

MEMORANDUM

DATE: October 14, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0037-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 13, 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(11917 Meylston Drive)
8th Election District *
2nd Council District *
Roger D. and Mary E. Shewell *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0037-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, Roger D. and Mary E. Shewell ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed addition (garage) to have a side yard setback of 34 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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 letters of support were received from seven homeowners who reside on Meylston Drive, who have no objections to Petitioners' request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 21, 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 § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 9/10/15
By Sen

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.

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.

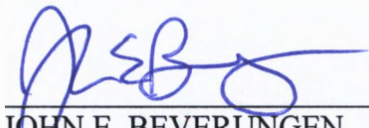
THEREFORE, IT IS ORDERED, this 10th day of **September, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed addition (garage) to have a side yard setback of 34 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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, Petitioners 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.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County
ORDER RECEIVED FOR FILING
Date 9/10/15
By Sen



KEVIN KAMENETZ
County Executive

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

September 10, 2015

Roger D. and Mary E. Shewell
11917 Meylston Drive
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 2016-0037-A
Property: 11917 Meylston Drive

Dear Mr. and Mrs. Shewell:

Enclosed please find a copy of the Order 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,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 11917 MEYLSTON DRIVE LUTHERVILLE 21093 Currently zoned RC-5
Deed Reference 16978 1133 10 Digit Tax Account # 1600005252
Owner(s) Printed Name(s) ROGER D. + MARY E. SHEWELL

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 1A04.3.B.2.b - to permit a proposed addition (garage) to have a side yard setback of 34 feet in lieu of the required 50 feet

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

- 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.

ORDER RECEIVED FOR FILING
Date 9/10/15
By Den

Owner(s)/Petitioner(s):

ROGER D. SHEWELL / MARY E. SHEWELL

Name #1 – Type or Print

Name #2 – Type or Print

Roger D. Shewell
Signature #1

Mary E. Shewell
Signature #2

11917 MEYLSTON DR. LUTHERVILLE MD
Mailing Address City State

21093 / 410 584-2693 / RDSHEWELL1@VERIZON.NET
Zip Code Telephone # 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:

ROGER D. SHEWELL

Name – Type or Print

Roger D. Shewell
Signature

11917 MEYLSTON DR LUTHERVILLE MD
Mailing Address City State

21093 / 410 584-2693 / RDSHEWELL1@VERIZON.NET
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 2016-0037-A

Filing Date 8/12/15

Estimated Posting Date 8/23/15

Reviewer [Signature]

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: 11917 MEYLSTON DRIVE LUTHERVILLE MARYLAND 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)

TO PERMIT AN ADDITION (2 CAR GARAGE) ONTO THE SIDE OF
AN EXISTING DWELLING WITH A 34' SIDE SETBACK IN LIEU OF
THE REQUIRED 50' SETBACK
LOCATION AT SIDE OF HOUSE IS PREFERABLE IN LIEU OF THE REAR
OF PROPERTY WITH A DETACHED GARAGE AS THERE IS A SEPTIC SYSTEM
AND DRAIN FIELD IN THE REAR OF THE PROPERTY. THIS WILL ALSO
GIVE ACCESS FROM EXISTING DWELLING TO ENTER PROPERTY IN BAD
WEATHER

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

Roger D Shewell
Signature of Owner (Affiant)

ROGER D. SHEWELL
Name- Print or Type

Mary E. Shewell
Signature of Owner (Affiant)

MARY E. SHEWELL
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 17th day of August, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Mary E Shewell and Roger D Shewell Sr

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

AS WITNESS my hand and Notaries Seal

LARRY W. FLAGG
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND

My Commission Expires 09/03/2017

[Signature]
Notary Public
9/3/2017
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 11917 MEYLSTON DRIVE

Beginning at a point on the east side of Meylston Drive, which has a 30-foot right of way, at the distance of 1475 feet north of the centerline of the nearest improved intersecting street Broadway Road, which has a 30-foot right of way.

Thence the following courses and distances: (1st Point of Call) N 87° 52' E 301.43', (2nd POC) N 4° 32' W 200', (3rd POC) S 88° 10' W 246.02', (4th POC) S 11° 24' E 200', back to the point of beginning as recorded in Deed #16978, Folio #00133, containing 1.24 acres. Located in the 8th Election District and 2nd Councilmanic District.

Item #0037

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

No. **128715**

Date: **8/12/15**

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$75.00

Total: **\$75.00**

Rec
From:

For:

zoning hearing - case # 2016-0037-A

case # 2016-0037-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2016-0037-A

Petitioner: ROGER D. SHEWELL

Address or Location: 11917 MEYLSTON DRIVE LUTHERVILLE, MD. 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROGER D. SHEWELL

Address: 11917 MEYLSTON DRIVE

LUTHERVILLE, MD 21093

Telephone Number: 410 584-2693

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0037 -A Address 11917 Meylston Dr
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/12/15 Posting Date: 8/23/15 Closing Date: 9/7/15

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 2016- 0037 -A Address 11917 Meylston Dr
Petitioner's Name Roger Shewell Telephone 410 584-2693
Posting Date: 8/23/15 Closing Date: 9/7/15
Wording for Sign: To Permit a proposed addition (garage) to have a
side yard setback of 34 feet in lieu of the required
50 feet

Revised 7/18/14

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0037 -A Address 11917 Meylston Dr

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

Filing Date: 8/12/15 Posting Date: 8/23/15 Closing Date: 9/7/15

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(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0037 -A Address 11917 Meylston Dr
Petitioner's Name Roger Shewell Telephone 410 584-2643
Posting Date: 8/23/15 Closing Date: 9/7/15
Wording for Sign: To Permit a proposed addition (garage) to have a
side yard setback of 34 feet in lieu of the required
50 feet

Revised 7/18/14

CERTIFICATE OF POSTING

Date: 08/21/2015

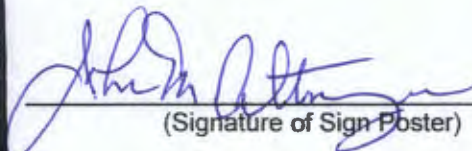
RE: Project Name: Administrative Variance
Case Number /PAI Number: 2016-0037-A
Petitioner/Developer: Roger Shewell
Date of Hearing/Closing: 09/07/15

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 11917 Meylston Drive

The sign(s) were posted on 08/21/2015

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, Md. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

8-20

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 _____)

8-17

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

NO objection

COMMUNITY ASSOCIATION

Aug.

ADJACENT PROPERTY OWNERS

7 Homeowners - NO objections

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 8-2-15

by Altmeier

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

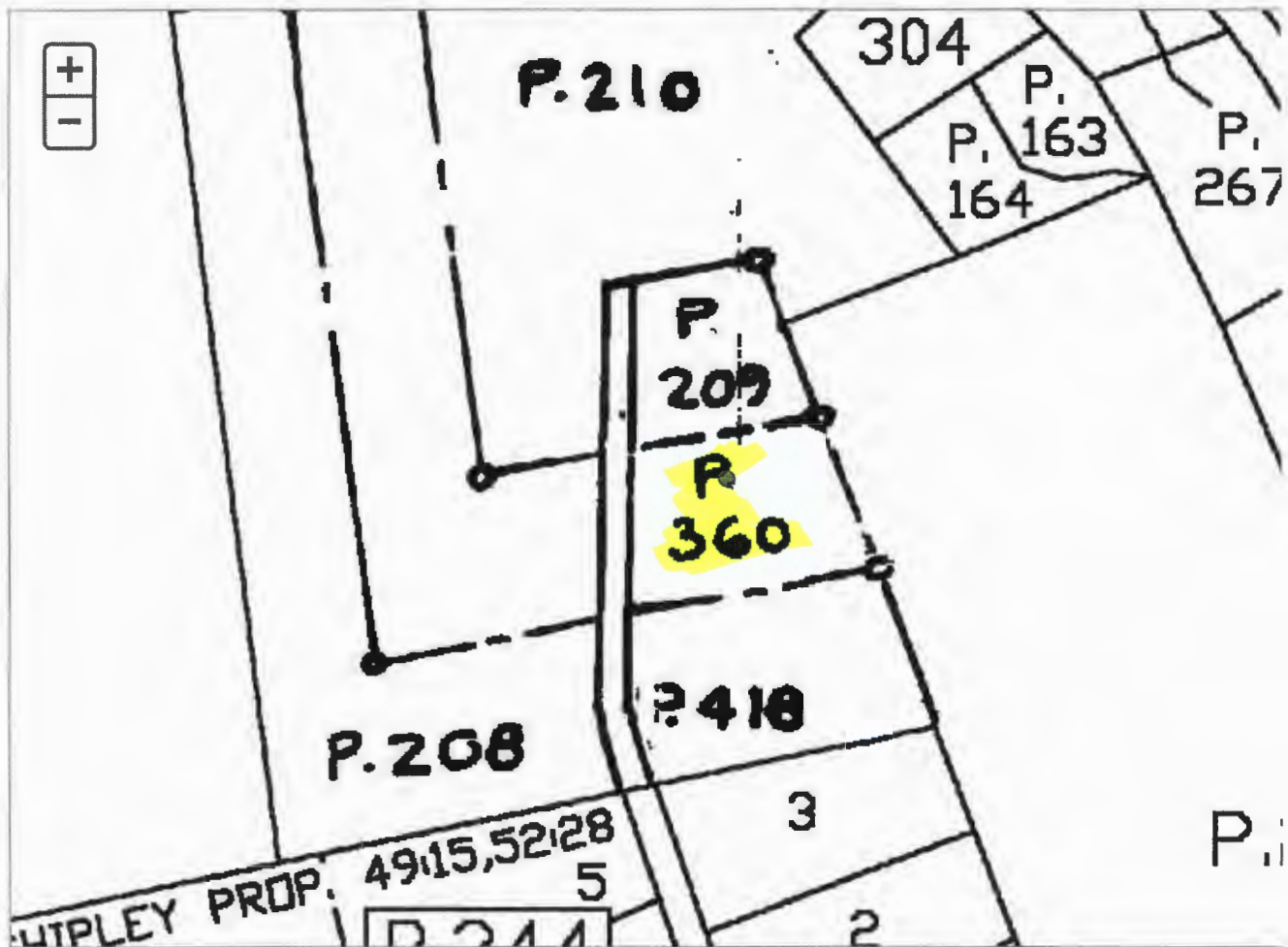
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 1600005252			
Owner information					
Owner Name:		SHEWELL ROGER D SHEWELL MARY E		Use:	RESIDENTIAL
Mailing Address:		11917 MEYLSTON DR LUTHERVILLE MD 21093-1616		Principal Residence:	YES
				Deed Reference:	/16978/ 00133
Location & Structure Information					
Premises Address:		11917 MEYLSTON DR 0-0000		Legal Description:	1.24 AC ES 11917 MEYLSTON DR 1475 N BROADWAY RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0050	0024	0360		0000	2014
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2003	4,168 SF		1.2400 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	STUCCO	3 full/ 1 half	1 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		179,200	179,200		
Improvements		547,400	486,600		
Total:		726,600	665,800	665,800	665,800
Preferential Land:		0			0
Transfer Information					
Seller: WANG KO PEN		Date: 10/22/2002		Price: \$185,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /16978/ 00133		Deed2:	
Seller: KAUFFMAN PATRICIA M		Date: 11/27/1987		Price: \$130,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07735/ 00836		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
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 05/07/2008					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **08** Account Number: **1600005252**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

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

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



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

 Loading... Please Wait. Loading... Please Wait. -->

Baltimore County Department of Permits
Approvals and Inspections Zoning Review

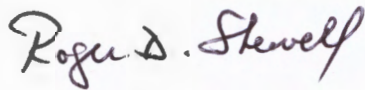
RE: **CASE # 2016-0037-A**

TO WHOM IT MAY CONCERN:

I have applied for a variance for the side setback of 34 feet in lieu of the 50 feet required, to allow me to build an attached garage to my house. I live on an access lane off of Meylston Drive with a total of eight houses on this access lane. I have made the other seven homeowners on the access lane aware of what I want to do with the addition of an attached garage and asked them if they did not have any objections to me building this garage, to please sign a letter saying that they have no objections. I am enclosing the seven letters from my neighbors stating that they have no objections to me building the garage.

Please take these letters, from my neighbors, in consideration when you make your decision on my variance.

Thank you,

A handwritten signature in dark ink, reading "Roger D. Shewell". The signature is written in a cursive style with a large, stylized 'R' and 'S'.

Roger D. Shewell
11917 Meylston Drive
Lutherville, MD 21093

Dear Lucy,

Today I went to Baltimore County to file for a variance to erect a 2 car garage attached to the back side of my house on the driveway side. I had to file a variance because my side setback is only 34 feet and zoning requires 50'. There will be a sign posted on my property from August 23, 2015 to September 7, 2015 stating that I have applied for a variance. I am asking each of the neighbors on the access lane if they have no objections to my addition to please sign below stating that. If you have any questions or objections, please call me to discuss at 410 453-0845.

Thank you,

Roger and Mary Shewell
11917 Meylston Drive
Lutherville, MD 21093

I, Lucy Shipley, being the owner of the property at 11901 Meylston Drive, Account #081900006107, have no objection to the Shewell's erecting a 2 car attached garage on their property.

Lucy Shipley
Lucy Shipley

Date

8/12/15



CASE # 2016-0037-A

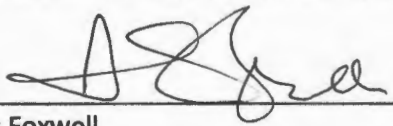
Dear Iris,

Today I went to Baltimore County to file for a variance to erect a 2 car garage attached to the back side of my house on the driveway side. I had to file a variance because my side setback is only 34 feet and zoning requires 50'. There will be a sign posted on my property from August 23, 2015 to September 7, 2015 stating that I have applied for a variance. I am asking each of the neighbors on the access lane if they have no objections to my addition to please sign below stating that. If you have any questions or objections, please call me to discuss at 410 453-0845.

Thank you,

Roger and Mary Shewell
11917 Meylston Drive
Lutherville, MD 21093

I, Iris Foxwell, being the owner of the property at 11901 Meylston Drive, Account #082000000128, have no objection to the Shewell's erecting a 2 car attached garage on their property. ✓



Iris Foxwell

Date 8/12/15

CASE # 2016-0037-A

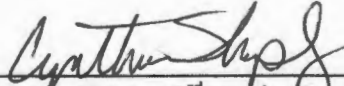
Dear Bud and Cindy,

Today I went to Baltimore County to file for a variance to erect a 2 car garage attached to the back side of my house on the driveway side. I had to file a variance because my side setback is only 34 feet and zoning requires 50'. There will be a sign posted on my property from August 23, 2015 to September 7, 2015 stating that I have applied for a variance. I am asking each of the neighbors on the access lane if they have no objections to my addition to please sign below stating that. If you have any questions or objections, please call me to discuss at 410 453-0845.

Thank you,

Roger and Mary Shewell
11917 Meylston Drive
Lutherville, MD 21093

I, Maurice Shipley 3rd and Cynthia Shipley, being the owner of the property at 11903 Meylston Drive, Account #0819000006110, have no objection to the Shewell's erecting a 2 car attached garage on their property. ✓



Maurice Shipley 3rd and/or Cynthia Shipley

Date August 12, 2015

CASE # 2016-0037-A

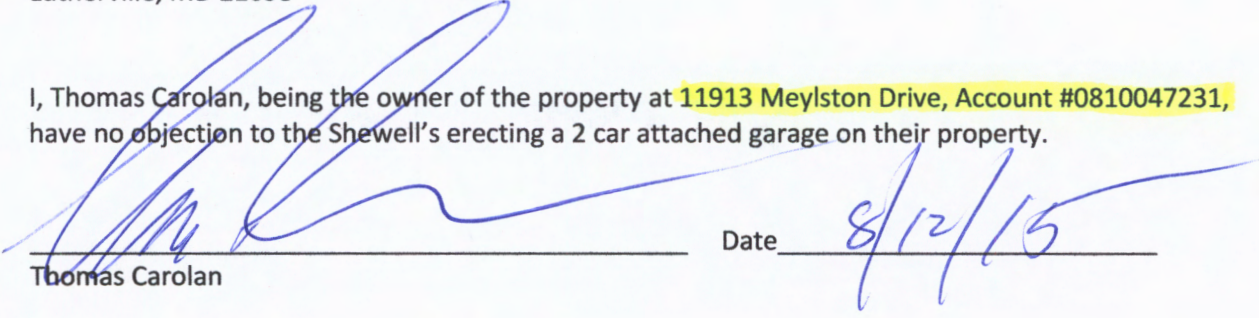
Dear Tom,

Today I went to Baltimore County to file for a variance to erect a 2 car garage attached to the back side of my house on the driveway side. I had to file a variance because my side setback is only 34 feet and zoning requires 50'. There will be a sign posted on my property from August 23, 2015 to September 7, 2015 stating that I have applied for a variance. I am asking each of the neighbors on the access lane if they have no objections to my addition to please sign below stating that. If you have any questions or objections, please call me to discuss at 410 453-0845.

Thank you,

Roger and Mary Shewell
11917 Meylston Drive
Lutherville, MD 21093

I, Thomas Carolan, being the owner of the property at 11913 Meylston Drive, Account #0810047231, have no objection to the Shewell's erecting a 2 car attached garage on their property. ✓


Thomas Carolan

Date

8/12/15

CASE # 2016-0037-A

Dear Anne,

Today I went to Baltimore County to file for a variance to erect a 2 car garage attached to the back side of my house on the driveway side. I had to file a variance because my side setback is only 34 feet and zoning requires 50'. There will be a sign posted on my property from August 23, 2015 to September 7, 2015 stating that I have applied for a variance. I am asking each of the neighbors on the access lane if they have no objections to my addition to please sign below stating that. If you have any questions or objections, please call me to discuss at 410 453-0845.

Thank you,

Roger and Mary Shewell
11917 Meylston Drive
Lutherville, MD 21093

I, Anne Shelton, being the owner of the property at 11918 Meylston Drive, Account #080810047230, have no objection to the Shewell's erecting a 2 car attached garage on their property. ✓

Anne H. Shelton Date 8-13-15
Anee Shelton

CASE # 2016-0037-A

Dear Carol,

Today I went to Baltimore County to file for a variance to erect a 2 car garage attached to the back side of my house on the driveway side. I had to file a variance because my side setback is only 34 feet and zoning requires 50'. There will be a sign posted on my property from August 23, 2015 to September 7, 2015 stating that I have applied for a variance. I am asking each of the neighbors on the access lane if they have no objections to my addition to please sign below stating that. If you have any questions or objections, please call me to discuss at 410 453-0845.

Thank you,

Roger and Mary Shewell
11917 Meylston Drive
Lutherville, MD 21093

I, Carol Danz, being the owner of the property at 11919 Meylston Drive, Account #0804000375, have no objection to the Shewell's erecting a 2 car attached garage on their property. ✓

Carol Danz Date 08/13/15
Carol Danz

CASE # 2016-0037-A

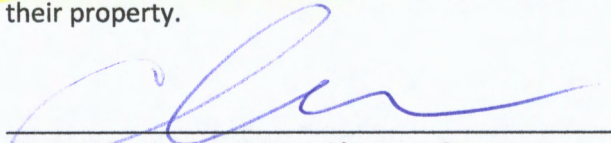
Dear Chris and Jennifer,

Today I went to Baltimore County to file for a variance to erect a 2 car garage attached to the back side of my house on the driveway side. I had to file a variance because my side setback is only 34 feet and zoning requires 50'. There will be a sign posted on my property from August 23, 2015 to September 7, 2015 stating that I have applied for a variance. I am asking each of the neighbors on the access lane if they have no objections to my addition to please sign below stating that. If you have any questions or objections, please call me to discuss at 410 453-0845.

Thank you,

Roger and Mary Shewell
11917 Meylston Drive
Lutherville, MD 21093

I, Christopher Paternotte and Jennifer Paternotte, being the owner of the property at 11920 Meylston Drive, Account #081600005253, have no objection to the Shewell's erecting a 2 car attached garage on their property. ✓



Christopher Paternotte and/or Jennifer Paternotte

Date 8/26/15

CASE # 2016-0037-A



KEVIN KAMENETZ
County Executive

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

September 1, 2015

Roger D. & Mary E. Shewell
11917 Meylston Drive
Lutherville MD 21093

RE: Case Number: 2016-0037 A, Address: 11917 Meylston Drive

Dear Mr. & Ms. Shewell:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 12, 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, reading "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
Douglas H. Simmons, Acting Administrator

Date: 8/17/15

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

RE: Baltimore County
Item No. 2016-0037-A
Administrative Variance
Roger D. & Mary E. Shevell
11917 Meylston Drive

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. 2016-0037-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

DATE: August 20, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For August 24, 2015
Item No. 2016-0034, 0035, 0037, 0038 and 0039

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\ZAC08242015.doc



FROM ADDITION SIDE OF
11917 LOOKING TOWARDS
11913 PROPERTY

Item #0037

Item #0037

FROM LOCATION OF ADDITION
ON 11917 LOOKING
TOWARDS 11919 PROPERTY



FROM ADDITION LOCATION
ON 11917 LOOKING TOWARDS
FRONT OF PROPERTY AT
ACCESS LANE

Item #0037

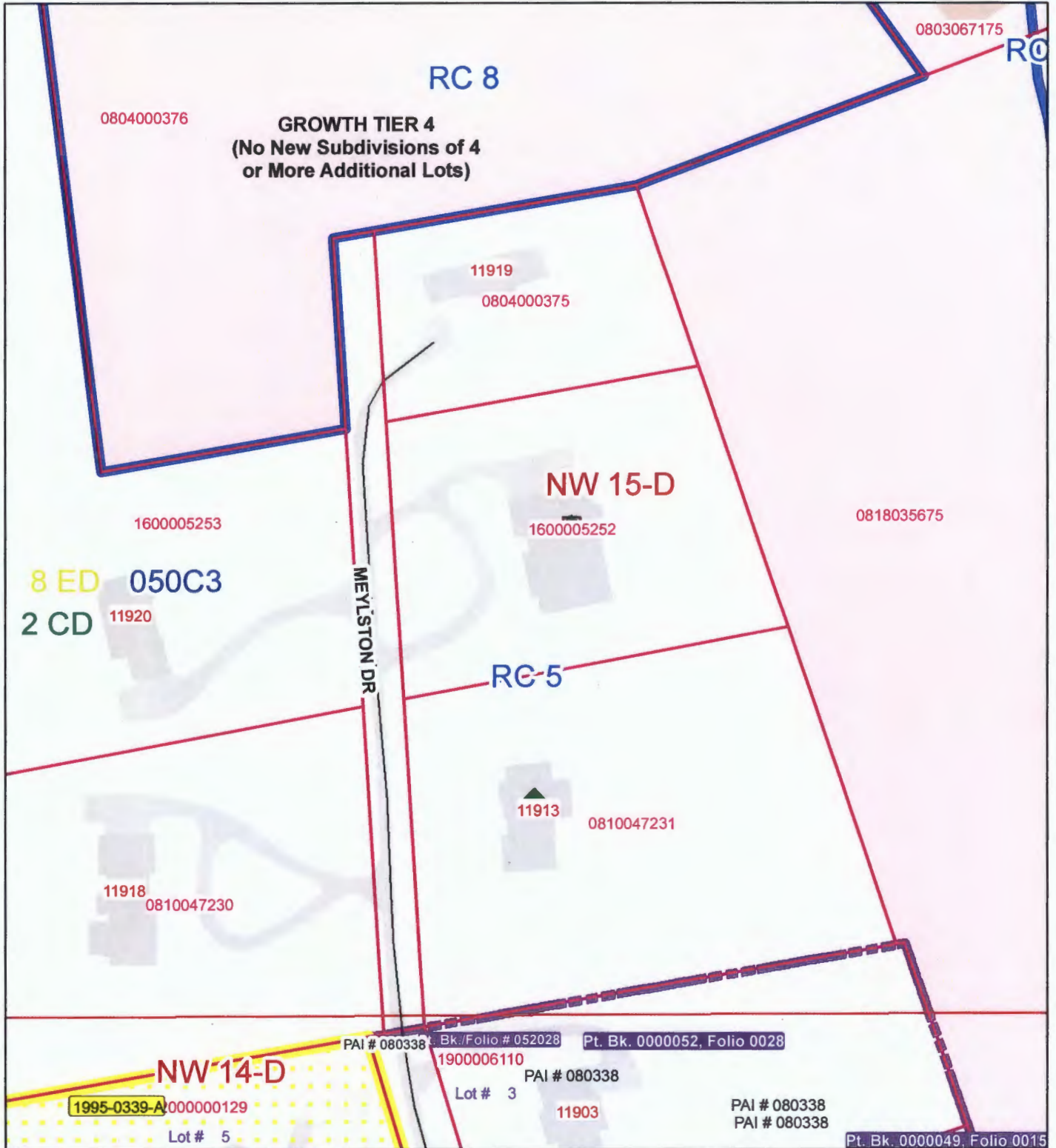


FRONT VIEW OF 1917
LOOKING BACK TO
WHERE ADDITION WILL
BE ADDED

Item #0037

ADDITION

11917 Meylston Drive



Publication Date: 8/11/2015



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



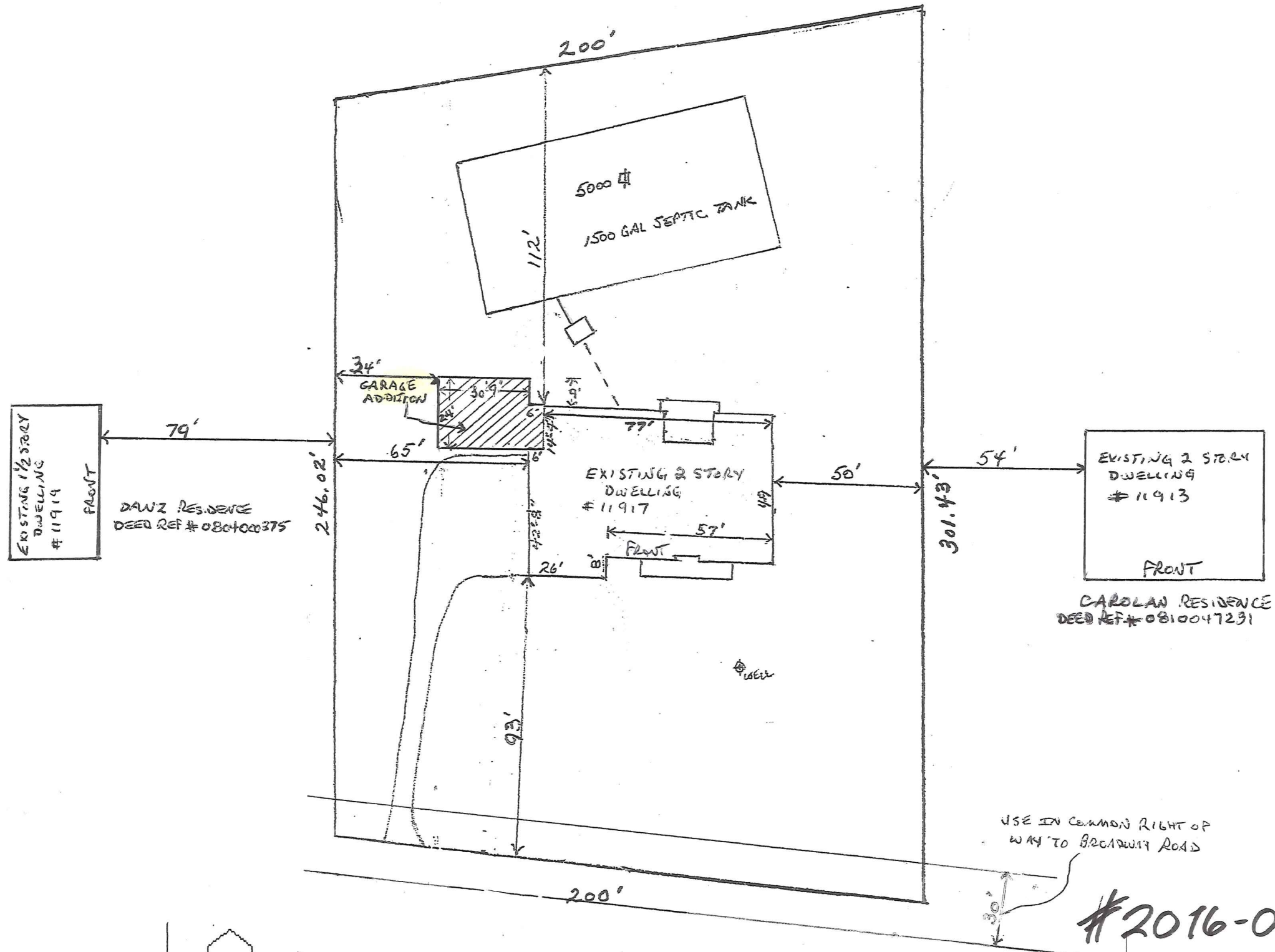
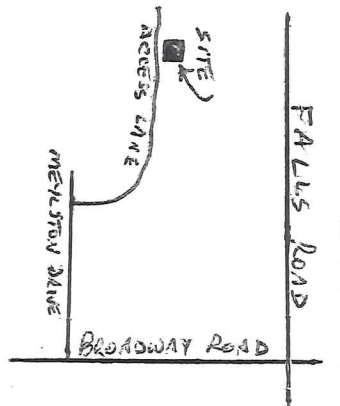
0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0037

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11917 MEYLSTON DRIVE 21093 OWNER(S) NAME(S) ROGER D. & MARY E. SHEWELL
 SUBDIVISION NAME _____ N/A LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1600005252 DEED REF. # 16978/00133

SITE VICINITY MAP



N
 MAP IS NOT TO SCALE
 ZONING MAP# 05063
 SITE ZONED RC-5
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 1.24
 OR SQUARE FEET _____
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC _____ PRIVATE X
 SEWER IS: PUBLIC _____ PRIVATE X
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

PLAN DRAWN BY ROGER SHEWELL DATE 8-10-15 SCALE: 1 INCH = 40 FEET

#2016-0037-A

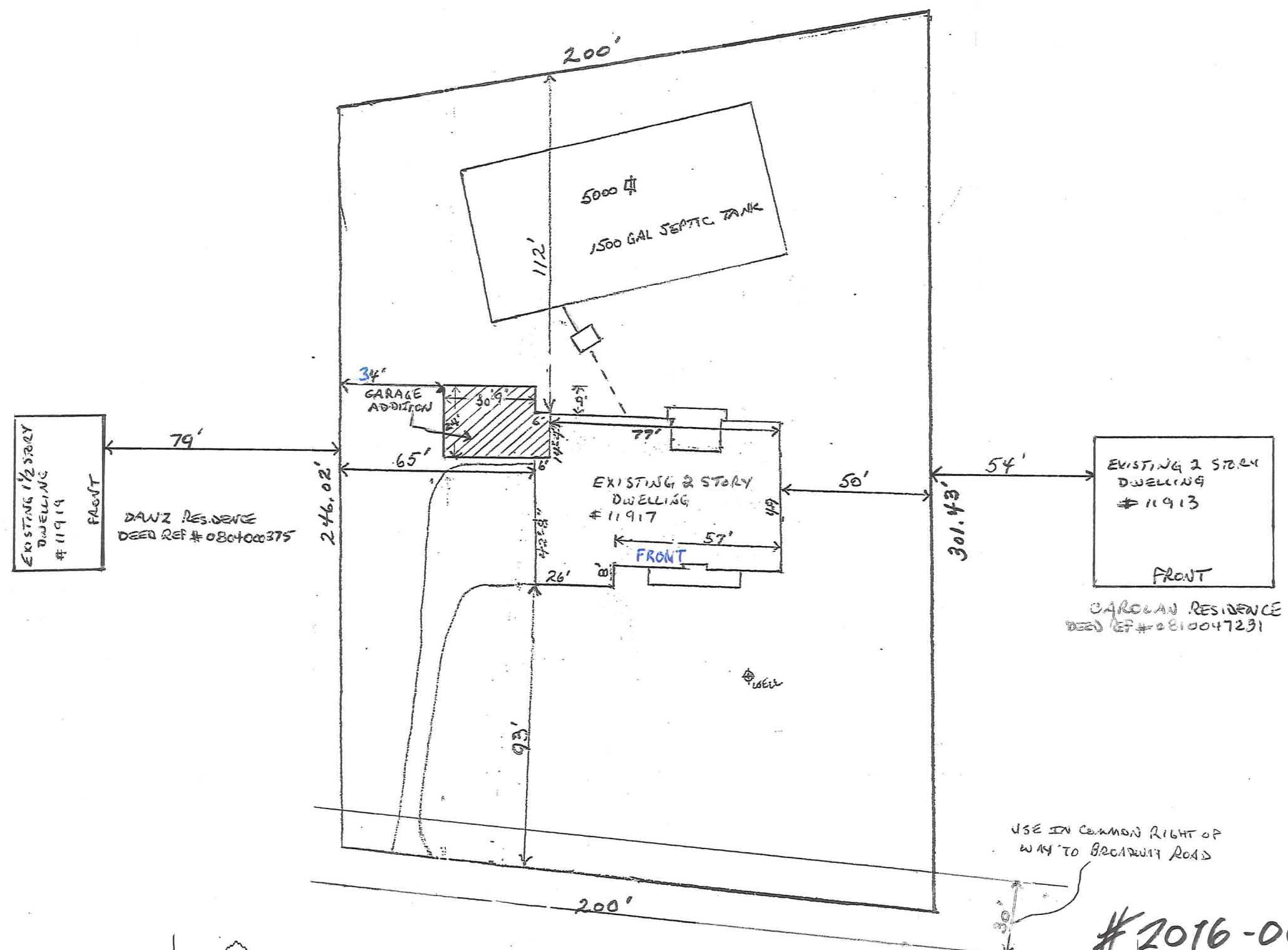
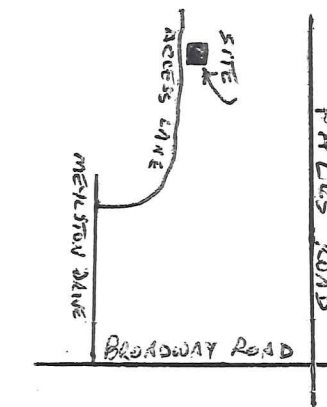
R.S.

VIOLATION CASE INFO:

Pet. Ex. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11917 MEYLSTON DRIVE 21093 OWNER(S) NAME(S) ROGER D. & MARY E. SHEWELL
 SUBDIVISION NAME _____ N/A LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1600005252 DEED REF. # 16978/00133

SITE VICINITY MAP



N
 MAP IS NOT TO SCALE
 ZONING MAP# 05003
 SITE ZONED RC-5
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 1.24
 OR SQUARE FEET _____
 HISTORIC? No
 IN CECA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

PLAN DRAWN BY ROGER SHEWELL DATE 8-10-15 SCALE: 1 INCH = 40 FEET

#2016-0037-A
R.D.

VIOLATION CASE INFO: