

IN RE: PETITION FOR VARIANCE
S & SE/S Cranbrook Road
opposite Cranbrook Shopping Center
8th Election District
4th Councilmanic District
(10337 Society Park Drive)

TC-North Company
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-469-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owner of the subject property, The TC-North Company, by and through J. Andrew Pierson, III, one of its officers. The variance request is for property located at 10337 Society Park Drive which is the site of the Town & Country Cockeysville Apartment Complex. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow the construction of carports in the front and side yards in lieu of the required rear yard.

Appearing at the hearing on behalf of the request were J. Andrew Pierson, III, an officer of TC-North Company; David Dows, registered landscape architect; and, Deborah Dopkin, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is the Town & Country Cockeysville Apartment Complex located on the south side of Cranbrook Road in the Cockeysville area of Baltimore County. The site is the home of many apartment buildings and individual apartment units. The Petitioner is interested in constructing carports for the tenants of their apartment complex. The carports are scattered throughout the apartment complex, situated on existing parking areas. The installation of the carports will result in no loss of parking spaces, nor loss of any trees. The subject property is well buffered from the surrounding community by virtue of mature vegetation that exists around the perimeter, as well as

RECEIVED FOR FILING
Date 7/13/99
By J. Pierson

throughout the complex. In order to proceed with the construction of these carports, the instant variance request is necessary

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and her property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

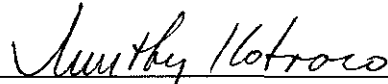
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of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

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 13th day of July, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow the construction of carports in the front and side

yards in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for the building permit and be granted same upon receipt of this Order; however, Petitioner is 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 7/13/99
By R. J. Jansen



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 13, 1999

Deborah Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204-4905

Re: Petition for Variance
Case No. 99-469-A
Property: 10337 Society Park Drive

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed 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 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: J. Andrew Pierson, III
TC-Versailles Company

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10337 Society Park Drive, Cockeysville, Md.

which is presently zoned D.R.16 21030

This Petition shall be filed with the Department of Permits and 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; B.C.R. TO PERMIT CARPORTS TO BE LOCATED IN THE FRONT & SIDE YARDS 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) Town & Country Management Company proposes the installation of open carport structures, classified as accessory structures. At various locations, shown on this plan. Many of the structures shall be located in front of the existing apartment buildings. Therefore, we request a variance from Article 4, Section 400.1 of the Baltimore County Zoning Regulations which states, "Accessory Buildings in Residence Zones, other than Farm Buildings (Section 404), shall be located only in the rear yard."

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

TC-North Company
Name - Type or Print

Signature

J. Andrew Pierson, III

Name - Type or Print

Signature

10337 Society Park Drive
Address Telephone No.

Cockeysville Maryland 21030
City State Zip Code

Representative to be Contacted:

Riemer Muegge & Associates, Inc., c/o
Name David Dows

8818 Centre Park Drive 410-997-8900
Address Telephone No.

Columbia Maryland 21045
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By gum Date 5-20-99

Case No. 99-469A

REV 9/15/98

RIEMER MUEGGE

& ASSOCIATES INC ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING

April 22, 1999

Baltimore County Office of Zoning Administration
and Development Management
Development Control
111 West Chesapeake Avenue/Room 109
Towson, Maryland 21204

Re: Town & County Cockeysville, Zoning Description
DRC #03299G
RMA #99080.221

Ladies and Gentlemen:

TOWN & COUNTRY COCKEYSVILLE
ZONING DESCRIPTION

Beginning at a point on the west side of Cranbrook Road which is 70 feet of right-of-way wide at the distance of 450 feet north of the centerline of the nearest improved intersecting street, Sorley Road which is 35 feet of right-of-way wide. Thence the following courses and distances:

323.02 feet along an arc of a curve to the left having a radius of 750.00 feet and a long chord bearing and distance of North 31°33'19" East 320.53 feet, North 19°13'00" East 111.62 feet, 537.84 feet along an arc of a curve to the right having a radius of 680.00 feet and a long chord bearing and distance of North 41°52'32" East 523.93 feet, North 64°32'03" East 247.66 feet, 544.06 feet along an arc of a curve to the right having a radius of 1600.00 feet and a long chord bearing and distance of North 74°16'32" East 541.44 feet; 449.07 feet along an arc of a curve to the right having a radius of 1340.09 feet and a long chord bearing and distance of South 86°22'58" East 446.97 feet, South 23°54'27" West 441.90 feet, South 07°22'29" East 461.42 feet, South 37°45'41" West 158.84 feet, South 07°11'11" West 189.20 feet, North 82°43'46" West 1054.20 feet, North 84°02'59" West, 461.04 feet to the place of beginning as recorded in Deed Liber 6049, Folio 200.

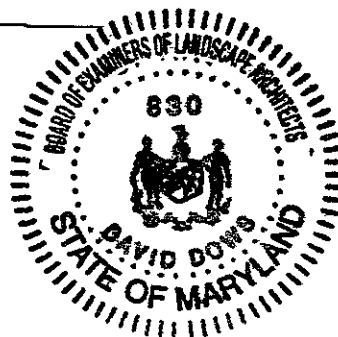
Very truly yours,

RIEMER MUEGGE & ASSOCIATES, INC.



David T. Dows, RLA
Director of Planning

DTD/mm



469

44-469-A

m:\project\99080\doc\l&c-vdes

8818 Centre Park Drive • Columbia, MD 21045 • tel 410.997.8900 • fax 410.997.9282

COLUMBIA - FREDERICK

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **066378**

DATE 5-20-79

ACCOUNT Police

AMOUNT \$ 250.00

RECEIVED TC NORTH 6. 10337 500.00
FROM: (070) UM. Bank on.

FOR: _____

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Jan

99-469-A

CASHIER'S VALIDATION

PAID RECEIPT

REQUESTED BY

TIME

DATE 5/20/79

AMOUNT 143.36

RECEIVED FROM DEPT. 528

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BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **065746**

DATE 3-17-99 ACCOUNT R-006-6150

AMOUNT \$40.00

RECEIVED FROM: Riemer Munneg & Associates, Inc.

FOR: DRC# 03299G-Town & Country North

DK

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
3/18/1999 3/18/1999 11:19:00

REG #006 CASHIER MUEL MMJ DRAHEF

5 MISCELLANEOUS CASH RECEIPT

Receipt # 068960

CR NO. 065746

40.00 DNEI

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #99-469-A
10337 Society Park Drive
S & SE/S Cranbrook Road,
opposite Cranbrook Shopping
Center

8th Election District
4th Councilmanic District

Legal Owner(s):

TC - North Company

Variance: to permit carports
to be located in the front and
side yards in lieu of the re-
quired rear yards.

Hearing: Monday, July 12,
1999 at 11:00 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 Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

6/3/2 June 24 C321031

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/24/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 6/24/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 99-469-A
PETITIONER/DEVELOPER:
(TC North Company)
DATE OF Hearing
(July 12, 1999)

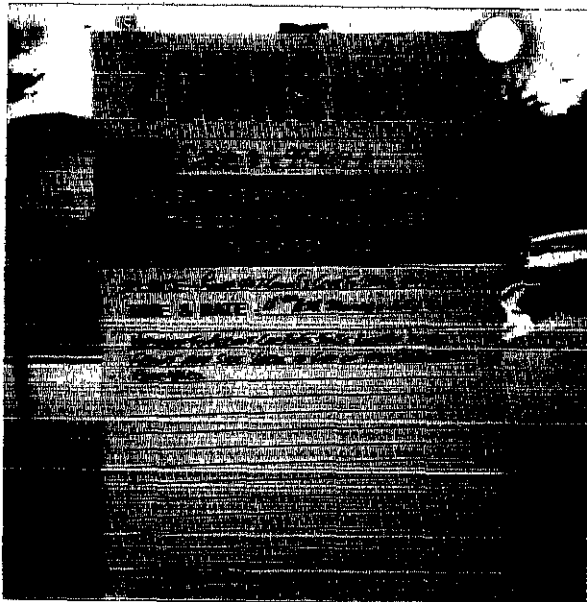
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
10337 Society Park Drive Baltimore , Maryland 21031_____

The sign(s) were posted on _____ 6-25-99 _____
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr. 6/25/99

[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
pdmlandacq@co.ba.md.us

June 10, 1999

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: 99-469-A
10337 Society Park Drive
S & SE/S Cranbrook Road, opposite Cranbrook Shopping Center
8th Election District – 4th Councilmanic District
Legal Owner: TC – North Company

Variance to permit carports to be located in the front and side yards in lieu of the required rear yard.

HEARING: Monday, July 12, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "sc" written below it.

Arnold Jablon
Director

c: Deborah C. Dopkin, Esquire
TC – North Company
Riemer, Muegge & Associates, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 27, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
June 24, 1999 Issue – Jeffersonian

Please forward billing to:

Town & Country Mgmt. Co. 410-539-7600
Attn: Drew Pierson
100 S. Charles Street
Suite 1700
Baltimore, MD 21201

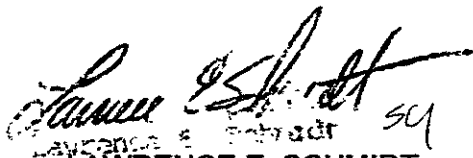
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8th Election District – 4th Councilmanic District
Legal Owner: TC – North Company

Variance to permit carports to be located in the front and side yards in lieu of the required rear yard.

HEARING: Monday, July 12, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 469
Petitioner: TC North Company
Address or Location: 10337 Society Park Drive, Cockeysville MD
21030

PLEASE FORWARD ADVERTISING BILL TO:

ATTENTION:
Name: DREW PIERSON THE TOWN & COUNTRY MGMT CO.
Address: 100 S. CHARLES ST., SUITE 1700
BALTIMORE, MD 21201

Telephone Number: 410 539 7600

Revised 2/20/98 - SCJ

99-469-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 1, 1999

Riemer Muegge & Associates, Inc.
c/o Mr. David Dows
8818 Centre Park Drive
Columbia, MD 21045

Dear Sirs:

RE: Case No.: 99-469-A, Petitioner: TC-North Company,
Location: 10337 Society Park Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 20, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 16, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

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:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,
468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479,
480, 483, 484, AND 485

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File

Come visit the County's Website at www.co.ba.md.us

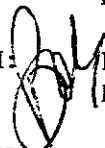
RECEIVED JUN 21 1999

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: June 16, 1999

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for June 14, 1999
Item Nos. 456, 459, 460, 461, 462,
464, 466, 467, 468, 469, 471, 472,
474, 475, 476, 477, 482, 483, 484,
& 485

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

RWB:HJO:jrb

cc: File

ZAC06149.NOC

RECEIVED JUN 21 1999

6/16/99
WJL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: June 15, 1999

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

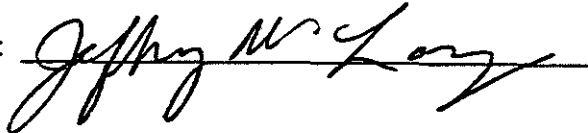
RECEIVED JUN 18 1999

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 459, 460, 469 and 475

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:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.4.99

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

RE: Baltimore County
Item No. 469

JCM

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,


for Michael M. Lenhart, 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

RE: PETITION FOR VARIANCE
10337 Society Park Drive, S & SE/S Cranbrook
Rd, opp Cranbrook Shopping Ctr.
8th Election District, 4th Councilmanic

Legal Owner: TC-North Company
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 99-469-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 23rd day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to David Dows, Riemer Muegge & Associates, Inc., 8818 Centre Park Drive, Columbia, MD 21045, representative for Petitioners.



PETER MAX ZIMMERMAN

5-20-99

PER APPLICANT:

ATTORNEY FOR PETITIONER
will ENTER APPEARANCE PRIOR
TO HEARING.

JCM

99-469-A

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204
TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
e-mail dbdop@erols.com

DEBORAH C. DOPKIN

June 3, 1999

Arnold Jablon, Esquire, Director
Baltimore County
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 99-468-A and Case No. 99-469-A
Petitions for Variance
Town & Country Versailles and Town & Country North

Dear Mr. Jablon:

Please enter my appearance in each of the above captioned cases as attorney of record for the Petitioner. In Case No. 99-468-A, Petitioner is TC-Versailles Company, and in Case No. 99-469-A, the Petitioner is TC-North Company. I would appreciate your notifying me of a hearing date and providing me with copies of zoning advisory committee comments and other correspondence relating to this matter.

Thank you.

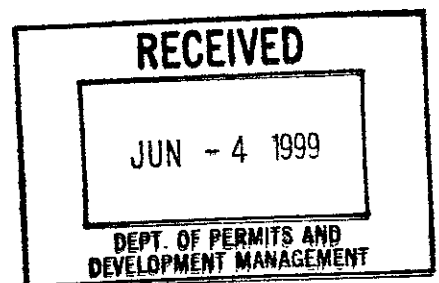
Very truly yours,


Deborah C. Dopkin

DCD/kmc

cc: Mr. J. Andrew Pierson, III

C:\docs\KMC\DCD\LETTERS\Jablon - Town&Ctry



RECEIVED

JUN - 4 1999

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Baltimore County Government
Department of Permits and
Development Management



Pet Ex #3

111 West Chesapeake Ave.
Towson, Md. 21204

410-887-3335

April 16, 1999

Riemer Muegge & Associates, Inc.
8818 Centre Park Drive
Columbia, MD 21045

RE: Town & Country North (Cockeysville)
10337 Society Park Drive
DRC Number 03299G; Dist. 8C4

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code, and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has, in fact, met in an open meeting on March 29, 1999, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (A)(7).

Now that you have received an A-7 limited exemption, please proceed with building permit application.

Riemer Muegge & Associates, Inc.
Town & Country North (Cockeysville)
April 16, 1999
Page 2

A copy of this letter must be presented when submitting engineering/construction plans to this office, and/or when applying for a building permit.

Please note that compliance with divisions 3, 4, and 5 of the Development Regulations are required, as is compliance with all applicable zoning regulations. Phase 2 review fees may apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement. Also, sidewalks are required whenever the site is within the Metropolitan District.

Herein, find a commercial site plan checklist that will serve as a guide when preparing plans for building permit applications. Please be advised, plans not meeting minimum checklist requirements will not be accepted for filing. This will consequently delay building permit approval. Please note, the "conceptual" plan required for DRC review, does not necessarily meet the checklist guidelines. Therefore, it should not be assumed that the DRC plan is acceptable for building permit applications.

Should you have any questions regarding the above, please contact the Zoning Review Section at 410-887-3391.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 16th day of April 1999, ordered and decided that the recommendations of the DRC are hereby adopted.

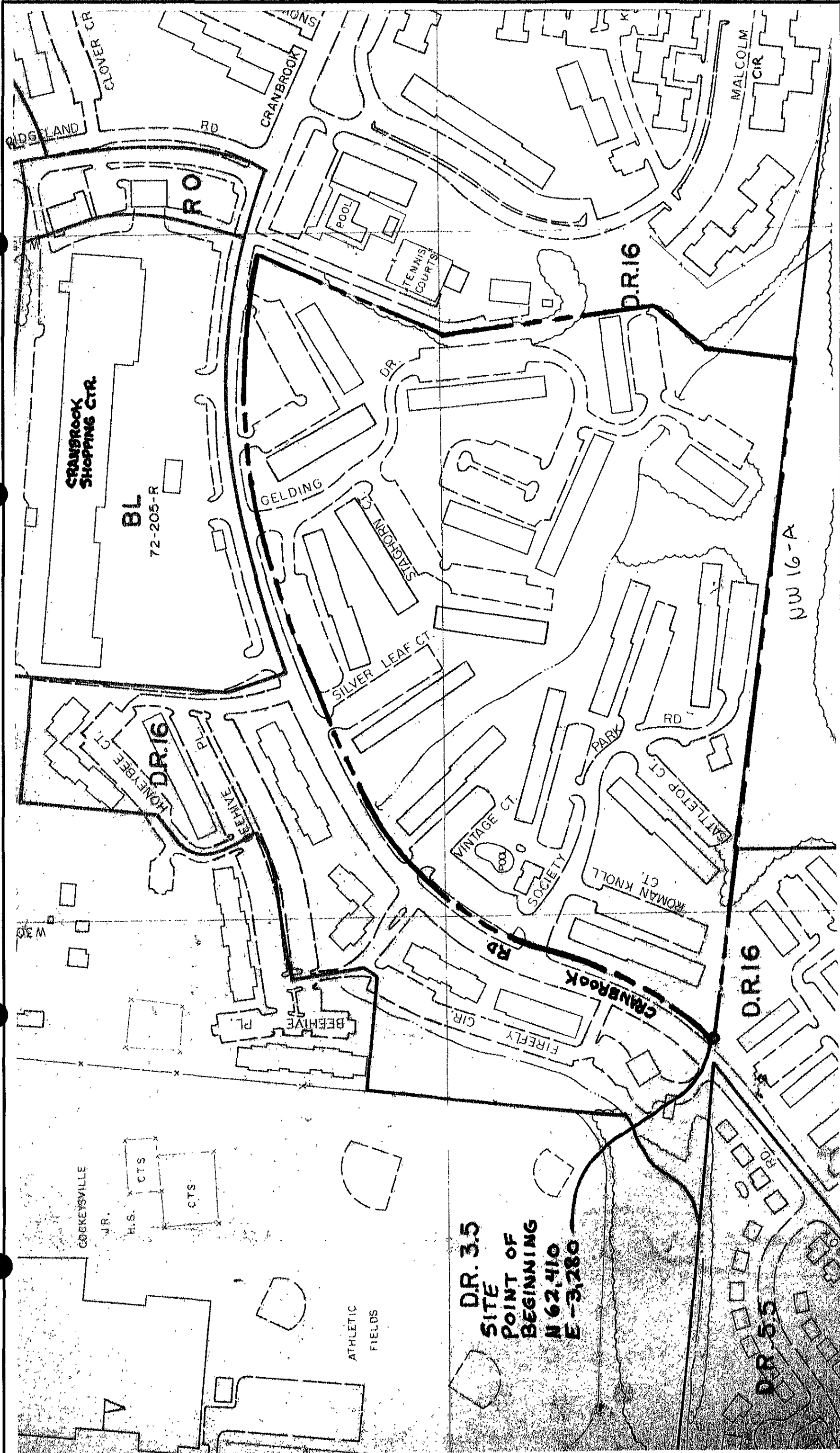
Should you submit an application for any permit that may be required for this project, your application will be processed subject to the conditions set forth above, and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon
Director

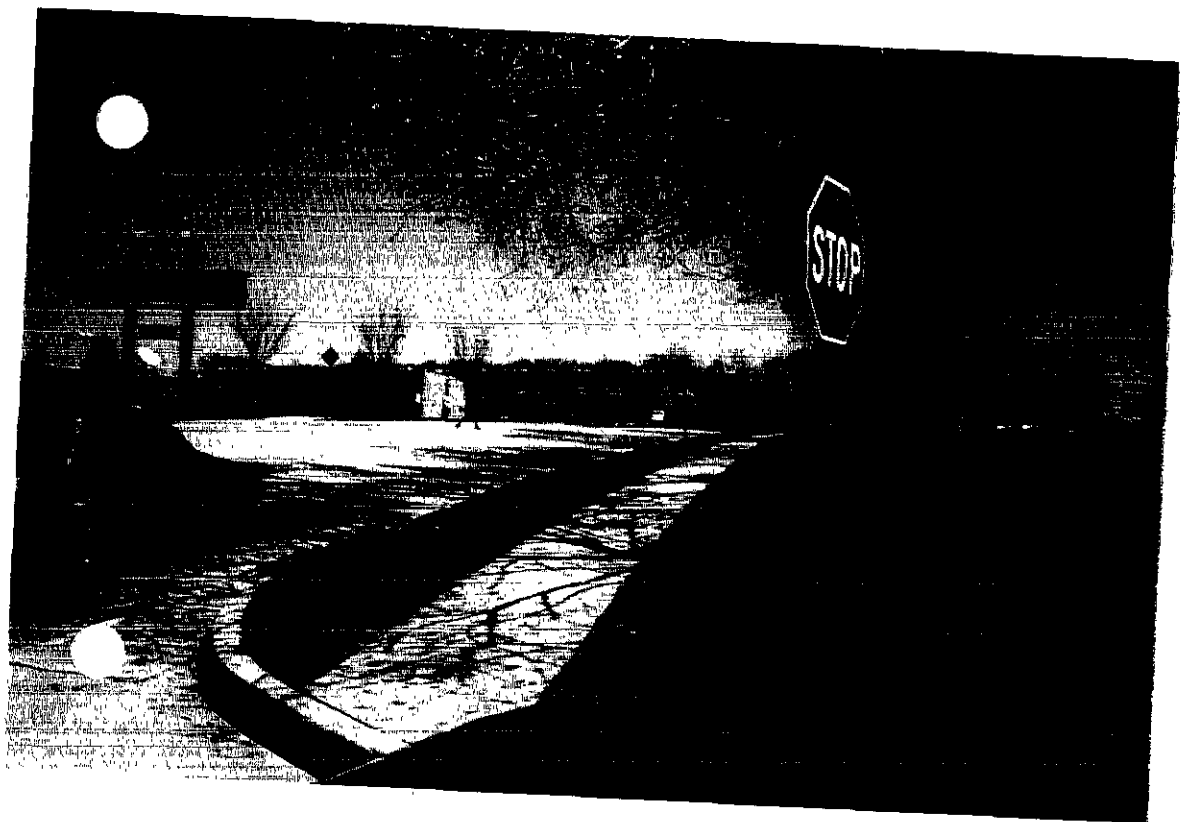
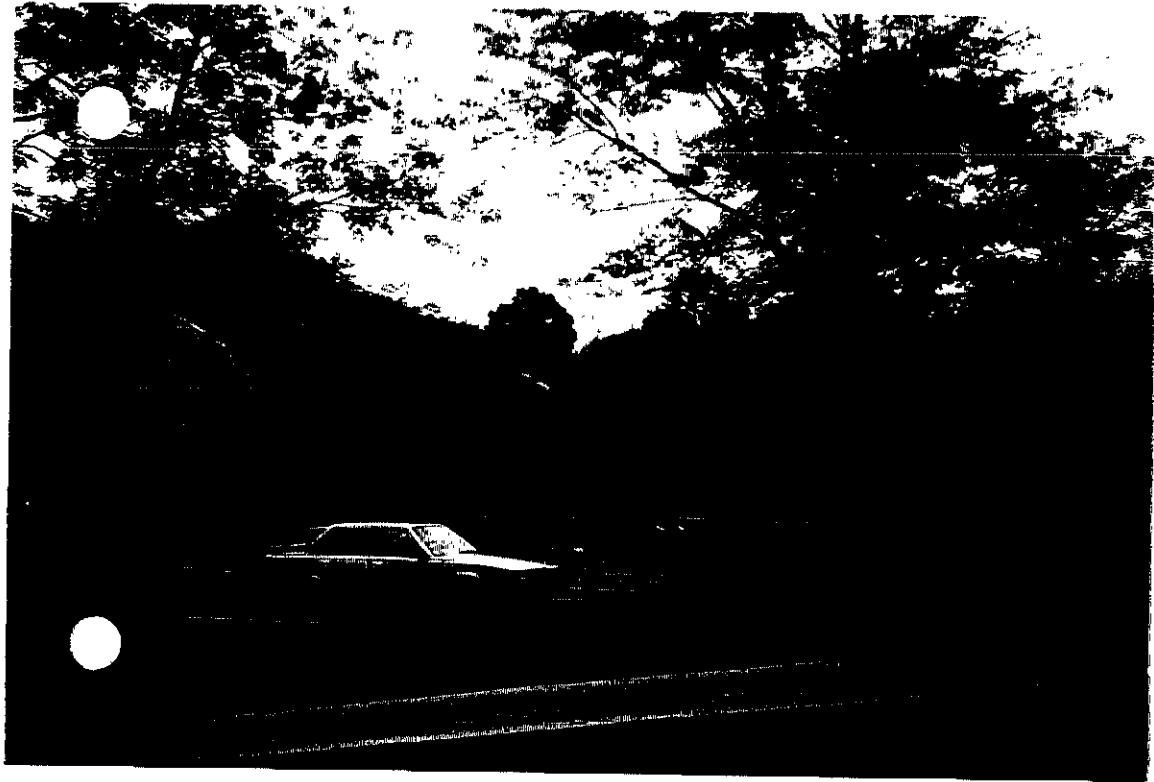
AJ:DTR:dak
c: Bruce Seeley
File
Enclosure



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PORTION OF ZONING MAP		SCALE 1" = 200'±	LOCATION COCKEYSVILLE	SHEET N.E. 7 10-G
		DATE OF PHOTOGRAPHY JANUARY 1986.	PROJECT TOWN & COUNTRY NORTH	

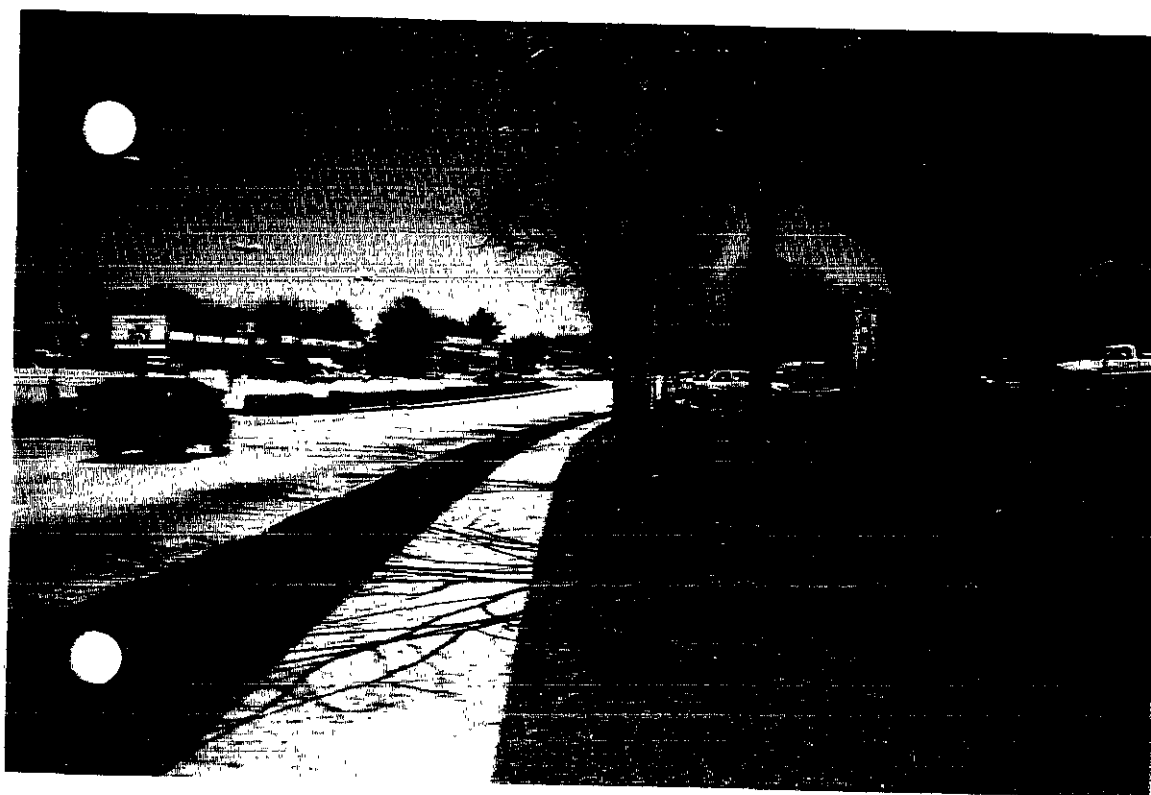
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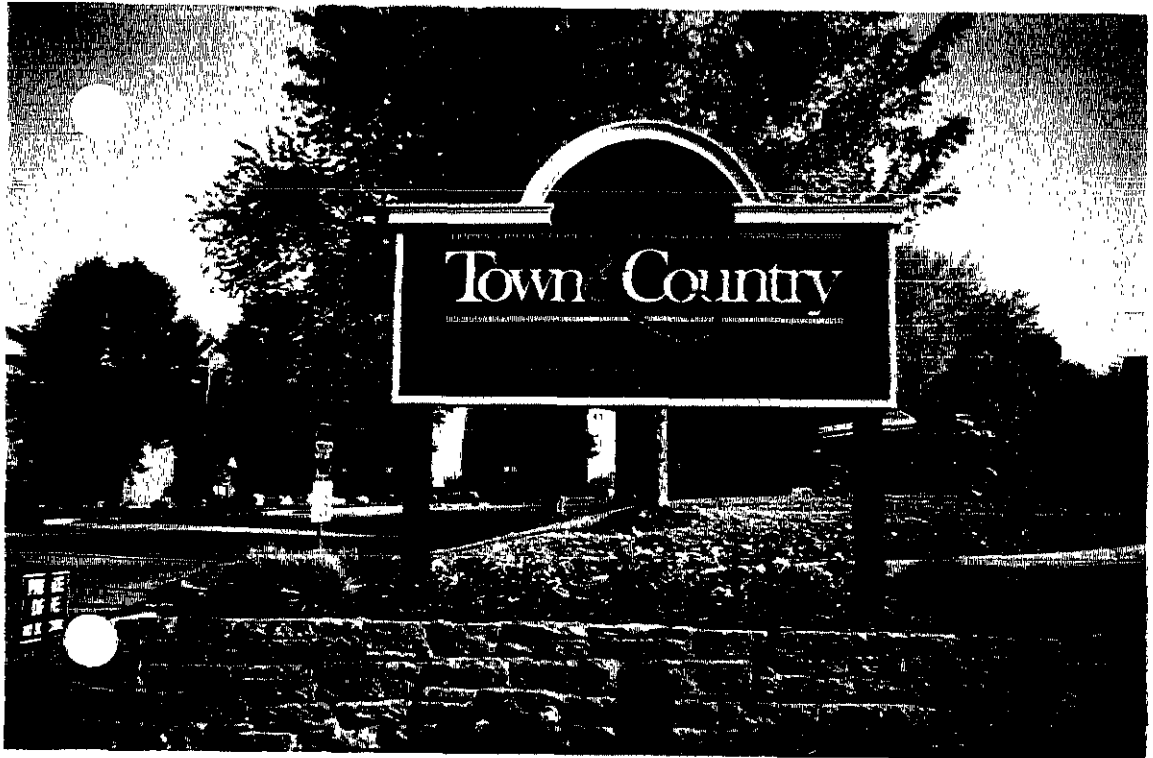




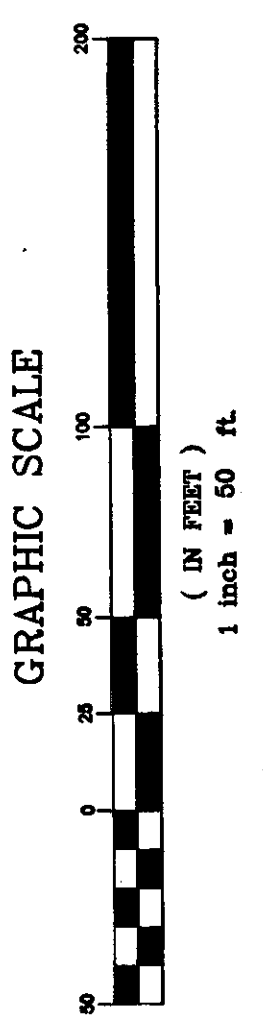
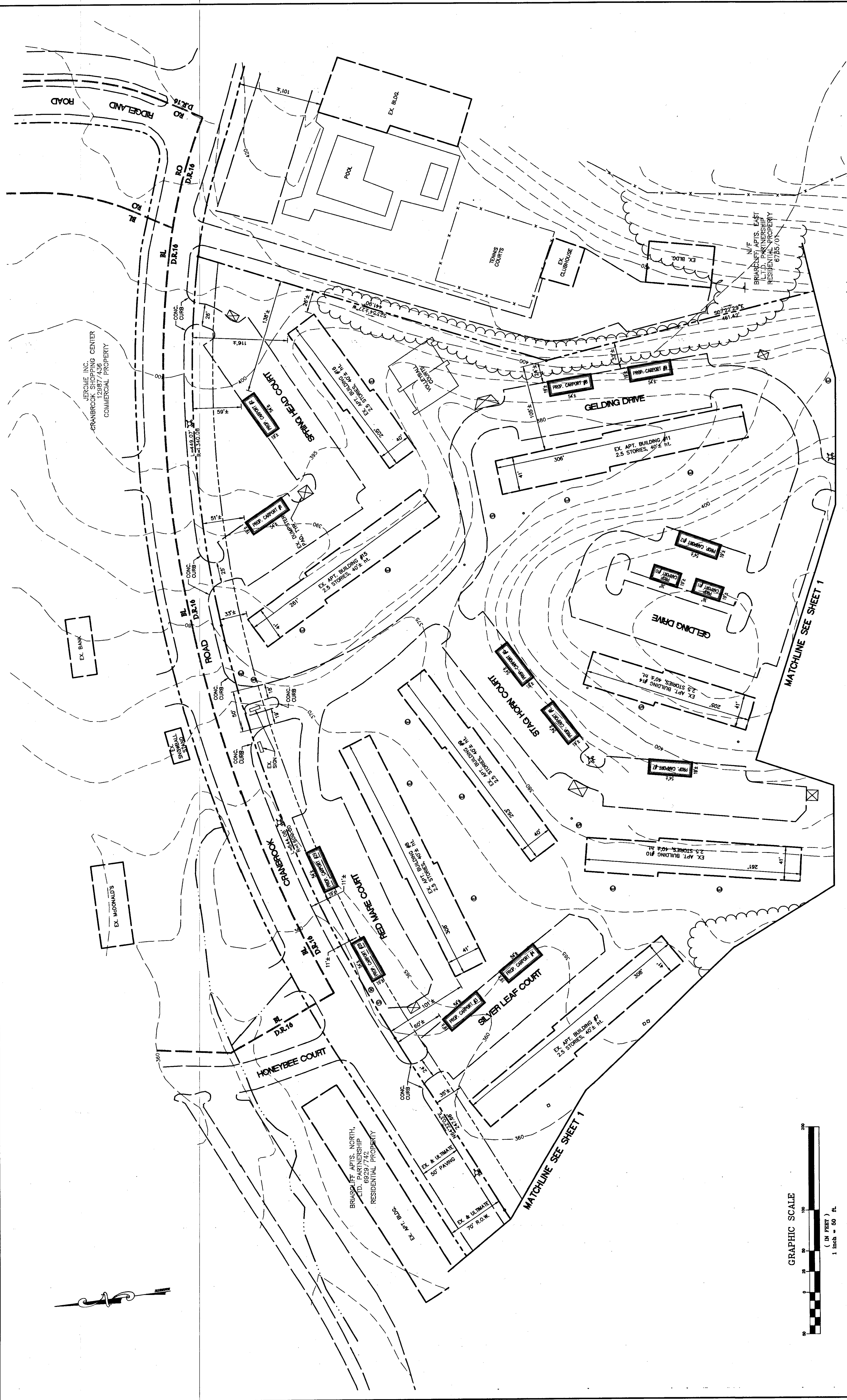




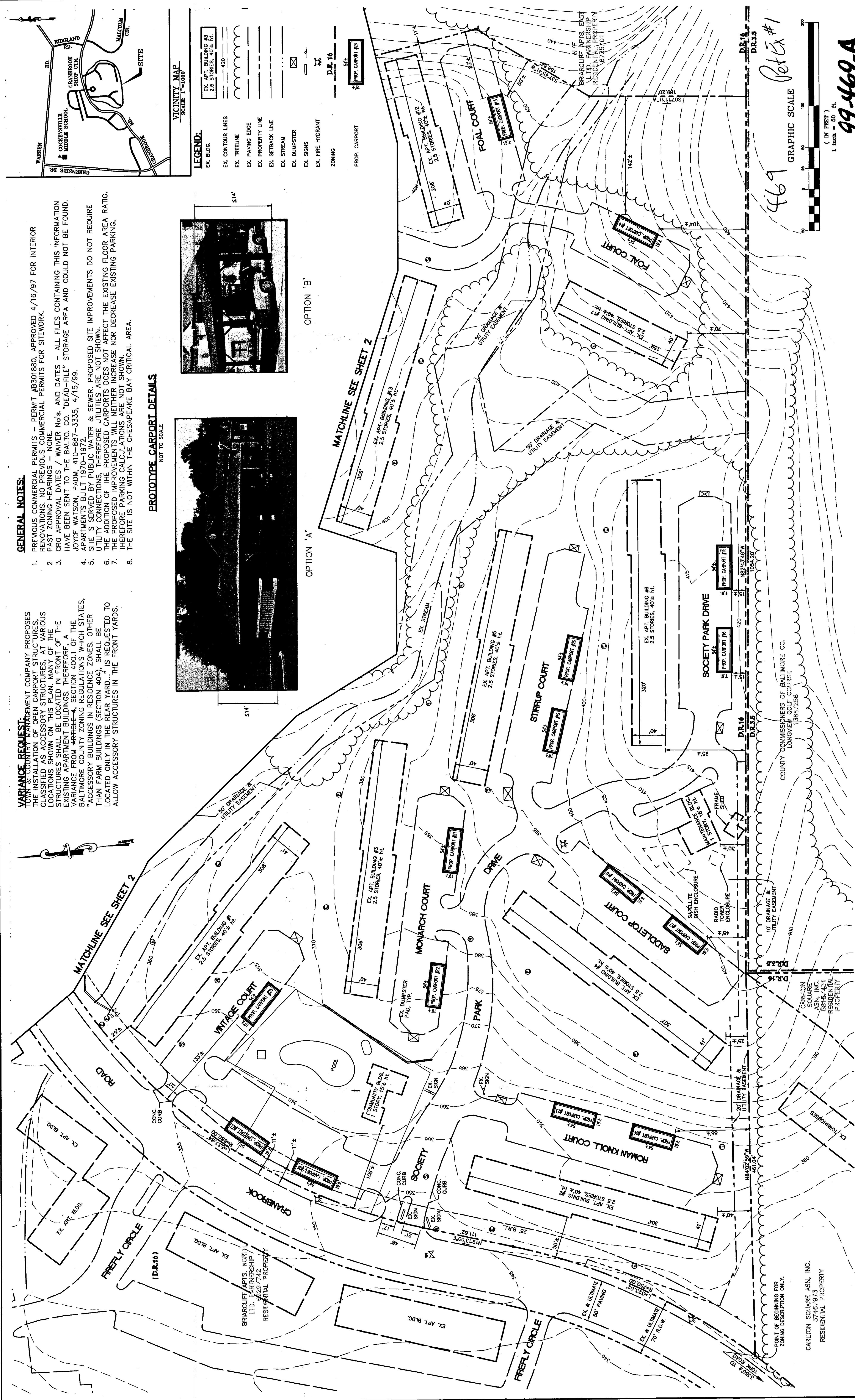








BY		NO.	REVISION	DATE
OWNER / DEVELOPER				
THE TOWN AND COUNTRY MANAGEMENT COMPANY 100 SOUTH CHARLES STREET, SUITE 1100 BALTIMORE, MARYLAND 21201 410-254-1600 • FAX 410-541-0784 c/o J. ANDREA PIERSON, III				
PROJECT:				
TOWN & COUNTRY COCKEYSVILLE (FORMERLY TOWN & COUNTRY NORTH)				
PROPERTY INFO: ADDRESS: 12851 SOCIETY PARK DR. COCKEYSVILLE, MD 21030 BALTIMORE, MD 21206 P&Z: URBAN FORM 200 COUNTY: BALTIMORE ELECTION DISTRICT: 4				
ZONED: DR-16 MAP 16 (0-4) 60025 SITE AREA, 521 AC.				
DATE: 05/11/11 R.L.A. NO. 250				
PROJECT NO. 140000				
DESIGNED BY: R.A.P.				
DRAWN BY: J.B.T.H.				
CHECKED BY: D.T.D.				
DATE: MAY 20, 1999				
D.R.C. #032996				
SCALE: AS SHOWN				
SHEET NO. 2 OF 2				
TITLE: PLAN TO ACCOMPANY VARIANCE HEARING & BUILDING PERMIT				

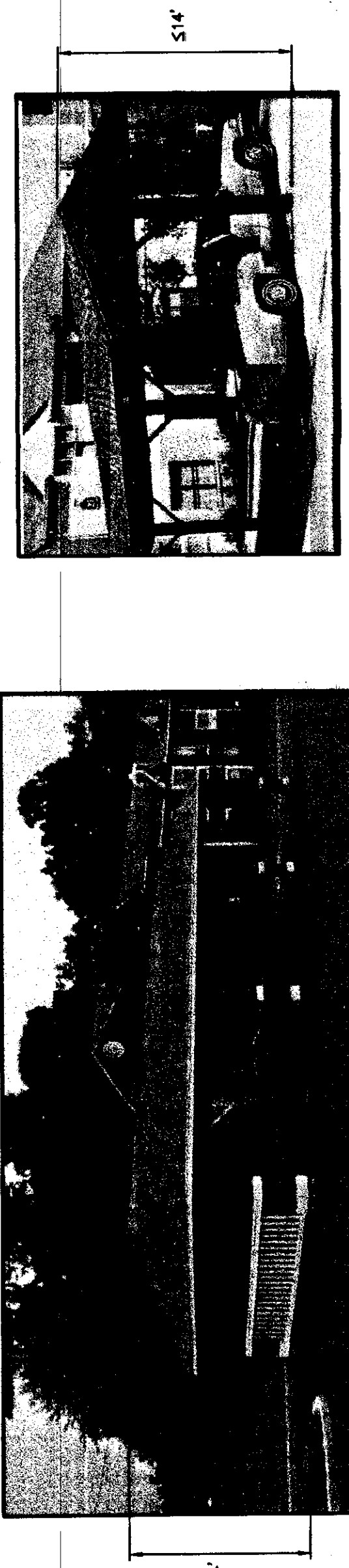


VARIANCE REQUEST:
TOWN & COUNTRY MANAGEMENT COMPANY PROPOSES THE INSTALLATION OF OPEN CARPORT STRUCTURES, CLASSIFIED AS ACCESSORY STRUCTURES, AT VARIOUS LOCATIONS WITHIN THE SITE. THE PROPOSED STRUCTURES SHALL BE LOCATED IN FRONT OF THE EXISTING APARTMENT BUILDINGS. THEREFORE, A VARIANCE FROM ARTICLE 4, SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS WHICH STATES, "ACCESSORY BUILDINGS IN RESIDENCE ZONES, OTHER THAN FARM BUILDINGS (SECTION 404), SHALL BE LOCATED ONLY IN THE REAR YARD..." IS REQUESTED TO ALLOW ACCESSORY STRUCTURES IN THE FRONT YARDS.

GENERAL NOTES:

1. PREVIOUS COMMERCIAL PERMITS - PERMIT #B301880, APPROVED 4/16/97 FOR INTERIOR RENOVATION OF EXISTING BUILDING.
2. PREVIOUS COMMERCIAL PERMITS FOR SITEWORK.
3. CRG APPROVAL DATES / WAIVER NO'S AND DATES - ALL FILES CONTAINING THIS INFORMATION HAVE BEEN SENT TO THE BALTO. CO. "DEAD-FILE" STORAGE AREA AND COULD NOT BE FOUND.
4. JOYCE WATSON, PADM 410-887-3335, 4/15/99.
5. APARTMENTS BUILT 1970-1972.
6. SITE IS SERVED BY PUBLIC WATER & SEWER. PROPOSED SITE IMPROVEMENTS DO NOT REQUIRE UTILITY CONNECTIONS. THEREFORE UTILITIES ARE NOT SHOWN.
7. THE ADDITION OF THE PROPOSED CARPORTS DOES NOT AFFECT THE EXISTING FLOOR AREA RATIO. THE PROPOSED IMPROVEMENTS WILL NEITHER INCREASE NOR DECREASE EXISTING PARKING.
8. THEREFORE PARKING CALCULATIONS ARE NOT SHOWN.
9. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

PROTOTYPE CARPORT DETAILS
NOT TO SCALE

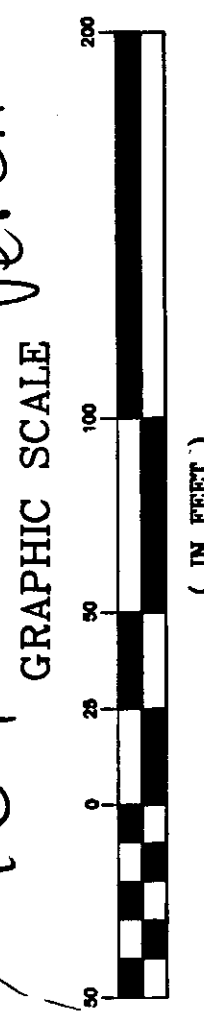


OPTION 'A'

OPTION 'B'

- LEGEND:**
- EX. APT. BUILDING #3 2.5 STORIES, 40'± HL.
 - EX. CONTOUR LINES
 - EX. TREELINE
 - EX. PAVING EDGE
 - EX. PROPERTY LINE
 - EX. SETBACK LINE
 - EX. STREAM
 - EX. DUMPSTER
 - EX. SIGNS
 - EX. FIRE HYDRANT
 - ZONING
 - PROP. CARPORT #5

VICINITY MAP
SCALE: 1"=1000'



469
Pet Ex #1

BY		NO.	REVISION	DATE
OWNER / DEVELOPER				
THE TOWN AND COUNTRY MANAGEMENT COMPANY 100 SOUTH CHARLES STREET, SUITE 100 BALTIMORE, MARYLAND 21201 410-594-7600 - FAX 410-541-0784 c/o J. ANDREA PERSON, III				
PROJECT: TOWN & COUNTRY COCKEYSVILLE PROPERTY INFO: ADDRESS: 1007 SOCIETY PARK DR. BALTIMORE, MD 21201 ZONED DR-16 (MAP RE 10-9) 60255 SITE AREA, 52.1 AC. COUNTY COUNCIL DISTRICT 4 ELECTION DISTRICT 6				
DESIGNED BY: R.A.F. DRAWN BY: S.T.H. CHECKED BY: J.D.T. DATE: MAY 20, 1999 PROJECT NO.: 99080				
TITLE: PLAN TO ACCOMPANY VARIANCE HEARING & BUILDING PERMIT				
D.R.C. #032996 SCALE: AS SHOWN SHEET NO. 1 OF 2				