

ORDER RECEIVED FOR FILING

DATE June 25, 1980
BY John P. [Signature]
ADMINISTRATIVE ASSISTANT

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(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of June, 1980, that the herein Petition for Variances to permit an enclosed accessory structure (pole building) to be located in the front yard in lieu of the required rear yard and a height of 16.6 feet for said pole building in lieu of the permitted 15 feet, for the expressed purpose of storing building materials for the construction of a dwelling and/or storage of material or equipment for residential use only, all in accordance with the site plan filed herein and dated March 26, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Use of the 15 acres, more or less, shall be as a single dwelling site.
2. Construction of a dwelling, to which the pole building will be an accessory structure, within three years from the date of this Order or removal of the pole building for the reason of its noncompliance with the Zoning Regulations regarding its existence as an accessory structure.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

May 13, 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: John W. & Elizabeth A. Horsham

Location: E/S Dover Road 2500' N Knox Road

Item No: 188 Zoning Agenda: Meeting of April 8, 1980

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 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.
- (X) 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.
- () 7. The Fire Prevention Bureau has no comments, at this time.

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



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
824-367

TED ZALESKI JR.
DIRECTOR

April 11, 1980

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

Dear Mr. Hammond:

Comments on Item #188 Zoning Advisory Committee Meeting, April 8, 1980
are as follows:

Property Owner: John W. & Elizabeth A. Horsham
Location: E/S Dover Road 2500' N Knox Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

Acres: 15.498
District: 8th

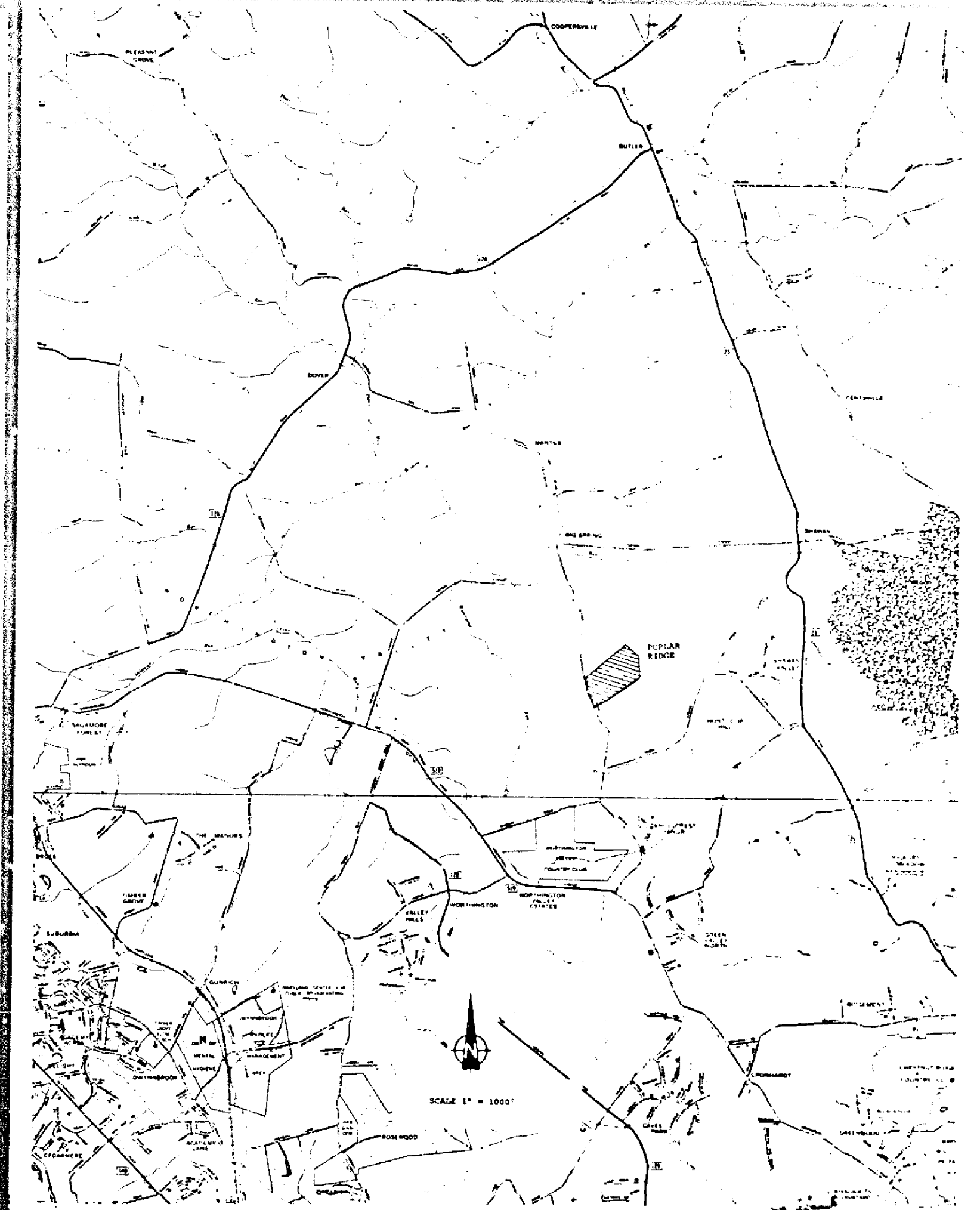
The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the and other applicable Codes.
- X B. A building/ _____ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- I. Comments _____.

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #102 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:raj



Attachment to Petition for Zoning Variance
John W. and Elizabeth A. Horsham

PETITION FOR VARIANCE
8th District

- 1) Construction of the pole building in the rear yard would hamper use of solar energy in the house.
- 2) Pole building is located approximately 4 1/2 feet lower than the house where proposed. Placing the pole building in the rear yard would cause the pole building grade level to be higher than house grade level because of existing topography.
- 3) Pole building, as proposed, is centrally located on property and allows for easier maintenance access.
- 4) The 50 foot wide utility and drainage easement, running the full length of parcel, restricts the available sites for the pole building.
- 5) Site for residence is based on successful percolation test performed in 1973 and again in 1979. Several other percolation tests were performed in 1973 and were unsuccessful.
- 6) Property consists of 15+ acres; totally wooded. The location of the pole building, as proposed, is a minimum of 500 feet from the nearest residence.
- 7) Placement of the pole building behind the proposed residence would result in closer proximity to Lot #2 Poplar Ridge Subdivision, as well as the County road (Dover Road), increasing its susceptibility to break-ins and vandalism.
- 8) Because of existing woods, which we intend to preserve, the pole building, as proposed, will not interfere with view from house.

ZONING: Petition for Variance for accessory structure and height
LOCATION: East side of Dover Road, 2500 feet North of Knox Road
DATE & TIME: Tuesday, June 3, 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 (pole building) to be located in the front yard in lieu of the rear yard and to permit an average height of 16.6 feet in lieu of the permitted 15 feet

The Zoning Regulations to be excepted as follows:

Section 400.1 - Accessory Buildings in Residence Zones
Section 400.3 - The height of accessory buildings, except as noted in Section 300 shall not exceed 15 feet

All that parcel of land in the Eighth District of Baltimore County

Being the property of John W. Horsham, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 3, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: May 9, 1980
John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 30-243A Item 188

Petition for Variance for accessory structure and height
East side of Dover Road, 2500 feet North of Knox Road
Petitioner: John W. Horsham, et ux

Eighth District

HEARING: Tuesday, June 3, 1980 (9:30 A.M.)

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

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

JDS:JGH:ab

May 6, 1980

Mr. & Mrs. John W. Horsham
234 Main Street
Reisterstown, Maryland 21136

NOTICE OF HEARING

RE: Petition for Variance - E/S Dover Rd., 2500' N of Knox Road
Case No. 80-243A

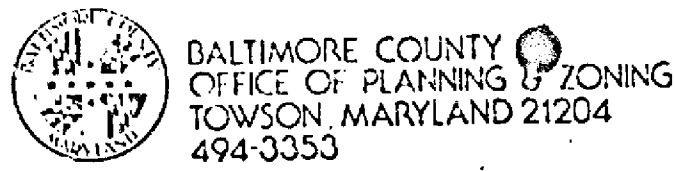
TIME: 9:30 A.M.

DATE: Tuesday, June 3, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 23, 1980

Mr. & Mrs. John W. Horsham
234 Main Street
Reisterstown, Maryland 21136

RE: Petition for Variance
E/S Dover Rd., 2500' N of Knox Road
Case No. 80-245-A

Dear Mr. & Mrs. Horsham:

This is to advise you that \$18.69 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

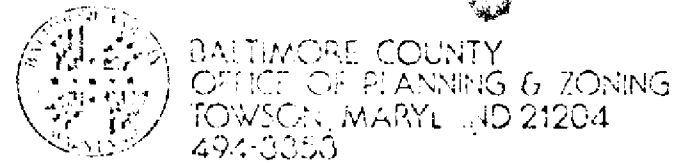
Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

DESCRIPTION FOR VARIANCE

Beginning at a point on the East side of Dover Road, approximately 2500 feet north of Knox Road and known as Lot No. 1 as shown on the plat of "Poplar Ridge", which is recorded in the Land Records of Baltimore County in Liber E.H.K., Jr. No. 37, Folio 3.

Contains 15.498 acres of Land, more or less.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 25, 1980

Mr. & Mrs. John W. Horsham
234 Main Street
Reisterstown, Maryland 21136

RE: Petition for Variance
E/S of Dover Road, 2500' N of
Knox Road - 8th Election District
John W. Horsham, et ux -
Petitioners
NO. 80-245-A (Item No. 188)

Dear Mr. Horsham:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: MAY 16, 1980
Posted for: PETITION FOR VARIANCE
Petitioner: JOHN W. HORSHAM, ET UX
Location of property: E/S DOVER ROAD, 2500' N OF KNOX ROAD
Location of Signs: E/S DOVER RD 2475' N OF KNOX RD
Remarks: Thomas R. Roland
Posted by: Thomas R. Roland Date of return: MAY 22, 1980
Signature

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 21st day of May, 1980.

Filing Fee \$25.00 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond, Zoning Commissioner

Petitioner: John W. Horsham, et ux Submitted by: John W. Horsham, et ux

Petitioner's Attorney: Reviewed by:

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

PETITION FOR VARIANCE

8th District
Zoning: Petition for Variance
for accessory structure and
height.
Location: East side of Dover
Road, 2500 feet north of Knox
Road.

Date & Time: Tuesday, June 4,
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 (pole building) to be located in the rear yard in line of the rear lot line and to permit an average height of 16.5 feet in lieu of the permitted 15 feet.

The Zoning Regulations to be excepted as follows:
Section 400.1 - Accessory Buildings in Residence Zones.
Section 400.3 - The height of accessory buildings, except as noted in Section 300 shall not exceed 15 feet.

All that parcel of land in the Eighth District of Baltimore County

Beginning at a point on the East side of Dover Road, approximately 2500 feet north of Knox Road and known as Lot No. 1 as shown on the plat of "Poplar Ridge", which is recorded in the Land Records of Baltimore County in Liber E.H.K., Jr. No. 37, Folio 3.

Containing 15.498 acres of land, more or less.

Being the property of John W. Horsham, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: TUESDAY, JUNE 4, 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

The Essex Times

Essex, Md., May 15, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of successive

weeks before the day of

May 15, 1980

Publisher.

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

No. 088810

DATE: May 6, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Elizabeth A. Horsham

FOR: Filing Fee for Case No. 80-245-A

VALIDATION OR SIGNATURE OF CASHIER

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., May 15, 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 in each

of successive weeks before the

day of May 15, 1980, the first publication

appearing on the day of

May 15, 1980

Cost of Advertisement, \$25.00

THE JEFFERSONIAN,
S. Shanklin,
Manager.

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

No. 088855

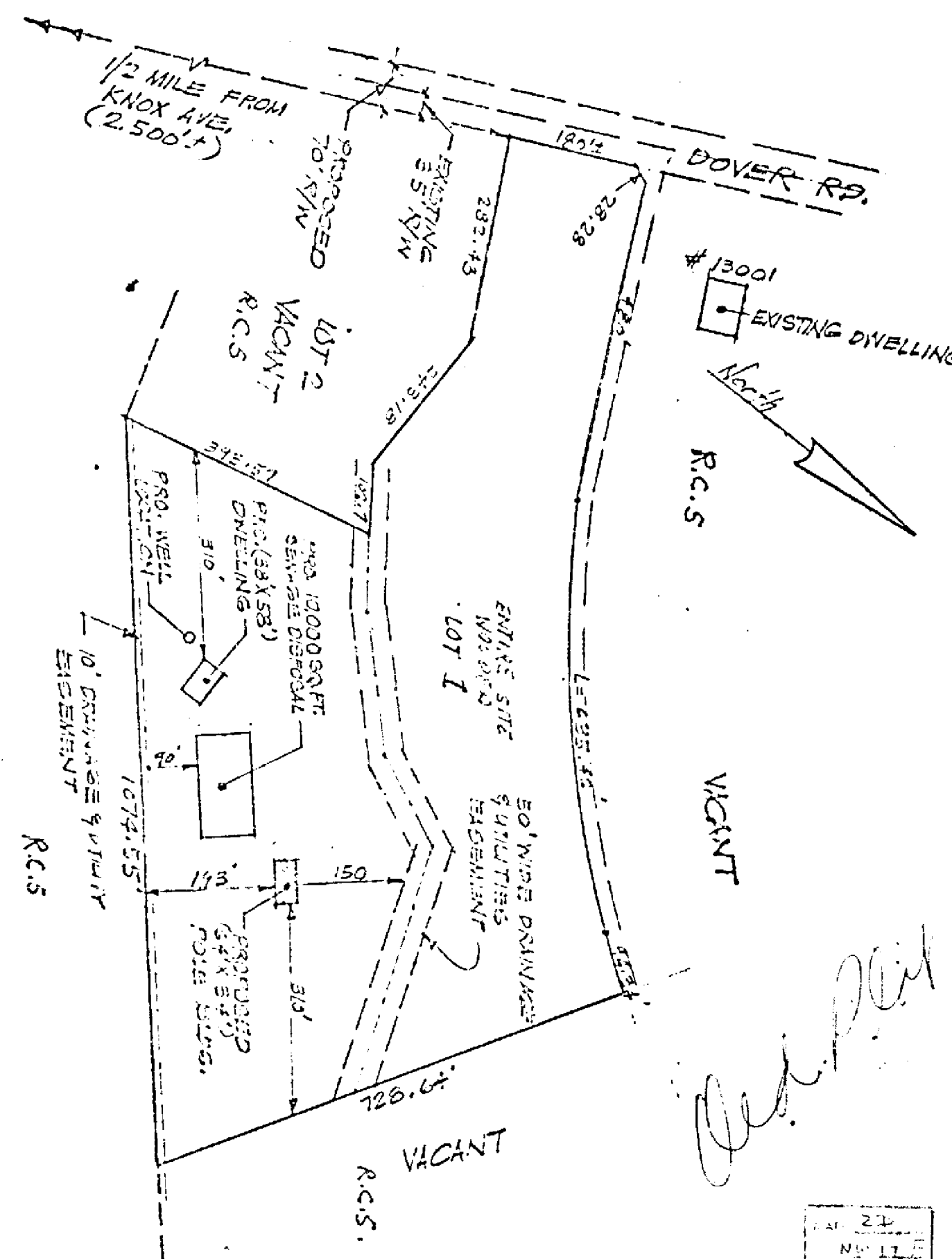
DATE: June 4, 1980 ACCOUNT: 01-662

AMOUNT: \$18.69

RECEIVED FROM: John W. Horsham

FOR: Advertising and Posting for Case No. 80-245-A

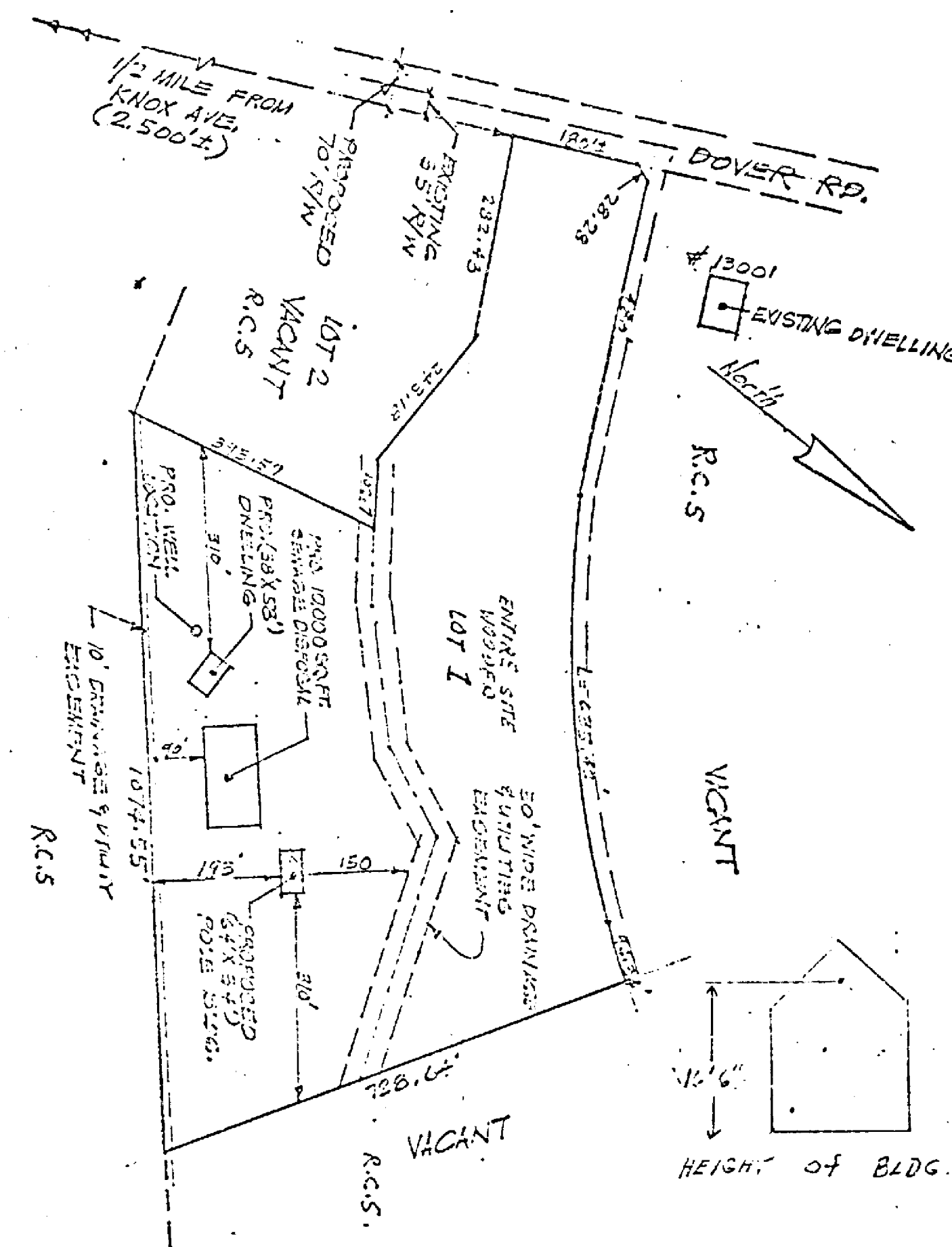
VALIDATION OR SIGNATURE OF CASHIER



PLAT TO ACCOMPANY VARIANCE FOR POLE BLDG
JOHN & ELIZABETH HORSHAM
8TH ELECT. DIST. ZONE R.C.5
"POPLAR RIDGE"
PLAT BOOK No. 37, FOLIO 3, LOT No. 1

SCALE 1"=200'

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLAT PREPARED BY BALTO. CO.
OWNER: Elizabeth Horsham
DATE: 6/10/80

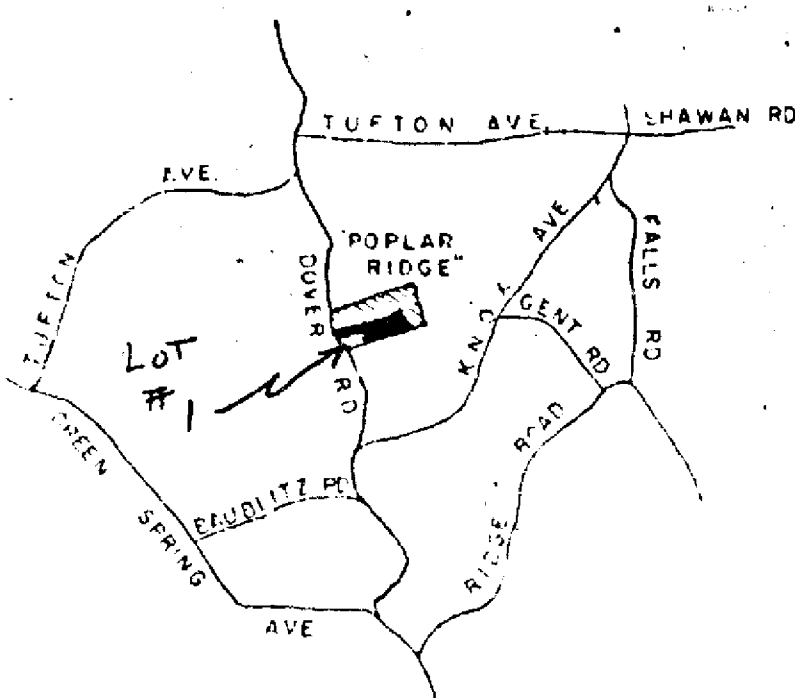


PLAT TO ACCOMPANY VARIANCE FOR POLE BLDG (LOCATION 4)
JOHN & ELIZABETH HORSHAM
8TH ELECT. DIST. ZONE R.C.5
"POPLAR RIDGE"
PLAT BOOK No. 37, FOLIO 3, LOT No. 1

SCALE 1"=200'

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLAT PREPARED BY BALTO. CO.
OWNER: Elizabeth Horsham
DATE: 6/10/80

VICINITY PLAT
SCALE: 1"=1 MILE



"POPLAR RIDGE"

8 TH ELECT. DIST.
SCALE: 1"=100'

BALTO. CO., MD.
AUGUST 17, 1973

OWNED AND DEVELOPED BY

"DOVER ROAD LIMITED PARTNERSHIP"

H. SPENCE EVERETT, SEC'Y
109 LONGWOOD ROAD
BALTIMORE, MD.
21210

FOR TITLE, SEE EHK JR. 5329-178

FILED IN 37 FOLIO

DATE AUG 20 1973

TITLE

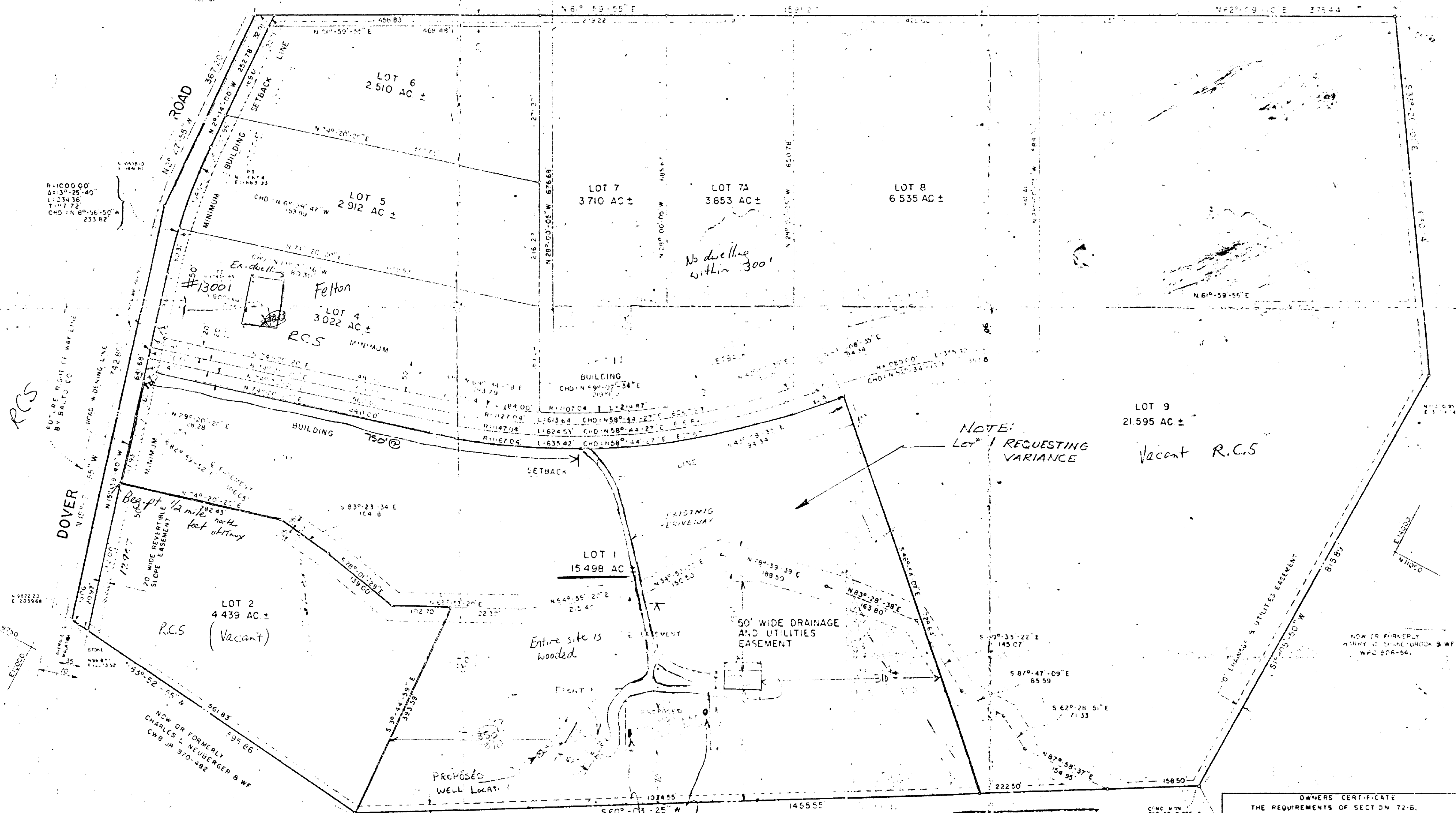
DENSITY TABULATIONS

- | | |
|-----------------------------|--------------|
| 1 GROSS AREA | 64,847 AC ± |
| 2 NO OF LOTS | 9 |
| 3 GROSS RESIDENTIAL DENSITY | 0.14 LOTS/AC |
| 4 EXISTING ZONING | RDP |

NOTES

- 1) THE STREETS AND/OR ROADS AS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE THEREIN IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- 2) THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MAGNETIC MERIDIAN OF 1973, AND AN ASSUMED GRID.
- 3) FOR FANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FANHANDLE AND THE STREET OR DRIVEWAY LINE ONLY AND NOT ONTO THE FANHANDLE LOT DRIVEWAY.

NOW OR FORMERLY
THOMAS S. NICHOLS
BRS 411-246



SURVEYORS CERTIFICATE
I, LEO W. RADER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE AND SHOWN HEREON HAS BEEN LAYED OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SURVEYS OF LAND KNOWN AS HOUSE BILL NO. 459, CHAPTER 106 OF THE ACTS OF 1945, AND SUBSEQUENT AMENDATORY ACTS.

LEO W. RADER
REGISTERED LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MD.
CL 2-2920

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT
BY
DEPUTY STATE AND COUNTY HEALTH OFFICER

APP

BALTIMORE COUNTY PLANNING BOARD
DATE

HIGHWAY DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT AND LOCATION
DATE

OWNERS CERTIFICATE
THE REQUIREMENTS OF SECTION 72-B, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (BLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT HAVE BEEN COMPLIED WITH.

NOW OR FORMERLY
GRACE D. HOEN ET AL
WJR 3942-02

