

IN RE: PETITION FOR ADMIN. VARIANCE *

SW corner of 2nd Road and

Fir Drive *

15th Election District *

6th Councilmanic District *

(11 Fir Drive) *

Patrick A. and Allanda F. Monnig

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2012-0190-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Patrick A. and Allanda F. Monnig. The variance request is from Sections 1B02.3A.5, 1B02.3B, and 301.1A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with an 11 foot side street setback and an open projection with a 17 foot side street setback in lieu of the required 25 feet and 18.75 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability (DEPS) dated March 5, 2012, which state:

"EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. The subject property is located within an Intensely Developed Area and is subject to the Critical Area 10% pollution reduction requirements. The applicant is proposing to construct an addition with less side yard setbacks than permitted. To minimize impacts on water quality, the 10% pollutant reduction requirements must be met. This may include planting trees on the lot, paying a fee-in-lieu, or a combination of both. By meeting this requirement, the relief requested by the applicant will result in minimal impacts to water quality.

ORDER RECEIVED FOR FILING

Date 3-15-12

By aw

2. This property is not waterfront. No forest, wetlands, or buffers will be impacted. Therefore, there will be no impact to habitat.
3. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 26, 2012, 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 (B.C.C.). 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 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 Administrative Law Judge for Baltimore County, this 15th day of March, 2012 that a Variance from Sections 1B02.3A.5, 1B02.3B, and 301.1A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with an 11 foot side street setback and an open projection with a 17 foot side street setback in lieu of the required 25 feet and 18.75 feet, respectively, be and is hereby GRANTED, subject to the following:

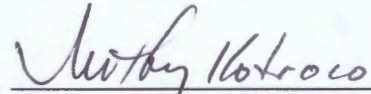
ORDER RECEIVED FOR FILING

Date 3-15-12

By 100

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. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability (DEPS) dated March 5, 2012; a copy of which is attached hereto and made a part hereof.

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/dlw

ORDER RECEIVED FOR FILING

Date 3-15-12

By dw

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAR 05 2012
OFFICE OF ADMINISTRATIVE HEARINGS

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: March 5, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0190-A
Address 11 Fir Drive
(Monnig Property)

Zoning Advisory Committee Meeting of February 20, 2012.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. The subject property is located within an Intensely Developed Area and is subject to the Critical Area 10% pollutant reduction requirements. The applicant is proposing to construct an addition with less sideyard setbacks than permitted. To minimize impacts on water quality, the 10% pollutant reduction requirements must be met. This may include planting trees on the lot, paying a fee-in-lieu, or a combination of both. By meeting this requirement, the relief requested by the applicant will result in minimal impacts to water quality.
2. This property is not waterfront. No forest, wetlands, or buffers will be impacted. Therefore, there will be no impact to habitat.
3. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

Reviewer: Regina Esslinger; Environmental Impact Review

ORDER RECEIVED FOR FILING

Date 3-15-12

By aw



KEVIN KAMENETZ
County Executive

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

March 15, 2012

Patrick A. Monnig
Allanda F. Monnig
11 Fir Drive
Baltimore, Maryland 21220

RE: Petition for Administrative Variance
(11 Fir Drive)
Case No. 2012-0190-A

Dear Mr. and Mrs. Monnig:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at (410) 887-3868.

Very truly yours,

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

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:dlw
Enclosure

CBCA



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 11 FIR DRIVE which is presently zoned DRS.5

Deed Reference _____ 10 Digit Tax Account # 1508004160

Property Owner(s) Printed Name(s) PATRICK AND ALLANDA MONNIG

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B02.3A.5., 1B02.3B., 301.1A. (BCZR)
TO PERMIT AN ADDITION WITH AN 11-FOOT SIDE STREET SETBACK AND AN OPEN PROTECTION WITH A 17-FOOT SIDE STREET SETBACK IN LIEU OF THE REQUIRED 25-FOET AND 18.75-FOET, RESPECTIVELY.

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

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Name #1 – Type or Print

Signature #1

Mailing Address

Zip Code

Name #2 – Type or Print

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012- 0190A Filing Date 2/13/2012 Estimated Posting Date 2/26/2012 Reviewer BT

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 11 FIR DRIVE MIDDLE RIVER MD 21220
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

AFTER CONSIDERING ALL OPTIONS, WE DECIDED THE PROPOSED
LOCATION IS THE ONLY PLACE TO BUILD A GARAGE. THIS IS WHERE
OUR DRIVEWAY ALREADY EXISTS. AND THERE IS NOT ENOUGH ROOM
ON THE OTHER SIDE OF THE HOUSE. WE CANNOT HAVE A DETACHED
GARAGE BECAUSE WE NEED THE BEDROOM OVER THE GARAGE FOR
FUTURE CHILDREN OF OURS. ALSO, A DETACHED GARAGE WOULD TAKE UP
THE BACKYARD WHERE OUR CHILDREN AND DOGS WILL PLAY. OUR LOT
IS LARGER THAN MOST ALLOWING US THE UNIQUE OPPORTUNITY TO
BUILD THE GARAGE. A GARAGE WOULD BE BENEFICIAL TO US AS
I ENJOY WOODWORKING AND RESTORING OLD TRACTORS

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Patrick A. Monnig
Signature of Affiant

PATRICK A. MONNIG
Name- Print or Type

Alanda F. Monnig
Signature of Affiant

Alanda F. Monnig
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of Feb., 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Patrick A. & Alanda Monnig
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Genise S. Asalla
Notary Public
12/23/2012
My Commission Expires

Zoning Description for **11 FIR DRIVE**

Beginning at a point on the south side of Fir Drive
which is 45-feet wide at a distance of 15-feet west of the
centerline of 2nd Road which is approximately 30-feet wide.

Being Lot #156 in the Subdivision known as (Stansbury Manor)
as recorded in Baltimore County Plat Book #13, Folio #138
containing 7029 square feet. Also known as 11 Fir Drive
and located in the 15th Election District and 6th Councilmanic
District.

2012-0190-A

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

No.

81349

Date:

2/13/12

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
2/14/2012 2/13/2012 14:17:27 5

REC'D NS03 WALKIN REOS LRB
RECEIPT # 576290 2/13/2012 OFLN

Dept 5 528 ZONING VERIFICATION
ID. 031349

Recpt Tot \$75.00
\$75.00 OK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		656				75.00

Total: 75.00

Rec

From:

Patrick Monnig

For:

Administrative Variation

2012-0190 A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2012-0190-A

Petitioner: MONNIG

Address or Location: 11 FIR DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. PATRICK MONNIG

Address: 11 FIR DRIVE

MIDDLE RIVER, MD 21220

Telephone Number: 301-537-4054

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0190 -A

Address 11 FIR DRIVE

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/13/12

Posting Date: 2/26/12

Closing Date: 3/12/12

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 2012- 0190 -A

Address 11 FIR DRIVE

Petitioner's Name MONNIG

Telephone 301-537-4054

Posting Date: 2/26/12

Closing Date: 3/12/12

Wording for Sign: TO PERMIT AN ADDITION WITH AN 11-FOOT SIDE STREET
SETBACK AND AN OPEN PROTECTION WITH A 17-FOOT SIDE STREET
SETBACK IN LIEU OF THE REQUIRED 25-FOOT AND 18.75-FOOT,
RESPECTIVELY.

Revised 7/06/11

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE:CASE NO: 2012-0K90-A

PETITIONER/DEVELOPER _____

PATRICK MONNIG

DATE OF HEARING/CLOSING: _____

3/12/12

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 THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 11 FIRE DRIVE

THIS SIGN(S) WERE POSTED ON February 26, 2012
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/26/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2012-0140-A
TO PERMIT AN ADDITION WITH AN 11-FOOT SIDE STREET SETBACK AND AN OPEN PROJECTION WITH A 17-FOOT SIDE STREET SETBACK IN LIEU OF THE REQUIRED 25-FOOT AND 18.75 FEET RESPECTIVELY

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 *Monday March 12, 2012*. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 N. CHESAPEAKE AVE. 887-3391 TOWSON, MD. 21204
MEETING IS MANDATORY ACCESSIBLE

02/28/2012

Handwritten signature
2/26/12

M E M O R A N D U M

DATE: April 18, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0190-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 16, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Case No.: 2012-0190-A

Exhibit Sheet

4/18/12



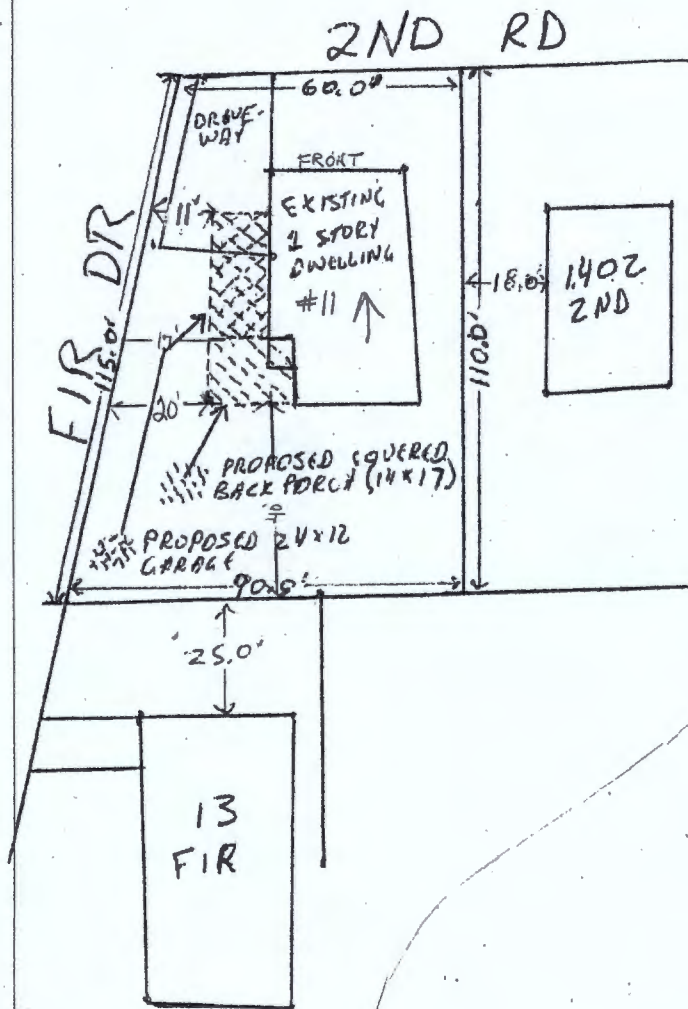
3-15-12 DW

Petitioner/Developer

Protestant

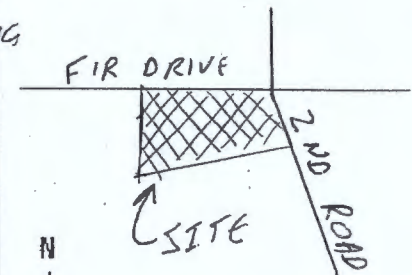
No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11 FIR DRIVE OWNER(S) NAME(S) PATRICK AND ALLANDA MONNIG
 SUBDIVISION NAME STANSBURY MANOR LOT # 156 BLOCK # _____ SECTION # _____
 PLAT BOOK # 13 FOLIO # 138 10 DIGIT TAX # 1508004160 DEED REF. # 20891/00258



PLAN DRAWN BY PATRICK MONNIG DATE _____ SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 091A3
 SITE ZONED DR 5.5
 ELECTION DISTRICT 15ED
 COUNCIL DISTRICT 6CD
 LOT AREA ACREAGE .19
 OR SQUARE FEET 7029
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

NA

2012-0190-A



case # 2012-0190A



CASE # 2017-0190 A



case # 2012-0190A



case # 2012-0190A



CASE # 2018-0190A



case # 2017-0190A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 15 Account Number - 1508004160

Owner Information

Owner Name: MONNIG PATRICK A
MONNIG ALLANDA F
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 11 FIR DR
BALTIMORE MD 21220-5434
Deed Reference: 1) /30891/ 00258
2)

Location & Structure Information

Premises Address

11 FIR DR
0-0000

Legal Description

11 FIR DR
STANSBURY MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0091	0019	0253		0000	4		156	3	Plat Ref: 0013/0138

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	672 SF	7,029 SF	04

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	62,000	62,000		
Improvements:	93,300	55,200		
Total:	155,300	117,200	155,300	117,200
Preferential Land:	0			0

Transfer Information

Seller: MONNING PATRICK A	Date: 06/09/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30891/ 00258	Deed2:
Seller: MONNING PATRICK A	Date: 05/15/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /26998/ 00747	Deed2:
Seller: COMBS JERRY ALLEN	Date: 05/24/2005	Price: \$131,000
Type: ARMS LENGTH IMPROVED	Deed1: /21917/ 00001	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:

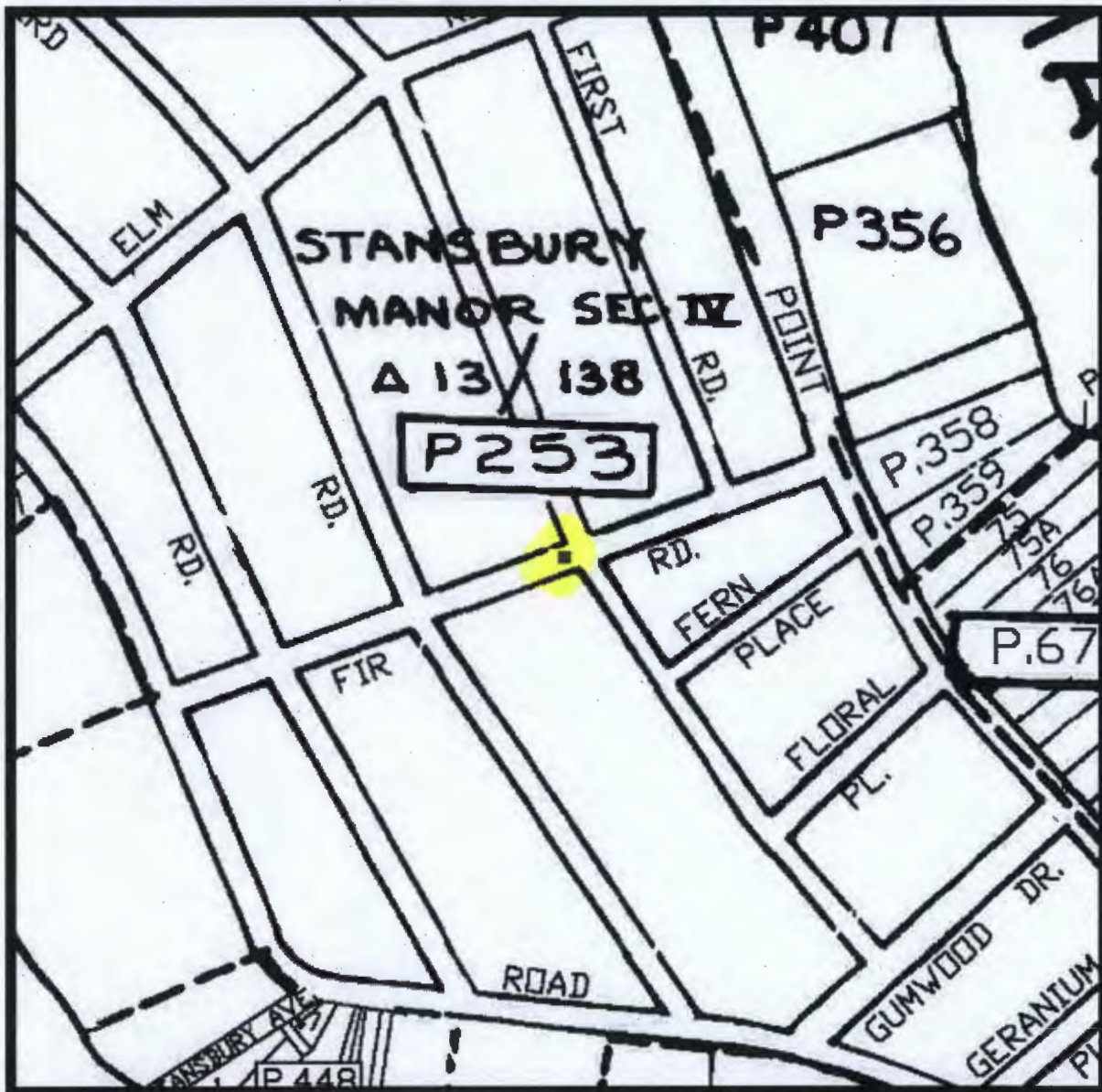
Special Tax Recapture:



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 15 Account Number - 1508004160



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

From: Curtis Murray
To: Wiley, Debra
Date: 3/14/2012 4:23 PM
Subject: Re: Fwd: 2012-0190-A

Debbie,
Since the garage is attached to the home, it is considered an addition. We have no objection to attached garages containing bedrooms b/c it is an extension of the principle dwelling/structure.
Let me know if you have any questions.

Curtis J. Murray
Development Planner
Baltimore County Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204
Phone (410) 887-3480
Fax (410) 887-5862
cjmurray@baltimorecountymd.gov

>>> Debra Wiley 03/14/12 9:20 AM >>>
Good Morning Curtis,

I have received the attached Administrative Variance and see no Planning comment. I am inquiring about this since the Petitioners are requesting a bedroom over a garage. I know in the past this was not allowed.

Can you perhaps shed any light on this for me? I'd appreciate it.

Thanks and have a great day !

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAR 05 2012
OFFICE OF ADMINISTRATIVE HEARINGS

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: March 5, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0190-A
Address 11 Fir Drive
(Monnig Property)

Zoning Advisory Committee Meeting of February 20, 2012.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. The subject property is located within an Intensely Developed Area and is subject to the Critical Area 10% pollutant reduction requirements. The applicant is proposing to construct an addition with less sideyard setbacks than permitted. To minimize impacts on water quality, the 10% pollutant reduction requirements must be met. This may include planting trees on the lot, paying a fee-in-lieu, or a combination of both. By meeting this requirement, the relief requested by the applicant will result in minimal impacts to water quality.
2. This property is not waterfront. No forest, wetlands, or buffers will be impacted. Therefore, there will be no impact to habitat.
3. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

Reviewer: *Regina Esslinger; Environmental Impact Review*

Debra Wiley - ZAC Comments - Distribution Mtg. of 2/20/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 2/21/2012 11:11 AM
Subject: ZAC Comments - Distribution Mtg. of 2/20/12

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0184-A - 9514 Oakbranch Way
(Administrative Variance) - Closing Date: 2/27/12

2012-0185-A - 500 Durando Road
(Administrative Variance) - Closing Date: 3/5/12

2012-0186-SPH - 7927 Belair Road
No hearing date in database as of 2/21

2012-0187-SPHX - BGE Carol Dodson 2900 Lord Baltimore Drive
No hearing date in database as of 2/21

2012-0188-SPHX - 2449 Ellis Road
(Administrative Variance) - 3/5/12

2012-0189-A - 2521 Hillcrest Avenue
No hearing date in database as of 2/21

2012-0190-A - 11 Fir Drive
(Administrative Variance) - Closing Date: 3/12/12

*DEPS
Comment!*

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 2-22-12

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

RE: Baltimore County
Item No 2012-0190-A
Administrative Variance
Patrick & Alonda Monning
11 Fir Drive.

Dear Ms. Lewis:

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. 2012-0190-A

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

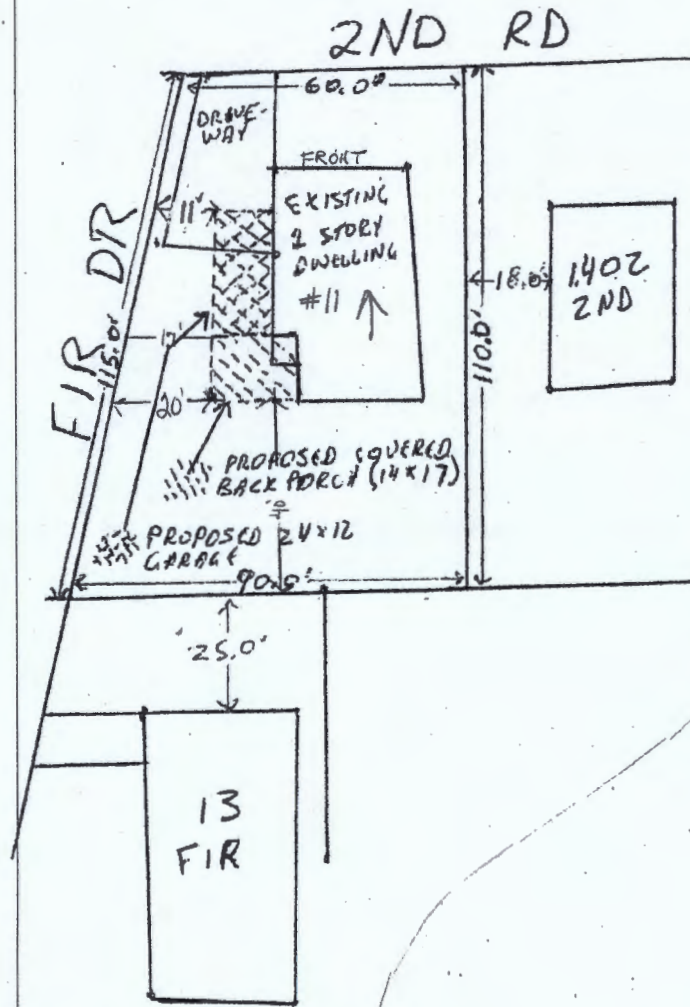
SDF/raz

My telephone number/toll-free number is _____

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

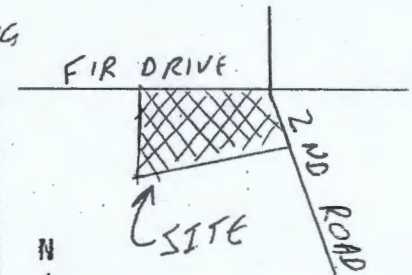
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 11 FIR DRIVE OWNER(S) NAME(S) PATRICK AND ALLANDA MONNIG
SUBDIVISION NAME STANSBURY MANOR LOT # 156 BLOCK # _____ SECTION # _____
PLAT BOOK # 13 FOLIO # 138 10 DIGIT TAX # 1508004160 DEED REF. # 2089100258



PLAN DRAWN BY PATRICK MONNIG DATE _____ SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP # 091A3
SITE ZONED OR S.5
ELECTION DISTRICT 15ED
COUNCIL DISTRICT 6CD
LOT AREA ACREAGE .19
OR SQUARE FEET 7029
HISTORIC? NO
IN CBCA? YES
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

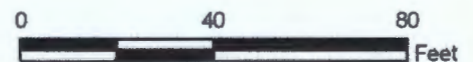
NA

2012-0190-A

11 Fir Drive



Publication Date: January 20, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 40 feet

2012-0190A