

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Mays Chapel Road, 550 feet S
of the c/l of Brierleigh Court
8th Election District
2nd Councilmanic District
(11307 Mays Chapel Road)

William J. and Lisa L. Stromberg
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0191-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, William J. and Lisa L. Stromberg for property located at 11307 Mays Chapel Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (pool house) with a height of 21 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a one story stone veneer pool pavilion to connect via a bluestone walkway with pergola to the existing one story stone veneer pool house. The roof is higher on the proposed structure due to its roof pitch which was determined by the architect in order to coordinate and compliment the existing dwelling and garage. The new pool house will be topped by a copper roofed cupola. The property contains 3.0007 acres zoned R.C. 5.

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 December 20, 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.

ORDER RECEIVED FOR FILING

Date 2-3-11

By [Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 15, 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 Administrative Law Judge, 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 Petitioner.

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 Administrative Law Judge for Baltimore County, this 3rd day of February, 2011 that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (pool house) with a height of 21 feet in lieu of the required 15 feet is hereby GRANTED, subject to the following:

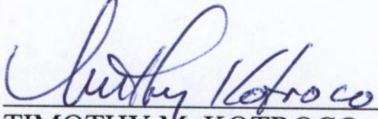
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this 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.

ORDER RECEIVED FOR FILING

Date 2-3-11 2

By [Signature]

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


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 2-3-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 3, 2011

WILLIAM J. AND LISA L. STROMBERG
11307 MAYS CHAPEL ROAD
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 2011-0191-A
Property: 11307 Mays Chapel Road

Dear Mr. and Mrs. Stromberg:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Patrick D. Jarosinski, 10815 Beaver Dam Road, Cockeysville MD 21030

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 11307 MAYS CHAPEL ROAD LUTHERVILLE, MD 21093 which is presently zoned RC-5

Deed Reference: 401001025 Tax Account # 2200028600

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)

400.3 to permit an
accessory structure (pool house) with a height of 21 ft. in lieu of the required 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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.

By

City

State

Zip Code

Legal Owner(s):

William J Stromberg

Name - Type or Print

Signature

Lisa L. Stromberg

Name - Type or Print

Signature

11307 Mays Chapel Rd 410

Address

Telephone No.

Lutherville MD 21093

City

State

Zip Code

Representative to be Contacted:

PATRICK D. JAROSINSKI, A.T.A.

Name

10015 BEAVER DAM ROAD, SUITE F 410.262.6708

Address

Telephone No.

COCKEYSVILLE MD 21030

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. 2011-0191-A

Reviewed By PK Date 12/10/10

Estimated Posting Date 12/14/10

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently own and reside at 11307 MAY'S CHAPEL ROAD
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) Based on the design of the proposed open pool pavilion, the roof is higher than the allowed 15'-0" from ground. The roof is higher on this structure due to its' roof pitch which was determined by the Architect in order to coordinate and compliment the existing house and garage on the property as well as the other houses in the neighborhood. The structure can not be seen from the street.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

William J. Stromberg
Signature
William J. Stromberg
Name- print or type

Lisa L. Stromberg
Signature
Lisa L. Stromberg
Name- print or type

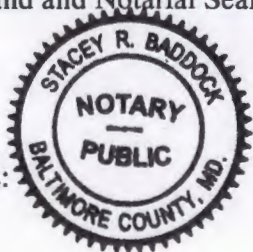
A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 2nd day of December, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): William J. Stromberg
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Stacey R. Baddock
Name of Notary Public

9/7/11
Commission expires

PLACE SEAL HERE:

**ZONING DESCRIPTION FOR 11307 Mays Chapel Road, Lutherville, Maryland
21093**

Beginning at a point on the east side of Mays Chapel Road with a right-of-way which is 66 feet wide at the distance of 517 feet east of the centerline of the nearest improved intersecting street (Brierleigh Court) which is 550 feet south of the centerline of the right-of-way 45 feet wide. Being Lot # 2 in the 1st amendment minor subdivision known as the Wright property 95-103M as recorded in Baltimore County Deed # 29 , Folio # 132 containing 3.0007 Acres. Also known as 11307 Mays Chapel Road and locating in the 8 Election District and 2 Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0191 -A Address 11307 Mays Chapel Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/10/10 Posting Date: 12/19/10 Closing Date: 1/3/11

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- 0191 -A Address 11307 Mays Chapel Rd.
Petitioner's Name William & Lisa Stromberg Telephone 410-628-0371
Posting Date: 12/19/10 Closing Date: 1/3/11
Wording for Sign: To Permit an accessory structure (pool house) with a height of 21 ft. in lieu of the required 15 ft.

WCR - Revised 7/7/08



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: Case#2011-0191-A

PETITIONER: William & Lisa
Stromberg

DATE OF CLOSING: 1/03/11

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:

11307 Mays Chapel Road

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD

SUITE 100

320 EAST TOWSONTOWN BLVD

TOWSON, MARYLAND 21286

410-823-4470 PHONE

410-823-4473 FAX

POSTED ON: 12/15/10

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 2011-0191-A

**To permit an accessory structure (pool
house) with a height of 21 feet in lieu of the
required 15 feet**

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON January 3, 2011**

**ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT**

**111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204**

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL ABOVE DATE. UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0191 -A

Address 11307 Mays Chapel Rd.

Contact Person: Bruce Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/10/10

Posting Date: 12/19/10

Closing Date: 1/3/11

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011- 0191 -A

Address 11307 Mays Chapel Rd.

Petitioner's Name William & Lisa Stromberg

Telephone 410-628-0371

Posting Date: 12/19/10

Closing Date: 1/3/11

Wording for Sign: To Permit an accessory structure (pool house) with a height of 21 ft. in lieu of the required 15 ft.

WCR - Revised 7/7/08

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, Interim Director
Department of Permits and
Development Management

DATE: December 20, 2010
RECEIVED

DEC 21 2010

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

ZONING COMMISSIONER

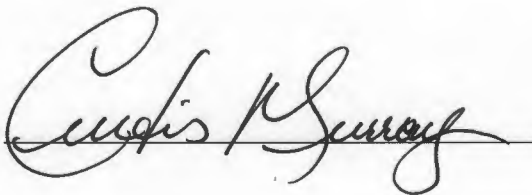
SUBJECT: 11-191 – Administrative Variance

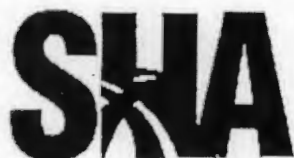
The Office of Planning does not oppose the petitioner's request to permit an accessory structure (pool house) with a height of 21 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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 or kitchen facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:
JM/LL: CM





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

RECEIVED

FEB 02 2011

ZONING COMMISSIONER

Date: DEC. 17, 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 2011-0191-A
MAYS CHAPEL ROAD
STRONBERG PROPERTY
ADMIN. VAR. -

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. 2011-0191-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 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
Access Management Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND**INTER-OFFICE CORRESPONDENCE**

TO: George Klunk, Interim Director
Department of Permits and
Development Management

DATE: December 20, 2010

RECEIVED

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

FEB 02 2011

SUBJECT: 11-191 – Administrative Variance

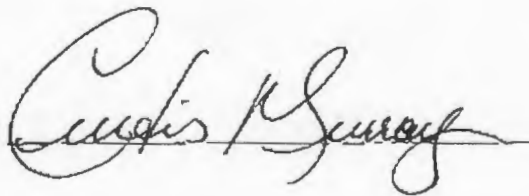
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (pool house) with a height of 21 feet in lieu of the maximum permitted 15 feet 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 or kitchen facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:
JM/LL: CM





KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

December 15, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: December 20, 2010

Item No.:

Variance: MC-2011-0189-A (R732461) and 2011-0190-A (R732479)

Administrative Variance: 2011-0191-A (R732487)

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.

Comments:

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

Live
Closing
1/3/11

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



Maryland Department of Transportation

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

Date: *DEC. 17, 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 *2011-0191-A*
MAYS CHAPEL ROAD
STRONBERG PROPERTY
ADMIN. VAR. -

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. *2011-0191-A*.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

Foster Steven D. Foster, Chief
Access Management Division

SDF/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, Interim Director
Department of Permits and
Development Management

DATE: December 20, 2010

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

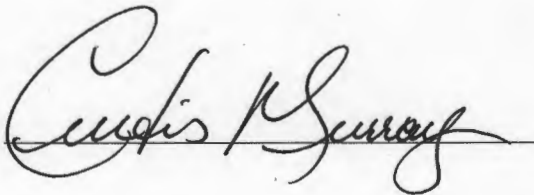
SUBJECT: 11-191 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (pool house) with a height of 21 feet in lieu of the maximum permitted 15 feet 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 or kitchen facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:
JM/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 3, 2011
Item Nos. 2011- 189, 190 and 191

DATE: December 15, 2010

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEM:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-01032011 -NO COMMENTS.doc

TRANSMISSION VERIFICATION REPORT

TIME : 01/31/2011 15:39
NAME : ZONING OFFICE
FAX : 4108873048
TEL : 4108873391
SER.# : BROK8J873573

DATE, TIME	01/31 15:38
FAX NO./NAME	3468
DURATION	00:00:25
PAGE(S)	03
RESULT	OK
MODE	STANDARD ECM



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

State Highway
Administration

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

Maryland Department of Transportation

Date: DEC. 17, 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 2011-0191-A
MAYS CHAPEL ROAD
STRONBERG PROPERTY
ADMIN. VAR. -

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. 2011-0191-A.

Should you have any questions regarding this matter, please contact Michael Bailey at



VIEW FROM LOT W. THUNDERBOLT.

Patricia Zook - Re: Case 2011-0191-A - need a comment

From: Dennis Kennedy
To: Zook, Patricia
Date: 1/31/2011 1:15 PM
Subject: Re: Case 2011-0191-A - need a comment
CC: Richards, Carl

Patti:
We had no comment on Item 2011-0191-A.
Dennis Kennedy

>>> Patricia Zook 1/31/2011 11:10 AM >>>
Good morning Dennis -

The above-referenced administrative variance case closed on January 3 and it was just brought to our office. In reviewing the file, it is missing a comment from your office.

If you have 'no comment' you can just let me know via e-mail and I'll place it in the case file.

As always, thanks for your help, Dennis!

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2011-0191-A - need a comment

From: Patricia Zook
To: Kennedy, Dennis
Date: 1/31/2011 11:10 AM
Subject: Case 2011-0191-A - need a comment

Good morning Dennis -

The above-referenced administrative variance case closed on January 3 and it was just brought to our office. In reviewing the file, it is missing a comment from your office.

If you have 'no comment' you can just let me know via e-mail and I'll place it in the case file.

As always, thanks for your help, Dennis!

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 3, 2011
Item Nos. 2011- 189, 190 and 191

DATE: December 15, 2010

RECEIVED

FEB 02 2011

ZONING COMMISSIONER

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CLN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-01032011 -NO COMMENTS.doc



VIEW TOWARDS 11305 MARYS CHAPEL ROAD



VIEW FROM 11309 MARYS CHAPEL





VIEW towards 709 W. Timonium Road

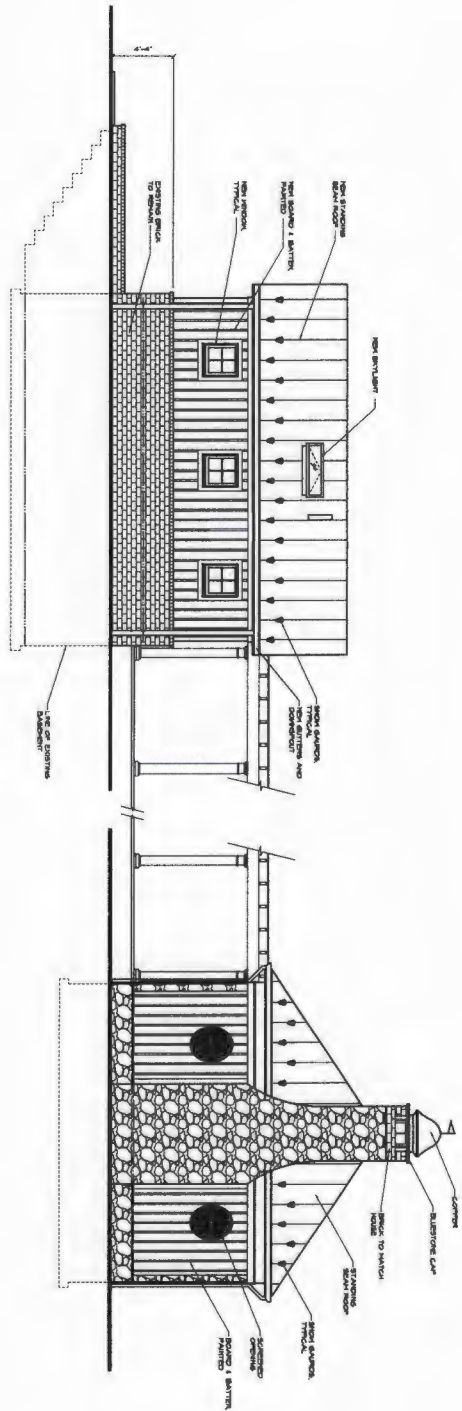


VIEW towards 709 W. Timonium Road

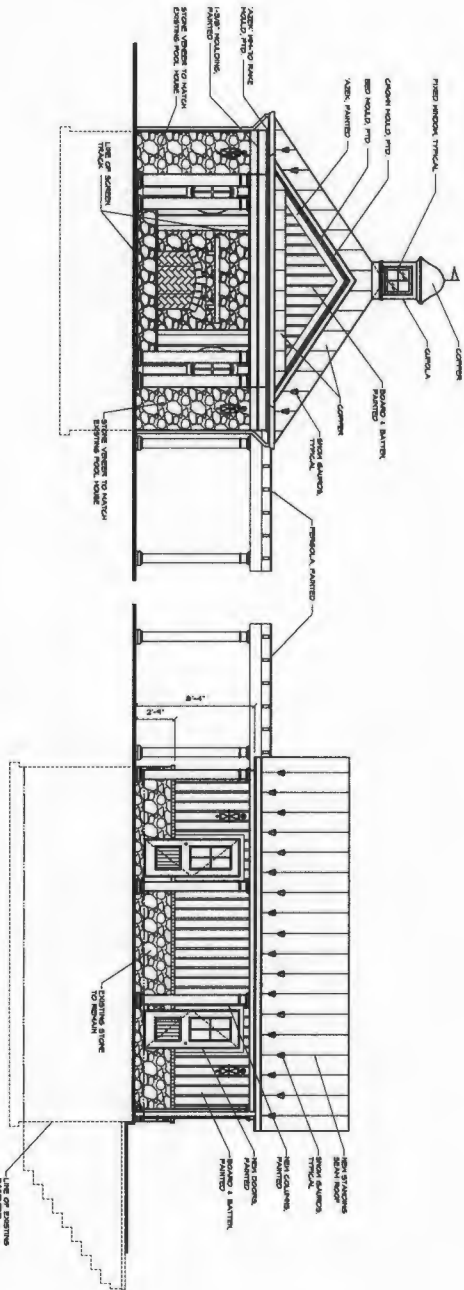




VIEW TOWARDS 707 W. TIMONUM ROAD



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

COPYRIGHT 2000 BY PATRICK D. JACOBSON & ASSOC., INC.
UNAUTHORIZED REPRODUCTION IS NOT ALLOWED
WITHOUT WRITTEN CONSENT

STROMBERG	
PROJECT NO.	11307
DATE	10-25-2010
SCALE	1/4" = 1'-0"
ISSUE DATE	
ISSUE NO.	1

THE STROMBERG POOL HOUSE

11307 MAYS CHAPEL ROAD
LUTHERVILLE, MARYLAND 21093

PDJ & ASSOCIATES, INC.
ARCHITECTURE • PLANNING • INTERIORS
10815 Beaver Dam Road, Suite 1
Cockeysville, Maryland 21030
PHONE: 410-527-3750 FAX: 410-527-3751

DO NOT SCALE DRAWINGS:
In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, consult the Architect. PDJ & Associates, Inc. will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

#191

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.3A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 2200028600

Owner Information

Owner Name:	STROMBERG WILLIAM JOSEPH STROMBERG LISA LYDEN	Use:	RESIDENTIAL
Mailing Address:	11307 MAYS CHAPEL RD LUTHERVILLE MD 21093-3711	Principal Residence:	YES
		Deed Reference:	1) /29204/ 222 2)

Location & Structure Information

Premises Address	Legal Description
11307 MAYS CHAPEL RD	3.0007 AC 11307 MAYS CHAPEL RD ESR 500 FT S TIMONIUM RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
60	8	891					2	2	Plat Ref:	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1999	7,187 SF	3.00 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	540,000	480,000		
Improvements:	1,814,800	1,364,600		
Total:	2,354,800	1,844,600	2,354,800	1,844,600
Preferential Land:	0	0	0	0

Transfer Information

Seller:	CIGNARALE ARMANDO J	Date:	02/22/2010	Price:	\$2,800,000
Type:	NOT ARMS-LENGTH	Deed1:	/29204/ 222	Deed2:	
Seller:	BACON PERRY S	Date:	03/11/1999	Price:	\$259,500
Type:	IMPROVED ARMS-LENGTH	Deed1:	/13586/ 478	Deed2:	
Seller:	WRIGHT HENRY M, JR	Date:	02/12/1997	Price:	\$199,100
Type:	UNIMPROVED ARMS-LENGTH	Deed1:	/12033/ 290	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0

Lisa Strambers - 410628-0371
y3 Closing Date

2011-0191-A

11307 Mays Chapel Rd

Status of
her Admin
Variance
Request

Tim K

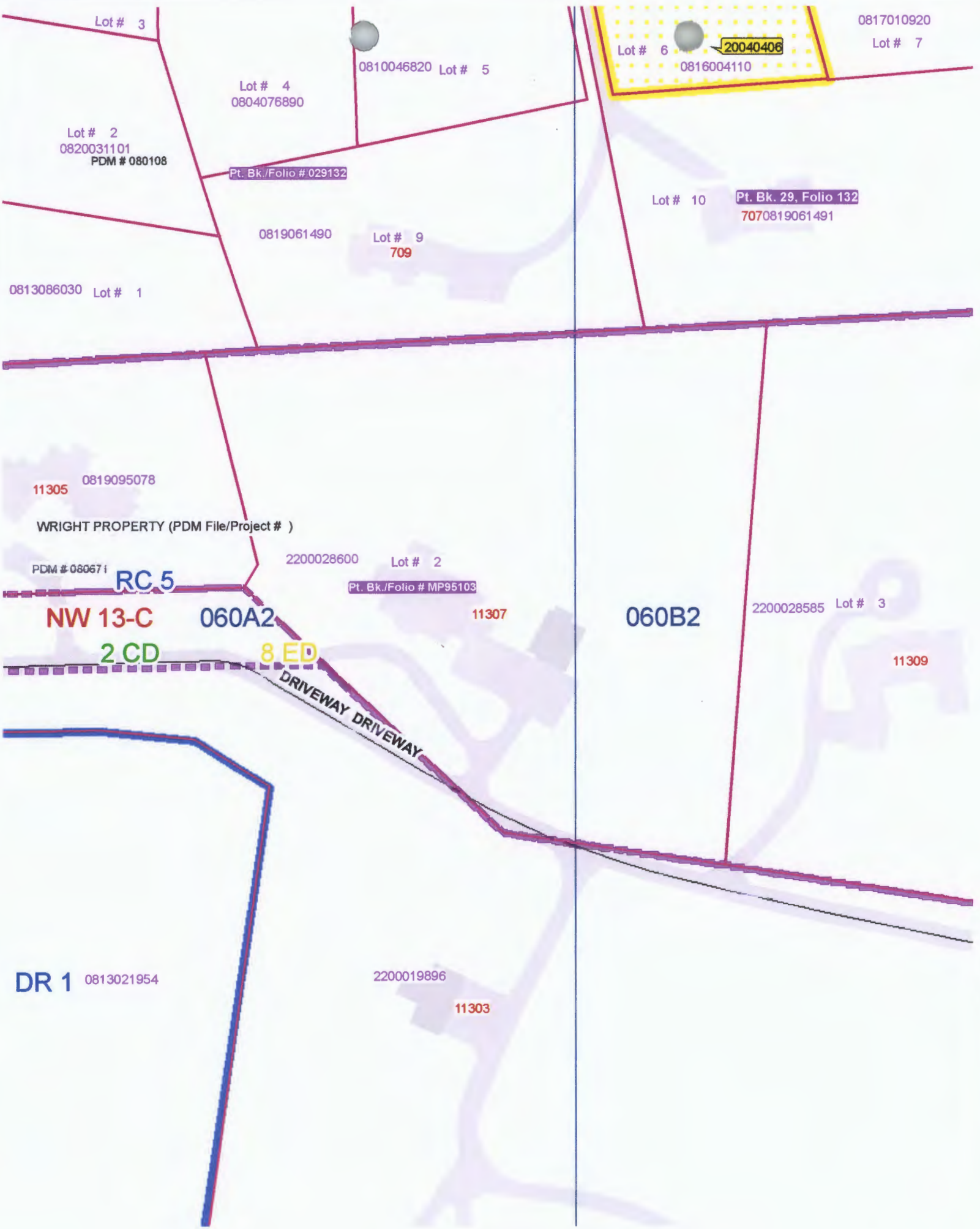
- Rose said no AVs with a closing date of 1-3-11
- I never received this file
- 1-31-11 Rose just brought over the file - it was missing

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12-15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>12-15</u>	FIRE DEPARTMENT	<u>nc</u>
<u>1-20</u>	PLANNING (if not received, date e-mail sent _____)	<u>conditions</u>
<u>12-17</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>12-15</u> by <u>Doak</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		



VIEW FROM HOUSE TOWARDS CONSTRUCTION LOCATION



Lot # 3

0817010920

Lot # 7

Lot # 6

20040406

0816004110

0810046820 Lot # 5

Lot # 4
0804076890

Lot # 2
0820031101
PDM # 080108

Pt. Bk./Folio # 029132

Lot # 10

Pt. Bk. 29, Folio 132
7070819061491

0819061490

Lot # 9
709

0813086030 Lot # 1

11305 0819095078

WRIGHT PROPERTY (PDM File/Project #)

PDM # 060671

RC 5

2200028600

Lot # 2

Pt. Bk./Folio # MP95103

11307

NW 13-C

060A2

060B2

2200028585 Lot # 3

2 CD

8 ED

11309

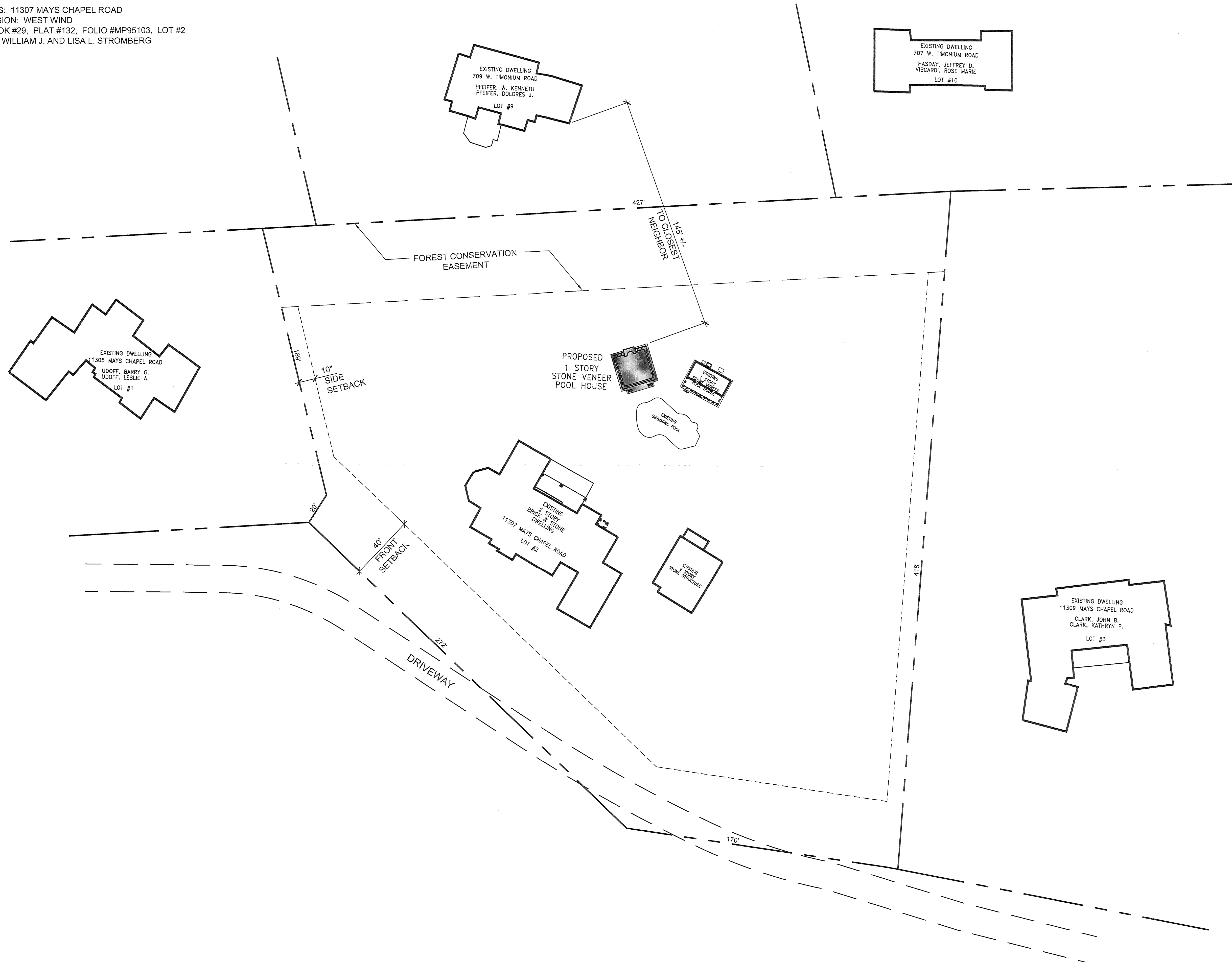
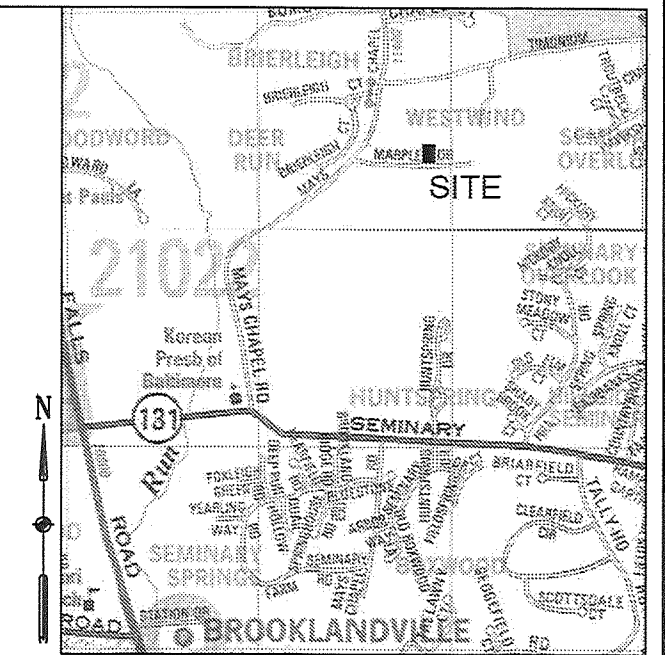
DRIVEWAY DRIVEWAY

DR 1 0813021954

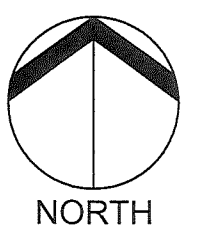
2200019896

11303

ADDRESS: 11307 MAYS CHAPEL ROAD
SUBDIVISION: WEST WIND
PLAT BOOK #29, PLAT #132, FOLIO #MP95103, LOT #2
OWNER: WILLIAM J. AND LISA L. STROMBERG



SCALE: 1" = 30'-0"



LOCATION INFORMATION
ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 2
ZONING: RC 5
LOT SIZE: 3.0007 AC; 130710 SF
PRIVATE SEWER
PRIVATE WATER
CHESAPEAKE BAY CRITICAL AREA: NO
100 YR FLOOD PLAIN: NO
HISTORIC PROPERTY/BUILDING: NO
PRIOR ZONING HEARING:

ZONING OFFICE USE ONLY

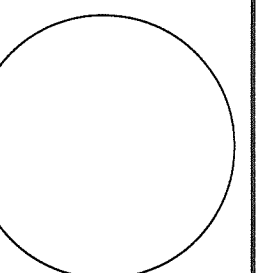
ANY ARCHITECTURAL DESIGNS
IDEAS, PATTERNS, OR METHODS
AND PLANS INCORPORATED HEREON
OR REPRESENTED THEREON
ARE OWNED BY AND REMAIN
THE PROPERTY OF MAHAN
RYMEL ASSOCIATES, INC. AND NO
PART THEREOF SHALL
BE UTILIZED BY ANY PERSON,
FIRM OR CORPORATION FOR ANY
PURPOSE WHATSOEVER EXCEPT
WITH THE SPECIFIC WRITTEN
PERMISSION OF MAHAN RYMEL
ASSOCIATES, INC. (C)

[illegible]

LANDSCAPE ARCHITECTS ASSOCIATES INC.
Landscape Architects
The Stieff Silver Building
800 Wyman Park Drive
Suite 100
Baltimore, MD 21211 USA
Tel. 410.236.6001



11307 MAYS CHAPEL ROAD
BALTIMORE, MD



Following Title

able : AS SHOWN
Project No.: 10034
Date: 10/22/10
Drawn By: NS
Reviewed By: BS

DATE DESC.

Sheet No. _____