IN RE: PETITION FOR VARIANCE N/S W. Timonium Road, 440.57' E centerline of Hunter's Ridge 8th Election District 3rd Councilmanic District (214 W. Timonium Road) Robert A. Flaherty Petitioner	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 00-257-A

* * * * * * * * * * * * * * * * *

ORDER ON MOTION FOR RECONSIDERATION

WHEREAS, this matter came before this Deputy Zoning Commissioner as a Petition for Variance filed by Robert A. Flaherty, involving property he owns at 214 W. Timonium Road. A public hearing was held on the variance request wherein many residents of the surrounding community appeared and participated. An Order was issued July 18, 2000, granting to Mr. Flaherty a variance to allow him to construct a residential garage in the rear yard of his property. Thereafter and within 30 days from the date of my Order, Mr. Flaherty requested a Motion for Reconsideration indicating in his request that the dimensions of the garage that I approved would not accommodate one of his vehicles which he hopes to store within this structure.

Accordingly, Mr. Flaherty prepared a small packet of information which was submitted to my office for consideration. In addition, Mr. Flaherty submitted the original house plans for the house that is situated on his property. The purpose of submitting the blueprints to the house on the property is to evidence the fact that the house in question contains an offset to the foundation along the front of the property. Mr. Flaherty failed to take into consideration this additional square footage of his house when calculating the size of the garage he wishes to build. It should be noted that one of the variances originally requested was to allow the garage to be larger than the principal dwelling. The testimony offered at the hearing demonstrated that the

FILING
Date 3/19/02
By

footprint of the house was 24 ft. x 36 ft. However, in reality the house is larger than those dimensions.

At this time, Mr. Flaherty is requesting, by way of this Motion for Reconsideration, to construct a garage that is 33.5 ft. x 30 ft. in dimension. Furthermore, Mr. Flaherty has modified the garage in question to contain only 2 garage doors in lieu of the previously requested 3. Mr. Flaherty has submitted along with his modification request elevation drawings of the changes that he has made to the garage in question. The elevations of this garage were originally prepared by the Office of Planning, at the time that Mr. Flaherty requested his original variance.

After considering Mr. Flaherty's Motion for Reconsideration and based on the packet of information submitted therewith, I find that his motion should be granted and that he be permitted to construct a garage 33.5 ft. x 30 ft. consistent with the elevation drawings submitted along with his request and attached to this Order.

However, given the amount of time that has passed since my original Order was issued, I believe it appropriate to circulate this new Order to all those citizens who attended the original hearing, so that they may be apprised of the current status of this case. The delay in Mr. Flaherty's plans to construct this garage have been primarily based on his caring for his elderly mother who resides in his home at 214 W. Timonium Road. However, at this time Mr. Flaherty is prepared to move forward with his plans and is seeking a final resolution of this matter.

THEREFORE, IT IS ORDERED this 19th day of March, 2002, by this Deputy Zoning Commissioner, that having considered the Petitioner's request for modification of my previous decision dated July 18, 2000, I find that the variance previously granted to Mr. Flaherty to allow the height of the garage he intends to build in his rear yard to be 18 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED.

PLANNING
Date 3/19/02
By

IT IS FURTHER ORDERED, that the Petitioner shall be permitted to construct a garage with a footprint of 33.5 ft. x 30 ft. and containing 2 garage doors in lieu of the previously requested 3. In addition, the garage shall contain the 3 dormers on the roof as represented on the elevation drawings submitted herewith. The remaining sides of the garage to be constructed shall be consistent with the elevation drawings attached hereto. Any variance necessary to allow the garage to be 33.5 ft. x 30 ft. shall be granted.

IT IS FURTHER ORDERED, that a copy of this decision shall be mailed to all those residents who attended the hearing before me at the addresses provided on the Protestant's Sign-In sheet.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days from the date of this decision.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

3/19/02
By R. Janeway

IN RE: PETITION FOR VARIANCE N/S W. Timonium Road, 440.57' E centerline of Hunter's Ridge 8th Election District 3rd Councilmanic District (214 W. Timonium Road) Robert A. Flaherty Petitioner	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 00-257-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, Robert A. Flaherty. The variance request is for property located at 214 W. Timonium Road, located in the Timonium area of Baltimore County. The variance request is from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be larger then the principal dwelling and to permit the accessory structure with a 26 ft. height in lieu of the maximum permitted 15 ft.

Appearing at the hearing on behalf of the variance request was Mr. Flaherty, property owner. Mr. Flaherty's son was also in attendance. Appearing in opposition to the Petitioner's request were various residents of the surrounding communities, all of whom signed in on the Protestant's Sign-In Sheet.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.505 acres, more or less, zoned DR 2. The subject property is improved with an existing single-family dwelling and a small garage located in the rear of the property. Mr. Flaherty originally proposed to construct a garage consisting of 2,500 sq. ft. with a height at the peak of 26 ft. His original request encountered significant opposition from the many residents who attended the hearing. Mr. Flaherty discussed with his neighbors at the hearing the

ORDER RECEIVED FOR FILING
Date 7/18/00
By

purpose for needing a larger garage in the rear of his yard. The neighbors were understanding of Mr. Flaherty's position and were willing to negotiate a compromise with him concerning the size and type of garage to be constructed in the rear yard. Mr. Flaherty restores and collects vintage automobiles and currently owns a 1939 Chevrolet and a 1935 Chevrolet automobile which have been fully restored. In addition, Mr. Flaherty is the owner and operator of a rollback transport vehicle, which is his primary occupation. He is hopeful of constructing a garage which will accommodate his rollback vehicle as well as his antique cars. Furthermore, Mr. Flaherty has a 31 ft. motor home that he currently parks on the property and was hoping to accommodate that vehicle also.

After discussing the situation with the many neighbors who attended the hearing, Mr. Flaherty was very much willing to reduce the size and scope of the garage in question and build something that would be more acceptable to his surrounding neighbors. The record remained open to give Mr. Flaherty and his neighbors an opportunity to discuss a proposal which was first suggested by this Deputy Zoning Commissioner. With the assistance of the Office of Planning, elevation drawings were prepared for a garage the size and scope of which I, as Deputy Zoning Commissioner, felt were appropriate for this property. The site plan submitted demonstrates that Mr. Flaherty has ample room to the rear of his house to situate a garage. Furthermore, a small parking pad could be provided along side the garage where the motor home could be stored out of view from most, if not all, neighbors. The rear yard of the property is well screened from Timonium Road by virtue of existing vegetation and the old house that is on the property. Therefore, the object of the hearing was to attempt to determine what would be an appropriate sized garage for his property.

ORDER RECEIVED FOR FILING
Date 7/18/00
By

The elevation drawings which were prepared by the Office of Planning and myself were submitted to Mr. Flaherty, as well as several of the residents and community representatives who attended the hearing. The matter has remained idle for some time and is deserving of a decision at this time.

The garage which I felt would be appropriate for Mr. Flaherty's property is 24 ft. x 35 ft., which is smaller than the house that is situated on the property. Therefore, the first variance request to allow the garage to be larger than the house should be dismissed. Secondly, the height of the garage itself would be 18 ft. at the peak which is only 3 ft. over the height that is permitted by the Baltimore County Zoning Regulations. The entrance doors to the garage would face towards the rear of Mr. Flaherty's house and towards Timonium Road itself. This would provide easy access by virtue of the driveway that runs on the east side of Mr. Flaherty's home. Furthermore, it will allow Mr. Flaherty to park his motor home on the east side of the garage thereby affording easy access to the entrance drive and out of the view of passing motorists on Timonium Road. The orientation and design of the garage are more particularly shown on the attachment to this Order as Exhibits A, B, C and D.

Therefore, having considered Mr. Flaherty's request, I find it is appropriate to grant him a variance to allow his garage to have a height of 18 ft. in lieu of the permitted 15 ft., with a dimension of 24 ft. x 35 ft., all of which is more particularly shown on the elevation drawings attached to this Order.

THEREFORE, IT IS ORDERED this 18th day of July, 2000, by this Deputy Zoning Commissioner, that the original variance request to allow the garage to be larger than the principal dwelling and to have a height of 26 ft., be and is hereby DENIED.

ORDER RECEIVED FOR FILING
Date 7/18/00
By R. Jamison

IT IS FURTHER ORDERED that a variance to allow the garage to have a height of 18 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

IT IS FURTHER ORDERED that the garage to be constructed in the rear yard of Mr. Flaherty's house shall be consistent with the elevation drawings attached to this Order. In addition, the building materials used for the garage shall also be consistent with the elevation drawings attached hereto.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 7/18/02
By R. Jameson

Baltimore County
Zoning Commissioner

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

July ~~17~~ 18, 2000

Mr. Robert A. Flaherty
214 W. Timonium Road
Timonium, Maryland 21093

Re: Petition for Variance
Case No. 00-257-A
Property: 214 W. Timonium Road

Dear Mr. Flaherty:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in part and denied in part, 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 and 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,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink on Recycled Paper

Copies to:

Mr. Louis W. Miller
Greater Timonium Community Council, Inc.
44 E. Timonium Road
Timonium, MD 21093

Ms. Jean Thompson
226 Rickswood Road
Timonium, MD 21093

Mr. & Mrs. William F. Goodman
228 ½ W. Timonium Road
Timonium, MD 21093

Mr. Joseph Vach
216 W. Timonium Road
Timonium, MD 21093

Mr. Dennis Mendoza
214A W. Timonium Road
Timonium, MD 21093

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 214 W Timonium Rd

which is presently zoned DR2

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) 101 BCZR AND ~~[illegible]~~ 400.3 BCZR, TO PERMIT AN ACCESSORY STRUCTURE (ENLARGMENT PROPOSED) TO BE LARGER THAN THE PRINCIPAL DWELLING AS LIMITED BY THE DEFINITION OF ACCESSORY BUILDING/STRUCTURE AND TO PERMIT THIS ACCESSORY STRUCTURE WITH A 26 FT. HEIGHT IN LIEU OF A MAXIMUM OF 15 FT.

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

TO BE DETERMINED AT HEARING

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):

ROBERT A FLAHERTY
Name - Type or Print

Robert A Flaherty
Signature

ROBERT S. FLAHERTY
Name - Type or Print

214 W TIMONIUM RD 410 299 3009
Address — Telephone No.

Robert S Flaherty
Signature

LUTHERVILLE MD 21093
City — State — Zip Code

Representative to be Contacted:

Robert S Flaherty 410 299
Name

214 W. Timonium Rd 3009
Address — Telephone No.

Lutherville MD 21093
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL Date 12/17/99

ORDER RECEIVED FOR FILING
Date 7/18/00
By

Case No. 00-257-A

9/15/98

Zoning DESCRIPTION for 214 WEST TIMONIUM road. Beginning at a point on the North side of Timonium rd which is 70 feet wide at the distance of ~~300~~ 140.57 feet EAST of the CENTERLINE of the nearest improved intersecting street Hunter's Ridge which is 75 feet wide. As recorded in Deed Liber JWB 1544 Folio 372 containing .505 acres. Also known as 214 W. Timonium Rd and located in the 8th Election District 3rd Councilmanic District

3.

STARTING FROM THE POINT OF BEGINNING ~~ALONG~~ THEN ALONG TIMONIUM RD.

RIGHT OF WAY THE FOLLOWING COURSES + DISTANCES

S 80° 07' 46" WEST 140.57 feet

N 02° 36' 17" WEST 158.46 feet

N 76° 30' 58" EAST 133.39 feet

S 05° 31' 19" EAST 166.06 feet.

BEING .505 ACRES

Ref

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: #00-257-A
214 West Timonium Road
N/S Timonium Road, 440.57' E of Hunters Ridge Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Robert A. Flaherty & Robert S. Flaherty
Variance: to permit an accessory structure to be larger than the principal dwelling and to permit this accessory structure with a 26-foot height in lieu of a maximum of 15 feet.

Hearing: Friday, January 21, 2000 at 2:00 p.m. in Room 106 County Office Building, 111 W. Chesapeake 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/030 Jan. 6 C361464

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1-6, 2000

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 1-6, 2000.

THE JEFFERSONIAN,

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
ICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT JL 2-7 **No.** 076699

DATE 12/17/99 ACCOUNT R0016150

AMOUNT $ 50.00

RECEIVED FROM: FLAHERTY

FOR: RV-FILING

BUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
CASHIER NUMBER TIME
12/17/1999 12/17/1999 [illegible]
[illegible] UNDER MTL AS [illegible]
[illegible] 5 SCS CHECK DEPOSIT
[illegible] 12/1999
NO. 076699
[illegible] Tot. 50.00
50.00 [illegible]
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE #00-257-A
PETITIONER/DEVELOPER
(Robert A. Flaherty)
DATE OF Hearing
(Jan 21, 2000)

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

214 West Timonium Road Baltimore, Maryland 21093

The sign(s) were posted on 1-6-00
(Month, Day, Year)

Sincerely,

1/6/00
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

RECEIVED JAN 1 0 2000

RE: PETITION FOR VARIANCE 214 W. Timonium Road, N/S Timonium Rd, 440.5' E of Hunters Ridge Rd 8th Election District, 3rd Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owner: Robert A. and Robert S. Flaherty Petitioner(s)	*	BALTIMORE COUNTY
	*	Case No. 00-257-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. and Robert S. Flaherty, 214 W. Timonium Road, Timonium, MD 21093, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 22, 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: 00-257-A
214 West Timonium road
N/S Timonium Road, 440.57' E of Hunters Ridge Road
8th Election District – 3rd Councilmanic District
Legal Owner: Robert A. Flaherty & Robert S. Flaherty

Variance to permit an accessory structure to be larger than the principal dwelling and to permit this accessory structure with a 26-foot height in lieu of a maximum of 15 feet.

HEARING: Friday, January 21, 2000 at 2:00 p.m. in Room 106, County Office building, 111 West Chesapeake Avenue

Arnold Jablon
Director

c: Robert A. & Robert S. Flaherty, 214 W. Timonium Rd., Timonium 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 6, 2000.**
(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.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 6, 2000 Issue – Jeffersonian

Please forward billing to:
Robert Flaherty 410-561-7038
214 W. Timonium Road
Lutherville, MD 21093

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: 00-257-A
214 West Timonium road
N/S Timonium Road, 440.57' E of Hunters Ridge Road
8th Election District – 3rd Councilmanic District
Legal Owner: Robert A. Flaherty & Robert S. Flaherty

Variance to permit an accessory structure to be larger than the principal dwelling and to permit this accessory structure with a 26-foot height in lieu of a maximum of 15 feet.

HEARING: Friday, January 21, 2000 at 2:00 p.m. in Room 106, County Office building, 111 West Chesapeake Avenue

Lawrence E. Schmidt

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: * 257

Petitioner: ROBERT A. FLAHERTY, ROBERT S. FLAHERTY

Address or Location: 214 W. TIMONIUM RD.
LUTHERVILLE MD. 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Flaherty

Address: 214 W. Timonium Rd
Lutherville md 21093

Telephone Number: 410-561-7038

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# ____ ,folio# ____ ,lot# ____ ,section# ____

OWNER: _____

North

Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200 scale map#:

Zoning:

Lot size: _____ acreage _____ square feet

	public	private
SEWER:	☐	☐
WATER:	☐	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☐

Prior Zoning Hearings:

North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:

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

January 13, 2000

Mr. Robert A. Flaherty
214 W. Timonium Road
Lutherville MD 21093

Dear Mr. Flaherty:

RE: Case Number 00-257-A , 214 W. Timonium Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 17, 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, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

c:

Printed with Soybean Ink on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 6, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for January 3, 2000
Item Nos. 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 259, and 261

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

RWB:HJO:jrb

cc: File

ZAC0103A.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED JAN 10 2000

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS

DATE: January 5, 2000

SUBJECT: Zoning Item #257
214 W. Timonium Road

Zoning Advisory Committee Meeting of December 27, 1999

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Jem 1/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAN 10

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

DATE: January 10, 2000

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

SUBJECT: 214 W. Timonium Road

INFORMATION:

Item Number: 257

Petitioner: Flaherty Property

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided and analysis conducted, the Office of Planning believes that the proposed garage is too large and significantly out of scale with nearby homes and other accessory structures. The garage would have a negative visual impact on surrounding properties; therefore, the Office of Planning recommends the applicant's request be denied.

If there are any questions or if this office can provide additional information, please contact Bill Hughey, Third District Community Planner, at 410-887-3480.

Section Chief: Jeffrey W Long

AFK/JL

C:\JEFF_L\257.doc

Maryland Department of Transportation
State Highway Administration

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

Date: 1-5-00

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

RE: Baltimore County
Item No. 257 JLL

RECEIVED JAN 06 2000

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,

L. J. Gredlein

for 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
ROBERTA FLAHERTY	214 W TIMONIUM Rd
ROBERTS FLAHERTY	214 W. TIMONIUM Rd

Printed with Soybean Ink on Recycled Paper

Baltimore County
Zoning Commissioner

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

February 29, 2000

Mr. Robert A. Flaherty
214 W. Timonium Road
Lutherville, Maryland 21093

Re: Petition for Variance
Case No. 00-257-A
Property: 214 W. Timonium Road

Dear Mr. Flaherty:

Enclosed please find the design plans prepared by the Design & Review Section of the Office of Planning for the proposed garage. The plans depict how the garage would look with both a brick veneer or siding.

Once you have had the opportunity to meet with the community associations involved to review and discuss the plans, please call me and advise as to your final decision regarding the preferred design.

Should you have any further questions or require any additional information, please feel free to call me at 410-887-3868.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Encls.

Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. Louis W. Miller
44 E. Timonium Road
Timonium, Maryland 21093

Ms. Jean Thompson
226 Rickswood Road
Timonium, Maryland 21093

Mr. & Mrs. William F. Goodman
228 ½ W. Timonium Road
Timonium, Maryland 21093

Mr. Joseph Vach
216 W. Timonium Road
Timonium, Maryland 21093

Mr. Dennis Mendoza
214-A W. Timonium Road
Timonium, Maryland 21093

Ms. Carole Van Wagner
201 Hunters Ridge Road
Timonium, Maryland 21093

Ms. Charlene Clendaniel
8 Silver Stirrup Court
Timonium, Maryland 21093

GREATER TIMONIUM COMMUNITY COUNCIL, INC.

C/O 44 E. Timonium Rd.
Timonium, Md. 21093-3424

Home Phone 410-252-3444
Email Leabo@aol.com

Sent to Dez 1/21

JAN 13

January 11, 2000

Lawrence E. Schmidt, Zoning Commissioner, Baltimore County, Maryland
County Courts Bldg.
401 Bosley Avenue 4th floor
Towson, Maryland 21204

Re: Case # 00-257-A, 214 W. Timonium Rd.

Dear Mr. Schmidt:

The Board of Directors of Greater Timonium Community Council, Inc. has reviewed the petition for variance to permit an accessory structure to be larger than the principle dwelling as limited by definition of accessory building structure and to permit this accessory structure with a 26 feet height in lieu of a maximum of 15 feet.

The unanimous decision of the Board of Directors was to oppose the granting of these variances as requested. The location of this property is in a residential area west of I83. Such structure would not be in keeping with the surrounding area, residential homes or other buildings. Allowing these variances can only be detrimental to the future viability as a quiet residential neighborhood.

We request you deny the petiton for variances as presented. We will be represented at the hearing opposing the granting of the petition.

Sincerely,

Louis W. Miller, President
Greater Timonium Community Council, Inc.

214W Tim Rd.

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commission
Suite #405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Kotroco,

I would like to apologize for not getting back to you earlier, unforeseen circumstances that were beyond my control became my immediate priority. At this time, I am again ready to pursue the necessary procedure to change the size of my garage in accordance with the zoning standards.

Thank you for the designed plans for the proposed garage at 214 West Timonium road. Unfortunately, I have found them unsuitable through no fault of yours and thus have not gone to meet with the community association. I am requesting your advisement on the correct size of my home and a garage that is accordance with my needs.

First, as I mentioned at the hearing, I did not know that I could include in the perimeter dimensions of my house (24 x 35) the back porch and the front porch section. The back porch (on the fireplace end) is over 100 square feet and the front section of the house that faces Timonium Road. Please advise me as to what the proper size of my house is. I have enclosed the house blue prints. Thus, the correct dimensions I am assuming are at the very least an additional 200 square feet.

Additionally, the garage plans, although they were aesthetically pleasing and close to what I wanted, are unsuitable. I understand the size limitations that the zoning committee enforces; the garage can not be bigger than my house. However, the current plans neglect to fully accommodate my truck's size (26 1/2 ft. long) which is smaller than the house.

I truly appreciate your time and consideration in this manner. If you have any questions or need to get in touch with me, please feel free to call me at 401-299-3009

Sincerely,

Robert Allen Flaherty

Robert Allen Flaherty

Date 3/19/02
By

Robin,
Attach this packet to my new Decision
9-old

257

I am aware that Mr. Flaherty is going to enlarge his garage and I dont mind

Bernard Bailey 210 W Tim. Rd - Tim MD 21093
Lynn Tack 216 W. Timonium Rd. 21093

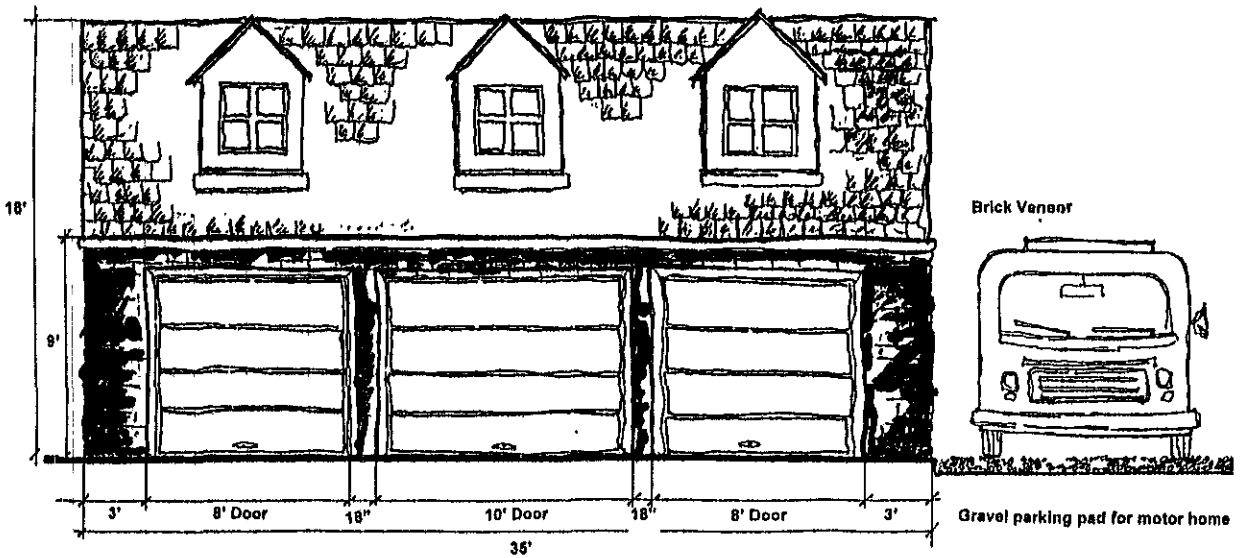
DENNIS MENDOZA 214 A WEST TIMONIUM 21093

Bryan C. Ann 212 West Timonium Rd. 21093

00-257-A

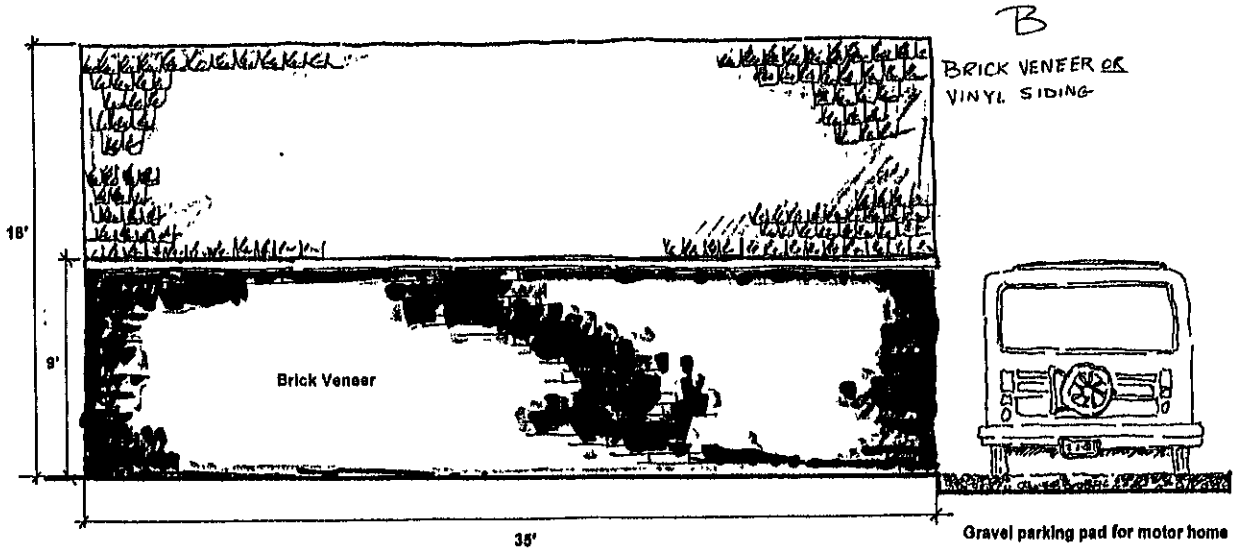
A

BRICK VENEER OR
VINYL SIDING



South Elevation

Scale: 1/4" = 1'

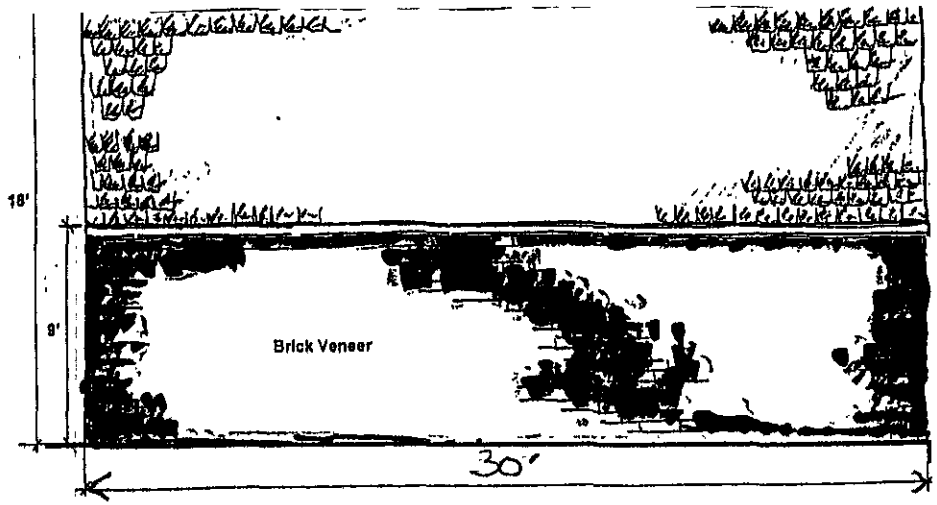


North Elevation

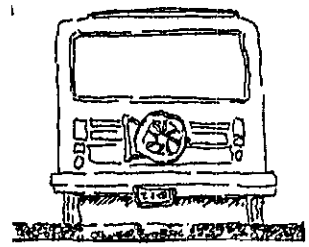
Scale: 1/4" = 1'

3/19/02
R Jackson

EAST



WEST

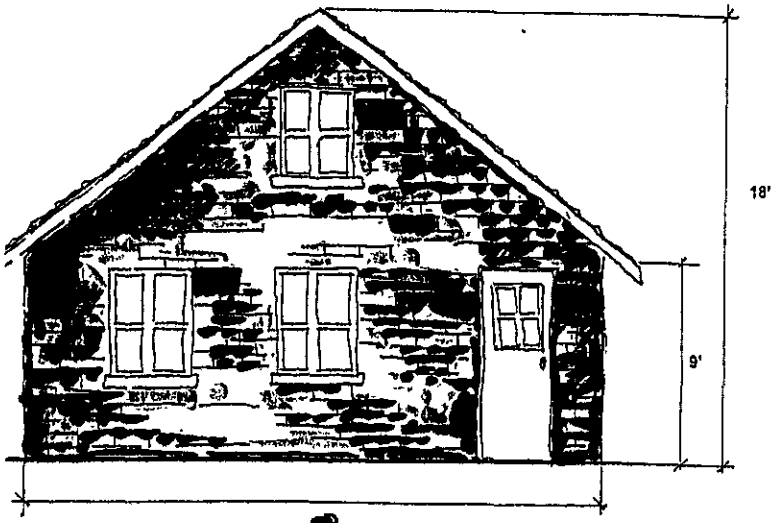


NORTH

FILING
3/19/02
R. Jameson

C

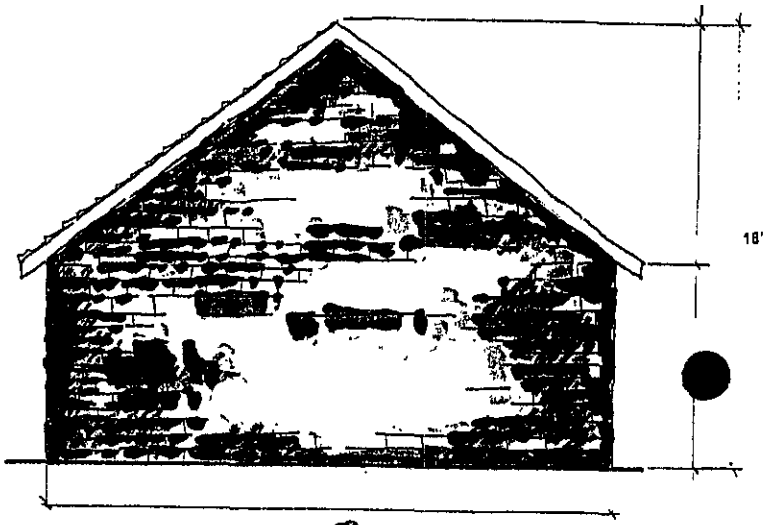
BRICK VENEER OR
VINYL SIDING



33.5

West Elevation

Scale: 1/4" = 1'



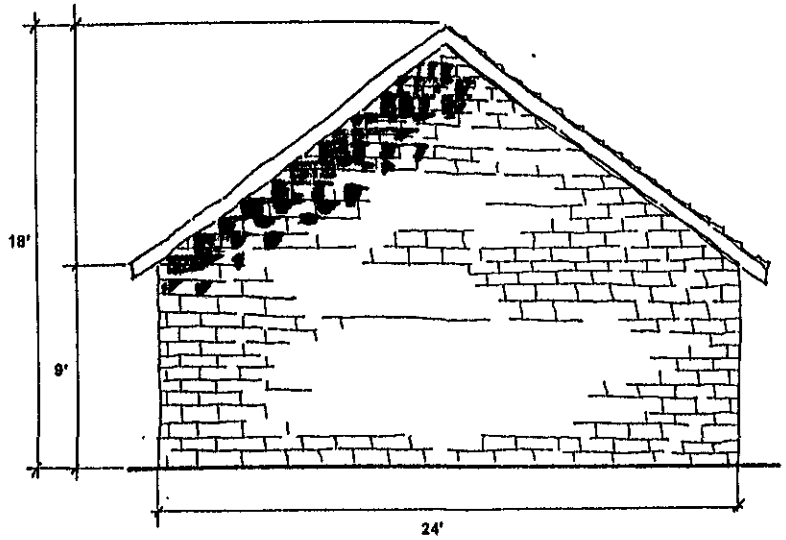
33.5

East Elevation

Scale: 1/4" = 1'

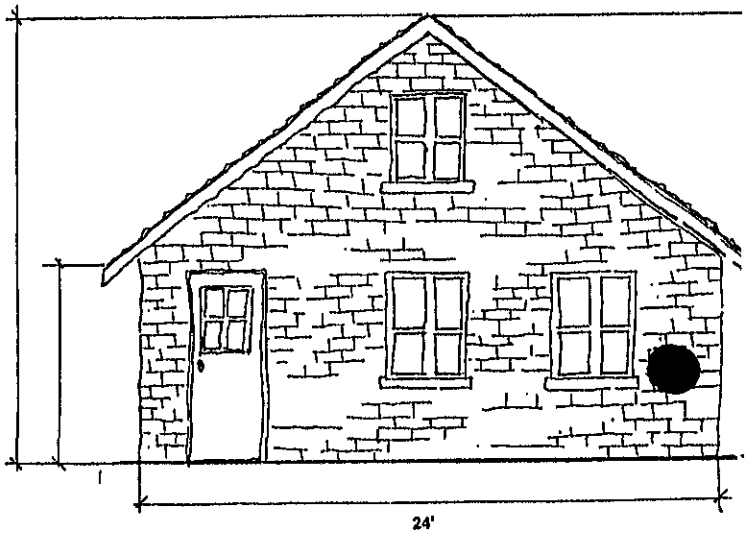
[redacted] PM-82 - Terra Cotta
PM-96 Blond Wood

D
BRICK VENEER OR
VINYL SIDING



East Elevation

Scale: 1/4" = 1'

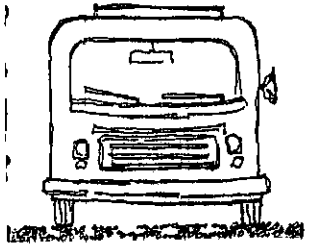


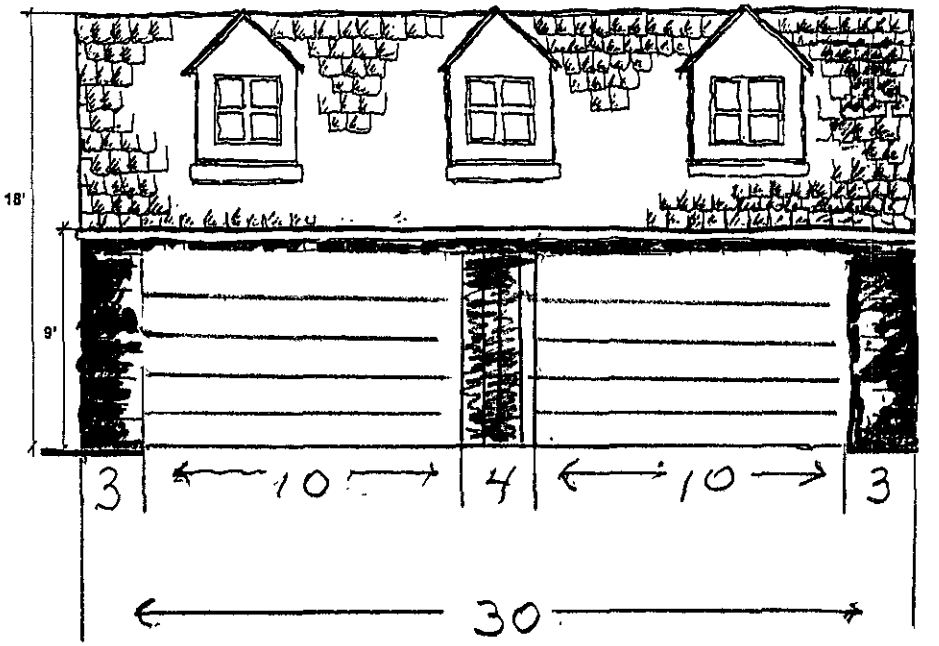
West Elevation

Scale: 1/4" = 1'

DIGITAL FILE FILING
DATE 3/19/02
BY D. Jameson

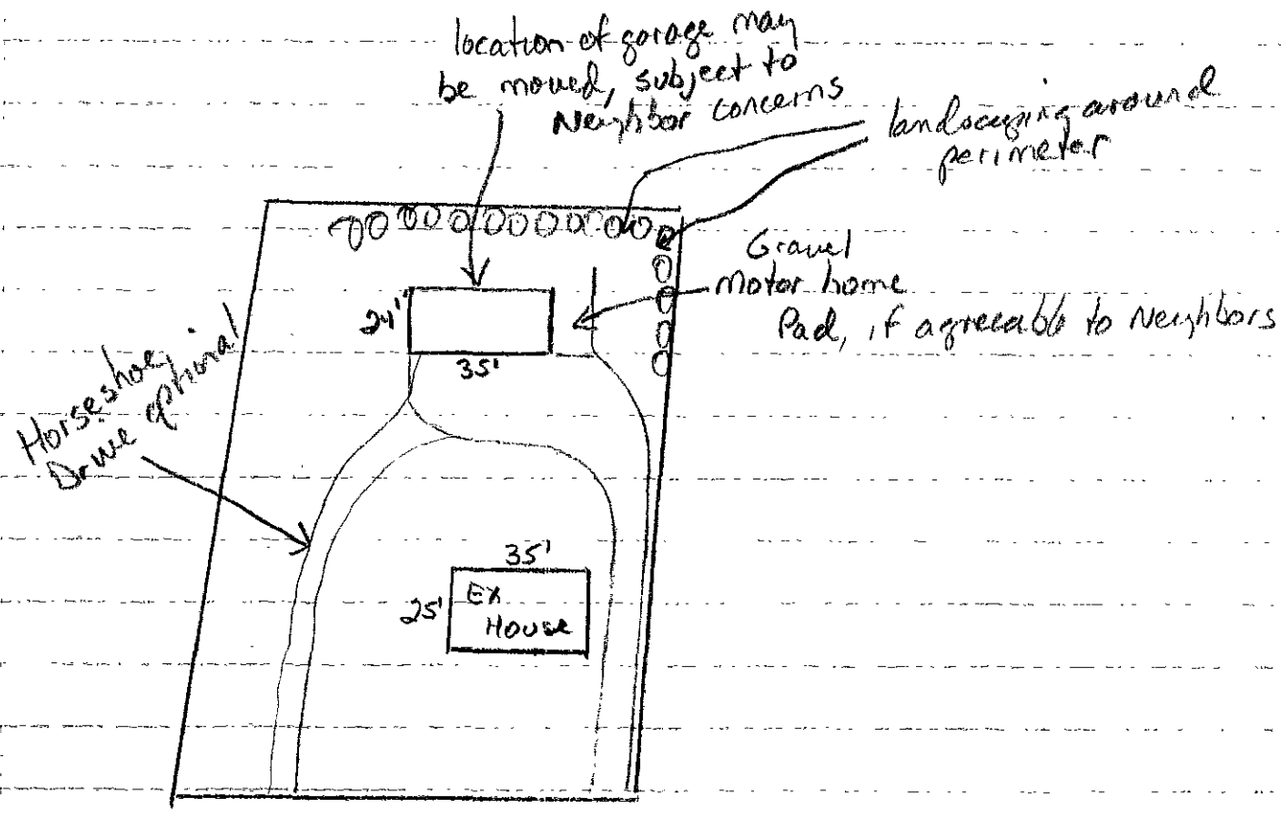
WEST





EAST

SOUTH


location of garage may be moved, subject to Neighbor concerns
landscaping around perimeter
Gravel Motor home Pad, if agreeable to Neighbors
24'
35'
Horseshoe Drive optional
35'
25'
EX HOUSE

Brick Veneer
24'
5'
18'

18'
Brick Veneer
9'
3'
8' Door
18"
10' Door
18"
8' Door
3'
35'
Brick Veneer
Gravel Parking Pad for Motor Home

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Keep advised – LOUIS W. MILLER	44 E. TIMONIUM RD TIM. 21093
John W. Schaller	3 Barnaby Ct 21093
Jean Thompson	226 Rickswood Road 21093
Please keep me informed – WILLIAM F. GOODMAN	228 ½ W. TIMONIUM RD. 21093
Margaret Goodman	" " " " "
KEEP US INFORMED – JOSEPH VACH	216 W. TIMONIUM RD
DENNIS MENDOZA	214A WEST TIMONIUM RD
Kathleen Beadell	30 Northwood Drive 21093
* Carole VanWagner	201 Hunters Ridge Rd 21093
* Please send proposed plan – Charlene Clendaniel	8 Silver Stirrup Ct. 21093

EXISTING GARAGE WITH ANTIQUE CAR

SHOWING GARAGE DOOR HEIGHT

HOUSE VERY SMALL 25' WIDE
35' LONG

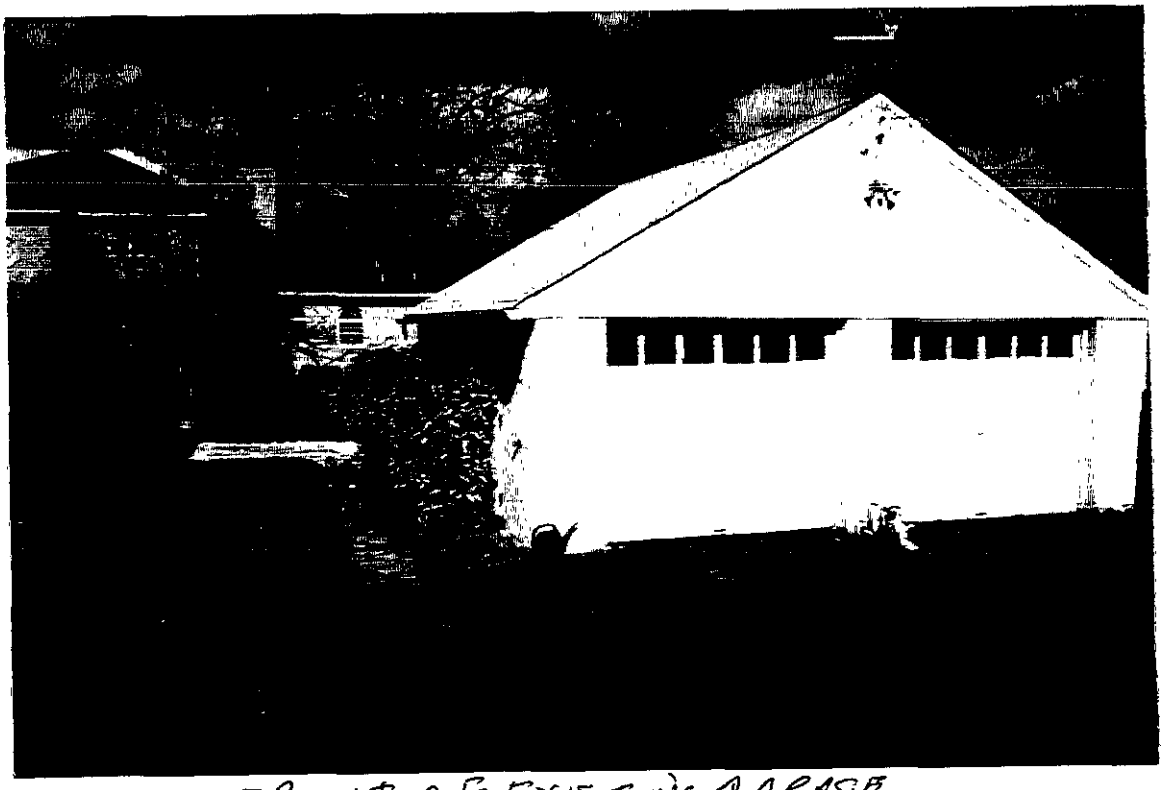
NO ATTIC

Pet Ex 2

SPACE BEHIND EXISTING GARAGE

SPACE BEHIND GARAGE

NOTE SPACE BEHIND GARAGE FOR TREES



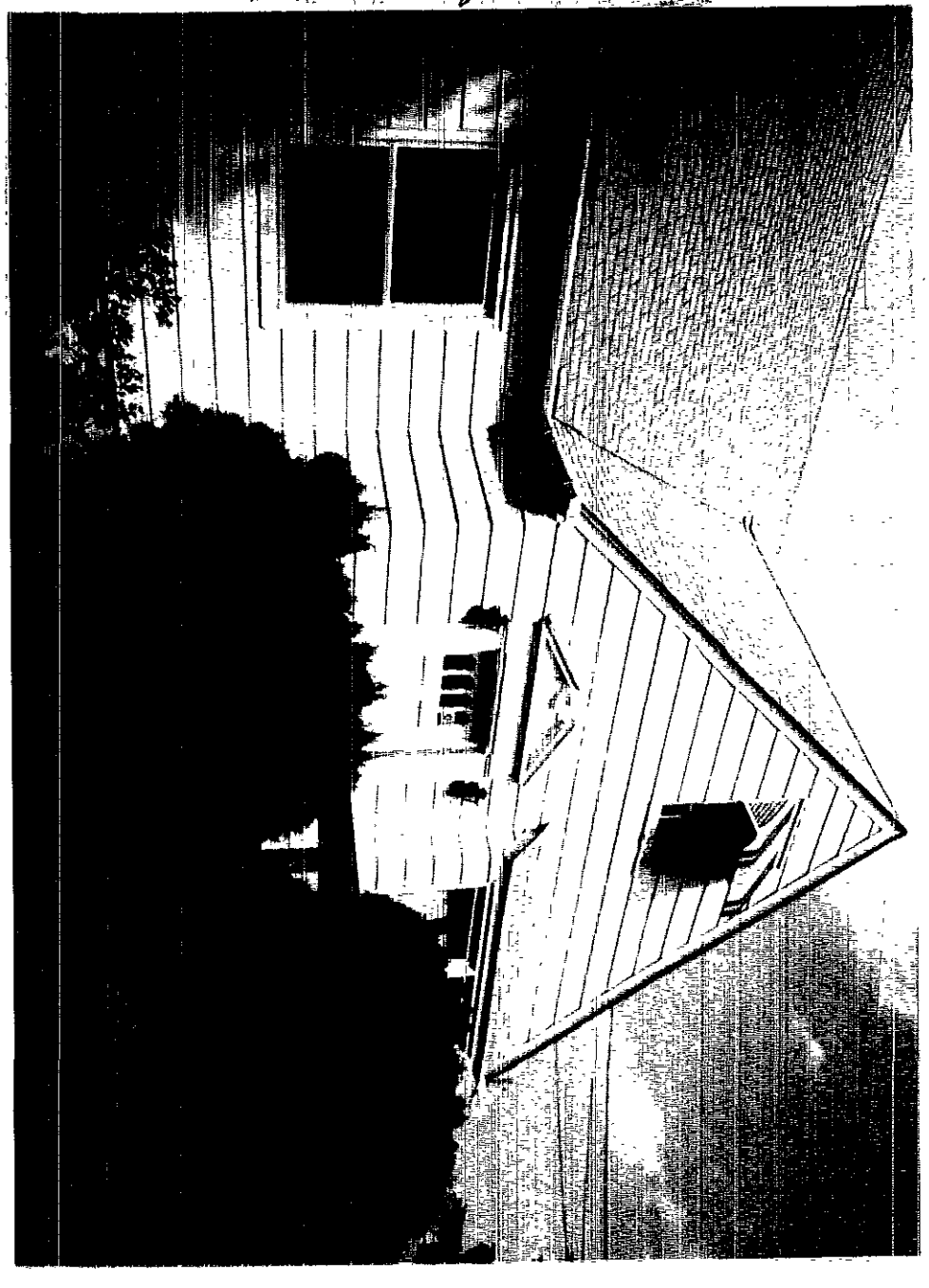
FRONT OF EXISTING GARAGE

SIDE OF GARAGE SITE

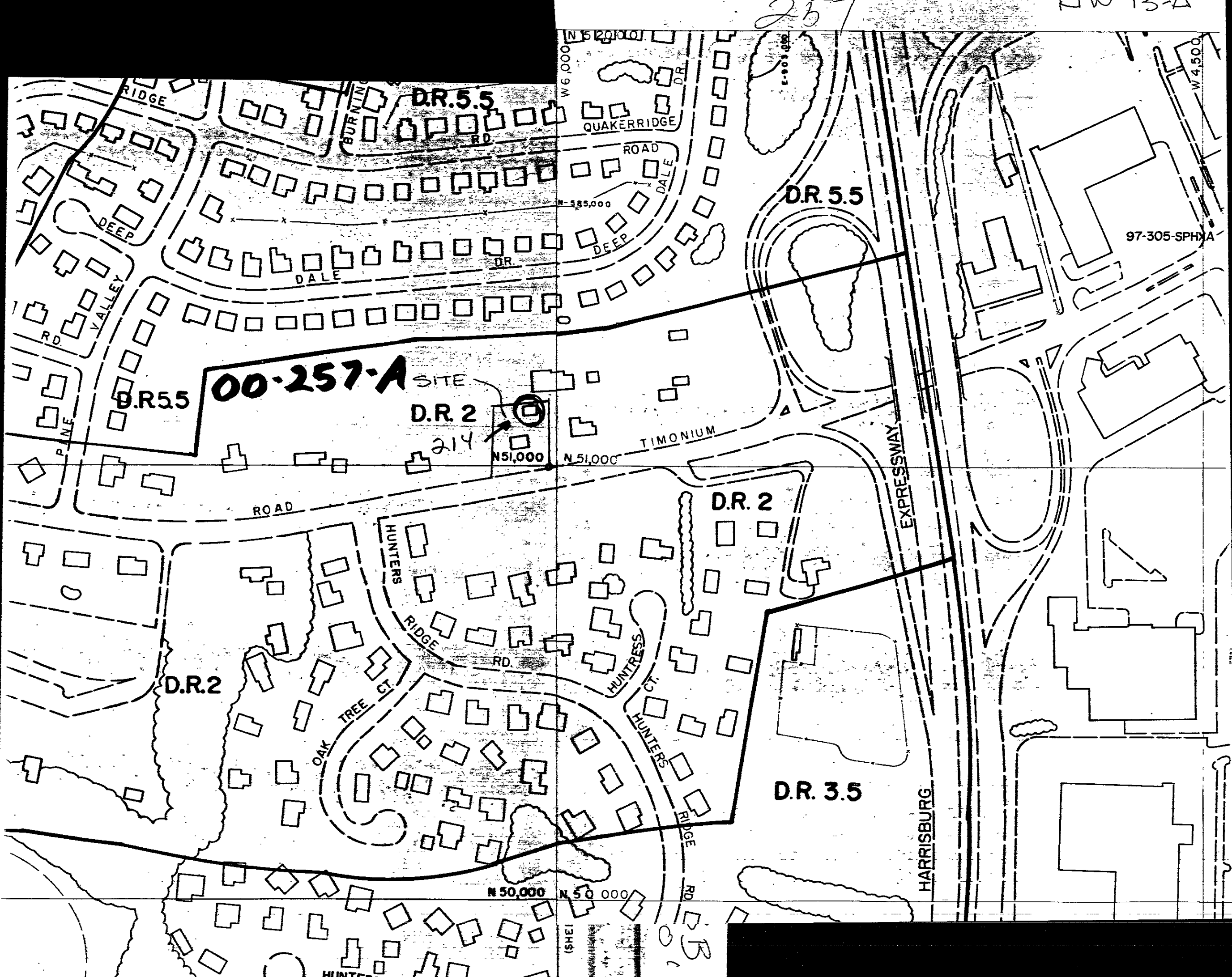
FILING

Date 3/19/02

By R. Jameson



3/19/02
JP Jameson


00-257-A
SITE
D.R.5.5
D.R.5.5
D.R.5.5
D.R.5.5
D.R. 2
D.R. 2
D.R.2
D.R. 3.5
214
N51,000
N 51,000
N 50,000
N 50 000
W 6,000
W 4,500
N-585,000
QUAKERRIDGE
ROAD
DALE
DR.
DEEP
VALLEY
RD.
PINE
TIMONIUM
ROAD
HUNTERS
RIDGE
RD.
HUNTRESS
CT.
OAK
TREE
CT.
HUNTERS
RIDGE
RD.
EXPRESSWAY
HARRISBURG
97-305-SPHXA

100

MENDOZA

EASEMENT

SETBACK

20

200001344

N76°38'58" E 51

133.39 TREES

10'±

5.05AC

.505 AC

EXIST GARAGE

UTILITY

BUILDING

DRAINAGE &

MINIMUM

8'±

50

W

158.45 PROPOSED 26' HIGH GARAGE/666 (2500 SQ FT)

25'

17"

W

36'

WATER SEWER

35

LX HOUSE

23

S31°10'

1ST FLR,

20-00 011343

Flaherty

140.57

55.0

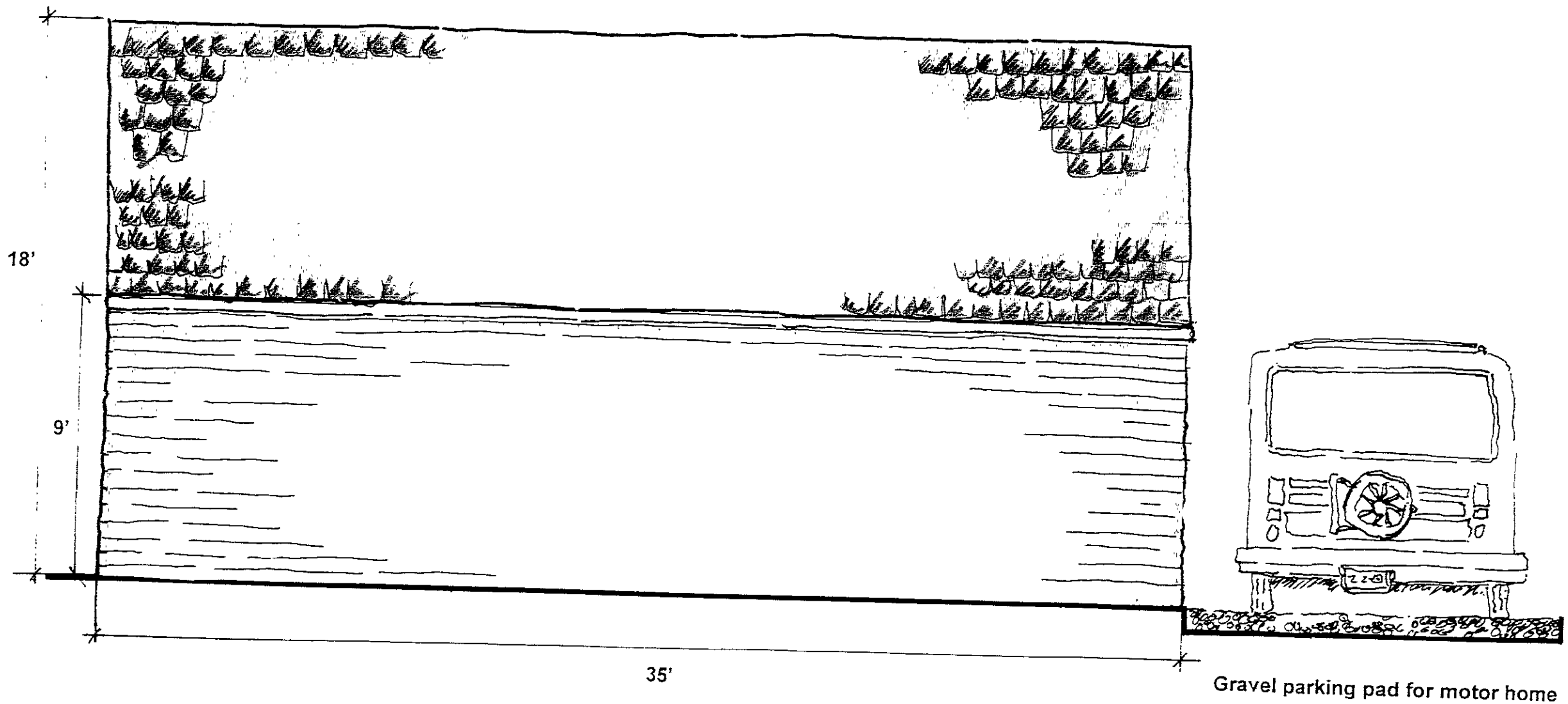
N80°-07

S80°07'46"W

70

$$24 \times 35 = 840$$
$$13 \times 8 = 104$$
$$18 \times 3.5 = 63$$
$$1007$$

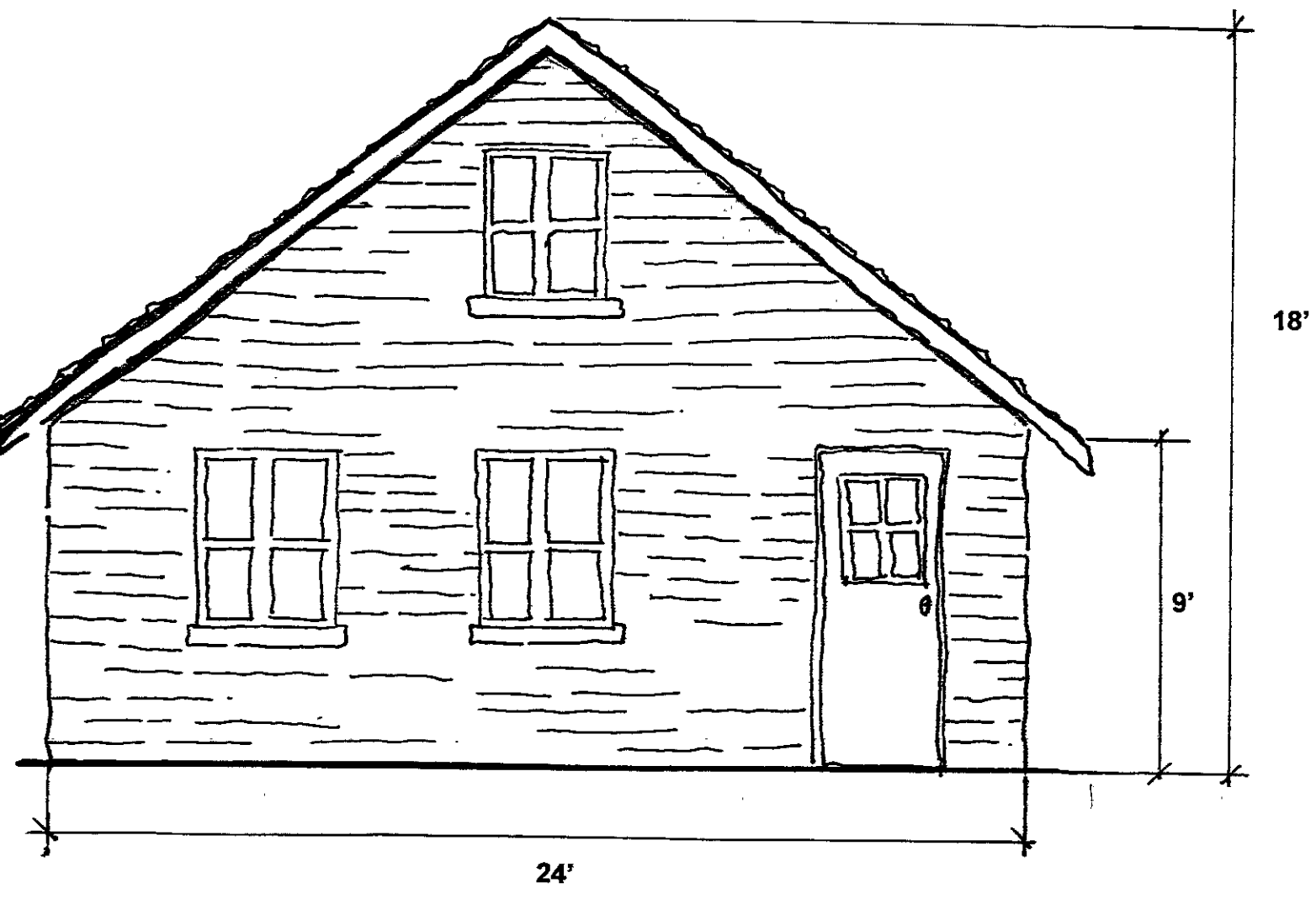
$$33.5 \times 30 = 1005$$



North Elevation

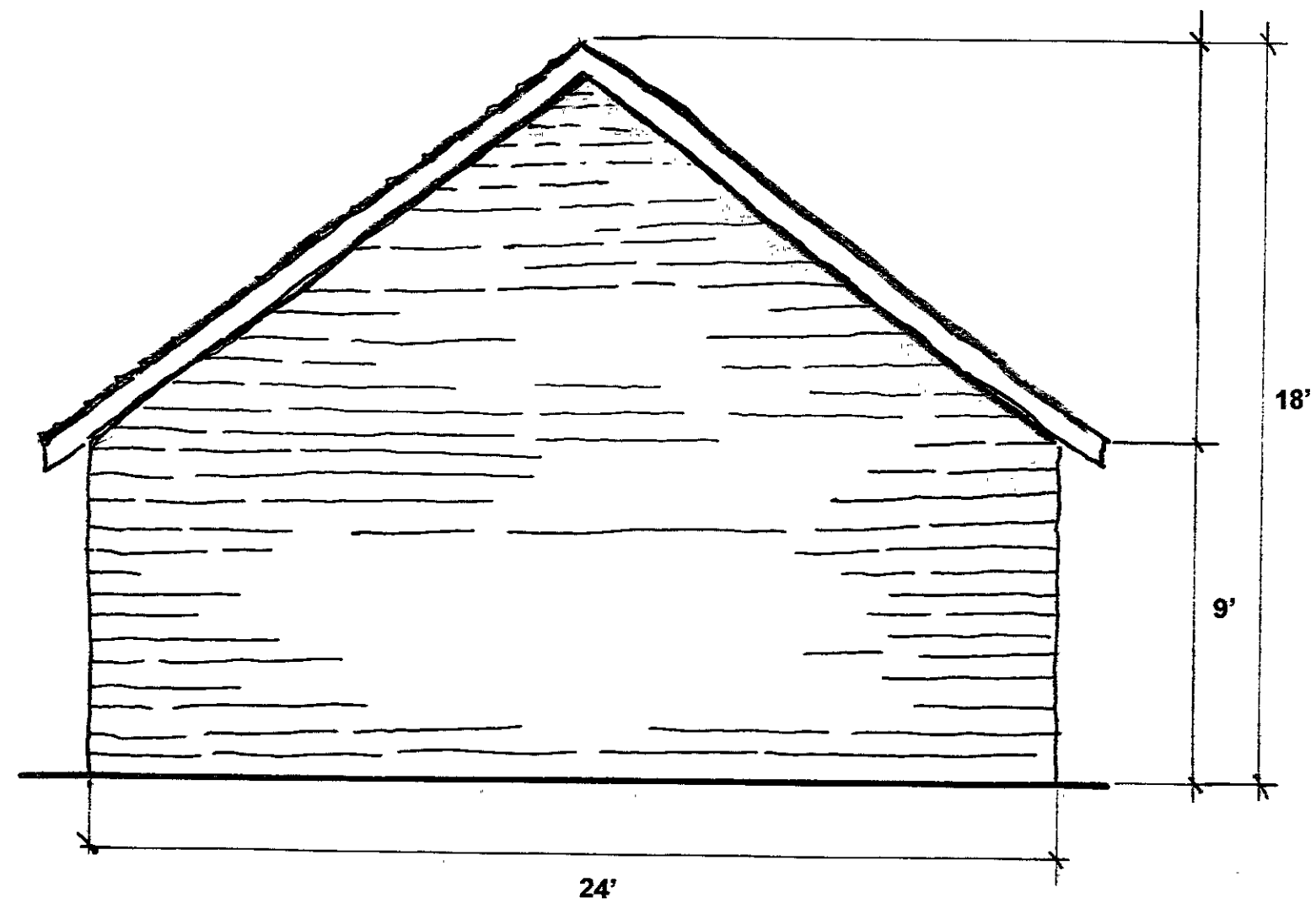
Scale: 1/4" = 1'

#00-257-A



West Elevation

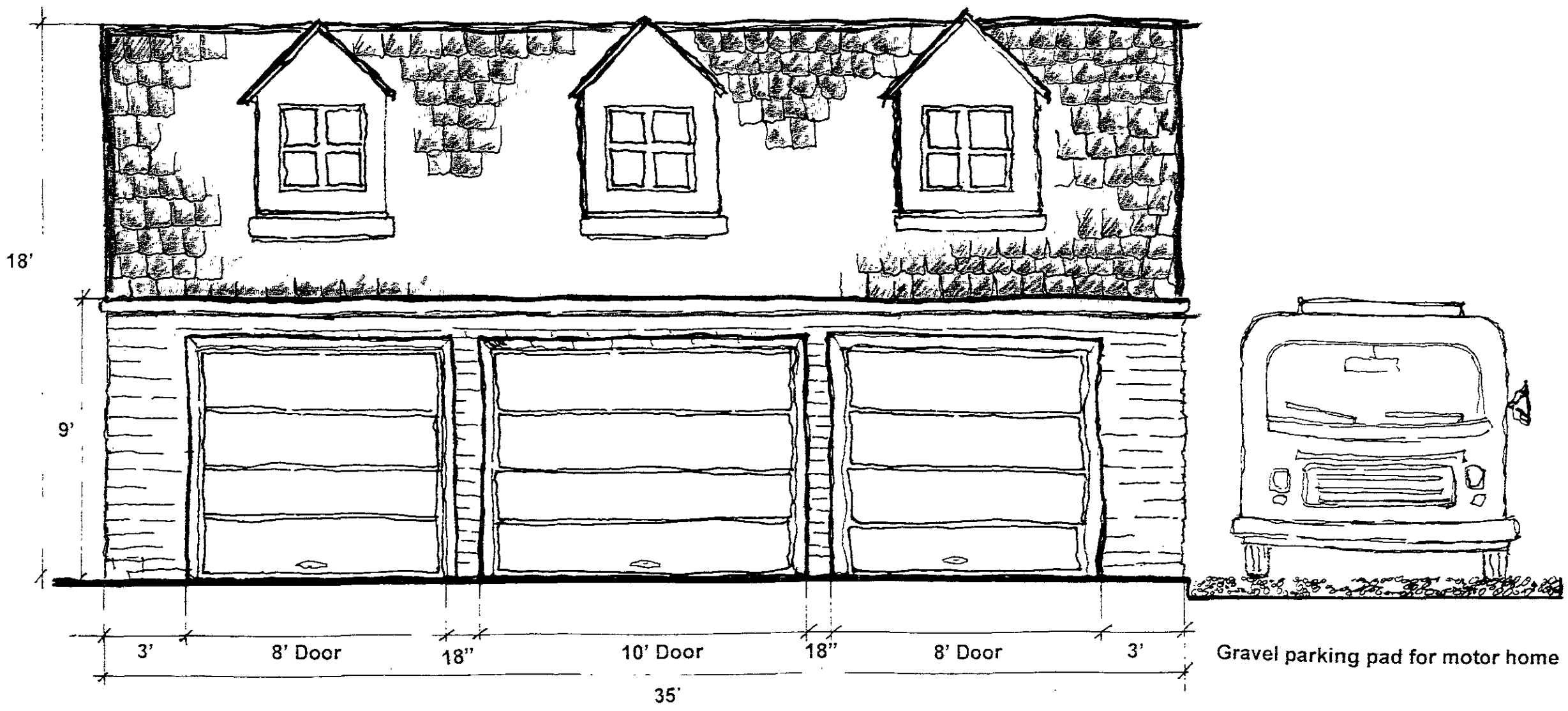
Scale: 1/4" = 1'



East Elevation

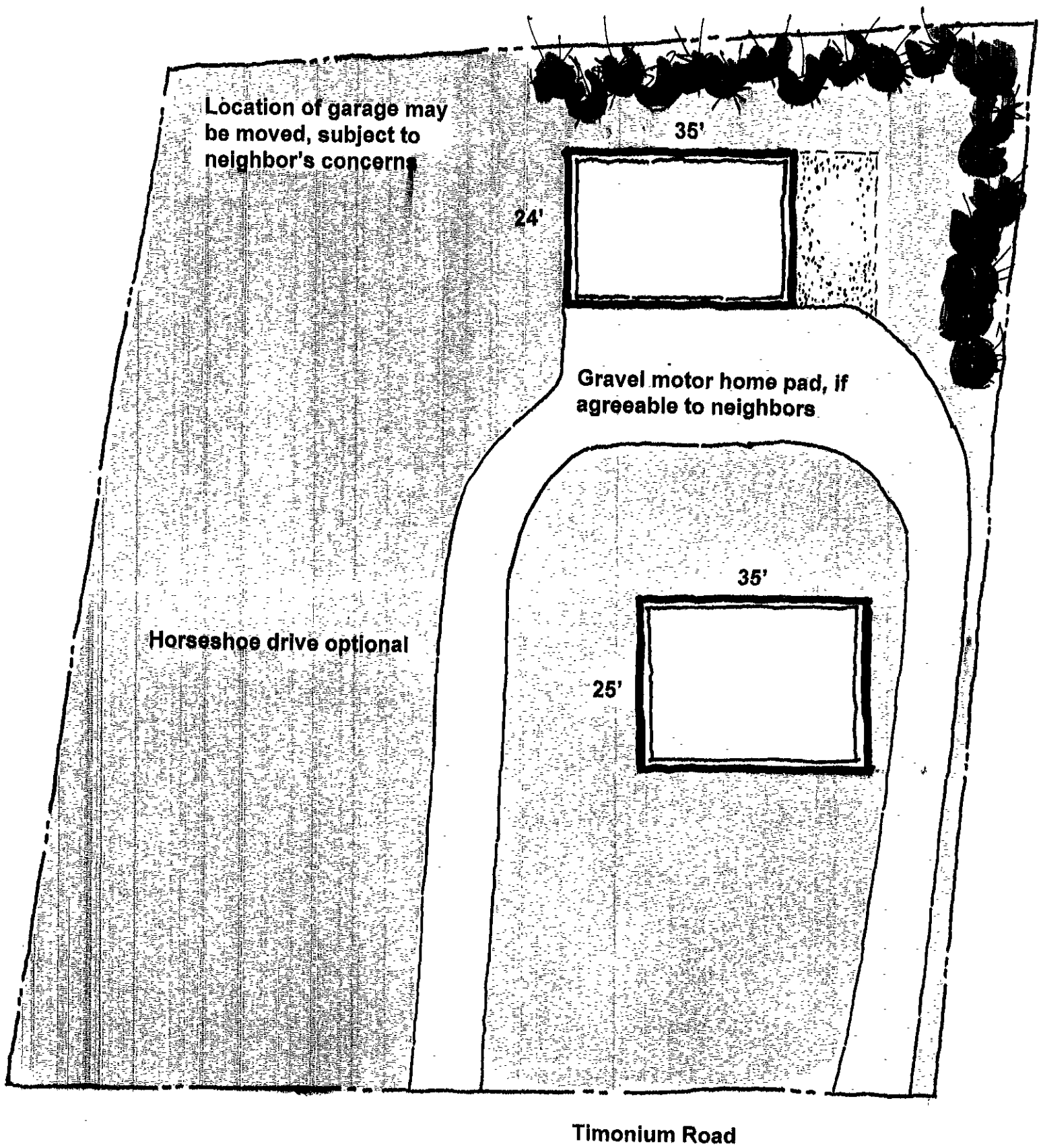
Scale: 1/4" = 1'

SIDING TO
MATCH
EX. HOUSE



South Elevation

Scale: 1/4" = 1'



Site Plan

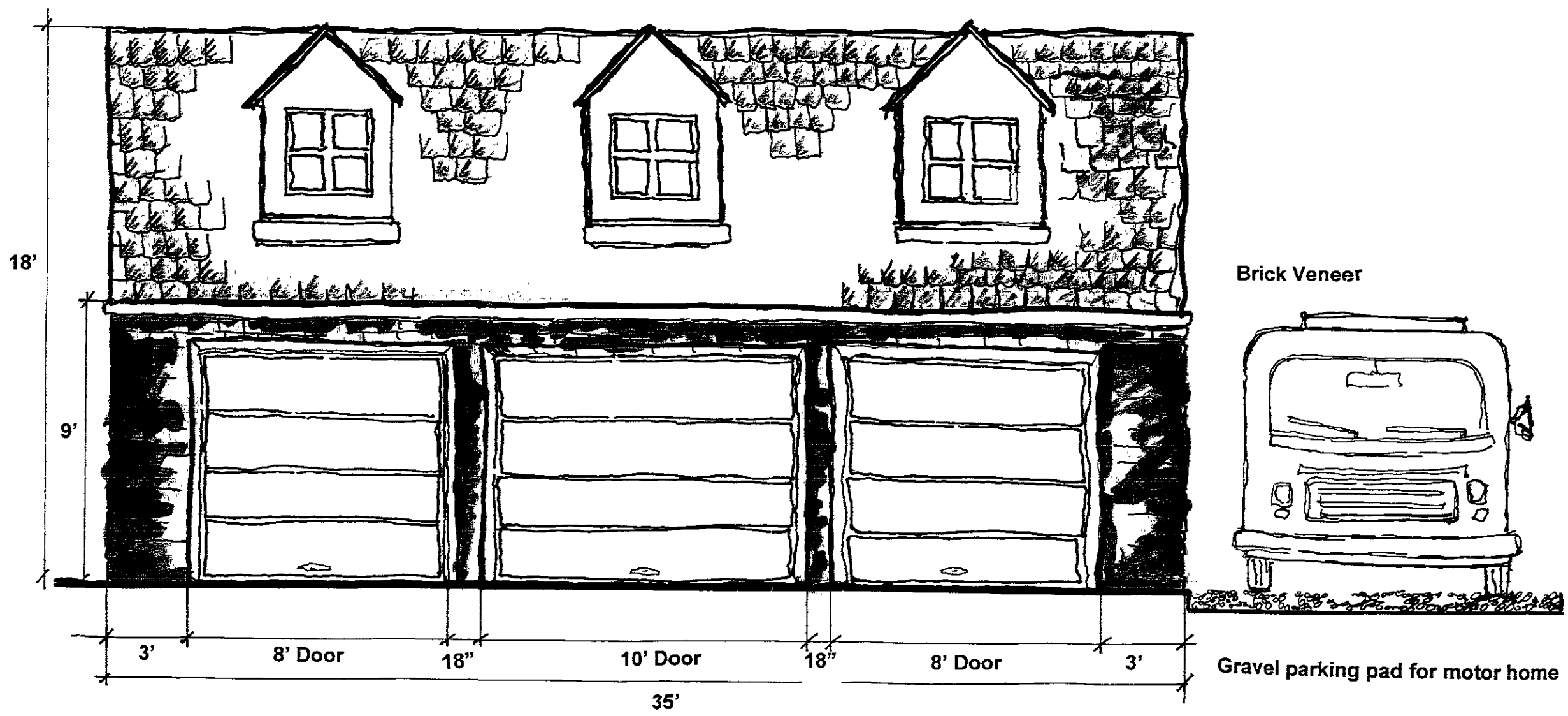
Scale: 1"=20'

#00-257-A

BRICK VENEER

A

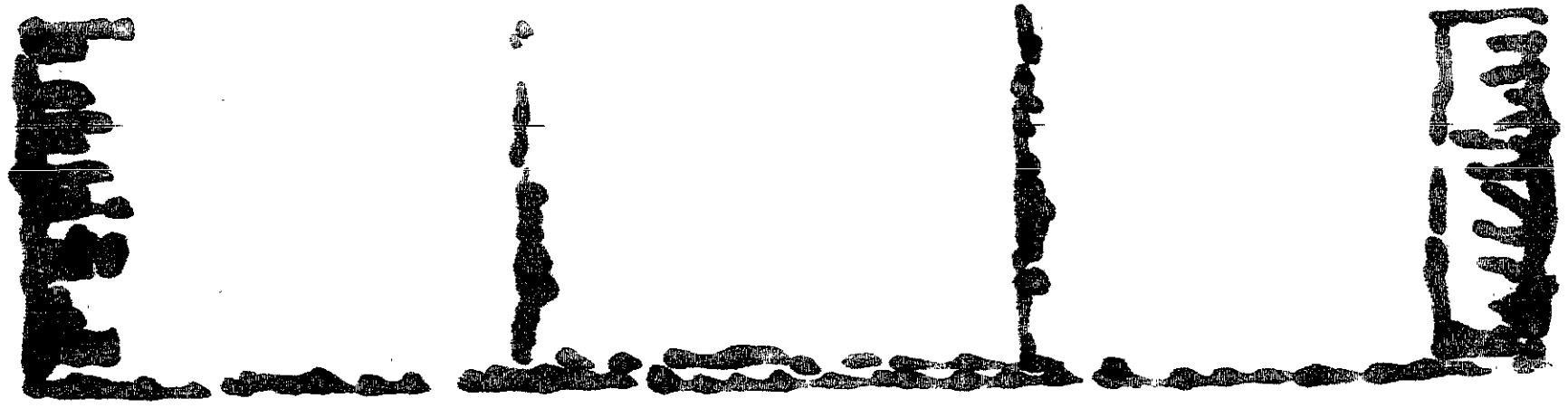
BRICK VENEER OR
VINYL SIDING

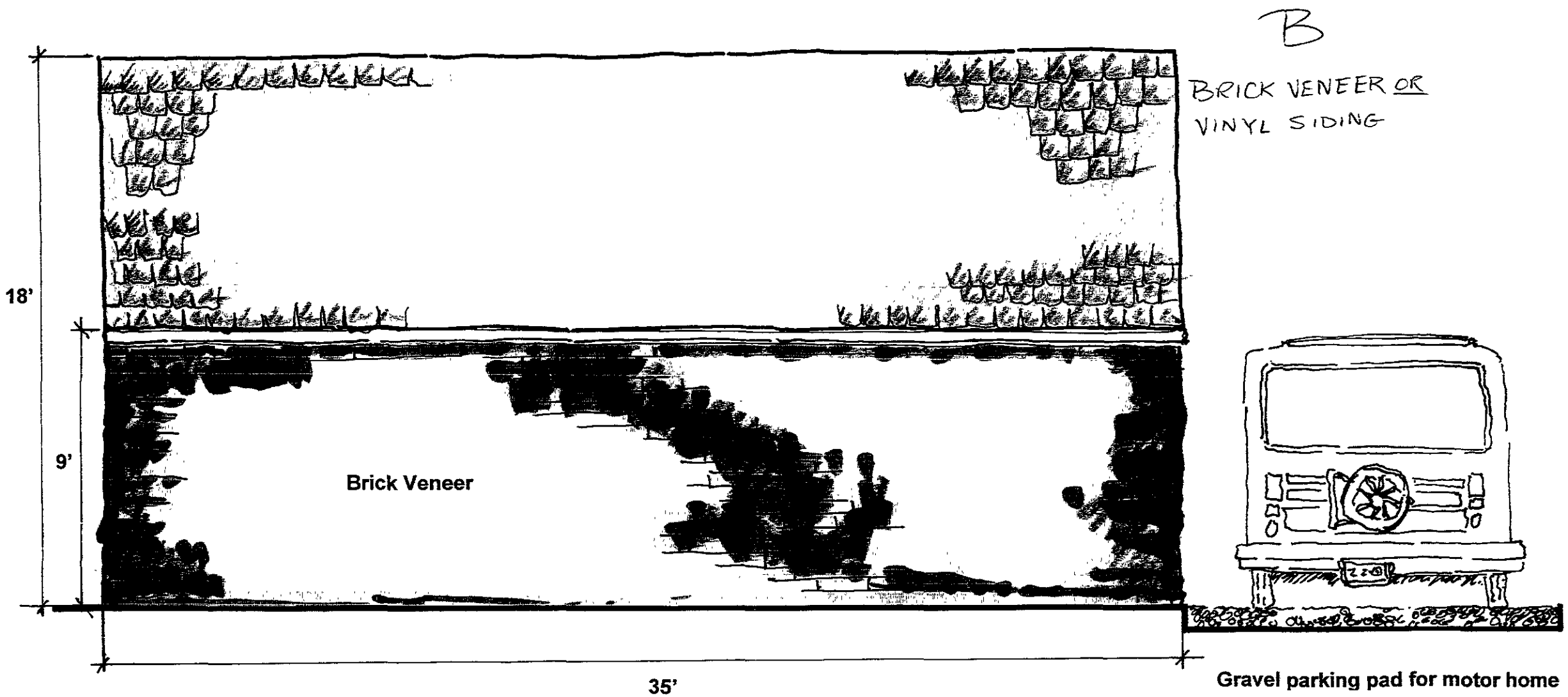


South Elevation

Scale: 1/4" = 1'

#00-0657-A

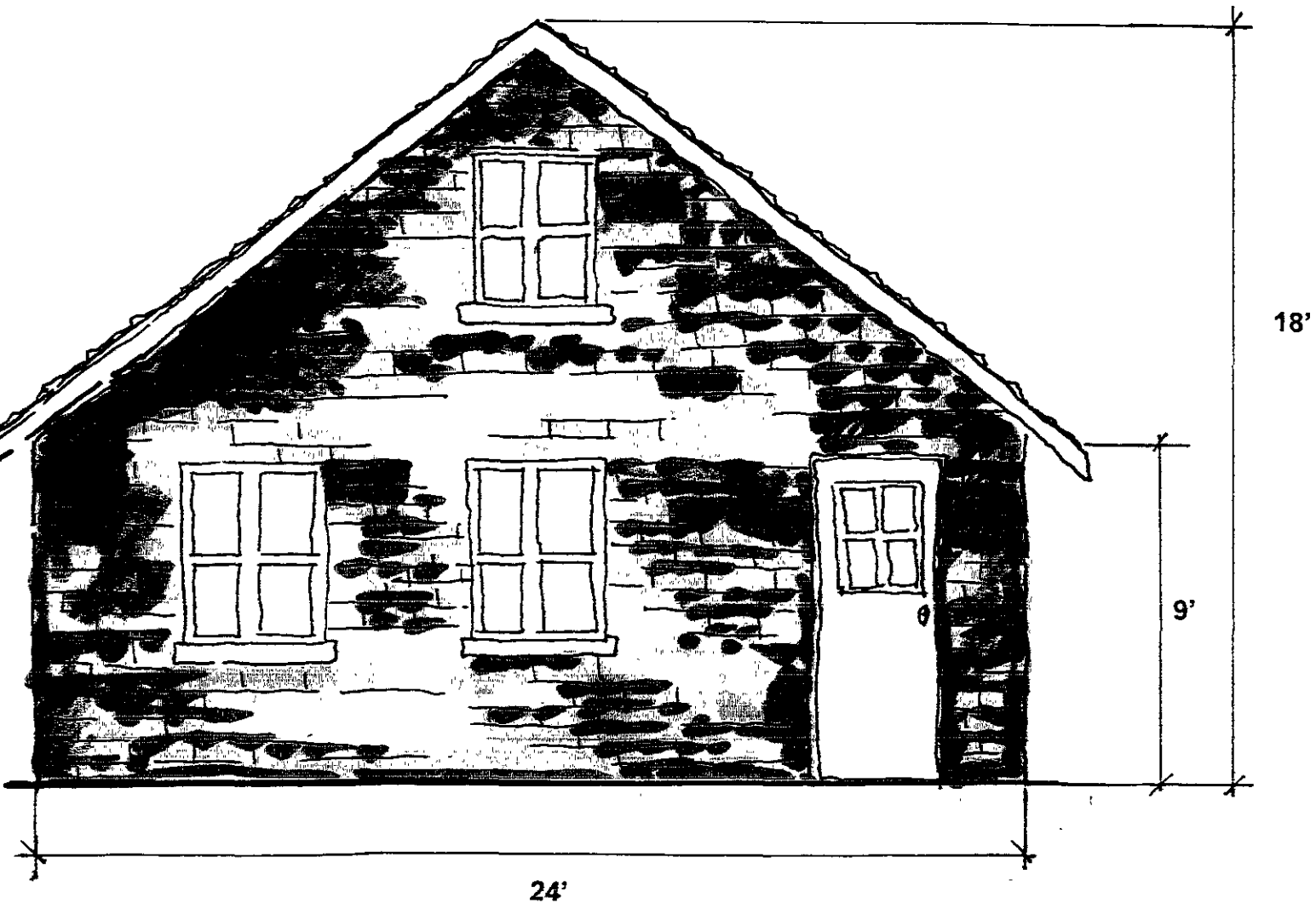




North Elevation

Scale: 1/4" = 1'

#00-257-A

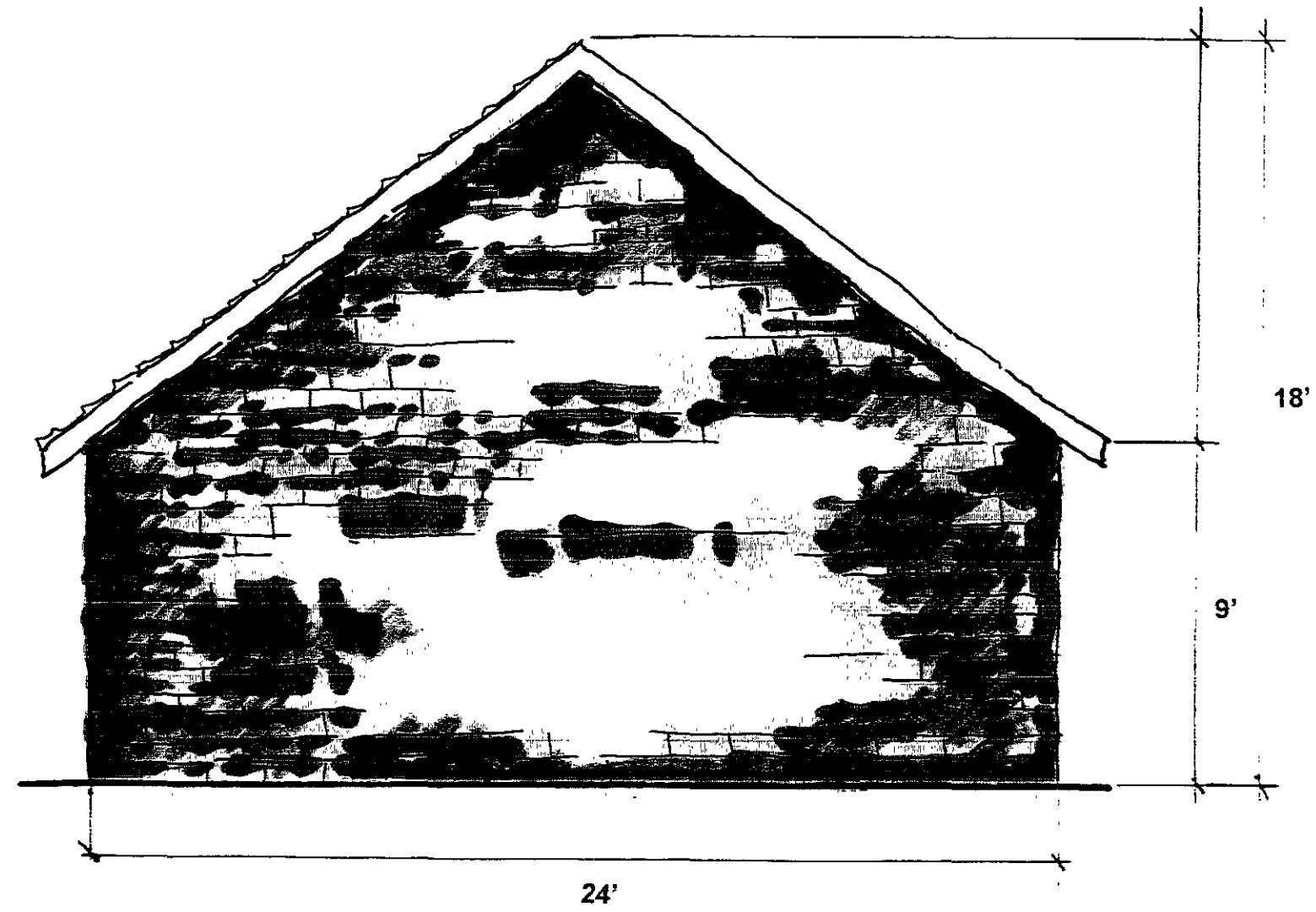


West Elevation

Scale: 1/4" = 1'

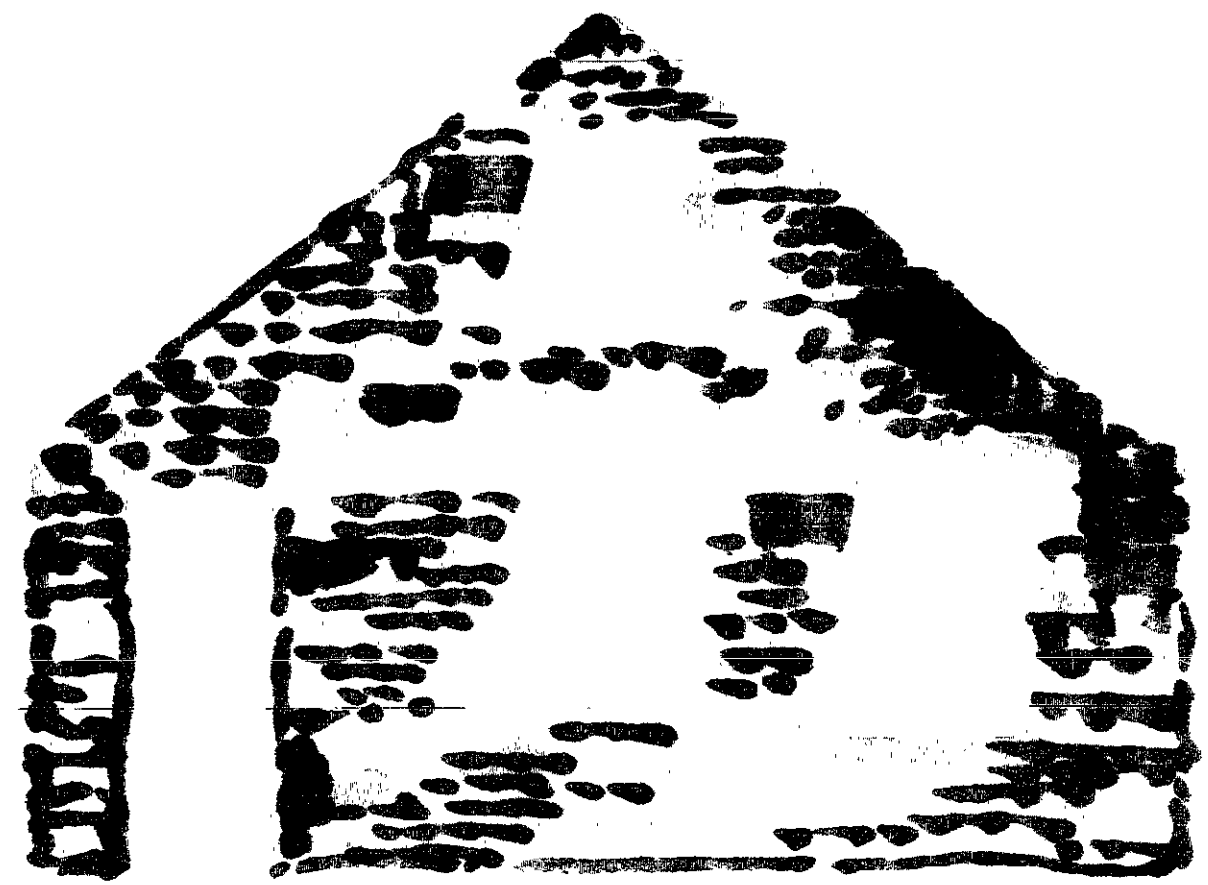
C

BRICK VENEER OR
VINYL SIDING



East Elevation

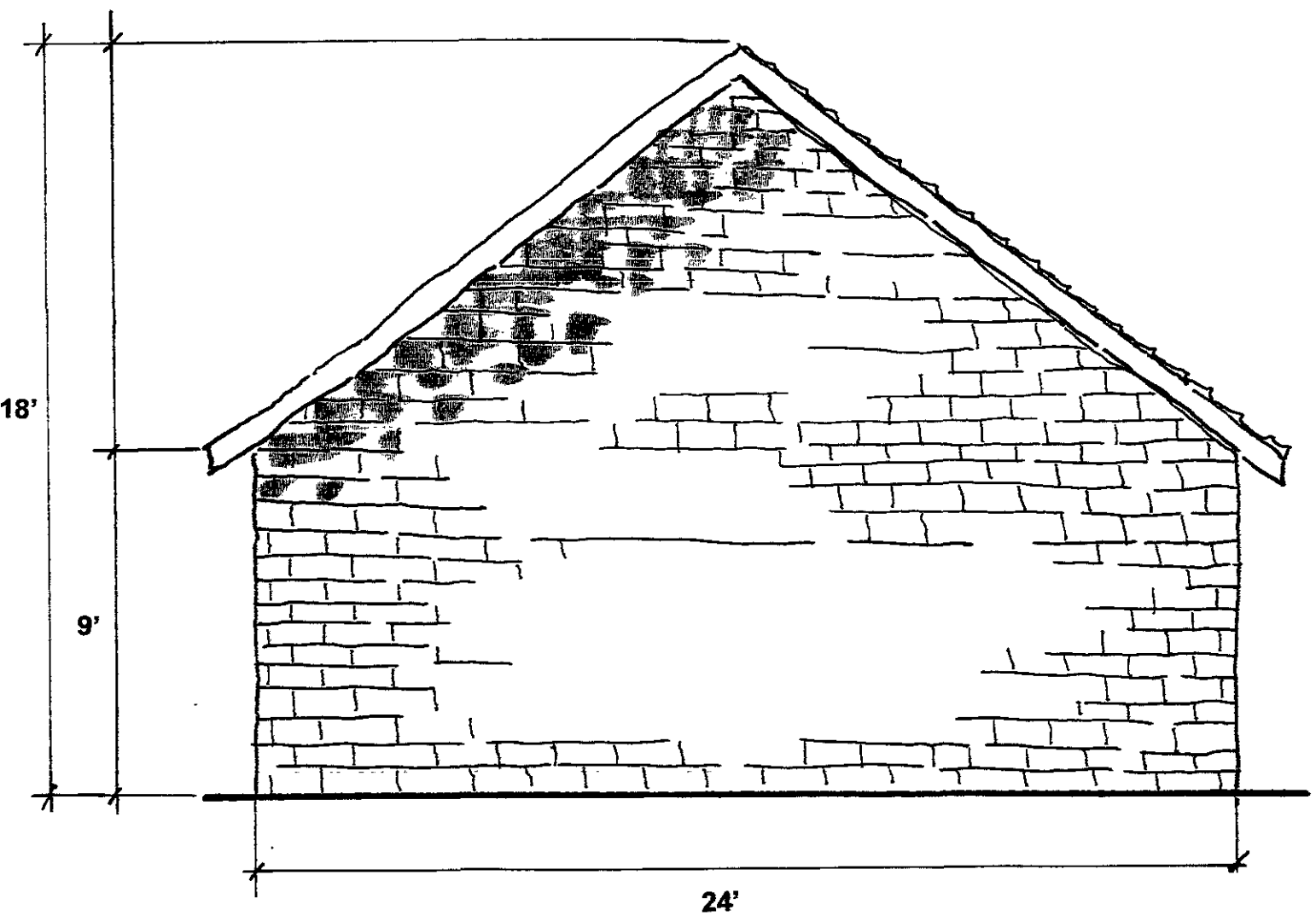
Scale: 1/4" = 1'



#00-257-A

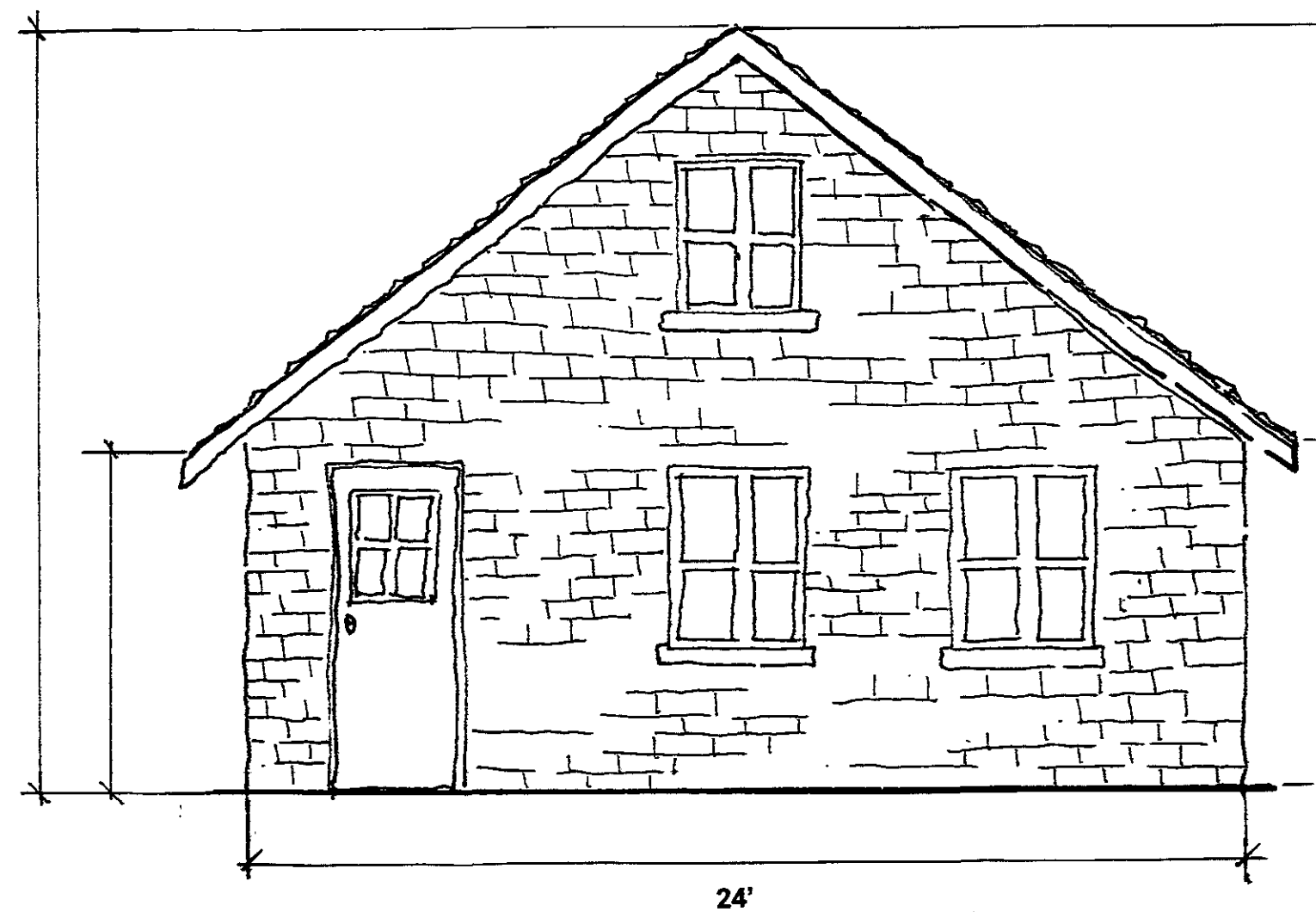
[redacted] PM-82 - Terra Cotta
PM-96 Blond Wood

D
BRICK VENEER OR
VINYL SIDING



East Elevation

Scale: 1/4" = 1'



West Elevation

Scale: 1/4" = 1'

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

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

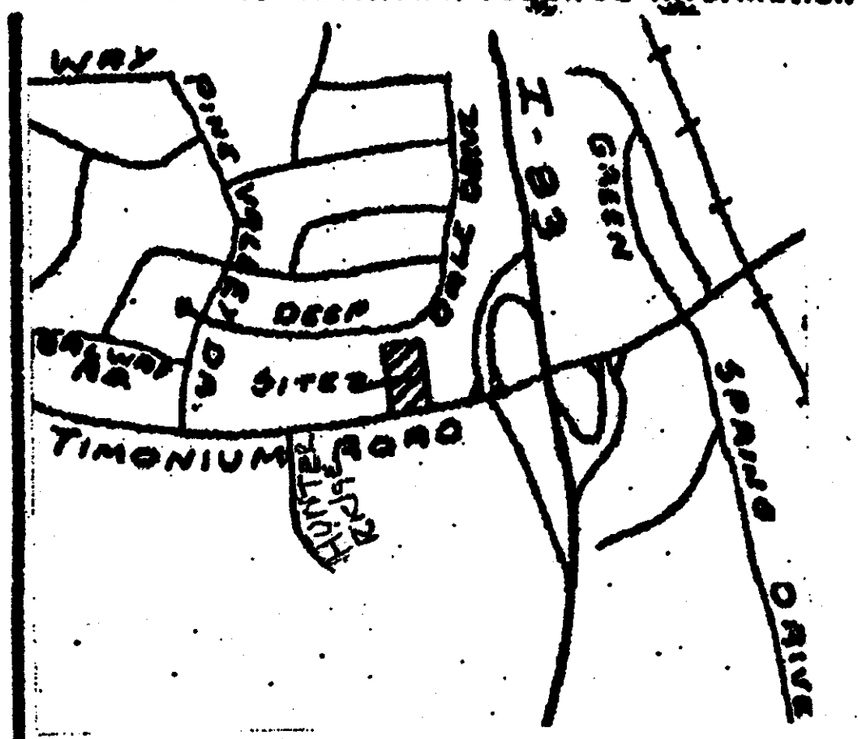
PROPERTY ADDRESS: 214 West Timonium Rd

Subdivision name: NONE

JWB

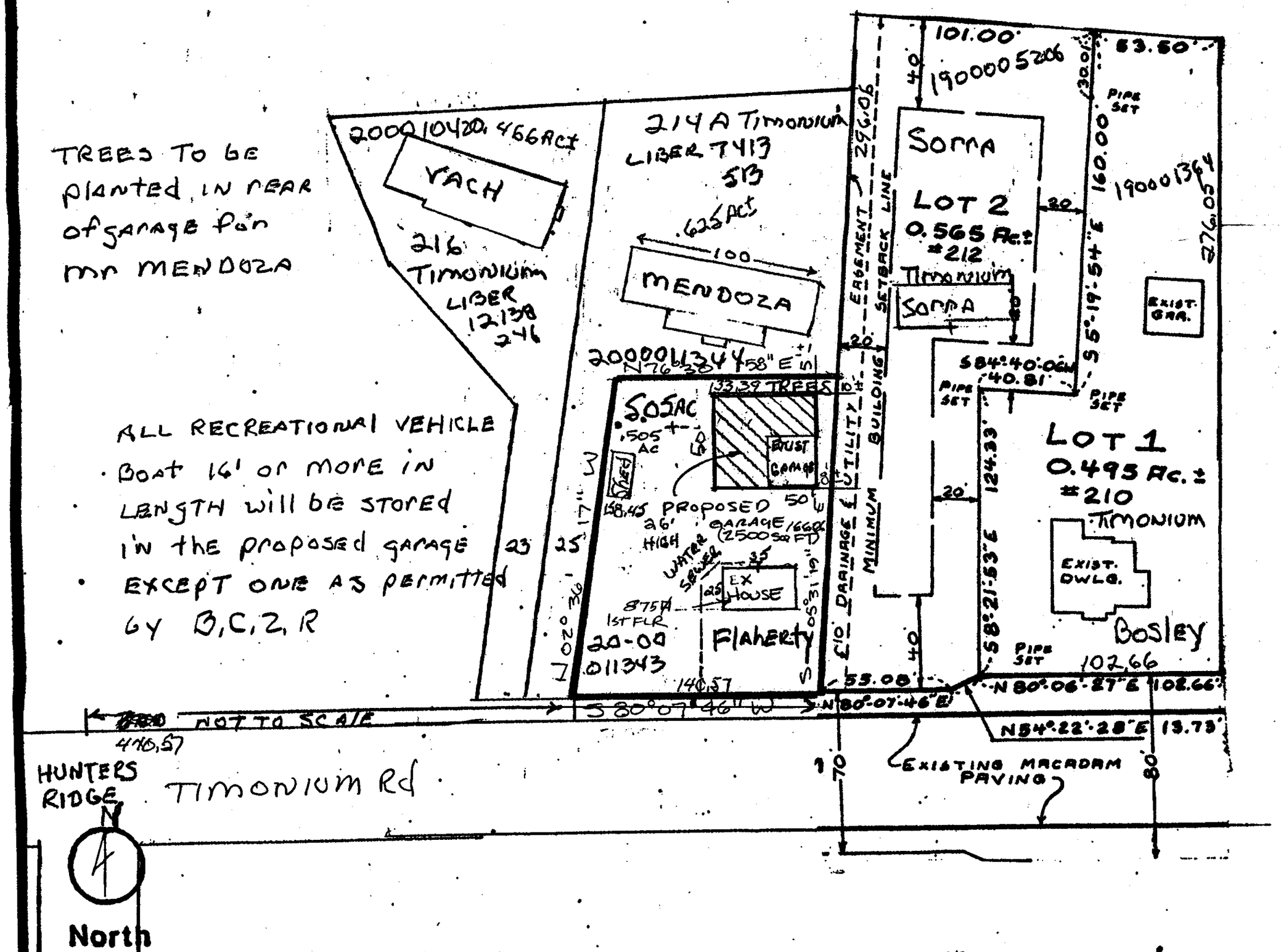
plat book# 1544 **,folio#** 372 **,lot#** ____ **,section#** ____

OWNER: Robert Flaherty



North

Vicinity Map
scale: 1"=1000'



LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200' scale map#: NW 13B

Zoning: D.R.2

Lot size: .505 acreage ~~square feet~~

Pet Ex #1

	public	private
SEWER:	☒	☐
WATER:	☒	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
JL	257	00-257-A

date: 11-24-99

prepared by: Robert Flaherty

Scale of Drawing: 1" = 40 ft

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

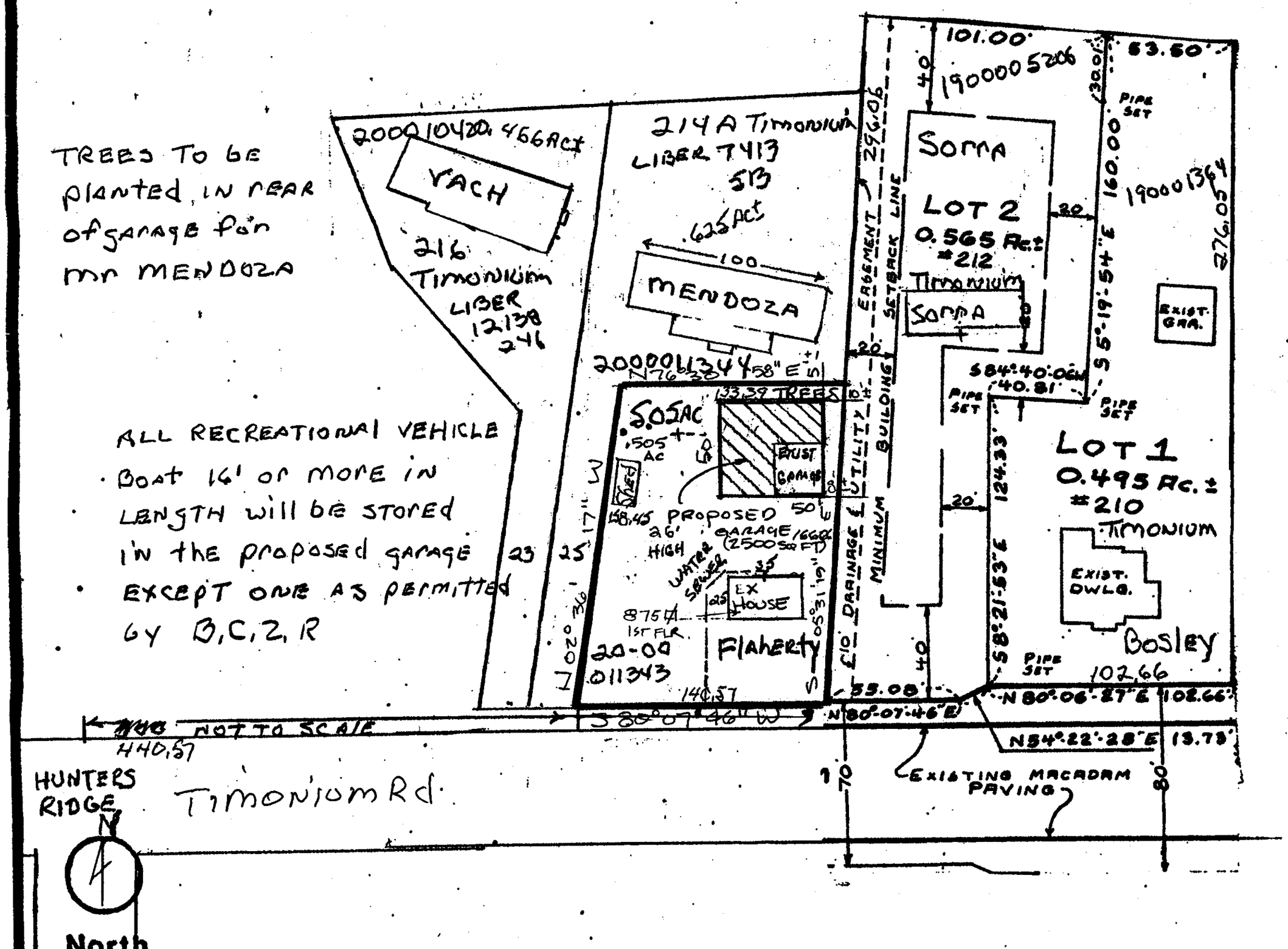
PROPERTY ADDRESS: 214 West Timonium Rd

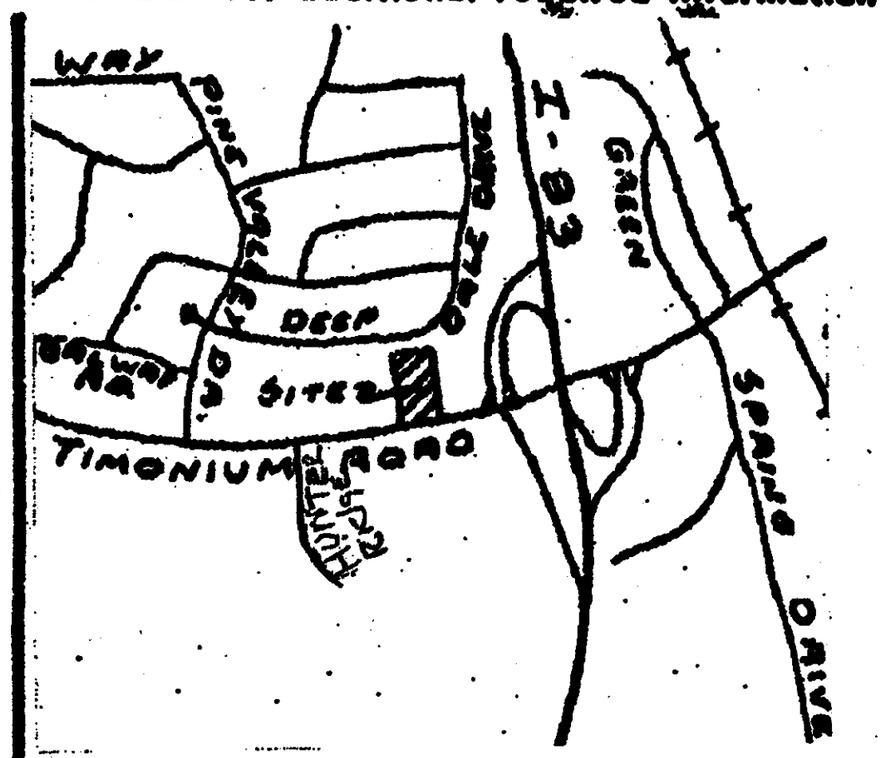
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: NONE

JWB
plat book# 1544 **,folio#** 372 **,lot#** _____ **,section#** _____

OWNER: Robert Flaherty





Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200' scale map#: NW 13B

Zoning: D.R.2

Lot size: .505 acreage ~~_____~~ square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings: None

date: 11-24-99

prepared by: Robert Flaherty

Scale of Drawing: 1" = 40 ft

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
JL	257	00-257-A