



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

July 30, 2014

Matthew R. McGee
Jenny L. McGee
19619 Burke Avenue
White Hall, Maryland 21161

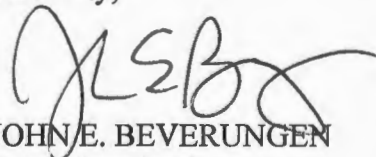
RE: Petition for Administrative Variance
Case No. 2014-0291-A
Property: 19619 Burke Avenue

Dear Mr. and Mrs. McGee:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Michelle Kegel, P.O. Box 1253, Eldersburg, MD 21784

IN RE: PETITION FOR ADMIN. VARIANCE *
(19619 Burke Road)
7th Election District *
3rd Council District *
Matthew R. and Jenny L. McGee *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0291-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Matthew R. and Jenny L. McGee ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and from § 400.1.d.(2)(A) of the Zoning Commissioner's Policy Manual (Z.C.P.M.), as follows: (1) To permit a proposed detached accessory structure (garage) to be located in the side yard and in the third of the lot closest to a street in lieu of the required rear yard and farthest removed from both streets, respectively, and (2) To have a side yard setback of 21' in lieu of the required 50'. 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. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 13, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7-30-14

By [Signature]

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the detached accessory structure (garage) height and usage, I will impose conditions that the garage 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 B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30th day of July, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and from § 400.1.d.(2)(A) of the Zoning Commissioner's Policy Manual (Z.C.P.M.), as follows: (1) To permit a proposed detached accessory structure (garage) to be located in the side yard and in the third of the lot closest to a street in lieu of the required rear yard and farthest removed from both streets, respectively, and (2) To have a side yard setback of 21' in lieu of the required 50', be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 7-30-14

By row

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits 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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-30-14

By [Signature]



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 Hearings for Baltimore County for the property located at:

Address 19619 Burke Rd White Hall Md 21161 Currently zoned RC2
Deed Reference 22938 / 00332 10 Digit Tax Account # 1700013366
Owner(s) Printed Name(s) MATTHEW & JENNY McGEE

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

Sections 400.1 [BCZR] and 400.1.d(2)(A) [Policy Manual] – to permit a proposed detached accessory structure (garage) to be located in the side yard and in the third of the lot closest to a street in lieu of the required rear yard and farthest removed from both streets, respectively; and to have a side yard setback of 21 feet in lieu of the required 50 feet.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

MATTHEW MCGEE / JENNY MCGEE
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
19619 Burke Rd White Hall Md 21161
Mailing Address City State
21161 (410) 876-2165 /
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
N/A
Signature
Mailing Address 7-30-14 City MD State
Zip Code Telephone # Email Address

Representative to be contacted:

Michelle Keyel
Name – Type or Print
[Signature]
Signature
PO Box 1253 Eldersburg MD
Mailing Address City State
21734 (443) 340-1229 JEREMY@AppliedAND
Zip Code Telephone # Email Address approved
com

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 14 day of July that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2014-0291-A Filing Date 7/2/14 Estimated Posting Date 7/13/14 Reviewer RDD

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 19619 Burke Rd. White Hall MD 21161
Print or Type Address of property City State Zip Code

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

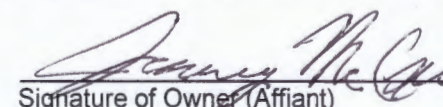
WE ARE PROPOSING A DETACHED GARAGE AT THE END OF OUR EXISTING
CONCRETE DRIVEWAY. BECAUSE OUR HOUSE TECHNICALLY SITS ON THE CORNER
OF TWO STREETS, WE HAVE A 50' BUILDING RESTRICTION LINE ON WHAT IS TRULY THE
SIDE OF OUR PROPERTY. THE PROPOSED GARAGE WILL BE 21' TO PROPERTY LINE.

BUT PLEASE SEE THE ENCLOSED PHOTOS. YOU WILL SEE THAT BECAUSE OF THE TREE LINE, THE
GARAGE WILL NOT IMPACT IN ANY WAY, AND THE OPEN SPACE BEYOND MAKES THE
EX. BBL EXCESSIVE. WE COULD NOT UTILIZE OUR DRIVEWAY WITH A GARAGE WITHOUT
GRANTING THIS VARIANCE. THANK YOU IN ADVANCE.

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


Signature of Owner (Affiant)

MATTHEW MCGEE
Name- Print or Type


Signature of Owner (Affiant)

JENNY MCGEE
Name- Print or Type

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

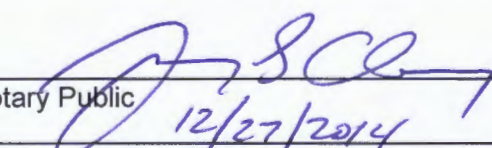
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of JUNE, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MATTHEW JENNY MCGEE

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal


Notary Public
12/27/2014
My Commission Expires

Item #0291

Property Description

Beginning at a point on the South side of Burke Road which is 50' wide at the distance of 15 feet West of the centerline of the nearest improved intersecting street, Limb Court, which is 30' wide.

Being Lot #51 in the subdivision of Walnut Springs as recorded in Baltimore County Plat Book ~~#1~~⁴⁰, Folio ~~#0040~~⁴⁰/0077, containing 1.45 acres. Located in the 7th Election District and 3rd Councilmanic District.

Item #0291

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

No. **113827**
 Date: **7/2/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/03/2014 7/02/2014 10:38:09
 REG 0501 WALKIN LEAS LTR
 RECEIPT # 518737 7/02/2014
 Dept 5 520 ZONING VERIFICATION
 CR NO. 113827
 Recpt Tot \$75.00
 \$75.00 CK \$1.00 LA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
021	906	0000		6150						575.00

Total: **575.00**

Rec From:
 For: **zoning hearing - case # 2014-0291-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2014-0291-A

Petitioner: MATTHEW McGEE

Address or Location: 19619 Burke Rd White Hall md 21161

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeremy Clancy

Address: PO Box 1253

Eldersburg md 21784

Telephone Number: 443-340-1269

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0291 -A Address 19619 Burke RD

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/2/14 Posting Date: 7/13/14 Closing Date: 7/28/14

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 2014 0291 -A Address 19619 Burke RD

Petitioner's Name Mathew McGee Telephone 410 876 2165

Posting Date: 7/13/14 Closing Date: 7/28/14

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located in the side yard and in the third of the lot
closest to a street in lieu of the required rear and farthest removed,
respectively; and to have a side yard setback of 21 feet in lieu of
the required 50 feet

Revised 7/06/11

* From both streets

CERTIFICATE OF POSTING

CASE NO: 2014-0291-A

PETITIONER/DEVELOPER

TEREMY CLANCY

DATE OF HEARING/CLOSING:

July 28, 2014

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

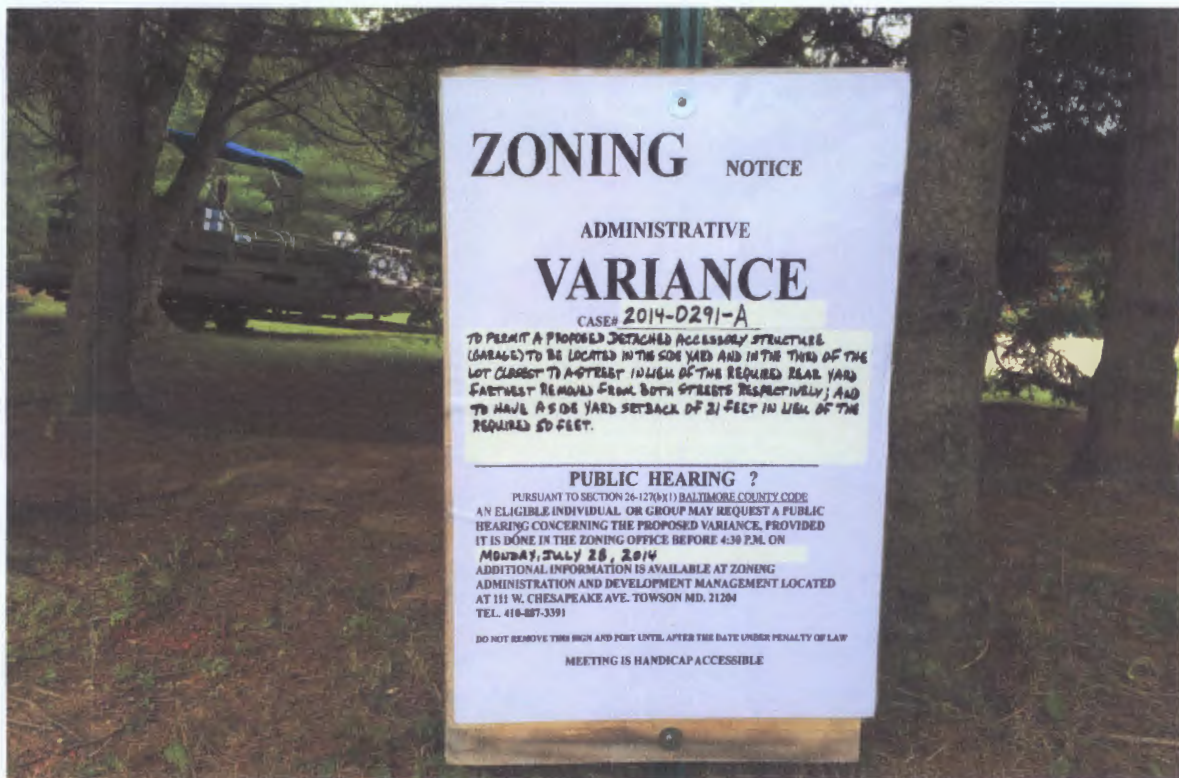
19619 BURKE AVE

THIS SIGN(S) WERE POSTED ON July 13, 2014
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/13/14
SIGNATURE OF SIGN POSTER AND DATE:

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



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2014-0291-A

TO PERMIT A PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE YARD AND IN THE THIRD OF THE LOT CLOSEST TO A STREET IN LIEU OF THE REQUIRED REAR YARD SETBACK REMOVAL FROM BOTH STREETS RESPECTIVELY; AND TO HAVE A SIDE YARD SETBACK OF 21 FEET IN LIEU OF THE REQUIRED 50 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-1270X(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, July 28, 2014

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

Madeline 7/13/14

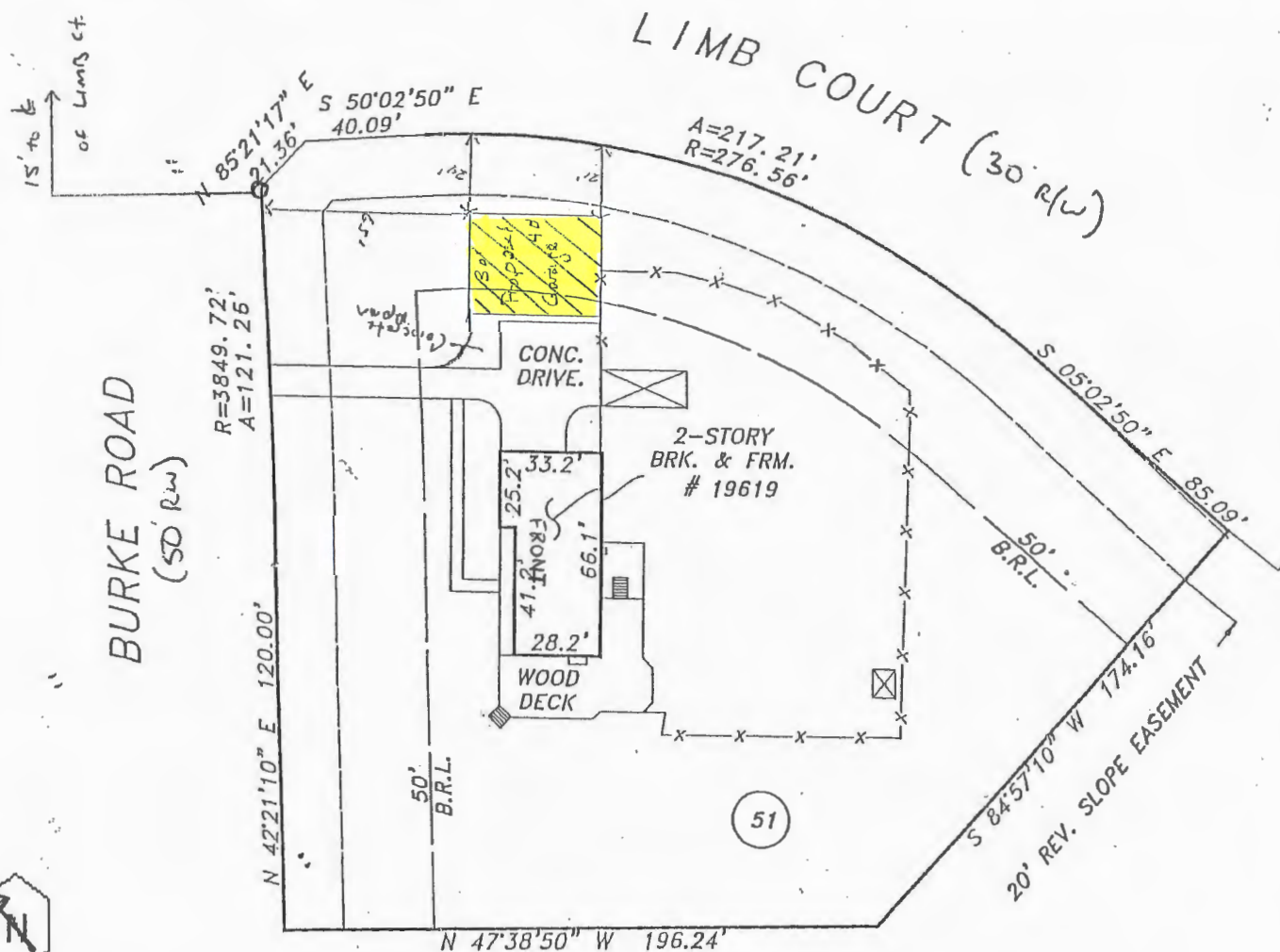
MEMORANDUM

DATE: September 2, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0291-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 29, 2014. 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

PLAT BOOK # 0040 FOLIO # 0077 10 DIGIT TAX # 1700013366 DEED REF. # 22938/00332



DATE 6/28/14 SCALE: 1 INCH = 60 FEET

A hand-drawn map showing the intersection of York Road (45) and Old York Road (439). The map is oriented with North at the top, indicated by a north arrow. York Road (45) runs vertically, and Old York Road (439) runs diagonally from the top left to the bottom right. A road labeled '125' runs horizontally across the top. Another road labeled 'North York' runs diagonally from the top right to the bottom right. A small square with a cross inside, representing a church, is located on York Road (45) near the intersection with Old York Road (439). The text 'old York (439)' is written above the intersection, and 'York Rd (45)' is written below it. The number '125' is written to the left of the horizontal road. The text 'North York' is written to the right of the diagonal road. A north arrow is located in the bottom left corner.

Pl

MAP IS NOT TO SCALE

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2014-0291-A

Pet. Eoh. 1



Item #0291



prop.
location

16204 West
I-fen #0291



Proposed Location

Item #0291



CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-14</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-13-14</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

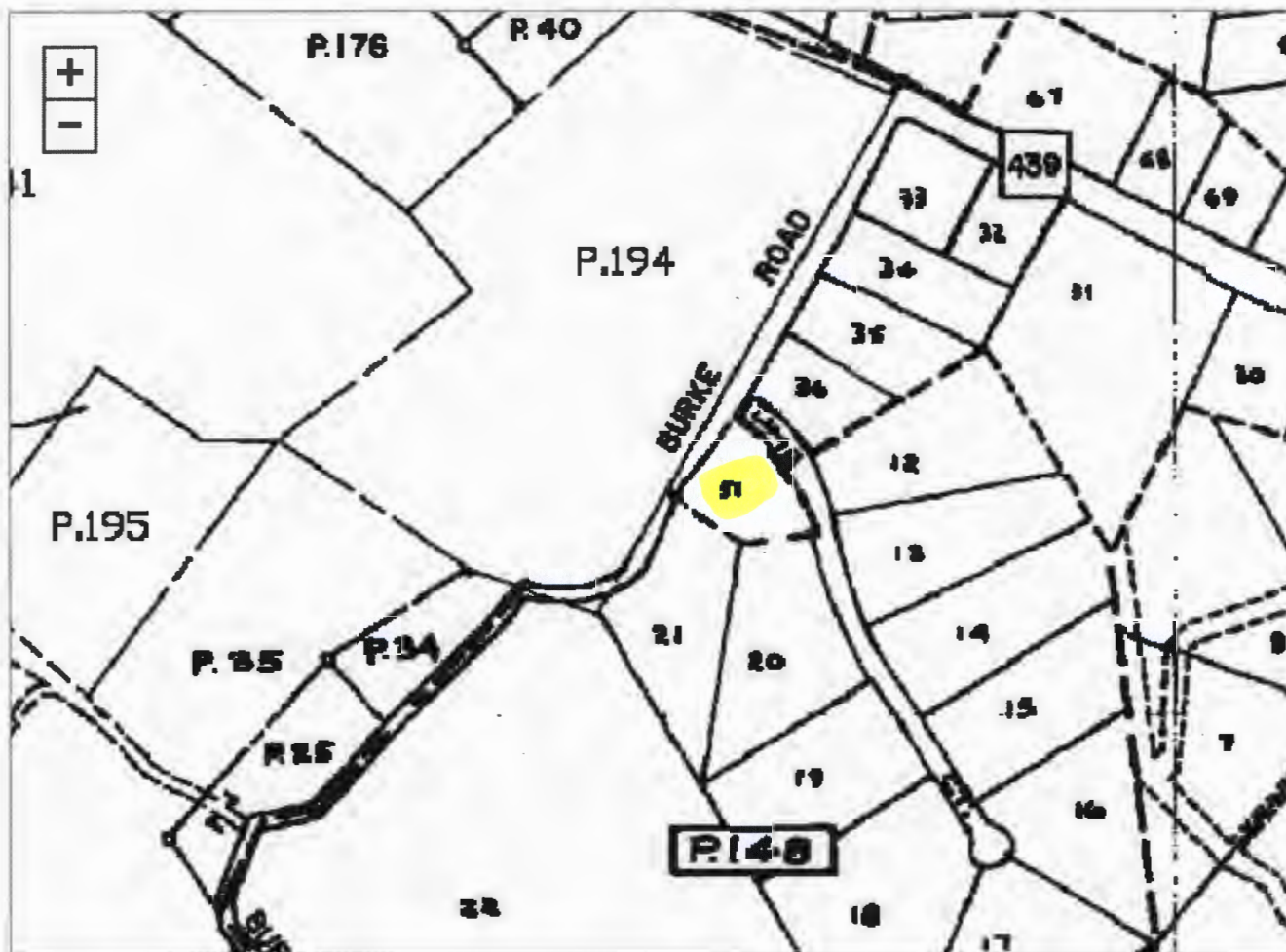
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 07 Account Number - 1700013366								
Owner Information										
Owner Name:		MCGEE MATTHEW R MCGEE JENNY L			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		19619 BURKE RD WHITE HALL MD 21161-9181			Deed Reference:		/22938/ 00332			
Location & Structure Information										
Premises Address:		19619 BURKE RD 0-0000			Legal Description:		1.45 AC 19619 BURKE RD SS WALNUT SPRINGS			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0013	0010	0160		0000			51	2014	Plat Ref:	0040/0077
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 1979		Above Grade Enclosed Area 2,640 SF		Finished Basement Area 800 SF		Property Land Area 1.4500 AC		County Use 04		
Stories 2.000000	Basement YES	Type STANDARD UNIT		Exterior SIDING	Full/Half Bath 2 full/ 2 half	Garage 1 Attached	Last Major Renovation			
Value Information										
			Base Value	Value As of 01/01/2014	Phase-In Assessments As of 07/01/2013		As of 07/01/2014			
Land:			94,000	84,600						
Improvements			274,200	265,800						
Total:			368,200	350,400	368,200		350,400			
Preferential Land:			0				0			
Transfer Information										
Seller: SCHINDLER GREGORY N				Date: 11/21/2005		Price: \$470,000				
Type: ARMS LENGTH IMPROVED				Deed1: /22938/ 00332		Deed2:				
Seller: GOLOBOSKI THEODORE JAMES,SR				Date: 02/14/2003		Price: \$320,000				
Type: ARMS LENGTH IMPROVED				Deed1: /17549/ 00699		Deed2:				
Seller: GOLOBOSKI THEODORE JAMES,SR				Date: 06/23/1994		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /10607/ 00557		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2013		07/01/2014				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Approved 07/12/2008										

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **07** Account Number: **1700013366**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

<http://lmsweb05.mdp.state.md.us/website/mosp/>☒ Loading... Please

Loading... Please Wait.

→



KEVIN KAMENETZ
County Executive

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

July 29, 2014

Matthew & Jenny McGee
19619 Burke Road
White Hall MD 21161

RE: Case Number: 2014-0291 A, Address: 19619 Burke Road

Dear Mr. & Ms. McGee:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 2, 2014. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Michelle Kegel, P.O. Box 1265, Eldersburg MD 21784

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7/14/14

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

RE: Baltimore County
Item No. 2014-0291-A
Administrative Variance
Matthew & Jenny McGee
19619 Burke 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. 2014-0291-A.

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

Sincerely,

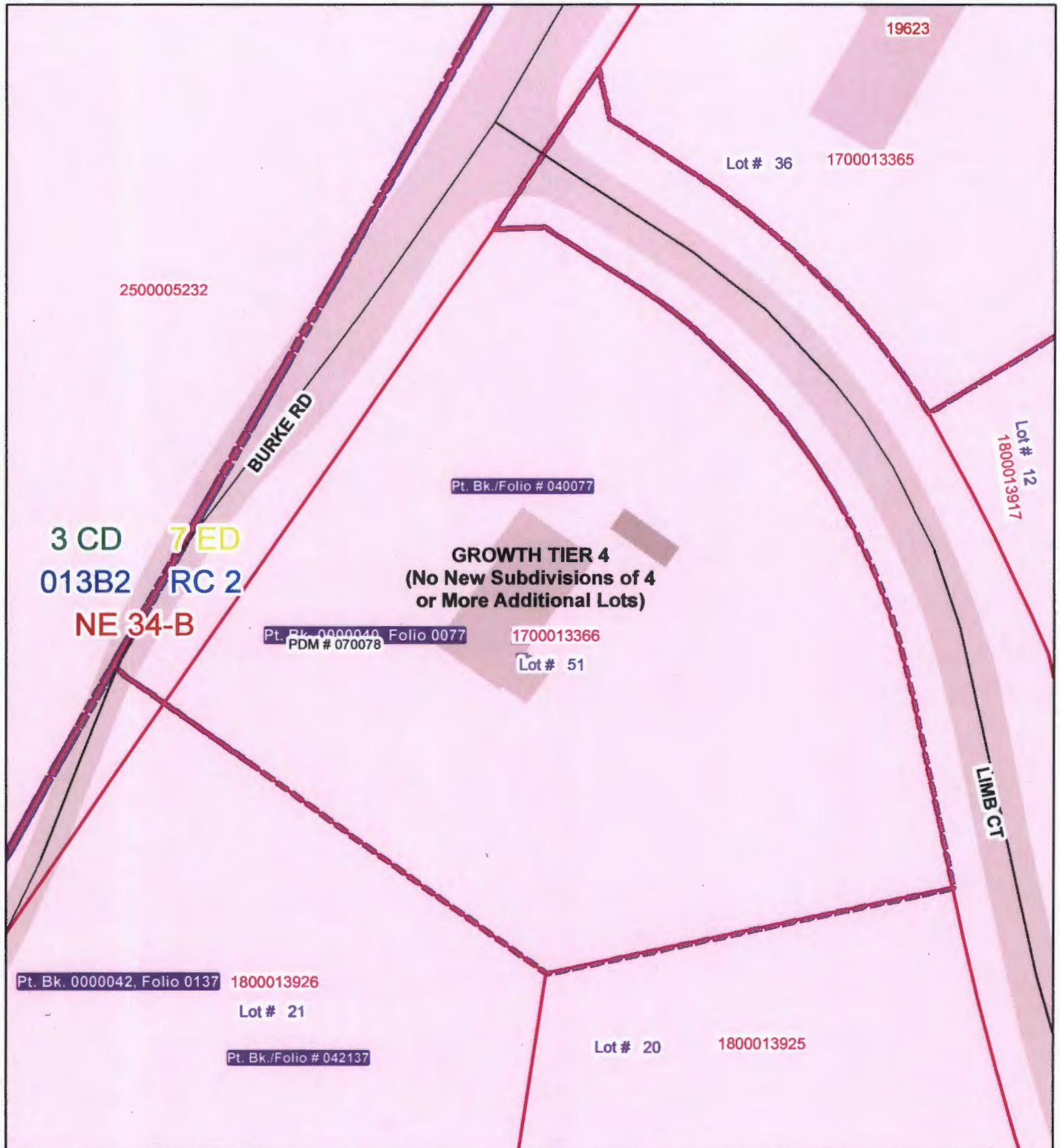
Steven D. Foster, Chief/
Development Manager
Access Management Division

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

19619 Burke Avenue



Publication Date: 7/1/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120
Feet

1 inch = 60 feet

Item # 0291

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

ADDRESS 19619 Burke Rd OWNER(S) NAME(S) MATTHEW JENNY MCGEE

SUBDIVISION NAME WALNUT SPRINGS LOT# 51 BLOCK# - SECTION# -

PLAT BOOK # 0040 FOLIO # 0077 10 DIGIT TAX # 1700013366 DEED REF. # 22938/00332

SITE VICINITY MAP



ZONING MAP# 01382

SITE ZONED Rc2

ELECTION DISTRICT 07

COUNCIL DISTRICT 03

LOT AREA ACREAGE 1.45 @

OR SQUARE FEET 63,162

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

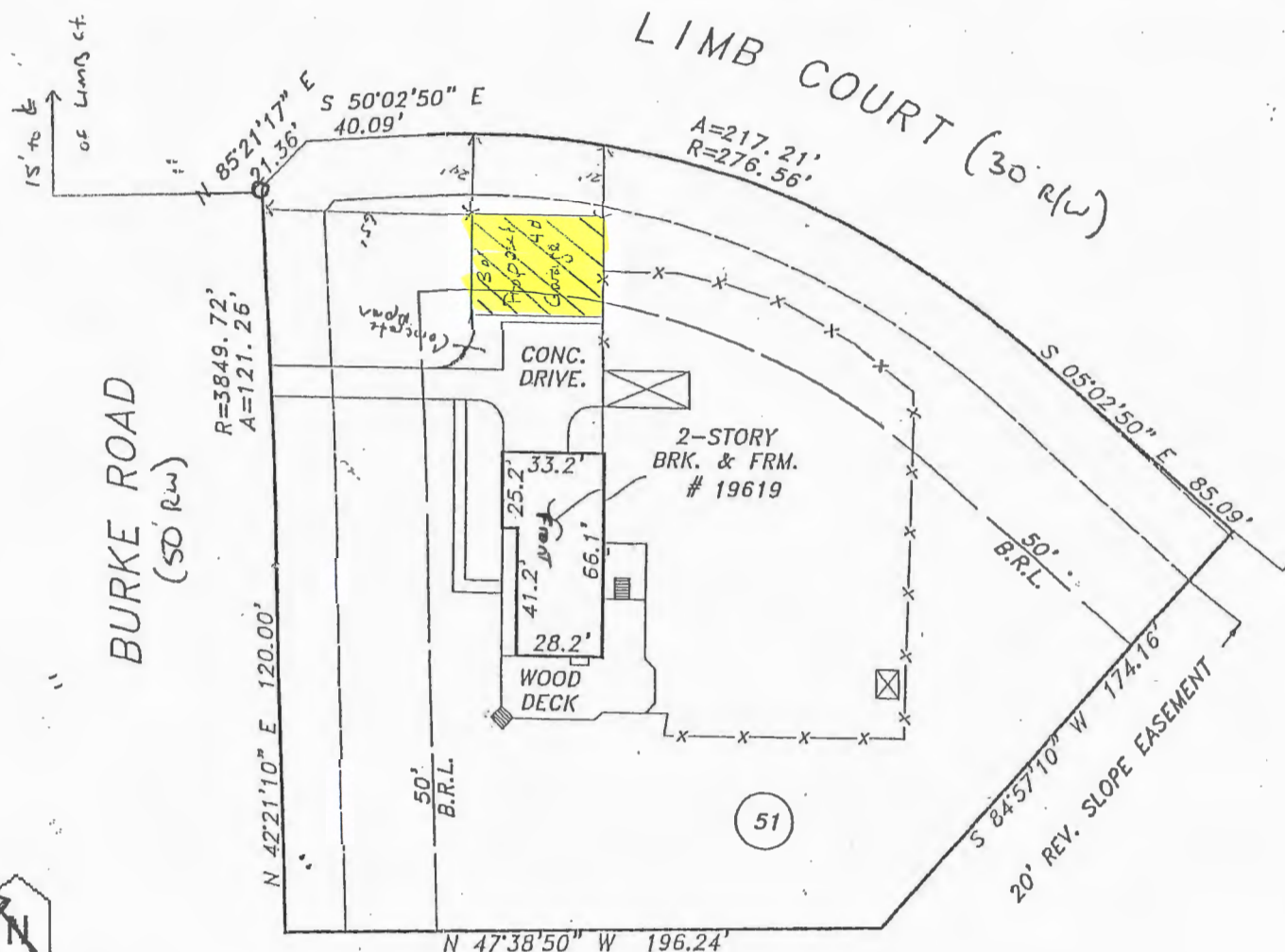
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY JSC

DATE 6/28/14 SCALE: 1 INCH = 60 FEET

#2014-0291-A

Handwritten signature/initials

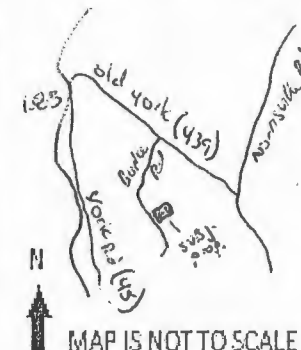
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UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

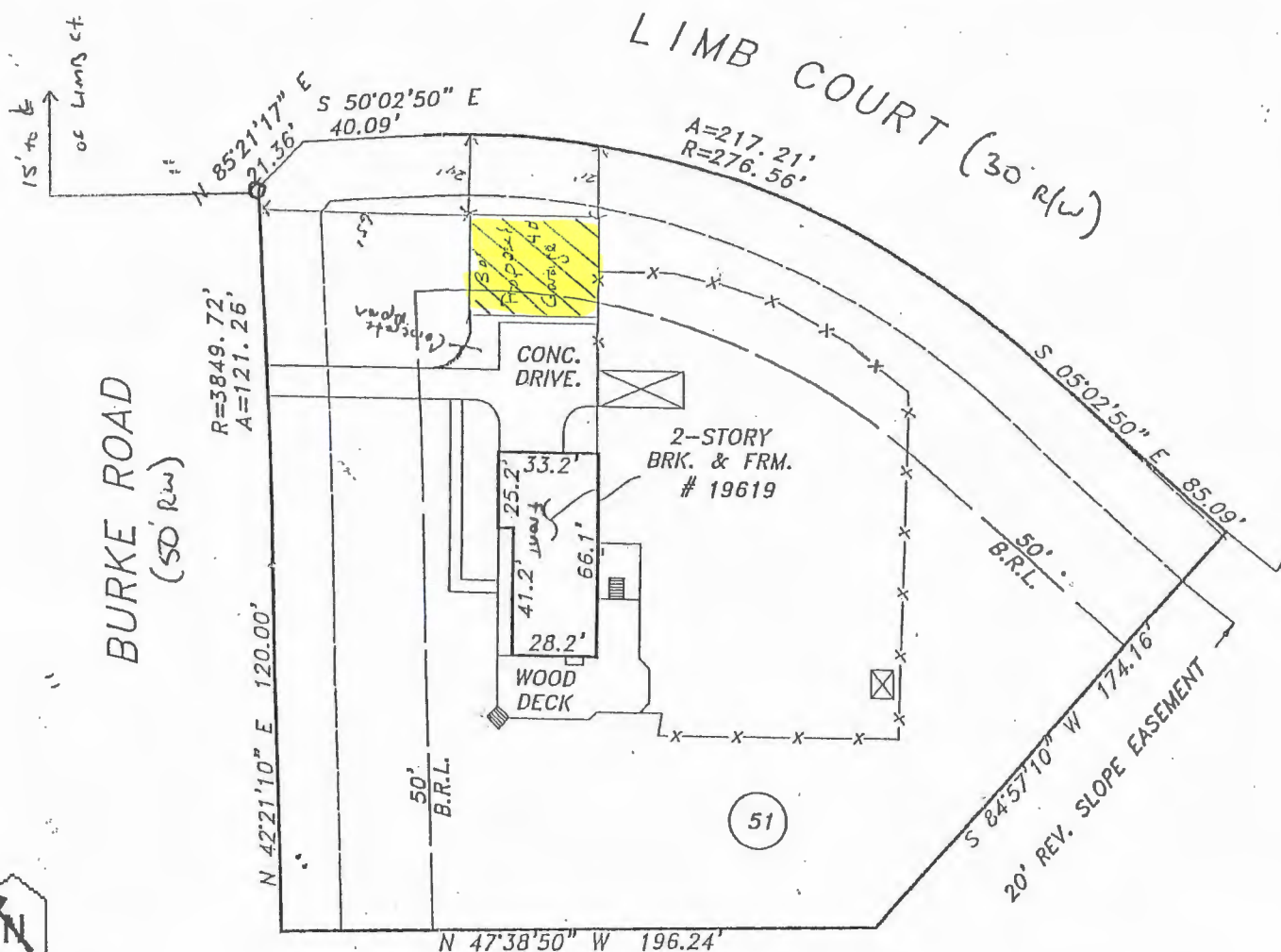
SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY JSC

DATE 6/20/14 SCALE: 1 INCH = 60 FEET

#2014-0291-A BJD