

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING

SW/S Black Rock Road, 1000'+ rear
and centerline Ridge Road
5th Election District
3rd Councilmanic District
(4017 Black Rock Road)

Jerald E. & Sheila J. Brown
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-331-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by Jerald and Sheila Brown, legal owners of that property known as 4017 Black Rock Road in the Upperco area of Baltimore County. The Petitioners herein seek a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to build a 22 ft. x 6 ft. (132 sq. ft) addition and a 8 ft. x 20 ft. (160 sq. ft.) porch, as approved by the Landmarks Preservation Commission on February 10, 2000. This building is listed on the Maryland Historical Trust Inventory as #BA 482, the "Richard Jackson House". The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope purpose, and intent of the development regulations, and that the proposed development complies with all

CAPAR RECEIVED FOR FILING

Date

3/13/00

By

R. J. J. J.

other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the Deputy Zoning Commissioner (Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on February 18, 2000. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. Thus, the matter is eligible for review and resolution by this Hearing Officer.

The Petitioner has filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 1.55 acres, zoned RC 4. The information submitted is persuasive to a finding that the proposed alterations are consistent with the character and historic features of the existing building and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioner's proposal and recommended a finding that the project is consistent with Section 26-278 of the Baltimore County Code on February 10, 2000. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

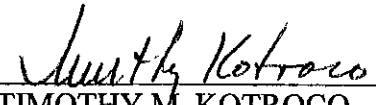
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of March, 2000, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections

DATE 3/13/00
BY R. J. JAMESON

26-203(C)(8) and Section 26-278, to build a 22 ft. x 6 ft. (132 sq. ft) addition and a 8 ft. x 20 ft. (160 sq. ft.) porch, as approved by the Landmarks Preservation Commission on February 10, 2000, 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 an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

3/13/00
J. J. J. J. J.
J. J. J. J. J.

Affidavit

in Support of Administrative Special Hearing

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 4017 Black Rock Road
Address
Upperco, MD. 21155
City State Zip Code

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.

Sheila J Brown
Signature

Sheila J. Brown
Name - Type or Print

Jerald E. Brown
Signature

Jerald E. Brown
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of February, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

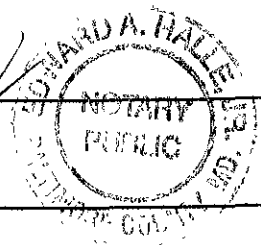
Sheila J Brown and Jerald E. Brown

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

2/4/00
Date

[Signature]
Notary Public
My Commission Expires 9/24/00



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 4017 Black Rock Road
which is presently zoned RC-2

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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to *build a 22'x6' (132 sq. ft.) addition and a 8'x20' porch.*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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):

Jerald E. Brown

Name - Type or Print _____

Signature *Jerald E. Brown* _____

Sheila J. Brown

Name - Type or Print _____

Signature *Sheila J. Brown* _____

4017 Black Rock Road (410) 239-0264

Address _____ Telephone No. _____

Upperton, MD 21155
City _____ State _____ Zip Code _____

Representative to be Contacted:

Jeffrey A. Lees, AIA

Name _____

706 Dunkirk Road (410) 377-8009

Address _____ Telephone No. _____

Baltimore, MD 21212
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. DD-331-SPH

REV 9/18/98

Reviewed By *JAL* Date 2-11-00

Estimated Posting Date 2-18-00

ZONING DESCRIPTION

Beginning at a point at the end of a 1009.73' ingress/egress easement which is 224' west of the E. of Black Rock Rd. at a point 4700' ± South of Trenton Rd thence

Zoning Description for 4017 Black Rock Road, as recorded in running the following:
Deed Liber EHK Jr. 7118, Folio 472

S. 64 05'57" W. 172.4' , S. 27 52'49" E. 39.62',
S. 64 12'58" E. 635.94', S. 19 17'17" E. 1026.06',
N. 56 35'52" E. 451.02', S. 76 54'08" E. 244.02',
N. 07 43'33" E. 624.42', N. 13 53'56" W. 270.4',
S. 71 02'27" W. 100.32', N. 15 49'48" W. 149.45',
S. 75 43'27" W. 75.92', N. 16 07'45" W. 196.58',
thence to beginning, being known as Lot 1.

00-331-SPH
331

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 078682

DATE 5-20-00 ACCOUNT 1-161-0100

AMOUNT \$ 50.00

RECEIVED FROM: Teddy Lee

FOR: 1217 1st St. Baltimore, Md 21202
414 3rd St. Baltimore, Md 21202

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID BY: CASHIER
2/11/2000 2/11/2000 10:32:25
REL 1807 CASHIER PMS PED MONITOR
Ded 5 524 PENDING VERIFICATION
Record 6 12/01 01/01
UP 101. 00000
Recpt Tot 50.00
50.00 OK .00 US
Baltimore County, Maryland

00-331-SPH

CASHIER'S VALIDATION

00-331-2PH

CERTIFICATE OF POSTING

**RE: CASE # 00-331-SPH
PETITIONER/DEVELOPER
(Jerald F. Brown)
DATE OF Closing
(3-6-00)**

**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
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

4017 Black Rock Road Upperco, Maryland 21155_____

THE SIGN(S) WERE POSTED ON_____ 2-18-00 _____
(MONTH, DAY, YEAR)

SINCERELY,

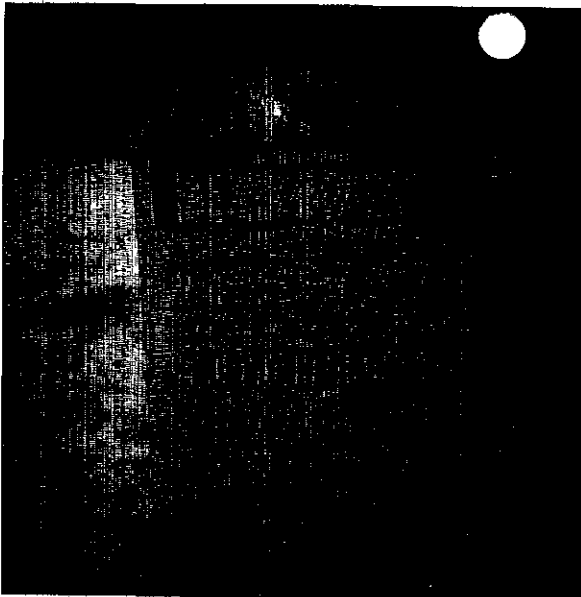

(SIGNATURE OF SIGN POSTER & DATE)

**_____
THOMAS P. OGLE SR.**

**_____
325 NICHOLSON ROAD**

**_____
BALTIMORE, MARYLAND 21221**

**_____
410-687-8405
(TELEPHONE NUMBER)**



RE: PETITION FOR SPECIAL HEARING
4017 Black Rock Road, SW/S Black Rock Rd,
1000' (rear) / 900' SE of c/l Ridge Rd
5th Election District, 3rd Councilmanic

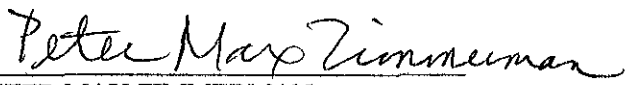
Legal Owner: Jerald E. & Sheila J. Brown
Petitioner(s)

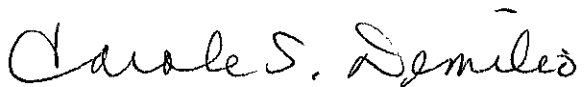
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-331-SPH

* * * * *

ENTRY OF APPEARANCE

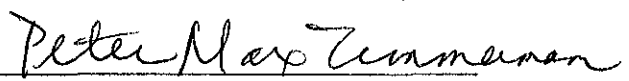
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1ST day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Jeffrey A. Lees, 706 Dunkirk Road, Baltimore, MD 21212, representative for Petitioners.


PETER MAX ZIMMERMAN

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 00- 331 -SPH Address 4017 Black Rock Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-11-00 Posting Date: 2-18-00 Closing Date: 3-6-00

Any contact made with this office regarding the status of the administrative special hearing 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 SPECIAL HEARING SIGN FORMAT

Case Number 00- 331 -SPH Address 4017 Black Rock Rd.

Petitioner's Name Jerald F Brown Telephone (410) 239-0264

Posting Date: 2-18-00 Closing Date: 3-6-00

Wording for Sign: Administrative Special Hearing to approve a 132 sq ft addition and
a 160 sq ft porch in a Historic District.

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: 00-331-SPH

Petitioner: Jerry and Sheila Brown

Address or Location: 4017 BlackRock Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jerry and Sheila Brown

Address: 4017 Black Rock Road

Upperco, MD. 21155

Telephone Number: (410) 239-0264

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: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
 acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



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

March 6, 2000

Mr. Jeffrey A. Lees
706 Dunkirk Road
Baltimore MD 21212

Dear Mr. Lees:

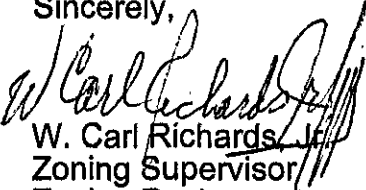
RE: Case Number 00-331-SPH , 4017 Black Rock Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 11, 2000.

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 23, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for *February 28, 2000*
Item Nos. 321, 323, 324, 325, 327, 328,
329, 330, 331, 332,

and

Case #99-488-SPHA
1823 York Road

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

RWB:HJO:jrb

cc: File

ZAC-2-28-28-2000-NOC



Baltimore County
Fire Department

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

February 22, 2000

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

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 22, 2000

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.

7. The Fire Marshal's Office has no comments at this time.

325, 327, 328, 330, 331, 332,

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 22, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
323	9013 Liberty Road
324	9704 William Parks Road
325	609 Sunspot Road
327	314 Garrison Forest Road
328	122 Grist Shore Way
330	9901 York Road
331	4017 Black Rock Road
303	500-512 Eastern Boulevard
488	1823 York Road
321	408 Delaware Avenue
322	Melrose Avenue/Egges Lane

AY
3/6

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: February 29, 2000

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

SUBJECT: No. 4017 Black Rock Road

INFORMATION

Item Number: 00-331-SPH

Petitioner: Jeffrey Lees, AIA (architect)

Zoning: RC-2

Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The log house located at 4017 Black Rock Road is listed on the Maryland Historical Trust (MHT) Inventory as the "Richard Jackson House," MHT # BA 482.

On February 10, 2000 the LPC unanimously agreed to recommend to the hearing officer a finding that the addition as proposed is consistent with the requirement to preserve, per Section 26-278.

Section Chief:



AFK:KA:kra



**Maryland Department of Transportation
State Highway Administration**

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

Date: 2.24.00

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

RE: Baltimore County
Item No. 331

JJS

RECEIVED MAR 03 2000

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 88 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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).

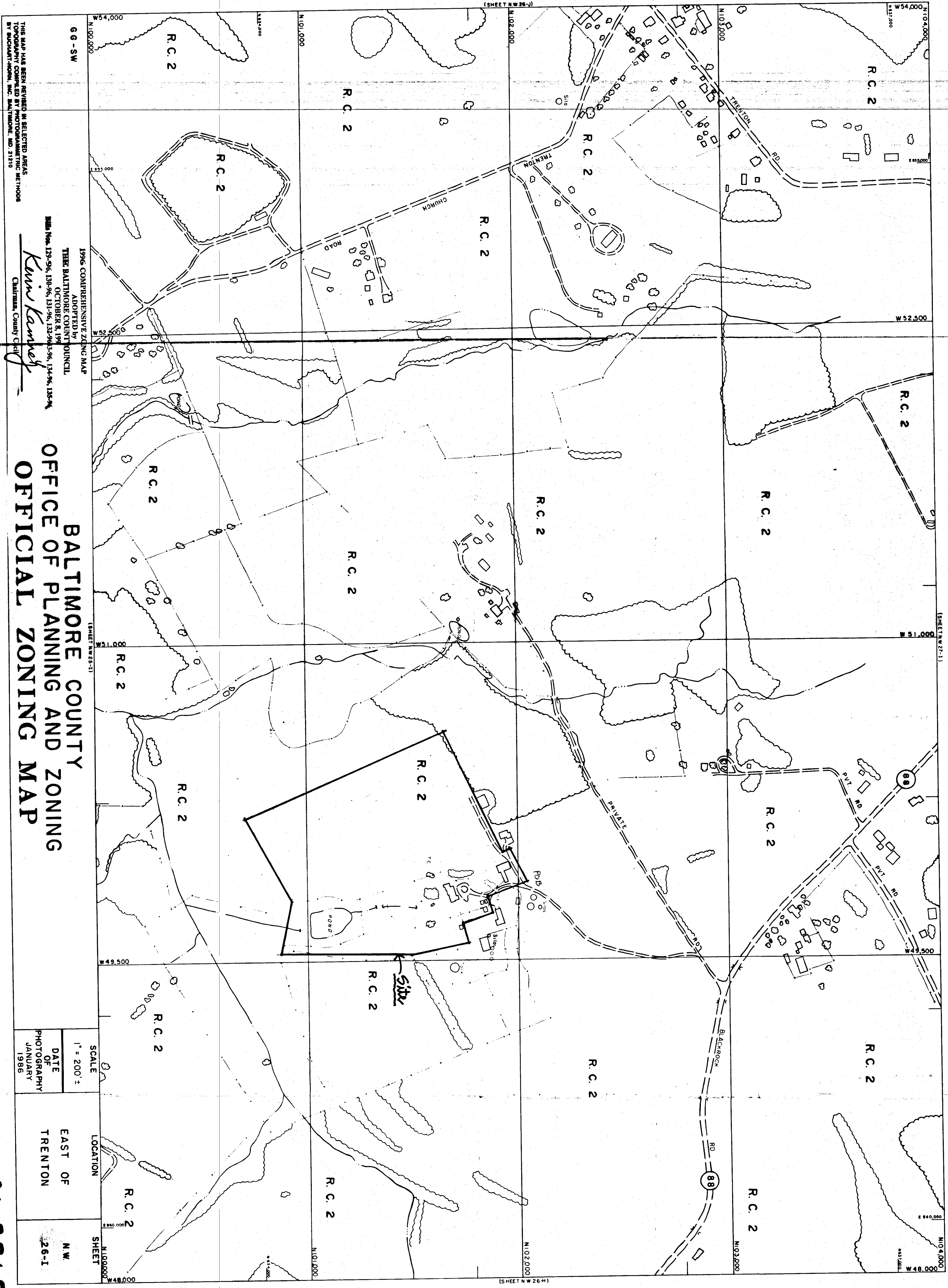
Very truly yours,

10 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



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21110

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Karin Kandy
Chairman, County Council

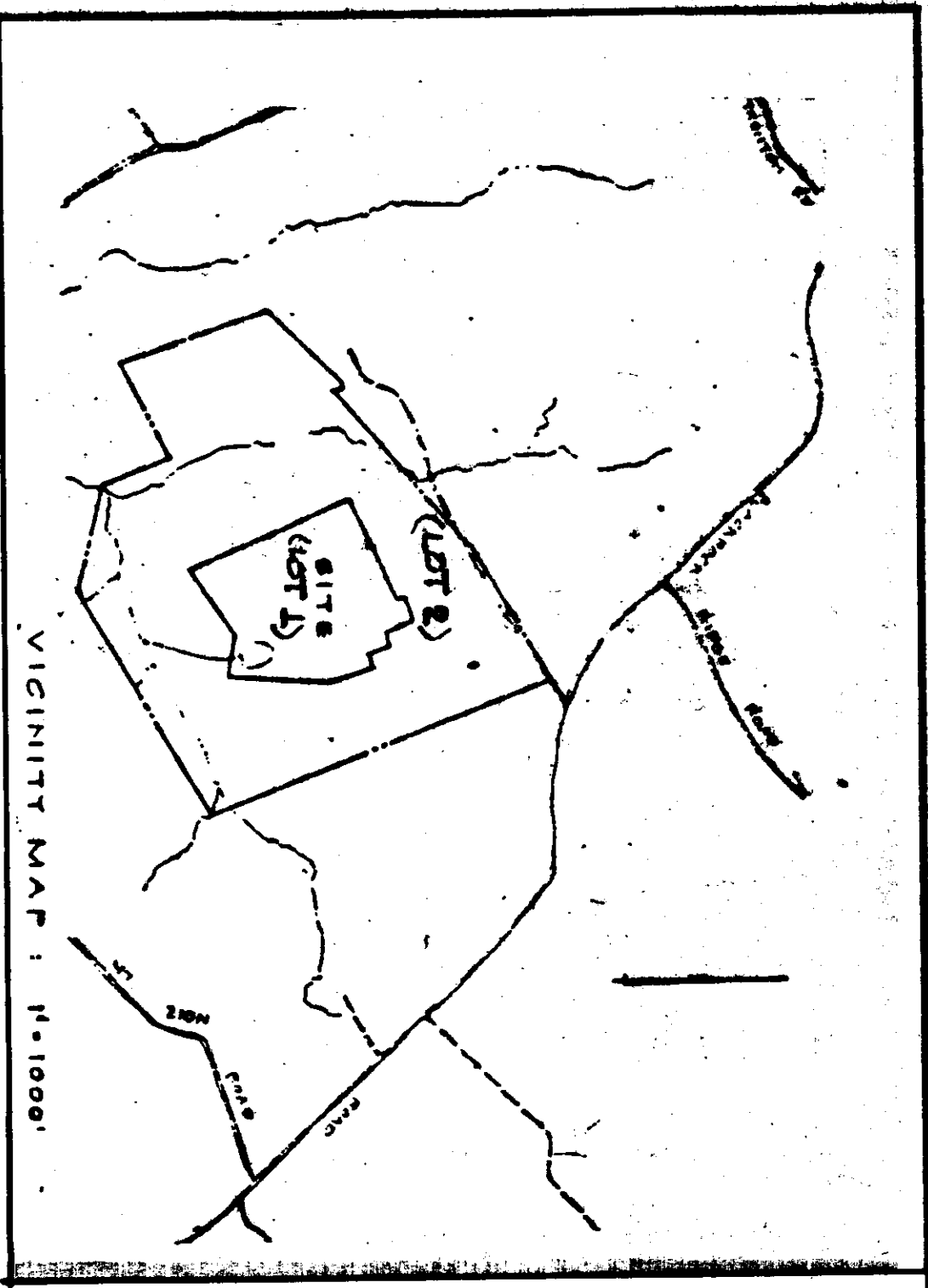
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION EAST OF TRENTON	SHEET N.W. 26-1
DATE OF PHOTOGRAPHY JANUARY 1986		

00-331-SPH

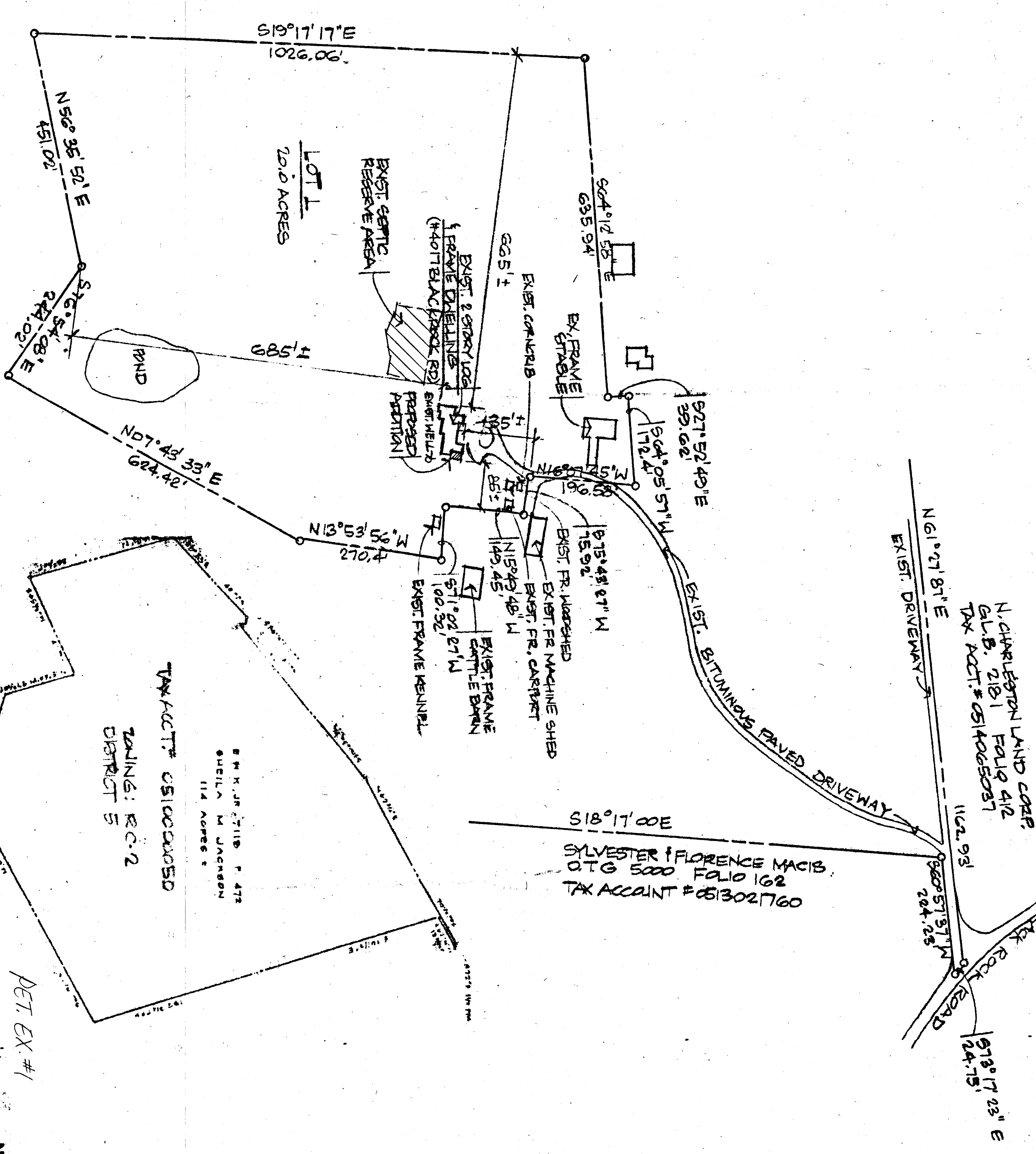
NW 26-1

331



LOT 2
34 ACRES ±

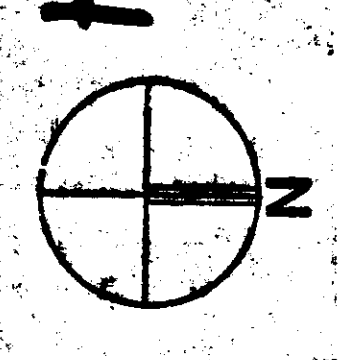
LOT 1
20.0 ACRES



SITE PLAN
SCALE: 1"=100'

OUTLINE SKETCH
SCALE: 1"=100'

DD-331-SPH



Addition & Alterations to the **BROWN RESIDENCE**

4017 Black Rock Road Upperco, MD. 21155

Jeffrey A. Lees, AIA
ARCHITECT

706 Dunkirk Rd. Baltimore, MD. 21212
410-377-8009 Fax 410-377-0889

Plan to be recorded

☒ **Yielding**

Location Information:

Owner: EMILY M. JACOBSON

Project: DD-331-SPH

Scale: 1"=100'

Sheet: 531



Baltimore County
Zoning Commissioner

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

March 10, 2000

Mr. & Mrs. Jerald E. Brown
4017 Black Rock Road
Upperco, Maryland 21155

Re: Petition for Administrative Special Hearing
Case No. 00-331-SPH
Property: 4017 Black Rock Road

Dear Mr. & Mrs. Brown:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing 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 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 M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 4017 Black Rock Road
which is presently zoned RC-2

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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to build a 22' x 6' (132 sq. ft.) addition and a 8' x 20' (160 sq. ft.) porch.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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 _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 13 day of June, 1998, 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.

Legal Owner(s):

Jerald E. Brown
Name - Type or Print _____

Jerald E. Brown
Signature _____

Sheila J. Brown
Name - Type or Print _____

Sheila J. Brown
Signature _____

4017 Black Rock Road (410) 239-0264

Address _____ Telephone No. _____

Upperco, MD. 21155

City _____ State _____ Zip Code _____

Representative to be Contacted:

Jeffrey A. Lees, AIA
Name _____

706 Dunkirk Road (410) 377-8009

Address _____ Telephone No. _____

Baltimore MD. 21212

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

Case No. 00-331-SPH

Reviewed By [Signature] Date 2-11-00

Estimated Posting Date 2-18-00

REV 9/18/98

Affidavit

in Support of Administrative Special Hearing

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 4017 Black Rock Road
Address
Upperco, MD. 21155
City State Zip Code

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.

Sheila J. Brown
Signature

Jerald E. Brown
Signature

Sheila J. Brown
Name - Type or Print

Jerald E. Brown
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of February, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sheila J Brown and Jerald E Brown

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

2/4/00
Date

[Signature]
Notary Public
My Commission Expires 9/24/00

