



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

April 22, 2021

Ms. Peggy M. Israel
P.O. Box 146
Butler, Maryland 21093

MAILED VIA U.S. MAIL

*RE: Spirit & Intent request for 14842 Falls Road; MD State Tax Account Number:
08-19-007350; 08th Election District; 3rd Councilmanic District; Our file: 21-675*

Dear Ms. Israel:

This refers to your letter received by the Zoning Office on April 9, 2021 regarding a Spirit & Intent for the property located in Baltimore County, Maryland with tax account no. 08-19-007350 and a premise address of 14842 Falls Road, hereinafter referred to as the "Subject Property".

Based upon the information provided and the available zoning records, the following has been determined:

The Subject Property is currently zoned RC-2 (Rural Conservation Zone 2) as shown on the enclosed copy of the Baltimore County Zoning Map no. 033-A2. Use of the property will be permitted and restricted by Section 1A01 of the Baltimore County Zoning Regulations (BCZR). The RC-2 Zone permits uses including single family detached dwellings.

The proposed use of a professional office/studio in detached accessory structure with a full bath requires the approval of a Special Hearing petition and cannot be reviewed as requested for consistency with the Spirit and Intent of the previous approved uses.

Pursuant to Section 400.3, the addition of a second floor to the existing accessory structure would need to be no higher than 15 feet or approved by a Variance hearing.

Also, it is suggested that when filing for a hearing to also include in a Variance request to confirm that the location of the proposed uses of the detached accessory structure will be permitted in the front yard in lieu of the required rear yard.

For a comprehensive list of uses permitted by right or by special exception as well as the parking requirements, please see the relevant sections of the BCZR by visiting our website at: <https://www.baltimorecountymd.gov/Agencies/planning/zoning/classifications.html>.

Page 2
Verification Letter
14842 Falls Road

For more information on how to file a petition for a hearing, please look at the Combined Petition application and the Residential Checklist found at our website: https://www.baltimorecountymd.gov/departments/permits/pdm_zoning/zonforms.html.

A current search of the digital records of the Baltimore County Division of Code Enforcement and Inspections indicates that there are no outstanding zoning citations associated with the Subject Property. You may contact the Division of Code Enforcement at 410-887-3351 to confirm that nothing more current than the digital records is open or unresolved.

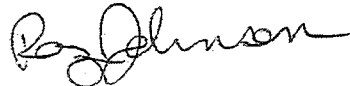
A search of the zoning history files for the Subject Property shows the zoning case no. 1952-2174-XA. A partial copy of that case is enclosed.

Hopefully the information set forth in this letter is sufficiently detailed and responsive to this request. If you have any questions please do not hesitate to call me at 410-887-3391.

DISCLAIMER: THIS LETTER IS STRICTLY LIMITED TO THE APPLICATION OF THE BCZR IN RESPONSE TO THE INQUIRY PRESENTED IN YOUR LETTER AND DOES NOT IN ANY WAY REPRESENT VERIFICATION FOR ANY OTHER LOCAL, STATE, OR OTHER REGULATIONS THAT MAY APPLY TO THE SUBJECT PROPERTY. FURTHERMORE, OUR ZONING HISTORY SEARCH DOES NOT NECESSARILY CONTAIN ALL ZONING CASES ASSOCIATED WITH THE SUBJECT PROPERTY. HOWEVER, ZONING AND PERMIT HISTORY ARE PUBLIC RECORD AND YOU MAY CONSIDER CONDUCTING A DILIGENT SEARCH OF PUBLIC RECORDS TO COMPILE THE FULL ZONING AND PERMIT HISTORY.

DISCLAIMER: THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Sincerely,



Roz Johnson
Planner, Zoning Review

Enclosures - 3

RECEIVED

APR 07 2021

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Peggy Israel
P.O. Box 146
Butler MD 21023

April 5, 2021

Mr. Arnold Jablon, Director PAI
Department of Permits, Approvals and Inspections
Baltimore County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: 14842 Falls Road, Cockeysville MD 21030/Spirit and Intent Letter

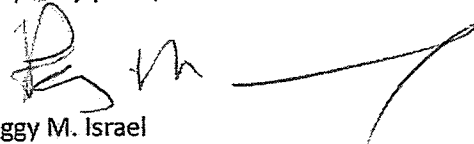
Dear Mr. Jablon,

I am the owner of 14842 Falls Road in Cockeysville (in Butler Village) as shown on the enclosed survey. This property has three structures on it: (i) a 3 BR 1.5 bathroom farmhouse that dates back to 1877; (ii) a small outbuilding next to the farmhouse that is called a "woodshed" and originally purposed as a small dairy/springhouse; and (iii) a 2 bay garage with office and bathroom constructed using the foundation of the original bank barn for the farmhouse.

On February 6, 1952, the Zoning Commission issued an order allowing roofing over the original bank barn foundation to create a garage and office. A copy of that order is enclosed and it is also available on-line. I would like to add a second floor above the existing garage and office utilizing, and not extending beyond, the original stone foundation, to re-create the original bank barn that was on the property. The second floor would have a full bathroom and a utility sink and would be used for an office/studio. The exterior of the building would have the appearance of a bank barn.

I believe that the proposed alteration is in the spirit and intent of the Zoning Commission order from 1952 (garage and office under roof using the bank barn foundation) and would like confirmation of the same. I also believe the proposed alteration would be more consistent with the agricultural nature of my community than the current structure.

Very truly yours,



Peggy M. Israel

RCC Lot # 2 0820067335

0506045125

PAI # 080051051

Pt. Bk./Folio # 022061
Pt. Bk. 000000000, Folio 0061
14906

Lot # 3

0802058980

2306 2200022218

2200022217 2300

14902

0802059050

WESTERN RUN RD

PAI # 080866

0816016391

PAI # 080866
PAI # 080866

PAI # 080866

14842

NW 22-F

033A2 RC 2

3 CD

0819007350

1952-2174-XA

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

8 ED

Pt. Bk./Folio # MP06115

Lot # 2

2500000000

PAI # 080846

PAI # 080846

PAI # 080846 PAI # 080846

14838

0811015050

1969-0236-X

14834

0800014578

2014-0182-A

14830

0823016040

FALLS RD

PAI # 080688 PAI # 080688

Lot # 3

2200027604

PAI # 080688

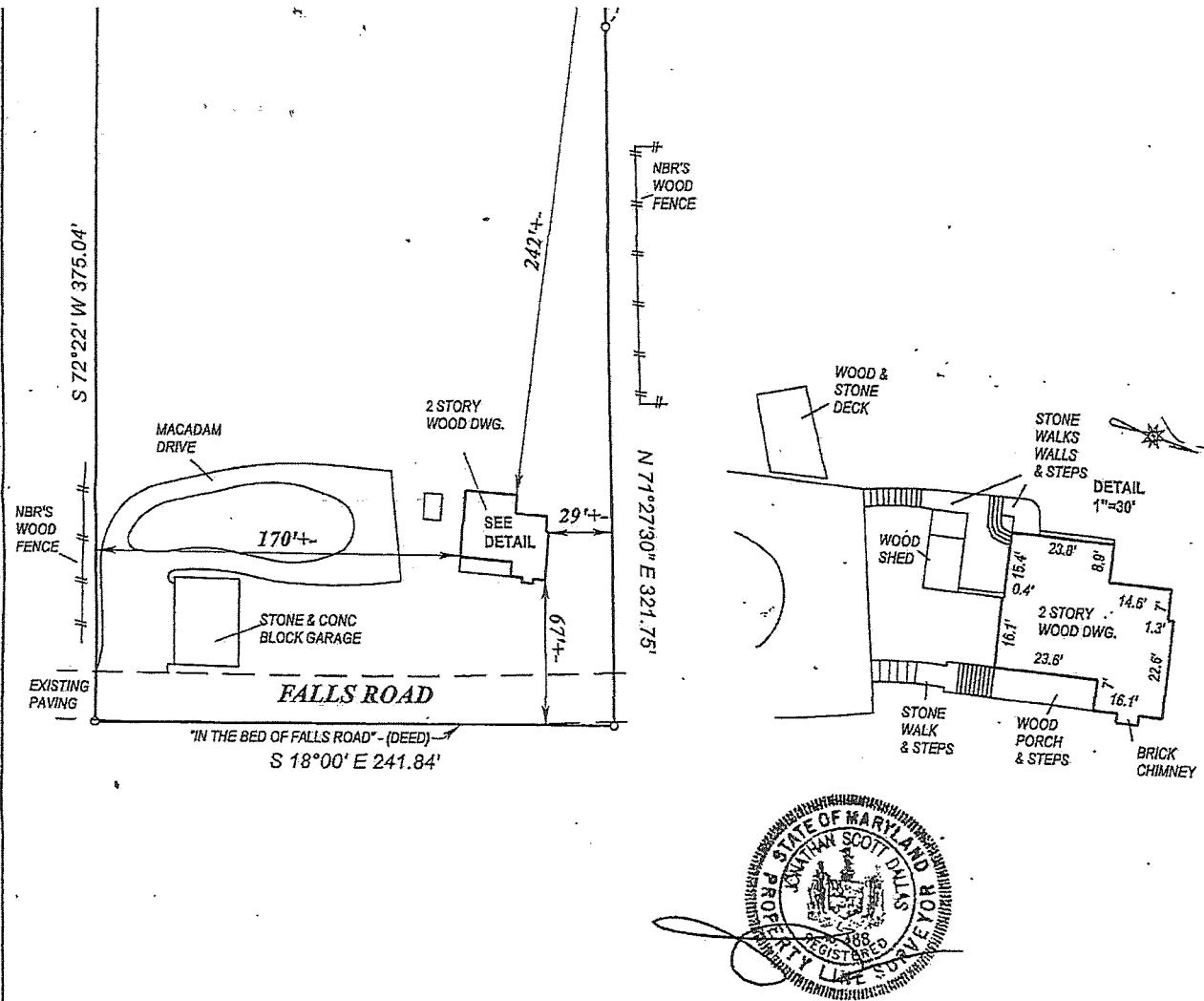
Pt. Bk./Folio # MP96082

2014-0207-SPHA

1997-0086-SPHA

0811015077

14828



1. THE PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER FINANCING OR RE-FINANCING.

2. THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDING, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.

3. THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.

4. I HAVE EXAMINED FLOOD INSURANCE RATE MAP PANEL 2400100115F FOR THE SUBJECT PROPERTY AND IT APPEARS TO LIE WITHIN ZONE X PER SAID MAP.

5. DIMENSIONS SHOWN TO APPARENT LOT LINES ARE +/- 10'

6. DATE OF FIELD WORK: 11-19-2018

LOCATION DRAWING

#14842 FALLS ROAD

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD.

DATE: 11-20-2018

SCALE: 1"=60'

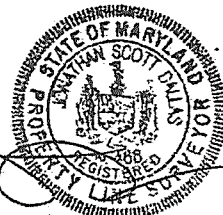
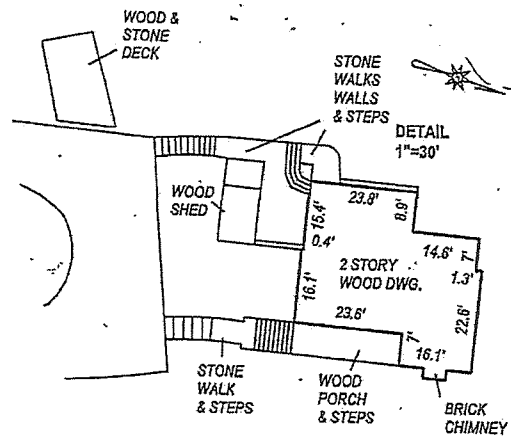
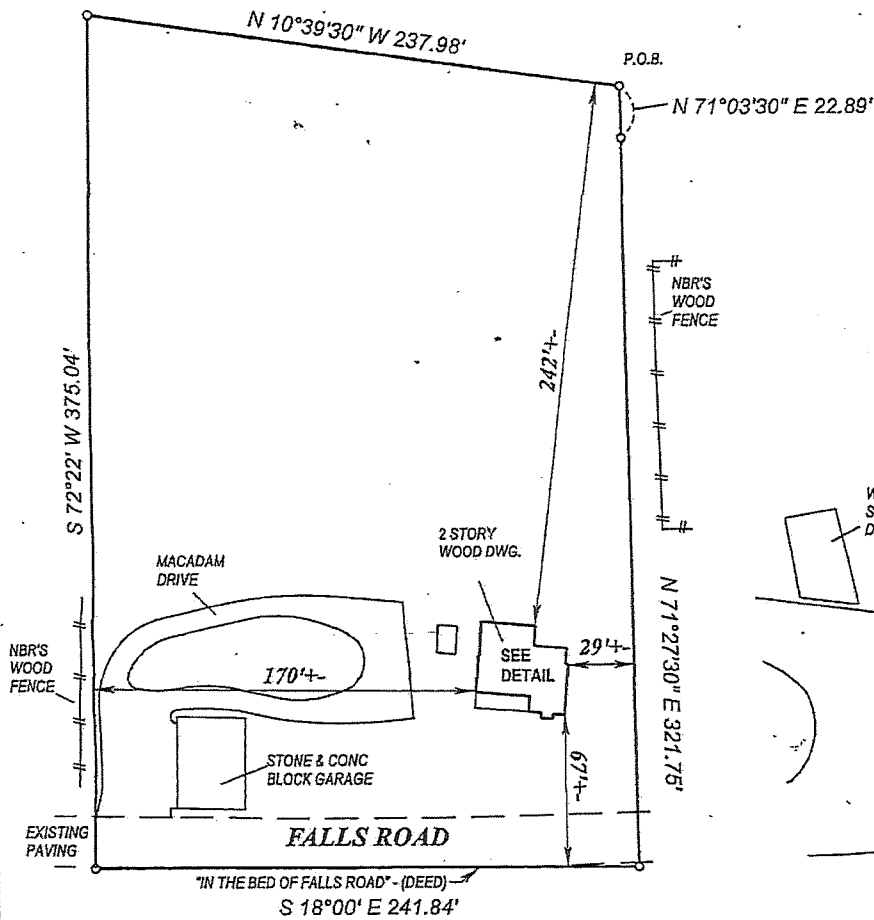
JOB NUMBER: HP 12303

DRAWN BY: R.N.G.

CHECKED BY: JSD

DEED REFERENCE-
SM 12995-695

8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.



1. THE PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY OR IT'S AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER FINANCING OR RE-FINANCING.
2. THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDING, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
3. THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE

4. I HAVE EXAMINED FLOOD INSURANCE RATE MAP PANEL 2400100115F FOR THE SUBJECT PROPERTY AND IT APPEARS TO LIE WITHIN ZONE X PER SAID MAP.
5. DIMENSIONS SHOWN TO APPARENT LOT LINES ARE +/- 10'
6. DATE OF FIELD WORK: 11-19-2018

© HARLAND 2003

RE: PETITION FOR EXCEPTION TO ZONING
REGULATIONS & RESTRICTIONS - W.S.
Falls Road, 210 ft. S. Western Run
Road, 8th District -
Chas. F. & Janet F. Schaefer
Petitioners

The petitioners for an exception to the Zoning Regulations and Restrictions in this case own a parcel of land on the west side of Falls Road 250 feet south of the Western Run Road. The property is improved by a dwelling which sets back approximately 60 feet from Falls Road. There is also a stone foundation where formerly stood a bank barn of dimensions 30' x 40' deep. This stone foundation sets back 6 ft. from the Western Run rightofway line of Falls Road. The stone foundation walls are in good condition and it is the intention of the petitioners to erect a roof on the existing walls and to close in a portion of the front with concrete blocks and install two eight foot garage doors so as to provide garage facilities and a small work room.

It is the contention of the petitioners that to re-produce the walls at another location would be a most costly job. It is also the contention of the petitioners that to remove the present stone foundation itself would be a costly job and that due to the fact that the walls are there, he should not be precluded from roofing them over and providing garage facilities which are sorely needed.

It is also the contention of the petitioners that the land ascends from the Falls Road at a sharp angle and to require him to build a garage in the rear of his house would result in a very costly project and constitute an unreasonable and unnecessary hardship.

It has also been pointed out by the petitioners that even though the State Roads Commission has acquired rightsofway for the future widening of Falls Road in this area in other instances, that the said State Roads Commission did not acquire any additional rightofway over the land in question and has shown no disposition to do so.

In view of the foregoing it is the opinion of the Zoning Commissioner of Baltimore County that to disallow the roofing over of this barn foundation to provide the required garage and work space facilities would result in practical difficulty and unnecessary hardship to the petitioners and that the exception to the Zoning Regulations and Restrictions petitioned for should be had. It is reasonable to assume that the petitioners should have the right to use the facilities existing upon the property, (the improvements necessary to make it usable, that is the roof, being of little value in comparison to the value of the completed stone wall) until such time as it is necessary for the State Roads Commission to use the property.

RE: PETITION FOR EXCEPTION TO ZONING
REGULATIONS & RESTRICTIONS - W.S.
Falls Road, 210 ft. S. Western Run
Road, 8th District -
Chas. F. & Janet P. Schaefer
Petitioners

The petitioners for an exception to the Zoning Regulations and Restrictions in this case own a parcel of land on the west side of Falls Road 200 feet south of the Western Run Road. The property is improved by a dwelling which sets back approximately 60 feet from Falls Road. There is also a stone foundation where formerly stood a bark barn of dimensions 30' x 40' deep. This stone foundation sets back 6 ft. from the Western Run rightofway line of Falls Road. The stone foundation walls are in good condition and it is the intention of the petitioners to erect a roof on the existing walls and to close in a portion of the front with concrete blocks and install two eight foot garage doors so as to provide garage facilities and a small work room.

It is the contention of the petitioners that to re-produce the walls at another location would be a most costly job. It is also the contention of the petitioners that to remove the present stone foundation itself would be a costly job and that due to the fact that the walls are there, he should not be precluded from roofing them over and providing garage facilities which are sorely needed.

It is also the contention of the petitioners that the land ascends from the Falls Road at a sharp angle and to require him to build a garage in the rear of his house would result in a very costly project and constitute an unreasonable and unnecessary hardship.

It has also been pointed out by the petitioners that even though the State Roads Commission has acquired rightofway for the future widening of Falls Road in this area in other instances, that the said State Roads Commission did not acquire any additional rightofway over the land in question and has shown no disposition to do so.

In view of the foregoing it is the opinion of the Zoning Commissioner of Baltimore County that to disallow the roofing over of this barn foundation to provide the required garage and work space facilities would result in practical difficulty and unnecessary hardship to the petitioners and that the exception to the Zoning Regulations and Restrictions petitioned for should be had. It is reasonable to assume that the petitioners should have the right to use the facilities existing upon the property, (the improvements necessary to make it usable, that is the roof, being of little value in comparison to the value of the completed stone wall) until such time as it is necessary for the State Roads Commission to use the property.

PETITION FOR EXCEPTION TO ZONING REGULATIONS & RESTRICTIONS - W.S.
Falls Road, 210 feet S. Western Run Road, 6th District -
Charles F. & Janet F. Schaefer
Petitioners

The petitioners for an exception to the Zoning Regulations and Restrictions in this case own a parcel of land on the west side of Falls Road 200 feet south of the Western Run Road. The property is improved by a dwelling which sets back approximately 60 feet from Falls Road. There is also a stone foundation where formerly stood a bunk barn of dimensions 30' x 40' deep. This stone foundation sets back 6 feet from the Western Run right-of-way line of Falls Road. The bunk 6 feet from the Western Run right-of-way line of Falls Road. The stone foundation walls are in good condition and it is the intention of the petitioners to erect a roof on the existing walls and to close in a portion of the front with concrete blocks and install two right foot garage doors so as to provide garage facilities and a small work room.

It is the contention of the petitioners that to re-produce the walls at another location would be a most costly job. It is also the contention of the petitioners that to remove the present stone foundation itself would be a costly job and that due to the fact that the walls are there, he should not be precluded from roofing them over and providing garage facilities which are sorely needed.

It is also the contention of the petitioners that the land ascends from the Falls Road at a sharp angle and to require him to build a garage in the rear of his house would result in a very costly project and constitute an unreasonable and unnecessary hardship.

It has also been pointed out by the petitioners that even though the State Roads Commission has acquired right-of-way for the future widening of Falls Road in this area in other instances, that the said State Roads Commission did not acquire any additional right-of-way over the land in question and has shown no disposition to do so.

In view of the foregoing it is the opinion of the Zoning Commissioner of Baltimore County that to disallow the roofing over of this bunk foundation to provide the required garage and work space facilities would result in practical difficulty and unnecessary hardship to the petitioners and that the exception to the Zoning Regulations and Restrictions petitioned for should be had. It is reasonable to assume that the petitioners should have the right to use the facilities existing upon the property, the improvements necessary to make it usable, that is the roof, being of little value in comparison to the value of the completed stone wall until such time as it is necessary for the State Roads Commission to use the property.

It is this 17th day of February, 1952, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for an exception to the Zoning Regulations and Restrictions for Baltimore County, be and the same is hereby granted.

Charles F. Schaefer
Charles F. Schaefer
of Baltimore County

PETITION FOR EXCEPTION TO ZONING REGULATIONS #2174

IN THE MATTER OF:
Petition of
Charles F. Schaefer
Janet Schaefer
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For an Exception to The Zoning Regulations

To the Zoning Commissioner of Baltimore County

Charles F. and Janet Schaefer Legal Owners

OF the property hereinafter described hereby petitions for an Exception to the Zoning Regulations and Restrictions for Baltimore County

The Regulation to be excepted is as follows:

Section III-A, Paragraph 15-A 1

Any accessory building when located not less than 60 feet from the front lot line.

Reason for the exception:

The existing walls are in good condition and to place the garage 60 feet or more from the front property line would require considerable expense on account of hill.

Property situated: W. S. Falls Road 210 feet S. southern spur from Western Run Road, thence S 72° 21' west 375 feet, thence North 10° 39' West 237 feet, thence N 73° 00' east 311 feet to the west side of Falls Road, thence southerly on west side of Falls Road 211 feet to beginning.

Charles F. Schaefer

Janet F. Schaefer

Address Falls Road

B. H. Maryland

430
2 P.M. 1 Aug

ORDERED by the Zoning Commissioner of Baltimore County this 7th day of January, 1952, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 30th day of January, 1952, at 2:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

ZONING NOTICE

A PUBLIC HEARING will be held before the Zoning Commissioner of Baltimore County, Richard Building, Towson, Baltimore County, Maryland

On Wednesday, Jan. 30, 1952
At 2:00 P. M.

to determine whether or not the petitioner should be granted an Exception to the Zoning Regulations and Restrictions, which require that an Accessory Building shall be sixty (60') feet from the front property line.

The petitioner desires to erect an Accessory Building two (2) feet from the front property line instead of the required sixty (60') feet.

By Order of
Zoning Commissioner
of Baltimore County

NOTICE OF HEARING

The public is hereby notified that there will be a hearing before the Zoning Commissioner of Baltimore County, in the Board Room, in the base out of the "Veteran Building, Towson, Maryland"

On Wednesday, Jan. 30, 1952
at 2:00 P. M.

The purpose of this hearing being to determine whether or not Charles F. Schaefer and Janet F. Schaefer, legal owners of the property on the west side of Falls Road, 6th District of Baltimore County, beginning 210 feet south of the southern spur from Western Run Road, thence S 72° 21' west 375 feet, thence North 10° 39' West 237 feet, thence N 73° 00' east 311 feet to the west side of Falls Road and thence southerly on the Falls Road 211 feet to beginning, should be granted an exception to the Zoning Regulations and Restrictions of Baltimore County.

The legislation to be excepted is as follows:

Section III-A, Paragraph 15(a), Accessory Building:

Any accessory building when located not less than 60 feet from the front lot line.

The purpose of the petition is to permit the erection of an accessory building two (2) feet from the front property line instead of the required sixty (60) feet from the front property line.

By Order of
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th
Posted for Exception to Zoning Regulations
Petitioner: Charles F. Schaefer
Location of property: On the W. S. Falls Road, 210 feet S. southern spur from Western Run Road, thence S 72° 21' west 375 feet, thence North 10° 39' West 237 feet, thence N 73° 00' east 311 feet to the west side of Falls Road and thence southerly on the Falls Road 211 feet to beginning.
Remarks:
Posted by: George B. Hummel
Date of return: 1-16-52

NOTICE OF HEARING
The purpose of this hearing being to determine whether or not Charles F. Schaefer and Janet F. Schaefer, legal owners of the property on the west side of Falls Road, 6th District of Baltimore County, beginning 210 feet south of the southern spur from Western Run Road, thence S 72° 21' west 375 feet, thence North 10° 39' West 237 feet, thence N 73° 00' east 311 feet to the west side of Falls Road and thence southerly on the Falls Road 211 feet to beginning, should be granted an exception to the Zoning Regulations and Restrictions of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21286
THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a week newspaper printed and published in Towson, Baltimore County, Md., once in each of three successive weeks before the 22nd day of January, 1952, the first publication appearing on the 14th day of January, 1952.

The UNION NEWS

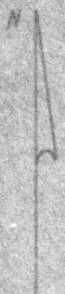
H. F. Knepper
Manager

RECEIVED of Charles F. Schaefer, et al, the sum of Twenty (\$20.00) Dollars, being cost of petition for an exception to the Zoning Regulations and Restrictions, advertising and posting property, west side of Falls Road, 210 feet south of southern spur from Western Run Road, 6th District of Baltimore County.

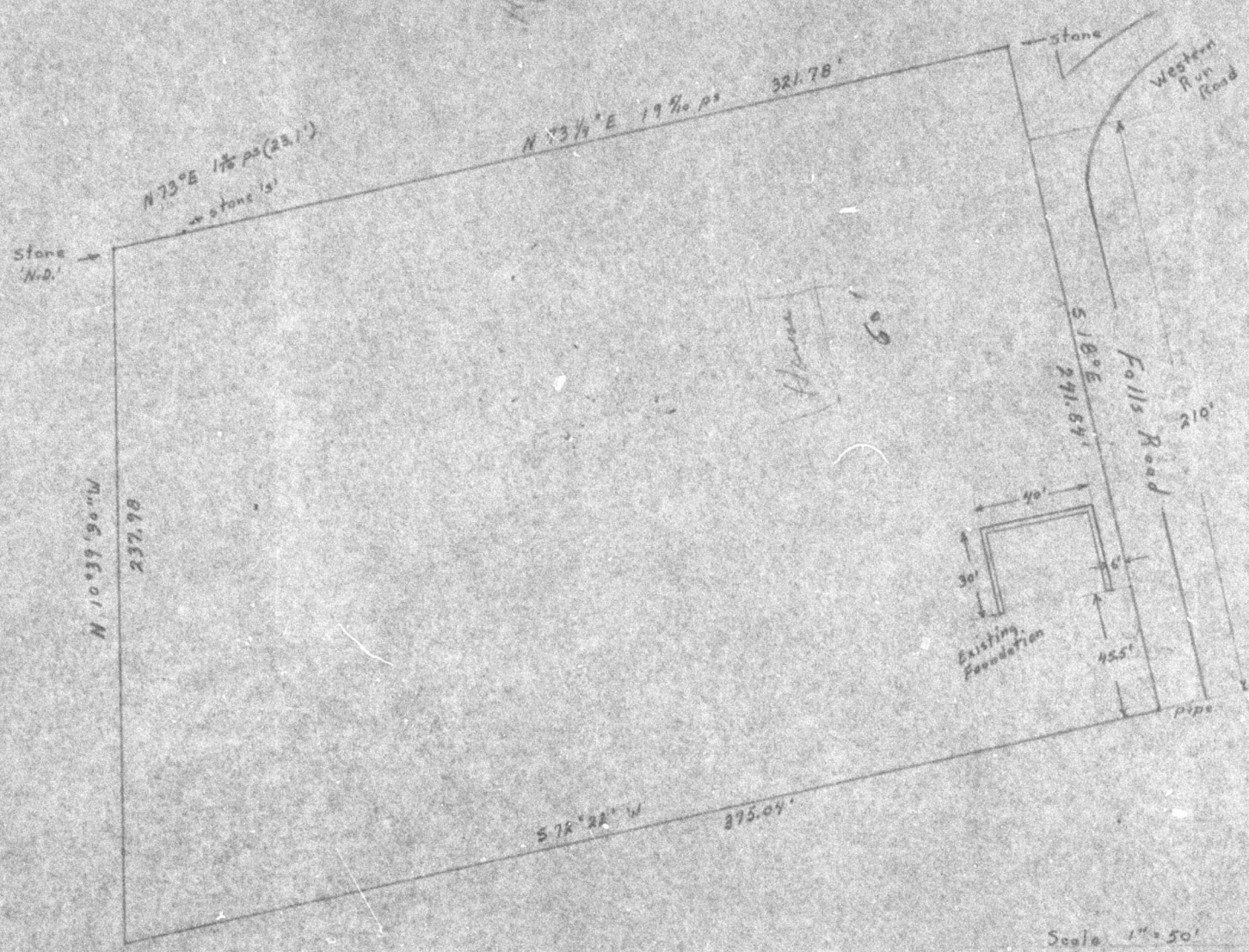
Hearings:
Wednesday, Jan. 30, 1952
at 2:00 P. M.
Board Room, in basement
of Richard Building, Towson, Md.

Zoning Commissioner

PAID
JAN 1 5 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY



Hydward



Scale 1" = 50'

