

IN RE: PETITION FOR VARIANCE

W/S Powers Road, 100' N
of Sherwood Road
8th Election District
3rd Councilmanic District
(10802 Powers Road)

Schelly William Taylor
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-365-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, Schelly William Taylor. The Petitioner is requesting a variance for property located at 10802 Powers Road in the Cockeysville area of Baltimore County. The property is zoned D.R.2. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a lot width of 55 ft. in lieu of the required 100 ft. and a sum of the side yards of 25 ft. in lieu of 40 ft. and to approve an undersized lot pursuant to Section 304 of the Baltimore County Zoning Regulations.

Appearing at the hearing on behalf of the variance request was Schelly William Taylor, owner of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.28 acres, more or less, zoned D.R.2. The subject property is unimproved at this time. Mr. Taylor is desirous of constructing a single family dwelling on this property. He testified that he inherited the property approximately 6 years ago. The subject property has been in his family for over 100 years and was last owned by his great grandmother. The house wherein his great grandmother and grandfather use to reside caught fire and was burned down. It

COPIES RECEIVED FOR FILING
Date 4/16/00
By J. J. [Signature]

was not rebuilt. Mr. Taylor, as heir to the property, now wishes to construct a single family dwelling on the property for himself and his family.

The Petitioner's request to build a home on the subject property was submitted to the Office of Planning and they have recommended that the variance request be approved by letter dated March 28, 2000.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

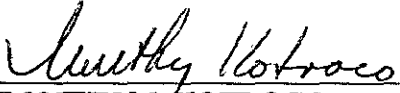
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of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

RECEIVED FOR FILING
DATE 4/26/00
BY J. J. [Signature]

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

THEREFORE, IT IS ORDERED this 26th day of April, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a lot width of 55 ft. in lieu of the required 100 ft. and a sum of the side yards of 25 ft. in lieu of 40 ft. and to approve an undersized lot pursuant to Section 304 of the Baltimore County Zoning Regulations, 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

4/26/00
R. Johnson



Baltimore County
Zoning Commissioner

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

April ²⁶~~23~~, 2000

Mr. Schelly William Taylor
118 West Jeffrey Street
Baltimore, Maryland 21225

Re: Petition for Variance
Case No. 00-365-A
Property: 10802 Powers Road

Dear Mr. Taylor:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the 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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10802 Powers Rd Cockeysville
which is presently zoned DR-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 Variance from Section(s) 1802.3 C1 (CUMM) TO PERMIT

A LOT WIDTH OF 55 FT. IN VIEW OF 100 FT, A SUM OF 80 FEET OF 25 FT IN VIEW OF 40 FT, AND TO APPROVE AN UNDERSIZED LOT PER SECT. 304E TO APPROVE ANY OTHER VARIANCES DEEMED NECESSARY BY ZONING COMMISSIONER

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

This lot has been in existence in our family for over a hundred and thirty years

We have never owned land on either side of the current land.

If we have to build within the current zoning, the home would only be 20 feet wide which would make it too small for our family.

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

Case No. 00-365-A

REV 9/15/98

Legal Owner(s):

Schelly William Taylor

Name - Type or Print

Schelly W Taylor

Signature

Name - Type or Print

Signature

118 West Jeffrey Street 410 789 5064

Address

Telephone No.

Baltimore

Md

21225

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By SM Date 03-09-00

Zoning Description for 10802 Powers Rd.

Beginning at a point on the west side of Powers Rd., 100 ft. north of Sherwood Rd, thence running north-east for 60 ft. thence west 235.12ft thence south west 47.97 thence east 230 ft. to the point of beginning; containing 0.28 acre and located in the 8th Election District.

00-365.A

ZONING NOTICE

Case # 100-365-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWNSON, MD.

PLACE Room 401, Court & Lincoln Sts. 4th Floor, New
 TIME & DATE 10th April 1944, APRIL 24, 1944

VARIOUS TO PERMIT A LOT WIDE AS 100 FEET IN LINE
OF THE LOT, A SUM OF 500 YARDS OF 20 FEET IN LINE
OF THE LOT AND TO PERMIT AN ADJUTANT GENERAL
ANY OTHER VARIANCES DEEMED NECESSARY BY THE
ZONING COMMISSIONER.

Posted at 10802 Powers Ave.

NOTICE OF ZONING HEARINGS

The Zoning Commission 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: #00-365-A

10802 Powers Road

W/S Powers Road, 100' N of Sherwood Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Schelly William Taylor

Variance: to permit a lot width of 55 feet in lieu of 100 feet, a sum of side yards of 25 feet in lieu of 40 feet, and to approve an undersized lot and any other variances deemed necessary by the Zoning Commissioner.

Hearing: Monday, April 24, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special 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.

4/020 Apr. 6

C381856

CERTIFICATE OF PUBLICATION

TOWSON, MD, 4/6/, 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 4/6/, 2000.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

**RE: CASE # 00-365-A
PETITIONER/DEVELOPER
(Schelly William Taylor)
DATE OF Hearing
(4-24-00)**

**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**

10802 Powers Ave. Baltimore, Maryland 21030_____

THE SIGN(S) WERE POSTED ON_____ 4-7-00 _____
(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 VARIANCE
10802 Powers Road, W/S Powers Rd,
100' N of Sherwood Rd
8th Election District, 3rd Councilmanic

Legal Owner: Schelly William Taylor
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-365-A

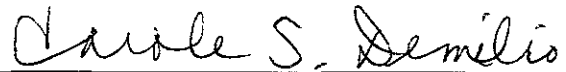
* * * * *

ENTRY OF APPEARANCE

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



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Schelly William Taylor, 118 W. Jeffrey Street, Baltimore, MD 21225, Petitioner.



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

March 27, 2000

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: 00-365-A
10802 Powers Road
W/S Powers Road, 100' N of Sherwood Road
8th Election District – 3rd Councilmanic District
Legal Owner: Schelly William Taylor

Variance to permit a lot width of 55 feet in lieu of 100 feet, a sum of side yards of 25 feet in lieu of 40 feet, and to approve an undersized lot and any other variances deemed necessary by the Zoning Commissioner.

HEARING: Monday, April 24, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Schelly Taylor, 118 W. Jeffrey Street, Baltimore 21225

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 9, 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.**



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

Please forward billing to:
Schelly W. Taylor
118 West Jeffrey Street
Baltimore, MD

410-789-5064

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: 00-365-A
10802 Powers Road
W/S Powers Road, 100' N of Sherwood Road
8th Election District – 3rd Councilmanic District
Legal Owner: Schelly William Taylor

Variance to permit a lot width of 55 feet in lieu of 100 feet, a sum of side yards of 25 feet in lieu of 40 feet, and to approve an undersized lot and any other variances deemed necessary by the Zoning Commissioner.

HEARING: Monday, April 24, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley 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/neighborhood 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: 00-365-A

Petitioner: Schelly W Taylor

Address or Location: 10802 Powers Road Cockeysville Md

PLEASE FORWARD ADVERTISING BILL TO:

Name: Schelly W Taylor

Address: 118 west Jeffrey St
Baltimore Md.

Telephone Number: 410 789 5064

Revised 2/20/98 - SCJ

00-365-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: _____

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

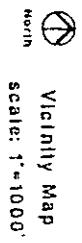
OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

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

April 21, 2000

Mr. Schelly William Taylor
118 West Jeffrey Street
Baltimore MD 21225

Dear Mr. Taylor:

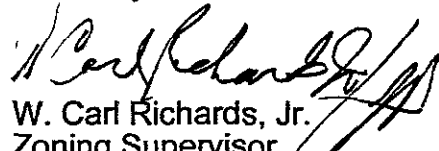
RE: Case Number 00-365-A , 10802 Powers Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 9, 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: April 21, 2000

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

SUBJECT: *Zoning Advisory Committee Meeting*
For March 27, 2000
Item No. 365

The Bureau of Development Plans Review has reviewed the subject zoning item. Powers Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

Public water and sewer must be extended from Sherwood Road up Powers Avenue to the southern property line of your site.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

March 21, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 20, 2000

Item No.: 362, 364, 365, 366, 367, 368, 369

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

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 *[Signature]*
DATE: March 22, 2000
SUBJECT: Zoning Item #365
10802 Powers Road

Zoning Advisory Committee Meeting of March 20, 2000

- _____ 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:
- _____ 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).
- X Groundwater Management: Soil evaluation tests must be conducted and a septic reserve area must be designated. This property must be served by public water.

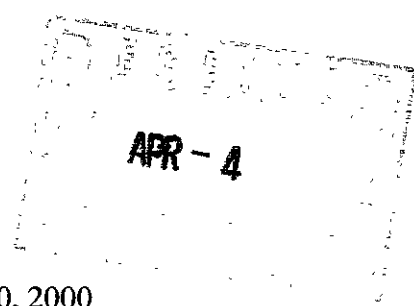
Reviewer: Sue Farinetti

Date: March 23, 2000

Long
4/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

Date: March 30, 2000

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): 365

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

AFK/JL



Maryland Department of Transportation
State Highway Administration

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

Date: 3-22-00

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

RE: Baltimore County
Item No. 365

JRA

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for 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

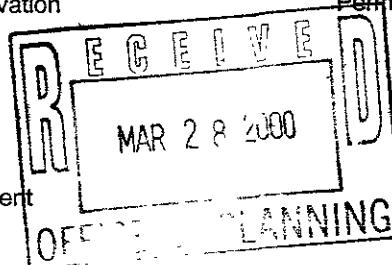
**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

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

RE: Undersized Lots



Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Schelly W. Taylor 118 W. Jeffrey St. Baltimore Md 21225 410 789-5864
Print Name of Applicant Address Telephone Number

Lot Address 10802 Powers Rd Election District 8 Councilmanic District 3 Square Feet 12,197

Lot Location: N E SW corner of Powers Rd 100 feet from N E S W corner of Sherwood Rd
(street) (street)

Land Owner: Schelly W. Taylor Tax Account Number 0804 000351

Address: 118 W. Jeffrey St. Baltimore md 21225 Telephone Number 410 789-5044

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>/</u>	_____
2. Permit Application	<u>PENDING HEARING</u>	_____
3. Site Plan		
Property (3 copies)	<u>/</u>	_____
Topo Map (2 copies), available in Room 206, County Office Building - (please label site clearly)	<u>/</u>	_____
4. Building Elevation Drawings	<u>/</u>	_____
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>/</u>	_____
Surrounding Neighborhood	<u>/</u>	_____
6. Current Zoning Classification: <u>DR-2</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

WLU 10 1999

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation

Date: 4/14/00

Revised 2/25/99

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

U.S.L. 00-365-A

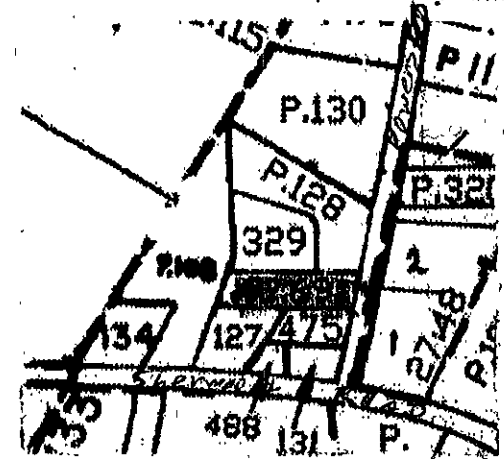
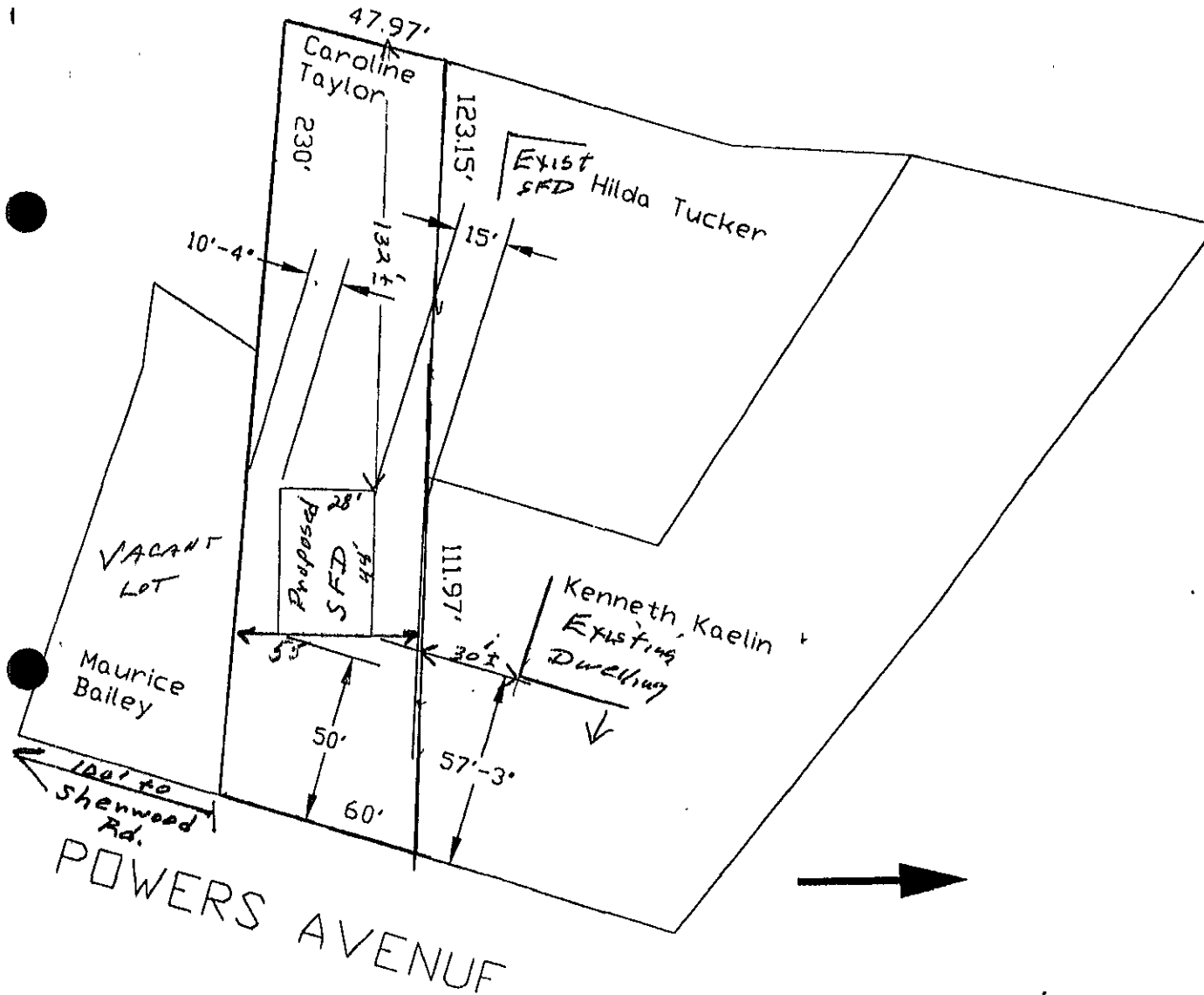
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 10812 Powers Rd

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

Subdivision name: N/A

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



North
Scale 1" = 100'

LOCATION INFORMATION

Election District: 8th

Councilmanic District: 3rd

1"=200' scale map#: NW, 17-A

Zoning: DR-2

Lot size: 0.28 acreage 12,197.5 square feet

	public	private
SEWER:	☐	☒
WATER:	☒	☐

Chesapeake Bay Critical Area: ☐ yes ☒ no

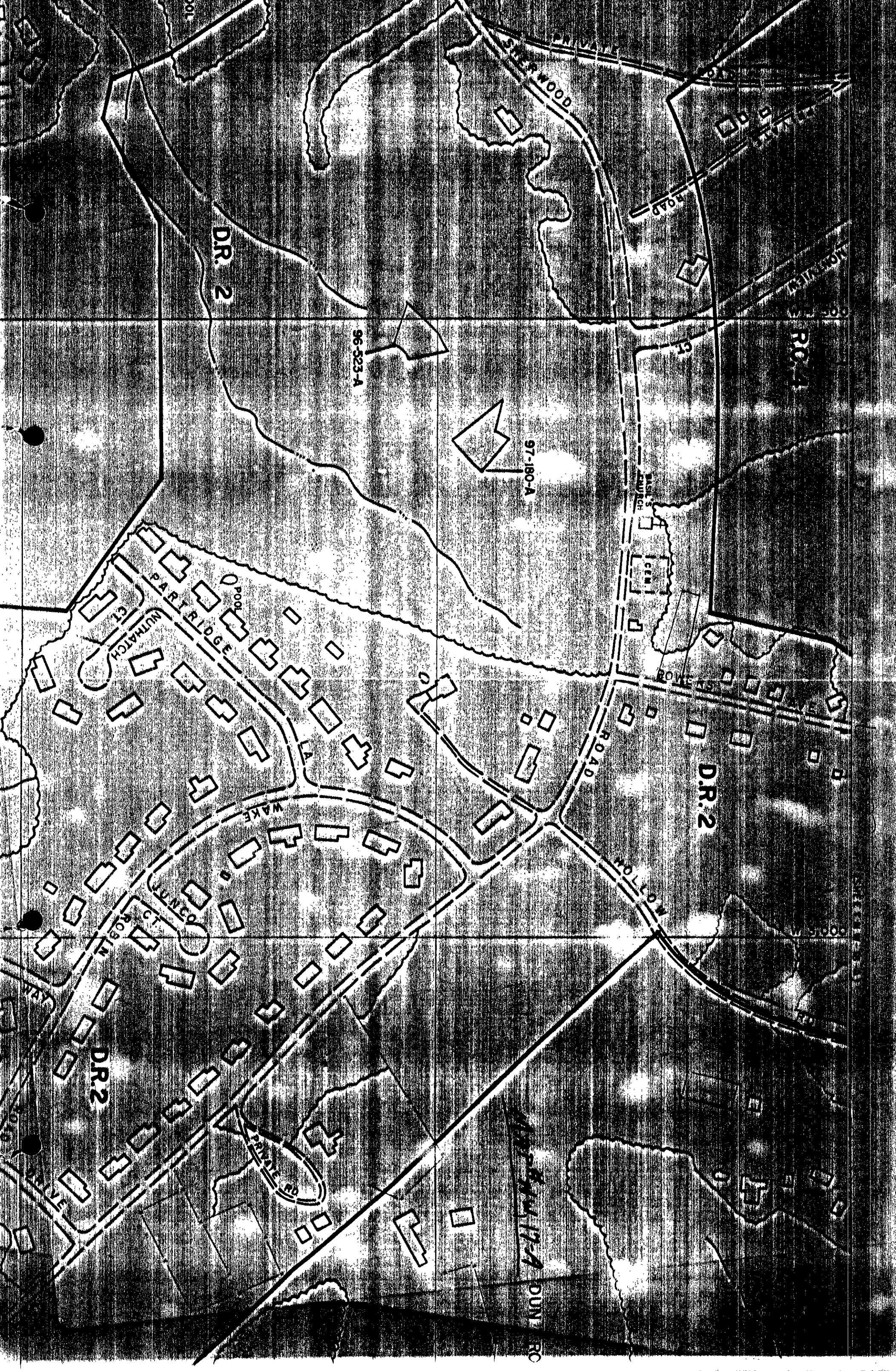
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: JSA ITEM #: 365 CASE #: 00-365-A

date:
prepared by:

Scale of Drawing: 1" = 50'



DR. 2

96-523-A

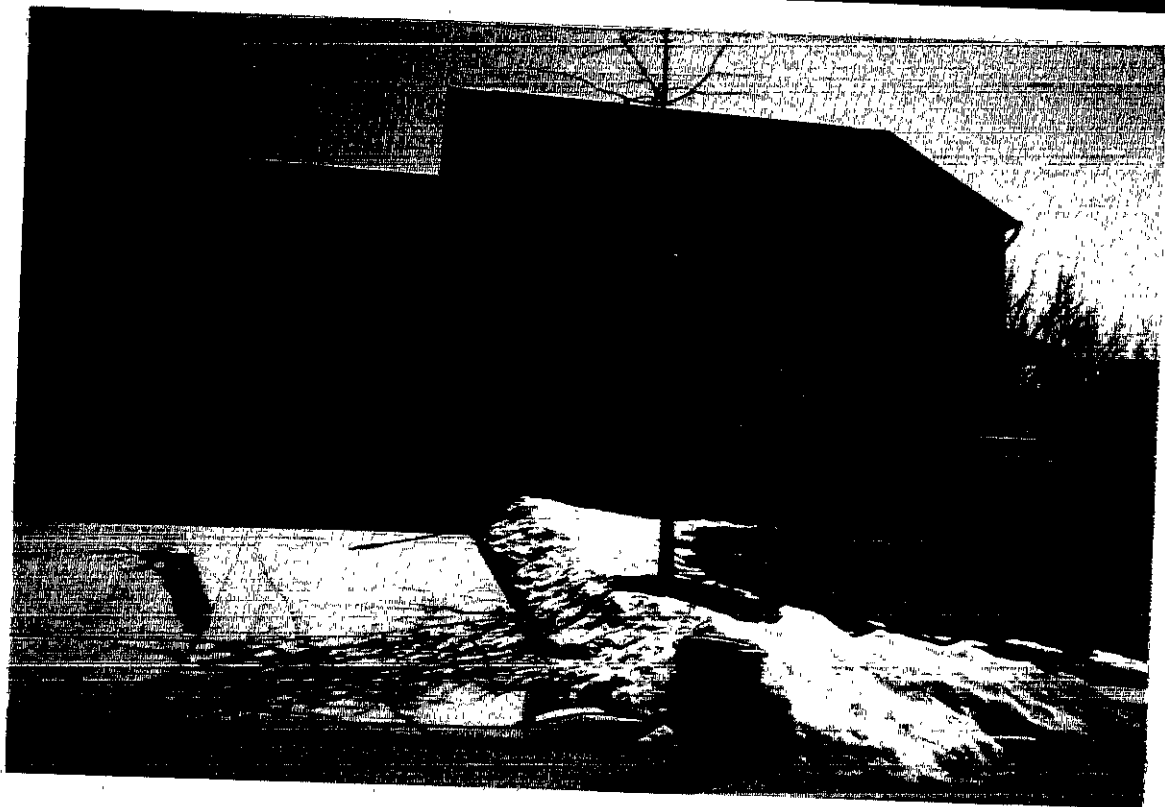
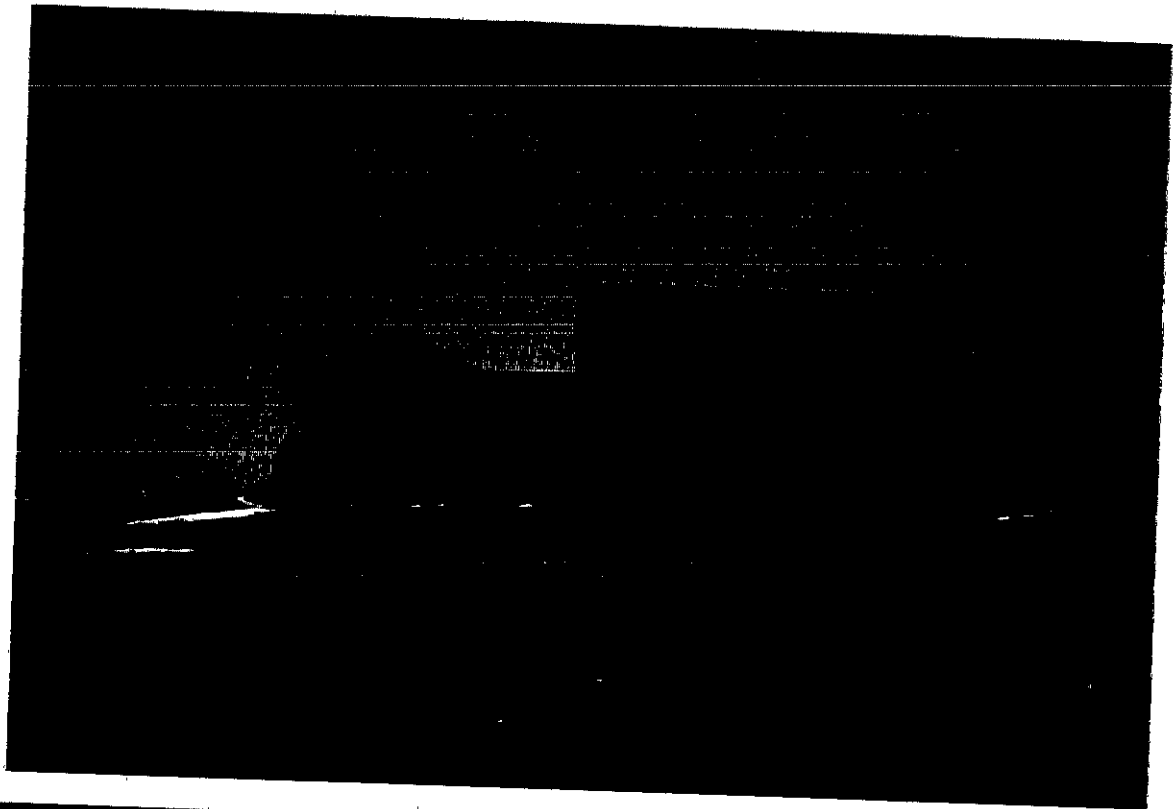
97-180-A

RC. 4

DR. 2

DR. 2

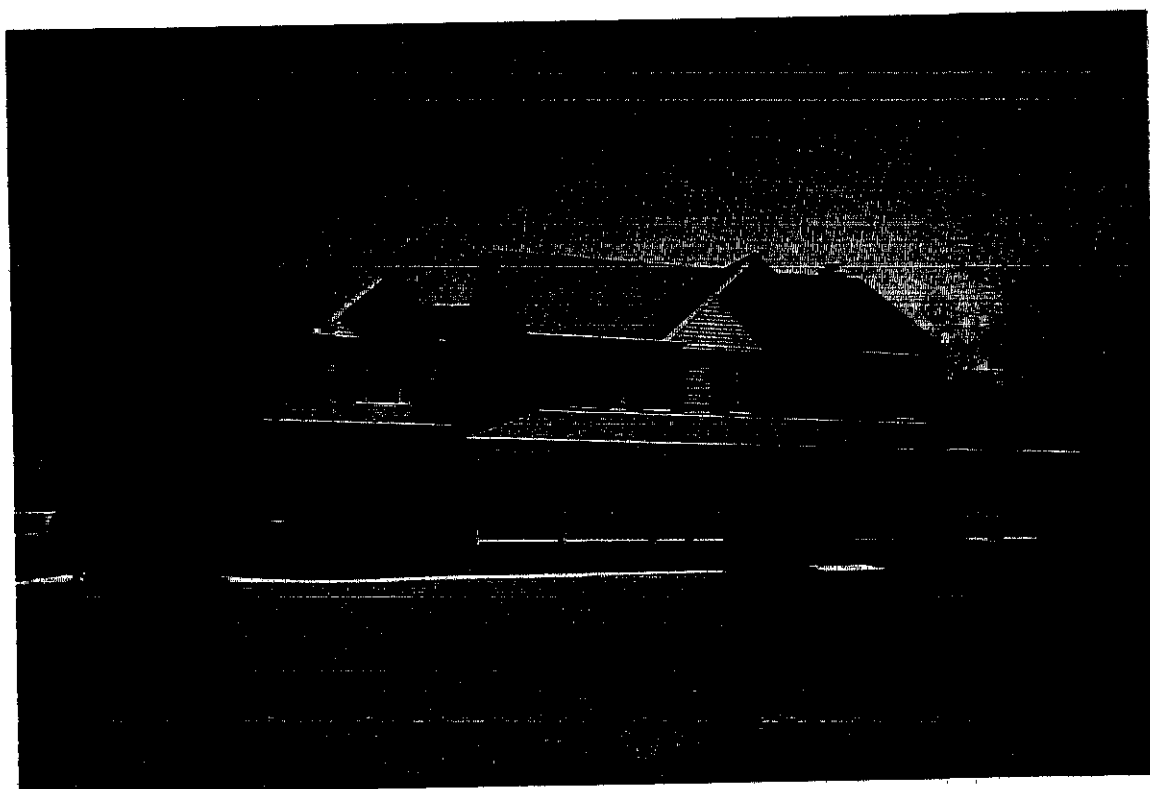
DUNN ROAD



00-365-A



00-365-A



00-365-A

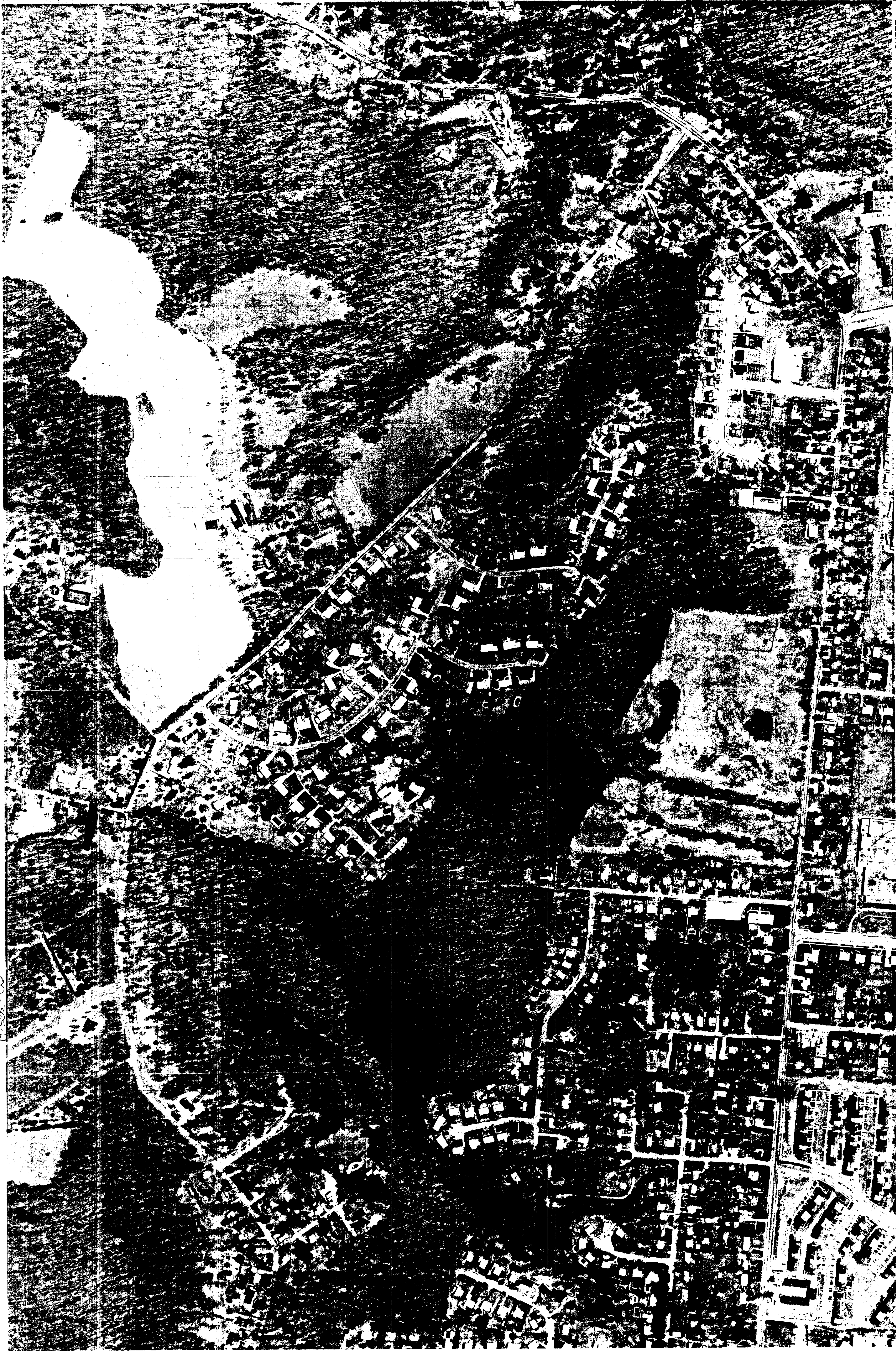


00-365-A



00-365-A

14-596-00



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

LOCATION

COCKEYSVILLE

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1966

SHEET

N.W.
17-A