

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 S/S Winands, 600 Ft. W of \* ZONING COMMISSIONER  
 c/1 Tussemere Road \* OF BALTIMORE COUNTY  
 9401 Winands Road \* Case No. 92-66-A  
 2nd Election District \*  
 2nd Councilmanic District \*  
 Richard P. Campbell, et ux \*  
 Petitioners \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioners herein request, pursuant to the Petition for Zoning Variance, a variance from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) on the subject property which has a greater footprint area than the principle dwelling; in lieu of the requirement that the accessory structure be subordinate in area to the principle use. The principal dwelling and proposed use are shown on the site plan to accompany the Petition for Zoning Variance, identified as Petitioners' Exhibit No. 1.

The Petitioner/property owner, Richard P. Campbell, appeared and testified on behalf of the Petition. There were no other interested parties or Protestants present.

Mr. Campbell testified that he owns the subject site which is zoned D.R.3.5 and is approximately 2 acres in area. Currently, the site is improved with his existing home and a framed shed. Mr. Campbell testified that he wishes to construct a garage immediately next to the shed in which to house antique motor vehicles. He testified that such a shed is necessary so that these antique vehicles are kept out of the elements and are maintained in a safe environment. He testified that the garage would be used for storage only and that there would be no body or engine repair

ORDER RECEIVED FOR FILING  
 Date: 12/3/91  
 By: [Signature]

and/or restoration on the premises. He testified that work was done at a friend's garage which is located in the proximity to his property.

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 3rd day of Dec, 1991 that, pursuant to Petition for Zoning Variance, a variance from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) on the subject property which has a greater footprint area than the principle dwelling; in lieu of the requirement that the accessory structure be subordinate in area to the principle use, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day 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.

2. The Petitioners shall not allow or cause the (garage) accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. The Petitioners shall not allow any body or engine repairs to be conducted on the site or in the garage/shed.

*Lawrence E. Schmidt*  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner  
 for Baltimore County

LES/mnn  
 cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
 Date: 12/3/91  
 By: [Signature]



111 West Chesapeake Avenue  
 Towson, MD 21284

887-3353

December 3, 1991

Mr. and Mrs. Richard P. Campbell  
 9401 Winands Road  
 Owings Mills, Maryland 21117

RE: Petition for Zoning Variance  
 Case No. 92-66-A

Dear Mr. and Mrs. Campbell:

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,  
*Lawrence E. Schmidt*  
 Lawrence E. Schmidt  
 Zoning Commissioner

LES:mnn  
 encl.

**PETITION FOR RESIDENTIAL VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

92-66-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, petition for a Variance from Section 101

Accessory Use or Structure - to allow an accessory structure or structures which are greater in area (footprint) than the principle use in lieu of the required accessory structure subordinate in area to the principle use.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason (indicate hardship or practical difficulty)

Need large enclosed garage area to store antique vehicles which are currently undergoing restoration (at another location). Strict compliance would not allow for enclosed storage of vehicles which are personal hobby of resident.

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

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, 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/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

(Type or Print Name)

Signature

Address

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City/State/Zip Code

ORDERED by the Zoning Commissioner of Baltimore County, this 15 day of Nov, 1991, that the subject matter of this petition be posted on the property on or before the 01 day of DECEMBER, 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of Sept, 1991, 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 property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County.

*Lawrence E. Schmidt*  
 ZONING COMMISSIONER OF BALTIMORE COUNTY

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**AFFIDAVIT**

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

92-66-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 222 S. Winands Road  
Cowans Mill, Maryland 21117  
 (Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)  
NEED A LARGE GARAGE AREA TO STORE ANTIQUE  
VEHICLES WHICH ARE UNDERGOING RESTORATION AT  
ANOTHER LOCATION AND TO HOLD THEM UNTIL THEY  
CONSTRUCTION IS IN PERSONAL HOBBY.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

*Richard P. Campbell*      *Richard P. Campbell*  
 AFFIANT (Handwritten Signature)      AFFIANT (Handwritten Signature)  
*Richard P. Campbell*      *Richard P. Campbell*  
 AFFIANT (Printed Name)      AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of Nov, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Richard and Deborah Campbell

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

13.9.91      Stanley Salinas  
 DATE      NOTARY PUBLIC

My Commission Expires: Nov-1993

ZONING DESCRIPTION

Beginning at a point on the south side of Winands which is 30' of right-of-way width at the distance of 500' west of the centerline of the nearest improved intersecting street Tussemere Road which is 50' of wide right-of-way. Also known as 9401 Winands Road and located in the 2nd Election District as recorded in Deed Liber 8004, folio 789 S 32 degrees 26' W 491.65', N 67 degrees W 154.62', N 23 degrees E 485', S 67 degrees E 235.2' to place of beginning.

92-66-A

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd      Date of Posting: October 11, 1991  
 Posted for: Variance  
 Petitioner: Richard and Deborah Campbell  
 Location of property: 315 Winands, 600' W of c/1 Tussemere Road  
9401 Winands Road  
 Location of Sign: In front of 9401 Winands Road  
 Remarks: \_\_\_\_\_  
 Posted by: S. J. Grata      Date of return: October 25, 1991  
 Number of Signs: 1

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd      Date of Posting: August 20, 1991  
 Posted for: Residential Variance  
 Petitioner: Richard P. Campbell, et ux  
 Location of property: 315 Winands Road, 600' W of c/1 Tussemere Road  
9401 Winands Road  
 Location of Sign: In front of 9401 Winands Road  
 Remarks: \_\_\_\_\_  
 Posted by: S. J. Grata      Date of return: September 6, 1991  
 Number of Signs: 1

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein at Room 106, County Office Building, 400 Washington Avenue, Towson, Maryland 21284 as follows:

Case Number: 92-66-A  
 S/S Winands, 600' W of c/1 Tussemere Road  
 2nd Election District  
 Zoning Description: Residential  
 Petitioner: Richard P. and Deborah Campbell  
 Hearing Date: Monday, October 28, 1991 at 10:30 a.m.

Verifiers: to show an accessory structure or structures which are greater in area (footprint) than the principal use in lieu of the required accessory structure in area to the principle use.

LAWRENCE E. SCHMIDT  
 Zoning Commissioner of Baltimore County  
 OUTWITNESS Chamber 2

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 10/3, 1991

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 1 successive weeks, the first publication appearing on 10/3, 1991.

THE JEFFERSONIAN,

S. Zake Orlean  
 Publisher

\$70.76

**"DUPLICATE"**  
**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 10/3/91

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 10/3/91

OWINGS MILLS TIMES,

*S. Zeke Palmer*  
Publisher

\$70.76

**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 property identified herein in Room 115, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

Case Number: 92-66-A  
S/S Winands, 600' W of c/1 Tulsemere Road  
2nd Election District  
2nd Councilmanic  
Petitioner(s): Richard and Deborah Campbell  
Hearing Date: Monday, October 28, 1991 at 10:30 a.m.

Variance to allow an accessory structure or structures which are greater in area (footprint) than the principal use in lieu of the required accessory subordinate in area to the principal use.

LAWRENCE E. SCHMIDT  
Zoning Commissioner of Baltimore County  
OCT101991 October 3

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

receipt

Account: R 001-6150  
Number

Date

8/13/91 1192-990

PUBLIC HEARING FEES: 100.00  
ADVERTISING FEES: 450.00  
TOTAL: 550.00

NAME OF QUERER: CAMPBELL

Please Make Check Payable To: Baltimore County  
BA 0021545408-15-91 \$60.00

Cashier Validation

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

receipt

Account: R 001-6150  
Number

Date

9/4/91

Please Make Check Payable To: Baltimore County  
BA 0021545408-15-91

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

DATE: 10-8-91

**COPY**

Richard and Deborah Campbell  
9401 Winands Road  
Owings Mills, Maryland 21117

RE:  
CASE NUMBER: 92-66-A  
S/S Winands, 600' W of c/1 Tulsemere Road  
9401 Winands Road  
2nd Election District - 2nd Councilmanic  
Petitioner(s): Richard and Deborah Campbell  
HEARING: MONDAY, OCTOBER 28, 1991 at 10:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 547.76 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 115, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

SEPTEMBER 20, 1991

**COPY**

**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 115, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-66-A  
S/S Winands, 600' W of c/1 Tulsemere Road  
9401 Winands Road  
2nd Election District - 2nd Councilmanic  
Petitioner(s): Richard and Deborah Campbell  
HEARING: MONDAY, OCTOBER 28, 1991 at 10:30 a.m.

Variance to allow an accessory structure or structures which are greater in area (footprint) than the principal use in lieu of the required accessory subordinate in area to the principal use.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner of Baltimore County

cc: Richard and Deborah Campbell  
*Laura Blodson*

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

OCTOBER 29, 1991

**NOTICE OF NEW HEARING DATE**

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 115, Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-66-A  
S/S Winands, 600' W of c/1 Tulsemere Road  
9401 Winands Road  
2nd Election District - 2nd Councilmanic  
Petitioner(s): Richard and Deborah Campbell  
HEARING: TUESDAY, NOVEMBER 26, 1991 at 11:00 a.m.

Variance to allow an accessory structure or structures which are greater in area (footprint) than the principal use in lieu of the required accessory subordinate in area to the principal use.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner of Baltimore County

cc: Richard and Deborah Campbell  
*Laura Blodson*

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

September 4, 1991

Mr. & Mrs. Richard P. Campbell  
9401 Winands Road  
Owings Mills, MD 21117

RE: Item No. 77, Case No. 92-66-A  
Petitioner: Richard P. Campbell, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Campbell:

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 E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw  
Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

September 4, 1991

Your petition has been received and accepted for filing this 9th day of August, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Richard P. Campbell, et ux  
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

August 23, 1991

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #77, Zoning Advisory Committee Meeting of August 27, 1991, Richard P. Campbell, et ux, S/S Winands, 600' W of centerline Tulsemere Road (#9401 Winands Road), D-2, Private Water and Sewer.

COMMENTS ARE AS FOLLOWS:

Any permanent building structure must be a minimum of 20 feet from the septic system and 30 feet from the water well.

SSF:rmp  
77ZNG/GWRMP

**RECEIVED**  
AUG 26 1991  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 4, 1991  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for August 27, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 53, 62, 64, 65, 66, 68, 70, 71, 72, 75, 76, 77, 79, 79 and 80.

For Item 67, this site must be submitted through the minor subdivision process for review and comments.

For Item 69, if maintenance or repair is required on the existing 15-inch drain along the east property line, Baltimore County may require the removal of the curbs at the owner's expense.

For Item 74, this site is subject to the previous minor subdivision comments.

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

RWB:s

700 East Joppa Road Suite 901  
Towson, MD 21284-5500

Baltimore County Government  
Fire Department

SEPTEMBER 16, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: RICHARD P. CAMPBELL  
Location: #9401 WINANDS ROAD  
Item No.: 77 Zoning Agency: MDCOMT 27, 1991

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.

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", 1988 edition prior to occupancy.

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

JF/REF

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 16, 1991  
Zoning Administration and  
Development Management  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Campbell Property, Item No. 77

In reference to the petitioner's requests, staff offers the following comment:

Should the applicant's request be granted, this office recommends that the accessory structure be screened with planted material to mitigate the impact of its size.

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

*[Handwritten initials]*

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: October 3, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management  
FROM: Rahee J. Famill  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 27, 1991

This office has no comments for item numbers 53, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 77, 78, 79 and 80.

*Rahee J. Famill*  
Rahee J. Famill  
Traffic Engineer II

RJF/lvd

OCT 4 92-66-A 9115

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
September 30, 1991

RECEIVED  
OCT 1 1991  
ZONING OFFICE

TO: ZONING COMMISSIONER, DEPARTMENT ZONING  
FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,  
DEPARTMENT OF PERMITS & LICENSES  
SUBJECT: ZONING ITEM #: 77  
PROPERTY OWNER: Richard P. Campbell, et ux  
LOCATION: S/S Winands, 600' W of centerline Tulsamere  
Road (#9401 Winands Road)  
ELECTION DISTRICT: 2nd  
COUNCILMANIC DISTRICT: 2nd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- ( ) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- ( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).
- ( ) OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.  
APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 13, 1991  
Zoning Administration and  
Development Management  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: HELBING Property, Item No. 53  
Smith Property, Item No. 64  
McClure Property, Item No. 65  
Boehlein Property, Item No. 66  
Marx Property, Item No. 68  
Buie Property, Item No. 69  
Pulaski Property, Item No. 70  
Wellschlagel Property, Item No. 72  
Bray Property, Item No. 74  
Graves Property, Item No. 75  
Sylvia Property, Item No. 76  
Long Property, Item No. 78  
Pearl Property, Item No. 79  
Casey Property, Item No. 80  
Edwards Property, Item No. 81  
Tyson Property, Item No. 85  
Skidmore Property, Item No. 88  
Williams Property, Item No. 89  
Restivo Property, Item No. 90  
Didier Property, Item No. 97  
Wesolowski Property, Item No. 102  
Griffin Property, Item No. 103  
Burgwin Property, Item No. 104  
Ghent Property, Item No. 110  
Lingg Property, Item No. 111  
Bates Property, Item No. 112  
Bond Property, Item No. 115

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

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/rdn  
ITEM47/TXTROZ

*Rec 9/16/91*

111 West Chesapeake Avenue  
Towson, MD 21284

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



August 21, 1991

887-3353

COPY

Richard and Deborah Campbell  
9401 Winands Road  
Owings Mills, Maryland 21117

Re: CASE NUMBER: 92-66-A  
LOCATION: S/S Winands, 600' W of c/l Tulsamere Road  
9401 Winands Road

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a rebuttal regarding the administrative process.

1) Your property will be posted on or before September 1, 1991. The closing date is September 16, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) deem that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED - YW.

Very truly yours,

*[Signature]*  
Pat Keller

ZONING ENFORCEMENT Baltimore County  
Zoning Office  
Towson, Maryland 21284

92-66-A

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer DATE: August 22, 1991  
Zoning Supervisor  
FROM: James H. Thompson  
Zoning Enforcement Coordinator  
RE: Item No. 77  
Petitioner: Richard P. and Deborah L. Campbell

VIOLATION CASE NO. C-91-1799

LOCATION OF VIOLATION 9401 WINANDS ROAD  
DEFENDANT RICHARD P. AND DEBORAH L. CAMPBELL  
ADDRESS 9401 WINANDS ROAD

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS  
LAURA BLEDSOE 9810 Tolworth Circle, Randallstown, MD 21133

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

cc: Gwen Stephens  
Development Control

ljs/

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

October 24, 1991

Richard and Deborah Campbell  
9401 Winands Road  
Owings Mills, Maryland 21117

Re: Case Number(s): 92-66-A  
9401 Winands Road

Dear Mr. & Mrs. Campbell:

This office is in receipt of your written request for postponement of the October 28, 1991 hearing in the above referenced matter. Please be advised of the following:

- 1) The Postponement has been granted.
- 2) The Zoning sign on the property has been so noted.
- 3) Enclosed you will find a postponement sticker to be immediately placed on the zoning sign. Please keep the sign posted some five days after October 28, 1991.
- 4) Notice of the new hearing date, along with a new sticker will be forwarded to you shortly.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,  
G. A. Stephens  
(301) 887-3391

cc: Laura Bledsoe

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

September 20, 1991

Richard and Deborah Campbell  
9401 Winands Road  
Owings Mills, Maryland 21117

Re: CASE NUMBER: 92-66-A  
S/S Winands, 600' W of c/l Tulsemere Road  
9401 Winands Road

Dear Petitioners:

Please be advised that your file has been reviewed. The Commissioner's Office did not grant or deny the requested relief. Instead it was determined that this matter be set in for public hearing.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in two local newspapers and that you will be billed for the reposting and advertising costs.

Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,  
G. A. Stephens  
(301) 887-3391

COPY

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: Richard Campbell ADDRESS: 9401 Winands Rd.

1993 92 AS

Oct 16, 1991

Bottom it may concern

Case # 92-66-A  
Richard and Deborah Campbell

Do to my husband being out of town we would like to postpone our hearing to a later date. He will most likely be out of town till the week of Nov 18th. I spoke to Mr. Stevens by phone. He said she would sent us a sticker to place on the sign with the new hearing date that we will place on the sign that is posted on our property.

Thank you,  
Mrs Deborah Campbell

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To hearing officer:

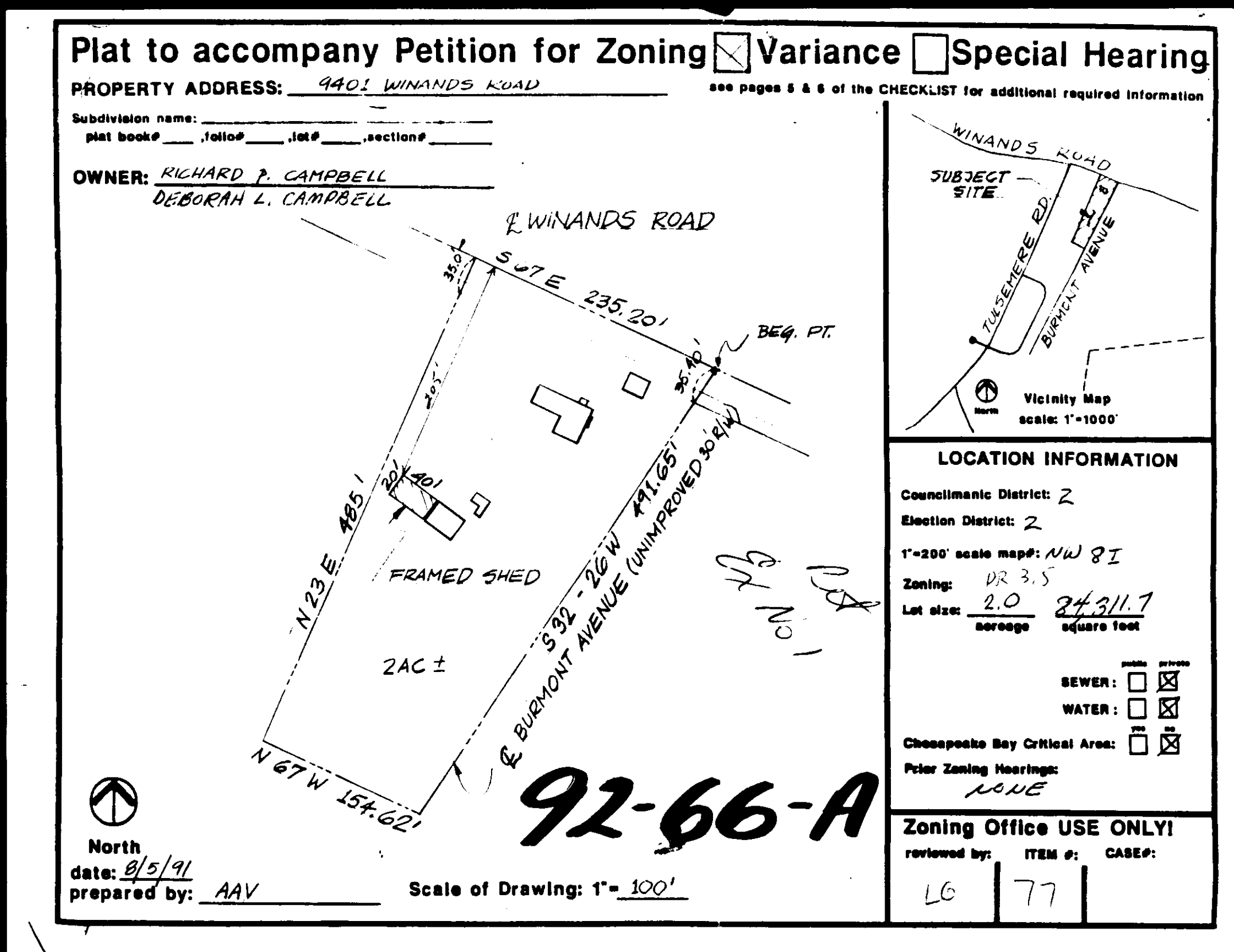
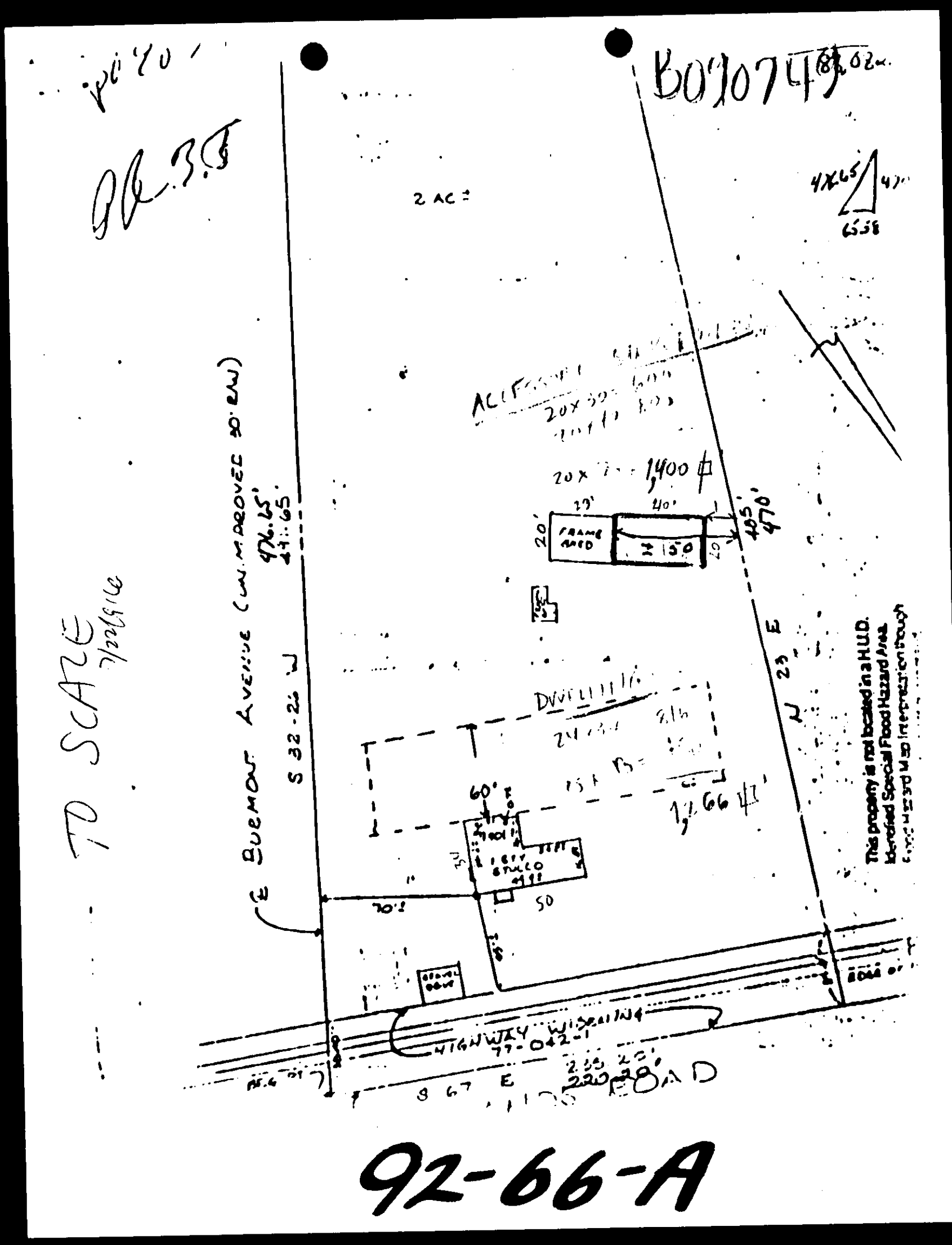
The original violation was a complaint for unlicensed vehicles (C-91-1799) by Inspector Lopez. The owner Mr Campbell applied for a building permit B090749 and was granted same through Catonsville office, to correct violation

Upon re-inspection it was discovered the accessory structures were greater in area than the principal dwelling. The applicant has stopped construction and hidden vehicles from view with a blue tarp, until a determination by hearing officer

Applicant has requested a residential variance, since the complaint was made by a neighbor that lives "1/2 mile away" and is currently being corrected.

Jerry J. J. J.  
Planner

(Pl. Mr. Stevens to Mr. J. J. J. J.)



CASE NUMBER 92-66-A

PETITIONER'S EXHIBIT # \_\_\_\_\_

Front View  
9401 Winands Road

9401 Winands Road  
Rear View

9401 Winands Road  
Front View

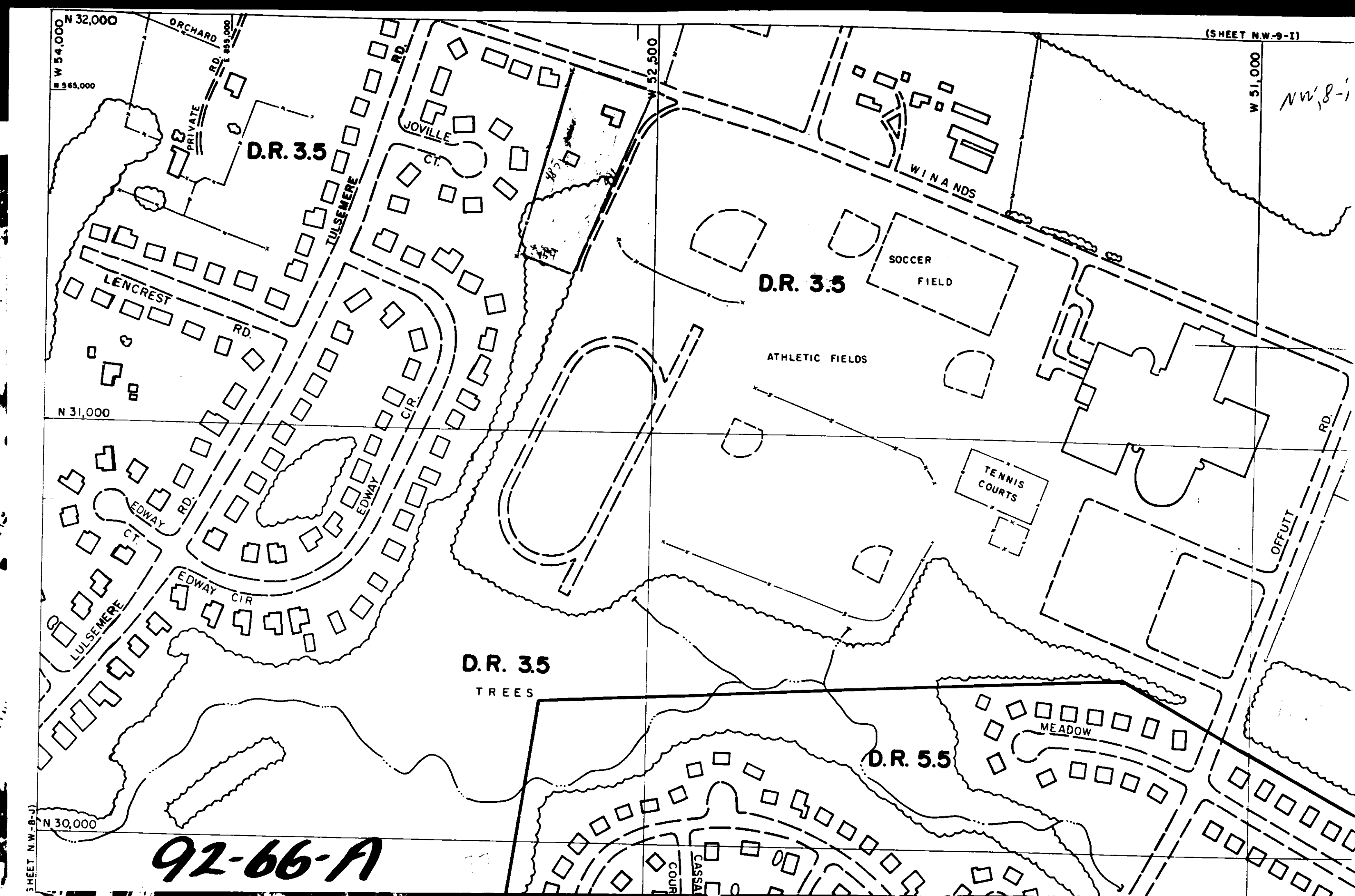
Interior Side View  
9401 Winands Road

CASE NUMBER 92-66-A

PETITIONER'S EXHIBIT # \_\_\_\_\_

9401 Winands Road  
Partially Built Garage -  
Closed with Tarp

9401 Winands Road  
Rear View



92-66-A

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	RANDALLSTOWN	N.W. 8-1
DATE OF PHOTOGRAPHY JANUARY 1986	92-66-A	77

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 MARTINSBURG, W.V. 25401