

IN RE: PETITION FOR ADMIN. VARIANCE

West side of Carroll Road; 551 south
of Glencoe Road
10th Election District
3rd Councilmanic District
(15214 Carroll Road)

Victoria H. Chew
Petitioner

Tracy A. Lott
Contract Purchaser

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **Case No. 2011-0069-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, Victoria H. Chew for property located at 15214 Carroll Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) to be located in the side yard with a height of 25 feet in lieu of the required rear yard and maximum height of 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a detached garage measuring 24 feet x 34 feet 4 inches x 25 feet high. The garage cannot be placed in the rear yard due an existing in-ground swimming pool and the topography. With five children, four of whom are driving cars, the additional garage is a necessity. The second floor of the proposed garage will be used for the Petitioner's personal use. The property contains 3.167 acres and is served by private sewer and water.

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 15, 2010 which indicates that the proposed garage

ORDER RECEIVED FOR FILING

Date 9-16-10

By PJ

permit will be reviewed by Groundwater Management for well and septic setbacks. There is a concern that the lot will be used for the creation of another living unit. Recommend a restriction that there will not be a bedroom or kitchen in the loft.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 21, 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, 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. Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of September, 2010 that a Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure

ORDER RECEIVED FOR FILING

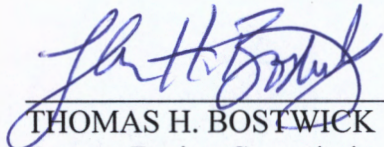
Date 9-16-10 2

By PJG

(garage) to be located in the side yard with a height of 25 feet in lieu of the required rear yard and maximum height of 15 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 9-16-10

By Pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 16, 2010

VICTORIA H. CHEW
15214 CARROLL ROAD
MONKTON MD 21111

Re: Petition for Administrative Variance
Case No. 2011-0069-A
Property: 15214 Carroll Road

Dear Ms. Chew:

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 dark ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Travis Boone, 6th Remodeling, 55 Molitor Road, Elkton MD 21921



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 15214 CARROLL RD.which is presently zoned R.C.2

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

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE YARD WITH A HEIGHT OF 25-FEET IN LIEU OF THE REQUIRED REAR YARD AND MAXIMUM HEIGHT OF 15-FEET.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9-16-10 day of September that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2011-0069-AReviewed By D.T. Date 8/13/10

REV 10/25/01

Estimated Posting Date 8/22/10

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

Address 15214 CARROLL RD
City MONKTON State MD Zip Code 21111

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 THE LAY OF THE PROPERTY WITH THE LANDSCAPE FALLING AWAY TO THE WEST AND AN EXISTING POOL IN THE BACK YARD. IT WOULD BE COMPLETELY IMPRACTICAL TO PUT THE GARAGE ANYWHERE ELSE BESIDES THE OTHER SIDE OF MY DRIVEWAY. WITH FIVE CHILDREN (FOUR DRIVING CARS) AT HOME I REQUIRE A GARAGE WITH THE OFFICE SPACE ABOVE FOR MY PERSONAL USE.

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

[Signature]
Signature

Victoria Chew
Name - Type or Print

[Signature]
Signature

TRACY A. LOTT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of August, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Victoria Chew, Tracy Lott, Travis Boone
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 1/30/2012



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15214 CARROLL RD.
which is presently zoned R.C. 2

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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.

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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

City

State

Telephone No.

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

City

State

Telephone No.

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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 9-16-10 day of September that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2011-0069-A

REV 10/25/01

Reviewed By D.T. Date 8/13/10

Estimated Posting Date 8/22/10

TAX. ACCOUNT

1007058600



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15214 CARROLL RD.which is presently zoned R.C. 2

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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:

TRACY A. LOTT
Name - Type or Print
[Signature]
Signature
15214 CARROLL RD 410 4729336
Address Telephone No.
Monkton MD 21111
City State Zip Code

Attorney For Petitioner:

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

ORDER RECEIVED FOR FILING
9-16-10
P26

Legal Owner(s):

Victoria Chew
Name - Type or Print
[Signature]
Signature
Name - Type or Print
Signature
15214 CARROLL RD 410 4729336
Address Telephone No.
Monkton MD 21111
City State Zip Code

Representative to be Contacted:

TRAVIS Boone GTR Remodeling
Name
55 Molitor Rd 410 615 8872
Address Telephone No.
RIKton MD 21921
City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 2011-0069-A

Reviewed By D.T. Date 8/13/10

REV 10/25/01

Estimated Posting Date 8/22/10

No. 59321

Date: 8/12/10

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DATE
6/16/2010	6/13/2010	11:09:37	

WALKIN RING LRD
RECEIPT # 174020 01/13/2010

Dept 5 528 ZONING VERIFICATION

Receipt Tot	165.00	
8.00 CR	870.00	CR
	15.00	CR

Baltimore County, Maryland

Total: 650

Rec
From: TRAVIS BOONE

For: 4011-0069-A

15214 CARRCH RD.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**

ZONING DESCRIPTION FOR 15214 CARROLL RD.

EXHIBIT A

BEGINNING for the same at a point in the center of Carroll Road, said point of beginning being the three following courses and distances from the beginning of the eighteenth or south 16 degrees west 6 perches line of the land which by Deed dated November 8, 1955 and recorded among the Land Records of Baltimore County in Liber GLB No. 2815, folio 441, was conveyed by Arthur D. Preece to Manor Farms, Inc.; binding on part of the aforesaid sixth line, as now surveyed south 19 degrees 42 minutes 42 seconds west 17.18 feet to the center line of Glencoe Road; thence along the center line of Glencoe Road south 60 degrees 31 minutes 10 seconds east 784.74 feet to the center line of Carroll Road; thence along the center line of Carroll Road south 27 degrees 57 minutes 10 seconds west 546 feet; running thence from said place of beginning for lines of division and binding on the center line of Carroll Road, as now surveyed, south 27 degrees 57 minutes 10 seconds west 270 feet; thence leaving the center line of Carroll Road and running for lines of division the three following courses and distances:-north 67 degrees 45 minutes 40 seconds west 472.35 feet; north 27 degrees 57 minutes 10 seconds east 317.03 feet; south 62 degrees 2 minutes 50 seconds east 470 feet to the place of beginning; containing 3.167 acres of land, more or less. The improvements thereon being known as 15214 Carroll Road.

Subject to a strip 35 feet wide along the first line of the above described lot for the purpose of widening Carroll Road.

2011-0069-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

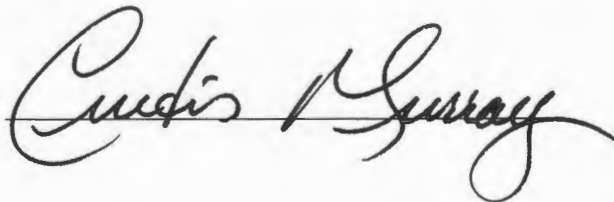
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-069- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

AUG 31 2010

ZONING COMMISSIONER

AV 9/6

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-069-A
Address 1 Malbay Court
(Manaras Property)

Zoning Advisory Committee Meeting of August 23, 2010

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 9/8/10

2011-0060A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3d)

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

Account Identifier: District - 10 Account Number - 1007058600

Owner Information

Owner Name: CHEW VICTORIA H **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 15214 CARROLL RD **Deed Reference:** 1) /17381/ 637
 MONKTON MD 21111-2013 2)

Location & Structure Information

Premises Address **Legal Description**
 15214 CARROLL RD 3.167 AC NWS CARROLL
 15214 CARROLL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
35	1	162						2	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	3,064 SF	3.16 AC	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2010	07/01/2011
Land	218,880	218,880		
Improvements:	458,970	458,970		
Total:	677,850	677,850	677,850	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: OLANDER CHRISTOPHER DEAN	Date: 01/15/2003	Price: \$450,000
Type: IMPROVED ARMS-LENGTH	Deed1: /17381/ 637	Deed2:
Seller: WATKINS E CLAY, JR	Date: 11/06/1989	Price: \$250,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 8317/ 62	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 *

Patricia Zook - Descriptions for Monday's administrative variance cases

From: Patricia Zook
To: Williams, LaShenda
Date: 9/10/2010 9:36 AM
Subject: Descriptions for Monday's administrative variance cases
CC: Bostwick, Thomas

LaShenda -

I don't yet have the files or the descriptions for the administrative variances that closed on Monday. I'd like to at least get the descriptions now so that I can start processing the requests.

I've received a couple calls from Petitioners and they were referred to you.

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

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - any administrative variance cases from Monday?

From: Patricia Zook
To: Williams, LaShenda
Date: 9/9/2010 10:03 AM
Subject: any administrative variance cases from Monday?
CC: Bostwick, Thomas

Good morning LaShenda -

Are there any administrative variance cases that closed on Monday?

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

410-887-3868

pzook@baltimorecountymd.gov

Subject: any administrative variance cases from Monday?
Created By: pzook@baltimorecountymd.gov
Scheduled Date:
Creation Date: 9/9/2010 10:03 AM
From: Patricia Zook

Recipient	Action	Date & Time	Comment
To: LaShenda Williams (lwilliams@baltimorecountymd.gov)	Delivered	9/9/2010 10:03 AM	
CC: Thomas Bostwick (tbostwick@baltimorecountymd.gov)	Read	9/9/2010 10:14 AM	



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 9, 2010

Victoria Chew & Tracy Lott
15214 Carroll Rd.
Monkton, MD 21111

Dear: Victoria Chew & Tracy Lott

RE: Case Number 2011-0069-A, 15214 Carroll Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 13, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Travis Boone; 55 Molitor Rd.; Elkton, MD 21921

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

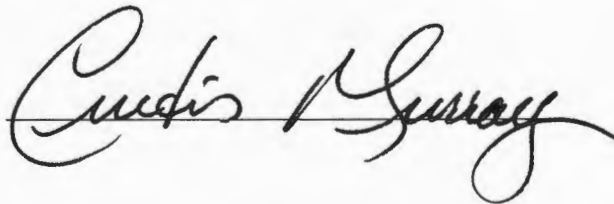
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-069- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2010

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

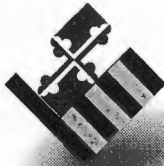
SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item Nos. 2011- 037, 038, 039, 040,
041, 046, 059, 060, 061, 062, 063,
064, 066, 067, 069, 070 and 071

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-09062010 -NO COMMENTS.doc



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 25, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 23, 2010

Item No.:

Administrative Variance: 2011-0039A, 0059A, 0062A - 0064A, 0067A, 0069A, 0070A, 0072A

Variance: 2011-0037A, 0038A, 0040A, 0041A, 0046A, 0058XA, 0059A, 0065A, 0066A, 0068A, 0071A

Special Exception: 2011-0058XA

Special Hearing: 2011-0061SPH

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.

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

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

cc: File



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: AUGUST 25, 2010

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

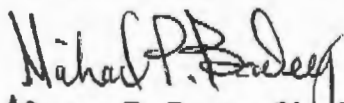
RE: Baltimore County
Item No. 2011-0069-A
19214 CARROLL RD
CHEN PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0069-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/22/10

Case Number: 2011-0069-A

Petitioner / Developer: CHEW-LOTT~G.T.L. REMODELING

Date of Hearing (Closing): SEPTEMBER 6, 2010

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
15214 CARROLL ROAD

The sign(s) were posted on: AUGUST 21, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹¹~~2010~~- 0069 -A Address 15214 CARROLL RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/13/10 Posting Date: 8/22/10 Closing Date: 9/6/10

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ²⁰¹¹~~2010~~- 0069 -A Address 15214 CARROLL RD

Petitioner's Name CHEW - LOTT Telephone 410-472-9336

Posting Date: 8/22/10 Closing Date: 9/6/10

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) IN THE
SIDE YARD WITH A HEIGHT OF 25- FEET IN HEU OF THE REQUIRED
REAR YARD AND MAXIMUM HEIGHT OF 15- FEET.

Revised 8/20/09

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2011-0069-A

Petitioner: CHEW

Address or Location: 15214 CARROLL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. VICTORIA CHEW

Address: 15214 CARROLL RD.

MONKTON, MD 21111

Telephone Number: 410-472-9336

Revised 7/11/05 - SCJ



2011-0069-A



2011-0069-A



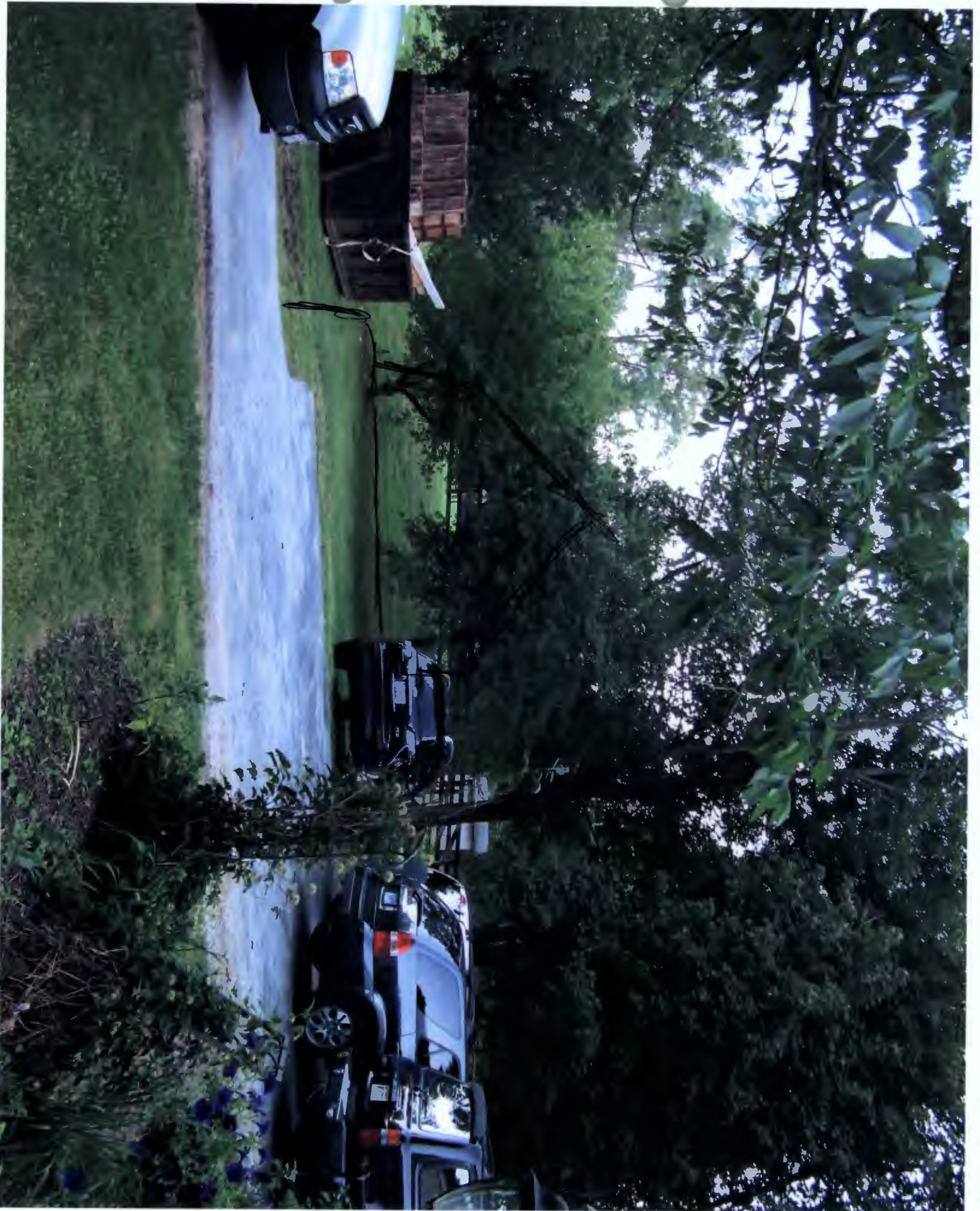
2011-0069-A



2011-0069-A



2011-0009-A



2011-06-19-A



Grass

2011-0069-A



2011-0067-A

1020000190

GLADCOE RD

1016045146

1016045145

CARROLL RD
CARROLL RD

19860431

1007029110

2200019072

RC 2
3 CD

10 ED

NE 23-A

1007058600

15214

035A1

SITE

NW 23-A

1002019000

15202

2011-0069-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-26-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>9-8-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc comment</u>
<u>8-25-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-30-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-25-10</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>8-21-10</u> <u>O'Keeffe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>OP should have 2 "standard"</u> <u>conditions for garage 15'</u>		

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



SEP 15 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

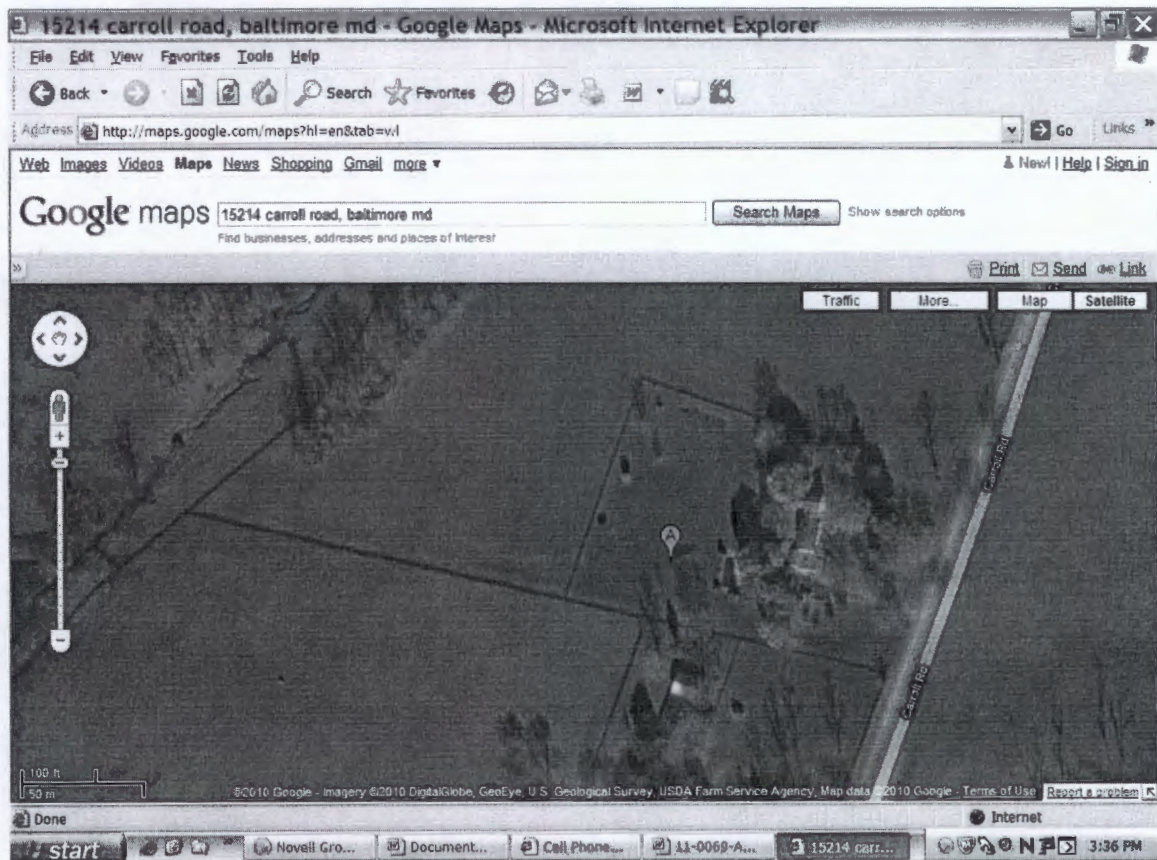
DATE: September 15, 2010

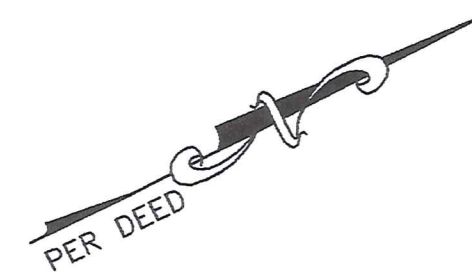
SUBJECT: Zoning Item # 11-069-A
Address 15214 Carroll Road
(Chew Property)

Zoning Advisory Committee Meeting of August 23, 2010

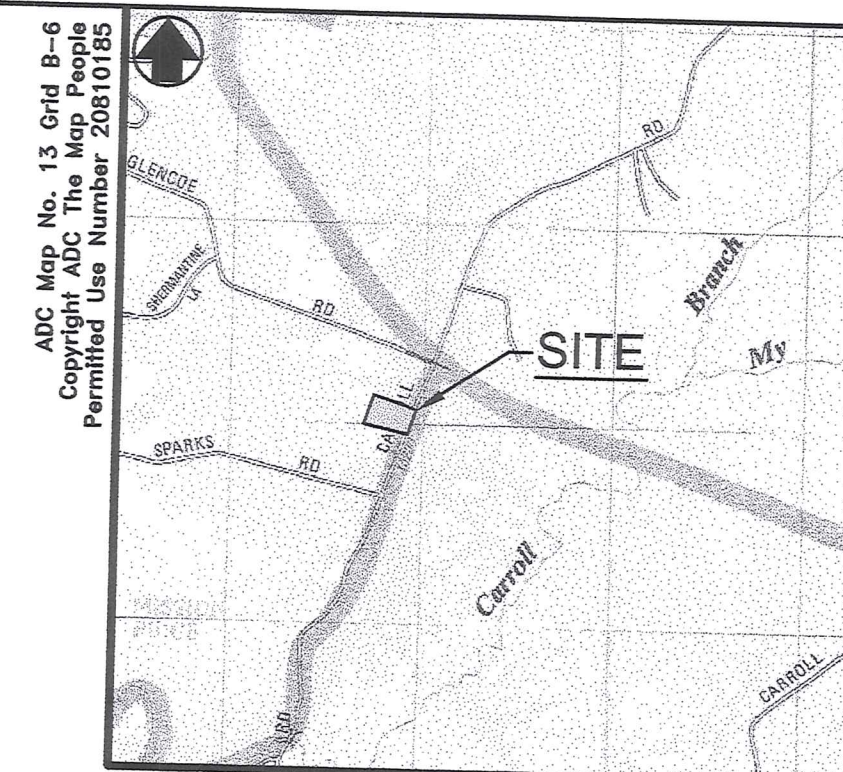
X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

1. The proposed garage permit will be reviewed by Groundwater Mgmt., for well and septic setbacks. – *Dan Esser; Groundwater Management*
2. Concern that the loft will be used for the creation of another living unit. Recommend a restriction that there will not be a bedroom or kitchen in the loft. – *W. Lippincott, Jr. – Land Preservation*





LAND OF
CHARLES H. & BARBARA A. GILBERT
TAX MAP 35 PARCEL 52,
DEED REF. 16080/451
ZONING: RC2



LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. OWNER:
VICTORIA H CHEW
15214 CARROLL ROAD
MONKTON, MARYLAND 21111
2. APPLICANT:
G.T.L. REMODELING
55 MOLITOR ROAD
ELKTON, MARYLAND 21921
410-615-8872
3. SITE AREA:
GROSS: 3.167 Ac.±
NET: 3.058 Ac.±
4. ADDRESS OF SITE: 15214 CARROLL ROAD
5. EXISTING ZONING: RC2
6. PROPOSED ZONING: RC2 (NO CHANGE)
7. EXISTING USE: SINGLE FAMILY RESIDENTIAL
8. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
11. TAX MAP #35, GRID #1, PARCEL #162
12. DEED REFERENCE: 17381/637
14. ELECTION DISTRICT: 10TH
15. COUNCILMANIC DISTRICT: 3RD
16. CENSUS TRACT: 4101.00
17. TAX ACCOUNT #1007058600
18. NO CRITICAL AREAS ARE ON SITE.
20. UTILITIES: PRIVATE WATER & PRIVATE SEWER.
22. PREVIOUS ZONING CASES: NONE ON FILE
24. WATERSHED: GUNPOWDER FALLS

State Line Engineering, LLC

4901 Picker Drive
Pylesville, Maryland 21132
Phone: 443-324-1641
Fax: 410-452-0111

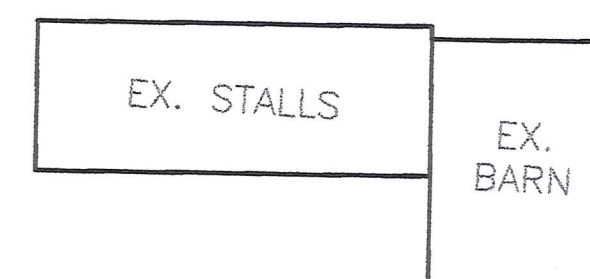
PLAT TO ACCOMPANY PETITION FOR ZONING
VARIANCE
for

15214 CARROLL ROAD

DEED REF: 17381 FOLIO 637;
TAX ACCOUNT NO.:1007058600; ZONED RC2;
TAX MAP 35; GRID 1; PARCEL 162
DIST. 10C3

KEY SHEET: EESW POSITION SHEET: 90NE1
10TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

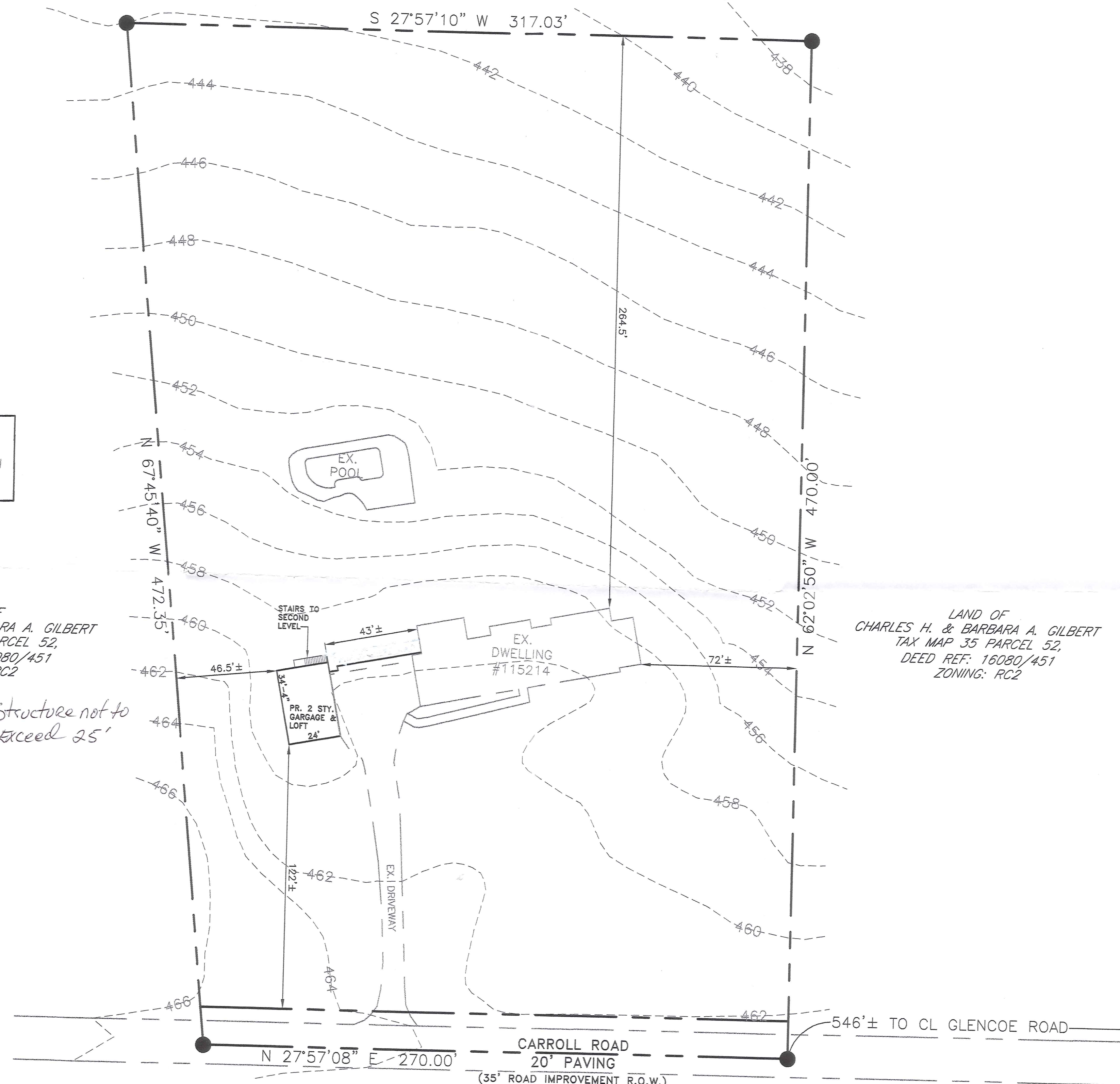
REVISIONS		DRAWN BY:	DESIGNED BY:	SCALE:
		JPD	JPD	AS SHOWN
DATE:		JOB NO.:	SHEET NO.:	
7/22/10		10000M	1 OF 1	



LAND OF
CHARLES H. & BARBARA A. GILBERT
TAX MAP 35 PARCEL 52,
DEED REF. 16080/451
ZONING: RC2

Structure not to
Exceed 25'

LAND OF
CHARLES H. & BARBARA A. GILBERT
TAX MAP 35 PARCEL 52,
DEED REF. 16080/451
ZONING: RC2



ZONING PLAN

SCALE: 1" = 30'

