

**IN RE: PETITION FOR ADMIN. VARIANCE** \* BEFORE THE  
 NE side of Cameron Ridge Court; 45 feet \*  
 E of the c/l of Quiet Valley Court \* DEPUTY ZONING  
 7<sup>th</sup> Election District \*  
 3<sup>rd</sup> Councilmanic District \* COMMISSIONER  
 (610 Cameron Ridge Court) \*  
 \* FOR BALTIMORE COUNTY  
**Charles L. Brigermann** \*  
*Petitioner* \* **Case No. 2011-0035-A**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Charles L. Brigermann, the legal property owner, for property located at 610 Cameron Ridge Court. The Variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (garage) to be located in the side yard of the dwelling in lieu of the required rear yard, and to amend the Final Development Plan of Cameron Mill, Section 2, Lot 52 only. The subject property and requested relief are more particularly described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of August 23, 2010. On August 9, 2010, Bryan Beyrodt, residing at 607 Cameron Ridge Court, filed a Formal Demand for Hearing. The hearing was subsequently scheduled for Thursday, September 2, 2010 at 2:00 PM in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland. In addition, a sign was posted at the property on August 8, 2010 and an advertisement was timely published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

**ORDER RECEIVED FOR FILING**

Date 10-13-10  
 By [Signature]

Appearing at the public hearing in support of the requested relief was Petitioner Charles L. Brigermann and his wife, Jo Ann Brigermann. Petitioner was represented by Fred Lauer, Esquire. The case garnered interest in the community and several concerned citizens appeared as Protestants in opposition to the variance request. These included the aforementioned Bryan Beyrodt of 607 Cameron Ridge Court, as well as Brett Moritz of 613 Cameron Ridge Court, Rob Galla of 609 Cameron Ridge Court, Darlene Rendek of 611 Cameron Ridge Court, John Wachter of 19509 Cameron Mill Road, and Frank and Karen Buck of 19912 Quiet Valley Court. Frank Borgerding, Esquire appeared as attorney for the Protestants as well as the Cameron Mills Homeowners Association.

Testimony and evidence presented in support of the variance request revealed that the subject property is an irregular shaped lot and consists of approximately 1.737 acres, more or less, zoned R.C.5. The property is identified as Lot 52 in the "Cameron Mill" subdivision and is located on the north side of Cameron Ridge Court, south of Bentley Road and west of Cameron Mill Road, in the Parkton area of Baltimore County. Petitioner purchased the lot in 1999 and improved the property with a two-story single-family dwelling and attached two car front loading garage that he designed and built in 2000-01. An asphalt driveway leads from Cameron Ridge Court to the two car garage, with a parking pad situated just to the left of the main driveway. At this juncture, Petitioner desires to construct a one-story garage accessory structure at the left side yard of his property (as one faces the property from the street). As shown on the site plan, the garage would be located approximately 58 feet from the existing dwelling, 76 feet from the street at Cameron Ridge Court, 140 from the western side yard boundary, and 100 feet from the rear yard boundary. Petitioner indicated that due to the wooded nature of his lot and because of the fact he has three cars he would like to store out of the weather elements, he

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Date 10-13-10 \_\_\_\_\_ 2  
By [Signature] \_\_\_\_\_

desires to construct the aforementioned detached garage. As will be discussed in his testimony, variance relief is necessary because Petitioner believes locating the garage in the left side yard is the most logical position, given the constraints and limitations of his property and weighing the "pros" and "cons" of other possible locations on his property.

In support of the variance request, Petitioner testified that he is employed as an engineering consultant and has personally designed and built eight homes previously, and also has a real estate license in the State of Virginia. He believes his background gives him a unique perspective and a certain expertise in deciding to locate the garage as depicted on the site plan. Most noteworthy in Petitioner's view is the unusual shape of the property compared with others in the subdivision. The Final Subdivision Plat approved on January 12, 1994 for Section Two, Plat Three of the Cameron Mill subdivision, and a blow-up of the Second Amended Final Development Plan for Sections One, Two, and Three detailing Petitioner's property, were marked and accepted into evidence as Petitioner's Exhibits 2A and 2B, respectively. The Final Subdivision Plat shows Petitioner's property vis-à-vis other properties in the neighborhood. As noted by Petitioner, while most of the properties in the subdivision have variations of a rectangular shape, his property has a very unusual configuration. The property has a very long and narrow side yard to the east, a shorter and somewhat deeper side yard to the west, a triangular shaped rear yard, and a comparatively smaller front yard due to the outward curvature of Cameron Ridge Court towards Petitioner's property. An aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 3 shows an overhead view of Petitioner's property. As indicated by Petitioner, his property is almost entirely wooded except for the area where the home and driveway are located, and backs up to farmland. Additional photographs of Petitioner's property were marked and accepted into evidence as Petitioner's Exhibits 4A

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Date 10-13-10

3

By ps

CERTIFICATE OF POSTING

Date: 8-25-10

RE: Case Number: 2011-0035A

Petitioner/Developer: Chuck Breyermann

Date of Hearing/Closing: Sept 2, 2010 2PM

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 610 Cameron Ridge Ct

The signs(s) were posted on 8-25-10  
(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)

# ZONING NOTICE

CASE # 2011-0035-A

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

COUNTY OFFICE BUILDING - RM 206

PLACE: 111 W. CHESAPEAKE AVE., TOWSON 21284

DATE AND TIME: SEPT. 2, 2010 2PM THURS.

REQUEST: TO PERMIT A PROPOSED DETACHED  
ACCESSORY STRUCTURE (GARAGE) TO BE  
LOCATED IN THE SIDE YARD OF THE

DWELLING IN LIEU OF THE REQUIRED REAR

AND TO AMEND THE FINAL DEVELOPMENT  
PLAN OF CAMERON MILL, SECT. 2, LOT 52  
DUALY

TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
HEARING CALL 847-3101

PENALTY OF LAW

through 4I. These photographs show the front yard of Petitioner's property and the proposed location of the garage in the side yard, as demonstrated by Petitioner's wife standing in the area where the garage would be situated. Petitioner pointed out that, as revealed in the photographs, the proposed garage would be barely visible in the side yard from Cameron Ridge Court.

In further support of the variance request, Petitioner submitted a drawing of his property, which was marked and accepted into evidence as Petitioner's Exhibit 5. This site plan of Lot 52 shows the location of Petitioner's home, the original building envelope, and the septic reserve area in the rear of the property. In conjunction with this plan, Petitioner testified that it would be impractical to place the garage accessory structure in the rear yard in the septic reserve area. He also stated that placing the garage in the rear yard would be difficult because the property slopes downward away from the home toward the rear of the property, and would also require extending the driveway into the rear yard and thus increasing the impervious surface on the property, plus the removal of additional trees from the property. Supplementary photographs that were marked and accepted into evidence as Petitioner's Exhibits 6 through 10 show Petitioner's property and the visual impact that would be associated with the proposed garage (similar to Petitioner's Exhibits 4A through 4I), which Petitioner maintains would be almost nonexistent. Petitioner also submitted elevation drawings that were marked and accepted into evidence as Petitioner's Exhibit 11. In addition, Petitioner submitted additional photographs that were marked and accepted into evidence as Petitioner's Exhibits 14 through 17. These photographs depict the sight lines to Petitioner's property and the proposed location of the garage from various vantage points on Cameron Ridge Court. Because Petitioner's home and the proposed location of the garage are set back from the road and because Petitioner's property is

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Date 10-13-10

By [Signature]

densely forested, he contends that the garage would not be visible to traffic on Cameron Ridge Court and, hence, would have no detrimental impacts on the neighborhood.

In concluding the presentation in support of the variance request, Petitioner's attorney, Mr. Lauer, submitted an email sent from Petitioner to neighbors and the string of return emails from other neighbors that was marked and accepted into evidence as Petitioner's Exhibit 18. Petitioner's email explained his proposal for the garage and its location. The reply emails were from Ernie Price of 19901 Bentley Ridge Court, Bill Schulze of 19908 Bentley Ridge Court, Rich Bradford of 19905 Bentley Ridge Court, and Mike Ferreira of 19913 Quiet Valley Court, and were supportive of Petitioner's plans.

Testifying in opposition to the requested relief was Bryan Beyrodt of 607 Cameron Ridge Court. In response to questioning from the Protestants' attorney Mr. Borgerding, Mr. Beyrodt indicated that he lives just south of Petitioner and filed the Formal Demand for Hearing. During his testimony, he expressed great concern over the location of Petitioner's proposed detached garage. Although not opposed to Petitioner's desire for a one car detached garage, per se, he is opposed to placing the garage in the side yard along Cameron Ridge Court, especially where he believes there is enough space to build the garage in the rear yard or attached to the existing home. While the garage might be shielded from view to an extent during the full foliage months in the spring and summer, he is concerned that the garage would be very visible during the fall and winter when the leaves are off the trees. Mr. Beyrodt also testified that the character and aesthetics of the neighborhood are consistent with mostly two-story homes, generally consisting of over 2,500 square feet with attached two car garages and spacious lots. He believes that permitting this single, detached garage isolated to the side of the property relatively close to Cameron Ridge Court would detract from the overall appearance of the neighborhood and affect

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Date 10-13-10

By B

home values as well. As for Petitioner's contention that the garage could not be placed in the rear yard due to the septic reserve area, Mr. Beyrodt believes this is merely an argument of convenience. He pointed to the fact that in constructing an in-ground pool in the rear yard of his property several years ago, he dealt with the same issue. He stated he was granted permission by the County to construct the pool and intrude into the septic reserve area, understanding that this could become an issue he might have to deal with in the future.

Also testifying in opposition to the requested variance were Brett Moritz of 613 Cameron Ridge Court, Darlene Rendek of 611 Cameron Ridge Court, and Rob Galla of 609 Cameron Ridge Court. These properties are located relatively across the street from Petitioner's property and as with Mr. Beyrodt's property, would likely be the most affected by Petitioner's plan to place the garage in the side yard of his property. A summary of their testimony indicates that they believe Petitioner's property is not so unique that the garage could not be placed in the rear yard. Constructing a garage in the side yard would have a visual impact due to its closeness to Cameron Ridge Court, as depicted in photographs of Petitioner's property along the road that were marked and accepted into evidence as Protestants' Exhibits 3, 4, and 5. In addition, examples of the potential impact of the garage during non-foliage months were illustrated in photographs that were marked and accepted into evidence as Protestants' Exhibits 6 and 7. These two photographs were taken by Mr. Galla of his property in Easter 2007 and show a relatively barren landscape without the leaves on trees.

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 8, 2010 which indicates that the proposed permit to build a garage will need to be reviewed by the Groundwater Management

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Date 10-13-10 6

By JB



Division because the septic area is close to the proposed garage site. The comment also states that this property is within a subdivision that was the subject of a C.R.G. development plan; therefore, it is exempt from forest conservation regulations. Forest buffer easements are not proposed to be impacted. There were no other comments provided by the ZAC agencies.

In his closing remarks, Mr. Lauer argued that Petitioner's variance request should be granted chiefly due to the unusual shape of the property and the impact of the existing location of the dwelling, the building envelope, and the septic reserve area in the rear of the property. He also stated that the proposed location of the garage in the side yard -- in a wooded area of the property -- would have practically no visual impact on anyone in the neighborhood or on traffic traveling on Cameron Ridge Court. Conversely, Mr. Borgerding argued that Petitioner has not satisfied its legal burden with respect to the variance request. He argued that while Petitioner's property has an unusual shape, this feature is not directly related to the need for a variance and does not preclude Petitioner from otherwise complying with the Regulation at issue. Petitioner still has ample area to place the garage in the rear yard, notwithstanding the shape of the property.

As stated at the conclusion of the hearing, this is a very difficult case. From a practical standpoint, I am very appreciative of Petitioner's desire to have a detached garage accessory structure in order to store his third vehicle, and I also believe Petitioner has attempted to place the garage in a location on the property that suits his needs. On the other hand, I am also mindful of the concerns expressed by the members of the Cameron Mill community in attendance at the hearing, each of whom testified that the proposed location of the detached garage would be at odds with the aesthetics of the neighborhood, and that the requested variance is not warranted in this case.

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Date 10-13-10

By B3

In considering a variance request, I am required under Section 307.1 of the B.C.Z.R. to determine, under a two prong test, first whether special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request; that is, a property's peculiar characteristic or unusual circumstances relating only and uniquely to that property must exist in conjunction with the Regulation's more severe impact on the specific property, and this uniqueness must drive the need for the variance. If that threshold requirement is met, only then am I to determine the next prong of whether strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship to Petitioner. See, *Cromwell v. Ward*, 102 Md.App. 691, at 721 (1995). In addition, variances are not favored under the law and presumed to be in conflict with the Regulations. As stated in *Cromwell* at 703, "[t]he general rule is that the authority to grant a variance should be exercised sparingly and only under exceptional circumstances."

In the instant matter, Petitioner has clearly established that his property has an unusual shape, though in reviewing the Final Subdivision Plat, Section Two, Plat Three that was accepted into evidence as Petitioner's Exhibit 2A, it is evident that there are a number of lots in the subdivision that share an unusual shape. Although there is evidence of "uniqueness," the question is whether this characteristic, in conjunction with all the evidence presented, relates only to the subject property and results in a more severe impact on the property from the Regulation requiring an accessory structure to be placed only in the rear yard. In my judgment, Petitioner has not satisfied the first threshold requirement of Section 307.1 as interpreted in *Cromwell*.

Stated alternatively, a variance should not be granted when the proposed use can be achieved without the need for a variance. In this case, I note that Petitioner initially proposed a

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Date 10-13-10

By PB

location for the garage in the rear of the property, just behind the rear foundation line of the dwelling, as depicted in the May 26, 2009 Review Submittal Form to the Cameron Mill Architectural Review Committee, which was marked and accepted into evidence as Protestants' Exhibit 1. While it is perhaps not as convenient a location as that currently proposed, it is within the spirit and intent of Section 400.1 of the B.C.Z.R. In my view, the purpose of that section is to keep separate, detached structures from the front and side yards of properties where their visual and aesthetic impacts are most apparent. Petitioner has presented evidence that the garage would be located in a wooded area of his property without any visual impact; conversely, the Protestants have presented evidence that the wooded area becomes much less dense in the fall and winter months, and that the garage would be a visual blemish on the community for neighbors and passersby. I am certainly understanding of Petitioner's desire to expand the garage space of his home, and he has legitimate reasons for wanting to do so, but I believe granting the variance in this instance would frustrate the purpose and intent of Section 400.1.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the parties, I find that Petitioner's variance request should be denied.

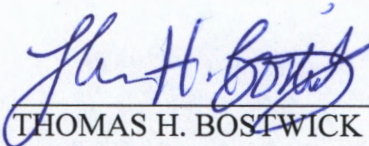
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 13<sup>th</sup> day of October, 2010, that the Administrative Variance request from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (garage) to be located in the side yard of the dwelling in lieu of the required rear yard, and to amend the Final Development Plan of Cameron Mill, Section 2, Lot 52 only, be and is hereby **DENIED**, subject to the following:

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Date 10-13-10

By [Signature]


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 10-13-10

By 



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

October 13, 2010

FRED LAUER, ESQUIRE  
120 EAST BALTIMORE STREET  
SUITE 1808  
BALTIMORE MD 21202

Re: Petition for Administrative Variance  
Case No. 2011-0035-A  
Property: 610 Cameron Ridge Court

Dear Mr. Lauer:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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.

Sincerely,

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Charles L. Brigermann, 610 Cameron Ridge Court, Parkton MD 21120  
*Please see attached list*

Petition for Administrative Variance

Charles L. Brigermann

Case No. 2011-0035-A

Property: 610 Cameron Ridge Court

Ernie Price, 19901 Bentley Ridge Court, Parkton MD 21120

Bill Schulze, 19908 Bentley Ridge Court, Parkton MD 21120

Rich Bradford, 19905 Bentley Ridge Court, Parkton MD 21120

Mike Ferreira, 19913 Quiet Valley Court, Parkton MD 21120

Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204

Bryan Beyrodt, 607 Cameron Ridge Court, Parkton MD 21120

Brett Moritz, 613 Cameron Ridge Court, Parkton MD 21120

Rob Galla, 609 Cameron Ridge Court, Parkton MD 21120

Darlene Rendek, 611 Cameron Ridge Court, Parkton MD 21120

John Wachter, 19509 Cameron Mill Road, Parkton MD 21120

Frank and Karen Buck, 19912 Quiet Valley Court, Parkton MD 21120

August 9, 2010

To Whom it may concern,

I respectfully request a public hearing regarding zoning request for variance case# 2011-0035-A. As a direct neighbor to 610 Cameron Ridge Court I feel that this request would provide for ~~to~~ the location of an out building that is not in keeping with the entire neighborhood. Additionally I am concerned regarding sight lines and safety at that corner in the neighborhood.

Sincerely,

  
Bryan Beyrodt



# FORMAL DEMAND FOR HEARING

CASE NUMBER: 2011-0035-A

Address: 610 CAMERON RIDGE CT.

Petitioner(s): CHAS. L. BRIGERMANN

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Bryan Beyrodt  
Name - Type or Print

() Legal Owner OR ( ) Resident of  
607 Cameron Ridge Ct  
Address

Parkton MD 21120  
City State Zip Code

443632 8163  
Telephone Number

which is located approximately 31 feet from the  
property, which is the subject of the above petition, **do hereby  
formally demand that a public hearing be set in this matter.**

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS  
DEMAND.**

  
Signature

8-9-2010  
Date

Signature  
Revised 9/18/98 - wcr/scj

Date





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 610 Cameron Ridge Ct.  
 which is presently zoned RC3

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 - to permit a proposed detached

*accessory structure (garage) to be located on the side of the dwelling in lieu of the required rear; and to amend the Final Development Plan of Cameron Mill, Section 2, Lot 52 only*

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 \_\_\_\_\_

**Legal Owner(s):**

*Charles L. Brugeremann*  
 Name - Type or Print \_\_\_\_\_  
*Charles L. Bruger*  
 Signature \_\_\_\_\_  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address 610 Cameron Ridge Ct. Telephone No. 410-592-3106  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Company \_\_\_\_\_  
 Date 10-13-10  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 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.

CASE NO. 2011-0035-A

Zoning Commissioner of Baltimore County  
 Reviewed By [Signature] Date 7/26/10  
 Estimated Posting Date 8/8/10

# 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 610 Cameron Ridge Ct  
Address  
Parkton MD 21120  
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):

Due to topographical limitations, septic field location and large (50' or more in height) oak and hickory tree obstructions, location of an additional single car garage in the side yard is requested.

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.

Charles Briger  
Signature  
Charles Brigermann  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF Harford BALTIMORE, to wit:  
I HEREBY CERTIFY, this 21<sup>st</sup> day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
Charles Brigermann  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carolyn L. DeShaw  
Notary Public  
My Commission Expires Dec. 30, 2013

## Zoning Description for 610 Cameron Ridge Court.

Beginning at a point on the north side of Cameron Ridge Court which is 40 feet wide at the distance of 45 feet east of the centerline of the nearest improved intersecting street, Quiet Valley Court, which is 40 feet wide. Being Lot # 52, Section #2 in the subdivision of Cameron Mill as recorded in Baltimore County Plat Book # SM #67, Folio #143, containing 1.737 acres. Also known as 610 Cameron Ridge Court and located in the 7<sup>th</sup> Election District.

*3rd Councilmanic District*

*Item #0035*

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2011- 0035 -A Address 610 Cameron Ridge Ct

Contact Person: David Duvell Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 7/26/10 Posting Date: 8/8/10 Closing Date: 8/23/10

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- 0035 -A Address 610 Cameron Ridge Ct

Petitioner's Name Chas L Brigermann Telephone 410 357 5610

Posting Date: 8/8/10 Closing Date: 8/23/10

Wording for Sign: To Permit a proposed detached accessory structure (garage) to be located on the side of the dwelling in lieu of the required rear; and to amend the final development plan of Cameron Mill, Section 2, lot 52 only

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/neighbor 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2011-0035-A  
Petitioner: Charles Brigermann  
Address or Location: 610 Cameron Ridge Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles Brigermann  
Address: 610 Cameron Ridge Ct.  
Partstown 21120  
Telephone Number: 410-357-5610

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

No.           

Date:           

| Fund | Dept | Unit | Sub Unit | Rev Source/<br>Obj | Sub Rev/<br>Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|--------------------|---------------------|----------|---------|--------|
| 00   | 330  | 000  |          | 600                |                     |          |         |        |
|      |      |      |          |                    |                     |          |         |        |
|      |      |      |          |                    |                     |          |         |        |
|      |      |      |          |                    |                     |          |         |        |
|      |      |      |          |                    |                     |          |         |        |

Total:           

Rec From:           

For:           

DISTRIBUTION

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

**NOTICE OF ZONING HEARING**

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

**Case: # 2011-0035-A**  
610 Cameron Ridge Court  
N/east side of Cameron Ridge Court, 45 feet east of the centerline of Quiet Valley Court  
7th Election District  
3rd Councilmanic District  
Legal Owner(s):

**Variance:** to permit a proposed detached accessory structure (garage) to be located in the side yard of the dwelling in lieu of the required rear; and to amend the Final Development Plan of Cameron Mill, Section 2, lot 52 only.

**Hearing: Thursday, September 2, 2010 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.**

WILLIAM J. WISEMAN, III  
Zoning Commissioner for Baltimore County

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

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

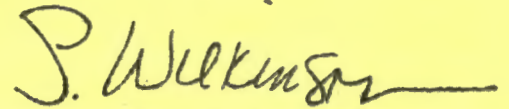
JT/8/887 Aug. 24 251855

# CERTIFICATE OF PUBLICATION

8/26, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/24, 2010.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News



LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 8-8-10

RE: Case Number: 2011-0035-A

Petitioner/Developer: Chuck Brugermann

Date of Hearing/Closing: 8-27-10

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 610 Cameron Ridge Act.

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

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

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)



# VARIANCE

CASE # 2011-0035-A

TO PERMIT A PROPOSED DETACHED  
ACCESSORY STRUCTURE (GARAGE) TO BE  
LOCATED ON THE SIDE OF THE DWELLING  
IN LIEU OF THE REQUIRED REAR  
YARD, AND TO AMEND THE F.D.P. OF  
CAMERON MILL SEC. 2, LOT 52 ONLY

## 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 8/23/10

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
111 WEST CHESTER

# ZONING NOTICE

CASE # 2011-0035-A

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

COUNTY OFFICE BUILDING - RH106

PLACE: 111 W. CHESAPEAKE AVE., TOWSON 21204

DATE AND TIME: SEPT. 2, 2010 2PM THURS.

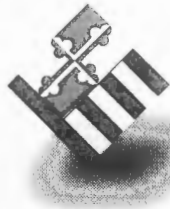
REQUEST: TO PERMIT A PROPOSED DETACHED

ACCESSORY STRUCTURE (GARAGE) TO BE  
LOCATED IN THE SIDE YARD OF THE

DWELLING IN LIEU OF THE REQUIRED REAR,  
AND TO AMEND THE FINAL DEVELOPMENT

PLAN OF CAMERON MILL, SECT. 2, LOT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS  
DO NOT NEED TO CONFIRM HEARING



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Office Management*  
August 12, 2010

**NOTICE OF ZONING HEARING**

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

**CASE NUMBER: 2011-0035-A**

610 Cameron Ridge Court

N/east side of Cameron Ridge Court, 45 feet east of the centerline of Quiet Valley Court  
7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Variance to permit a proposed detached accessory structure (garage) to be located in the side yard of the dwelling in lieu of the required rear; and to amend the Final Development Plan of Cameron Mill, Section 2, lot 52 only.

Hearing: Thursday, September 2, 2010 at 2:00 p.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco  
Director

TK:kl

C: Charles Brigermann, 610 Cameron Ridge Court, Parkton 21120  
Bryan Beyrodt, 607 Cameron Ridge Court, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 25, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, August 24, 2010 Issue - Jeffersonian

Please forward billing to:  
Charles Brigermann  
610 Cameron Ridge Court  
Parkton, MD 21120

410-592-3106

---

## NOTICE OF ZONING HEARING

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

**CASE NUMBER: 2011-0035-A**

610 Cameron Ridge Court

N/east side of Cameron Ridge Court, 45 feet east of the centerline of Quiet Valley Court  
7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Variance to permit a proposed detached accessory structure (garage) to be located in the side yard of the dwelling in lieu of the required rear; and to amend the Final Development Plan of Cameron Mill, Section 2, lot 52 only.

Hearing: Thursday, September 2, 2010 at 2:00 p.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

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

August 26, 2010

Charles Brigermann  
610 Cameron Ridge Ct.  
Parkton, MD 21120

Dear: Charles Brigermann

RE: Case Number 2011-0035-A, 610 Cameron Ridge Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 26, 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 9, 2010  
RECEIVED

AUG 11 2010

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

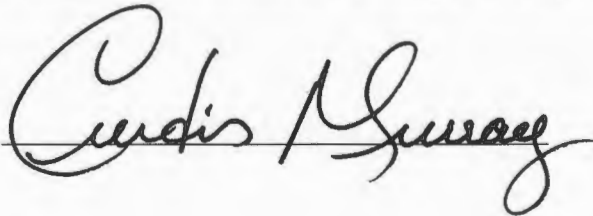
ZONING COMMISSIONER

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 11-035- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:  
CM/LL





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

August 18, 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:** 2011-0035A -- 0036A, 2011-0042A-0045A

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.

**Comments:**

The above plans were not attached to the paperwork that was sent over to the Fire Marshal's Office on August 4, 2010. I will need copies of the above plans before making any comments.

The above plans were received and reviewed on Wednesday August 18, 2010, with the following comment:

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, 3<sup>RD</sup> Floor  
Towson, Maryland 21286  
410-887-4880  
Mail Stop: 1102  
cc: File

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

**DATE:** August 5, 2010

**FROM:** 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

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



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

Beverly 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. *2011-0035-A*  
*610 CAMERON CT*  
*BRIGERMANNA*  
*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. *2011-0035-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,

*Michael P. Bailey*  
 For<sup>1</sup> Steven D. Foster, Chief  
 Engineering Access Permits  
 Division

SDF/mb



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TB  
AV  
9-2-10  
hearings

TO: Timothy M. Kotroco  
FROM: Dave Lykens, DEPRM - Development Coordination  
DATE: September 8, 2010  
SUBJECT: Zoning Item # 11-035-A  
Address 610 Cameron Ridge Court  
(Brigerman 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:

The proposed permit to build a garage will need review by Groundwater Mgmt. The septic area is close to the proposed garage site. – *Dan Esser; Groundwater Management*

This property is within a subdivision that was the subject of a C.R.G. development plan, therefore, it is exempt from forest conservation regulations. Forest Buffer Easements are not proposed to be impacted. – *Thomas Panzarella; Environmental Impact Review*

**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>                                   |
| _____                   | DEPRM<br>(if not received, date e-mail sent _____)    | _____                                       |
| <u>8-18-10</u>          | FIRE DEPARTMENT                                       | <u>couldn't comment - no SPs attached;</u>  |
| <u>8-9-10</u>           | PLANNING<br>(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: 8-24-10 (not on file)

SIGN POSTING Date: 8-8-10

PEOPLE'S COUNSEL APPEARANCE Yes  No

PEOPLE'S COUNSEL COMMENT LETTER Yes  No

Comments, if any: formal demand by APO





Case No.: 2011-0035-A

Exhibit Sheet

Petitioner/Developer

Protestant

|              |  |  |
|--------------|--|--|
| No. 1        | site plan  |  |
| No. 2<br>A+B | A- Final Subdivision Plat<br>B - blow up of Plat of Pet's property |  |
| No. 3        | aerial photograph  |  |
| No. 4<br>A-I | photos of property   |  |
| No. 5        | alternative locations drawing                                      |  |
| No. 6        | photo of front of home   |  |
| No. 7        | photo of area of proposed garage                                   |  |
| No. 8        | photo of parking pad   |  |
| No. 9        | photo of right side of house from driveway                         |  |
| No. 10       | photo of right side of house from road                             |  |
| No. 11       | elevation drawings and Footprint                                   |  |
| No. 12       | Zoning map   |  |

Case No.: 2011-0035-A

Exhibit Sheet - Continued

Petitioner/Developer

Protestant

| No.    | Petitioner/Developer   | Protestant |
|--------|--|------------|
| No. 13 | larger aerial photograph   |            |
| No. 14 | photo of Pet's property down toward Beyrodt's property           |            |
| No. 15 | photo of property (Galla) across street from Pet's property      |            |
| No. 16 | photo of road from Pet's driveway in western direction           |            |
| No. 17 | photo of approximate location of garage in woods - straight back |            |
| No. 18 | emails from neighbors in support                                 |            |
| No. 19 | photo of 19702 Cameron Hill Road w/ garage in sideyard           |            |
| No. 20 | Case/Order from 19702 Cameron Hill - # 07-155-A                  |            |
| No. 21 | aerial photos of 19702 Cameron Hill Road                         |            |
| No. 22 |  |            |
| No. 23 |  |            |
| No. 24 |  |            |



Copyright (C) 2010 Baltimore County, Maryland

**PETITIONER' S**  
**EXHIBIT NO.** 3

My wife is standing at the proposed garage corner that is closest to the street and the corner of our house. She's wearing a red top and holding a ten foot pole with a white flag at the top.

Item #0035





PETITIONER'S

EXHIBIT NO.

4A-I

Item #0035



PETITIONER' S

EXHIBIT NO. 6



PETITIONER'S  
EXHIBIT NO. 7



**PETITIONER' S**

**EXHIBIT NO.** 8



PETITIONER' S

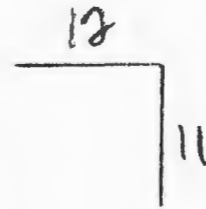
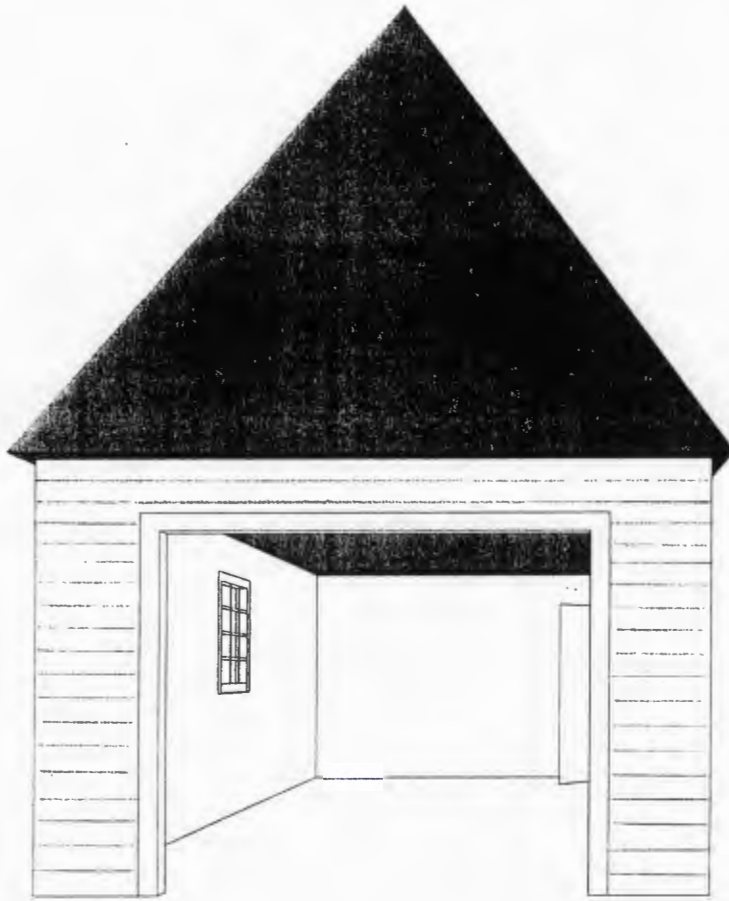
EXHIBIT NO. 9



PETITIONER' S

EXHIBIT NO. 10

vinyl siding & roofing  
consistent with house  
construction



garage door same as  
current house construction  
9x7

Front Elevation

PETITIONER'S

EXHIBIT NO.

11



To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



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**PETITIONER' S**

**EXHIBIT NO.**

13





PETITIONER'S

EXHIBIT NO.

14



PETITIONER' S

EXHIBIT NO.

15



PETITIONER'S

EXHIBIT NO.

16



PETITIONER'S

EXHIBIT NO.

17

**From:** Ernie <icecreamdepot@aol.com>  
**Subject:** RE: Garage Addition  
**Date:** Tue, 24 Aug 2010 07:44:07 -0400  
**To:** <chuckb@falkengeist.com>  
**Attachments:** 0

Chuck:

I was wondering what that a sign was all about.....No problem on my end. Go for it!

Ernie Price  
Ice Cream Depot, Inc.  
Wholesale Distributors  
(410) 485-2800 \* Fax (410) 485-0111

*19901 Bentley Ridge*

-----Original Message-----

**From:** Chuck Brigermann [mailto:chuckb@falkengeist.com]  
**Sent:** Monday, August 23, 2010 10:40 PM  
**To:** Undisclosed Recipients:  
**Subject:** Garage Addition

Hi,

Some of my neighbors have informed me that they have received e-mails from the Cameron Mill Homeowners Association trying to undermine my efforts to build an additional single car garage in my side yard.

First, I would invite anyone to call, stop by, or e-mail me for honest information regarding this project. Second, it's actually disheartening for these people to suggest that I would do anything to negatively impact the value of my property or the neighborhood. I easily spend as much time as anyone taking care of my property.

What I intend to build is in the woods, 76 feet from the curb, is of the same design and style of my house, uses the same color and type of materials, and has a 12x20 footprint. In the summer it's almost impossible to see, and even without the leaves in winter, it still would not be very obvious. What could possibly be wrong with this? Doing something detrimental is one thing, but this actually adds to the value of my property. We live in a free country, and I certainly think I have the right to make needed changes to my property without being harassed or forced to accommodate someone else's taste.

**PETITIONER' S**

**EXHIBIT NO.** 18



PETITIONER'S

EXHIBIT NO. 19

Eric & Lynnette Melchior  
19702 Cameron Mill Rd  
Parkton, 21120

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
W/S Cameron Mill Road, 1300' +/- \*  
Centerline of Cameron Ridge Court \* DEPUTY ZONING COMMISSIONER  
7th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \*  
(19702 Cameron Mill Road) \*  
Eric L. Melchior \* CASE NO. 02-155-A  
Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Eric L. Melchior, the legal owner of the subject property. The variance request is for property located at 19702 Cameron Mill Road in the Parkton area of Baltimore County. The Petitioner herein seeks a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (proposed shed) to have a height of 19.5 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, 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 26-127 (b)(1) 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

DATE 02/14/01  
BY R. G. [Signature]

PETITIONER'S

EXHIBIT NO.

20



To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



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**PETITIONER' S**

**EXHIBIT NO.** 21



Case No.: 2011-0035-A

Exhibit Sheet

Petitioner/Developer

Protestant

|        |  |   |
|--------|--|---|
| No. 1  |  | 5-26-09 - Pet's Arch. Rev. Committee application for garage in <u>rear</u> yard |
| No. 2  |  | 7-14-10 letter from Pet's attorney that subject prop. not part of HOA           |
| No. 3  |  | photo of Pet's driveway   |
| No. 4  |  | photo further down from driveway  |
| No. 5  |  | photo from <del>at</del> Quiet Valley Ct. towards Pet's property                |
| No. 6  |  | photo of Mr. Galla's property showing lack of foliage                           |
| No. 7  |  | photo of Galla's property from side - lack of foliage                           |
| No. 8  |  |   |
| No. 9  |  |   |
| No. 10 |  |   |
| No. 11 |  |   |
| No. 12 |  |   |

VILLAGE OF CAMERON MILL  
HOME OWNERS ASSOCIATION

REVIEW SUBMITTAL FORM  
ARCHITECTURAL REVIEW COMMITTEE

General

The Review Submittal Form must be completed, submitted and approved before beginning IMPROVEMENT(S). The document can be submitted by standard mail or electronically via email. Attach copies of drawings, photos, and other documents that will adequately describe the location, size, and materials proposed for the IMPROVEMENT(S). These copies will stay on file with the association. For additional details, please refer to the VCMHOA bylaws (available on the VCMHOA website).

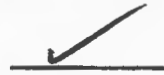
APPLICANT INFORMATION

Name: CHUCK BRIGGERMANN  
 Property Address: 610 CAMERON RIDGE CT.  
 Phone/Email Address: 410-357-5781/chuckb@falkengeist.com  
 Mailing Address (if different) \_\_\_\_\_

IMPROVEMENT(S)

(Check all applicable improvements)

Check Here if attachments are included



|                                  |                                     |                |       |
|----------------------------------|-------------------------------------|----------------|-------|
| Home Addition                    | _____                               | Retaining Wall | _____ |
| Deck (including alterations)     | _____                               |                | _____ |
| Patio (including alterations)    | _____                               |                | _____ |
| Pool                             | _____                               |                | _____ |
| Driveway Expansion               | _____                               |                | _____ |
| Shed                             | _____                               |                | _____ |
| Gazebo                           | _____                               |                | _____ |
| Outbuilding <u>GARAGE</u>        | <input checked="" type="checkbox"/> |                | _____ |
| Swing Set                        | _____                               |                | _____ |
| Fence                            | _____                               |                | _____ |
| Roof Alteration                  | _____                               |                | _____ |
| Siding Alteration                | _____                               |                | _____ |
| Exterior Color Scheme Alteration | _____                               |                | _____ |

C. Bruggermann  
 APPLICANT SIGNATURE

5/26/9  
 DATE

THIS SPACE IS AVAILABLE FOR APPLICANT'S USE TO SKETCH LOCATION OF IMPROVEMENTS ON PROPERTY.  
SEE ATTACHED

|                            |  |
|----------------------------|--|
| APPROVED - NO OBJECTIONS   |  |
| APPROVED AS NOTED          |  |
| RETURNED FOR CLARIFICATION |  |
| REJECTED                   |  |

BY \_\_\_\_\_ DATE \_\_\_\_\_

PROTESTANT'S

EXHIBIT NO. 1

PETER G. ANGELOS  
A PROFESSIONAL CORPORATION  
COURT TOWERS  
210 W. PENNSYLVANIA AVENUE  
SUITE 700  
TOWSON, MARYLAND 21204-5324  
(410) 821-1000 FAX (410) 878-7330  
(877) 921-9090

OTHER OFFICES:  
BALTIMORE, MARYLAND  
CUMBERLAND, MARYLAND  
HARRISBURG, PENNSYLVANIA  
BETHLEHEM, PENNSYLVANIA  
PHILADELPHIA, PENNSYLVANIA  
WILMINGTON, DELAWARE  
KNOXVILLE, TENNESSEE

Mary Cina Chalawsky (MD,D.C.)  
Direct Dial: (410) 951-7160  
Fax Number: (410) 878-7330

July 14, 2010

PROTESTANT' S

**Via Certified Mail, Return Receipt Requested**

EXHIBIT NO. 2

Brett Moritz, President  
Village of Cameron Mill Homeowners Association, Inc.  
613 Cameron Ridge Court  
Parkton, MD 21120

**Re: Charles Brigermann  
610 Cameron Ridge Court - Lot 52**

Dear Mr. Moritz:

This letter is in follow-up to an October 27, 2009 e-mail sent by Charles Brigermann, owner of 610 Cameron Ridge Court - Lot 52, to the Board Members of the Village of Cameron Mill Homeowners Association, Inc.

Be advised that Lot 52 (610 Cameron Ridge Court) does not appear in the Baltimore County Land Records as an annexed property in the Village of Cameron Mill Homeowners Association, Inc. (HOA) as required by the By-Laws of the Village of Cameron Mill Homeowners Association, Inc., Article IV (2)(c).

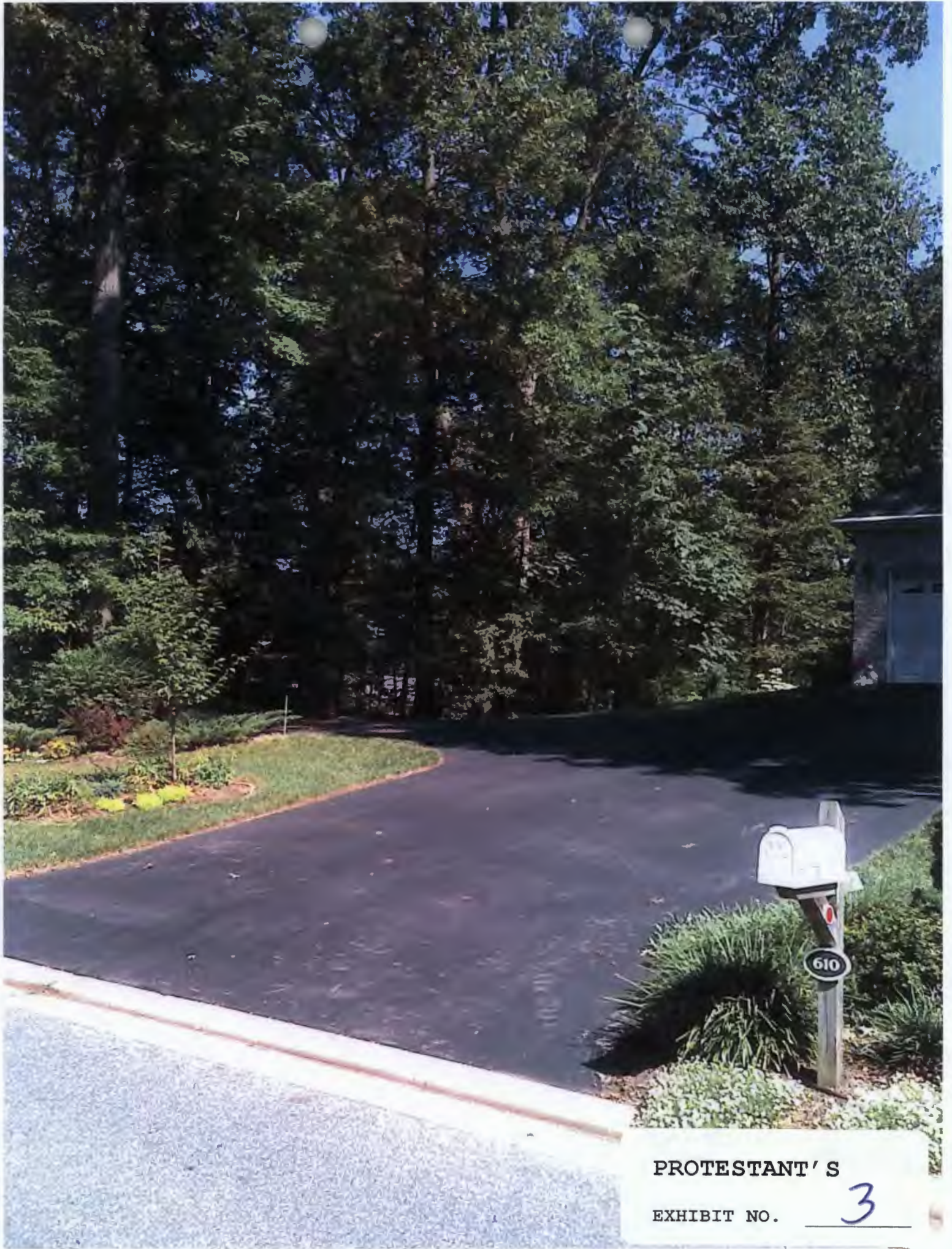
Please remove Mr. Brigermann (610 Cameron Ridge Court) from the membership list of the Cameron Mill HOA. Be advised that Mr. Brigermann will not pay the 2010-2011 HOA dues invoice, as his property is not, and has never been a member of the HOA.

Mr. Brigermann's records indicate that the Cameron Mill HOA has collected \$1,505.00 from Mr. Brigermann for mandatory dues that the HOA legally had no authority to collect. Mr. Brigermann expects that the monies that have been collected by the HOA will be promptly re-paid to him.

Very truly yours,

  
Mary Cina Chalawsky

MCC:me  
Enclosures  
cc: Bill Bavis, Treasurer



PROTESTANT' S

EXHIBIT NO. \_\_\_\_\_

3



PROTESTANT' S

EXHIBIT NO. \_\_\_\_\_

4



PROTESTANT' S

EXHIBIT NO.

5



PROTESTANT'S

EXHIBIT NO.

6



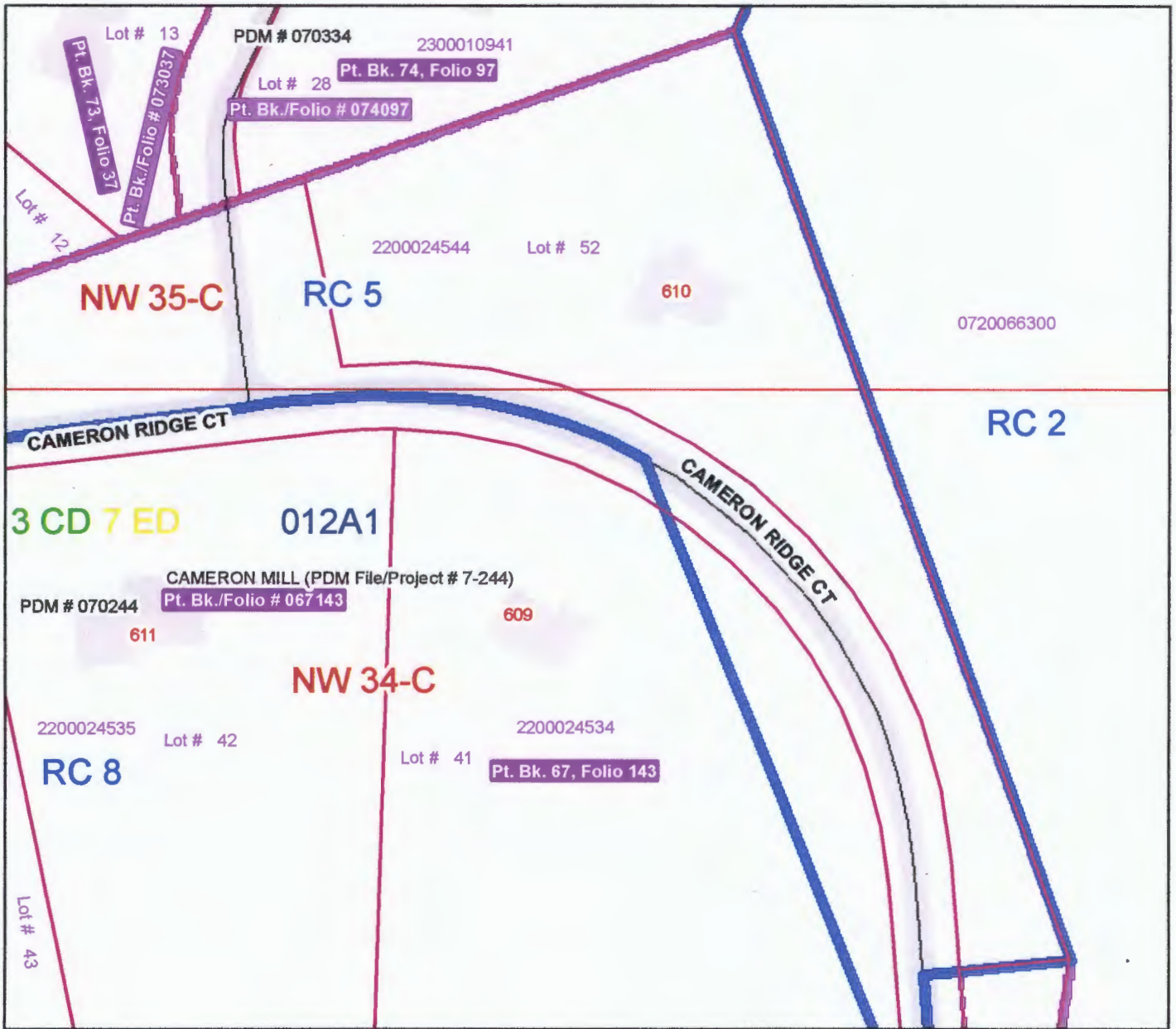
PROTESTANT'S

EXHIBIT NO. \_\_\_\_\_

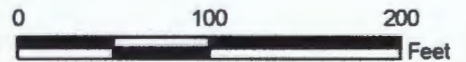
7



# 610 Cameron Ridge Court

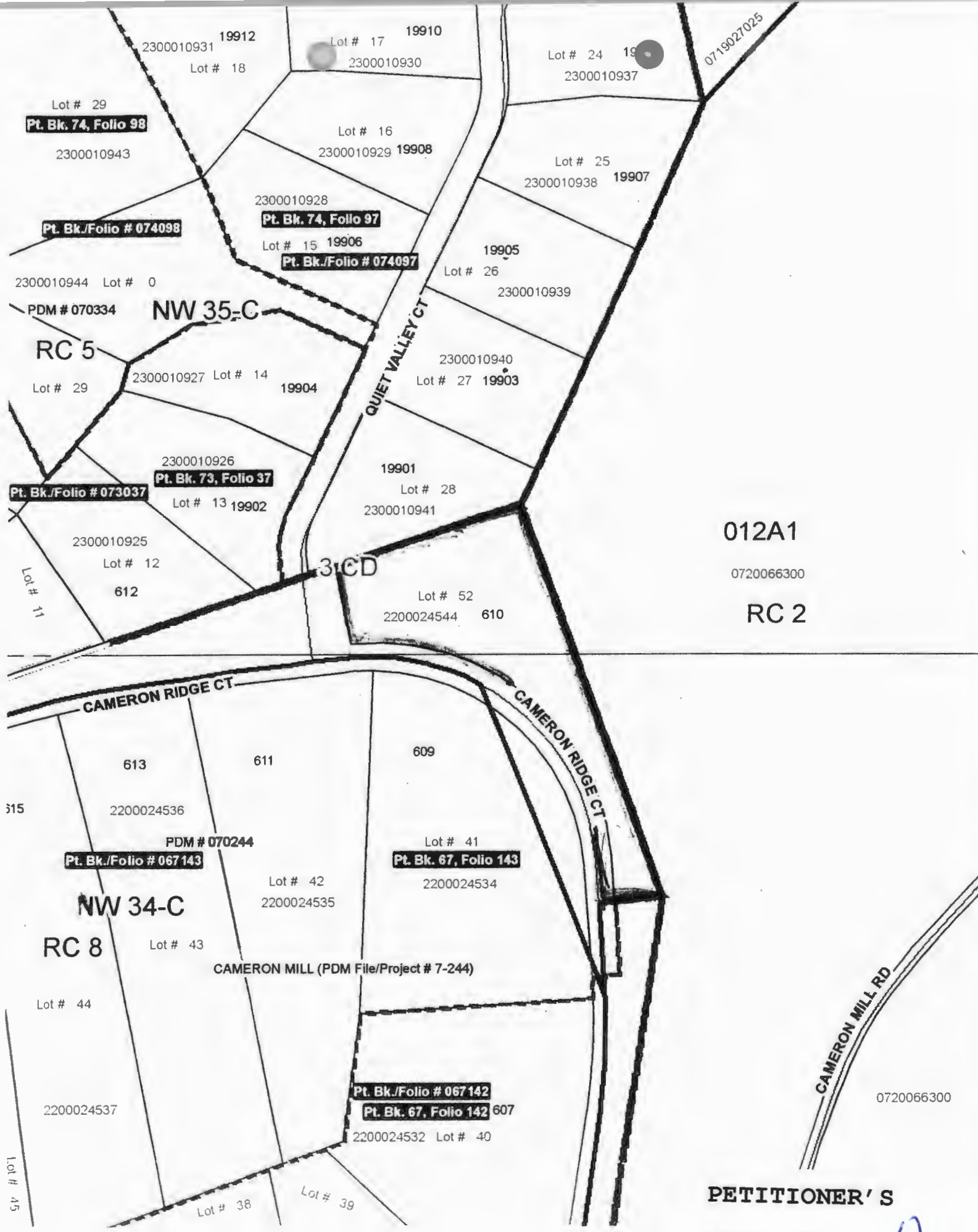


Publication Date: July 26, 2010  
 Publication Agency: Department of Permits & Development Management  
 Projection/Datum: Maryland State Plane,  
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 100 feet

Item # 0035



012A1

0720066300

RC 2

PETITIONER'S

EXHIBIT NO. 12

2A

General Notes

- The recording of this Plat does not constitute an audit or approval by the County of any survey, assessment, bond, or other record, or of any other matter on this Plat.
- This Plat may require an assessment with the provisions of the Baltimore County Code, Section 20-17.
- The recording of this Plat does not guarantee the suitability of services or utilities by Baltimore County.
- The information shown herein may be represented by a subsequent or amended Plat.
- Additional information concerning this Plat may be obtained from the Baltimore County Office of Planning and Zoning and the Department of Public Works.
- Highways and highway right-of-way, water easements, drainage and utility easements, access easements, flood buffer areas in fee or easement, and other management areas, not shown hereon, should be shown, as reserved until they are used, except for those indicated on this Plat, are hereby offered for dedication to Baltimore County, Maryland. The owner, his personal representatives and assigns will convey said areas to said County, Baltimore County, Maryland, at its cost.
- The owner/developer will comply with the best management practices adopted by the Baltimore County Department of the Environment Protection and Resources Management.
- Except as otherwise indicated, all building restrictions hereon shall remain in full force and effect as a result of an unrecorded copy of currently applicable regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions may occur:
- any local health department orders issued in addition to restrictions which may be found in the local records of Baltimore County and which require construction and use of these areas.
- all permittees shall not vote for a period of one year from the date the Record Plat is signed by the Director, Department of the Environment Protection and Resources Management, at the expiration of this period, one term may be required.
- all requirements of the Maryland State Department of the Environment and Baltimore County Department of the Environment Protection and Resources Management pertaining to primary and secondary water systems must be satisfied prior to the approval of building applications.
- There shall be no flooding, grading, construction, or disturbance of vegetation on the flood buffer easement, unless so approved by the Baltimore County Department of the Environment Protection and Resources Management.
- Permitted areas shall be restricted by the nature of the project and shall be subject to approval for particular use as required by applicable Plat provisions.
- The normal probable effects of a disturbance have been noted.
- The area designated as a flood buffer is the area bounded by the 100-year frequency flood and a 5-foot vertical floodwall. The elevations shown on the flood buffer are the 100-year frequency surface elevations. For a 5-foot vertical floodwall.
- Tree retention, tree removal, and road maintenance are to be done to the protection of the parkway and across right-of-way.
- A VARIATION AND CORRECTION BY DEED OF THE LOT AND FOR PART OF A TRACT, WILL WITHIN A PERIOD WITHIN 180-DAY BUFFER.

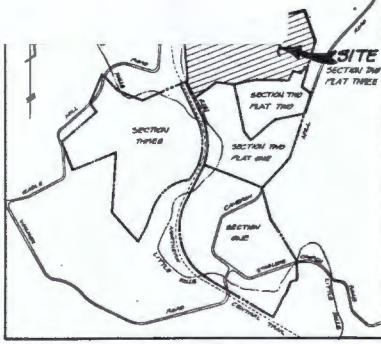
| COORDINATES |            |            |     | CURVE      |         | DATA    |            |
|-------------|------------|------------|-----|------------|---------|---------|------------|
| NO          | NORTH      | WEST       | NO  | WEST       | RADIUS  | DELTA   | ARC LENGTH |
| 311         | 159328.976 | 117428.976 | 392 | 159328.976 | 700.000 | 22.027° | 46.000     |
| 312         | 159328.976 | 117428.976 | 393 | 159328.976 | 700.000 | 22.027° | 46.000     |
| 313         | 159328.976 | 117428.976 | 394 | 159328.976 | 700.000 | 22.027° | 46.000     |
| 314         | 159328.976 | 117428.976 | 395 | 159328.976 | 700.000 | 22.027° | 46.000     |

EASEMENT BEARINGS & DISTANCES

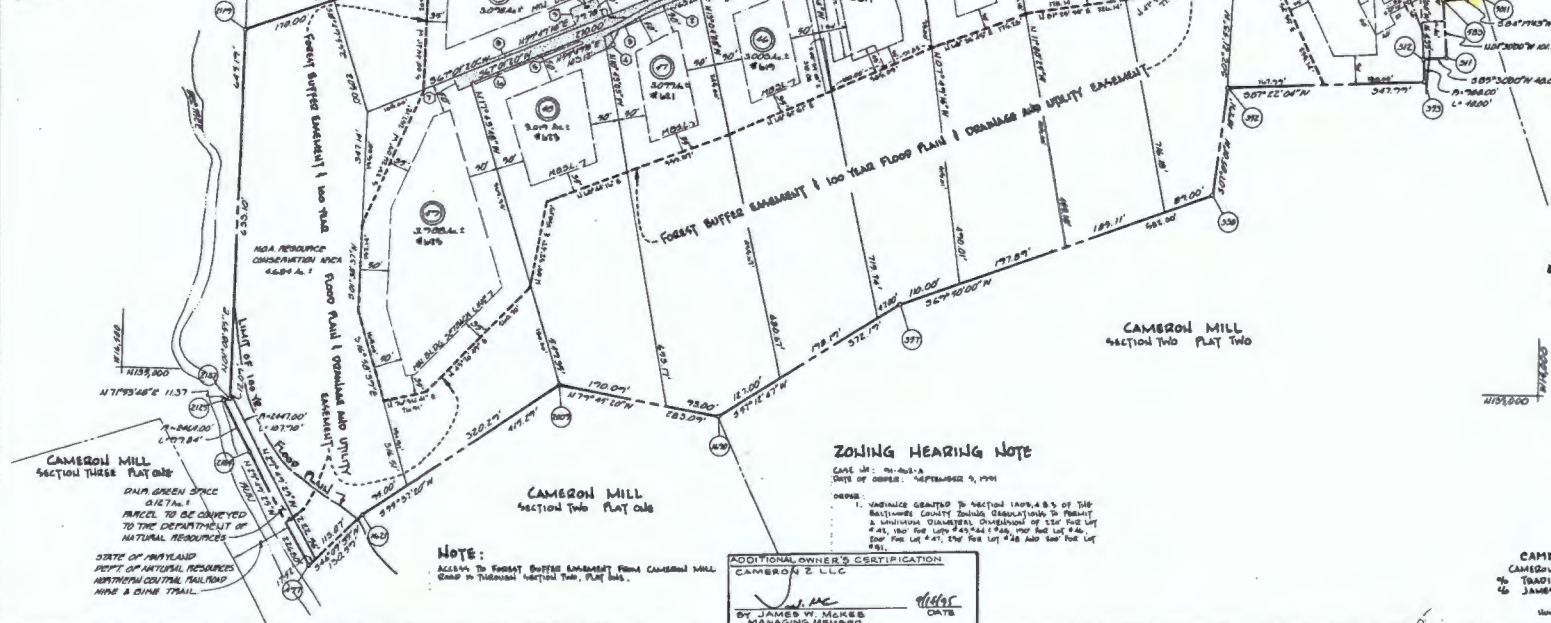
|               |          |          |          |
|---------------|----------|----------|----------|
| 0.5' Easement | 121.50'  | 121.50'  | 121.50'  |
| 1.0' Easement | 243.00'  | 243.00'  | 243.00'  |
| 1.5' Easement | 364.50'  | 364.50'  | 364.50'  |
| 2.0' Easement | 486.00'  | 486.00'  | 486.00'  |
| 2.5' Easement | 607.50'  | 607.50'  | 607.50'  |
| 3.0' Easement | 729.00'  | 729.00'  | 729.00'  |
| 3.5' Easement | 850.50'  | 850.50'  | 850.50'  |
| 4.0' Easement | 972.00'  | 972.00'  | 972.00'  |
| 4.5' Easement | 1093.50' | 1093.50' | 1093.50' |
| 5.0' Easement | 1215.00' | 1215.00' | 1215.00' |

DENSITY TABULATION (This plat)

| SECTION       | AREA       | NO. OF UNITS | DENSITY |
|---------------|------------|--------------|---------|
| SECTION ONE   | 10.000 AC. | 10           | 1.0     |
| SECTION TWO   | 10.000 AC. | 10           | 1.0     |
| SECTION THREE | 10.000 AC. | 10           | 1.0     |
| TOTAL         | 30.000 AC. | 30           | 1.0     |



Vicinity Map Scale: 1" = 100'



Density Tabulations

| EXISTING DENSITY | SECTION ONE | SECTION TWO | SECTION THREE | TOTAL  |
|------------------|-------------|-------------|---------------|--------|
| Area (Ac.)       | 10.000      | 10.000      | 10.000        | 30.000 |
| No. of Units     | 10          | 10          | 10            | 30     |
| Density          | 1.0         | 1.0         | 1.0           | 1.0    |

Final Subdivision Plat  
Section Two Plat Three  
**CAMERON MILL**  
6th & 7th Election District Baltimore County, Maryland  
Scale: 1" = 100'  
January 12, 1994

ZONING HEARING NOTE  
CASE NO: 91-001-A  
DATE OF ORDER: SEPTEMBER 9, 1991

ADDITIONAL OWNER'S CERTIFICATION  
CAMERON 2 LLC  
BY JAMES W. MCKEE  
MANAGING MEMBER

Surveyor's Certification  
The undersigned, a Registered Land Surveyor of the State of Maryland, does hereby certify that he is the surveyor who prepared this plat and that the same has been prepared in accordance with the provisions of the laws of this State in which this Plat is recorded, his name and address.

Owner's Certification  
The undersigned, owner of the land shown hereon, hereby certifies that he is the owner of the land shown hereon, and that the same has been prepared in accordance with the provisions of the laws of this State in which this Plat is recorded, his name and address.

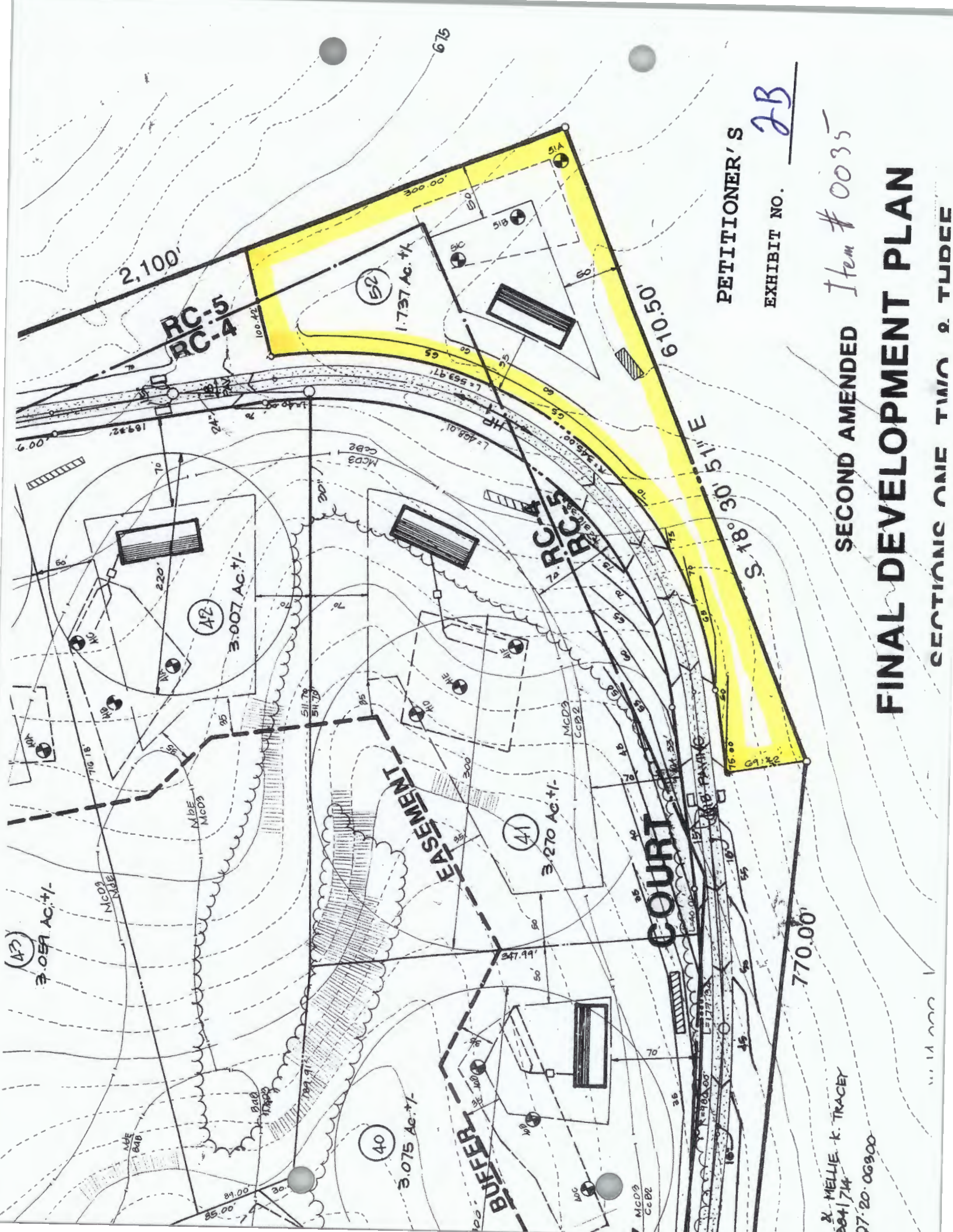
Approved:  
Department of Environment Protection and Resources Management

Approved:  
For the Department of Public Works, and the Office of Planning and Zoning

P.W.A. Completed: 7/25/92  
Final Plat Checked: 8/1/92  
Planning: 8/1/92  
Engineering: 8/1/92  
House Numbers: 8/1/92  
Land Acquisition: 8/1/92

**MCKEE & ASSOCIATES, INC.**  
Engineering-Surveying-Real Estate Development  
Shawen Place, 6 Shawen Road Hunt Valley, Maryland 21039  
(410) 527-1950  
Computed: G.C.S. Drawn: M.G.Y. Checked: G.C.S. Job No.: 98-11

Item #0035



PETITIONER'S

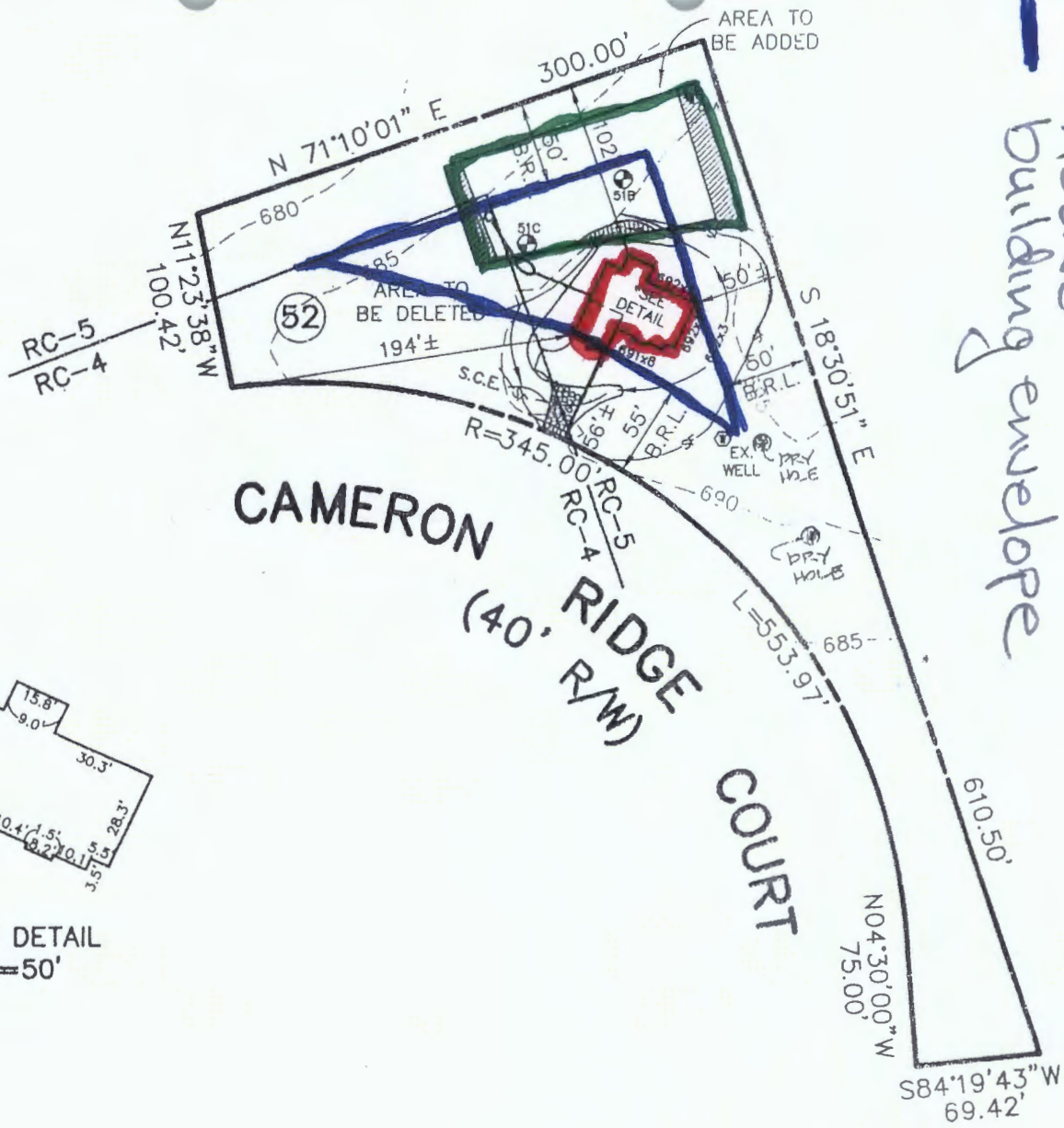
EXHIBIT NO. JB

SECOND AMENDED Item # 0035

**FINAL DEVELOPMENT PLAN**

SECTIONS ONE TWO & THREE

X. MELLIE K. TRACEY  
004174  
07-20-069.00



█ Septic field  
█ House  
█ Building envelope



HSE. DETAIL  
1"=50'

**PROPOSED ELEVATIONS**

|             |         |
|-------------|---------|
| F.F. ELEV.= | 693.80' |
| C.E. ELEV.= | 684.80' |
| GAR. ELEV.= | 692.50' |

**PETITIONER'S**  
**EXHIBIT NO.** 5

DISTURBED AREA=  
15,500 SF±

LOT 52  
 SECTION TWO PLAT THREE

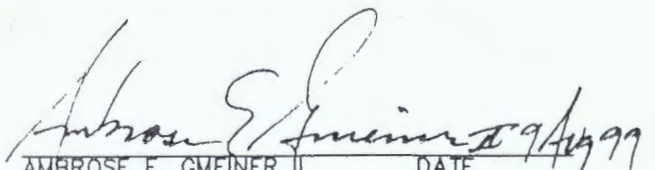
**"CAMERON MILL"**

PLAT 67/143

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

6TH & 7TH ELECT. DIST.

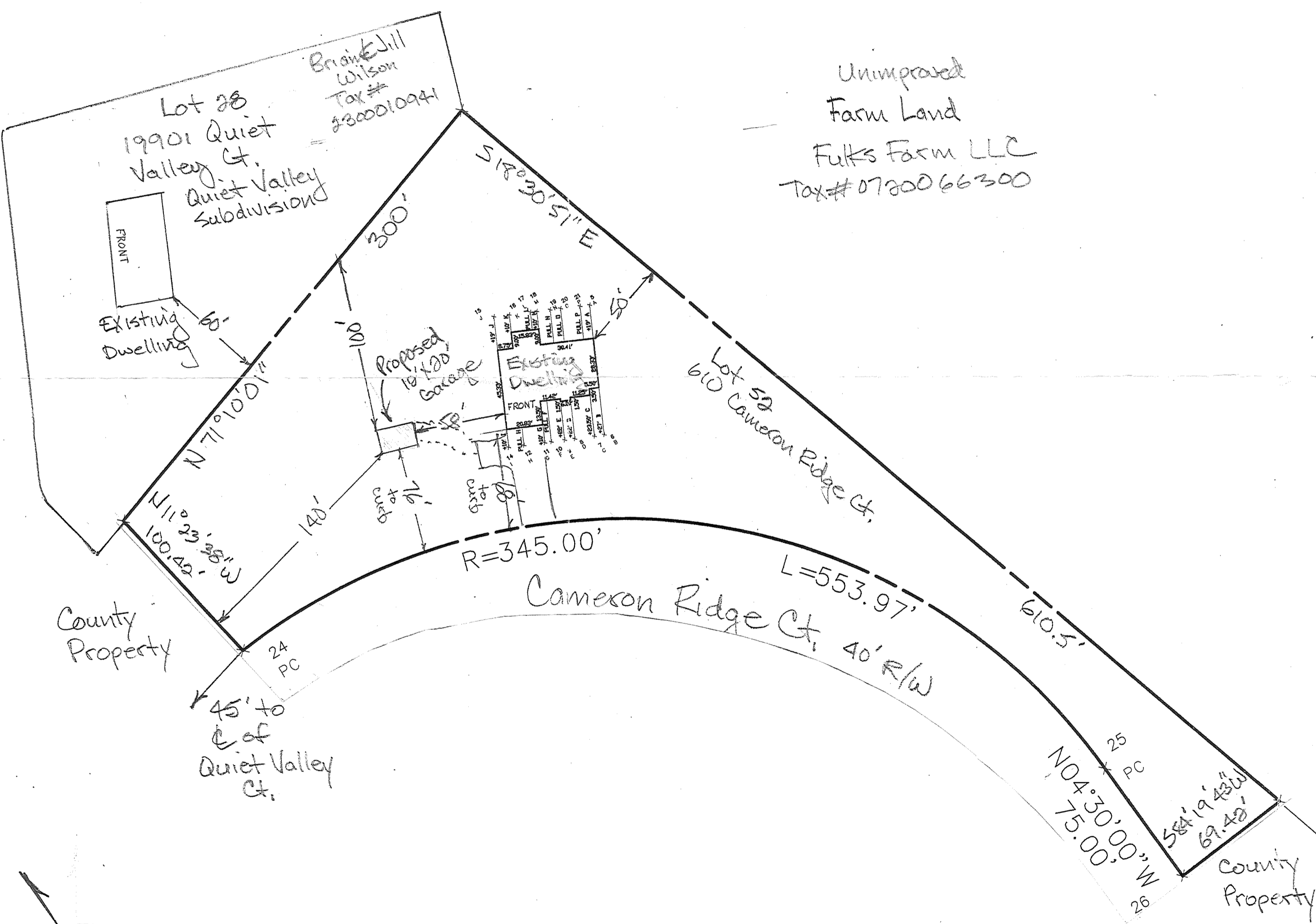
BALTIMORE COUNTY, MD

  
 AMBROSE E. GMEINER II DATE 9/14/99

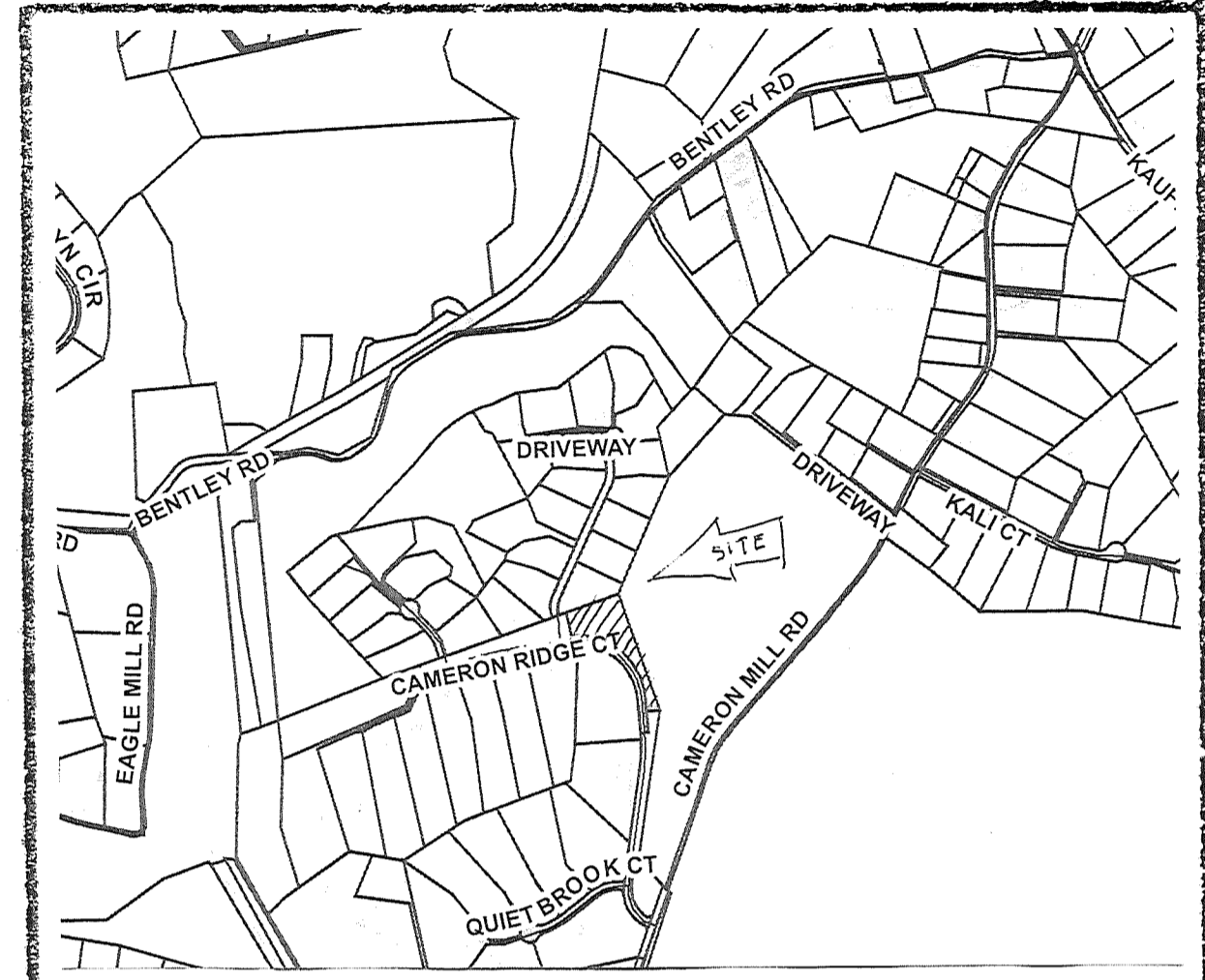
PLAT TO ACCOMPANY PETITION FOR ZONING  VARIANCE  SPECIAL HEARING

PROPERTY ADDRESS 610 Cameron Ridge Ct.  
 SUBDIVISION NAME Cameron Mill  
 PLAT BOOK # 67 FOLIO # 43 LOT # 52 SECTION # 2  
 OWNER Charles Brigermann

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



Unimproved  
Farm Land  
Fulks Farm LLC  
Tax # 0780066300



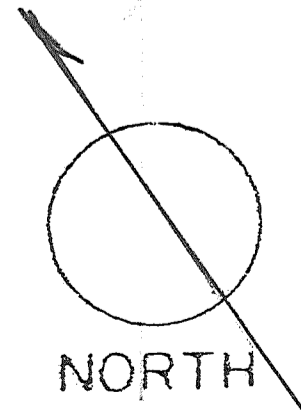
VICINITY MAP  
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 7<sup>TH</sup> PETITIONER'S  
 COUNCILMANIC DISTRICT 3<sup>RD</sup> EXHIBIT NO. 1  
 1" = 200' SCALE MAP # 012A1  
 ZONING RC5  
 LOT SIZE 1.737 75,664  
                   ACREAGE       SQUARE FEET

|                                 |                          |                                     |                          |                                     |
|---------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
|                                 | PUBLIC                   | PRIVATE                             |                          |                                     |
| SEWER                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | YES                      | NO                                  |
| WATER                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| CHESAPEAKE BAY<br>CRITICAL AREA | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/<br>BUILDING  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING            |                          |                                     |                          |                                     |

ZONING OFFICE USE ONLY  
 REVIEWED BY [Signature] ITEM # \_\_\_\_\_ CASE # 2011-0035-A



PREPARED BY C. Brigermann

SCALE OF DRAWING: 1" = 50'