

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Oak White Road; 105 feet N of
Perryhurst Place
11th Election District
5th Councilmanic District
(9406 Oak White Road)

John W. and Sherry L. Whaples
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0072-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, John W. and Sherry L. Whaples for property located at 9406 Oak White Road. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Section 504 (1970 Comprehensive Manual of Development Policies ["C.M.D.P."] Section VB.6.a) to permit a front yard setback of 6 feet in lieu of the 18.75 feet required for an open carport, as allowed by B.C.Z.R. Section 301.1.A (25% additional projection into setback for an open structure), and to amend the latest Final Development Plan for Village of White Oak for Lot 12 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The proposed carport will provide protection for their vehicles, cover sunken window wells, and allow vehicles to be parked off the street. The carport will add a modern convenience to an older home and allow the occupants to ramp up to the front door as may be required as they remain in the community and age-in-place. The property is a corner lot with dual road frontages resulting in two 25 feet setbacks instead of a typical side yard setback. Petitioners submitted letters of support from property owners residing at 3826 Perryhurst Place and 9404 Oak White Road.

ORDER RECEIVED FOR FILING

Date 9.20.10

By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated September 15, 2010 which indicates that it does not oppose the request provided architectural elevations are provided for review and approval. Comments were received from the Bureau of Development Plans Review dated August 26, 2010 which indicates it while it is not desirable for a corner lot to have two access points, they have no objection to the variance; however, to install the entrance, a permit is required from the Bureau of Highways. Call 410-887-3932 for permit requirements.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 29, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20th day of September, 2010 that a Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Section 504 (1970 Comprehensive

ORDER RECEIVED FOR FILING

Date 9.20.10

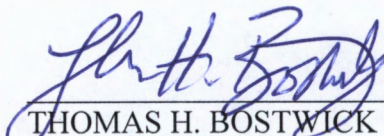
2

By YB

Manual of Development Policies ["C.M.D.P."] Section VB.6.a) to permit a front yard setback of 6 feet in lieu of the 18.75 feet required for an open carport, as allowed by B.C.Z.R. Section 301.1.A (25% additional projection into setback for an open structure), and to amend the latest Final Development Plan for Village of White Oak for Lot 12 only is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Architectural elevations shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permit.
3. To install the carport entrance from Perryhurst Place, a permit is required from the Bureau of Highways. Petitioners shall call 410-887-3932 for the permit requirements.

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 9.20.10

By pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 20, 2010

JOHN W. AND SHERRY L. WHAPLES
9406 OAK WHITE ROAD
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 2011-0072-A
Property: 9406 Oak White Road

Dear Mr. and Mrs. Whaples:

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.

Sincerely,

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Jeffrey J. Deegan P.E., 2309 Bel Air Road, Suite C, Fallston MD 21047



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9406 Oak White Rd., Balto., MD 21236
 which is presently zoned DR-3.5/DRS.5

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

See Attachment #1

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

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

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

Name - Type or Print _____
 Signature _____
 Company _____
 Address _____
 City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print John W. Whaples
 Signature [Signature]
 Name - Type or Print Sherry L. Whaples
 Signature [Signature]
 Address 9406 Oak White Rd. Telephone No. 410-256-7233
 City Baltimore, MD State _____ Zip Code 21236

Representative to be Contacted:

Name Jeffrey J. Deegan, P.E.
 Address 2309 Bel Air Rd., Suite C, 410-808-4564
 City Fallston, MD State _____ Zip Code 21047

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. 2011-0072-A

REV 10/25/01

Reviewed By JNP Date 8/17/10

Estimated Posting Date 8/29/10

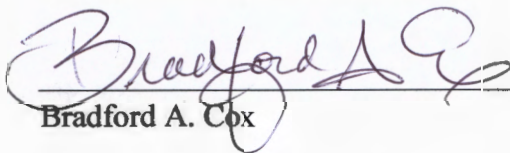
Zoning Commissioner of Baltimore County

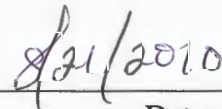
ATTACHMENT TO ACCOMPANY VARIANCE REQUEST

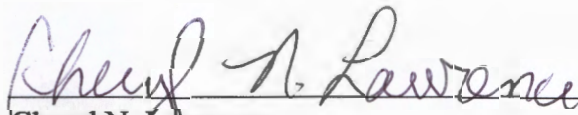
Subject: 9406 Oak White Road
Proposed Attached Open Carport
Front Yard Setback Variance

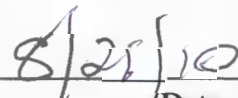
To whom it may concern:

We, the owners of 3826 Perryhurst Place have been informed by John and Sherry Whaples of the subject variance request. We understand that the Proposed Carport will be constructed to within 6.0' of the road right-of-way line, which is 12.75' more than allowed by the Baltimore County Zoning Code, and we have no objections.


Bradford A. Cox


Date


Cheryl N. Lawrence

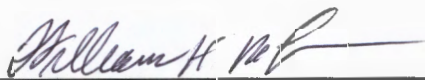

Date

ATTACHMENT TO ACCOMPANY VARIANCE REQUEST

Subject: 9406 Oak White Road
Proposed Attached Open Carport
Front Yard Setback Variance

To whom it may concern:

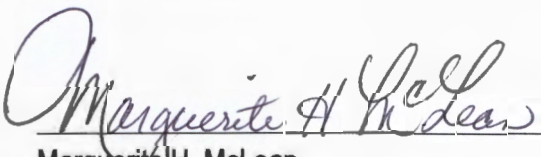
We, the owners of 9404 Oak White Road have been informed by John and Sherry Whaples of the subject variance request. We understand that the Proposed Carport will be constructed to within 6.0' of the road right-of-way line, which is 12.75' more than allowed by the Baltimore County Zoning Code, and we have no objections.



William H. McLean

8-20-10

Date



Marguerite H. McLean

8-20-10

Date

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

9406 Oak White Road

Address

Baltimore,

Maryland

21236

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):

See Attachment #1

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

John W. Whaples

Name - Type or Print

Signature

Sherry L. Whaples

Name - Type or Print

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

I HEREBY CERTIFY, this 4th day of August, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

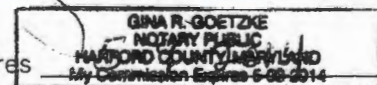
John W. Whaples and Sherry L. Whaples

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires



ATTACHMENT #1
to
PETITION FOR ADMINISTRATIVE VARIANCE

Case No. 2011-0072-A

Property Address: 9406 Oak White Road, Baltimore, MD 21236

Property Owner: John W. & Sherry L. Whaples
9406 Oak White Road
Baltimore, MD 21236

Present Zoning: DR-3.5 & DR-5.5

Requested Relief:

A Variance from BCZR § 1B02.3.B & 504 (1970 CMDP Section V.B.6.a) to permit a front yard setback of 6.0 feet in lieu of the 18.75 feet required for an open carport, as allowed by BCZR § 301.1.A (25% additional projection into setback for an open structure), and to amend the Final Development Plan for Village of White Oak, Lot 12 only.

Hardship or Practical Difficulty:

In proposing the Carport, the Owners are attempting to add value to their existing home, while providing increased security and comfort for the inhabitants, and their aging parents, as more constant care is required. The Carport will provide protection for their two vehicles, cover sunken window wells, and allow their children's vehicles to be parked off of the street, and away from the adjoining intersection. The Carport adds a modern convenience to an existing older home, allowing the occupants to ramp up to the front door as may be required, as they remain in the community and age-in-place, as opposed to moving.

The Hardship, and Practical Difficulties are as follows:

1. Unique configuration of property, having dual road frontage, resulting in two 25' setbacks, instead of a typical side yard setback.
2. Unique topographical/elevation constraints, as the elevation of the existing parking pad compared to the elevation of the proposed Carport slab, is ± 3 ft lower. This will result in ± 5 less steps required to enter the first floor of the house from the proposed Carport.
3. Protection from repeated water infiltration through sunken window wells.

ATTACHMENT #1
to
PETITION FOR ADMINISTRATIVE VARIANCE

Case No. 2011-0072-A

Property Address: 9406 Oak White Road, Baltimore, MD 21236

Property Owner: John W. & Sherry L. Whaples
9406 Oak White Road
Baltimore, MD 21236

Present Zoning: DR-3.5

Requested Relief:

§504 (1970 EADBP Section V.B.6.a)

A Variance from BCZR § 1B02.2.B¹ to permit a front yard setback of 6.0 feet in lieu of the 18.75 feet required for an open carport, as allowed by BCZR § 301.1.A (25% additional projection into setback for an open structure), and to amend the latest Final Development Plan for Village of White Oak, Lot 12 only.

Hardship or Practical Difficulty:

In proposing the Carport, the Owners are attempting to add value to their existing home, while providing increased security and comfort for the inhabitants, and their aging parents, as more constant care is required. The Carport will provide protection for their two vehicles, cover sunken window wells, and allow their children's vehicles to be parked off of the street, and away from the adjoining intersection. The Carport adds a modern convenience to an existing older home, allowing the occupants to ramp up to the front door as may be required, as they remain in the community and age-in-place, as opposed to moving.

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3. Protection from repeated water infiltration through sunken window wells.

ZONING DESCRIPTION OF PROPERTY
for
9406 OAK WHITE ROAD, BALTIMORE, MD 21236

Beginning at a point on the ~~North~~^{West} side of Oak White Road which is a 50' wide R/W, at the distance of 105' north of the centerline of the nearest improved intersecting street; Perryhurst Place. The following courses and distances:

S 79° 04' 38" W	108.0'
S 10° 55' 22" E	80.0' to the north side of Perryhurst Place, a 50' R/W
N 79° 04' 38" E	98.0'
N 34° 04' 38" E	14.14' to the north side of Oak White Rd., a 50' R/W
N 10° 55' 22" W	70.0' to the place of beginning

Being Lot # 12 in the subdivision of "Village of Oak White, Plat No. 1, Section 3", as recorded in Baltimore County Plat Book: E.H.K., Jr. #46, Folio #143, containing 0.197 acres more or less. Also being known as 9406 Oak White Road, Baltimore, MD 21236 and located in the 11th Election District, and 5th Councilmanic District.

2011-0072-A

ZONING DESCRIPTION OF PROPERTY
for
9406 OAK WHITE ROAD, BALTIMORE, MD 21236

Beginning at a point on the North side of Oak White Road which is a 50' wide R/W, at the distance of 105' north of the centerline of the nearest improved intersecting street; Perryhurst Place. The following courses and distances:

S 79° 04' 38" W	108.0'
S 10° 55' 22" E	80.0' to the north side of Perryhurst Place, a 50' R/W
N 79° 04' 38" E	98.0'
N 34° 04' 38" E	14.14' to the north side of Oak White Rd., a 50' R/W
N 10° 55' 22" W	70.0' to the place of beginning

Being Lot # 12 in the subdivision of "Village of Oak White, Plat No. 1, Section 3", as recorded in Baltimore County Plat Book: E.H.K., Jr. #46, Folio #143, containing 0.197 acres more or less. Also being known as 9406 Oak White Road, Baltimore, MD 21236 and located in the 11th Election District, and 5th Councilmanic District.



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000- 0072 -A Address 9406 Oak White Road

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

Filing Date: 8/17/2010 Posting Date: 8/29/2010 Closing Date: 9/13/2010

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

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 2000- 0072 -A Address 9406 Oak White Road

Petitioner's Name John & Sherry Whaples Telephone 410-256-7233

Posting Date: 8/29/2010 Closing Date: 9/13/2010

Wording for Sign: To Permit an open projection (carport) with a front yard setback of 6 feet in lieu of the minimum required 18.75 feet, and to amend the latest Final Development Plan for Village of White Oak, Lot 12 Only.

WCR - Revised 7/7/08

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

No. **59325**

Date: **8/17/2010**

PAID RECEIPT

BUSINESS ACTUAL TIME 1989

8/17/2010 8/17/2010 14:35:35 2

REC 1532 MAIL JENN JEE

RECEIPT N 59325 8/17/2010 08/17

5 528 ZONING VERIFICATION

CR NO. 039325

Receipt Tot \$115.00

\$1.00 CH \$120.00 CA

\$5.00 CB

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				115.00

Total: **115.00**

Rec From: **Jeffrey J. Deegan, P.E.**

For: **Adm Variance - 9406 ~~9406~~ Oak White Road**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2011-0072-A

Petitioner/Developer JEFF
DEEGAN

Date Of Hearing/Closing: 9/13/10

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 9406 OAK WHITE RD

This sign(s) were posted on August 29, 2010

Month, Day, Year

Sincerely,

Martin Ogle 8/29/10
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 14, 2010

John & Sherry Whaples
9406 Oak White Rd.
Baltimore, MD 21236

Dear: John & Sherry Whaples

RE: Case Number 2011-0072-A, 9406 Oak White 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 19, 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
Jeffrey Deegan; 2309 Bel Air Rd. Ste. C; Fallston, MD 21047



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2010

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item No. 2011-072

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

While it is not desirable for a corner lot to have two access points, we have no objection to the variance; however, to install the entrance, a permit is required from the Bureau of Highways. Call 410-887-3932 for permit requirements.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 11-072-09062010.doc



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

State Highway
Administration

Beverley K. Swaim-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

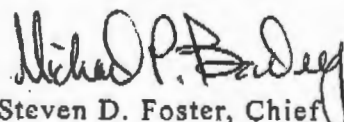
RE: Baltimore County
Item No. 2011-0072-A
9406 OAK WHITE RD
WHAPLES PROPERTY
ADMIN. VARIANCE -

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. 2011-0072-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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-072-A
Address 9406 Oak White Road
(Whaples 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 15, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-072- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided architectural elevations are provided for review and approval.

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



RECEIVED

SEP 17 2010

ZONING COMMISSIONER

PHOTO INDEX

9406 OAK WHITE ROAD
BALTIMORE, MD 21236



2011-0072-A

②



③



2011-0072-A

④



⑤



2011-0072-A



⑥



⑦

2011-0072-A

8



9



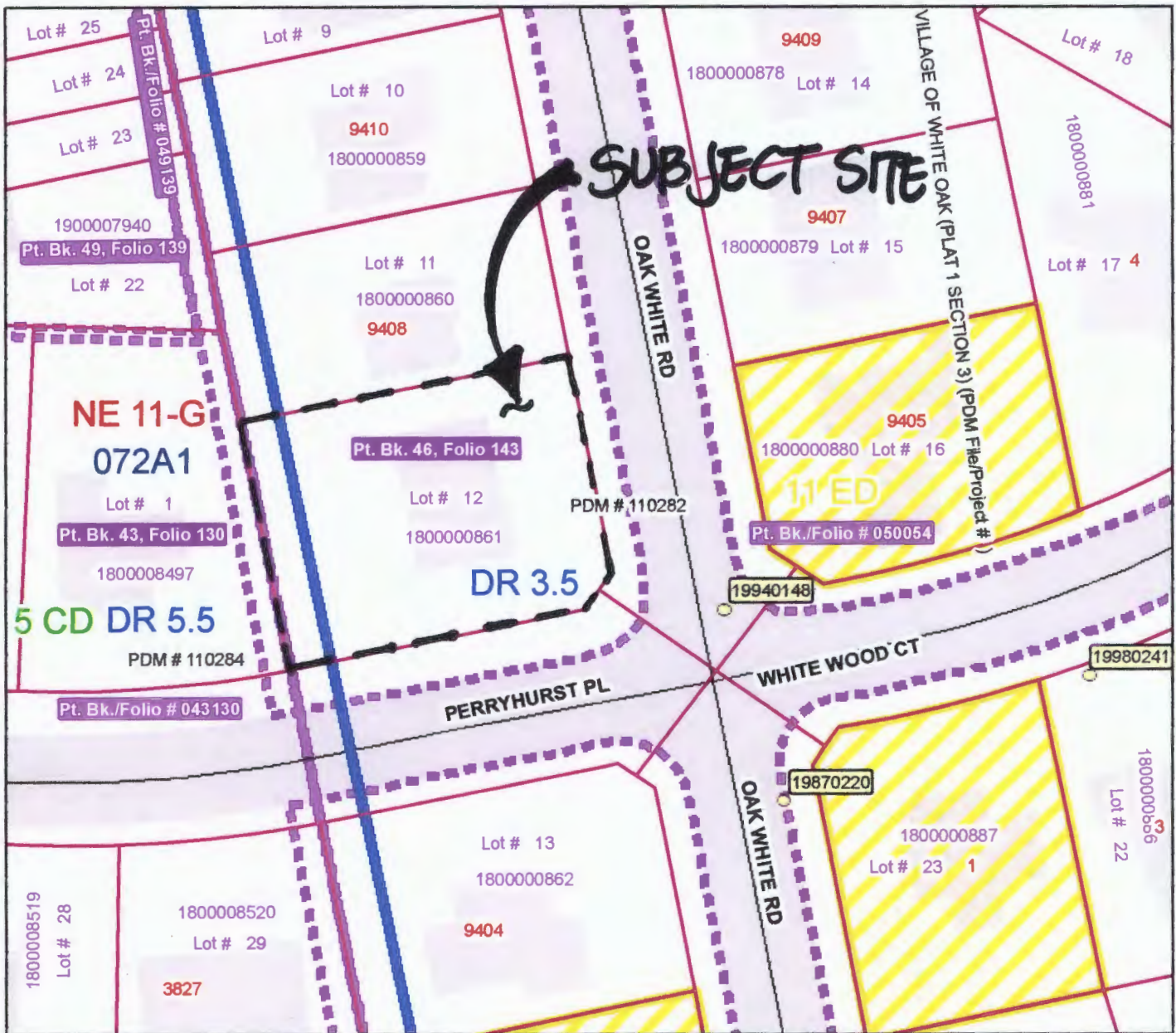
2011-0072-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-26-10</u>	DEVELOPMENT PLANS REVIEW	<u>comment</u>
<u>9-8-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-25-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>9-17-10</u>	PLANNING (if not received, date e-mail sent <u>9-17-10</u>)	<u>1 condition</u>
<u>8-25-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	<u>Support ltr</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-29-10</u> <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

9406 Oak White Road



Publication Date: July 06, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 Feet

1 inch = 50 feet

2011-0072-A

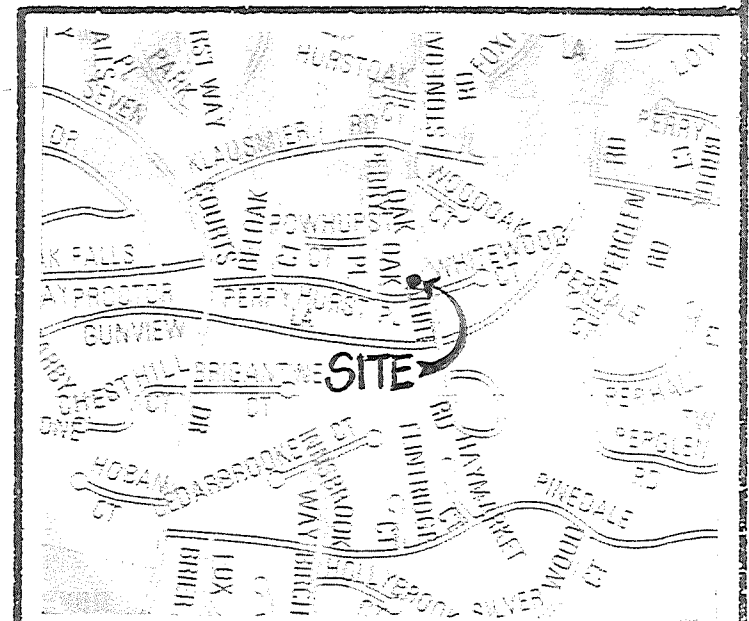
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9406 OAK WHITE RD, BALTO, MD 21236 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME VILLAGE OF WHITE OAK

PLAT BOOK # 46 FOLIO # 143 LOT # 12 SECTION # 3A

OWNER JOHN W. & SHERRY L. WHAPLES



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT - 11th
COUNCILMANIC DISTRICT - 5th
1"=200' SCALE MAP # NE. 11-6, (072A1)
ZONING - DR-3.5/DR 5.5
LOT SIZE 0.197 AC. 8,590 SF
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY

REVIEWED BY JNP ITEM # 0072 CASE # 2011-0072-A

PREPARED BY: JEFFREY J. DEEGAN 8/4/10

SCALE OF DRAWING: 1" = 30'