

IN RE: PETITION FOR ADMIN. VARIANCE \*  
(10542 Windlass Run Road)  
15<sup>th</sup> Election District \*  
6<sup>th</sup> Council District \*  
Jomy and Mary Antony \*  
Petitioners \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
CASE NO. 2016-0055-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, Jomy and Mary Antony ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (shed) on a corner lot to be located in the third of the lot closest to the street side in lieu of the required in the third of the lot farthest removed from the street. 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. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated September 11, 2015 and indicated if approved, the shed should be screened with a "CLASS A" landscape planting along Campbell Boulevard, which would require a Landscape Plan.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 4, 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

ORDER RECEIVED FOR FILING

Date 9-24-15

By DW

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 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.

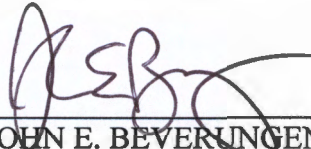
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24<sup>th</sup> day of **September, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (shed) on a corner lot to be located in the third of the lot closest to the street side in lieu of the required in the third of the lot farthest removed from the street, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must comply with the ZAC comment received from the Bureau of Development Plans Review (DPR) dated September 11, 2015; a copy of which is attached hereto and made a part thereof.

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: ~~OP~~ ORDER RECEIVED FOR FILING

Date 9-24-15 2

By BW

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

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

**FROM:** Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 7, 2015  
Item No. 2016-0055

**DATE:** September 11, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

If approved, the shed should be screened with a "CLASS A" landscape planting along Campbell Blvd. This would require a Landscape Plan.

\* \* \* \* \*

DAK:CEN  
cc:file

ZAC-ITEM NO 16-0055-09142015.doc

**ORDER RECEIVED FOR FILING**

Date 9-24-15

By OW



# 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 10542 WINDLASS RUN RD, MIDDLE RIVER MD 21220 Currently zoned DR 3-5  
 Deed Reference 31265 100205 10 Digit Tax Account # 2500007213  
 Owner(s) Printed Name(s) JOMY ANTONY, MARY ANTONY

(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/plot attached hereto and made a part hereof, hereby petition for an:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 of BCZR to permit a proposed accessory building (shed) on a corner lot to be located in the third of the lot closest to the street side in lieu of the required in the third of the lot farthest removed from the street.

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.

Owner(s)/Petitioner(s):

JOMY ANTONY, MARY ANTONY  
 Name #1 - Type or Print Name #2 - Type or Print

Jomy Antony Mary Antony  
 Signature #1 Signature #2

10542 WINDLASS RUN RD MIDDLE RIVER MD  
 Mailing Address City State

21220, 410 375-7102, JomyAntony@6.MAIL.COM  
 Zip Code Telephone # Email Address

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

- NA -  
 Name- Type or Print  
 Signature  
 Mailing Address City State  
 Zip Code Telephone # Email Address

Representative to be contacted:

JOMY ANTONY  
 Name - Type or Print  
 Signature  
10542 WINDLASS RUN RD, MIDDLE RIVER MD  
 Mailing Address City State  
21220, 410-375-7102, JomyAntony@6.MAIL.COM  
 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 2016-0055-A Filing Date 8/28/15 Estimated Posting Date 9/6/15 Reviewer AT  
- 9/21/15  
 Rev 5/8/2014



## THE ZONING HEARING PROPERTY DESCRIPTION

### ZONING PROPERTY DESCRIPTION FOR 10542 WINDLASS RUN ROAD, MIDDLE RIVER, MD 21220

Beginning at a point on the south-west of Windlass Run Road which is 50 feet wide at the North-West corner of the intersecting street Campbell Blvd which is 70 feet wide.

Being Lot 1, Block (NA), Section (NA) in the subdivision of Powell Property as recorded in Baltimore County Plat book # 79, Folio# 102 containing 13,930 square feet. Located in the 15<sup>th</sup> Election District and 6<sup>th</sup> Council District.

2016-0055-A

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

No. **128726**  
Date: **8/25/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW  
9/31/2015 8/31/2015 09:24:16 4

RECEIPT # 481148 9/31/2015 OFLN

Dept 5 520 ZONING VERIFICATION  
ID. 128726

Recpt Tot \$75.00  
\$75.00 CK \$1.00 CA  
Baltimore County, Maryland

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

Total: **\$75-**

Rec From: **Jomy ANTONY**  
For: **10542 WINDLASS RUN RD**  
**2016-0055-A**

DISTRIBUTION

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

CASHIER'S  
VALIDATION

# CERTIFICATE OF POSTING

Date: SEPTEMBER 4, 2015

RE: Project Name: 10542 WINDLASS RUN ROAD  
Case Number /PAI Number: 2016-0055-A  
Petitioner/Developer: JOMY ANTONY  
Date of Hearing/Closing: SEPTEMBER 21, 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 10542 WINDLASS RUN ROAD

The sign(s) were posted on SEPTEMBER 4, 2015

(Month, Day, Year)

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

CASE NO. 2016-0055-A

REQUEST: TO PERMIT A PROPOSED ACCESSORY BUILDING (SHED) ON A CORNER LOT TO BE LOCATED IN THE THIRD OF THE LOT CLOSEST TO THE STREET SIDE IN LIEU OF THE REQUIRED THIRD OF THE LOT FARTEST REMOVED FROM THE STREET

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 the request is received in the Zoning Review Office before 5 P.M. on:

SEPTEMBER 21, 2015

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204  
(410) 887-3391

UNDER PENALTY OF LAW,

DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE

*David Billingsley*

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2016- 0055 -A Address 10542 Windlass Run Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 8/28/15 Posting Date: 9/6/15 Closing Date: 9/21/15

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- 0055 -A Address 10542 Windlass Run Road

Petitioner's Name Tomy Antony Telephone 410-375-7102

Posting Date: 9/6/15 Closing Date: 9/21/15

Wording for Sign: To Permit a proposed accessory building (shed) on a corner lot to be located in the third of the lot closest to the street side in lieu of the required in the third of the lot farthest removed from the street.

Revised 7/21/15



## **M E M O R A N D U M**

DATE: October 27, 2015  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2016-0055-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on October 26, 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

C H E C K L I S T

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>9-11</u>                     | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>C</u>                                                |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                   |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>9-10</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>9-4-15</u> by <u>Billingley</u>                              |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |

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

\_\_\_\_\_  
\_\_\_\_\_

Real Property Data Search ( w4)

Guide to searching the database

## Search Result for BALTIMORE COUNTY

| View Map                                            |                                  | View GroundRent Redemption                       |                                                              | View GroundRent Registration                                                          |                             |
|-----------------------------------------------------|----------------------------------|--------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------|
| <b>Account Identifier:</b>                          |                                  | <b>District - 15 Account Number - 2500007213</b> |                                                              |                                                                                       |                             |
| <b>Owner Information</b>                            |                                  |                                                  |                                                              |                                                                                       |                             |
| <b>Owner Name:</b>                                  |                                  | ANTONY JOMY<br>ANTONY MARY                       |                                                              | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES                            |                             |
| <b>Mailing Address:</b>                             |                                  | 10542 WINDLASS RUN<br>RD<br>BALTIMORE MD 21220-  |                                                              | <b>Deed Reference:</b> /31265/ 00205                                                  |                             |
| <b>Location &amp; Structure Information</b>         |                                  |                                                  |                                                              |                                                                                       |                             |
| <b>Premises Address:</b>                            |                                  | 10542 WINDLASS RUN<br>RD<br>BALTIMORE 21220-     |                                                              | <b>Legal Description:</b> 0.3198 AC<br>10542 WINDLASS RUN RD<br>SS<br>POWELL PROPERTY |                             |
| <b>Map:</b>                                         | <b>Grid:</b>                     | <b>Parcel:</b>                                   | <b>Sub District:</b>                                         | <b>Subdivision:</b>                                                                   | <b>Section: Block: Lot:</b> |
| 0083                                                | 0014                             | 0725                                             |                                                              | 0000                                                                                  | 1                           |
| <b>Assessment Year:</b> 2015                        |                                  |                                                  |                                                              | <b>Plat No:</b> 0079/<br><b>Plat Ref:</b> 0102                                        |                             |
| <b>Special Tax Areas:</b>                           |                                  |                                                  | <b>Town:</b> NONE<br><b>Ad Valorem:</b><br><b>Tax Class:</b> |                                                                                       |                             |
| <b>Primary Structure Built</b>                      | <b>Above Grade Enclosed Area</b> | <b>Finished Basement Area</b>                    | <b>Property Land Area</b>                                    | <b>County Use</b>                                                                     |                             |
| 2011                                                | 3,448 SF                         | 1600 SF                                          | 13,930 SF                                                    | 04                                                                                    |                             |
| <b>Stories</b>                                      | <b>Basement</b>                  | <b>Type</b>                                      | <b>Exterior</b>                                              | <b>Full/Half Bath</b>                                                                 | <b>Garage</b>               |
| 2                                                   | YES                              | STANDARD UNIT                                    | SIDING                                                       | 3 full/ 1 half                                                                        | 2 Attached                  |
| <b>Last Major Renovation</b>                        |                                  |                                                  |                                                              |                                                                                       |                             |
| <b>Value Information</b>                            |                                  |                                                  |                                                              |                                                                                       |                             |
|                                                     |                                  | <b>Base Value</b>                                | <b>Value As of 01/01/2015</b>                                | <b>Phase-in Assessments As of 07/01/2015 As of 07/01/2016</b>                         |                             |
| <b>Land:</b>                                        |                                  | 82,400                                           | 162,900                                                      |                                                                                       |                             |
| <b>Improvements</b>                                 |                                  | 423,200                                          | 350,500                                                      |                                                                                       |                             |
| <b>Total:</b>                                       |                                  | 505,600                                          | 513,400                                                      | 508,200                                                                               | 510,800                     |
| <b>Preferential Land:</b>                           |                                  | 0                                                |                                                              |                                                                                       | 0                           |
| <b>Transfer Information</b>                         |                                  |                                                  |                                                              |                                                                                       |                             |
| <b>Seller:</b> NVR INC                              |                                  | <b>Date:</b> 10/11/2011                          |                                                              | <b>Price:</b> \$520,000                                                               |                             |
| <b>Type:</b> ARMS LENGTH IMPROVED                   |                                  | <b>Deed1:</b> /31265/ 00205                      |                                                              | <b>Deed2:</b>                                                                         |                             |
| <b>Seller:</b>                                      |                                  | <b>Date:</b> 04/12/2011                          |                                                              | <b>Price:</b> \$235,000                                                               |                             |
| <b>Type:</b> NON-ARMS LENGTH OTHER                  |                                  | <b>Deed1:</b> /30703/ 00475                      |                                                              | <b>Deed2:</b>                                                                         |                             |
| <b>Seller:</b>                                      |                                  | <b>Date:</b>                                     |                                                              | <b>Price:</b>                                                                         |                             |
| <b>Type:</b>                                        |                                  | <b>Deed1:</b>                                    |                                                              | <b>Deed2:</b>                                                                         |                             |
| <b>Exemption Information</b>                        |                                  |                                                  |                                                              |                                                                                       |                             |
| <b>Partial Exempt Assessments:</b>                  | <b>Class</b>                     | <b>07/01/2015</b>                                |                                                              | <b>07/01/2016</b>                                                                     |                             |
| <b>County:</b>                                      | 000                              | 0.00                                             |                                                              |                                                                                       |                             |
| <b>State:</b>                                       | 000                              | 0.00                                             |                                                              |                                                                                       |                             |
| <b>Municipal:</b>                                   | 000                              | 0.00 0.00                                        |                                                              | 0.00 0.00                                                                             |                             |
| <b>Tax Exempt:</b>                                  |                                  | <b>Special Tax Recapture:</b>                    |                                                              |                                                                                       |                             |
| <b>Exempt Class:</b>                                |                                  | NONE                                             |                                                              |                                                                                       |                             |
| <b>Homestead Application Information</b>            |                                  |                                                  |                                                              |                                                                                       |                             |
| <b>Homestead Application Status:</b> No Application |                                  |                                                  |                                                              |                                                                                       |                             |

## Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **2500007213**

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





KEVIN KAMENETZ  
*County Executive*

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

September 21, 2015

Jomy & Mary Antony  
10542 Windlass Run Road  
Middle River MD 21220

RE: Case Number: 2016-0055 A, Address: 10542 Windlass Run Road

Dear Mr. & Ms. Antony:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 28, 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 K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary  
Douglas H. Simmons, Acting Administrator

Date: 9/10/15

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

RE: Baltimore County  
Item No. 2016-0055-A  
Administrative Variance  
Tomy & Mary Anthony  
10542 Windlass Run Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0055-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,

A handwritten signature in blue ink, appearing to read "David W. Peake".

David W. Peake  
Metropolitan District Engineer – District 4  
Baltimore & Harford Counties

DWP/RAZ

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** September 11, 2015

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 7, 2015  
Item No. 2016-0055

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

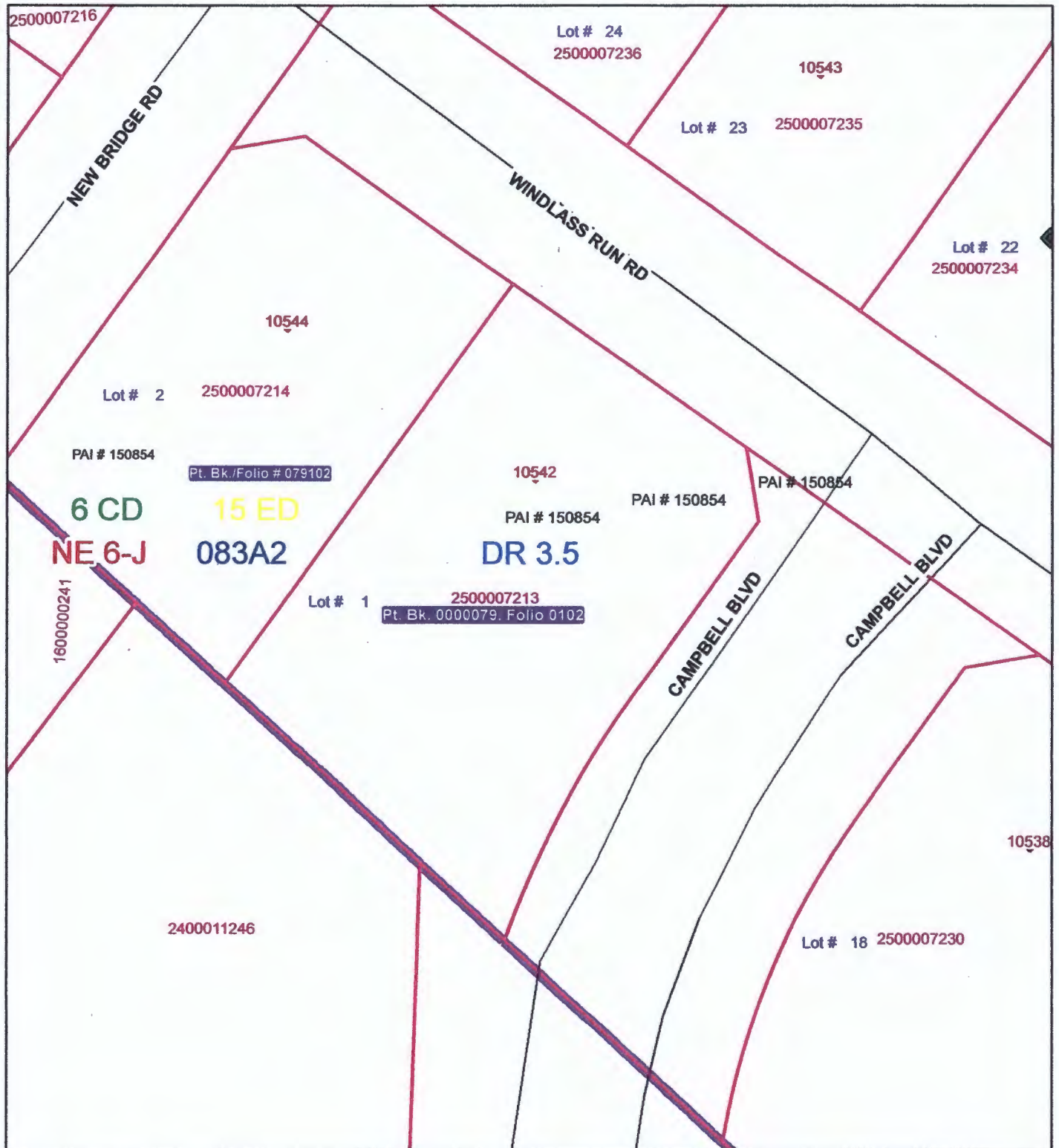
If approved, the shed should be screened with a "CLASS A" landscape planting along Campbell Blvd. This would require a Landscape Plan.

\* \* \* \* \*

DAK:CEN  
cc:file

ZAC-ITEM NO 16-0055-09142015.doc

# 10542 Windlass Run Road



Publication Date: 8/14/2015



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

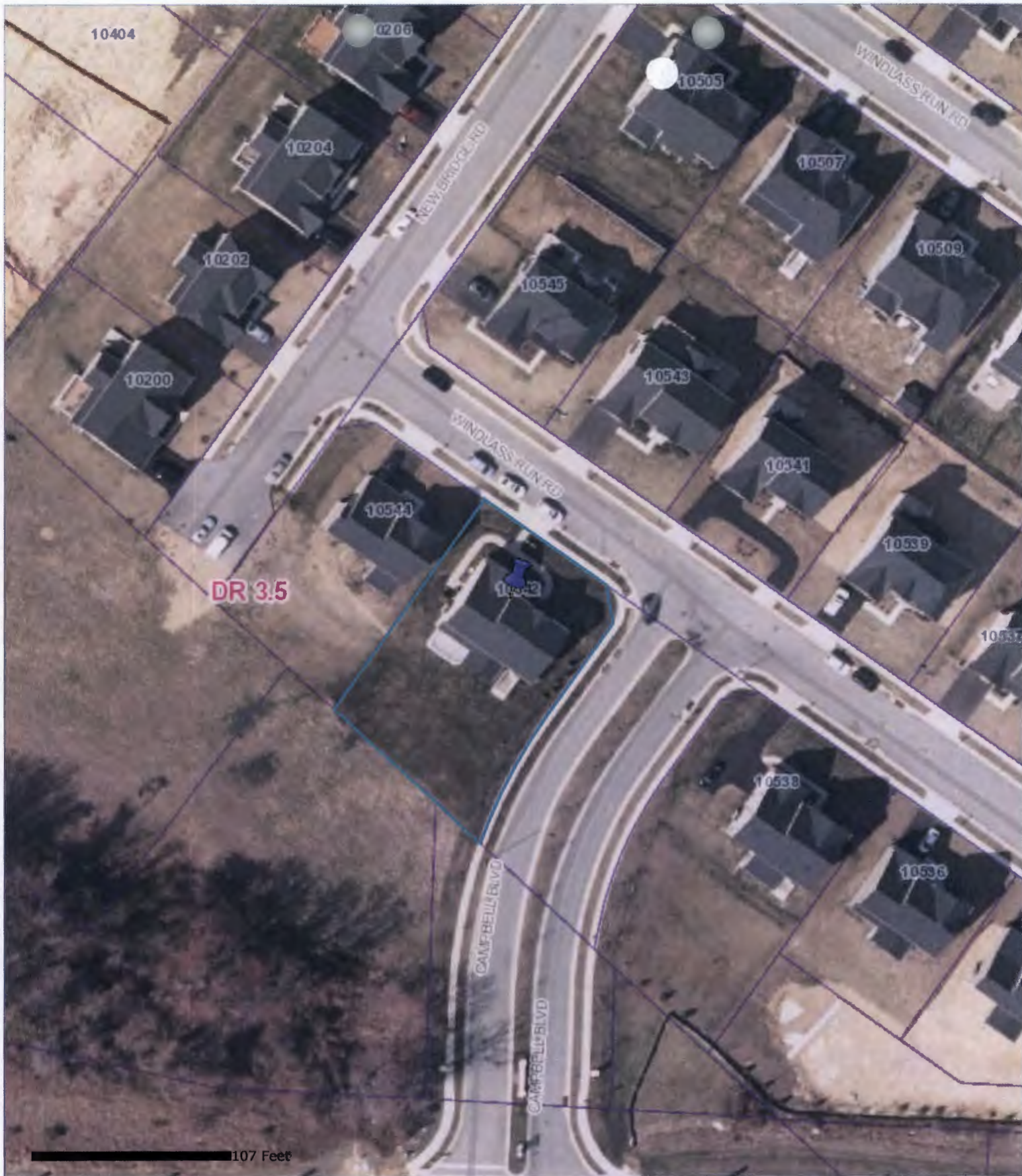


0 10 20 40 60 80 Feet

1 inch = 40 feet

2016-0055-A





My Neighborhood Map

Created By  
Baltimore County  
My Neighborhood



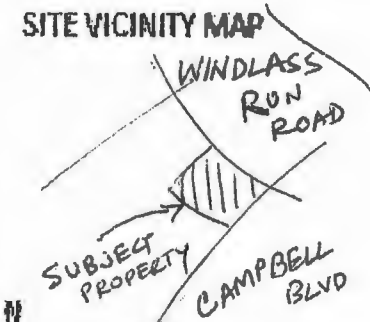
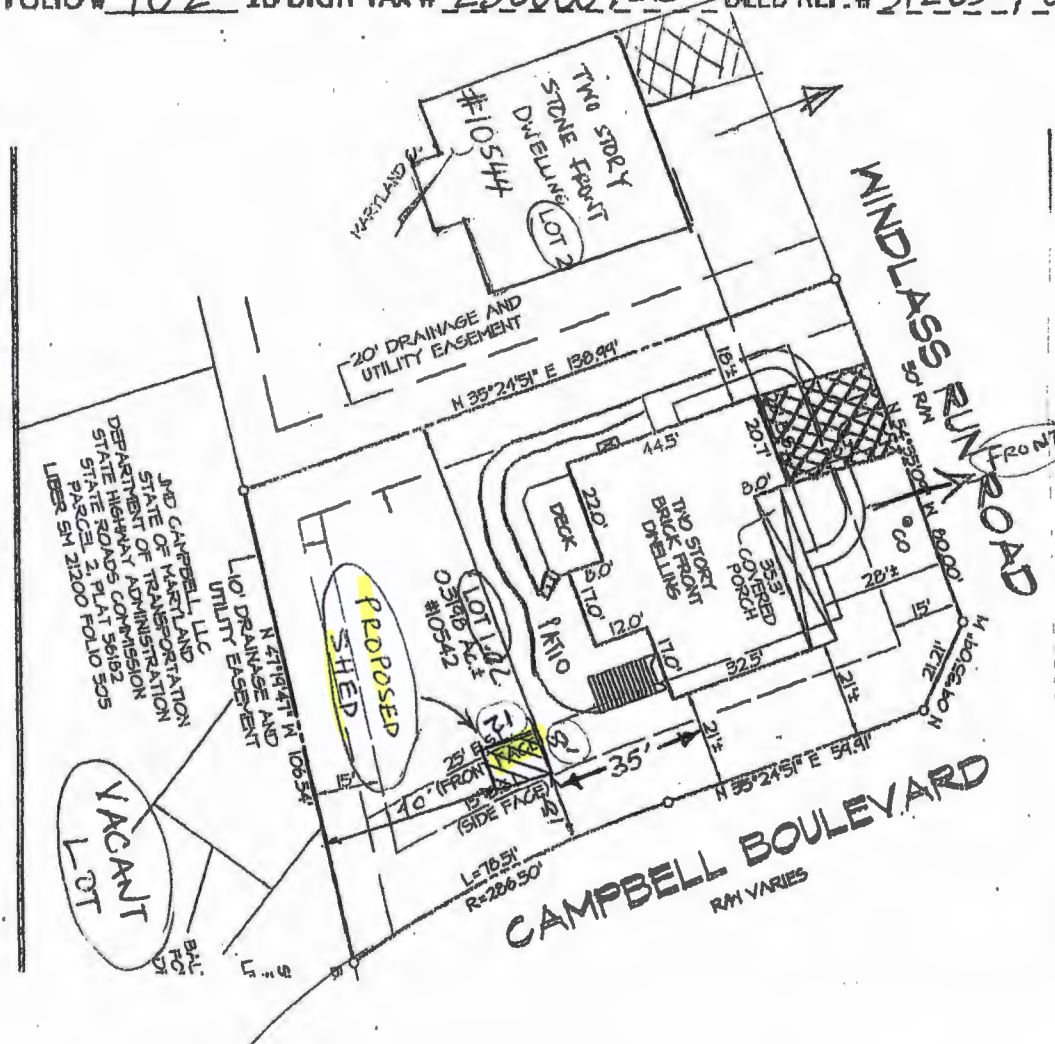
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Printed 8/25/2015

2016-0055-A



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 10542 WINDLASS RUN ROAD OWNER(S) NAME(S) JOMY ANTONY, MARY ANTONY  
 SUBDIVISION NAME POWELL PROPERTY LOT # 1 BLOCK # - SECTION # -  
 PLAT BOOK # 79 FOLIO # 102 10 DIGIT TAX # 2500007213 DEED REF. # 31265/00205



MAP IS NOT TO SCALE

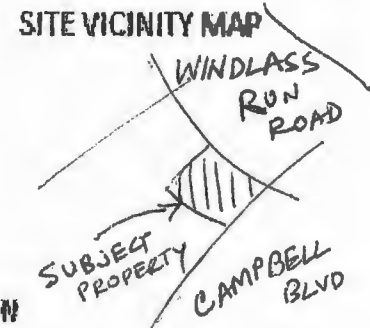
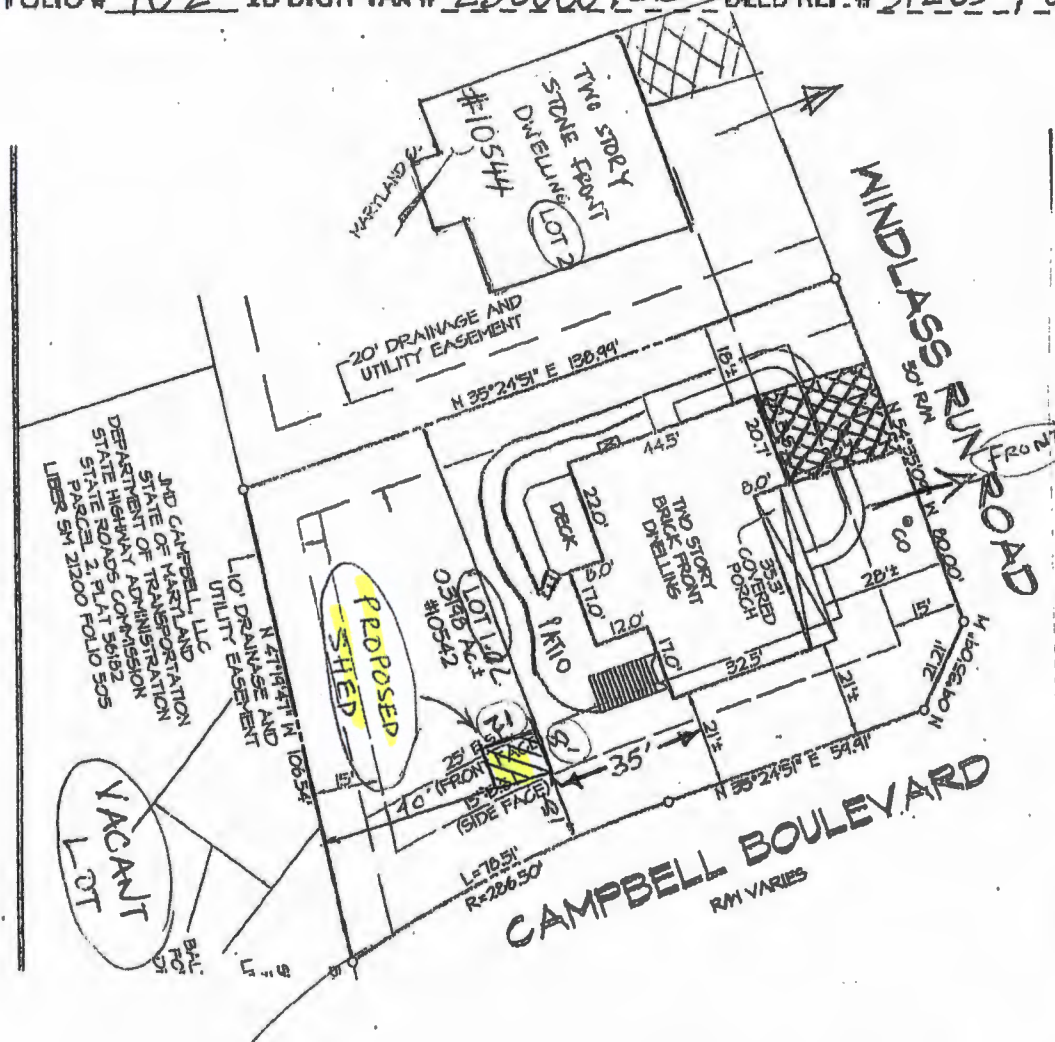
ZONING MAP# 083A2  
 SITE ZONED DR 3.5  
 ELECTION DISTRICT 15<sup>TH</sup>  
 COUNCIL DISTRICT 6<sup>TH</sup>  
 LOT AREA ACREAGE \_\_\_\_\_  
 OR SQUARE FEET 13,930  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES? MARK WITH X  
 WATER IS: PUBLIC ☒ PRIVATE \_\_\_\_\_  
 SEWER IS: PUBLIC ☒ PRIVATE \_\_\_\_\_  
 PRIOR HEARING? NONE  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW  
NA

PLAN DRAWN BY JOMY ANTONY DATE 08/25/14 SCALE: 1 INCH = 40 FEET

VIOLATION CASE INFO:  
NA

2016-0055-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 10542 WINDLASS RUN ROAD OWNER(S) NAME(S) JOMY ANTONY, MARY ANTONY  
 SUBDIVISION NAME POWELL PROPERTY LOT # 1 BLOCK # - SECTION # -  
 PLAT BOOK # 79 FOLIO # 102 10 DIGIT TAX # 2500007213 DEED REF. # 31265100205



MAP IS NOT TO SCALE  
 ZONING MAP# 083.A2  
 SITE ZONED DR 3.5  
 ELECTION DISTRICT 15<sup>TH</sup>  
 COUNCIL DISTRICT 6<sup>TH</sup>  
 LOT AREA ACREAGE -  
 OR SQUARE FEET 13,930  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES? MARK WITH X  
 WATER IS: PUBLIC ☒ PRIVATE ☐  
 SEWER IS: PUBLIC ☒ PRIVATE ☐  
 PRIOR HEARING? NONE  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW  
NA

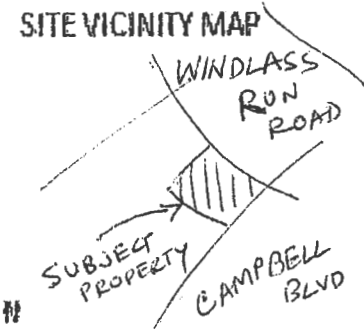
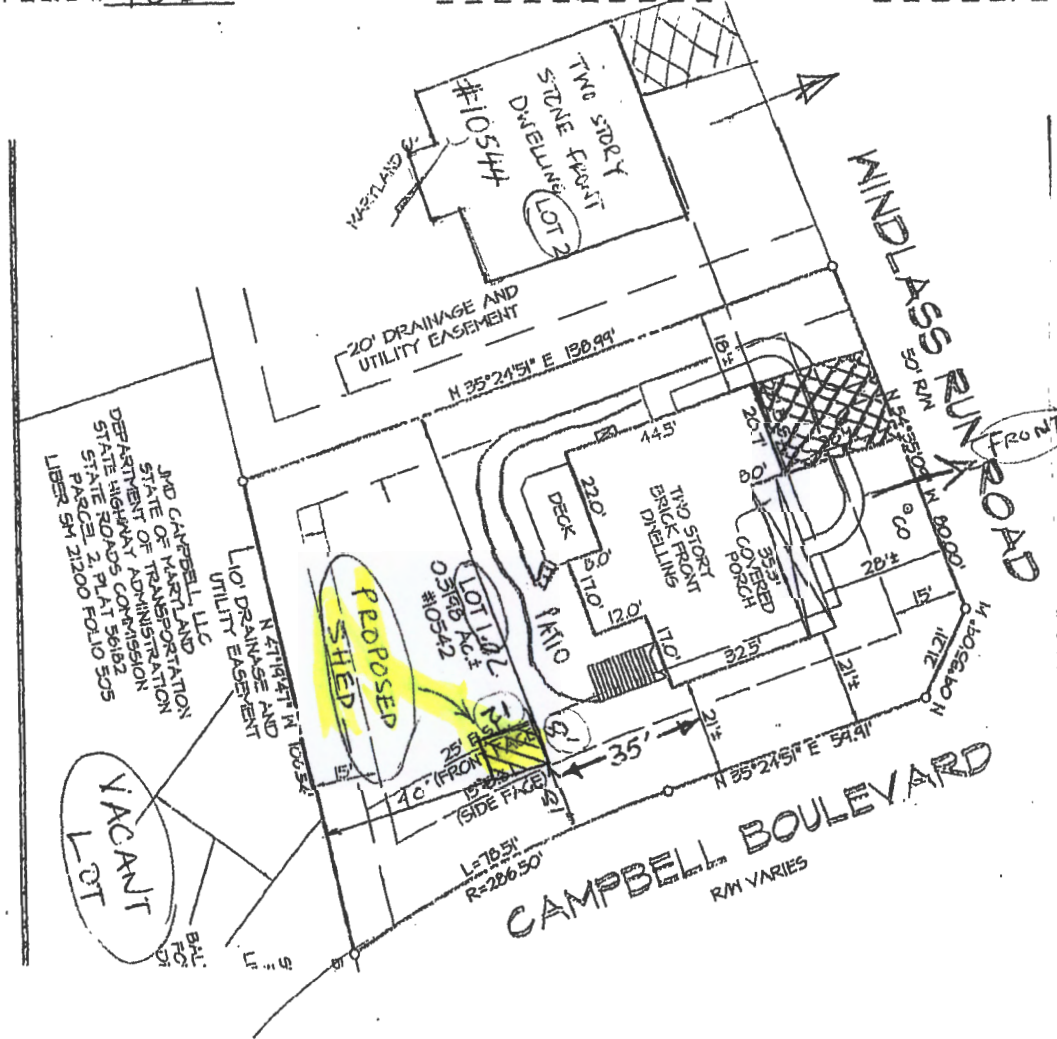
PLAN DRAWN BY JOMY ANTONY DATE 08/25/14 SCALE: 1 INCH = 40 FEET

VIOLATION CASE INFO:  
NA

2016-0055-A



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 10542 WINDLASS RUN ROAD OWNER(S) NAME(S) JOMY ANTONY, MARY ANTONY  
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 PLAT BOOK # 79 FOLIO # 102 10 DIGIT TAX # 2500007213 DEED REF. # 31265/100205



MAP IS NOT TO SCALE  
 ZONING MAP# 083A2  
 SITE ZONED DR 3.5  
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PLAN DRAWN BY JOMY ANTONY DATE 08/25/14 SCALE: 1 INCH = 40 FEET

2016-0055-A

Pet Exh 1





