

IN RE: PETITION FOR ADMIN. VARIANCE \*  
(230 Chantrey Road)  
8<sup>th</sup> Election District \*  
3<sup>rd</sup> Council District \*  
Benjamin and Erin Brooks \*  
Petitioners \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
CASE NO. 2015-0280-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Benjamin and Erin Brooks ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an accessory structure (detached garage) to be located in the side yard with a height of 18 ft. in lieu of the required rear yard placement and 15 ft. maximum height. 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. However, it is to be noted that approval was obtained from the Springlake Community Association on May 11, 2015.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 12, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7-2-15

By DW

The Petitioners have filed the supporting affidavits as required by § 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 § 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 accessory structure height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 3<sup>rd</sup> day of **July, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit an accessory structure (detached garage) to be located in the side yard with a height of 18 ft. in lieu of the required rear yard placement and 15 ft. maximum height, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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,

**ORDER RECEIVED FOR FILING**

Date 7-2-15

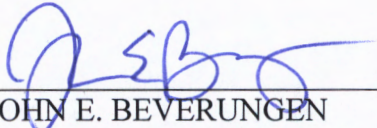
2

By [Signature]

Petitioners would be required to return the subject property to its original condition.

2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and 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 7-2-15

By B.W.



# 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 230 CHANDREY ROAD Currently zoned DR 3.5  
 Deed Reference 32427 / 00160 10 Digit Tax Account # 0802023960  
 Owner(s) Printed Name(s) BENJAMIN & ERIN BROOKS

(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)

BCZR: 400.1 & 400.3 → To permit an accessory structure (detached garage) to be located in the side yard with a height of 18 feet in lieu of the required rear yard placement and 15 feet maximum height.

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):

|                                                                                                                                                                  |                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>BENJAMIN BROOKS</u><br>Name #1 - Type or Print<br><u>[Signature]</u><br>Signature #1<br><u>230 CHANDREY RD</u><br>Mailing Address<br><u>21093</u><br>Zip Code | <u>ERIN BROOKS</u><br>Name #2 - Type or Print<br><u>[Signature]</u><br>Signature #2<br><u>TIMONIUM, MD</u><br>City State<br><u>410-239-5009</u><br>Telephone #<br><u>ben@brooksbenefit.com</u><br>Email Address |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

Name- Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 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 \_\_\_\_\_

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 2015-0280-A Filing Date 6/4/15 Estimated Posting Date 6/14/15 Reviewer JS

# Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE 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: 230 Chandler Road Timonium MD 21093  
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)

This property is a unique corner lot in that it is square in shape but the dwelling sits diagonally making our rear yard the shape of a triangle. This seems to severely limit or make impossible the ability to build a garage in the rear yard. If it was somehow able to be located in the rear yard, there would be very little room left over as the space is very small to begin with. The right side of the house, although having a bit more space not only fronts Foxley Road, but has our sewer and water lines running underneath. The left side of the property seems to be the best available spot to locate the garage. The proposed garage height is expected to be approximately 18' in height which is in-line with the current dwelling.

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

Signature of Owner (Affiant)

Benjamin Brooks

Name- Print or Type

Signature of Owner (Affiant)

Erin Brooks

Name- Print or Type

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

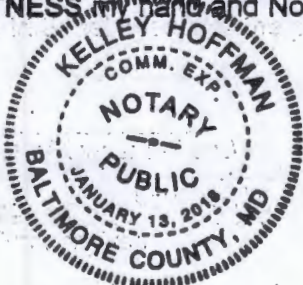
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of May, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Benjamin Brooks and Erin Brooks

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

AS WITNESS my hand and Notaries Seal



Notary Public

Kelley Hoffman  
01/13/2018  
My Commission Expires

## ZONING DESCRIPTION FOR 230 CHANTREY ROAD

Beginning at a point on the North side of Chantrey Road which is <sup>35</sup>~~60~~ feet wide, on the Northwest corner of the intersecting streets of Chantrey Road and Foxley Road.

Being known and designated as Lot 29, Block G, as shown in the plat entitled, "Springlake, Plat No. 3 of Section No. 2, which Plat is recorded among the land records of Baltimore County, Maryland, in Plat Book WJR No. 26, Folio 100, containing approximately .319 Acres. Located in the 8<sup>th</sup> Election District and 3<sup>rd</sup> Council District.

2015-0280-A

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

No. **127353**

Date: **6/4/15**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DRW  
6/05/2015 6/04/2015 10:00:11 1

REL MSD1 WALKIN LRAS LJR  
>> RECEIPT # 585267 6/04/2015 OFLN  
CR NO. 127353

Recpt Tot \$75.00  
\$.00 CK \$100.00 CA  
\$25.00 CB  
Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount  |
|------|------|------|----------|-----------------|------------------|----------|---------|---------|
| 001  | 806  | 0000 |          | 6170            |                  |          |         | \$75.00 |
|      |      |      |          |                 |                  |          |         |         |
|      |      |      |          |                 |                  |          |         |         |
|      |      |      |          |                 |                  |          |         |         |
|      |      |      |          |                 |                  |          |         |         |
|      |      |      |          |                 |                  |          |         |         |

Total: **\$75.00**

Rec From: **BROOKS**

For: **2015-0780-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/neighbor 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: 2015-0280-A

Petitioner: BROOKS

Address or Location: 230 CHANTREY RD

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: BEN BROOKS

Address: 230 CHANTREY RD

TIMONIUM, MD 21093

Telephone Number: 410-239-5009

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2015- 0280 -A Address 230 CHANTREY RD.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 6/4/15 Posting Date: 6/14/15 Closing Date: 6/29/15

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- 0280 -A Address 230 CHANTREY RD

Petitioner's Name BROOKS Telephone 410-239-5009

Posting Date: 6/14/15 Closing Date: 6/29/15

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE  
PLACED IN THE SIDEYARD WITH A HEIGHT OF 18 FEET, IN LIEU OF THE  
REQUIRED REAR YARD PLACEMENT AND MAXIMUM HEIGHT OF 15 FEET.

Revised 7/18/14

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 6/15/2015

**Case Number:** 2015-0280-A

**Petitioner / Developer:** BEN BROOKS

**Date of Hearing (Closing):** JUNE 29, 2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
230 CHANTREY ROAD

**The sign(s) were posted on: JUNE 12, 2015**



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)

CHECKLISTSupport/Oppose/  
Conditions/  
Comments/  
No CommentComment  
ReceivedDepartment6-17

DEVELOPMENT 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 \_\_\_\_\_)

6-10

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

4-22HOA

COMMUNITY ASSOCIATION

Approved

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date: \_\_\_\_\_

SIGN POSTING

Date: 6-12-15 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: \_\_\_\_\_

## Real Property Data Search (w1)

Guide to searching the database

## Search Result for BALTIMORE COUNTY

| View Map                                          |              | View GroundRent Redemption                |                                   | View GroundRent Registration                           |                                                  |
|---------------------------------------------------|--------------|-------------------------------------------|-----------------------------------|--------------------------------------------------------|--------------------------------------------------|
| Account Identifier:                               |              | District - 08 Account Number - 0802023960 |                                   |                                                        |                                                  |
| Owner Information                                 |              |                                           |                                   |                                                        |                                                  |
| Owner Name:                                       |              | BROOKS BEN<br>BROOKS ERIN                 |                                   | Use: RESIDENTIAL<br>Principal Residence: YES           |                                                  |
| Mailing Address:                                  |              | 230 CHANTREY RD<br>TIMONIUM MD 21093-     |                                   | Deed Reference: /32427/ 00160                          |                                                  |
| Location & Structure Information                  |              |                                           |                                   |                                                        |                                                  |
| Premises Address:                                 |              | 230 CHANTREY RD<br>TIMONIUM 21093-2620    |                                   | Legal Description: 230 CHANTREY RD<br>SPRINGLAKE       |                                                  |
| Map:                                              | Grid:        | Parcel:                                   | Sub District:                     | Subdivision:                                           | Section: Block: Lot: Assessment Year: Plat No: 3 |
| 0052                                              | 0019         | 0055                                      |                                   | 0000                                                   | 2 G 29 2014 Plat Ref: 0028/0100                  |
| Special Tax Areas:                                |              |                                           | Town: Ad Valorem: Tax Class: NONE |                                                        |                                                  |
| Primary Structure Built 1961                      |              | Above Grade Enclosed Area 1,398 SF        |                                   | Finished Basement Area 925 SF                          |                                                  |
|                                                   |              |                                           |                                   | Property Land Area 13,908 SF County Use 04             |                                                  |
| Stories 1                                         | Basement YES | Type STANDARD UNIT                        | Exterior BRICK                    | Full/Half Bath 2 full/ 1 half                          | Garage Last Major Renovation                     |
| Value Information                                 |              |                                           |                                   |                                                        |                                                  |
|                                                   |              | Base Value                                | Value As of 01/01/2014            | Phase-In Assessments As of 07/01/2014 As of 07/01/2015 |                                                  |
| Land:                                             |              | 112,400                                   | 112,400                           |                                                        |                                                  |
| Improvements                                      |              | 195,900                                   | 185,900                           |                                                        |                                                  |
| Total:                                            |              | 308,300                                   | 298,300                           | 298,300                                                | 298,300                                          |
| Preferential Land:                                |              | 0                                         |                                   |                                                        | 0                                                |
| Transfer Information                              |              |                                           |                                   |                                                        |                                                  |
| Seller: HUTCHINSON ROBERT D SR                    |              | Date: 08/16/2012                          |                                   | Price: \$323,750                                       |                                                  |
| Type: ARMS LENGTH IMPROVED                        |              | Deed1: /32427/ 00160                      |                                   | Deed2:                                                 |                                                  |
| Seller: BECK LAWRENCE A                           |              | Date: 03/17/2000                          |                                   | Price: \$193,000                                       |                                                  |
| Type: ARMS LENGTH IMPROVED                        |              | Deed1: /14360/ 00343                      |                                   | Deed2:                                                 |                                                  |
| Seller: DUNDORE HARRY R                           |              | Date: 08/28/1968                          |                                   | Price: \$32,000                                        |                                                  |
| Type: ARMS LENGTH IMPROVED                        |              | Deed1: /04913/ 00361                      |                                   | 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 12/31/2012 |              |                                           |                                   |                                                        |                                                  |

## Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 08 Account Number: 0802023960



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) (<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://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

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H10A LETTER - APPROVAL

Springlake Community Association Home Improvement Proposal

P.O. Box 603 Timonium, MD 21094-0603 OR scan and email to: [hc@springlakecommunity.org](mailto:hc@springlakecommunity.org)

Prior to submitting this proposal, please consult the Covenants and Restrictions in your directory or online:  
[www.springlakecommunity.org](http://www.springlakecommunity.org) Click on: About Springlake, Community Restrictions.

Note: All requests require a minimum of 30 days to review and expire one year from the date of approval.

Owner's Name Benjamin Beads Phone: 410-239-5007 Date: 4-22-15

Address: 230 Chestnut Rd Email: ben@beadsincraft.com

TYPE OF IMPROVEMENT: (CHECK ITEM):

☐ ADDITION ☐ ALTERATION ☒ GARAGE ☐ UTILITY SHED  
☐ FENCE ☐ ROOF ☐ SIDING ☐ HOUSE PAINT COLOR CHANGE  
☐ DECK ☐ PATIO ☐ PATIO ENCLOSURE

Other: \_\_\_\_\_

\*\*\*For an addition or major structural alteration, please submit architectural sketch and your plot. \*\*

ALL OTHER STRUCTURES PLEASE USE THIS SKETCH:

Location of the planned structure on your property. Use the diagram below.

If your neighbor has a fence, indicate on diagram.

Height of fence: \_\_\_\_\_

Type of fence: \_\_\_\_\_

Materials to be used: Concrete - Foundation - Siding - Brick (Possibly)

Comments: \_\_\_\_\_



It is required that neighbors within view of said project be notified.

Sheet

NEIGHBORS CONTACTED:

Ben + Lydie Cyprien - Across Street  
Cory + Kenneth Johnson - Next Door

☒ Approved ☐ Disapproved

Signature

Date: 5/11/15

Remarks/Comments:

- ① Garage not to exceed 20 feet by 22 feet
- ② Color should blend with house
- ③ Garage should be kept close to 10 feet as possible
- ④ Front of Garage should be within 10 feet with house and come to middle of house



KEVIN KAMENETZ  
*County Executive*

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

June 30, 2015

Benjamin & Erin Brooks  
230 Chantrey Road  
Timonium MD 21093

RE: Case Number: 2015-0280 A, Address: 230 Chantrey Road

Dear Mr. & Ms. Brooks:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 4, 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." The signature is written 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

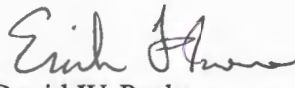
RE: Baltimore County  
Item No 2015-0280-A

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above 2015-0280-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,

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

DWP/RAZ

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**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

**DATE:** June 17, 2015

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

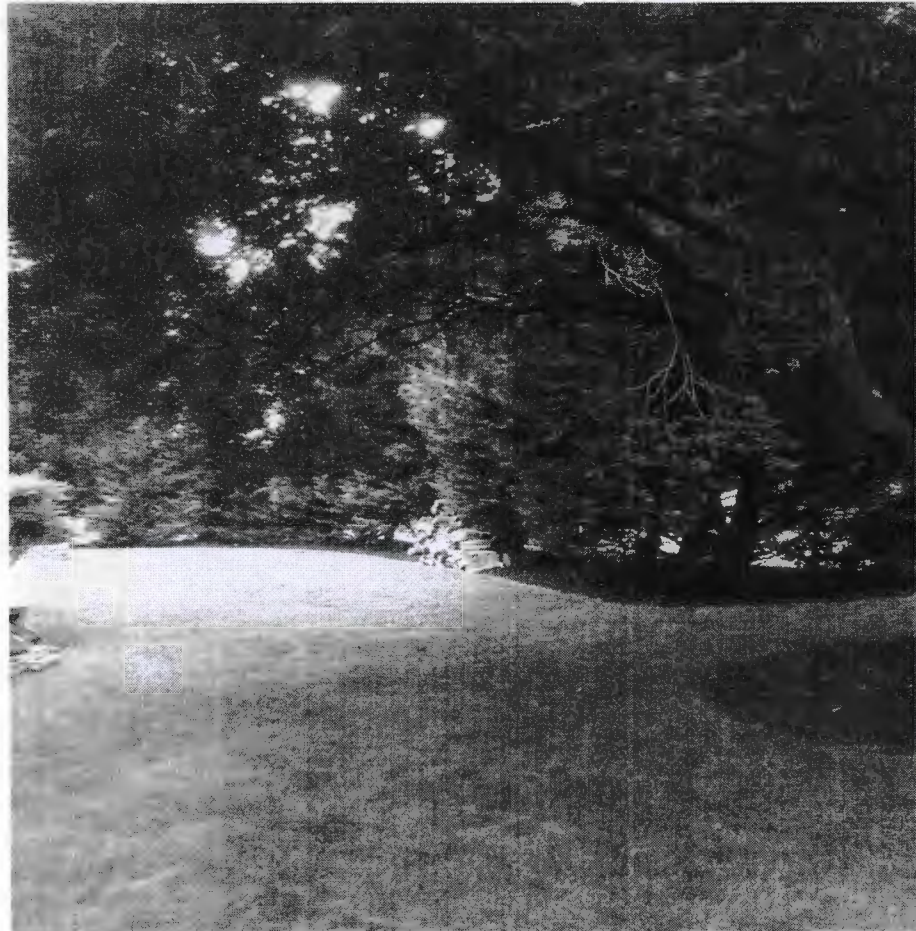
# Brooks Proposed Garage 2015

230 Chantrey Road

21093



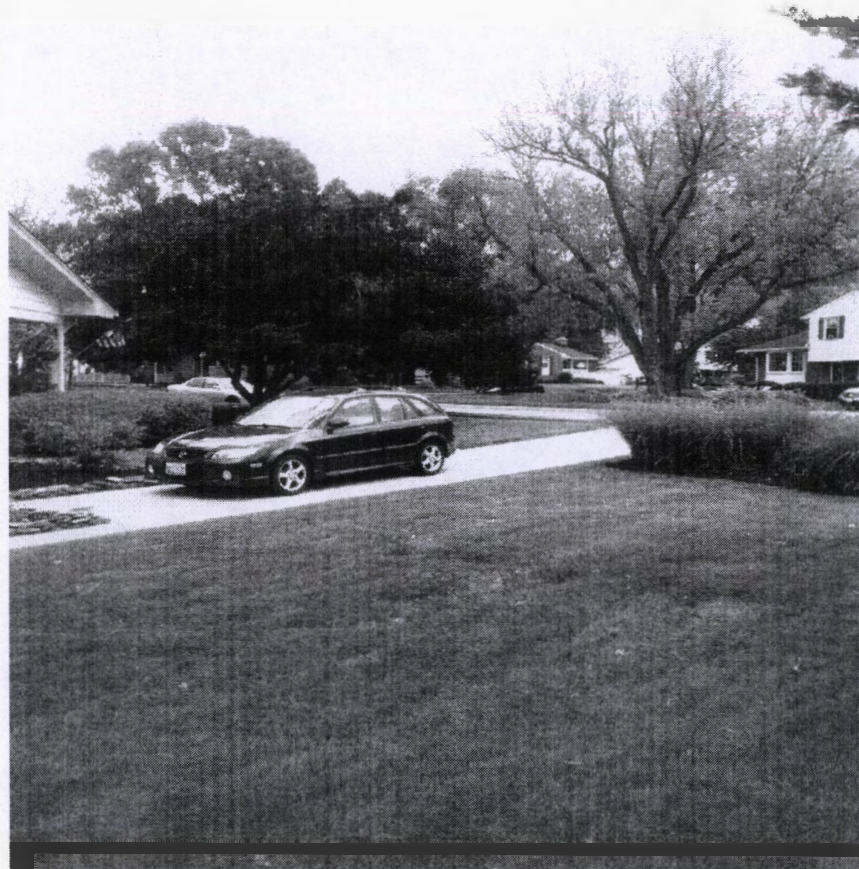
Along the front of the house looking toward drive and  
Chantrey Road



This is the right side-yard as you are facing the house.  
Side yard is too small and faces Foxley and Chantrey  
Roads.



Looking off front porch toward the corner of Cantrey and  
Foxley Roads



Left side of property where proposed garage is to be placed, looking out to the corner of Foxley and Chantrey Roads.



Look from end of drive to Back Yard and Patio area. Just to the left is a storage shed and to the right is a raised concrete patio.



Halfway down the drive looking towards rear yard. Here you can see the shed and raised patio.



Proposed located of the garage. The picture is taken as if you would be looking directly at the front of the garage. The garage will be situated on the lot as the house is, diagonally to Chantrey Road.



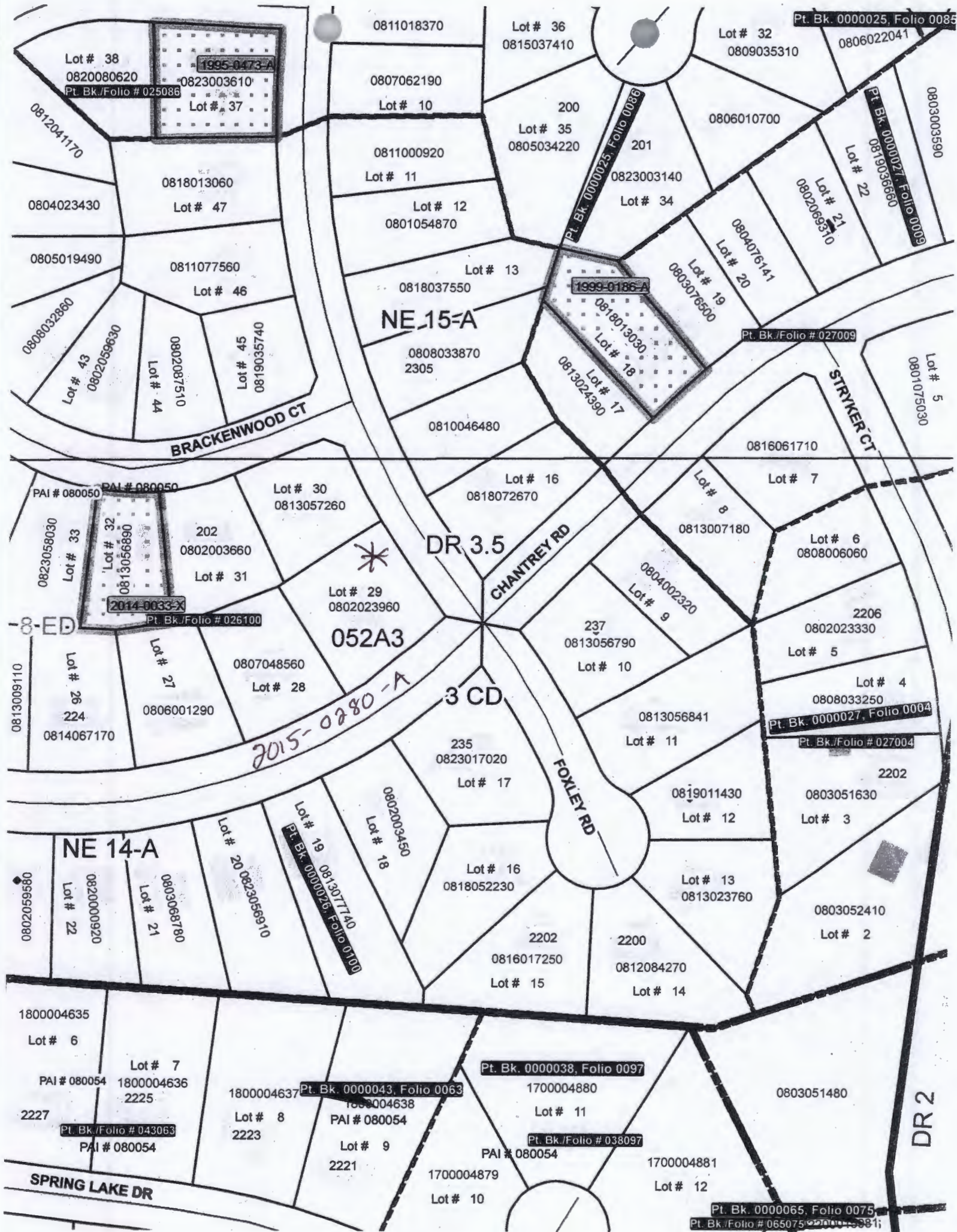
Proposed location taken from the curb on Chantrey Road.



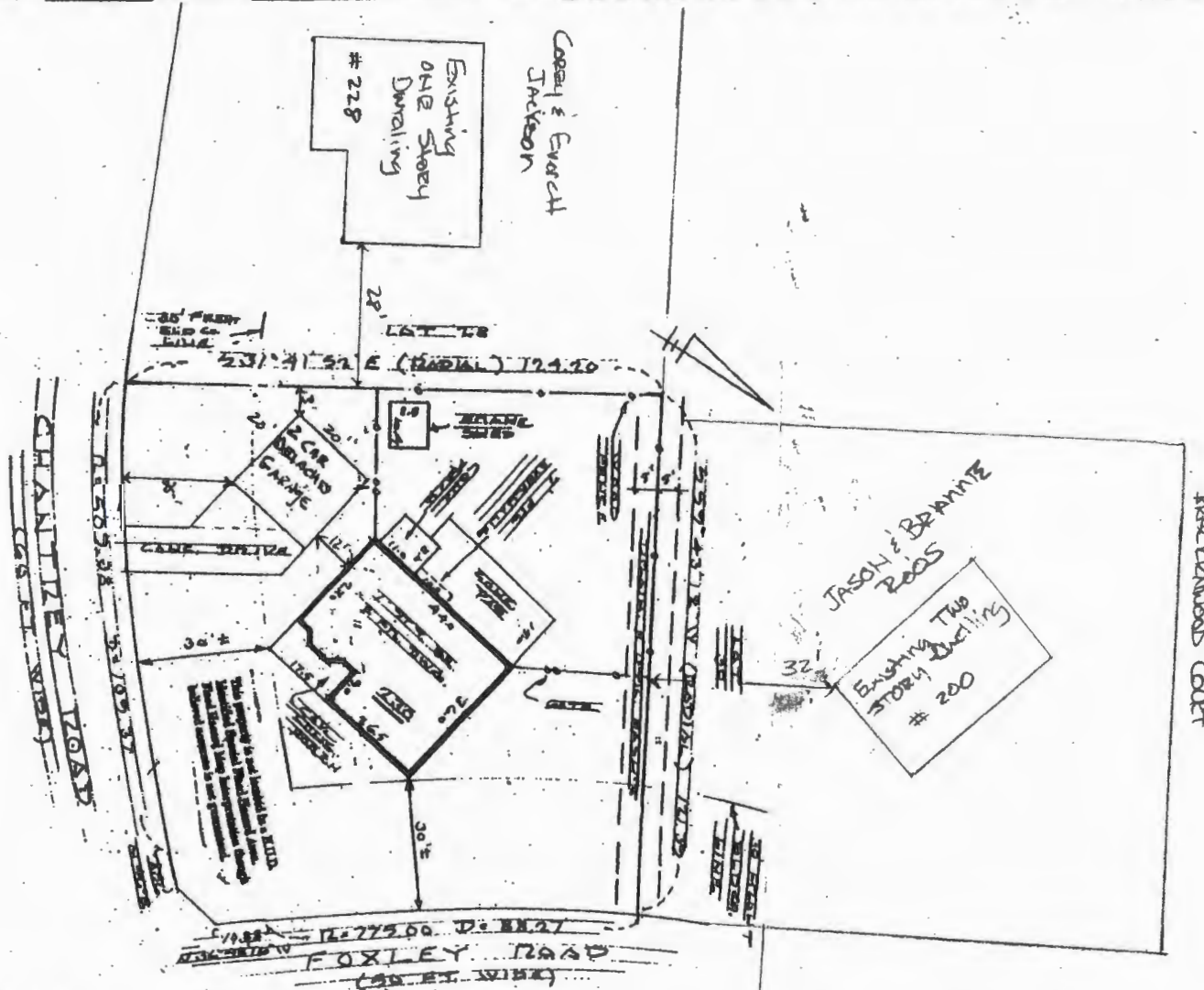
From Middle of drive across Chantrey Road to neighbor.



Neighbor to the left of us. Tree's will block most of the garage from their view.

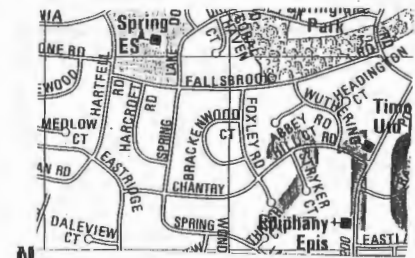


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 230 Chantrelle Road OWNER(S) NAME(S) Benjamin & Erin Brooks  
 SUBDIVISION NAME Springlake, Plat #3 LOT # 29 BLOCK # 6 SECTION # 2  
 PLAT BOOK # 26 FOLIO # 100 10 DIGIT TAX # 0802023960 DEED REF. # 32421/00160



PLAN DRAWN BY Benjamin Brooks DATE 5-29-15 SCALE: 1 INCH = 40 FEET

# SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0052A3

SITE ZONED Dr 3.5

ELECTION DISTRICT 08

COUNCIL DISTRICT 03

LOT AREA ACREAGE .319

OR SQUARE FEET 13,908

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

No

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

VIOLATION CASE INFO:

No

\_\_\_\_\_

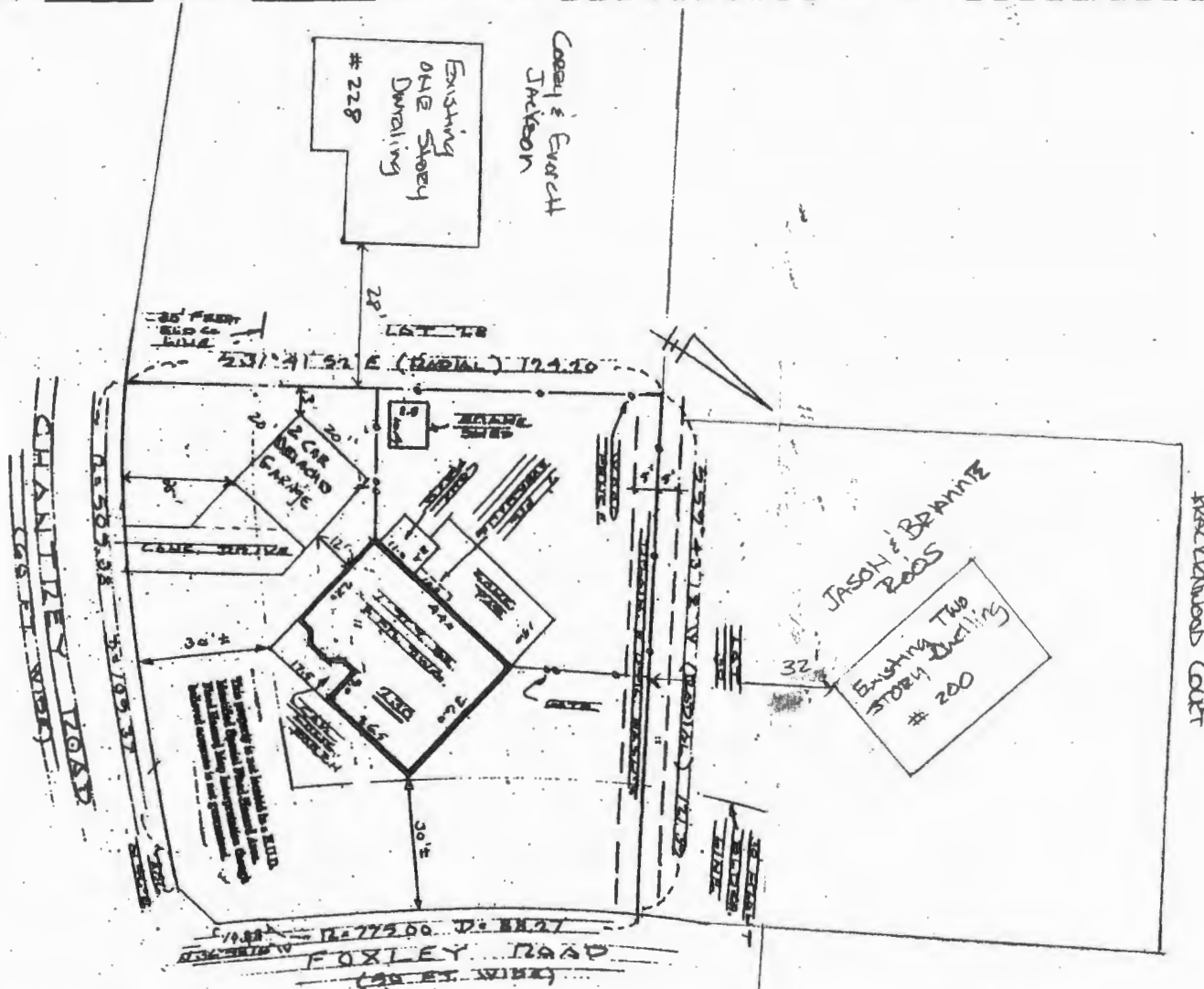
2015-0280-A

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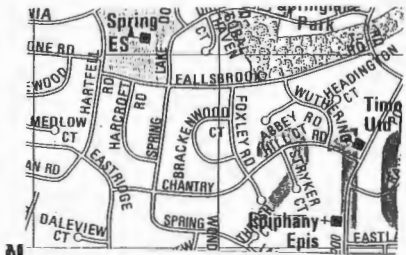
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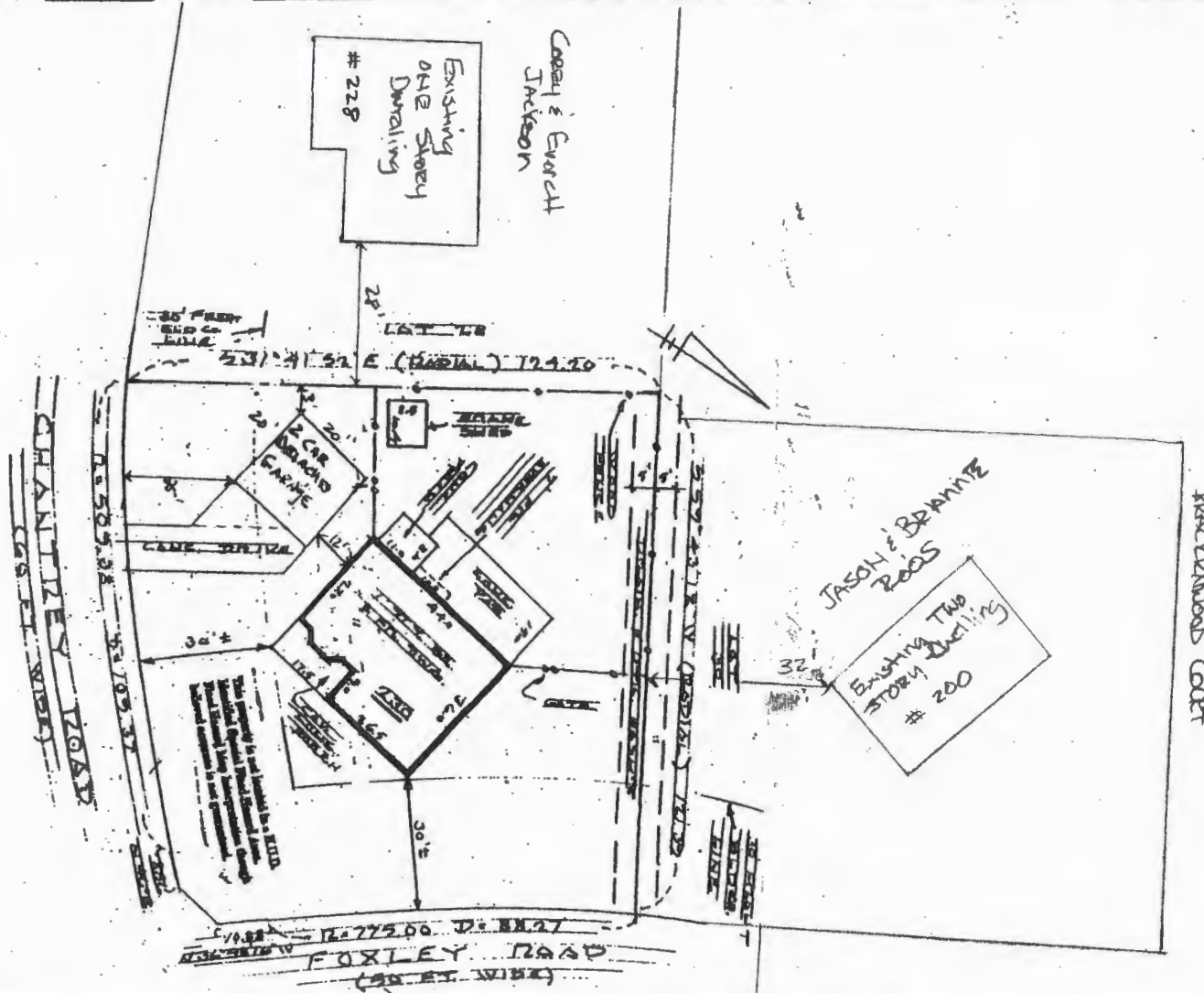
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VIOLATION CASE INFO:

No

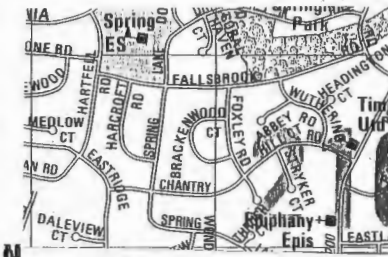
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Per. ECR 1