



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 10606 Bird River Rd.

which is presently zoned RC 3 + RC 2

Deed Reference: 7326/299 Tax Account # 1518350870

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 OF BZ2R

TO PERMIT A PROPOSED ACCESSORY BUILDING (DETACHED GARAGE WITH ATTIC FOR STORAGE) ON REAR OF EXISTING DWELLING, WITH A HEIGHT OF 25 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

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

ORDER RECEIVED FOR FILING

Company

Date 10-18-11

Address

Telephone No.

By [Signature]

City

State

Zip Code

Legal Owner(s):

James Daniel Bass

Name - Type or Print

James D Bass

Signature

Kimberly Marie Bass

Name - Type or Print

Kimberly Marie Bass

Signature

10606 Bird River Road

410 335 7930

Address

Telephone No.

Baltimore MD

City

State

21220

Zip Code

Representative to be Contacted:

Kimberly Bass

Name

10606 Bird River Road

410 335-7930

Address

Telephone No.

Baltimore MD

City

State

21220

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 10-18-11 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.

Zoning Commissioner of Baltimore County

Case No. 2012-0076-A

Reviewed By A. Tsui

Date 9/14/11

Estimated Posting Date 9/25/11 ~ 10/10/11

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 10606 BIRD RIVER 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)

we need this size garage to protect our cars/equipment, boat, for storage, in addition to many other items. Our house is old & lacks the storage space we really need. We request the 85' height allowance so that we can have the much needed storage in the attic & the size (34' x 18') to protect our investments. I grew up in this house & me & my husband have lived here for 37 yrs. We don't want to move.

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.

Signature

Name- print or type

Signature

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 25th day of Aug, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): James Bass & Kimberly Bass
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Name of Notary Public

Commission expires

PLACE SEAL HERE:

LORIA A. NEAL
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 17, 2013

1. The purpose of this report is to provide a summary of the results of the study conducted by the research team. The study was designed to investigate the effects of the proposed intervention on the target population. The results of the study are presented in the following sections.

2. The study was conducted in a controlled environment. The participants were selected from a pool of individuals who met the criteria for the study. The study was designed to be a randomized controlled trial. The results of the study are presented in the following sections.

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ORDER RECEIVED FOR FILING

Date _____

By _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: October 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 2012-0076-A
Address 10606 Bird River Road
(Bass Property)

Zoning Advisory Committee Meeting of September 26, 2011.

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

1. A future bldg. permit at this site will require review by Groundwater Mgmt., since the property is served by private septic.

Reviewer: *Dan Esser; Groundwater Management*

RECEIVED

OCT 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning Property Description for 10606 Bird River Rd.

NORTH SIDE

Beginning AT the ~~centerline~~ point of Bird River Rd. which is 21' wide and 1,065' west of the nearest intersecting street Ebenezer Rd. which is 30' wide. Thence the following courses and distances: (1st POC) N 04° E 435.40', (2nd POC) N 86° W 107.64', (3rd POC) S 04° E 419.12', (4th POC) S 77° 24' E 108.86', back to the point of beginning as recorded in Deed Liber 7326, Folio 299, containing 1.05 acres located in the Election District 15 and 6 Council District.

R.M. 2/14/11

2012-0076-A

Applicants existing garage



10608 Bird River Rd.
Neighbor To The right of
Applicants house



CERTIFICATE OF POSTING

2012-0076-A

RE: Case No.: _____

Petitioner/Developer: _____

James Bass

October 10, 2011

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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: _____

10606 Bird River Road

September 25, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

September 26, 2011

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

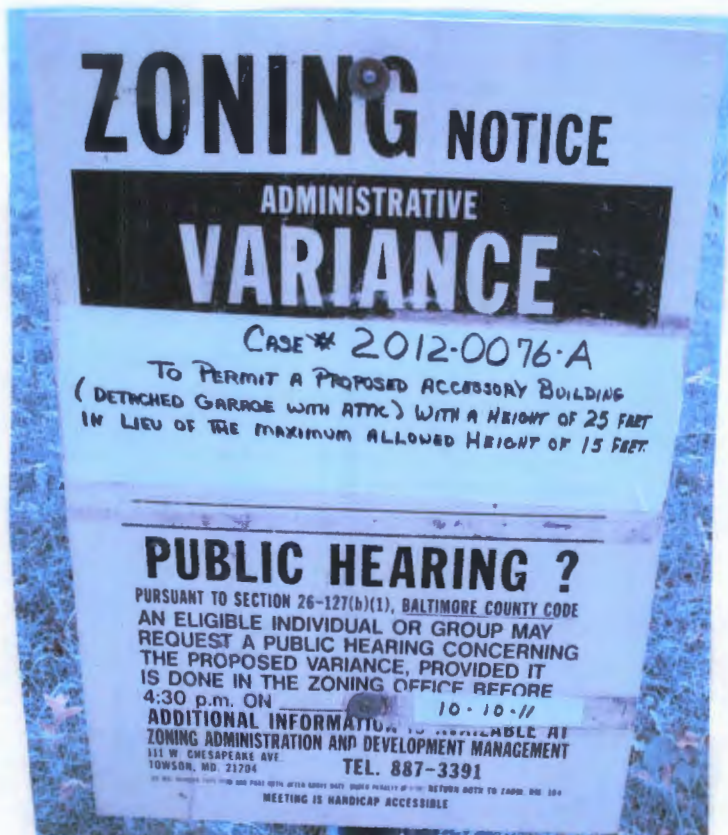
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

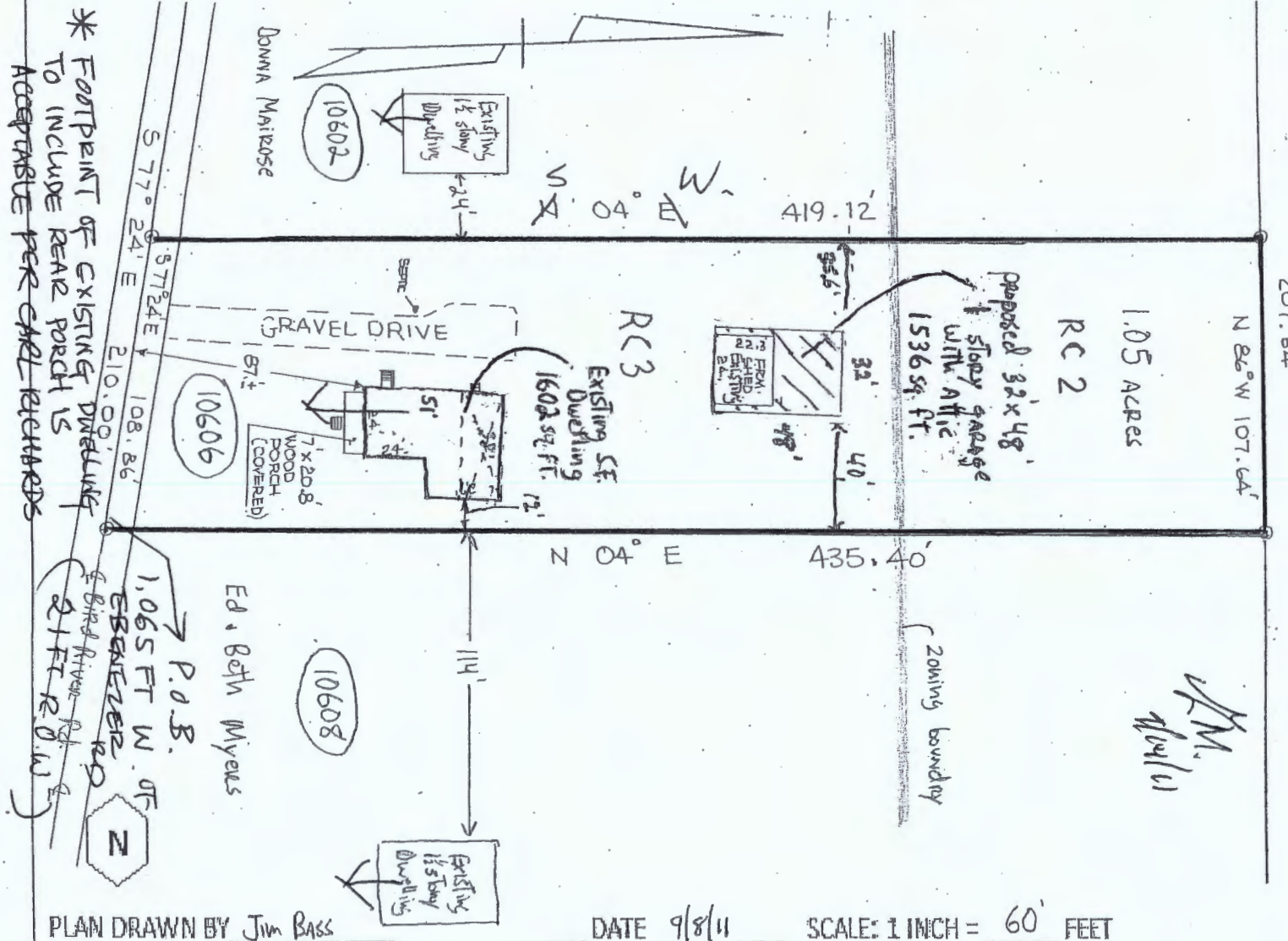


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 10606 Bird River Rd. OWNER(S) NAME(S) James + Kimberly Bass

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1518350870 DEED REF. # 7326 / 299



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 083A2

SITE ZONED RC3 + RC2

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE 1.05

OR SQUARE FEET _____

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2012-0076-A A.T.W. 9/14/11 NONE