



KEVIN KAMENETZ
County Executive

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

November 21, 2014

Justin & Heather Woody
3664 B Emory Church Road
Street, Maryland 21154

RE: Petition for Variance
Property: 7508 Days Woods Road
Case No. 2015-0079-A

Dear Mr. and Mrs. Woody:

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:sln
Enclosure

c: Marc Johnson, 26 S. Main Street, Bel Air, Maryland 21014

IN RE: PETITION FOR VARIANCE
(7508 Days Woods Road)
11th Election District
Justin & Heather Woody
Legal Owners
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0079-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§ 400.1 & 400.3 to permit an accessory structure (garage) to be placed in the side yard in lieu of the required rear yard placement with a height of 20 ft. in lieu of the maximum permitted 15 ft. 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.

Justin Woody and builder Marc Johnston appeared in support of the requests. No Protestants or interested citizens attended the hearing. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 4.382 acres and is zoned RC-5. The Petitioner stated he had 3 children and needed additional storage space for household items. The site plan (Exhibit 1) indicates that a new single family dwelling and detached garage are presently under construction on the property. The garage will be in the side yard, which requires variance relief.

To obtain variance relief requires a showing that:

ORDER RECEIVED FOR FILING

Date 11/21/14

By Sen

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property is irregularly shaped and is therefore unique. If the B.C.Z.R. were strictly interpreted, the Petitioners would suffer a practical difficulty, given they would need to relocate the proposed garage. I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County or community opposition.

THEREFORE, IT IS ORDERED, this 21st day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §§ 400.1 & 400.3 to permit an accessory structure (garage) to be placed in the side yard in lieu of the required rear yard placement with a height of 20 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for 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.

ORDER RECEIVED FOR FILING

Date

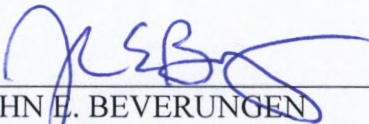
11/21/14

By

sen

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date

11/21/14

By

sln



PETITION FOR ZONING HEARING(S)

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 7508 DAY'S Woods Ct. which is presently zoned RC5
Deed References: 35085/99 10 Digit Tax Account # 2200028728
Property Owner(s) Printed Name(s) Justin Woody Heather Woody

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

BCZR: 400.1 & 400.3 → To permit an accessory structure (garage) to be placed in the side yard in lieu of the required rear yard placement, with a height of 20 feet in lieu of the maximum permitted 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

Date

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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

CASE NUMBER 2015-0079-A

Filing Date 10/3/14

Do Not Schedule Dates:

Reviewer JS

ZONING PROPERTY DESCRIPTION FOR 7508 DAY'S WOODS COURT

Beginning at a point on the North side of Day's Woods Court which is 40' wide at the distance of 1470 feet Easterly of the centerline of nearest improved intersecting street Cedar Lane which is 40' wide.

Being Lot No. 7 in the Subdivision of Day's Woods Manor, Plat #2 as recorded in Baltimore County Plat Book 69, Folio 33, containing 4.382 acres or 190,880 s.f. of land located in the 11th Election District and 3rd Council District.

2015-0079-A

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

No. **117568**

Date: **10/31/14**

PAID RECEIPT

BUSINESS ACTUAL TRF

10/01/2014 10/01/2014 10/01/2014

RECEIPT NO. 117568 10/01/2014

RECEIPT NO. 117568 10/01/2014

Dept. 5 528 ZIMING VERBODEN

NO. 117568

Receipt Tot \$75.00

\$75.00 CK \$75.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				\$ 75.00

Total: **\$ 75.00**

Rec From: **WOOLBY**

For: **2015-0079-A**

Check #3838

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: 2015-0079-A

Petitioner: WOODY

Address or Location: 7508 DAYS WOODS CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARC JOHNSTON

Address: 76 S. MAIN ST

BELAIR, MD 21014

Telephone Number: 410-322-9298

CERTIFICATE OF POSTING

CASE NO: 2015-0079-A

PETITIONER/DEVELOPER
MALC JOHNSTON

DATE OF HEARING/CLOSING:

11/17/14

**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** _____

7508 DAYS WOODS COURT

THIS SIGN(S) WERE POSTED ON October 28, 2014
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/28/14
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

CASE # 2015-0079-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: MONDAY, NOVEMBER 17, 2014
AT 10:00 A.M.

REQUEST:
VARIANCE TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE) TO BE PLACED IN THE SIDE YARD IN LIEU OF
THE REQUIRED REAR YARD PLACEMENT WITH A HEIGHT
OF 20 FT. IN LIEU OF THE MAXIMUM PERMITTED 15 FT.

ADJUSTMENTS DUE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CURRENT HEARING CALL 443-847-1207

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

MEETING IS HANDICAP ACCESSIBLE

Malcolm 10/28/14



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 30, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 28, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2015-0079-A

7508 Days Woods Court

Northeast side of Days Woods Court, 1570 ft. s/east of intersection with Cedar Lane

11th Election District - 3rd Councilmanic District

Legal Owner(s): Justin & Heather Woody

Variance: to permit an accessory structure (garage) to be placed in the side yard in lieu of the required rear yard placement with a height of 20 ft. in lieu of the maximum permitted 15 ft.

Hearing: Monday, November 17, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 10/830 October 28

2783500



KEVIN KAMENETZ
County Executive

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

October 9, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0079-A

7508 Days Woods Court

Northeast side of Days Woods Court, 1570 ft. s/east of intersection with Cedar Lane

11th Election District – 3rd Councilmanic District

Legal Owners: Justin & Heather Woody

Variance to permit an accessory structure (garage) to be placed in the side yard in lieu of the required rear yard placement with a height of 20 ft. in lieu of the maximum permitted 15 ft.

Hearing: Monday, November 17, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Woody, 3664 B Emory Church Road, Street 21154
Marc Johnston, 26 S. Main Street, Bel Air 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 28, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 28, 2014 Issue - Jeffersonian

Please forward billing to:
Marc Johnston
26 S. Main Street
Bel Air, 21014

410-322-9298

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0079-A

7508 Days Woods Court

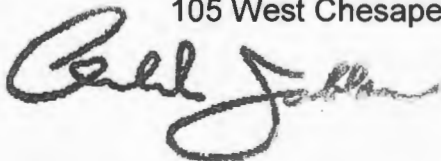
Northeast side of Days Woods Court, 1570 ft. s/east of intersection with Cedar Lane

11th Election District – 3rd Councilmanic District

Legal Owners: Justin & Heather Woody

Variance to permit an accessory structure (garage) to be placed in the side yard in lieu of the required rear yard placement with a height of 20 ft. in lieu of the maximum permitted 15 ft.

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
7508 Days Woods Road; NE/S Days Woods
Court, 1570' SE of c/line with Cedar Lane
11th Election & 3rd Councilmanic Districts
Legal Owner(s): Justin & Heather Woody
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-079-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

OCT 14 2014

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to Mac Johnson, 26 S. Main Street, Bel Air, Maryland 21014, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2015-0079-A

Exhibit Sheet

Petitioner/Developer

192
12-23-14

Protestants

11/21/14
Sen

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		

MEMORANDUM

DATE: December 23, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0079-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 22, 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

DATE 11-17-2014

PETITIONER'S SIGN-IN SHEET

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
10/9/14	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
10/10/14	PLANNING (if not received, date e-mail sent _____)	N/C
10/7/14	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10/28/14
SIGN POSTING Date: 10/28/14 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐
PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

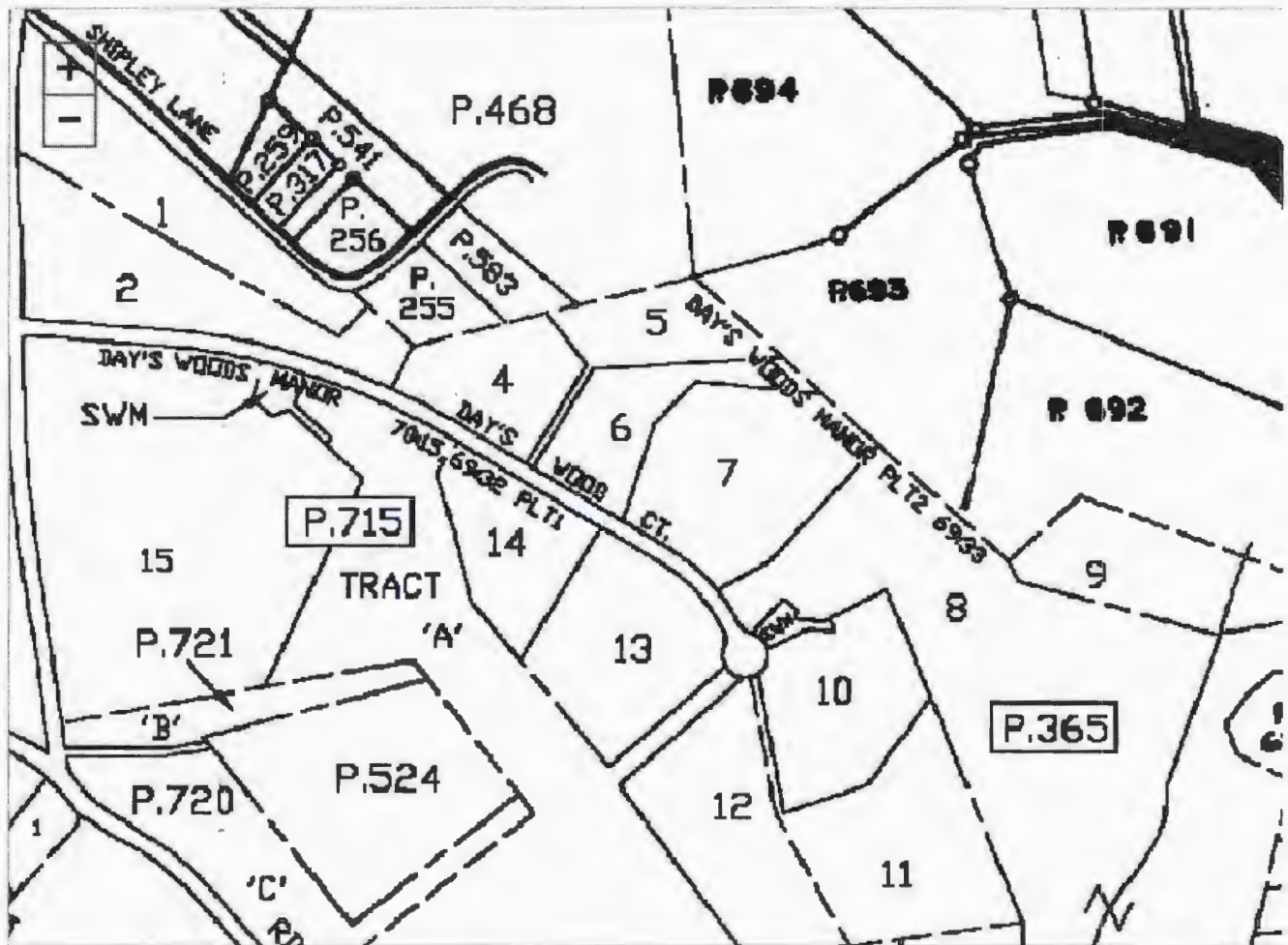
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2200028728			
Owner Information					
Owner Name:		WOODY JUSTIN D SR		Use:	RESIDENTIAL
Mailing Address:		3664B EMORY CHURCH RD STREET MD 21154-		Principal Residence:	NO
				Deed Reference:	/35085/ 00099
Location & Structure Information					
Premises Address:		7508 DAYS WOODS CT 0-0000		Legal Description:	4.382 AC 7508 DAYS WOODS CT NES DAYS WOODS MANOR
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0064	0008	0365		0000	7 2015 Plat Ref: 0069/0033
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			4.3800 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2012	As of 07/01/2014	As of 07/01/2015
Land:		251,400	251,400		
Improvements		0	0		
Total:		251,400	251,400	251,400	
Preferential Land:		0			
Transfer Information					
Seller: SHERIDAN GREGORY ALLEN		Date: 06/19/2014		Price: \$325,000	
Type: ARMS LENGTH VACANT		Deed1: /35085/ 00099		Deed2:	
Seller: MIKANOWICZ FRANK P		Date: 10/21/2010		Price: \$325,000	
Type: ARMS LENGTH VACANT		Deed1: /30030/ 00488		Deed2:	
Seller: JWR MT VISTA LIMITED PARTNERSHIP		Date: 05/08/1997		Price: \$147,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12551/ 00411		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
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					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **11** Account Number: **2200028728**

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://imsweb05.mdp.state.md.us/website/mosp/>

☐ Loading... Please Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

November 13, 2014

Justin & Heather Woody
3664 B Emory Church Road
Street MD 21154

RE: Case Number: 2015-0079 A, Address: 7508 Days Woods Court

Dear Mr. & Ms. Woody:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 3, 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: jaw

Enclosures

c: People's Counsel
Marc Johnson, 26 S Main Street, Bel Air MD 21014

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



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

Date: 10/7/14

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

RE: Baltimore County
Item No 2015-0079-A
Variance
Justin & Heather Woody
7508 Days Woods 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. 2015-0079-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

SDF/raz

11/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 10, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

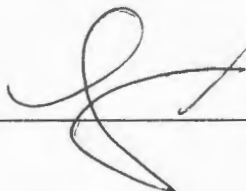
OCT 10 2014

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-055 and 2015-079

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3482.

Prepared By: _____



LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 9, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0071, 0073, 0074, 0075, 0076, 0078 and 0079

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

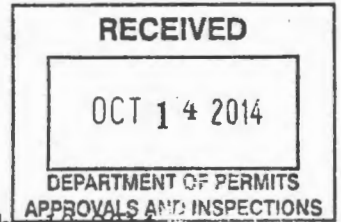
DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10132014 -.doc

10/16/14
WCR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 10, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-055 and 2015-079

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3482.

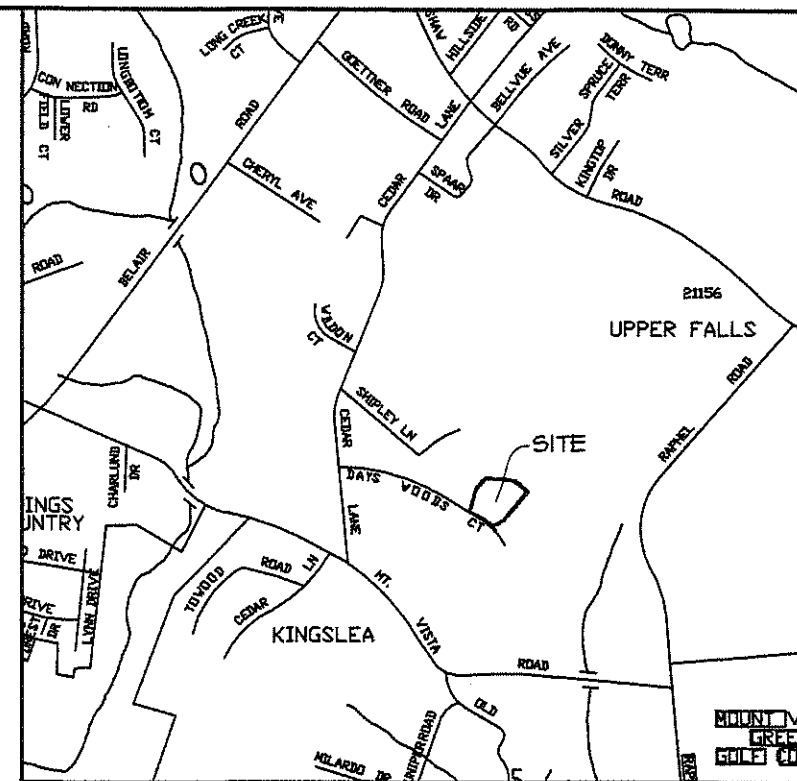
Prepared By: _____

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH AN "X")
ADDRESS: 7508 DAYS WOODS COURT. OWNER NAME: JUSTIN D. WOODY, Sr.
SUBDIVISION NAME: DAY'S WOODS MANOR LOT #: 7 BLOCK #: NA SECTION #: NA
PLAT BOOK #: 64 FOLIO #: 33 10 DIGIT TAX #: 2200028728 DEED REF.: 35085/99



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES:

ZONING MAP # 0064
SITE ZONED RG 5
ELECTION DISTRICT 11TH
COUNCIL DISTRICT 3
GENS TRACT 41102
WATERSHED LOWER GUNPOWDER FALLS
LOT AREA ACREAGE 4.392 AC.
OR SQUARE FEET 190,850 F.
HISTORIC ? NO
IN GSCA ? NO
IN FLOOD PLAIN ? NO
GIS MAP # 064A2
UTILITIES ? MARK WITH X

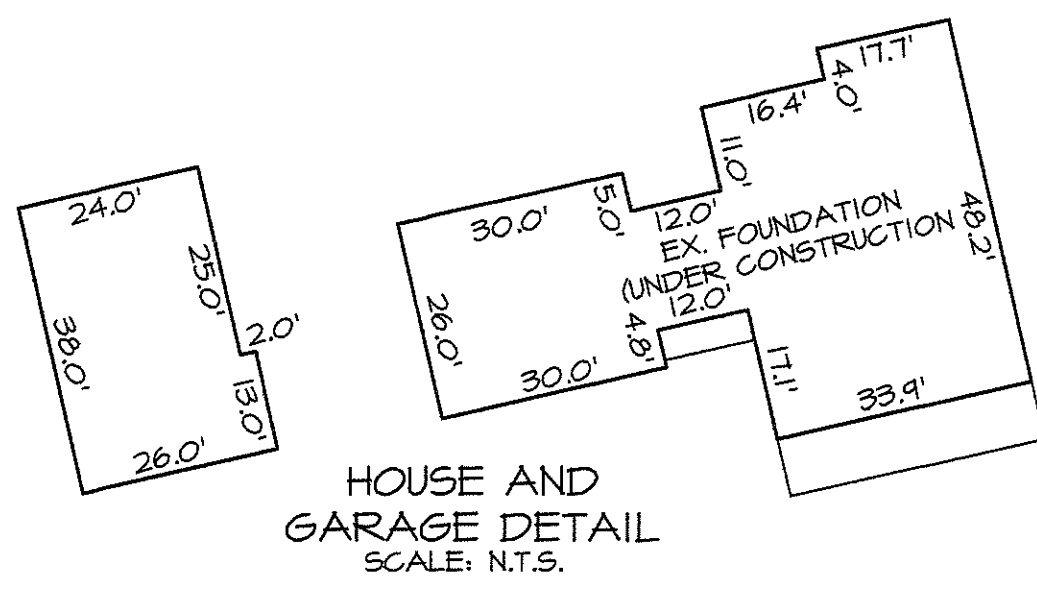
WATER IS:
PUBLIC ☐ PRIVATE ☒
SEWER IS:
PUBLIC ☐ PRIVATE ☒

TAX MAP 64 BLOCK 8 PARCEL 365
PROPERTY USE: EXISTING USE: VACANT RESIDENTIAL LOT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT

THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING ? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PETITIONER'S

EXHIBIT NO. 1

2015-0079-4

Wilson Deegan & Associates, Inc.
SURVEYORS * ENGINEERS
1219 Baldwin Mill Road
Jarrettsville, Maryland, 21084
PHONE: (410) 692-0089

SCALE: 1" = 50'
DATE: 10/2/2014
JOB NO.: 14030
DRAWN / DESIGN BY: WISTFLER
SHEET: 1 of 1
CHECKED BY: R.R.N.

ZONING HEARING PLAN
LOT 7
DAY'S WOODS
MANOR

PLAT #2
(P.B. 69/33)
#7508 DAY'S WOODS COURT
11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND