ORDER RECEIVED FOR FILING

IN RE: PETITION FOR ADMIN. VARIANCE
NE/S Fork Road, 500' NW
centerline of Fork Woods Road
11th Election District
6th Councilmanic District
(13411 Fork Road)

Henry & Donna Hagey Petitioners

- BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 00-420-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Henry and Donna Hagey. The variance request is for property located at 13411 Fork Road in the Baldwin area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (shed) in a residence zone to be located in the front and side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of May, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (shed) in a residence zone to be located in the front and side yard in lieu of the required rear yard, 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, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ГІМОТНҮ М. КОТROCC

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





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

Fax: 410-887-3468

May 3, 2000

Mr. & Mrs. Henry J. Hagey, Jr. 13411 Fork Road Baldwin, Maryland 21013

Re: Petition for Administrative Variance

Case No. 00-420-A

Property: 13411 Fork Road

Dear Mr. & Mrs. Hagey:

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

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

Juntay Hotroco

TMK:raj Enclosure

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	13411 FORK Address	Road	
	BALDWIN City	Mcl.	2/0/3 Zlp Code
That based upon personal knowledge, the foll Variance at the above address (indicate hards)	owing are the facts upon	which I/we base the requ	uest for an Administrative
Do to the LOCATION OF U	vell and Septic	the GARAGE	CAN NOT be
Placed Behino the House,	THIS IS A PRI	unte Lane and T.	HE FRONT
F My House FACEs the BAC	CH OF TWO HOW	ues on Fork K	o. THe
Roposed GARAGE would be of			
eddition the REAR or the			OPING AND
ould Require MAJOR GRADI.	NE AND EXCAU	ATING,	
That the Affiant(s) acknowledge(s) that if a advertising fee and may be required to provide	formal demand is filed, additional information.	Affiant(s) will be required	d to pay a reposting and
Henry J. Hayry J.		DORNA G. J	tagen
Signature	Signati	DONNA A. Type of Print	Home
Name - Type or Print	Name	- Type or Print	MAGEY
	, , , , , , , , , , , , , , , , , , ,		
	1 (m	MO hotoro mo a	Notary Public of the State
of Maryland, in and for the County aforesaid,	personally appeared) 10000	Motally Public of the otate
the Affiant(s) herein, personally known or sai	tisfactorily identified to m	te as such Affiant(s), and	made oath in due form of
law that the matters and facts hereinabove se	t forth are true and correc	ct to the pest of Hishlethine	M KIOWIEUGE AITU DEIIDI.
AS WITNESS my hand and Notarial Seal		70	le o
1-3-200 Date	Notary Public	ue Wyu	LUV
Date	My Commiss	46101	

REU 09/15/98



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13411 FORK Rd. BALOWIN 21013 which is presently zoned Ra-2

This Petition shall be filed with the Department of Permits ar	nd Developme	nt Management.	The undersigned,	legal
owner(s) of the property situate in Baltimore County and which is a	deecribed in th	a description and	plat attached herete	222
made a part hereof, hereby petition for a Variance from Section(s)	400.	1 (13.0.	7.12.)	

TO PERMIT AN ACCESSORT BUILDING (SHED)
IN A RESIDENCE TOHE TO BE LOCATED IN THE FRONT AND SIDE YARD IN LIEU THE REQUIRED REAR YARD.

of the zoning regulations of Baitimore 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.

				perjury	o solemnly declare , that I/we are the subject of this Petit	e and affirm, under the legal owner(s) of the ion.	ne penalties of e property which
Contract Pur	chaser/Less	ee:		<u>Legal</u>	Owner(s);		
					ENRY J.	HAGEY	TR
Name - Type or Pri	nt			Name -	Type or Print	Hann I	
Signature		·····		Signatu	TO TO	0///	
Address			Telephone No.	Name -	Type or Print	HAGEY	
City		State	Zin Onda	- Olavani	OUTH a	- Hagey	
•		- State	Zip Code	Signatui			910
Attorney For	<u>Petitioner:</u>			Address	3411 FORA	ROAD	Telephone No.
				R	LOWIN	Md	,
Name - Type or Pri	nt	 		City	LD WIN	State	2/0/3 Zip Code
				Repre	esentative to b	e Contacted:	
Signature				•			
Company	Middly	· · · · · · · · · · · · · · · · · · ·		Name			
Address	The second		Telephone No.	Address		· · · · · · · · · · · · · · · · · · ·	Telephone No.
City	2 %	State	Zip Code	City		State	Zip Code
A Public Hearing this day of regulations of Baltin	N 42"	the	at the subject matte	to be required, it er of this petition be	is ordered by the Z set for a public hea	oning Commissioner or ring, advertised, as re	of Baltimore County, quired by the zoning
*****			•	,	Zoning Commission	oner of Baltimore Cour	ty
CASE NO.	00-	420	<u> </u>	Reviewed By	LTM	_ Date _ <i>4/</i>	6/00
REV 9/15/98				Estimated Pos	sting Date	7/16/00)

ZONING DESCRIPTION FOR 13411 FORK ROAD

Beginning at a point on the NORTH EAST Live of
FORK ROAD WHICH IS 15 FEET wide At the distance of
500 Feet Northwest of the centerline of the Nearest
intersecting street Fork Woods Road which is 20 Feet Wide,
Being Lot # 2-1 in the Subdivision of Yonurinas Property
As Recorded in Baltimore County Land Records as Lirea 9638
At FOLIC 355 1,2 Acres Also RNOWN as 13411 FORK Road
And Located in the 11th Election District 6th Council Manic Dist.

00-420.A # 420

DATE 4	16/00 ACCOUNT_	POG1 6150
; ; !	AMOUNT \$	50.00
RECEIVED	MELLEY	1-1AGCT
FOR::	010	VARIANCE

YELLOW - CUSTOMER

WHITE - CASHIER

PARENT ACTUAL TOP AND THE ACTUAL ACTU

00.420-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-420-A

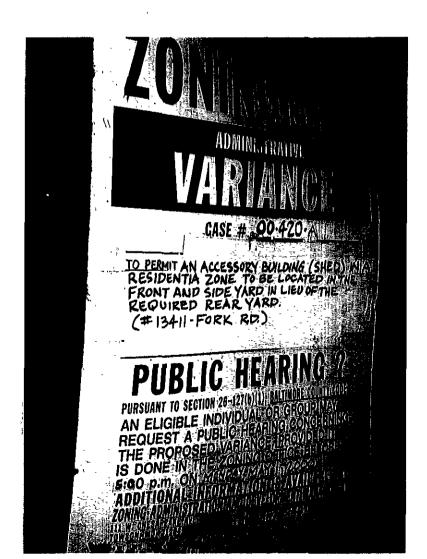
Petitioner/Developer: 0/EFFB, ETAL

Date of Hearing Closing:

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:



Sincerely,

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 2103

(City, State, Zip Code)

410-666-5366; CELL-410-905-8;

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

	umber 00- 420 -A Address 13411 FORK RP
Contact	Person: CIOYO T. MOXCEY Phone Number: 410-887-3391 Planner, Please Print Your Name
Filing D	Pate: 4/6/60 Posting Date: 4/6/00 Closing Date: 5/1/00
Any cor through	ntact made with this office regarding the status of the administrative variance should be the contact person (planner) using the case number.
re re is p	COSTING/COST: The petitioner must use one of the sign posters on the approved list (on the everse side of this form) and the petitioner is responsible for all printing/posting costs. Any eposting 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 late.
а	DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file formal request for a public hearing. Please understand that even if there is no formal equest for a public hearing, the process is not complete on the closing date.
C 0	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, lenied, or will go to public hearing. The order will be mailed to you by First Class mail.
c c p	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 costed, certification of this change and a photograph of the altered sign must be forwarded to his office.
	(Detach Along Dotted Line)
Petition	ner: This Part of the Form is for the Sign Poster Only
	USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case N	umber 00-470 -A Address 13411 FORY RD
	er's Name HENRY HAGET JR Telephone 410811 9067
	g Date: 4/16/00 Closing Date: 5/1/00
Wording	g for Sign: To Permit AN ACCESSORY BUILDING (SIJED)
	A RESIDENCE ZONE TO BE LOCATED IN
	FRONT AND SIDE YARD IN LIEU OF THE
RE	QUIRED REAR YARD.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner Shannon-Baum Signs, Inc. 105 Competitive Goals Drive Eldersburg, MD 21784	Telephone: Toll Free: Fax:	410-781-4000 800-368-2295 410-781-4673
Richard Hoffman 904 Dellwood Drive Fallston, MD 21047	Telephone:	410-879-3122
Garland E. Moore 3225 Ryerson Circle Baltimore, MD 21227	Telephone: Mobile:	410-242-4263 410-382-4470
Tom Ogle 325 Nicholson Road Baltimore, MD 21221	Telephone: Mobile: Fax:	410-687-8405 410-262-8163 410-687-4381
Patrick M. O'Keefe, Sr. 523 Penny Lane Hunt Valley, MD 21030	Telephone: Cell: Fax:	410-666-5366 410-905-8571 410-628-2574 410-882-2469
Linda M. Jones Daft-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, MD 21286	Telephone: Fax:	410-296-3333 410-296-4705
Staff Sergeant Robert A. Black 1508 Leslie Road Dundalk, MD 21222	Telephone: Cell: Pager: Work:	410-282-7940 410-499-7940 410-373-9662 410-288-3284

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 11/17/99

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: OO-470-A Petitioner: HENRY J. HAGEY
Address or Location: 1341 FORR Rd BALOWIN, Md. 21013
PLEASE FORWARD ADVERTISING BILL TO: Name: HENRY J. HAGEY
Address: 13411 FORK ROAD
BALOWIN Md 21012.
Telephone Number: 4/0 8/7-9067



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

April 28, 2000

Mr. & Mrs. Henry and Donna Hagey 13411 Fork Road Baldwin MD 21013

Dear Mr. & Mrs. Hagey:

RE: Case Number 00-420-A, 13411 Fork Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 6. 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



Printed with Soybean Ink

on Recycled Paper











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

April 18, 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 17, 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.

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

411, 412, 413, 414, 417, 418, 419, 422, 425, 426, and 427

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

DATE:

May 12, 2000

SUBJECT:

Zoning Petitions

Zoning Advisory Committee Meeting of April 17, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
411	23 Mansez Drive
412	7046 Eastern Avenue
413	1633 Freeland Road
414	528 Church Road
415	3607 East Joppa Road
417	8204 Rider Avenue
419	12 Hunter Horn Court
(420)	13411 Fork Road
421	East Joppa Road
422	2802 Tennessee Avenue
424	8511 Liberty Road
425	8551 Philadelphia Road
426	419 Samantha Court
427	9011 Moonstone Road
L	

PECENED PART & ROW

PN 511

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petitions

DATE: April 20, 2000

APR 2 (

The Office of Planning has no comments on the following petitions(s):

Item No(s): 420

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by

Section Chief:

AFK/JL:MAC



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

Date: 4.17.00

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

RE: Baltimore County

Item No. 420

LTM

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.

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

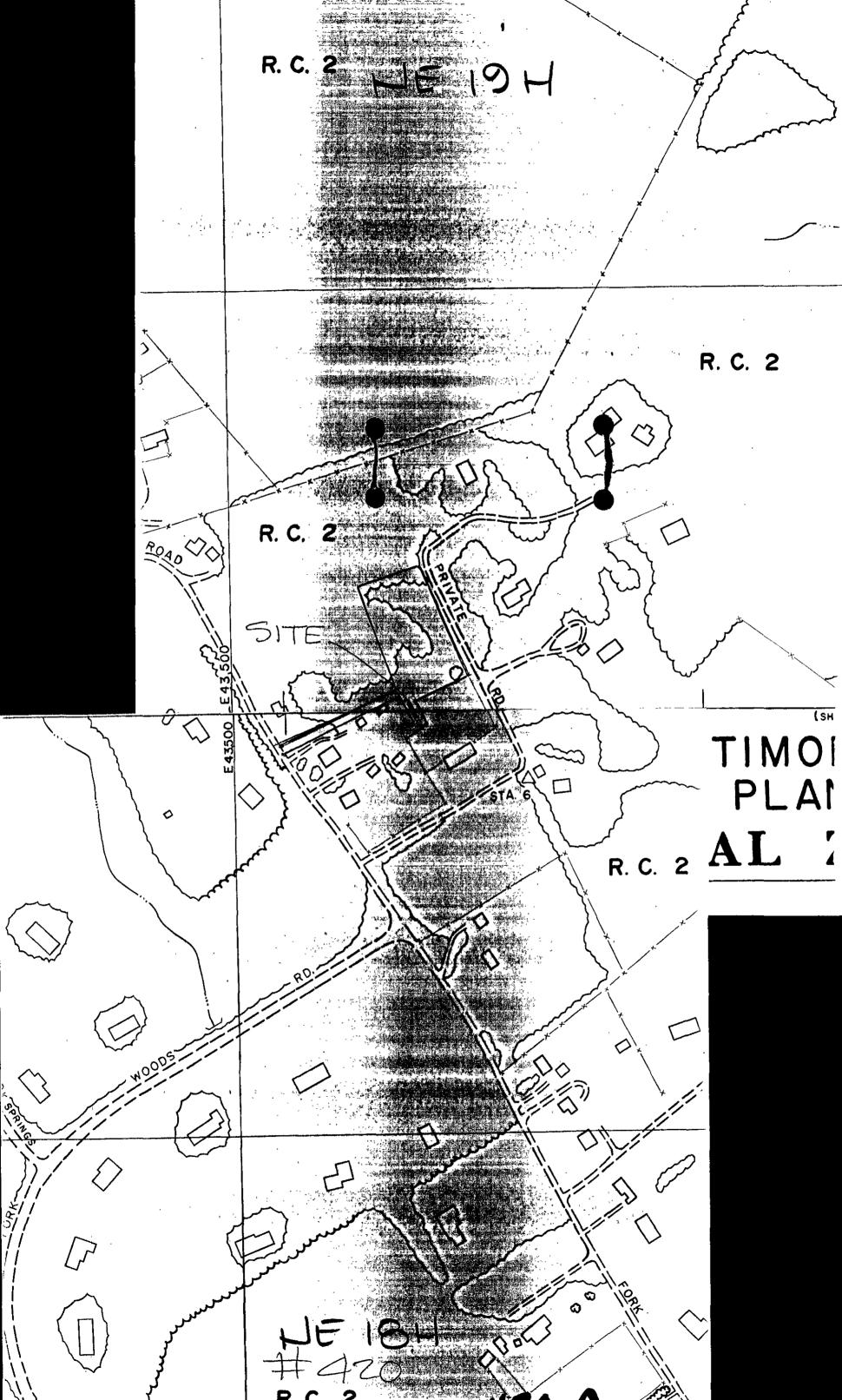
1. J. Dred L

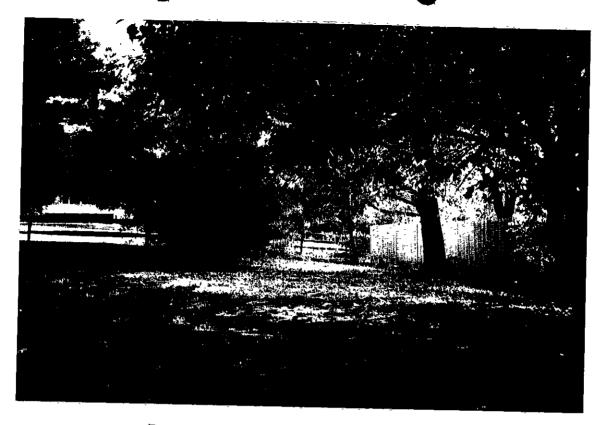
My telephone number is ______

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No.	00-420-A

Date Completed/Initials	
4/27/00 SCJ	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp or front of folder)
NA	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
N/A	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
1/27/00 VI	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
30	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail origina and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; purcertificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)





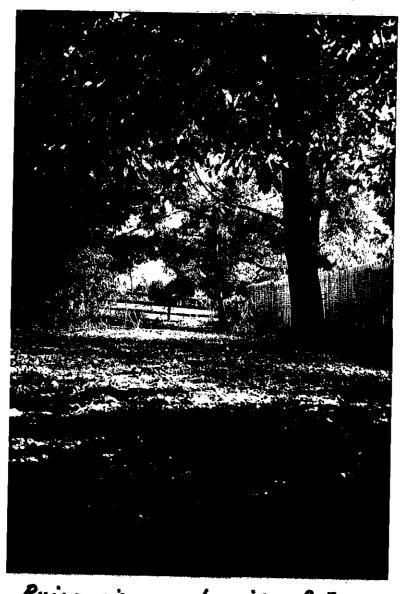
Build Sire



FROM BUILDING SITE LOOMING EAST #470
00.420-A



FROM BOILDING SITE LOOKING NORTH



Build sire LOORING S.E.

11420 00.420.A

