

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Meandering Road, 1037 feet E
of Millers Station Road
5th Election District
3rd Councilmanic District
(2876 Meandering Drive)

Peter C. and Nancy M. O'Donnell
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0116-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, Peter C. and Nancy M. O'Donnell for property located at 2876 Meandering Drive. The variance request is from Sections 400.1 and 400.3 Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory building (barn) to be located in the front yard with a height of 19 feet in lieu of the required rear yard only with a maximum height of 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a bank barn measuring 30 feet x 40 feet. Due to the topography of the lot, the only acceptable grade for a bank barn is to the left of and slightly forward of the front of the house, and this location will allow use of the current driveway. The location of the well does not allow the proposed bank barn to be placed in the rear of the house and use the existing driveway. A 4/12 roof pitch would be under 15 feet high, but a 8/12 pitch looks much more appealing and matches the existing barns in the area. The proposed bank barn will be board and batten exterior with a metal roof which also matches the existing barns in the area. The property contains 18.4734 acres and is served by private sewer and water.

ORDER RECEIVED FOR FILING

Date 11-16-10

By PM

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 13, 2010, which recommends 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 31, 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 16th day of November, 2010 that a variance from Sections 400.1 and 400.3 Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory building (barn) to be located in the front yard with a height of 19 feet in lieu of the required rear yard only with a maximum height of 15 feet is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING

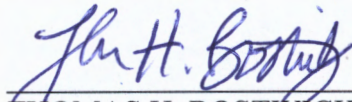
Date 11-16-10

2

By [Signature]

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 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 11-16-10

By Bz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 16, 2010

PETER C. AND NANCY M. O'DONNELL
2876 MEANDERING DRIVE
HAMPSTEAD MD 21074

Re: Petition for Administrative Variance
Case No. 2011-0116-A
Property: 2876 Meandering Drive

Dear Mr. and Mrs. O'Donnell:

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 cursive script, reading "Thomas H. Bostwick".

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 2876 Meandering Drive
which is presently zoned RC2

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, BCZR, to permit a

proposed accessory building (barn) to be located in the front yard with a height of 19 feet, in lieu of the required rear yard only with a 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 Peter O'Donnell
Signature Peter O'Donnell
Name - Type or Print Nancy M. O'Donnell
Signature NM O'Donnell
Address 2876 Meandering Dr. Telephone No. (410) 374-8384
City Hampstead, MD State 21074 Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 2011-0115-A

REV 10/25/01

Reviewed By JNP Date 9/27/10

Estimated Posting Date 10/10/2010

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

2876 Menander Drive
Address
Hempstead MD 21074
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):

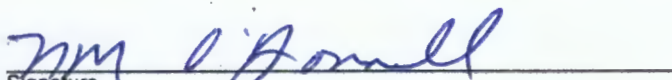
Variance for height and location of structure. Due to the topography of the lot, the only acceptable grade for a bank barn is to the left of and slightly forward of the front of the house. This will allow use of the current driveway. The location of the well does not allow the structure to be placed in the rear of the house and use the existing driveway. A 4/12 roof pitch would be under 15', but an 8/12 looks much more appealing and matches the existing barns in the area. The structure will be board & batten exterior with a metal roof, also matching existing barns in the area.

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

Peter O'Donnell
Name - Type or Print



Signature

Nancy M. O'Donnell
Name - Type or Print

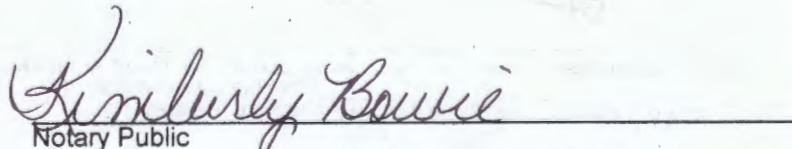
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of September, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Peter O'Donnell and Nancy O'Donnell
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 12-4-2012

*A. L. Snyder**Surveyor, Inc.**1911 Hanover Pike**Hampstead, Maryland 21074**(410) 239-7744***EXHIBIT "A"***(410) 374-9695 phone/fax***Certificate of Survey****Lot 2 of****The Brian K. Chapline Property****July 11, 2002**

All that lot or parcel of land situate, lying and being east of Millers Station Road in the Fifth Election District of Baltimore County, Maryland and the Eighth Election District of Carroll County, Maryland and which according to a survey by Albert LeRoy Snyder, Property Line Surveyor No. 26, dated July 10, 2002, with all courses referred to the Maryland Coordinate System (N.A.D. 83/91) is more particularly described as follows:

Beginning for the same at a steel square-top bolt found (M.C.S. coordinate N 723348.6064, E 1365674.2535) at the beginning of the first or North 43 degrees West 47 perches line of that parcel of land conveyed by Thomas W. Alban to Elizabeth Alban by deed dated July 24, 1886 and recorded among the Land Records of Carroll County, Maryland in Liber W.N.M. 64 folio 493, etc., and also being the beginning of the first or North 44 degrees 59 minutes 43 seconds West 1233.80 feet line of the parcel of land conveyed by John J. Schuster to Emil H. White by deed dated October 31, 1967 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4820 folio 249, etc., and said bolt also being the end of the second or South 37 degrees 36 minutes 11 seconds East 90.58 feet line of the parcel of land conveyed by Robert F. Munzner to Brian K. Chapline and Mary Jane Chapline by deed dated August 31, 2000 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 14733 folio 882, etc.; thence running reversely with and binding on said second line and running with and binding on a part of the aforesaid first lines of Alban and White, the following course,

1.) North 38 degrees 12 minutes 38 seconds West 91.00 feet to a $\frac{1}{4}$ " steel bar and cap now set; thence running reversely with and binding on the first or North 82 degrees 57 minutes 50 seconds East 529.45 feet line of Chapline, and running with and binding on a part of the second or South 89 degrees 39 minutes 31 seconds West 682.00 feet line of that parcel of land conveyed by Timothy W. Fenby and Vicki E. Fenby, his wife, to Billie Jo Luttrell and Robert Arczynski by deed dated April 28, 1978 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 5880 folio 338, etc., the following course,

2.) South 82 degrees 58 minutes 00 seconds West 528.48 feet to a $\frac{3}{4}$ " steel bar and cap now set in the Baltimore/Carroll County Line as delineated by the Carroll County Surveys Department; thence running thereon,

3.) South 15 degrees 23 minutes 23 seconds West 293.50 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence running with the outlines of Parcel "A" of the plat of "Majestic Knolls" recorded among the Land Records of Carroll County, Maryland in Platbook 46 folio 291, the following eleven courses,

4.) South 72 degrees 14 minutes 50 seconds West 411.71 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

5.) along a curve to the right having a radius of 350.74 feet and an arc length of 234.07 feet, being subtended by a chord bearing North 88 degrees 38 minutes 02 seconds West for a distance of 229.75 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

6.) North 69 degrees 30 minutes 54 seconds West 85.00 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

7.) along a curve to the left having a radius of 257.50 feet and an arc length of 224.71 feet, being subtended by a chord bearing South 85 degrees 29 minutes 06 seconds West for a distance of 217.65 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

8.) South 60 degrees 29 minutes 06 seconds West 68.00 feet to a P.K. nail now set in the northwest side of Meandering drive and in the northeast right-of-way line of Millers Station Road (60 feet wide); thence binding thereon, the following course,

9.) South 29 degrees 30 minutes 54 seconds East 15.00 feet to a P.K. nail now set in the southeast side of Meandering Drive; thence leaving said right-of-way line,

10.) North 60 degrees 29 minutes 06 seconds East 68.00 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

11.) along a curve to the right having a radius of 242.50 feet and an arc length of 211.62 feet, being subtended by a chord bearing North 85 degrees 29 minutes 06 seconds East for a distance of 204.97 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

12.) South 69 degrees 30 minutes 54 seconds East 85.00 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

CLERK'S NOTATION

Document submitted for record in a
condition not permitting satisfactory
photographic reproduction.

13.) along a curve to the left having a radius of 365.74 feet and an arc length of 244.085 feet, being subtended by a chord bearing South 88 degrees 38 minutes 02 seconds East for a distance of 239.58 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

14.) North 72 degrees 14 minutes 50 seconds East 401.91 feet to a $\frac{3}{4}$ " steel bar and cap now set in the aforementioned County Line, distant South 15 degrees 23 minutes 23 seconds West 17.91 feet from the end of the herein before described third line; thence running for lines of division now made, the following five courses,

15.) South 81 degrees 04 minutes 42 seconds East 527.44 feet (passing through a $\frac{3}{4}$ " steel bar and cap now set at 250.00 feet) to a $\frac{3}{4}$ " steel bar and cap now set; thence,

16.) South 43 degrees 59 minutes 03 seconds West 263.80 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

17.) South 81 degrees 10 minutes 31 seconds West 231.27 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

18.) South 77 degrees 01 minutes 33 seconds West 118.56 feet to a $\frac{3}{4}$ " steel bar and cap now set; thence,

19.) North 10 degrees 30 minutes 24 seconds West 189.08 feet to a $\frac{3}{4}$ " steel bar and cap now set in the aforesaid County Line and in the thirteenth or North 15 degrees 23 minutes 23 seconds East 1363.28 feet line of Munzner to Chapline; thence running reversely with and binding on a part of said line,

20.) South 15 degrees 23 minutes 23 seconds West 898.64 feet to a $\frac{3}{4}$ " steel bar and cap now set at the end of the twelfth or South 79 degrees 56 minutes 48 seconds West 376.81 feet line of Munzner to Chapline and being in the fifth or South 80 degrees 06 minutes 33 seconds West 484.81 feet line of that parcel of land conveyed by Donald A. Lewis and Barbara G. Lewis to Thomas Martin Lewis and Clare Therese Williams by deed dated August 1, 1996 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 12027 folio 29, etc., said steel bar and cap being distant North 79 degrees 59 minutes 38 seconds East 107.60 feet from a $\frac{3}{4}$ " x 9" tall steel bar found at the end of said fifth line; thence running reversely with and binding on a part of said fifth line and running reversely with and binding on a part of said twelfth line of Chapline, the following course,

21.) North 79 degrees 59 minutes 38 seconds East 376.59 feet to a stone found in the North 08 degrees 13 minutes 00 seconds East 478.50 feet line of the plat of "Milbert L. Mays" recorded among the Land Records of Baltimore County, Maryland in Platbook 36 folio 69; thence running with and binding on a part of

CLERK'S NOTATION

Document submitted for record in a condition not permitting satisfactory photographic reproduction.

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

No. **59389**

Date: **9/27/2010**

PAID RECEIPT

BUSINESS ACTUAL TIME INW
 9/27/2010 9/27/2010 11:41:56 5

REG W503 WALKIN 1000 LIR
 >>RECEIPT # 481031 9/27/2010 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00
Total:								65.00

Dept: 5 328 ZONING VERIFICATION
 CR NO. 059389
 Recpt Tot 165.00
 165.00 CK 4.00 CA
 Baltimore County, Maryland

Rec From: **O'Donnell**

For: **Adm. Variance - 2876 Meandering Drive**
2011-0116-A (O'Donnell)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 10/31/10

RE: Case Number: 2011-0116A

Petitioner/Developer: Peter O'Donnell

Date of Hearing/Closing: 11/15/10

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2876 Meandering Drive

The signs(s) were posted on 10/31/10
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

ZONING REVIEW

ADMINISTRATIVE VARIANCE

CASE # 2011-0116-A

TO PERMIT A PROPOSED ACCESSORY
BUILDING/USE TO BE LOCATED IN THE
REAR YARD WITH A HEIGHT OF 19 FEET
IN LACK OF THE REQUIRED REAR YARD ONLY
AT A MAXIMUM HEIGHT OF 15 FEET

221 PEANUTTING DR

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 11/15/10

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPT.
OF PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0116 -A Address 2876 Meandering Drive (Post at intersection with Miller Station Rd. in Carroll County)
Contact Person: Jeffrey Perlow Planner, Please Print Your Name Phone Number: 410-887-3391
Filing Date: 9/27/2010 Posting Date: 10/31/10 Closing Date: 11/15/10
10/10/2010 10/25/2010

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011- 0116 -A Address 2876 Meandering Drive (Post at intersection with Miller Station Rd. in Carroll County)
Petitioner's Name D' Donnell Telephone 410-374-8384
Posting Date: 10/10/2010 Closing Date: 10/25/2010
Wording for Sign: To Permit a proposed accessory building (barn) to be located in the front yard with a height of 19 feet, in lieu of the required rear yard only with a maximum height of 15 feet.

Revised 8/20/09



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

November 15, 2010

Peter & Nancy O'Donnell
2876 Meandering Dr.
Hampstead, Md 21074

Dear Peter & Nancy:

RE: 2011-0116, 2876 Meandering Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 27, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel
File Copy

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 7, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 18, 2010
Item Nos. 2011- 103, 106, 107, 108,
109, 110, 111, 112, 113, 115, 116,
117, 118, 119, 120, 121 and 122

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-10182010 -NO COMMENTS.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: Oct. 15, 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. 2011-0116-A
2876 MEANDERING DRIVE
O'DONNELL 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. 2011-0116-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 1 Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 13, 2010

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

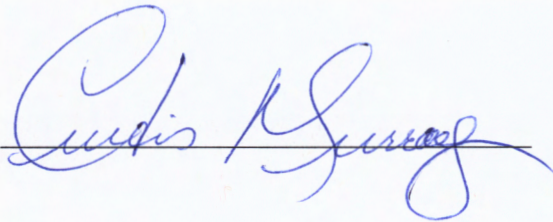
SUBJECT: 11-116 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (barn) with a height of 19 feet in lieu of the maximum permitted 15 feet and to be located in the front 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 Jessie Bialek at 410-887-3480.

Prepared by:
AFK/LL: CM



RECEIVED

OCT 14 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 26, 2010
SUBJECT: Zoning Item # 11-116-A
Address 2876 Meandering Drive
(O'Donnell Property)

RECEIVED

OCT 26 2010

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of October 4, 2010:

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

Reviewer: JWL Date: 10/26/10



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

October 4, 2010

ATTENTION: Kristen Mathews
ZAC Agenda Oct. 18, 2010

The Baltimore County Fire Department has no comments on the following case numbers:

2011-0102-A	Kingston Park La.
2011-0103-SPHA	Harrison Ave.
2011-0106-A	Valleyfield Rd.
2011-0107-SPHA	Emmanuel Ct.
2011-0108-A	Locust Ave.
2011-0110-A	Woodland Dr.
2011-0111-A	Monaghan Ct.
2011-0112-SPHA	Oakleigh Rd.
2011-0113-A	Stoney Batter Rd.
2011-0114-A	New Section Rd.
2011-0115-SPH	Hanover Pike
2011-0116-A	Meandering Dr.
2011-0117-A	Cockeys Mill Rd.
2011-0118-A	Cedarside Dr.
2011-0119-A	Linwood Ave.
2011-0120-A	Sue Grove Rd.
2011-0121	Burnbrae Rd.
2011-0122-A	Mt. Carmel Rd.

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

File

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.3)
BALTIMORE COUNTY

Account Identifier: District - 05 Account Number - 2300010133

Owner Information

Owner Name: O'DONNELL PETER C
O'DONNELL NANCY M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2876 MEANDERING DR
HAMPSTEAD MD 21074-1234
Deed Reference: 1) /22002/
2)

Location & Structure Information

Premises Address
2876 MEANDERING DR
Legal Description
18.4734 AC
PRT IN CARROLL COUNTY
NSR FALLS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat
9	24	9					2	2	Plat

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County
2004	3,152 SF	18.47 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	237,470	237,470		
Improvements:	530,670	530,670		
Total:	768,140	768,140	768,140	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
ZARU INC	06/08/2005	\$799
Type: IMPROVED ARMS-LENGTH	Deed1: /22002/ 636	Deed2:
PARKER KEVIN J	08/04/2004	\$259
Type: UNIMPROVED ARMS-LENGTH	Deed1: /20490/ 167	Deed2:
CHAPLINE BRIAN K	06/10/2003	\$199
Type: IMPROVED ARMS-LENGTH	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 *

Microsoft Access

File Edit View Insert Format Records Tools Window Help

GenInputFrm_View : Form

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID
(SEARCH ON THIS FIELD): 20110116 Case Type Prefix: Case Year: 2011 Case Number: 0116 Case Type Suffix: A Existing Use: Residential

Legal Owners/Petitioner
(SEARCH ON THIS FIELD): Peter and Nacy O Donnell

House/St. Number:	House/Street Number Range:	House/St. No. Suffix:	Prefix Dir.:	Pre. Type:	Street Name (SEARCH ON THIS FIELD):	Suf. Type:	Dir.:	Suffix Suite/Apt./Unit Number:
2876					Meandering	Dr		

Property Description (SEARCH ON THIS FIELD):
.East side of Meandering Road, 1037 feet east of Millers Station Road.

Existing Zoning Classification: RC-2 Area: 18.4734 Acres Election District: 5th Councilmanic District: 3rd

Critical Area: NO Floodplain: NO Historic Area: NO Prior Zoning Cases:

Violation Cases: Concurrent Cases:

Tax Account ID: Deed Liber #: Deed Folio #: Miscellaneous Notes:

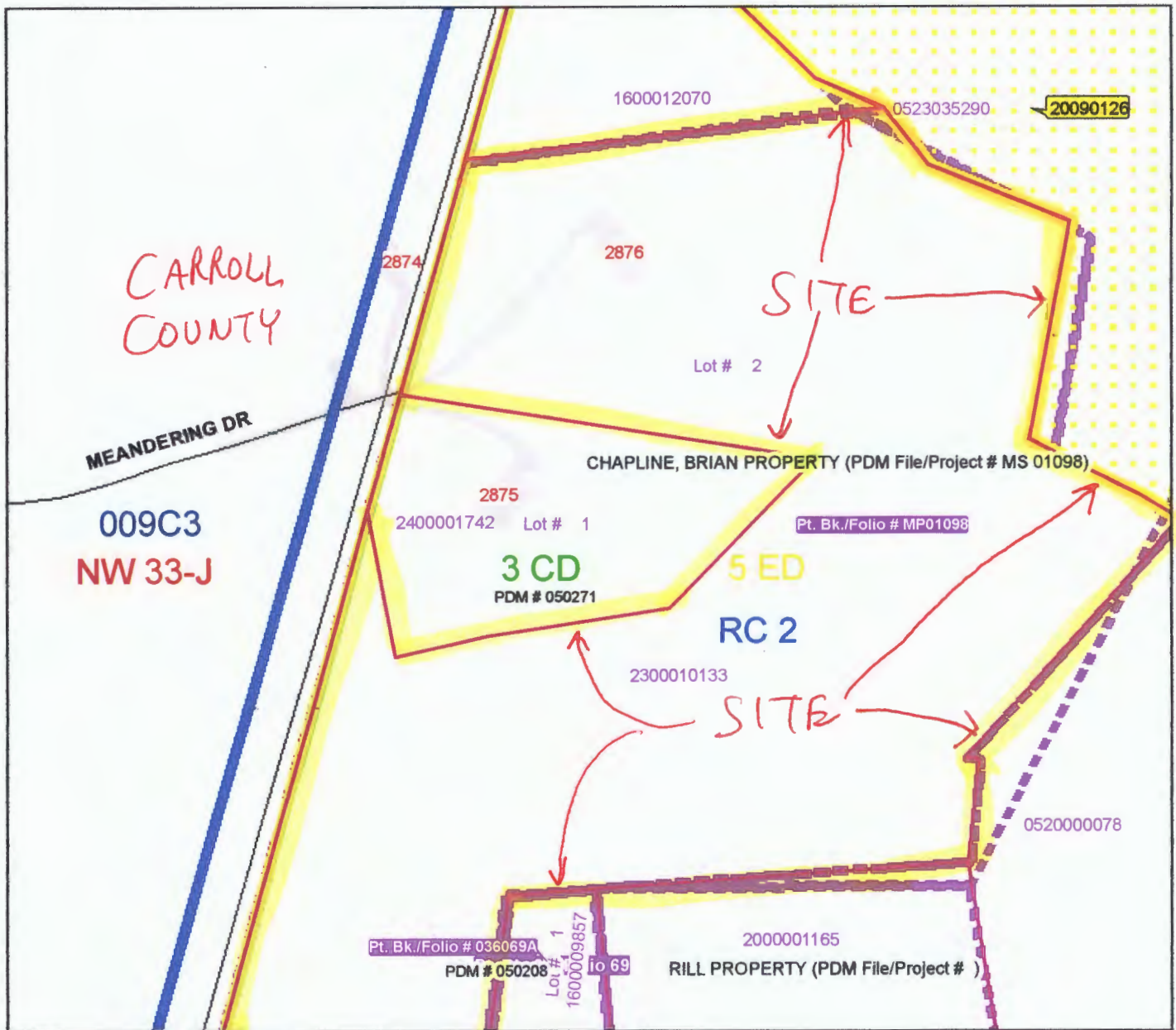
Find Record Next Record Previous Record Preview ZAC Agenda Report Open MS Word Exit Access Scanned Image

Record: 22291 of 26209

Form View

start Novell Group... Microsoft Word Microsoft Access 11:05 AM

2876 Meandering Drive

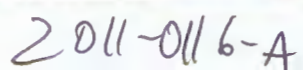


Publication Date: September 24, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 200 400 Feet
1 inch = 200 feet

2011-0116-A



#1



#2



Pictures 1,3,6 Show woods between proposed structure and Luttrell property

#3



#4



Pictures 2,4,5,7

Show grade/hill at proposed location and proximity to existing driveway.

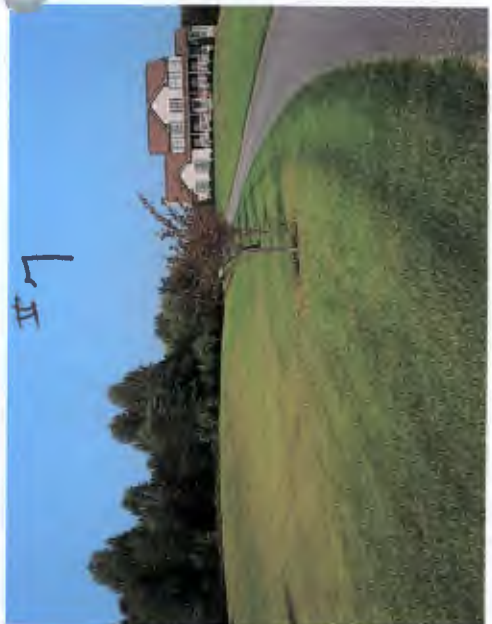
#5



#6

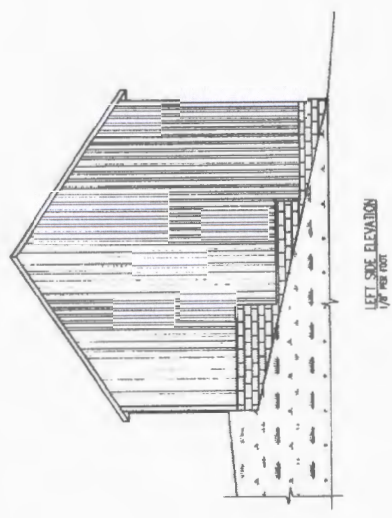
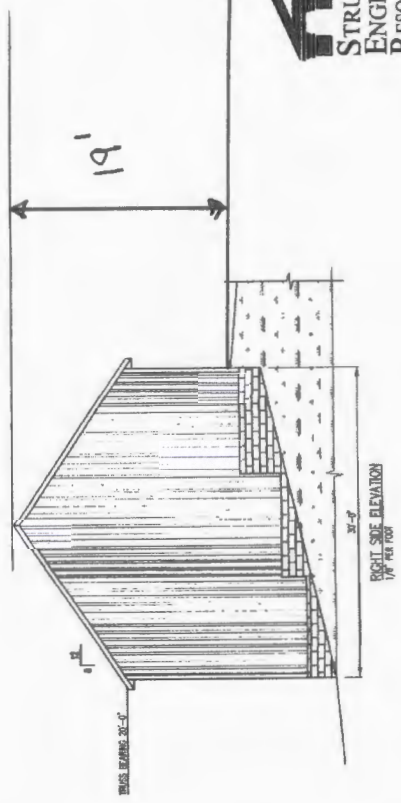
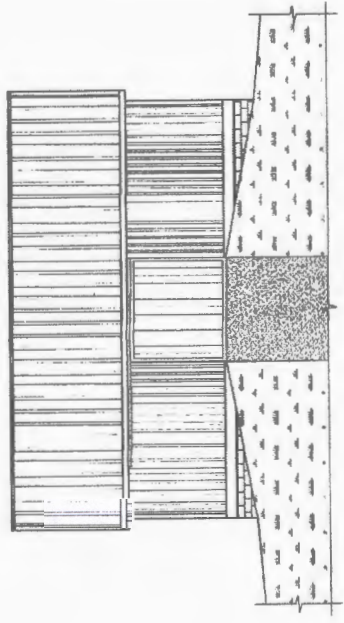
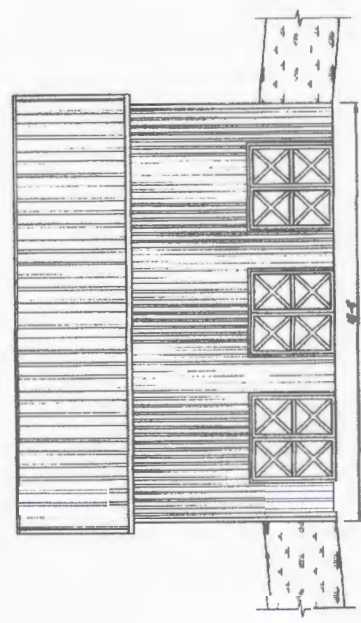


#7



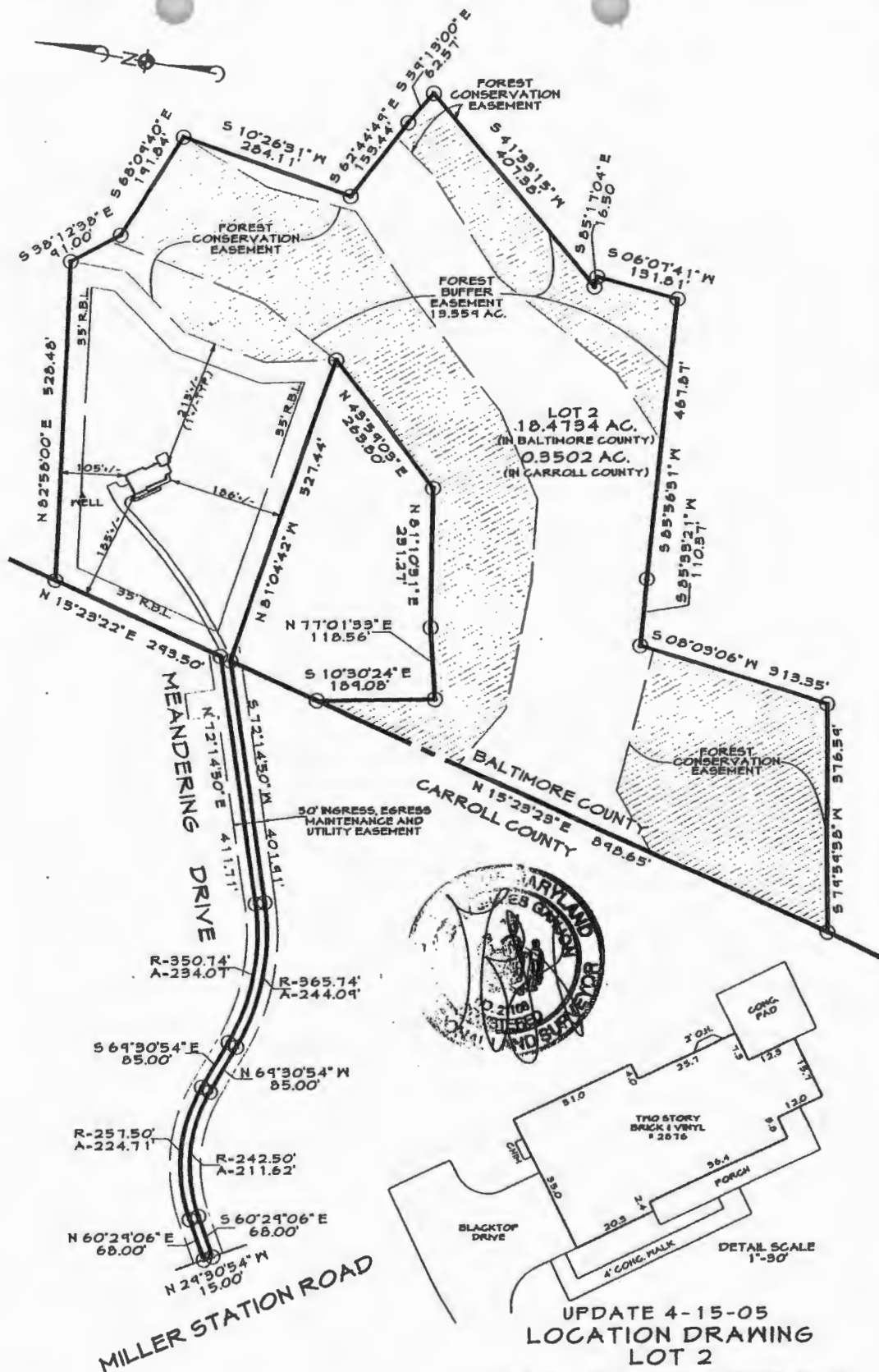
2011-0116-A

2011-0116-A



**STRUCTURAL
ENGINEERING
RESOURCES, LLC**
28 NORTH EIGHTH STREET
GETTYSBURG, PA 17325
(717) 337-1335
www.SPELLC.com

NATIONAL BARN COMPANY
25 INDUSTRIAL DRIVE
HANOVER, PA 17331
866-942-2276
BARN FOR: O'DONNELL



UPDATE 4-15-05
LOCATION DRAWING
LOT 2
CHAPLINE PROPERTY

5TH ELECTION DISTRICT BALTIMORE COUNTY MD
PLAT: SM1-292

I hereby certify that I have surveyed the property shown hereon for the sole purpose of locating the improvements. This plan is a benefit to the consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. It is not to be relied upon for the establishment of boundary, easement or right-of-way lines for any reason, such as the location of fences, garages, buildings, or other existing or future improvements.

By Gary J. Gannon Date 04/25/05
Gary J. Gannon Professional Land Surveyor No. 21168



FREDERICK OFFICE:
5111 Pegasus Court, Suite B
Frederick, MD 21704-8318
(301) 662-1791
FAX (301) 662-8004

WESTMINSTER OFFICE:
439 East Main Street
Westminster, MD 21157-5539
(410) 848-1790
FAX (410) 848-1791

DRAWN BY:	CDD
DESIGN BY:	
REVIEW BY:	GJS
DATE:	7-23-04
SCALE:	1"=200'
JOB NO:	2002119
SHEET:	1 OF 1

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

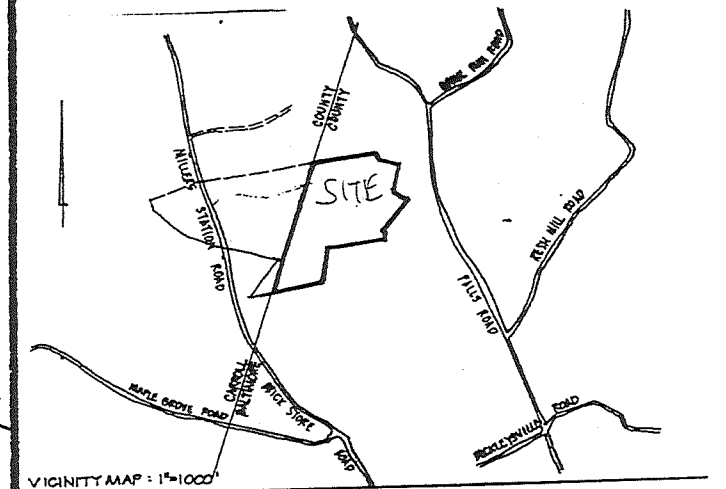
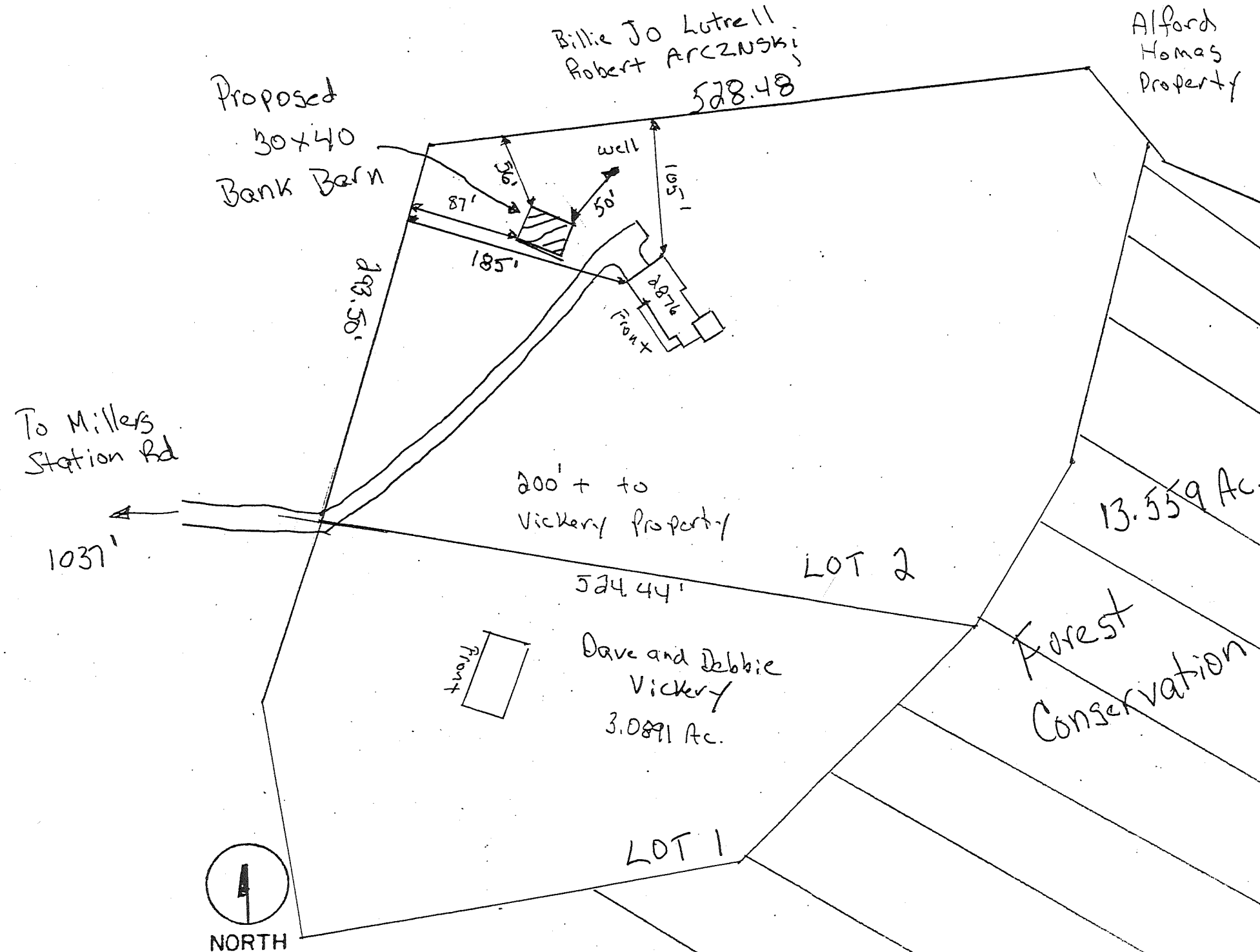
PROPERTY ADDRESS 2876 Meandering Drive

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

MINOR SUBDIVISION NAME Chapline Property (Minor Sub # M-01-048)

MINOR SUBDIVISION PLAT BOOK # 1 FOLIO # 232 LOT # 2 SECTION #

OWNER Peter and Nancy O'Donnell



VICINITY MAP SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 5
 COUNCILMANIC DISTRICT 3
 1" = 200' SCALE MAP # 009C3
 ZONING RC 2
 LOT SIZE 18.4734
 ACREAGE 13.559 SQUARE FEET 184,734
 SEWER ☐ PUBLIC ☒ PRIVATE
 WATER ☐ PUBLIC ☒ PRIVATE
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ YES ☒ NO
 HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO
 PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY JNP ITEM # 0116 CASE # 2011-0116A

PREPARED BY Peter O'Donnell

SCALE OF DRAWING: 1" = 100'