

IN RE: PETITION FOR ZONING VARIANCE
S/S Hammershire Rd., 510'
NW c/l of Embleton Road
607 Hammershire Road
4th Election District
3rd Councilmanic District
Joseph L. Parks, Jr., et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-321-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 415.A.1 to permit a recreational vehicle in the front yard in lieu of the required 8 feet minimum to the rear of a lateral projection of the front foundation line of the dwelling, in accordance with Petitioners' Exhibit No.1.

The Petitioner, Joseph L. Parks, Jr., appeared and testified. There were no Protestants.

Testimony and evidence indicate that the subject property, known as 607 Hammershire Road, consists of 10,010 sq. ft., zoned D.R.3.5, and is improved with an existing dwelling and accessory shed. The Petitioner testified that he is desirous of parking a camper in his side yard. He testified that he cannot park the camper in the rear of his yard due to a 30 ft. tall pine tree blocking access to his rear yard. The Petitioner also testified that his adjoining neighbors have no objections to the parking of a camper on his driveway.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore,

should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

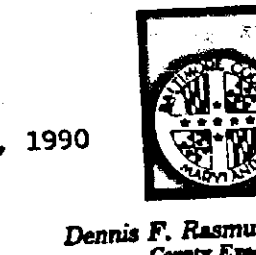
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of February, 1990 that a Petition for a Zoning Variance to permit a recreational vehicle in the front yard in lieu of the required 8 feet minimum to the rear of a lateral projection of the front foundation line of the dwelling, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED.

JRH/mm
cc: Peoples Counsel

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

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 897-3333
J. Robert Haines
Zoning Commissioner

February 13, 1990



Dennis F. Rasmussen
County Executive

Mr. and Mrs. Joseph L. Parks, Jr.
607 Hammershire Road
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance
Case No. 90-321-A

Dear Mr. and Mrs. Parks:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH/mm
cc: Peoples Counsel

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-321-A

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 415.A.1 to permit a recreational vehicle (camper) in the front yard in lieu of the required 8 feet minimum to the rear of a lateral projection of the front foundation line of the dwelling.

1. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the 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.

1. LARGE PINE TREE IN SIDE YARD 30 FT TALL
2. 6 FT FENCE THAT CAN'T BE MOVED
3. SHED 8' X 6' X 4' IN BACK 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 the 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, or 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)
Joseph L. Parks Jr.
Signature
Joseph L. Parks Jr.

Signature
Nancy L. Parks
(Type or Print Name)
Nancy L. Parks

Address
607 HAMMERSHIRE RD. N. 352-4083
City and State
OWINGS MILLS, MD. 21117

Signature
Nancy L. Parks
(Type or Print Name)
Nancy L. Parks

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Signature
Nancy L. Parks
(Type or Print Name)
Nancy L. Parks

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

January 31, 1990

Mr. & Mrs. Joseph L. Parks, Jr.
607 Hammershire Road
Owings Mills, MD 21117

RE: Item No. 180, Case No. 90-321-A
Petitioner: Joseph L. Parks, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Parks:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James R. Dyer
JAMES R. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this
12th day of December, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. L. Hynes
Chairman,
Zoning Plans Advisory Committee

Petitioner: Joseph L. Parks, et ux
Petitioner's Attorney:

MICROFILMED

Feb 12

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: January 22, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Joseph L. Parks, Jr., Item 180

The Petitioner requests a Variance to permit a recreational vehicle (camper) in the front yard in lieu of the required 8 ft. minimum to the rear of a lateral projection of the front foundation line of the dwelling.

In reference to the Petitioner's request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MICROFILMED

Baltimore County
Fire Department
300 York Road
Towson, Maryland 21204-2586
(301) 887-4500

Paul H. Reinecke
Chief

DECEMBER 8, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOSEPH L. PARKS JR.
Location: #607 HAMMERSHIRE ROAD
Item No.: 180 Zoning Agenda: DECEMBER 12, 1989

Gentlemen:

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

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl D. Kelly* 12/12/89 Noted and Approved
Planning Group
Special Inspection Division

JK/KEK

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for December 12, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 170, 175, 176, 179 and 180.

For Items 181 the CRG comments remain valid.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 25, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Jan 25, 1990.

OWINGS MILLS TIMES,
S. Zebe Olson
Publisher

MICROFILMED

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above captioned petition for zoning variance at the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, on January 25, 1990 at 9:30 a.m.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 25, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Jan 25, 1990.

THE JEFFERSONIAN,
S. Zebe Olson
Publisher

MICROFILMED

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above captioned petition for zoning variance at the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, on January 25, 1990 at 9:30 a.m.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

January 9, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-321-A
S/S Hamershire Road, 510' NW of c/l of Embledon Road
607 Hamershire Road
4th Election District - 3rd Councilmanic
Petitioner(s): Joseph L. Parks, Jr., et ux
HEARING: MONDAY, FEBRUARY 12, 1990 at 9:30 a.m.

Variance to permit a recreational vehicle (camper) in the front yard in lieu of the required 8 feet minimum to the rear of a lateral projection of the front foundation line of the dwelling.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

MICROFILMED

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Parks
File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th
Posted for: Variance
Date of Posting: January 24, 1990
Petitioner: Joseph L. Parks, Jr., et ux
Location of property: S/S Hamershire Road, 510' NW of c/l of Embledon Road
Location of Sign: In front of 607 Hamershire Road
Remarks:
Posted by: *S. J. Arata*
Number of Signs: 1
Date of return: February 2, 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 1/29/90

Mr. & Mrs. Joseph L. Parks, Jr.
607 Hamershire Road
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance
CASE NUMBER: 90-321-A
S/S Hamershire Road, 510' NW of c/l of Embledon Road
607 Hamershire Road
4th Election District - 3rd Councilmanic
Petitioner(s): Joseph L. Parks, Jr., et ux
HEARING: MONDAY, FEBRUARY 12, 1990 at 9:30 a.m.

Dear Mr. & Mrs. Parks:

Please be advised that \$121.56 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) OF THE HEARING OR THE ORDER SHALL NOT ISSUE. POST SET(S) FROM THE PROPERTY

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 2/12/90
PUBLIC HEARING FEES
\$00 - POSTING SIGN & ADVERTISING
\$121.56 - FEE FOR POSTING SIGN & ADVERTISING