

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
E/S York Road, 720 ft. S of *
c/l Corbett Road * ZONING COMMISSIONER
16129 York Road *
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Joanne H. Hessey Webb, Petitioner * Case No. 96-463-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 16129 York Road in northern Baltimore County. The Petition is filed by Joanne H. Hessey Webb, property owner. Special Hearing relief is requested to permit the conversion of an existing one story garage into a 1-1/2 story caretaker's dwelling. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plan to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Joanne H. Hessey Webb, property owner. She was represented by her son, Hurst R. Hessey, Esquire. Also appearing in support of the Petition was Richard TrueLove, a Professional Engineer, who prepared the site plan.

Testimony and evidence presented was that the subject site is approximately 12.17 acres in area, zoned R.C.5. The parcel is a rectangularly shaped lot, adjacent to York Road near Cold Bottom Road and Corbett Road in northern Baltimore County. The property is improved with an existing two story single family dwelling situated in the front of the property abutting York Road. The property also includes several outbuildings and barns and a storage shed building which the Petitioner proposes to convert to a 1-1/2 story dwelling. The floor plan for the proposed conversion of the building is shown on the site plan.

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

6/28/96
M. H. H. H.

Mrs. Webb has resided on the property for many years and is 72 years of age. She testified that several years ago, she and her property were robbed. During the course of the robbery, her husband was shot and killed. Moreover, since that time, there have been two additional robberies at the property. She feels that these have occurred as a result of the publicity generated by the first incident.

In that she is elderly and resides alone, she wishes additional security for herself and her property. Thus, she proposes renovation of a storage shed building on the property to a small apartment unit. A caretaker will reside within this unit who will be available to help her assist in the maintenance and safety of the property. Mrs. Webb indicated that she has already contacted a young man who is willing to reside on the site.

Based on the unusual nature and circumstances leading to this request, I am persuaded to grant the Petition for Special Hearing. In my judgment a grant of the requested relief is entirely appropriate. The extra measure of security provided by a caretaker's dwelling is warranted in this instance. It is to be noted that this request is not to be considered a subdivision of the property nor an additional principal dwelling on site. Rather, the conversion of the building will make the caretaker's dwelling accessory to the principal residence on site.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of June 1996 that, pursuant to the Petition for Special Hearing, approval for conversion of an existing one story garage into a

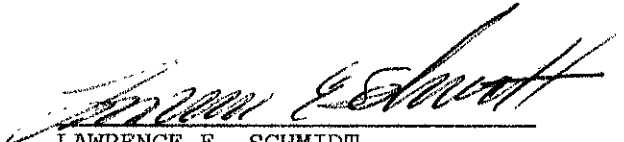
ORDER RECEIVED FOR FILING

Date

By

1-1/2 story caretaker's dwelling, be and is hereby GRANTED, subject, however, to the following restriction.

1. The Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 6/28/96
By M. Good

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 27, 1996

Hurst R. Hessey, Esquire
36 S. Charles St., Suite 2400
Baltimore, Maryland 21201

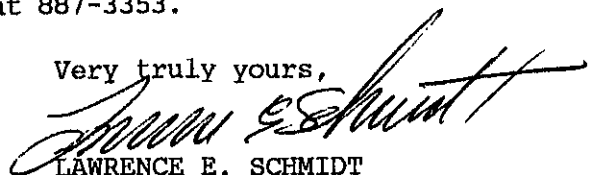
RE: Petition for Special Hearing
Case No. 96-463-SPH
Property: 16129 York Road
Joanne H. Hessey Webb, Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered 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 Appeals Clerk at 887-3353.

Very truly yours,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.

c: Mrs. Joanne H. Hessey Webb

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

16129 York Road

which is presently zoned

RC-5

96-463-SPH

This Petition shall be filed with the Office of Zoning Administration & 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Conversion of an existing 1 story garage into a 1-1/2 story care takers dwelling.

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

I, or we, agree to pay expenses of above Special Hearing 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

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):

Joanne H. Hessey WEBB

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Hunningdon

16129 York Road

472-4580

Address

Phone No

Sparks

MD

21152

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Richard Truelove, P.E.

Name

28 E. Susquehanna Ave.

494-4914

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 5-21-96



MICROFILMED



ITEM # 460

RICHARD J. TRUELOVE P.E., INC.

CIVIL ENGINEER

28 EAST SUSQUEHANNA AVENUE

TOWSON, MARYLAND 21286

(410) 494-4914

FAX (410)-823-3827

96-463-SPH

ZONING DESCRIPTION 16129 YORK ROAD

Beginning for the same at a point on the east side of York Road, (Maryland Route 45), which is 66 feet wide, at a distance of 720 feet, more or less, measured in a southeasterly direction from the center of Corbett Road. Thence at a right angle to the right of way line N 70 degrees 33 minutes 24 seconds E 930.00 feet; thence S 19 degrees 26 minutes 36 seconds E 570.00; S 70 degrees 33 minutes 24 seconds W 930.00 feet; and thence N 19 degrees 26 minutes 36 seconds W 570.00 feet to the point of beginning.

Containing 530,099 square feet, or 12.1694 acres of land, more or less.

Being that land contained in a deed recorded in the land records of Baltimore County in Liber R.R.G. 4369 at Folio 390. Located in the Eighth Election District, and Third Councilmanic District, of Baltimore County, Maryland. Also known as 16129 York Road.

May 13, 1996
letters\960052DES



Richard John Truelove P.E.

MICROFILMED

ITEM# 460

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-463-SPT

District 8th Date of Posting 6/7/96
Posted for: Special Hearing
Petitioner: Loanne H. Hessay Webb
Location of property: 16129 York Rd., E/S
Location of Sign: Facing 100' away from property being zoned
Remarks: _____
Posted by [Signature] Date of return: 6/14/96
Number of Signs: 1

MICROFILMED

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

DATE 6/14/96 ACCOUNT 96-463-SPT

AMOUNT \$ 85.00

RECEIVED FROM: EDWARD TRUELOVE

FOR: SPT. (16129 York Rd.)
MICROFILMED

VALIDATION OR SIGNATURE OF CASHIER
96-463-SPT

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

NOTICE OF HEARINGS

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

Case #86-463 SPH
(Item 460)
16129 York Road
ES York Road, 720' S of cf
Conrad Road
8th Election District
3rd Councilmanic
Legal Owner(s):
Jeanne H. Hessey Webb

Special Hearing to approve conversion of an existing 1 story garage into a 1-1/2 story curbsiders dwelling.
Hearing: Monday, June 24, 1986 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3853.

(2) For information concerning the file and/or hearing, Please Call 887-3391.

6/03/86 June 6 CST/296

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/6, 19 96

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 6/6, 19 96.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Amick

RECORDED



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.: 460 Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MS. JOANNE WEBB

ADDRESS: 16129 YORK ROAD

SPARKS MD. 21152

PHONE NUMBER: (410) 472-4580

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
June 6, 1996 Issue - Jeffersonian

Please forward billing to:

Joanne Hessey Webb
16129 York Road
Sparks, M
D 21152
472-4580

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: 96-463-SPH (Item 460)
16129 York Road
E/S York Road, 720' S of c/l Corbett Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Joanne H. Hessey Webb

Special Hearing to approve conversion of an existing 1 story garage into a 1-1/2 story care takers dwelling.

HEARING: MONDAY, JUNE 24, 1996 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.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

May 30, 1996

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: 96-463-SPH (Item 460)
16129 York Road
E/S York Road, 720' S of c/l Corbett Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Joanne H. Hessey Webb

Special Hearing to approve conversion of an existing 1 story garage into a 1-1/2 story care takers dwelling.

HEARING: MONDAY, JUNE 24, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Joanne H. Hessey Webb
Richard Truelove, P.E.
Hurst R. Hessey, Esq.

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.

RECEIVED
JUN 1 1996





Baltimore County
Department of Permits and
Development Management

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

June 13, 1996

Hurst R. Hessey, Esquire
36 S. Charles Street
Suite 2400
Baltimore, MD 21201

RE: Item No.: 460
Case No.: 96-463-SPH
Petitioner: Joanne H. Hessey Webb

Dear Mr. Hessey:

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 May 21, 1996.

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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a printed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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: June 11, 1996

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 No. 458, 460, 462, 463, 464, 465, 466, 468 and 470

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 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 10, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 10, 1996
Item Nos. 460, 462, 464, 465, 468,
469, and 470

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

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 05/20/96

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 JUNE 03, 1996

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: 460, 462, 463, 464, 465, 466,
468, 469 AND 470.

MAY 21 1996

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

cc: File



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6-4-96

FROM: R. Bruce Seeley *Seeley*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 6-3-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

460
461
465
466
467
468
469
470

Revised #447

Seeley

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

6-4-96

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

RE: Baltimore County
Item No. 460 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS

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

MICROFILMED

RE: PETITION FOR SPECIAL HEARING
16129 York Road, E/S York Road,
720' S of c/l Corbett Road
8th Election District - 3rd Councilmanic

Joanne H. Hessey Webb
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-463-SPH

* * * * *

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 29th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Hurst R. Hessey, Esquire, 36 S. Charles Street, Suite 2400, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JOANNE H. Webb

P.O Box 654, Sparks, Md.
21152

Hurst Herson

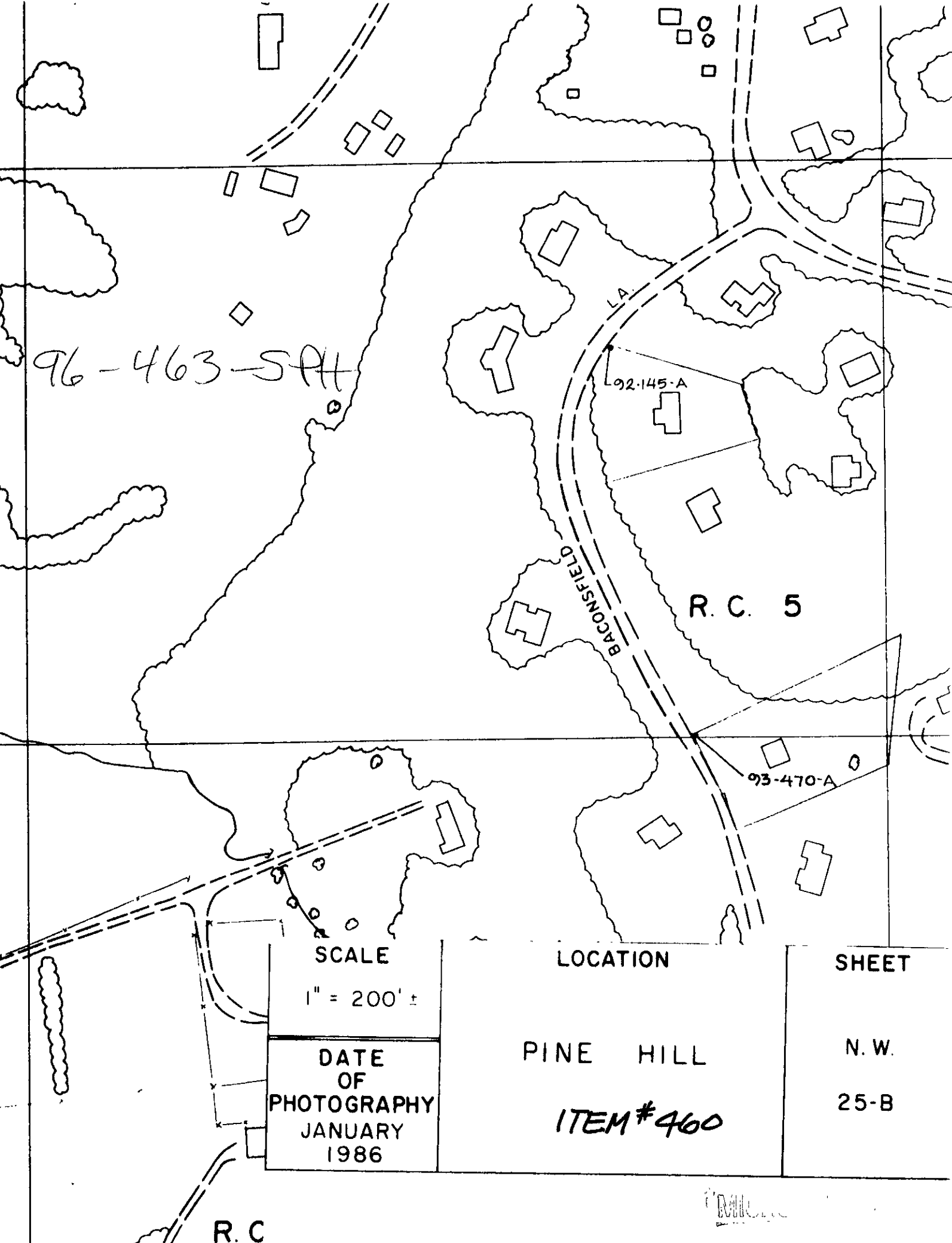
36 S. Charles St, #2400
Baltimore 21201

RICHARD Truelove

Kodak *ds*
digital science™

DEMO

[MICROFILMED]



96-463-SAH

92-145-A

R. C. 5

93-470-A

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PINE HILL

ITEM #460

SHEET

N. W.

25-B

R. C

\$99,000

R. C. 5

SITE

(SHEET N.W. 25-C)

N 98,000

R. C. 5

INDIAN

SPRING CT

RD

COLD BOTTOM

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1/2 York Road, 730 ft. S of * ZONING COMMISSIONER
c/o Corbett Road
16129 York Road * OF BALTIMORE COUNTY
8th Election District
3rd Councilmanic District
Joanne H. Hessey Webb, Petitioner * Case No. 96-463-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 16129 York Road in northern Baltimore County. The Petition is filed by Joanne H. Hessey Webb, property owner. Special Hearing relief is requested to permit the conversion of an existing one story garage into a 1-1/2 story caretaker's dwelling. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plan to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Joanne H. Hessey Webb, property owner. She was represented by her son, Hurst R. Hessey, Esquire. Also appearing in support of the Petition was Richard Truelove, a Professional Engineer, who prepared the site plan.

Testimony and evidence presented was that the subject site is approximately 12.17 acres in area, zoned R.C.5. The parcel is a rectangularly shaped lot, adjacent to York Road near Cold Bottom Road and Corbett Road in northern Baltimore County. The property is improved with an existing two story single family dwelling situated in the front of the property abutting York Road. The property also includes several outbuildings and barns and a storage shed building which the Petitioner proposes to convert to a 1-1/2 story dwelling. The floor plan for the proposed conversion of the building is shown on the site plan.

Mrs. Webb has resided on the property for many years and is 72 years of age. She testified that several years ago, she and her property were robbed. During the course of the robbery, her husband was shot and killed. Moreover, since that time, there have been two additional robberies at the property. She feels that these have occurred as a result of the publicity generated by the first incident.

In that she is elderly and resides alone, she wishes additional security for herself and her property. Thus, she proposes renovation of a storage shed building on the property to a small apartment unit. A caretaker will reside within this unit who will be available to help her assist in the maintenance and safety of the property. Mrs. Webb indicated that she has already contacted a young man who is willing to reside on the site.

Based on the unusual nature and circumstances leading to this request, I am persuaded to grant the Petition for Special Hearing. In my judgment a grant of the requested relief is entirely appropriate. The extra measure of security provided by a caretaker's dwelling is warranted in this instance. It is to be noted that this request is not to be considered a subdivision of the property nor an additional principal dwelling on site. Rather, the conversion of the building will make the caretaker's dwelling accessory to the principal residence on site.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of June 1996 that, pursuant to the Petition for Special Hearing, approval for conversion of an existing one story garage into a

- 2 -

1-1/2 story caretaker's dwelling, be and is hereby GRANTED, subject, however, to the following restriction.

1. The Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 6/2/96
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 27, 1996

Hurst R. Hessey, Esquire
36 S. Charles St., Suite 2400
Baltimore, Maryland 21201

RE: Petition for Special Hearing
Case No. 96-463-SPH
Property: 16129 York Road
Joanne H. Hessey Webb, Petitioner

Dear Mr. Hoffman:

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In the event any party finds the decision rendered 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 Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.
C: Mrs. Joanne H. Hessey Webb

Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 16129 York Road

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Conversion of an existing 1 story garage into a 1-1/2 story caretaker's dwelling.

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

I, or we, agree to pay expenses of above Special Hearing 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.

Legal Owner(s)
Joanne H. Hessey WEBB

Signature
Joanne H. Webb

City
Huntingdon

Address
16129 York Road

City
Sparks

State
MD

Zip Code
21152

Phone No.
472-4580

Richard Truelove, P.E.

Address
28 E. Susquehanna Ave.

City
Baltimore

State
MD

Zip Code
21201

Phone No.
494-4914

ESTIMATED LENGTH OF HEARING
unavailable for hearing

the following dates
ALL OTHER

REVIEWED BY
RT

DATE
5-21-96

ITEM #460

RICHARD J. TRUELOVE P.E., INC.

28 EAST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21206

(410) 494-4914
FAX (410) 493-3827

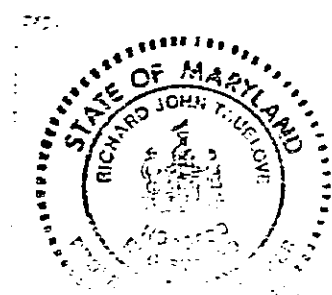
ZONING DESCRIPTION 16129 YORK ROAD

Beginning for the same at a point on the east side of York Road, (Maryland Route 45), which is 66 feet wide, at a distance of 720 feet, more or less, measured in a southeasterly direction from the center of Corbett Road. Thence at a right angle to the right of way line N 70 degrees 33 minutes 24 seconds E 930.00 feet; thence S 19 degrees 26 minutes 36 seconds E 570.00; S 70 degrees 33 minutes 24 seconds W 930.00 feet; and thence N 19 degrees 26 minutes 36 seconds W 570.00 feet to the point of beginning.

Containing 530.099 square feet, or 12.1694 acres of land, more or less.

Being that land contained in a deed recorded in the land records of Baltimore County in Liber R.R.G. 4369 at Folio 390. Located in the Eighth Election District, and Third Councilmanic District, of Baltimore County, Maryland. Also known as 16129 York Road.

May 13, 1996
letters:960052DES



Richard J. Truelove P.E.

ITEM #460

recycled paper

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 78 Date of Posting 6/1/96

Posted for: Gerald Harkin

Petitioner: Joanne H. Hessey Webb

Location of property: 16129 York Rd, Pk

Location of Sign: 16129 York Rd, Pk

Remarks:

Posted by: [Signature]

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/6, 1996

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 6/6, 1996.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

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

DATE ACCOUNT

AMOUNT

RECEIVED FROM

FOR

VALIDATION OR SIGNATURE OF CASHIER

96-463-SPH



Baltimore County
Department of Permits and
Development Management

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

SONING 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.: 460 Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MR. JOANNE WEBB

ADDRESS: 16129 YORK ROAD

SPRING MD. 21152

PHONE NUMBER: (410) 472-4580

TO: PETITIONER PUBLISHING COMPANY

June 6, 1996 Issue - Jeffersonian

Please forward billing to:

Joanne Hessey Webb
16129 York Road
Spring, MD
D 21152
472-4580

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: 96-463-SPH (Item 460)

16129 York Road
2/5 York Road, 720' S of c/l Corbett Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Joanne H. Hessey Webb

Special Hearing to approve conversion of an existing 1 story garage into a 1-1/2 story care takers dwelling.

HEARING: MONDAY, JUNE 24, 1996 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

May 30, 1996

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: 96-463-SPH (Item 460)

16129 York Road
2/5 York Road, 720' S of c/l Corbett Road
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Legal Owner(s): Joanne H. Hessey Webb

Special Hearing to approve conversion of an existing 1 story garage into a 1-1/2 story care takers dwelling.

HEARING: MONDAY, JUNE 24, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Joanne H. Hessey Webb
Richard Truelove, P.E.
Hurst R. Hessey, Esq.

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.



Baltimore County
Department of Permits and
Development Management

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

June 13, 1996

Hurst R. Hessey, Esquire
36 S. Charles Street
Suite 2400
Baltimore, MD 21201

RE: Item No.: 460
Case No.: 96-463-SPH
Petitioner: Joanne H. Hessey Webb

Dear Mr. Hessey:

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 May 21, 1996.

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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/ce
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: June 11, 1996

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 No. 458, 460, 462, 463, 464, 465, 466, 468 and 470

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 887-3495.

Prepared by: *Jeffrey W. Long*
Division Chief: *Edmy L. Kerner*

PK/JL

ITEM458/PZONE/TXTJWL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
DATE: June 10, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 10, 1996
Item Nos. 460, 462, 464, 465, 468,
469, and 470

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

RWB:HJO:jrb

cc: File

ZONE12

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 06/20/96

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 JUNE 02, 1996

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.

2. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 460, 462, 463, 464, 465, 466,
468, 469 AND 470.

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

cc: File
Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
DATE: 6-4-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 6-3-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

460
461
465
466
467
468
469
470
Revised #447
Seeley

RBS:sp
BRUCE2/DEPRM/TXTSBP



David L. Winstead
Secretary
Hal Kassoff
Administrator

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

RE: Baltimore County
Item No. 466 (R)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 130 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 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

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 SPECIAL HEARING
15129 York Road, E/S York Road,
720' S of c/l Corbett Road
8th Election District - 3rd Councilmanic
Joanne H. Hessey Webb
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-463-SPR

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) 557-2185

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Hurst R. Hessey, Esquire, 36 S. Charles Street, Suite 2400, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

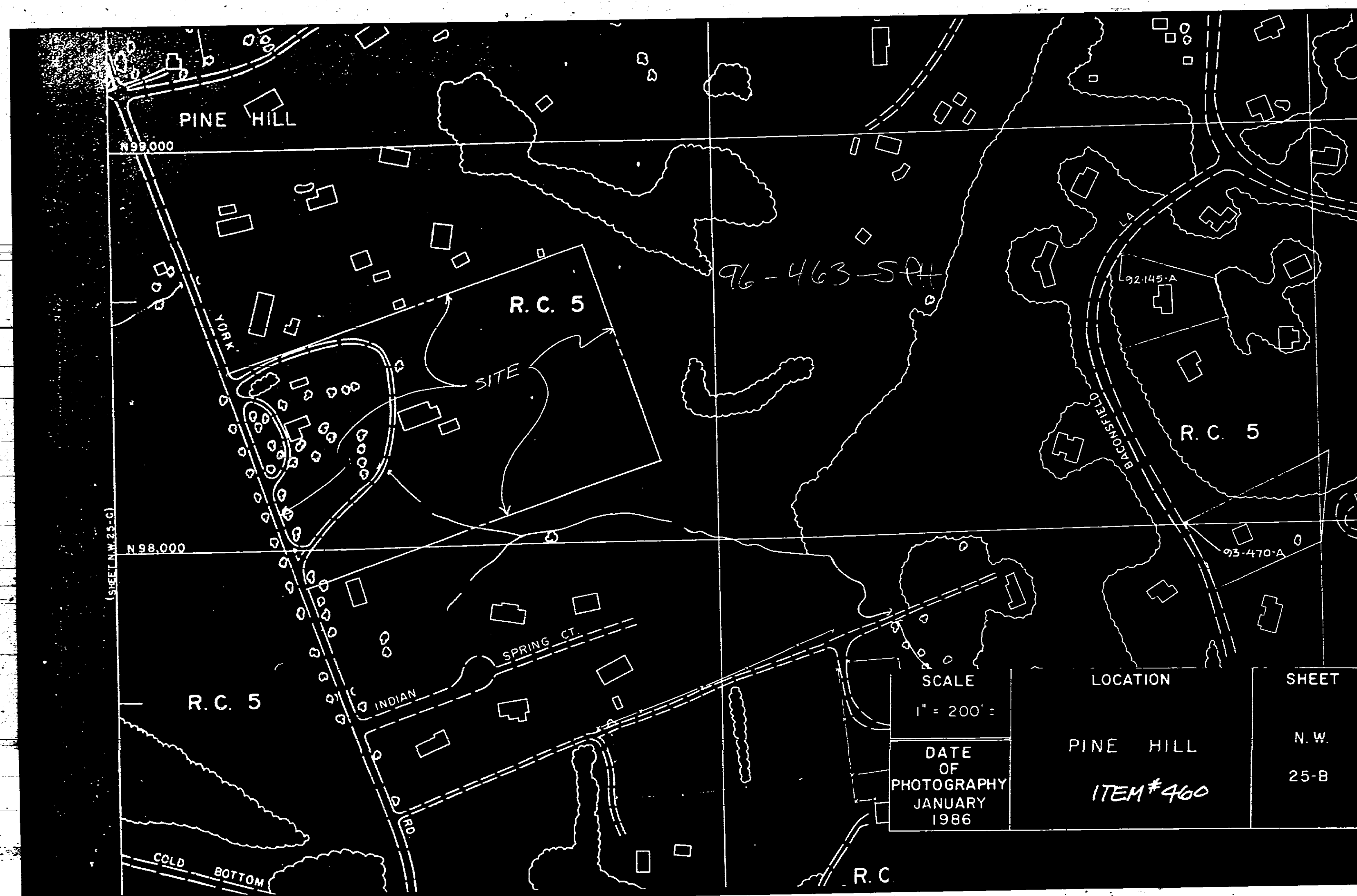
NAME
JOANNE H. Webb

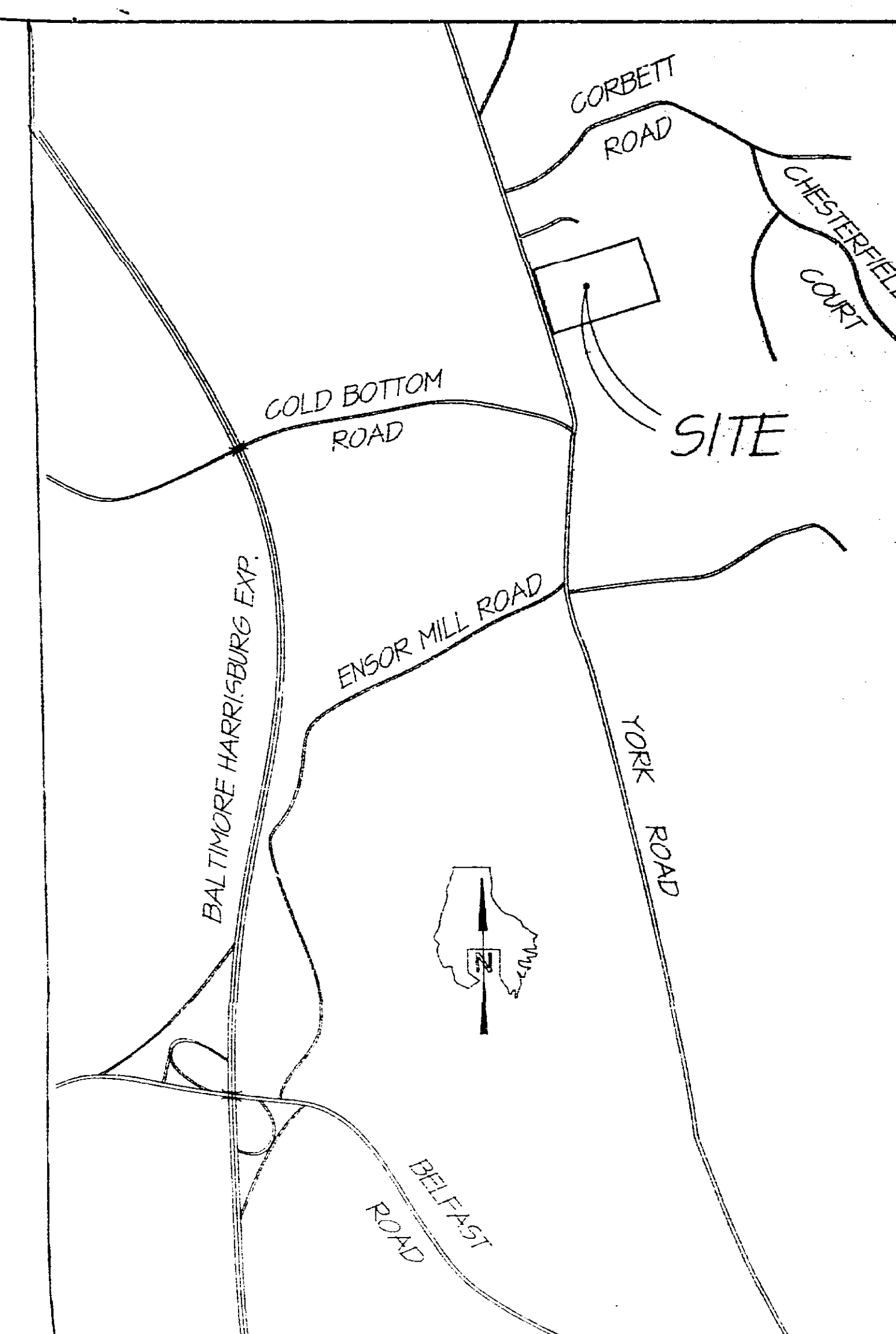
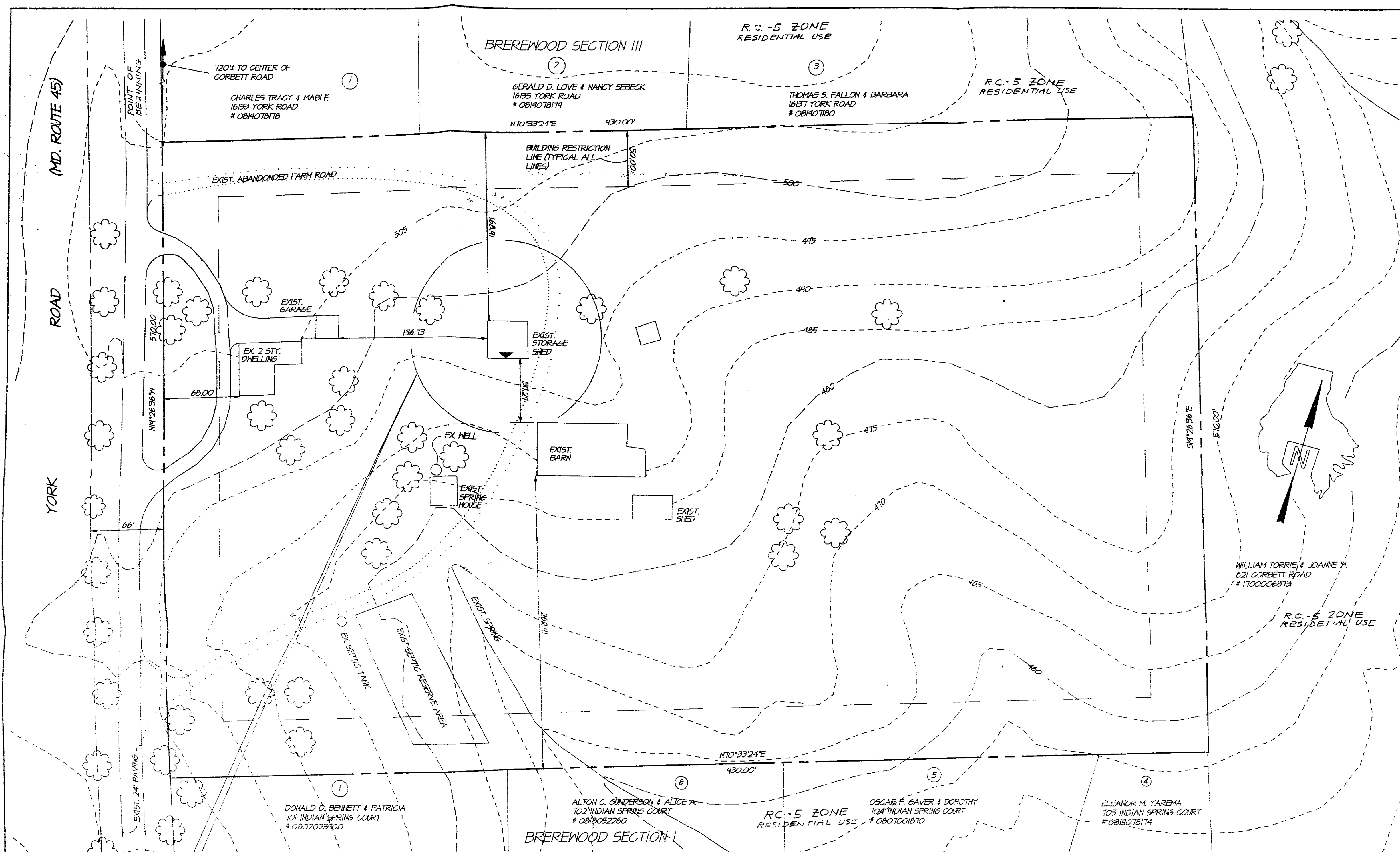
ADDRESS
P.O. Box 654, Sparks, Md.
21152

Hurst Hessey

36 S. Charles St., #2400
Baltimore 21201

Richard T. Nelson





LOCATION MAP
SCALE 1"=100'

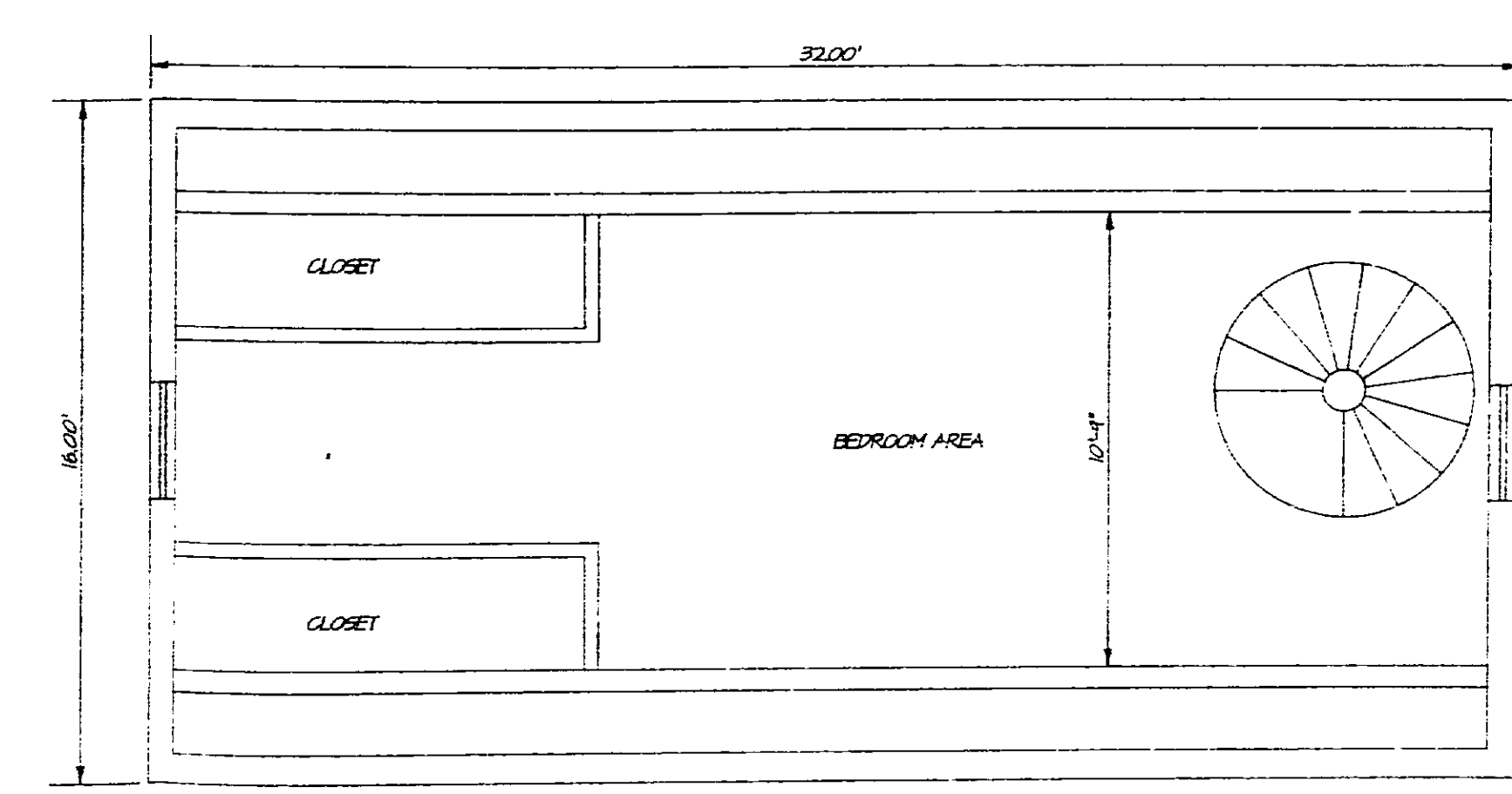
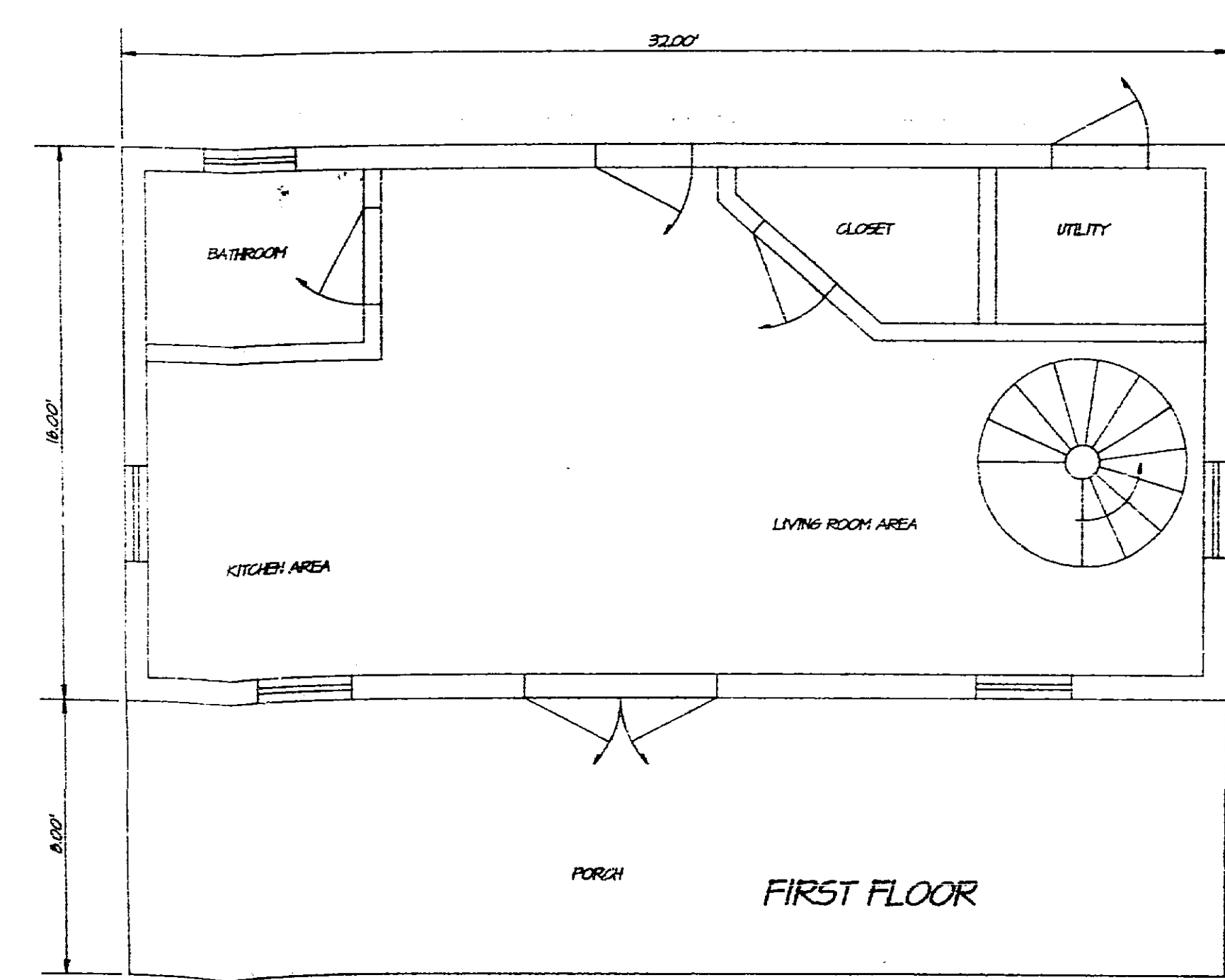
- NOTES:
- EXISTING ZONING
 - PROPOSED ZONING
 - EXISTING USE
 - PROPOSED USE
 - AREA OF PROPERTY
 - THERE ARE NO PRIOR ZONING CASES ON RECORD FOR THIS PROPERTY
 - THERE NO GRADUATOR VARIATIONS ON RECORD FOR THIS PROPERTY
 - THIS PROPERTY IS NOT IN A 100 YEAR FLOODPLAIN
 - ALL BUILDING CONVERSIONS WILL BE IN ACCORDANCE WITH B.O.C.A.
 - APPLICANT: MS. JOANNE H. WEBB
16124 YORK ROAD
SPARKS, MD. 21152
(410) 412-4300
 - ATTORNEY FOR PETITIONER: HARVEY R. HERSEY
36 SOUTH CHARLES STREET, SUITE 2400
BALTIMORE, MD. 21201
(410) 591-5500
- RC-5
RC-5
SINGLE FAMILY DETACHED
SINGLE FAMILY DETACHED WITH A DETACHED
CARETAKERS DWELLING
12,164 ACRES ±
33,000 SF ±

PLAN TO ACCOMPANY PETITION FOR A SPECIAL HEARING
MS. JOANNE H. WEBB
16124 YORK ROAD, "HUNNINGDON", SPARKS, MD. 21152
ELECTION DISTRICT 8, CONGRESSIONAL DISTRICT 3, BALTIMORE COUNTY, MD.
SCALE: AS SHOWN MAY 13, 1996



Richard J. Smith
ITEM # 460

PLAN PREPARED BY:
RICHARD TRUELOVE P.E., Inc.
registered civil engineer
28 East Susquehanna Avenue
Towson, Maryland 21286
(410) 464-4214 FAX (410) 823-3827



FLOOR PLANS
SCALE 1/4"=1'-0"

#16005
VIRAWEBB.ZONE