

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Everett Road, 1750' W of		
c/l York Road	*	ZONING COMMISSIONER
7 th Election District		
3 rd Councilmanic District	*	OF BALTIMORE COUNTY
(242 Everett Road)		
	*	CASE NO. 00-219-A
Wm. Chris Klapaska & Linda L. Klapaska		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Wm. Chris Klapaska & Linda L. Klapaska. The variance request is for property located at 242 Everett Road, located in the Hereford area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (storage shed) in the side yard in lieu of the rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative 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

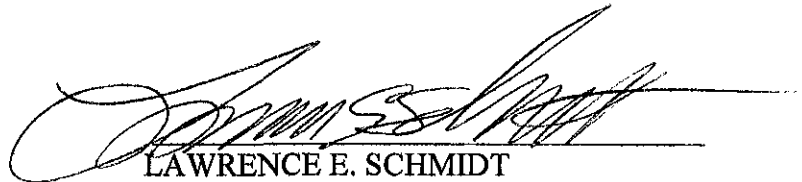
12/22/99
R. J. Jones

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of December, 1999 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (storage shed) in the side yard in lieu of the rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

COPIES SENT TO THE CLERK
DATE 12/22/99
BY J. J. JAMESON



Baltimore County
Zoning Commissioner

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

December 22, 1999

Mr. & Mrs. Wm. Chris Klapaska
242 Everett Road
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 00-219-A
Property: 242 Everett Road

Dear Mr. & Mrs. Klapaska:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative 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 Department of Permits & Development Management. 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, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 242 EVERETT RD.
which is presently zoned RCS

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 to permit an accessory structure (storage shed) in the side yard in lieu of the rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

Telephone No.

State Zip Code

Telephone No.

State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 00-219-A

Reviewed By mta Date 11/22/99

Estimated Posting Date 12/5/99

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

242 EVERETT RD.
Address
Monkton MD. 21111
City State Zip Code

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

23 YEARS AGO ON A 4 1/2 ACRE TRACT OF LAND WHICH IS NOW KNOWN AS 242 EVERETT RD. BALT COUNTY DICTATED WHERE WE COULD BUILD OUR HOME WHICH LEFT ME WITH ABOUT 80% FRONT AND SIDE YARDS. IN 23 YEARS THERE WE HAVE DEVELOPED OUR SMALL BACK YARD WITH TREES, FENCING, OUT BUILDINGS, UNDERGROUND WIRING AND AN INGROUND SWIMMING POOL. THE ONLY LOGICAL PLACE FOR THE POLE BUILDING I WISH TO PUT UP IS ALONG THE SIDE OF MY GARAGE. BUT 30% OF IT WILL PROTRUDE PAST BACK LINE OF HOUSE

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

Wm Chris Klapaska
Signature

Wm CHRIS KLAPASKA
Name - Type or Print

Linda L. Klapaska
Signature

LINDA L. KLAPASKA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

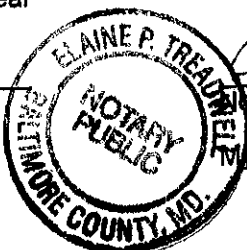
I HEREBY CERTIFY, this 17 day of November, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

11-17-99
Date



Elaine P. Treadwell
Notary Public

Commission Expires 9-1-02

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

242 EVERETT RD.
Address
MONKTON MD. 2111
City State Zip Code

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

23 YEARS AGO ON A 4 1/2 ACRE TRACT OF LAND WHICH IS NOW KNOWN AS 242 EVERETT RD. BALT. COUNTY DICTATED WHERE WE COULD BUILD OUR HOME WHICH LEFT ME WITH ABOUT 80% FRONT AND SIDE YARDS. IN 23 YEARS THERE WE HAVE DEVELOPED OUR SMALL BACK YARD WITH TREES, FENCING, OUT BUILDINGS, UNDERGROUND WIRING AND A INGROUND SWIMMING POOL. THE ONLY LOGICAL PLACE FOR THE POLE BUILDING I WISH TO PUT UP IS ALONG THE SIDE OF MY GARAGE. BUT 30% OF IT WILL PERTURB PAST BACK LINE OF HOUSE

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

Wm. CHRIS Klapaska
Signature

Wm. CHRIS Klapaska
Name - Type or Print

Linda L. Klapaska
Signature

LINDA L. KLAPASKA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of November, 1999, 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

11-17-99
Date



Laine P. Treadwell
Notary Public

My Commission Expires 9-1-02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 242 EVERETT RD.
which is presently zoned RC 5

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 to permit an accessory structure (storage shed) in the side yard in lieu of the rear yard -

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-219-A

Reviewed By MJK Date 11/22/99

Estimated Posting Date 12/5/99

REU 9/15/98

Zoning Description For 242 EVERETT RD.
(ADDRESS)

BEGINNING AT A POINT ON THE NORTH SIDE OF
NORTH SOUTH EAST WEST

EVERETT RD. WHICH IS 50
NAME OF STREET WHICH PROP. FRONTS (NUMBER OF FT. OF RIGHT AWAY WIDTH)

WIDE AT THE DISTANCE OF 1750' West OF THE
NUMBER OF FT NORTH SOUTH EAST WEST

CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET
YORK RD.
NAME OF STREET

WHICH IS WIDE BEING LOT # 1
NUMBER OF FT. OF RIGHT AWAY WIDTH

Block SECTION # IN THE SUBDIVISION OF HONE MEADOWS
NUMBER OF BLOCKS BEING THE WIDTH

AS RECORDED IN BALT. COUNTY PLAT BOOK # 40 Folio # 59

CONTAINING 4.2 ALSO KNOWN AS 242 EVERETT RD.
Sq. FT. OR ACRES

AND LOCATE IN THE 7TH ELECTION DIST. 3RD COUNCILMANIC DIST.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **075717**

DATE 11/22/99 ACCOUNT 01-615

AMOUNT \$ 50.00

RECEIVED FROM: Wm & Linda Klapestka - 242 Everett Rd

FOR: Q10 - Wm Chris Klapestka, Long Beach - \$50.00

EXPLANATION
V - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
DATE 11/23/99 TIME 02:17:15
PGS 0003 CREDIT 100.00 PRG 000000
DEPT 5 520 /ADMIN UTILITY CENTER
Received by 10/0000
CR NO. 075717
Rec'd To 50.00
50.00 CR 00.00
BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF POSTING

RE: CASE # 00-219-A
PETITIONER/DEVELOPER
(William Klapaska)
DATE OF Closing
(Dec. 20, 1999)

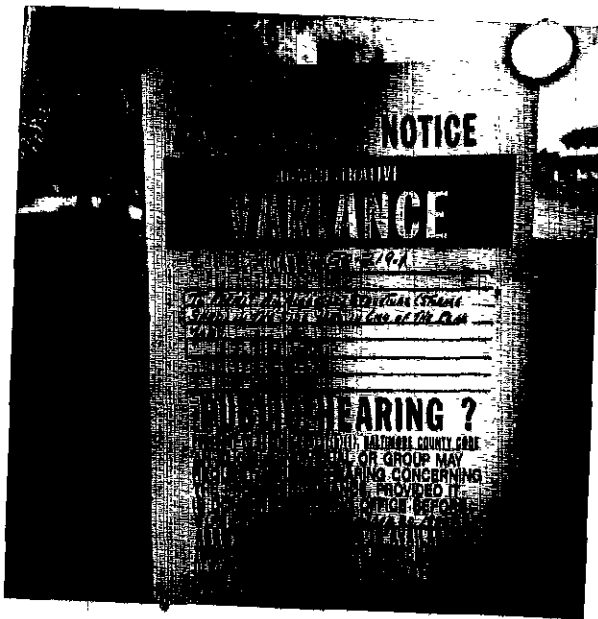
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
242 Everett Road Baltimore, Maryland 21111—

The sign(s) were posted on 12-3-99
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr. 12/3/99
(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
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 219 -A Address 242 Everett Road
Contact Person: Mitchell J Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/22/99 Posting Date: 12/5/99 Closing Date: 12/20/99

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 00- 219 -A Address 242 Everett Road
Petitioner's Name Wm & Linda Klapaska Telephone 410-343-6947
Posting Date: 12/5/99 Closing Date: 12/20/99
Wording for Sign: To Permit an accessory structure (storage shed)
in the side yard in lieu of the rear yard.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 11/17/99

**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: 00-219-A
Petitioner: Wm & Linda Klapaska
Address or Location: 242 Everett Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Wm & Linda Klapaska
Address: 242 Everett Road
Monkton, MD 21111
Telephone Number: (410) 343-0947



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

December 22, 1999

Mr. William Klapaska
242 Everett Road
Monkton, Maryland 21111

Dear Mr. Klapaska:

RE: Case Number 00-219-A , 242 Everett Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 12/5/99.

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, please do not hesitate to contact the commenting agency.

Sincerely,

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

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosure





Baltimore County
Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
~~111 West Chesapeake Avenue~~
Towson, Maryland 21204

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

RECEIVED JAN 13 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DECEMBER 13, 1999

Item No.: See Below

Dear Ms. Stephens:

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:

(219) AND 220

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



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: December 13, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 13, 1999
 Item No. 219

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

RWB:HJO:jrb

cc: File

AV
12/20
Keep asking

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: December 21, 1999

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): 210, 219, 224 and 225

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

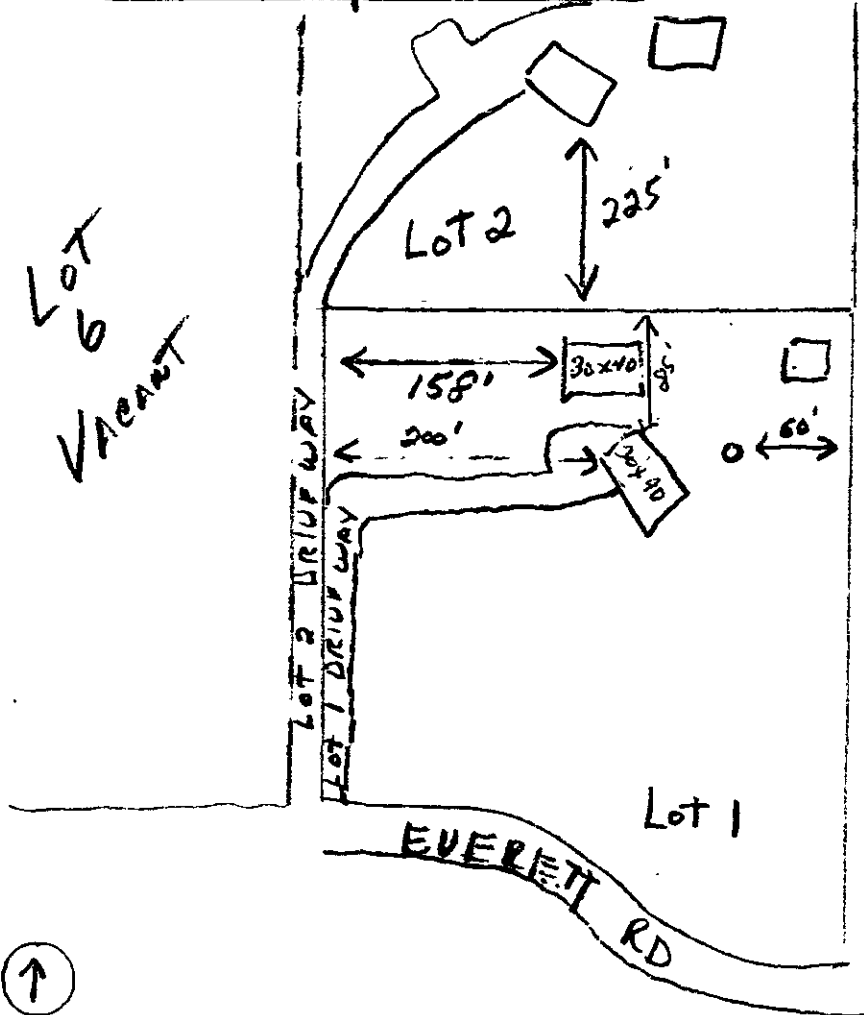
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 242 EVERETT RD. 21111 see pages 5 & 6 of the CHECKLIST for additional required information

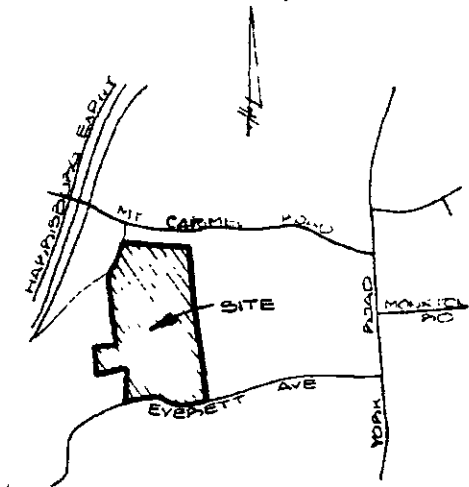
Subdivision name: HOPE MEADOWS

plat book# 40, folio# 59, lot# 1, section#

OWNER: W.C. KLAPASKA III



Closest
House
OVER
1,000'
AWAY
FROM
PROPERTY
LINES



VICINITY MAP
SCALE 1" = 900'

LOCATION INFORMATION

Election District: 7
Councilmanic District: 3
1"-200" scale map#: NW 27C
RC5
Zoning: 4+ ACRES
Lot size: 4+ ACRES
acreage square feet

SEWER: ☐ Public ☒ Private
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

WCK

219

00-219-A



North

date: _____
prepared by: OWNER

Scale of Drawing: 1" = 100' SEE 2ND PAGE

PET. EX. #1

60' DRAINAGE

NO 38

NO DRAINAGE - UTILITY EASEMENT
N 11° 27' 05" E 466.00'

WILHELM MILBACH
W.C. 519/1903

Councilman's Dist: 3

Ejection dia: 7

1'-200' scale map: NW 27C

Zoning: RES

Lot Size : 4.2

ACRAGE

50' MINIMUM

10. REVERTIBLE

104°46'15"E 244.97'

DETT

EE-000004-71

7TH ELECTION C
SCALE 1" = 100'

242 EVERETT RD.

HOPE MEADOWS

000000

19000

③ *man*

N 41° 04' 30" W
83° 57'

AVE



ADMINISTRATIVE VARIANCES/SPECIAL HEARINGS

CLOSING DATE.....NOVEMBER 8, 1999

CASE NUMBER: 00-148-A

3 Alston Road

S/S Alston Road, 125' E of c/l Tenbury Road

9th Election District - 4th Councilmanic District

Legal Owner(s): Moira R. Blake and Christopher R.L. Blake

Administrative Variance to allow an addition (open carport and deck) with a side yard of 30 inches and a rear yard setback of 10 ft. in lieu of the minimum required 6 ft. and 22-1/2 feet respectively.

CASE NUMBER: 00-149-A

HEARING REQUESTED

13126 Long Green Pike

N/S Long Green Pike, 800' NE of c/l Hydes Road and 2400' NE of that intersection

11th Election District - 6th Councilmanic District

Legal Owner(s): Margaret Loundas and Marc J. Loundas

Administrative Variance to allow a 26 foot by 38 foot by 25 foot high (maximum) height accessory structure to be constructed in side yard in lieu of required rear yard and 15 ft. (maximum) height.

CASE NUMBER: 00-150-A

1708 Circle Road

c/l Circle Road, 275' SW of c/l Ruxton Road

9th Election District - 4th Councilmanic District

Legal Owner(s): Sarah M. Fisher and William A. Fisher, III

Administrative Variance to permit a principal structure (residence) to have a rear yard setback of 17 feet in lieu of the required 50 feet and a side yard setback of 8 feet in lieu of the required 15 feet.

CASE NUMBER: 00-152-A

301 Garrison Forest Road

NEC Garrison Forest Road and Chittendon Lane

3rd Election District - 3rd Councilmanic District

Legal Owner(s): Jeffrey A. Schlesinger

Administrative Variance to allow an attached garage (replacement) with a side yard setback of 20 feet, 8 inches in lieu of the minimum required 50 feet.

00-219-A



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) 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

9830 BRANCHLEIGH ROAD
Address

RANDALLSTOWN, MD 21133
City State Zip

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):

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS, MOSQUITOES, FLIES, E
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

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

X
Signature

JAMES FITZHUGH
Name - Type or Print

X
Signature

ERNESTINE FITZHUGH
Name - Type or Print

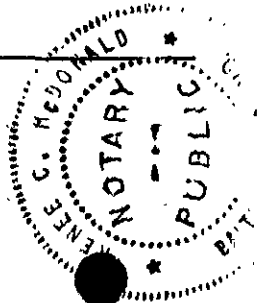
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of November, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Fitzhugh and Ernestine Fitzhugh
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

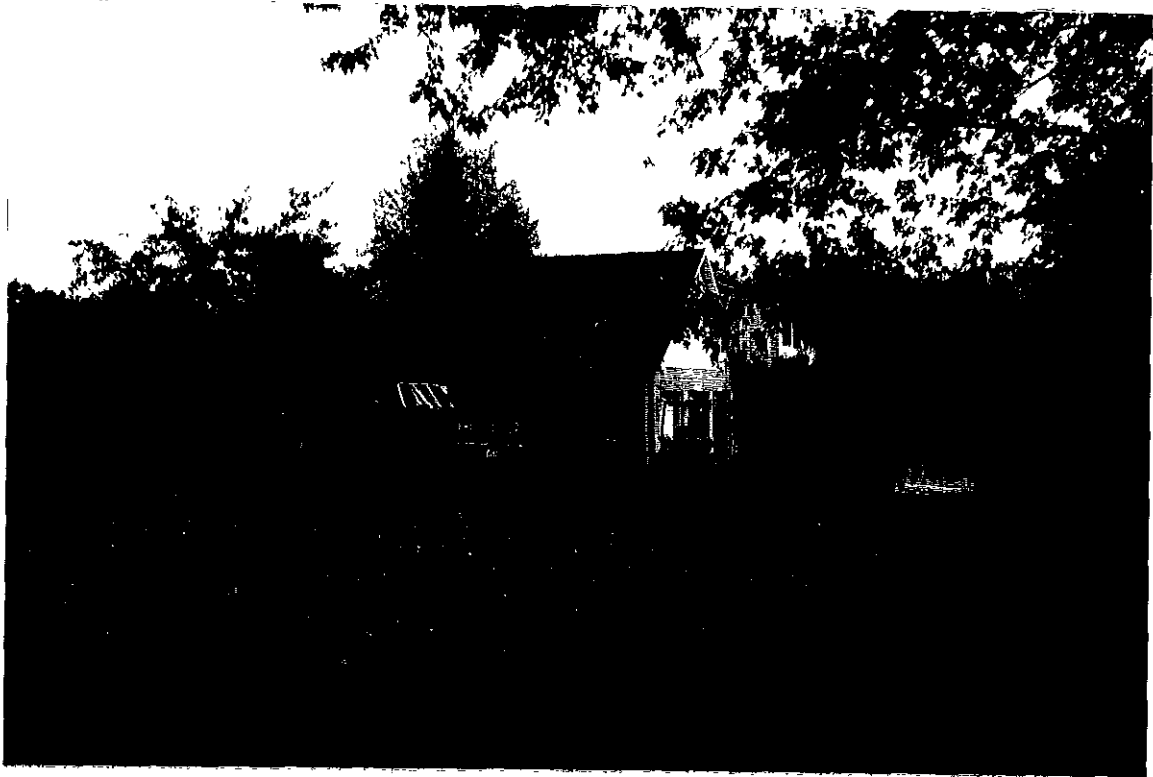
11/2/99
Date



Renee C. McDonald
Notary Public

My Commission Expires

12/1/00



Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3321

December 8, 1999

Stephen R. Smith
Gaylord Brooks Realty Co., Inc.
3312 Paper Mill Road
Phoenix, Maryland 21131

Re: WOODS AT CARROLL RUN
PWA No. 109804A
J. O. No. 4,5-1-8606
PDM No. X-178
Project Close-out

Dear Mr. Smith,

This office is processing the close-out of the referenced project. We have contacted the necessary County agencies and the following is a summary of their comments which need to be addressed prior to close-out:

1. **PDM Landscape Plans Review** - Has noted that there are additional requirements for this project. Please contact Avery Harden at 410-887-3751 for information.

2. **Department of Public Works Traffic Engineering Division** - Has noted that no street lights have been installed. Please contact Keith Link/Brenda Hinkle of that Division for additional information and a reinspection at 410-887-3554.

Please be advised that this office is holding and approximately \$40,000.00 in a letter of credit for this project. These funds will be returned once you have addressed the enclosed County/agency comments. You must provide to this office within thirty days a schedule for completion of all repair work. Failure to do so will result in the forfeiture of the letter of credit.

If you have any questions regarding this matter or the close-out process please contact me or Darryl Putty of this office at 410-887-3335.

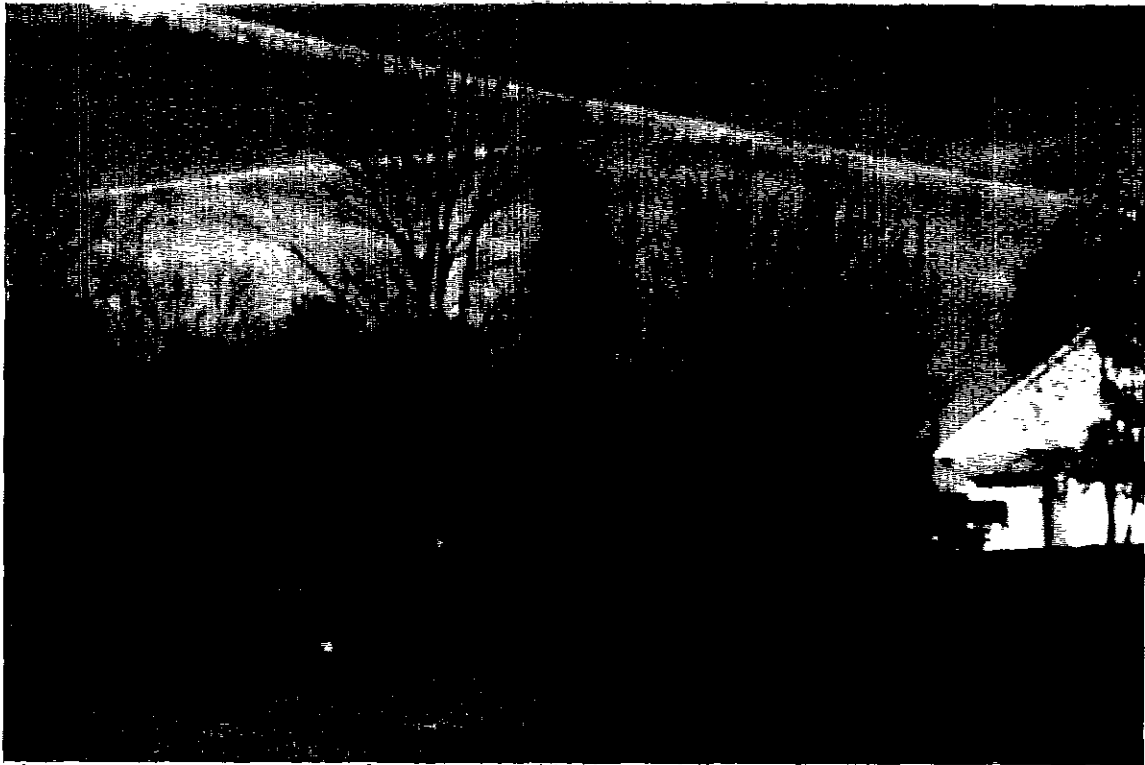
Sincerely,

A handwritten signature in cursive script that reads "David Flowers".

David Flowers,
Manager

DF:DDP:dp
attachments
c: file

00-219-A



Baltimore County Government
Department of Permits and
Development Management



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David Flowers,
Manager

DF:DDP:dp
attachments
c: file

00-219-A



PDM TRANSMITTAL

(fka ZADM)

DATE: 11/29/99

PHASE II
COMBINED PLAN 887-3335

TO: // DPR

// PDM

// SCD

// PO

// DEPRM

TO RM 123

(w) SIGNED PLANS (12)

MUST BE SIGNED &
DATED BY DEVELOPMENT
MANAGER - 2 PLANS TO
BE RETURNED TO
JOHN LEWIS RM 123

FR: KW (Please initial.)

Re: Project Name: Trump Mill Estates // Project Not Managed

Project Manager: Chris Korke PDM No. XIV-382

Type of Plan: Dev/EDP // Preliminary // Final // Signature

Team Leader:

Engineer: MCH Development Engineers Inc. Phone # 410-828-9060

PHASE II ROUTING SLIP: (Manager required)

Scheduled submission date: (see Project Chart)

Scheduled completion date: (see Project Chart)

// Approved

// Approved with comments

// Returned for revision

// Disapproved

ACTION TAKEN
BY REVIEWER

Agency

Reviewer's Name

Date

RETURN TO: PDM - Room 123 COUNTY OFFICE BUILDING
PDMTRANS.DOC/JNW Rev. 10/96

00-219-A



ADMINISTRATIVE VARIANCES/SPECIAL HEARINGS

CLOSING DATE.....NOVEMBER 8, 1999

CASE NUMBER: 00-148-A

3 Alston Road

S/S Alston Road, 125' E of c/l Tenbury Road

9th Election District - 4th Councilmanic District

Legal Owner(s): Moira R. Blake and Christopher R.L. Blake

Administrative Variance to allow an addition (open carport and deck) with a side yard of 30 inches and a rear yard setback of 10 ft. in lieu of the minimum required 6 ft. and 22-1/2 feet respectively.

CASE NUMBER: 00-149-A

13126 Long Green Pike

N/S Long Green Pike, 800' NE of c/l Hydes Road and 2400' NE of that intersection

11th Election District - 6th Councilmanic District

Legal Owner(s): Margaret Loundas and Marc J. Loundas

HEARING REQUESTED

Administrative Variance to allow a 26 foot by 38 foot by 25 foot high (maximum) height accessory structure to be constructed in side yard in lieu of required rear yard and 15 ft. (maximum) height.

CASE NUMBER: 00-150-A

1708 Circle Road

c/l Circle Road, 275' SW of c/l Ruxton Road

9th Election District - 4th Councilmanic District

Legal Owner(s): Sarah M. Fisher and William A. Fisher, III

Administrative Variance to permit a principal structure (residence) to have a rear yard setback of 17 feet in lieu of the required 50 feet and a side yard setback of 8 feet in lieu of the required 15 feet.

CASE NUMBER: 00-152-A

301 Garrison Forest Road

NEC Garrison Forest Road and Chittendon Lane

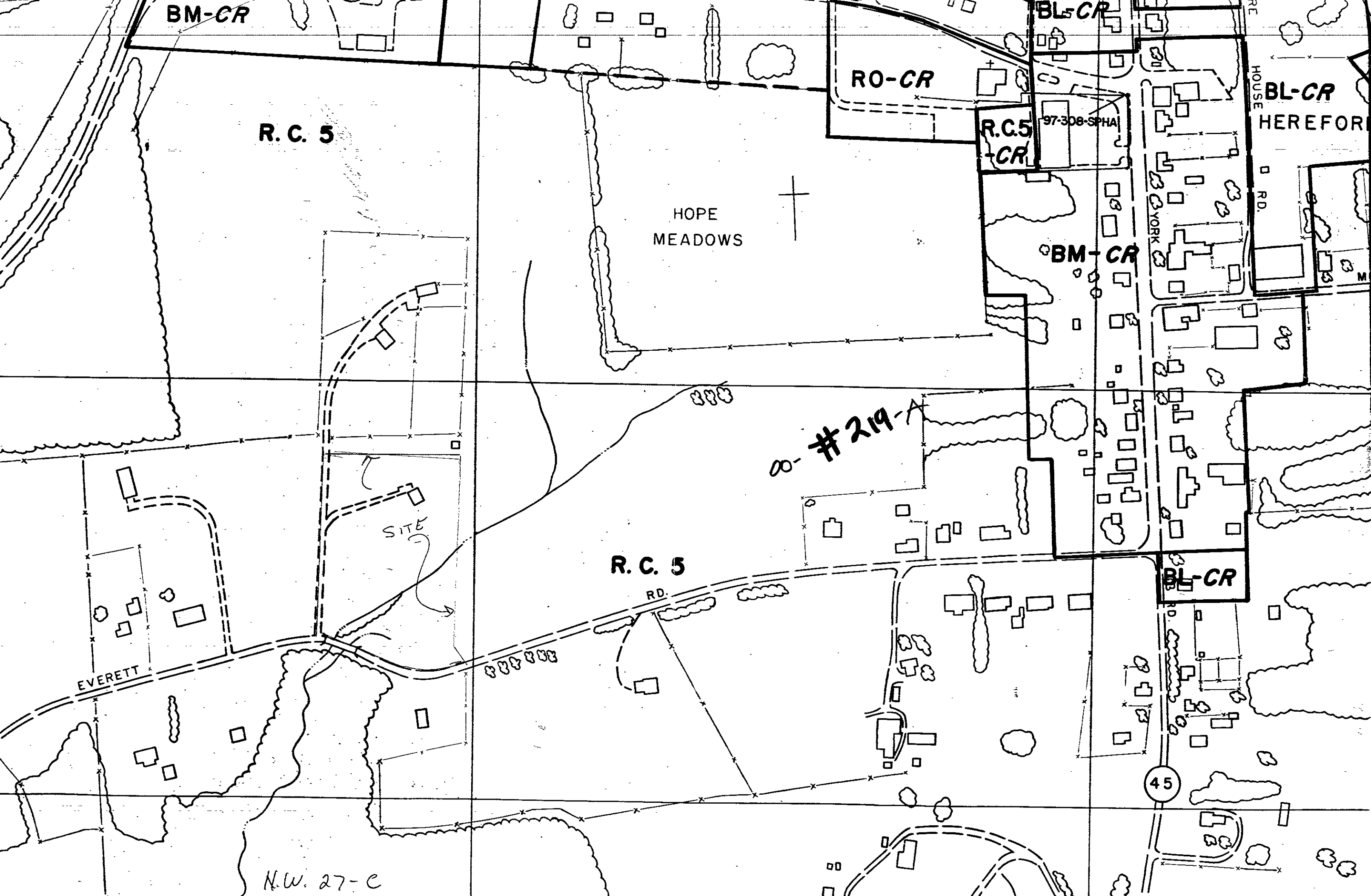
3rd Election District - 3rd Councilmanic District

Legal Owner(s): Jeffrey A. Schlesinger

Administrative Variance to allow an attached garage (replacement) with a side yard setback of 20 feet, 8 inches in lieu of the minimum required 50 feet.

00-219-A





BM-CR

BL-CR

RO-CR

BL-CR
HEREFOR

R.C. 5

R.C. 5
-CR

97-308-SPHA

HOPE
MEADOWS

BM-CR

#219-A

R.C. 5

BL-CR

EVERETT

SITE

RD.

45

N.W. 27-C



MICROFILM

SHEET

LOCATION

SCALE
1" = 200' ±

N.W.

27-C

HERE FORD

00-#21-A

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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