

88-97-A #476	NW/S Seven Springs Ct., 495' NE of the c/l of <u>Cripplegate Rd. (6 Seven Springs Ct.)</u>	10th E.D.
7/20/87	Variance - filing fee \$35.00 - Michael P. McConnell, et ux	
7/20/87	Hearing set for 9/2/87, at 10:00 a.m., before Mr. Haines.	
9/2/87	Advertising and Posting - \$83.24	
9/3/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit an accessory building (garage) in the front/side yards in lieu of the required rear yard and 18'6" in height in lieu of the permitted 15' is GRANTED with conditions.	

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of September, 19 87, that the Petition for Zoning Variances to permit an accessory building (garage) in the front/side yards in lieu of the required rear yard and 18' 6" in height in lieu of the permitted 15 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH/srl

cc: Mr. & Mrs. Michael P. McConnell

People's Counsel

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 building (garage) in the front/side yard in lieu of the required rear yard, and 400.3 to permit an accessory building height of 18' 6" in lieu of the allowed 15 ft.

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

1. SITE LOCATION ON MAIN ENTRANCE SIDE OF HOUSE. Building can not be practically placed in another location or attached to house as it would either infringe on the minimum setback line or have to be built on an existing stream bed.
2. HEIGHT RESTRICTION. Plans call for the building to be 18'6" high. Please note the approval of Gaylord Brooks Architectural Committee.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s): _____
(Type or Print Name)
Signature Michael P. McConnell
(Type or Print Name)
Signature Michael P. McConnell
Address 6 SEVEN SPRINGS CT.
City and State PHOENIX, MD. 21131
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name _____
Address _____
City and State _____
Phone No. _____

MAP ME 12A
E.D. 10
DATE 10/16/87
230
1000
1174, E 30
E 4475
(NAME NUMBER)
666-5855

Michael P. McConnell, et ux 88-97-A
NWS Seven Springs Ct., 495' NE of
c/l of Cripplegate Rd., 10th E.D.
(6 Seven Springs Ct.) 10th E.D.
3rd C.D.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 1987, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of September, 1987, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10th Date of Posting 8/1/87
Posted for: Variance
Petitioner: Michael P. McConnell, et ux
Location of property: NWS Seven Springs Ct., 495' NE of Cripplegate Rd.
6 Seven Springs Ct.
Location of Sign: Feeling Seven Springs Ct., across W. Ex. 111 Ave.
On property of Petitioner
Remarks: _____
Posted by: Michael Date of return: 8/14/87
Number of Signs: 1

Case No. 88-97-A

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 20th day of July, 1987.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Michael P. McConnell, et ux received by: Robert Haines
Petitioner's Attorney: Robert Haines

Zoning **PROPERTY DESCRIPTION**

Beginning on the north side of Seven Springs Court 681 feet wide, at the distance of 495 feet NE of the centerline of Cripplegate Road. Being Lot 15, Plat 2 of the subdivision of "The Greenlands of Hunt Valley". Plat Book #40 Folio 26. Also known as 6 Seven Springs Court in the 10th Election District.

PETITION FOR ZONING VARIANCE

10th Election District - 3rd Councilmanic District
Case No. 88-97-A

LOCATION: Northwest Side of Seven Springs Court, 495 feet Northeast of the Centerline of Cripplegate Road (6 Seven Springs Court)

DATE AND TIME: Wednesday, September 2, 1987, at 10:00 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 Zoning Variance to permit an accessory building (garage) in the front/side yard in lieu of the required rear yard and an accessory building height of 18 feet 6 inches in lieu of the permitted 15 feet.

Being the property of Michael P. McConnell, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW/S Seven Springs Ct., 495' NE : OF BALTIMORE COUNTY
of C/L of Cripplegate Rd. (6 :
Seven Springs Ct.), 10th District :
MICHAEL P. McCONNELL, et ux, : Case No. 88-97-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

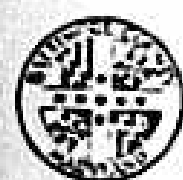
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of August, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Michael P. McConnell, 6 Seven Springs Ct., Phoenix, MD 21131, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

OFFICE COPY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

J. ROBERT HAINES
ZONING COMMISSIONER

August 25, 1987

Mr. Michael P. McConnell
Mrs. Karen S. McConnell
6 Seven Springs Court
Phoenix, Maryland 21131

RE: PETITION FOR ZONING VARIANCE
NW/S Seven Springs Ct., 495' NE of the c/l
of Cripplegate Rd.
(6 Seven Springs Ct.)
10th Election District - 3rd Councilmanic District
Michael P. McConnell, et ux - Petitioners
Case No. 88-97-A

Dear Mr. and Mrs. McConnell:

This is to advise you that \$83.24 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

Sincerely,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

BALTIMORE COUNTY, MARYLAND No. 37872
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 9-2-87 ACCOUNT R-01-615-000
sign returned AMOUNT \$ 83.24
RECEIVED FROM: Michael P. McConnell, et ux
FOR: Advertising and Posting 88-97-A
B 8031*****8324* 1024F
VALIDATION OR SIGNATURE OF CASHIER

Mr. Michael P. McConnell
Mrs. Karen S. McConnell
6 Seven Springs Court
Phoenix, Maryland 21131

August 3, 1987

REVISED **NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE
NW/S Seven Springs Ct., 495' NE of
the c/l of Cripplegate Rd.
(6 Seven Springs Ct.)
10th Election District - 3rd Councilmanic District
Michael P. McConnell, et ux - Petitioners
Case No. 88-97-A

TIME: 10:00 a.m.
DATE: Wednesday, September 2, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines, Zoning Commissioner
TO: Zoning Administration Date: August 20, 1987
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition 88-97-A

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

Norman E. Gerber
Norman E. Gerber AICP
Director

NEG:KAK:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

BALTIMORE COUNTY, MARYLAND No. 36093
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 5/13/87 ACCOUNT 01-615-000
AMOUNT \$ 35.00
RECEIVED FROM: M. P. McConnell
FOR: Var # 476
B 8134*****350014 2144F
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

August 25, 1987

cc:to

Chairman

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

Mr. & Mrs. Michael P. McConnell
6 Seven Springs Court
Phoenix, Maryland 21131

RE: Item No. 476 - Case No. 88-97-A
Petitioners: Michael P. McConnell, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. McConnell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. 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 from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: File



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

Richard Moore
C. Richard Moore
Acting Director

June 10, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 469, 471, 474, 475, 476, 480, 481, 483, 470, 472, and 479.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Rencke
Chief

May 28, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: Michael P. McConnell, et ux

Location: NW/4 Seven Springs Ct., 495' NE centerline Cripplegate Road

Item No.: 476

Zoning Agenda: Meeting of 5/26/87

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 operation.
- (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: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and

Approved: *John F. O'Neill*
Fire Prevention Bureau

/s/



Gaylord Brooks Architectural Committee, Inc.
P.O. Box 193 Paper Mill Road, Phoenix, Maryland 21131 (301) 667-0800

April 16, 1987

Mr. Michael McConnell
6 Seven Spring Court
Phoenix, MD 21131

Re: Lot 15, Plat 2
Greenlands
Garage

Dear Mr. McConnell:

Please be advised that the plans submitted for the garage on the above referenced property are hereby approved.

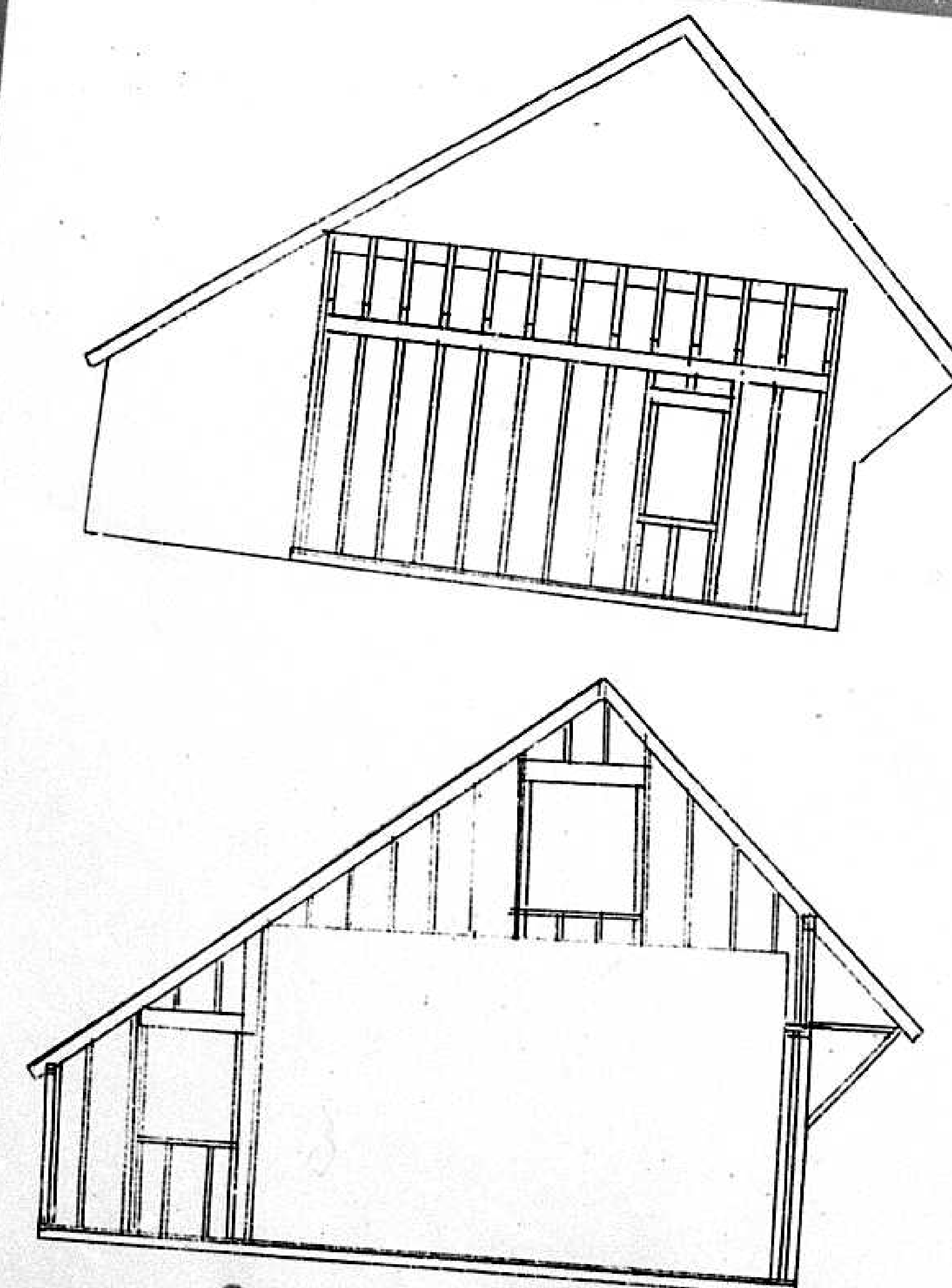
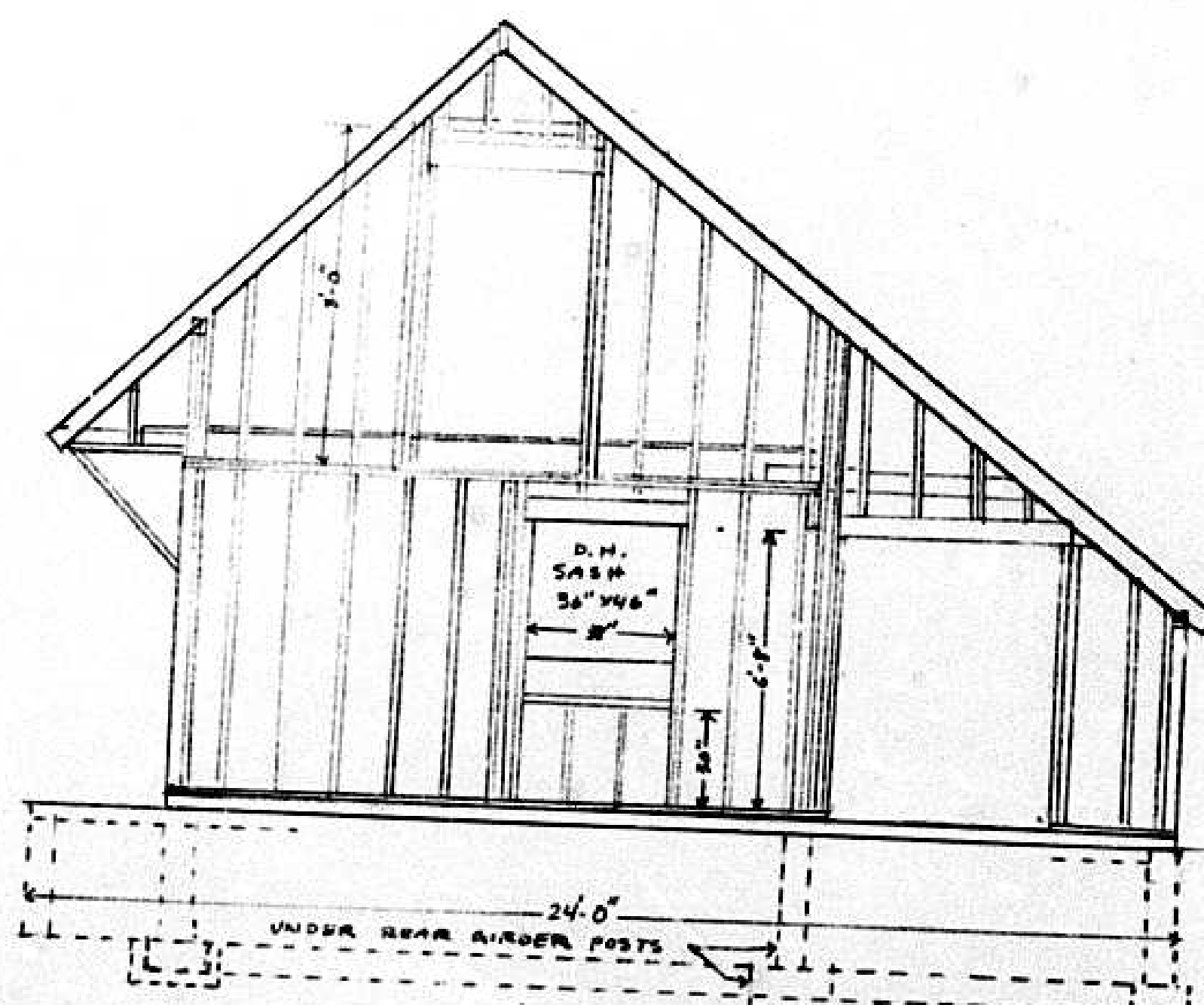
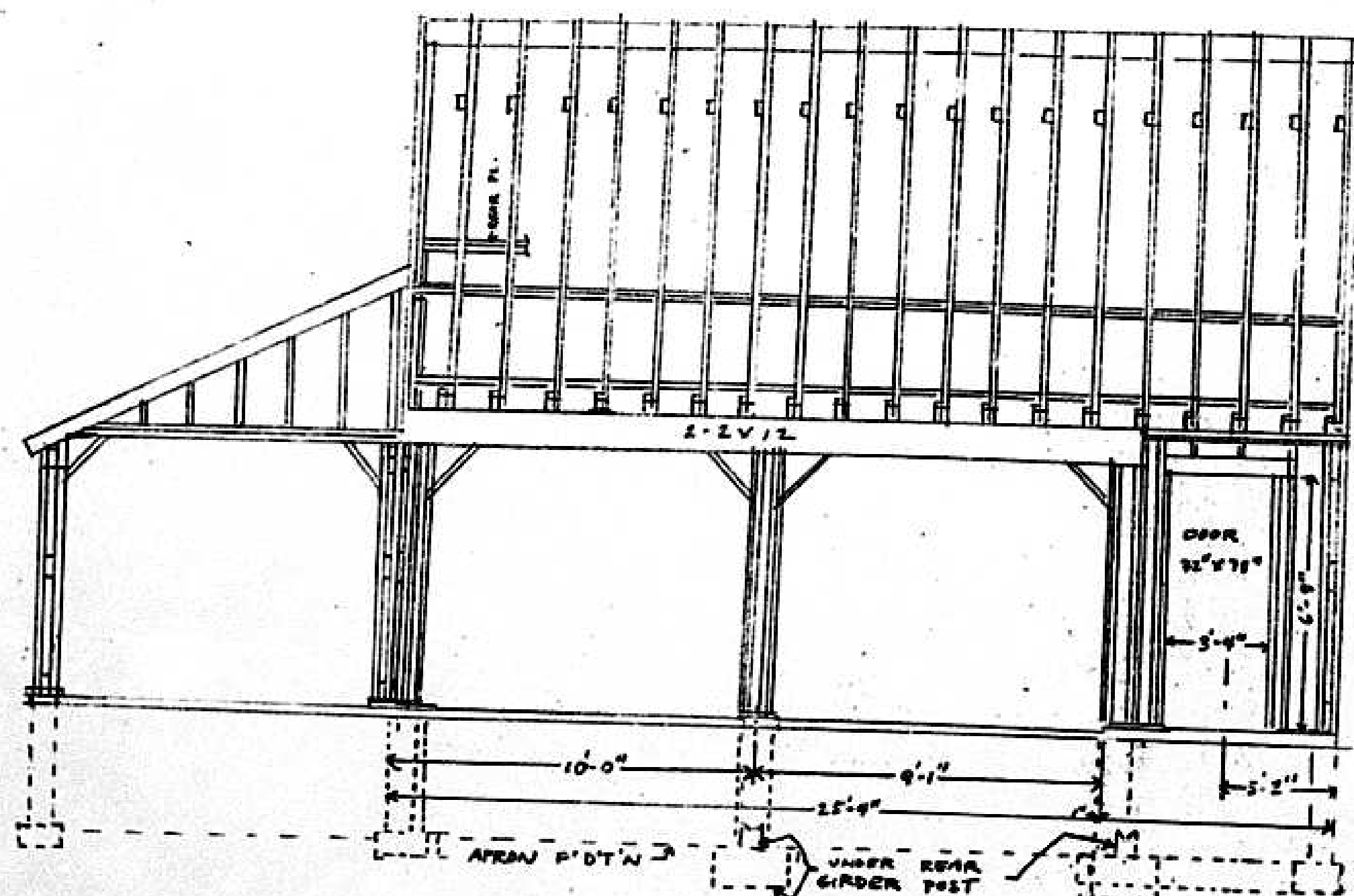
Since I have not heard from you since you came in to the office, I am assuming that your problem with Baltimore County has been resolved.

This approval is of course predicated on approvals from the County.

Very truly yours,

Joan B. McClernan
Joan B. McClernan
Vice President
Project Management

JM/bfs



Mike McConnell 666-5655
G. Sore Group Co.

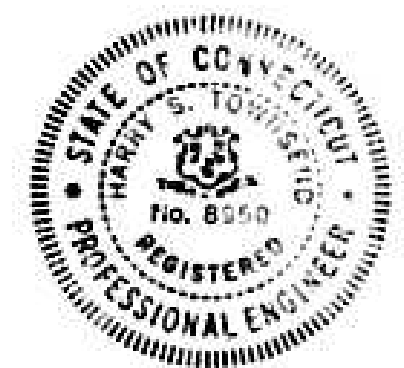


PETITIONER'S
EXHIBIT 2

THE CARRIAGE SHED

CONSTRUCTION DETAIL S

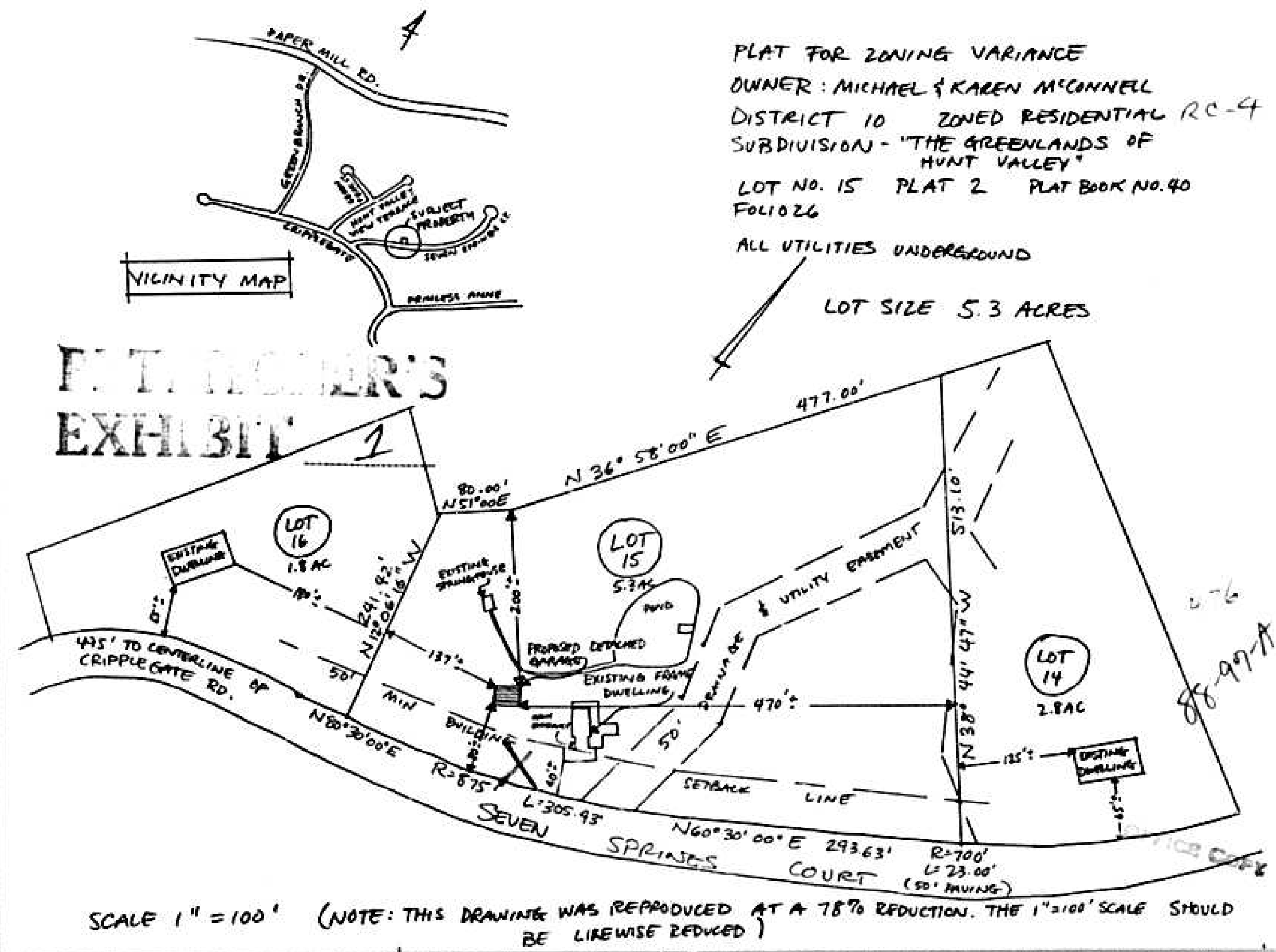
MICRO
COVER
ONLY



Bill Dayton

© ELI TOWNSEND & SON 1976, '80

ELI TOWNSEND & SON
P.O. BOX 2006
WESTPORT, CT 06880
PERSPECTIVE
VIEW
SCALE: N.A. SHEET 1 OF 1



CERTIFICATE OF PUBLICATION

TOWSON, MD., August 13, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 13, 1987.

THE JEFFERSONIAN,
Susan Seidus Obrecht
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 12, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on August 13, 1987.

TOWSON TIMES,
Susan Seidus Obrecht
Publisher