

IN RE: PETITIONS FOR ADMIN. SPECIAL
HEARING AND VARIANCE – SW/S
Jericho Road, 340' N of the c/l of
Franklinville Road
(11930 Jericho Road)
11th Election District
5th Councilmanic District

Bernadette Talbot
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-395-SPHA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Administrative Special Hearing and Variance filed by the owner of the subject property, Bernadette Talbot. The Petitioner seeks approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of the requirements set forth in Sections 26-203(c)(8) and 26-278 thereof, to permit construction of a four-car garage/barn in the front yard of property located in a historic district. In addition, the Petitioners request variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage/barn) to be located in the front yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. The information submitted is persuasive that the proposed improvements are consistent with the character of the neighborhood and will not be inappropriate. There is no evidence in the file to indicate that the requested waiver and variance would adversely affect the health, safety or general welfare of the surrounding locale and should therefore be granted. Moreover, the relief requested complies with the requirements of Section 26-542 of the B.C.Z.R., and should therefore be approved.

ORDER RECEIVED FOR FILING

Date

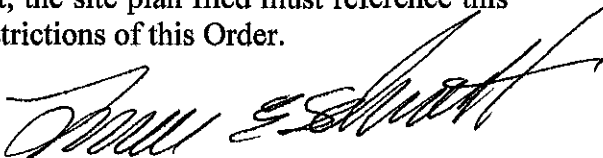
By

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of April, 2000 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(c)(8) and Section 26-278 thereof, to permit construction of a four-car garage/barn in the front yard of property located in a historic district, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage/barn) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage/barn shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/21/00
By [Signature]



Baltimore County
Zoning Commissioner

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

April 21, 2000

Ms. Bernadette Talbot
11930 Jericho Road
Upper Falls, Maryland 21156

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SW/S Jericho Road, 340' N of the c/l Franklinville Road
(11930 Jericho Road)
11th Election District – 5th Councilmanic District
Bernadette Talbot - Petitioner
Case No. 00-395-SPHA

Dear Ms. Talbot:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Administrative Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File
Office of Planning



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 11930 Jericho Rd
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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

Construct a Detached Garage.

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:

Bernadette Talbot
Name - Type or Print
Bernadette Talbot
Signature
11930 Jericho Rd
Address
Upper Falls Md 21156
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print
N/A
Signature
N/A
Company
N/A
Address
N/A
City State Zip Code

Legal Owner(s):

Bernadette Talbot
Name - Type or Print
Bernadette Talbot
Signature
11930 Jericho Rd
Address
Upper Falls Md 21156
City State Zip Code
410-592-7627
Telephone No.

Representative to be Contacted:

N/A
Name
N/A
Address
N/A
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 31 day of March, 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

Reviewed By JL Date 3/24/00
Estimated Posting Date 4/2/00

Case No. 00 395 SPHA

REV 9/18/98

ORDER RECEIVED FOR FILING

Date

By

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) do do presently reside at

11930 Jericho Rd
Address
Upper Falls Md 21156
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.

Bernadette L Talbot
Signature

Signature

Bernadette L Talbot
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of March, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bernadette L. Talbot

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

Date

3/2/00

Richard S. Lettis
Notary Public

My Commission Expires

RICHARD S. LETTIS
Notary Public
State of Maryland
County of Harford
COMMISSION EXPIRES MARCH 18, 2001

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) do presently reside at 11930 Jericho Rd
Address
Upper Falls Md 21156
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.

Bernadette L Talbot
Signature

Signature

Bernadette Talbot
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of March, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bernadette L. Talbot

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

3/2/00
Date

Richard S. Letts
Notary Public

My Commission Expires RICHARD S. LETTS
Notary Public
State of Maryland
County of Harford
COMMISSION EXPIRES MARCH 18, 2001

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at

11930 Jericho Rd

which is presently zoned

RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 CONSTRUCT A

DETACHED GARAGE

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:

Bernadette Talbot
Name - Type or Print

Bernadette Talbot
Signature

11930 Jericho Rd
Address

Upper Falls Md 21156
City State Zip Code

Attorney For Petitioner:

Name - Type or Print N/A

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Bernadette Talbot
Name - Type or Print

Bernadette Talbot
Signature

Name - Type or Print

Signature

11930 Jericho Rd
Address

Upper Falls Md 21156
City State Zip Code

Representative to be Contacted:

Name N/A

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

Case No. 00395 SPHA

Reviewed By JL Date 3/24/00

REV 9/18/98

Estimated Posting Date 4/2/00



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11930 JERICHO RD
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 TO PERMIT A
PROPOSED ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED
IN FRONT YARD IN LIEU OF REAR YARD.

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

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Bernadette Talbot
Name - Type or Print
Bernadette Talbot
Signature
11930 Jericho Rd
Address
Upper Falls Md 21156
City State Zip Code

Attorney For Petitioner:

Name - Type or Print N/A
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 15 day of September, 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):

Bernadette Talbot
Name - Type or Print
Bernadette Talbot
Signature
Name - Type or Print
Signature
11930 Jericho Rd
Address
Upper Falls Md 21156
City State Zip Code
410 592-7629
Telephone No.

Representative to be Contacted:

N/A
Name
Address Telephone No.
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 00 395 SPHA

Reviewed By JL Date 3/24/00

Estimated Posting Date 4/2/00

ORDER RECEIVED FOR FILING
Date 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does do presently reside at 11930 Jericho Rd
Address
Blupper Falls Md 21156
City State Zip Code

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

See attached sheet and photos

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.

Bernadette Talbot
Signature

Bernadette Talbot
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of March, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bernadette L. Talbot
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

3/2/00
Date

Richard S. Letts
Notary Public

My Commission Expires RICHARD S. LETTS
Notary Public
State of Maryland
County of Harford
COMMISSION EXPIRES MARCH 18, 2001

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11930 Jericho Rd
Address
Upper Falls Md 21156
City State Zip Code

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

See attached sheet and photos

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.

Bernadette L Talbot
Signature

Signature

Bernadette L Talbot
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of March, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bernadette L. Talbot

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

3/2/00
Date

Richard S. Letts
Notary Public

My Commission Expires Notary Public
RICHARD S. LETTS
State of Maryland
County of Harford
COMMISSION EXPIRES MARCH 18, 2001



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

which is presently zoned

RC 5 11930 Jericho Rd
Upper Falls Md
RC-5 21156

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 To Permit a
Proposed accessor structure (Garage) to be located
in front yard in lieu of Rear yard.

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

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Bernadette Talbot
Name - Type or Print
Bernadette Talbot
Signature
11930 Jericho Rd
Address
Upper Falls Md 21156
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Bernadette Talbot
Name - Type or Print
Bernadette Talbot
Signature
Name - Type or Print
Signature
11930 Jericho Rd 410-592-7627
Address Telephone No.
Upper Falls Md 21156
City State Zip Code

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 00 395 SPHA

REV 9/15/98

Reviewed By

Date

Estimated Posting Date

3/24/00
4/2/00

Bernadette L. Talbot-Jones
11830 Jericho Road
Upper Falls, Maryland 21156-1901

March 21, 2000

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Petition Attachment

Dear Zoning Board of Baltimore County

We are requesting a variance to build a combination four-car garage/barn on the front side of our house. The purpose of this structure is to house the "farm" equipment used to maintain the home property. This equipment includes a full size tracker that comes equip with a six foot mowing blade, a John Deere riding mower, a Gravely walk behind, and various attachments used for yard care and snow removal. This equipment is currently deteriorating due to inadequate housing and inclement weather.

Because of the severe sloping of our property facing the road, our house had to be rotated 180 degrees, so that the front of our house faces the back yard of our neighbor and not the road. What this means is that what should have been a back yard is now a front yard and what normally would have been a front yard is now a back yard. Consequently our septic field is in the back yard behind our parking pad and we have our well in the back yard on the other side of the house.

In order to comply with the regulation of garages and barns being constructed in the back yard area, we would have first move our septic field and then bring in enough fill dirt to level off the property. All of this needless to say is very cost prohibited. Other than not being able to place our garage/barn facility in our back yard, we are able to comply with all other building state and county requirements.

Our request for permission to build our structure in our front yard should not be deemed unusual or different from our neighbors, as they have run into the same problems and have built their garage/barn in their front yard.

Please review the enclosed photographs, for they will confirm the need and location for this proposed structure. Thank you very much for your assistance concerning this matter.

Sincerely,

Bernadette L. Talbot-Jones

Bernadette L. Talbot-Jones

Zoning Description.
11930 JERICHO RD.

395

BEGINNING- AT A POINT IN THE CENTER OF JERICHO RD
AT A DISTANCE OF 600 FT. $\pm$ N, OF THE ~~E~~ INTERSECTION
OF JERICHO RD, AND FRANKLINVILLE RD. THENCE THE
FOLLOWING- COURSES AND DISTANCES: N $58^{\circ}29'39''$ E,
208.68', N $16^{\circ}10'12''$ W 205.50', N $33^{\circ}10'35''$ W 274.74'
~~N~~ N, $31^{\circ}35'08''$ W, 121', N $50^{\circ}51'37''$ W 107.27', ~~S~~ S, $21^{\circ}25'12''$ E
356.49' BACK TO THE POINT OF BEGINNING

BEING- LOT 2 IN THE SUBDIVISION OF SAMUEL & DOROTHY
TALBOT IN THE 11TH ED. LOT SIZE 3.39 $\pm$ AC.

I accept responsibility for the
accuracy of the information as drawn
by Balto. County. in this petition
application.

Bernadette Talbot Jones
3/24/2000

00-395-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 078965

DATE 12/24/00 ACCOUNT 30011150

AMOUNT \$ 100.00

RECEIVED FROM: T.B. BOT

FOR: SPHA ADAMU (VAR - SPH)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
DATE 12/24/2000
CASHIER T.B. BOT
AMOUNT \$ 100.00
GR NO. 078965
BALTIMORE COUNTY, MARYLAND

00-395-SPHA

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-395-SPH
00-395-A

Petitioner/Developer: _____

BERNADETTE TALBOT

Date of Hearing/Closing: 4/17/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

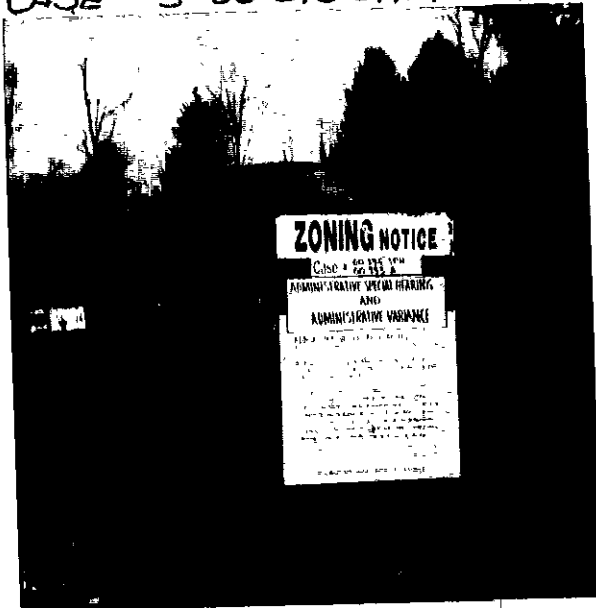
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

11930 JERICHO RD.

The sign(s) were posted on 4/2/00

(Month, Day, Year)

CASE #'S 00-395-SPH & 00-395-A



Sincerely,

Richard E. Hoffman

(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN

(Printed Name)

904 DELLWOOD DR.

(Address)

FALLSTON, MD. 21047

(City, State, Zip Code)

(410) 879-3122

(Telephone Number)

11930 JERICHO ROAD

POSTED 4/2/00

Richard E. Hoffman 4/2/00

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
11930 Jericho Road, N/S Jericho Rd,
600' N of Franklinville Rd
11th Election District, 5th Councilmanic

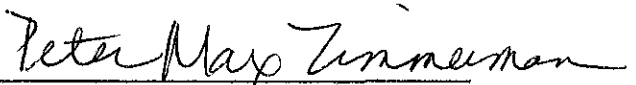
Legal Owner: Bernadette Talbot
Petitioner(s)

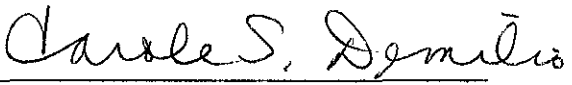
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-395-SPHA

* * * * *

ENTRY OF APPEARANCE

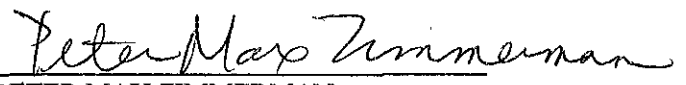
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


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 17th day of April, 2000 a copy of the foregoing Entry of Appearance was mailed to Bernadette Talbot, 11930 Jericho Road, Upper Falls, MD 21156, Petitioner.


PETER MAX ZIMMERMAN

**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: 00 395 SPHA

Petitioner: TALBOT

Address or Location: 11930 JERICHO RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: BERNADETTE TALBOT

Address: 11930 JERICHO RD

UPPER FALLS MD 21156

Telephone Number: 410 592 7627

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 00- 395 -SPH Address 11930 JERICHO RD

Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/24/00 Posting Date: 4/2/00 Closing Date: 4/17/00

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- 395 -SPH Address 11930 JERICHO RD.

Petitioner's Name BERNADETTE TALBOT Telephone 410 592 7627

Posting Date: ~~3/24~~ 4/2/00 Closing Date: 4/17/00

Wording for Sign: Administrative Special Hearing to approve CONSTRUCTION OF

A DETACHED GARAGE

WCR - 7/28/99

00-395-SPHA



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 17, 2000

Ms. Bernadette Talbot
11930 Jericho Road
Upper Falls MD 21156

Dear Ms. Talbot:

RE: Case Number 00-395-SPHA , 11930 Jericho Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 24, 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
Fire Department

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

April 6, 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 April 3, 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

381, 382, 384, 385, 387, 388, 389, 391, 392, 393, 394,
395, and 397

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 *RB*

DATE: April 10, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 4, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
381	1954 Catanna Avenue
382	19621 Middletown Road
383	50 Westminster Pike
384	245 Ashland Road
387	9415 Horn Avenue
388	515 Picadilly Road
389	5504 Dunrovin Lane
390	3738 Butler Road
391	115 Carolstowne Road
392	113 Carolstowne Road
393	142 Carolstowne Road
394	140 Carolstowne Road
395	11930 Jericho Road
397	Glen Arbor North
335	Liberty Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 2000

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

SUBJECT: 11930 Jericho Road

INFORMATION:

Item Number: 395

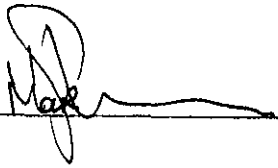
Petitioner: Bernadette Talbot

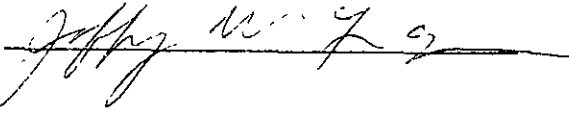
Zoning: RC 5

Requested Action: Variance/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the variance request due to the fact that the proposed structure would be on a very steep slope in the front yard, and would be visible from the road. This proposal would be out of character with the area.

Prepared by: 

Section Chief: 

AFK:MAC:

*If appears from
plan that O.P.
read the plan
wrong. The rear
yard, due to
orientation of dwelling,
is steeply sloped +
between road +
house*
AFK 4/17/00



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 . 3 . 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. 335

JLL

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

E64,500

N56,000

E66,000

R. C. 5

HARFORD
BALTIMORE
CO.

RO-CR

MH

PRIVATE

ROAD

TANK

N589,000

R. C. 5

ROAD

N55,000

FRANKLINVILLE

R. C. 5

FRANKLINVILLE

REYNOLDS

395

NE 14 K

00-395-SPNA

N54,000

(SHEET N.E.14-L)

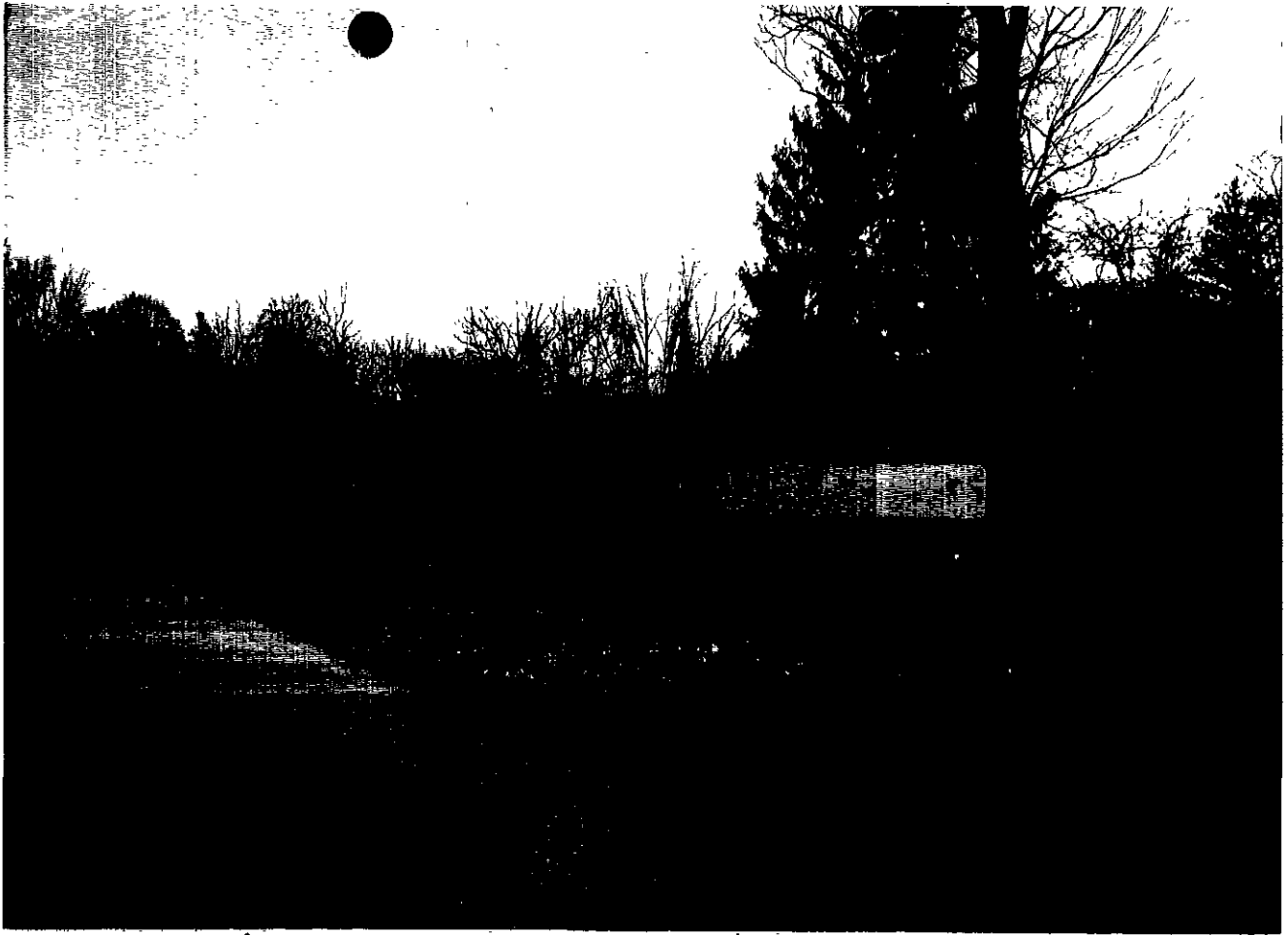


photo #1+2 location of proposed new garage.

395



00-395-SPHA



photo #1 This is the view from my neighbors house
of my front yard Note we already have 395
a shed in the front yard. it was there before
the house

photo #2
propane
Tank in
Front yard



00-395-SPHA



photo #1 note severe slope off of drive way

395



photo #2 note slope from back yard deck

00-395-SPHA

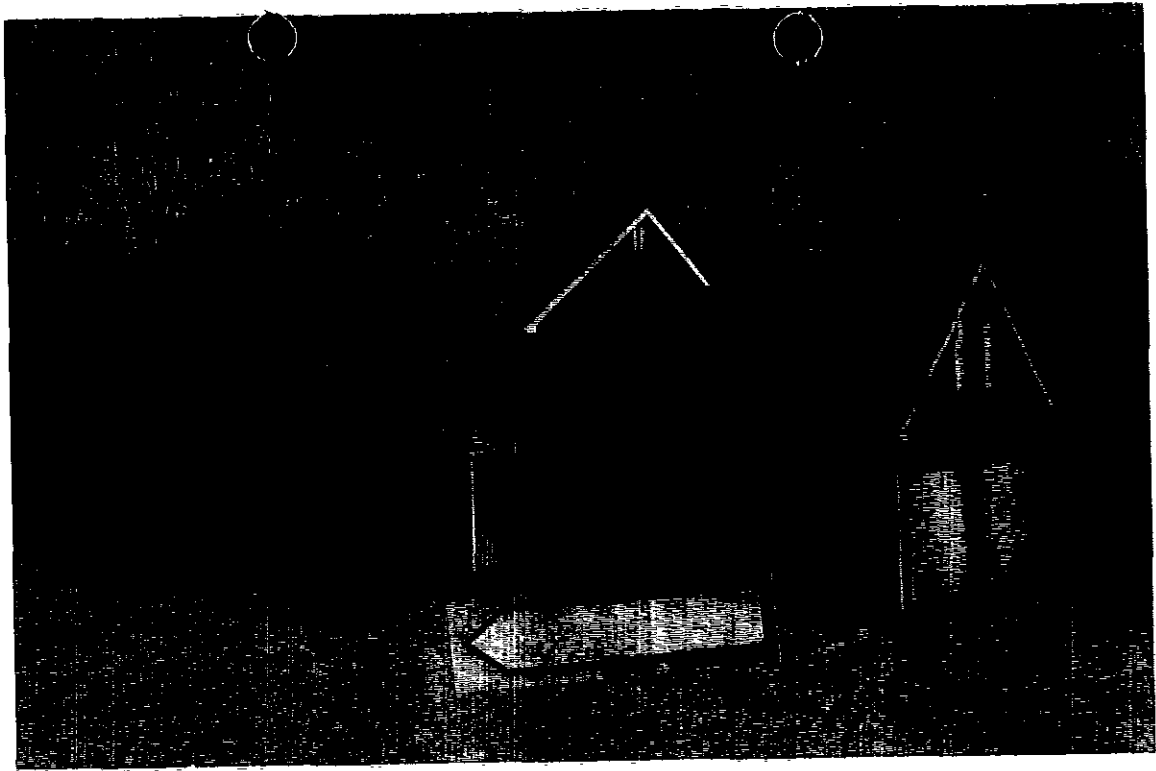


photo #1 note severe slope from front of house

395

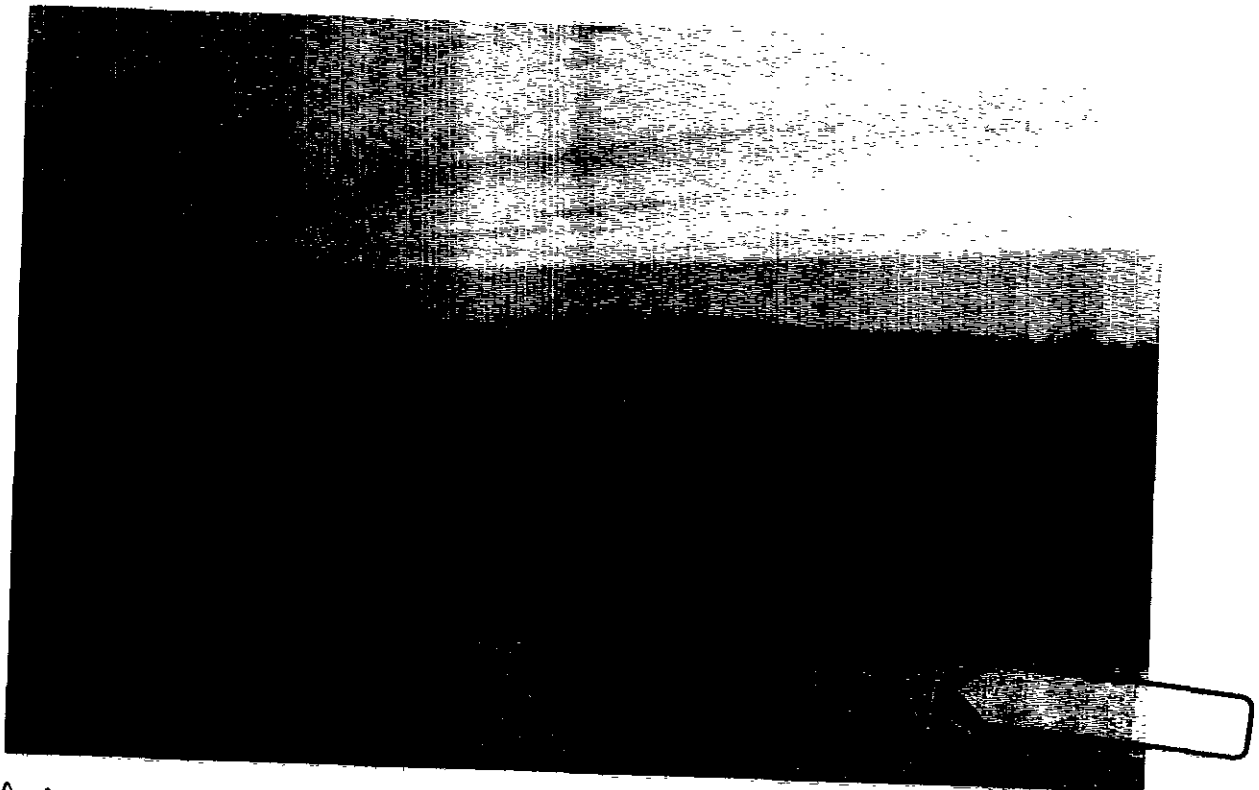


photo #2 note severe slope on side of house
This is my drive way

00-395-SPHA



picture #1 Note severe slope of Back yard.

395



picture #2 note severe slope of side yard

00-395-SPNA



photo #1 Location of proposed new garage
"note it is in the back of my neighbors"
yard. Which is my front yard.

P.S My neighbors garage is in the front
of their house, so is their shed and barn.

395

00-395-SPAA



photo #1 note severe slope of Back yard



photo #2 note severe slope of side yard

395
00-395-SPHA



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	FRANKLINVILLE	N.E. 14-K
DATE OF PHOTOGRAPHY JANUARY 1986	00-395-SPHA	

395