FC-2	57.66	S45°21'28"W
FC-3	124.56	N60°02'58"W
FC-4	98.93	S44°38'32"E
FC-5	35.00	S45°21'28"W
FC-6	101.50	S57°32'38"E

(MCS)
N 653000
E 1444500



VICINITY MAP
SCALE: 1" = 1000'

FOREST CONSERVATION NOTES:

- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT, AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT, AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- ON JULY 1, 2002, A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. CONTINUED USE OF A 6100 SQUARE FOOT AREA FOR ACCESS TO THE EXISTING POND WAS GRANTED, CONDITIONS INCLUDING THE INCREASE OF THE PLANTED FOREST BUFFER WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS. SEE THE FOREST CONSERVATION/FOREST BUFFER PROTECTION PLAN ON FILE AT DEPRM FOR DETAILS.

EXISTING ZONING RC-6
PRIOR ZONING RC-4

LEGEND

- AFFORESTATION AREA
1.6000 AC.
- AFFORESTATION FOR FOREST
BUFFER MITIGATION
0.1050 AC.
- FOREST BUFFER,
DO NOT DISTURB SIGN

- THIS SITE IS NOT LOCATED
IN A 100 YEAR FLOODPLAIN.
- LOT AREA: 4,6728 AC OR
203,547 SF

PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE

12238 MANOR ROAD

KAHL PROPERTY

6TH COUNCILMANIC DISTRICT
11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 60'
SHEET 1 OF 2

OWNER
THOMAS E. COELEY
12238 MANOR ROAD
GLEN ARN MD 21057
DEED REF. 19726/699
TAX ID 2400004298

REVISION BLOCK		
DATE	COMMENTS	BY
4-18-02	REVISE PER 1ST REVIEW COMMENTS	LAI