

IN RE: PETITION FOR ADMIN. VARIANCE

SW of Denton Avenue; 465 feet SE of
the c/l of North Point Road
15th Election District
7th Council District
(7815 Denton Avenue)

John W. and Michelle L. Grace
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2012-0268-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, John W. and Michelle L. Grace. The Petitioners are requesting Variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a side yard setback of 1.5 feet and a height of 18 feet, and an attached screened-in porch with a side yard setback of 1.5 feet in lieu of the required 2.5 feet and 15 feet, respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated May 7, 2012, which indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building must be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code. Comments were received from the Department of Environmental Protection and Sustainability dated May 18, 2012:

ORDER RECEIVED FOR FILING

Date 6-4-12

By [Signature]

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area lot coverage requirements. Lot coverage is as defined in State of Maryland Natural Resources Article §8-1802(a)(17). The applicant is proposing to construct a garage with a screened porch within the same footprint as an existing garage, and concrete pad. There can be no increase in lot coverage on the property, and the structures must remain the same distance from the bulkhead (mean high water). For example, there can be no additional driveway added to connect the existing driveway and the garage. Provided that the applicant meets all LDA, and Buffer Management Area (BMA) requirements, water quality impacts can be minimized in this proposal.

2. Conserve fish, wildlife, and plant habitat; and

This waterfront property is located within a BMA of the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed garage and screened porch are located entirely within the 100-foot tidal buffer, but are within the same footprint as the existing garage, and concrete patio. Impacts to the tidal buffer must meet all BMA requirements for location but the proposed side yard setbacks would not affect those requirements. Following BMA requirements will maintain existing buffer functions and conserve fish habitat in Shallow Creek.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The applicant's proposal to construct a replacement garage with a screened porch on this waterfront property is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

ORDER RECEIVED FOR FILING

Date 6-4-18

By jm

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 6, 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. 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.

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions 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.

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, this 4th day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a side yard setback of 1.5 feet and a height of 18 feet, and an attached screened-in porch with a side yard setback of 1.5 feet in lieu of the required 2.5 feet and 15 feet, respectively, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 6-4-12

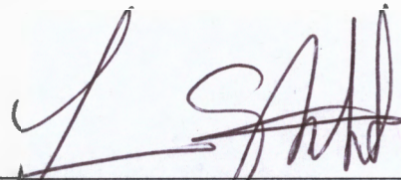
3

By [Signature]

The relief granted herein shall be subject to the following:

1. 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, 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 garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated May 7, 2012, a copy of which is attached hereto and made a part hereof.
5. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated May 18, 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.



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 6-4-12

By pm

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For May 14, 2012
Item No. 2012-0268

DATE: May 7, 2012

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 8.5 feet [NAVD 88].

The flood protection elevation is 9.5 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN
cc: File
ZAC-ITEM NO 12-0268-05142012.doc

ORDER RECEIVED FOR FILING

Date 6-4-12

By pm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAY 22 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: May 18, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0268-A
Address 7815 Denton Avenue
(Grace Property)

Zoning Advisory Committee Meeting of April 30, 2012.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area lot coverage requirements. Lot coverage is as defined in State of Maryland Natural Resources Article §8-1802(a)(17). The applicant is proposing to construct a garage with a screened porch within the same footprint as an existing garage, and concrete pad. There can be no increase in lot coverage on the property, and the structures must remain the same distance from the bulkhead (mean high water). For example, there can be no additional driveway added to connect the existing driveway and the garage. Provided that the applicant meets all LDA, and Buffer Management Area (BMA) requirements, water quality impacts can be minimized in this proposal.

2. Conserve fish, wildlife, and plant habitat; and

This waterfront property is located within a BMA of the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed garage and screened porch are located entirely within the 100-foot tidal buffer, but are within the same footprint as the existing garage, and concrete patio.

ORDER RECEIVED FOR FILING

Date

6-6-12

By

[Signature]

Page 2

Impacts to the tidal buffer must meet all BMA requirements for location but the proposed side yard setbacks would not affect those requirements. Following BMA requirements will maintain existing buffer functions and conserve fish habitat in Shallow Creek.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The applicant's proposal to construct a replacement garage with a screened porch on this waterfront property is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

Reviewer: *Paul Dennis; Environmental Impact Review*

ORDER RECEIVED FOR FILING

Date 6-4-12

By pm



KEVIN KAMENETZ
County Executive

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

June 4, 2010

JOHN W. AND MICHELLE L. GRACE
7815 DENTON AVENUE
BALTIMORE MD 21219

RE: Petition For Administrative Variance
Case No. 2012-0268-A
Property: 7815 Denton Avenue

Dear Mr. and Mrs. Grace:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the word "Sincerely,".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure



CBCA

ADMINISTRATIVE ZONING PETITION

FLOOD PLAIN

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 7815 DENTON AVE which is presently zoned DRS.5

Deed Reference 20906/00591 10 Digit Tax Account # 1508651400

Property Owner(s) Printed Name(s) JOHN W. + MICHELLE L GRACE

(SELECT THE HEARING(S) BY MARKING **X** 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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

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

2. ☐ **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:

JOHN W GRACE, MICHELLE GRACE

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7815 DENTON AVE BALTO, MD

Mailing Address City State

21219 410-335-8951
Zip Code Telephone # Email Address

Representative to be contacted:

JIM GRACE

Name - Type or Print

Signature

2527 BARRISON POINT RD ESSEX, MD

Mailing Address City State

21221 410-258-4019 JIMLG1@NETZERO.COM
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
6-4-18
Date

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 2012-0268-A Filing Date 4/25/12 Estimated Posting Date 5/6/12 Reviewer BR/GH

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: 7815 DENTON AVE BALTIMORE MD. 21219
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)

My pickup truck has a rack on the top. I need a 9 foot high door which requires a 10' high ceiling. I would also like to be able to have storage in the attic since there is no storage space in the house. I would like the garage to be 18' high.

I would like the existing 1/2 foot side setback to be maintained when I build the new garage so I will have a better turning radius to enter the garage.

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

Signature of Affiant

JOHN W GRACE

Name- Print or Type

Signature of Affiant

MICHELLE GRACE

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 8th day of April, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

John Grace, Michele Grace
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

Suzie H. Kane
Notary Public

5-12-2012
My Commission Expires

400.1 and 400.3 to permit a proposed garage with a side yard setback of 1.5 ft. and a height of 18 ft., and a proposed attached screened-in porch with a side yard setback of 1.5ft. in lieu of the required 2.5 ft. and 15ft., respectively.

ZONING DESCRIPTION FOR 7815 DENTON AVENUE

Beginning at a point on the southwestern most side of Denton Avenue which is forty (40) feet wide at the distance of 465 feet southeasterly of the centerline of the nearest improved intersecting street, North Point Road which is forty feet wide.

Being Lot# 9 in the subdivision of J T Oleary Plat as recorded in Baltimore County Plat Book# 7, Folio# 140, containing 10,700 square feet. Located in the 15th Election District and the 7th Council District.

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

No. **82041**

Date: **4/25/12**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75. ⁰⁰

Total: **75.⁰⁰**

Rec From: **Jim Grace**

For: **Administrative Various**

2012 - 0268-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS
 4/25/2012
 406 8062 44214 0000 100
 RECEIPT BY
 0101 002041
 Receipt for
 \$75.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0268 -A Address 7815 Denton Ave 21219

Contact Person: Gary Hucik Planner, Please Print Your Name Phone Number: 410-887-3391

Filing Date: 4/25/12 Posting Date: 5/6/12 Closing Date: 5/21/12

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

- 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 2012- 0268 -A Address 7815 Denton Ave 21219

Petitioner's Name John Grace Telephone 410-335-8951

Posting Date: 5/6/12 Closing Date: 5/21/12

Wording for Sign: To Permit A proposed garage with a side yard setback of 1.5 ft and a height of 18 ft., and a proposed attached screen in porch with a side yard setback of 1.5 ft. in lieu of the required 2.5 ft. and 15 ft., respectively.

Revised 7/06/11

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 05/08/2012

Case Number: 2012-0268-A

Petitioner / Developer: JOHN GRACE

Date of Hearing (Closing): MAY 21, 2012

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:
7815 DENTON AVENUE

The sign(s) were posted on: **MAY 6, 2012**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CASE NO. 2012- 0268-A

CHECKLIST

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

5-7

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

comments

5-18

DEPS
(if not received, date e-mail sent _____)

comments

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

5-2

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 5-6 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



REAR OF 7817
DENTON



7815 GARAGE TO
BE REPLACED



REAR OF
7813
DENTON

Case No.: 2012-0268-A

Exhibit Sheet

6/8/12
JZ

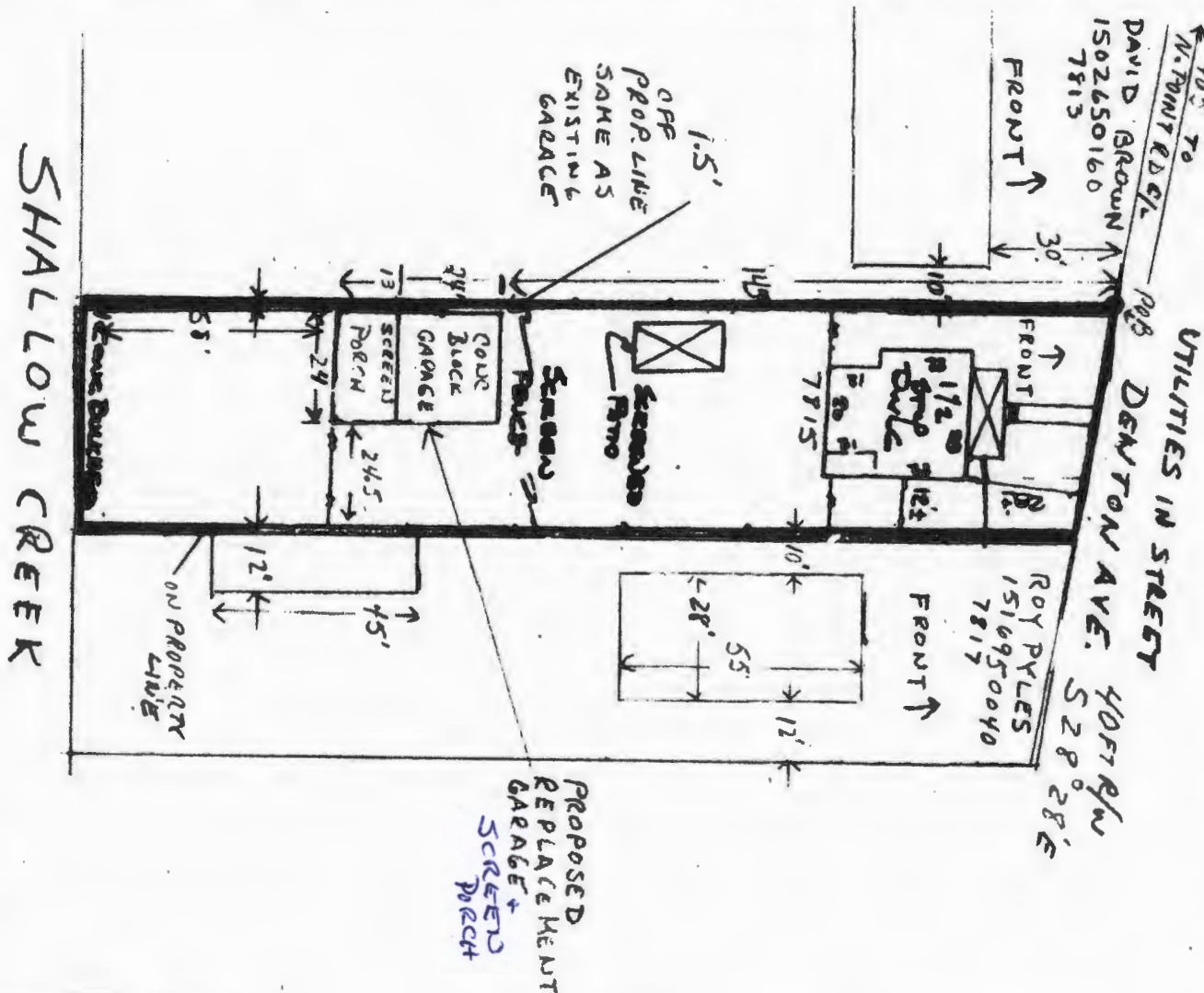
DW
7-10-12

Petitioner/Developer

Protestants

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 MAP# 32SE34
SITE ZONED DRS.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 7
LOT AREA ACREAGE .25
OR SQUARE FEET 10,700
HISTORIC? NO
IN CBCA? YES
IN FLOOD PLAIN? YES
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

VIOLETION CASE INFO:

PLAN DRAWN BY TIM GRACE

DATE 20 APRIL 2012 SCALE 1 INCH = 40 FEET

2012-0268-A

Exhibit 1



GARAGE WITH
PATIO (CONCRETE SLAB)
TO BE REPLACED



TAKEN FROM
7813 DENTON



TAKEN FROM
BULKHEAD OF
7815
DENTON



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 22, 2012

John and Michelle Grace
7815 Denton Avenue
Baltimore MD 21219

RE: Case Number: 2012-0268-A, Address: 7815 Denton Avenue, 21219

Dear Mr. & Ms. Grace:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 25, 2012. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
James Grace, 2527 Barrison Point Road, Essex, MD 21221

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



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

Date: 5-2-12

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

RE: Baltimore County
Item No 2012-0268-A
Administrative Variance
John & Michelle Grace
7815 Denton Avenue.

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. 2012-0268-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,

A handwritten signature in blue ink, appearing to read "Richard A. Zeller".
Steven D. Foster, Chief
Access Management Division

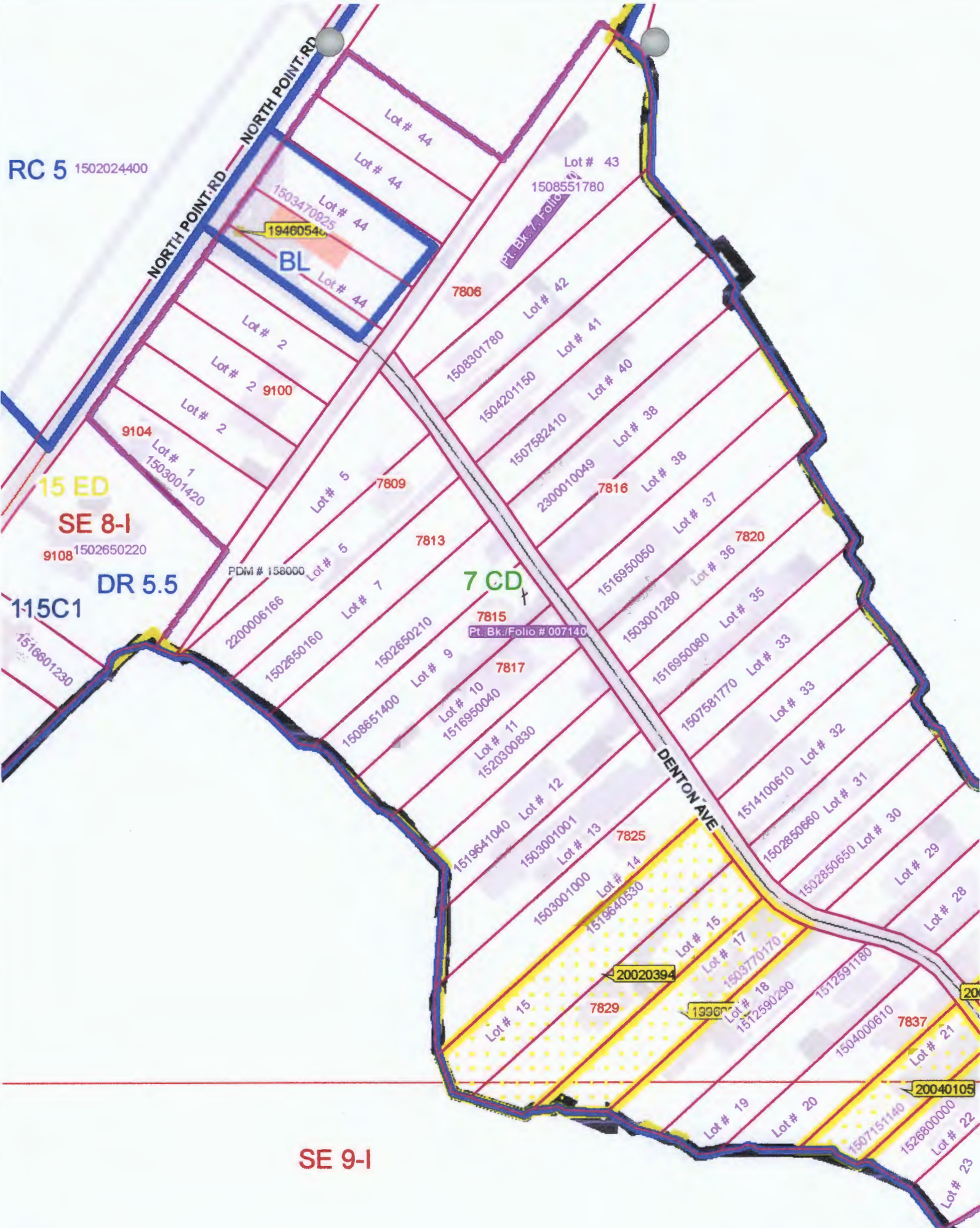
SDF/raz

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

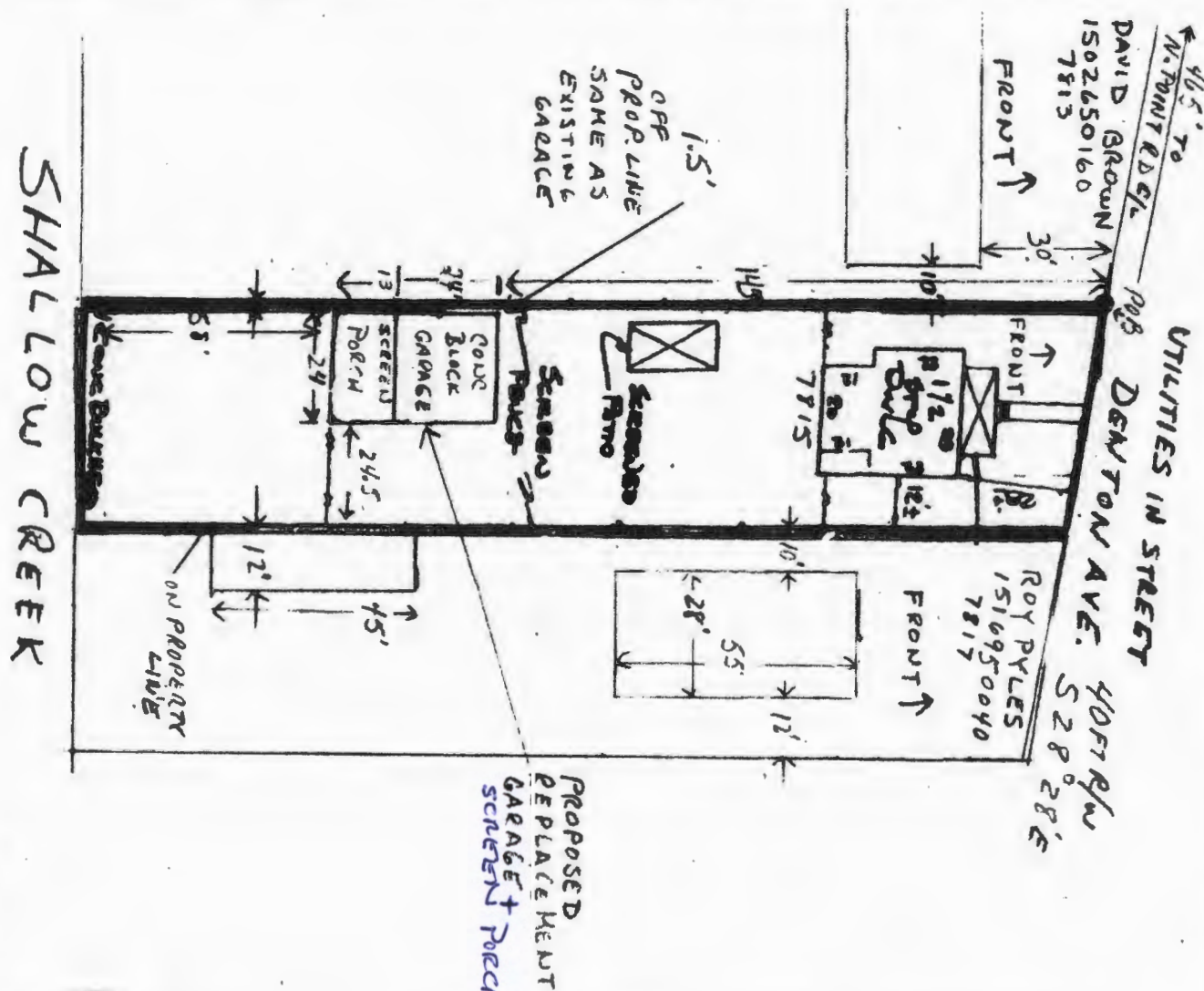
RC 5 1502024400



SE 9-I

Q268-A

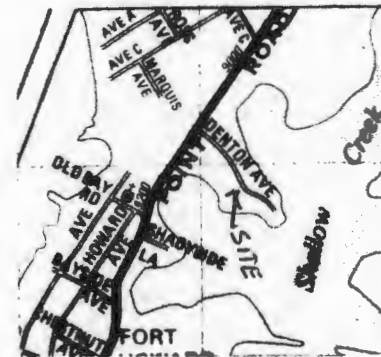
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING x (MARK TYPE REQUESTED WITH x)
ADDRESS 7815 DENTON AVE OWNER(S) NAME(S) JOHN + MICHELLE GRACE
SUBDIVISION NAME OLEARY PLAT LOT # 9 BLOCK # _____ SECTION # _____
PLAT BOOK # 7 FOLIO # 140 10 DIGIT TAX # 1508651400 DEED REF. # 20906/00591



PLAN DRAWN BY TIM GRACE

DATE ⁺20 APRIL 2012 SCALE 1 INCH = 40 FEET

2012-0268-A



MAP IS NOT TO SCALE

ZONING MAP# 32SE34
SITE ZONED DR5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .25

OR SQUARE FEET 10,700

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN ? YES

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: