

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Monocacy Road; 500 feet N of Middle
Borough Road
15th Election District
6th Councilmanic District
(2226 Monocacy Road)

John W. Conrad Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0030-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, John W. Conrad Jr. for property located at 2226 Monocacy Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and the Zoning Commissioner's Policy Manual ("Z.C.P.M") Section 400.1.d(2) to permit an accessory building (garage) with an addition to be 7 feet 2 inches from the street right of way in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a 14 feet x 22 feet garage addition for much needed storage space. Photographs submitted with the Petition depict a number of garages in the immediate vicinity that are very close to the street right-of-way. It does not appear that the proposed garage addition will be any closer to the street than these adjacent garages.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated September 1, 2010 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. This property is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) in the Chesapeake Bay

ORDER RECEIVED FOR FILING

Date 9.1.10

By [Signature]

Critical Area. Lot coverage is limited to 25% of the lot area above mean high water, or a maximum lot coverage of 31.25%, if approved and with mitigation. The site may be grandfathered at a higher lot coverage allowance only if that lot coverage existed prior to the Critical Area law. A 100 foot tidal buffer applies to this site. Use and development within the buffer is restricted, and must comply with all LDA and BMA requirements. A minimum 15% forest cover is required to exist on-site at all times. Mitigation requirements may require additional planting, removal of lot coverage, fees-in-lieu, or a combination of these. The site plan must show the 100 foot tidal buffer measured off mean high water, all existing and proposed lot coverage in detail and in a table, and all existing and proposed trees.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 1, 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 Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

ORDER RECEIVED FOR FILING

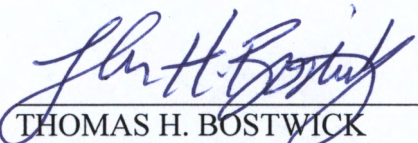
Date 9.1.10

By RS

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 1st day of September, 2010 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and the Zoning Commissioner's Policy Manual ("Z.C.P.M") Section 400.1.d(2) to permit an accessory building (garage) with an addition to be 7 feet 2 inches from the street right of way in lieu of the required 30 feet 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. 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).
3. This property is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) in the Chesapeake Bay Critical Area. Lot coverage is limited to 25% of the lot area above mean high water, or a maximum lot coverage of 31.25%, if approved and with mitigation. The site may be grandfathered at a higher lot coverage allowance only if that lot coverage existed prior to the Critical Area law. A 100 feet tidal buffer applies to this site. Use and development within the buffer is restricted, and must comply with all LDA and BMA requirements. A minimum 15% forest cover is required to exist on-site at all times. Mitigation requirements may require additional planting, removal of lot coverage, fees-in-lieu, or a combination of these. The site plan must show the 100 feet tidal buffer measured off mean high water, all existing and proposed lot coverage in detail and in a table, and all existing and proposed trees.

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 9.1.10 3

By PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 1, 2010

JOHN W. CONRAD JR.
2226 MONOCACY ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2011-0030-A
Property: 2226 Monocacy Road

Dear Mr. Conrad:

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 "T. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

ORIGINAL KEEP IN FILE

TAX. ACCOUNT 1508000740



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2226 Monocacy Rd.
which is presently zoned DR 3.5.

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) 1 B02.3.C.1 (BCZR) AND

THE ZONING OFFICE POLICY MANUAL SECTION 400.1.d (2). TO
PERMIT AN ACCESSORY BUILDING (GARAGE) WITH AN ADDITION TO
BE 7'2" FROM THE STREET RIGHT OF WAY IN LIEU OF THE
REQUIRED 30 FT.

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

ORDER RECEIVED FOR FILING
9.1.10

Date

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.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

CASE NO. 2011 0030 A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JL Date 7/23/10

Estimated Posting Date 8/01/10

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

2336 Monocacy Rd
Address
Baltimore MD 21221
City State Zip Code

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

We would like to construct additional storage space by adding to existing garage 12' x 22'. Due to the limited size of the lot it would be difficult to add anywhere else on the lot. Due to critical area this is being constructed over existing impervious surface i.e. pad.

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 John Conrad Jr.
Signature
John Conrad Jr.
Name - Type or Print

x John Conrad Jr.
Signature
John Conrad Jr.
Name - Type or Print

* STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of July, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Conrad Jr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Dee A Little
Notary Public

My Commission Expires _____

0030

ZONING DESCRIPTION FOR 2226 MONOCACY ROAD

Beginning at a point on the ^{WEST} ~~EAST~~ Side of Monocacy Road which is ^{30'} ~~50'~~ wide at the distance of 500' North of the centerline of the nearest improved intersecting street Middleborough Road which is 50' wide. Being Lot# 19 in the Subdivision of Middleborough as recorded in the Baltimore County Plat Book 4, Folio 191 containing 9850 SF . Also known as 2226 Monocacy Road Baltimore, MD 21221. and located in the 15th Election District 6th Councilmanic District.

ZFOOPY APPL HAS + B5721ST

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011-0030 -A Address 2226 MONOCACY RD

Contact Person: John Lewis Planner, Please Print Your Name Phone Number: 410-887-3391

Filing Date: 7/23/10 Posting Date: 8/01/10 Closing Date: 8/16/10

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 2011-0030 -A Address 2226 MONOCACY RD

Petitioner's Name CONRAD Telephone 410

Posting Date: 8/01/10 Closing Date: 8/16/10

Wording for Sign: To Permit AN ADDITION TO AN EXISTING ACCESSORY BUILDING (GARAGE) WITH A STREET RIGHT OF WAY SETBACK OF ~~6 FT~~ IN LIEU OF 30 FT. 7 FT. 2 INCHES

WCR - Revised 7/7/08

**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: 0030

Petitioner: John W. Conrad Jr.

Address or Location: 2226 Monocacy Rd Baltimore MD
21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: John W. Conrad Jr.

Address: 2226 Monocacy Rd
Baltimore, MD 21221

Telephone Number: 410-398-0988

Date:

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

Total:

Rec
From:

For:

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 8-1-10

RE: Case Number: 2011-0030-4

Petitioner/Developer: John Conrad

Date of Hearing/Closing: 8-16-10

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 2226 Monocacy Rd

The signs(s) were posted on 8-1-10
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE

CASE # 2010-0030-A

TO PERMIT AN ADDITION TO AN
EXISTING ACCESSORY BUILDING
(GARAGE) WITH A STREET RIGHT-OF-
WAY SETBACK OF 7 FEET 2 INCHES
INSTEAD OF 30 FEET

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 8/11/10

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-2200
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE

HANDICAPPED



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 16, 2010

John Conrad Jr.
2226 Monocacy Rd.
Baltimore, MD 21221

Dear: John Conrad Jr.

RE: Case Number 2011-0030-A, 2226 Monocacy 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 23, 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

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

DATE: August 3, 2010

RECEIVED

AUG 05 2010

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

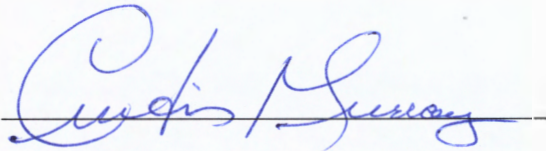
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-030- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: August 6, 2010

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

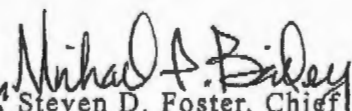
RE: Baltimore County
Item No. 2010-0030-A
2226 MONOCACY RD
CONRAD PROPERTY
ADMIN. VARIANCE -

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. 2010-0030-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,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 16, 2010
Item Nos. 2007-352, 2011- 029, 030,
031, 033, 034, 035, 036, 042, 043,
044 and 045

DATE: August 5, 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-08162010 -NO COMMENTS.doc



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 5, 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.: **Administrative Variance:** 2011-0029A³⁰-0031A

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

Comments:

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



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.: **Administrative Variance:** 2011-0029A - 0031A

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

Comments:

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 01 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 1, 2010
SUBJECT: Zoning Item # 11-030-A
Address 2226 Monocacy Road
(Conrad Property)

Zoning Advisory Committee Meeting of August 2, 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:

This property is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) in the Chesapeake Bay Critical Area. Lot coverage is limited to 25% of the lot area above mean high water, or a maximum lot coverage of 31.25%, if approved and with mitigation. The site may be grandfathered at a higher lot coverage allowance only if that lot coverage existed prior to the Critical Area law. A 100-foot tidal buffer applies to this site. Use and development within the buffer is restricted, and must comply with all LDA and BMA requirements. A minimum 15% forest cover is required to exist on-site at all times. Mitigation requirements may require additional planting, removal of lot coverage, fees-in-lieu, or a combination of these. The site plan must show the 100-ft. tidal buffer measured off mean high water, all existing and proposed lot coverage in detail and in a table, and all existing and proposed trees.

Reviewer: Paul Dennis

Date: August 20, 2010

From: Debra Wiley
To: Zook, Patricia
Date: 9/1/2010 1:54 PM
Subject: Case No. 2010-0030-A (Admin. Var.)

2011

Patti,

Please call Bev True (443.398.0988) when the Order is completed. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

LM 9-1-10 4:30

Patricia Zook - 2 Admin. Variances - DEPRM comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 8/17/2010 12:38 PM
Subject: 2 Admin. Variances - DEPRM comments needed
CC: Bostwick, Thomas; Wiley, Debra

Jeff -

The two below-described administrative variances closed on Monday, August 16 and we need DEPRM comments.

CASE NUMBER: 2011-0024-A

3733 Chestnut Road

Location: SE side of Chestnut Road, 678 feet SW of the c/l of Seneca Road.

15th Election District, 6th Councilmanic District

Legal Owner(s): Charles Kelly

Closing Date: 8/16/2010

ADMINISTRATIVE VARIANCE To permit an addition with a side yard setback of 15 feet and 40 feet in lieu of the required 50 feet, respectively.

CASE NUMBER: 2011-0030-A

2226 Monocacy Road

Location: W side of Monocacy Road; 500 feet N of Middle Borough Road.

15th Election District, 6th Councilmanic District

Legal Owner(s): John Conrad Jr.

Closing Date: 8/16/2010

ADMINISTRATIVE VARIANCE To permit an accessory building (garage) with an addition to be 7'2 from the street right of way in lieu of the required 30 feet.

Thanks for your help.

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>8-5-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>9-1-10</u>	DEPRM (if not received, date e-mail sent <u>8-17-10</u>) <u>9-1-10</u>	
<u>8-5-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-3-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-6-10</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>8-1-10 by Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

2011-0030-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 - 15 Account Number - 1508000740

Owner Information

Owner Name: CONRAD JOHN W,JR
 CONRAD SUSAN FLANIGAN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2226 MONOCACY RD
 BALTIMORE MD 21221-1527
Deed Reference: 1) /10559/ 292
 2)

Location & Structure Information

Premises Address
 2226 MONOCACY RD

Legal Description

2226 MONOCACY RD WS
 MIDDLEBOROUGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
98	1	386					19	3	Plat Ref: 10/ 64

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1929	2,184 SF	9,850.00 SF	34

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	199,500	199,500		
Improvements:	256,430	272,640		
Total:	455,930	472,140	466,736	472,140
Preferential Land:	0	0	0	0

Transfer Information

Seller: CONRAD JOHN W,JR	Date: 06/02/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10559/ 292	Deed2:
Seller: HARRIS CLARENCE J,JR	Date: 10/13/1989	Price: \$154,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8297/ 765	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:
 * NONE *



2226 Monacacy Road



View of proposed area of change

0030



Looking down street to the left of the building



Looking down the street to the right of the property

0030

Looking from subject property to the left down st



Looking at back yard from street to main house



2226 Main House



Properties to the right of 2226 Monacacy



2226 Monocacy Road

0030

098A1
NE 2-J

DR 3:5

15 ED

6 CD

PDM # 150020

2224

Lot # 20 Pt. Bk. 4, Folio 191

1507580270

Pt. Bk./Folio # 004191

1514650170

Lot # 21

2222

1514650170 Lot # 21

Lot # 241A

1503671640

Lot # 242A

2220

1518475640

Lot # 18

1518475640 Lot # 18

Pt. Bk./Folio # 010064C

2228

Lot # 17

Pt. Bk. 10, Folio 64

1513751660

1519511930
Lot # 16

2228

1508000740
Lot # 19

2226

151600161
Lot # 242

2217

MONOCACY RD

Lot # 24I

1502652980

DQ Map Notes



0 50 100 Feet

1 inch = 50 feet



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Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3236 Monacacy Rd.

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

SUBDIVISION NAME Middleborough

PLAT BOOK # 4 FOLIO # 191 LOT # 19 SECTION # —

OWNER John Conrad Jr.

