

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
S/S of Markoe Road, 1500' W of Old : ZONING COMMISSIONER
York Road - 10th Election District :
David Steffanick, et ux - Petitioners : OF
NO. 75-284-SPH (Item No. 207) :
: BALTIMORE COUNTY

!!! !!! !!!

!!! !!! !!!

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County this
25th day of February 1976, that the Special Hearing for the use of a
tractor trailer body as an accessory building in a residential zone, granted
October 6, 1975, should be and the same is hereby extended until May 1, 1976.

S. E. Di Nenna
Zoning Commissioner of
Baltimore County

Dear Mr. DiNenna,

*Due to ill health which I was confined
to the Hospital I was unable to contact the building
by Jan 1st 1976.*

*PLEASE CONSIDER AN EXTENSION SO I MAY
complete same*

*I WAS UNABLE TO WORK FROM JUNE 28 1975
to DEC. 10 1976*

*Added -
Type 46 - to
May 1, 1976*



*Thank you
VERY MUCH
David Steffanick*

February 25, 1976

Mr. & Mrs. David Steffanick
16367 Markoe Road
Monkton, Maryland 21111

RE: Petition for Special Hearing
S/S of Markoe Road, 1500' W of Old
York Road - 10th Election District
David Steffanick, et ux - Petitioners
NO. 75-284-SPH (Item No. 207)

Dear Mr. & Mrs. Steffanick:

I have this date passed my extended Order in the above captioned matter
in accordance with the attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

ORDER RECEIVED FOR FILING

DATE February 2, 1976

BY [Signature]

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, David & Judith Steffanick, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the use of a tractor trailer body as an accessory building in a residential zone.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser _____ Legal Owner _____
Address _____ Address _____
Petitioner's Attorney _____ Protestants Attorney _____

ORDERED By the Zoning Commissioner of Baltimore County, this 6th day of May, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of June, 1975, at 1:00 o'clock P.M.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

October 6, 1975

Mr. & Mrs. David Steffanick
16367 Markoe Road
Monkton, Maryland 21111

RE: Petition for Special Hearing
S/S of Markoe Road, 1500' W
of Old York Road - 10th Elec-
tion District
David Steffanick, et ux -
Petitioners
NO. 75-284-SPH (Item No. 207)

Dear Mr. & Mrs. Steffanick:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC D. NENNA
Zoning Commissioner

SED/scw

Attachments

cc: Mr. Robert W. Gill
16341 Markoe Road
Monkton, Maryland 21111

John W. Hession, III, Esquire
People's Counsel

RE: PETITION FOR SPECIAL HEARING
S/S of Markoe Road, 1500' W
of Old York Road - 10th Elec-
tion District
David Steffanick, et ux -
Petitioners
NO. 75-284-SPH (Item No. 207)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by David and Judith Steffanick, for a Special Hearing to determine whether or not the use of a tractor trailer body as an accessory building should be permitted in a residential zone in the instant case. Said property is located on the south side of Markoe Road, 1500 feet west of Old York Road, in the Tenth Election District of Baltimore County.

Testimony on behalf of the Petitioner indicated that he wishes to convert a large tractor trailer body to an accessory building in the rear portion of his property. The Petitioner submitted plans to the Zoning Commissioner illustrating the structure after repairs and alterations have been made. He indicated that the tractor trailer will have the appearance of a building when completed.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the use of a tractor trailer body as an accessory building in the rear portion of the subject property should be granted in the instant case.

In the opinion of the Zoning Commissioner, there are no restrictions with reference to the size of an accessory structure, other than height. If, in fact, the Petitioner decided to build a structure as proposed.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of October, 1975, that the Special Hearing to determine whether or not the use of a tractor trailer body as an accessory building in a residential zone should be and the same is hereby GRANTED in the instant

case, from and after the date of this Order, subject to the following restriction:

1. The property owner must complete all construction alterations by January 1, 1976, as indicated on the attached plat, being Zoning Commissioner's Exhibit 1 and made a part hereof. If the Petitioner fails to substantially complete these alterations in the allotted time, the subject trailer shall be removed from the subject property.

Eric D. Nenna
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE Oct 6 1975
BY John P. Lough

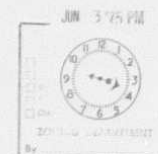
-2-

RE: PETITION FOR SPECIAL HEARING TO APPROVE THE USE OF A TRACTOR TRAILER BODY AS AN ACCESSORY BUILDING IN A RESIDENTIAL ZONE. South side of Markoe Road 1500 feet West of Old York Road. 10th District.
DAVID STEFFANICK
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 75-284-SPH, Item 207

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 3rd day of June, 1975 to David Steffanick, 16367 Markoe Road, Monkton, Maryland 21111, Legal Owner.

John W. Hession, III
John W. Hession, III

I will not attend. JWH.

DESCRIPTION FOR SPECIAL HEARING

BEGINNING FOR A POINT ON THE SOUTH SIDE OF MARKOE ROAD, APPROXIMATELY 1500 FEET WEST OF OLD YORK ROAD AND KNOWN AS LOT #7 AS SHOWN ON PLAT OF MANOR CREST WHICH IS RECORDED AMONG LAND RECORDS OF BALTIMORE COUNTY IN LIBER 30 FOLIO 41.
ALSO KNOWN AS #16367 MARKOE ROAD.

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENWORTH N. DIVER, P. E. CHIEF

June 13, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #207 (1974-1975)
Property Owner: David & Judith Steffanick
S/S of Markoe Rd., 1500' W. of Old York Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve the use of a tractor trailer body as an accessory building in a residential zone.
No. of Acres: 161.99 x 430.80
190.88 x 429.85
District: 10th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County utilities and highway improvements are as secured by Public Works Agreement 106403 executed in conjunction with the development of "Manor Crest".

The submitted plan should be revised to indicate that this property, Lot 7, is part of the development "Manor Crest", the proposed widening of Markoe Road to 60 feet and the utility easement across the rear of the lot, all as shown on the Record Plat R.P.O. 30, Folio 41.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #207 (1974-1975).

Very truly yours,

Ellenworth N. Diver
ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FWH:ss

II-GW Key Sheet
101 NE 9 Pos. Sheet
NE 26 C Topo
29 Tak Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. CHIEF
WM. T. MCELLEN DEPUTY TRAFFIC ENGINEER

June 9, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 207 - ZAC - May 20, 1975
Property Owner: David & Judith Steffanick
Location: S/S of Markoe Rd. 1500' W of Old York Rd.
Existing Zoning: RDP
Proposed Zoning: Special Hearing to approve the use of a tractor trailer body as an accessory building in a residential zone.
No. of Acres: 163.99 x 430.80
190.82 x 429.15
District: 10th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special hearing.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

MEF/bza

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 10, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-284-SPH. Petition for Special Hearing to approve the use of a tractor trailer body as an accessory building in a residential zone.

South side of Markoe Road 1500 feet West of Old York Road

Petitioner - David Steffanick and Judith Steffanick

10th District

HEARING: Wednesday, June 11, '75 (1:00 P.M.)

There are no comprehensive planning factors requiring comment on this petition at this time.

WOF:REG:rw



William D. Fromm
Director of Planning

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. David Steffanick
16367 Markoe Road
Monkton, Md. 21111

Item 207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 6 day of May 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner David & Judith Steffanick

Petitioner's Attorney

Reviewed by Franklin T. Hogans, Jr.
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 2, 1975

Mr. David Steffanick
Re: Item 207
Page 2
June 2, 1975

on the filing certificate, will be forwarded to you
in the near future.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.,
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

Mr. David Steffanick
16367 Markoe Road
Monkton, Maryland 21111

RE: Special Hearing Petition
Re: Item 207
David & Judith Steffanick -
Petitioners

Dear Mr. Steffanick:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Markoe Road, 1500 West of York Road, and is improved with a single family dwelling and two sheds. Also on this site is a metal container tractor trailer body, and it is this container on which the petitioner is requesting this Special Hearing. This request concerns the permission to use this container as an accessory structure or building in a residential zone.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 9, 1975

DONALD J. ROOP, M.D., M.P.H.
SENIOR STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #207, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: David & Judith Steffanick
Location: S/S of Markoe Rd. 1500' W of Old York Road
Existing Zoning: RDP
Proposed Zoning: SPECIAL HEARING to approve the use of a tractor trailer body as an accessory building in a residential zone.

No. of Acres: 163.99 x 430.80
190.82 429.25
District: 10th

Water well is satisfactory. Private septic system appears to be functioning properly.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cas

Baltimore County Fire Department



Towson, Maryland 21204
425-7310

J. Austin Deitz
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Eillen, Chairman
Zoning Advisory Committee

Re: Property Owner: David & Judith Steffanick

Location: S/S of Markoe Road 1500' W. of Old York Road

Item No. 207 Zoning Agenda May 20, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: J. Kelly Noted and Approved: Paul H. Rinebe
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 3, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #207, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: David and Judith Steffanick
Location: S/S of Markoe Road 1500' W. of Old York Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve the use of a tractor trailer body as an accessory building in a residential zone
No. of Acres: 163.99 x 430.80
190.82 429.25
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

Date: May 20, 1975

Z.A.C. Meeting of: May 20, 1975

Re: Item 207
Property Owner: David & Judith Steffanick
Location: S/S of Markoe Road, 1500'W. of Old York Road
Present Zoning: RDP
Proposed Zoning: Special Hearing to approve the use of a tractor trailer body as an accessory building in a residential zone.

District:	10th		
No. Acres:	163.99	x	430.80
	190.82		429.22

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,

 W. Nick Petrovich.,
 Field Representative

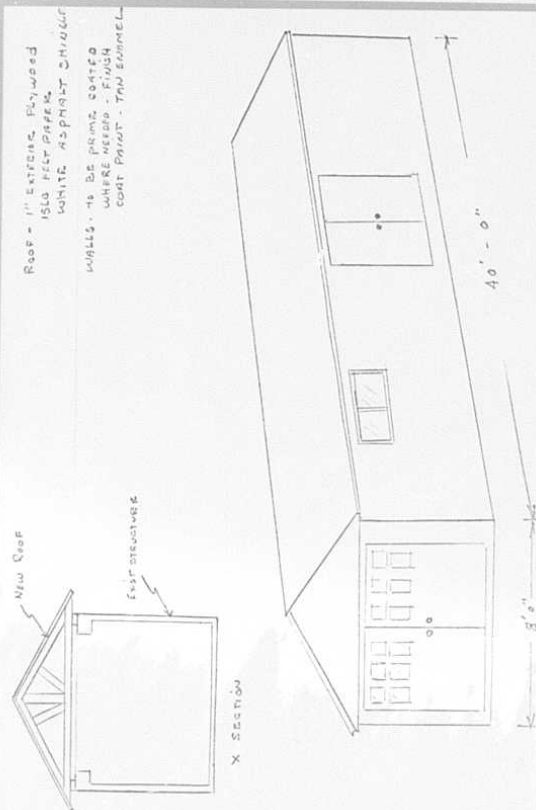
H. EMILIE PARKS, President
EUGENE C. HESS, Vice-President
HRS. ROBERT L. BERNEY
MARCEL M. HUTSARI
JOSEPH H. M. DODD
ALVIN LOREK
JOSHUA R. WHEELER, Secretary



IMPROVEMENT
IN 200' ON THE
SIDE OF SAID
PROPERTY IS PER
RIAL PHOTO.

PLAT FOR SPECIAL HEARING
FOR MR. & MRS. DANIEL STEFFANIK
ZONED RDP
10th ELECTION DIST.
LOT NO. 7 R.S.G. 30-41
16367 MARKOE RD. MONKTON MD.

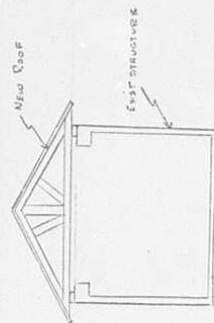
SCALE: 1"=100'



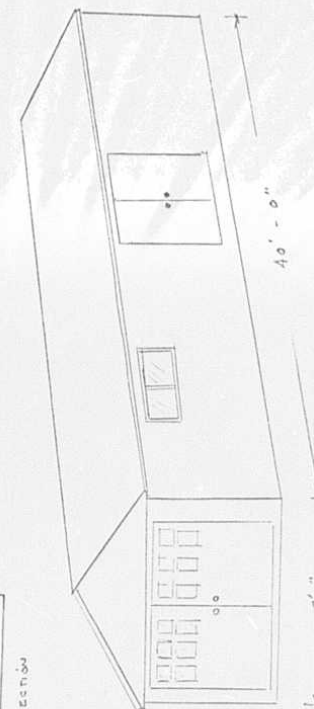
NOTE:
NO IMPROVEMENT
WITH IN 200' ON THE
NW & SW SIDE OF SAID
PROPERTY AS PER
AERIAL PHOTO.

PLAT FOR SPECIAL HEARING
FOR MR. & MRS. DANIEL STEFFANICK
ZONED RDP
10th ELECTION DIST.
LOT NO. 7 R.R.G. 30-41
16367 MARKOE RD, MONKTON MD

SCALE: 1" = 100'



Roof - 1" EXTERIOR PLYWOOD
ISG FIBER PAPER
WHITE ASPHALT SHINGLES

[illegible]

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 May 23 1975

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION - SOUTH SIDE OF MARBLE ROAD
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one successive
week before the 11 day of June 1975 that is to say, the same
was inserted in the issues of May 23, 1975

STROMBERG PUBLICATIONS, Inc.

By A. B. [Signature]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 17996

DATE April 15, 1975 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Cash
Petition for Special Hearing for Deriel Steffanick

APR 17 1975 2 50 PM

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 21618

DATE June 11, 1975 ACCOUNT 01-662

AMOUNT \$46.75

WHITE CASHIER DISTRIBUTION
MIN. AGENT YELLOW CUSTOMER

Cash
Advertising and posting of property for David Steffanick
#75-281-SM

June 12 4 57 PM

[illegible]

TOWSON, MD. May 22 1977

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
at one time successive weeks before the 11th
day of June 19 75, the first publication
appearing on the 22nd day of May,
19 75

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 1 day of
1975. Item #


S. Eric DiNenna,
Zoning Commissioner

Petitioner STEPHANICK Submitted by MR. STEPHANICK
Petitioner's Attorney — Reviewed by MB

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: nbc

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 16th Date of Posting 5-22-15
 Posted for: Henry W. Jones 11th 1975 9.100 E.M.
 Petitioner: David Ruffner
 Location of property: S/E of Monroe Rd. 1500' West of old York Rd
 Location of Signs: 1 Sign Posted on 16362 Monroe Rd
 Remarks: _____
 Posted by: Paul H. Shee Date of return: 5/20/15
 Signature _____

DEC 15 1975

1 1 7

4/18/72



17-24 NW