



KEVIN KAMENETZ
County Executive

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

December 1, 2014

Mary F. Grogan
312 Stillwater Road
Essex, Maryland 21221

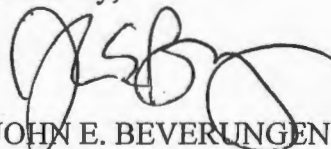
RE: Petition for Administrative Variance
Case No. 2015-0089-A
Property: 312 Stillwater Road

Dear Ms. Grogan:

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: Stephen G. Annis, 925 Ryecroft Court, Severna Park, MD 21146

IN RE: PETITION FOR ADMIN. VARIANCE
(312 Stillwater Road)
15th Election District
7th Council District
Mary F. Grogan
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0089-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Mary F. Grogan ["Petitioner"]. The Petitioner is requesting Variance relief from §§ 303.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an enclosed addition to the front of the dwelling with a front yard setback of 36 ft. 8 in. in lieu of the required 40 ft.; and (2) To permit an open porch addition to the front of the new addition with a front yard setback of 28 ft. 8 in. in lieu of the required 30 ft. respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 26, 2014, 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 (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

ORDER RECEIVED FOR FILING

Date 12-1-14

By WJ

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 Petitioner.

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.

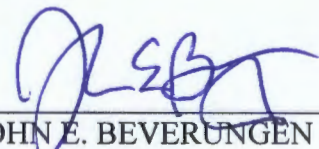
THEREFORE, IT IS ORDERED, this 1st day of December, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from §§ 303.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an enclosed addition to the front of the dwelling with a front yard setback of 36 ft. 8 in. in lieu of the required 40 ft.; and (2) To permit an open porch addition to the front of the new addition with a front yard setback of 28 ft. 8 in. in lieu of the required 30 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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, 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.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 12-1-14

By lew



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 312 Stillwater Road, Essex, MD 21221

Currently zoned DR 5.5

Deed Reference 10457 / 574

10 Digit Tax Account # 1 5 1 9 7 1 0 9 9 0

Owner(s) Printed Name(s) Mary Grogan

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 303.1 of BCZR to permit an enclosed addition to the front of the dwelling, with a front yard setback of 36'8" in lieu of the required 40 feet; and, from Section 301.1 of BCZR to permit a open porch addition to the front of the new addition with a front yard setback of 28'8" in lieu of the required 30 feet, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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):

Mary Grogan

Name #1 - Type or Print

Name #2 - Type or Print

Mary Grogan

Signature #1

Signature #2

312 Stillwater Rd,

Essex,

MD

Mailing Address

City

State

21221

410-391-0635

Zip Code

Telephone #

Email Address

Representative to be contacted:

Stephen G. Annis

Name - Type or Print

Stephen G. Annis

Signature

925 Ryecroft Court

Severna Park

MD

Mailing Address

City

State

21146

410-598-7718

steveanniss77@gmail.com

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING
12-1-14
102

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 10 day of October 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

2015-0089-A

Filing Date

10/16/14

Estimated Posting Date

10/26/14

Reviewer

AT

Rev 5/8/2014

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: 312 Stillwater Road
Print or Type Address of property

Essex
City

MD
State

21221
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)

Current house is of such age that the current floor plan has become inadequate for
the changing lifestyle conditions of the present owner. Modifications to existing
floor plan and bathroom area are warranted to accommodate continued permitted use.
as a single family home for owner under current ADA standards for bedrooms and bathroom
Current front setback impose undue hardship to present owner in that desired comfort to living is hindered.

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

x Stephen G. Annis
Signature of Owner (Affiant)

Stephen G. Annis
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

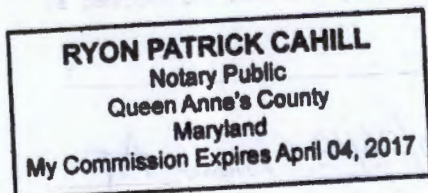
STATE OF MARYLAND, COUNTY OF Queen Anne's RPC ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 16th day of October, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Stephen G. Annis

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

AS WITNESS my hand and Notaries Seal



Ryon Patrick Cahill
Notary Public
April 04, 2017
My Commission Expires

Zoning Hearing Property Description

Mary Grogan
312 Stillwater Road
Essex, Maryland 21121

Zoning Hearing Property Description for 312 Stillwater Road, Essex, MD 21221.

Beginning at a point on the northeast side of Stillwater Road, which has a 50 foot right-of-way wide, and a distance of 1700 feet west from the centerline of improved intersecting Mace Ave, which is 50' wide.

Being Lot # 58, Block "C", in the subdivision of "Back River Highlands" as recorded in Baltimore County Plat Book #4, Folio #64, containing 0.23 acres. Located in the 15th Election District and 7th Council District.

2015-0089-A

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

No. 118321
Date: 10/16/14

PAID RECEIPT

BUSINESS ACCT# TIME INM
10/16/2014 10:16/2014 10:58:44 2

REG WSD2 WALKIN JENNY JEE

RECEIPT # 896451 10/16/2014 0ELN

Dept 5 528 ZONING VERIFICATION

NO. 118321

Recpt Tot 175.00

\$75.00 CA 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150							\$75-

Total: \$175-

Rec From: STEPHEN ANNIS

For: 312 STILLWATER RD

2015 0089-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

CASE NO: 2015-0089-A

PETITIONER/DEVELOPER

MARY CLEGGAN

DATE OF HEARING/CLOSING:

11/10/14

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

ATTENTION:

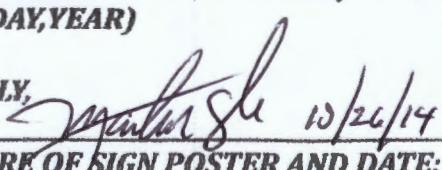
LADIES AND GENTLEMEN:

**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**

312 STILLWATER RD

THIS SIGN(S) WERE POSTED ON October 26, 2014
(MONTH, DAY, YEAR)

SINCERELY,

 10/26/14
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# 2015-0089-A

TO PERMIT AN ENCLOSED ADDITION TO THE FRONT OF
THE DWELLING WITH A 36' 8" FRONT YARD SETBACK AND
AN OPEN PORCH ADDITION TO THE NEW ADDITION WITH A
28' 8" FRONT YARD SETBACK, IN LIEU OF THE REQUIRED
40 FEET AND 30 FEET RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(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, NOVEMBER 10, 2014

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21284
TEL. 410-887-3391

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

MEETING IS HANDICAP ACCESSIBLE

myalms 10/26/14

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015-

0089

-A

Address

312 STILLWATER ROAD

Contact Person:

AARON TSUI

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date:

10/16/2014

Posting Date:

10/26/14

Closing Date:

11/10/14

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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 2015-

0089

-A

Address

312 STILLWATER ROAD

Petitioner's Name

MARY GROGAN

Telephone

410-391-0635

Posting Date:

10/26/14

Closing Date:

11/10/14

Wording for Sign:

TO PERMIT AN ENCLOSED ADDITION TO THE FRONT OF THE DWELLING WITH A 36' 8" FRONT YARD SETBACK AND AN OPEN PORCH ADDITION TO THE NEW ADDITION WITH A 28' 8" FRONT YARD SETBACK, IN LIEU OF THE REQUIRED 40 FEET AND 30 FEET RESPECTIVELY.

Revised 7/18/14

M E M O R A N D U M

DATE: January 2, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0089-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 31, 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11-3DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

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

10-27

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: 10-26-14 by OglePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any: Missing Photos - Email sent to Aaron Tsui
11-14 & 11-21 . Rec'd via IO mail on 11-28

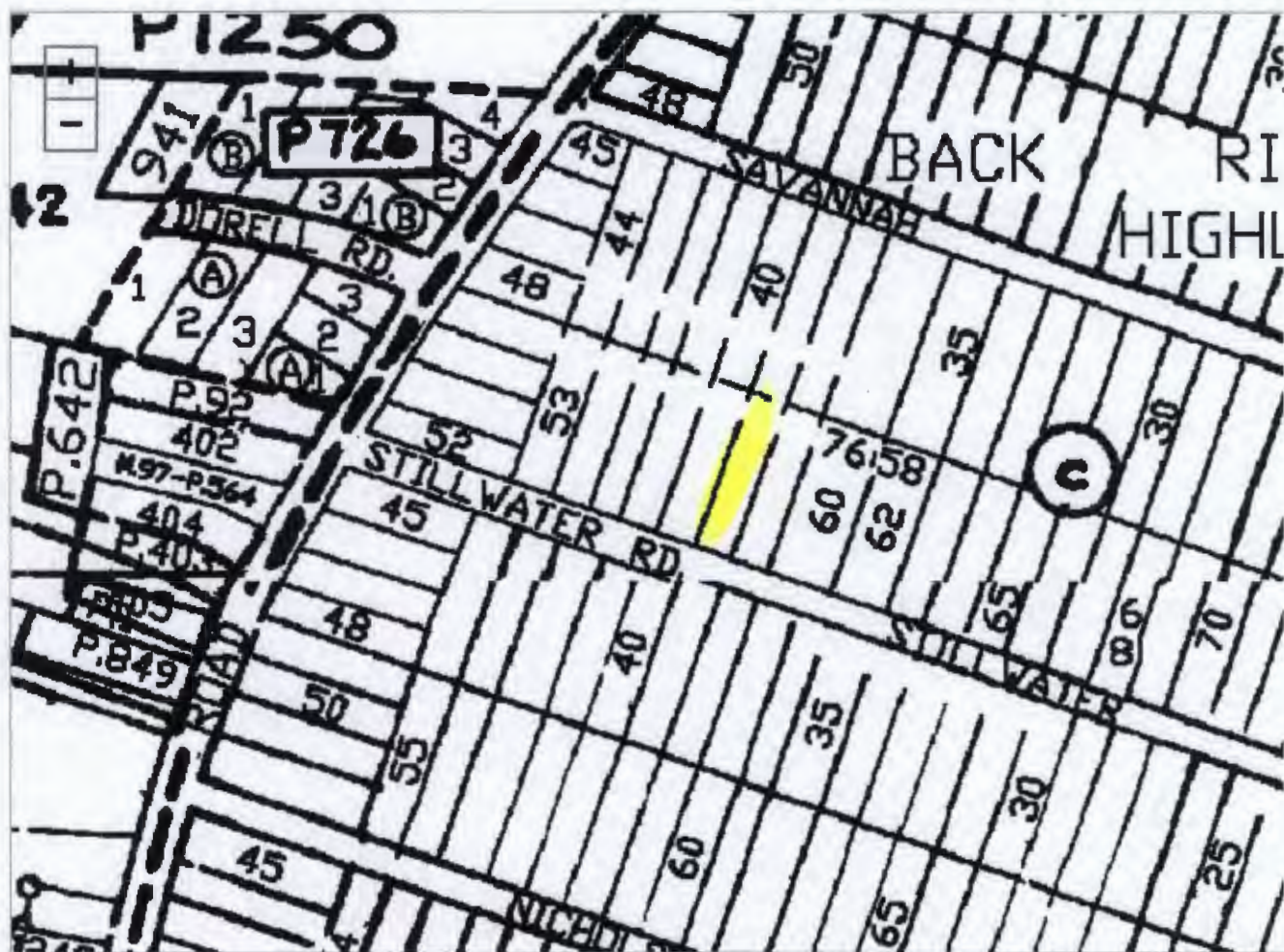
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1519710990			
Owner Information					
Owner Name:		GROGAN MARY FAYE		Use:	RESIDENTIAL
Mailing Address:		312 STILLWATER RD BALTIMORE MD 21221-6618		Principal Residence:	YES
				Deed Reference:	/10457/ 00574
Location & Structure Information					
Premises Address:		312 STILLWATER RD BALTIMORE 21221-6618		Legal Description: 312 STILLWATER RD NS BACK RIVER HIGHLANDS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0097	0001	0364		0000	C 58 2015 0004/0064
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1929	1,060 SF	308 SF	10,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	STUCCO	1 full	
Value Information					
		Base Value	Value As of 01/01/2012	Phase-In Assessments As of 07/01/2014 As of 07/01/2015	
Land:		75,000	75,000		
Improvements		79,300	79,300		
Total:		154,300	154,300	154,300	
Preferential Land:		0			
Transfer Information					
Seller: SHINABERRY ARNOLD G		Date: 04/11/1994		Price: \$94,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /10457/ 00574		Deed2:	
Seller: HARTMAN JOHN W		Date: 04/29/1992		Price: \$83,900	
Type: ARMS LENGTH IMPROVED		Deed1: /09154/ 00109		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 01/13/2009					

Baltimore County

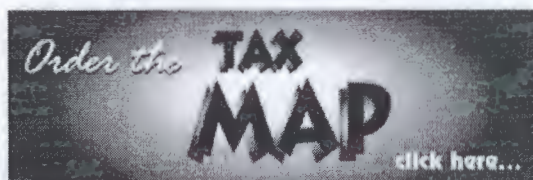
New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1519710990**

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.

→



2015-0089-A

NOV 28 2014

OFFICE OF ADMINISTRATIVE HEARINGS



2015-0089-A

NOV 28 2014

OFFICE OF ADMINISTRATIVE HEARINGS



NOV 28 2014

OFFICE OF ADMINISTRATIVE HEARINGS

2015-0089-A

Debra Wiley

From: Aaron K Tsui
Sent: Tuesday, November 25, 2014 10:19 AM
To: steveannis77@gmail.com
Cc: Debra Wiley
Subject: Zoning Case 2015-0089-A

Hi Steve:

Good morning.

Regarding the subject zoning case, the Administrative Law Judge office has asked for a few photos of the subject property to complete the file. Please email me the photos ASAP. I have left you a few phone messages on the same matter. You may contact me at 410-887-3391 for any questions. The County office is closed for this Thursday (11/27) and I am off this Friday.

Thank you.

Aaron Tsui
Planner II, Zoning Review, Baltimore County

Debra Wiley

From: Aaron K Tsui
Sent: Friday, November 21, 2014 8:48 AM
To: Debra Wiley
Subject: Re: FW: Admin. Var. Case No. 2015-0089-A - Closing date: 11/10/14

Debra:

Thank you for your email.

I have left phone messages to the architect, who filed the petition for his client, asking for the photos. I will try again this morning and let you know the latest.

Thank you.

Aaron

>>> Debra Wiley <dwiley@baltimorecountymd.gov> 11/21/2014 8:14 AM >>>
Aaron,

Just a reminder . Thanks.

From: Debra Wiley
Sent: Friday, November 14, 2014 11:11 AM
To: Aaron K Tsui
Cc: June Wisnom
Subject: Admin. Var. Case No. 2015-0089-A - Closing date: 11/10/14

Hi Aaron,

I am in receipt of the above-referenced file and the required photos appear to be missing. Please contact the Petitioner for same as this cannot be processed without them.

Thanks in advance for your usual cooperation.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Debra Wiley

From: Debra Wiley
Sent: Friday, November 21, 2014 8:15 AM
To: Aaron K Tsui
Subject: FW: Admin. Var. Case No. 2015-0089-A - Closing date: 11/10/14

Aaron,

Just a reminder ... Thanks.

From: Debra Wiley
Sent: Friday, November 14, 2014 11:11 AM
To: Aaron K Tsui
Cc: June Wisnom
Subject: Admin. Var. Case No. 2015-0089-A - Closing date: 11/10/14

Hi Aaron,

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Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Debra Wiley

From: Debra Wiley
Sent: Friday, November 14, 2014 11:11 AM
To: Aaron K Tsui
Cc: June Wisnom
Subject: Admin. Var. Case No. 2015-0089-A - Closing date: 11/10/14

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Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



KEVIN KAMENETZ
County Executive

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

November 12, 2014

Mary Grogan
312 Stillwater Road
Essex MD 21221

RE: Case Number: 2015-0089 A, Address: 312 Stillwater Road

Dear Ms. Grogan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 16, 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
Stephen G Annis, 925 Ryecroft Court, Severna Park MD 21146

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



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

Date: 10/27/14

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

RE: Baltimore County
Item No 2015-0089-A.
Administrative Variance
Mory Grogan
312 Stillwater 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. 2015-0089-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 3, 2014

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

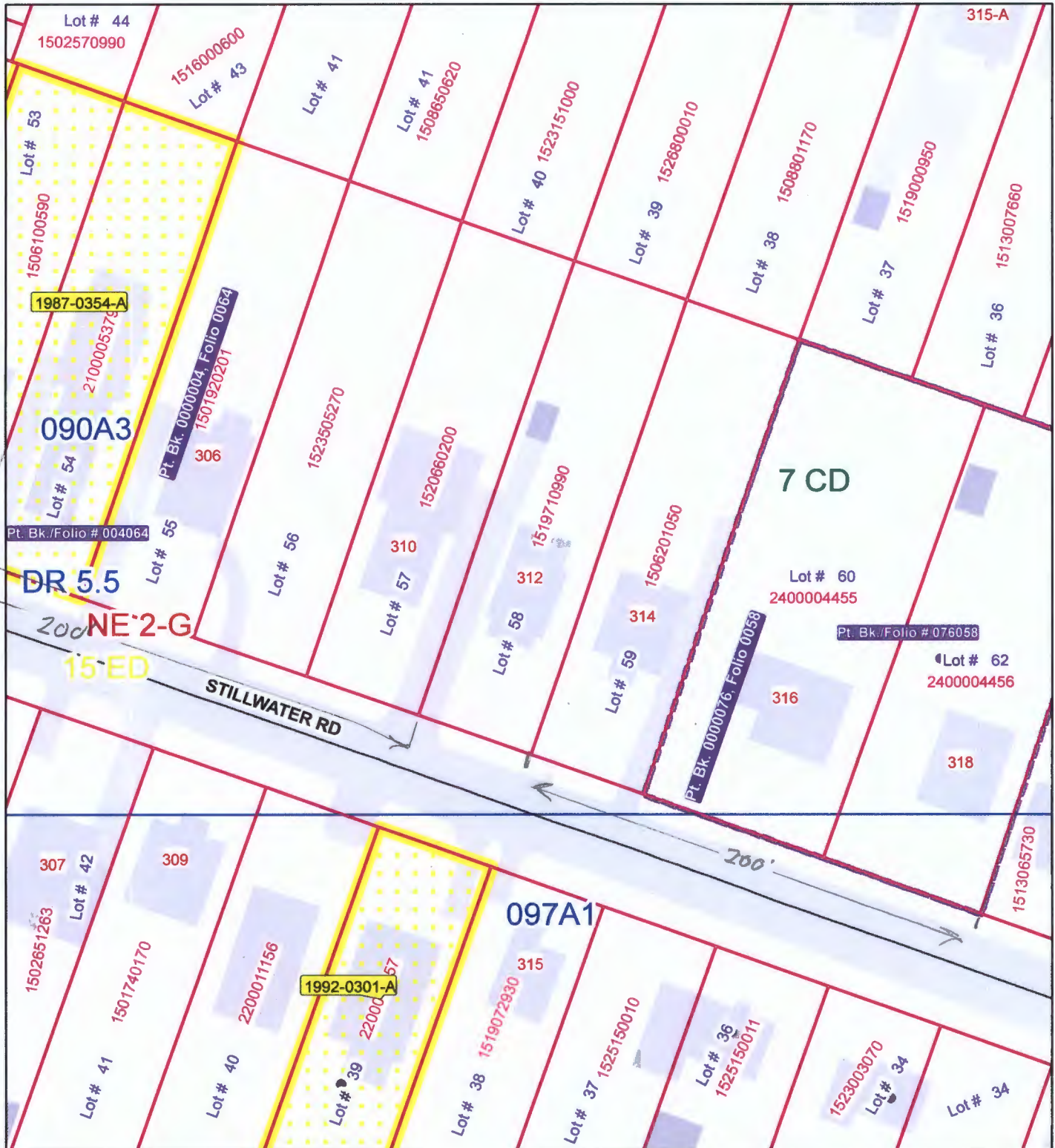
SUBJECT: Zoning Advisory Committee Meeting
For November 03, 2014
Item No. 2015-0089, 0091, 0092, 0093, 0094, 0095, 0096 and 0099

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\ZAC11032014 -.doc

312 Stillwater Road



Publication Date: 10/6/2014



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

2015-0089-A



ZONING HEARING PLAN FOR VARIANCE

ADDRESS: 312 STILLWATER ROAD, ESSEX, MD, 21221

OWNER: MARY FAYE GROGAN

LOT 58, "BACK RIVER HIGHLANDS"

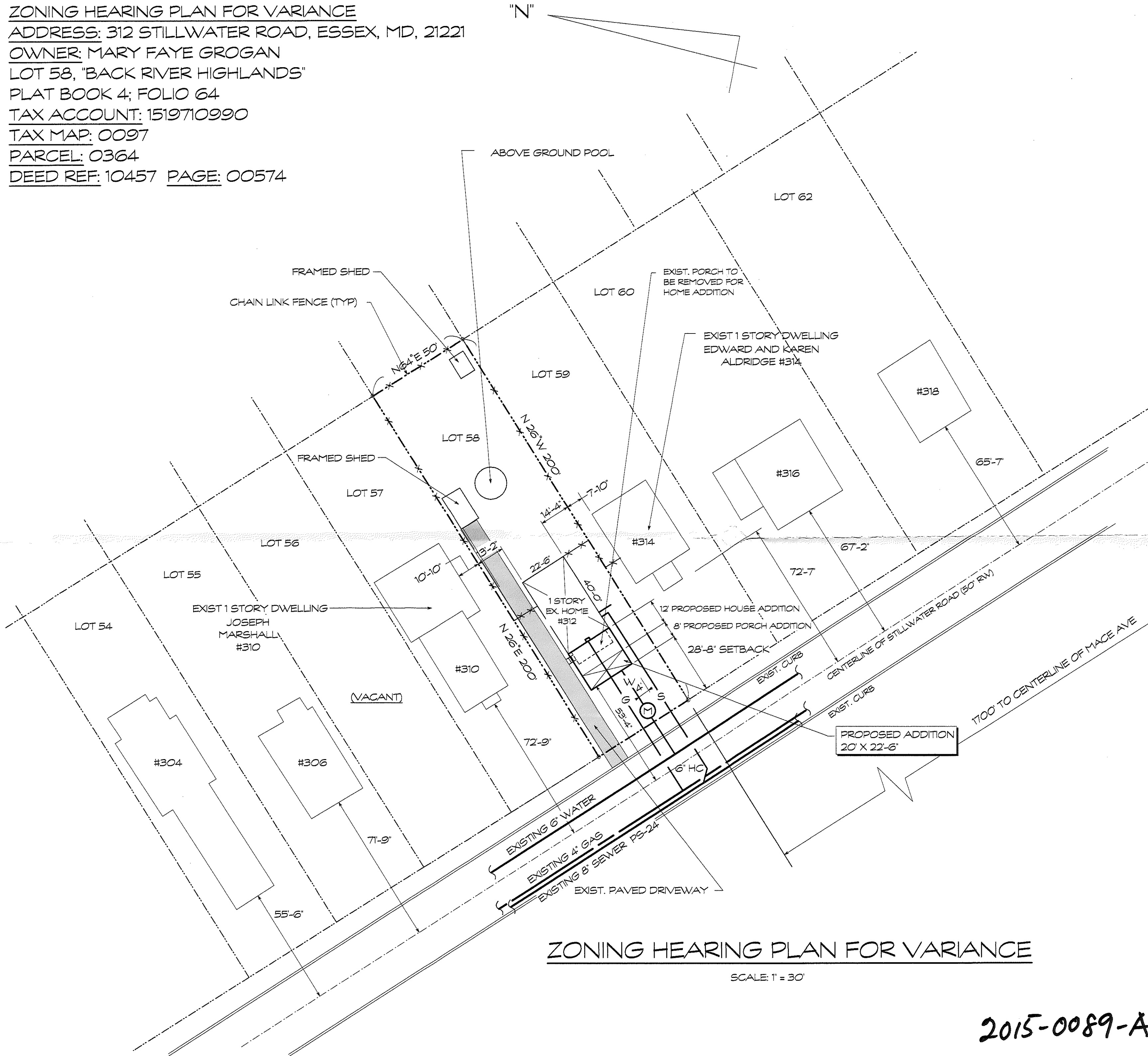
PLAT BOOK 4; FOLIO 64

TAX ACCOUNT: 1519710990

TAX MAP: 0097

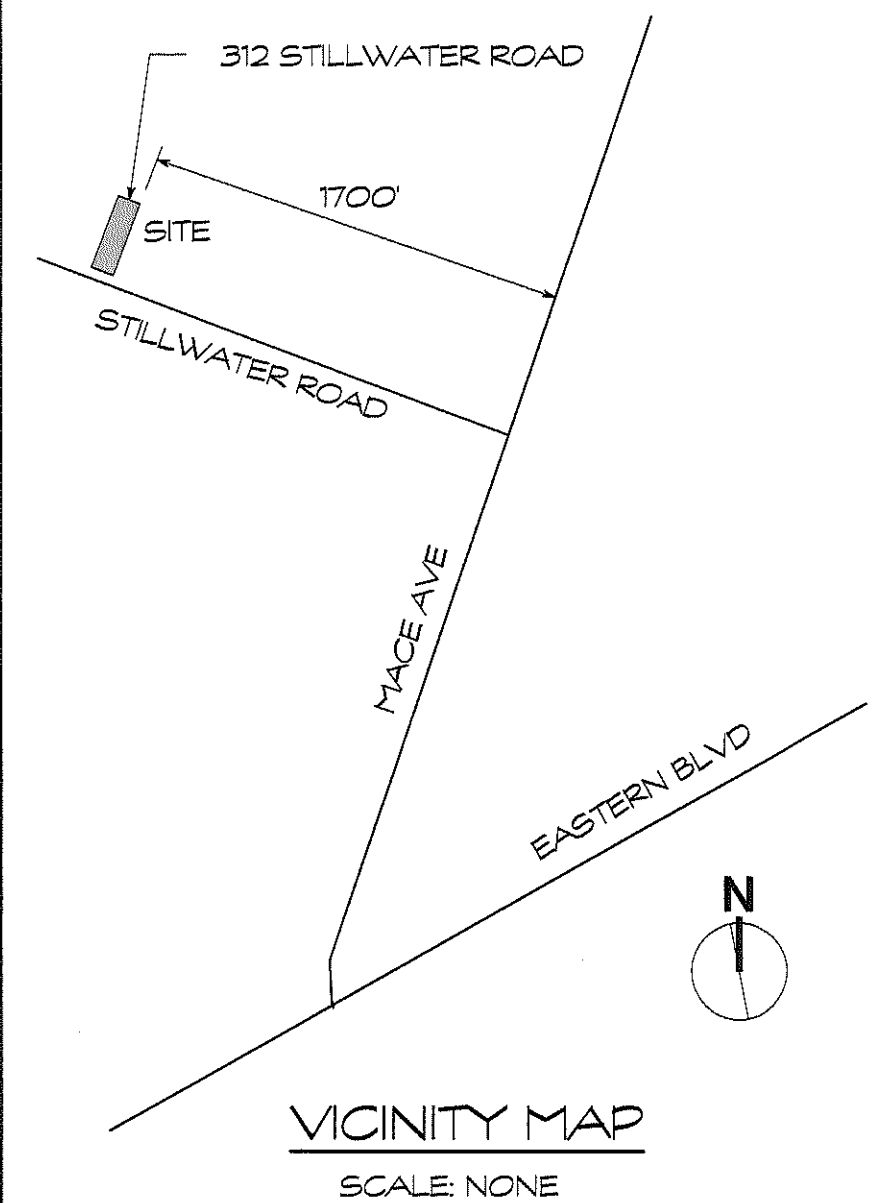
PARCEL: 0364

DEED REF: 10457 PAGE: 00574



ZONING HEARING PLAN FOR VARIANCE

SCALE: 1" = 30'



ZONING MAP #: 090A3
SITE ZONING: DR 5.5
ELECTION DISTRICT: 15
COUNCIL DISTRICT: 7
LOT ACREAGE: 0.23 AC
LOT SQ. FT. 10,000 SF
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
PUBLIC WATER: YES
PUBLIC SEWER: YES
PRIOR HEARING: NO

OWNER
MARY FAYE GROGAN
312 STILLWATER ROAD
ESSEX, MD 21221

PLAN PREPARED BY:
STEPHEN ANNIS
925 RYECROFT COURT
SEVERNA PARK, MD 21146
410.598.7718

EXISTING INFORMATION OF SUBJECT
PROPERTY HAS BEEN TAKEN FROM
LOCATION SURVEY DONE BY
JOHN C. MELLEMA SR., INC
(LAND SURVEYORS)
5409 EAST DRIVE
BALTIMORE, MD 21227
(301) 247-7488
JOB NUMBER: 94186

PLAN DRAWN BY: STEPHEN ANNIS

DATE: 10/8/2014

2015-0089-A

Pet. Exp. 1

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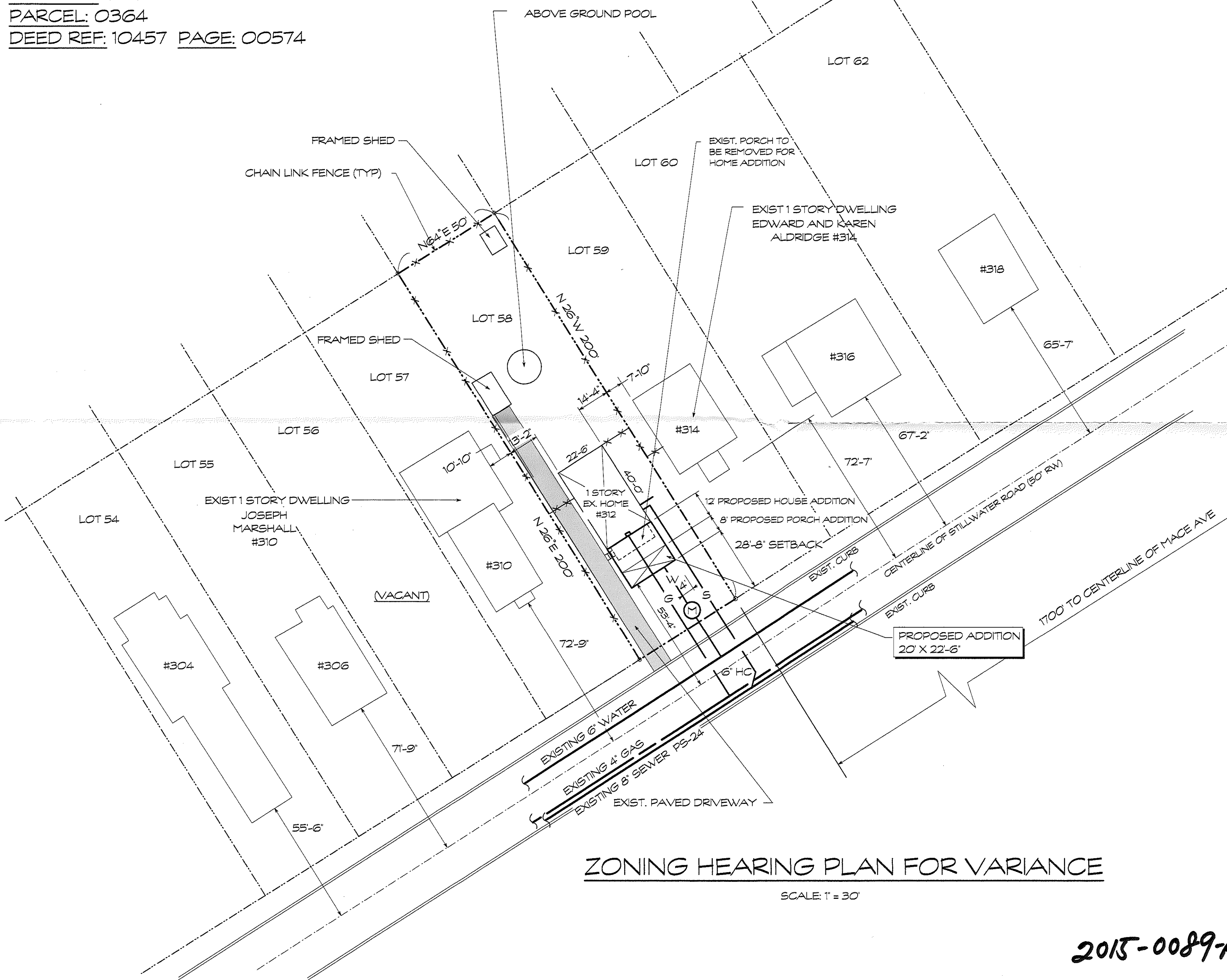
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TAX ACCOUNT: 1519710990

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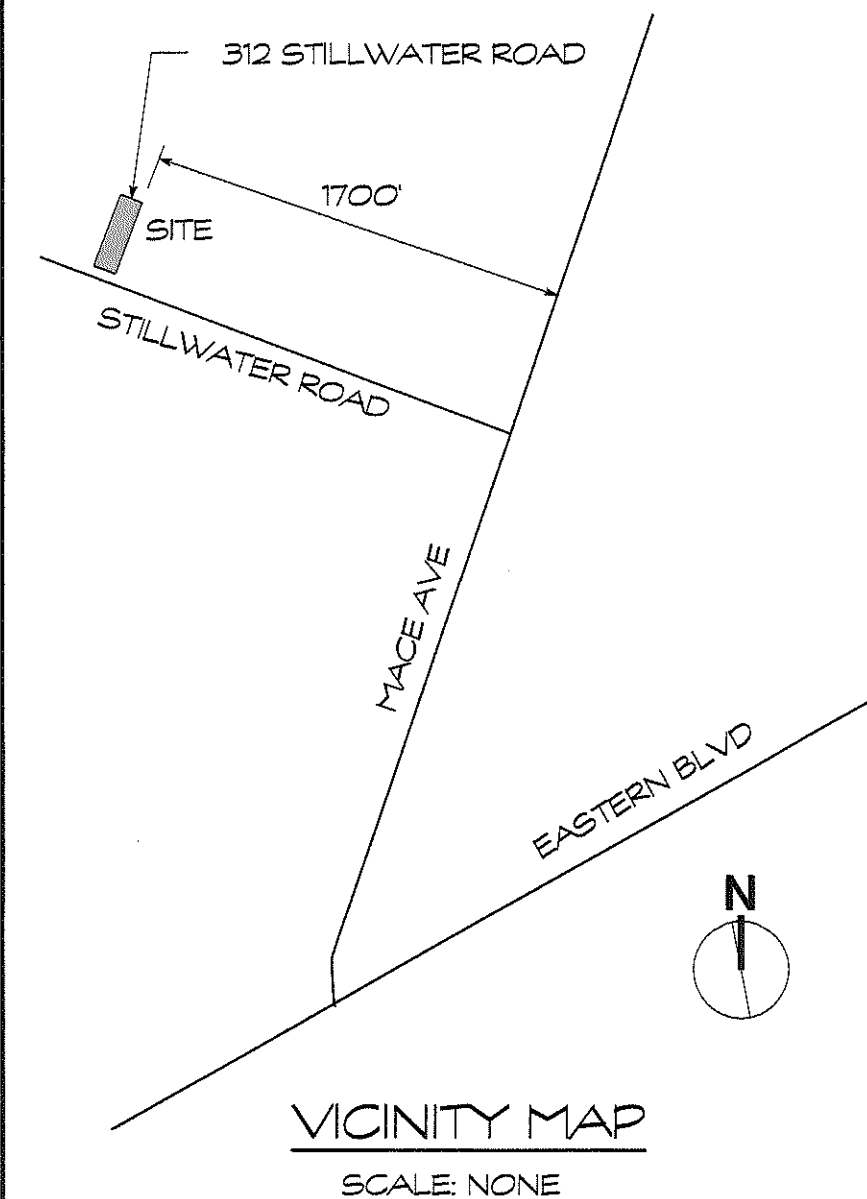
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