

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Merry Hill Court, 1550' E
Of Anton North
3rd Election District
3rd Councilmanic District
(18 Merry Hill Court)

Stanley L. & Jeanne Cohen
Petitioners

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*
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BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 00-225-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Stanley L. & Jeanne Cohen. The variance request is for property located at 18 Merry Hill Court, located in the Grey Rock 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 a shed to be located in the rear yard such that it protrudes into the side yard by 4 ft. and a variance from Section 400.3 of the B.C.Z.R. to permit the height of a shed to be 22 ft. in lieu of the permitted 15 ft. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

WRITTEN AFFIDAVIT FOR FILING

Date 1/3/2000

By

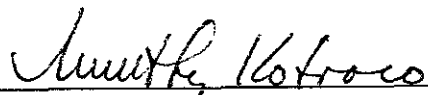
R. J. [Signature]

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 Deputy Zoning Commissioner for Baltimore County this 3rd day of January, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a shed to be located in the rear yard such that it protrudes into the side yard by 4 ft. and a variance from Section 400.3 of the B.C.Z.R. to permit the height of a shed to be 22 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
- 2) The Petitioners shall not allow or cause the accessory structure (shed) to be converted to a second dwelling unit and/or apartments.
- 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
1/3/2000
By R. J. JAMESON



Baltimore County
Zoning Commissioner

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

January 3, 2000

Stuart D. Kaplow, Esquire
15 E. Chesapeake Avenue
Towson, Maryland 21286

Re: Petition for Administrative Variance
Case No. 00-225-A
Property: 18 Merry Hill Court

Dear Mr. Kaplow:

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 cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. Stanley L. Cohen
P. O. Box 127
Stevenson, Maryland 21153

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 18 Merry Hill Court, Pikesville 21208
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)

1. A variance from BCZR Section 400.1 to permit a shed to be located in the rear yard such that it protrudes in to the side yard by 4 feet; and
2. A variance from BCZR Section 400.3 to permit the height of a shed to be 22 feet in lieu of the permitted 15 feet.

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:

STANLEY D. KARLOW
Name - Type or Print _____
Signature _____
STANLEY D. KARLOW, P.A.
Company _____
15 E. CHESAPEAKE AVE 410-339-3910
Address _____ Telephone No. _____
Towson MD 21286
City _____ State _____ Zip Code _____

Legal Owner(s):

STANLEY L. COHEN
Name - Type or Print _____
Signature _____
JEANNE COHEN
Name - Type or Print _____
Signature _____
P.O. Box 127 (w) 410-730-2600
Address _____ Telephone No. _____
STENSON MD 21153
City _____ State _____ Zip Code _____

Representative to be Contacted:

STANLEY D. KARLOW
Name _____
15 E. CHESAPEAKE AVE 410-339-3910
Address _____ Telephone No. _____
Towson MD 21286
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. 00-225-A

Reviewed By UCI Date 11-29-99

Estimated Posting Date 12-12-99

REV 9/15/98

DROP OFF N1 REVIEW

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

18 Merry Hill Court
Address
Pikesville MD 21208
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):

This converted carriage house property is unique and unusual in a manner different from the nature of the surrounding properties (i.e., topography, shape, historical significance, etc.) such that the uniqueness causes the zoning regulations to impact disproportionately upon the property. And practical difficulty or undue hardship resulting from the disproportionate impact of the ordinance caused by the property's uniqueness exists.

Specifically, because the topography drops off over 40 feet immediately behind the existing dwelling, as a practical matter there is no backyard beyond the proposed rear side of the shed. The existing dwelling is a converted carriage house and both the location and historic style architectural features of the proposed shed mirror the existing structure (including the roof line and cupola that adds to the height).

It is worthy of that the owners of this lot also own the adjacent lot that borders the property line closest to the shed. That lot is improved with a fountain.

It is significant that because of topography, the shed will not be visible to any other lot owner nor will it be visible from the road.

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.

Signature Stanley L. Cohen

STANLEY L. COHEN
Name - Type or Print

Signature Jeanne Cohen

JEANNE COHEN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 23 day of November, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stanley L. Cohen and Jeanne Cohen

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

11/23/99
Date

Notary Public

My Commission Expires 5-1-2001

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

18 MEERY HILL COURT
Address
Pikesville MD 21208
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):

This converted carriage house property is unique and unusual in a manner different from the nature of the surrounding properties (i.e., topography, shape, historical significance, etc.) such that the uniqueness causes the zoning regulations to impact disproportionately upon the property. And practical difficulty or undue hardship resulting from the disproportionate impact of the ordinance caused by the property's uniqueness exists.

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It is worthy of that the owners of this lot also own the adjacent lot that borders the property line closest to the shed. That lot is improved with a fountain.

It is significant that because of topography, the shed will not be visible to any other lot owner nor will it be visible from the road.

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.

Signature SLC
STANLEY L. COHEN
Name - Type or Print

Signature JC
JEANNE COHEN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 23 day of November, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STANLEY L. COHEN AND JEANNE COHEN
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

11/23/99
Date

Signature
Notary Public
My Commission Expires 5-1-2001



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 18 Merry Hill Court, Pikesville 21208
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)

1. A variance from BCZR Section 400.1 to permit a shed to be located in the rear yard such that it protrudes in to the side yard by 4 feet; and
2. A variance from BCZR Section 400.3 to permit the height of a shed to be 22 feet in lieu of the permitted 15 feet.

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:

STANLEY D. KARLOW
Name - Type or Print

Signature

STANLEY D. KARLOW, P.A.
Company

15 E. CHESAPEAKE AVE 410-339-3910
Address Telephone No.

Towson MD 21286
City State Zip Code

Legal Owner(s):

STANLEY L. COHEN
Name - Type or Print

Signature

JEANNE COHEN
Name - Type or Print

Signature

P.O. Box 127 (w) 410-730-2600
(H) 410-602-1110

Address

STENSON

MD

Telephone No.

21153

City

State

Zip Code

Representative to be Contacted:

STANLEY D. KARLOW
Name

15 E. CHESAPEAKE AVE 410-339-3910
Address Telephone No.

Towson MD 21286
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. 00-225-A

Reviewed By uca Date 11-29-99

REV 9/15/98

Estimated Posting Date 12-12-99

DROP OFF

NO REVIEW

ZONING DESCRIPTION FOR 18 MERRY HILL COURT

BEING a point on the north side of Merry Hill Court which is 20 feet wide at the distance of 1550 feet east of Anton North Way which is 20 feet wide.

BEING Lot 13 in the Subdivision of Anton North as recorded in Baltimore County Plat Book 58, folio 27. Also known as 18 Merry Hill Court and located in the 3rd election district, 3rd councilmanic district.

STUART D. KAPLOW, P.A.

ATTORNEYS AT LAW

15 EAST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21286-5306
TELEPHONE 410-339-3910
FACSIMILE 410-339-3912
E-MAIL STUKAPLOW@AOL.COM

STUART D. KAPLOW

November 24, 1999

Via Hand Delivery

Department of Permits and Development Management
Attn: Mr. W. Carl Richards, Jr.
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: **Petitions for Residential Administrative Variance**
18 Merry Hill Court

Dear Carl:

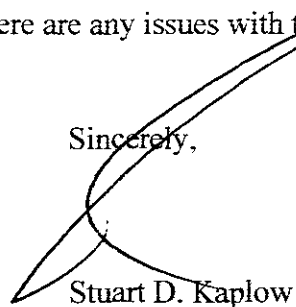
Please accept for drop off filing the following petitions for the owner and occupier of a residential lot seeking to locate a shed in the side yard in accordance with the attached plans:

- 3 original Petitions for Variance;
- 12 copies of the Plat to accompany the petitions;
- 1 200' scale zoning map with the lot indicated;
- 1 200' scale topo map with the lot indicated;
- 1 200' scale aerial photo with the lot indicated
- 3 legal descriptions for the petitions; and
- 1 check payable to Baltimore County in the amount of \$50.

There are no violations on this property. And be aware that while no one in your office has seen these lots, this development project has obviously been reviewed.

Thank you in advance for your courtesies. If there are any issues with this request, please have Sophie give me a call.

Sincerely,



Stuart D. Kaplow

SDK:tbm

Attachments

cc: Dr. & Ms Stanley Cohen

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **074354**

DATE 11/29/99 ACCOUNT 001-6150

AMOUNT \$ 50.00 (WCR)

RECEIVED FROM: Stuart Kaplow

FOR: Drop Off No Review

00-225-A 18 Merry Hill Court

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
11/30/1999	11/29/1999	15:36:40
REG 0000	CASHIER PMS PEN DRIVER	
Dept 5	520 ZONING VERIFICATION	
Receipt #	107682	0711
CR NO.	074354	

Receipt Tot 50.00
50.00 OK .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-225-A

Petitioner/Developer: COHEN, ETAL

Date of Hearing/Closing: 12/27/99

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 # 18 - MERRY HILL CT

The sign(s) were posted on

12/12/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/16/99
(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)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 00-225-A

TO PERMIT A SHED TO BE LOCATED IN THE
REAR YARD AND PROTRUSING INTO THE SIDE
YARD BY 4 FEET AND TO PERMIT THE SHED TO BE
22 FEET HIGH IN LIEU OF THE PERMITTED 15
FEET.

(P.L.S. MERRY HILL CT)

PUBLIC HEARING ?

PROVIDING TO SECTION 25-121(2)(1), BALTIMORE COUNTY CODE
ANY ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 P.M. ON THURSDAY, JANUARY 13, 1999.

ADDITIONAL INFORMATION IS AVAILABLE BY
CALLING THE ZONING OFFICE AT (410) 326-3300.

TEL: 326-3300

**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: _____

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: STANLEY L. COHEN

Address: P.O. Box 127

STEVENSON, MD 21153

Telephone Number: 410-602-1110

Revised 2/20/98 - SCJ

225

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 225 -A Address 18 MERRY HILL COURT
Contact Person: W. CARL RICHARDS JR Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-29-99 Posting Date: 12-12-99 Closing Date: 12-27-99

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- 225 -A Address 18 MERRY HILL COURT
Petitioner's Name JEANNE + STANLEY COHEN Telephone 410-780-2600 W
410-602-1110 H
Posting Date: 12-12-99 Closing Date: 12-27-99
Wording for Sign: To Permit A SHED TO BE LOCATED IN THE REAR YARD
AND
~~BE~~ PROTRUDES INTO THE SIDE YARD BY 4 FEET AND
TO PERMIT THE SHED TO BE 22 FEET HIGH IN LIEU OF THE
PERMITTED 15 FEET.



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 29, 1999

Mr. Stuart Kaplow
Stuart Kaplow, P.A.
15 E. Chesapeake Avenue
Towson, Maryland 21286

Dear Mr. Kaplow:

RE: Case Number 00-225-A , 18 Merry Hill Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/29/99.

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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Stanley Cohen



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 21, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for December 20, 1999
Item Nos. 181, 222, 223, 224, 225,
226, 227, 228, 229, 231, 232, 233,
and 235

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

RWB:HJO:jrb

cc: File

ZAC12209.NOC

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

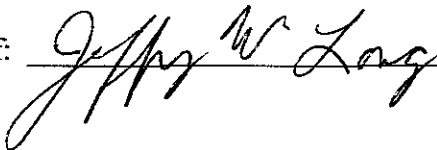
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 225 and 227

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:

A handwritten signature in cursive script, reading "Jeffrey W. Long", is written over a horizontal line.

AFK/JL

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:

A handwritten signature in cursive script, reading "Jeffrey M. Long", written over a horizontal line.

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

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

Date: 12.17.99

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

RE: Baltimore County
Item No. 225 WCR

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,

1- Kenneth A. McDonald Jr., 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

PROVISIONAL APPROVAL

PERMIT NUMBER: SHED IN A SIDEYARD

Date: NOVEMBER 19 1999

Location: 18 MEEDY HILL COURT 21208



The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following **Conditions:**

☐ Owner has filed for a public hearing, Item # ____.

☒ Owner must file for a public hearing within 5 days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

nan
ZONING STAFF

Bill Jablon
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner [Signature] Signed - Contract Purchaser _____

Printed Name STANLEY L. COHEN Printed Name _____

Address 18 MEEDY HILL COURT Address _____
BALTIMORE MD 21208

Work Phone # 410-730-2600 Work Phone # _____

Home Phone # 410-6021110 Home Phone # _____

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

DATE: 10-28-99

OEA: 16
HISTORIC DISTRICT/BLDG.

PERMIT #: B-
RECEIPT #: A-
CONTROL #: MR
XREF #:

PROPERTY ADDRESS: 18 Merry Hill Court
SUITE/SPACE/FLOOR:
SUBDIV: AUTON NORTH
TAX ACCOUNT #: 21-00-003891
OWNER'S INFORMATION (LAST, FIRST)
NAME: Cohen Stanley E / Jeanne
ADDR: 18 Merry Hill Court P.O. Box 127 STEVERSON, MD 21153
YES ☐ NO ☒
DO NOT KNOW ☐
DISTRICT/PRECINCT: 3 10

FEE: 60+5
PAID: 65
PAID BY:
INSPECTOR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

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

BUILDING 1 or 2 FAM.
CODE CODE
BOCA CODE

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHERS

TYPE FOUNDATION
1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT
1. FULL
2. PARTIAL
3. NONE

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM SEPTIC PRIVY EXISTS PROPOSED

TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$70,000.00
OF MATERIALS AND LABOR

PROPOSED USE: SED & SNE
EXISTING USE: SED

OWNERSHIP

1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED
2. SEMI-DET.
3. GROUP
4. TOWNHSE
5. MIDRISE
6. HIRISE

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS:

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. Y 2. N

POWDER ROOMS

BATHROOMS
KITCHENS

CLASS 4
LIBER 58 FOLIO 27

APPROVAL SIGNATURES

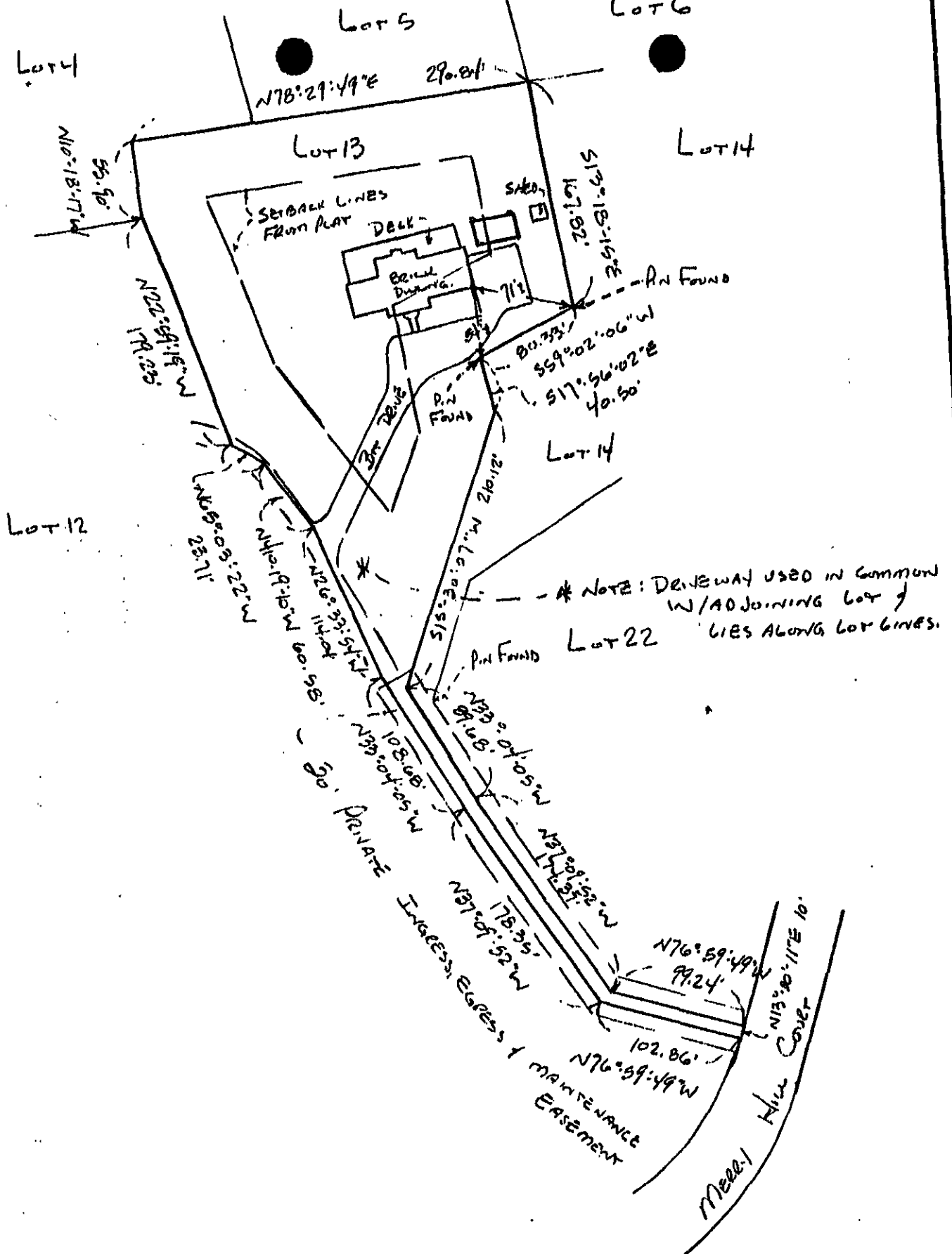
DATE

BUILDING SIZE
FLOOR 676
WIDTH 26
DEPTH 26
HEIGHT 21'8"
STORIES 1
LOT #'S 13
CORNER LOT
1. Y 2. N
ZONING

LOT SIZE AND SETBACKS
SIZE 1.892 AC
FRONT STREET
SIDE STREET
FRONT SETBK NW
SIDE SETBK NW/26
SIDE STR SETBK
REAR SETBK 92

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING : III
PUB SERV :
ENVRMNT : NC 4162
PERMITS :

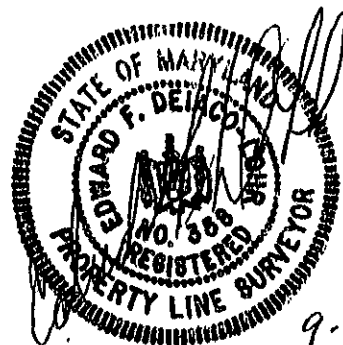
MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED



THE LOT SHOWN HEREON IS IN FLOOD ZONE C
 PER FEMA FLOOD INSURANCE RATE MAP PANEL # 240010-0240 B
 DATED: MARCH 2, 1981

"AREAS OF MINIMAL FLOODING"

This plat is of benefit to a consumer only insofar as it is required by a Lender/Title Insurance Company or their agent in connection with the contemplated transfer, financing or re-financing. This plat is NOT to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. This plat DOES NOT provide for the accurate identification of property boundary lines, but such identification is not required for the transfer of title or securing financing or re-financing of the property shown hereon.
 The setback dimensions shown hereon and as they relate to structures noted are to be interpreted as being within 2 feet either way of the dimension shown.



9-3-97

GERHOLD, CROSS & ETZEL, LTD.
 REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
 820 East Townsontown Boulevard
 Towson, Maryland 21206
 PH: (410)823-4470 FAX: (410)823-4473

FIELD WORK: D/C

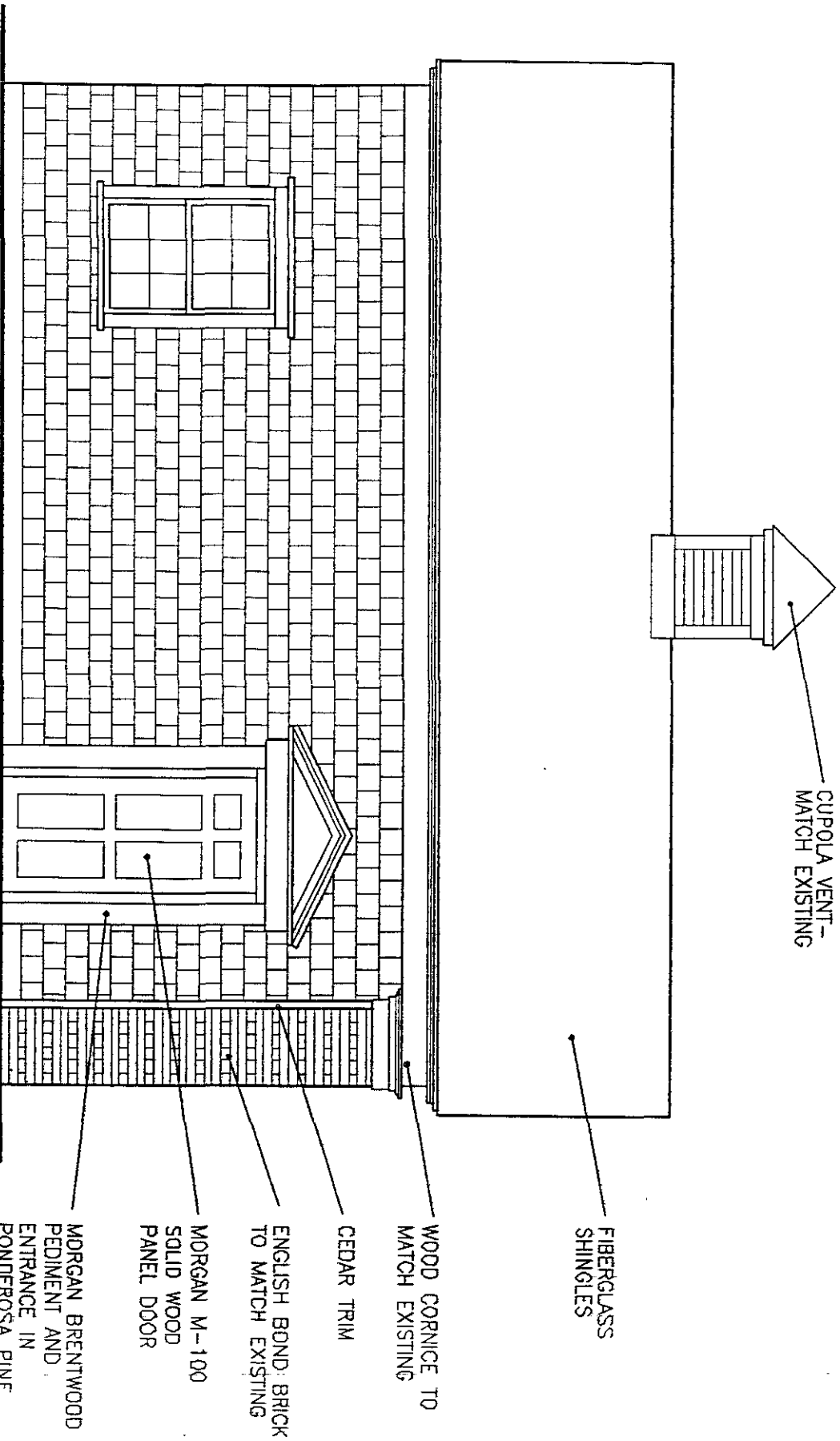
DRAWN: DE

LOCATION DRAWING

No. 18 MARY HILL CREEK
 LOT 13 HIRON NORTH SECTION TWO
 PLAT BOOK S.M. NO. 58-27
 3RD DIST. - BALTIMORE COUNTY - MD

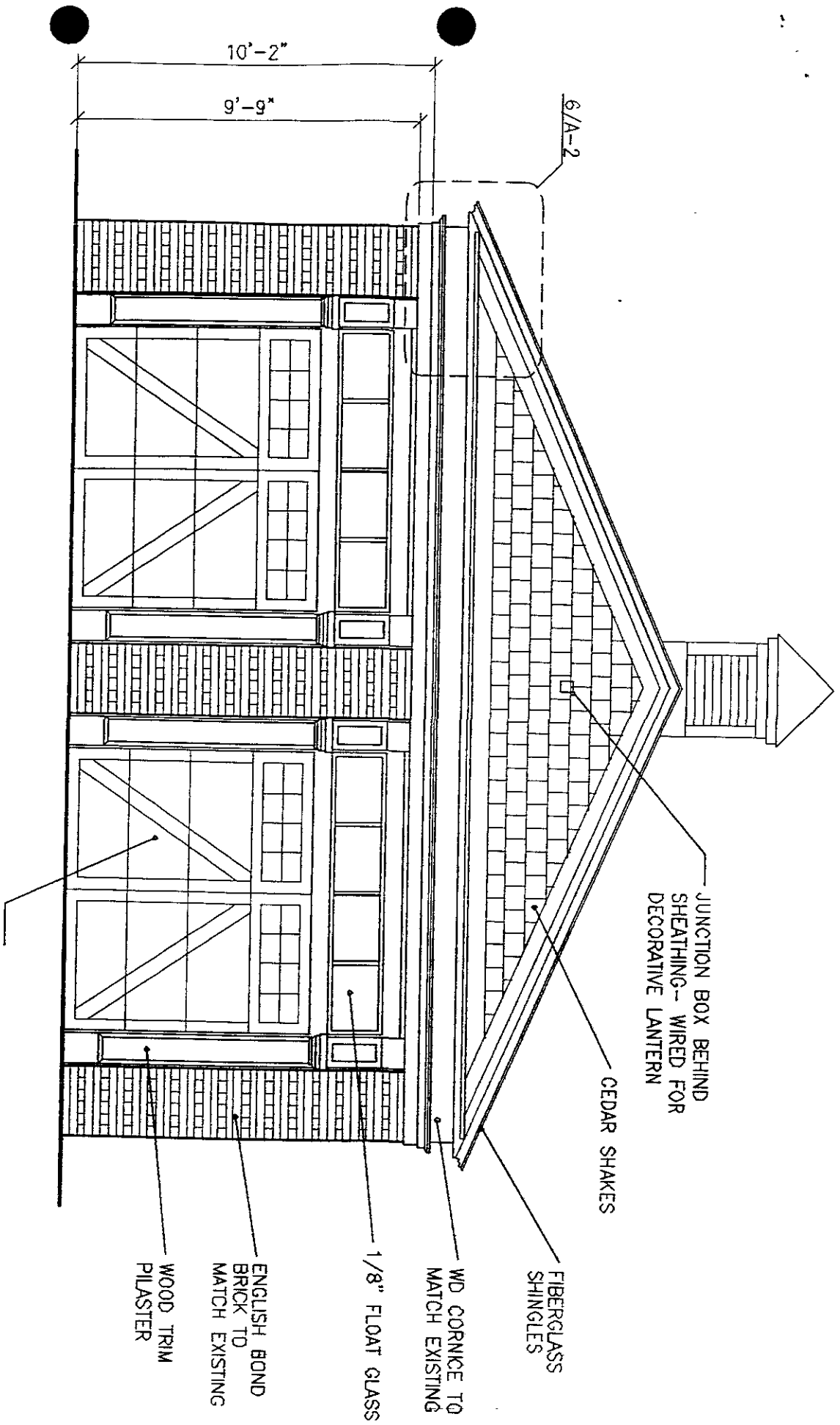
DATE: 8-28-97

SCALE: 1"=100'



WEST ELEVATION

SCALE : 1/4" = 1'-0"



SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

Location of new shed from driveway looking north (notice because of change in grade there is no back yard in which to locate the shed)



A 2nd view of the location with east face of house in corner of picture.



00-225-A



This is a view east to the adjoining lot also owned by your petitioners. Notice the existing very modest sized shed (new shed is similarly styled – see architectural drawing attached).



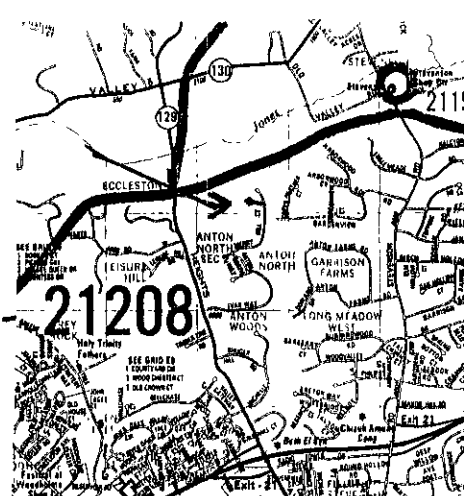
This is a view south to the closest neighboring house to the new shed location.

00-225-A

PET. EX. #1

Plat To Accompany Petition For Zoning Variance

Barry & Amy Carol Baker
28 Merry Hill Court
Deed 11755/303
03-2100003883



Vicinity Map
1" = 1000'

Owned by Petitioners
Adjacent Vacant Lot

Steven R & Ivy Greenberg
22 Merry Hill Court
Deed 1087/672
03-2100003900

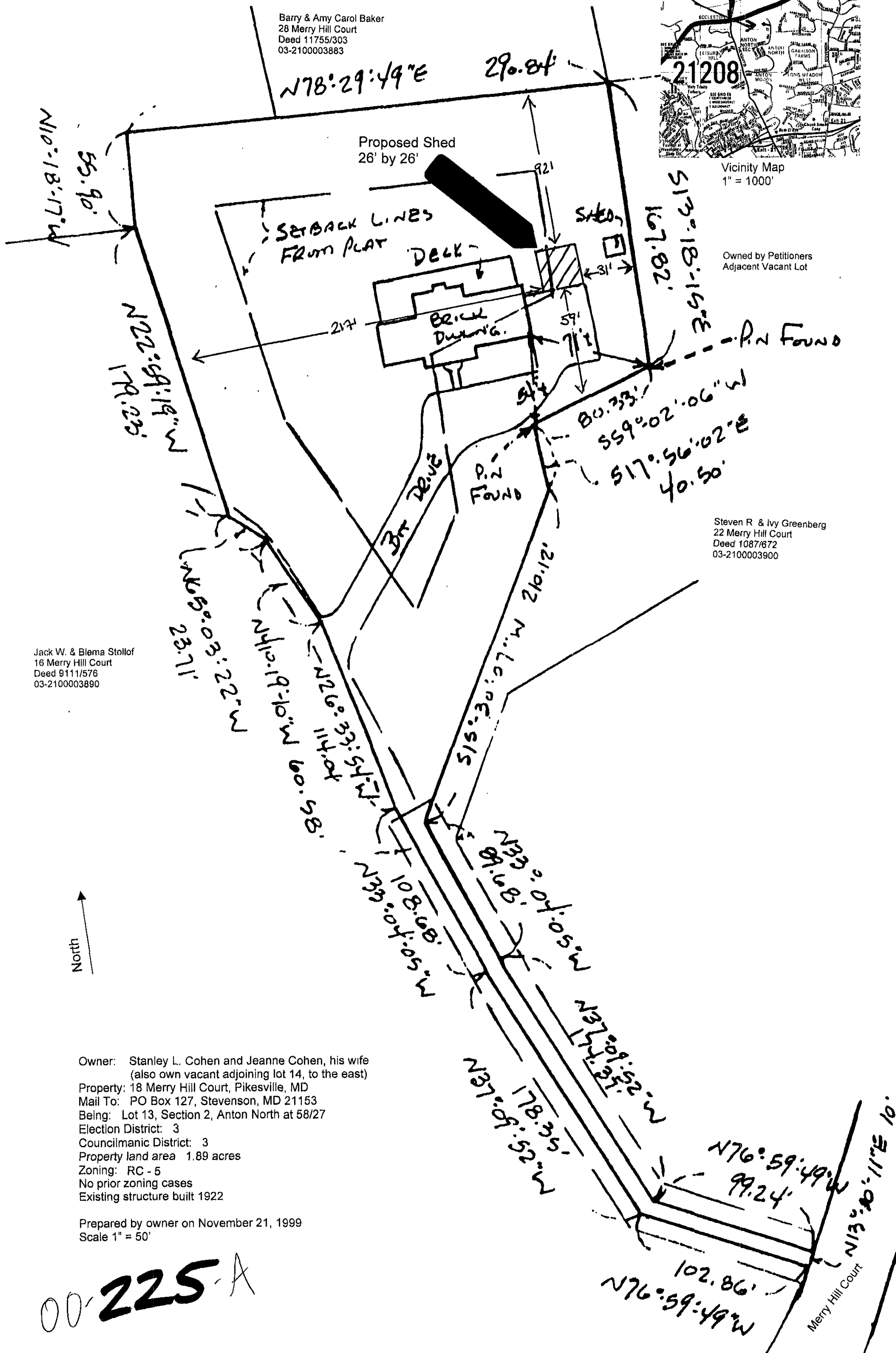
Jack W. & Bluma Stollof
16 Merry Hill Court
Deed 9111/576
03-2100003890

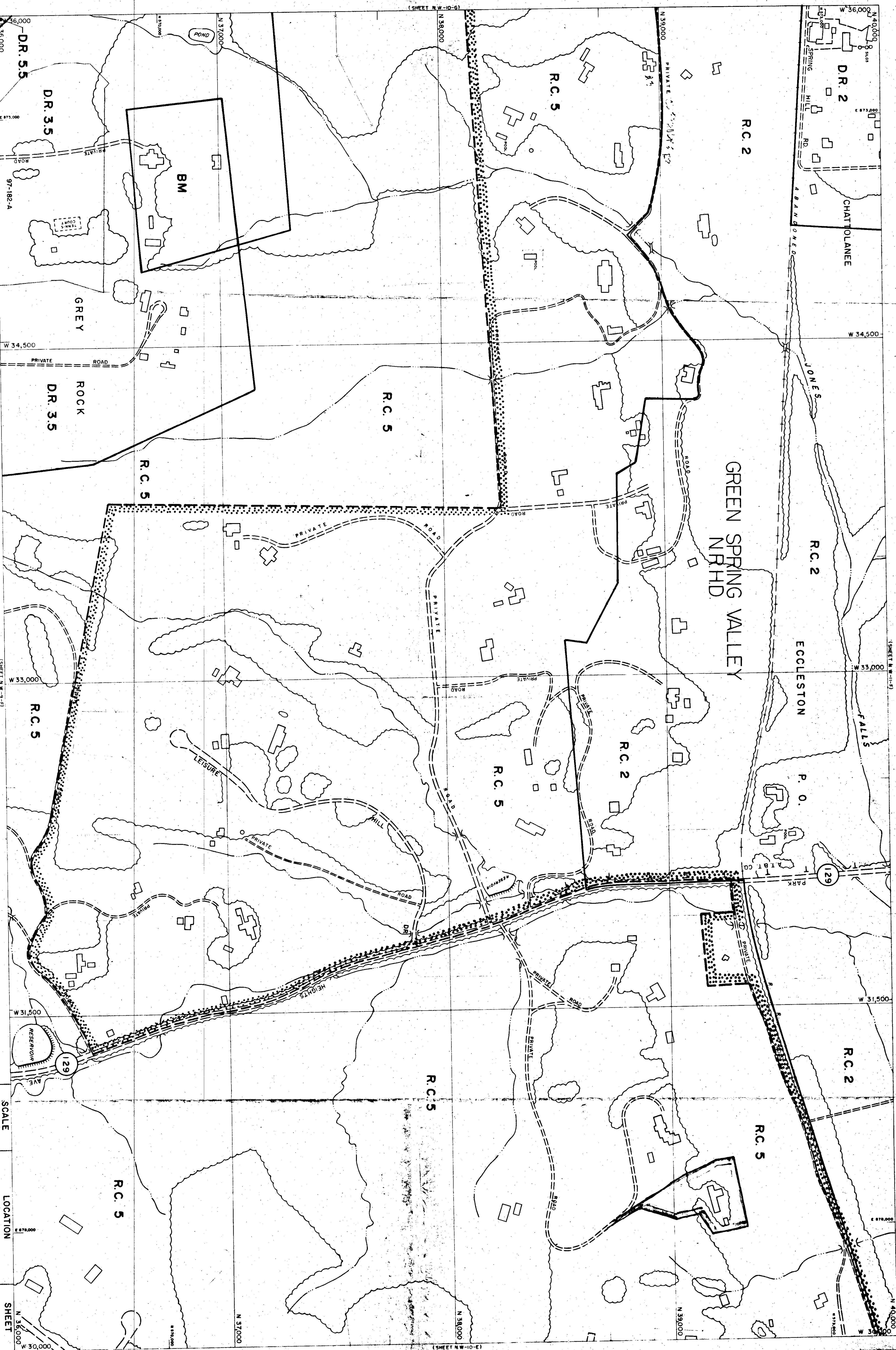
North

Owner: Stanley L. Cohen and Jeanne Cohen, his wife
(also own vacant adjoining lot 14, to the east)
Property: 18 Merry Hill Court, Pikesville, MD
Mail To: PO Box 127, Stevenson, MD 21153
Being: Lot 13, Section 2, Anton North at 58/27
Election District: 3
Councilmanic District: 3
Property land area 1.89 acres
Zoning: RC - 5
No prior zoning cases
Existing structure built 1922

Prepared by owner on November 21, 1999
Scale 1" = 50'

00-225-A





THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC., BALTIMORE, MD. 21210

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
ON JUNE 8, 1996
BILL NO. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kennedy
Chairman, County Council

P - NE
T - SE

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	GREY ROCK ECCLESTON PO	N. W. 10-F
DATE OF PHOTOGRAPHY		
JANUARY 1986		



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

LOCATION
GREY ROCK
ECCLESTON PO.

SHEET
N.W.
10-F

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

225

MD-10-11-11-11