IN RE: PETITION FOR VARIANCE E/S Mt. Zion Road, 500' S of the c/l of Morris Road (20701 Mt. Zion Road) 6th Election District 3rd Councilmanic District Roy C. Smith, et ux Petitioners	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 96-177-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 20701 Mt. Zion Road, located in the vicinity of Bentley Road in Freeland. The Petition was filed by the owners of the property, Roy C. and Marion M. Smith. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (28' x 40' garage) to be located 12 inches from the rear property line in lieu of the minimum required 2.5 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Roy C. and Marion M. Smith, property owners, and their daughter and son-in-law, Gerald A. and Melissa L. Shaffer. Appearing in opposition to the request were Christine L. Blevins, Jerry Blevins, both adjoining property owners, Al Lintz, Sr. and Ann Lintz, Donna Norton, and Leo W. Rader, a Registered Land Land Surveyor who prepared site plans of the subject property for the Protestants. The Protestants were represented by Jack Sturgill, Esquire.

Testimony and evidence offered revealed that the subject property consists of 0.5 acres, more or less, zoned R.C. 2 and is improved with a dwelling, two sheds, and a garage, which is the subject of this request.

The Petitioners filed the instant Petition to legitimize the location of the subject garage in response to a recent property line survey prepared by Mr. Leo Rader. This survey revealed that the garage is located one foot from the rear property line adjoining the property owned by Elizabeth Eastman, and that the two sheds encroached upon the rear and east side property lines of the subject site. The Petitioner has relocated the two sheds to a distance of 2.5 feet from their respective property lines; however, the garage cannot be moved due to its block masonry construction. Testimony revealed that this garage was built in 1978 to replace a former garage which had existed there since the 1940s. The Petitioners argue that inasmuch as this garage has existed for many years, the requested variance should be granted to allow the garage to remain in its present location.

As stated previously, several residents from the surrounding community appeared in opposition to the Petitioners' request. Mr. Jerry Blevins appeared and testified on behalf of his Aunt, Elizabeth Eastman, who resides immediately to the rear of the subject site and is the most affected neighbor by this request. The two sheds and garage are located adjacent to her property line. Ms. Eastman, who is 83 years of age and was unable to attend the hearing, objects to the overcrowding of these structures along her property line. On behalf of his Aunt, Mr. Blevins testified that these structures, all of which are rather large, impede and interfere with his Aunt's view from her property. Furthermore, Mr. Blevins stated that the roof overhang of the garage actually encroaches onto his Aunt's property and should be removed.

There was also some testimony that the neighbors have attempted to resolve this issue with the Smiths by issuing a license to allow the roof to overhang onto their property in return for the Smiths relocating the

two 12' x 28' sheds further off the property line. The parties, however, were unable to reach an agreement, and thus, left the issue to me.

After due consideration of the testimony and evidence offered at the hearing, I am persuaded that the Petitioners have failed to meet the burden imposed upon them by the B.C.Z.R. in order for a variance to be granted. It has been established that the corner of the subject garage is located approximately 1 foot from the rear property line, with the roof of the structure itself overhanging and encroaching onto the property owned by Elizabeth Eastman by as much as 8 inches. In the opinion of this Deputy Zoning Commissioner, the relief requested should be denied and the Petitioners shall be required to relocate that portion of the garage so that the wall and roof overhang are situated a minimum of 2.5 feet from the rear property line.

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 denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of January, 1996 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (28' x 40' garage) to be located 12 inches from the rear property line in lieu of the required 2.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED, and is subject to the following restrictions:

1) The Petitioners are hereby made aware that a thirty (30) day appeal period runs from the date of this Order, during which time, any part may file an appeal of this decision.

2) The Petitioners shall relocate the garage so that the structure and the roof overhang are a minimum of

2.5 feet from the rear property line adjoining the Eastman property.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date
By

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 10, 1996

Mr. & Mrs. Roy C. Smith
20701 Mt. Zion Road
Freeland, Maryland 21053

RE: PETITION FOR VARIANCE
E/S Mt. Zion Road, 500' S of the c/l of Morris Road
(20701 Mt. Zion Road)
6th Election District - 3rd Councilmanic District
Roy C. Smith, et ux - Petitioners
Case No. 96-177-A

Dear Mr. & Mrs. Smith:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Jerry Blevins
1120 Bentley Road, Freeland, Md. 21053

Ms. Christine L. Blevins
20635 Mt. Zion Road, Freeland, Md. 21053

People's Counsel
Case File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20701 MT. ZION RD.

96-177-A

which is presently zoned FREELAND, MD 21053

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow an accessory structure (garage) with a 12-inch setback from rear property line in lieu of the required 2.5 feet.

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

1. NEW SURVEY MOVED LINE
2. BUILDINGS THERE SINCE 1930'S (GARAGE) REPLACED BY NEW REPLACEMENT 1979
3. BUILDING IS CONCRETE BLOCK.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s)

ROY C. SMITH
(Type or Print Name)

Roy C. Smith
Signature

MARION M. SMITH
(Type or Print Name)

Marion M Smith
Signature

20701 MT. ZION RD. (410) 357-5367
Address Phone No

FREELAND, MD 21053
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T. DATE 10-24-95

ITEM # 176

ORDER RECEIVED FOR FILING
Date 11/9/96
By

Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

EM # 176

96-177-A

Zoning Description - #20701 Mount Zion Road

Said property is located East side of Mount Zion Road 500+/- South from the center line of Morris Lane.

Thence:

1. Northeast - 160.02'
2. Southeast - 16.0'+/-
3. South - 196.35'
4. West - 136.0'
5. North - 134.42' to the Point of beginning, area = .5 Ac. +/-

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-177-A
Towson, Maryland

District: 6th

Date of Posting: 11/17/95

Posted for: Variances

Petitioner: Roy & Marion Smith

Location of property: 20201 Mt. Zion Rd.

Location of Signs: Facing roadway on property being zoned

Remarks:

Posted by: [signature] (Signature)

Date of return: 11/24/95

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-177-A
(Item 176)
20701 Mt. Zion Road
E/S Mt. Zion Road, 500' +/- S of c/l Morris Road
6th Election District
3rd Councilmanic
Legal Owner(s):
Roy C. Smith and Marion M. Smith
Hearing: Monday, December 4, 1995 at 2:00 p.m. in Rm. 118, Old Courthouse.

Variance: to allow an accessory structure (garage) with a 12-inch setback from rear property line in lieu of the required 2.5 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

11/187 Nov. 16 C17318

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 21, 1995

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 Nov. 16, 1995.

THE JEFFERSONIAN,

A. Henderson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

ITEM No. 176
R.T.

DATE 10-24-95 ACCOUNT R-001-6150

OR - VARIANCE - $50.00
OR - SIGN - $35.00

AMOUNT $ 85.00

RECEIVED FROM: Roy or Marion Smith

96-177-A

FOR: RES. VARIANCE

03A03#0081MICHRC $85.00
BA C011:33AM10-24-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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 accessed 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.: 176 Petitioner: Roy C. Smith

Location: 20701 MT. ZION RD. FREELAND, MD 21053

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Roy C. Smith

ADDRESS: 20701 MT. ZION RD.
FREELAND, MD 21053

PHONE NUMBER: 410-357-5367

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# ____ ,folio# ____ ,lot# ____ ,section# ____

OWNER: _____

North

Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District:

Councilmanic District:

1"=200' scale map#:

Zoning:

Lot size: _____ acreage _____ square feet

	public	private
SEWER:	☐	☐
WATER:	☐	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☐

Prior Zoning Hearings:

North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:

TO: PUTUXENT PUBLISHING COMPANY
November 16, 1995 Issue - Jeffersonian

Please foward billing to:

Roy C. Smith
20701 Mt. Zion Road
Freeland, MD 21053
357-5367

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-177-A (Item 176)
20701 Mt. Zion Road
E/S Mt. Zion Road, 500'+/- S of c/l Morris Road
6th Election District - 3rd Councilmanic
Legal Owner: Roy C. Smith and Marion M. Smith

Variance to allow an accessory structure (garage) with a 12-inch setback from rear property line in lieu of the required 2.5 feet.

HEARING: MONDAY, DECEMBER 4, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-177-A (Item 176)
20701 Mt. Zion Road
E/S Mt. Zion Road, 500'+/- S of c/l Morris Road
6th Election District - 3rd Councilmanic
Legal Owner: Roy C. Smith and Marion M. Smith

Variance to allow an accessory structure (garage) with a 12-inch setback from rear property line in lieu of the required 2.5 feet.

HEARING: MONDAY, DECEMBER 4, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Roy and Marion Smith

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 29, 1995

Mr and Mrs. Roy C. Smith
20701 Mt. Zion Road
Freeland, Maryland 21053

RE: Item No.: 176
Case No.: 96-177-A
Petitioner: R. C. Smith, et ux

Dear Mr. and Mrs. Smith:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 16, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for November 13, 1995
Items 172, 173, 176, and 180

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 7, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 132, 176, 179, 180, 181, 182, and 183

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: Carl L. Kern

PK/JL

ITEM176/PZONE/ZAC1

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 11/07/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 6, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 172, 173, 174, 175, 176, 180 AND 183. S

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS 1102F

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-6-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 176 (RT)

Dear Ms. Watson:

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 affected by any State Highway Administration projects.

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 Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

RE: PETITION FOR VARIANCE 20701 Mt. Zion Road, E/S Mt. Zion Road, 500'+/- S of c/l Morris Road 6th Election District, 3rd Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
Roy C. and Marion M. Smith Petitioner	*	CASE NO. 96-177-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 30th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Roy C. and Marion M. Smith, 20701 Mt. Zion Road, Freeland, MD 21053, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

APPLICATION FOR PERMIT
BALTIMORE COUNTY, MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

CONSTR. PLANS | PLOT PLANS | RECORD PLAT | PLANS PAYED | LETTER OF INTENT | DATA | APP | SUPERVISOR ISSUES

4

ACCOUNT NUMBER 06-20-066100

CENSUS: TRACT | BLOCK | YES X | NO X

Building Address 2070 Mt. Zion Rd.

AUG 8 19

DATE ISSUED

Owners Name [redacted]

Mailing Address 2070 Mt. Zion Rd. Ellicott City, Md.

BUILDING PERMIT NO. 91190 | DATE | INSP.

NR

TENANT [redacted] 21053

PLAN CONTRACTOR [redacted]

ENGINEER OR ARCHITECT [redacted]

IF UNDER CONTRACT OF SALES GIVE SELLER'S NAME AND ADDRESS [redacted]

TRANSFER DESCRIPTION ES Mt. Zion Rd. 1/2 mile S/ Marriottsville Rd.

A. TYPE OF IMPROVEMENT

1. ☐ NEW BUILDING CONSTRUCTION
2. ☒ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING (ENTER NO. UNITS DEDUCTED ____)
6. ☐ MOVING
7. ☐ OTHER

DESCRIBE PROPOSED WORK

1 OR 2 FAM. CODE ☒ 1978 BOCA CODE ☐

Construct 2 story addition (18'x30') full unfinished basement using existing footers. Add an existing porch (10'x14') on rear of dwelling. Addition to be used as utility area only.

B. OWNERSHIP

1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED

ESTIMATED COST OF MATERIAL & LABOR $ [redacted].00

C. TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY (ENTER NO. UNITS ____)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH ____ HEIGHT ____)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE ☐ MERCANTILE ☐ RESTAURANT
SPECIFY TYPE
20. ☐ TANK, TOWER
21. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS ____)
22. ☐ OTHER

TYPE FOUNDATION: 1. ☐ SLAB 2. ☒ BLOCK 3. ☒ CONCRETE 4. ☐ BASEMENT 5. ☒ PARTIAL BASEMENT

	TOTAL	GROUND	2ND	3RD	4TH	5TH	BEDS	BATHS
BLDG.	1.	2.	3.	4.	5.			

24. PROPOSED USE(S) Some Addition
EXISTING USE(S) SFD / utility bldgs / garage

COMPLETE ALL ITEMS IN "D" AND "E" FOR NEW BUILDINGS, ADDITIONS AND ALTERATIONS ONLY

D. TYPE OF CONSTRUCTION

1. ☐ MASONRY 3. ☐ STRUCTURE STEEL
2. ☐ WOOD FRAME 4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS 3. ☐ ELECTRICITY
2. ☐ OIL 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☐ PUBLIC SEWER
2. ☒ PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED
3. ☐ SEPTIC ☒ EXISTS ☐ PROPOSED
4. ☐ PRIVY ☐ EXISTS ☐ PROPOSED

TYPE OF WATER SUPPLY

1. ☐ PUBLIC SYSTEM ☐ EXISTS ☐ PROPOSED
2. ☒ PRIVATE SYSTEM ☒ EXISTS ☐ PROPOSED

IS THERE CENTRAL AIR CONDITIONING
1. ☐ YES 2. ☐ NO

IS THERE AN INCINERATOR
1. ☐ NO 2. ☐ YES - WITH AIR POLLUTION CONTROL
3. ☐ YES - WITHOUT AIR POLLUTION CONTROL

NO. OF ELEVATORS TO BE INSTALLED

NUMBER OF OFF STREET PARKING SPACES

INCLUDED IN GARAGE

E. RESIDENTIAL ONLY

SINGLE FAMILY UNITS
1. TOTAL NO. OF BEDROOMS

MULTI FAMILY UNITS
HOW MANY APARTMENTS HAVE
2. EFFICIENCY (NO SEPARATE BEDROOMS)
3. ONE BEDROOM
4. TWO BEDROOMS
5. THREE BEDROOMS OR MORE
6. TOTAL NO. OF BEDROOMS
7. TOTAL NO. OF APARTMENTS

F. DIMENSIONS

GARAGE DISPOSAL | YES | NO | POWDER ROOM | BATHROOM

BUILDING SIZE | FIRST OVER | LOT SIZE

PROPERTY LINE SETBACKS

ZONING INFORMATION | ZONING MAP NO.

ASSESSMENT LAND 6,720 | SUBDIVISION NAME H

IMPROVEMENTS 12,920 | BLOCK | SECTION | NUMBER | FOLIO

TOTAL 19,640 | BUILDING 04 | 1,007.49

I HAVE EXAMINED THE PLANS AND KNOW THE SAME IS CORRECT AND PROFESSIONALLY DRAWN. THE WORK IS PROVIDED OF THE BALTIMORE COUNTY ZONING REGULATIONS WHICH MUST BE COMPLIED WITH WHETHER SHOWN OR NOT SHOWN ON PLANS. (REQUIRED INSPECTIONS)

		DATE
		7/15/86
		7/15/86
		7/15/86
		7/15/86
		7/15/86

INVESTIGATION FEE [redacted] | NO PERMIT FEES REFUNDED | OCCUPANCY FEE 5.00

living room on first floor and bath of as utility area. CONST. PLANS DETERMINED Plans Review - Rm 122
PAY INSPECTION; FND. ALREADY DONE. Zoning - 115

BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

TAX ACCOUNT NUMBER 06-20-066-100

SAS

BUILDING ADDRESS 20701 MT. ZION RD.

DATE ISSUED 8-8-86

ROY C. & MARION M. SMITH

20701 MT. ZION RD. FREELAND, MD. 21053

91190 | DISTRICT 6 | PRECINCT 1

OWNER

ADDRESS MT. ZION RD. & 25' MORRIS RD.

A. TYPE OF IMPROVEMENT

B. TYPE OF USE

CONSTRUCT 2 STORY (18'X30') ADDITION A/FULL UNFINISHED BSMT. ALSO LIVING ROOM ON FIRST FLOOR AND BSMT. AS UTILITY AREA. USING AN EXISTING PORCH(10'X14') ENCLOSING AND ADDING SECOND STORY. ADDITION TO BE USED AS BEDROOM ON SECOND FLOOR. CONST. PLANS DETERMINED BY INSPECTOR. FND ALREADY DONE

B. OWNERSHIP

X

12,000

MAX SAME & ADDITION

SFD/#2 UTILITY/BLDGS/GARAGE

D. TYPE OF CONSTRUCTION

E. RESIDENTIAL ONLY

SINGLE FAMILY UNITS

MULTI FAMILY UNITS

HOW MANY APARTMENTS HAVE

F. DIMENSIONS

1776

6,720

17,920

24,640

00749

D-107882 7-25-86

7-30-86

7-30-86

8/8/86

OFFICE

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Jerry Blevins	1120 Bentley Rd Freeland Md
LEO W. RADER	38 BELFAST RD. TIMONIUM, MD.
Christine L. Blevins	20635 Mt. Zion Rd. 21053
Donna Norton	Box 183 RD3 Stewartstown PA 17363
Ann Lintz	Gore Mill Rd Freeland, MD
Al Lintz, Sr.	" " " " "

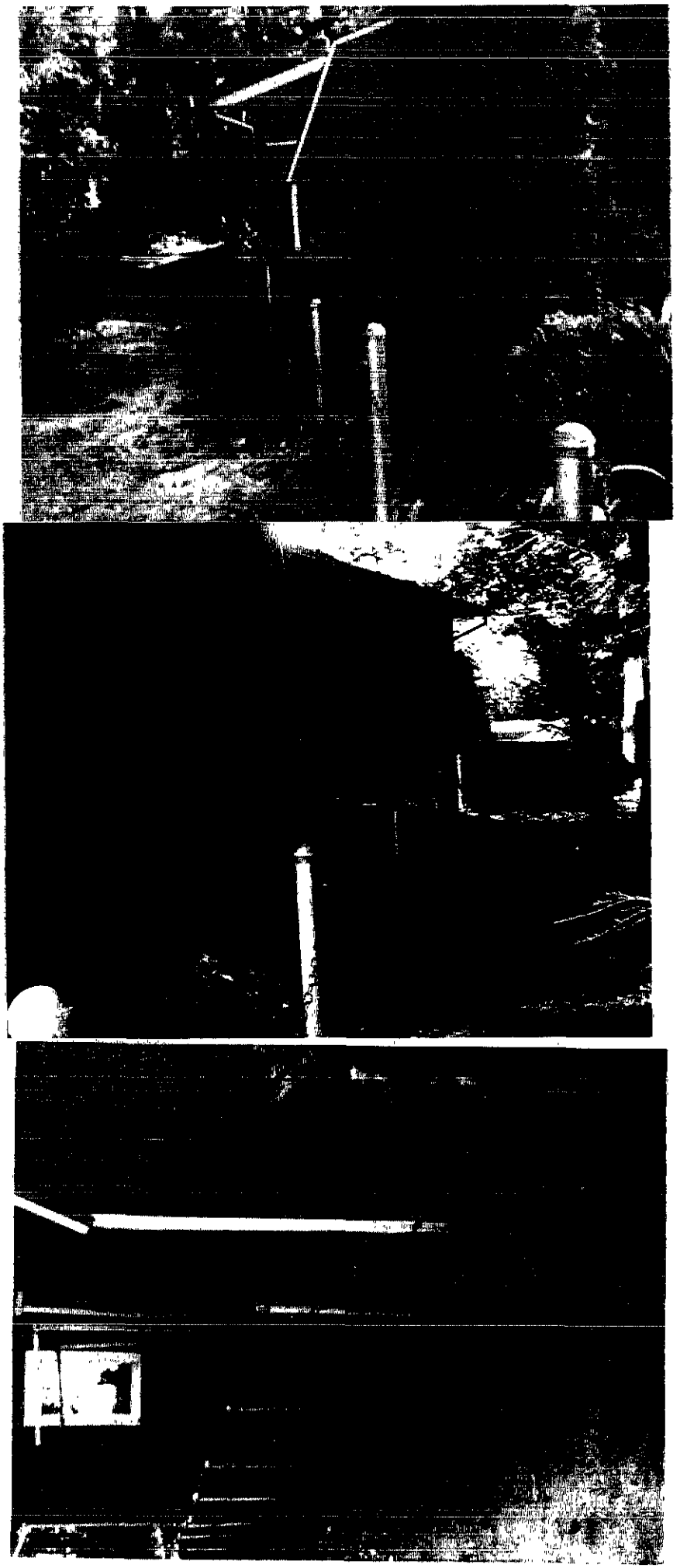
PLEASE PRINT CLEARLY

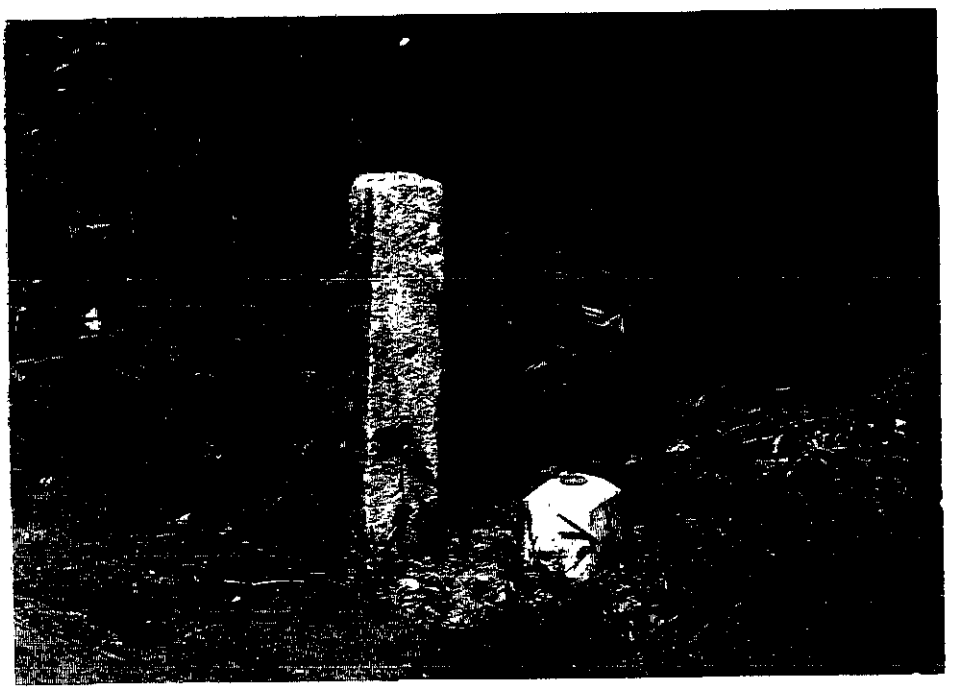
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Roy C. Smith	20701 Mt. Zion Rd. Freeland, MD 21053
Marion M. Smith	" SAME
Gerald A. Shaffer	"
Melissa L. Shaffer	"

Petitioner's
Exhibits 4A-
4C

96-177-A





ccompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of th

DRESS: 20701 MT. ZION RD
FREELAND, MD
21053

llo# ____ ,lot# ____ ,section# ____ PAGE 555

C. SMITH

al required information

SUBJECT PROP.

MT ZION

BEAUTZEL

Inity Map
le: 1"=1000'

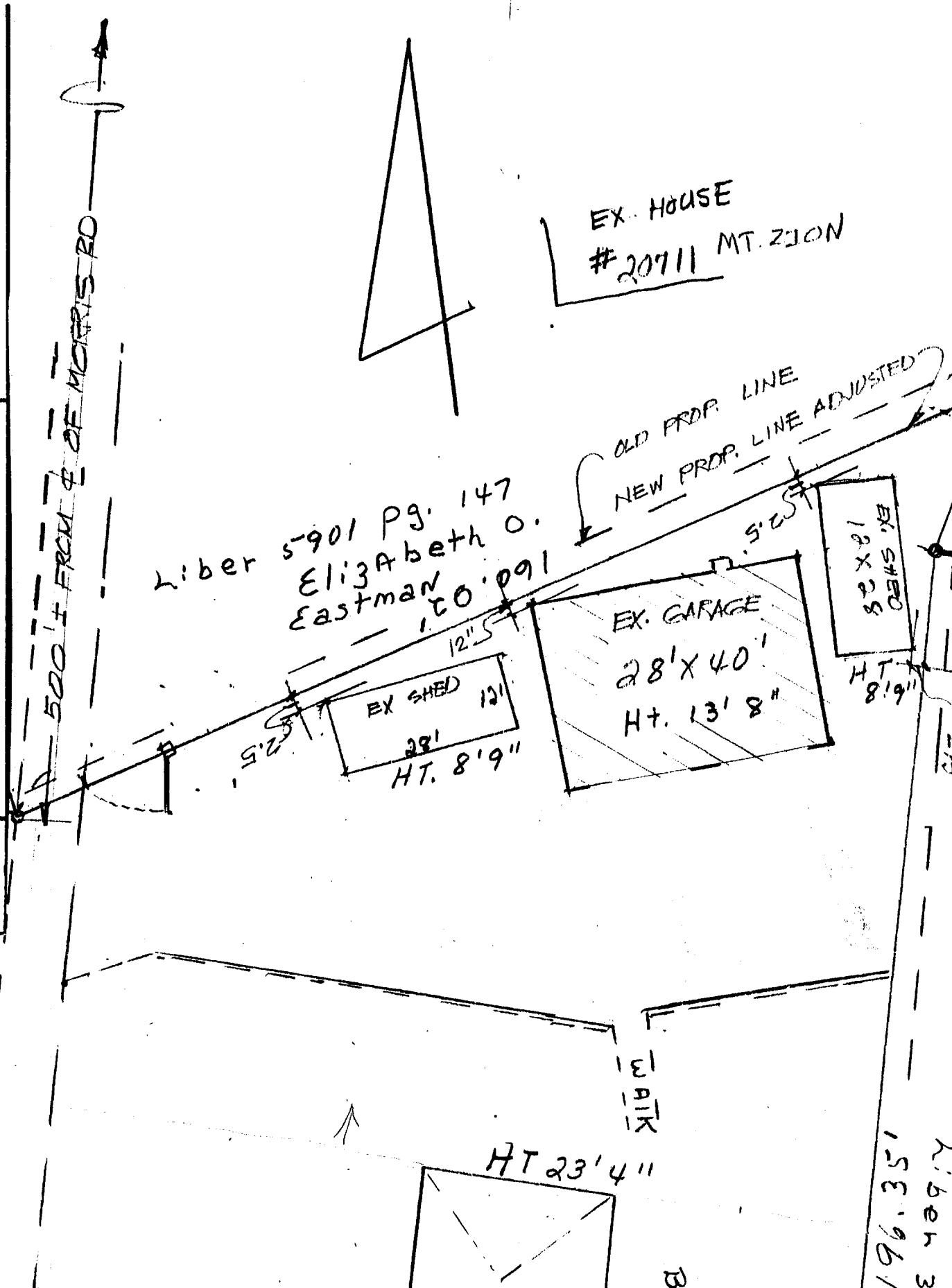
INFORMATION
6
3
NW 36-D

square feet

	public	private
SEWER:	☐	☒
WATER:	☐	☒
	yes	no
tical Area:	☐	☐

s: N/A

USE ONLY!
EM #: CASE#:
76



IN RE: PETITION FOR VARIANCE
E/S Mt. Zion Road, 500' S of the c/l of Morris Road
(20701 Mt. Zion Road)
6th Election District
3rd Councilmanic District

Roy C. Smith, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-177-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 20701 Mt. Zion Road, located in the vicinity of Bentley Road in Freeland. The Petition was filed by the owners of the property, Roy C. and Marion M. Smith. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (28' x 40' garage) to be located 12 inches from the rear property line in lieu of the minimum required 2.5 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Roy C. and Marion M. Smith, property owners, and their daughter and son-in-law, Gerald A. and Melissa L. Shaffer. Appearing in opposition to the request were Christine L. Blevins, Jerry Blevins, both adjoining property owners, Al Lintz, Sr. and Ann Lintz, Donna Norton, and Leo W. Rader, a Registered Land Land Surveyor who prepared site plans of the subject property for the Protestants. The Protestants were represented by Jack Sturgill, Esquire.

Testimony and evidence offered revealed that the subject property consists of 0.5 acres, more or less, zoned R.C. 2 and is improved with a dwelling, two sheds, and a garage, which is the subject of this request.

ORDER RECEIVED FOR FILING
Date 1/11/96
By

The Petitioners filed the instant Petition to legitimize the location of the subject garage in response to a recent property line survey prepared by Mr. Leo Rader. This survey revealed that the garage is located one foot from the rear property line adjoining the property owned by Elizabeth Eastman, and that the two sheds encroached upon the rear and east side property lines of the subject site. The Petitioner has relocated the two sheds to a distance of 2.5 feet from their respective property lines; however, the garage cannot be moved due to its block masonry construction. Testimony revealed that this garage was built in 1978 to replace a former garage which had existed there since the 1940s. The Petitioners argue that inasmuch as this garage has existed for many years, the requested variance should be granted to allow the garage to remain in its present location.

As stated previously, several residents from the surrounding community appeared in opposition to the Petitioners' request. Mr. Jerry Blevins appeared and testified on behalf of his Aunt, Elizabeth Eastman, who resides immediately to the rear of the subject site and is the most affected neighbor by this request. The two sheds and garage are located adjacent to her property line. Ms. Eastman, who is 83 years of age and was unable to attend the hearing, objects to the overcrowding of these structures along her property line. On behalf of his Aunt, Mr. Blevins testified that these structures, all of which are rather large, impede and interfere with his Aunt's view from her property. Furthermore, Mr. Blevins stated that the roof overhang of the garage actually encroaches onto his Aunt's property and should be removed.

There was also some testimony that the neighbors have attempted to resolve this issue with the Smiths by issuing a license to allow the roof to overhang onto their property in return for the Smiths relocating the

ORDER RECEIVED FOR FILING
Date 1/11/96
By

two 12' x 28' sheds further off the property line. The parties, however, were unable to reach an agreement, and thus, left the issue to me.

After due consideration of the testimony and evidence offered at the hearing, I am persuaded that the Petitioners have failed to meet the burden imposed upon them by the B.C.Z.R. in order for a variance to be granted. It has been established that the corner of the subject garage is located approximately 1 foot from the rear property line, with the roof of the structure itself overhanging and encroaching onto the property owned by Elizabeth Eastman by as much as 8 inches. In the opinion of this Deputy Zoning Commissioner, the relief requested should be denied and the Petitioners shall be required to relocate that portion of the garage so that the wall and roof overhang are situated a minimum of 2.5 feet from the rear property line.

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 denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of January, 1996 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (28' x 40' garage) to be located 12 inches from the rear property line in lieu of the required 2.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED, and is subject to the following restrictions:

1) The Petitioners are hereby made aware that a thirty (30) day appeal period runs from the date of this Order, during which time, any part may file an appeal of this decision.

2) The Petitioners shall relocate the garage so that the structure and the roof overhang are a minimum of

ORDER RECEIVED FOR FILING
Date 1/11/96
By

2.5 feet from the rear property line adjoining the Eastman property.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 1/11/96
By

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 10, 1996

Mr. & Mrs. Roy C. Smith
20701 Mt. Zion Road
Freeland, Maryland 21053

RE: PETITION FOR VARIANCE
E/S Mt. Zion Road, 500' S of the c/l of Morris Road
(20701 Mt. Zion Road)
6th Election District - 3rd Councilmanic District
Roy C. Smith, et ux - Petitioners
Case No. 96-177-A

Dear Mr. & Mrs. Smith:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Jerry Blevins
1120 Bentley Road, Freeland, Md. 21053

Ms. Christine L. Blevins
20635 Mt. Zion Road, Freeland, Md. 21053

People's Counsel
Case File

Printed with Soybean Ink on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20701 MT. ZION RD. FREELAND, MD 21053 **which is presently zoned** 96-177-A

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow an accessory structure (garage) with a 12-inch setback from rear property line in lieu of the required 2.5 feet.

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

1. NEW SURVEY MOVED LINE
2. BUILDINGS THERE SINCE 1930'S (GARAGE) REPLACED BY NEW REPLACEMENT 1979
3. BUILDING IS CONCRETE BLOCK

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 Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner
(Type or Print Name)
Signature
Address Phone No.
City State Zipcode

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

Legal Owner(s):
ROY C. SMITH (Type or Print Name)
Roy C. Smith Signature
MARION M. SMITH (Type or Print Name)
Marion M. Smith Signature
20701 MT. ZION RD. (410) 357-5367
Address Phone No.
FREELAND, MD 21053
City State Zipcode
Name, Address and phone number of representative to be contacted.
Name
Address Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
unavailable for Hearing
Reviewed by: E.T. Date 10-24-95
ITEM # 176

ORDER RECEIVED FOR FILING
Date 1/11/96
By

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Revised 9/5/95

ITEM # 176
96-177-A

Zoning Description - #20701 Mount Zion Road
Said property is located East side of Mount Zion Road 500+/- South from the center line of Morris Lane.
Thence:
1. Northeast - 160.02'
2. Southeast - 16.0'+/-
3. South - 196.35'
4. West - 136.0'
5. North - 134.42' to the Point of beginning, area = .5 Ac. +/-

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-177-A
Towson, Maryland

District 6th Date of Posting 11/17/95
Posted for: Variance
Petitioner: Roy & Marion Smith
Location of property: 20701 Mt. Zion Rd.
Location of Signs: Facing roadway on property, being zoned
Remarks:
Posted by Signature Date of return: 11/20/95
Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-177-A
(Item 176)
20701 Mt. Zion Road
E/S Mt. Zion Road, 500' +/- S of c/l of Morris Road
6th Election District
3rd Councilmanic
Legal Owner(s):
Roy C. Smith and Marion M. Smith

Hearing: Monday, December 4, 1995 at 2:00 p.m. in Rm. 118, Old Courthouse.

Variance: to allow an accessory structure (garage) with a 12-inch setback from rear property line in lieu of the required 2.5 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3391.
(2) For information concerning the Zoning Hearing Please Call 887-3391.

11/131 Nov. 16 C 117318

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 21, 1995

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 Nov. 16, 1995.

THE JEFFERSONIAN,
A. Henrickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

ITEM NO. 176
R.T. 00.908

DATE 10-24-95 ACCOUNT R-001-6150

CV - VARIANCE - $50.00
CBA - SIGN - $35.00

AMOUNT $ 85.00

RECEIVED FROM: Roy & Marion Smith
96-177-A

FOR: RES. VARIANCE

03A03#0081MICHRC
$A C011:53AM10-24-95 $85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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 accessed 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.: 176 Petitioner: Roy C. Smith
Location: 20701 MT. ZION RD. FREELAND, MD 21053
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Roy C. Smith
ADDRESS: 20701 MT. ZION RD.
FREELAND, MD 21053
PHONE NUMBER: 410-357-5367

Printed with Soybean Ink on Recycled Paper

12

TO: PATUXENT PUBLISHING COMPANY
November 16, 1995 Issue - Jeffersonian

Please foward billing to:

Roy C. Smith
20701 Mt. Zion Road
Freeland, MD 21053
357-5367

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-177-A (Item 176)
20701 Mt. Zion Road
E/S Mt. Zion Road, 500'+/- S of c/l Morris Road
6th Election District - 3rd Councilmanic
Legal Owner: Roy C. Smith and Marion M. Smith

Variance to allow an accessory structure (garage) with a 12-inch setback from rear property line in lieu of the required 2.5 feet.

HEARING: MONDAY, DECEMBER 4, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-177-A (Item 176)
20701 Mt. Zion Road
E/S Mt. Zion Road, 500'+/- S of c/l Morris Road
6th Election District - 3rd Councilmanic
Legal Owner: Roy C. Smith and Marion M. Smith

Variance to allow an accessory structure (garage) with a 12-inch setback from rear property line in lieu of the required 2.5 feet.

HEARING: MONDAY, DECEMBER 4, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Roy and Marion Smith

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 29, 1995

Mr and Mrs. Roy C. Smith
20701 Mt. Zion Road
Freeland, Maryland 21053

RE: Item No.: 176
Case No.: 96-177-A
Petitioner: R. C. Smith, et ux

Dear Mr. and Mrs. Smith:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 16, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for November 13, 1995
Items 172, 173, 176, and 180

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: November 7, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 132, 176, 179, 180, 181, 182, and 183.

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: Carl L. Kelner

PK/JL

ITEM176/PZONE/ZAC1

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 11/07/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 6, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 172, 173, 174, 175, 176, 180 AND 183.

RECEIVED
NOV - 8 1995
PDM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS 1102F

Printed on Recycled Paper

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-6-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 176 (RT)

Dear Ms. Watson:

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 affected by any State Highway Administration projects.

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 Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

Hearing Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

IN RE: PETITION FOR SPECIAL HEARING
W/S Mt. Zion Road,
N/S Freeland Road
(20701 Mt. Zion Road)
1st Election District
1st Councilmanic District
Roy C. and Marion M. Smith
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-177-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.

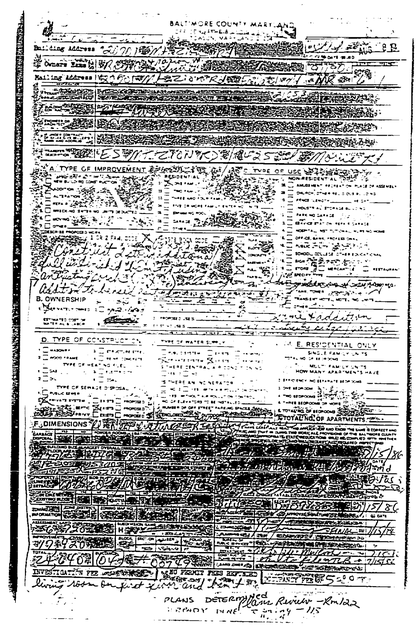
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

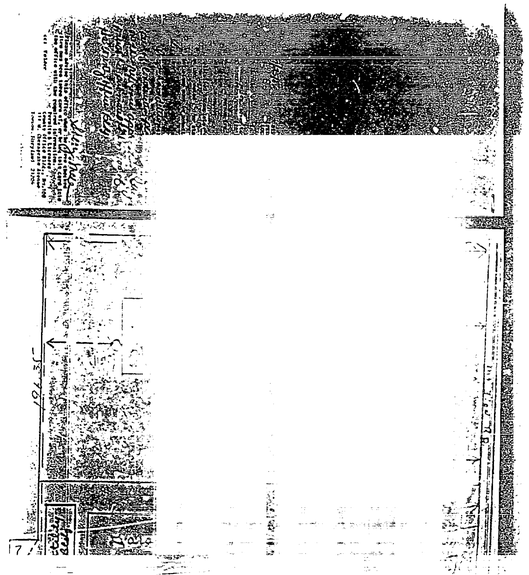
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

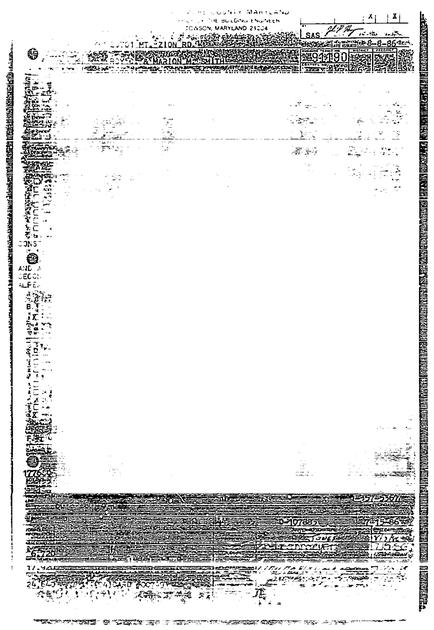
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Roy C. and Marion M. Smith, 20701 Mt. Zion Road, Freeland, MD 21053, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN







PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Roy C. Smith	20701 Mt. Zion Rd. Freeland, MD 21053
Marion M. Smith	" SAME
Gerald A. Shaffer	"
Melissa L. Shaffer	"

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Jerry Blevins	1116 Bentley Rd Freeland Md
[illegible]	32 Bellfast Rd. Timonium, MD.
Christine M. Blevins	20075 Mt Zion Rd 21053
Donna Norton	Box 173 203 Stewartstown Pa 17363
Jim Lintz	Green Hill Rd Freeland MD
Al Lintz, Jr.	" " " " "

Petitioner:
Exhibits 1A-1C

96-177-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

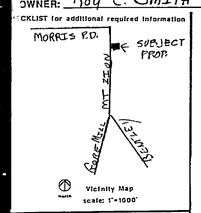
PROPERTY ADDRESS: 20701 MT. ZION RD FREELAND, MD 21053 (see pages 5 & 6 of th

Subdivision name:

plat book# 3362 folio# ___ lot# ___ section# 555

OWNER: Roy C. Smith

CHECKLIST for additional required information



LOCATION INFORMATION

Election District: 6

Councilmanic District: 3

1"=200' scale map#: NW 3G-D

Zoning: RC 2

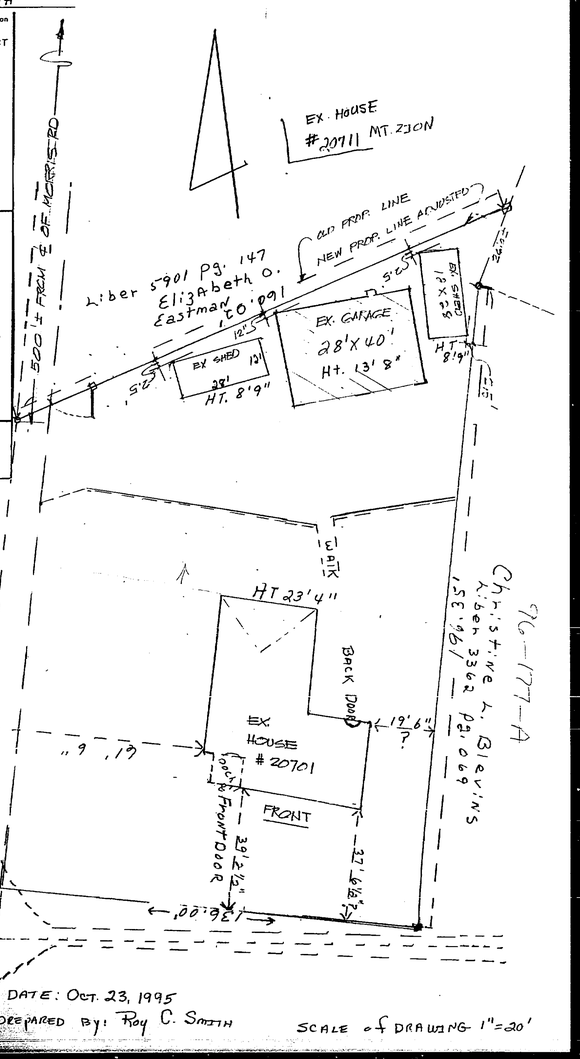
Lot size: 0.5± acreage / square feet

	public	private
SEWER:	☐	☒
WATER:	☐	☒
	yes	no
Chesapeake Bay Critical Area:	☐	☐

Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

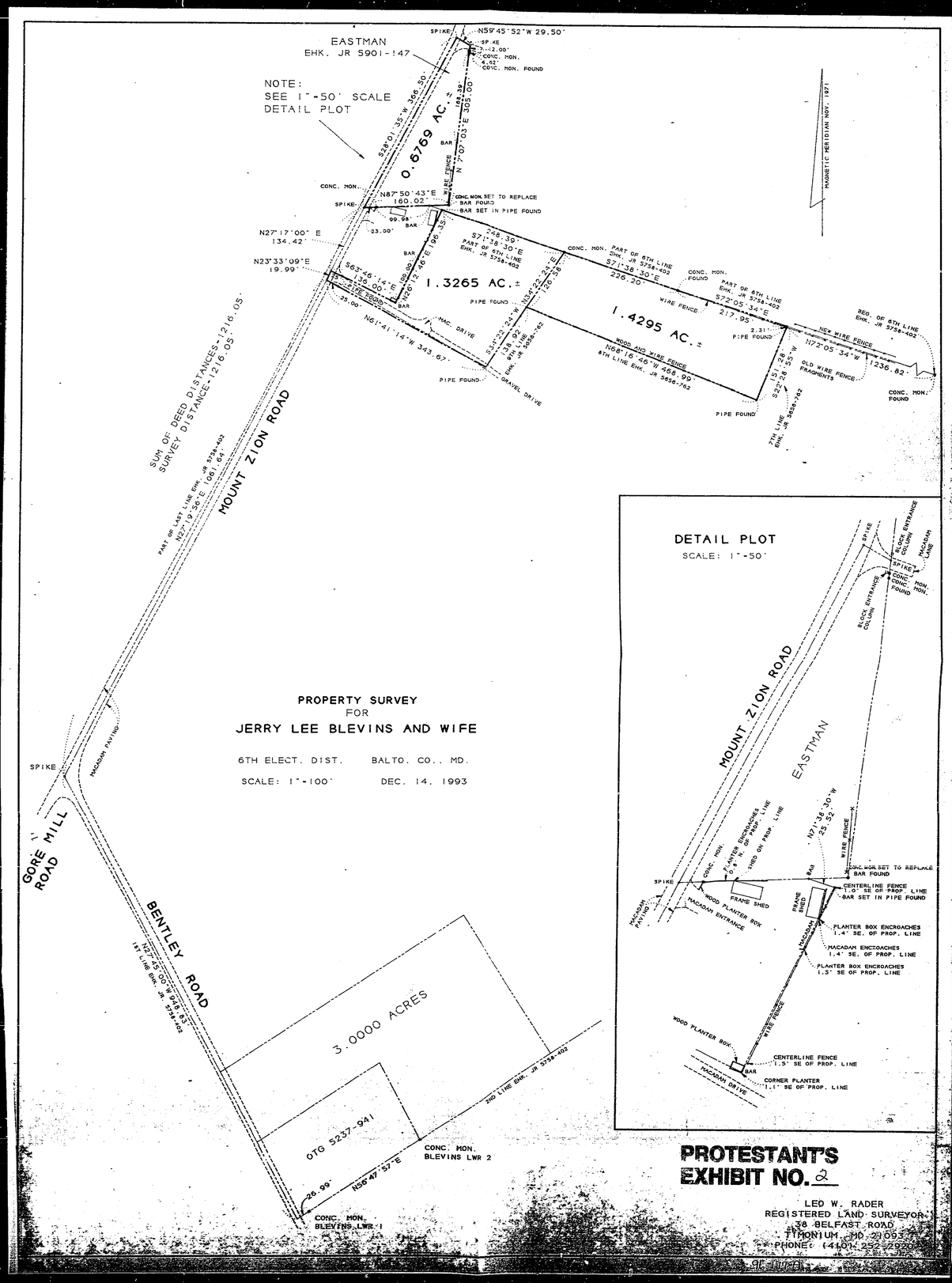
Reviewed by:	ITEM #:	CASE#:
RT	176	



DATE: Oct. 23, 1995

PREPARED BY: Roy C. Smith

SCALE of DRAWING 1"=20'



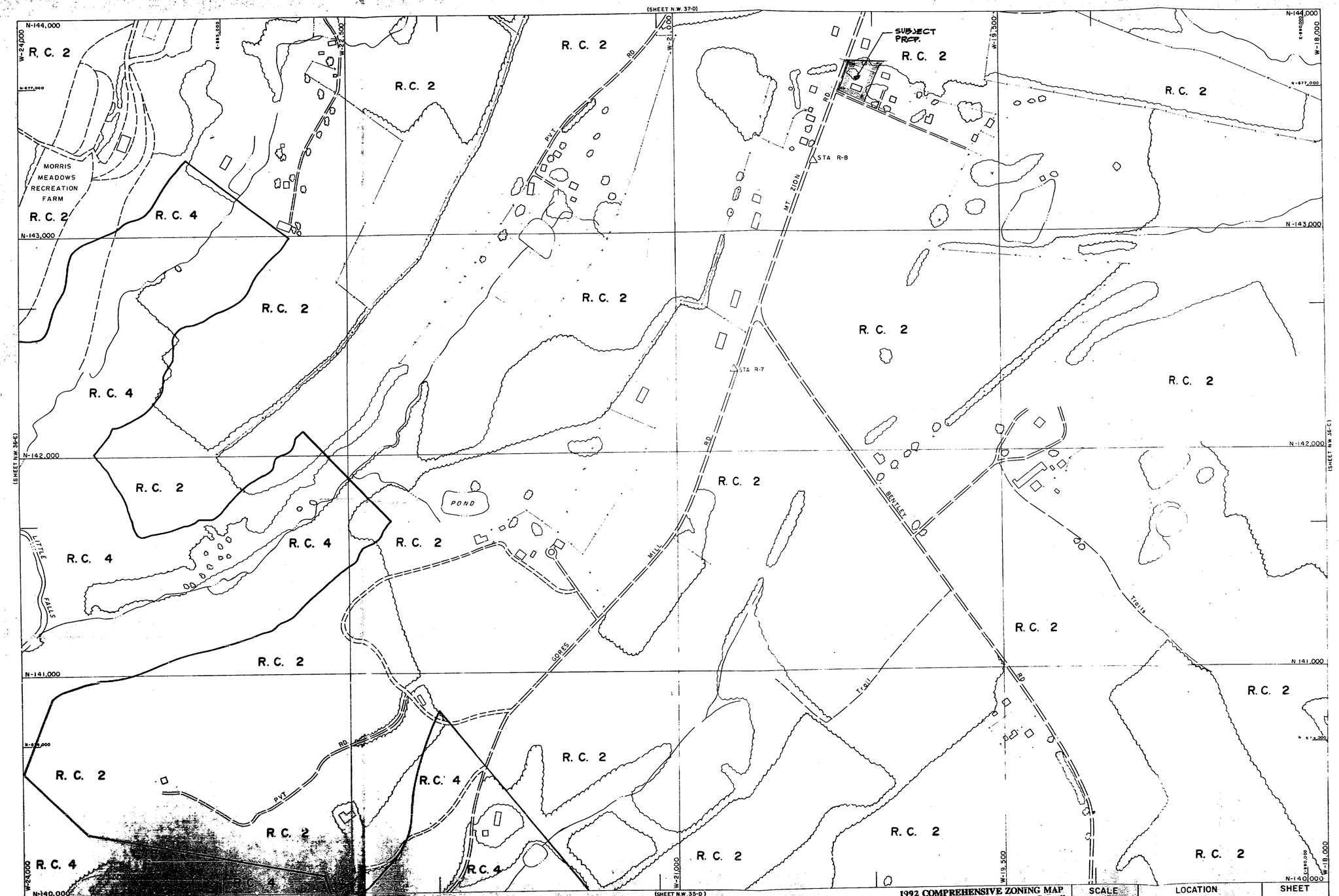
PROPERTY SURVEY
FOR
JERRY LEE BLEVINS AND WIFE

6TH ELECT. DIST. BALTO. CO., MD.

SCALE: 1"-100' DEC. 14, 1993

PROTESTANT'S EXHIBIT NO. 2

LEO W. RADER
REGISTERED LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MD 21093
PHONE: (410) 252-2920



RR-SW
KK-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	NORTHWEST OF BENTLEY SPRINGS	N.W. 36-D
DATE OF PHOTOGRAPHY JANUARY 1986		

ITEM # 176

96-177-A