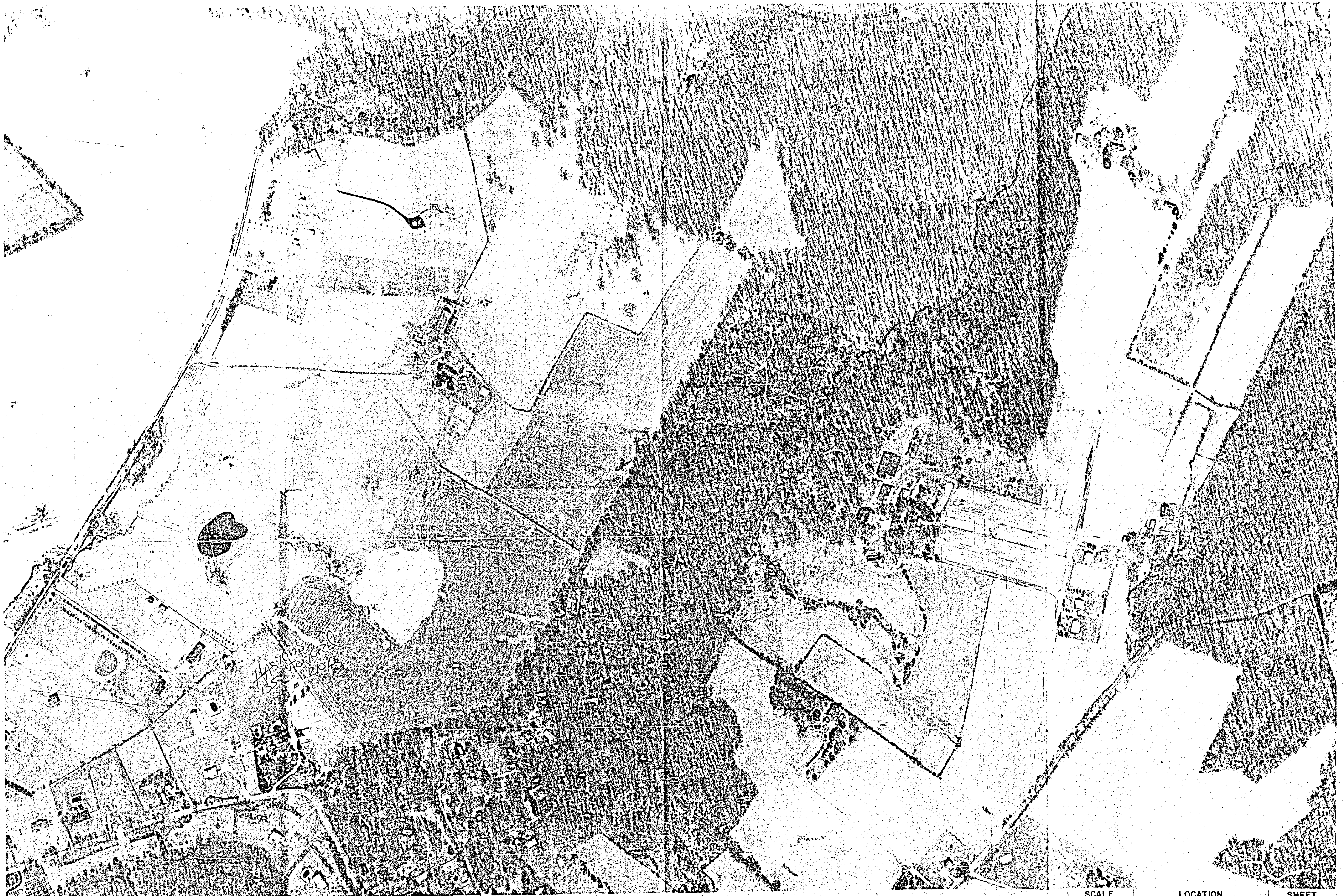


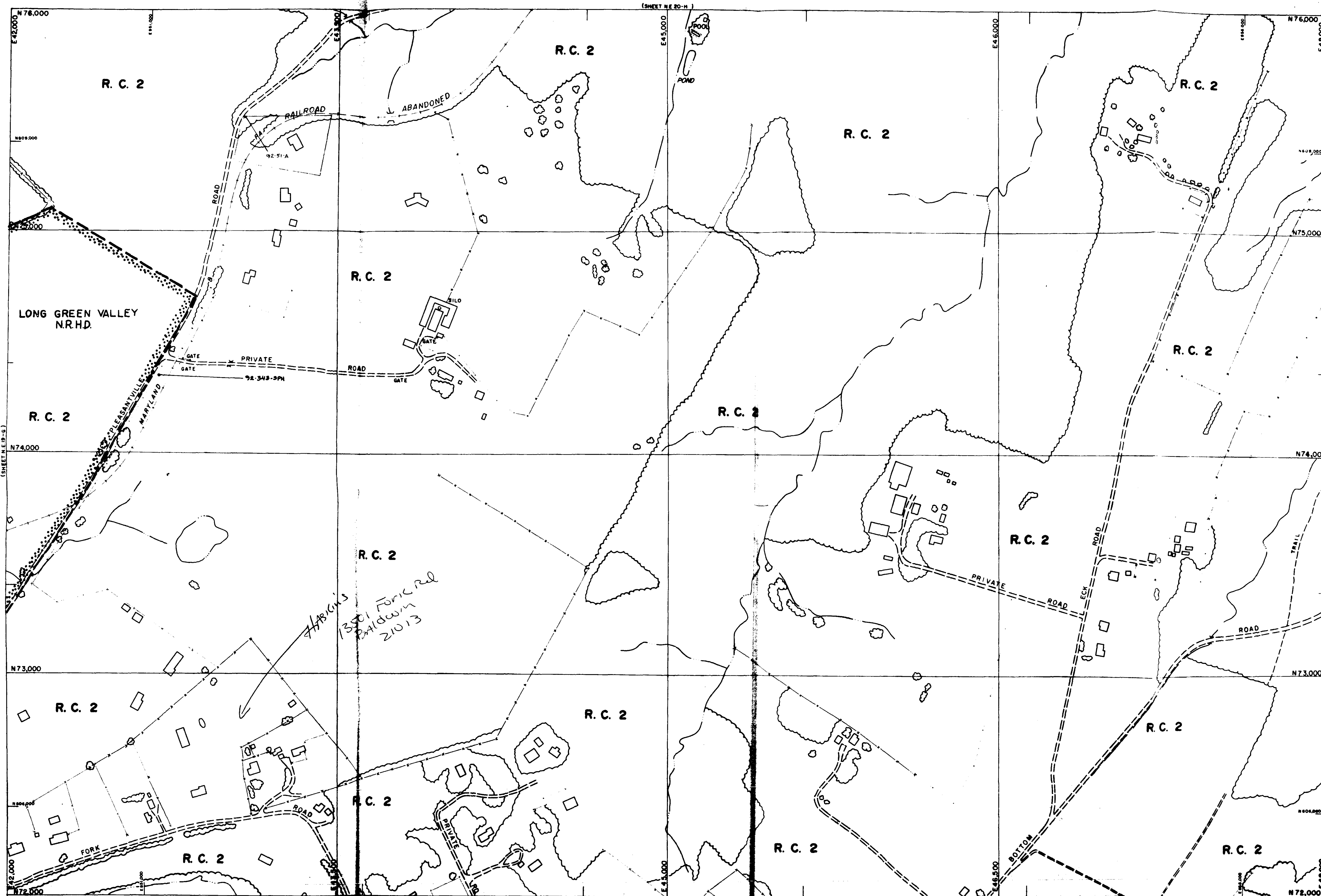


94-470-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

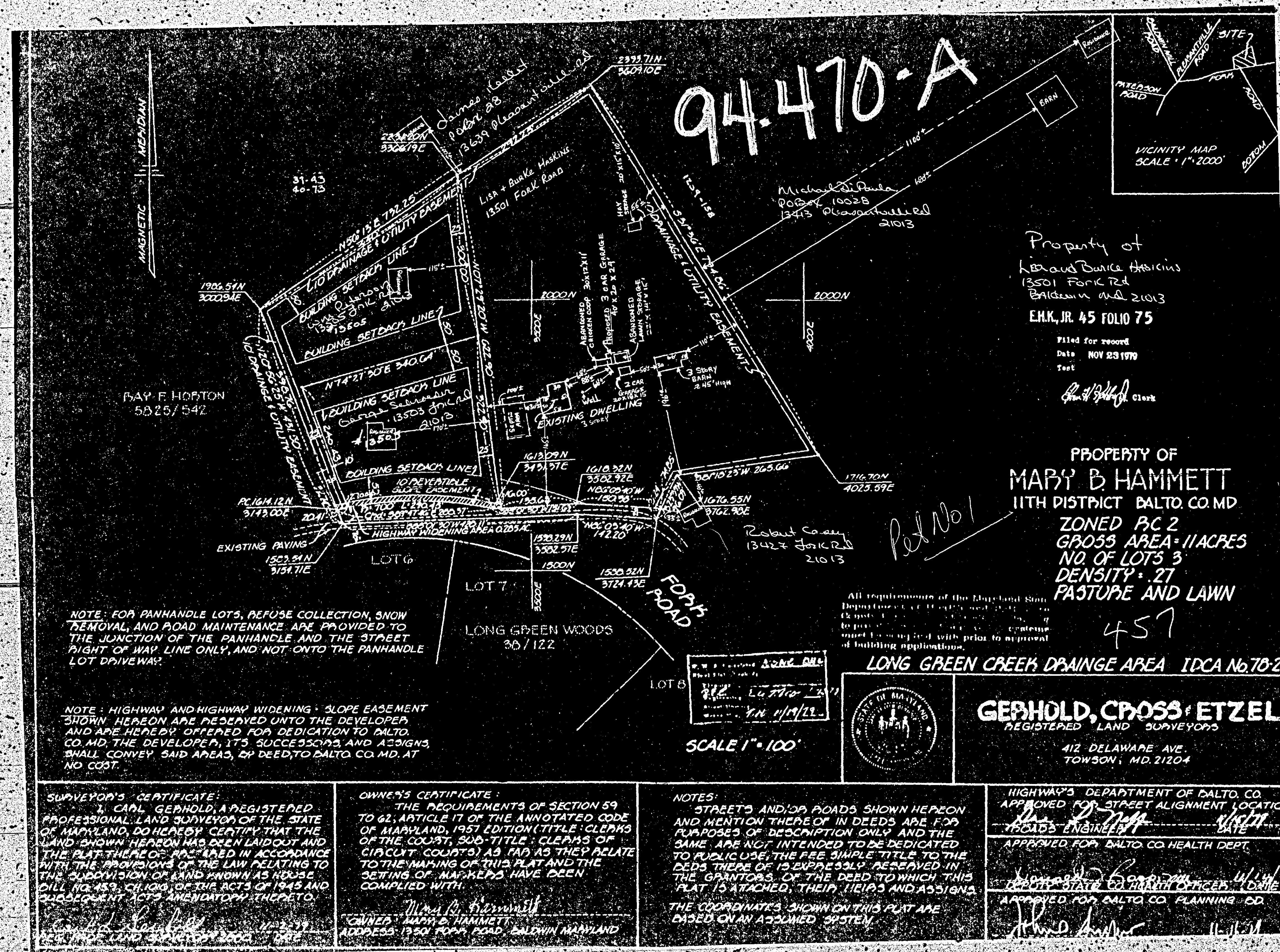
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTHWEST OF LAUREL BROOK	N.E. 19-H
DATE OF PHOTOGRAPHY JANUARY 1986		



UU-NW UU-NE	1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1988 Bill Nos. 144-88, 146-88, 148-88, 150-88, 152-88, 154-88, 156-88, 158-88, 160-88 <i>[Signature]</i> Chairman, County Council	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP	1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 162-92, 164-92, 166-92, 168-92, 170-92, 172-92, 174-92, 176-92, 178-92, 180-92 <i>[Signature]</i> Chairman, County Council	SCALE 1" = 200' ±	LOCATION SOUTHWEST OF LAUREL BROOK	SHEET N. E. 19 - H
THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210				DATE OF PHOTOGRAPHY JANUARY 1986		

94-470-A





111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 10, 1994

D. Burke and Lisa L. Haskins
13501 Fork Road
Baldwin, Maryland 21013

RE: Case No. 94-470-A, Item No. 457
Petitioner: D. Burke Haskins, et ux.
Petition for Administrative Variance

Dear Mr. and Ms. Haskins:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 23, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that affect or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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.

1. 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.



O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-7-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 457 (JCM)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for *DAVID N. RAMSEY, ACTING CHIEF*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech

1-800-735-2288 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 2, 1994

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

94-470-A

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 428, 439, 446, 457, 458, 461, 466, 467 and 469.

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: *Pat Keller*

PK/JL:lw

ZAC.428/PZONE/ZAC1



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 6/6/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Bentlemen:

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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 457, 458, 461, 462, 463, 464, 466, 467, 468, 469 AND 470.

RECEIVED
JUN 6 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4081, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 3, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: D. Burke Haskins and Lisa L. Haskins
13501 Fork Road
Baldwin, Maryland 21013

Re: CASE NUMBER: 94-470-A (Item 457)
13501 Fork Road
6/5 Fork Road, 2300 +/- AC of c/d Pleasantville Road
11th Election District - 6th Councilmanic
Legal Owner(s): D. Burke Haskins and Lisa L. Haskins

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact each with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 5, 1994. The closing date (June 20, 1994) 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 posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting 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 \$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. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director



Building to go showing relationship to barn. Haskins 457



Buildings to go on (L) - garage to stay on (R). Haskins



Pictured garage to stay. 2 buildings behind to go.



2 buildings to go. Showing relationship to main house.



View from house - buildings on left to go - garage on (R) to stay.

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Fork Road, 2350' +/- NE of
Pleasantville Road
13501 Fork Road
11th Election District
6th Councilmanic District
D. Burke Haskins, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-470-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by D. Burke Haskins and Lisa L. Haskins, his wife, for that property known as 13501 Fork Road in the northeastern section of Baltimore County. The Petitioner/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the rear yard; and from Section 400.2 to permit a height of 24 ft. in lieu of the permitted 15 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard, in lieu of the rear yard; and from Section 400.2 to permit a height of 24 ft., in lieu of the permitted 15 ft., in accordance with Petitioners' Exhibit No. 1, 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 Petitioners shall not allow or cause the 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.

LAWRENCE E. SCHMIDT,
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-4386

June 21, 1994

Mr. and Mrs. D. Burke Haskins
13501 Fork Road
Baldwin, Maryland 21013

RE: Petition for Administrative Variance
Case No. 94-470-A
Property: 13501 Fork Road

Dear Mr. and Mrs. Haskins:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative 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
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 13501 Fork Road, Baltimore, MD 21013 which is presently zoned R-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Variance from Sections 400.1 and 400.2 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

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.

Contract Purchase Lease
Type of Petition Name
Signature
Address
City
State
Zip Code
Attorney for Petitioner
Type of Petition Name
Signature
Address
City
State
Zip Code
Phone No.

A Public Hearing having been requested and/or found to be required by the Zoning Commission of Baltimore County, this notice is hereby given that the subject matter of this petition be set for a public hearing, advertisement as required by the Zoning Regulations of Baltimore County, at the time and place indicated, throughout Baltimore County, and that the property be posted.

REVIEWED BY SYM DATE 5-23-94
ESTIMATED POSTING DATE 6-5-94
Printed with SupraScan on Recycled Paper
ITEM # 457

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) 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) presently reside at 13501 Fork Rd, Baltimore, MD 21014

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 variance or practical difficulty):

Height of building exceeds 15 ft.
New building replaces existing building
which do not conform with setbacks
from other buildings on property.

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

D. Burke Haskins
Lisa L. Haskins

STATE OF MARYLAND, COUNTY OF BALTIMORE
I HEREBY CERTIFY, this 17th day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

D. BURKE HASKINS AND LISA L. HASKINS

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 knowledge and belief.

AS WITNESS my hand and Notarial Seal
May 17, 1994
My Commission Expires
Sept. 1, 1994

EXAMPLE 3 - Zoning Description - 3 copies 94-470-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 on print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 13501 Fork Rd
Election District 1115 Councilmanic District
Beginning at a point on the East side of
Fork Road (north, south, east or west)
which is 201 (number of feet of right-of-way width)
wide at a distance of 2350' - NE of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Pleasantville Rd
(name of street)
which is 20' wide. *Being Lot # 3
(number of feet of right-of-way width)
Block _____, Section # _____ in the subdivision of
(name of subdivision) as recorded in Baltimore County Plat
Book _____, Folio _____, containing
4+ acres
(square feet and acres)

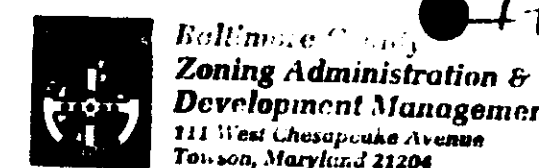
*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the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

Example of metes and bounds: N.87° 13' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 14' 22" W. 80 ft. to the place of beginning.

7

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1115 Date of Posting 6/2/94
Posted for: Variance
Petitioner: D. Burke & Lisa L. Haskins
Location of property: 13501 Fork Rd, 1115 - NE of Pleasantville Rd
Location of Signs: Property, 1200 Hwy, 2nd property, being 20 acres
Remarks:
Posted by: [Signature] Date of return: 6/14/94
Number of Signs: 7



Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6180
Date 5-19-94
BURKE HASKINS
Address: 13501 Fork Rd
Posting (080) 35.00
35.00
85.00

0240201142N1CHRC
Please Make Checks Payable To: Baltimore County
\$85.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

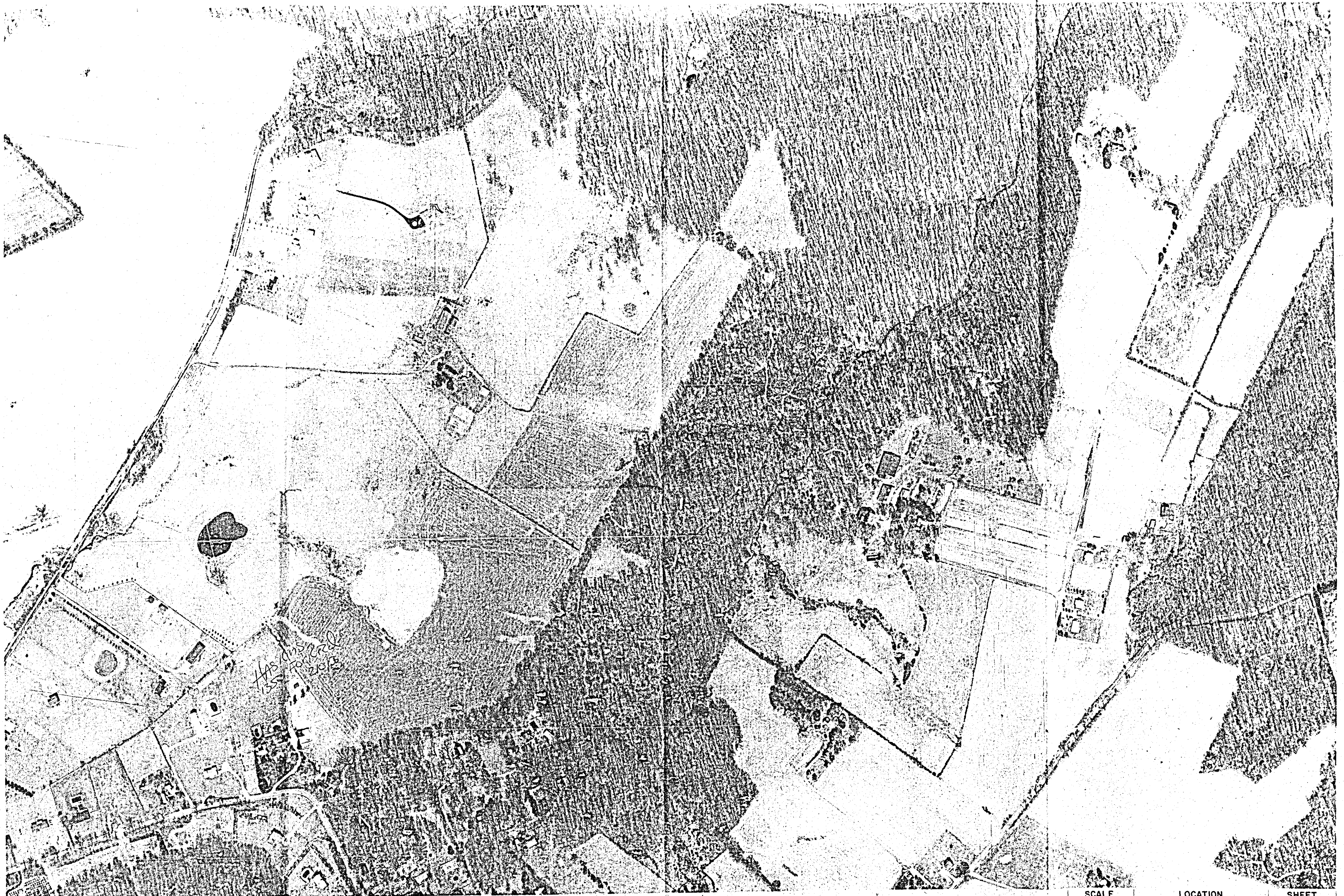
PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 457
Petitioner: D.B. HASKINS
Location: 13501 Fork Rd.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: D.B. HASKINS
ADDRESS: 13501 Fork Rd
Baltimore, MD PO Box 21013
* PHONE NUMBER: 572-8831

MUST BE SUPPLIED

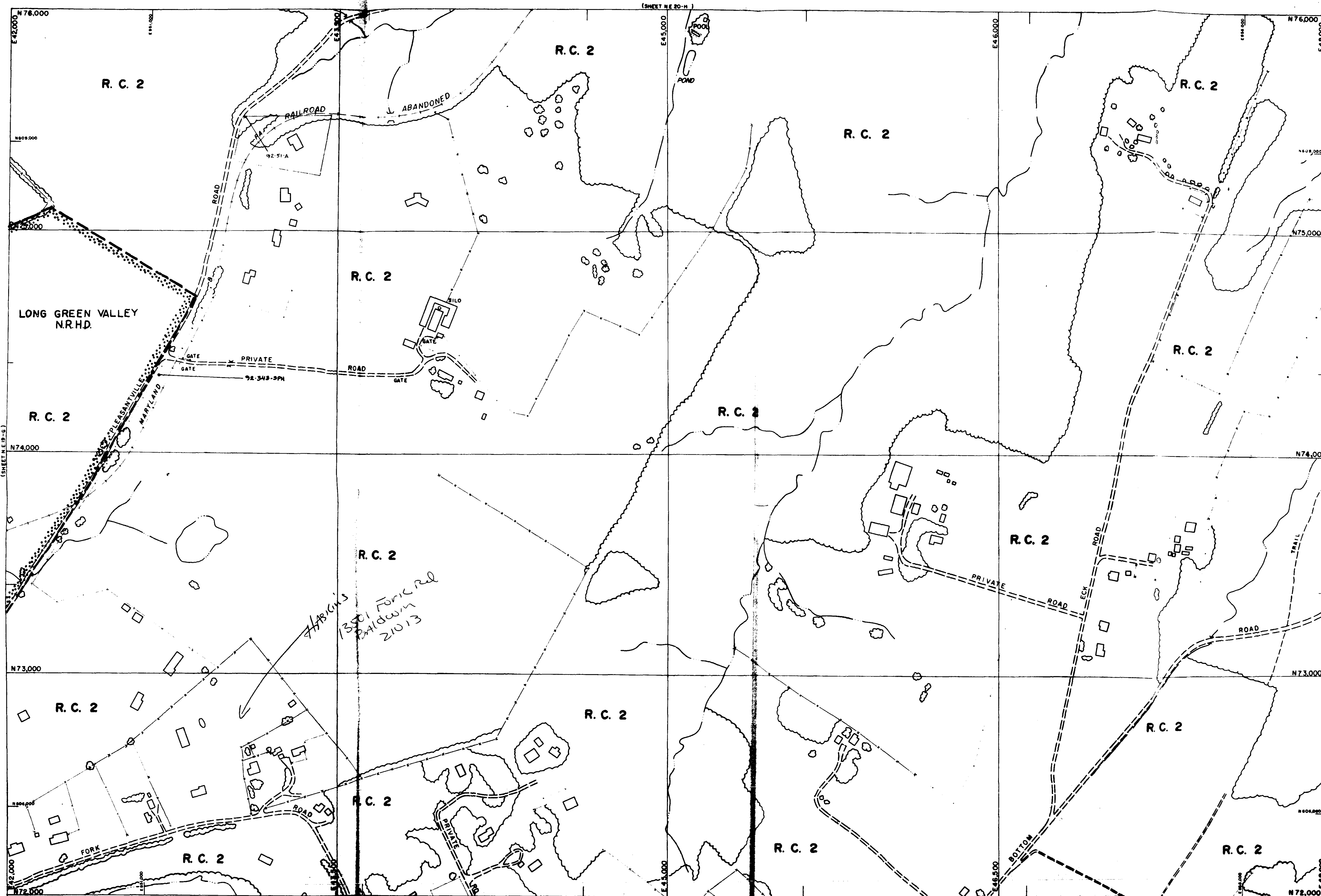


94-470-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

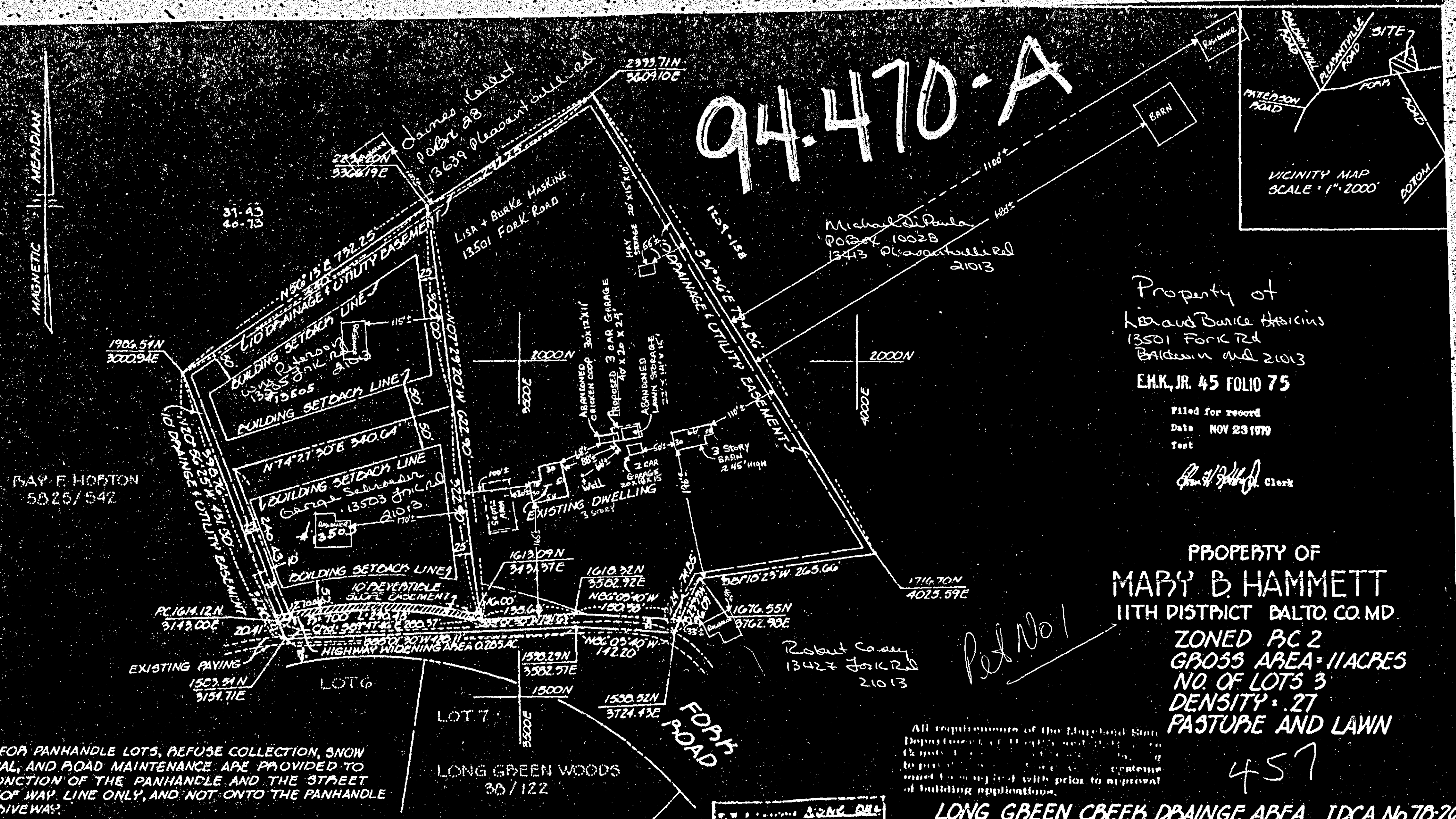
SCALE	LOCATION	SHEET
1" = 200' ±	SOUTHWEST OF LAUREL BROOK	N.E. 19-H
DATE OF PHOTOGRAPHY JANUARY 1986		



UU-NW UU-NE THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210	1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1988 Ord. Nos. 144-88, 146-88, 148-88, 150-88, 152-88, 154-88, 156-88, 158-88, 160-88 Chairman, County Council	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP	1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Ord. Nos. 162-92, 164-92, 166-92, 168-92, 170-92, 172-92, 174-92, 176-92, 178-92, 180-92 Chairman, County Council	SCALE 1" = 200' DATE OF PHOTOGRAPHY JANUARY 1986	LOCATION SOUTHWEST OF LAUREL BROOK	SHEET N. E. 19 - H
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94-470-A

94.470-A



NOTE: FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY, AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.

NOTE: HIGHWAY AND HIGHWAY WIDENING - SLOPE EASEMENT SHOWN HEREON ARE RECEIVED ONTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO. CO. MD. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS, ON DEED, TO BALTO. CO. MD. AT NO COST.

Property of
Lisa and Burke Haskins
13501 Fork Rd
Baltimore MD 21013
ENR. JR. 45 FOLIO 75
Filed for record
Date NOV 29 1979
Test

PROPERTY OF
MARY B HAMMETT
11TH DISTRICT BALTO. CO. MD
ZONED RC 2
GROSS AREA 11 ACRES
NO. OF LOTS 3
DENSITY .27
PASTURE AND LAWN
457

All requirements of the Maryland State Department of Health and the State Department of Transportation shall be complied with prior to approval of building applications.

LONG GREEN CREEK DRAINAGE AREA IDCA No. 70-20



GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE.
TOWSON, MD. 21204

SURVEYOR'S CERTIFICATE:
I, CARL GERHOLD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE PLAT AND SHOWING HEREON WAS LAYED OUT AND THE PLAT THEREOF MADE IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SURVEYING OF LAND AND KNOWN AS HOUSE BILL NO. 1053, CH. 100, OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

OWNER'S CERTIFICATE:
THE REQUIREMENTS OF SECTION 59 TO 62, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION (TITLE: CLERKS OF THE COURT, SUB-TITLE: CLERKS OF CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
Mary B. Hammett
OWNER
ADDRESS 13501 FORK ROAD, BALTIMORE, MARYLAND

NOTES:
STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FREE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED. THEIR HEIRS AND ASSIGNS. THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON AN ASSUMED SYSTEM.

HIGHWAYS DEPARTMENT OF BALTO. CO. APPROVED FOR STREET ALIGNMENT LOCATION
ROADS ENGINEER
APPROVED FOR BALTO. CO. HEALTH DEPT.
APPROVED FOR BALTO. CO. PLANNING CO.



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 10, 1994

D. Burke and Lisa L. Haskins
13501 Fork Road
Baldwin, Maryland 21013

RE: Case No. 94-470-A, Item No. 457
Petitioner: D. Burke Haskins, et ux.
Petition for Administrative Variance

Dear Mr. and Ms. Haskins:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 23, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that affect or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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.

1. 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.



O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-7-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 457 (JCM)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for *DAVID N. RAMSEY, ACTING CHIEF*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech

1-800-735-2288 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 2, 1994

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

94-470-A

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 428, 439, 446, 457, 458, 461, 466, 467 and 469.

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: *Pat Keller*

PK/JL:lw

ZAC.428/PZONE/ZAC1



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 6/6/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Briefing:

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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 457, 458, 461, 462, 463, 464, 466, 467, 468, 469 AND 470.

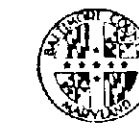
RECEIVED
JUN 6 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4081, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 3, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: D. Burke Haskins and Lisa L. Haskins
13501 Fork Road
Baldwin, Maryland 21013

Re: CASE NUMBER: 94-470-A (Item 457)
13501 Fork Road
675 Fork Road, 21204-1105 NE of d/ Pleasantville Road
11th Election District - 6th Councilmanic
Legal Owner(s): D. Burke Haskins and Lisa L. Haskins

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact each with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 5, 1994. The closing date (June 20, 1994) 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 posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting 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 \$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. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director



Building to go showing relationship to barn. Haskins 457



Buildings to go on (L) - garage to stay on (R). Haskins



Pictured garage to stay. 2 buildings behind to go.



2 buildings to go. Showing relationship to main house.



View from house - buildings on left to go - garage on (R) to stay.

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Fork Road, 2350' +/- NE of
Pleasantville Road
13501 Fork Road
11th Election District
6th Councilmanic District
D. Burke Haskins, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-470-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by D. Burke Haskins and Lisa L. Haskins, his wife, for that property known as 13501 Fork Road in the northeastern section of Baltimore County. The Petitioner/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the rear yard; and from Section 400.2 to permit a height of 24 ft. in lieu of the permitted 15 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard, in lieu of the rear yard; and from Section 400.2 to permit a height of 24 ft., in lieu of the permitted 15 ft., in accordance with Petitioners' Exhibit No. 1, 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 Petitioners shall not allow or cause the 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.

LAWRENCE E. SCHMIDT,
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-4386

June 21, 1994

Mr. and Mrs. D. Burke Haskins
13501 Fork Road
Baldwin, Maryland 21013

RE: Petition for Administrative Variance
Case No. 94-470-A
Property: 13501 Fork Road

Dear Mr. and Mrs. Haskins:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative 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
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 13501 Fork Road, Baltimore, MD 21013 which is presently zoned R-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Variance from Sections 400.1 and 400.2 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

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.

Contract Purchase Lease
Type of Petition Name
Signature
Address
City
State
Zip Code
Attorney for Petitioner
Type of Petition Name
Signature
Address
City
State
Zip Code
Name
Address
City
State
Zip Code
Phone No.

A Public Hearing having been requested and/or found to be required by the Zoning Commission of Baltimore County, the subject matter of this petition shall be set for a public hearing, advertisement as required by the Zoning Regulations of Baltimore County, and the subject matter shall be heard by the Zoning Commission of Baltimore County, and that the property be posted.

REVIEWED BY SYM DATE 5-23-94
ESTIMATED POSTING DATE 6-5-94
Printed with SupraScan
ITEM # 457

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) 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/are presently reside at 13501 Fork Rd, Baltimore, MD 21014

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 variance or practical difficulty):

Height of building exceeds 15 ft.
New building replaces existing building
which do not conform with setbacks
from other buildings on property.

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

D. Burke Haskins
Lisa L. Haskins

STATE OF MARYLAND, COUNTY OF BALTIMORE
I HEREBY CERTIFY, this 17th day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
D. BURKE HASKINS AND LISA L. HASKINS

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 knowledge and belief.

AS WITNESS my hand and Notarial Seal
May 17, 1994
My Commission Expires
Sept. 1, 1994

EXAMPLE 3 - Zoning Description - 3 copies 94-470-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 on print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 13501 Fork Rd
Election District 1115 Councilmanic District
Beginning at a point on the East side of
Fork Road (north, south, east or west)
which is 201 (number of feet of right-of-way width)
wide at a distance of 2350' - NE of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Pleasantville Rd
(name of street)
which is 20' wide. *Being Lot # 3
(number of feet of right-of-way width)
Block _____, Section # _____ in the subdivision of
(name of subdivision) as recorded in Baltimore County Plat
Book _____, Folio _____, containing
4+ acres
(square feet and acres)

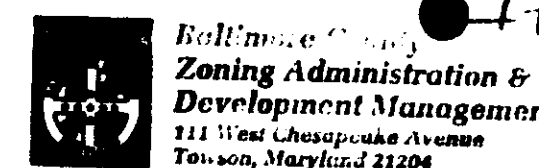
*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the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

Example of metes and bounds: N. 87° 13' E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 14' 22" W. 80 ft. to the place of beginning.

7

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1115 Date of Posting 6/2/94
Posted for 13501 Fork Rd
Petitioner: D. Burke Haskins
Location of property: 13501 Fork Rd, 1115 - NE of Pleasantville Rd
Location of Sign: 13501 Fork Rd, 1115 - NE of Pleasantville Rd
Remarks: 13501 Fork Rd, 1115 - NE of Pleasantville Rd
Posted by 1115
Number of Signs: 1 Date of return: 6/14/94



Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6180
Date 5-19-94
BURKE HASKINS
Address 13501 Fork Rd
Posting 1115 - NE of Pleasantville Rd
85.00

024020114261CHRC
Please Make Checks Payable To: Baltimore County
\$85.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No. 457
Petitioner: D. B. HASKINS
Location: 13501 Fork Rd.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: D.B. HASKINS
ADDRESS: 13501 Fork Rd
Baltimore, MD PO Box 21013
* PHONE NUMBER: 572-8831

MUST BE SUPPLIED