

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, J. Douglas Lockard legal owner... 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 Variance from Section 400.1 To permit an accessory structure (Carport) to be located in the front yard in lieu of the required rear yard of the lot farthest removed from the side street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Existing driveway, parking area and general contour of the land is not suitable or practical for proposed carport to be constructed in rear yard. Proposed carport would not be visible from the road or the neighboring houses.  
Estate consists of approx. 18 acres of agricultural land.  
Carport would replace a previously razed garage that was also not in rear yard.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

DATE: April 23, 1980  
 Contract purchaser: J. Douglas Lockard 1/20/80  
 Address: 819 Cockeys Mill Rd., Reisterstown, Md. 21136  
 Petitioner's Attorney: 833-0127  
 Protestants Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of February 1980, 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 17th day of April, 1980 at 9:45 o'clock A.M.

*[Signature]*  
 Zoning Commissioner of Baltimore County.  
 (over)

4/17/80  
 9:45 A.M.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
 SW corner of Cockeys Mill Rd. and : OF BALTIMORE COUNTY  
 Gores Mill Rd., 4th District  
 J. DOUGLAS LOCKARD, Petitioner: Case No. 80-208-A

**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.

*[Signature]* Peter Max Zimmerman  
 Peter Max Zimmerman  
 Deputy People's Counsel  
*[Signature]* John W. Hession, III  
 John W. Hession, III  
 People's Counsel for Baltimore County  
 Rm. 223, Court House  
 Towson, Maryland 21204  
 494-2188

I HEREBY CERTIFY that on this 31st day of March, 1980, a copy of the foregoing Order was mailed to Mr. J. Douglas Lockard, 819 Cockeys Mill Road, Reisterstown, Maryland 21136, Petitioner.

*[Signature]*  
 John W. Hession, III

**BALTIMORE COUNTY  
 ZONING PLANS  
 ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
 EVALUATION COMMENTS**

Mr. J. Douglas Lockard  
 819 Cockeys Mill Road  
 Reisterstown, Maryland 21136

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 12th day of February, 1980.

*[Signature]*  
 WILLIAM E. HAMMOND  
 Zoning Commissioner

Petitioner: Lockard  
 Petitioner's Attorney: \_\_\_\_\_  
 Reviewed by: *[Signature]*  
 Nicholas B. Commodari  
 Chairman, Zoning Plans  
 Advisory Committee

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

COUNTY OFFICE BLDG.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

April 4, 1980

Chairman  
 Nicholas B. Commodari

Mr. J. Douglas Lockard  
 819 Cockeys Mill Road  
 Reisterstown, Maryland 21136

RE: Item No. 162  
 Petitioner - Lockard  
 Variance Petition

Dear Mr. Lockard:

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 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 suitability of the requested zoning.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
*[Signature]*  
 NICHOLAS B. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

NBC/sf

BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

March 25, 1980

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #162 (1979-1980)  
 Property Owner: J. Douglas Lockard  
 S/W cor. Cockeys Mill Rd. & Gores Mill Rd.  
 Existing Zoning: RC-4  
 Proposed Zoning: Variance to permit an accessory structure (carport) to be located outside the required rear yard.  
 Acres: 18.360 District: 4th

Dear Mr. Hammond:

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:**

As no public facilities are involved, this office has no comment for a carport construction.

Very truly yours,  
*[Signature]*  
 ELLSWORTH N. DIVER, P.E.  
 Chief, Bureau of Engineering

END:EAM:FWR:ss

X-SE and Y-NE Key Sheets  
 60-62 NW 47 & 48 Pos. Sheets  
 NE 15 & 16 L Topo  
 48 Tax Map

BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3211

JOHN D. SEYFFERT  
 DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner  
 Zoning Advisory Committee  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #162, Zoning Advisory Committee Meeting, February 12, 1980, are as follows:

Property Owner: J. Douglas Lockard  
 Location: SW/C Cockeys Mill Road & Gores Mill Road  
 Existing Zoning: RC-4  
 Proposed Zoning: Variance to permit an accessory structure (carport) to be located outside the required rear yard.  
 Acres: 18.360  
 District: 4th

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,  
*[Signature]*  
 John L. Wimbley  
 Planner III  
 Current Planning and Development

BALTIMORE COUNTY  
 DEPARTMENT OF HEALTH  
 TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
 DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
 Office of Planning and Zoning  
 County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #162, Zoning Advisory Committee Meeting of February 12, 1980, are as follows:

Property Owner: J. Douglas Lockard  
 Location: SW/C Cockeys Mill Road & Gores Mill Rd.  
 Existing Zoning: RC-4  
 Proposed Zoning: Variance to permit an accessory structure (carport) to be located outside the required rear yard.  
 Acres: 18.360  
 District: 4th

The dwelling is presently served by an existing well and sewage disposal system, both of which appear to be functioning properly. The proposed carport will not interfere with the location of either the well or sewage disposal system; therefore, no health hazards are anticipated.

Very truly yours,  
*[Signature]*  
 Ian J. Forrest, Director  
 BUREAU OF ENVIRONMENTAL SERVICES

IJS/fth

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance should be had; and it further appears that granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the herein Petition for the Variance(s) to permit an accessory structure (carport) to be located in the front yard in lieu of the required rear third of the lot farthest removed from the side street should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jean M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

JUN 25 1980  
 RECEIVED FOR FILING  
 DATE 4/23/80  
 BY [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Comodari Date: February 26, 1980  
 FROM: Ted Burnham  
 Zoning Advisory Committee  
 SUBJECT: Meeting February 12, 1980

- ITEM NO. 158 See Comment
- ITEM NO. 159 Standard Comments
- ITEM NO. 160 See Comments
- ITEM NO. 161 See Comments
- ITEM NO. 162 Standard Comment

*Ted Burnham*  
Ted Burnham, Chief

TB:rrj



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

February 28, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Comodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: J. Douglas Lockard

Location: SW/C Cockey's Mill Rd. & Gores Mill Rd.

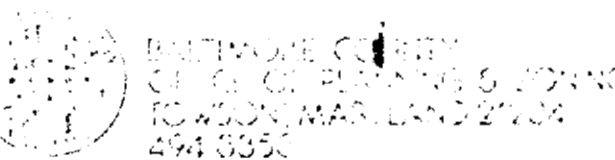
Item No: 162 Zoning Agenda: 2-12-80

Gentle: m:

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 or \_\_\_\_\_ 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.
- ( ) 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 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
 Planning Group Fire Prevention Bureau  
 Special Inspection Division



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 23, 1980

Mr. J. Douglas Lockard  
819 Cockey's Mill Road  
Reisterstown, Maryland 21136

RE: Petition for Variance  
SW/corner of Cockey's Mill Rd. & Gores Mill Rd. - 4th Election District  
J. Douglas Lockard - Petitioner  
NO. 80-208-A (Item No. 162)

Dear Mr. Lockard:

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

Very truly yours,  
*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond Date: March 25, 1980  
 Zoning Commissioner  
 FROM: John D. Seyffert, Director  
 Office of Planning and Zoning  
 SUBJECT: Petition No. 80-208-A Item 162

Petition for Variance for an accessory structure  
Southwest corner of Cockey's Mill Road and Gores Mill Road  
Petitioner - J. Douglas Lockard

Fourth District

HEARING: Thursday, April 17, 1980 (9:45 A.M.)

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

JDS:JGH:ab

*[Signature]*  
John D. Seyffert, Director  
Office of Planning and Zoning

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: February 12, 1980

RE: Item No: 158, 159, 160, 161, 162,  
 Property Owner:  
 Location:  
 Present Zoning:  
 Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
*[Signature]*  
Mr. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

VARIANCE DESCRIPTION

Located at the southwest corner of Cockey's Mill Road and Gores Mill Road in the 4th Election District and running in a southwesterly direction along the centerline of Cockey's Mill Road for a distance of approximately 970' thence running the following courses and distances: S 10° 26' W 488' thence, N 65° 0' E 870' thence, N 22 3/4° E 470' to the place of beginning. Also known as 819 Cockey's Mill Road.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_

*[Signature]*  
S. ERIC DINENNA  
Zoning Commissioner

Petitioner's Attorney \_\_\_\_\_ Reviewed by *[Signature]*  
Nicholas B. Comodari  
Chairman, Zoning Plans  
Advisory Committee

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th Date of Posting: APRIL 1, 1980  
 Posted for: PETITION FOR VARIANCE  
 Petitioner: J. DOUGLAS LOCKARD  
 Location of property: SW/C Cockey's Mill Rd & Gores Mill Rd  
 Location of Signs: SW/C Cockey's Mill Rd, SW/corner W of Gores Mill Rd  
 Remarks: \_\_\_\_\_  
 Posted by: *[Signature]* Signature Date of return: APRIL 4, 1980

1-SIGN

**PETITION FOR VARIANCE**  
 ZONING: Petitioner requests for an accessory structure.  
 LOCATION: Southwest corner of Cockeys Mill Road and Gorms Mill Road.  
 DATE & TIME: Thursday, April 17, 1980 at 9:30 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
 Petition for Variance to permit an accessory structure (carport) to be located in the front yard in lieu of the required rear yard of the lot farthest removed from the side street.  
 The Zoning Regulation to be exempted as follows:  
 Section 400.1, Accessory Buildings in Residence Zone.  
 All that parcel of land in the Fourth District of Baltimore County located at the southwest corner of Cockeys Mill Road and Gorms Mill Road in the 4th Election District and running in a southeasterly direction along the centerline of Cockeys Mill Road for a distance of approximately 900' thence running the following courses and distances: S 101° 26' W 488' thence, N 85° 12' E 870' thence, N 22° 14' E 470' to the place of beginning. Also known as 819 Cockeys Mill Road.  
 Being the property of J. Douglas Lockard, as shown on plat plan filed with the Zoning Department.  
 Hearing Date: Thursday, April 17, 1980 at 9:30 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 BY ORDER OF  
 WILLIAM E. HAMMOND,  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Apr. 3

Office of  
**COLUMBIA**  
 Publishing Corp.  
 10750 Little Patuxent Pkwy  
 Columbia, MD 21044

April 10 19 80

THIS IS TO CERTIFY, that the annexed advertisement of  
*Petition for Variance*  
*4th District*  
 was inserted in the following:

- Catonsville Times
- Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 4th day of April 1980, that is to say, the same was inserted in the issues of

4/3/80.

COLUMBIA PUBLISHING CORP.  
 By *Lorraine Rycka*

**PETITION FOR VARIANCE**  
 ZONING: Petitioner requests for an accessory structure.  
 LOCATION: Southwest corner of Cockeys Mill Road and Gorms Mill Road.  
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 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 BY ORDER OF  
 WILLIAM E. HAMMOND,  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 April 3

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 3 1980  
 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 a week~~ of one time ~~successive weeks~~ before the 17th day of April 1980, the first publication appearing on the 3rd day of April 1980

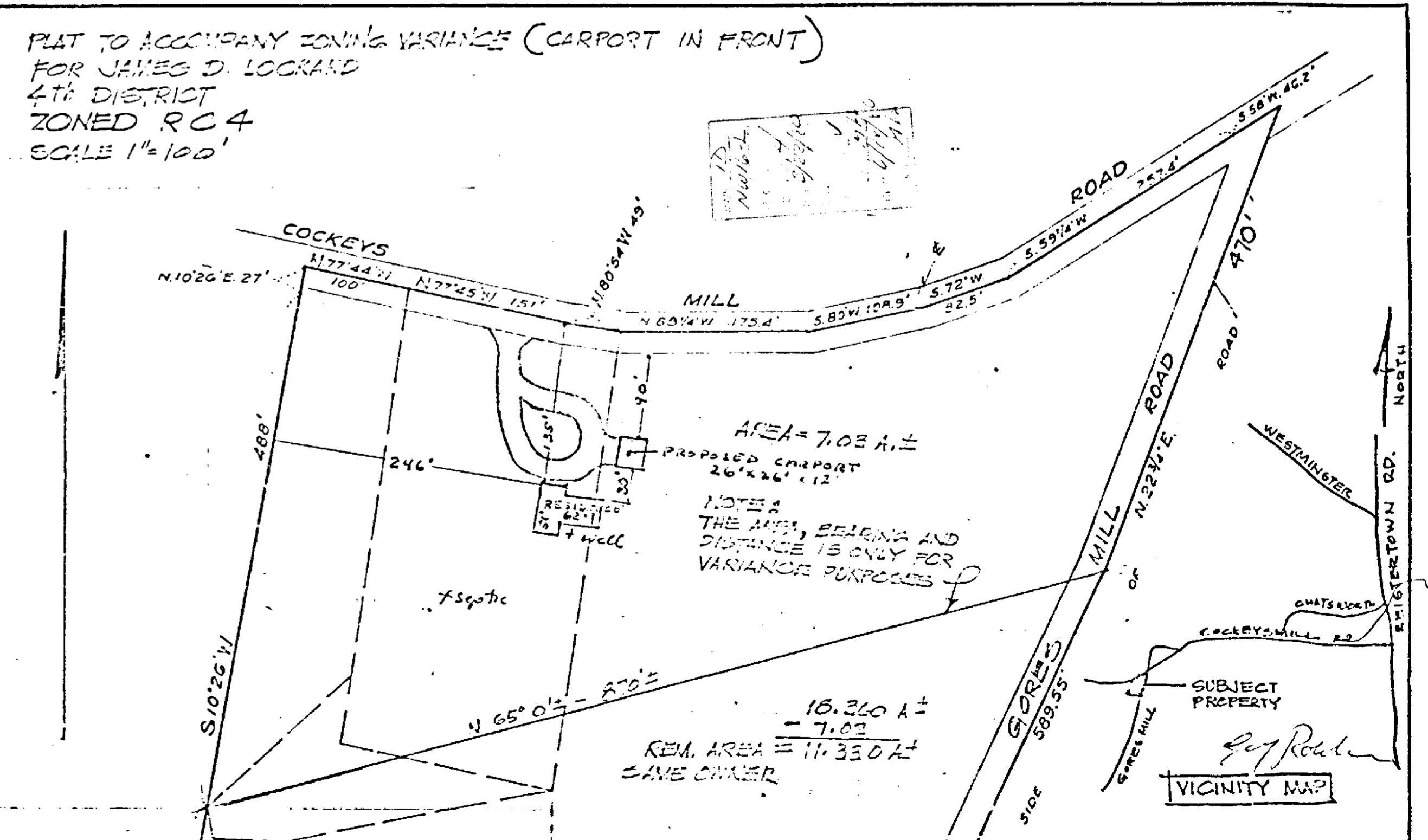
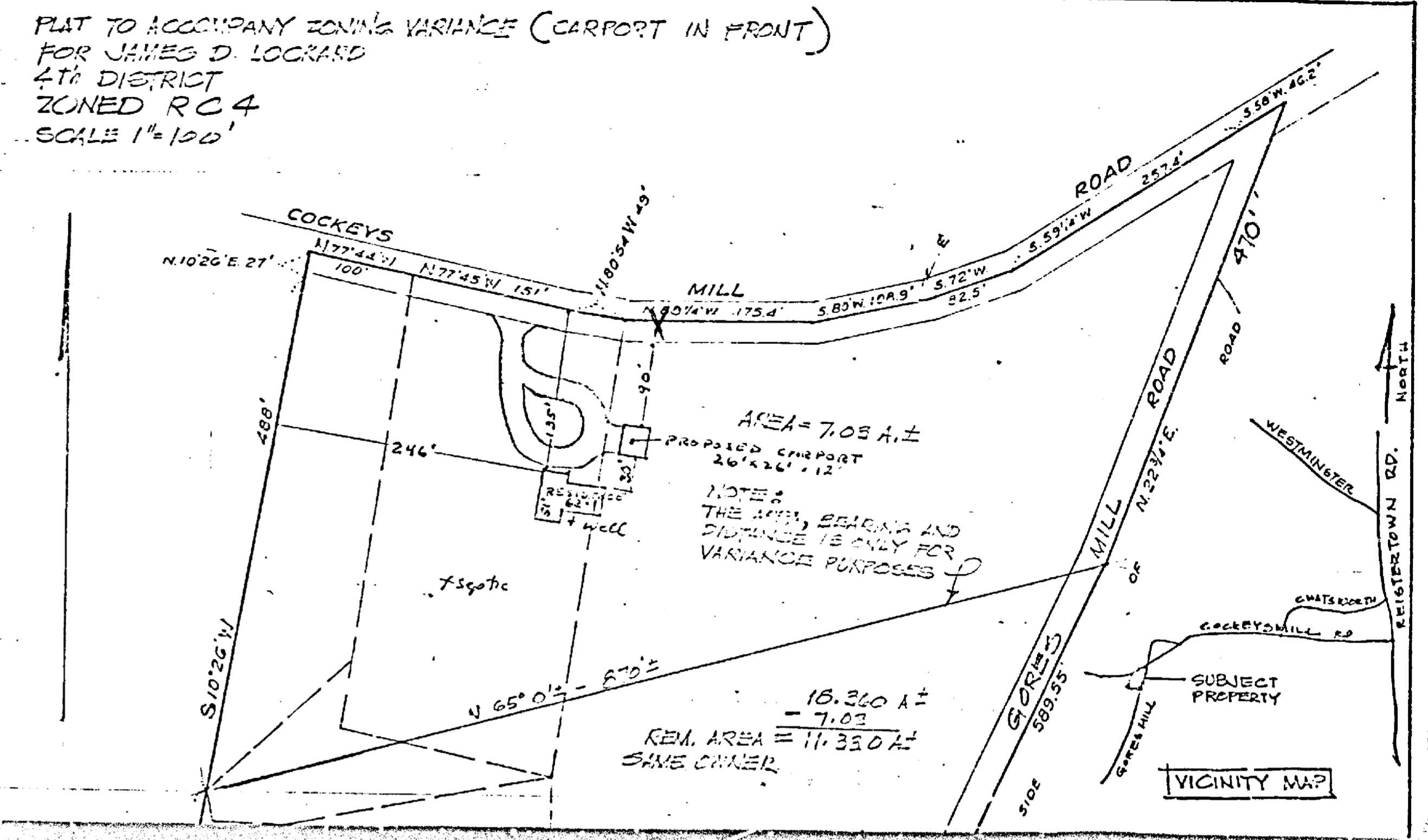
THE JEFFERSONIAN  
*B. Frank Strubbe*  
 Manager.

Cost of Advertisement, \$ \_\_\_\_\_

IN THE CIRCUIT COURT  
 FOR BALTIMORE COUNTY, IN EQUITY  
 Plaintiff  
 vs.  
 Defendant  
 CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY, MARYLAND No. 86343  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 DATE March 19, 1980 ACCOUNT 01-662  
 AMOUNT \$25.00  
 RECEIVED FROM: Edgar G. Rohde, Jr., Ltd  
 FOR: Filing Fee for Case No. 80-208-A  
 84978 20 25.00  
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 86401  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 DATE April 16, 1980 ACCOUNT 01-662  
 AMOUNT \$12.06  
 RECEIVED FROM: J. Douglas Lockard  
 FOR: Advertising and Posting of Case No. 80-208-A  
 88812 17 42.06  
 VALIDATION OR SIGNATURE OF CASHIER



**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, J. Douglas Lockard legal owner... 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 Variance from Section 400.1 To permit an accessory structure (Carport) to be located in the front yard in lieu of the required rear yard of the lot farthest removed from the side street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Existing driveway, parking area and general contour of the land is not suitable or practical for proposed carport to be constructed in rear yard. Proposed carport would not be visible from the road or the neighboring houses.  
Estate consists of approx. 18 acres of agricultural land.  
Carport would replace a previously razed garage that was also not in rear yard.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

DATE: April 23, 1980  
Contract purchaser: J. Douglas Lockard 1/20/80  
Address: 819 Cockeys Mill Rd., Reisterstown, Md. 21136  
Petitioner's Attorney: 833-0127  
Protellant's Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of February 1980, 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 17th day of April, 1980 at 9:45 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.  
(over)

4/17/80  
9:45 A.M.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SW corner of Cockeys Mill Rd. and : OF BALTIMORE COUNTY  
Gores Mill Rd., 4th District  
J. DOUGLAS LOCKARD, Petitioner: Case No. 80-208-A

**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.

*[Signature]* Peter Max Zimmerman  
Deputy People's Counsel  
*[Signature]* John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 31st day of March, 1980, a copy of the foregoing Order was mailed to Mr. J. Douglas Lockard, 819 Cockeys Mill Road, Reisterstown, Maryland 21136, Petitioner.

*[Signature]*  
John W. Hession, III

**BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
EVALUATION COMMENTS**

Mr. J. Douglas Lockard  
819 Cockeys Mill Road  
Reisterstown, Maryland 21136

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
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*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Lockard  
Petitioner's Attorney: \_\_\_\_\_  
Reviewed by: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

April 4, 1980

Mr. J. Douglas Lockard  
819 Cockeys Mill Road  
Reisterstown, Maryland 21136

RE: Item No. 162  
Petitioner - Lockard  
Variance Petition

Dear Mr. Lockard:

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 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 suitability of the requested zoning.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
*[Signature]*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf



HARRY J. PISTEL, P.E.  
DIRECTOR

March 25, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #162 (1979-1980)  
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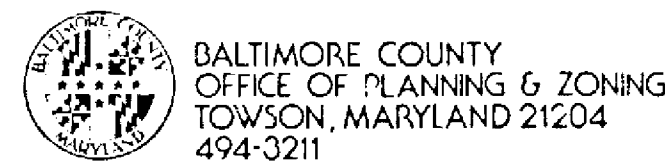
**General:**

As no public facilities are involved, this office has no comment for a carport construction.

Very truly yours,  
*[Signature]*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

X-SE and Y-NE Key Sheets  
60-62 NW 47 & 48 Pos. Sheets  
NE 15 & 16 L Topo  
48 Tax Map



JOHN D. SEYFFERT  
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

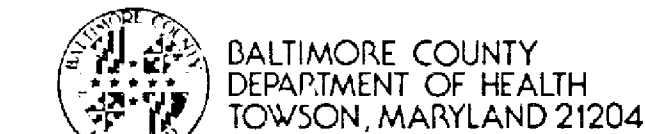
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This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,  
*[Signature]*  
John L. Wimbley  
Planner III  
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #162, Zoning Advisory Committee Meeting of February 12, 1980, are as follows:

Property Owner: J. Douglas Lockard  
Location: SW/C Cockeys Mill Road & Gores Mill Rd.  
Existing Zoning: RC-4  
Proposed Zoning: Variance to permit an accessory structure (carport) to be located outside the required rear yard.  
Acres: 18.360  
District: 4th

The dwelling is presently served by an existing well and sewage disposal system, both of which appear to be functioning properly. The proposed carport will not interfere with the location of either the well or sewage disposal system; therefore, no health hazards are anticipated.

Very truly yours,  
*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJS/fth

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance should be had; and it further appears that granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the herein Petition for the Variance(s) to permit an accessory structure (carport) to be located in the front yard in lieu of the required rear third of the lot farthest removed from the side street should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jean M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

JUN 25 1980  
 RECEIVED FOR FILING  
 DATE April 23 1980  
 BY [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Comodari Date: February 26, 1980  
 FROM: Ted Burnham  
 Zoning Advisory Committee  
 SUBJECT: Meeting February 12, 1980

- ITEM NO. 158 See Comment
- ITEM NO. 159 Standard Comments
- ITEM NO. 160 See Comments
- ITEM NO. 161 See Comments
- ITEM NO. 162 Standard Comment

*Ted Burnham*  
Ted Burnham, Chief

TB:rrj



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

February 28, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Comodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: J. Douglas Lockard

Location: SW/C Cockey's Mill Rd. & Gores Mill Rd.

Item No: 162 Zoning Agenda: 2-12-80

Gentle: m:

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 or \_\_\_\_\_ 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.
- ( ) 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 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
 Planning Group Fire Prevention Bureau  
 Special Inspection Division

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: February 12, 1980

RE: Item No: 158, 159, 160, 161, 162,  
 Property Owner:  
 Location:  
 Present Zoning:  
 Proposed Zoning:

District:  
 No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*[Signature]*  
Mr. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

VARIANCE DESCRIPTION

Located at the southwest corner of Cockey's Mill Road and Gores Mill Road in the 4th Election District and running in a southwesterly direction along the centerline of Cockey's Mill Road for a distance of approximately 970' thence running the following courses and distances: S 10° 26' W 488' thence, N 65° 0' E 870' thence, N 22 3/4° E 470' to the place of beginning. Also known as 819 Cockey's Mill Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond Date: March 25, 1980  
 Zoning Commissioner  
 FROM: John D. Seyffert, Director  
 Office of Planning and Zoning  
 SUBJECT: Petition No. 80-208-A Item 162

Petition for Variance for an accessory structure  
 Southwest corner of Cockey's Mill Road and Gores Mill Road  
 Petitioner - J. Douglas Lockard

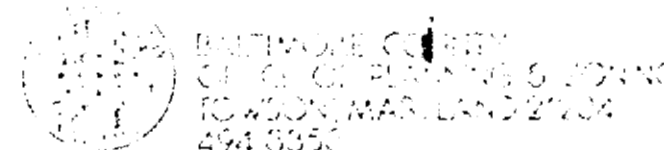
Fourth District

HEARING: Thursday, April 17, 1980 (9:45 A.M.)

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

JDS:JGH:ab

*[Signature]*  
John D. Seyffert, Director  
Office of Planning and Zoning



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 23, 1980

Mr. J. Douglas Lockard  
819 Cockey's Mill Road  
Reisterstown, Maryland 21136

RE: Petition for Variance  
 SW/corner of Cockey's Mill Rd. & Gores  
 Mill Rd. - 4th Election District  
 J. Douglas Lockard - Petitioner  
 NO. 80-208-A (Item No. 162)

Dear Mr. Lockard:

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

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
 People's Counsel

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing  
 this \_\_\_\_\_ day of \_\_\_\_\_, 197

*[Signature]*  
S. ERIC DINENNA  
Zoning Commissioner

Petitioner's Attorney \_\_\_\_\_ Reviewed by *[Signature]*  
 Nicholas B. Comodari  
 Chairman, Zoning Plans  
 Advisory Committee

CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 4th Date of Posting: APRIL 1, 1980  
 Posted for: PETITION FOR VARIANCE  
 Petitioner: J. DOUGLAS LOCKARD  
 Location of property: SW/C Cockey's Mill Rd & Gores Mill Rd  
 Location of Signs: SW/C Cockey's Mill Rd, SW/corner W of Gores Mill Rd  
 Remarks: \_\_\_\_\_  
 Posted by: *[Signature]* Signature Date of return: APRIL 4, 1980

1-SIGN

80-208-A

**PETITION FOR VARIANCE**  
 ZONING: Petitioner requests for an accessory structure.  
 LOCATION: Southwest corner of Cockeys Mill Road and Gorms Mill Road.  
 DATE & TIME: Thursday, April 17, 1980 at 9:30 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
 Petition for Variance to permit an accessory structure (carport) to be located in the front yard in lieu of the required rear yard of the lot farthest removed from the side street.  
 The Zoning Regulation to be exempted as follows:  
 Section 400.1, Accessory Buildings in Residence Zone.  
 All that parcel of land in the Fourth District of Baltimore County located at the southwest corner of Cockeys Mill Road and Gorms Mill Road in the 4th Election District and running in a southeasterly direction along the centerline of Cockeys Mill Road for a distance of approximately 900' thence running the following courses and distances: S 101° 26' W 488' thence, N 85° 12' E 870' thence, N 22° 14' E 470' to the place of beginning. Also known as 819 Cockeys Mill Road.  
 Being the property of J. Douglas Lockard, as shown on plat plan filed with the Zoning Department.  
 Hearing Date: Thursday, April 17, 1980 at 9:30 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 BY ORDER OF  
 WILLIAM E. HAMMOND,  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Apr. 3

Office of  
**COLUMBIA**  
 Publishing Corp.  
 10750 Little Patuxent Pkwy  
 Columbia, MD 21044

April 10 19 80

THIS IS TO CERTIFY, that the annexed advertisement of  
*Petition for Variance*  
*4th District*  
 was inserted in the following:

- Catonsville Times
- Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 4th day of April 1980, that is to say, the same was inserted in the issues of  
 4/3/80.

COLUMBIA PUBLISHING CORP.  
 By *Lorraine Rycka*

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 BY ORDER OF  
 WILLIAM E. HAMMOND,  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 April 3

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 3 1980  
 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 a week~~ of one time ~~successive weeks~~ before the 17th day of April 1980, the first publication appearing on the 3rd day of April 1980

THE JEFFERSONIAN  
*B. Frank Strubbe*  
 Manager.

Cost of Advertisement, \$ \_\_\_\_\_

IN THE CIRCUIT COURT  
 FOR BALTIMORE COUNTY, IN EQUITY  
 Plaintiff  
 vs.  
 Defendant  
 CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY, MARYLAND No. 86343  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 DATE March 19, 1980 ACCOUNT 01-662  
 AMOUNT \$25.00  
 RECEIVED FROM: Edgar G. Rohde, Jr., Ltd  
 FOR: Filing Fee for Case No. 80-208-A  
 84978 20 25.00  
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 86401  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 DATE April 16, 1980 ACCOUNT 01-662  
 AMOUNT \$12.06  
 RECEIVED FROM: J. Douglas Lockard  
 FOR: Advertising and Posting of Case No. 80-208-A  
 88812 17 42.06  
 VALIDATION OR SIGNATURE OF CASHIER

