

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
Middletown Road, 2200 ft. NW *
Of Gores Mill Road * ZONING COMMISSIONER

6th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
20012 Middletown Road * CASE NO. 99-166-A
Legal Owners: David Meadowcroft, et al
Contract Purchaser: Scott A. Meadowcroft
Petitioners

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for the property located at 20012 Middletown Road in the northern section of Baltimore County. The Petition was filed by David Meadowcroft and Michael D. Meadowcroft, property owners, and Scott A. Meadowcroft, Contract Purchaser. Variance relief was requested from Section 101 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory building larger than the proposed principal building; from Section 400.1 of the BCZR to allow an existing accessory building in a residential lot to be located in the front yard; and from Section 400.3 of the BCZR to allow an existing accessory building with a height of 30 ft., in lieu of the required 15 ft., in an R.C.2 zone. As required by law, the property was posted with notice of the Petition for Residential Variance. Thereafter, on December 4, 1998, Findings of Fact and Conclusions of Law were issued by this Zoning Commissioner. Pursuant to the Order attached thereto, relief was granted.

Prior to the issuance of the Order, correspondence was received at the Zoning Commissioner's Office from Robert J. Evans and Mary A. Evans, adjacent property owners. Mr. and Mrs. Evans did not request that a public hearing be held for this case but did seek that any approval be conditioned. Specifically, the adjacent property owners expressed concerns regarding the future usage of the barn. They indicated that the barn is located adjacent to their property. Their concerns were that the barn not be used as a residence or dwelling, a place of business or other commercial concern, that no hazardous materials be stored therein and that no barnyard animals (livestock, poultry, etc.,) be housed in the barn. The property owners averred that the condition was fair and reasonable considering the residential area and proximity of the barn dwellings.

A review of the Petition for Administrative Variance indicates that the Petitioners' request was that the barn be used, "... for storage use and keep equipment and tools, etc. ..."

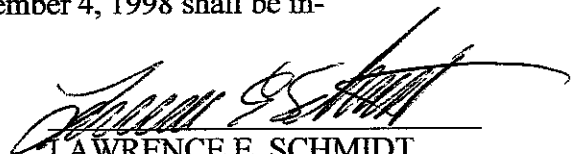
ORDER RECEIVED FOR FILING
Date 12/30/98
By [Signature]

Apparently, the Petitioners do not plan to utilize the barn as a residence or dwelling, place of business or other commercial concern, or for the storage of hazardous materials or the storage of farm animals.

Based upon the foregoing Findings of Fact and Conclusions of Law and Order previously issued by this Zoning Commissioner same shall be amended. The amendment will be in the nature of adding restrictions/conditions to the grant of the relief consistent with the request of Mr. and Mrs. Evans.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of December, 1998 that the Order issued on the 4th day of December 1998 be and is hereby AMENDED with the inclusion of the following conditions/restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition
2. The Petitioners shall not allow or cause the accessory building to be converted to a second dwelling and/or apartment. The building shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.
4. That the Petitioners shall not use the aforementioned accessory structure (barn) as a residence or dwelling, place of business or other commercial concern, for the storage of hazardous materials or the housing of animals (e.g. livestock, poultry, etc.
5. To the extent applicable, all of the terms, conditions and relief requested in the Order dated December 4, 1998 shall be incorporated herein.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FROM FILING
DATE 12/30/98
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

December 30, 1998

Messrs. David & Michael Meadowcroft
18014 York Road
Parkton, Maryland 21120

Mr. Scott A. Meadowcroft
527 Monkton Road, Apt. A
Monkton, Md. 21111

RE: Amended Petition for an Administrative Variance
Case No. 99-166-A
Location: 20012 Middletown Road

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Amended Petition for Administrative Variance has been granted, 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 from 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 AC-410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

Encl.

Copy to:

Mr. and Mrs. Robert J. Evans
20006 Middletown Road
Freeland, Maryland 21053



IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
Middletown Road, 2200 ft. NW *
Of Gores Mill Road * ZONING COMMISSIONER

6th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
20012 Middletown Road * CASE NO. 99-166-A
Legal Owners: David Meadowcroft, et al
Contract Purchaser: Scott A. Meadowcroft
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 20012 Middletown Road in the northern section of Baltimore County. The Petition was filed by David Meadowcroft and Michael D. Meadowcroft, property owners, and Scott A. Meadowcroft, Contract Purchaser. Variance relief is requested from Section 101 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory building larger than the proposed principal building; from Section 400.1 of the BCZR to allow an existing accessory building in a residential lot to be located in the front yard; and from Section 400.3 of the BCZR to allow an existing accessory building with a height of 30 ft., in lieu of the required 15 ft., in an R.C.2 zone. The subject property and requested relief are more particularly shown on Petitioners' Exh. No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the Post of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

ORDER RECEIVED FOR FILING
Date 2/14/98
By M. Spartz

THEFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of December, 1998 that a variance to allow an accessory building larger than the proposed principal building; from Section 400.1 of the BCZR to allow an existing accessory building in a residential lot to be located in the front yard; and from Section 400.3 of the BCZR to allow an existing accessory building with a height of 30 ft., in lieu of the required 15 ft., in an R.C.2 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition
2. The Petitioners shall not allow or cause the accessory building to be converted to a second dwelling and/or apartment. The building shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING
Date 12/4/98
By Mr. Gervais



Baltimore County
Zoning Commissioner
Office of Planning

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

December 3, 1998

Messrs. David & Michael Meadowcroft
18014 York Road
Parkton, Maryland 21120

Mr. Scott A. Meadowcroft
527 Monkton Road, Apt. A
Monkton, Md. 21111

RE: Petition for an Administrative Variance
Case No. 99-166-A
Location: 20012 Middletown Road

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, 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 from 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 AC-410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.



ADMINISTRATIVE VARIANCES
CLOSING DATE – NOVEMBER 30, 1998

CASE NUMBER: 99-166-A

20012 Middletown Road

Middletown Road, 2200' NW Gores Mill Road

6th Election District – 3rd Councilmanic District

Legal Owner: David Meadowcroft & Michael D. Meadowcroft

Contract Purchaser: Scott A. Meadowcroft

Administrative Variance to allow an accessory building larger than the proposed principal building; to allow an existing accessory building in a residential lot to be located in the front yard; and to allow an existing accessory building with a height of 30 feet (+/-) in lieu of the required 15 feet.

**** PREVIOUS CLOSING DATE WAS 11/9/98. PROPERTY WAS NOT POSTED (SEE LETTER IN FILE FROM HARVEY BULL, RAPHEL & ASSOCIATES, INC.). PLANNER GAVE PETITIONER NEW POSTING AND CLOSING DATES, PER WCR.**



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 20012 MIDDLETOWN ROAD
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) (2100 #1)

SECTION #101 TO ALLOW AN ACCESSORY BUILDING (2995 #1) LARGER THAN THE PROPOSED PRINCIPAL BUILD.
SECTION #400.1 TO ALLOW AN EXISTING ACCESSORY BUILDING IN A RESIDENTIAL LOT TO BE LOCATED IN THE FRONT YARD
SECTION #400.3 TO ALLOW AN EXISTING ACCESSORY BUILDING WITH A HEIGHT OF 30' IN LIEU OF THE REQUIRED 15'

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

THIS BARN, OR ACCESSORY BUILDING, HAS BEEN IN EXISTENCE FOR OVER 50+ YEARS ON THIS PROPERTY. IT IS WELL CONSTRUCTED, AND WE REQUEST THAT IT REMAINS ON THE PROPERTY AND TO BE USED BY LOT #2 FOR STORAGE USE AND TO KEEP EQUIPMENT & TOOLS, ETC., IN FOR THE RESIDENCE OF LOT 2.

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

Scott A. MEADOWCROFT
(Type or Print Name)

Scott A. Meadowcroft
Signature

507 Monkton RD Apt A
Address

Monkton MD 21111
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

David MEADOWCROFT
(Type or Print Name)

David Meadowcroft
Signature

Michael D. MEADOWCROFT
(Type or Print Name)

Michael D. Meadowcroft
Signature

15014 York Rd 410-343-0104
Address Phone No

Parkton MD 21220
City State Zipcode

Name, Address and phone number of representative to be contacted

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 #: 106

99.166-A

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 DAVID MEADOWCROFT / MICHAEL MEADOWCROFT
#18014 YORK RD / #20020 MIDDLETOWN RD
address

PARKTON MD
City

21126

FREELAND MD.
State

21053
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)

I, David Meadowcroft, & my son, Michael Meadowcroft, ARE THE OWNERS OF THIS SUBJECT SITE. WE ARE SUBDIVIDING THE PROPERTY INTO 2 LOTS, LOT #1 TO BE FOR MY SON MICHAEL, WHO NOW RESIDES IN THE EXISTING HOUSE ON LOT #1, AND THE PROPOSED LOT #2 FOR MY OTHER SON, SCOTT, WHO INTENDS TO BUILD HIS HOUSE THERE, WE ARE REQUESTING THIS VARIANCE TO ALLOW THE EXISTING BARN TO REMAIN FOR THE USE OF LOT 2, FOR STORAGE & AS A UTILITY BARN TO KEEP EQUIPMENT & TOOLS etc. IN. THIS BARN HAS BEEN IN EXISTENCE FOR OVER THE PAST 50 YEARS & IS VERY WELL CONSTRUCTED. TO REMOVE IT & TO REBUILD THIS BUILDING WOULD BE VERY EXPENSIVE.
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a recosting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
DAVID MEADOWCROFT
(type or print name)



[Signature]
(signature)
MICHAEL D. MEADOWCROFT
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

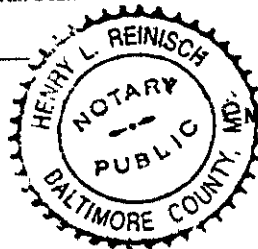
I HEREBY CERTIFY, this 8th day of OCTOBER, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARYLAND

the Affiant(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.

108-98
date



[Signature]
NOTARY PUBLIC
Henry L. Reinisch
My Commission Expires: 9-1-02

A-221.PP



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 20042 MIDDLETOWN ROAD
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)

Section #101 TO ALLOW AN ACCESSORY BUILDING (2995^{sq}) LARGER THAN THE PROPOSED PRINCIPAL BUILDING (2100^{sq})
Section #400.1 TO ALLOW AN EXISTING ACCESSORY BUILDING IN A RESIDENTIAL LOT TO BE LOCATED IN THE FRONT YARD
Section #400.3 TO ALLOW AN EXISTING ACCESSORY BUILDING WITH A HEIGHT OF 30' IN LIEU OF THE REQUIRED 15'
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

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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

Scott A. MEADOWCROFT
(Type or Print Name)

[Signature]
Signature

527 Monkton Rd.
Address

Monkton MD 21111
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

David MEADOWCROFT
(Type or Print Name)

[Signature]
Signature

Michael O. MEADOWCROFT
(Type or Print Name)

[Signature]
Signature

18014 York Rd 410-343-8104
Address Phone No

Parkton MD 21220
City State Zipcode

Name Address and phone number of representative to be contacted

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 #:

99-166-A

Affidavit in support of Administrative Variance

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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

DAVID MEADOWCROFT
#18014 YORK RD.
PARKTON MD.

MICHAEL MEADOWCROFT
#20020 MIDDLETOWN RD

FREELAND MD.
City 21120 State 21053 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)

I, DAVID MEADOWCROFT, & my son MICHAEL MEADOWCROFT, ARE THE OWNERS OF THIS SUBJECT SITE. WE ARE SUBDIVIDING THE PROPERTY INTO 2 LOTS, LOT #1 TO BE FOR MY SON MICHAEL, WHO NOW RESIDES IN THE EXISTING HOUSE ON LOT #1, & THE PROPOSED LOT #2 FOR MY OTHER SON, SCOTT, WHO INTENDS TO BUILD HIS HOUSE THERE. WE ARE REQUESTING THIS VARIANCE TO ALLOW THE EXISTING BARN TO REMAIN FOR THE USE OF LOT #2 FOR STORAGE & AS A UTILITY BARN TO KEEP EQUIPMENT & TOOLS ETC IN. THIS BARN HAS BEEN IN EXISTENCE FOR OVER 50 YEARS & IS VERY WELL CONSTRUCTED. TO REMOVE IT & TO REBUILD THIS BUILDING WOULD BE VERY EXPENSIVE.

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DAVID MEADOWCROFT
(signature)
(type or print name)



Michael Meadowcroft
(signature)
MICHAEL R MEADOWCROFT
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

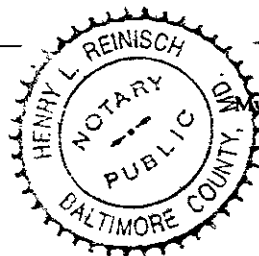
I HEREBY CERTIFY, this 8th day of October, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARYLAND

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.

10-8-98
date



Henry L. Reinisch
NOTARY PUBLIC
My Commission Expires: 4-1-02

A-221-PP

RAPHEL & ASSOCIATES, INC.

*Professional Land Surveyors
205 Courtland Avenue
Towson, Maryland 21204*

Phone: (410) 825-1331 (Voice & Fax)

October 14, 1998

DESCRIPTION TO ACCOMPANY ZONING PETITION PROPERTY OF DAVID MEADOWCROFT, etal

BEGINNING FOR THE SAME at a point in Middletown Road, said point being located 2,200 feet more or less from the centerline intersection of Middletown Road and Gores Mill Road, running thence in Middletown Road 1) North 36° 30' West 94.85 feet 2) North 40° 24' West 82.50 feet 3) North 45° 05' West 75.80 feet, and 4) North 51° 16' 55" West 321.17 feet, thence leaving Middletown Road 5) South 42° 09' 12" West 255.50 feet 6) South 01° 21' 30" West 330.35 feet and 7) North 77° 59' 43" East 606.72 feet to the place of beginning.

CONTAINING 4.114 Acres of land more or less.

BEING KNOWN as #20020 Middletown Road, Freeland Maryland 21053 and owned by David Meadowcroft, etal, as recorded in Liber S.M. 10276, folio 178, and being in the Sixth Election District, and the Third Councilmanic District.

This description for the Zoning Petition is for that portion of the property as being the proposed Lot #2, as shown on the Zoning Petition plat which contains the existing barn.

99-166-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060724

DATE 16 Oct 98 ACCOUNT R-0001-6150

100
CASH AMOUNT \$ 500.00

RECEIVED FROM: Schmidt + Headwaters

FOR: 20012 Hockestown Rd
RV (Admin)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS 001001 100
10/16/1998 10/16/1998 11:06:36
REF 00006 CASHIER MICEL HON DRYER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 060724
CP NO. 060724

50.00 CHECK
Baltimore County, Maryland

99-166-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. VAR.

RE. Case No. 99-166-A

Petitioner/Developer: MEADOWCROFT, ETAL
C/O JOHN M. DABE & H. BULL

Date of Hearing/Closing: 11/30/98

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 #20012 MIDDLETOWN RD.

The sign(s) were posted on

11/13/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/20/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

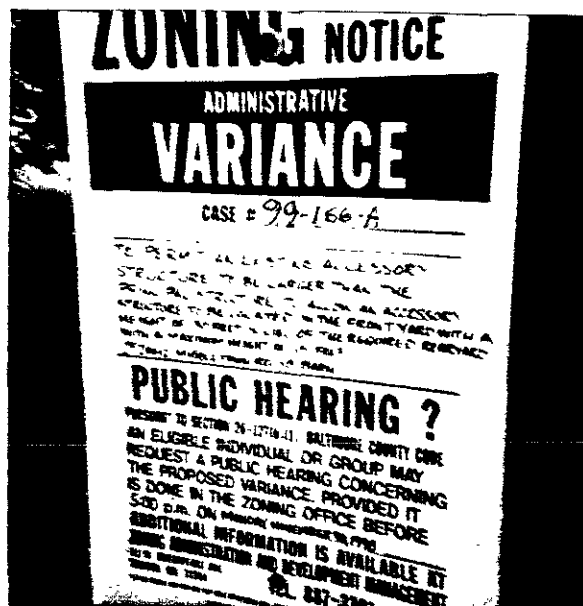
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



#20012 MIDDLETOWN Rd
MEADOWCROFT

11/30/98

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 166 -A Address 20012 Middlebrook Rd

Contact Person: Kate M. [Signature] Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: See Attachment Posting Date: Nov 15 98 Closing Date: Nov 30 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 99- 166 -A Address 20012 Middlebrook Rd

Petitioner's Name MEADOWCROFT Telephone 410-343-0104

Posting Date: Nov 15, 98 Closing Date: Nov 30, 98

Wording for Sign: To Permit AN EXISTING ACCESSORY STRUCTURE
to be larger than the principal structure, to allow an
accessory structure to be located in the front yard with a height of
30' in lieu of the required rear yard with a maximum height of 15'

RAPHEL & ASSOCIATES INC.

Professional Land Surveying

205 Courtland Avenue

Towson, Maryland 21204

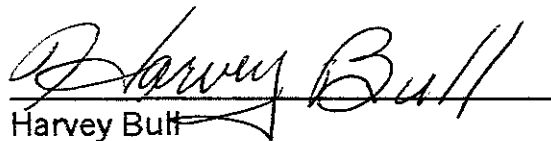
Phone (410) 825-1331 (Voice & Fax)

November 05, 1998

Ms. Catherine Milton, Planner II
Department of Permits and Development Management
Zoning Review

Re: Administrative Variance, Case # 99-166A, 20012 Middletown Road.

We are requesting a new posting date for the above mentioned Case Number. Property was to be posted on or before October 25, 1998, as of November 01, 1998, the property was not posted by the poster. The variance was filed on October 16 by the petitioner, the poster was notified shortly thereafter, long before posting date of October 25. Thank you for your consideration in this matter.

A handwritten signature in cursive script, reading "Harvey Bull", written over a horizontal line.

Harvey Bull
Raphel and Associates, Inc.



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 166 Petitioner: DAVID MEADOWCROFT et al.

Location: #20012 MIDDLETOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DAVID MEADOWCROFT

ADDRESS: #18014 YORK ROAD

PARKTON, MD. 21120

PHONE NUMBER: 410-343-0104

99.166-A



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 166 -A Address 20012 Middleton Rd
Contact Person: Kate Milton Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 16 Oct 98 Posting Date: 25 Oct 98 Closing Date: 9 Nov 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 99- 166 -A Address 20012 Middleton Rd
Petitioner's Name Meadowcroft Telephone 410-343-0104
Posting Date: 25 Oct 98 Closing Date: 9 Nov 98

Wording for Sign: To Permit ~~A house~~ AN existing accessory structure
to be larger than the principal structure, to allow an accessory
structure to be located in the front yard with a height of
30' in lieu of the required rear yard with a maximum height of 15'

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: November 2, 1998

FROM:  Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for November 2, 1998
 Item Nos. 154, 155, 158, 159, 161,
 162, 163, 164, 165, 166, 167, 170

Also:

Case #99-151-SPHXA
Loyola College/Beckleysville Road

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

RWB:HJO:jrb

cc: File

ZONE1102.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: October 27, 1998

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

SUBJECT: Zoning Advisory Petitions

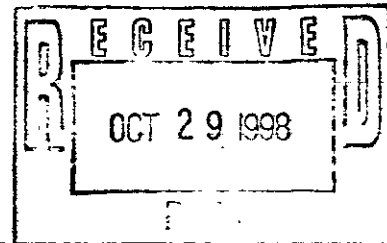
The Office of Planning has no comment on the following petition (s):
Item No (s): 164 & 166

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

Jeffrey W. Long

AFK/JL



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

TO: PDM

DATE: 11/2/92

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

SUBJECT: Zoning Advisory Committee
Meeting Date: 10/26/92

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

Additional Items:

Item #'s:

164
166
167

RBS:sp

BRUCE2/DEPRM/TXTS8P



Baltimore County
Fire Department

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

OCTOBER 29, 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 OCTOBER 26, 1993

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:

153, 154, 155, 158, 161, 162, 163, 164, 166, 167,
AND 170

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.27.94

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

RE: Baltimore County
Item No. 166 CAM

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

lv

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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

Post-it Fax Note

7671

To	L. SCHMIDT	Date	12-21-98	# of pages	1
Company	BC Zoning	From	J. EVANS		
Phone	410-887-4386	Co.	RAYTHEON CO.		
Fax	410-887-3468	Ph	410-583-4485		
		Fax #	410 583 4499		

November 23, 1998

20006 Middletown Road
Freeland, MD. 21053Zoning Commissioner for Baltimore County
401 Bosley Avenue Room 405
Towson, MD 21204

Attention: Mr. Lawrence Schmidt, Baltimore County Zoning Commissioner

Subject: Administrative Variance 99-166-A 20012 Middletown Road - Meadowcroft Adjacent Property

Dear Mr. Schmidt:

I am writing to you as an interested party concerning the Administrative Zoning Variance 99-166-A 20012 Middletown Road Freeland, MD. This variance allows the existing accessory structure (a Barn) to remain. The zoning sign states "To permit an existing accessory structure to be larger than the principal structure, to allow an accessory structure to be located in the front yard with a height of 30' in lieu of the required rear yard with a maximum height of 15'".

I visited the Baltimore County Zoning Office and reviewed the plat map for the proposed minor subdivision. The plat map states the use of the barn as "storage & for equipment use".

My wife and I are the adjacent property owners and are concerned with regard as to the future usage of this barn. We believe that we have a vested interest as the barn is within 3' of the property line and is virtually in our back yard. In addition, the barn is located 100' from our house, which is closer than the proposed site for the house at 20012 Middletown road. The future house next door will be about 150' away from the barn.

The immediate area can be characterized as residential.

Since we have lived in our house (over 4 years) the barn, which is in fair to poor condition, has been virtually unused. To the extent the barn has been used, it appears to have been used for storage only. The surrounding property has been dormant for the past 4 years with recent efforts to clean up the lot including the removal of debris and a junk vehicle that was parked there for several years.

The current property owners appear to be self-employed in the automotive repair and towing business. Considering this, one of the principal concerns is that the barn will be used as a vehicle repair facility.

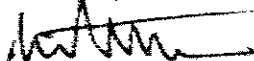
Through various discussions with the Baltimore County Zoning Office, we understand that the barn cannot be used as a residence or dwelling, a place of business or other commercial concern, and that no animals (livestock, poultry, etc.) can be housed in the barn. We agree with these limitations on usage and provided that these limitations on usage are correct, we do not object to the barn remaining contingent upon the use of the barn being restricted to storage only (no vehicle repair) with no hazardous materials storage.

We believe that this condition is fair and reasonable considering the residential nature of the area and the proximity of the barn to dwellings.

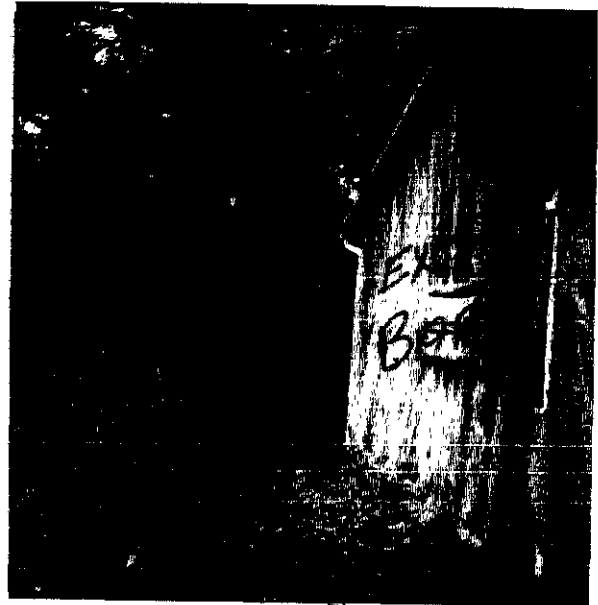
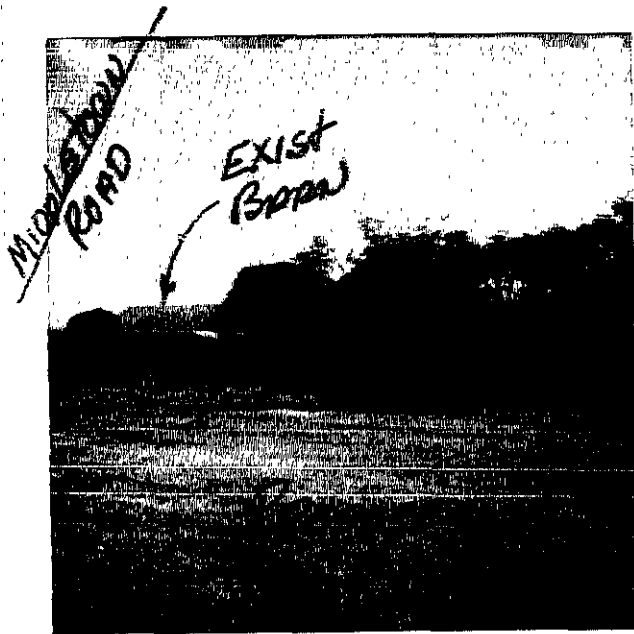
Thank you for your consideration in this matter. We respectfully request that a copy of the zoning order be sent to our home address.

If you have any questions, please contact me on 410 583-4485 (work) or 410 343-1433 (home).

Sincerely,

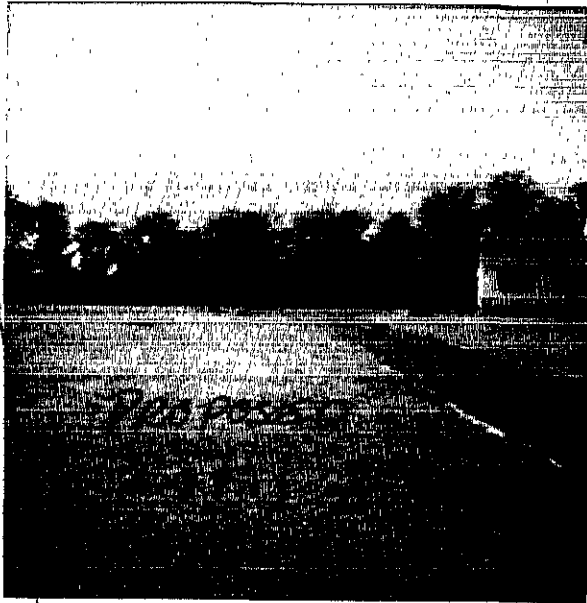

Robert J. Evans


Mary A. Evans



EVANS
PROPERTY TO
EAST SIDE OF BARN
MIDDLETOWN RD
PROPERTY
LINE

99-166-A



MIDDLE TOWN RD 6

5

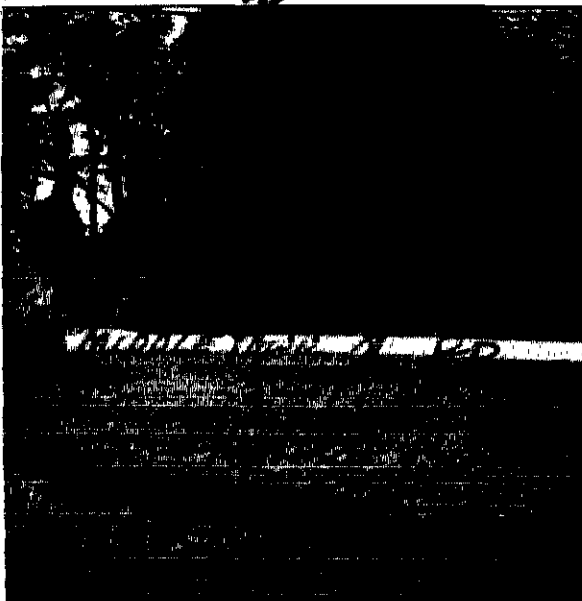


MIDDLE TOWN RD

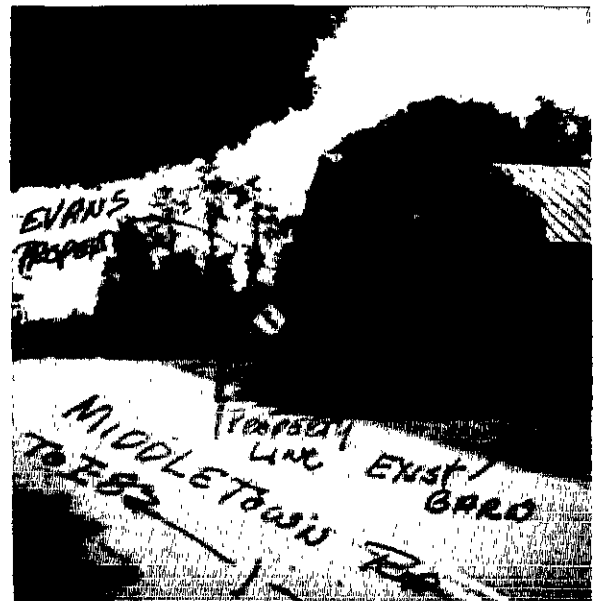
6

R. EVANS PROP.

ID*



← ——— | ———→
TO I-83 TO PA.



EVANS
PROP.

PROPERTY
LINE EXIST.
GARO
MIDDLE TOWN RD
TO I-83 TO PA.

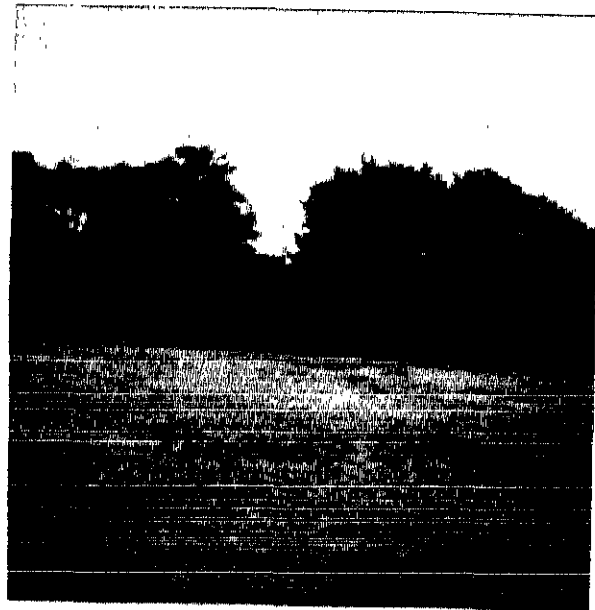
MIDDLETOWN RD



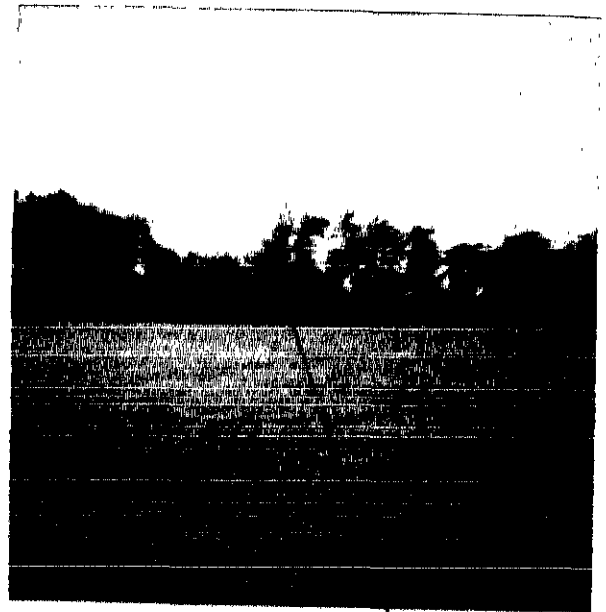
EAST
BRIDGE



MIDDLETOWN RD.



MIDDLETOWN RD.



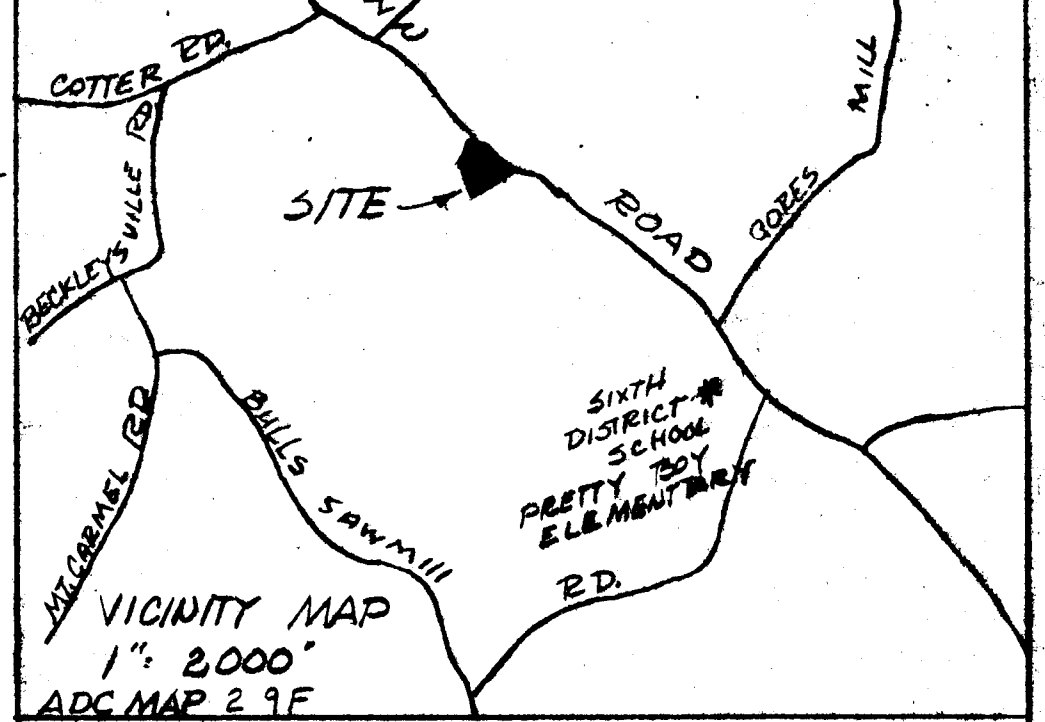
MIDDLETOWN RD 5

99-166-A

ANY OR SITE DWELLINGS

STORM WATER MANAGEMENT

- 1) ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATER BODY, WATER COURSE, WETLANDS, STORM DRAIN OR ADJACENT PROPERTY.
- 2) TOTAL AREA OF LAND DISTURBANCE MUST BE NOTED ON PLAN. LIMITS OF DISTURBANCE MUST BE DELINEATED.
- 3) ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30% OF CLEARED AREA & CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSE EROSION.
- 4) HOUSE DOWNSPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR INTO DRY WELLS, WHERE FEASIBLE.
- 5) ADDITIONAL SUBDIVISION ON THE LOTS, WILL REQUIRE S.W.M. CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.



- 19) DEVELOPERS ENGINEER CONFIRMS THE FOLLOWING EXISTING CONDITIONS
- 1) EXISTING 2 STORY, SINGLE FAMILY DWELLING ON LOT #1 TO REMAIN
 - 2) EXISTING BARN ON LOT 2 TO REMAIN & SUBJECT TO ZONING HEARING FOR A VARIANCE.
 - 3) SET BACKS DIMENSIONS AS SHOWN

GENERAL NOTES

EXIST. ZONE RC-2
AREA OF PROPERTY GROSS 4.114 AC±
NO. LOTS PROPOSED 2 LOTS, SINGLE FAMILY DWELLINGS

- 1) PRIVATE WELLS & SEPTIC SYSTEMS TO SERVE BOTH LOTS
- 2) NO WELLS OR SEPTIC SYSTEMS WITHIN 100' TO PROPERTY LINES, EXCEPT AS SHOWN
- 3) THERE ARE NO UNDERGROUND STORAGE TANKS ON SITE
- 4) LOT 1 TO BE CONVEYED BY INTRA FAMILY TRANSFER
- 5) DEED REF. 10276/178 TAX MAP # 11
TAX # 0615005091 PARCEL # 182
- 6) 2-9'x18' PARKING SPACES REQUIRED FOR EACH LOT
- 7) CENSUS TRACT # 4060 WATERSHED # PRETTY BOY RES.
RES. PLANNING DIST. 301B COUNCILMANIC DIST. 3
SCHOOL DIST. #53 PRETTY BOY EL. SUB SEWER SHED 81
- 8) NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS ON SITE
- 9) THERE ARE NO HISTORICAL BUILDINGS ON SITE
- 10) HEIGHT LIMITATIONS FOR BUILDINGS: 35'
- 11) THIS PROPERTY FALLS IN THE PRETTY BOY DAM WATERSHED
- 12) THERE IS NO ZONING HISTORY ON THIS PROPERTY
- 13) ALL SITE RUNOFF WILL BE CONVEYED TO A SUITABLE OUTFALL VIA SHEET FLOW WITHOUT CAUSING ADVERSE IMPACT ON ADJACENT PROPERTY, WETLANDS, STORM DRAIN
- 14) HOUSE DOWNSPOUTS TO BE DISCHARGED ONTO PERVIOUS AREAS OR DRY WELLS, WHERE FEASIBLE.
- 15) LOT #2 TO BE TRANSFERRED BY INTRAFAMILY TRANSFER DECLARATION OF INTENT, FATHER, ETAL, TO SON
- 16) SOILS: CcBz
- 17) ALL AREAS BETWEEN THE SIGHT LINE AND CURB LINE MUST BE CLEARED, GRADED, & KEPT FREE OF ANY OBSTRUCTIONS
- 18) VARIANCE TO BE REQUESTED TO BE ABLE TO RETAIN EXISTING BARN, FROM THE B.C.Z. #.

BALTIMORE COUNTY MINOR SUBDIVISION	
PROJECT NO. 98-100 M	
DEVELOPMENT REGULATIONS	
☐ EXEMPT FROM DIVISION 2	26-200
☐ PAWMAULE EXEMPT FROM SECT. 26-200	
ZADAM CERTIFICATION	
☐ APPROVED	☐ DISAPPROVED
BY _____	DATE _____
APPROVED BY DEPRM	
BY _____	DATE _____

PLAT TO ACCOMPANY ZONING PETITION

MINOR SUBDIVISION #98-100 M
#20020 MIDDLETOWN RD

PROPERTY OF
DAVID MEADOWCROFT ETAL.

6TH ELECT. DIST. C-3

BALTO. CO. MD.

SCALE 1" = 50'

AUG. 13, 1998

99-166-A

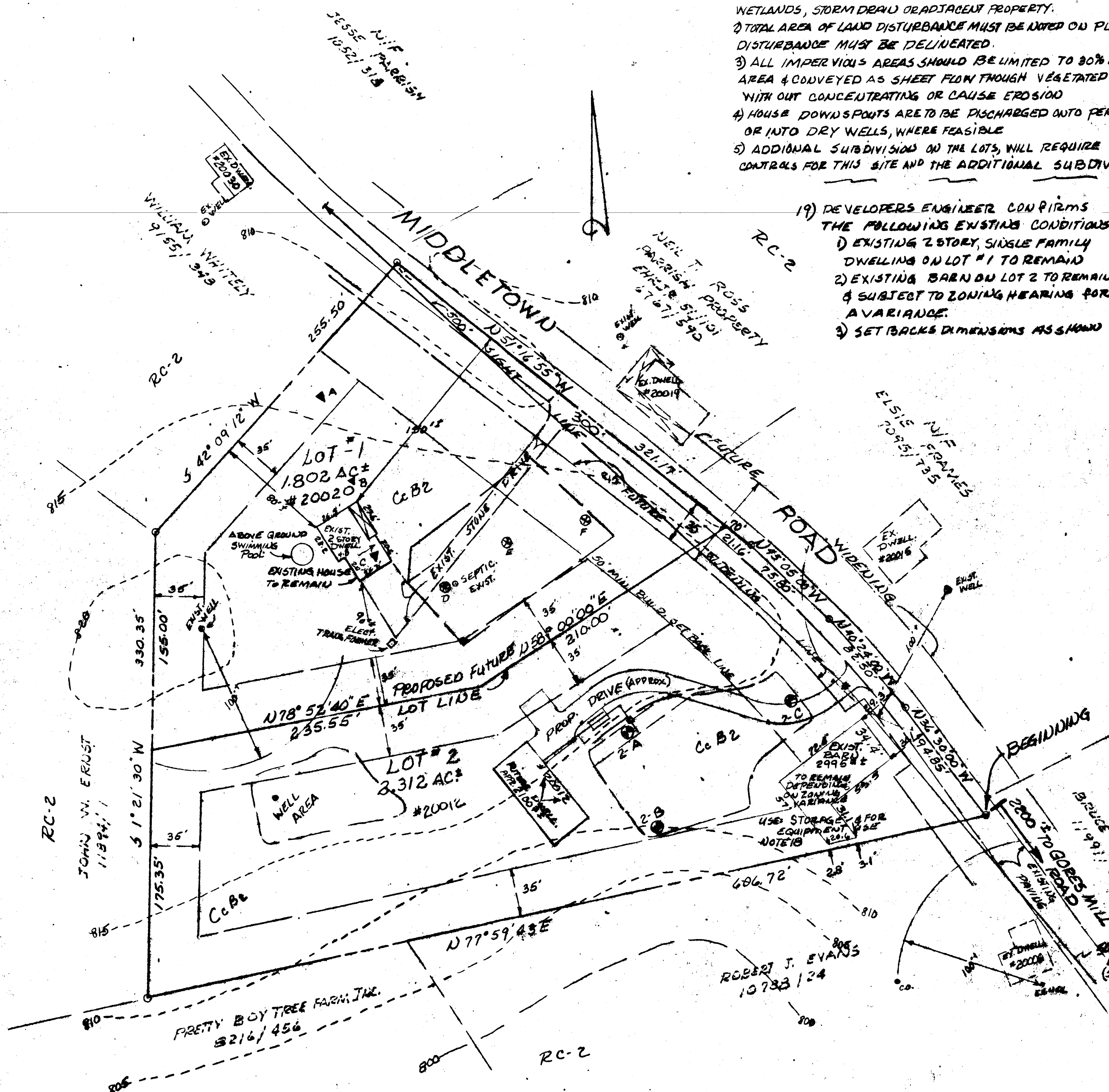
ZONING OFFICE	USE ONLY
REVIEWED BY	ITEM #
	CASE #



RAPHEL & ASSOC. INC.
205 COURTLAND AVE
TOWSON MD.
21204
410-825-1381

OWNERS
DAVID MEADOWCROFT / MICHAEL D. MEADOWCROFT
18014 YORK RD.
PARKTON MD.
21120
410-343-0104

FREELAND MD.
21053
410-343-1457





PROPERTY OF
DAVID MEADOWCROFT ET AL.
6TH ELECT. DIST. BALTO. Co. MD.
3RD COUNCIL DIST. 1ST = 20

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

PHOTO NW 35E

99-166-A

166

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH OF 6TH DISTRICT SCHOOL	NW
DATE OF PHOTOGRAPHY JANUARY 1986		35-E

