

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4205 Brookside Oaks)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Allan F. Hill, Jr. & Joan M. Thompson-Hill	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2015-0279-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, Allan F. Hill, Jr. & Joan M. Thompson-Hill ("Petitioners"). The Petitioners are requesting Variance relief from §§ 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed deck (open projection) with a rear yard setback of 14 ft. in lieu of the required 22.5 ft. and to amend the Final Development Plan (FDP) for Lot 51 only. 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 7, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 6-23-15

By [Signature]

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.

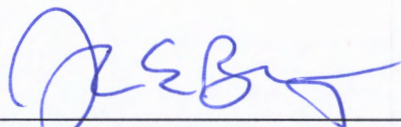
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23rd day of **June, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed deck (open projection) with a rear yard setback of 14 ft. in lieu of the required 22.5 ft. and to amend the Final Development Plan (FDP) for Lot 51 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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



JOHNE. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-23-15

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 Hearings for Baltimore County for the property located at:

Address 4205 BROOKSIDE OAKS, OWINGS MILLS 21117 Currently zoned DR3.5
 Deed Reference 31230 100480 10 Digit Tax Account # 2400010237
 Owner(s) Printed Name(s) ALLAN F. HILL, JR. & JOAN T. HILL

(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)

SEE ATTACHED

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):

ALLAN F. HILL, JR. JOAN T. HILL
 Name #1 – Type or Print Name #2 – Type or Print

ALLAN F. HILL, JR. JOAN T. HILL
 Signature #1 Signature #2

4205 BROOKSIDE OAKS OWINGS MILLS, MD
 Mailing Address City State

21117 4104847023 ajhillblessed@aol.com
 Zip Code Telephone # Email Address

Representative to be contacted:

(same as above)
 Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s)

N/A
 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 _____ day of _____ 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 2015-0379-B Filing Date 6/3/15 Estimated Posting Date 6/7/15 Reviewer GK

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: 4205 Brookside Oaks, Owings Mills, MD 21117
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)

(see attachment)

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

Allan F. Hill Jr.
Signature of Owner (Affiant)
Allan F. Hill, Jr.
Name- Print or Type

Joan T. Hill
Signature of Owner (Affiant)
Joan T. Hill
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 May, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Allan F. Hill Jr / Joan T. Hill

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

AS WITNESS my hand and Notaries Seal

Joan Jackson
Notary Public

Nov 14, 2018
My Commission Expires

June 4, 2015

Case # 2015-0279-A

Administrative Variance: Section 1B01.2.C.1.b & 301.1, To permit a proposed deck (open projection) with a rear yard setback 14 feet ~~and~~ ⁱⁿ lieu of the required 22.5' and to amend the final development plan for lot #51 .

Affidavit in Support of Administrative Variance

Address: **4205 Brookside Oaks – Owings Mills, MD 21117**

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)**

- Our home, 4205 Brookside Oaks, is the first home that begins the storm water management easement. However, even though our home is named in the easement; it sits on level ground and has a similar grade as the (2) homes on our right (4201 & 4203 Brookside Oaks); which are not named in the swm easement. Even though our home has the swm easement designated on it, it was designed in the community plan as a 14" x18" decorative pebbled grate square; unlike the homes to the left of us (4207, 4209, etc.), which have metal corrugated covers or concrete structures built above ground. Our pebbled square can be walked on freely, and it; nor the back of our lot, has ever had standing water. It is also not in a flood plain.
- Our neighborhood is a very high traffic area for deer, which warrants a fence for us and our family. But due to the current restrictions in building a fence, in which it could impede any flow of water runoff, we have opted to build a deck instead. The deck will be more than 2 feet above ground. Because our home's building restriction line is uniquely shaped, and the 10' swm easement sits right in the back of it, we must look to build an outdoor space that is also usable for our family.
- Our property has a current requirement of a 22' building setback. Due to the grade in back of our property, as well as a 10'swm easement; it is difficult to meet a 22' requirement. We are requesting to have a 14' building setback, and we will not disturb the easement.
- In many cases the builder placed large homes on small building envelopes, restricting outdoor space that could be added to the backyard. In our case, the restrictions are even more challenging since we have an added breakfast room. At settlement, the builder pointed out that we had 30' of deck space, or a fence could be added. In good-faith, we believed them.
- Another hardship for us is that our home is the first full walk-up basement that is next to other homes that are walk-outs or half well basements. This means additional costs and preparation went into our home when it was built, so that there would never be issues with the swm easement.
- This administrative variance request does not harm public safety in any way. Nor does it change the appearance/look of the lot or community. It will bring uniformity to the look of the decks that surround it.
- All of the standards have been met in keeping with the aesthetics of our neighborhood.

ZONING PROPERTY DESCRIPTION FOR:

4205 Brookside Oaks – Owings Mills, MD 21117

Beginning at the point on the south side of Brookside Oaks which is 50' wide at the distance of 240' North of the centerline of the nearest improved intersecting street Shire Oaks which is 50' wide.

Being Lot # 51, Block N/A Section # II in the subdivision of McDonogh Oaks as recorded in Baltimore County Plat Book # 77, Folio # 102, containing .1869 acres in lot. Located in the 2nd Election District and 4th Council District.

2015-0279-A

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

No. **127352**

Date: **6/3/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/04/2015 6/03/2015 14:27:10 5

REG #S05 WALKIN RDDS LRB
>>RECEIPT # 758222 6/03/2015 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	200	0000		6150				150.00	5

5 528 ZONING VERIFICATION

127352

Recpt Tot \$150.00

\$150.00 CK \$1.00 CA

Baltimore County, Maryland

Total: **150.00**

Rec From: **Joan Hill**

For: **2015-0279-A**

Administrative Services /
Amend FDR Lee/Property

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

MEMORANDUM

DATE: July 24, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0279-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 23, 2015. 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. 2015- 0279-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-16</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>6-17-15</u> by <u>Ogle</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: _____

Debra Wiley

From: Debra Wiley
Sent: Tuesday, June 23, 2015 2:18 PM
To: 'jthompsonhil@csc.com'
Subject: Admin. Var. Case No. 2015-0279-A
Attachments: 20150623141728502.pdf

Mrs. Hill,

Per our telephone conversation, please find attached a copy of the decision rendered in the above.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Tuesday, June 23, 2015 2:17 PM
To: Debra Wiley
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 06.23.2015 14:17:28 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

DATE: June 17, 2015

SUBJECT: Zoning Advisory Committee Meeting
For June 15, 2015
Item No. 2015-0269, 0270, 0271, 0275, 0276, 0277, 0278, 0279, 0280,
0281, 0282 and 0283

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\ZAC06152015.doc

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0279 -A

Address 4205 Brookside Oaks

Contact Person: Gary Hucik
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/3/15

Posting Date: 6/7/15

Closing Date: 6/22/15

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- 0279 -A

Address 4205 Brookside Oaks

Petitioner's Name Joan Hill

Telephone 443-510-2537

Posting Date: 6/14/15

Closing Date: 6/22/15

Wording for Sign: To Permit a proposed deck (open projection) with a rear setback of 14 feet in lieu of the required 22.5 feet, and to amend the final development Plan (FDP) for lot 51.

Revised 7/18/14

CERTIFICATE OF POSTING

CASE NO: 2015-0279-A

PETITIONER/DEVELOPER

JOAN HILL

DATE OF HEARING/CLOSING:

6/22/15

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 _____

4205 BROOKSIDE OAKS

THIS SIGN(S) WERE POSTED ON June 7, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/7/15
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 # 2015-0279A

TO PERMIT A PROPOSED DECK (OPEN PROJECTION) WITH
A REAR SETBACK OF 14 FEET IN LIEU OF THE REQUIRED
22.5 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN
(FDP) FOR LOT 51

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 JUNE 22, 2015

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST DATE. VIOLATION SUBJECT TO FINE.
MEETING IS HANDICAP ACCESSIBLE

Meeting 6/17/15

Allan & Joan Hill
4205 Brookside Oaks
(Our backyard w/easement – 2 photos)



2015-0779-A

4205 Brookside Oaks
(Facing our backyard w/easement & community open space)



Facing our backyard & turning left to see
easement and grading along the community

The backyard of our next door neighbor at
4207 Brookside Oaks, Edward & Rosetta Green



(The backyard of 4207; with a view of the easement along
4209, 4211, 4213, and then the open space after the slide set

2015-0279-10

Our backyard at 4205; and our next door neighbors at 4203 & 4201 Brookside Oaks, who don't have the swm easement



Similar photo of the same neighbors; with our house in the corner. Grading of our homes are similar.

2015-0279-A

Photo of the same neighbors taken from Shire Oaks.
Shows grading of property. 1st house on left is 4201, then 2nd
house is 4203, then 3rd is our home at 4205.



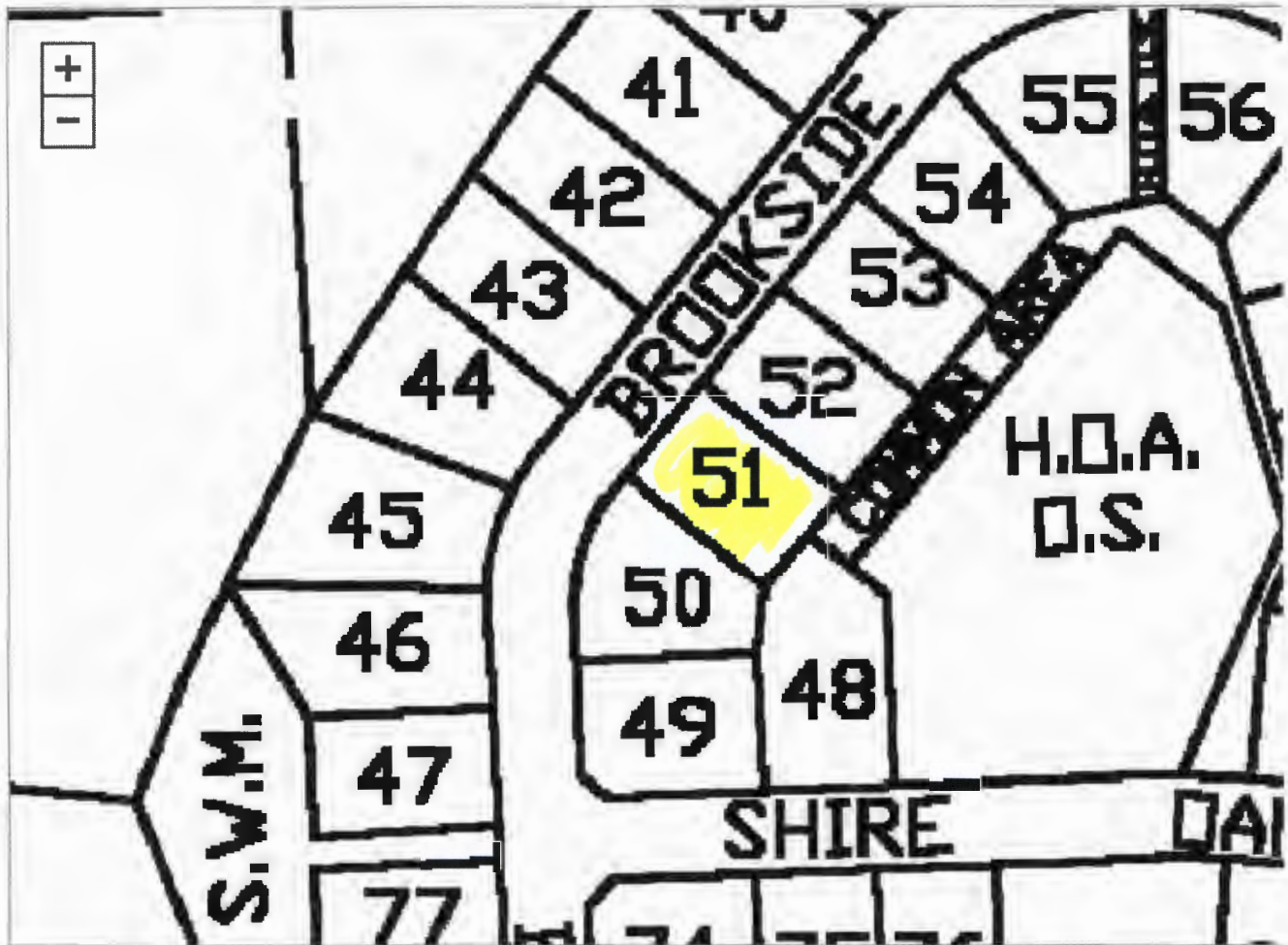
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 02 Account Number - 2400010237								
Owner Information										
Owner Name:		HILL ALLAN F JR THOMPSON-HILL JOAN M			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		4205 BROOKSIDE OAKS OWINGS MILLS MD 21117			Deed Reference:		/31230/ 00480			
Location & Structure Information										
Premises Address:		4205 BROOKSIDE OAKS 0-0000			Legal Description:		.1869 AC 4205 BROOKSIDE OAKS ES LEE PROPERTY			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	3
0067	0020	0032		0000			51	2013	Plat Ref:	0077/ 0102
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
2006		4,096 SF		868 SF		8,141 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT		SIDING	2 full/ 2 half	1 Attached				
Value Information										
		Base Value		Value As of 01/01/2013		Phase-In Assessments As of 07/01/2014		As of 07/01/2015		
Land:		152,100		114,100						
Improvements		263,700		277,800						
Total:		415,800		391,900		391,900		391,900		
Preferential Land:		0						0		
Transfer Information										
Seller: MICKENS DOUGLAS E Type: ARMS LENGTH IMPROVED				Date: 09/28/2011 Deed1: /31230/ 00480			Price: \$450,000 Deed2:			
Seller: NVR INC Type: ARMS LENGTH IMPROVED				Date: 06/27/2006 Deed1: /24084/ 00045			Price: \$711,372 Deed2:			
Seller: BRIGHTON L C Type: ARMS LENGTH MULTIPLE				Date: 03/16/2006 Deed1: /23629/ 00455			Price: \$615,000 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		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Approved 02/14/2012										

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **02** Account Number: **2400010237**

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>).

[\(http://lmsweb05.mdp.state.md.us/website/mosp/\)](http://lmsweb05.mdp.state.md.us/website/mosp/)

Loading... Please Wait.

→



KEVIN KAMENETZ
County Executive

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

June 23, 2015

Allan F. Jr. & Joan T. Hill
4205 Brookside Oaks
Owings Mills MD 21117

RE: Case Number: 2015-0279 A, Address: 4205 Brookside Oaks

Dear Mr. & Ms. Hill:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 3, 2015. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/10/15

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

RE: Baltimore County
Item No 2015-0279-A

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above 2015-0279-A 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.

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,

A handwritten signature in cursive script, appearing to read "David W. Peake".

For David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

4 CD 2 ED
DR 3.5
NW 9-1 067A3

2400010287
Pt. Bk. 0000077, Folio 0103

Pt. Bk./Folio # 077103

Pt. Bk. 0000077, Folio 0104
2400010289
Pt. Bk./Folio # 077104

2003-0534-SPH

2400010281
Lot # 43

2400010282
Lot # 44

2400010231
Lot # 45

2400010232
Lot # 46

2400010233
Lot # 47

Pt. Bk./Folio # 077102

2400010266

2400010261
Lot # 77

Pt. Bk. 0000077, Folio 0105
2400010318
Pt. Bk./Folio # 077106

2400010262
Lot # 78

2400010263
Lot # 79

2400010264

2400010278
Lot # 40

2400010279
Lot # 41

2400010280
Lot # 42

PAI # 020658

2400010237
Lot # 51

2400010236
Lot # 50

2400010235
Lot # 49

2400010238
Lot # 52

2400010239
Lot # 53

2400010240
Lot # 54

PAI # 020658

2400010270

SHIRE OAKS

BROOKSIDE OAKS

2400010258
Lot # 74

2400010257
Lot # 73

2400010256
4131

2400010259
Lot # 75

2400010260
Lot # 76

2400010267
Pt. Bk. 0000077, Folio 0102

Lot # 37
2400010275

2400010276
Lot # 38

2400010277
Lot # 39

Lot # 55
2400010283

2400010288
2400010284

20' D

HOA OP
SPACE
53,174

SIN
EASEME

HOA OPI
SPACE
4330 S.F.

SHI

48

52

51

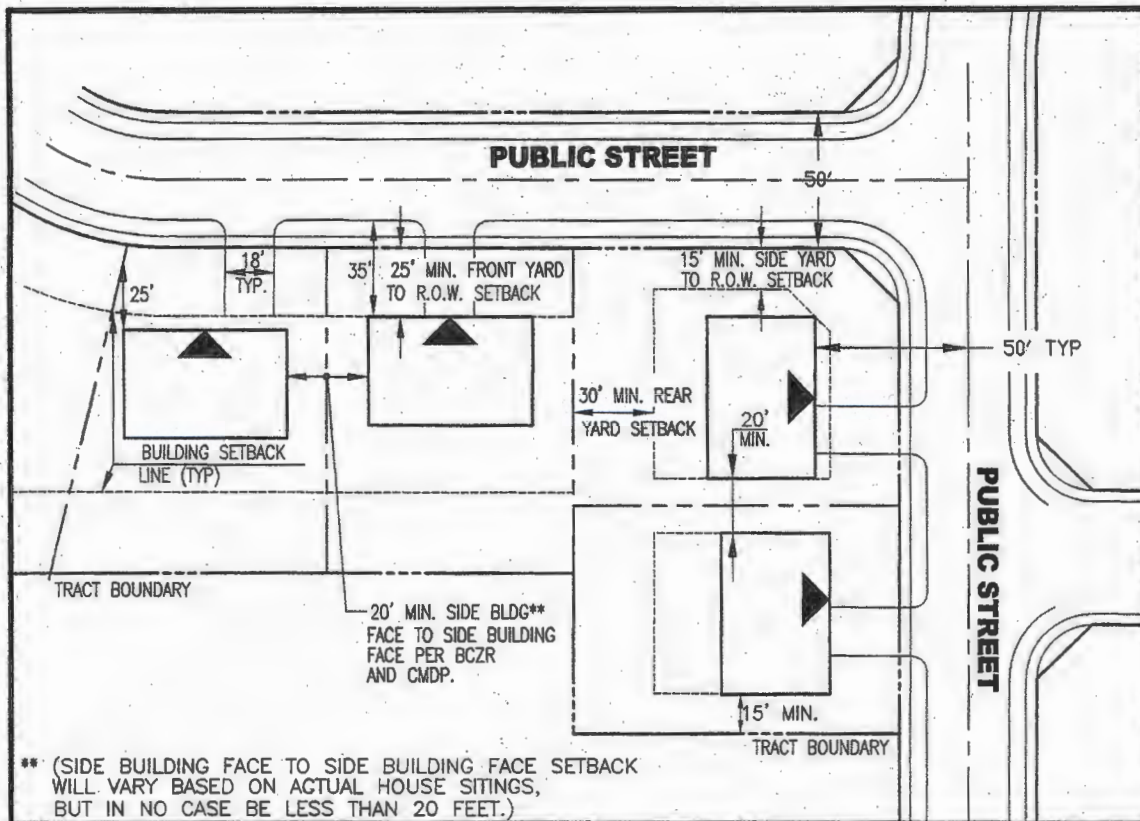
50

4

2015 OCT 102

TYPICAL BUILDING SETBACK LAYOUT

SCALE: 1"=50'



ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.

REASON FOR 1ST AMENDMENT: ADD ADDITIONAL DRAINAGE UTILITY EASEMENT CALLOUTS
NO LOTS HAVE BEEN SOLD

FINAL DEVELOPMENT PLAN APPROVED

DIRECTOR OF PLANNING

DIRECTOR OF P.D.M.

THIS FINAL DEVELOPMENT PLAN CONSISTS OF FOUR (4) SHEETS. TOGETHER THESE FOUR (4) SHEETS MAKE UP THE FINAL DEVELOPMENT PLAN **D-2**



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748



1ST AMENDED FINAL DEVELOPMENT PLAN:
BOUNDARY / LOT INFORMATION

LEE PROPERTY

9126 WINANDS ROAD
OWINGS MILLS, MD. 21117

2ND ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE REVISIONS

JOB NO.: 12820

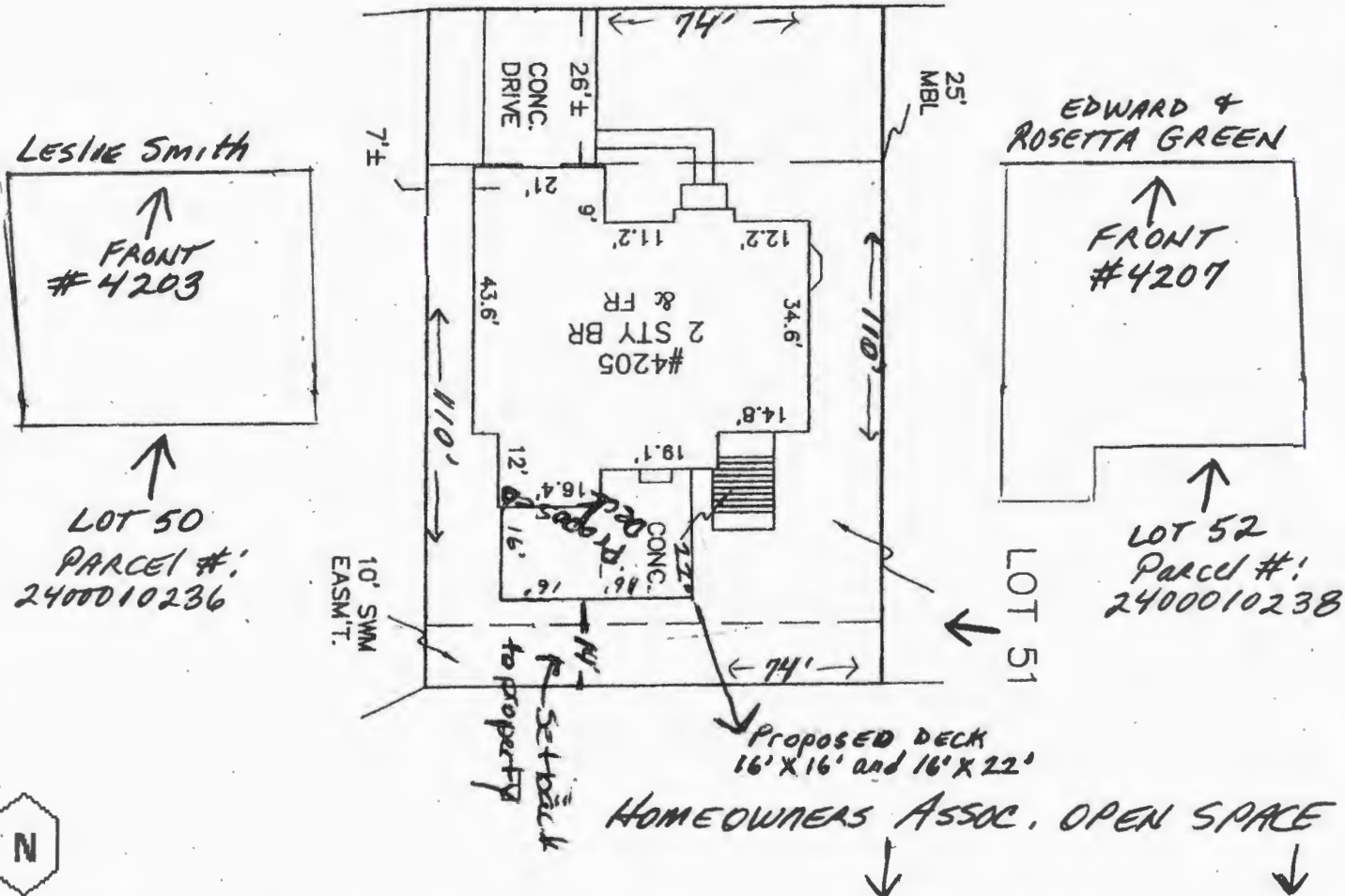
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LE# II-658

4-6450-5102

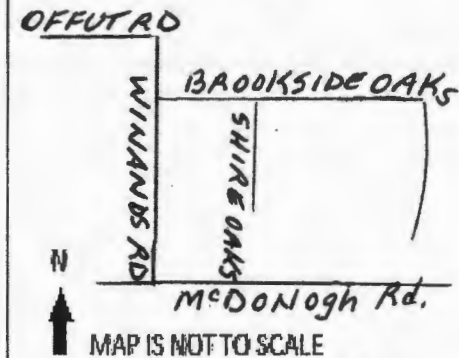
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 4205 Brookside Oaks OWNER(S) NAME(S) Allan & Joan Hill
SUBDIVISION NAME McDonogh Oaks LOT # 51 BLOCK # _____ SECTION # II
PLAT BOOK # 77 FOLIO # 102 10 DIGIT TAX # 2400010237 DEED REF. # 31230100480

BROOKSIDE OAKS



PLAN DRAWN BY Joan T. Hill DATE 5/29/15 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 067A3
SITE ZONED DR3.5
ELECTION DISTRICT 2
COUNCIL DISTRICT 4th
LOT AREA ACREAGE .1869
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:

Pet. Exh. 1

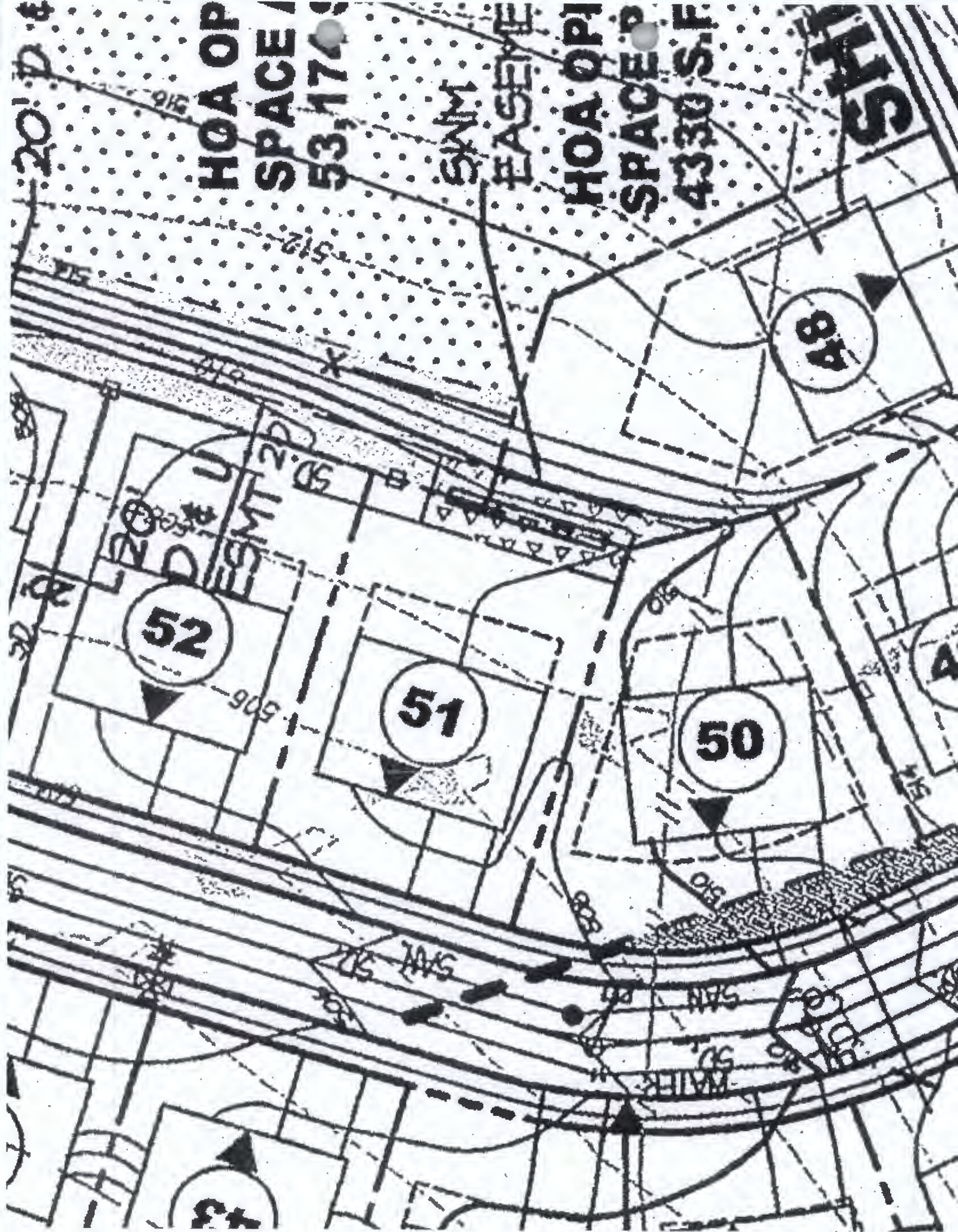
201 D

HOA OP
SPACE
53,174

5NM
EASEME

HOA OPI
SPACE
4330 S.F.

SHI



20'D

HOA OP
SPACE
53,174

SWM
EASEME

HOA OPI
SPACE
4330 S.F.

SHI

52

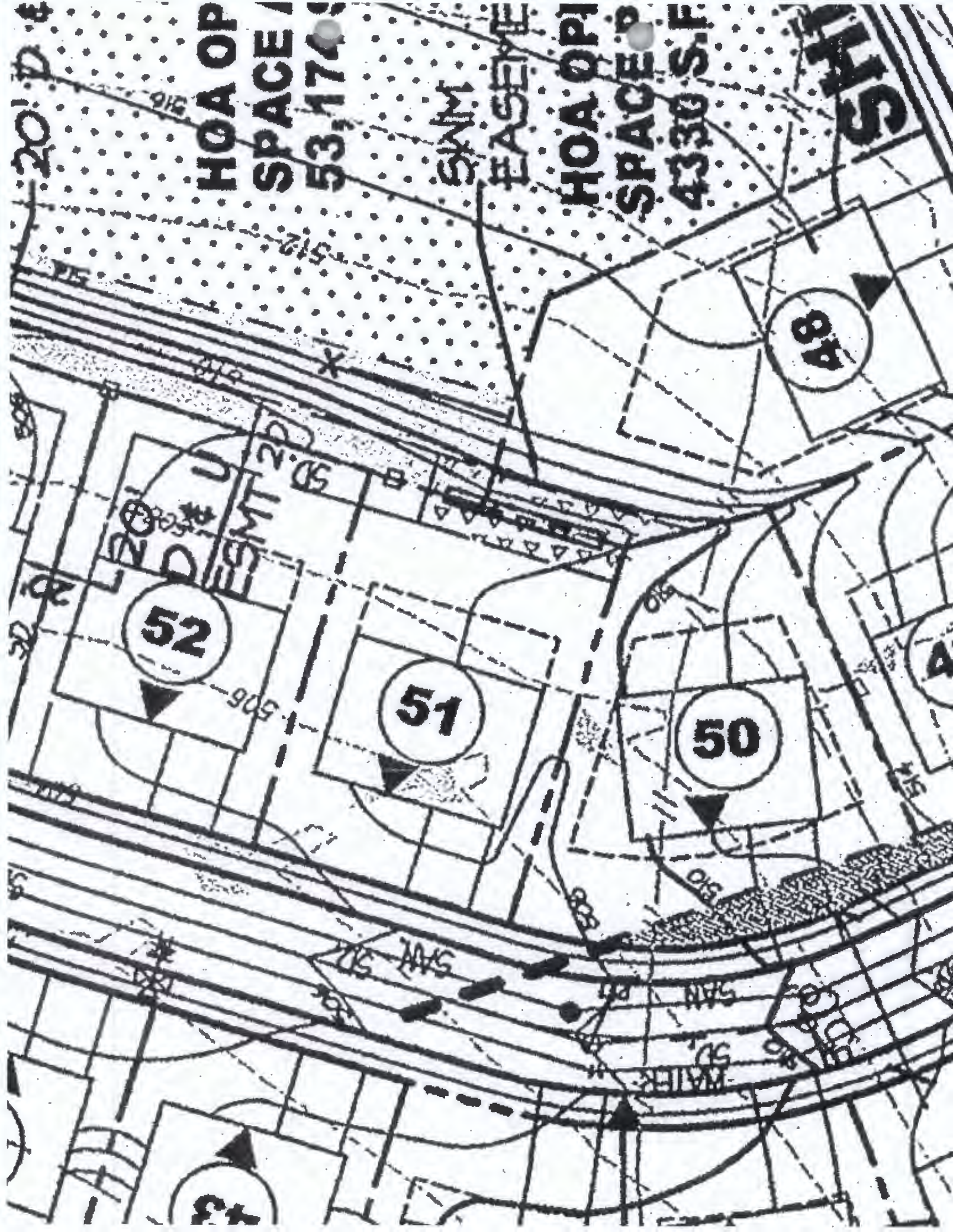
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50

48

4

43



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

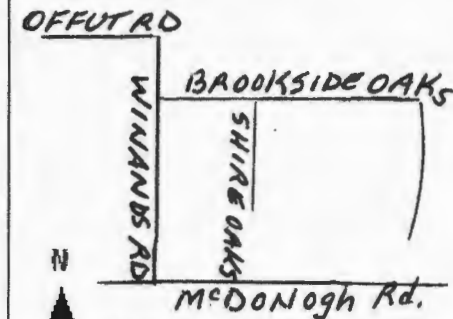
ADDRESS 4205 Brookside Oaks OWNER(S) NAME(S) Allan & Joan Hill

SUBDIVISION NAME McDonogh Oaks LOT # 51 BLOCK # _____ SECTION # II

PLAT BOOK # 77 FOLIO # 102 10 DIGIT TAX # 2400010237 DEED REF. # 31230100480

BROOKSIDE OAKS

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 067A3

SITE ZONED DR3.5

ELECTION DISTRICT 2

COUNCIL DISTRICT 4th

LOT AREA ACREAGE .1869

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

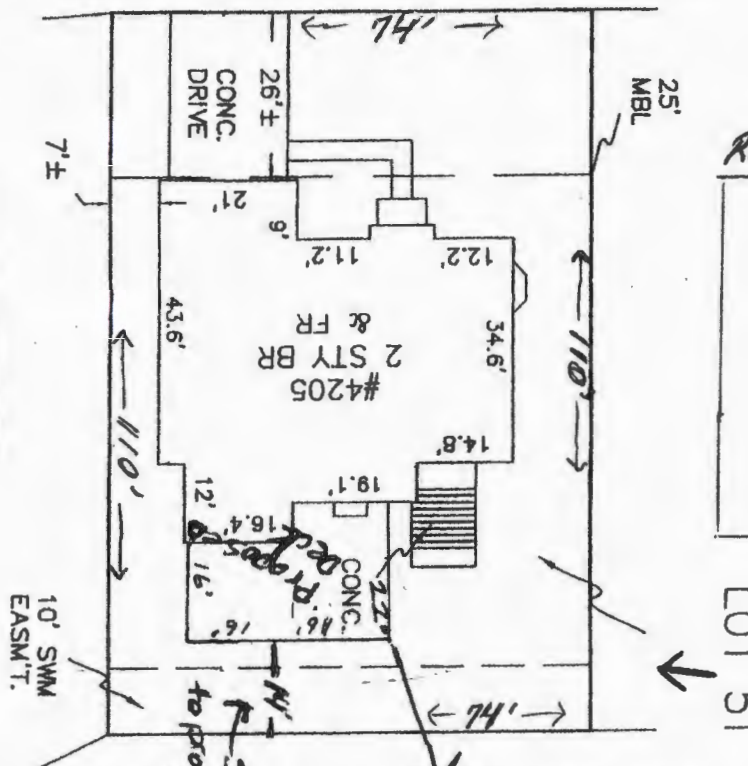
VIOLATION CASE INFO:

Leslie Smith

↑
FRONT
#4203

↑
LOT 50

PARCEL #:
2400010236



EDWARD &
ROSETTA GREEN

↑
FRONT
#4207

↑
LOT 52

PARCEL #:
2400010238

Proposed Deck
16' X 16' and 16' X 22'

HOMEOWNERS ASSOC. OPEN SPACE



PLAN DRAWN BY Jean T. Hill DATE 5/29/15 SCALE: 1 INCH = 30 FEET

2015-0279-A