

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Falls Road, 680 ft. S of *
Benson Mill Road * ZONING COMMISSIONER
16025 Falls Road *
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Travis D. Rambert, et ux * Case No. 98-324-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for an Administrative Variance for the property located at 16025 Falls Road, near Benson Mill Road in the Sparks community of northern Baltimore County. The Petition was filed by Travis D. Rambert and Shawanda R. Rambert, his wife, property owners. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached garage) to be located in the side yard, in lieu of the required rear yard. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit #1.

This matter was originally filed as an administrative variance, pursuant to Section 26-127 of the Baltimore County Code. That section empowers the Zoning Commissioner to grant zoning variance relief without a public hearing for owner/occupied properties in certain circumstances. Specifically, the property is posted with notice of the requested zoning relief for a period of at least 15 days. If a request for public hearing is not made by any concerned neighbor within 1,000 ft. of the subject property, relief may be granted upon review of the information submitted with the Petition and without a public hearing. In this case, relief was granted in this fashion by Order of Deputy Zoning Commissioner, Timothy M. Kotroco, on April 9, 1998.

ORDER RECEIVED FOR FILING

Date

By

8/31/98
M. Novak

Shortly thereafter, it was apparently determined that the nature of the relief which had been requested and granted was incorrect and that there was, indeed, opposition from an adjacent property owner. Specifically, it was determined that the proposed structure would be located in the front yard of the subject property, as opposed to the side yard, as originally identified in the Petition. Moreover, opposition to the request was noted from Paul and Fran Lannon, adjacent property owners. Thus, the matter was reset for a public hearing to afford an opportunity for all parties to be heard. By the issuance of these Findings of Fact and Conclusions of Law and Order, the previous Order offered by Deputy Commissioner Kotroco is hereby stricken, and a decision will be rendered based upon the testimony and evidence received at the hearing.

Appearing at the public hearing held for this case was Travis Rambert, property owner. Also present were the aforementioned Paul and Fran Lannon, property owners. They were represented by Paul J. Hanley, Esquire.

Mr. Rambert testified and presented the site plan. The subject property is approximately 3 acres in area, zoned R.C.2. It is roughly rectangular in shape and abuts Falls Road, near Benson Mill Road in northern Baltimore County. The property is part of an original 2 lot minor subdivision (now 3 lots) known as Berean Heights. A copy of the plat for the re-subdivision of lot 2 of Berean Heights was submitted as Protestants' Exhibit No. 1. That plat shows that former lot No. 2 was subdivided so as to create two lots. One of the lots immediately abuts Falls Road and is the property at issue. The other lot is to the rear of the first lot and is owned by Mr. and Mrs. Lannon.

Apparently, Mr. and Mrs. Rambert acquired their lot approximately November 1997 and have resided thereon since March 1988. The Rambert lot

ORDER RECEIVED FOR FILING

Date

By

8/31/98
Mr. Hanley

is improved with a substantially sized single family dwelling. Both aerial and ground photographs were submitted at the hearing which depict the property. The dwelling includes an attached two car garage.

The Lannons presently reside in a large house with an attached garage. Vehicular house to the Lannon property is by way of a macadam driveway which traverses the Rambert lot. The site plan shows an ingress/egress easement which the Lannons utilize to access to their property.

The Petition for Variance relates to a proposed detached garage to be constructed on the Rambert property. Mr. Rambert indicated that he wants to build a rather large structure which will be big enough to contain three cars. However, only two of the bays will be utilized for storage of automobiles; whereas the third will be used for storage. It was not indicated why such a large building was needed, particularly since the site already features an attached two car garage.

The proposed garage will be located in the front yard of the lot. It will actually be situated approximately 10 ft. from the rear property line but in the property's front yard, due to the orientation of the dwelling. The proposed building will be 6 ft. x 28 ft. in dimension and will not exceed 15 ft. in height.

Mr. Rambert testified that the proposed location is the only suitable portion of the property where the garage can be located. He indicated that he is planning to place an addition to the east side of his dwelling, thereby prohibiting use of that for the garage. He also cited the topography of the lot as a factor which limited his possibilities. Lastly, he indicated that there is a 50 ft. drainage and utility easement which runs from Falls Road which limits utilization of that portion of the site.

ORDER RECEIVED FOR FILING
Date 8/24/98
By M. Hook

Mr. and Mrs. Lannon do not object to the proposed garage itself, only its location. They point out that it will be but 10 ft. from the common property line and in their front yard. They believe that it will adversely impact their view and enjoyment of their property.

The grant of variances is governed by Section 307 of the BCZR. That section requires that the Petitioner demonstrate that a practical difficulty or unreasonable hardship would be sustained if relief were denied and that relief can be granted without adverse impact on surrounding properties. Section 307 has been comprehensively considered by the appellate courts of this State. A recent and leading case on this issue is Cromwell v. Ward, 102 Md. 691 (1995). Therein, the Court of Special Appeals opined that the Petitioner must first establish that the property is unique in order for relief to be granted. The Court also repeated the long standing principals that relief cannot be granted only to satisfy the preference or convenience of an applicant; rather, only to prevent a practical difficulty or unreasonable hardship from being sustained.

At the request of the parties, subsequent to the hearing, I checked with the Department of Public Works to determine if a drainage in the utility easement actually existed on the west side of the property adjacent to Falls Road. The Petitioner's site plan shows that there is a 50 ft. wide drainage and utility easement at that location, however, no such easement is shown on the minor subdivision plat.

Upon conferring with the Department of Public Works, I have determined that there is no such easement. Apparently, the Petitioner improperly interpreted the subdivision plat when he concluded that a 50 ft. drainage utility easement exists. Actually, that 50 ft. dimension is a building restriction line generated by the required zoning setbacks.

ORDER RECEIVED FOR FILING
Date 8/31/98
By

This is a significant fact, in that it is clear that the Petitioner could locate the garage immediately adjacent to or attached to the house on that side of the property. Even if variance relief were necessary for a reduced 50 ft. side yard setback in that direction, the location of the garage on that side would be more appropriate. The Petitioner indicated that he does not wish to construct the garage there, that he prefers it at the other location, where proposed. Although I appreciate his preference, I agree with the Lannons that the proposed location would adversely impact their property. In this case, Mr. Rambert's preference is not sufficient to justify variance relief. Thus, the Petition for Zoning Variance, as shown on the site plan, as submitted, must and will be denied.

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 Zoning Commissioner for Baltimore County this 31st day of August 1998 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (attached garage) to be located in the side yard, in lieu of the required rear yard, be and is hereby DENIED.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmnn

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 28, 1998

Mr. and Mrs. Travis D. Rambert
16025 Falls Road
Sparks, Maryland 21152

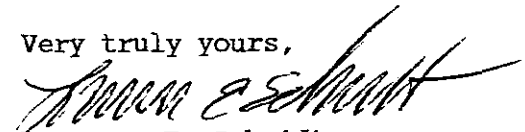
RE: Case No. 98-324-A
Petition for Zoning Variance
Location: 16025 Falls Road

Dear Mr. and Mrs. Rambert:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. and Mrs. Paul Lannon
16027 Falls Road
Sparks, Maryland 21152-9755

c: Paul J. Hanley, Esquire
Hanley and Hanley
206 Washington Avenue
P.O. Box 5506
Towson, Maryland 21204



IN RE: PETITION FOR ADMIN. VARIANCE
E/S Falls Road, 680' S of
Benson Mill Road
(16025 Falls Road)
5th Election District
3rd Councilmanic District

Travis D. Rambert, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-324-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Travis D. and Shawanda R. Rambert. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard. 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.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED
4/9/98
10:12
Key

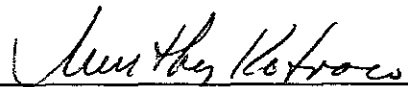
B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of April, 1998 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 2/19/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 9, 1998

Mr. & Mrs. Travis D. Rambert
16025 Falls Road
Butler, Maryland 21152-9755

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Falls Road, 680' S of Benson Mill Road
(16025 Falls Road)
5th Election District - 3rd Councilmanic District
Travis D. Rambert, et ux - Petitioners
Case No. 98-324-A

Dear Mr. Rambert:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 Permits and Development Management Office at 887-3391.

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16025 Falls Road, Butler, Maryland 21152-9755

which is presently zoned RC-2

This Petition shall be filed with the Dept. 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 (detached garage) to be located in the side yard in lieu of the required 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)

SEE AFFIDAVIT ON THE REVERSE SIDE.

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:

NA

(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)

Travis D. Rambert

(Type or Print Name)

Signature

Shawanda R. Rambert

(Type or Print Name)

Signature

16025 Falls Road H - 410-472-2255
W - 410-653-6763

Address

Phone No

Butler Maryland 21152-9755

City State Zipcode
Name, Address and phone number of representative to be contacted

Same as above

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: *[Signature]*

DATE: 3-10-98

ESTIMATED POSTING DATE: 3/22



Printed with Soybean Ink
on Recycled Paper

ITEM #: 324

98-324-A

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

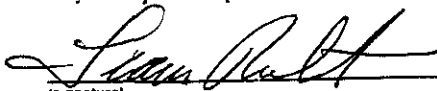
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 16025 Falls Road
address
Butler Maryland 21152-9755
City State Zip Code

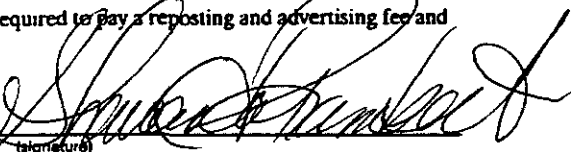
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Request practical difficulty for an area variance to construct a two car garage. On November 28, 1997, we purchased the above property. Our house sits on 3 acres of land in which the rear of the house sits against a Forrest Conservation Line (1/3 of the land). The other 2/3's of our property is located in the front of our residence as shown on the attached drawing and photos. This strict compliance of not having any structures in front of our residence is unreasonable and prevents the use of our property, based on the direction in which our house was built. By granting this substantial injustice will not affect our neighbors or other property owners in the area. Our house and situation are unique in that granting a relief will not damage the spirit of the ordinance to maintain public safety or general welfare of others. The garage will be used to store our third vehicle (95 Ford Windstar), a utility trailer and lawn equipment.

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


(signature)
Travis D. Rambert
(type or print name)




(signature)
Shawanda R. Rambert
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of Feb, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Travis and Shawanda Rambert

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/19/98
date


NOTARY PUBLIC

My Commission Expires:

9/01/00

1-458 SF

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 16025 Falls Road
address
Butler Maryland 21152-9755
City State Zip Code

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

Request practical difficulty for an area variance to construct a two car garage. On November 28, 1997, we purchased the above property. Our house sits on 3 acres of land in which the rear of the house sits against a Forrest Conservation Line (1/3 of the land). The other 2/3's of our property is located in the front of our residence as shown on the attached drawing and photos. This strict compliance of not having any structures in front of our residence is unreasonable and prevents the use of our property, based on the direction in which our house was built. By granting this substantial injustice will not affect our neighbors or other property owners in the area. Our house and situation are unique in that granting a relief will not damage the spirit of the ordinance to maintain public safety or general welfare of others. The garage will be used to store our third vehicle (95 Ford Windstar), a utility trailer and lawn equipment.

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

Travis D. Rambert
(signature)
Travis D. Rambert
(type or print name)



Shawanda R. Rambert
(signature)
Shawanda R. Rambert
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of FEB, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Travis and Shawanda Rambert

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/19/98
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 9/10/99

A-45637



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16025 Falls Road, Butler, Maryland 21152-9755
which is presently zoned RC-2

This Petition shall be filed with the Dept. 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 (detached garage) to be located in the side yard in lieu of the required 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)

SEE AFFIDAVIT ON THE REVERSE SIDE.

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:

NA

(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)

Travis D. Rambert

(Type or Print Name)

Signature

Shawanda R. Rambert

(Type or Print Name)

Signature

16025 Falls Road

H - 410-472-2255

W - 410-653-6763

Address

Phone No.

Butler

Maryland

21152-9755

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Same as above

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 324

98-324-A

Continuation - Affidavit in support of Administrative Variance

Detailed reasons for this request. Our house sits on top of a hill. There are three small areas in which are flat--the rear, left side and the front left of the house (proposed garage). We are in the process of building a deck on the rear of the house and would like to put a pool on the left side of the house. Usage of the available flat land is at a premium. My wife and I have five (5) children ages, 1, 2, 3, 6 & 7. It is great to have an area in which we can play. Positioning the garage slightly in front of the house is the best alternative to resolving our problem. It is also cost effective. The garage would be 10 feet of my driveway reducing pavement tremendously compared to having it built in the rear on the side of the house. Request sincere consideration be given to resolving our unique problem.

Thank you.

324

ORDER RECEIVED FOR FILING
Date 4/19/08
By [Signature]

Zoning Description for 16025 Falls Road, Butler, Maryland 21152-9755

Beginning at a point on the East side of Falls Road which is 80 foot right-of-way (future) wide at the distance of 680 feet South of Benson Mill. Being Lot #2B in the re-subdivision of Berean Heights as recorded in the Baltimore County Plat Book #36, Folio #7, containing 3 acres. Also known as 16025 Falls Road and located in the 5th Election District, 3d Councilmanic District.

324

98-324-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 324 030963

DATE 3-10-98 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: MR. Rambert

FOR: Residential Variance (ADMIN) Filing fee
for 16025 Falls Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

3/10/98 3/10/98 10:05AM
DEPT 4005 CASHIER MARY PAT DEANER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 056113
OR NO. 060963

50.00 DOLL.
Baltimore County - Maryland

98-324-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No. 98-324-A

Petitioner/Developer. TRAVIS RAMBERT, ETAL

Date of Hearing/Closing. 4/6/98

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: #16025 FALLS RD.

The sign(s) were posted on _____

3/15/98
(Month, Day, Year)

Sincerely,

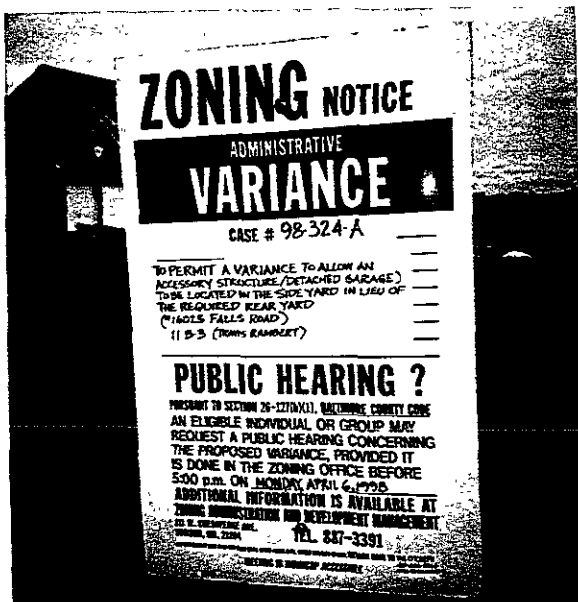
Patrick M. O'Keefe 3/15/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD, 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



#16025 FALLS ROAD
TRAVIS RAMBERT 98-324-A

P. 3/15/98

CL- 4/6/98

RE: PETITION FOR VARIANCE
16025 Falls Road, E/S Falls Rd, 680' S of
Benson Mill Rd, 5th Election District,
3rd Councilmanic

Legal Owners: Travis & Shawanda Rambert

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 98-324-ADMIN.

* * * * *

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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Travis & Shawanda Rambert, 16025 Falls Road, Butler, MD 21152, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



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/neighbor 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.: _____

Petitioner: _____

Location: 16025 Falls Road, Butler, Maryland 21152-9755

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Travis & Shawanda Rambert

ADDRESS: 16025 Falls Road, Butler, Maryland 21152-9755

PHONE NUMBER: Home - 410-472-2255 Work - 410-653-6763

AJ:ggs

(Revised 09/24/96)

98-324-A

(5)
-16-

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 324 -A Address 16025 Falls Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-10-98 Posting Date: 3-22-98 Closing Date: 4-6-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 324 -A Address 16025 Falls Rd.

Posting Date: 3-22-98 Closing Date: 4-6-98

Wording for Sign: To Permit ~~A Variance~~ to allow an accessory
structure (detached garage) to be located in the side yard
in lieu of the required rear yard.



Baltimore County
Department of Permits and
Development Management

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

June 11, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-324-SPH

16025 Falls Road

E/S Falls Road, 680' S of Benson Mill Road

5th Election District - 3rd Councilmanic District

Legal Owner: Travis D. Rambert & Shawanda R. Rambert

Petitioner: Lawrence Schmidt, Zoning Commissioner

Variance to allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

HEARING: Thursday, July 16, 1998 at 3:00 p.m. in Room 106, County Office Building,
111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Shawanda & Travis Rambert
Fran & Paul Lannon

- NOTES: (1) **BALTIMORE COUNTY, AS THE PETITIONER, WILL POST THE PROPERTY.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS
OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

April 6, 1998

Travis and Shawanda Rambert
16025 Falls Road
Butler, MD 21152-9755

RE:

Item No.: 324
Case No.: 98-324-A
Petitioner: Travis and Shawanda
Rambert
Location: 16025 Falls Road

Dear Mr. & Mrs. Rambert:

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 March 10, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
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 3-20-88
Item No. 324 225

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

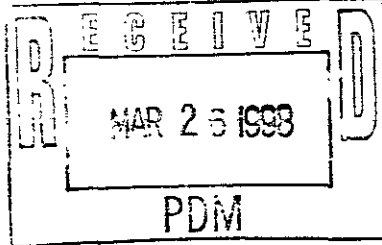
My telephone number is _____

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



Baltimore County
Fire Department



Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 23, 1998

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 MARCH 13, 1998

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:

320, 322, 323, 324, 325, 326, 329, 330, 332, 333, 335
AND USE PERMIT FOR FARMER'S ROADSIDE STAND (DAFYL C.
DUTCH)

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 24, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

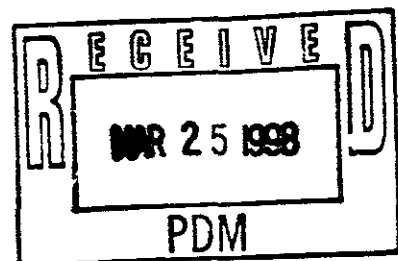
The Planning Office has no comments on the following petitions (s):

Item Nos. 322, 324, 329, 332, and 335

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Carol Kerns

AFK/JL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 30, 1998

FROM: *RWB* Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 30, 1998
Item Nos. 320, 323, 324, 325, 329,
330, 331, 332, 333, and 335

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

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

TO: PDM
FROM: R. Bruce Seeley - *RBS/sp*
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: *March 23, 98*

DATE: *3/26/98*

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

Item #'s:

324

RBS:sp

BRUCE2/DEPRM/TXTS8P

TIME: 10:29 AM
DATE: 06/01/98

AUTOMATED PERMIT TRACKING SYSTEM
APPROVALS DETAIL SCREEN

PAGE: 0010100
LAST UPDATE: 06/16/98
TIME: 10:10 AM

PERMIT #: R336119
AGENCY: JLL
ZONING: 04/10/98 01 JLL/CUP
PUB SERV: 01/10/98 01 JLL/CUP
ENVIRNT: 04/10/98 01 JLL/CUP
PERMITS: 04/10/98 01 CUP

PAGE: 0010100

01 THRU 99 INDICATES AN "APPROVAL" *0 TO THRU 99 INDICATES A "DISAPPROVAL"

ENTER = NEXT APPROVAL F4 = ISSUE PERMIT

ESC = BACK
CLEAR = MENU

APPLICATION FOR BUILDING PERMIT

PERMIT #: R336119 CONTROL #: NR

DIST: 05 PREC: 01

LOCATION: 16025 FALLS RD
SUBDIVISION: BEREAN HEIGHTS
TAX ASSESSMENT #: 2200002000

OWNERS INFORMATION

NAME: RANKERT, TRAVIS L
ADDR: 16025 FALLS RD
CUTLER RD 31002

APPLICANT INFORMATION

NAME: TRAVIS RANKERT

Property Owners
property address

ADDRESS
ADDR1: 1000
ADDR2:
PHONE #: 410-472-2255 FICERSL 1

NOTES
JT/JML/CUP

TRACT: BLOCK:
PLANS: CONSI 0 PLOT 1 R PLAT 0 DATA 0 LIEC NO PLUM NO
TENANT:
CONTR: OWNER
ENLNR:
SELLR:
WORK: CONSI 1 SORY 4 10FT DETACHED GARAGE IN FRONT
YARD. 1ST FLOOR TO BE USED AS GARAGE. 10FT
TO BE USED AS STORAGE. 25'X36'X15'-900SF.
ZONING CASE 98-324-A HEIGHT NOT TO EXCEED
15'

PROPOSED USE: SFD + GARAGE
EXISTING USE: SFD

BLDG. CODE: 1 AND 2 FAM. CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED
ESTIMATED COST OF MATERIAL AND LABOR: 5,000.00

TYPE OF IMPRV: ADDITION
USE: GARAGE
FOUNDATION: CONCRETE BASEMENT
SEWAGE: PRIV. EXISTS WATER: PRIV. EXISTS
CONSTRUCTION: WOOD FRAME FULL
CENTRAL AIR:

SINGLE FAMILY UNITS
TOTAL 1 FAMILY BEDROOMS
MULTI FAMILY UNITS
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PAGE 1 OF 2

PERMIT #: B336419

DIMENSIONS - INSTALL FIXTURES

	BUILDING SIZE	LOT SIZE AND SETBACKS
GARBAGE DISP:	FLOOR: 900	SIZE: 3.0AC
POWDER ROOMS:	WIDTH: 36'	FRONT STREET:
BATHROOMS:	DEPTH: 25'	SIDE STREET:
KITCHENS:	HEIGHT: 15'	FRONT SETB: 228"
	STORIES: 1+LOFT	SIDE SETB: 215'/10'
LOT NOS: 2B		SIDE STR SETB:
CORNER LOT: N		REAR SETB: 203'

ZONING INFORMATION

DISTRICT: BLOCK:
PETITION: SECTION:
DATE: LIDER: 003
MAP: LOT ID: 007

ASSESSMENTS

LAND: 0046000.00
IMPROVEMENTS: 0171040.00
TOT ASS.:

LAW OFFICES
HANLEY AND HANLEY
206 WASHINGTON AVENUE
P. O. BOX 5506
TOWSON, MARYLAND 21204
(410) 823-1174

DANIEL J. HANLEY
PATRICK D. HANLEY
PAUL J. HANLEY

CLAUDE A. HANLEY
(1898-1976)
FAX: (410) 823-6229

6/17/98
Y

June 15, 1998

Ms. Sophie Jennings
Office of Planning and Zoning
County Office Building - Room 111
110 West Chesapeake Avenue
Towson, Maryland 21204

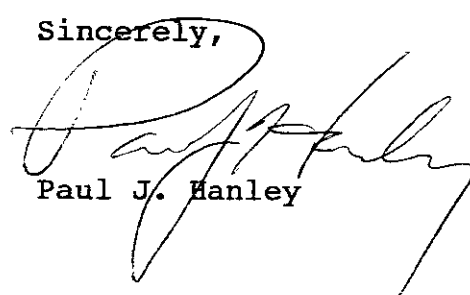
Re: Case No. 98324SPH
Hearing date: July 16 at 3:30 p.m.
Place: County Office Bldg - Room 106

Dear Ms. Jennings:

I represent Mr. and Mrs. Paul Lannon, the adjacent property owners to the subject property in the above referenced matter. They have retained me to represent their interests at that hearing. This hearing date was just set last Friday for Thursday, July 16th at 3:30 p.m. in Room 106.

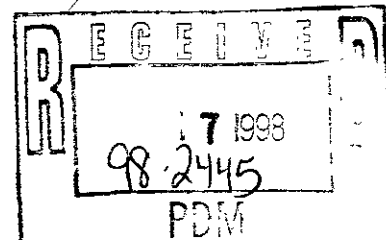
I am scheduled to appear all day on July 16, 1998 in the Circuitry Court for Baltimore County in a case entitled **KITCHEN DISTRIBUTORS, INC. v. BARBARA WENZEL, et al.** I would respectfully ask that this matter be postponed and reset to another date as soon thereafter as possible. Thanking your for your kind consideration, I remain

Sincerely,



Paul J. Hanley

PJH/jdp
cc: Paul Lannon





Baltimore County
Department of Permits and
Development Management

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

June 4, 1998

Mr. & Mrs. Travis Rambert
16025 Falls Road
Butler, MD 21152

RE: Building Permit #B-336119
Zoning Case #98-324-A
5th Election District

Dear Mr. & Mrs. Rambert:

A complaint has been received as to the orientation of the proposed detached garage. As a result, the zoning commissioner, Lawrence Schmidt, pursuant to Section 500.6 of the Baltimore County Zoning Regulations, has determined that another variance hearing is required to allow the detached garage in the "front" yard. You will be notified of the date, time, and location of the hearing. Effective today, this office's approval of the building permit has been rescinded and the permit will be suspended pending the outcome of the hearing.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "John J. Sullivan, Jr. /scj".

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:scj

c: Lawrence Schmidt, Zoning Commissioner
John R. Reisinger, County Buildings Engineer
John L. Lewis, Planner II





Baltimore County
Department of Permits and
Development Management

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

June 18, 1998

Paul J. Hanley, Esquire
Hanley and Hanley
206 Washington Avenue
PO Box 5506
Towson, MD 21204

RE: Case Number 98-324-SPH
Petitioner: Zoning Commissioner
Location: 16025 Falls Road

Dear Mr. Hanley:

The above matter, previously assigned to be heard on Thursday, July 16, 1998 has been postponed at your request.

Once a new hearing date has been assigned, you will be notified by mail.

If you have any questions regarding the hearing date, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,


Arnold Jablon
Director

AJ:scj

c: Shawanda & Travis Rambert
Fran & Paul Lannon





Baltimore County
Department of Permits and
Development Management

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

June 23, 1998

Paul J. Hanley, Esquire
Hanley and Hanley
206 Washington Avenue
PO Box 5506
Towson, MD 21204

RE: Case Number 98-324-SPH
Petitioner: Zoning Commissioner
Location: 16025 Falls Road

Dear Mr. Hanley:

The above matter, previously assigned to be heard on July 16, 1998 has been **rescheduled for Monday, July 20, 1998 at 3:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

The new hearing date and time should be affixed to the hearing notice sign posted on the property as soon as possible.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a small "scj" monogram at the bottom right.

Arnold Jablon
Director

AJ:scj

c: Shawanda & Travis Rambert
Fran & Paul Lannon





Baltimore County
Department of Permits and
Development Management

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

July 2, 1998

Captain & Mrs. Travis Rambert
16025 Falls Road
Butler, MD 21152-9755

RE: Case Number 98-324-SPH
Petitioner: Zoning Commissioner
Location: 16025 Falls Road

Dear Captain & Mrs. Rambert:

The above matter, previously assigned to be heard on Monday, July 20, 1998 has been postponed at your request due to your active duty training with the Maryland Army National Guard.

The hearing has been **rescheduled for Monday, August 3, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, which appears to read "Arnold Jablon". To the right of the signature, the initials "scj" are written.

Arnold Jablon
Director

AJ:scj

c: Paul J. Hanley, Esquire
Fran & Paul Lannon



CASE NUMBER 98-324-A
16025 FALLS ROAD

Per a telephone conversation between Larry Schmidt, Zoning Commissioner, and Carl Richards, Zoning Supervisor, on June 2, 1998, Larry requested the following:

- The case should be reset per Larry (Section 500.6, BCZR).
- The case should be set at 3:00 p.m. before Larry (even though Tim heard the original case).
- It will have the same case number as the original case.
- No new petition forms need to be filed - use old ones.
- The wording will be the same as the original petition, except in the "front" yard and not side yard.
- Zoning Commissioner is petitioner for this hearing.
- The County will post the property.
- No advertising is necessary.

MARYLAND ARMY NATIONAL GUARD
HEADQUARTERS, 2D BATTALION, 110TH FIELD ARTILLERY
PIKESVILLE MILITARY RESERVATION
PIKESVILLE, MARYLAND 21208-5197

OK per
WCR
7/1/98



**FACSIMILE TRANSMITTAL
COVER SHEET**

DATE: 980701 TIME: 1610 #PAGES 4 (Include Transmittal)

TO: SOPHIA TENNINGS
include office symbol

Phone # 410 887 3391
FAX # 887 5708

FROM: CPT RAMPERT

Phone# 410 653-6763
Fax# 653-6776

REMARKS: _____

PERSONNEL ADMINISTRATIVE CENTER

98-324-SPH

TRAVIS & SHAWANDA RAMBERT
16025 FALLS ROAD
SPARKS, MARYLAND 21152-9577

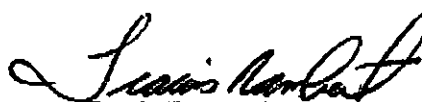
June 17, 1998

Lawrence Schmidt
Zoning Commissioner
County Office Building Rm 111
111 W. Chesapeake Ave
Towson, MD 21204

SUBJECT: Zoning Hearing Notice, Case 98-324-SPH

1. I would like to request another date for the Zoning Hearing of a variance to allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard. I am currently on Active Duty assigned to a Maryland Army National Guard in Pikesville, Maryland. As it stands I am ordered to attend Annual Training from 11-25 July 1998 at Fort Pickett, Virginia.
2. Attached is a copy of my orders. Request the hearing be scheduled any time after July 25, 1998. It is extremely important that I get a chance to plead my case for having a detached garage located in the front yard.
3. Any additional information needed in granting this request, please contact me at home (410) 472-2255 or work (410) 653-6763.

Sincerely,


Travis D. Rambert
Home Owner

STATE OF MARYLAND
MILITARY DEPARTMENT
Fifth Regiment Armory
Baltimore, Maryland 21201-2288

ORDERS 054-350

10 April 1998

RAMBERT TRAVIS D 217-92-6675 CPT HHS 2-110TH FA
(PHGTO-550) 610 REISTERSTOWN RD PIKESVILLE, MD 21208

You are to proceed on temporary duty as shown below and will return to your permanent station upon completion of the duty.

Temporary duty at : PORT PICKETT, VA

Purpose: UNIT AT

Type duty code: 101 Unit AT

Number of days: 15 Day(s) (11 July 1998 - 25 July 1998)

Will proceed date : 0800/11 JUL 98

HOR: PO BOX 66444 BALTIMORE MD21239

Additional instructions:

- (a) TRAVEL BY MILITARY VEHICLE IS AUTHORIZED.
- (b) GOVERNMENT QUARTERS ARE AVAILABLE.
- (c) ALL GOVERNMENT MEALS ARE AVAILABLE AND DIRECTED (TRAVELER IS REIMBURSED AT THE GOVERNMENT MEAL RATE).
- (d) DD FORM 1351-2 (TRAVEL VOUCHER) WILL BE SUBMITTED TO SUPERVISOR FOR REVIEW NLT 5 DAYS AFTER PERFORMANCE OF DUTY AND FURTHER SUBMITTED TO USP&FO FOR MARYLAND NLT 15 DAYS AFTER REVIEW FROM SUPERVISOR.
- (e) DO NOT ACCESS INTO THE STRENGTH OF THE ACTIVE ARMY.

Acct clas:

Off tvl/pd: 2182060 18-1018 P1A50.1000-21T2

S18070 AA3 PHGTO

SRN: RAM66750543500 Cost Estimate: \$

20

Scty cl: SECRET

Format: 400

FOR THE ADJUTANT GENERAL:

DISTRIBUTION:

SPECIAL +

UNIT OF ASSIGNMENT

HQ, MDARNG

OFFICIAL

WARNER I. SUMPTER

COL, GS, MDARNG

CHIEF OF STAFF

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

PAUL LANNON A.L.
FRAN LANNON P.O.

16027 FAIR'S ROAD
16027 FAIR'S ROAD



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

TRAVIS RAMBERT

16025 FALLS RD SPARKS, MD 21152



4/10/98
JMC

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND. 21204

DATE: 2-13-98

OE: JMC
HISTORIC DISTRICT/BLDG.

PERMIT #: B336119
RECEIPT #: A351086
CONTROL #: MP
XREF #:

PROPERTY ADDRESS: 16025 FAIR RD
SUITE/SPACE/FLOOR:
SUBDIV: BEECHAM HATS.
TAX ACCOUNT #: 22-00-027585
OWNER'S INFORMATION (LAST, FIRST):
NAME: TAMI D. S. HAWANDA R. RAMBERT
ADDR: 16025 FAIR RD BUTLER MD 21152

FEE: 60.00 + 5.00
PAID: 65.00
PAID BY: App.

INSPECTOR:
I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE
BOCA CODE ☒

- TYPE OF IMPROVEMENT
- ☒ NEW BLDG CONST
 - ☐ ADDITION
 - ☐ ALTERATION
 - ☐ REPAIR
 - ☐ WRECKING
 - ☐ MOVING
 - ☐ OTHER

TYPE OF USE

RESIDENTIAL

- ☐ ONE FAMILY
- ☐ TWO FAMILY
- ☐ THREE AND FOUR FAMILY
- ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS)
- ☐ SWIMMING POOL
- ☒ GARAGE
- ☐ OTHER

TYPE FOUNDATION

- ☐ SLAB
- ☐ BLOCK
- ☒ CONCRETE

BASEMENT

- ☐ FULL
- ☐ PARTIAL
- ☐ NONE

NON-RESIDENTIAL

- ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- ☐ CHURCH, OTHER RELIGIOUS BUILDING
- ☐ FENCE (LENGTH HEIGHT)
- ☐ INDUSTRIAL, STORAGE BUILDING
- ☐ PARKING GARAGE
- ☐ SERVICE STATION, REPAIR GARAGE
- ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
- ☐ OFFICE, BANK, PROFESSIONAL
- ☐ PUBLIC UTILITY
- ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
- ☐ SIGN
- ☐ STORE MERCANTILE RESTAURANT
- ☐ SPECIFY TYPE
- ☐ SWIMMING POOL
- ☐ SPECIFY TYPE
- ☐ TANK, TOWER
- ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
- ☐ OTHER

TYPE OF CONSTRUCTION

- ☐ MASONRY
- ☒ WOOD FRAME
- ☐ STRUCTURE STEEL
- ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

- ☐ GAS
- ☐ OIL
- ☒ ELECTRICITY
- ☐ COAL

TYPE OF SEWAGE DISPOSAL

- ☐ PUBLIC SEWER
- ☒ PRIVATE SYSTEM
- ☐ SEPTIC
- ☐ PRIVY

CENTRAL AIR: 1. ☐ 2. ☐
ESTIMATED COST: \$5000.00
OF MATERIALS AND LABOR

- ☐ PUBLIC SYSTEM
- ☒ PRIVATE SYSTEM

PROPOSED USE:
EXISTING USE:

OWNERSHIP

- ☒ PRIVATELY OWNED
- ☐ PUBLICLY OWNED
- ☐ SALE
- ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. ☐ 2. ☐ N

POWDER ROOMS

BATHROOMS

KITCHENS

CLASS 04

LIBER 36

FOLIO 17

APPROVAL SIGNATURES

DATE

BUILDING SIZE: 900

FLOOR: 1.5

WIDTH: 24.36

DEPTH: 24.25

HEIGHT: 8.15

STORIES: 1.5

LOT #3: 03

CORNER LOT

1. ☐ Y 2. ☒ N

ZONING

BLD INSP:
BLD PLAN:
FIRE:
SEDI CTL:
ZONING:
PUB SERV:
ENVRMNT:
PERMITS:
DATE: 4/10/98

DATE: 4/10/98

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DATE: 4/10/98

DATE: 4/10/98

DATE: 4/10/98

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

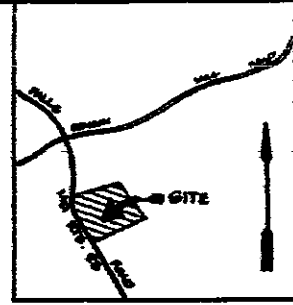
GENERAL NOTES:

1. Concomitant District: 3
2. County: 0000
3. Subdivision: 12
4. Sublot: 01
5. Elementary School District: 00. 52 (Fifth District)
6. Regional Planning District: 302
7. Baltimore County zoning map: 24 200
8. No local open space required.
9. In the best of our knowledge, there are no historical areas, critical areas, archaeological sites, endangered species habitats, or sensitive materials on site.
10. In the best of our knowledge, there are no underground storage tanks on site.
11. No existing wells or septic systems.
12. There have been no previous zoning hearings for this site.
13. There are no zoning lines within 300 feet of tract.
14. The subdivision shall be passed within one year of the issuance of the first occupancy permit of the last lot to be served, whichever comes first.
15. All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, stream drain or adjacent property.
16. All impervious areas should be limited to 30 percent of cleared area and conveyed to street flow through vegetated areas without concentrating or creating runoff.
17. House down spouts are to be discharged onto pervious areas or into dry wells, where feasible.
18. This property as shown on the plan has been sold latest since October 11, 1931. The developer's engineering has indicated that no part of the gross area of this property as shown on the plan as ever been utilized, recorded or represented as being in area of support by off-site fillings.
19. A zoning final development plan is required when a site plan is created as determined as from effective date zoning regulations for that area.

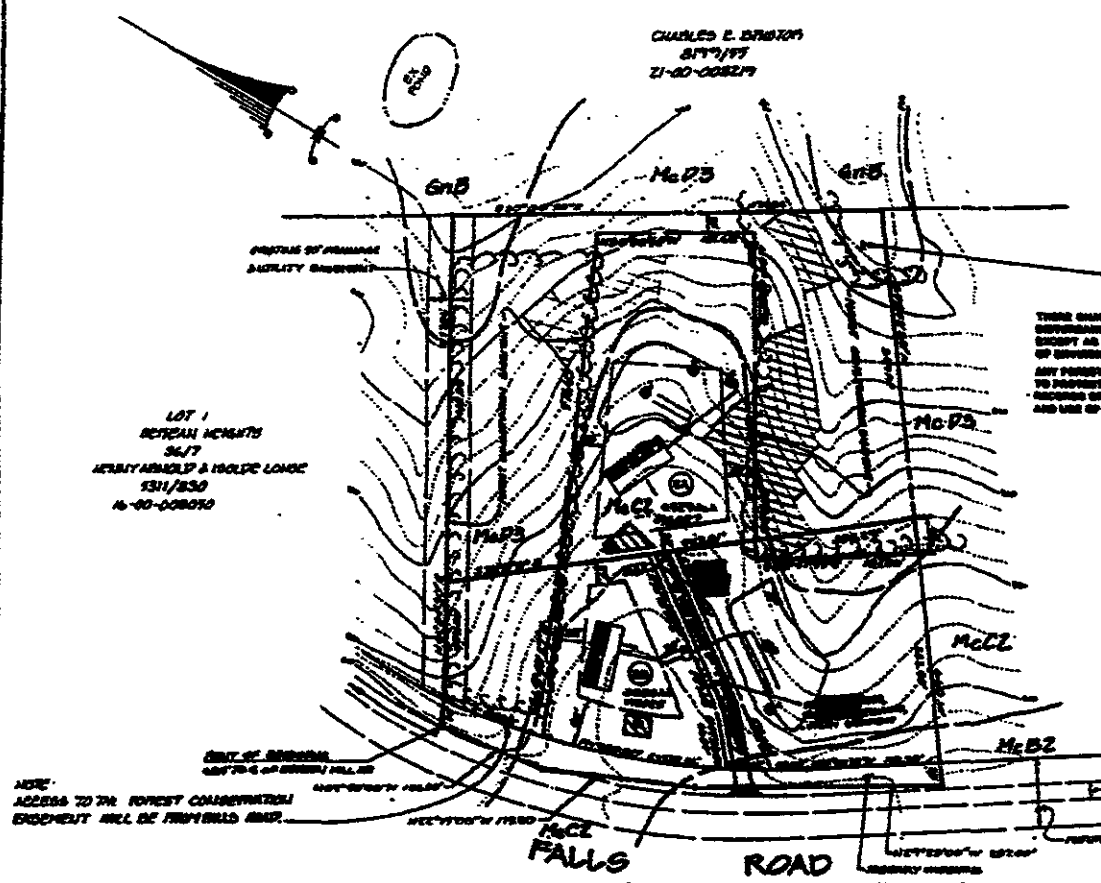
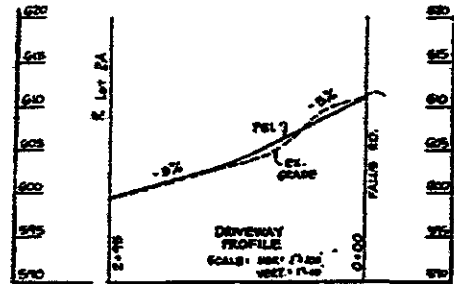
DENSITY NOTES:

1. Existing number of lots
2. Gross area of site
3. No. of lots allowed
4. No. of lots proposed
5. Highway widening area
6. Area of lots
7. No. of parking spaces required
8. No. of parking spaces proposed

24 200 Ac.
1.225 Ac. ±
1.2 per lot ±
1.2 per lot



VICINITY MAP
SCALE: 1"=400'



FOREST CONSERVATION/ EROSION AREA - 3.465 Ac. ±

THERE SHALL BE NO CLEARING, GRUBBING, CONSTRUCTION OR REMOVAL OF VEGETATION IN THE FOREST CONSERVATION EROSION AREA AS REQUIRED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. ANY FOREST CONSERVATION EROSION AREA SHOWN HEREON IS SUBJECT TO FUTURE DETERMINATION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT AND USE OF THESE AREAS.

LOT 3
BEREAN HEIGHTS
34/7
ELANE G. CARROLL
7/7/1/89
M-00-008179

NOTE:
THE OWNERS OF LOT 2D SHALL RETAIN THE RIGHT TO EXCAVATE A PORTION OF THE ONE-IN-THOUSAND PAVEMENT FOR REPAIR OF SEPTIC SYSTEM COMPONENTS.

Baltimore County Minor Subdivision Project No. 93-03-MP	
DEVELOPMENT REGULATIONS Exempt from Division 2 6. Penetration, except from Sections 26-202 & 26-205	
ZADM CERTIFICATION X Approved By: [Signature] Date: 4/2/93	Disapproved
APPROVED, ENGINEER By: [Signature] Date: 4/5/93	

MINOR SUBDIVISION PLAT
OF A RESUBDIVISION OF
LOT 2
BEREAN HEIGHTS
34/7

MINOR SUB. NO. 93113 MP ZADM NO. V-38
5th ELECTION DISTRICT BALTIMORE COUNTY, MD
NOT TO SCALE JULY 12, 1993

TAX MAP 28 GRID 12 PARCEL 173-2
ACCOUNT NO. 18-00-008051
DEED REFERENCE 3321/410

OWNER

JOHN ROBERT & ELENORA R. GREEN
377 BROADVIEW LANE
ANNAPOLIS, MD. 21401
(410) 974-6813

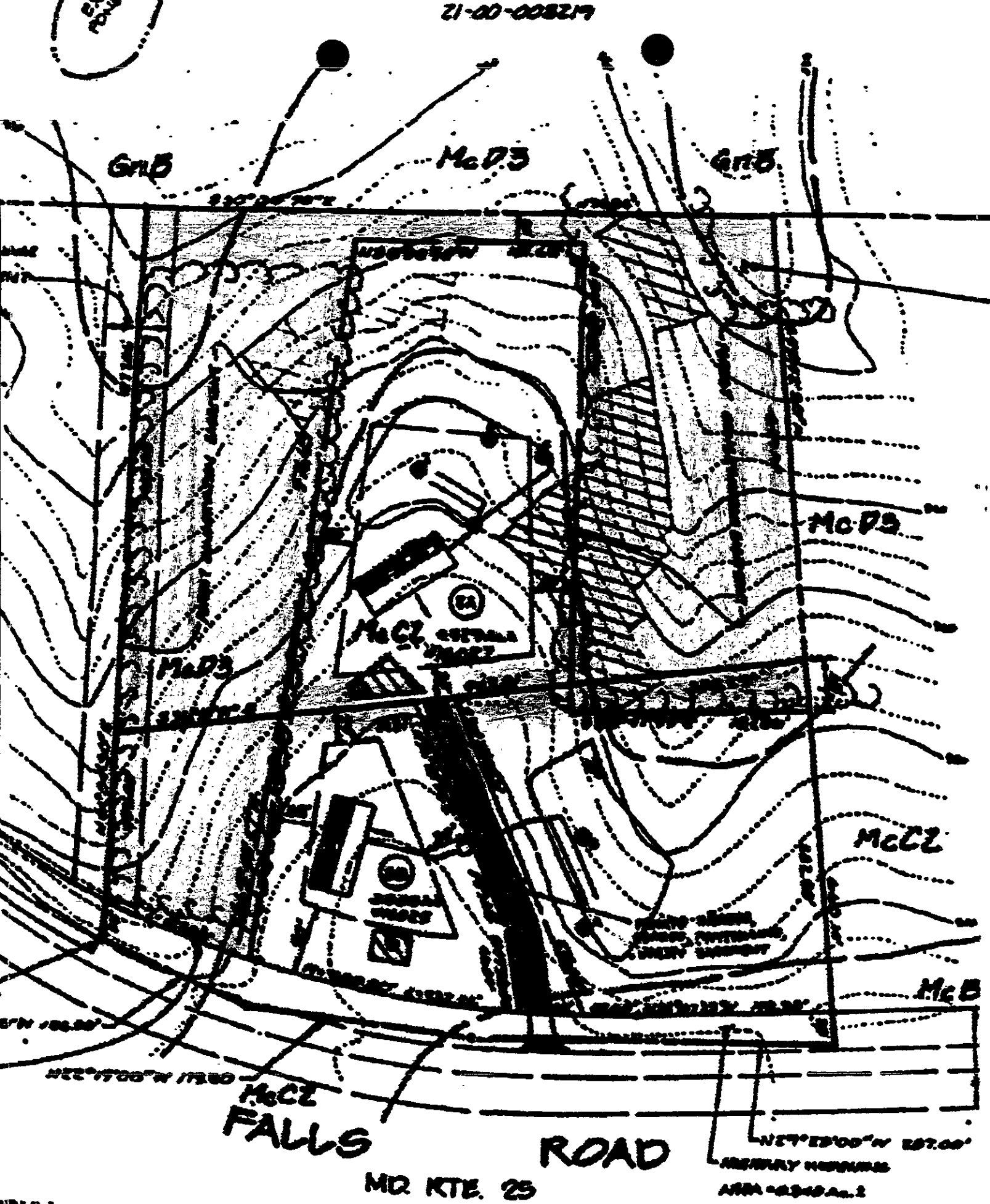


McKEE & ASSOCIATES, INC.
2001 BROADVIEW - LAND SURVEYORS
GREENBELT, MD 20626
PHONE - (410) 527-1000

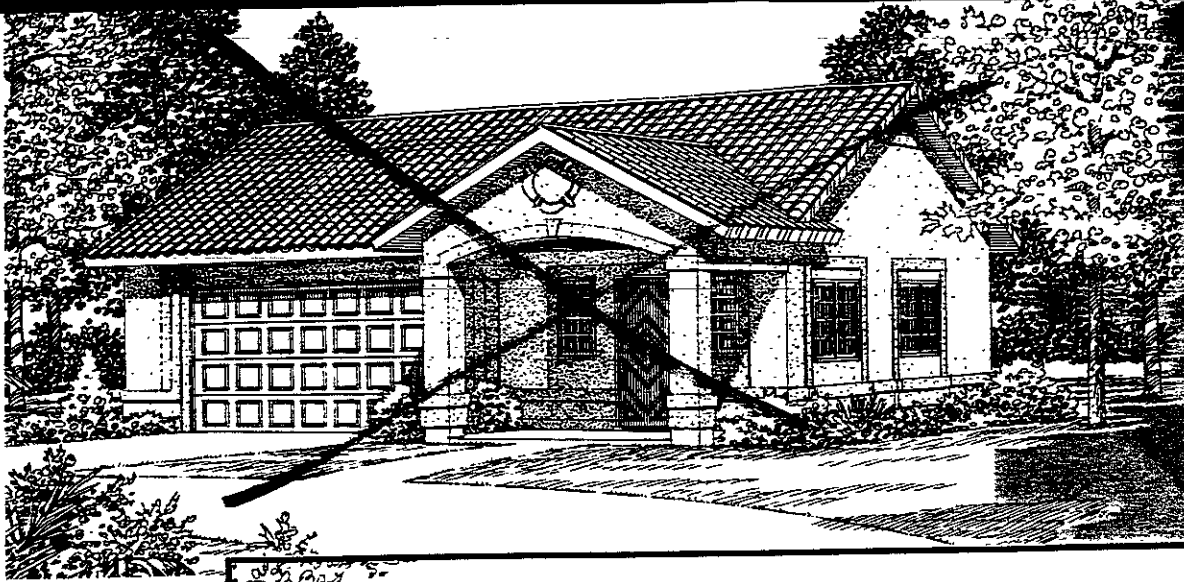
WRITE LTR TO BOSS FOR A
ZONING REVIEW, ATTACH
PHOTO. STATE IT IS NOT
SUBJECT TO BUILDING CODES.
INDICATE THE SIZE.

PLAY GROUND EQUIPMENT EXEMPT

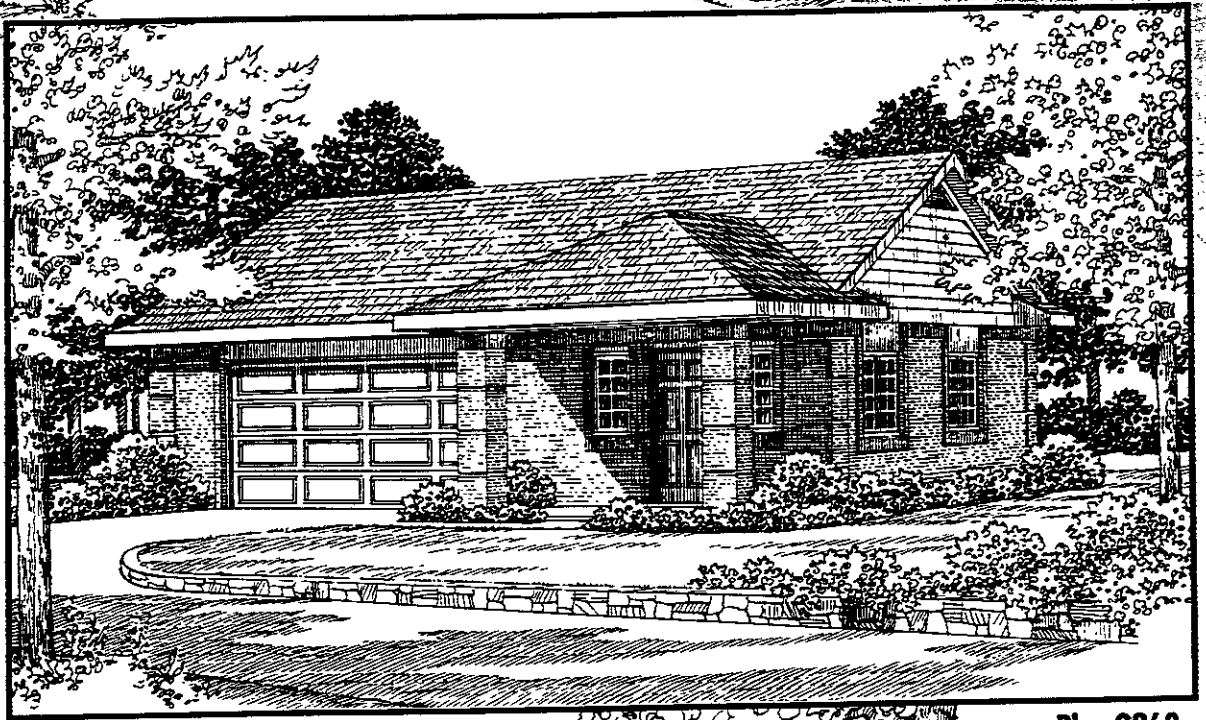
ENCLOSE A CASH FOR \$10.00



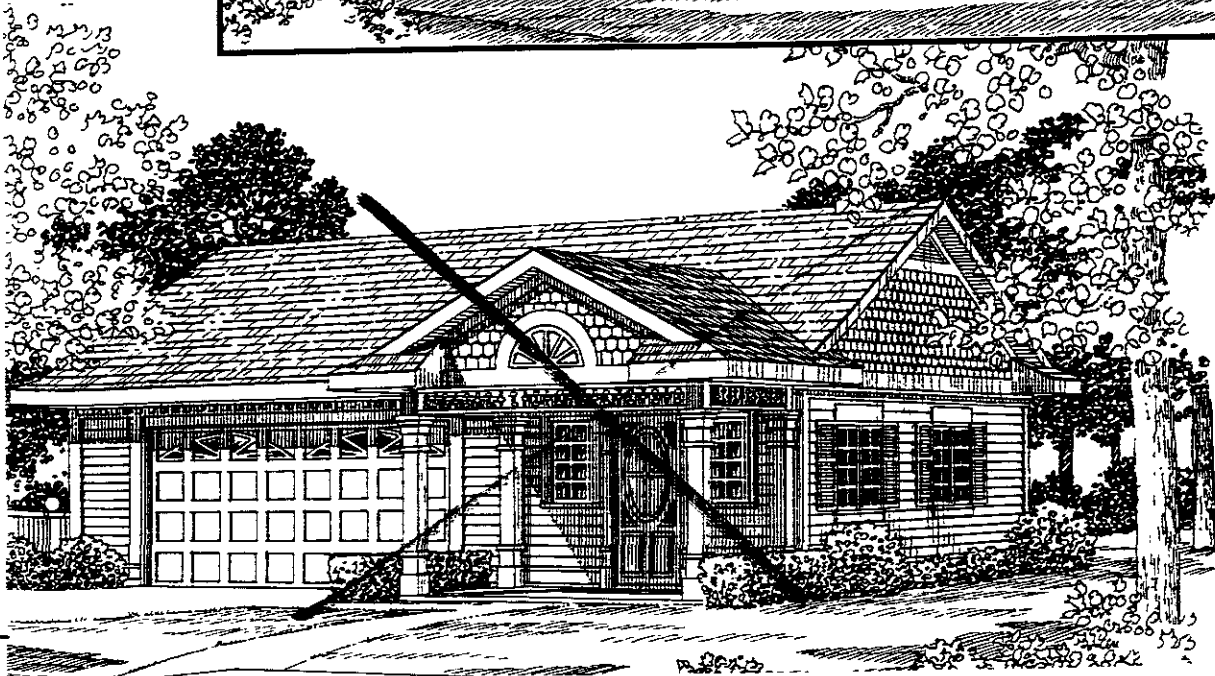
STAIN OF REPUTATION



Plan G258

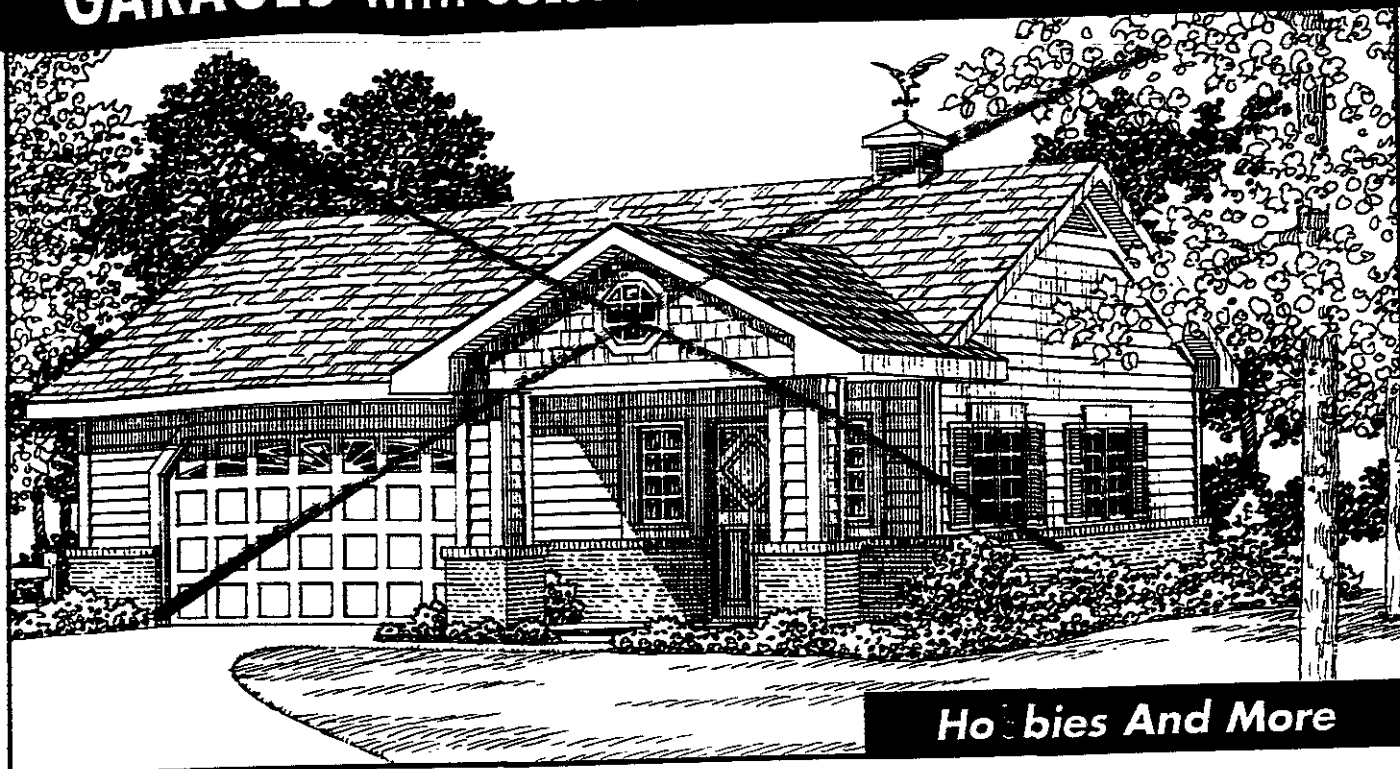


Plan G260



Plan G261

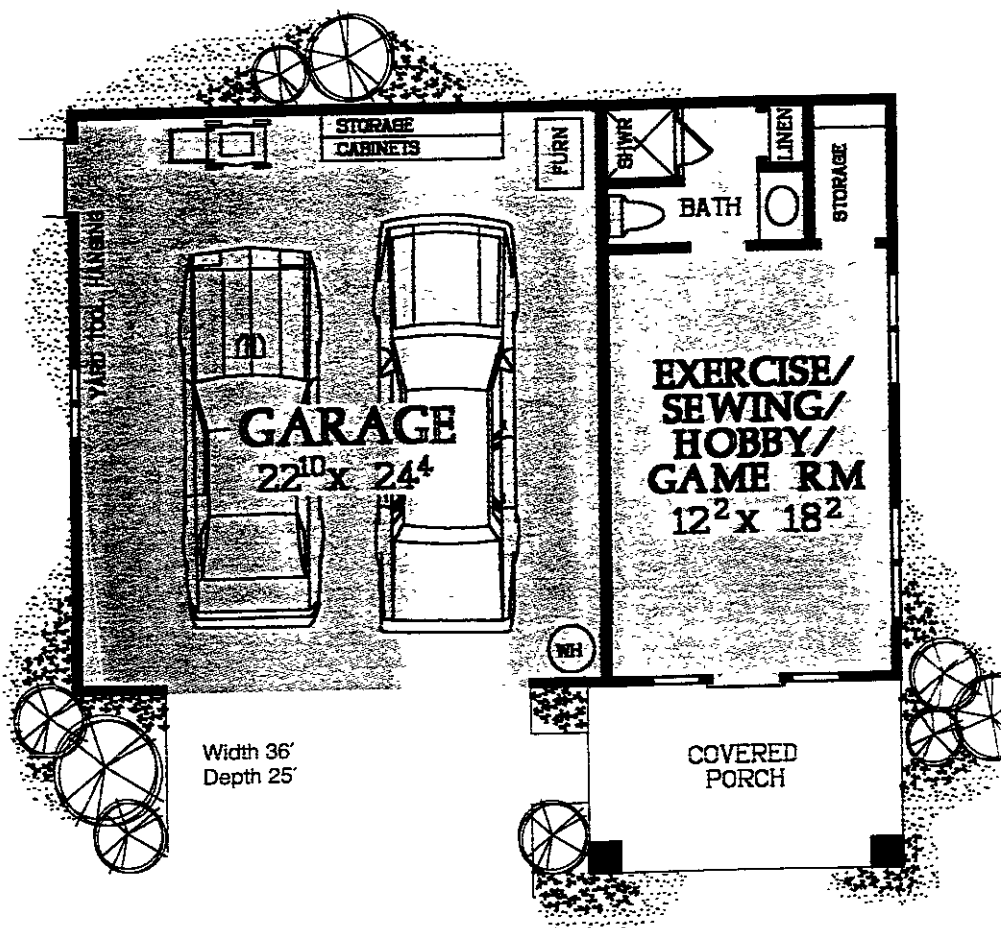
GARAGES WITH GUEST QUARTERS AND OTHER AMENITIES



PLAN G259

► The two-car garage in this plan provides more than 500 sq. ft. of optional-use area that can be transformed into a game room, an exercise room, or a separate space for sewing or other hobbies. Extra convenience is provided by a full bath with a shower and both linen and storage closets. Let your imagination take over when deciding which amenities you need to create a special workspace for your projects. In the garage, you'll find more than enough room for two cars, plus plenty of storage for yard and garden equipment, garbage cans, and recycling bins.

Choose The Club (Plan G258), The Bonus (Plan G260), or The Tiffany (G261) for a different look. Design by Home Planners, Inc.





SHIPPING TICKET
(not an invoice)

Customer Service (605) 665-4491

MAR 23, 1998

THANK YOU FOR YOUR FINE ORDER RECEIVED 03/19/98. WE HAVE COPIED YOUR ORDER BELOW, ALONG WITH NECESSARY EXPLANATIONS, AND FEEL SURE IT IS CORRECT. BUT, IF YOU SHOULD FIND A MISTAKE, PLEASE RETURN THIS LISTING WITH YOUR COMMENTS AND WE WILL PROMPTLY CORRECT THE PROBLEM. WHEN WRITING US PLEASE USE THIS NUMBER, 980319-777-002 WE HAVE GIVEN YOUR ORDER. IT WILL HELP SPEED ANSWERS. AS SHOWN YOUR ORDER IS SHIPPED COMPLETE. THANK YOU FOR TRUSTING US WITH YOUR ORDER . . . YOUR FRIENDS AT FIELD'S

NOTICE TO INSPECTOR
PLANT MATERIAL &
STATE/COUNTRY OF
ORIGIN IN THIS
PACKAGE ARE—
LOMBARDY POPLAR —SD

SEED & NURSERY CO.
415 North Burnett, Shenandoah, IA 51602

$$P \cap C = \emptyset$$

4-3

$$U = 2$$

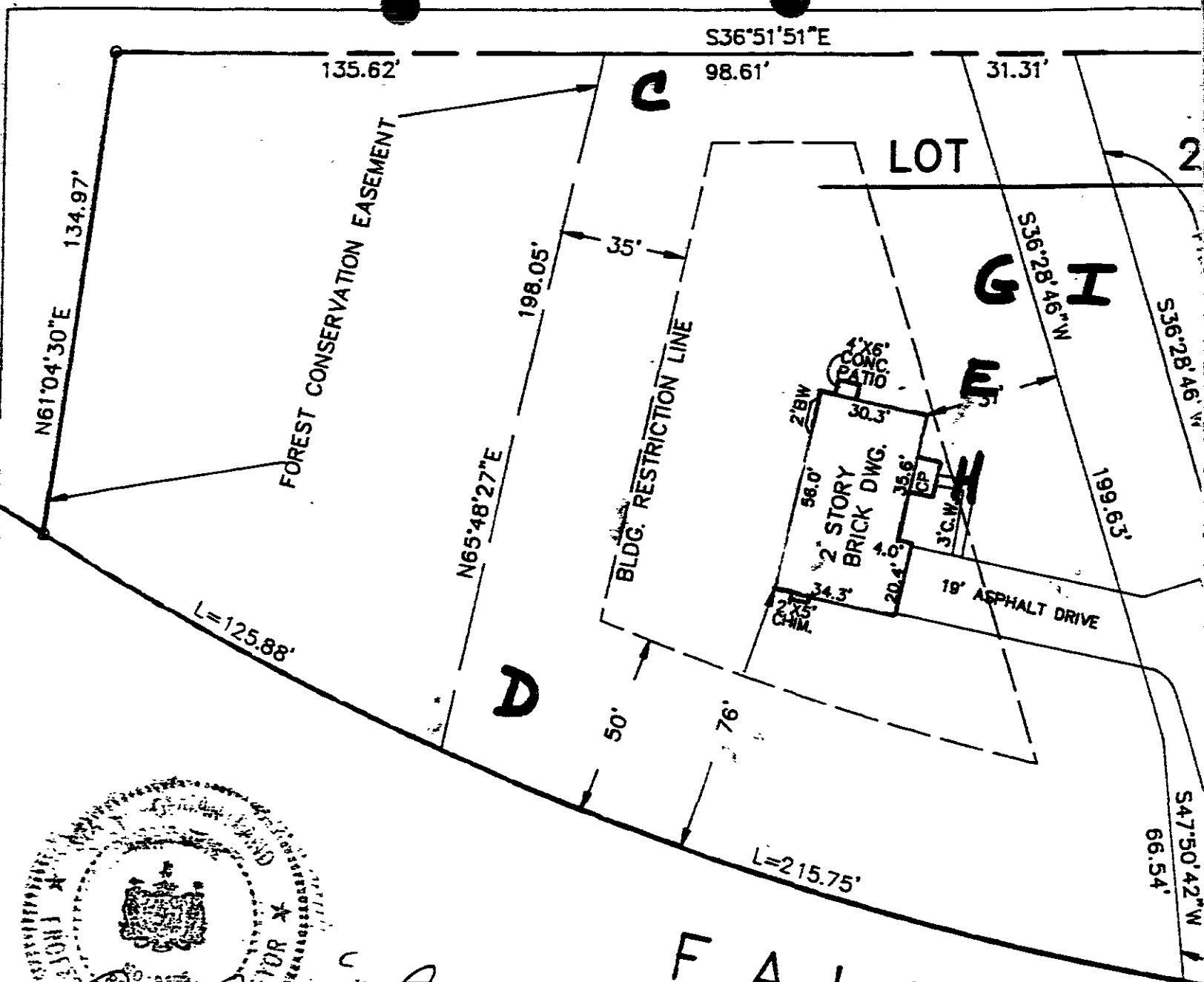
SHARANDA RAMBERT
GOLF FALLS RD
SPARKS GLENCO MD

$\frac{1}{2} \log \frac{1}{\epsilon}$	$\frac{1}{2} \log \frac{1}{\epsilon}$	$\frac{1}{2} \log \frac{1}{\epsilon}$	$\frac{1}{2} \log \frac{1}{\epsilon}$
1	2	3	4
5	10	15	20
25	50	75	100
50	100	150	200
100	200	300	400
200	400	600	800
400	800	1200	1600
800	1600	2400	3200
1600	3200	4800	6400
3200	6400	9600	12800
6400	12800	19200	25600
12800	25600	38400	51200
25600	51200	76800	102400
51200	102400	153600	204800
102400	204800	307200	409600
204800	409600	614400	819200
409600	819200	1228800	1638400
819200	1638400	2457600	3276800
1638400	3276800	4915200	6553600
3276800	6553600	9830400	13107200
6553600	13107200	19660800	26214400
13107200	26214400	39321600	52428800
26214400	52428800	78643200	104857600
52428800	104857600	157286400	209715200
104857600	209715200	314572800	419430400
209715200	419430400	629145600	838860800
419430400	838860800	1258291200	1676721600
838860800	1676721600	2516544000	3353443200
1676721600	3353443200	5030016000	6706886400
3353443200	6706886400	10060832000	13413772800
6706886400	13413772800	20121664000	26827545600
13413772800	26827545600	40242304000	53655091200
26827545600	53655091200	80463616000	107310182400
53655091200	107310182400	160926336000	214620364800
107310182400	214620364800	321841920000	429240729600
214620364800	429240729600	643262720000	856384390400
429240729600	856384390400	1286525440000	1712768780800
856384390400	1712768780800	2573050880000	3427072640000
1712768780800	3427072640000	5140609280000	6854145280000
3427072640000	6854145280000	10281218560000	13708831360000
6854145280000	13708831360000	20562647040000	27411264704000
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875468800000000	1750067200000000	2624065280000000	3500134400000000
1750067200000000	3500134400000000	5248268800000000	7000268800000000
3500134400000000	7000268800000000	10496537600000000	14000000000000000
7000268800000000	14000000000000000	20993075200000000	28000000000000000
14000000000000000	28000000000000000	41986150400000000	56000000000000000
28000000000000000	56000000000000000	83972300800000000	112000000000000000
56000000000000000	112000000000000000	167944601600000000	224000000000000000
112000000000000000	224000000000000000	335889203200000000	448000000000000000
224000000000000000	448000000000000000	671778406400000000	896000000000000000
448000000			



211 520986019--7002

NURSERY INSPECTION CERTIFICATE NO 139-STATE OF IOWA. The nursery stock offered by HENRY FIELD'S SEED & NURSERY CO., Shenandoah, Ia. 5,602, has been inspected according to Chapter 177A, Code of Iowa, and has been determined apparently free from *Gangasporium muscivorus* insect pests and diseases. During the certification period HENRY FIELD'S SEED & NURSERY CO. has permission to sell, move or offer certified nursery stock under its control, provided the stock is handled and maintained according to Chapter 177Aa, Code of Iowa, and related rules. This certificate is revalidated each calendar year based on satisfactory growing season inspections, but may be revoked any time conditions violate the standards for which it was issued. Dale M. Cochran, Secretary of Agriculture; John Haanstad, PH.D., State Entomologist.



LOCATION SURVEY

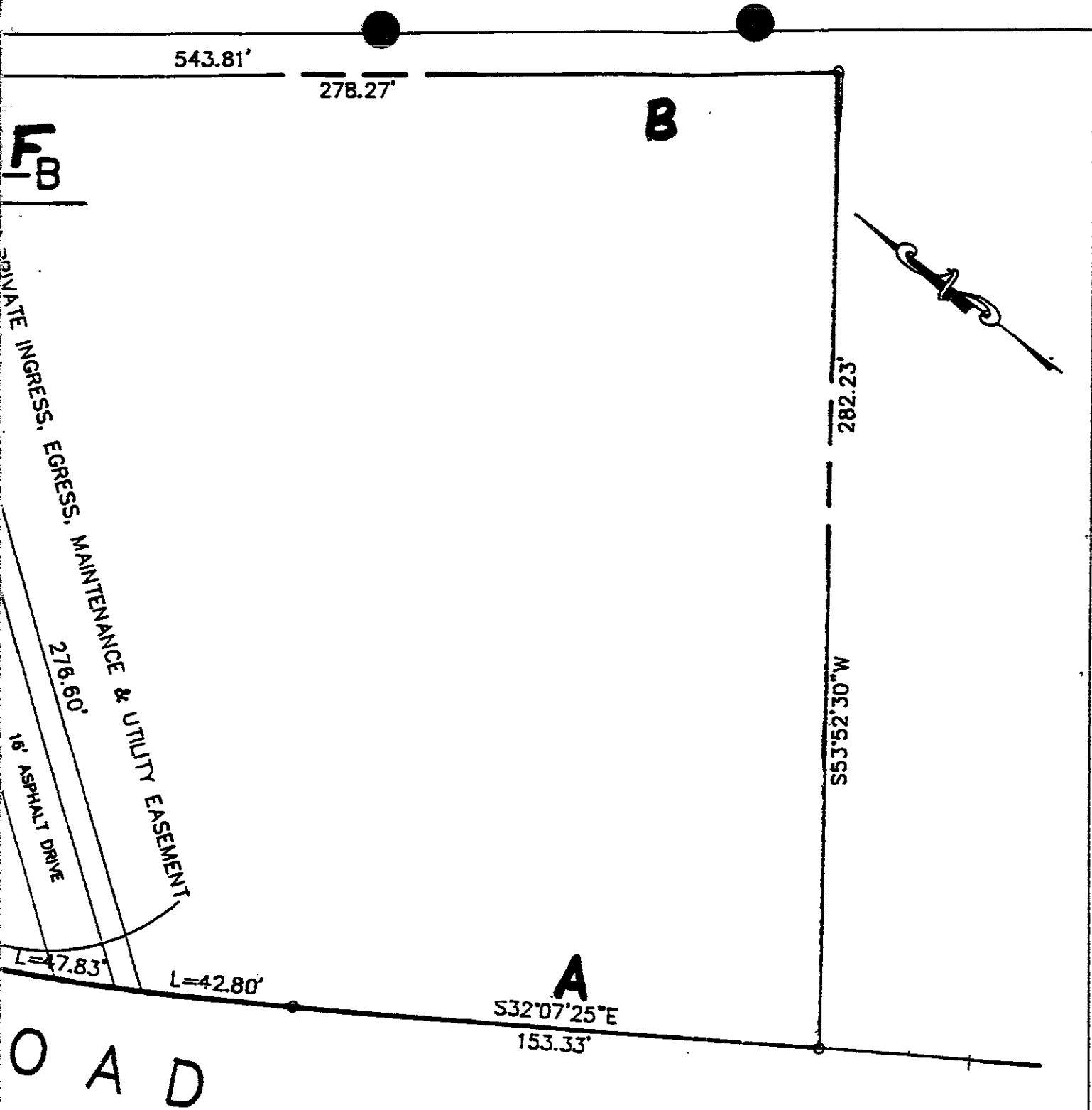
#16025..... FALLS ROAD

BEING K/A LOT 2-B, RE-SUBDIVISION OF LOT 2

BEREAN HEIGHTS

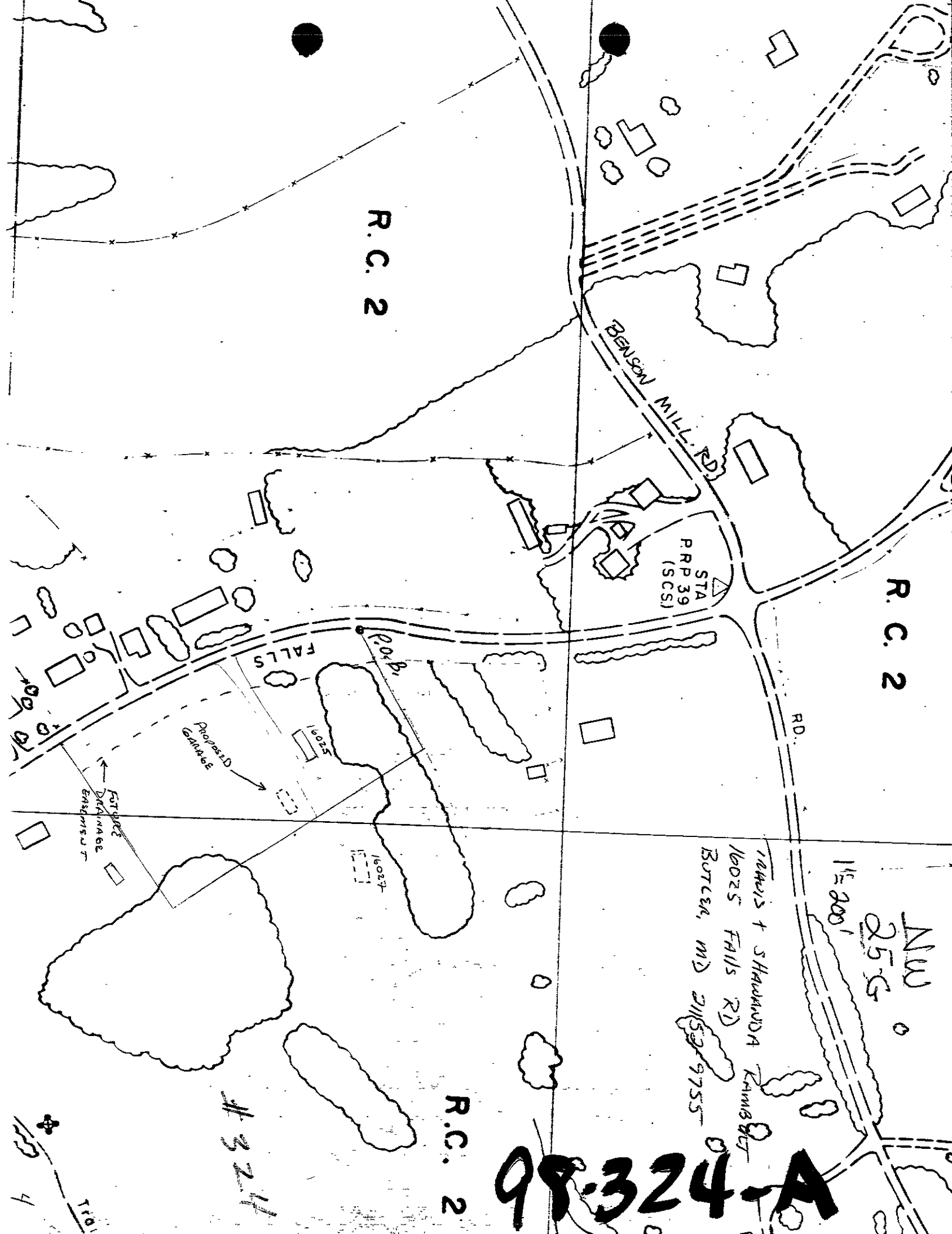
5-TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

N O
THIS
HERE
FLOO
FLOO



IT E:
 IS TO CERTIFY THAT THE PROPERTY SHOWN
 ON DOES NOT LIE WITHIN THE 100 YEAR
 D PLAIN AS DELINEATED ON THE FEDERAL
 D INSURANCE RATE MAPS

SCALE: 1"=50'
 UPDATED: NOV.25, 1997
 DATE: JAN. 22,1997
 PROJ. NO.96-192



R.C. 2

R.C. 2

STA
PRP 39
(SCS)

FALLS

Proposed
GARAGE

Future
DRAINAGE
BASIN

16025

R.C. 2

NW
25.5
11 200'

16025 FALLS RD
BUTLER, MD 2153-9755

98-324-A

#324

Troll

24 FEB 98

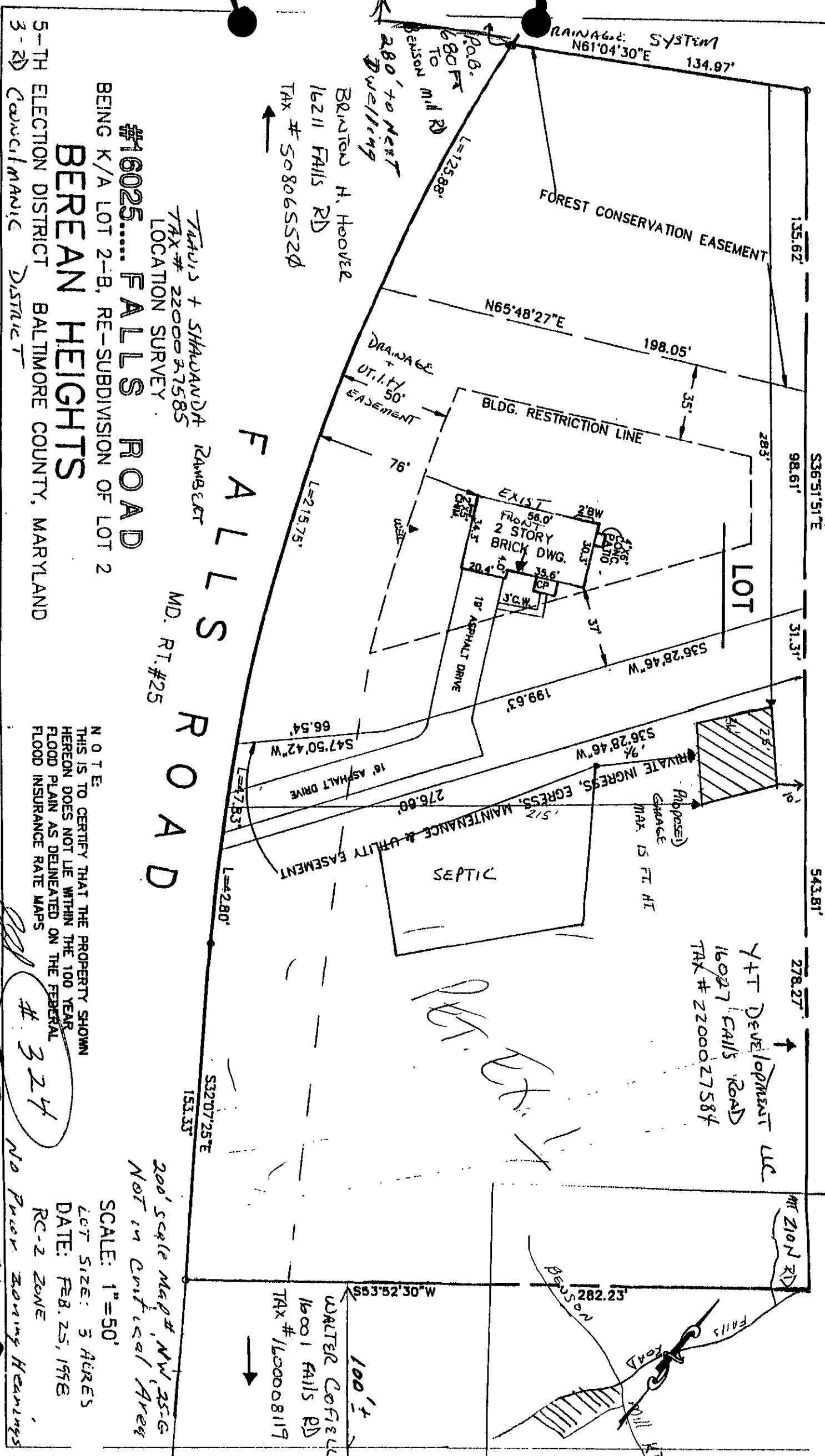
11:00

COUNCIL DISTRICT #3

206 AN

A-USE-PP

THIS IS A SUMMARY RETURN FOR LEVIES AND ADVANCE PAYMENTS



#16025.... FALLS ROAD

BEING K/A LOT 2-B, RE-SUBDIVISION OF LOT 2

5-TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
3-RD COUNCILMANIC DISTRICT

FALLS ROAD
MD. RT. #25

TAYLOR + SHAWANDA RAMBERT
TAX # 2200037585
LOCATION SURVEY

NOTE:
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN
HEREON DOES NOT LIE WITHIN THE 100 YEAR
FLOOD PLAIN AS DELINEATED ON THE FEDERAL
FLOOD INSURANCE RATE MAPS

324

98-324-A

SCALE: 1"=50'

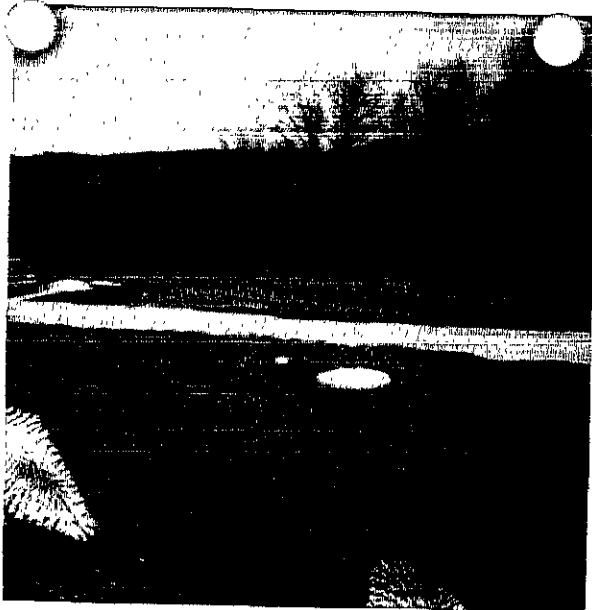
LOT SIZE: 3 ACRES
DATE: FEB. 25, 1998
RC-2 ZONE

No Prior Zoning Hearings

WALTER COFFEE
16001 FALLS RD
TAX # 1600008119

Y+T DEVELOPMENT LLC
16027 FALLS ROAD
TAX # 2200027584

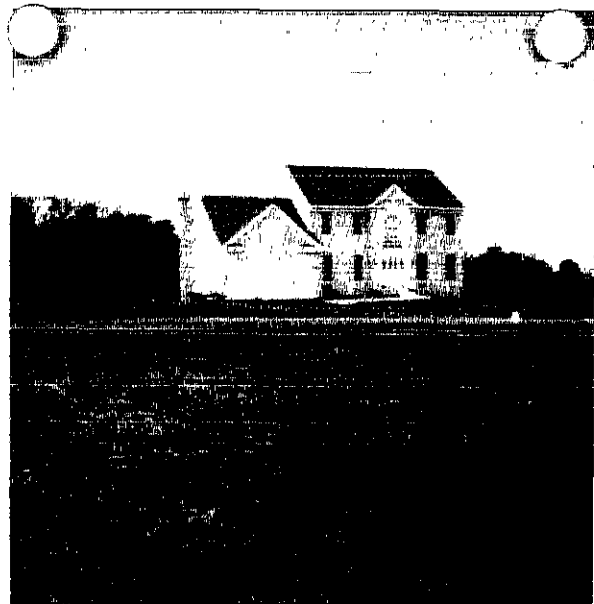
200' scale map # NW 25-G
Not in Critical Area



PROPOSED SITE

#324

↓
FRONT DOOR



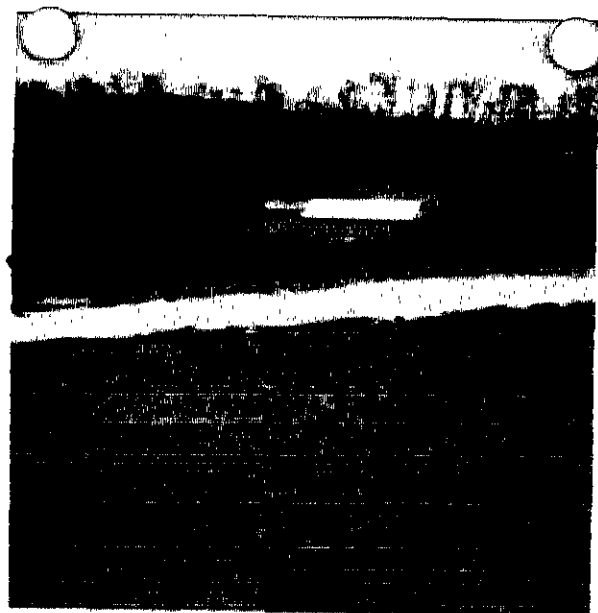
16025 FALLS RD

#324



#324

↓
FRONT DOOR



#324

↓
FRONT DOOR

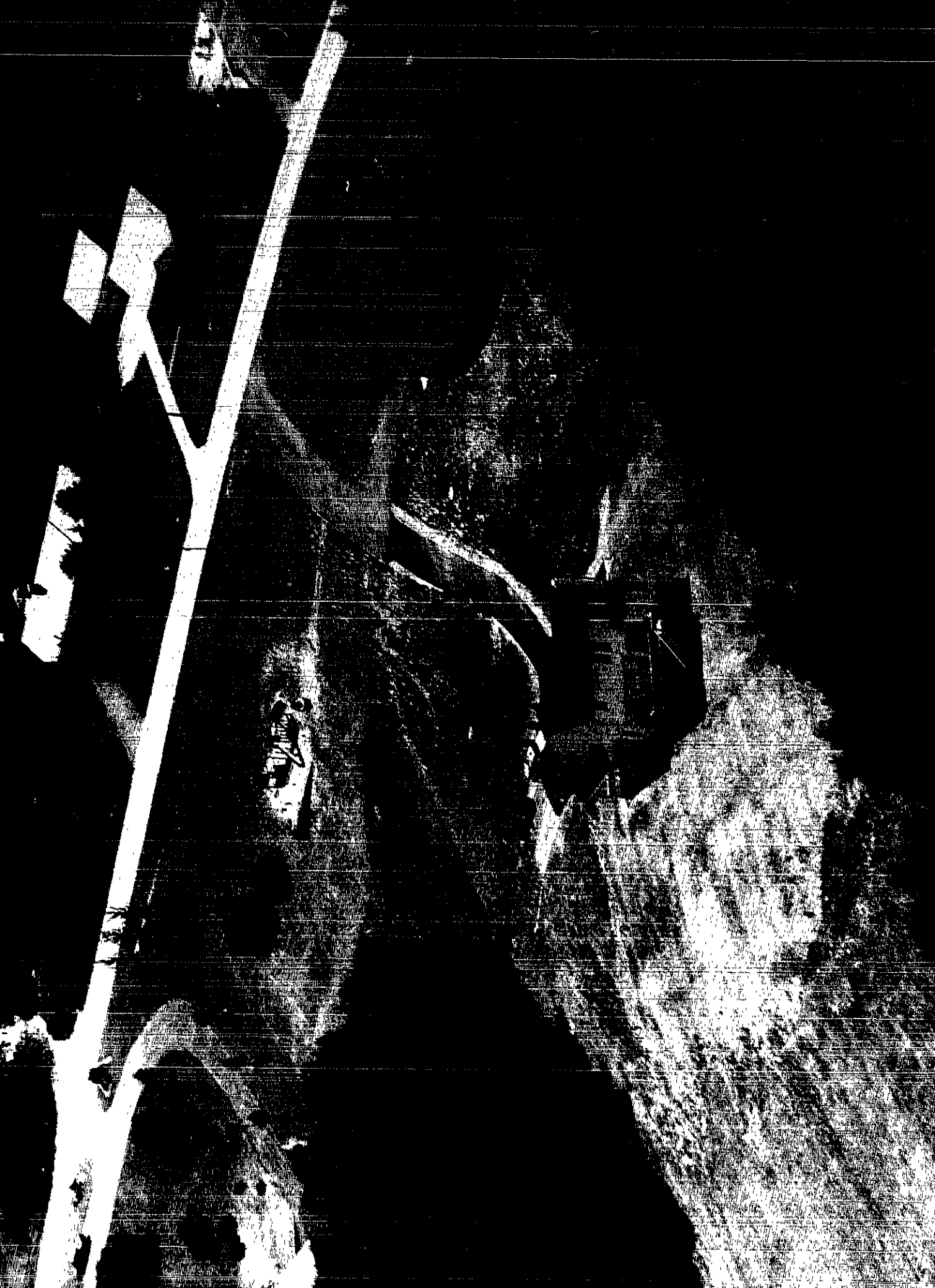
98-324-A



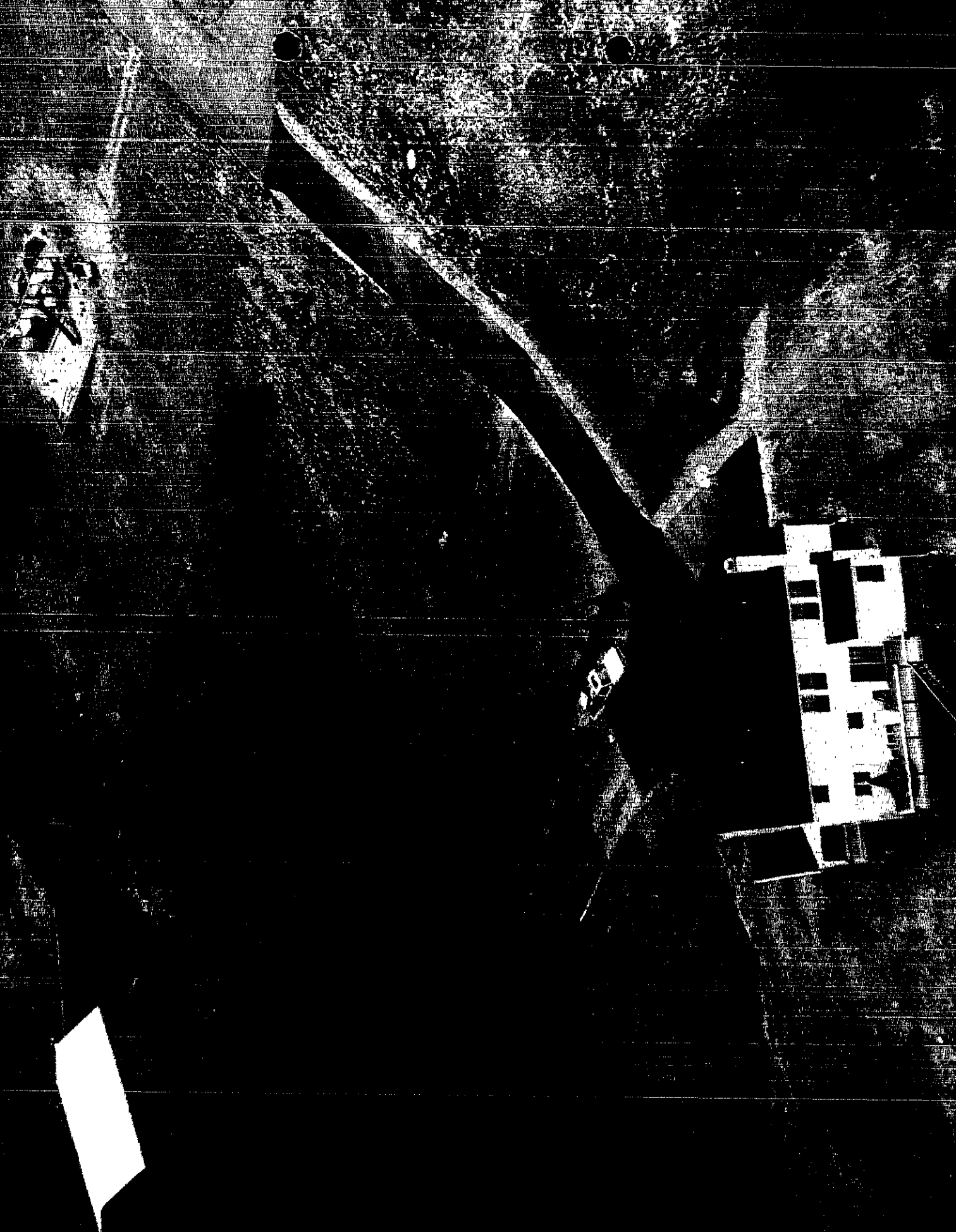


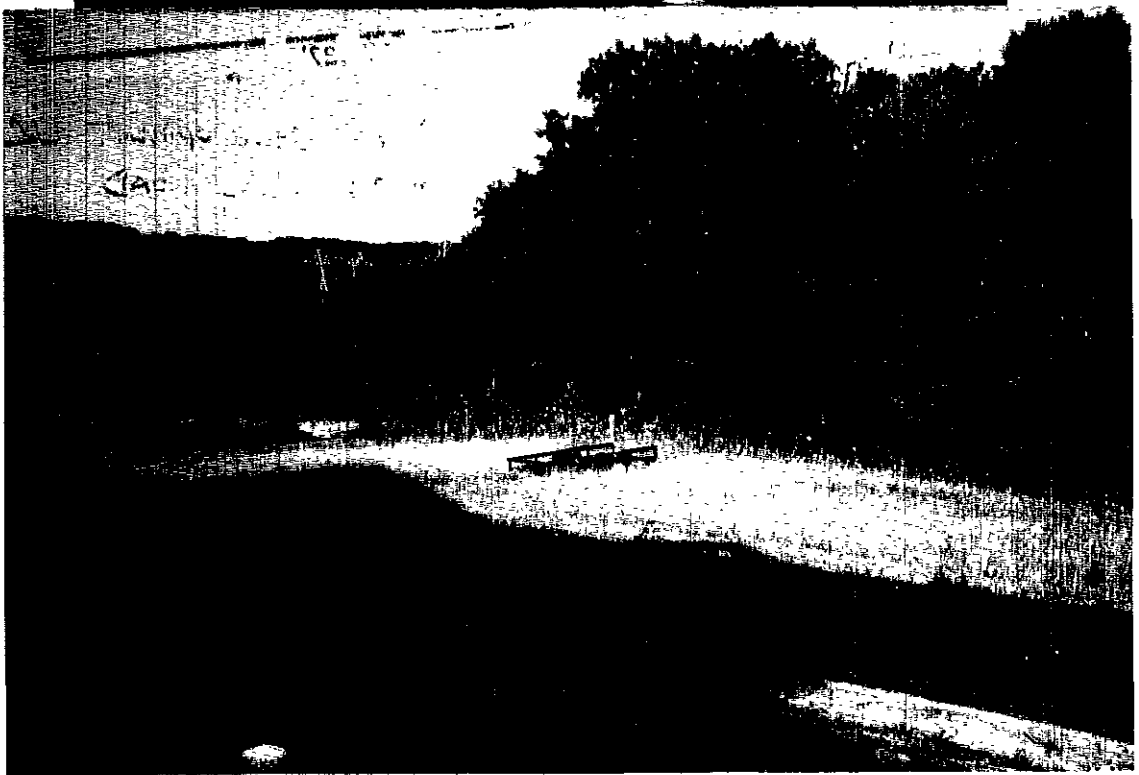


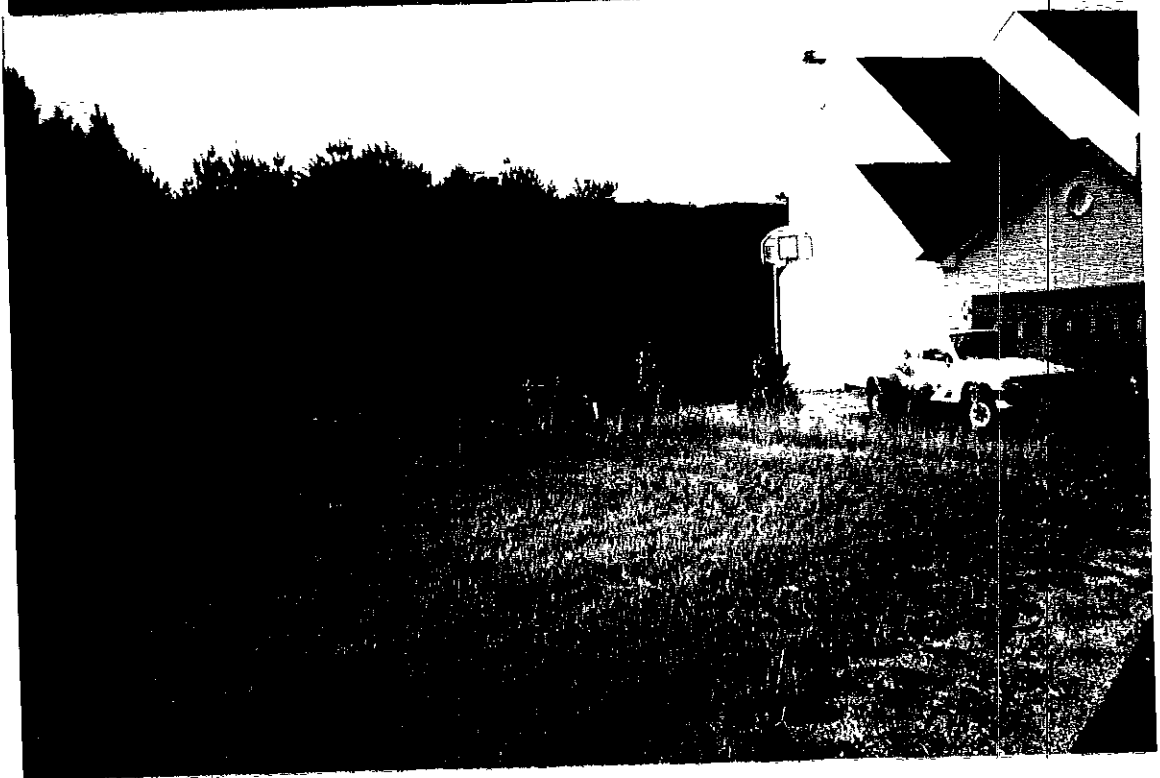
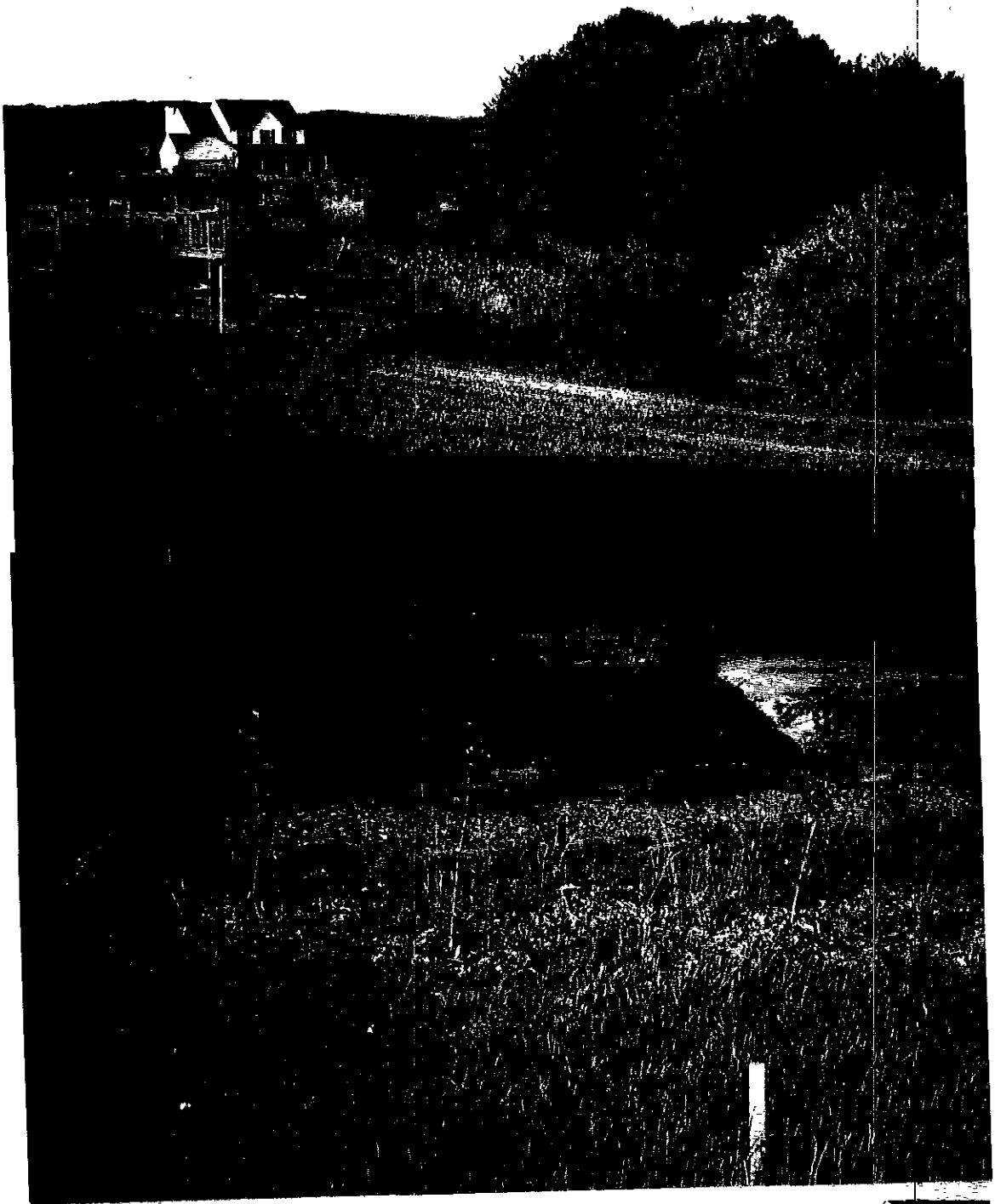




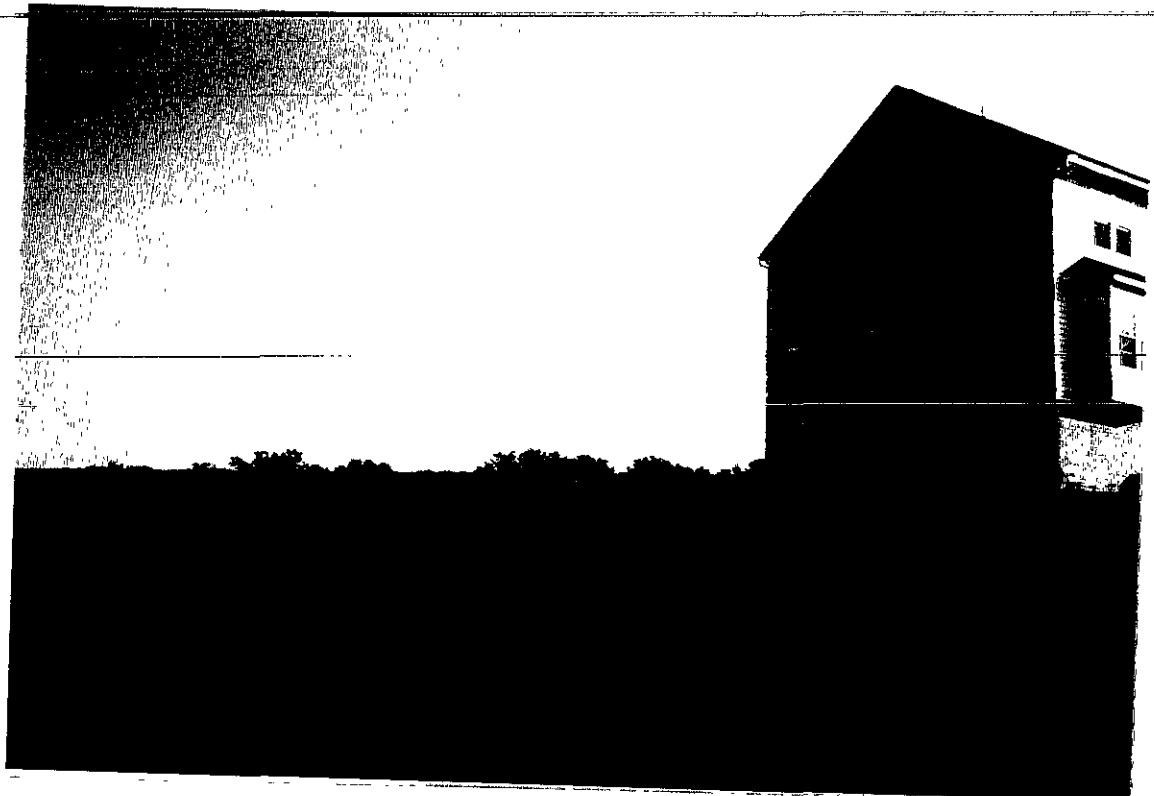














**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP**

James R. Rauscher
Shawanda Rauscher
16125 Falls RD
Baltimore, MD 21122-7255

SCALE		LOCATION		SHEET	
1" = 200' ±		WEST OF	N.W.		
DATE		BEREAN	25-6		
OF					
PHOTOGRAPHY					
JANUARY					
1986					

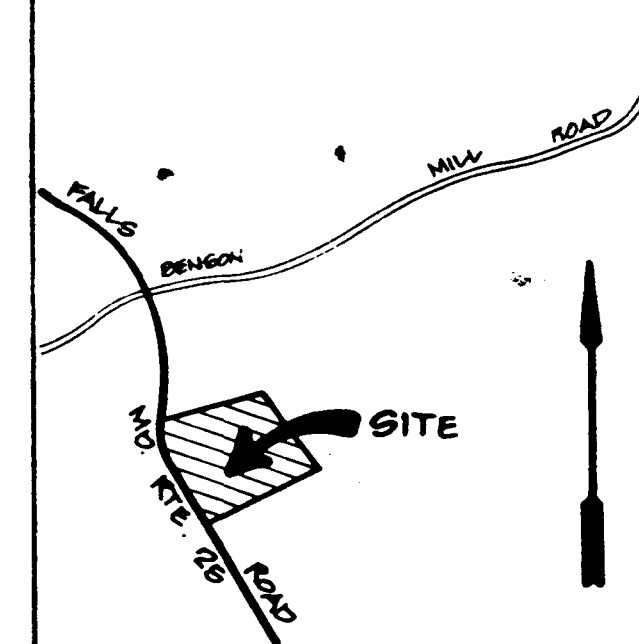
GENERAL NOTES:

- Councilmanic District: 3
- Census Tract: 4050
- Watershed: 12
- Subwatershed: 81
- Elementary School District: No. 52 (Fifth District)
- Regional Planning District: 302
- Baltimore County Zoning Map: NW 25G
- No local open space required.
- To the best of our knowledge, there are no historical areas, critical areas, archeological sites, endangered species habitats, or hazardous materials on site.
- To the best of our knowledge, there are no underground storage tanks on site.
- No existing wells or septic systems.
- There have been no previous zoning hearings for this site.
- There are no zoning lines within 200 feet of subject.
- The panhandle shall be paved within one year of the issuance of the first occupancy permit of the last lot to be served, whichever comes first.
- All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
- All impervious areas should be limited to 30 percent of cleared area and conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
- House down spouts are to be discharged onto pervious areas or into dry wells, where feasible.
- This property as shown on the plan has been held intact since October 12, 1972. The developer's engineering has confirmed that no part of the gross area of this property as shown on the plan as ever been utilized, recorded or represented as density or area of support any off-site dwellings.
- A zoning final development plan is required when a 4th lot is created as determined as from effective date zoning regulations for that zone.

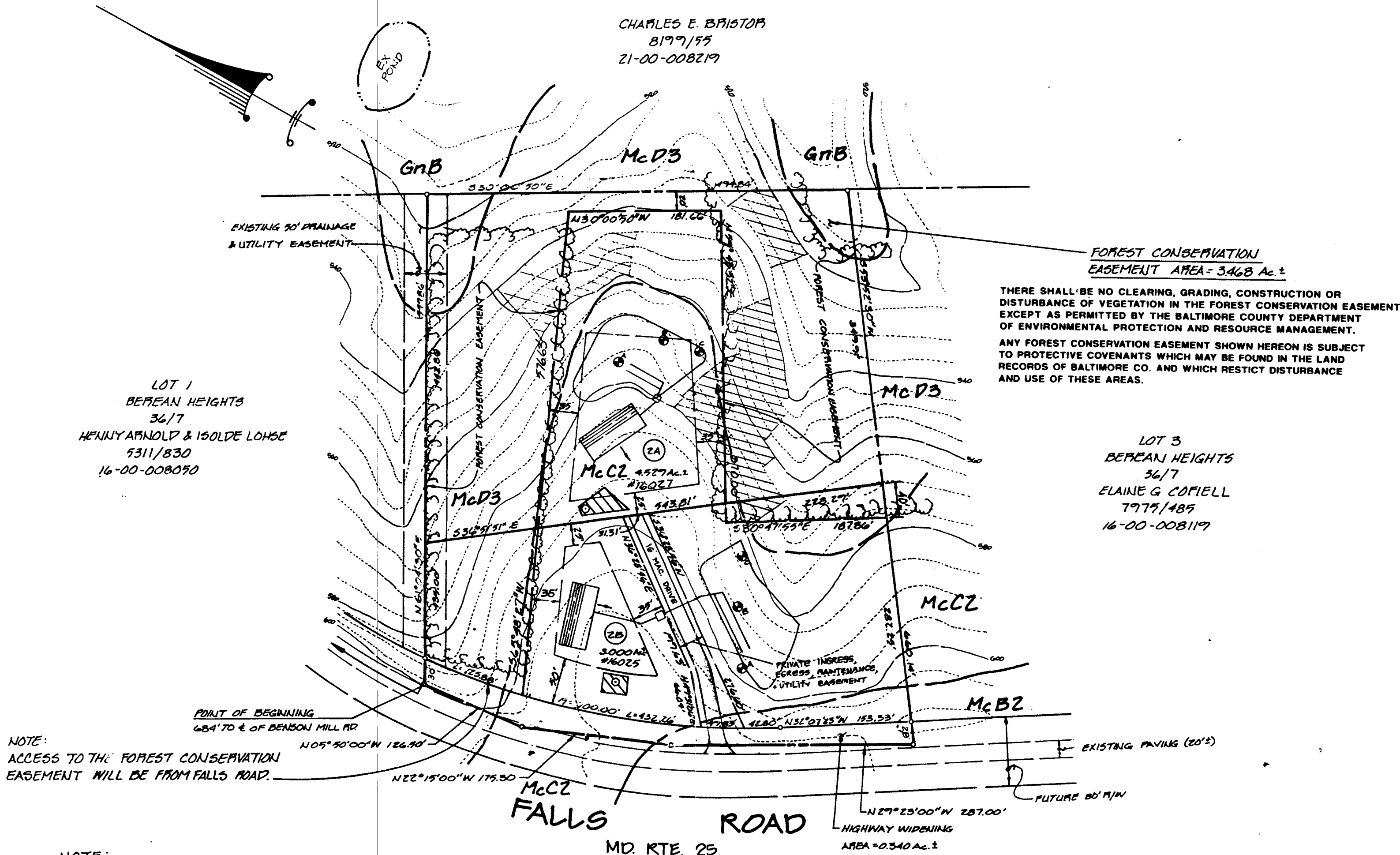
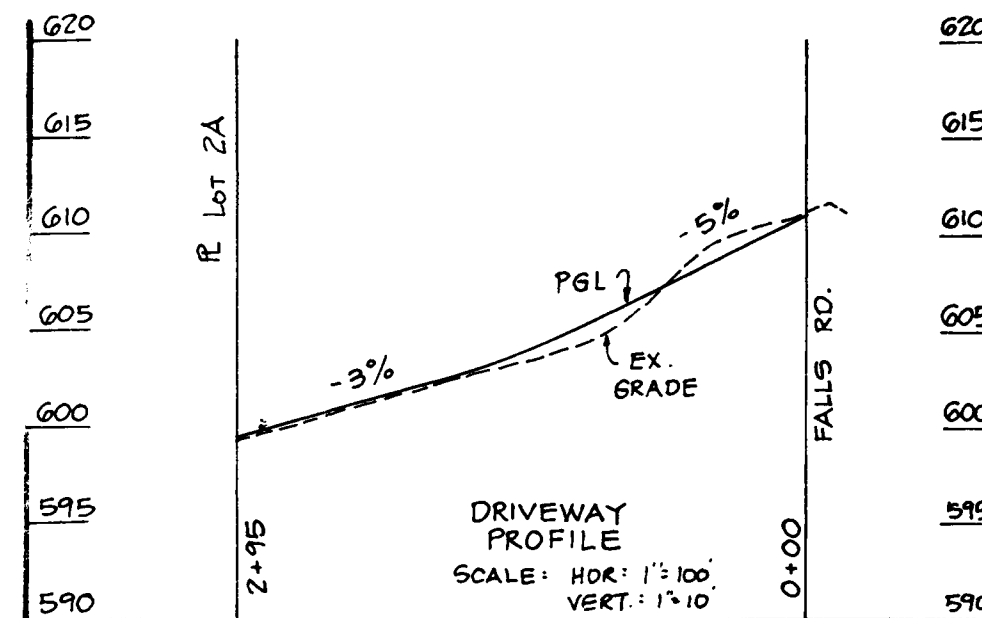
DENSITY NOTES:

- Existing Zoning of Site
- Gross Area of Site
- No. of Lots Allowed
- No. of Lots Proposed
- Highway Widening Area
- Net Area of Lots
- No. of Parking Spaces Required
- No. of Parking Spaces Proposed

RC-4
7.869 Ac. ±
2
2
0.340 Ac.
7.529 Ac. ±
2 per lot = 4
2 + per lot

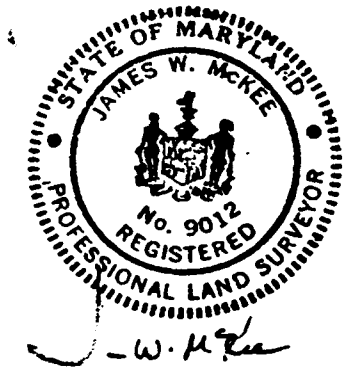


VICINITY MAP
SCALE: 1" = 100'



NOTE:
ACCESS TO THE FOREST CONSERVATION
EASEMENT WILL BE FROM FALLS ROAD.

NOTE:
THE OWNERS OF LOT 2B SHALL RETAIN
THE RIGHT TO EXCAVATE A PORTION OF
THE USE-IN-COMMON DRIVEWAY FOR REPAIR
OF SEPTIC SYSTEM COMPONENTS.



McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE & SHAWAN ROAD
MOUNT VALLEY, MD 21030
PHONE - (410) 527-1555

Baltimore County Minor Subdivision Project No. 93-113-MP	
DEVELOPMENT REGULATIONS ☒ Exempt from Division 2 ☐ Panhandle, exempt from Sections 26-202 & 26-206	
ZADM CERTIFICATION ☒ Approved ☐ Disapproved	
By: <i>John A. H.</i>	Date: 4/0/93
APPROVED, DEPT. OF By: <i>John A. H.</i> Date: 10/5/97	

MINOR SUBDIVISION PLAT
OF A RESUBDIVISION OF
LOT 2

BEREAN HEIGHTS

36/7

MINOR SUB. NO. 93113 MP ZADM NO. V-38

5th. ELECTION DISTRICT

BALTIMORE COUNTY, MD

SCALE: 1" = 100'

JULY 12, 1993

TAX MAP 26 GRID 12 PARCEL 173-2
ACCOUNT NO.: 16-00-008051
DEED REFERENCE: 5321/410

OWNER

JOHN ROBERT & ELENORA R. GREEN
377 BROADVIEW LANE
ANNAPOLIS, MD. 21401
(410) 974-6813

Plot No 1