

IN RE: PETITION FOR VARIANCE
N/S Dover Road, 942' SE of
the c/l of Dark Hollow Road
(15435 Dover Road)
5th Election District
3rd Councilmanic District

James P. Devereux
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-252-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 15435 Dover Road, located in the vicinity of Mt. Zion Road in Upperco. The Petition was filed by the owner of the property, James P. Devereux. The Petitioner seeks relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure with a height of 25 feet to be located in the side yard in lieu of the maximum permitted height of 15 feet and required rear yard location. 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 John P. and Patty Devereux, and Patrick M. O'Keefe, Zoning Consultant. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 2.0256 acres, more or less, zoned R.C.2, and is improved with a one and one-half story single family residence. The Petitioner is desirous of constructing a 40' x 40' garage with a height of 25' in the location shown on Petitioner's Exhibit 1. As can be seen from the site plan, the existing dwelling is situated toward the rear of the property, at a distance of approximately 54 feet from the rear property line.

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Date

By

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Testimony indicated that the house was oriented to face the panhandle driveway access to the property and not Dover Road. Therefore, due to the orientation of the house in this fashion and the fact that there is little, if any, rear yard as a result of its orientation, the proposed garage must be located in the side yard as shown on the plan. Further testimony indicated that the height of the proposed structure is necessary to accommodate the storage of a travel trailer. Testimony indicated that there are no adjacent dwellings within 200 feet of the proposed garage site. Furthermore, there were no adverse comments from any Baltimore County reviewing agency, nor any opposition voiced by any adjacent property owners. Therefore, it appears that the relief requested should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result

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Date 1/27/97
By [Signature]

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if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of January, 1997 that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure with a height of 25 feet to be located in the side yard in lieu of the maximum permitted height of 15 feet and required rear yard location, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) Use of the proposed structure shall be limited to the storage of the Petitioner's personal belongings.

ORDER RECEIVED FOR FILING
Date 1/27/97
By [Signature]

RECEIVED

There shall be no commercial use or business operating within the proposed garage.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

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 27, 1997

Mr. James P. Devereux
15435 Dover Road
Upperco, Maryland 21155

RE: PETITION FOR VARIANCE
N/S Dover Road, 942' SE of the c/l of Dark Hollow Road
(15435 Dover Road)
5th Election District - 3rd Councilmanic District
James P. Devereux - Petitioner
Case No. 97-252-A

Dear Mr. Devereux:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted 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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Patrick M. O'Keefe
523 Penny Lane, Hunt Valley, Md. 21030

People's Counsel

File

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #15435 DOVER ROAD

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property 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 & 400.3 - TO PERMIT AN ACCESSORY STRUCTURE WITH A HEIGHT 25 FEET IN LIEU OF THE PERMITTED 15 FEET AND TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REAR YARD.

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

THE EXISTING LOT IS A PANHANDLE LOT AND THE EXISTING HOUSE FACES THE PANHANDLE DRIVEWAY NOT THE STREET. BECAUSE OF THE HOUSE ORIENTATION, THE GARAGE NEEDS TO BE LOCATED AT THE END OF THE DRIVEWAY. ALSO, THE HEIGHT NEEDS TO EXCEED 15 FEET BECAUSE OF OUR TRAVEL TRAILER AND ROOF PITCH.

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

Printed with Soybean Ink
on Recycled Paper

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):

JAMES PETE DEVEREUX

(Type or Print Name)

Signature

(Type or Print Name)

Signature

#15435 DOVER ROAD - 526-7886

Address

Phone No.

UPPERCO

MD.

21155

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

PATRICK M. O'KEEFE

Name

523 PENNY LANE, HUNT VALLEY, MD. 21030

Address

666-5366

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: SPH DATE 12-11-96

257.

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ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION
#15435 DOVER ROAD

BEGINNING FOR THE SAME ALONG
THE NORTH SIDE OF DOVER ROAD (40 FT. R/W),
SAID POINT BEING 942.0 FEET SOUTHEAST
OF THE CENTERLINE OF DARK HOLLOW ROAD
(30 FT. R/W). THENCE RUNNING THE
FOLLOWING COURSES AND DISTANCES:

- 1) NORTH - $54^{\circ}03'46''$ - EAST - AT 864.32 FEET
- 2) SOUTH - $29^{\circ}01'47''$ - EAST - AT 251.51 FEET
- 3) SOUTH - $54^{\circ}26'51''$ - WEST - AT 300.00 FEET
- 4) NORTH - $35^{\circ}33'09''$ - WEST - AT 227.67 FEET
- 5) SOUTH - $54^{\circ}03'46''$ - WEST - AT 560.93 FEET
- 6) THENCE RUNNING NORTHWEST ALONG
DOVER ROAD 20 FEET TO THE
PLACE OF BEGINNING

CONTAINING 2.0256 ACRES MORE OR LESS

NOTES OF INTEREST

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 12/26, 1996.

LEGAL AD. - TOWSON

A. H. Abrams

NOTICE OF HEARING

The County Commissioners of
Baltimore County, by authority
of the Board of Social Services,
do hereby give notice that a public hearing will be held at the County Office Building, 111 in Chesapeake Avenue, in Room 106, on Tuesday, January 23, 1974, at 10:00 a.m., to hear testimony from interested parties in the following cases:

Case No. 1974-001
Case No. 1974-002
Case No. 1974-003
Case No. 1974-004
Case No. 1974-005
Case No. 1974-006
Case No. 1974-007
Case No. 1974-008
Case No. 1974-009
Case No. 1974-010
Case No. 1974-011
Case No. 1974-012
Case No. 1974-013
Case No. 1974-014
Case No. 1974-015
Case No. 1974-016
Case No. 1974-017
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Case No. 1974-019
Case No. 1974-020
Case No. 1974-021
Case No. 1974-022
Case No. 1974-023
Case No. 1974-024
Case No. 1974-025
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Case No. 1974-027
Case No. 1974-028
Case No. 1974-029
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Case No. 1974-031
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Case No. 1974-035
Case No. 1974-036
Case No. 1974-037
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Case No. 1974-039
Case No. 1974-040
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Case No. 1974-042
Case No. 1974-043
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Case No. 1974-251
Case No. 1974-252
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Case No. 1974-281
Case No. 1974-282
Case No. 1974-283
Case No. 1974-284
Case No. 1974-2



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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 252

Petitioner: J. PETER DEVEREUX

Location: #15435 DOVER ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J. PETER DEVEREUX

ADDRESS: #15435 DOVER ROAD

UPPERCO, MD. 21155

PHONE NUMBER: 526-7886

AJ:ggs

(Revised 09/24/96)

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252.

No. 029947

AMOUNT \$ 50.00

RECEIVED FROM: PAT. C. KEEFE (for James P. D. Keefe)
OIO. R. V. A. R. G. S. 100

FOR: WFLA 100

THE

82
1948

0140040109W1CHRS

DA 000-62247-1-06

DISTRIBUTION
WHITE - CASHIER

VALIDATION OR SIGNATURE OF CASHIER
LOW - CUSTOMER

PARK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
LOW - CUSTOMER

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER
LOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.:

97-252-A

Petitioner/Developer:

J. P. DEVEREUX, ETAL

Date of Hearing/Closing:

1/15/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #15435 DOVER RD.

The sign(s) were posted on

12/26/96

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe

12/27/96

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354

MICROFILMED

ZONING NOTICE
111M 752

Case #: 97-252-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: Room 106, County Office Building

TIME & DATE: WEDNESDAY, JANUARY 15, 1997 AT 2:00 PM.

VARIANCE TO PERMIT AN ACCESSORY
STRUCTURE WITH A HEIGHT OF 25 FEET IN LIEU OF
THE PERMITTED 15 FEET AND TO BE LOCATED IN
THE SIDE YARD IN LIEU OF THE REAR YARD (GARAGE)

#15435 DOVER ROAD
J.P. DEVEREUX

#15435 DOVER RD.

TO: PUTUXENT PUBLISHING COMPANY
December 26, 1996 Issue - Jeffersonian

Please forward billing to:

J. Peter Devereux
15435 Dover Road
Upperco, MD 21155
526-7886

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: 97-252-A (Item 252)
15435 Dover Road
N/S Dover Road, 942' SE of c/l Dark Horzo Road
5th Election District - 3rd Councilmanic
Legal Owner(s): James Pete Devereux

Variance to permit an accessory structure with a height of 25 feet in lieu of the permitted 15 feet and to be located in the side yard in lieu of the rear yard.

HEARING: WEDNESDAY, JANUARY 15, 1997 at 11:00 a.m. in Room 106, County Office Building.

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

December 19, 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: 97-252-A (Item 252)
15435 Dover Road
N/S Dover Road, 942' SE of c/l Dark Horzo Road
5th Election District - 3rd Councilmanic
Legal Owner(s): James Pete Devereux

Variance to permit an accessory structure with a height of 25 feet in lieu of the permitted 15 feet and to be located in the side yard in lieu of the rear yard.

HEARING: WEDNESDAY, JANUARY 15, 1997 at 11:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: J. Peter Devereux
Patrick M. O'Keefe

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 31, 1996.
(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

January 8, 1997

Mr. James Pete Devereux
15435 Dover Road
Upperco, MD 21155

RE: Item No.: 252
Case No.: 97-252-A
Petitioner: James Pete Devereux

Dear Mr. Devereux:

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 December 11, 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." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 12-20-86
Item No. 252 (JRA)

Dear Ms. Eubanks:

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 Larry Gredlein at 410-545-5606 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

LG

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

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: December 19, 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 Nos. 238, 244, 245, 247, 248, 249, 250, 252, 253, 255, and 256

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:

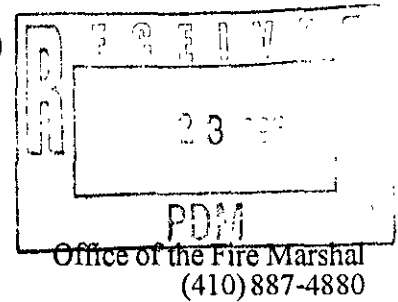
Gary L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



DATE: 12/19/96

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 DEC. 23, 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: 245, 246, 247, 248,
249, 250, 252, 253, 254 AND 256.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

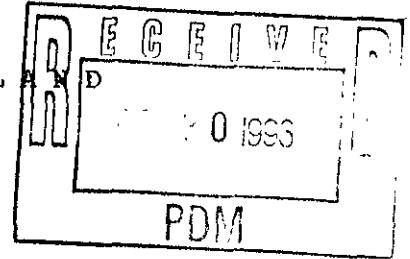
cc: File



John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE



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

Date: December 26, 1996

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

SUBJECT: Zoning Advisory Committee Meeting
for December 30, 1996
Item Nos. 246, 247, 248, 250,
252, 253, 254, 256

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

RWB:HJO:jrb

cc: File

ZONE43

ENCLOSURE

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE:

Jan 7, 97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 23, 97

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

Item #'s:

252

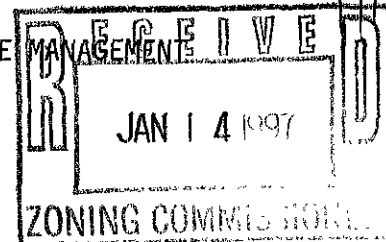
RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE



TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

January 9, 1997

FROM: R. Bruce Seeley *RBS/97*
DEPRM

SUBJECT: Zoning Item #252
15435 Dover Road
Zoning Advisory Committee Meeting of December 23, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Ground Water Management

The garage must be located at least 20 feet from any part of the septic system.

RBS:GP:sp

DOVER/DEPRM/TXTSBP

MICROFILMED

RE: PETITION FOR VARIANCE
15435 Dover Road, N/S Dover Road, 942'
SE of c/l Dark Horzo Road
5th Election District, 3rd Councilmanic

James P. Devereux
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-252-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 8th day of January, 1997, a copy of the foregoing Entry of Appearance was mailed to Patrick M. O'Keefe, 523 Penny Lane, Hunt Valley, MD 21030, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

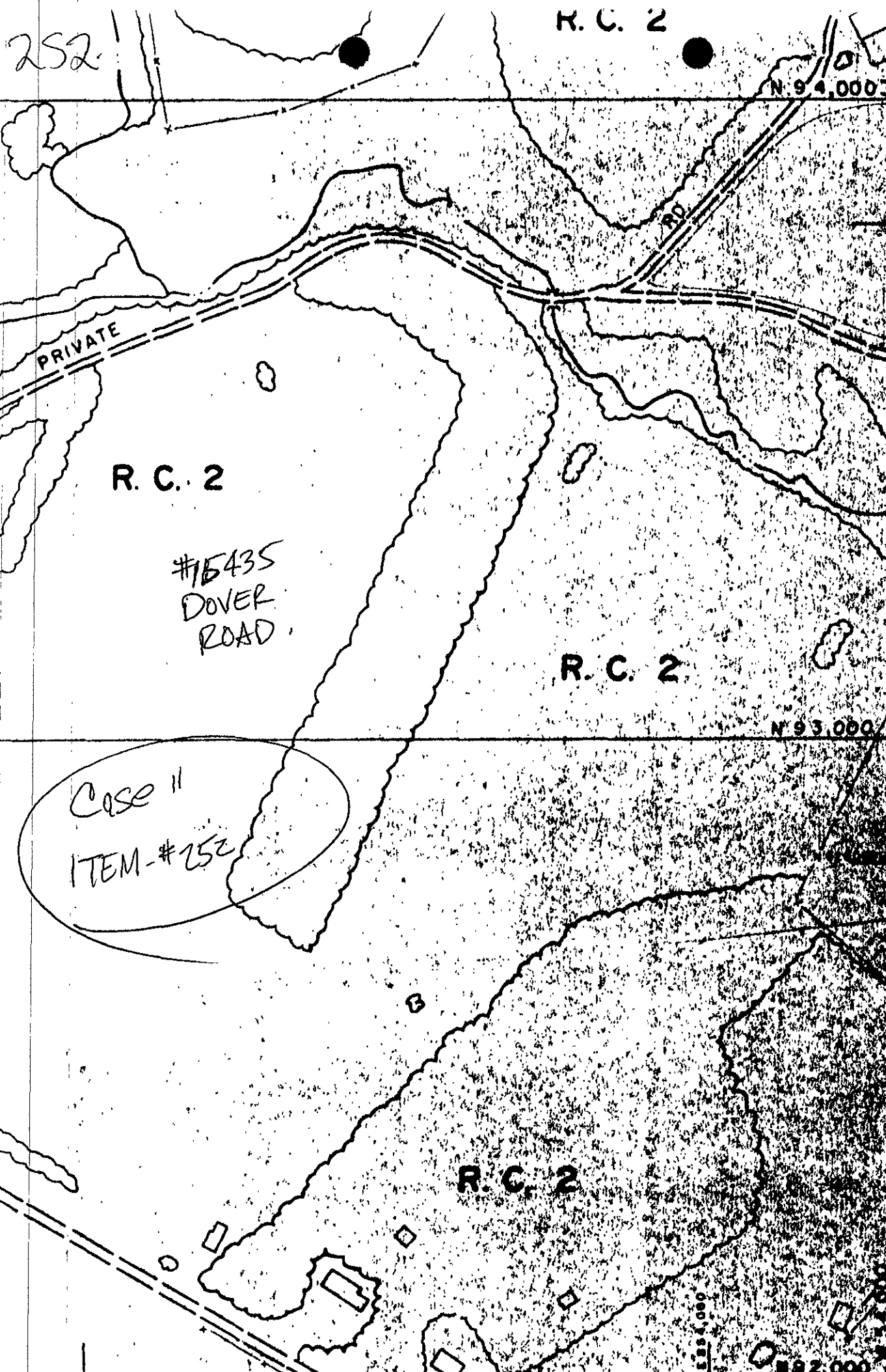
NAME

ADDRESS

John P. Hanning
Pat O'Keefe
Felix W. Penney

15435 Dover Rd Upperco Md
523 PENNY LN. Hunt Valley 21030
15435 DOVER RD Upprco Md 21155





NG MAP y Council	SCALE 1" = 200' ±	LOCATION	SHEET
2,188-92,189-92	DATE OF PHOTOGRAPHY JANUARY 1986	SOUTHEAST OF ARCADIA	N.W. 24.1

MICROFILMED

Special Hearing

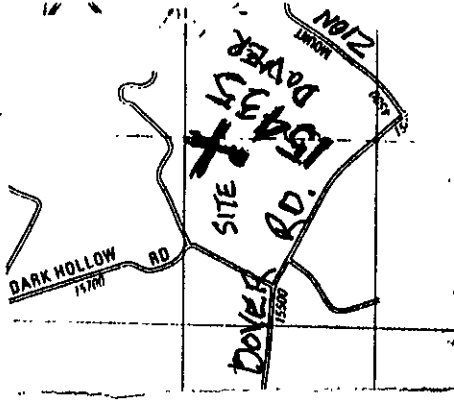
see pages 5 & 6 of the CHECKLIST for additional required information

S.M. book # 9092 .folio# 712 .lot# N/A

TRENTON MILL FARMS

S.M. book # 9092, lot # 712, lot # N/A

OWNER: J. PETE DEVEREUX, ETAL



①

Vicinity Map
scale 1" = 2

Election District: 5
Councilmanic District: 3

r=200' scale map: NW-745

Zoning: RC-Z

Lot size: 1.66 acres

acres	square feet
1	43,560
2	87,120
3	130,680
4	174,240
5	217,800
6	261,360
7	304,920
8	348,480
9	392,040
10	435,600
11	479,160
12	522,720
13	566,280
14	609,840
15	653,400
16	696,960
17	740,520
18	784,080
19	827,640
20	871,200
21	914,760
22	958,320
23	1,001,880
24	1,045,440
25	1,089,000
26	1,132,560
27	1,176,120
28	1,219,680
29	1,263,240
30	1,306,800
31	1,350,360
32	1,393,920
33	1,437,480
34	1,481,040
35	1,524,600
36	1,568,160
37	1,611,720
38	1,655,280
39	1,698,840
40	1,742,400
41	1,785,960
42	1,829,520
43	1,873,080
44	1,916,640
45	1,960,200
46	2,003,760
47	2,047,320
48	2,090,880
49	2,134,440
50	2,178,000
51	2,221,560
52	2,265,120
53	2,308,680
54	2,352,240
55	2,395,800
56	2,439,360
57	2,482,920
58	2,526,480
59	2,570,040
60	2,613,600
61	2,657,160
62	2,700,720
63	2,744,280
64	2,787,840
65	2,831,400
66	2,874,960
67	2,918,520
68	2,962,080
69	3,005,640
70	3,049,200
71	3,092,760
72	3,136,320
73	3,179,880
74	3,223,440
75	3,267,000
76	3,310,560
77	3,354,120
78	3,397,680
79	3,441,240
80	3,484,800
81	3,528,360
82	3,571,920
83	3,615,480
84	3,659,040
85	3,702,600
86	3,746,160
87	3,789,720
88	3,833,280
89	3,876,840
90	3,920,400
91	3,963,960
92	4,007,520
93	4,051,080
94	4,094,640
95	4,138,200
96	4,181,760
97	4,225,320
98	4,268,880
99	4,312,440
100	4,356,000

SEWER: ☒ ☐

WATER: ☐ ☒

☐ Chesapeake Bay Critical Area:

Prior Zoning Hearings: 1/1/11

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:

Scale of Drawing: 1"= 100'

North

date: 12/5/96

prepared by:

666-5366

MICROFILMED