

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Armacost Road, 601' SE		
Centerline of Cooper Road	*	DEPUTY ZONING COMMISSIONER
6th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(1424 Armacost Road)		
	*	CASE NO. 00-494-A
Charles and Kimberly Currey		
Petitioners	*	

* * * * *

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, Charles and Kimberly Currey. The variance request is for property located at 1424 Armacost Road in the Parkton 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 structure (garage) to be located in the front 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

ORDER RECEIVED FOR FILING

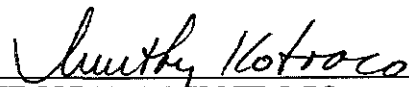
Date 6/26/00
By J.R. [Signature]

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 26th day of June, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/26/00
By R. Jameson



Baltimore County
Zoning Commissioner

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

June 26, 2000

Mr. & Mrs. Charles Currey
1424 Armacost Road
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 00-494-A
Property: 1424 Armacost Road

Dear Mr. & Mrs. Currey:

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,

A handwritten signature in cursive script that reads "Timothy Kotroco".

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 Variance to the Zoning Commissioner of Baltimore County

for the property located at #1424 ARMACOST ROAD
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 an accessory structure (garage) to be located in the front yard in lieu of the required 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:

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):

Charles Bruce Currey
Name - Type or Print _____
Charles Bruce Currey
Signature _____
Kimberly Rae Currey
Name - Type or Print _____
Kimberly Rae Currey
Signature _____
#1424 ARMACOST RD. 410-357-8283
Address Telephone No.
PARKTON, MD. 21120
City State Zip Code

Representative to be Contacted:

PAT O'KEEFE
Name _____
523 PENNY LA. *410-666-5366*
Address Telephone No. *day evening*
COCKEYSVILLE, MD. *21030*
City State Zip Code

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. 00-494-A

Reviewed By BR Date 5/23/00

Estimated Posting Date 6/4/00

ORDER RECEIVED FOR FILING

REC-715198

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 #1424 ARMACOST ROAD
Address
PARKTON, MD 21120
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):

THE UNIQUE SITE CONSTRAINTS SUCH AS TOPOGRAPHY, WELL AND DRIVEWAY LOCATION DICTATE WHERE THE GARAGE NEEDS TO BE LOCATED.

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.

Kimberly Rae Currey
Signature
KIMBERLY RAE CURREY
Name - Type or Print

Charles Bruce Currey
Signature
CHARLES BRUCE CURREY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of May, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kimberly R. Currey and Charles B. Currey
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

May 1st, 2000
Date

Carlee A. Altmeyer
Notary Public

My Commission Expires 01-01-03

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 #1424 ARMACOST ROAD
Address
PARKTON, MD, 21120
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):

THE UNIQUE SITE CONSTRAINTS SUCH AS TOPOGRAPHY, WELL AND DRIVEWAY LOCATION DICTATE WHERE THE GARAGE NEEDS TO BE LOCATED.

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.

Kimberly Rae Currey
Signature
KIMBERLY RAE CURREY
Name - Type or Print

Charles Bruce Currey
Signature
CHARLES BRUCE CURREY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of May, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kimberly R. Currey and Charles B. Currey
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

5-1-00
Date

Carol A. Altmyer
Notary Public

My Commission Expires 01-01-03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #1424 ARMACOST ROAD
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 an accessory structure (garage) to be located in the front yard in lieu of the required 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:

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):

Charles Bruce Curry
Name - Type or Print _____
X Charles Bruce Curry
Signature _____
Kimberly Rae Curry
Name - Type or Print _____
X Kimberly Rae Curry
Signature _____
#1424 ARMACOST ROAD-410-357-8283
Address _____ Telephone No. _____
PARKTON, MD. 21120
City _____ State _____ Zip Code _____

Representative to be Contacted:

PAT O'KEEFE
Name _____
523 PENNY LA-410-666-5366 day
Address _____ Telephone No. _____ evening
COCKEYSVILLE, MD. 21030
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. 00-494-A

Reviewed By BR Date 5/23/00

REU 9/15/98

Estimated Posting Date 6/4/00

ZONING DESCRIPTION FOR #1424 ARMACOST ROAD, PARKTON 21120
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)

ARMACOST ROAD which is 50 FEET
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 601 FEET SOUTH EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street COOPER ROAD
(name of street)

which is 30- FEET wide. THENCE THE FOLLOWING
COURSES AND DISTANCES :

- 1) N-32°-56'-27"-E - 388.47 FEET
- 2) N-16°-49'-05"-E - 275.96 FEET
- 3) N-30°-32'-05"-E - 360.88 FEET
- 4) S-59°-27'-55"-E - 245.65 FEET
- 5) N-53°-13'-08"-E - 95.03 FEET
- 6) N-26°-54'-50"-E - 145.15 FEET
- 7) N-54°-54'-02"-E - 190.95 FEET
- 8) S-48°-17'-55"-E - 172.73 FEET
- 9) S-40°-41'-35"-W - 743.42 FEET
- 10) N-8°-1'-21"-E - 365.68 FEET
- 11) N-59°-27'-55"-W - 242.65 FEET
- 12) S-30°-32'-05"-W - 339.43 FEET
- 13) S-16°-49'-05"-W - 276.21 FEET
- 14) S-32°-56'-27"-W - 390.49 FEET

THENCE :
15) N-55°-32'-17"-W - 12.00 FEET

TO THE PLACE OF BEGINNING

00-494-A

as recorded in Baltimore County DEED Book # 10592 Folio # 415 ETC.

containing 3.11 ACRES
(square feet or acres)

Also known as #1424 ARMACOST RD
(property address)

and located in the 6th Election District, 3RD Councilmanic District.

#494

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 081402

DATE 5/23/2000

ACCOUNT 10201-6150

AMOUNT \$ 50.00

RECEIVED

FROM: Charles Curry

FOR:

code 610 county earnings

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Form # 494

PAID RECEIPT

PAYMENT 5/26/2000 5/23/2000 15:30:45
REB #503 CASHIER LHM LHM DRMER 5
Dept 5 52N ZONING VERIFICATION
Receipt # 124289
CR NO. 081402

Kept Tot 50.00
50.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

4-xx-00

CERTIFICATE OF POSTING

ADMIN.

RE: Case No: 00-494-A

Petitioner/Developer: CURREY, ETAL

Date of Hearing/Closing: 6/19/00

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

ZON.
COMMISS.
HAS THIS
ALREADY

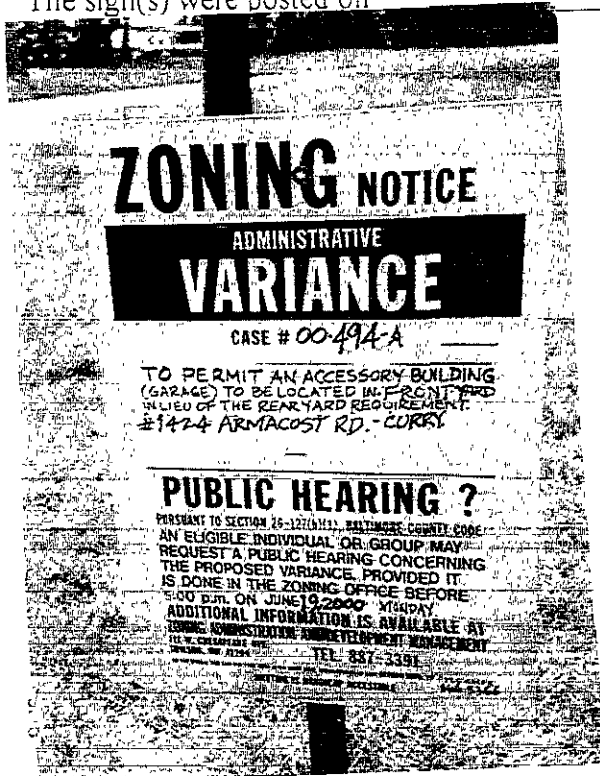
Attention: Ms. Gwendolyn Stephens

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 #1424 ARMACOST RD.

The sign(s) were posted on

6/3/00
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 6/10/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 494 -A Address 1424 Armacost Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/23/00 Posting Date: 6/4/00 Closing Date: 6/19/00

Any contact made with this office regarding the status of the administrative variance 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 ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 494 -A Address 1424 Armacost Rd.
Petitioner's Name Charles & Kimball, Currey Telephone 410-357-8223
Posting Date: 6/4/00 Closing Date: 6/19/00
Wording for Sign: To Permit an accessory structure (garage) be located in
the front yard in lieu of the required rear yard.

**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: 00-494-A
Petitioner: CHARLES BRUCE CURREY
Address or Location: #1424 ARMACOST ROAD, PARKTON 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES BRUCE CURREY
Address: 1424 ARMACOST ROAD
PARKTON, MD 21120
Telephone Number: 410-357-8283

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For June 12, 2000
Item Nos. 489, 490, 491, 492, 493, 494,
495, 497, 498, 499, 500, and 502

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

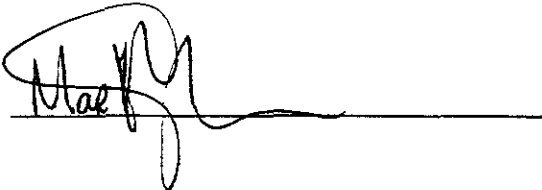
DATE: June 14, 2000

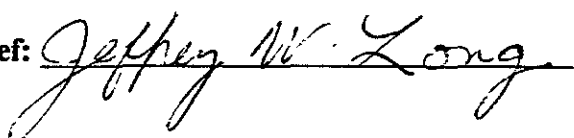
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case 490, 494, 499, & 505**

The Office of Planning has reviewed the above referenced case and has no comments to offer.

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.8.00

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

RE: Baltimore County
Item No. 494

BR

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: July 17, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of June 5, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
489	1100 Sparks Road
491	3510 Loganview Drive
492	17441 Troyer Road
493	10 Marks Manor Court
494	1424 Armacost Road
495	1306 Old Eastern Avenue
496	610 Old North Point Boulevard
497	7373 Edsworth Road
498	7206 Denberg Road
499	230 Pidco Road
500	1009 Malvern Avenue
501	2205-2207 Frederick Road

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: #1424 ARMACOST ROAD, PARKTON 21120

Subdivision name: MINOR SUBDIVISION "PHILLIPS FIELD" (93-150-M.R.)

plat book # folio # , lot # 2 , section # Tax Account No. 2200018590

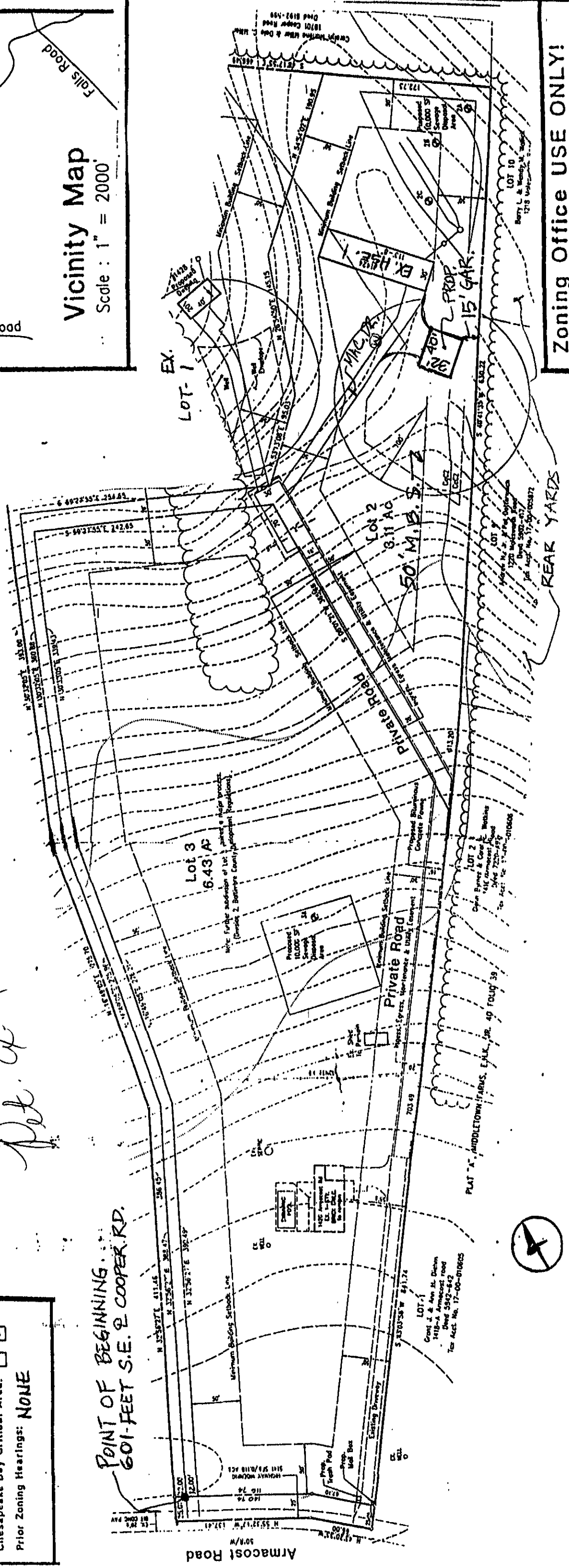
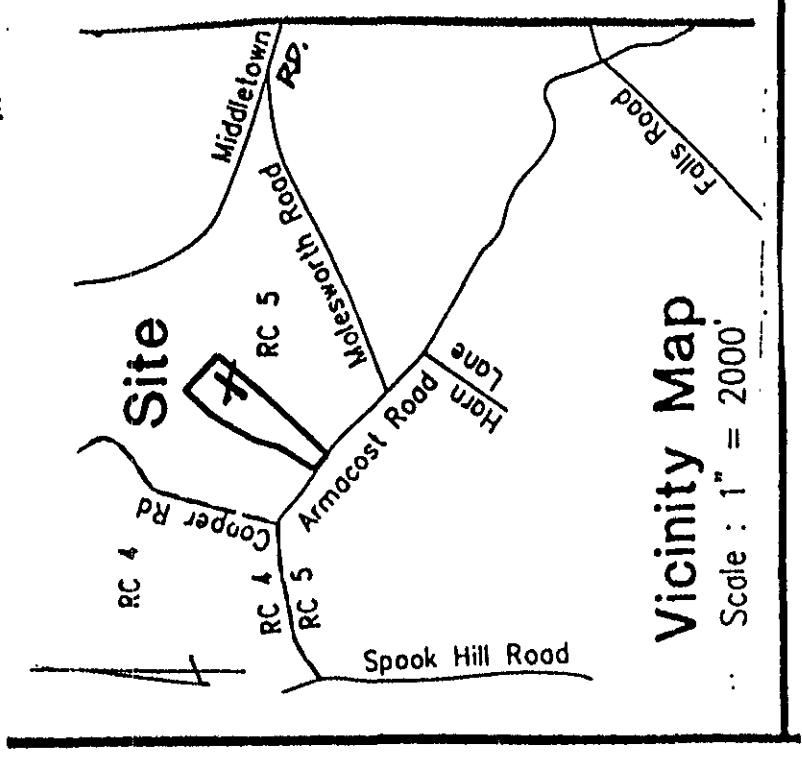
OWNER: CHARLES BRUCE CURREY
KIM CURREY, ETAL

357-8283
DEED REFER. # 10592/415 ETC.

LOCATION INFORMATION

Election District: 6th
Councilmanic District: 3 R.P.
1"=200' scale map: NW 31-D
Zoning: RC-5 135,472
Lot size: 3.11 acre square feet

Chesapeake Bay Critical Area: ☐ Private ☒
Sewer: ☐ Private ☒
Water: ☐ Private ☒
Chesapeake Bay Critical Area: ☐ Private ☒
Prior Zoning Hearings: NONE

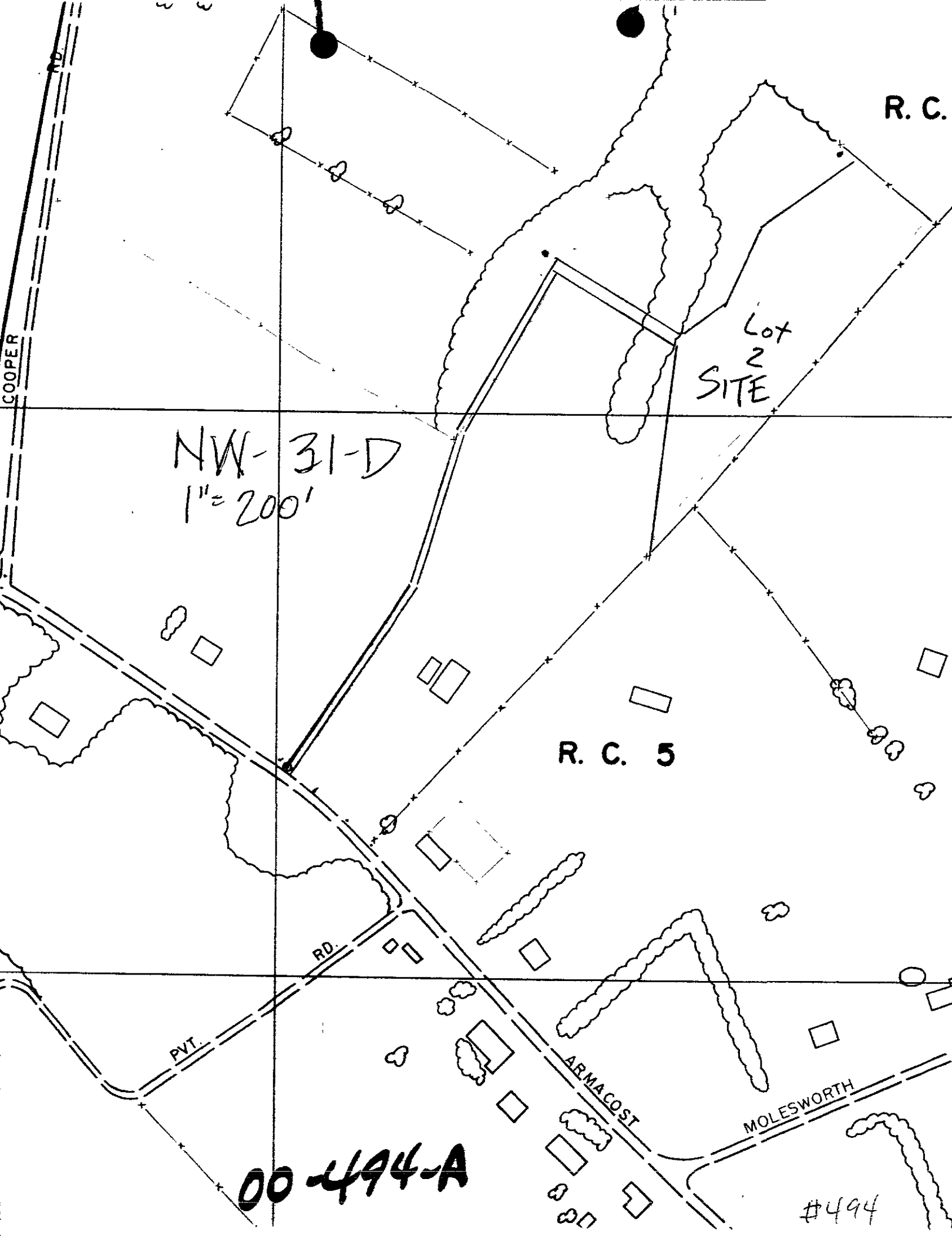


Zoning Office USE ONLY!
reviewed by: ITEM #: CASE #:

North
date: 5/20/00
prepared by: CURREY

Scale of Drawing: 1"= 100'

494 00-494-A



R. C.

Lot
2
SITE

NW-31-D
1"=200'

R. C. 5

RD.

PVT.

ARMACOST

MOLESWORTH

00-494-A

#494

ADMIN.
00-494-A



#1424
ARMACOST RD
C. K. CURREY

00-494-A
#494

76677



NW-31-D
1"=200'

CASE NO
00-494-A

#1424
MIRACOST RD
Lot 2
SITE