

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/S Troyer Road, 118 sq. ft. * ZONING COMMISSIONER
N of c/l McComas Road * OF BALTIMORE COUNTY
17527 Troyer Road *
10th Election District *
3rd Councilmanic District * Case No. 94-219-A
Michael Annen, et al. *
Petitioners *

NOTICE OF APPEAL

Mr. Commissioner:
Please enter an appeal to the County Board of Appeals of Baltimore County from the Findings of Fact, Conclusions of Law and Order of the Zoning Commissioner dated April 5, 1994. The names and addresses of the Appellants are:

Michael R. Annen
Barbara Annen
John Annen
17527 Troyer Road
Troyer, Maryland 21161

[Signature]

Michael R. Annen
17527 Troyer Road
Troyer, Maryland 21161
(410) 357-5235

Appellant

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of April, 1994, a copy of the foregoing Notice of Appeal was mailed, postage prepaid, to Peter Max Zimmerman, Esquire and Carole DeMilio, Esquire, Office of People's Counsel, Court House, Towson, Maryland, 21204 and to Kathi Wiedenhammer, Administrative Secretary, County Board of Appeals of Baltimore County, Room 49, Court House, 400 Washington Avenue, Towson, Maryland 21204.

[Signature]
Michael R. Annen

6860C

IN THE MATTER OF * BEFORE THE
THE APPLICATION OF * COUNTY BOARD OF APPEALS
MICHAEL ANNEN, ET AL *
FOR A VARIANCE ON PROPERTY * OF
LOCATED ON THE SOUTHWEST SIDE *
TROYER ROAD, 118 SQ. FT. NORTH * BALTIMORE COUNTY
OF CENTERLINE MCCOMAS ROAD * CASE NO. 94-219-A
(17527 TROYER ROAD) *
10TH ELECTION DISTRICT *
3RD COUNCILMANIC DISTRICT *

ORDER OF DISMISSAL

This matter comes to this Board on appeal from a decision of the Zoning Commissioner dated April 5, 1994 in which the Petition for Variance was granted with restrictions.

WHEREAS, the Board is in receipt of a Notice of Voluntary Dismissal of Appeal without Prejudice filed by Michael Annen, Barbara R. Annen, and John Annen, Appellants /Petitioners, dated September 19, 1994 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Appellants request that the appeal filed in this matter be dismissed and withdrawn as of September 19, 1994;

IT IS HEREBY ORDERED this 20th day of September, 1994 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED without prejudice.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

[Signature]
William T. Hackett, Chairman

[Signature]
C. William Clark

[Signature]
Robert O. Schuetz

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/S Troyer Road, 118 sq. ft. * COUNTY BOARD
N of c/l McComas Road * OF APPEALS OF
17527 Troyer Road * BALTIMORE COUNTY
10th Election District * Case No.: 94-219A
3rd Councilmanic District * Hearing Date:
Michael Annen, et al. * September 22, 1994
Petitioners *

NOTICE OF VOLUNTARY DISMISSAL OF APPEAL WITHOUT PREJUDICE

Mr. Chairman:

Please dismiss the above-entitled appeal filed by us in proper person on April 20, 1994, without prejudice. Appellants intend to abandon the formerly requested variance and restore the barn to its previous size based upon Zoning Commissioner Schmidt's finding that the outside storage of properly titled and licensed vehicles is permissible. Findings of Fact and Conclusions of Law dated April 5, 1994 in No. 94-219A.

[Signature]
Michael Annen

[Signature]
Barbara R. Annen
17527 Troyer Road
Troyer, Maryland 21161
(410) 357-5235

[Signature]
John Annen
5320 Chesapeake Road
Hyattsville, Maryland 20781

Appellants

85-2 114 61 J3S 46
RECEIVED
COUNTY BOARD OF APPEALS

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of September, 1994, a copy of the foregoing Notice of Voluntary Dismissal was mailed, postage prepaid, to Peter Max Zimmerman, People's Counsel for Baltimore County, Courthouse, Room 47, Towson, Maryland 21204.

[Signature]
Michael R. Annen

6860C(2)



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

September 20, 1994

Mr. Michael Annen
17527 Troyer Road
Troyer, MD 21161

RE: Case No. 94-219-A
Michael Annen, et al

Dear Mr. Annen:

Enclosed please find a copy of the final Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

[Signature]
Kathleen C. Wiedenhammer
Administrative Assistant

encl

cc: Ms. Barbara R. Annen
Mr. John Annen
Ms. Audrey J. Hoot
Ms. Sandra J. Kelly
Francis M. Tolehart, Esquire
Stephen J. Nolan, Esquire
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/S Troyer Road, 118.50 ft. * ZONING COMMISSIONER
N of c/l McComas Road * OF BALTIMORE COUNTY
17527 Troyer Road *
10th Election District * Case No. 94-219-A
3rd Councilmanic District *
Michael Annen, et al *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 17527 Troyer Road in the My Lady's Manor area of Baltimore County. Variance relief is requested from the strict application of Sections 101 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure addition with a footprint larger than the principal dwelling. The subject property and relief requested is more particularly shown on the site plan marked as Petitioners' Exhibit No. 1.

This matter was originally filed as a Petition for Administrative Variance, as permitted by Section 26-127 of the Baltimore County Code. Therein, authority is granted to the Zoning Commissioner to approve variance Petitions for owner/occupied residential properties without a public hearing in certain circumstances. In such a case, the property is posted with a sign advertising the relief requested. If a request for a public hearing is not made by any interested neighbor or determined necessary by the Zoning Commissioner, the Petition may be considered and approved. However, in this case, a request for public hearing was made by several interested neighbors. I concur that a public hearing was appropriate. Thus, the matter was scheduled for public hearing.

Appearing at the hearing for this case were the property owners, Michael Annen, Barbara Annen, his wife, and John N. Annen, his brother.

ORDER RECEIVED FOR FILING
Date 9/20/94
By [Signature]

Mr. Annen was represented by Stephen J. Nolan, Esquire. Also appearing on behalf of the Petitioners was Edward A. Griffith, a real estate appraiser. A number of residents from the surrounding locale were also present and participated. They are too numerous to list herein, however, are reflected on the Protestants' Sign-In Sheet which is included in the case file. They appeared to object to the Petitioners' present use of the subject property and request for variance.

Mr. Michael Annen testified and presented the site plan. That plan shows that the subject property is known as lot No. 1 of a larger tract originally owned by Sandra J. Kelly. Mr. Annen noted that he purchased the property approximately 9 months ago. His lot is 1.967 acres in area and is zoned R.C.2. Presently, it is improved with an existing two story single family dwelling which bears the address 17527 Troyer Road. Immediately to the rear of the dwelling is a 14.5 x 8.4 ft. pump shed. To the rear of the shed and in the center of the property is a two story barn. Moreover, Mr. Annen has constructed a significantly sized addition to the barn. When completed, the total structure will be approximately 80 ft. wide and between 60 and 40 ft. in depth. It is this large accessory structure which is the subject of the variance Petition.

Mr. Annen also testified about his occupation and avocation, which is the cause of significant friction between himself and his neighbors. Mr. Annen is presently employed as Manager of an Earl Scheib Body Shop. He has been so employed since 1985. However, Mr. Annen testified that the body shop that he manages is offsite and that he does not do any commercial work on the property. The neighbors were unable to refute this statement, although they apparently questioned its veracity.

However, it is Mr. Annen's hobby that incites his neighbors. Like some people collect coins, stamps or baseball cards, Mr. Annen collects

ORDER RECEIVED FOR FILING
Date 9/20/94
By [Signature]

cars. His collection is not model cars or play cars. Rather, he collects full size antique motor vehicles, complete with tail fins, gangster white walls and elaborate grills. Additionally, and particularly galling to the neighbors, is the fact that his collection does not involve just a few automobiles. As shown from the photographs presented, the property is filled with row after row of antique automobiles. His yard compares favorably with the display areas for many automobile dealerships. As noted tongue in cheek by the Office of Planning and Zoning, in their Zoning Plans Advisory Committee comment (ZAC), it appears that Mr. Annen is "growing cars" on his lot, in comparison with his many neighbors who raise corn and other crops in this rural area of Baltimore County.

In order to shelter much of his collection, Mr. Annen has proposed and actually constructed a significantly sized addition to the existing two story barn on the rear of the property. Although large in size and scope, the barn and the addition is an attractive enough structure and will no doubt house much of his collection. Moreover, Mr. Annen testified that he was unaware of the zoning requirements for the barn until notified by Baltimore County of the need for a variance, and potential violation in November of 1993.

Mr. Annen also testified that the barn will be subordinate to those purposes of the house and the use of the property. He will use same to store the cars and small tractors and tools needed to maintain his property. Mr. Annen also testified about the nature of the vehicles which he keeps on site. He testified that all are in a good state of repair and none have cracked windshields or are, otherwise, undrivable. He indicated that all have hot batteries and all are registered with the State of Maryland and insured. He noted that he uses the vehicles for occasional transportation but mainly keeps same as an investment and a hobby.

ORDER RECEIVED FOR FILING
Date 9/20/94
By [Signature]

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
STEPHEN J. NOLAN	Suite 700 210 W. PENNA. AVE. TOWSON, MD. 21204
MICHAEL R. ANNEK	17527 TROYER ROAD TROYER, MD. 21161
BARBARA ANNEK, his wife	
EDWARD A. GRIFFITH	214 Washington Ave. TOWSON, MD. 21204
JAMES H. ANNEK	
5320 CHESAPEAKE ROAD	
LYNN E. ANNEK, MD. 20781	

PLEASE PRINT CLEARLY PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
ANDREW J. HOYT	1525 Taylor Rd White Hall, Md.
DAVID J. HOYT	17521 TROYER Rd. MOUNTAIN 2
Brian Washburn	17204 WESLEY CHAPEL Rd. Mount
JOHN BOWDER	17209 Wesley Chapel Rd. Mount
Shirley Pitts	17134
8500 E. 200	3112 TROYER Rd. White Hall 21161
Sis. Egan	3112 TROYER Rd. White Hall 21161
John E. Egan	2720 W. C. COMES Rd. 21161
Walter Karmusner	17625 TROYER Rd. 21161
Paul E. Egan	17136 Wesley Chapel Rd. Mount
John R. Case	15905 Counsel Rd.
Francis A. Hillman, Jr.	Mount, Md. 21111
Marion Hillman	



17609

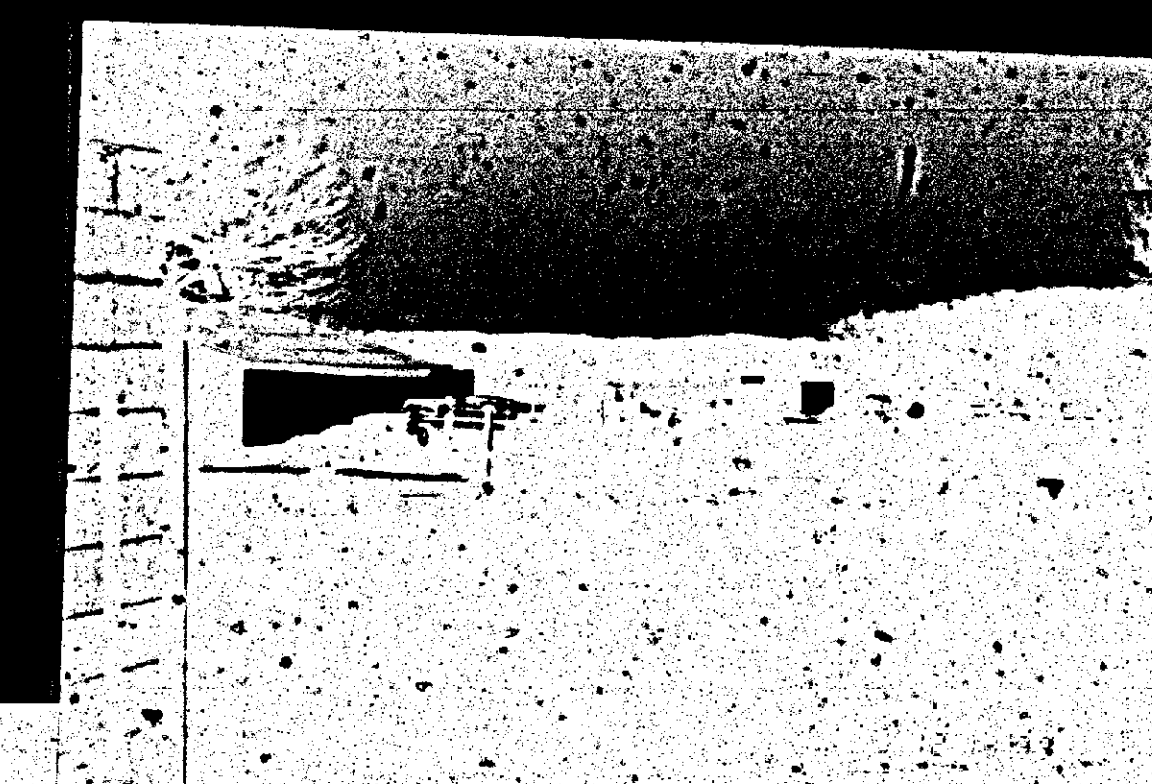


17525

94-219-A



17525 REAR



94-219-A



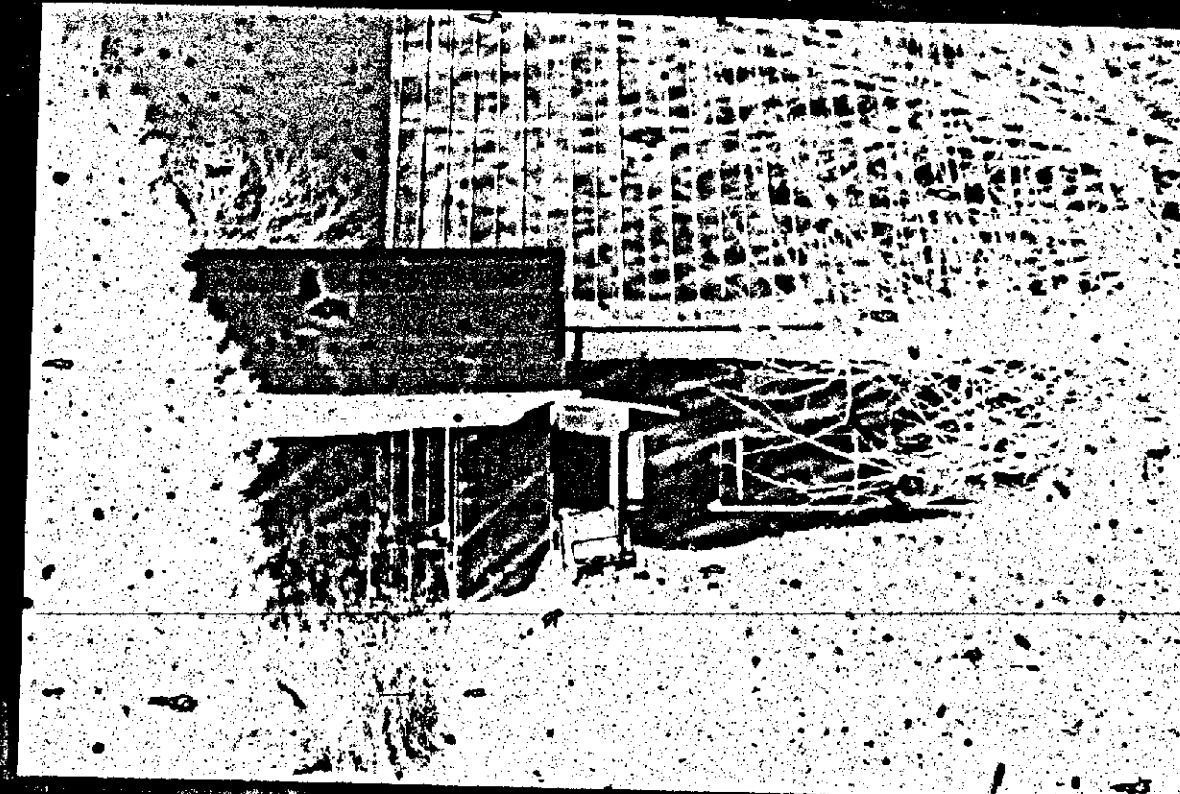
17527 FRONT ELEV



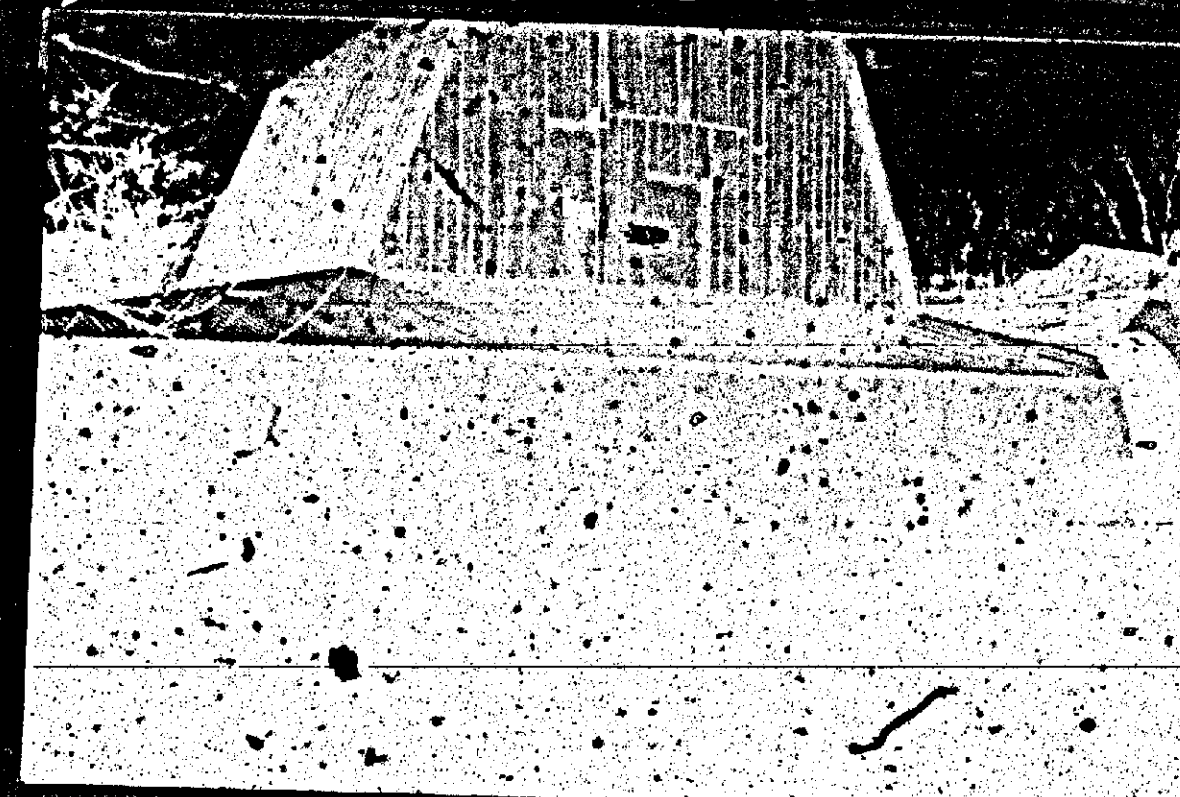
17609 REAR

3A

94-219-A



FRONT EXISTING (BARN)



NE ELEV. (BARN)

3B

94-219-A



17527 PUMP SHED



17527 REAR ELEV

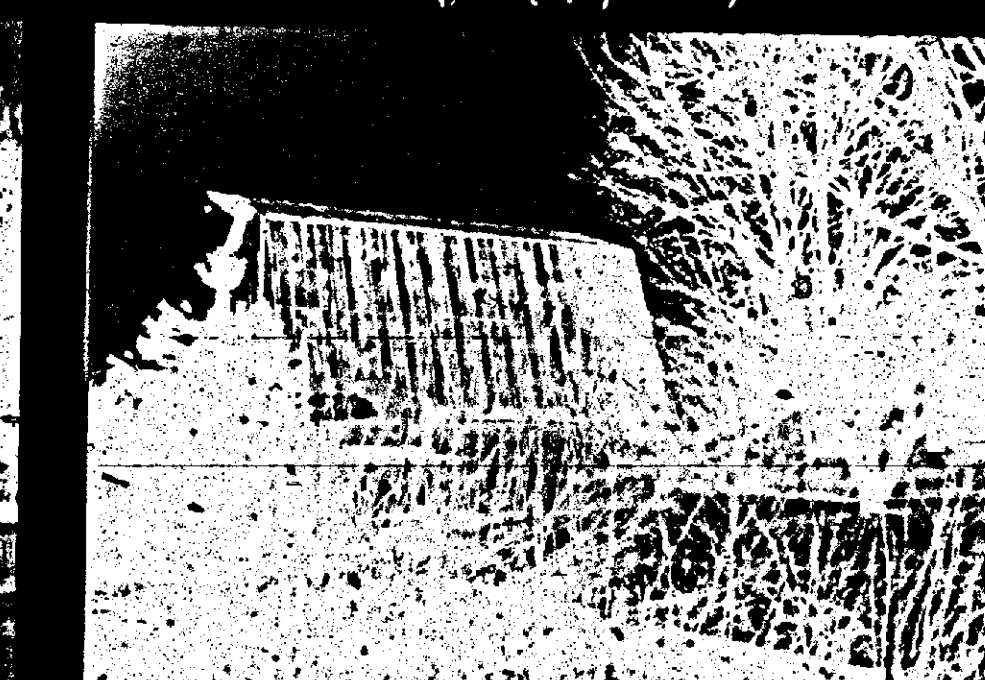
3C

CASE NO. : 94-219-A

17527 TROYER ROAD
Plot. No. 7



NORTH SIDE OF BARN



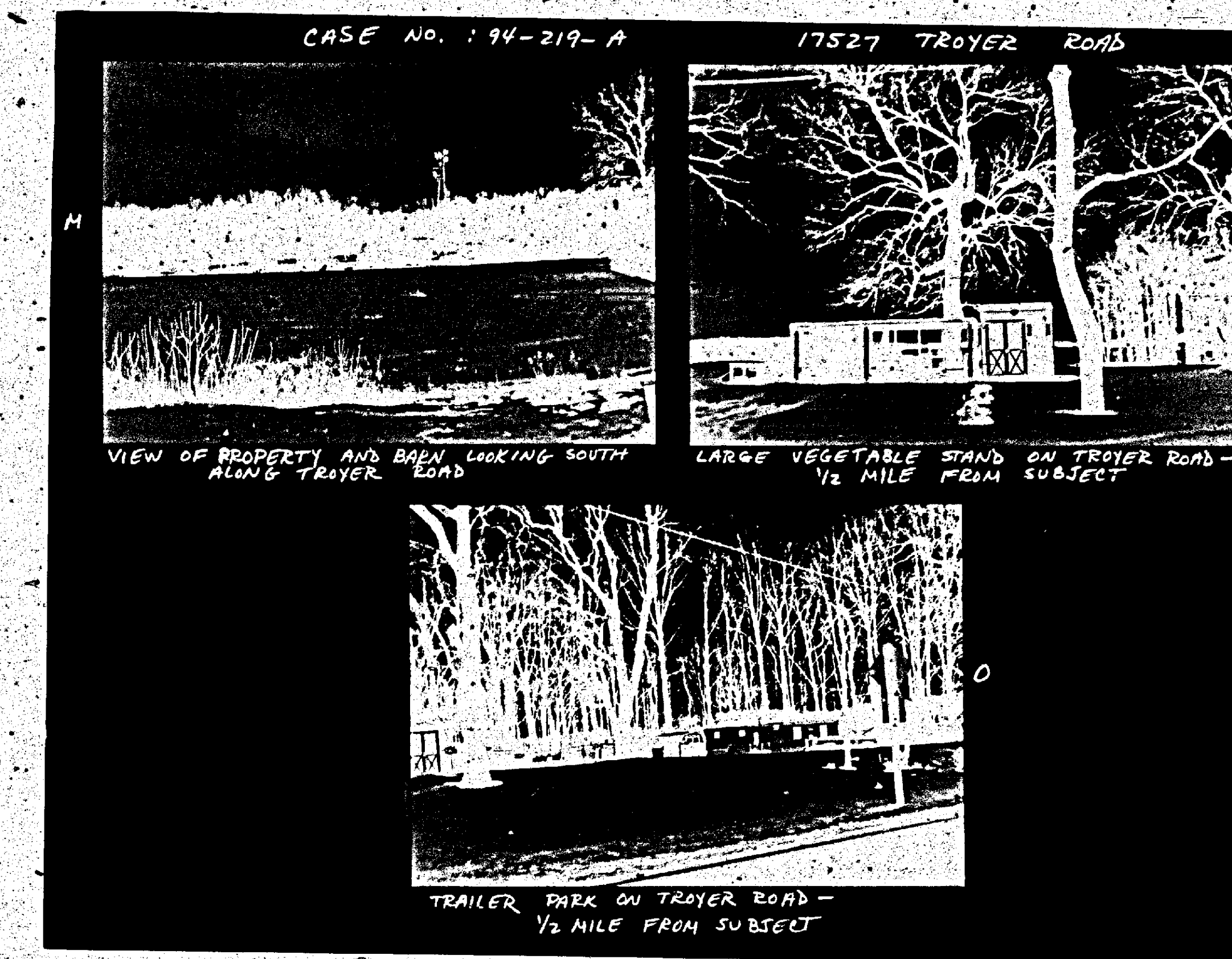
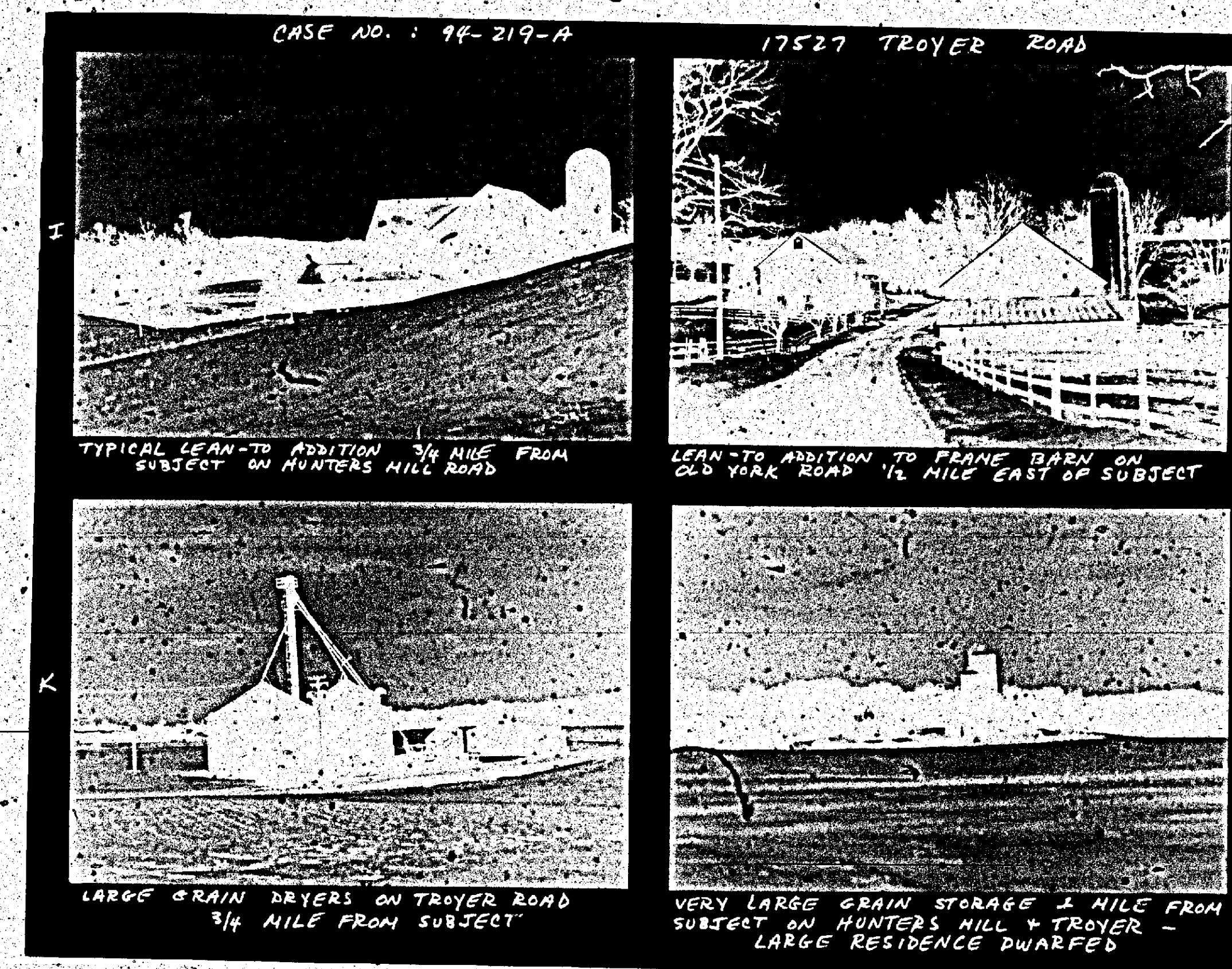
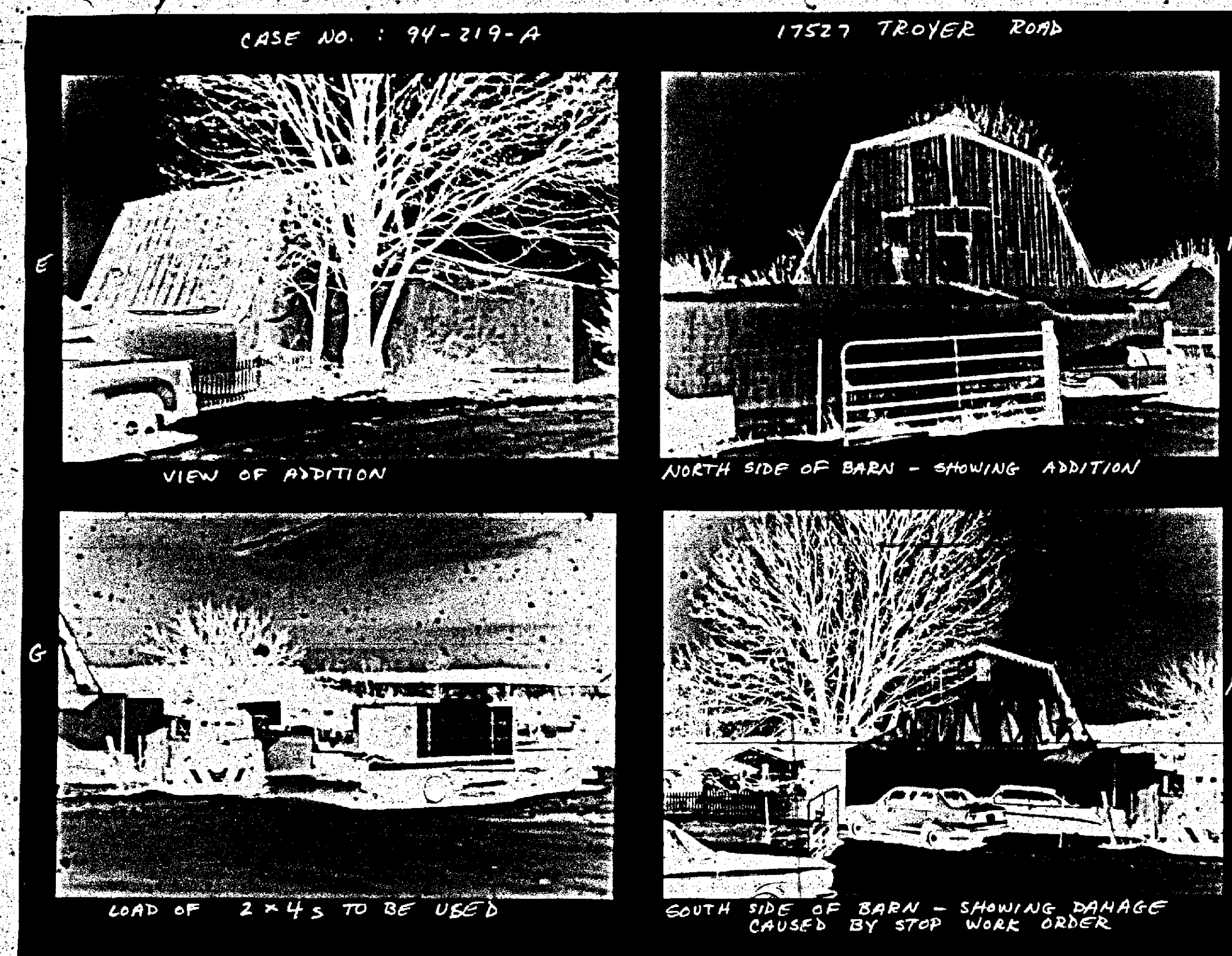
BARN FROM RESIDENCE



BARN ADDITION ON RIGHT



BARN ADDITION ON RIGHT



Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204

November 9, 1993 (410) 887-3610

John Annen
Michael Annen
Barbara Annen
17527 Troyer Rd.
White Hall, MD 21161

B-93-352-10
17527 Troyer Rd.
Permit required.

An inspection of the above referenced property was made on 11/05/93 by Inspector Ecker. The following violations of the Baltimore County Building Code were found at this inspection.

1. Obtain a building permit for additions to barn.
2. Structural "as built" drawings required with permit.

You are hereby ordered to correct these violations on or before 11/16/93. Failure to comply with this order may result in criminal charges being placed against you in the District Court of Maryland.

You may request a hearing concerning this matter. The request is to be made in writing and submitted to this office five (5) days from the date of this letter.

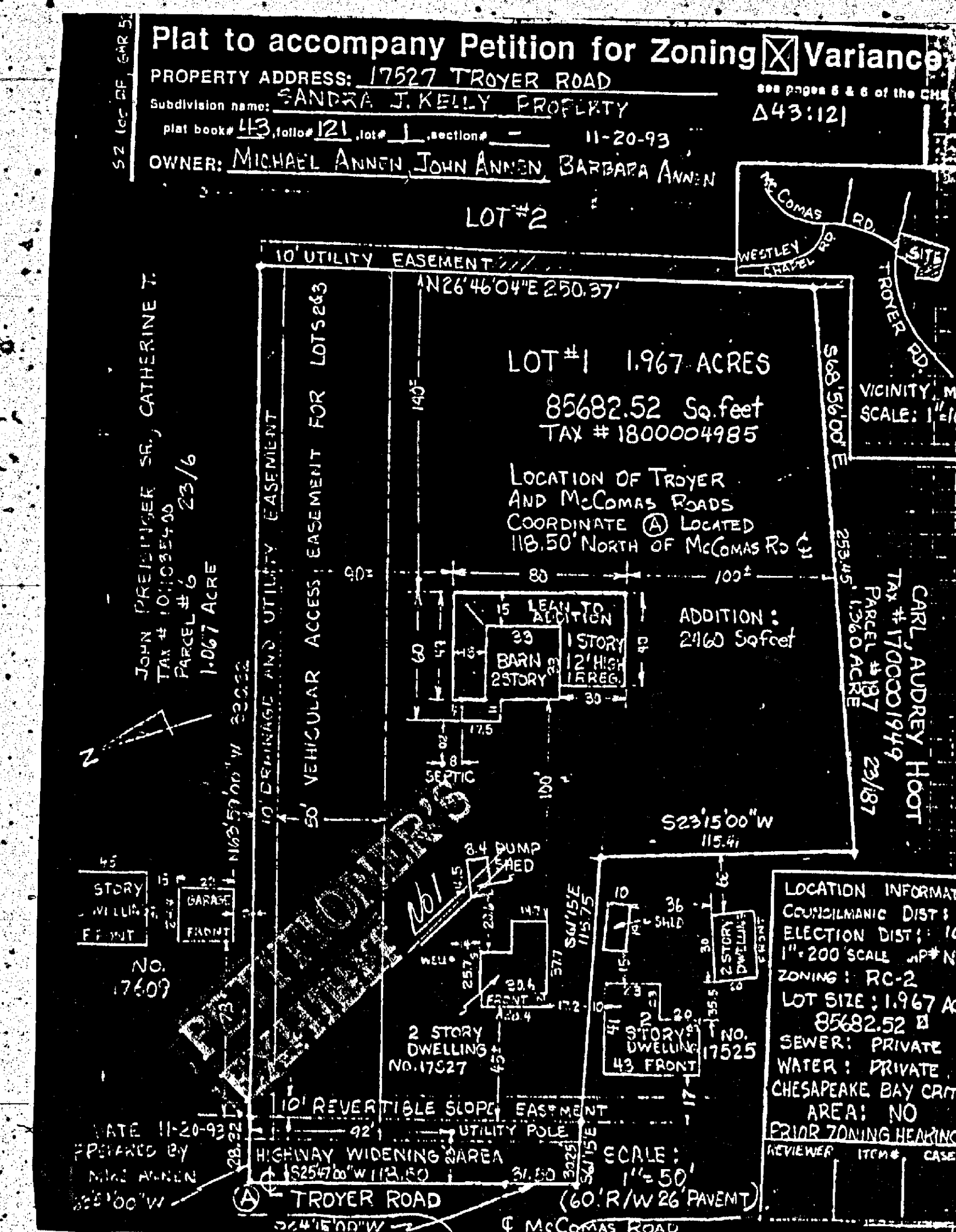
Should you have any questions regarding this matter, please contact Mr. Ecker at (410) 887-3953 between 7:30 am and 8:15 am.

Very truly yours,
Errol Ecker
Errol Ecker
Building Supervisor

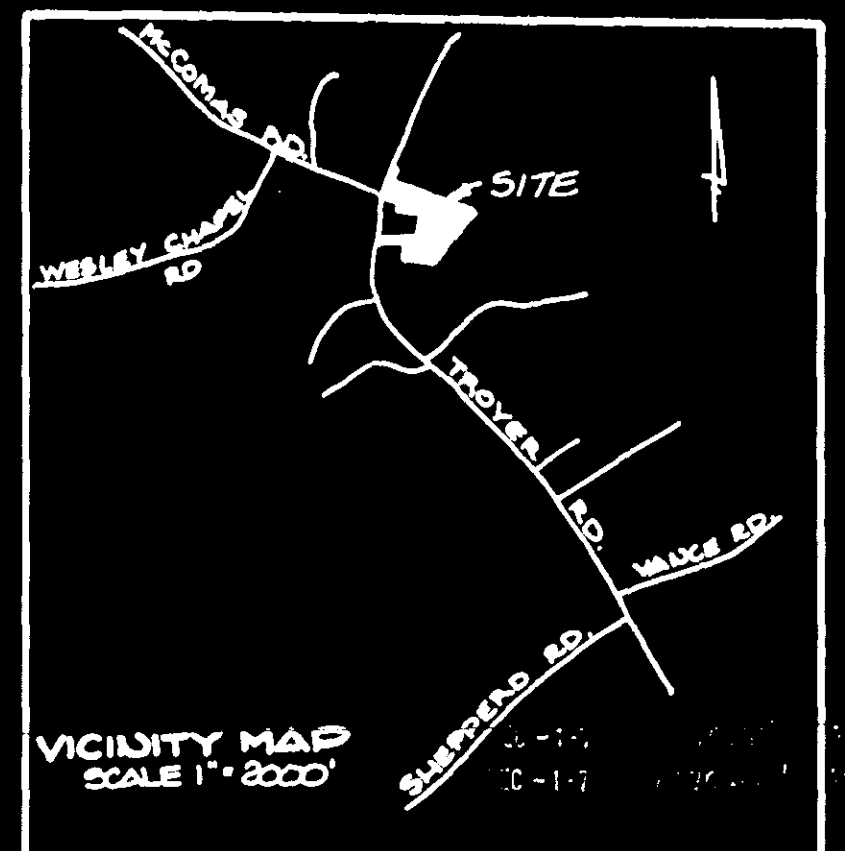
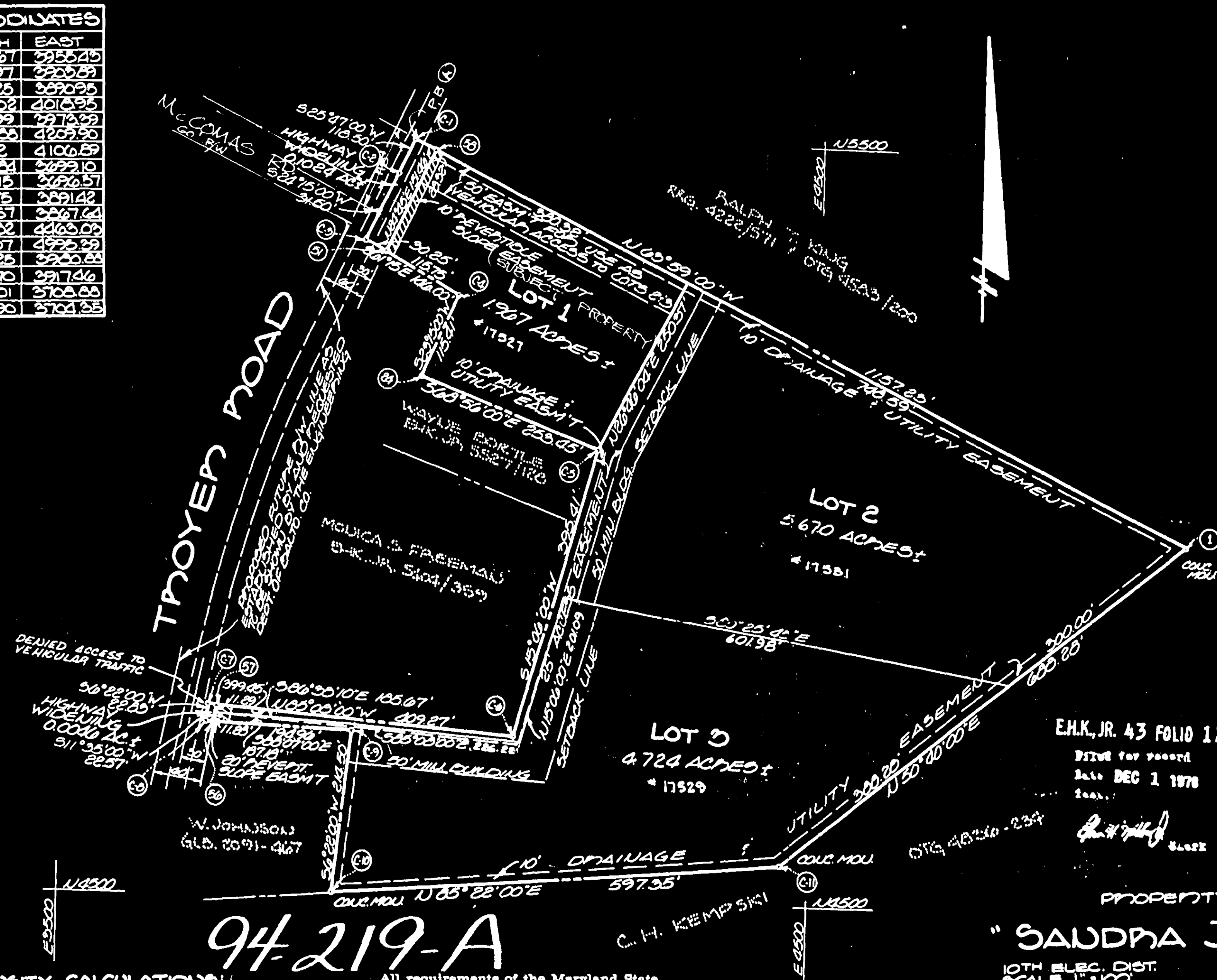
cc: Inspector Ecker
Folder
Tackler

REG. TANGUILIO
887-3351

1009



- COORDINATES		
NO	NORTH	EAST
C-1	2822.06	2922.42
C-2	2821.97	2922.32
C-3	2821.88	2922.22
C-4	2821.79	2922.12
C-5	2821.70	2922.02
C-6	2821.61	2921.92
C-7	2821.52	2921.82
C-8	2821.43	2921.72
C-9	2821.34	2921.62
C-10	2821.25	2921.52
C-11	2821.16	2921.42
C-12	2821.07	2921.32
C-13	2820.98	2921.22
C-14	2820.89	2921.12
C-15	2820.80	2921.02
C-16	2820.71	2920.92
C-17	2820.62	2920.82
C-18	2820.53	2920.72
C-19	2820.44	2920.62
C-20	2820.35	2920.52
C-21	2820.26	2920.42
C-22	2820.17	2920.32
C-23	2820.08	2920.22
C-24	2819.99	2920.12
C-25	2819.90	2920.02



OWNER'S EXHIBIT No. 2

NOTES:
 HIGHWAY AND HIGHWAY WIDENING EASEMENTS SHOWN HEREON ARE DE-CEIVED INTO THE DEVELOPER AND ARE HEREBY OFFERED FOR CON-VEYANCE TO BALTIMORE COUNTY MD. THE DEVELOPER, HIS HEIR, ASSIGNS AND ASSIGNEES SHALL CONVEY SAID EASEMENTS TO BALTIMORE CO. MD. AT NO COST.
 STREETS AND ROAD SHOWN HEREON AND MENTIONED THEREIN IN DESCRIPTION ONLY FOR THE SAME ARE NOT INTENDED TO BE DE-CEIVED TO BUILDING USE. THE SAME ARE HEREBY RESERVED IN THE GRANTORS OF THIS DEED TO WHICH HEIRS AND ASSIGNS.
 COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE BASED ON ASSUMED DATUM.

Final Plat No.	206
Planning	11/22/78
Engineer	11/22/78
Surveyor	11/22/78

DENSITY CALCULATIONS:
 AREA OF PROPERTY: 12.468 AC.
 NUMBER OF LOTS: 3
 DENSITY: 3.112 LOTS/ACRE

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

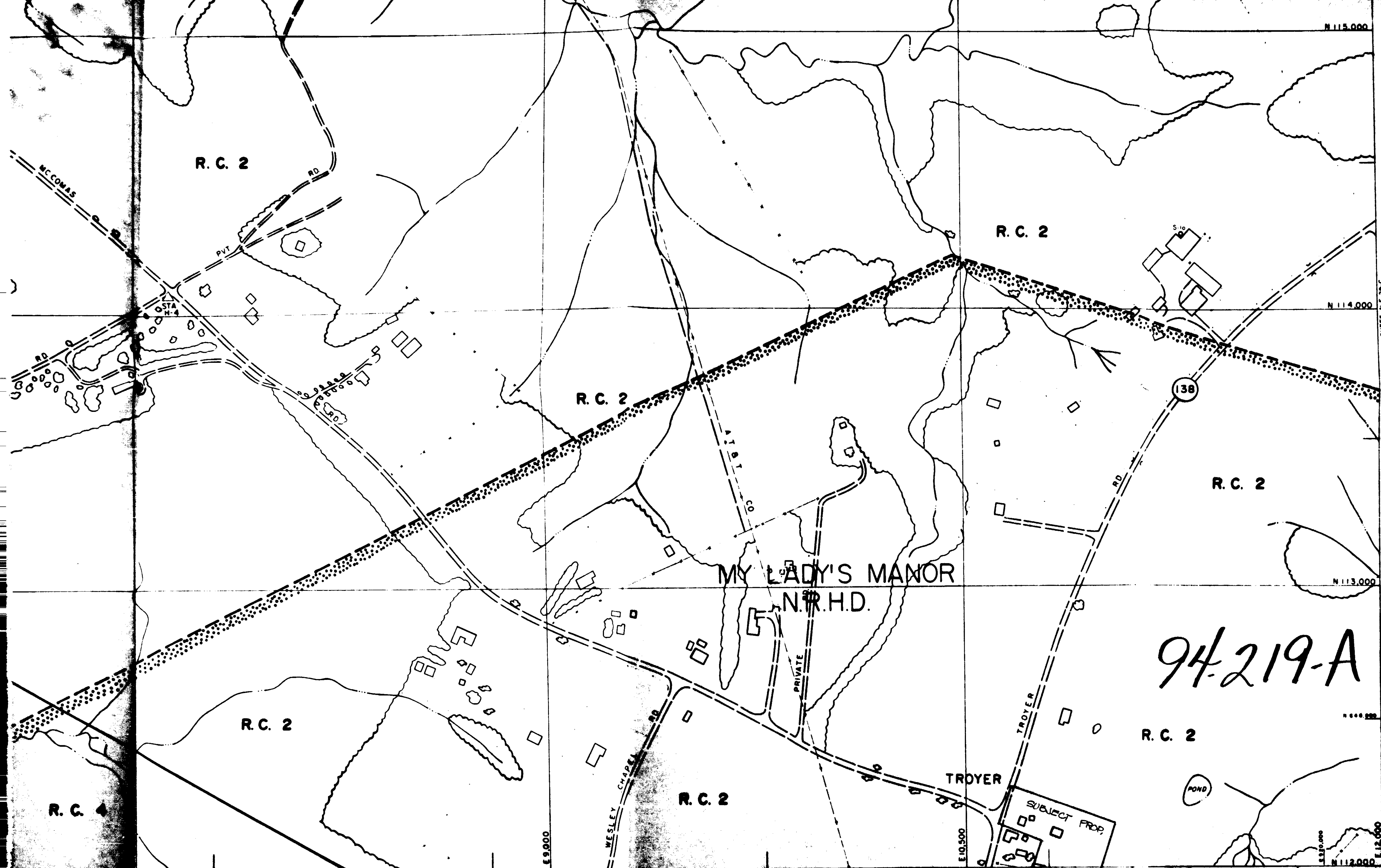
PROPERTY OF
"SAUDRA J. KELLY"
 10TH ELEC. DIST. BALTO. CO. MD.
 SCALE 1" = 100' NOVEMBER 10, 1978

HIGHWAY'S DEPARTMENT OF BALTIMORE CO. APPROVED
[Signature] 11/22/78
 APPROVED FOR BALTIMORE CO. HEALTH DEPT.
[Signature] 11/22/78
 DEPUTY STATE CO. HEALTH OFFICER
 APPROVED FOR BALTO. CO. PLANNING CO.
[Signature] 11/22/78

OWNER'S CERTIFICATE:
 I, SAUDRA J. KELLY, do hereby certify that the above described property is the property of SAUDRA J. KELLY and that the same is being conveyed to BALTIMORE COUNTY, MD. for the purpose of the same being used as a public highway and for the purpose of the same being used as a public utility easement. I, SAUDRA J. KELLY, do hereby certify that the above described property is the property of SAUDRA J. KELLY and that the same is being conveyed to BALTIMORE COUNTY, MD. for the purpose of the same being used as a public highway and for the purpose of the same being used as a public utility easement.

SURVEYOR'S CERTIFICATE:
 I, E. F. NAPHTEL, a registered professional land surveyor, do hereby certify that the above described property is the property of SAUDRA J. KELLY and that the same is being conveyed to BALTIMORE COUNTY, MD. for the purpose of the same being used as a public highway and for the purpose of the same being used as a public utility easement. I, E. F. NAPHTEL, do hereby certify that the above described property is the property of SAUDRA J. KELLY and that the same is being conveyed to BALTIMORE COUNTY, MD. for the purpose of the same being used as a public highway and for the purpose of the same being used as a public utility easement.

E. F. NAPHTEL / ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 22 COURTLAND AVE.
 BALTO., MD. 21204



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Hunsicker
Baltimore County Council

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION	SHEET
TROYER	N.E. 20-B

ITEM # 219



ORE
ANN
RA

As noted above, the Petitioner also produced the testimony of Edward A. Griffith, a real estate appraiser. Mr. Griffith visited the site and his testimony addressed the effect of the barn and addition on property values. Mr. Griffith compared the barn and its addition to a number of typical lean-to additions in this area of Baltimore County. He concluded that the barn and addition do not adversely affect the surrounding property values. In his opinion, nearby microwave towers, large barn silos and trailer parks are more objectionable and might cause more detrimental effect on property values in the surrounding community. Mr. Griffith further testified that the barn and addition complied with the spirit and intent of the zoning regulations and was consistent with the subject use of the property.

As might be expected, the many neighbors who appeared are greatly upset about the Petitioner's use of this property. This is a rural area of Baltimore County and the neighbors who appeared objected to the sea of metal which they can view from their surrounding properties. Several Protestants, including Walter Rasmussen and John Ensor, testified that the use of the property was inconsistent with the character of the surrounding locale and that the Petitioner had not met its burden for the variance to be granted. These comments and sentiments were echoed by the Zoning Plans Advisory Committee comment (ZAC) offered by the Office of Planning and Zoning.

The Petitioner requests a variance for the subject barn and its addition as an accessory structure. The terms "accessory building" and "accessory use or structure" are defined in Section 101 of the B.C.Z.R. An accessory building is one which is subordinate and customarily incidental to the main building on the subject lot. An accessory structure has the same characteristics and must be subordinate in area, extent or purpose to

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the principal use of the property. It is the area, size and use of the subject barn and addition which mandates the variance. Moreover, by definition, an accessory structure must be located on the same lot as the principal use or structure and must contribute to the comfort, convenience or necessity of the occupants of the property. The property owner requests variance relief from these definitions.

Moreover, in considering any variance, the request must be adjudged in light of the language of Section 307.1 of the B.C.Z.R. Therein, it is provided that the Zoning Commissioner may grant a variance only in cases where special circumstances exist which are peculiar to the land or structure in question. Specifically, the Petitioner must establish that strict application of the zoning regulations would result in a practical difficulty or undue hardship to his property. See McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

In addition to the proof of practical difficulty, the Petitioner must adduce testimony and evidence that the granting of the variance will be in strict harmony with the spirit and intent of the regulations and that the

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relief can be granted without injury to the public health, safety and general welfare.

In applying these tests to the subject Petition, I am persuaded that same should be granted, if properly restricted. I concur with Mr. Griffith's testimony that the size of the barn and its addition are not out of scale to other agricultural buildings within this locale. Clearly, there are many large barns in this area. Although these are most often associated with an agricultural use, same is not a requirement of the regulations. That is, an accessory structure need only be subordinate to the purpose of the principal use or structure and contribute to the convenience or comfort of its occupants. Although this is an agricultural locale, agricultural pursuits are not the only legal and permissible uses of properties in this area. Assuming that Mr. Annen's vehicles are all properly titled, insured and licensed, as was testified to, his use of the subject property to store these vehicles is permissible. Thus, I am persuaded to grant the Petition for Variance as requested, and find that the proposed size and configuration of same is proper and should be permitted.

Nonetheless, it is clear that this accessory structure will not foster agricultural purposes and largely is intended for the storage of automobiles. I am concerned about this use of the structure and property for these purposes. As noted above, a variance can be approved only when the grant of same will not adversely affect the surrounding locale. For this reason, I am persuaded to add certain restrictions to the granting of this variance. I impose these restrictions pursuant to the authority conferred on the Zoning Commissioner, pursuant to Section 26-27(c) of the Baltimore County Code. Therein, it is provided that variances may be issued with such conditions or restrictions as determined appropriate by the Zoning Commissioner for the purpose of protecting the health, safety or general

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welfare of the surrounding community. In my judgment, imposition of certain restrictions is absolutely necessary to ensure that the proposed accessory structure does not detrimentally affect the surrounding locale. Thus, these restrictions and conditions shall be imposed as a condition precedent to the relief requested. The Petitioner's failure to adhere to these restrictions shall be considered as a violation of this Order and shall subject the Petitioner to prosecution by Baltimore County. Quite simply, if the Petitioner wants an accessory structure with dimensions larger than allowed under the regulations and used for the purposes contemplated, my approval for same is contingent upon compliance with the restrictions.

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 5th day of April, 1994 that a variance from Sections 101 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure addition with a footprint larger than the principal dwelling, be and 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 subject barn and its addition are subject to inspection by a representative of the Buildings Engineer Division of Baltimore County to ensure the structural integrity of the project. As reflected in the testimony offered,

-7-

the structure has been erected by the Petitioner without benefit of a licensed contractor's assistance. Thus, an inspection of the building is appropriate to ensure its integrity. Any recommendations made by the representatives of Baltimore County shall be adopted and/or implemented by the Petitioner.

3. There shall be no outdoor storage of any motor vehicles of any type on the subject site, but for two vehicles to be utilized by the Petitioners as their daily means of transportation. That is, it is the intention of this restriction to allow the Petitioner and his wife to park their working vehicles out of doors. However, all of the Petitioners' collection of antique vehicles must be stored in the accessory structure or, otherwise, off of this site.

4. There shall be no commercial use or activity in the accessory structure, or on this property. The proposed structure will be used by the Petitioner for storage purposes and for him to detail and repair his private vehicles. There shall be no commercial painting or service garage work on the property.

5. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

6. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.

LAURENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 4, 1994

Stephen J. Nolan, Esquire
Suite 700
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-219-A
Petition for Variance
Property: 17527 Troyer Road
Michael Annen, et ux, et al, Petitioners

Dear Mr. Nolan:

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

LAURENCE E. SCHMIDT
Zoning Commissioner

cc: Francis N. Iglehart, Esquire
Ms. Audrey J. Root
Ms. Sandra J. Holly

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at **17527 TROYER ROAD**
94-219-A which is presently zoned **RC-2**

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 Baltimore County Code, Sections 101 & 400.3 to permit an accessory structure addition with a footprint larger than the principal dwelling and a height of 50 ft. in lieu of the required 12 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or present use.)
THE ADDITION ALLOWS NEEDED STORAGE, WHICH EXCEEDS THE AREA REQUIREMENTS DUE TO THE FOOTPRINT OF THE EXISTING DWELLING.

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.

Current Purchaser/Lessor:

Type or Print Name:

Signature:

Address:

City:

State:

Zip:

Phone:

City:

State:

Zip:

Legal Owner(s):
MICHAEL, BARBARA ANNEN

Type or Print Name:

Signature:

Address:

City:

State:

Zip:

Phone:

City:

State:

Zip:

Affidavit in support of Administrative Variance

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 that Affiant(s) believe(s) and swears that the information is true and correct to the best of his/her knowledge and belief.

That the Affiant(s) do(es) presently reside at **17527 TROYER ROAD**

TROYER **MARYLAND** **21161**

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or present use.)

OUR PRACTICAL DIFFICULTY FOR AN AREA VARIANCE IS THAT STRICT COMPLIANCE WITH REQUIREMENTS WOULD NOT ALLOW THE BARN TO ADEQUATELY STORE THE TOOLS, LAWN AND FARM EQUIPMENT ETC. IT CURRENTLY HOUSES, ALSO CONFORMANCE WOULD REQUIRE THE REMOVAL OF THE EXISTING STRUCTURE. IF GRANTED THIS STRUCTURE WILL CONTINUE TO IMPROVE THE ORDER NECESSARY TO COMPLY WITH ZONING REGULATIONS AS TO OUTSIDE STORAGE. ALSO THE LOT IS LOCATED ON "MARYLAND'S SCENIC ROUTE" RT 206 WHERE OUR NEIGHBORHOOD AS WE WANT TO MAKE OUR BEST EFFORT IS MAINTAIN A PLEASANT ATMOSPHERE.

The Affiant(s) acknowledge(s) that the Affiant(s) will be required to pay a repeating and advertising fee and may be required to provide additional information.

I HEREBY CERTIFY, this 23rd day of November, 1993, before me, a Notary Public of the State of Maryland, to and for the County aforesaid, personally appeared
Michael Russell Annen and Barbara Annen

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath to the truth of the facts hereinabove set forth as true and correct to the best of his/her knowledge and belief.

AD WITNESS my hand and Notarial Seal.
November 23, 1993

John M. Wittelsberger
My Commission Expires: March 2, 1995

EXAMPLE 3 - Zoning Description - 3 copies

94-219-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 17527 TROYER ROAD
(address)
Election District 10 Councilmanic District 3

Beginning at a point on the CENTER LINE side of TROYER ROAD
(north, south, east or west)
which is 20 feet
(number of feet of right-of-way width)

wide at a distance of 118.50 feet NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street McCORMAS ROAD
(name of street)
which is 60 feet wide. *Being Lot # 1
(number of feet of right-of-way width)

Block _____, Section _____ in the subdivision of
SANDERSON, J. KELLY as recorded in Baltimore County Plat
(name of subdivision)

Book # 43, Folio # 121, containing
85682.52 sq. ft., 1.967 ACRES, S 25° 47' 00" W 118.50', S 24° 15' 00" W 31.50',
(square feet and acres)
S 61° 15' E 30.25', S 61° 15' E 115.75', S 23° 15' 00" W 115.41', S 48° 36' 00" E 253.45',
N 26° 46' 04" E 250.37', N 43° 54' 00" W 360.32', N 63° 59' 00" W 28.32'

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber 442, Folio 121" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 03' E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

ITEM # 219

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10 Date of Posting 1/10/94
Posted for: Michael Henry, et al.
Petitioner: Michael Henry, et al.
Location of property: 17527 Troyer Rd, SEB
Location of Sign: 17527 Troyer Rd, SEB
Remarks:
Posted by: [Signature] Date of return: 1/14/94
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10 Date of Posting 12/14/93
Posted for: Michael, Robert & John Henry
Petitioner: Michael, Robert & John Henry
Location of property: 17527 Troyer Rd, SEB, 118.50' N McCORMAS RD
Location of Sign: 17527 Troyer Rd, SEB, 118.50' N McCORMAS RD
Remarks:
Posted by: [Signature] Date of return: 12/17/93
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10 Date of Posting 1/29/94
Posted for: Michael Henry, et al.
Petitioner: Michael Henry, et al.
Location of property: 17527 Troyer Rd, SEB
Location of Sign: 17527 Troyer Rd, SEB
Remarks:
Posted by: [Signature] Date of return: 2/6/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan 13, 1994
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 Jan 13, 1994.

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON

receipt
Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Date 11-23-93 94-219-A
NO - VARIANCE - \$ 50.00
NO - SIGN - \$ 35.00
TOTAL - \$ 85.00
Amount: 8-001-0120
Number: 217
R/T

BALTIMORE COUNTY, MARYLAND
OFFICE OF THE CLERK - RECORDS SECTION
MISCELLANEOUS CASH RECEIPT
Date 4/24/94 Amount \$ 175.00
Michael R. Annen
APPROL - 94-219-A
17527 TROYER RD
0140100241CHRC \$175.00
BALTIMORE COUNTY, MARYLAND
OFFICE OF THE CLERK - RECORDS SECTION
MISCELLANEOUS CASH RECEIPT
Date 4/24/94 Amount \$ 85.00
Michael R. Annen
APPROL - 94-219-A
17527 TROYER RD
BALTIMORE COUNTY, MARYLAND
OFFICE OF THE CLERK - RECORDS SECTION
MISCELLANEOUS CASH RECEIPT

Item Number: 219
Planner: RT
Date Filed: 11-23-93

PETITION PROCESSING FLAG

94-219-A
This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commission's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commission's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

- ☐ Descriptions, including accurate beginning point
- ☐ Actual address of property
- ☐ Zoning
- ☐ Acreage
- ☐ Plat (need 12, only 1 submitted)
- ☐ 200 scale zoning map with property outlined
- ☐ Election district
- ☐ Councilmanic district
- ☐ RCZ section information and/or wording
- ☐ Hardship/practical difficulty information
- ☒ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
- ☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- ☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired
- ☒ ONLY 2 SIGNATURES ON BACK - NEED ALL 2 TO SIGN - SEE MATERIALS

PET-FLAG (EXT-009)
11/17/93

3 NAMES ON PETITION - 2 SIGNATURES

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204.

Room 110, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-219-A (Item 219)
17527 Troyer Road
SEB/Troyer Road, 118.50' N of McCORMAS Road
100th Election District - 3rd Councilmanic
Petitioner(s): Michael Annen, Barbara Annen, and John N. Annen
HEARING: Thursday, November 1, 1994 at 2:00 p.m. in Rm. 110, Courthouse.

Variance to permit an accessory structure addition with a footprint larger than the principal dwelling.

[Signature]

Arnold Jablon
Director

cc: Michael Annen, et al.

NOTES: (1) HEARING DATE & TIME MAY BE CHANGED TO RM. 104, 111 W. CHESAPEAKE AVENUE IN THE BUILDING HERE.
(2) HEARING AND SUBSEQUENT DECISIONS, FOR RECORD, AUTOMATICALLY BECOME PUBLIC RECORDS.
(3) FOR INFORMATION CONCERNING THE FILE NUMBER, NUMBER, CONTACT THE OFFICE AT 887-3353.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 17, 1993

Mr. and Mrs. John N. Annen
17527 Troyer Road
Troyer, Maryland

RE: Case No. 94-219-A, Item No. 219
Petitioner: John N. Annen, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Annen:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 November 23, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: December 6, 1993

SUBJECT: 17527 Troyer Road

INFORMATION:

Item Number: 219

Petitioner: Annen Property

Property Size:

Zoning: R.C. 2

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

In order to review Petitions for comment, staff typically reviews all information provided, confers with other agencies and conducts field inspections. A field visit at this property was not possible because the site is conspicuously posted with "no trespassing" signs. Therefore, staff relied on the information submitted as part of the Petition for Administrative Variance, more particularly, on photographs contained in the file (94-283AC), which is maintained in the Zoning Enforcement Office. The photos generally show "fence post to fence post" planting of a crop that is, in our experience, not indigenous to Baltimore County. Without contacting the Agricultural Extension Service to confirm our conclusion, it is our belief that these vintage objects are actually automobiles from Detroit.

As the storage of automobiles does not serve as an agricultural support service, and no justification is provided that the barn will serve as an accessory agricultural use, staff recommends the applicant's request be denied for the reasons as follows:

- The existing use of the property is at best questionable and compliance with the existing Zoning Regulations will most probably be determined outside the administrative process.
- An imposing structure such as the one proposed is unnecessary unless it would serve an accessory agricultural need.

The Land Use Plan adopted by Council as part of the Guidelines for the 1992 Comprehensive Zoning Map Process identifies this site as being located within an Agricultural/Open Space area. Therefore, a use other than residential or agricultural would be inconsistent with the goals of the Master Plan.

Prepared by: Jeffrey W. Long
Division Chief: Edry L. Lewis
PK/JL:lw

Pg. 2

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204
DECEMBER 6, 1993 (410) 887-3610

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

ZONING AGENDA: MEETING OF DECEMBER 6, 1993

Property Owner: Sally A. Everhart
Location: #9833 Harford Road
Item No.: #218 (RT)

Comment: The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Michael Annen & Barbara Annen and John N. Annen
Location: #17527 Troyer Road
Item No.: #219 (RT)

Comment: The Fire Prevention Bureau has no comments at this time.

Property Owner: Mark A. Guelta & Joan K. Guelta
Location: #5832 Stevens Road
Item No.: #220 (JCM)

Comment: The Fire Prevention Bureau has no comments at this time.

Gentlemen:

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

Reviewer: Robert Sauerwald
Fire Prevention Bureau
Lieutenant Robert Sauerwald 887-4880

Re Nos

Printed with Recycled Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

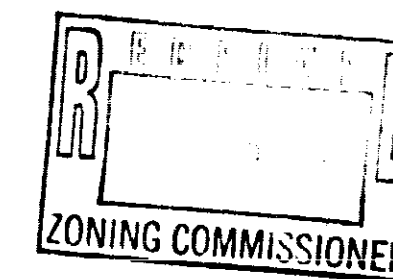
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 6, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 211, 214, 218 and 220.

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 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Edry L. Lewis

PK/JL:lw

ZAC.214/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 25, 1994

Ms. Audrey J. Hoot
17525 Troyer Road
White Hall, MD 21161

Ms. Sandra J. Kelly
17531 Troyer Road
White Hall, MD 21161

Francis M. Iglehart, Esquire
305 West Allegheny Avenue
Towson, MD 21204

RE: Petition for Variance
SE/S Troyer Road, 118.50 ft. N of c/l McComas Rd
(17527 Troyer Road)
10th Election District
3rd Councilmanic District
Michael Annen, et al-Petitioner
Case No. 94-219-A

Dear Ms. Hoot, Ms. Kelly and Mr. Iglehart:

Please be advised that an appeal of the above-referenced case was filed in this office on April 20, 1994 by Michael R. Annen. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie Winiarski at 887-3391.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Director

AJ:jaw

c: People's Counsel

Printed with Recycled Ink
on Recycled Paper

APPEAL

Petition for Variance
SE/S Troyer Road, 118 sq. ft. N of c/l McComas Road
(17527 Troyer Road)
10th Election District - 3rd Councilmanic District
Michael Annen, et al-PETITIONER
Case No. 94-219-A

Petition(s) for Variance

Description of Property

Certificate of Posting

Certificate of Publication

Zoning Plans Advisory Committee Comments

Petitioner(s) and Protestants(s) Sign-In Sheets

Petitioner's Exhibits: 1 - Plan to Accompany Petition for Zoning Variance
2 - Plan of "Sandra J. Kelly Property"
3 - Six photographs of Property
4 - Letter to John Annen dated November 9, 1993 from Errol Ecker, Dept. of P&L
5 - One photograph of an old tractor
6 - Seventeen photographs of cars

Protestant's Exhibits: 1 - Eight photographs of cars on site
2 - One photograph of barn
3 - No Exhibit marked #3
4 - No Exhibit marked #4
5 - No Exhibit marked #5
6 - No Exhibit marked #6
7 - Fifteen photographs of the site
8 - One photograph of Kelly Property

List of Protestants names, addresses and telephone numbers

Zoning Commissioner's Order dated April 5, 1994 (Granted)

Notice of Appeal received on April 20, 1994 from Michael R. Annen

c: Mr. Michael R. Annen, 17527 Troyer Road, Troyer, MD 21161
Ms. Audrey J. Hoot, 17525 Troyer Road, White Hall, MD 21161
Ms. Sandra J. Kelly, 17531 Troyer Road, White Hall, MD 21161
Francis M. Iglehart, Esquire, 307 W. Allegheny Avenue, Towson, MD 21202
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
Lawrence E. Schmidt, Zoning Commissioner
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Director of ZADM

6/27/94 -Notice of Assignment for hearing scheduled for Thursday, August 18, 1994, at 10:00 a.m. sent to following:

Mr. Michael R. Annen, et al
Stephen J. Nolan, Esquire
Ms. Audrey J. Hoot
Ms. Sandra J. Kelly
Francis J. Iglehart, Representative
of the Manor Area Association
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy H. Ketroco
W. Carl Richards, Jr. /SADM
Docket Clerk /SADM
Arnold Jablon, Director /SADM

7/05/94 -Letter from S. Nolan, Esquire -schedule (vacation) conflict with scheduled hearing date of 8/18/94; requesting continuance to another date.

7/07/94 -Notice of PP and Reassignment; postponement granted; case reset to Thursday, September 22, 1994 at 10:00 a.m.

9/19/94 -Notice of Voluntary Dismissal of Appeal without Prejudice filed by Appellants / Petitioners; Order of Dismissal without prejudice to be issued by Board.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

March 9, 1995

Mr. Michael Annen
17527 Troyer Road
Troyer, MD 21161

RE: Case No. 94-219-A
MICHAEL ANNEN, ET AL

Dear Mr. Annen:

As no further appeals have been taken regarding the subject matter, we have closed the file and returned same to the Office of Zoning Administration and Development Management, along with any exhibits entered in this matter. The Zoning Office maintains the permanent file.

Anyone interested in either the file or the exhibits is advised to contact Owen Stephens in Zoning Administration at 887-3391 immediately upon receipt of this letter. By copy of this letter, all parties of record that may have an interest in this file have been notified.

Sincerely,

Charlotte E. Radcliffe
Charlotte E. Radcliffe
Legal Secretary

cc: Ms. Barbara R. Annen
Stephen J. Nolan, Esquire
Francis M. Iglehart, Esquire
People's Counsel for Baltimore County

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on Recycled Paper

RE: PETITION FOR VARIANCE
SE/S Troyer Road, 118.50
ft. N of c/l McComas Road
17527 Troyer Road, 10th
Election Dist., 3rd
Councilmanic Dist.
MICHAEL ANNEN, et al.
Petitioners

BEFORE THE
BOARD OF APPEALS
OF BALTIMORE COUNTY
Case No. 94-219-A

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

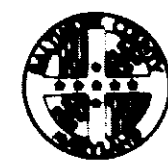
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esq., Suite 700 Court Towers Building, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners, to Francis M. Iglehart, Esq., 305 W. Allegheny Avenue, Towson, MD 21204, attorney for Manor Area Association, to Ms. Audrey J. Hoot, 17525 Troyer Road, White Hall, MD 21161, and to Ms. Sandra J. Kelly, 17531 Troyer Road, White Hall, MD 21161.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECEIVED
COUNTY BOARD OF APPEALS
94 MAY 13 PM 5:15



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue
June 27, 1994

NOTICE OF ASSIGNMENT
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 94-219-A
MICHAEL ANNEN, ET AL -Petitioner
SE/s Troyer Road, 118.50' N of c/l McComas Road (17527 Troyer Road)
10th Election District
3rd Councilmanic District

VAR -To permit accessory structure addition w/footprint larger than principal dwelling.
4/05/94 -Z.C.'s Order in which Petition for Variance was GRANTED with restrictions.

ASSIGNED FOR: THURSDAY, AUGUST 18, 1994 at 10:00 a.m.

cc: Mr. Michael R. Annen, et al Appellants /Petitioners
Stephen J. Nolan, Esquire

Ms. Audrey J. Hoot Protestant
Ms. Sandra J. Kelly
Francis J. Iglehart, Representative
of the Manor Area Association

People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer
Administrative Assistant

PLEASE RETURN SIGN AND POST TO ROOM 49 ON DAY OF HEARING.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue
July 7, 1994

NOTICE OF POSTPONEMENT & REASSIGNMENT
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 94-219-A
MICHAEL ANNEN, ET AL -Petitioner
SE/s Troyer Road, 118.50' N of c/l McComas Road (17527 Troyer Road)
10th Election District
3rd Councilmanic District

VAR -To permit accessory structure addition w/footprint larger than principal dwelling.
4/05/94 -Z.C.'s Order in which Petition for Variance was GRANTED with restrictions.

which was scheduled for hearing on August 18, 1994 has been POSTPONED at the request of Counsel for Petitioners due to schedule conflict; and has been

REASSIGNED FOR: THURSDAY, SEPTEMBER 22, 1994 at 10:00 a.m.

cc: Mr. Michael R. Annen, et al Appellants /Petitioners
Stephen J. Nolan, Esquire Counsel for Appellants/Petitioners

Ms. Audrey J. Hoot Protestant
Ms. Sandra J. Kelly
Francis J. Iglehart, Representative
of the Manor Area Association

People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer
Administrative Assistant

PLEASE RETURN SIGN AND POST TO ROOM 49 ON DAY OF HEARING.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 8, 1995
Zoning Administration &
Development Management

FROM: Charlotte E. Radcliffe
County Board of Appeals

SUBJECT: Closed File: Case No. 94-219-A
MICHAEL ANNEN
10th E; 3rd C

As no further appeals have been taken regarding the subject case, we are closing the file and returning same to you herewith.

Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt
Zoning Commissioner

DATE: November 26, 1995

FROM: James H. Thompson
Zoning Enforcement Coordinator

RE: Item No. 219
Annen - Petitioner
17527 Troyer Road
10th Election District

The referenced property currently is subject to an active zoning violation case, 94-28ABC.

Presently, citations have been issued to the property owners John N., Michael Russell and Barbara Annen (copies attached).

It is requested that a ruling on this matter be made not by way of an administrative decision but in a public hearing forum.

A review of our case file does indicate five (5) individuals who have lodged a complaint against this property.

JHT/hek

Attachment

c: Inspector Donna Thompson

BALTIMORE COUNTY, MARYLAND
CITATION FOR CIVIL BORING VIOLATION
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

1 NO. 94-28A

NAME OF PERSON(S) CHARGED: JOHN N. ANNEN

CURRENT ADDRESS IS FULL: 17527 TROYER ROAD, NATIONAL HARTLAND 21161

CHARGES (1) OR OCCURANCE () RELATED CITATIONS: 94-28A AND 94-28C

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID VIOLATE THE PROVISIONS OF THE BALTIMORE COUNTY BORING REGULATIONS AND/OR THE BALTIMORE COUNTY CODE AS FOLLOWS:

SECTION NUMBER(S) VIOLATED: 101.102.1; 101.102.2; AND 402

NATURE OF VIOLATION: USE OF PROPERTY BORED E.C.2 TO COMMIT THE FOLLOWING:

1. OBTAINING OF UNLICENSED MOTOR VEHICLES, 2. OBTAINING OF UNLICENSED MOTOR VEHICLES, 3. OPERATION OF A JUNK YARD, 4. OPERATION OF A JUNK LOT IN A RESIDENTIAL ZONE, 5. OPERATION OF A SERVICE GARAGE IN A RESIDENTIAL ZONE.

LOCATION AND DATE(S) OF VIOLATION: 17527 TROYER ROAD
JULY 5, 1993; JULY 21, 1993; JULY 22, 1993; AND JULY 23, 1993

TO RESPOND TO THE ABOVE CHARGE(S) LISTED HEREIN YOU, YOU MUST CHOOSE ONE OF THE OPTIONS BELOW:

1) YOU MAY PAY A FINE OF \$500 (500 DOLLARS) FOR EACH ADDITIONAL DAY BY CHECK OR MONEY ORDER PAYABLE TO THE DIRECTOR OF FINANCE, BALTIMORE COUNTY, MARYLAND, BY RETURNING A COPY OF THIS FORM ALONG WITH PAYMENT TO: DIRECTOR OF FINANCE, 1ST FLOOR, COUNTY HOUSE, TOWSON, MD 21204. THE PENALTY MUST BE PAID ON OR BEFORE THE 10th DAY OF NOVEMBER, 1993.

2) YOU MAY ELECT TO STAND TRIAL IN THE DISTRICT COURT OF MARYLAND. TO DO THIS, YOU MUST NOTIFY THE BALTIMORE COUNTY OFFICE OF BORING ADMINISTRATION BY FILING IN THE ATTACHED PORTION OF THIS CITATION AND RETURNING IT TO THE BORING ADMINISTRATION OFFICE BY LATE FIVE (5) DAYS BEFORE THE PAYMENT DUE DATE AS SET FORTH IN THE FINE PAYMENT SCHEDULE ABOVE. THE DISTRICT COURT WILL NOTIFY YOU OF THE DATE AND TIME OF TRIAL.

IF THE FINE REMAINS UNPAID BY THE EXPIRATION OF THE FORTY-FIVE (45) DAYS FROM THE DATE OF THE CITATION, THE BORING ADMINISTRATION MAY REQUEST AN ORDER OF THE DISTRICT COURT, BY WHICH TIME THE PERSON IS LIABLE FOR AN ADDITIONAL FINE NOT TO EXCEED THREE TIMES THE ORIGINAL FINE. IF YOU FAIL TO APPEAR AT THE TRIAL, A JUDICIAL WARRANT WILL BE ISSUED FOR YOUR ARREST.

I DO HEREBY AFFIRM THAT THE CONTENTS STATED ABOVE ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE: 8/10/93
Signature: Donna Thompson
OFFICE OF BORING ADMINISTRATION REPRESENTATIVE

BASED ON THE VERIFICATION OF JOHN N. ANNEN, THIS CITATION IS HEREBY ISSUED THIS 10th DAY OF AUGUST, 1993.

Signature: [Signature]
DIRECTOR OF BORING ADMINISTRATION

ACKNOWLEDGMENT

BY RECEIVING THIS CITATION AND RETURNING IT TO THE DISTRICT COURT TO PAY THE FINE OR REQUEST A TRIAL, I AM NOT WAIVING MY RIGHT TO A TRIAL. I UNDERSTAND THAT THE ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT.

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204

November 9, 1993

(410) 887-3610

John Annen
Michael Annen
Barbara Annen
17527 Troyer Rd.
White Hall, MD 21161

B-95-352-10
17527 Troyer Rd.
Permit required.

An inspection of the above referenced property was made on 11/05/93 by Inspector Ecker. The following violations of the Baltimore County Building Code were found at this inspection:

1. Obtain a building permit for additions to barn.
2. Structural "as built" drawings required with permit.

You are hereby ordered to correct these violations on or before 11/16/93. Failure to comply with this order may result in criminal charges being placed against you in the District Court of Maryland.

You may request a hearing concerning this matter. The request is to be made in writing and submitted to this office five (5) days from the date of this letter.

Should you have any questions regarding this matter, please contact Mr. Ecker at (410) 887-3653 between 7:30 am and 5:15 pm.

Very truly yours,

Errol Ecker
Building Supervisor

cc: Inspector Ecker
Fisher
Fisher

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 1, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Michael, Barbara and John Annen
17527 Troyer Road
Troyer, Maryland 21161

Re: CASE NUMBER: 94-219-A (Item 219)
17527 Troyer Road
SE/s Troyer Road, 118.50' N of c/l McComas Road
10th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 12, 1993. [REDACTED] 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. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand 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 a Baltimore County newspaper. Charges related to the reporting and newspaper 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 \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Signature: [Signature]
Arnold Jablon
Director

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Michael, John, and Barbara Annen
17527 Troyer Road
Troyer, Maryland 21161

Re: Case Number: 94-219-A
17527 Troyer Road

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for posting and advertising are satisfied.

Posting charges in the amount of \$35.00 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Owen Stephens at 887-3391.

Very truly yours,

Signature: [Signature]
ARNOLD JABLON, DIRECTOR

MICHAEL R. ANNEN, et al. * BEFORE THE ZONING COMMISSIONER
Petitioners * OF BALTIMORE COUNTY
* Case No.: 94-219-A
* Hearing Date: February 1, 1994

REQUEST TO ENTER APPEARANCE

Mr. Commissioner:

Please enter the appearance of Stephen J. Nolan and Nolan, Plumhoff and Williams, Chartered as counsel for the Petitioners, Michael, Barbara and John Annen whose address is, 17527 Troyer Road, Troyer, Maryland 21161, for purposes of the zoning hearing on February 1, 1994.

Stephen J. Nolan
Stephen J. Nolan
NOLAN, PLUMHOFF & WILLIAMS, CHTD
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204
(410) 823-7800

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1 day of February, 1994, a copy of the foregoing Request to Enter Appearance was mailed, postage prepaid, to People's Counsel for Baltimore County, Old Courthouse, Ground Floor, Towson, Maryland 21204.

Stephen J. Nolan
Stephen J. Nolan

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS
CHARTERED

6305C

Baltimore County Government
Office of Zoning Administration
and Development Management



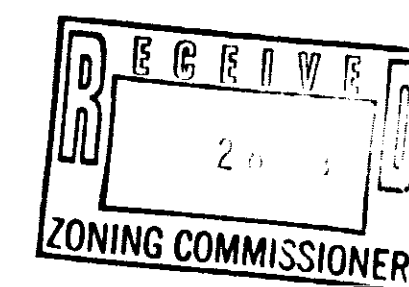
111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

*Given -
Set this in
for a public
hearing in view
of nature of
relief requested
& letter from
community
JES
12/28/93*

Printed with Recycled Ink
on Recycled Paper

Helen Hillard McCarly
2717 McComas Road
White Hall, Maryland 21161



Mr. Laurence Schmidt
Suite 113
Old Court House
400 Washington Avenue
Towson, Md. 21204

Dear Mr. Schmidt:

I am writing to you to follow up on our phone conversation this afternoon (12/22/93) to request a public hearing on case #94-219-A. my neighbor Mr. Annen's request for a zoning variance to build a very large building on his property which is already littered with junk cars. Thank you so much for your helpfulness and kind attention to this matter.

Sincerely yours,

Helen H. McCarly
Helen H. McCarly

MANOR AREA ASSOCIATION

My Lady's Manor
MONKTON, MARYLAND 21111

December 29, 1993



Lawrence Schmidt
Zoning Commissioner
400 Washington Ave.
Towson, MD 21204

Re: Case No.: 94-219A/17527 Troyer Road
Southeast Side Troyer Road

Dear Mr. Schmidt:

On December 22, 1993 I wrote to you on behalf of The Manor Area Association requesting a hearing in the above case. I understand that property has been re-posted to correct an error. In order to avoid any technical claim of failure to request a hearing based on the new notice, I am renewing my request on behalf of The Manor Area Association.

Sincerely,

James W. Constable
James W. Constable

JWC/adg

cc: Ms. Audrey J. Hoot

/jwc/schmidt.ltr
99999.07

JAN 6 1994

ZADM

MANOR AREA ASSOCIATION

My Lady's Manor
MONKTON, MARYLAND 21111

(410) 659-1315
(410) 825-0750

February 1, 1994

Mr. Lawrence Schmidt
Zoning Commissioner
400 Washington Avenue
Towson, MD 21204

RE: Case No. 94-219A/19527
Southeast side of Troyer Road

Dear Mr. Schmidt:

The Manor Area Association is a community preservation association with approximately 300 members and a mailing list of over 2,000. Its jurisdiction is My Lady's Manor and environs surrounding My Lady's Manor in Baltimore and Harford Counties. The above referenced property is within this jurisdiction.

The Board of Directors of the Manor Area Association, at a duly called meeting, considered the application for variance that is the subject of this hearing. By a vote of the majority of the Board, a quorum of the Board being present, the Board resolved that the Manor Area Association oppose the variance request.

This property is not used as farm property. Its small size would make that use impractical. The building proposed would be of such a size that it would dominate the lot and become an eyesore in this scenic area.

In addition, the lot in question is presently being used for the storage of large vehicles. This use is the subject of a citation on the zoning violation, namely:

1. Outside storage of unlicensed motor vehicles.
2. Outside storage of inoperable motor vehicles.
3. Operation of a junkyard.
4. Operation of a parking lot in a residential zone.
5. Operation of a service garage in a residential zone.

It is our understanding that efforts to bring this citation to trial have been delayed due to the inability to serve the citation on the owners. The current use appears to be a gross violation of the zoning

MANOR AREA ASSOCIATION

My Lady's Manor
MONKTON, MARYLAND 21111

December 22, 1993



Lawrence Schmidt
Zoning Commissioner
400 Washington Ave.
Towson, MD 21204

Re: Case No.: 94-219A/17527 Troyer Road
Southeast Side Troyer Road

Dear Mr. Schmidt:

I am president of The Manor Area Association, a community association representing citizens in the My Lady's Manor area of Baltimore and Harford Counties. The property described above is within our jurisdiction, and we have a number of members living nearby.

We were interested parties to this issue, and request that the petition for variance be set in for a public hearing.

We are also very concerned with the apparent zoning violation due to the storage of motor vehicles on the property, and request that the zoning commissioner and the enforcement office move ahead rapidly to require a cessation of the operation and a removal of the vehicles. If we can be of any assistance as a community organization, please do not hesitate to call on us.

Sincerely,

James W. Constable
James W. Constable

JWC/adg

cc: Ms. Audrey J. Hoot

/jwc/ltr
99999.07

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340

(410) 823-7800
TELEFAX: (410) 298-2765

February 1, 1994

VIA HAND DELIVERY

Mr. James Thompson
Zoning Enforcement Section
County Office Building
Towson, Maryland 21204

Re: Zoning Citations
Michael, Barbara & John Annen
17527 Troyer Road, Troyer, Maryland
REQUEST FOR HEARING ON ZONING CITATIONS

Dear Mr. Thompson:

On behalf of our clients, Michael, Barbara and John Annen, we are requesting a hearing in order to contest the citation(s) for civil zoning violations with regard to the property known as 17527 Troyer Road, Troyer, Maryland.

Thank you for your assistance.

Very truly yours,

Stephen J. Nolan

SJN/mso

cc: Mr. and Mrs. Michael R. Annen
Mr. John R. Annen

JAMES D. NOLAN
BETTER 1990
J. EARLE PLUMHOFF
1940-1990

RALPH E. DEITZ
1918-1990
OF COUNSEL

T. BAYARD WILLIAMS, JR.
WRITER'S DIRECTORIAL
823-7853

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340

(410) 823-7800
TELEFAX: (410) 298-2765

July 1, 1994

Honorable William Hackett
Chairman
County Board of Appeals of Baltimore County
Old Court House - Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: Case No.: 94-219A
Michael Annen, et al., Petitioner
REQUEST FOR CONTINUANCE OF AUGUST 18, 1994 HEARING

Dear Mr. Chairman:

On June 30, 1994, I received the Board's Notice of Assignment dated June 27, 1994 scheduling the above-captioned case for a hearing on Thursday, August 18, 1994 at 10:00 a.m.

I am hereby respectfully requesting a continuance of that hearing because I am scheduled to be out of the office on vacation at that time.

We greatly appreciate the Board's consideration of this request.

Respectfully submitted,

Stephen J. Nolan
Stephen J. Nolan

SJN:mso
encl.

cc: People's Counsel for Baltimore County
Francis J. Iglehart, Esquire
Mr. and Mrs. Michael R. Annen
Mr. John Annen

COUNTY CLERK
JUL 15 1994

Michael Russell Amos
17527 Troyer Road
Troyer, Maryland 21161

Arnold Jackson, P.E., ZADM
County Office Building Rm. 109
11 West Chesapeake Ave.
Towson, Maryland 21204

December 20, 1993

Dear Mr. Jackson:

Please be advised that the sign posted at 17527 Troyer Road for Administrative Variance case #94-219-A (Item 219) contains errors that need immediate correction. These errors are misleading the public as to the nature of the variance.

The sign reads as follows:

To permit an accessory structure addition with a footprint larger than the principal dwelling and a height of 30 feet in lieu of the required 12 feet.

I believe the word "footprint" should read "footprint", but more importantly the structure is not 30 feet, but in fact 12 feet, within the required 30 feet in height. Please correct these mistakes as soon as possible for I believe they are creating an exaggerated concern among the citizens of the area.

* Full Hearing to get exact
wordage

Sincerely,
Michael Russell Amos

Wait - 242-3126
12/23/93 SM

RECEIVED

DEC 23 1993

ZADM

17527 Troyer Rd.

Complainants

1. Audrey Stolt - 17525 Troyer Rd. - Whitehall, MD 21161 (343-0186)
2. Eric Stoffer - 2104 McComas Rd. (343-4918)
3. Larry Groll - 17248 Troyer Rd. - Monkton 21111
4. Stephen W. Lafferty, Esq. - 405 E. Joppa Rd., Towson, MD 21204
5. William R. Kelly - 17521 Troyer Rd., Whitehall 21161
6. John Kruse - 3112 Troyer Rd., Whitehall, MD 21161 (440-6742)
7. James W. Constable - Manor Area Assoc. - 2200 Shippard Rd., Monkton 21111
8. Edith Mitchell - 2726 McComas Rd., Whitehall, MD 21161
9. John Rita Case - 17136 Wesley Chapel Rd., Monkton 21111 (443-4970)

DECEMBER 12, 1993
TO:- BALTIMORE COUNTY OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

SUBJECT:- PUBLIC HEARING:- CONCERNING "THE PROPOSED VARIANCE"
ADDRESS:- 17527 TROYER ROAD
WHITE HALL, MARYLAND 21161

REFERENCE:- ADMINISTRATION VARIANCE:-
CASE NO. 94-219-A
SECTION 26-127 (B) (1)
BALTIMORE COUNTY CODE

DEAR SIR:-

WE WISH TO PROTEST THIS ISSUE OF A PERMIT FOR AN ACCESSORY STRUCTURE ADDITION WITH A FRONT PRINT LARGER THAN THE PRINCIPAL DWELLING AN A HEIGHT OF FIFTY (50) FEET IN LIEU OF THE REQUIRED TWELVE (12) FEET.

IN FACT WE WISH TO PROTEST THE ISSUE OF A PERMIT FOR ANY OUTSIDE CONSTRUCTION ON THIS BUILDING LOCATED AT 17527 TROYER ROAD, WHITE HALL, MARYLAND 21161.

WE NOTE THAT THEIR APPLICATION FOR PERMIT STATED THAT THE ADDITION WAS NEEDED TO STORE "FARM EQUIPMENT" I.E.:- LAWN MOWER - TRACTOR - ETC. TO PRESERVE THE VERY NATURE OF THE LAND.

OUR UNDERSTANDING OF A FARM OR FARMETTE IS AT LEAST THREE(3) ACRES; THIS PROPERTY CONSIST OF MORE OR LESS ONE POINT SIX (1.6) ACRES WITH EASEMENT AND DOES NOT QUALIFY AS EITHER.

THIS PROPERTY IS NOW BEING USED TO STORE AND PARK CARS. THE MAJORITY OF WHICH ARE OUT OF DATE TAGGED VEHICLES AND IS IN VIOLATION OF PROPERTY ZONED "R.C.2." SECTIONS NUMBERS VIOLATED:- 101; 102.1; 1A01.2A:-

1. OUTSIDE STORAGE OF UNLICENSED MOTOR VEHICLES.
2. OUTSIDE STORAGE OF INOPERABLE MOTOR VEHICLES.
3. OPERATION OF A JUNK YARD.
4. OPERATION OF A PARKING LOT IN A RESIDENTIAL ZONE.

WE REQUEST A PUBLIC HEARING CONCERNING THIS PROPOSED VARIANCE AND DUE NOTICE OF SAME.

RECEIVED

DEC 17 1993

ZADM

CASE NO: 94-219-A
SECTION: 26-127 (B) (1)

PAGE: 2

CONSTRUCTION IS BEING DONE ON THIS PROPERTY WITHOUT A PERMIT. ADDITIONS HAVE BEEN ADDED TO THREE SIDES OF THIS STRUCTURE WHICH IS IN CLEAR VIOLATION OF ALL CODES.

WE ASK THAT YOU VOTE IN FAVOR OF ALL LAW ABIDING TAX PAYING LANDOWNERS WHO ASK NOTHING MORE THAN TO BE ALLOWED TO PRESERVE THE LAND FOR FURTHER GENERATIONS AND TO RID OURSELVES AGAINST PERSONS WHO WOULD USE THEIR PERSONAL GAINS IN VIOLATION OF THE WILL OF THE PEOPLE.

NAME	Address	Phone No.
1. Arnold Jackson	17321 Biggall Rd.	343-1129
2. David L. Smith	1309 Hopewell Rd. Baltimore	838-7434
3. Edith Mitchell	2726 McComas Rd. Whitehall	343-1053
4. Edith Mitchell	17321 Biggall Rd.	472-4064
5. Edith Mitchell	17321 Biggall Rd.	343-2512
6. Edith Mitchell	17321 Biggall Rd.	343-2512
7. Edith Mitchell	17321 Biggall Rd.	343-2512
8. Edith Mitchell	17321 Biggall Rd.	343-2512
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16. Edith Mitchell	17321 Biggall Rd.	343-2512
17. Edith Mitchell	17321 Biggall Rd.	343-2512
18. Edith Mitchell	17321 Biggall Rd.	343-2512
19. Edith Mitchell	17321 Biggall Rd.	343-2512
20. Edith Mitchell	17321 Biggall Rd.	343-2512

REFERENCE: Administrative Variance - CASE # 94-219-A

NAME	ADDRESS	PHONE #
1. Edith Mitchell	17521 Troyer Rd. White Hall	343-0909
2. Edith Mitchell	17521 Troyer Rd. White Hall	343-2480
3. Edith Mitchell	17521 Troyer Rd. White Hall	343-2480
4. Edith Mitchell	17521 Troyer Rd. White Hall	343-2480
5. Edith Mitchell	17521 Troyer Rd. White Hall	343-2480
6. Edith Mitchell	17521 Troyer Rd. White Hall	343-2480
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CASE NO:- 94-219-A
SECTION:- 26-127 (B) (1)

PAGE:- 2

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WE ASK THAT YOU VOTE IN FAVOR OF ALL LAW ABIDING TAX PAYING LANDOWNERS WHO ASK NOTHING MORE THAN TO BE ALLOWED TO PRESERVE THE LAND FOR FURTHER GENERATIONS AND TO RID OURSELVES AGAINST PERSONS WHO WOULD USE THEIR PERSONAL GAINS IN VIOLATION OF THE WILL OF THE PEOPLE.

Larry Adams RR 2 Box 2491 Glenville PA 17324 (717) 235-7390
Laura J. Kelly 17521 Troyer Rd. White Hall 21161

Joery Adams 17533 Wesley Chapel Rd. Monkton MD 21111

Michael Adams 2104 McComas Rd. White Hall MD 21161

William R. Kelly 17521 Troyer Rd. White Hall MD 21161

James M. Amos 4116 Manor View Ct. Towson MD 21204

James M. Amos 2855 Troyer Rd. White Hall MD 21161

Charles W. Smith 2855 Troyer Rd. White Hall MD 21161

John R. Smith 16944 Oak Rd. Box 448, Monkton MD 21111

Charles W. Smith 9 Middlebrook Ct. Parkton MD 21120

REFERENCE: Administrative Variance - CASE # 94-219-A
Section 26-127 (B) (1)

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REFERENCE: Administrative Variance - CASE # 94-219-A

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