

IN RE: PETITION FOR ADMIN. VARIANCE

1150 feet NE of Camp Field Road; 1700 feet
NE of Sharon Drive
11th Election District
3rd Councilmanic District
(11730 Camp Cone Road)

Edward W. and Kathleen L. Gabrielson
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0019-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, Edward W. and Kathleen L. Gabrielson for property located at 11730 Camp Cone Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage/shed) to be located in the front yard with a height of 22 feet, in lieu of the required rear yard only with a maximum allowed 15 feet height. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a two car detached garage/shed measuring 24 feet x 45 feet. The dwelling is positioned on a steep grade that would prohibit both the extension of the driveway or the construction of the garage on either side or behind the dwelling. The site for the proposed accessory structure is the only level area where the garage can be constructed. Petitioners desire to construct the garage with a 10 feet ceiling and with a roof pitch that matches the dwelling (11/12). The steep grade (approximately 50 feet lower) and the long distance of the driveway (approximately 1,250) would block the view of the garage from the street, and the view of the garage from the adjacent property would also be limited. The rear and sides of Petitioners'

ORDER RECEIVED FOR FILING

Date 8-20-10

By PZ

property is surrounded by the Gunpowder Falls State Park and dense vegetation surrounds the property. The property contains 12.61 acres and is served by private well and septic.

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 August 4, 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, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 25, 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.

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 20th day of August, 2010 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building

ORDER RECEIVED FOR FILING

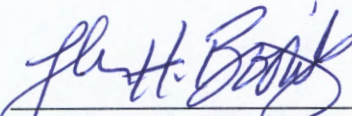
Date 8.20.10 2

By [Signature]

(garage/shed) to be located in the front yard with a height of 22 feet, in lieu of the required rear yard only with a maximum allowed 15 feet height 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.

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

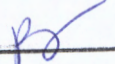


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 8-20-10

By  3



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 20, 2010

EDWARD W. AND KATHLEEN L. GABRIELSON
11730 CAMP CONE ROAD
GLEN ARM MD 21057

Re: Petition for Administrative Variance
Case No. 2011-0019-A
Property: 11730 Camp Cone Road

Dear Mr. and Mrs. Gabrielson:

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

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

Very truly yours,

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Joseph McDowell, 3746 Peach Orchard Road, Street MD 21154



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11730 Camp Cone Rd., Glen Arm, MD 21057
which is presently zoned RC2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3, BC2R, to permit a

proposed accessory building (garage/shed) to be located in the front yard with a 22 feet height, in lieu of the required rear yard only with a maximum allowed 15 feet 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 _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Edward W. Gabrielson
Name - Type or Print _____
Signature _____
Kathleen L. Gabrielson
Name - Type or Print _____
Signature _____
11730 Camp Cone Rd. 410-592-7687
Address Telephone No.
Glen Arm Maryland 21057
City State Zip Code

Representative to be Contacted:

Joseph McDowell
Name _____
3746 Peach Orchard Rd. 410-983-0505
Address Telephone No.
Street Maryland 21154
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2011-0019-A

Reviewed By JNP Date 7/13/2010

REV 10/25/01

Estimated Posting Date 7/25/2010

ORDER RECEIVED FOR FILING

Date 8.20.10

By [Signature]

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 11730 Camp Cone Rd.

Address		
Glen Arm	Maryland	21057
City	State	Zip Code

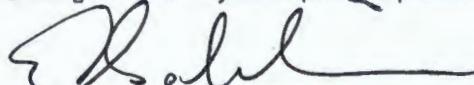
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I am requesting a variance from the zoning regulations so that I can construct a two car detached 24' X 45' garage/shed on my property. I am requesting relief from the regulations regarding the placement of the garage past the front plane of the dwelling towards the street because of the practical difficulty of placing the garage behind the front plane of the dwelling. The dwelling is positioned on a steep grade that would prohibit both the extension of the driveway or the construction of the garage on either side or behind the dwelling. The proposed site of the garage is the only level area where the garage could be constructed.

I am also requesting a variance from the height restriction of 15' be increased to 22' so that I can construct the garage with a 10' ceiling and with a roof pitch that matches the existing dwelling (11/12) This combination would place the top of the garage ridge at 21'- 8" so I am requesting a variance of the garage height to 22'. This is important because of the need to match the roof pitch of the garage with the dwelling for aesthetic reasons.

The steep grade (approx. 50' lower) and the long distance of the driveway (approx. 1,250 feet) would block the view of the garage from the street (Camp Cone Rd.) and the view of the garage from the adjacent property would also be very limited. This will result in a minimal effect to the surrounding area. Thank You.

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

Edward W. Gabrielson

Name - Type or Print


Signature

Kathleen L. Gabrielson

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

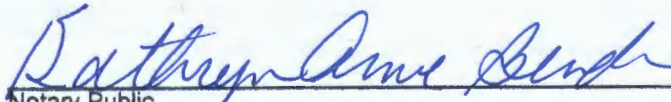
Edward Gabrielson & Kathleen Gabrielson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kathryn Anne Bender
Notary Public

REV 10/25/0 Harford County, Maryland

MY COMM. EXP. 2-1-2011


Notary Public

My Commission Expires 2/1/2011



April 9, 2007
CNA Job No.: 05110
Page 1 of 3

**DESCRIPTION OF LOT 1
LAND OF EDWARD W. & KATHLEEN L. GABRIELSON
ELEVENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at the easterly edge of Campcone Road, 20 feet wide, at a point 17.50 feet distant from a 1" iron pipe found at the end of the eleventh (11th) or **North 83°16'21" West, 130.28 foot line** of the land conveyed and described in a deed from Edwin Lyle Pitt to Edward W. Gabrielson and Kathleen L. Gabrielson, dated October 7th, 1992 and recorded among the Land Records of Baltimore County, Maryland at Liber S.M. 9404, folio 710, thence from the POINT OF BEGINNING, so fixed and leaving the said eleventh (11th) line for a new line of division across said lands, with bearings referred to the Maryland Coordinate System (NAD '83/91) and binding on the northerly side of a Highway Widening for Campcone Road, the following course and distance,

1. By a non-tangent curve to the left with a **radius of 145.00'** and an **arc length of 32.75 feet**, said curve being subtended by a chord bearing **North 52° 26'07" West 32.68 feet**, thence leaving said highway widening and binding on the northerly side of the In Fee Access (20 feet wide) for Lot 1, also being new lines of division the following five (5) courses and distances,
2. **North 89°49'54" East 132.27 feet,**
3. **North 54°32'02" East 116.31 feet,**
4. **South 35°27'58" East 580.55 feet,**
5. **North 41°43'51" East 60.85 feet and**
6. **North 87°32'57" East 67.47 feet**, thence leaving the in fee access portion of said lot, and running for new lines of division, the following three (3) courses and distances,
7. **North 45°54'27" East 679.28 feet,**

215 Bynum Road ▲ Forest Hill, Maryland 21050 ▲ 410-879-7200 ▲ Fax: 410-838-1811
1667 Knecht Avenue ▲ Suite A ▲ Baltimore, Maryland 21227 ▲ 410-242-1549 ▲ Fax: 410-242-1745
22 S. Main Street ▲ Selbyville, Delaware 19975 ▲ 302-436-7295 ▲ Fax: 302-436-7598
1040 Hardees Drive ▲ Suite B ▲ Aberdeen, Maryland 21001 ▲ 410-273-9544 ▲ Fax: 410-273-9545

E-mail: cnamail@cna-engineers.com

8. North 01°54'28" West 435.71 feet and
9. North 78°41'39" East 132.09 feet, to intersect the fourth (4th) line of Liber S.M. 9404, folio 710, thence binding on the remainder of said line,
10. South 17°24'31" West 56.69 feet, to a M&W rebar and cap found, thence binding on the fifth (5th) through eleventh (11th) lines respectively of said deed, the following seven (7) courses and distances,
11. North 78°41'39" East 337.73 feet,
12. South 02°27'46" East, passing over a 5/8" rebar found at a distance of 196.47 feet, 926.06 feet, to a concrete monument found,
13. South 87°32'57" West 1015.94 feet, to a M&W rebar and cap found,
14. South 41°43'51" West 77.45 feet,
15. North 35°27'58" West 585.60 feet,
16. South 54°32'02" West 102.67 feet and
17. South 89°49'54" West 112.78 feet, to the POINT OF BEGINNING.

CONTAINING 12.610 acres of land, more or less.

BEING PART of the land conveyed and described in a deed from Edwin Lyle Pitt to Edward W. Gabrielson and Kathleen L. Gabrielson, dated October 7th, 1992 and recorded among the Land Records of Baltimore County, Maryland at Liber S.M. 9404, folio 710.

BEING ALSO ALL of Lot 1 as shown on a plan entitled, "MINOR SUBDIVISION OF GABRIELSON PROPERTY" intended to be recorded among the Land Records of Baltimore County, Maryland.

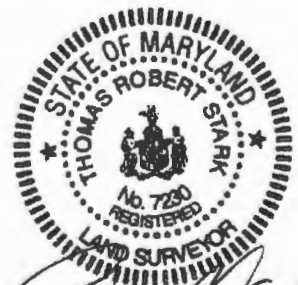
TOGETHER WITH:

A twenty-four (24) foot wide Access Easement across Lot 2 for access to Campcone Road, with the use thereof in common with others, as shown on a plan entitled, "MINOR SUBDIVISION OF GABRIELSON PROPERTY" intended to be recorded among the Land Records of Baltimore County, Maryland.

SUBJECT TO THE FOLLOWING:

- 1) A Forest Conservation Declaration of protective covenants, conditions & restrictions by Edward W. Gabrielson and Kathleen L. Gabrielson and Baltimore County, Maryland recorded among the Land Records of Baltimore County, Maryland at Liber S.M. 25408, folio 530 and shown on Baltimore County Bureau of Land Acquisition plat RW 06-215-1.
- 2) A Forest Buffer Declaration of protective covenants, conditions & restrictions by Edward W. Gabrielson and Kathleen L. Gabrielson and Baltimore County, Maryland recorded among the Land Records of Baltimore County, Maryland at Liber S.M. 25408, folio 539 and shown on Baltimore County Bureau of Land Acquisition plat RW 06-215-1.
- 3) A ten (10) foot wide Baltimore County access easement as described in a Forest Conservation Declaration of protective covenants, conditions & restrictions by Edward W. Gabrielson and Kathleen L. Gabrielson and Baltimore County, Maryland recorded among the Land Records of Baltimore County, Maryland at Liber S.M. 25408, folio 530 as shown on Baltimore County Bureau of Land Acquisition plat RW 06-215-1 and also described in a Forest Buffer Declaration of protective covenants, conditions & restrictions by Edward W. Gabrielson and Kathleen L. Gabrielson and Baltimore County, Maryland recorded among the said Land Records at Liber S.M. 25408, folio 539 and shown on said plat RW 06-215-1.
- 4) Minimum building setbacks, a 1.595 Ac.± Agricultural Easement and other matters as shown on a plan entitled, "MINOR SUBDIVISION OF GABRIELSON PROPERTY" intended to be recorded among the Land Records of Baltimore County, Maryland.

L:\DOCUMENTS\05000\05110_Gabrielson\ ParticularDescriptionLot1



Thomas Robert Stark
4-9-07

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0019 -A Address 11730 Camp Cone Road

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

Filing Date: 7/13/2010 Posting Date: 7/25/2010 Closing Date: 8/9/2010

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- 0019 -A Address 11730 Camp Cone Road

Petitioner's Name Gabrielson Telephone 410-592-7687

Posting Date: 7/25/2010 Closing Date: 8/9/2010

Wording for Sign: To Permit a proposed accessory building (garage/shed) to be located in the front yard with a 22 feet height, in lieu of the required rear yard only with a maximum allowed 15 feet height

Revised 8/20/09

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

No. **55962**

Date: **7/13/2010**

PAID RECEIPT

BUSINESS ACTIVITY TIME DAY
 7/13/2010 7:13/2010 10:25:15 2

FOR NAME: PAID: JOHN JEE
 RECEIPT # 55962 7/13/2010 0611

3 528 XHIVE VERIFICATION

NO. 55962

Receipt Total: 165.00
 165.00 OK 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				65.00

Total: **65.00**

Rec From: **Construction Solutions of Maryland**

For: **Admin Variance - 11730 Camp Creek Road**
7011-0019-A (see below)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 07/25/2010

Case Number: 2011-2019-A

Petitioner / Developer: GABRIELSON~JOSEPH McDOWELL of
CONSTRUCTION SOLUTIONS OF MARYLAND

Date of Hearing (Closing): AUGUST 9, 2010

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:
11730 CAMP CONE ROAD

The sign(s) were posted on: JULY 25, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 10, 2010

Edward & Kathleen Gabrielson
11730 Camp Cone Rd.
Glen Arm, MD 21057

Dear: Edward & Kathleen Gabrielson

RE: Case Number 2011-0019-A, 11730 Camp Cone Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 13, 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
Joseph McDowell; 3746 Peach Orchard Rd.; Street, MD 21154

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 August 2, 2010
Item Nos. 2010-363, 2011- 008, 009, 010,
011, 012, 013, 014, 015, 018, 019 and 020

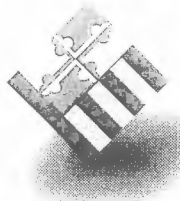
DATE: July 30, 2010

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-08022010 -NO COMMENTS.doc



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 20, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Variance:** 2010-0363A, 2011-0008A - 0010A,
2011-0012A - 0014A, and 2011- 0017A.

Administrative Variance: 2011- 0011A, 2011- 0016A, and
2011- 0019A - 0020A.

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JULY 26, 2010

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

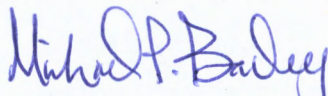
RE: Baltimore County
Item No. 2011-0019-A
11730 CAMP CONE RD
GABRIELSON PROPERTY
ADMIN. VARIANCE -

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. 2011-0019-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,


For¹ 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2010
RECEIVED

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

AUG 20 2010

ZONING COMMISSIONER

SUBJECT: ~~10-345~~ - Variance

2011 - 019 #7-

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet and to be located in the front 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:

Curtis R. Gandy

Division Chief:

Lynne L. Jordan

AFK/LL: CM

RECEIVED

AUG 20 2010

ZONING COMMISSIONER

AV
8-9-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 07 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 7, 2010
SUBJECT: Zoning Item # 11-019-A
Address 11730 Camp Cone Road
(Gabrielson Property)

Zoning Advisory Committee Meeting of July 19, 2010

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The proposed bldg. permit will be reviewed by Groundwater Mgmt. – *Dan Esser*;
Groundwater Management

EIR Reviewer: Regina Esslinger

Date: 8/30/10

RE: PETITION FOR SPECIAL HEARING * BEFORE THE *none*
AND VARIANCE *
7931 Elmhurst Avenue; S/east side of * ZONING COMMISSIONER
Elmhurst Ave., 290 ft. SW of *
Centerline Chesaco Avenue * FOR
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Curley P. & Pamela J. Smith * BALTIMORE COUNTY
Petitioner(s) *
2019-0219-SPHA

* * * * *

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

FEB 02 2011

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 2nd day of February, 2011, a copy of the foregoing Entry of Appearance was mailed to Curley P. Smith and Pamela J. Smith, 7931 Elmhurst Avenue, Rosedale, MD 21237 Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Patricia Zook - Case 2011-0019-A - administrative variance - comment needed

From: Patricia Zook
To: Murray, Curtis
Date: 8/16/2010 10:10 AM
Subject: Case 2011-0019-A - administrative variance - comment needed
CC: Bostwick, Thomas

Curtis -

The below-described administrative variance closed on August 8 and we received the file on Friday afternoon. The file is missing comments from your office.

CASE NUMBER: 2011-0019-A

11730 Camp Cone Road

Location: 1150 feet NE of Camp Field Road; 1700 feet NE of Sharon Drive.

11th Election District, 3rd Councilmanic District

Legal Owner(s): Edward & Kathleen Gabrielson

Closing Date: 8/9/2010

ADMINISTRATIVE VARIANCE To permit a proposed accessory building (garage/shed) to be located in the front yard with a 22 feet height, in lieu of the required rear yard only with a maximum allowed 15 feet height.

Thank you.

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

410-887-3868

pzook@baltimorecountymd.gov

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-30-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>7-20-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-4-10</u>	PLANNING (if not received, date e-mail sent <u>8-16-10</u>)	<u>conditions</u>
<u>7-26-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-25-10 by O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	
Comments, if any: _____		

200-0019-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1e)

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

Account Identifier: District - 11 Account Number - 2500002521

Owner Information

Owner Name:	GABRIELSON EDWARD W GABRIELSON KATHLEEN L	Use:	AGRICULTURAL
Mailing Address:	11730 CAMP CONE RD GLEN ARM MD 21057-9362	Principal Residence:	YES
		Deed Reference:	1) /28607/ 286 2)

Location & Structure Information

Premises Address	Legal Description
11730 CAMPCONE RD	12.610AC 11730 CAMPCONE RD 1640' NE SHARON RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
63	2	679					1	3		
									Plat Ref:	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2009	3,628 SF	12.61 AC	05
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2009	07/01/2010	07/01/2011	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	133,190	103,190			
Improvements:	544,470	576,770			
Total:	677,660	679,960	679,192	679,960	
Preferential Land:	3,190	3,190	3,190	3,190	

Transfer Information

Seller: GABRIELSON EDWARD W/KATHLEEN L	Date: 05/05/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /28607/ 286	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 AGRICULTURAL TRANSFER TAX

11730 CAMPCONE RD. DWELLING

60' TO FRONT PORCH OF
11728 CAMP CONE RD.

OWNED BY EDWARD &
KATHY GABRIELSON

CLOSEST VANTAGE POINT OF
THE PROPOSED GARAGE FROM
THE DWELLING LOCATED AT
11728 CAMPCONE RD.

LOOKING EAST ON DRIVEWAY
TOWARDS DWELLING &
PROPOSED GARAGE

PROPOSED
GARAGE SITE.

LOOKING WEST FROM
FRONT OF DWELLING
TOWARDS CAMPCONE RD.

2011-0019-A

2011-
0019-A



RENDERING OF DWELLING & PROPOSED GARAGE - 11730 CAMPCONE RD.



VIEW OF REAR OF DWELLING



VIEW OF SOUTH SIDE OF DWELLING



VIEW OF NORTH SIDE OF DWELLING



VIEW OF FRONT

PROPOSED GARAGE LOCATION

Pt. Bk. 62, Folio 3

2500002522

Lot # 2

NE 14-G

11728

11730

1119075037

1119075043

PDM # 111019

Pt. Bk./Folio # MP05136

GABRIELSON PROPERTY (PDM File/Project # MS 05136)

3 CD

11 ED

SITE

063B1

2500002522

Lot # 2

063A1

RC 2

Lot # 1

2500002521

NE 13-G

1600005986

0

2011-0019-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

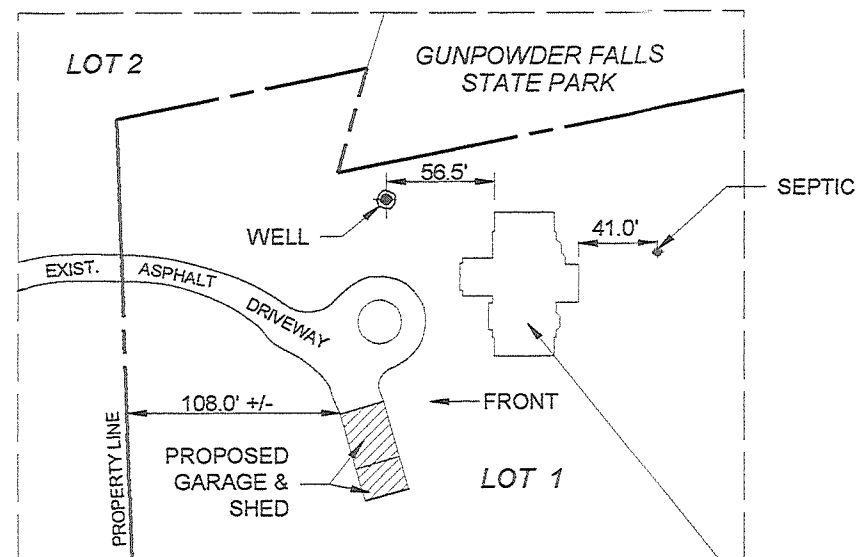
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 11730 Camp Cone Rd., Glen Arm, MD 21057

SUBDIVISION NAME Minor Subdivision of Gabrielson Property MS 05-136-M

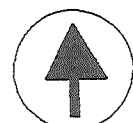
PLAT BOOK # FOLIO # LOT # 1 SECTION # N/A

OWNER Edward W. & Kathleen L. Gabrielson



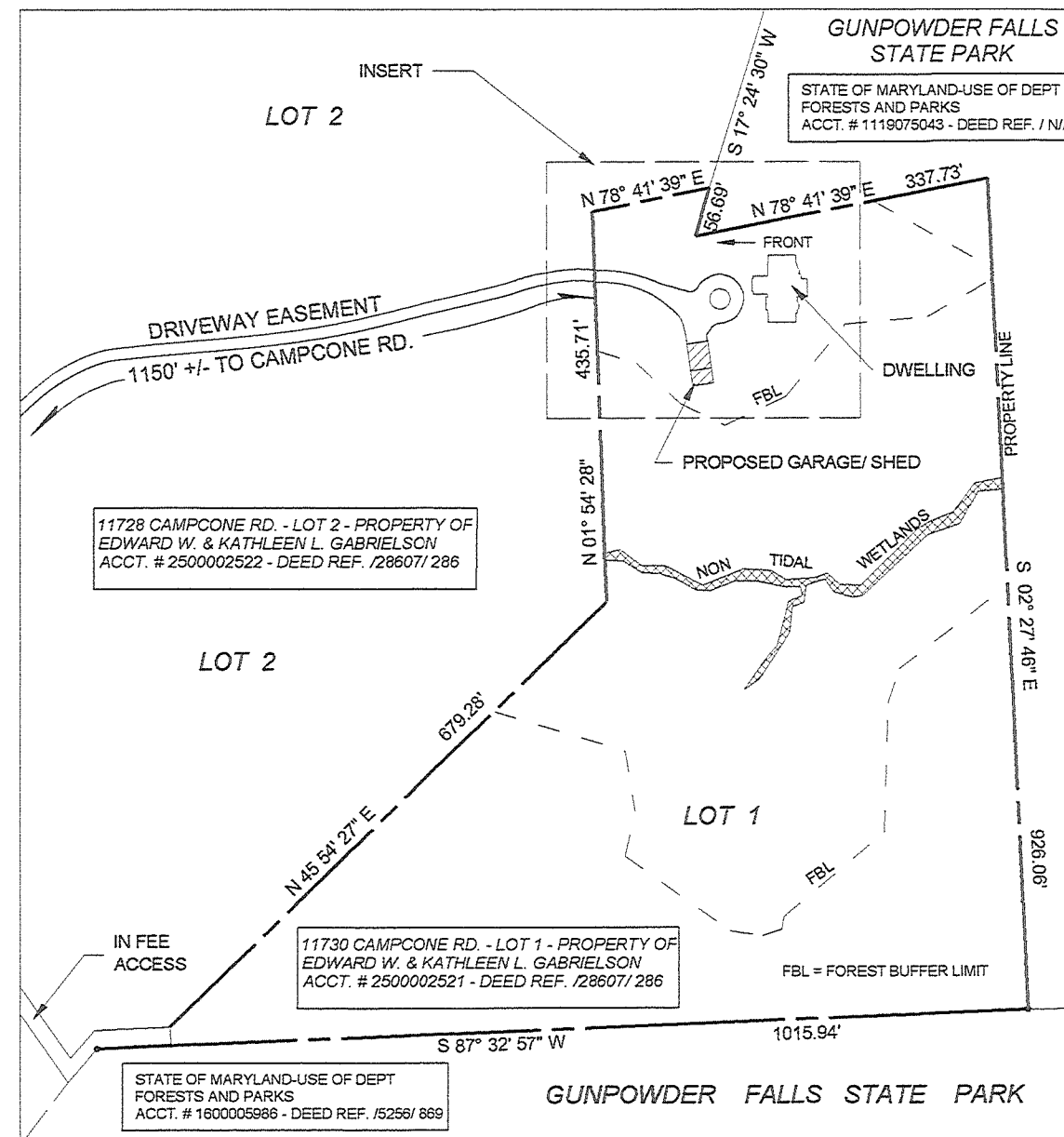
2 STORY FRAME 76' X 65' SFD w/ WALK-OUT BASEMENT

INSERT - SCALE: 1" = 100'

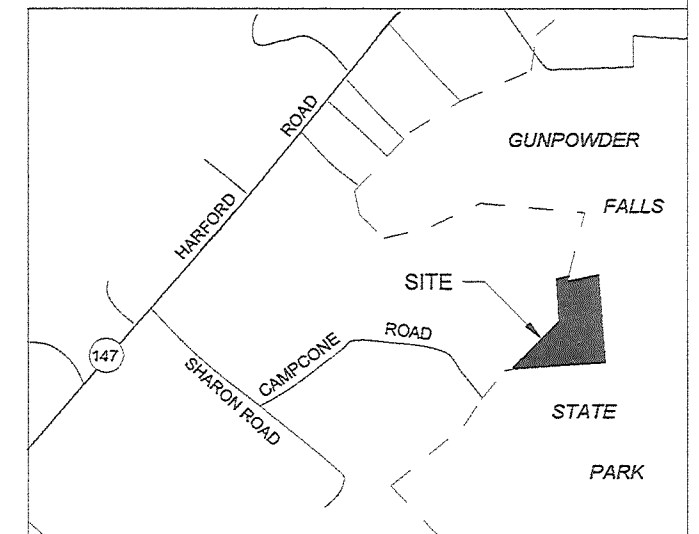


NORTH

PREPARED BY JOSEPH D. MCDOWELL



SCALE OF DRAWING: 1" = 200'



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 03

1" = 200' SCALE MAP # 063B1

ZONING RC 2

LOT SIZE 12.61 ACRES 549,291.6 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☒	☐
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HISTORIC PROPERTY/ BUILDING	☐	☒
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PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JNP	0019	2011-0019-A