

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Stringtown Road, 3,000' W
centerline of Yeoho Road
5th Election District
3rd Councilmanic District
(2004 Stringtown Road)

R. Dixon and Janet H. Harvey
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-018-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, R. Dixon and Janet H. Harvey. The variance request is for property located at 2004 Stringtown Road in the Sparks 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 a detached accessory structure (storage shed) to be 20 ft. in height in lieu of the permitted 15 ft. and to be located partially in the 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.

ORDER RECEIVED FOR FILING

Date

By

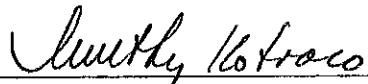
8/19/00

J. H. Jernigan

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 9th day of August, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (storage shed) to be 20 ft. in height in lieu of the permitted 15 ft. and to be located partially in the 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CADEN RECEIVED FOR FILING

Date

8/9/00

By

R. J. JAMESON



Baltimore County
Zoning Commissioner

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

August 9, 2000

Mr. & Mrs. R. Dixon Harvey
2004 Stringtown Road
Sparks, Maryland 21152

Re: Petition for Administrative Variance
Case No. 01-018-A
Property: 2004 Stringtown Road

Dear Mr. & Mrs. Harvey:

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



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 2007 Stringtown Rd
Address
Sparks md 21152
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):

A. We would like to place the storage shed in the side yard to keep it away from the stream and out of the floodplain. We do not want to cut down any trees in the stream's forested buffer. The ^{proposed} shed location has been approved by Baet. Co. DEPRM. The shed will be well screened by existing mature trees.
from the road and the neighbors

B. In order to make the building fit in with the historical qualities of the ~~at~~ existing buildings, we would like the height of the roof to be 20'. The barn is being built by an amish group and will be a traditional post and beam barn. The structure will be well screened by existing trees.

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.

Janet H. Harvey
Signature
Janet H. Harvey
Name - Type or Print

R.D.H. Harvey Jr
Signature
R.D.H. HARVEY JR
Name - Type or Print

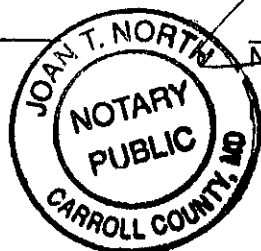
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of July, 2020, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janet H. Harvey, R.D.H. Harvey, Jr.
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 7/13/20
Notary Public
My Commission Expires 4/6/04





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2004 STRINGTOWN RD
which is presently zoned RC, 2,

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 BCZR TO PERMIT A DETACHED

ACCESSORY STRUCTURE (STORAGE SHED) TO BE 20 FT. IN HEIGHT IN LIEU
OF THE PERMITTED 15 FT. AND TO BE LOCATED PARTIALLY IN THE SIDE
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 _____

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.

Legal Owner(s):

Harvey, R. Dixon H.
Name - Type or Print _____

Signature _____

Harvey, Janet H.
Name - Type or Print _____

Signature _____

2004 Stringtown Rd 410 771 4969
Address _____ Telephone No. _____

Sparks Md 21152
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

CASE NO. 01-018-A

REV 9/15/98

Zoning Commissioner of Baltimore County

Reviewed By JL Date 7/14/00

Estimated Posting Date 7/23/00

Zoning Description
2004 STRINGTOWN RD.

#018

3

BEGINNING AT A POINT ON THE CENTERLINE OF STRINGTOWN RD.
20' PAVING, AT A DISTANCE OF 3,000 FT. ± WEST OF
YEOHO RD. THENCE BINDING ALONG THE CENTERLINE
IN A WESTERLY DIRECTION 263 FT. THENCE NORTHERLY
403 FT. THENCE EASTERLY 419 FT. THENCE SOUTH WESTERLY
460 FT. BACK TO THE POINT OF BEGINNING
BEING 3.25 AC. IN THE 5TH ED, 3RD C.D.

JHH 7/14/00

01-018-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081469

DATE 7/14/00 ACCOUNT 00016150

AMOUNT \$ 50.00

RECEIVED FROM: HARVEY

FOR: RV FUND

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAID TO: 00016150 7/14/00 50.00
FOR: RV FUND
BY: 7/14/00
OR BY: 7/14/00

RECEIVED BY: 7/14/00
BALTIMORE COUNTY, MARYLAND

01-018-A

CASHIER'S VALIDATION

01-018-A

CERTIFICATE OF POSTING

**RE: CASE # 01-018-A
PETITIONER/DEVELOPER
(R. Dixon Harvey, Jr.)
DATE OF Closing
(8-7-00)**

**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**

2004 Stringtown Road Baltimore, Maryland 21152_____

THE SIGN(S) WERE POSTED ON_____ 7-22-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # 04-0167-A

*To Permit A Change In Building Specifications
 Subject To Be Set In Accordance With The
 Labeling To Building Code And The
 Line Of The Building*

PUBLIC HEARING ?
 PUBLIC HEARING NOTICE: THE BOARD OF ZONING
 AN EDCOULE MEMORIAL BOARD OF ZONING
 REQUEST A PUBLIC HEARING CONCERNING
 THE PROPOSED VARIANCE. THE HEARING
 IS BEING HELD ON THE 15TH DAY OF
 SEPTEMBER 2004 AT 7:00 PM.
 ANYONE WHO WISHES TO SPEAK AT
 THE HEARING SHOULD BE PRESENT AT
 THE HEARING.

Posted at 2004 Stringtown Road

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 018 -AAddress 2004 STRINGTOWN RDContact Person: J L LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/14/00Posting Date: 7/23/00Closing Date: 8/7/00

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 01- 018 -AAddress 2004 STRINGTOWN RD.Petitioner's Name R. DIXON HARVEY JR. AND JANET HARVEY Telephone 410 771 4164Posting Date: 7/23/00Closing Date: 8/7/00

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE (STORAGE SHED)
TO BE 20FT. IN HT. IN LIEU OF 15FT. AND TO BE LOCATED PARTIALLY IN THE
SIDE YARD IN LIEU OF THE REAR YARD.

WCR - Revised 6/28/00

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: 018

Petitioner: Janet Harvey

Address or Location: 2004 Stringtown Rd, Sparks md
21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: Janet Harvey

Address: 2004 Stringtown Rd

Sparks md 21152

Telephone Number: 410 771 4964

Revised 2/20/98 - SCJ

01-018-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 3, 2000

Mr. & Mrs. R. Dixon Harvey Jr
2004 Stringtown Road
Sparks, MD 21152

Dear Mr. & Mrs. Harvey:

RE: Case Number: 01-018-A, 2004 Stringtown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 14, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

C: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 31, 2000
Item Nos. 006, 008, 009, 010, 011, 012,
013, 014, 015, 016, 017, 018, 019, and
020

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

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

July 31, 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 July 24, 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:

008, 009, 011, 012, 013, 018, 019, 017, and 020

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 *MS*

DATE: August 14, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 24, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
007	114 Dundalk Avenue
009	6919 German Hill Road
011	9736 Silver Farm Road
013	814 Hatherleigh Road
018	2004 Stringtown Road
520	Glyndon Trace

AV
8/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2000

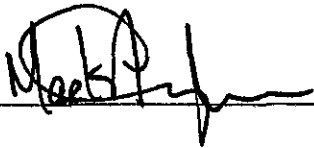
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 520 Revised, 556, 001, 010, 012, 014, 015,
and 018

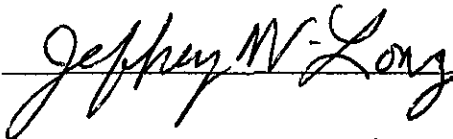
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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.

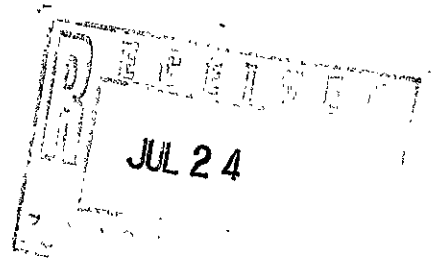
Prepared by:

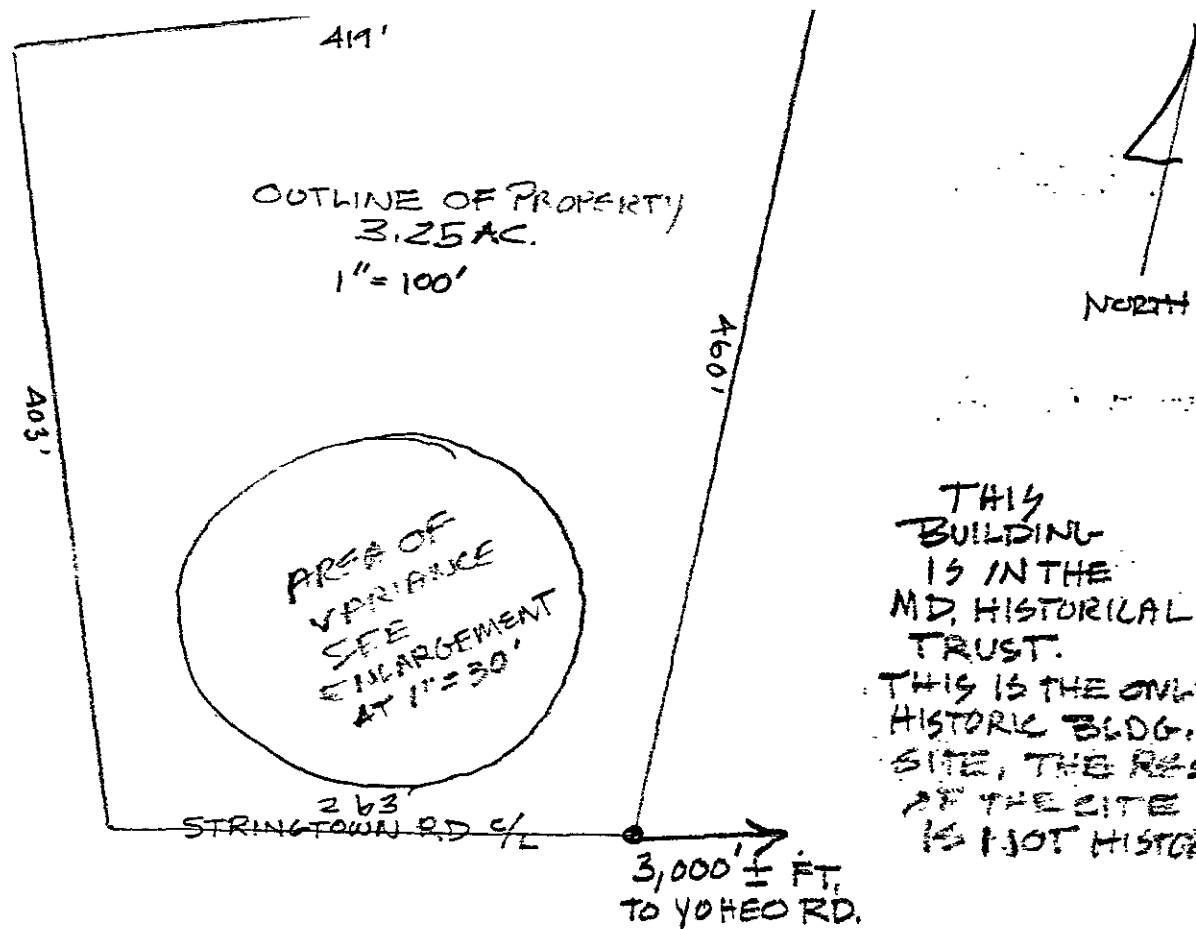


Section Chief:

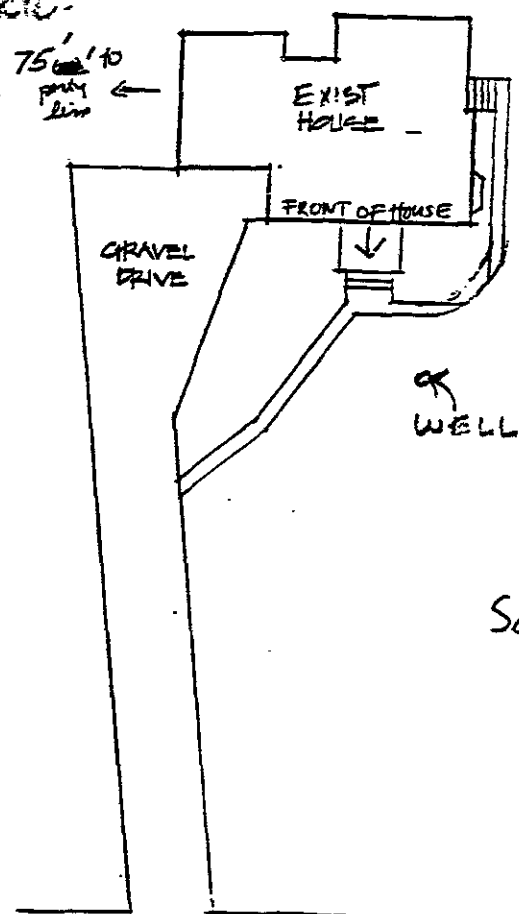
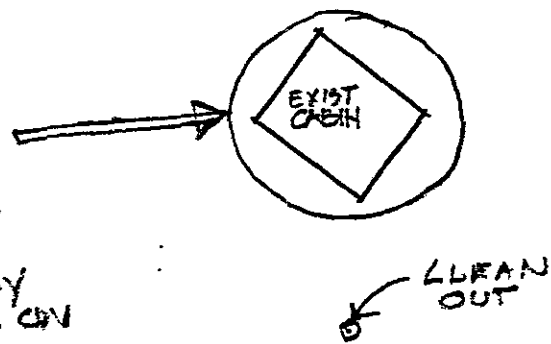


AFK/JL:MAC

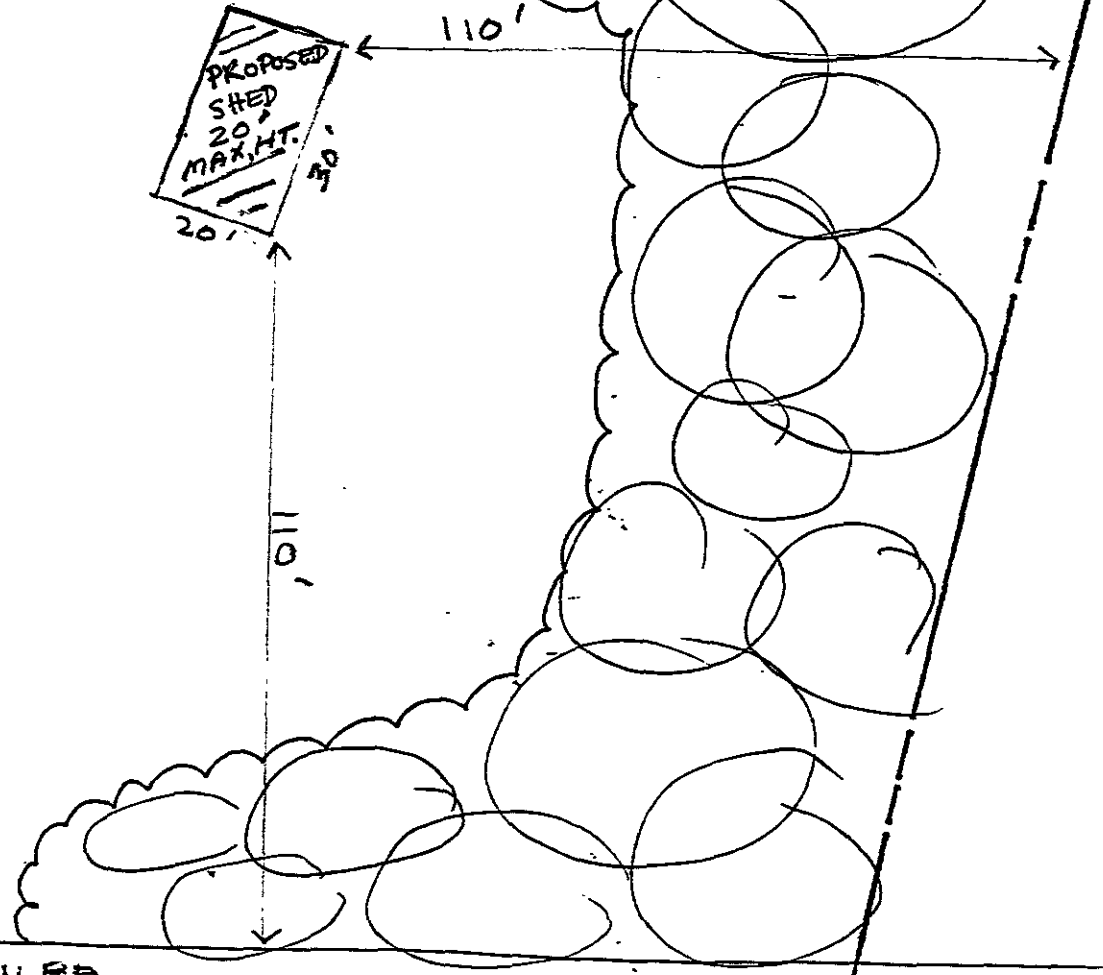
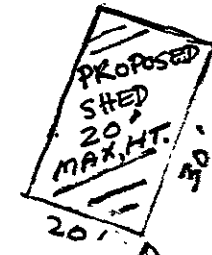




THIS BUILDING IS IN THE MD. HISTORICAL TRUST. THIS IS THE ONLY HISTORIC BLDG. ON SITE, THE REST OF THE SITE IS NOT HISTORIC.



A
T
B



STRINGTOWN RD
20' PAVING ±

1" = 30'

PLAT FOR ZONING VARIANCE

2004 STRINGTOWN RD,
ZONING RC-2
MAP# NW 24 E
ELEC. DIST: 5
COUNCIL DIST: 3
LOT SIZE 3.25 AC.
UTILITIES PRIVATE W & S,

OWNERS: R. DIXON HARVEY JR.
AND JANET HARVEY
2004 STRINGTOWN RD,
PHONE 410 771 4964

SITE IS NOT IN CBCA
" NOT IN FLOOD PLAIN

JHH 7/14/00

01-018-A

#018
Ret. Ex. #1

NW 24E

#018

R.C. 2

STRINGTOWN

R.C. 2

WEST

STRINGTOWN

Trail

PVT

R.C. 2

01-018-A

R.C



01-018-A



01-018-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

STRINGTOWN

N.W.
24-E