

IN RE: PETITION FOR ADMIN. VARIANCE

NW corner of Bramleigh Road and
Charmuth Road
8th Election District
3rd Councilmanic District
(32 Bramleigh Road)

Paul A. and Ana Straw
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0310-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, Paul A. and Ana Straw. The variance request is from Section 427.1.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a fence to be built on the property line with a height of 6 feet in the rear yard which adjoins the front yard of a neighboring residence in lieu of the permitted 42 inch height and 10 feet setback from the property line. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners' property is a corner lot which receives much noise and disturbance from Ridgely Middle School and the surrounding roads. According to Petitioners, the request concerns a 25 foot section of the fence to be 6 feet high to match the other portions of the already permitted privacy fence.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 16, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7-11-12

By [Signature]

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.

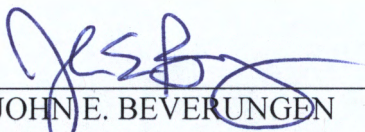
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 11 day of July, 2012 that a Variance from Section 427.1.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a fence to be built on the property line with a height of 6 feet in the rear yard which adjoins the front yard of a neighboring residence in lieu of the permitted 42 inch height and 10 feet setback from the property line, be and 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.

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

JEB/pz


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 2-11-18

2

By pm



KEVIN KAMENETZ
County Executive

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

July 11, 2012

PAUL A. AND ANA STRAW
32 BRAMLEIGH ROAD
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 2012-0310-A
Property: 32 Bramleigh Road

Dear Mr. and Mrs. Straw:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from 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 "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure



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 32 Bramleigh Rd which is presently zoned residential PR-5.5

Deed Reference 30468/00127 10 Digit Tax Account # 0810046390

Property Owner(s) Printed Name(s) Paul & Ana Straw

(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

1. ☒ ADMINISTRATIVE VARIANCE from section(s)

see attached

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:

Name #1 - Type or Print

Signature #1

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

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 7-11-12 day of July 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 2012-0310-A Filing Date 6/7/12 Estimated Posting Date 6/17/12 Reviewer BK

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE 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: 32 Bramtergt Rd Lutherville MD 21093
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 house is located on corner lot 38 off the intersection of Chermuth & Bramtergt Rd. Approximately 288 feet is currently under review for a 6 ft privacy fence due to congestion from Ridgely middle school & the surrounding roads. When applying for a fence permit, a 25 ft section of the ~~south~~ north east corner of the lot was declined & only a 42 inch fence permit was approved. This request is to approve that 25 ft section to 6 feet with the rest of the property. Approximately 1/3 of my yard is in this section. ~~Without~~ If 42 inch fence with not only stand out as an eye sore; it will also not provide any privacy as well as match the rest of the property reference permit # R789185

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

Paul Straw
Signature of Affiant
Paul Straw
Name- Print or Type

Ana Straw
Signature of Affiant
Ana Straw
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 10th day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Paul Straw & Ana Straw
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

Deellen Kaufman
Notary Public
8/26/14
My Commission Expires

427.1.B to permit a fence be built on the property line with a height of 6 ft. in the rear yard which adjoins the front yard of a neighboring residence in lieu of the permitted 42 inch height and 10ft. setback from the property line.

ZONING DESCRIPTION

Zoning Description For 32 Bramleigh Road

Beginning at a point on the Northwest corner of Bramleigh Road, which is 50 ft. wide and Charmuth Road, which is 60 ft. wide. Being Lot # 38, Block B, Section 4 in the subdivision of Havenwood as recorded in Baltimore County Plat Book #0022, Folio# 0131, containing 7,844 square feet. Also known as 32 Bramleigh Road and located in the 8th Election District, 3rd Councilmanic District.

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

No. **83487**

Date: **6/7/12**

PAID RECEIPT

BUSINESS ACTUAL TIME BOM
 6/07/2012 6/07/2012 10:19:28 1

RES 0001 WALKIN FROM KTR
 >> RECEIPT # 491411 6/07/2012 0FLH

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	206	0000		6150					\$ 75.00

Dept 5 528 ZONING VERIFICATION
 CR NO. 083487

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

Total: **\$ 75.00**

Rec From:

Paul Straw

For:

Zoning Variance

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

0310

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0310 -A Address 32 Bramleigh Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/7/12 Posting Date: 6/17/12 Closing Date: 7/02/12

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- 0310 -A Address 32 Bramleigh Rd.
Petitioner's Name Paul Straw Telephone 443-882-2761
Posting Date: 6/17/12 Closing Date: 7/02/12
Wording for Sign: To Permit a fence be built on the property line with
a height of 6 ft. in the rear yard which adjoins the front
yard of a neighboring residence in lieu of the permitted
42 inches.

Revised 7/06/11

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: 2012-0310-A
Petitioner: Paul Straw
Address or Location: 32 Bramleigh Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Straw
Address: 32 Bramleigh Rd
Lutherville, MD 21093
Telephone Number: 443-882-2761

CERTIFICATE OF POSTING

RE: Case No 2012-0310-A

Petitioner/Developer PAUL
STRAW

Date Of Hearing/Closing: 7/2/12

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 32 ORANGE RD

This sign(s) were posted on June 14, 2012
Month, Day, Year

Sincerely,

Martin Ogle 6/14/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2012-0310-A

TO PRESENT A FENCE BE SUBJECT TO THE PROPERTY
LINE WITH A HEIGHT OF FEET IN THE REAR YARD
WHICH EXCEEDS THE 4 FOOT MAX. SETBACK REQUIREMENT
RESIDE IN THE REAR OF THE PROPERTY 42 INCHES

PUBLIC HEARING

PERMITTED TO BE HEARD BY THE ZONING BOARD
AS ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE. PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 PM ON
MAY 2, 2012, MONDAY
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 11 W. CHESTNUT AVE. TOWNSHIP, MD. 21284
TEL. 410-887-3291

DO NOT REMOVE THIS SIGN AND REUSE. AFTER THE SIGN IS REMOVED, THE SIGN
MEETING IS BEING APPLIED ACCESSIBLE

06/16/2012

Michael J. Chir

MEMORANDUM

DATE: August 14, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0310-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 10, 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.:

2012-0310-A

Exhibit Sheet

DJ 2/14/12

2/16/12
JR

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 ☒ FOR SPECIAL HEARING

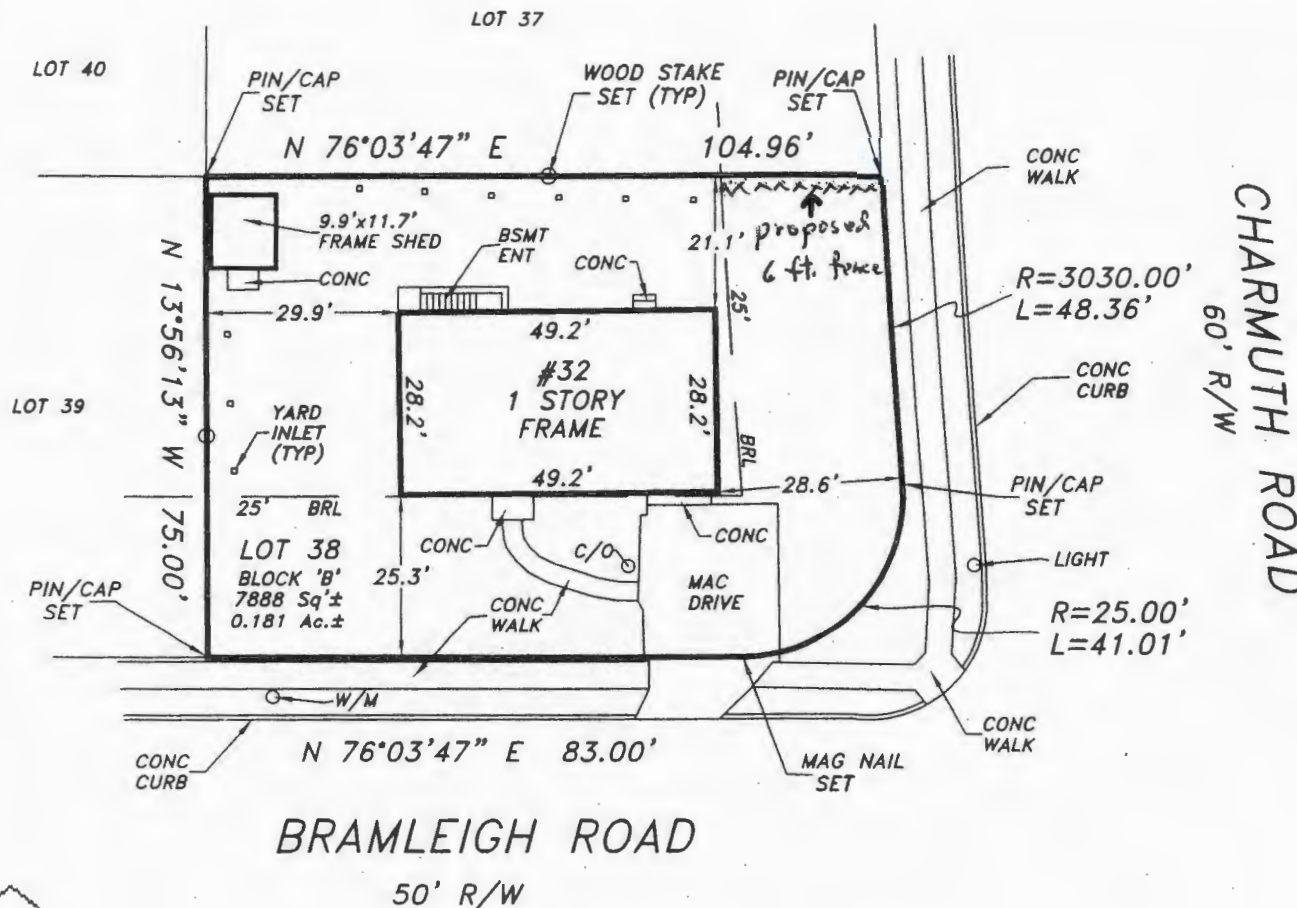
(MARK TYPE REQUESTED WITH ☒)

ADDRESS 32 Bramleigh Rd OWNER(S) NAME(S) Ann & Paul Straw

SUBDIVISION NAME Havenwood LOT # 38 BLOCK # B SECTION # 4

PLAT BOOK # 22 FOLIO # 131 10 DIGIT TAX # 0810046390 DEED REF. # 30468100127

SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP# 0061

SITE ZONED DR 5.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE

OR SQUARE FEET 7844

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY

Paul Straw

DATE 6/6/12

SCALE: 1 INCH = 30 FEET

Exhibit 1

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment6-27DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)nc7-11DEPS
(if not received, date e-mail sent _____)nc

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)6-19

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: 6-16by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

AV

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: July 11, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0310-A
Address 32 Bramleigh Road
(Straw Property)

Zoning Advisory Committee Meeting of June 18, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED
JUL 11 2012
OFFICE OF ADMINISTRATIVE HEARINGS

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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

2012-0310-A

Account Identifier: District - 08 Account Number - 0810046390

Owner Information

Owner Name: STRAW ANA
STRAW PAUL A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 32 BRAMLEIGH RD
LUTHERVILLE TIMONIUM MD 21093-5709
Deed Reference: 1) /30468/ 00127
2)

Location & Structure Information**Premises Address**

32 BRAMLEIGH RD
0-0000

Legal Description

32 BRAMLEIGH RD
HAVENWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0061	0013	0283		0000	4	B	38	2		0022/ 0131

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	1,064 SF	7,844 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	161,840	130,300		
Improvements:	104,790	89,400		
Total:	266,630	219,700	219,700	219,700
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
STRAW ANA	02/04/2011	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30468/ 00127	Deed2:
WADE ROSE T	09/20/2004	\$236,000
Type: ARMS LENGTH IMPROVED	Deed1: /20713/ 00043	Deed2:
CHASE ANNE M	05/19/1989	\$119,000
Type: ARMS LENGTH IMPROVED	Deed1: /08179/ 00626	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:** NONE

Homestead Application Information

Homestead Application Status: No Application

Debra Wiley - ZAC Comments - Distribution Mtg. of June 18, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/19/2012 8:28 AM
Subject: ZAC Comments - Distribution Mtg. of June 18, 2012

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.

2012-0310-A - 32 Bramleigh Rd.

Administrative Variance - Closing Date: 7/2

2012-0311-A - 6624 Baltimore National Pike

No hearing date in data base as of 6/18

2012-0312-A - 7313 Holabird Avenue - **CRITICAL AREA**

Administrative Variance - Closing Date: 7/9

2012-0313-SPH - 6915 Markel Avenue

No hearing date in data base as of 6/18

2012-0314-A - 12235 Jerico Road - **HISTORIC**

Administrative Variance - Closing Date: 7/9

2012-0315-X - 9831 Van Buren Lane

No hearing date in data base as of 6/18

2012-0316-A - 6 Saxony Court

Administrative Variance - Closing Date: 7/9

2012-0318-A - 12301 Harford Road

Administrative Variance - Closing Date: 7/9

2012-0319-A - 313 Weatherbee

Administrative Variance - Closing Date: 7/9

2012-0320-X - 6850 Sunshine Avenue

No hearing date in data base as of 6/18

2012-0321-A - 6506 Hal Court

Administrative Variance - Closing Date: 7/9

2012-0322-X - 10307 Davis Avenue

No hearing date in data base as of 6/18



KEVIN KAMENETZ
County Executive

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

July 5, 2012

Paul & Ana Shaw
32 Bramleigh Road
Lutherville MD 21093

RE: Case Number: 2012-0310 A, Address: 32 Bramleigh Road, 21093

Dear Mr. & Ms. Shaw:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 7, 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, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 6-19-12

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

RE: Baltimore County
Item No 2012-0310-A
Administrative Variance
Paul & Ana Straw
32 Bramleigh Road

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. 2012-0310-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,

for 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 27, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item Nos. 2012-0310, 0311, 0312, 0313, 0314, 0315, 0316, 0318, 0319
0321 and 0322

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

DAK:CEN
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-07022012-NO COMMENTS.doc

PDM # 080878

Lot # 2

Pt. Bk. 0000034, Folio 0117

DR 3.5

Pt. Bk./Folio # 034117

19880437

Pt. Bk./Folio # 020125

E RIDGELY RD

19970563
Lot # 0000020, Folio 0125

CHARMUTH RD

Pt. Bk./Folio # 021038

Pt. Bk. 0000371, Folio 0038

Lot # 34

1722
Pt. Bk. 0000022, Folio 0131

Lot # 35

1720

Lot # 36

1718

Lot # 37

Lot # 38

Lot # 39

19615290

1987023

PDM # 080031

3-CD

NW 13-A

Lot # 10

8 ED-060G2

DR 5.5

061A2

BRAMLEIGH GRTH

BRAMLEIGH RD

Pt. Bk./Folio # 022131

25

Lot # 8

Lot # 7

Pt. Bk./Folio # 020047

Lot # 6

Lot # 5

Lot # 11

Lot # 12

Lot # 10

Lot # 9

Lot # 22

Lot # 23

Lot # 24

Lot # 25

1710

Lot # 26

Lot # 19

Lot # 20

33

Lot # 21

1712

Lot # 29

Lot # 30

Lot # 28

Lot # 27

41

Pt. Bk. 0000022, Folio 0031

Pt. Bk./Folio # 024144

Pt. Bk. 0000000, Folio 0144

Pt. Bk./Folio # 023005

Pt. Bk. 0000023, Folio 0005

PDM # 080041

Lot # 21

Lot # 22

31

33

Lot # 24

Lot # 25

Lot # 26

Lot # 32

Lot # 33

Lot # 34

Lot # 35

2012-0310

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING

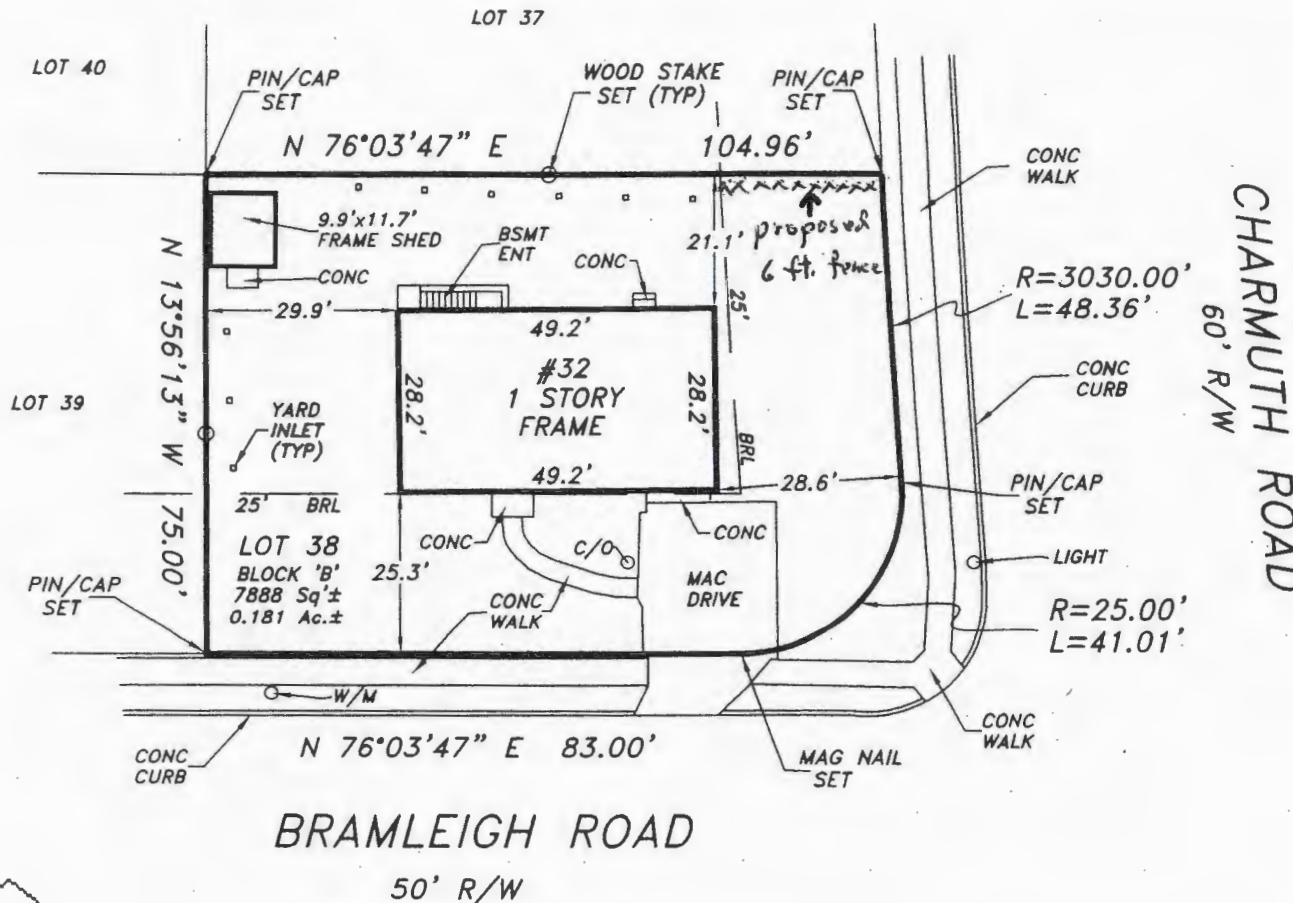
(MARK TYPE REQUESTED WITH ☒)

ADDRESS 32 Bramleigh Rd OWNER(S) NAME(S) Ann & Paul Straw

SUBDIVISION NAME Havenwood LOT # 38 BLOCK # B SECTION # 4

PLAT BOOK # 22 FOLIO # 131 10 DIGIT TAX # 0810046390 DEED REF. # 30468100127

SITE VICINITY MAP



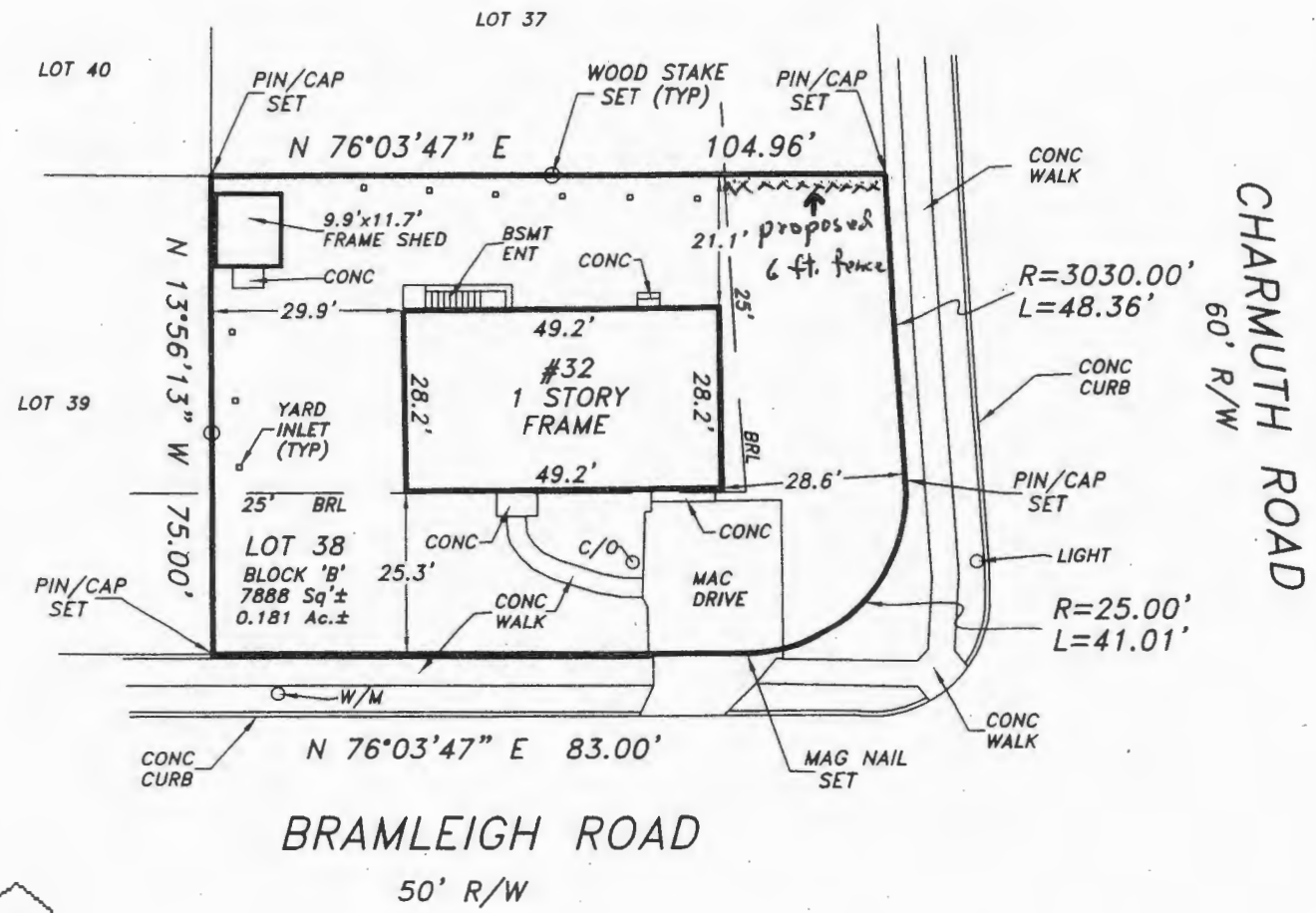
N
MAP IS NOT TO SCALE
ZONING MAP# 0061
SITE ZONED DR 5.5
ELECTION DISTRICT 8
COUNCIL DISTRICT 3
LOT AREA ACREAGE _____
OR SQUARE FEET 7844
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH ☒
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

PLAN DRAWN BY Paul Straw DATE 6/6/12 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 32 Bramleigh Rd OWNER(S) NAME(S) Ann & Paul Straw
 SUBDIVISION NAME Havenwood LOT # 38 BLOCK # B SECTION # 4
 PLAT BOOK # 22 FOLIO # 131 10 DIGIT TAX # 0810046390 DEED REF. # 30468100127

SITE VICINITY MAP



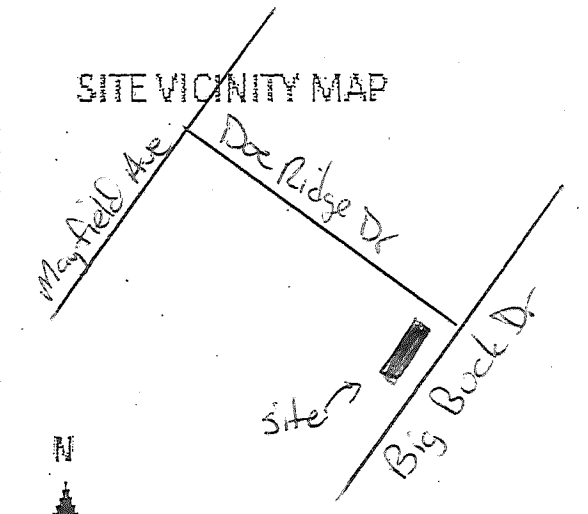
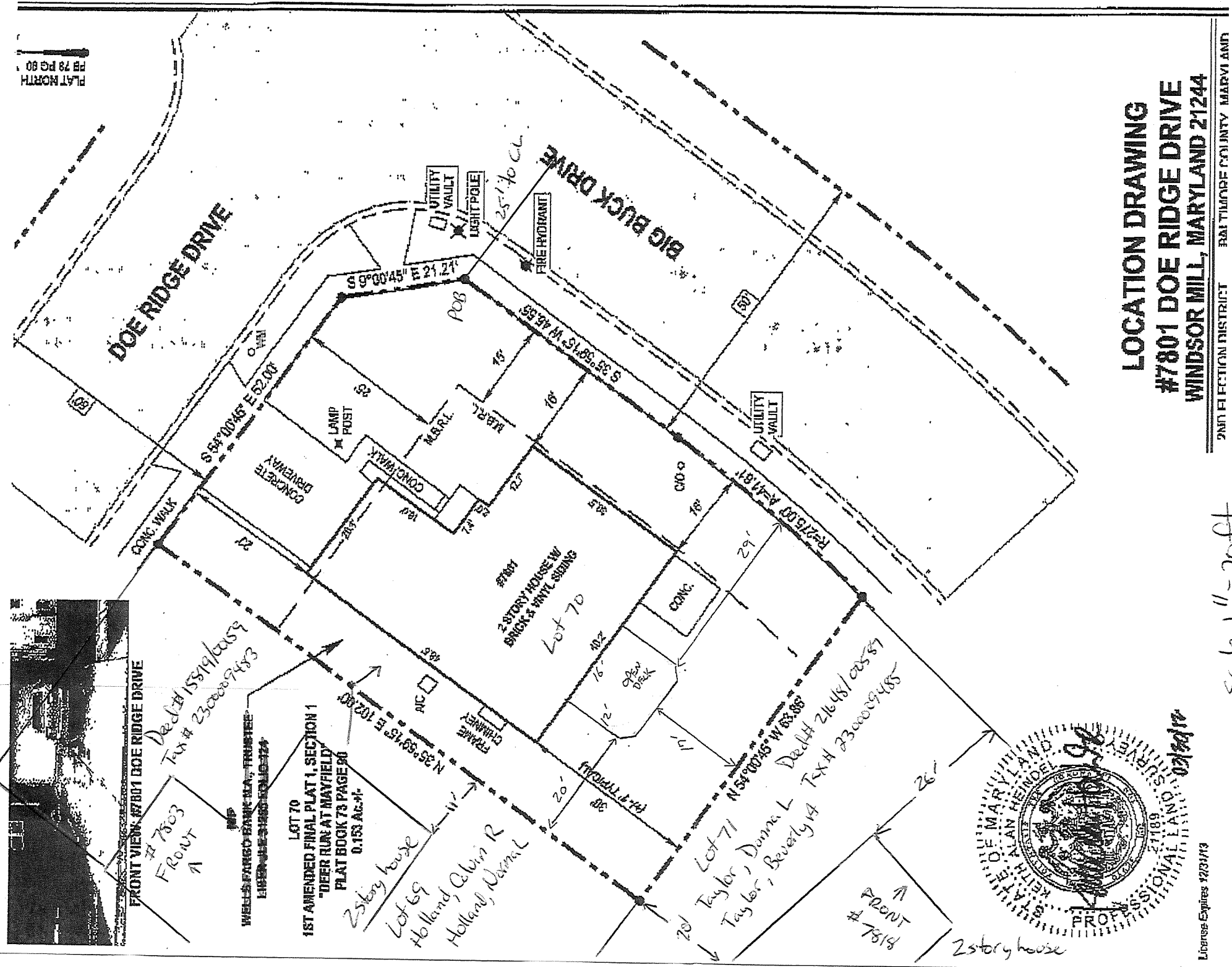
N
 MAP IS NOT TO SCALE
 ZONING MAP# 0061
 SITE ZONED DR 5.5
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7844
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE _____
 SEWER IS: PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

PLAN DRAWN BY Paul Straw DATE 6/6/12 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO:

Exhibit 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 7801 Doe Ridge Dr OWNER(S) NAME(S) Alfred & Priscilla Mason
SUBDIVISION NAME Deer Run at Mayfield LOT # 70 BLOCK # _____ SECTION # 1
PLAT BOOK # 73 FOLIO # 90 10 DIGIT TAX # 2300009484 DEED REF. # 31931/00231

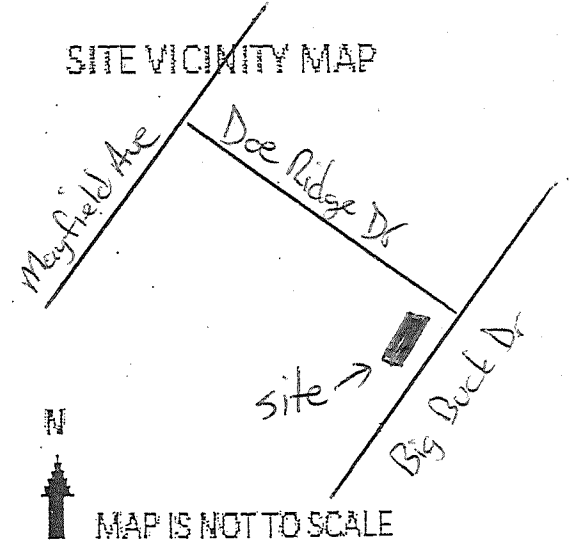
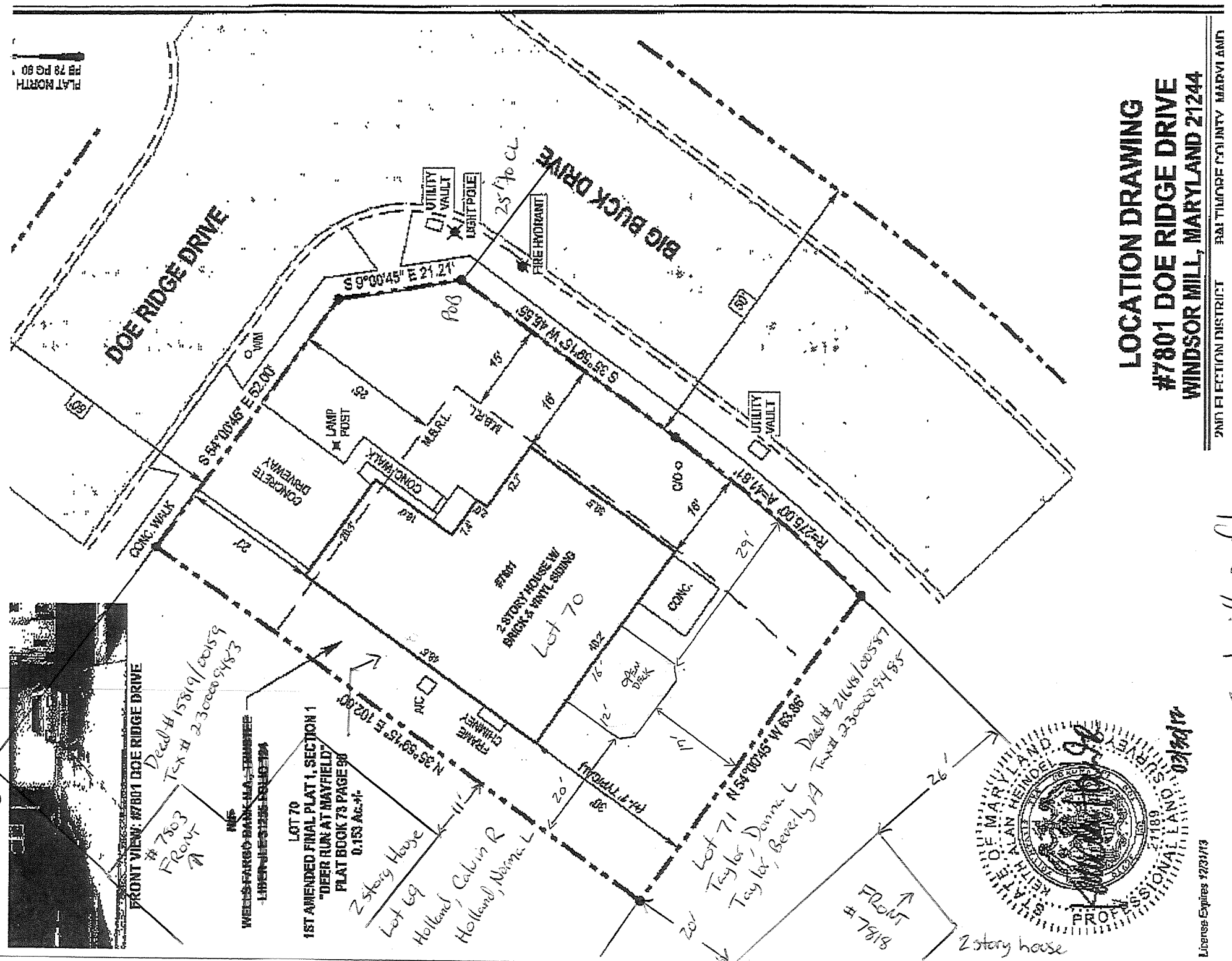


MAP IS NOT TO SCALE
ZONING MAP# 077B3 108731
SITE ZONED DR 5.5
ELECTION DISTRICT 2nd
COUNCIL DISTRICT 4th
LOT AREA ACREAGE .153
OR SQUARE FEET 6664 sq ft
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 7801 Doe Ridge Dr OWNER(S) NAME(S) Alfred & Priscilla Mason
 SUBDIVISION NAME Deer Run at Mayfield LOT # 70 BLOCK # _____ SECTION # 1
 PLAT BOOK # 73 FOLIO # 90 10 DIGIT TAX # 2300009484 DEED REF. # 319.31/0023.1



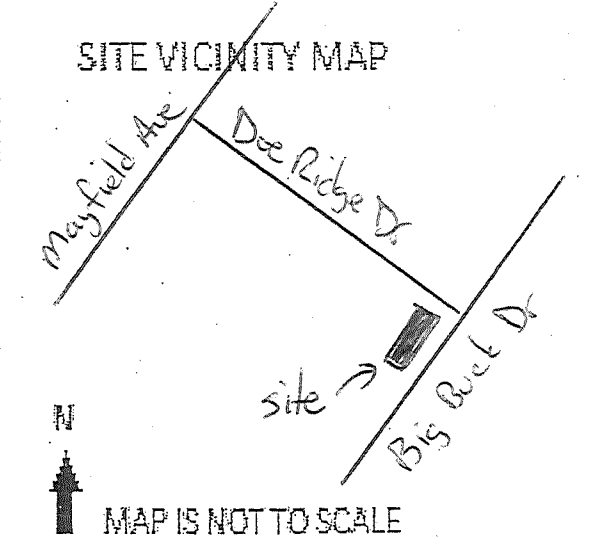
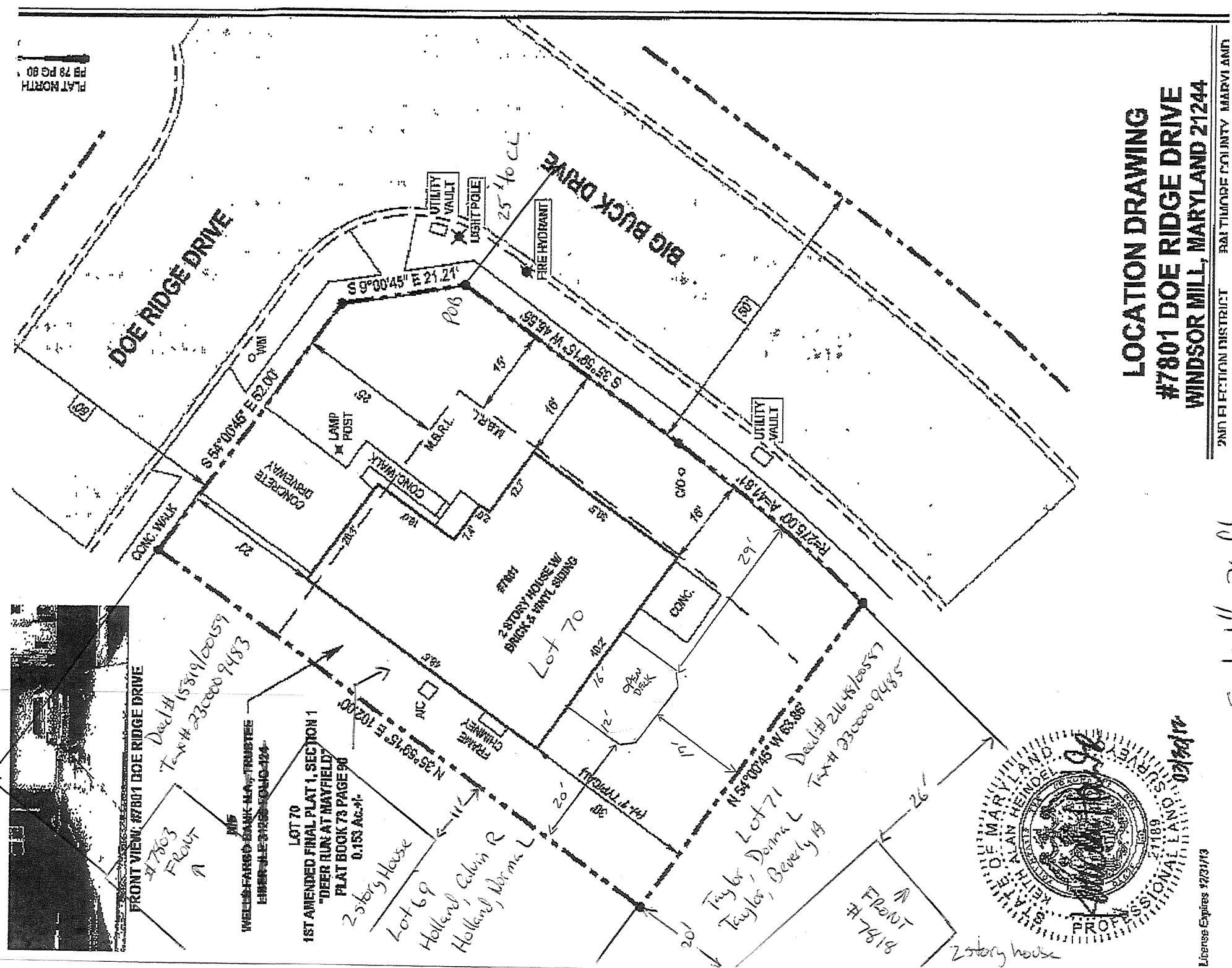
ZONING MAP# 077B3/057B1
 SITE ZONED DRS.5
 ELECTION DISTRICT 2nd
 COUNCIL DISTRICT 4th
 LOT AREA ACREAGE .153
 OR SQUARE FEET 6664 sq ft
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:



License Expires 12/31/13

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 7801 Doe Ridge Dr OWNER(S) NAME(S) Alfred & Priscilla Mason
 SUBDIVISION NAME Deer Run at Mayfield LOT # 70 BLOCK # _____ SECTION # 1
 PLAT BOOK # 73 FOLIO # 90 10 DIGIT TAX # 2300009484 DEED REF. # 31931/00231



ZONING MAP# 077B3/087B1
 SITE ZONED DR5.5
 ELECTION DISTRICT 2nd
 COUNCIL DISTRICT 4th
 LOT AREA ACREAGE 0.153
 OR SQUARE FEET 6648 ft
 HISTORIC? No
 IN CBCA? No
 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: