

IN RE: PETITION FOR ADMIN. VARIANCE *

W/side of Still Haven Court, 832' SE of
c/line of Merrymans Mill Road *
10th Election District *
3rd Councilmanic District *
(2735A Still Haven Court) *

Joseph P. and Adrienne A. Grant
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0009-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Joseph P. and Adrienne A. Grant. The variance request is as follows:

- From Section 400.1 Baltimore County Zoning Regulations ("B.C.Z.R.") to allow an accessory building (garage) to be located in the front yard in lieu of the required rear yard, and
- From Section 400.3 of the B.C.Z.R. to allow an accessory building (garage) to have a height of 17 feet in lieu of the maximum 15 feet.

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. 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 July 27, 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 8-22-12

By AW

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 22nd day of August, 2012 by the Administrative Law Judge for Baltimore County that the Petition for Variance as follows:

- From Section 400.1 Baltimore County Zoning Regulations ("B.C.Z.R.") to allow an accessory building (garage) to be located in the front yard in lieu of the required rear yard, and
- From Section 400.3 of the B.C.Z.R. to allow an accessory building (garage) to have a height of 17 feet in lieu of the maximum 15 feet,

be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

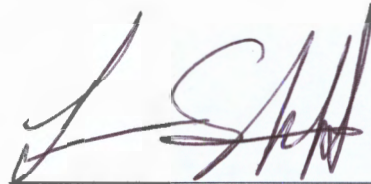
ORDER RECEIVED FOR FILING

Date 8-22-12

By [Signature]

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject 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.

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/dlw

ORDER RECEIVED FOR FILING

Date 8-22-12

By DLW



KEVIN KAMENETZ
County Executive

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

August 22, 2012

Joseph P. Grant, Jr.
Adrienne A. Grant
2735A Still Haven Court
Phoenix, Maryland 21131

RE: **PETITION FOR VARIANCE**
(2735A Still Haven Court)
Case No. 2013-0009-A

Dear Mr. and Mrs. Grant:

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 black ink, appearing to read "L. Stahl", is written over the typed name "LAWRENCE M. STAHL".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Thomas J. Hoff, 512 Virginia Avenue, Towson, MD 21286



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 2735A STILL HAVEN CT.

which is presently zoned RC-6

Deed Reference 31995/81

10 Digit Tax Account # 2500000858

Property Owner(s) Printed Name(s) JOSEPH & ADRIENNE GRANT

(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) 400.1 TO ALLOW AN ACCESSORY BUILDING (GARAGE) IN THE FRONT YARD IN LIEU OF THE 400.3 TO ALLOW AN ACCESSORY BUILDING (GARAGE) TO HAVE A HEIGHT OF 17 FEET IN LIEU OF THE PERMITTED 15 FEET. REQUIRED REAR YARD

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:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

JOSEPH GRANT

ADRIENNE GRANT

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

2735A STILL HAVEN CT, PHOENIX, MD

Mailing Address

City

State

21131

410 599 8053

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

THOMAS J. HOFF

Name – Type or Print

Signature

512 VIRGINIA AVE, TOWSON, MD

Mailing Address

City

State

21286

410-296-3669

tom@thomasjhoff.com

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 2013-0009-A Filing Date 7/18/12 Estimated Posting Date 7/29/12 Reviewer G.H

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: 2735A STILL HAVEN CT, PHOENIX, MD 21131
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)

SEE ATTACHED

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


Signature of Affiant
JOSEPH GRANT
Name- Print or Type


Signature of Affiant
ADRIENNE GRANT
Name- Print or Type

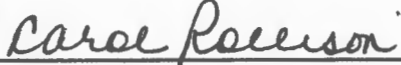
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of JULY, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

JOSEPH GRANT AND ADRIENNE GRANT
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


Notary Public
NOVEMBER 13, 2012
My Commission Expires



CAROLE E. ROLLISON
Notary Public
Baltimore County
Maryland
My Commission Expires 11/13/2012

REV. 10/12/11

2013-0009-A

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

July 18, 2012

2735A Still Haven Court
Administrative Variance Request

The normal requirement to construct the garage in the rear yard is not possible here because of the existing septic reserve area being located in the rear yard. State and County regulations do not allow the construct of buildings over septic reserve areas. The area of the yard to the rear of the septic reserved area is heavily wooded and has steep slopes. Constructing the garage in the wooded area would require extensive grading and the removal of a large number of mature trees.

The normal requirement for a building height of no more than 15 feet would require the pitch of the roof to be flattened and would not be consist in appearance with the roofline of the existing house. This would make the garage look out of place and reduce the visual quality of the property both to the owners and to the neighbors.

Strict compliance with the zoning requirement would unreasonably prevent the garage use which is a permitted use in this zone.

The request to put the garage in the location shown is the minimum relaxation that would give the relief requested.

The request to increase the building height by 2 feet is the minimum relaxation that would allow for the roofline of the garage to be consistent with the existing house roofline.

Granting the relief would be within the spirit of the ordinance and would not be damaging to the public safety and welfare.

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

July 18, 2012

Description of 2735A Still Haven Court to Accompany Petition for Administrative Variances, 10th Election District

BEGINNING FOR THE SAME at a point on the west side of Still Haven Court (40' Private R/W), 832 feet more or less southeast of the centerline of Merrymans Mill Road (70' R/W).

Thence binding on the west side of Still Haven Court,

- 1) By a curve to the left with a radius of 270.00 feet and a length of 88.12 feet, subtended by the chord South 02 degrees 11 minutes 00 seconds East 87.73 feet, thence,
- 2) By a curve to the right with a radius of 180.00 feet and a length of 54.42 feet, subtended by the chord South 02 degrees 52 minutes 23 seconds East 54.21 feet, thence,
- 3) South 05 degrees 47 minutes 15 seconds West 132.38 feet, thence,
- 4) By a curve to the right with a radius of 50.00 feet and a length of 39.77 feet, subtended by the chord South 28 degrees 34 minutes 26 seconds West 38.73 feet, thence leaving the west side of Still Haven Court,
- 5) South 75 degrees 00 minutes 00 seconds West 371.46 feet, thence,
- 6) North 12 degrees 16 minutes 30 seconds West 146.13 feet, thence,
- 7) North 53 degrees 11 minutes 30 seconds West 150.00 feet, thence,
- 8) North 66 degrees 23 minutes 47 seconds East 275.25 feet, thence,
- 9) North 77 degrees 54 minutes 00 seconds East 290.00 feet, to the place of beginning.

Containing 3.068 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.



2013-0009-A

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

No. 87100
Date: 7/18/12

PAID RECEIPT
BUSINESS
7/18/2012 7:18:37 PM
REC NO: 87100
RECEIPT # 87100
3 2012 VERIFICATION
175.00 CA 1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				75.00

Total: 75.00

Rec From: Thomas J Hoff
For: 2735 A Still Heaven CT
2013-0009-A

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

CASHIER'S
VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0009 -A Address 2735 A Still Haven CT

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

Filing Date: 7/18/12 Posting Date: 7/29/12 Closing Date: 8/13/12

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 2013- 0009 -A Address 2735 A Still Haven CT

Petitioner's Name Joseph and Adrienne Grant Telephone 410-599-8053

Posting Date: 7/29/12 Closing Date: 8/13/12

Wording for Sign: To Permit a proposed Garage in the front yard
in lieu of the required rear yard. To allow a
proposed Garage with a height of 17 feet in
lieu of the required 15 feet.

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2013-0009-A

Petitioner/Developer TOM
HOFF

Date Of Hearing/Closing: 8/13/12

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 2735A STILL HAVEN CT.

This sign(s) were posted on July 27, 2012

Month, Day, Year

Sincerely,

Martin Ogle 7/27/12
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2013-0009-A

TO PERMIT A PROPOSED GARAGE IN THE
FRONT YARD IN LIEU OF THE REQUIRED REAR
YARD TO ALLOW A PROPOSED GARAGE WITH A
HEIGHT OF 17 FEET IN LIEU OF THE
REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 25-1270X(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, AUGUST 13, 2012

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

7/27/12

MEMORANDUM

DATE: September 24, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0009-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 21, 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

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment7-31DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)7-24

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-27by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

FRONT YARD LOOKING SOUTH



FRONT OF HOUSE



FORESTED AREA



FRONT OF HOUSE - GARAGE WOULD BE TO LEFT

2013-0009-A

GARAGE LOCATION



FRONT OF HOUSE - EXISTING PARKING AREA



GARAGE LOCATION

2013-0009-A

REAR OF HOUSE & WOOD DECK & RETAINING WALL S/E SIDE OF HOUSE



REAR OF HOUSE

S/E SIDE OF HOUSE & WOOD DECK

2013-0009-A

FORESTED AREA



FORESTED AREA



FORESTED AREA & WOOD DECK



FORESTED AREA

203-0009-A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 10 Account Number - 2500000858

Owner Information

Owner Name: GRANT JOSEPH P JR
GRANT ADRIENNE A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2735A STILL HAVEN CT
PHOENIX MD 21131-
Deed Reference: 1) /31995/ 00081
2)

Location & Structure Information

Premises Address 2735A STILL HAVEN CT
0-0000
Legal Description 3.068 AC
2735A STILL HAVEN CT WS
STILL HAVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0043	0010	0223		0000			9	2	Plat Ref: 0051/0061

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2011	4,329 SF	3.0700 AC	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	291,750	253,400		
Improvements:	0	642,900		
Total:	291,750	896,300	896,300	694,783
Preferential Land:	0			0

Transfer Information

Seller: LOIZEAUX J MARK	Date: 04/27/2012	Price: \$437,500
Type: NON-ARMS LENGTH OTHER	Deed1: /31995/ 00081	Deed2:
Seller:	Date: 05/02/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30767/ 00004	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

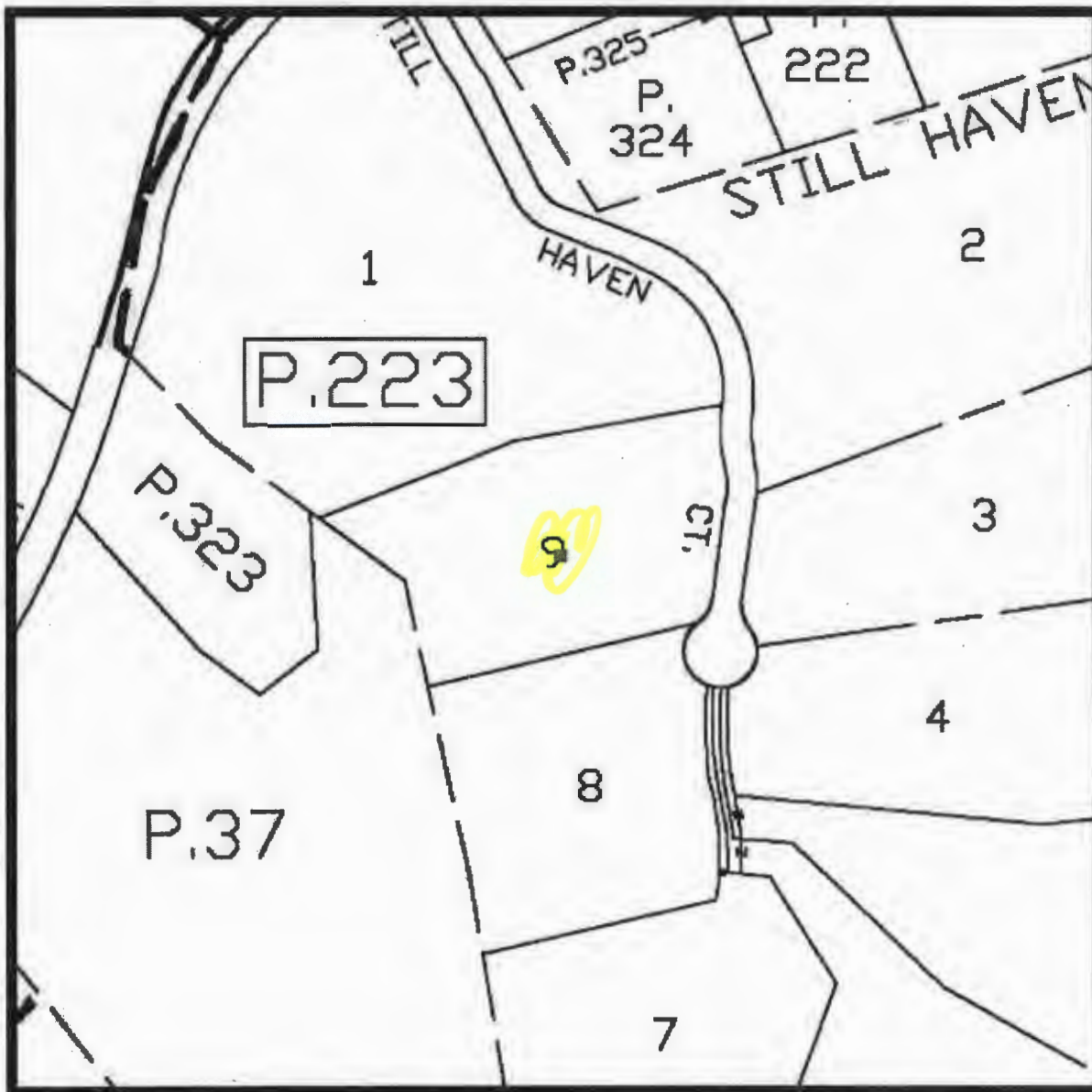
Homestead Application Status: No Application



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

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

District - 10 Account Number - 2500000858



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



KEVIN KAMENETZ
County Executive

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

August 14, 2012

Joseph & Adrienne Grant
2735 A Still Haven Court
Phoenix, Maryland 21131

RE: Case Number: 2013-0009 A, Address: 2735 Still Haven Court, 21131

Dear: Mr. & Ms. Grant:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 18, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
Thomas J. Hoff, 512 Virginia Avenue, Towson, MD 21286

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



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

Date: 7-24-12

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

RE: Baltimore County
Item No 2013-0009-A
Administrative Variance
Joseph & Adrienne Grout
2735A Stil Haven Court

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. 2013-0009-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: July 31, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For August 06, 2012
Item Nos. 2013-0005, 0007, 0008, 0009, 0010 and 0012

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-08062012-NO COMMENTS.doc

Case No.: 2013-0009-A

Exhibit Sheet

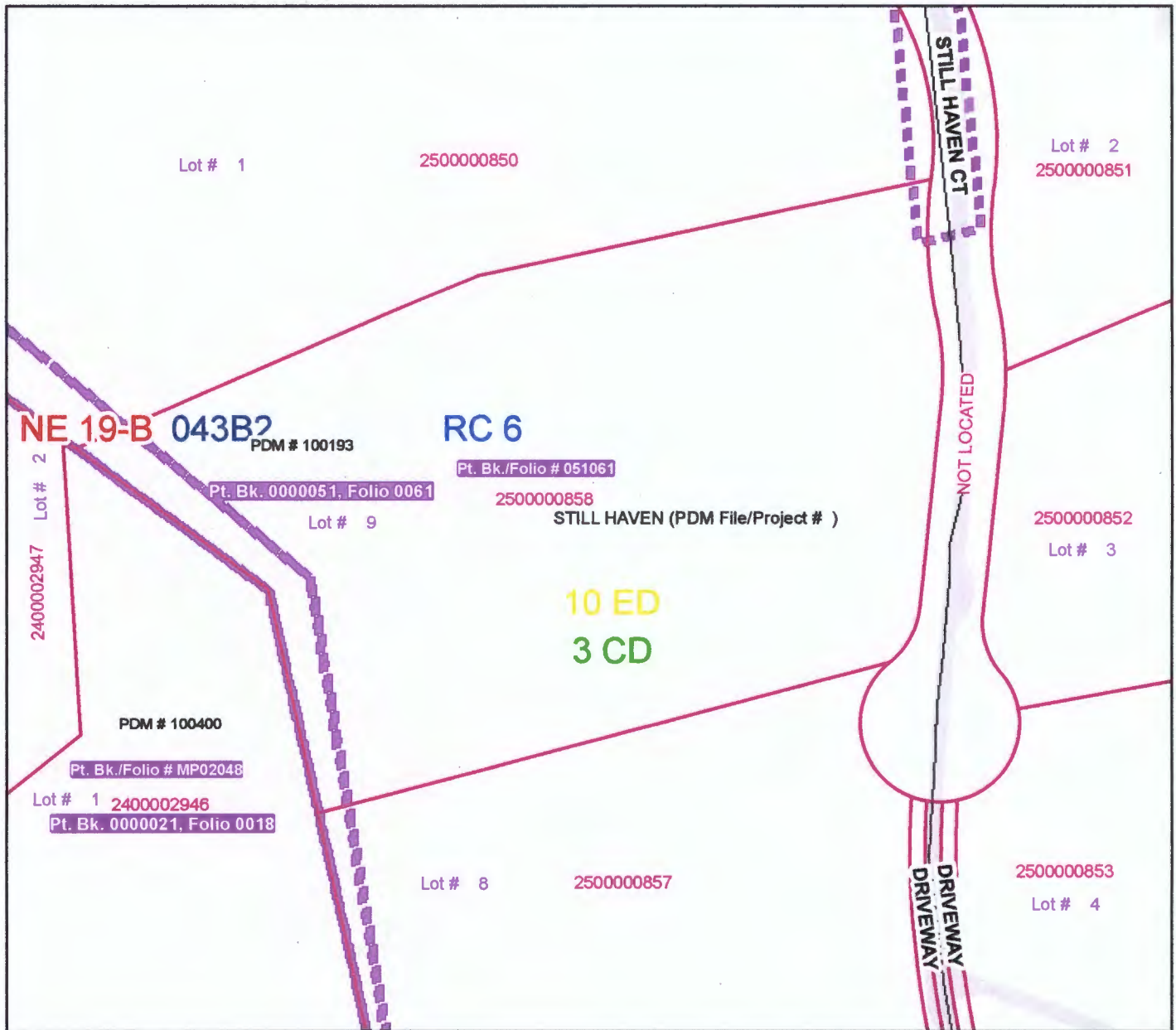
9-24-12 PW
8/22/12 PW

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		

2735A Still Haven Court



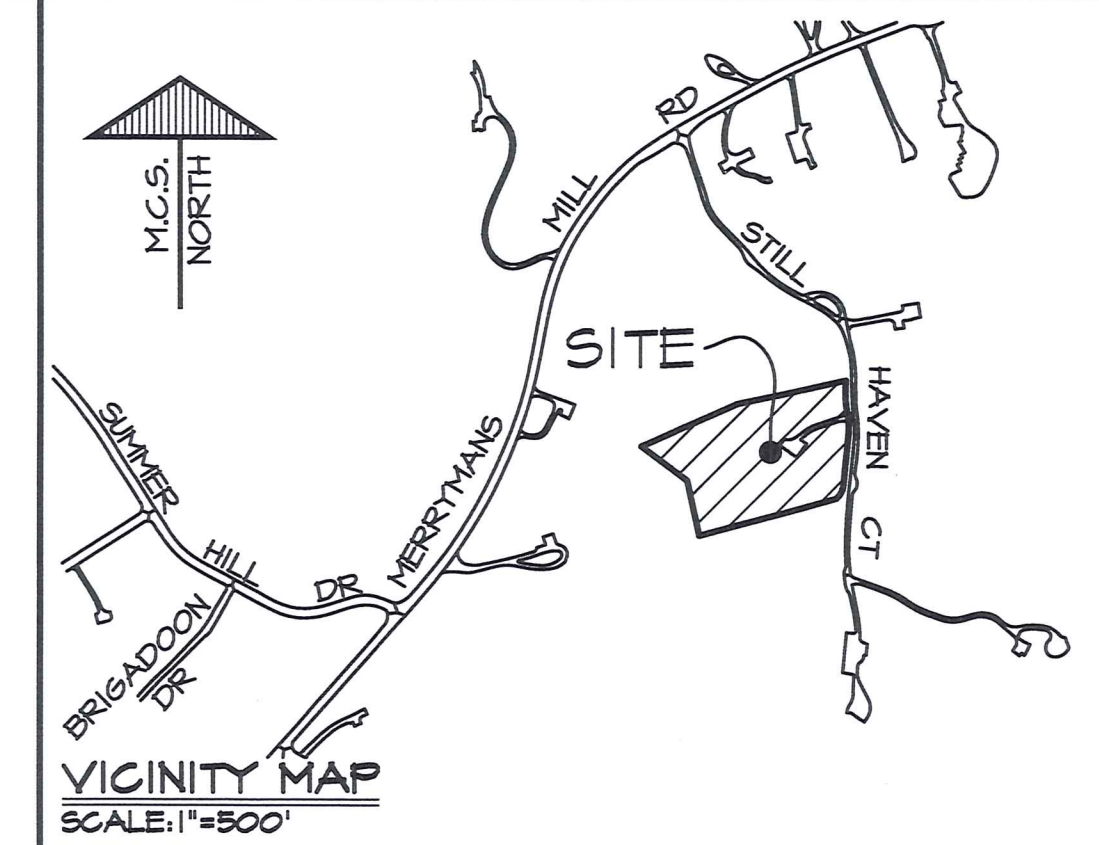
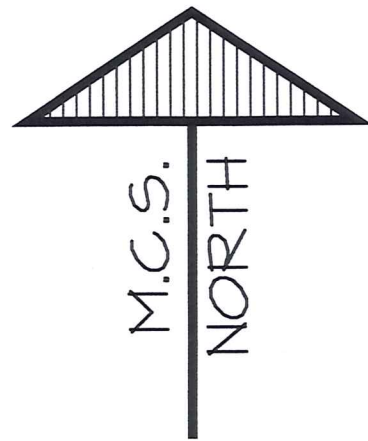
Publication Date: July 17, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 100 200 Feet

1 inch = 100 feet

2013-0009-A



SITE DATA:
SITE AREA = 3.068 AC±
EXISTING ZONING = RC-6
ZONING MAP #43B2

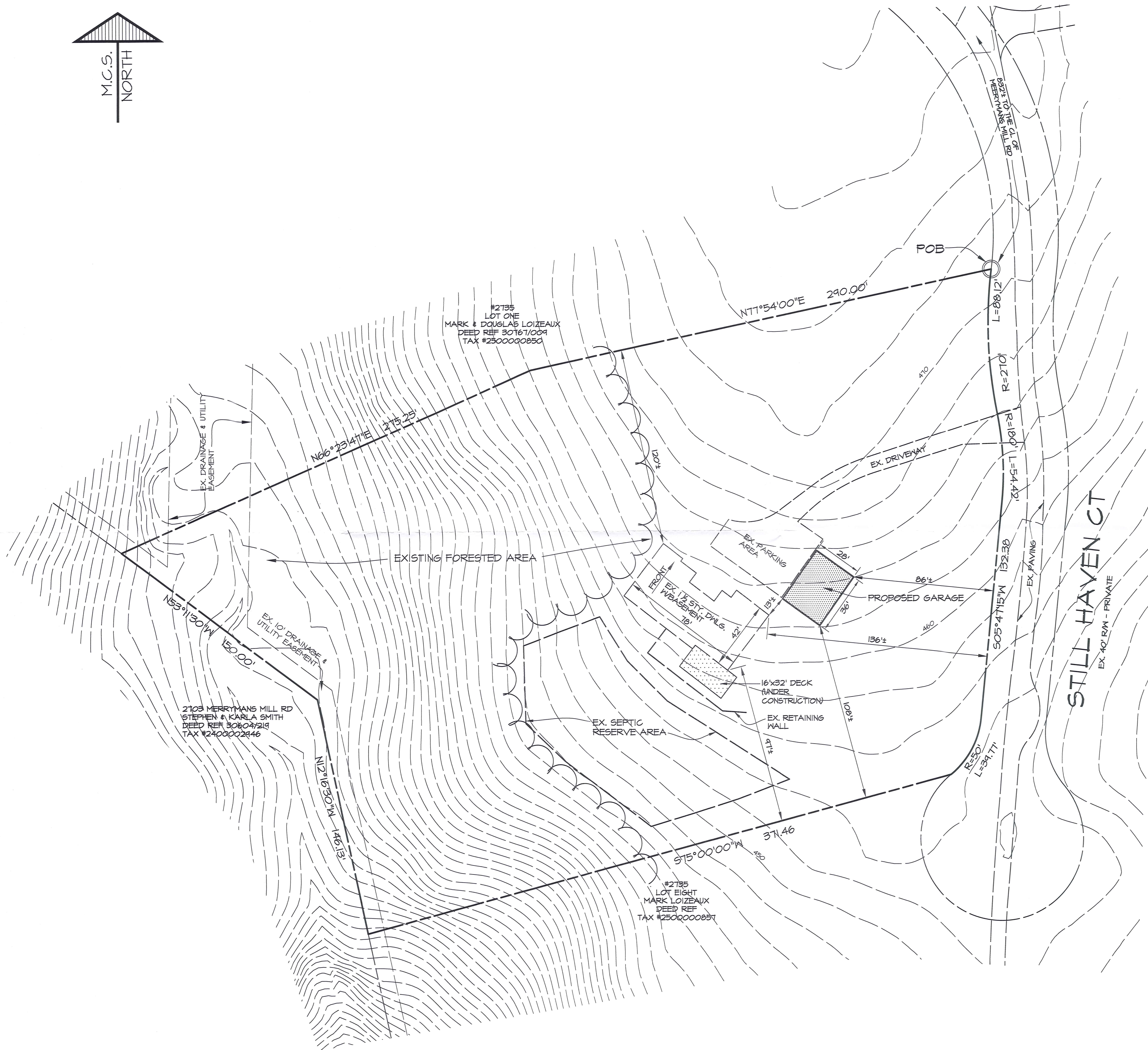
GENERAL NOTES:

1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
2. THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
5. PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
6. PROPERTY BOUNDARY, BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM THE PLAT OF "STILL HAVEN", PLAT REFERENCE 51/61.
7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS TILE 43B2.
8. EXISTING HOUSE LOCATION TAKEN FROM A LOCATION PLAN PREPARED BY MAI, LLC SURVEYORS, DATED 4/18/12.
9. THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
10. THERE ARE NO CURRENT OR OUTSTANDING ZONING VIOLATIONS ON THIS PROPERTY.

OWNER:
JOSEPH & ADRIENE GRANT
2735A STILL HAVEN CT
PHOENIX, MD 21131
DEED REF. 31915/81
TAX #2500000858

ZONING RELIEF REQUESTED:

SECTION 400.1 VARIANCE TO ALLOW AN ACCESSORY BUILDING (GARAGE) IN THE FRONT YARD.
SECTION 400.3 VARIANCE TO ALLOW AN ACCESSORY BUILDING (GARAGE) TO HAVE A HEIGHT OF 17 FEET IN LIEU OF THE PERMITTED 15 FEET.



2013-0009-A

**PLAN TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCES**
2735A STILL HAVEN CT
LOT 9, STILL HAVEN - PLAT 51/61
10th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3868 FAX 410-825-3887

SCALE: 1"=30'
DATE: 07/18/12
JOB NO.: 0590-01
DESIGNED: TJH
DRAWN: TJH

REVISIONS:
DRAWING NUMBER:

ZP-1

SHEET 1 OF 1

