

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Dogwood Road; 1900 feet SE
of the c/l of Wrights Mill Road
2nd Election District
4th Councilmanic District
(8438 Dodwood Road)

Eric W. and Cheryl Lee George
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0098-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, Eric W. and Cheryl Lee George for property located at 8438 Dodwood Road. The variance request is from Section 400.1 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (garage) to be located in the front of the dwelling with a height of 17 feet in lieu of the required rear yard and maximum allowed height of 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a detached garage measuring 26 feet x 28 feet in size. The front yard has an existing turn around off the driveway that will be used as the access to the garage. There is no visual view of the proposed garage site by any neighbor. The well is located between the rear of the house and the tree line. The increased garage height is necessary to install a lift. Petitioners have three collector cars and enjoy working and restoring these vehicles. Photographs submitted with the Petition clearly illustrate that the perimeter of the property is surrounded by dense vegetation. Carl and Mary Wolfson who reside at 8434 Dogwood Road, and who share a .45 mile private driveway with the Petitioners, do not have any objection to the proposed garage structure. The property contains 7.1 acres and is served by private well and sewer.

ORDER RECEIVED FOR FILING

Date

10-18-10

By

PS

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 October 12, 2010 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area or kitchen facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 25, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of October, 2010 that a variance from Section 400.1 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure

ORDER RECEIVED FOR FILING

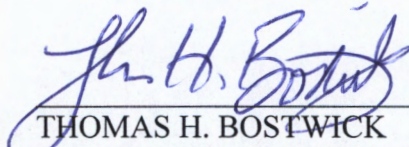
Date 10-18-10

By PJ

(garage) to be located in the front of the dwelling with a height of 17 feet in lieu of the required rear yard and maximum allowed height of 15 feet is hereby GRANTED, subject to the following:

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

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 10-18-10

By pb



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 18, 2010

ERIC W. AND CHERYL LEE GEORGE
8438 DODWOOD ROAD
WINSOR MILL MD 21244

Re: Petition for Administrative Variance
Case No. 2011-0098-A
Property: 8438 Dodwood Road

Dear Mr. and Mrs. George:

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,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8438 DOGWOOD RD.
which is presently zoned RC 6

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 and 400.3 - to permit a

proposed detached accessory structure (garage) to be located in the front of the dwelling with a height of 17 feet in lieu of the required rear and maximum allowed 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

Date

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

ERIC GEORGE

Name - Type or Print

Signature

CHERYL GEORGE

Name - Type or Print

Signature

8438 DOGWOOD RD. 443.436-0391

Address

Telephone No.

WINSOR MILL

City

MD.

State

21244

Zip Code

Representative to be Contacted:

ERIC GEORGE

Name

8438 DOGWOOD RD. 443.436-0391

Address

Telephone No.

WINSOR MILL

City

MD.

State

21244

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 10-18-10 day of October 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. 2011-0098-A

REV 10/25/01

Reviewed By [Signature] Date 9/13/10

Estimated Posting Date 9/26/10

Zoning Commissioner of Baltimore County

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 8438 DOGWOOD RD
Address
WINSOR MILL MD 21244
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):

POSITIONING A GARAGE IN THE REAR OF THE HOUSE WILL CAUSE ADDITIONAL COST TO THE CONSTRUCTION. THERE IS NO EASY ACCESS TO THE BACK OF THE PROPERTY; THEREFORE, CAUSING A NEW DRIVEWAY TO BE CONSTRUCTED. IN ADDITION, THE TREE LINE BEHIND THE HOUSE IS LESS THAN FORTY FEET FROM THE REAR OF THE HOUSE, SO THERE WOULD BE MORE COSTS IN REMOVING TREES AND ROOTS. THE WELL SITS BETWEEN REAR OF HOUSE AND TREE LINE WHICH WILL FURTHER COMPLICATE CONSTRUCTION IN REAR OF PROPERTY. THE FRONT YARD HAS AN EXISTING TURN-AROUND SPOT OFF OF DRIVEWAY THAT WILL EASILY BE USED AS THE ACCESS TO GARAGE. THERE IS NO NEED FOR REMOVING ANY TREES. THERE IS NO VISUAL VIEW OF THE PROPOSED GARAGE SITS BY ANY NEIGHBOR.

THE INCREASED HEIGHT OF THE GARAGE IS NEEDED IN ORDER FOR A LIFT TO FIT. I HAVE THREE COLLECTOR CARS AND ENJOY WORKING AND RESTORING VEHICLES AS A HOBBY. THE GARAGE WILL NOT BE AN ADDITIONAL DWELLING/ RENTAL SPACE.

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.

Eric George
Eric George
Signature

ERIC GEORGE
Name - Type or Print

Cheryl George
Cheryl George
Signature

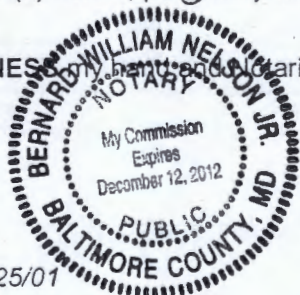
CHERYL GEORGE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of August, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESSES, my hand and Notarial Seal



[Signature]
Notary Public

My Commission Expires 12/12/12

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000-¹¹ 0098 -A Address 8438 Dogwood Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/13/10 Posting Date: 9/26/10 Closing Date: 10/11/10

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 2000-¹¹ 0098 -A Address 8438 Dogwood Rd
Petitioner's Name Eric + Cheryl George Telephone 443-436-0391
Posting Date: 9/26/10 Closing Date: 10/11/10
Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located in the front of the dwelling with a
height of 17 feet in lieu of the required rear and maximum
allowed 15 feet

WCR - Revised 7/7/08

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2011-0098-A

Petitioner: ERIC & CHERYL GEORGE

Address or Location: 8438 DOGWOOD RD., WINDSOR MILL, MD 21244

PLEASE FORWARD ADVERTISING BILL TO:

Name: ERIC & CHERYL GEORGE

Address: 8438 DOGWOOD RD.

WINDSOR MILL, MD 21244

Telephone Number: 443.436.0391

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

No. **60013**

Date: **9/13/10**

PAID RECEIPT

BUSINESS ACTUAL TIME 000
 9/15/2010 9/13/2010 11:49:21 2
 REC 4505 MATHIN DRG 1000
 RECEIPT # 545200 9/13/2010 1017
 5 520 ZONING VERIFICATION
 CK NO. 000013
 Recpt Tot 165.00
 4.00 CK 165.00 10
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	906	0000		6150				165.00

Total: **165.00**

Rec From:

For: **Zoning hearing - case # 2011-0098-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

18159 / 510 ?

This Deed

MADE THIS 23rd day of May in the year Two Thousand Three by and between Joseph H. Beal and Carole A. Beal, parties of the first part, and Eric W. George and Cheryl Lee George, parties of the second part.

Witnesseth, That in consideration of the sum of **Three Hundred Forty Five Thousand Dollars and NO Cents (\$345,000.00)**, the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING for the same at a stone planted at the end of the north 50 1/2 degrees 45 perch line of a deed from John Jervis to Edward Iglehart and running thence north 47 1/2 degrees west 10 perches; north 21 1/2 degrees east 18.2 perches; north 70-3/4 degrees east 24 perches; north 73 1/2 degrees 19 1/2 perches; south 45 3/4 degrees east 15.4 perches to the third line in a Deed from Edward Iglehart to John Humphreys thence with said line north 20 degrees east 1 perch to a double white oak tree at end of said line; thence north 40 1/2 degrees west 79.9 perches south 34 1/4 degrees west 54.3 perches; south 57 3/4 degrees west 28 1/2 perches; south 28 degrees east 8 1/2 perches to a notched black oak tree; south 59 degrees east 28.6 perches to a notched white oak tree south 40 1/2 degrees east 18 1/2 perches to the south 48 1/4 degrees west 108 perch line of said Edward Iglehart's land; thence reversely north 48 1/4 degrees east 12.2 perches to the beginning. Containing 22 1/2 acres.

SAVING AND EXCEPTING that portion of land conveyed by Deed dated April 16, 1974 and recorded among the Land Records of Baltimore County and more particularly described as follows:

BEGINNING for the same at an iron pipe now set at the end of the North 50 1/2 degrees West, 45 perch line of a Deed from John Jervis to Edward Iglehart, and running thence as now surveyed: (1) North 46 degrees 30 minutes 04 seconds West, 165.00 feet to an iron pipe; thence (2) North 22 degrees 29 minutes 56 seconds East, 300.30 feet to an iron pipe; thence (3) North 68 degrees 16 minutes 35 seconds East 397.67 feet to a stone; thence (4) North 71 degrees 01 minutes 35 seconds East, 300.43 feet to an iron pipe; thence (5) South 42 degrees 22 minutes 10 seconds East, 254.10 feet to an iron pipe; thence (6) North 19 degrees 57 minutes 30 seconds East, 16.50 feet, to an iron pipe; thence (7) North 37 degrees 43 minutes 17 seconds West, 958.65 feet to a point with the 7th line of said reference deed; thence by new lines of division the following 2 courses, (8) South 31 degrees 16 minutes 32 seconds West, 623.69 feet to a point; thence (9) South 73 degrees 48 minutes 13 seconds West, 741.06 feet to an iron pin set at the end of the 9th or South 57 3/4 degrees West 28 1/2 perch line of said reference deed, passing over a point of the center line of a gravel lane 169.49 feet from the beginning hereof; thence (10) South 21 degrees 14 minutes 50 seconds East, 140.25 feet to an iron pipe at an oak stump; thence (11) South 59 degrees 12 minutes 04 seconds East, 473.68 feet to a blazed oak, passing over a point of the centerline of a gravel lane 25 feet from the beginning hereof; thence (12) South 42 degrees 30 minutes 54 seconds East, 302.95 feet to a concrete monument; thence (13) North 49 degrees 29 minutes 56 seconds East, 176.09 feet to place of beginning, containing 15.100 acres of land more or less.

RESERVING HOWEVER, unto the Grantors herein, their heirs, personal representatives and assigns, the use of a 50 foot right of way across the land hereby conveyed to be used as a means of ingress and egress to be remaining lands of the grantors herein, the centerline of which is to be described as follows:

BEGINNING for the same at a point in the 11th or South 59 degrees East 28.6 perches line in a deed from Annie N. Stauffer to Orlando N. Beal and Phyllis S. Beal, his wife, dated May 6, 1950 and recorded among the Land Records of Baltimore County, Maryland in Book No. 1838, page 146, said point being at a distance of approximately 25 feet from the beginning hereof, thence as now surveyed: (1) North 53 degrees 54 minutes 27 seconds East 21.86 feet to a point; thence (2) North 63 degrees 45 minutes 06 seconds East 294.29 feet to a point; thence (3) North 73 degrees 38 minutes 00 seconds East 71.56 feet to a point; thence (4) North 83 degrees 39 minutes 32 seconds East 41.10 feet to a point; thence (5) North 61 degrees 47 minutes 24 seconds East 26.24 feet to a point; thence (6) North 18 degrees 53 minutes 50 seconds East 76.39 feet to a point; thence (7) North 32 degrees 43 minutes 03 seconds East 62.70 feet to a point in the 5th or South 73 degrees 48 minutes 13 seconds West 741.06 feet line in a deed from Orlando N. Beal and

THE WITHIN GRANTEE(S) DO HEREBY CERTIFY UNDER THE PENALTY(IES) OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AS EVIDENCED BY THE SIGNATURE(S) BELOW.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.



F. Michael Grace

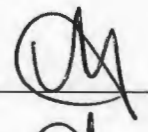
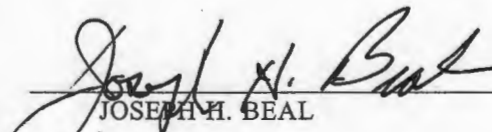
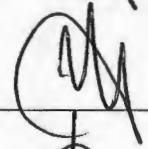
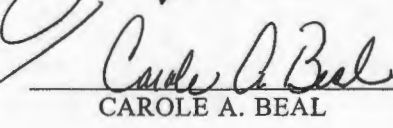
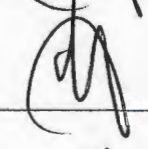
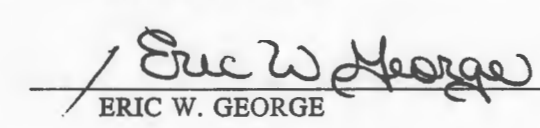
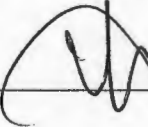
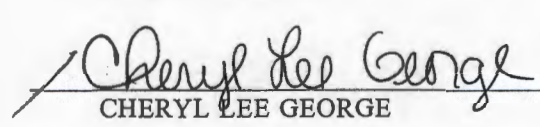
TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:

	 (SEAL)
	 (SEAL)
	 (SEAL)
	 (SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I Hereby Certify, That on this 23rd day of May in the year Two Thousand Three, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore, personally appeared Joseph H. Beal, Carole A. Beal, Eric W. George and Cheryl Lee George, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

CERTIFICATE OF POSTING

RE: Case No 2011-0098-A

Petitioner/Developer ERK!
CHERYL GEORGE

Date Of Hearing/Closing: 10/11/10

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 8438 DOGWOOD ROAD

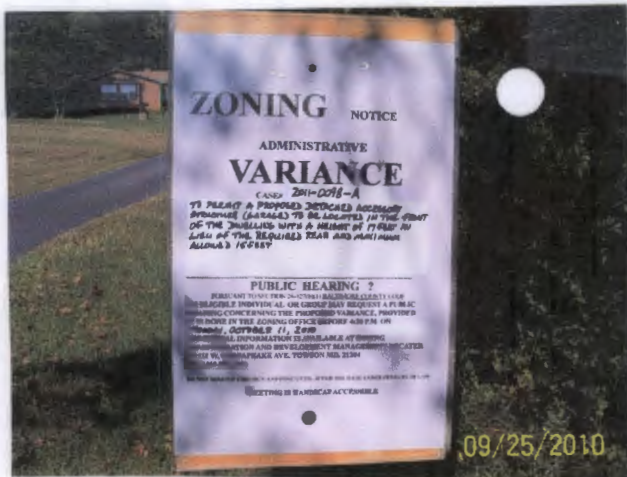
This sign(s) were posted on September 25, 2010

Month, Day, Year

Sincerely,

Martin Ogle 9/25/10
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411





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

October 12, 2010

Eric & Cheryl George
8438 Dogwood Rd.
Winsor Mill, MD 21244

Dear: Eric & Cheryl George

RE: Case Number 2011-0098-A, 8438 Dogwood Rd.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 12, 2010

RECEIVED

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

OCT 14 2010

SUBJECT: 11-098 – Administrative Variance

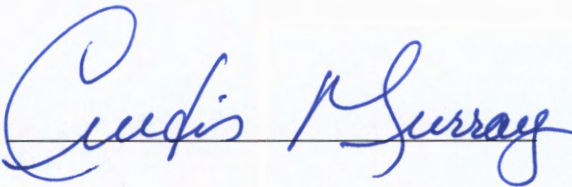
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet and to be located in the side yard in lieu of the required rear yard provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Dave Green at 410-887-3480.

Prepared by:
AFK/LL: CM



AV 10/11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 26 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 25, 2010
SUBJECT: Zoning Item # 11-098-A
Address 8438 Dogwood Road
(George Property)

Zoning Advisory Committee Meeting of September 27, 2010

- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Prior to issuance of a building permit, a single lot declaration of intent submittal will be required in order to comply with the forest conservation regulations.
Reviewer J. Russo 10/5/10

The proposed bldg. permit (for a garage) will be reviewed by Groundwater Mgmt. – Dan Esser; *Groundwater Management*



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 1, 2011

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

RE: Baltimore County
Item No. 2011-0098-A
8438 - DOBWOOD RD
GEORGE 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. 2011-0098-A.

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

Very truly yours,

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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

October 4, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 27, 2010

Item Number: 2011-0098-A

The Baltimore County Fire Department has no comments.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 5, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2010
Item Nos. 2011- 085, 089, 090, 092,
093, 094, 096, 097, 098, 100, 101
And 104

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-10122010 -NO COMMENTS.doc

Patricia Zook - Case 2011-0098-A comment needed

From: Patricia Zook
To: Murray, Curtis
Date: 10/14/2010 11:08 AM
Subject: Case 2011-0098-A comment needed
CC: Bostwick, Thomas

Curtis -

The below described administrative variance case closed on October 11 and the file is missing a Planning comment.

CASE NUMBER: 2011-0098-A

8438 Dodwood Road

Location: NE side of Dogwood Road; 1900 feet SE of the c/l of Wrights Mill Road.

2nd Election District, 4th Councilmanic District

Legal Owner(s): Eric and Cheryl George

Closing Date: 10/11/2010

ADMINISTRATIVE VARIANCE To permit a proposed detached accessory structure (garage) to be located in the front of the dwelling with a height of 17 feet in lieu of the required rear yard and maximum allowed height of 15 feet.

If you have 'no comment' simply reply to this e-mail and let me know. I'll print your response and place it in the case file.

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov

Carl and Mary Wolfson
8434 Dogwood Road
Baltimore, MD 21244-1212
Tax ID: 18-00-011673

August 26, 2010

Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, MD 21204

Re: Tax ID: 0202200450
Eric and Cheryl George
8438 Dogwood Road
Baltimore, MD 21244-1212

To Whom It May Concern:

This letter is in reference to the above cited property owners' application for a variance required to locate a garage in the front of their residence.

We, Carl and Mary Wolfson, their neighbors state that we do not oppose their request.

Further It is our understanding that they are required to post notification of this application for fourteen days in their front yard. Please be advised that we share with the Georges share a .45 mile private driveway. It passes via a right of way granted to them through our property before terminating at their residence.

We support a waiver of the requirement to post such notification.

If you require further information, please contact us at (410) 944-1040.

Sincerely,

Carl Wolfson

Mary Wolfson

Carl Wolfson
Mary Wolfson

State of Maryland
County of Carroll

Subscribed and sworn before me
this 26th day of August 2010

Daniel P. Ruark

Notary Public

My commission expires 8/31/2014

Item #0098



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

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

Account Identifier: District - 02 **Account Number -** 0202200450

Owner Information

Owner Name:	GEORGE ERIC W GEORGE CHERYL LEE	Use:	RESIDENTIAL
Mailing Address:	8438 DOGWOOD RD BALTIMORE MD 21244-1212	Principal Residence:	YES
		Deed Reference:	1) /18159/ 510 2)

Location & Structure Information

Premises Address	Legal Description
8438 DOGWOOD RD	7.40 AC 8438 DOGWOOD RD NE 2800FT SE WRIGHT MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
87	14	502						1	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1977	1,912 SF	7.40 AC	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	129,200	129,200		
Improvements:	321,630	249,100		
Total:	450,830	378,300	378,300	378,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: BEAL JOSEPH H	Date: 06/10/2003	Price: \$345,000
Type: NOT ARMS-LENGTH	Deed1: /18159/ 510	Deed2:
Seller: BEAL ORLANDO N	Date: 07/28/1976	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5659/ 156	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 *

Item #0098



09/06/2010 04:04

Item #0098



09/06/2010 04:03

Item #0098



09/06/2010 04:02

Item #0098



09/06/2010 03:59

Item #0098



09/06/2010 04:00

Item #0098



09/06/2010 04:06

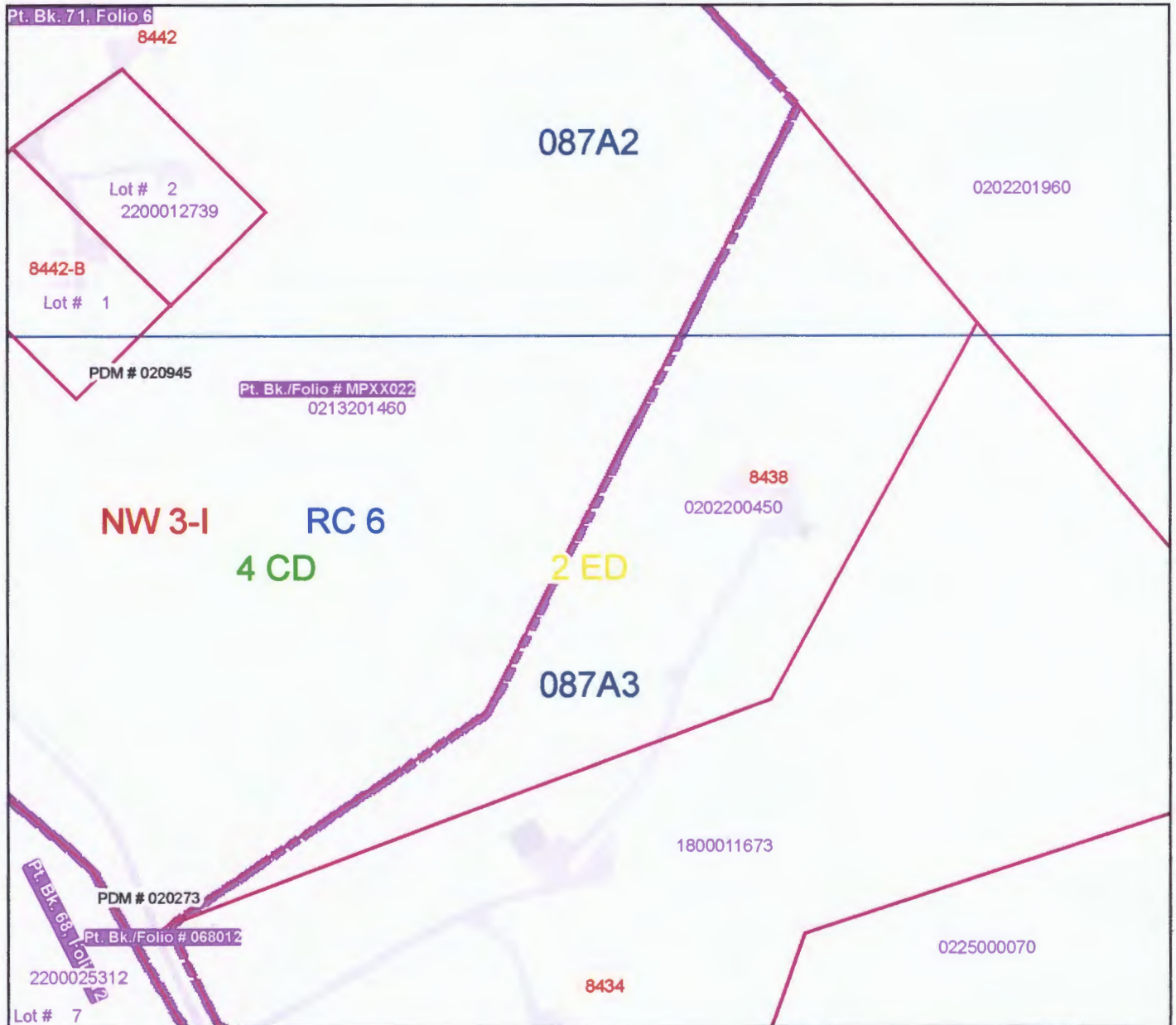
Item #0098



09/06/2010 04:06

Item #0098

8438 Dogwood Road



Publication Date: September 13, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 200 400 Feet

1 inch = 200 feet

Item #0098

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

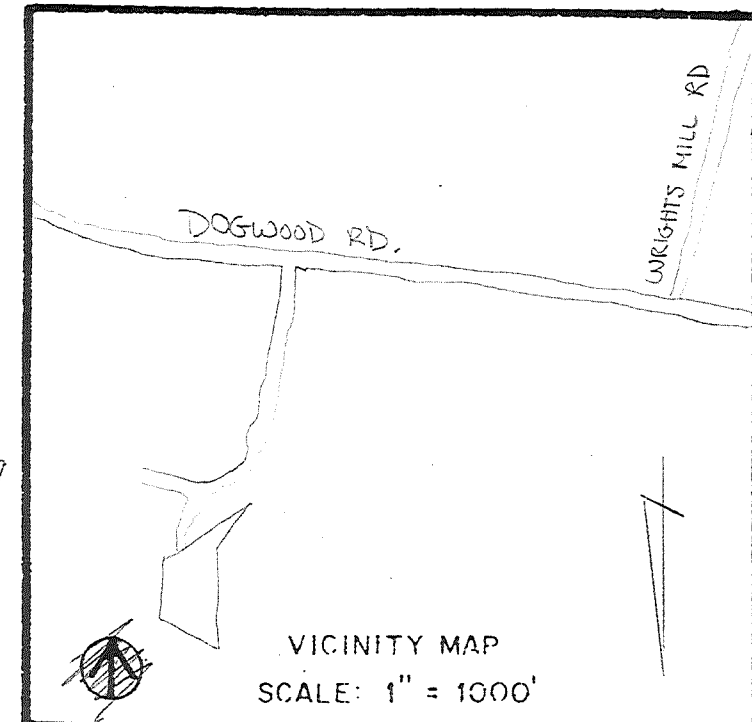
PROPERTY ADDRESS 8438 DOGWOOD RD.

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

SUBDIVISION NAME N/A

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER E. GEORGE / C. GEORGE



LOCATION INFORMATION

ELECTION DISTRICT 2ND

COUNCILMANIC DISTRICT 4TH

1" = 200' SCALE MAP # 087A3

ZONING RC6

LOT SIZE 7.1
ACREAGE SQUARE FEET

SEWER PUBLIC ☐ PRIVATE ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # CASE # 2011-0098-A

NO DWELLINGS WITHIN 200'

NO DWELLINGS WITHIN 200'

SHARED ACCESS
2170' (+/-)
TO E. DOGWOOD RD.

NORTH

PREPARED BY E. GEORGE

SCALE OF DRAWING: 1" = 100'