

IN RE: PETITION FOR VARIANCE
SW/S Gores Mill Road, 1300' N
of the c/l of Nicodemus Road
(12024 Gores Mill Road)
4th Election District
3rd Councilmanic District

Timothy G. Himes, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-385 -A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Timothy G. and Marsha J. Himes. 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) height of 22 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mr. & Mrs. Himes, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 6.199 acres, more or less, zoned R.C.4, and is heavily wooded. The property is roughly triangular in shape, tapering from a front property line width of 585' feet to a mere 33' at the rear property line. The Petitioners recently purchased the subject property and propose to develop same with a two-story dwelling and attached two-car garage. In addition, the Petitioners are desirous of constructing a detached three-car garage, adjacent to the proposed dwelling. Testimony and evidence showed that the proposed dwelling and garage will sit far back on the lot and given the

ORDER RECEIVED FOR FILING

Date 6/15/98

By [Signature]

many trees on the property, will not be visible from Gores Mill Road or adjacent properties. In order to construct the three-car garage in keeping with the architectural design of the proposed residence, matching width, height, and roof pitch, the requested variance is necessary.

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, I am persuaded to grant the requested variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will result in a practical difficulty or unreasonable hardship for the Petitioners. There were no adverse comments from any Baltimore County reviewing agency and no opposition from any adjoining property owner. It appears that the variance requested will not cause any injury to the

ORDER RECEIVED FOR FILING
Date 6/15/78
By [Signature]

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 15th day of June, 1998 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached three-car garage) height of 22 feet in lieu of the maximum permitted 15 feet, 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 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.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The three-car garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) The proposed garage shall be limited to storage purposes only. There shall be no commercial use of the subject 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 6/15/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

June 15, 1998

Mr. & Mrs. Timothy G. Himes
303 Leyton Road
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
SW/S Gores Mill Road, 1300' N of the c/l of Nicodemus Road
(12024 Gores Mill Road)
4th Election District - 3rd Councilmanic District
Timothy G. Himes, et ux - Petitioners
Case No. 98-385 - A

Dear Mr. & Mrs. Himes:

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 M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel; Case Files



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12024 GORES MILL Rd. 21136
which is presently zoned RC4

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

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

TO CONFORM WITH ARCHITECTURAL DESIGN OF RESIDENCE FOR
MATCHING WIDTH, HEIGHT, + ROOF PITCH OF THE HOUSE, ADJACENT.

TO THIS DETACHED GARAGE.

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

400.1

TO allow an accessory structure (detached garage) with a height of 22 ft. in lieu of the maximum permitted 15 ft.

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

(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):

TIMOTHY G HINES

(Type or Print Name)

Signature

MARSHA J HINES

(Type or Print Name)

Signature

410 833 6268 410 833 0177

Address

Phone No

303 Leyton Rd.

City

State

Zipcode

Reisterstown, Md. 21136

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

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 4-14-98

98-385-A

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ORDER RECEIVED FOR FILING

Date

By

RE: PETITION FOR VARIANCE

12024 Gores Mill Road, SW/S Gores Mill Road,
1300' NW of c/l Nicodemus, 4th Election District,
3rd Councilmanic

Legal Owners: Timothy G. and Marsha J. Himes

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-385-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 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 1st day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Timothy G. and Marsha J. Himes, 12024 Gores Mill Road, Reisterstown, MD 21136, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

ZONING DISCRIPTION FOR 12024 GORES MILL ROAD

BEGINNING AT A POINT OF THE CENTERLINE OF GORES MILL ROAD AT A DISTANCE OF 1300 FT NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET NICODEMUS ROAD WHICH IS 60 FT. WIDE, S. 73° 03' 00" W. 1034.55 FT., N. 21° 53' 00" W. 33.00 FT., N. 40° 30' 40" E. 804.69 FT., AND S. 48° 43' 23" E. 585.00 FT. TO THE PLACE OF BEGINNING, 4th ED, 3rd CO. of BALTO. CO.

385

98.385.A

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/14/, 1998

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 5/14/, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

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: #98-385-A
12024 Gores Mills Road
SW/S Gores Mills Road, 1300'
+/- NW of centerline
Nicodemus
4th Election District
3rd Councilmanic District
Legal Owner(s):
Timothy G. Himes &
Marsha J. Himes

Variance: to allow an accessory structure (detached garage) with a height of 22 feet in lieu of the maximum permitted 15 feet.

Hearing: Tuesday, June 2, 1998 at 10:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

5/103 May 14 c228198

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

952819

DATE H-14- ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Tim Hines #12024 Boves Mill Rd.

FOR: Residential Variance Filing Fee

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

4/14/1998 4/14/1998 11:52:10

NET 4200 CASHIER BRID JNR DYNALIS

5 MISCELLANEOUS CASH RECEIPT

Receipt # 000002

OR NO. 052819

50.00 CASH

Baltimore County, Maryland

98.385-A

CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

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

April 27, 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:

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12024 Gores Mills Road
SW/S Gores Mills Road, 1300' +/- NW of centerline Nicodemus
4th Election District - 3rd Councilmanic District
Legal Owner: Timothy G. Himes & Marsha J. Himes

Variance to allow an accessory structure (detached garage) with a height of 22 feet in lieu of the maximum permitted 15 feet.

HEARING: Tuesday, June 2, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Arnold Jablon
Director

c: Marsha & Timothy Himes

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 18, 1998**
- (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.



TO: PATUXENT PUBLISHING COMPANY
May 14, 1998 Issue - Jeffersonian

Please forward billing to:

Tim Himes 410-833-6269
303 Leyton Road
Reisterstown, MD 21136

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: 98-385-A
12024 Gores Mills Road
SW/S Gores Mills Road, 1300' +/- NW of centerline Nicodemus
4th Election District - 3rd Councilmanic District
Legal Owner: Timothy G. Himes & Marsha J. Himes

Variance to allow an accessory structure (detached garage) with a height of 22 feet in lieu of the maximum permitted 15 feet.

HEARING: Tuesday, June 2, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



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.: 385

Petitioner: TIMOTHY G HINES

Location: 12024 GORES MILL RD. REISTERSTOWN Md. 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: TIM HINES

ADDRESS: 303 LEYTON Rd.

REISTERSTOWN Md. 21136

PHONE NUMBER: 410 833 6269

AJ:ggs

(Revised 09/24/96)

98-385-A -16-

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

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



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____

 Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#; _____

Zoning: _____

Lot size: _____

acreage square feet

public private
SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____

A-288-8P

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-385-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A Variance to allow an accessory
structure (detached garage) with a height
of 22 ft. in lieu of the maximum permitted
15 ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case # 98-385-A
Petitioner/Developer:
(Timothy G. Himes)
Date of Hearing/Closing:
(June 2, 1998)

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

Attention : Ms. Gwendolyn Stephens

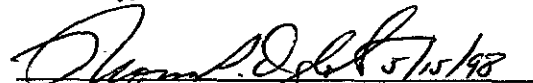
Ladies and Gentleman:

**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 _____**

12024 Gores Mill Road Baltimore, Maryland 21136 _____

**The sign(s) were posted on _____ May 15, 1998 _____
(Month, Day, Year)**

Sincerely,

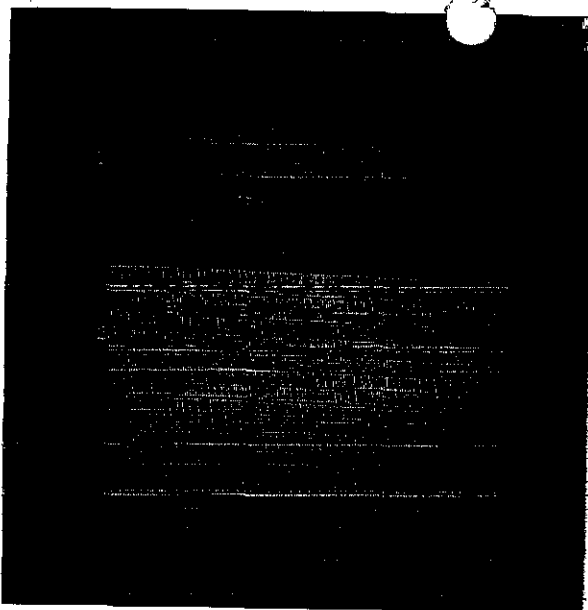

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**





Baltimore County
Department of Permits and
Development Management

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

May 27, 1998

Mr. and Mrs. Timothy Himes
12024 Gores Mills Road
Reisterstown, MD 21136

RE: Item Number: 385
Case Number: 98-385-A
Petitioner: Timothy Himes, et ux

Dear Mr. and Mrs. Himes:

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 April 14, 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 Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:rye

Enclosures



Due Date:

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/JS*

SUBJECT: Zoning Item #385

Himes Property, 12024 Gores Mill Road

Zoning Advisory Committee Meeting of April 27, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Agriculture Preservation: 98-385 - Submitted drawing indicates existing garage. What is the purpose of additional garage? Will this be used for living quarters? RC-4 is a resource conservation zone and specifically for watershed protection. This request appears to increase impervious surfaces and have potential for two primary residences on the property. Recommend that the petitioner submit information that indicates that building will not be used as residence and that it will have no impact on on-site or off-site stream resources.



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 4.24.94
Item No. 385 JJS

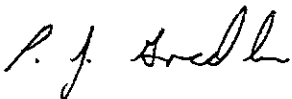
Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

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

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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: May 6, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for May 4, 1998
 Item Nos. 380, 381, 383, 384, 385,
 386, 387, 388, 389, 390, 391, and
 392

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

RWB:HJO:jrb

cc: File

ZONE0504.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 28, 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 No. 380, 383, 385, 388, 390, and 391

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:

Gary L. Kerns

AFK/JL

APR 29 1998



Baltimore County
Fire Department

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

May 6, 1996

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 APRIL 27, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

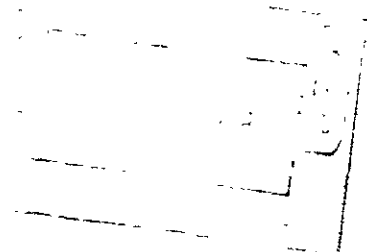
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

379, 380, 383, 385, 387, 388, 389, 390, 391 AND 392

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

cc: File



MEMO TO THE FILE

4/14

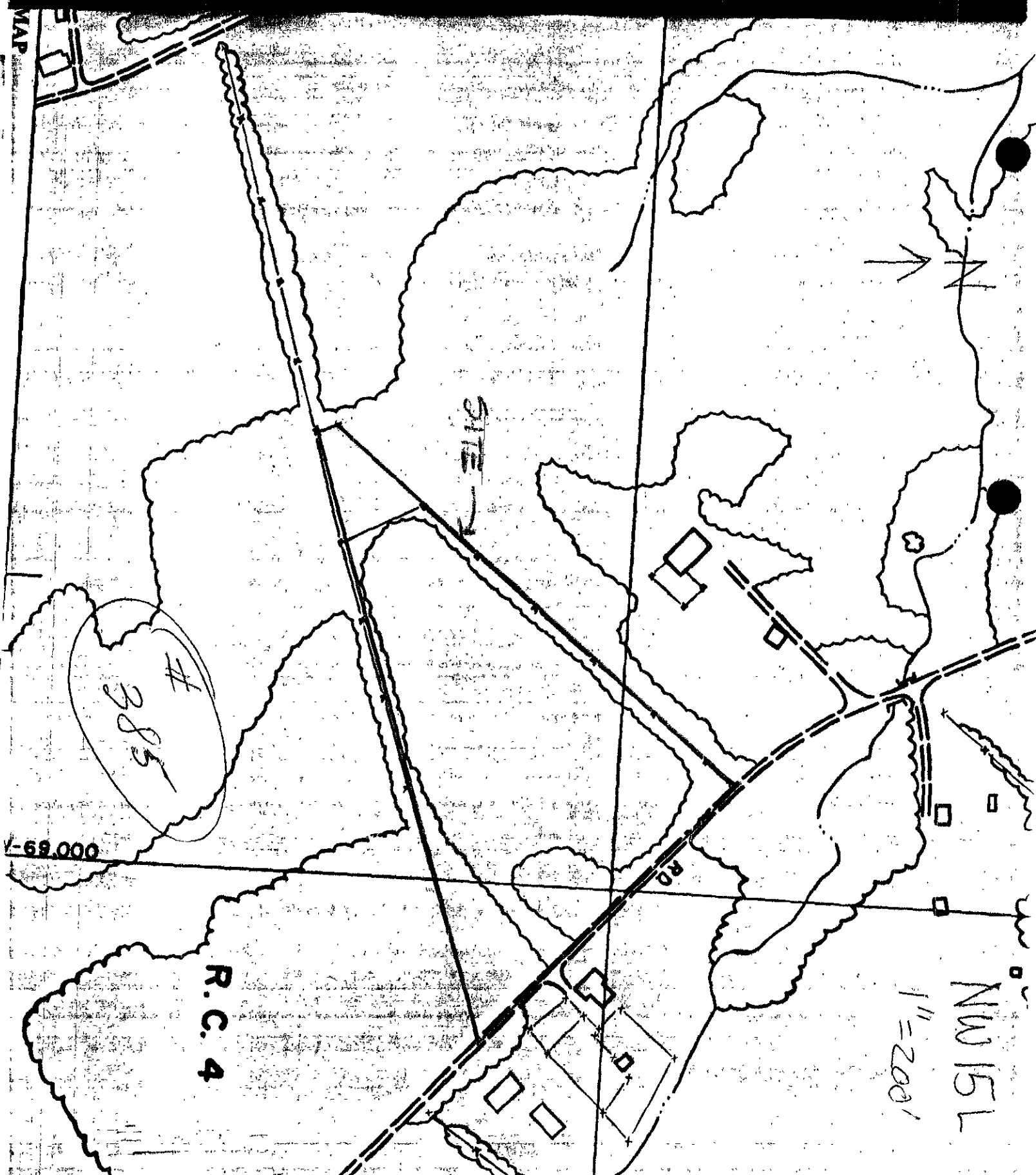
TO: ZC, Deputy Z.C.

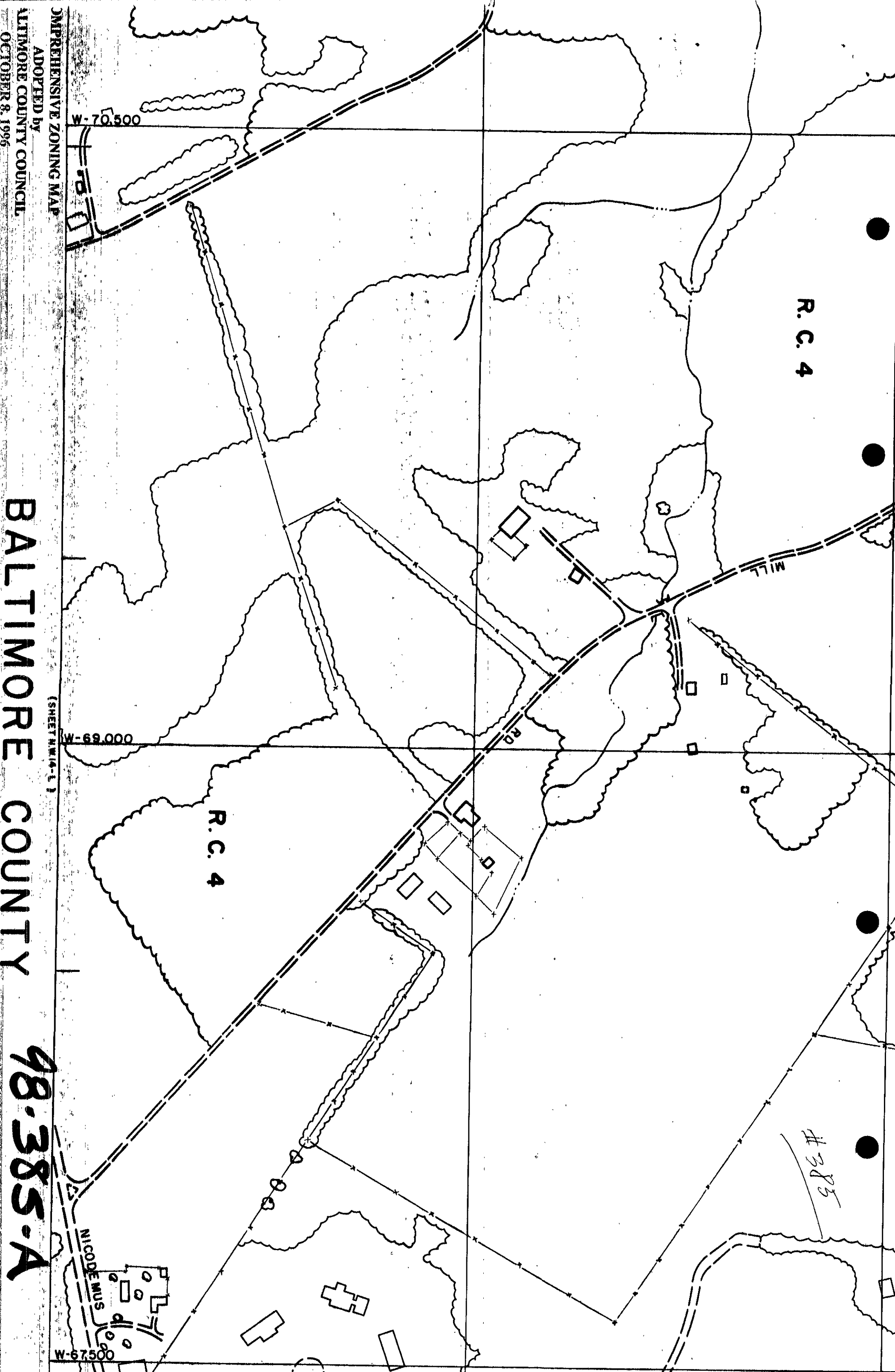
FROM: JH As, Planner II

SUBJECT: Zoning Variance Petition, Item #385

Per Mr. Timothy Himes, Petitioner & owner during our 11:00 AM filing appointment today, the dwelling will be constructed before any proposed garage.

98-385-A





R.C. 4

MILL

RD

R.C. 4

48-385

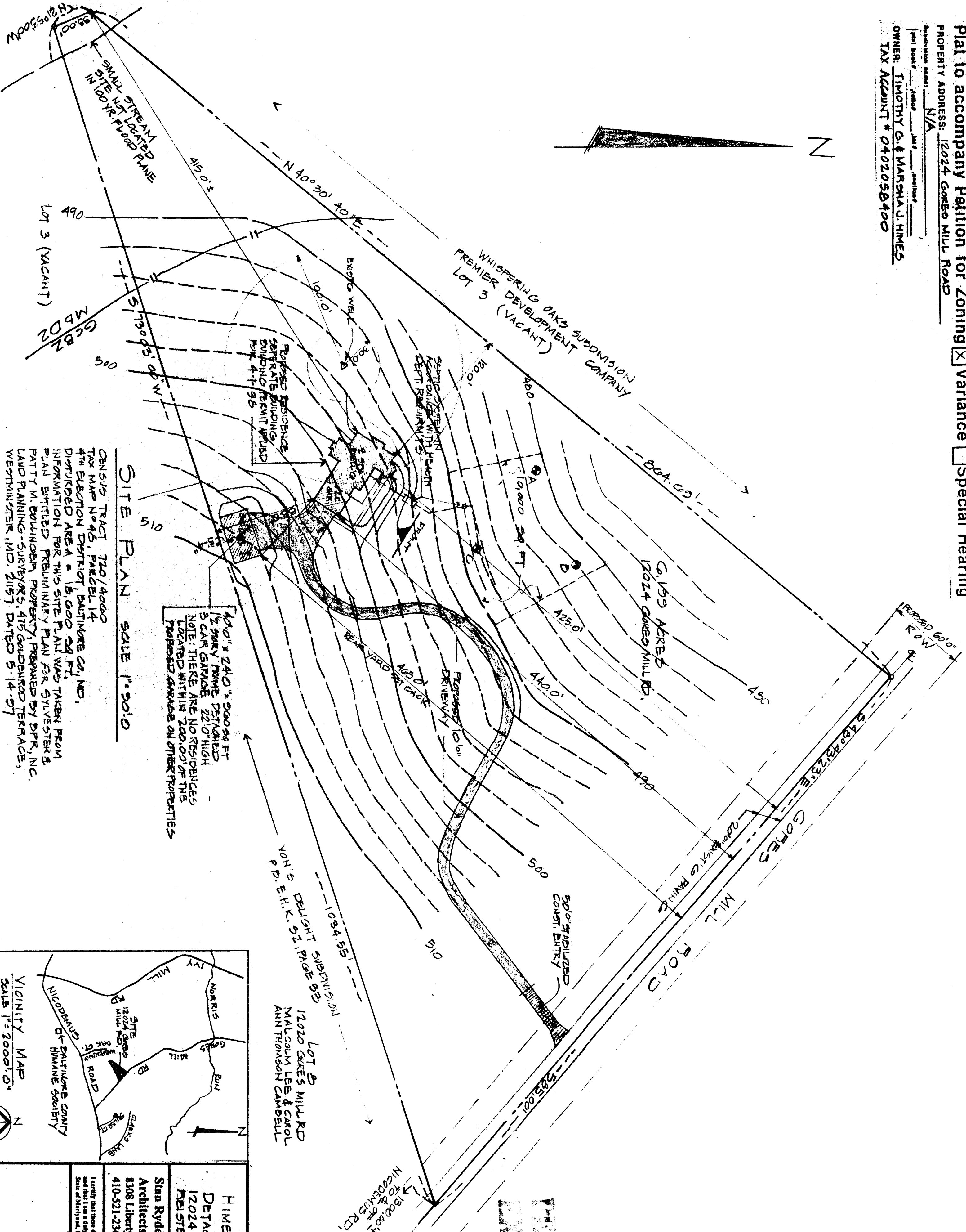
NICODE MUS

COMPREHENSIVE ZONING MAP
ADOPTED by
BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996

BALTIMORE COUNTY
48-385-A

(SHEET N.M. 16-1)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing
PROPERTY ADDRESS: 12024 GORES MILL ROAD
Section name: N/A
Part Book: / Asses: / Asses:
OWNER: TIMOTHY G. & MARSHA J. HINES
TAX ACCOUNT # 0402058400

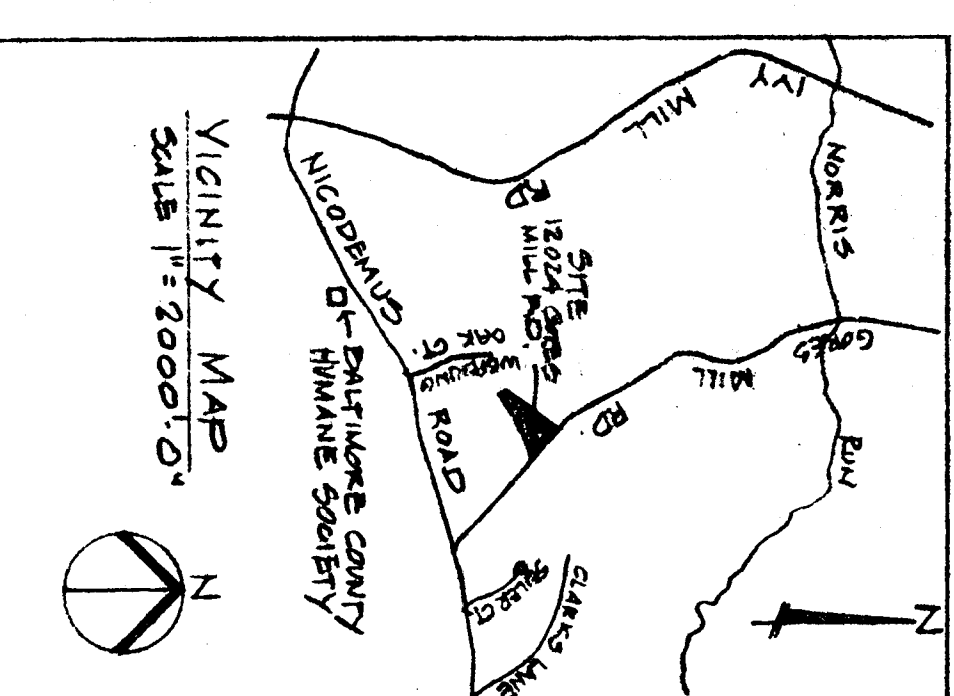


SITE PLAN SCALE 1"=20'0"

CENSUS TRACT 720/4000
TAX MAP No 45, PARCEL 14
4TH ELECTION DISTRICT, BALTIMORE CO., MD.
DIMENSIONED AREA = 15,000 SQ. FT.
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM
PLAN ENTITLED PRELIMINARY PLAN FOR SYLVESTER &
PATY M. EDWARDS PROPERTY, PREPARED BY DPR, INC.
LAND PLANNING SURVEYORS, 415 GARDEN TERRACE,
WESTMINSTER, MD. 21157 DATED 5-14-97

40'0" x 24'0" 5000 SQ. FT.
1/2 STORY PORCH DETACHED
5 CAR GARAGE 22'0" HIGH
NOTE: THERE ARE NO RESIDENCES
LOCATED WITHIN 200.00' OF THE
PROPOSED GARAGE ON OTHER PROPERTIES

REVISED 4-10-98 FOR
ZONING VARIANCE



VICINITY MAP
SCALE 1"=2000'0"

LOT 2 GORES MILL RD
MALCOLM LEE & CAROL
ANN THOMPSON CAMPBELL
P.D. E.H.K. 521 PRO 982

EXHIBIT 1

LOCATION INFORMATION	
Election District: 4	3
Councilmanic District: 3	
1"=200 scale map: NW 15 L	
Zoning: RC 4	270025
Lot size: 6,193	Square Feet
SEWER: ☒	WATER: ☒
CHESAPPEAKE Bay Critical Area: ☐	Prior Zoning Hearing: NONE
Zoning Office USE ONLY	
Reviewed by: ITEM #:	DATE:
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HINES, RESIDENCE & DETACHED GARAGE 12024 GORES MILL RD NEUSTADTOWN, MARYLAND	
Architects Stan Ryder, Jr. & Associates 8308 Liberty Road/Baltimore, MD 21244 410-521-2367/Fax 410-521-2464	
I certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer in the State of Maryland. Date of Issuance: March 10, 1998	
MARCH 10, 1998	

98-385-A

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