



KEVIN KAMENETZ
County Executive

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

September 6, 2012

Jane L. Denbow
1319 Malbay Drive
Lutherville, Maryland 21093

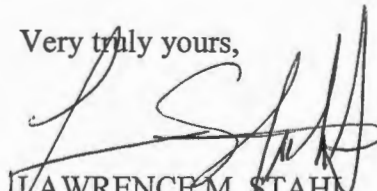
RE: PETITION FOR ADMINISTRATIVE VARIANCE
(1319 Malbay Drive)
Case No. 2013-0028-A

Dear Ms. Denbow:

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,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Malbay Drive, on S/W corner of
intersection with Malbay Court
9th Election District
3rd Councilmanic District
(1319 Malbay Drive)

Jane L. Denbow
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2013-0028-A**

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Jane L. Denbow, for property located at 1319 Malbay Drive. The variance request is from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an attached garage to be built with a 15' building to building setback in lieu of the minimum required 16' building to building setback. The subject property and requested relief are more particularly described on Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 17, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 9-6-12

By aw

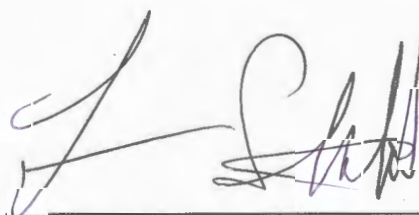
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 6th day of September, 2012 that a Variance from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an attached garage to be built with a 15' building to building setback in lieu of the minimum required 16' building to building setback, be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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.



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 9-6-12 2

By DLW



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 1319 Mallbay Drive which is presently zoned R-5

Deed Reference 09278/0006 10 Digit Tax Account # 2000001734

Property Owner(s) Printed Name(s) Jane L. Denbow - Francis X. Denbow (deceased)

(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) 2 CPM: 1801.2.C.1

To permit an attached garage to be built with a 15' building to building setback, in lieu of the minimum required 16' building to building setback.

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:

Jane L. Denbow

Name #1 Type or Print

Name #2 - Type or Print

Jane L. Denbow

Signature #1

Signature #2

1319 Mallbay Dr. Lutherville M.D

Mailing Address City State

21093 410-494-0190

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

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 8 day of August, 2012 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 2013-0028-A Filing Date 8/8/12 Estimated Posting Date 8/19/12 Reviewer JS

Rev 10/12/11

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

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:

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

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: 1319 MALBAY DR 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)

SEE ATTACHED

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

Jane L. Denbow
Signature of Affiant

JANE DENBOW
Name- Print or Type

Signature of Affiant

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

Jane Denbow
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS, _____ Notaries Seal



[Signature]
Notary Public

10/13/14
My Commission Expires

16' BUILDING TO BUILDING SETBACK TO A
15.2' BUILDING TO BUILDING SETBACK

I am requesting a variance from a ~~10' side yard setback to a 5' setback~~ so that I can build an addition onto the north side of the house.

I want the addition onto the side of the house primarily so that I can have a laundry room on the second floor with a garage below for my car and for more storage space. For this addition I need a 5' side setback from the property line.

The existing laundry room is in the basement. I have had both hips replaced and in November of last year I had to have a knee replaced. In May 2012 I required yet another reconstructive hip surgery. Because of these operations it is very difficult and painful to go up and down the two flights of stairs from the second floor to the basement carrying the laundry. Consequently I need a second floor laundry room for the convenience and to help prevent any further deterioration in my condition.

2013-0078-A

ZONING PROPERTY DESCRIPTION FOR "1319 Malby Dr., Lutherville, MD 21093

Part A.

Beginning at a point on the "west" side of "Malbay Dr." which is "50 feet" wide at the distance of "(20) feet" "east" of the centerline of the nearest improved intersection street "Malbay Ct." which is "(50) feet wide".

Part B (continued description):

Being Lot # (2), Block # (B), Section # (----), in the subdivision of (York Green) as recorded in Baltimore County Plat Book # (53), Folio # (51), containing (0.1605) acres. Located in the (9ED) Election District and (3CD) Council District.

2013-0028-A

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

No. **87123**
Date: **8-8-12**

PAID RECEIPT

BUSINESS ACTUAL TIME DPM
8/08/2012 8/08/2012 10:06:25 1

REG 0001 BALI KRM KTR

>>RECEIPT # 495801 8/08/2012 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 087123

Recpt Tot \$75.00

\$75.00 CR \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75.00

Total: **\$75.00**

Rec From: **DENBOW**

For: **2013-0028-A**

DISTRIBUTION

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

CASHIER'S
VALIDATION

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** August 17, 2012.
2012

Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2012
Item Nos. 2013-0022, 0024, 0025, 0026, 0027, 0028, 0029, 0030 and 0031

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\ZAC08272012-NO COMMENTS.doc

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: 2013-0028-A
Petitioner: JANE DEARBOW
Address or Location: 1319 MALBAY DR LUTHERVILLE, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: JANE DEARBOW
Address: 1319 MALBAY DR
LUTHERVILLE, MD 21093
Telephone Number: 410 494-0190

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0028 -AAddress 1319 MALBAY DR.Contact Person: JASON SEIDELMAN

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-8-12Posting Date: 8-19-12Closing Date: 9-3-12

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 2013- 0028 -AAddress 1319 MALBAYPetitioner's Name DENBOWTelephone 410-494-0190Posting Date: 8-19-12Closing Date: 9-3-12

Wording for Sign: To Permit A GARAGE TO BE BUILT WITH A DWELLING TO DWELLING
SETBACK OF 15' IN LIEU OF THE REQUIRED MINIMUM 16' FEET FOR A
PROPOSED ATTACHED GARAGE.

Revised 7/06/11

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 08/12/2012

Case Number: 2013-0028-A

Petitioner / Developer: JANE L. DENBOW

Date of Hearing (Closing): SEPTEMBER 3, 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:
1319 MALBAY DRIVE

The sign(s) were posted on: AUGUST 17, 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)

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8-17DEVELOPMENT 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 _____)8-14

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: 8-17by G'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

M E M O R A N D U M

DATE: October 11, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0028-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 9, 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.: 2013-0028-A

Exhibit Sheet

Petitioner/Developer

Protestant

DW 10-11-12
DW 9-6-12

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



2013-0028-A

LOCATION of ADDITION

Pct. #2

2013-0028-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 - 09 Account Number - 2000001734

Owner Information

Owner Name: DENBOW JANE L **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1319 MALBAY DR
LUTH-TIMONIUM MD 21093-5505 **Deed Reference:** 1) /24729/ 00444
2)

Location & Structure Information

Premises Address **Legal Description**
1319 MALBAY DR .1605 AC
0-0000 1319 MALBAY DR
YORK GREEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0061	0019	0220		0000		B	2	2	Plat Ref: 0053/0051

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1986	1,496 SF	6,982 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	96,980	96,900		
Improvements:	206,220	148,700		
Total:	303,200	245,600	245,600	245,600
Preferential Land:	0			0

Transfer Information

Seller: DENBOW FRANCIS X	Date: 11/06/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24729/ 00444	Deed2:
Seller: SHERIDAN JANE L	Date: 09/08/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09353/ 00231	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

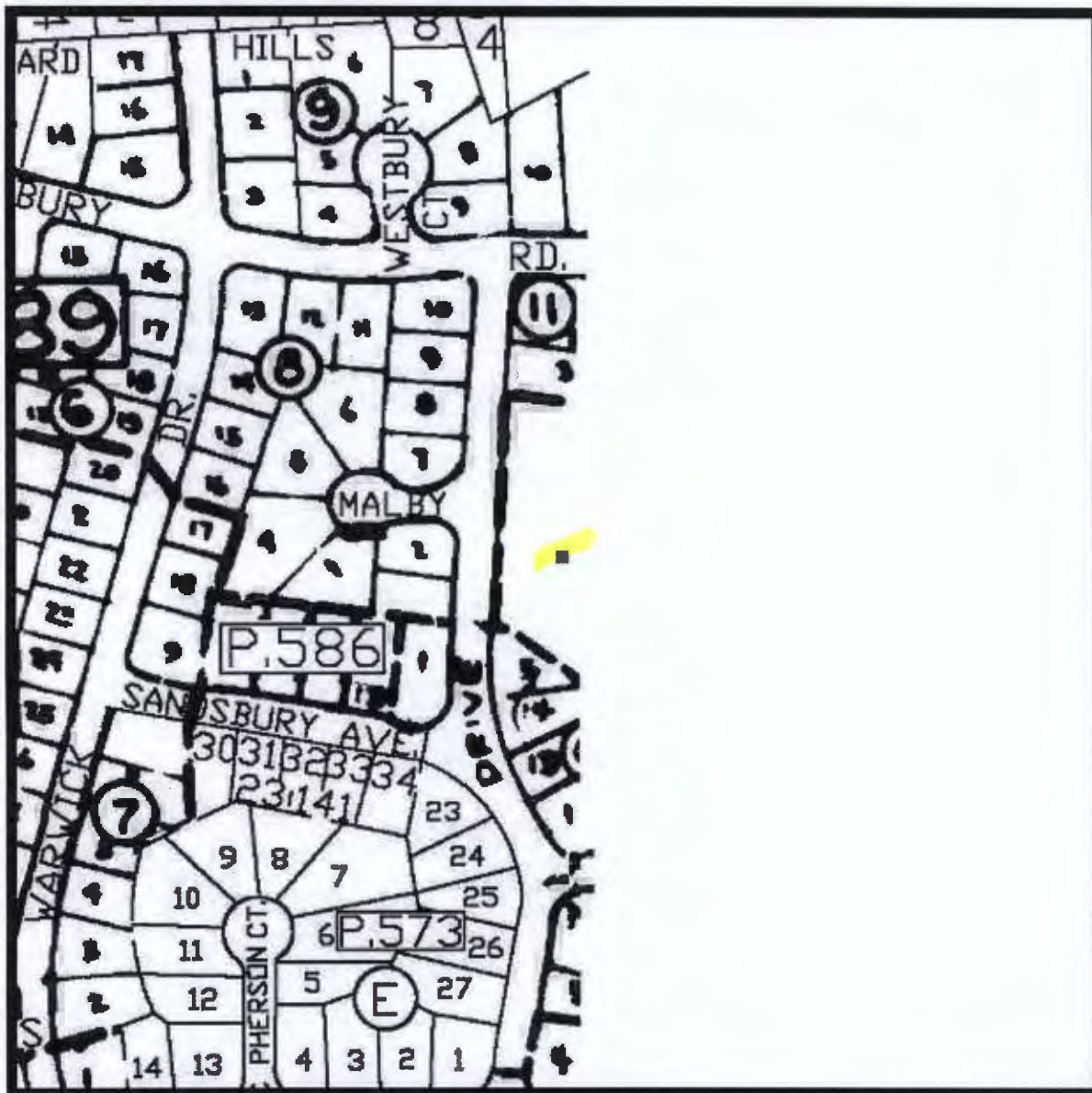
Homestead Application Status: Approved 08/09/2008



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

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

District - 09 Account Number - 2000001734



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

9/3

Debra Wiley - ZAC Comments - Distribution Mtg. of 8/13

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/15/2012 11:09 AM
Subject: ZAC Comments - Distribution Mtg. of 8/13

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.

2013-0022-A - 1734 York Rd.
No hearing date in data base as of 8/15

2013-0024-A - 2533 Farringdon Rd.
Administrative Variance - Closing Date: 9/3

2013-0025-A - 7 Overhill Rd.
Administrative Variance - Closing Date: 9/3

2013-0026-SPHX - 13801 Jarrettsville Pike
No hearing date in data base as of 8/15

2013-0027-A - 1508 Leslie Road
No hearing date in data base as of 8/15

2013-0028-A - 1319 Malbay Drive
Administrative Variance - Closing Date: 9/3

2013-0029-A - 309 Delight Meadows Road
Administrative Variance - Closing Date: 8/27

2013-0030-A - 5401 Baltimore National Pike
No hearing date in data base as of 8/15

2013-0031-A - 12 Oakwood Road
No hearing date in data base as of 8/15

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



KEVIN KAMENETZ
County Executive

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

September 4, 2012

Jane Denbow
1319 Malbay Drive
Lutherville, MD 21093

RE: Case Number: 2013-0028A, Address: 1319 Malbay Drive

Dear Ms. Denbow:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 8, 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

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



Maryland Department of Transportation

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

Date: 8-14-12

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

RE: Baltimore County
Item No 2013-0028-A
Administrative Variance
Janel L. Denbow
1319 Malbay 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. 2013-0028-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 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



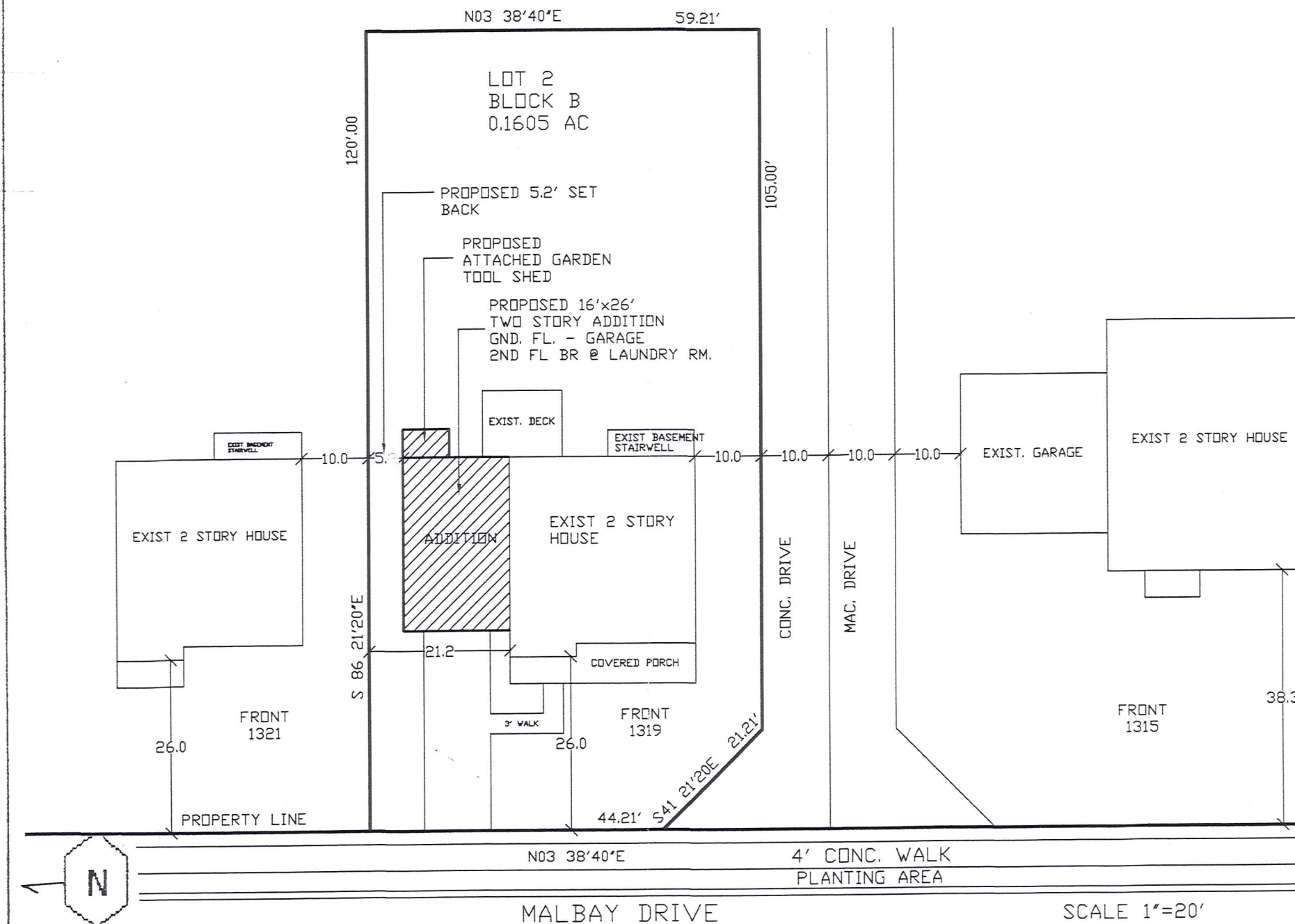
2013-0028-A

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

ADDRESS 1319 MALBAY Drive OWNER(S) NAME(S) Jane L. Denbow

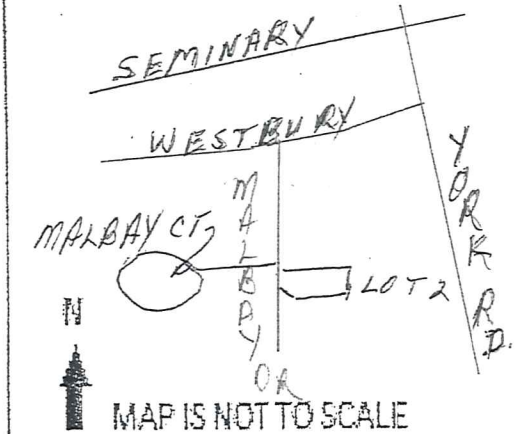
SUBDIVISION NAME York Green LOT # 2 BLOCK # B SECTION # _____

PLAT BOOK # 53 FOLIO # 51 10 DIGIT TAX # 2000001734 DEED REF. # 0927810006



PLAN DRAWN BY MIKE RHNEY DATE 8-7-12 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP # 06173

SITE ZONED DR5.5

ELECTION DISTRICT 9ED

COUNCIL DISTRICT 3CD

LOT AREA ACREAGE 0.1605

OR SQUARE FEET _____

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:

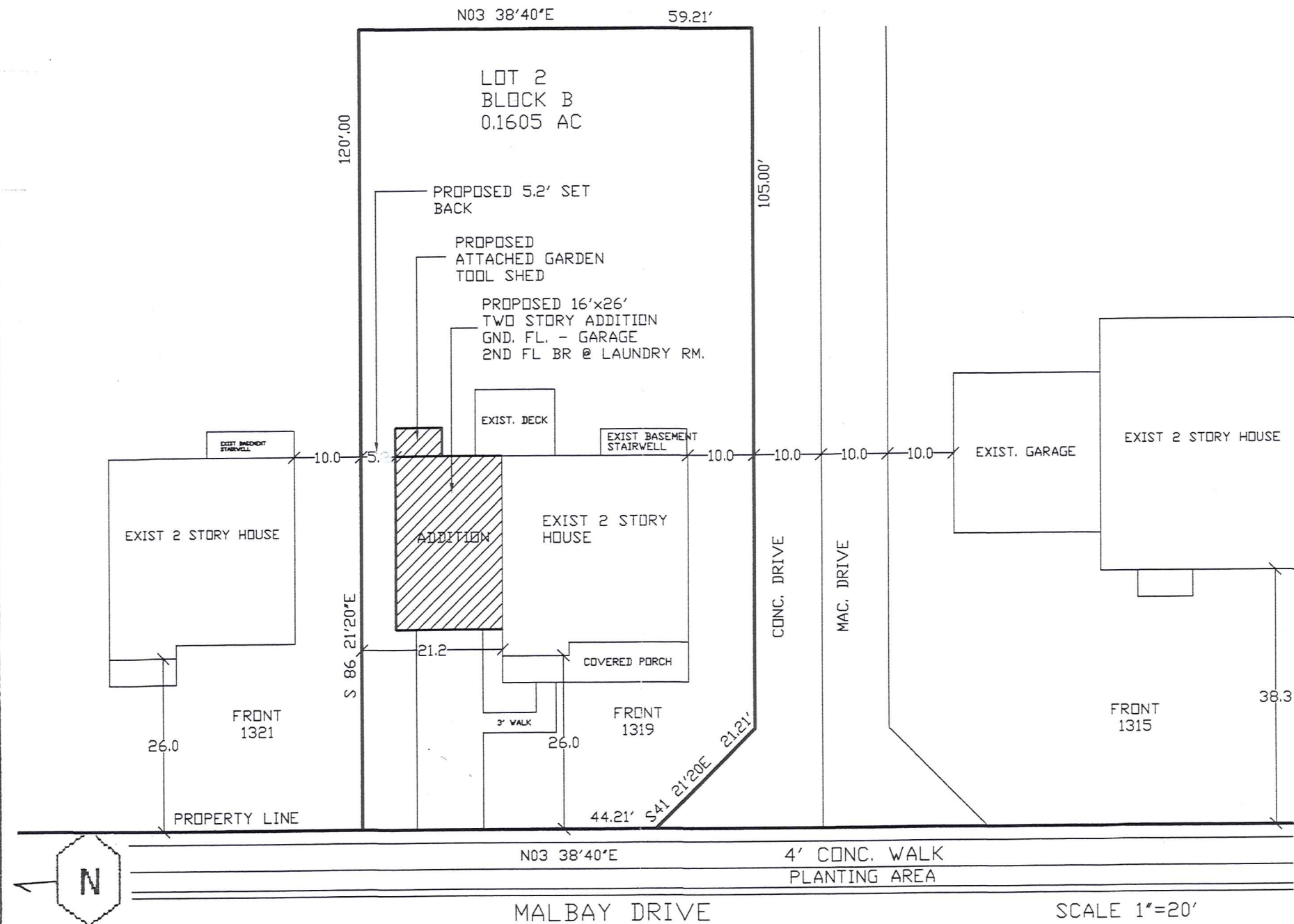
2013-0078-A

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

ADDRESS 1319 MALBAY Drive OWNER(S) NAME(S) Jane L. Denbow

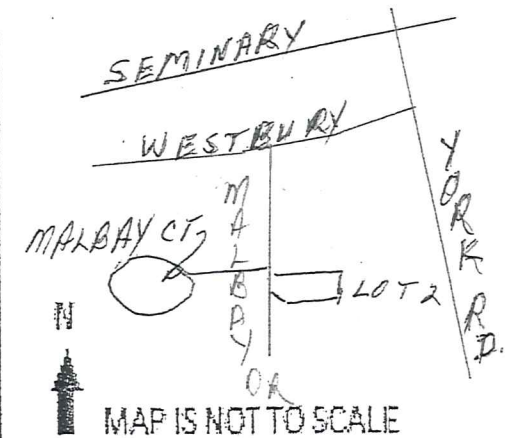
SUBDIVISION NAME York Green LOT# 2 BLOCK# B SECTION# _____

PLAT BOOK # 53 FOLIO # 51 10 DIGIT TAX # 2000001734 DEED REF. # 0927810006



PLAN DRAWN BY MIKE RUNEY DATE 8-7-12 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 061A3

SITE ZONED DR5.5

ELECTION DISTRICT 9ED

COUNCIL DISTRICT 3CD

LOT AREA ACREAGE 0.1605

OR SQUARE FEET _____

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:

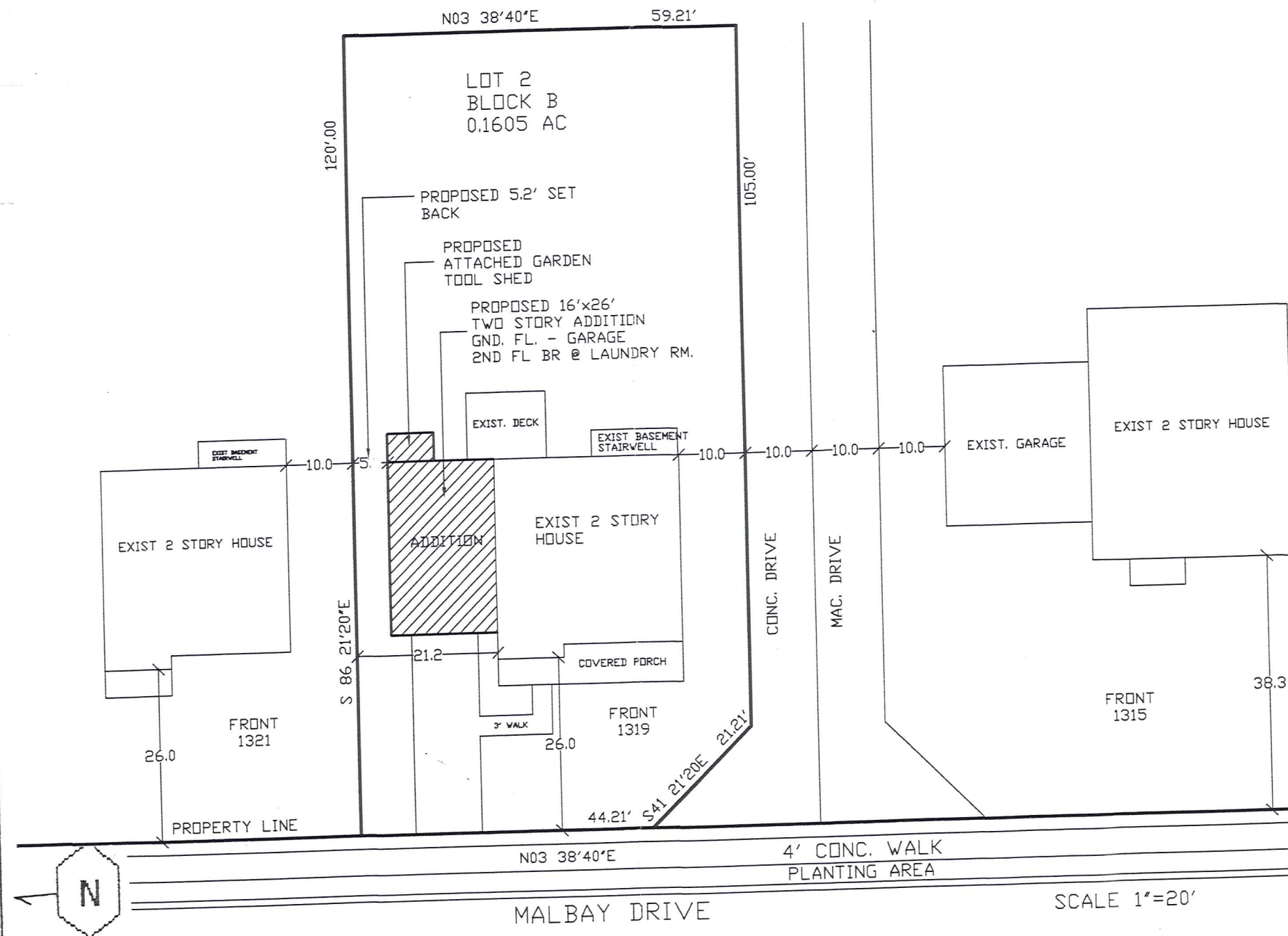
2013-0078-A

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

ADDRESS 1319 MALBAY Drive OWNER(S) NAME(S) Jane L. Denbow

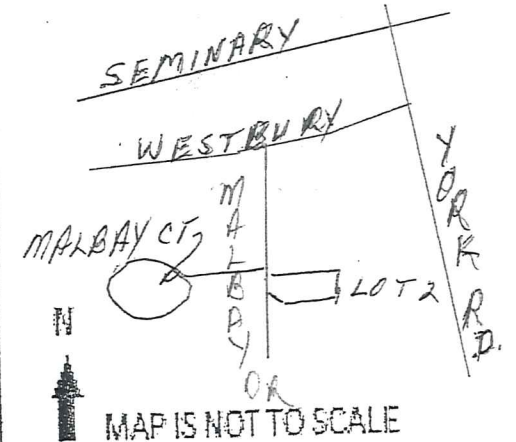
SUBDIVISION NAME York Green LOT# 2 BLOCK# B SECTION# _____

PLAT BOOK # 53 FOLIO # 51 10 DIGIT TAX # 2000001734 DEED REF. # 0927810006



PLAN DRAWN BY MIKE RONEY DATE 8-7-12 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 061A3

SITE ZONED DR5.5

ELECTION DISTRICT 9ED

COUNCIL DISTRICT 3CP

LOT AREA ACREAGE 0.1605

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2013-0028-A