

IN RE: PETITION FOR ADMIN. VARIANCE

N/S of Jeffers Circle, 767' NE
centerline of Jeffers Road
8th Election District
4th Councilmanic District
(8224 Jeffers Circle)

Rhonda D. Hoyman
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-164-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 owner of the subject property, Rhonda D. Hoyman. The variance request is for property located at 8224 Jeffers Circle in the Towson area of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (detached carport) in the front and side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner 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 Petitioner has 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 Petitioner.

ORIGINAL FILED FOR CHIEF

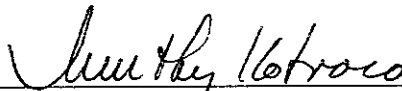
Date 11/8/00

By R. D. Gannon

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 8th day of November, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (detached carport) 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 Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 11/8/00
By R. Jamison



Baltimore County
Zoning Commissioner

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

November 8, 2000

Ms. Rhonda D. Hoyman
8224 Jeffers Circle
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 01-164-A
Property: 8224 Jeffers Circle

Dear Ms. Hoyman:

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 black ink, reading "Timothy M. 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

8224 JEFFERS CIRCLE
for the property located at TOWSON, MD 21204
which is presently zoned DR 5.5

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 (BC2R) to permit an accessory structure (detached carport) in the front and 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 _____

Legal Owner(s):

RHONDA D HOYMAN
Name - Type or Print _____

Rhonda D Hoyman
Signature _____

N/A
Name - Type or Print _____

N/A
Signature _____

8224 JEFFERS CIRCLE (410) 823-0588
Address _____ Telephone No. _____

TOWSON MD 21204
City _____ State _____ Zip Code _____

Representative to be Contacted:

(SAME AS ABOVE)
Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

Reviewed By JNP Date 10/11/06

Estimated Posting Date 10/22/00

CASE NO. 01-164-A

200 9/15/98

ORDER RECEIVED FOR FILING
11/15/06
11/15/06

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

8224 JEFFERS CIRCLE
Address
TOWSON MD 21204
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): This request is made to locate a carport on the left side of the dwelling, over the existing driveway in the current parking space, which is sheltered by existing shrubs, large pine tree and side of the home. The only other location would be in the back yard, which would be an undue hardship for the following reasons:

- Require the removal of a large pine tree at the end of the driveway, and medium size ornamental tree which would impact the neighbors property and privacy barrier.
- Require the removal of a large section of a concrete patio in the back yard.
- Disturb the natural drainage of water, resulting in diverting water run-off onto neighbor's property.
- Backyard location of the carport would create an aesthetically undesirable structure, not in harmony with my back yard and adjacent neighbors yards.

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.

Rhonda D. Hayman
Signature

RHONDA D. HOYMAN
Name - Type or Print

N/A
Signature

N/A
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of October, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rhonda D. Hayman

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

10/11/2000
Date

Patricia Wagner
Notary Public

My Commission Expires 1/3/01

RE 09/15/98

PATRICIA WAGNER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 3, 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

8224 JEFFERS CIRCLE
Address
TOWSON MD 21204
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): This request is made to locate a carport on the left side of the dwelling, over the existing driveway in the current parking space, which is sheltered by existing shrubs, large pine tree and side of the home. The only other location would be in the back yard, which would be an undue hardship for the following reasons:

- Require the removal of a large pine tree at the end of the driveway, and medium size ornamental tree which would impact the neighbors property and privacy barrier.
- Require the removal of a large section of a concrete patio in the back yard.
- Disturb the natural drainage of water, resulting in diverting water run-off onto neighbor's property.
- Backyard location of the carport would create an aesthetically undesirable structure, not in harmony with my back yard and adjacent neighbors yards.

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.

Rhonda Hayman
Signature

N/A
Signature

RHONDA D HOYMAN
Name - Type or Print

N/A
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of October 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rhonda D. Hayman
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

10/11/2000
Date

Patricia Wagner
Notary Public

My Commission Expires 1/3/01



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

8224 JEFFERS CIRCLE
for the property located at TOWSON, MD 21204
which is presently zoned DR S, S

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 (BC2R) to permit an accessory structure (detached carport) in the front and 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 _____

Legal Owner(s):

RHONDA D HOYMAN
Name - Type or Print _____
Rhonda D Hoyman
Signature _____
N/A
Name - Type or Print _____
N/A
Signature _____
8224 JEFFERS CIRCLE (410) 823-0588
Address _____ Telephone No. _____
TOWSON MD 21204
City _____ State _____ Zip Code _____

Representative to be Contacted:

(SAME AS ABOVE)
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.

CASE NO. 01-164-A

REV 9/15/98

Reviewed By JNP Date 10/11/00

Estimated Posting Date 10/22/00

Zoning Commissioner of Baltimore County

ZONING DESCRIPTION

Zoning description for 8224 Jeffers Circle.

Beginning at a point on the NORTH side of
Jeffers Circle which is 60 feet
wide at the distance of 767 feet ^{NORTH} EAST of the
centerline of the nearest improved intersecting street Jeffers Road
which is 60 feet wide, being Lot # 14
Block R, Section 2 in the subdivision of Thornleigh
as recorded in Baltimore County Plat Book # 25, Folio # 66
containing 8858 sq. ft. Also known as 8224 Jeffers Circle
and located in the 8th Election District, 4th Councilmanic District.

01-164-A

Item 164

BALTIMORE COUNTY, MARYLAN
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 86889

DATE 10/11/00

ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Rhonda D. Hayman

FOR: Administrative Variance

DL-164-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

FORWARD

ACHECK

TIME

6/12/2000

10/11/2000

15:30:00

REF: 0003

CASHIER LAIL LAM BRANER

5

DATE: 5

528 ZONING OFFICE LOCATION

Receipt #

16667

01/11

OK REL. 085409

Receipt Tot

50.00

50.00 OK

.00 OK

Baltimore County, Maryland

01-164-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-164-A

Petitioner/Developer: _____

RHONDA D. HOYMAN

Date of Hearing/Closing: 11/6/00

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

Attention: Ms. Gwendolyn Stephens

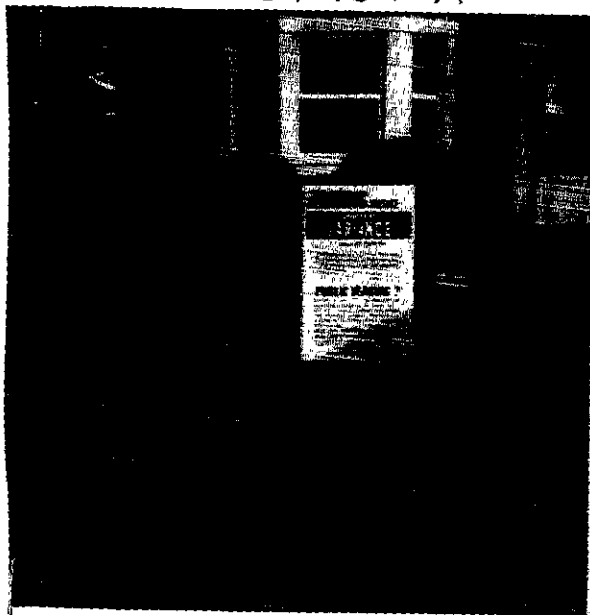
Ladies and Gentlemen:

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 _____

8224 JEFFERS CIRCLE

The sign(s) were posted on 10/22/00
(Month, Day, Year)

CASE # 01-164-A



Sincerely,

Richard E. Hoffman 10/22/00
(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)

8224 JEFFERS CIR

POSTED 10/22/00

Richard E. Hoffman 10/22/00

RECEIVED

NOV 3 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

**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: 01-164-A
Petitioner: Rhonda D. Hoyman
Address or Location: 8224 Jeffers Circle, Towson, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: RHONDA HOYMAN
Address: 8224 JEFFER CIRCLE
TOWSON, MD, 21204
Telephone Number: (410) 823-0588

Revised 2/20/98 - SCJ

01-164A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 164 -A Address 8224 Jeffers Circle
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/11/00 Posting Date: 10/22/00 Closing Date: 11/6/00

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- 164 -A Address 8224 Jeffers Circle
Petitioner's Name Rhonda D. Hoyman Telephone 410-823-0588
Posting Date: 10/22/00 Closing Date: 11/6/00
Wording for Sign: To Permit an accessory structure (detached carport) in the front and side yard in lieu of the required rear yard.

01-164-A

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

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

November 6, 2000

Rhoda D Hoyman
8224 Jeffers Circle
Towson, MD 21204

Dear Ms. Hoyman:

RE: Case Number: 01-164-A, 8224 Jeffers Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 11, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. ^{GDZ}
Supervisor, Zoning Review

WCR:

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 30, 2000
Item Nos. 161, 164, and 165

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

October 26, 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 October 23, 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:

160, 161, 162, 164, 165, and 166

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



AV
11/6

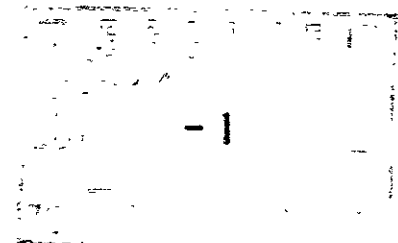
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 31, 2000

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



SUBJECT: Zoning Advisory Petition(s): Case(s) 01-161, 01-163, 01-164.

The Office of Planning has reviewed the above referenced case(s) 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: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.23.00

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

RE: Baltimore County
Item No. 164 JNP

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

THORNLEIGH - EXTERIOR CHANGE REQUEST

To: Covenant Committee
Thornleigh Improvement Association
c/o Mike Bracken 1632 Jeffers Road
Towson, Maryland 21204

From: RHONDA HOYMAN property owner(s)

Address: 8224 JEFFERS CIRCLE, TOWSON, MD. 21204

Telephone: (410) 823-0588

Email: _____

Type of Improvement: 1 CAR CARPORT OVER SIDE DRIVEWAY

Detail Description (include location, dimension, materials, colors - attach sketches, paint chips or other samples that may assist in a quick review)

Attached permit plot plan and drawing of carport structure. To be built over existing carport in line with existing large trees. The size will be 12'x24' with a 18" slope from 8 1/2' front clearance to 7 ft to allow for level roof line and improved appearance. A small 4x6' storage shed will be erected in the rear left hand side. Roofing and front siding will be a williamsburg blue to conform as close as possible to the existing house trim colors, fascia to be white.

Expected Start Date: September 2000 Completion Date: Early October 2000

Is a Baltimore County Building Permit required? ☒ yes ☐ no

Is a Baltimore County Zoning Variance required? ☒ yes ☐ no

Property Owner Signature (s) Rhonda Hoyman

Approved by Thornleigh Ass. by Mike Bracken
8.27.00

This form should be to be used to request a change to the exterior of a Thornleigh Property. Refer to a copy of the actual Covenants for a detailed listing of improvements that require approval as well as the restrictions that apply to the exterior of your Thornleigh property. If you have questions about the covenants, please contact a member of the Thornleigh Covenant Committee.

01-164-A

Item #164

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

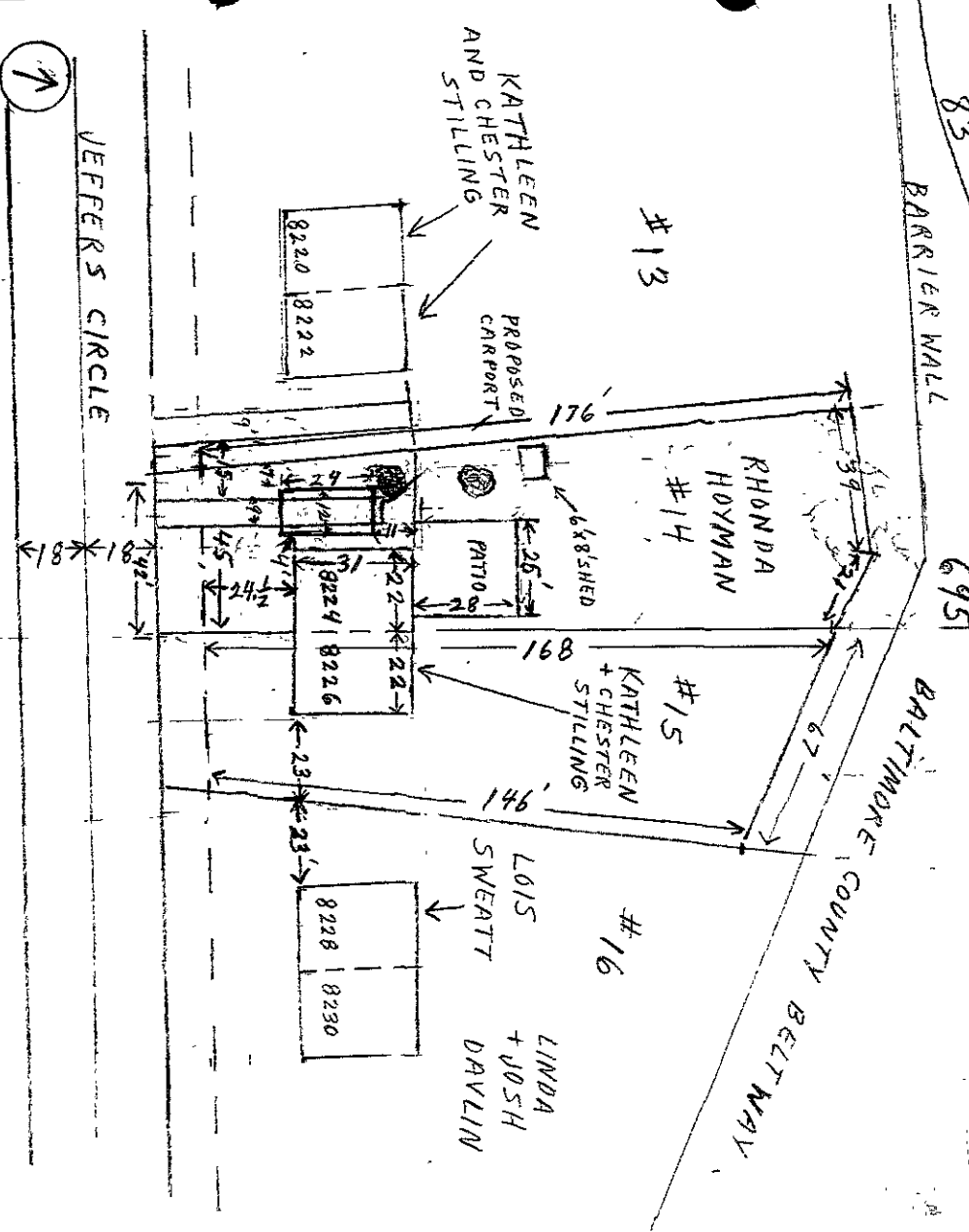
PROPERTY ADDRESS: 8224 JEFFERS CIRCLE

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

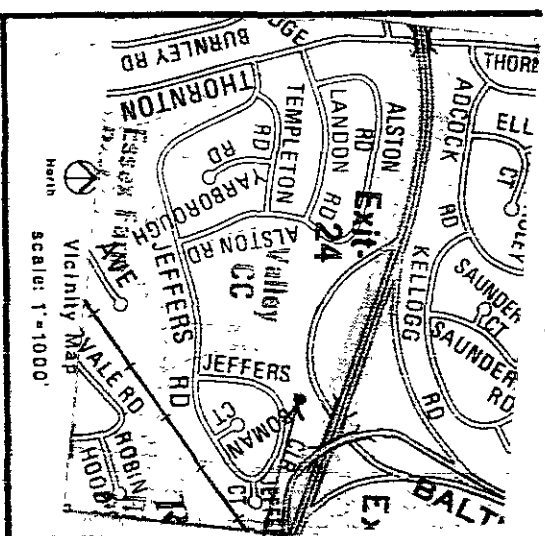
Subdivision name: THORNLEIGH

plat book # 25, folio # 66, lot # 14, section # 2, Block R

OWNER: RHONDA HOYMAN



North
date: 10.06
prepared by: RHONDA HOYMAN Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 8th

Councilmanic District: 4th

1"-200' scale map #: NW 12-B

Zoning: DRS.5

Lot size: 2.0 acreage 8858 square feet

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

JNP 164 01-164-A

Pet. Ex. #

01-164-A

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: _____

Petitioner: _____

Address or Location: _____

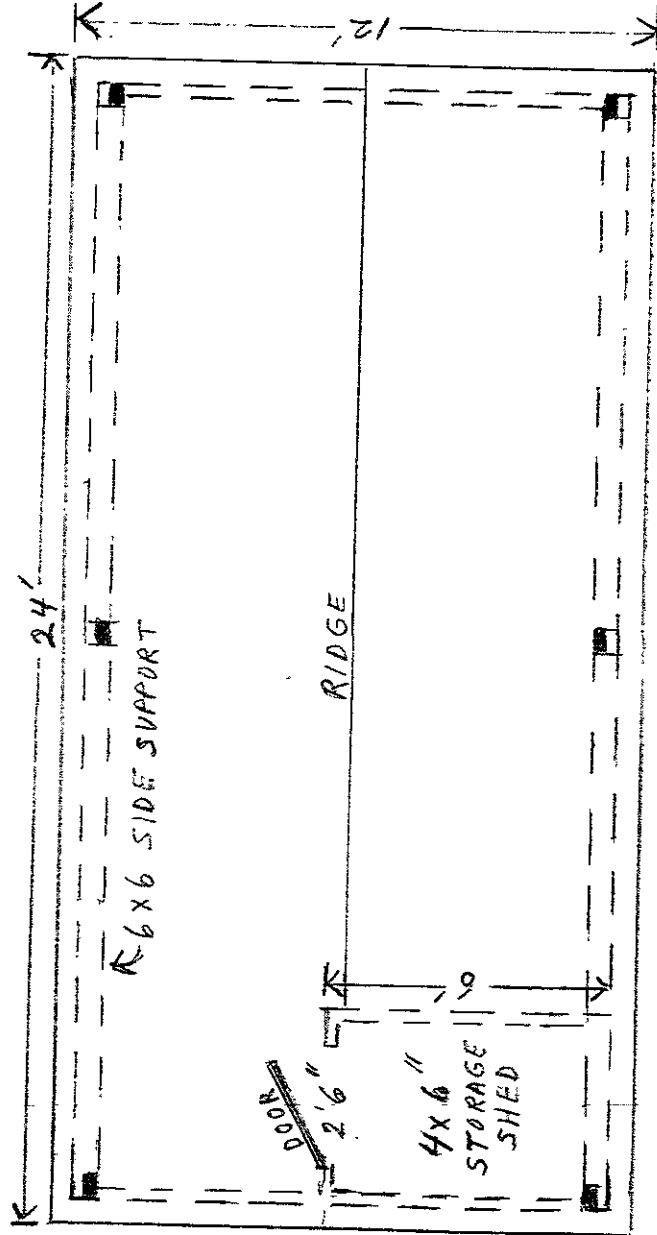
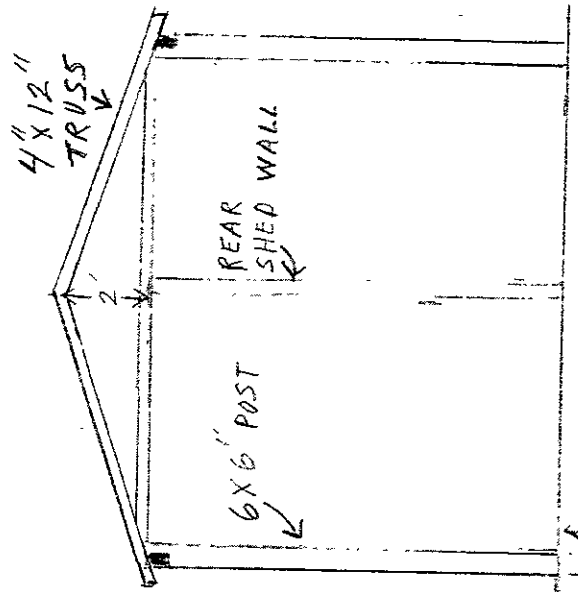
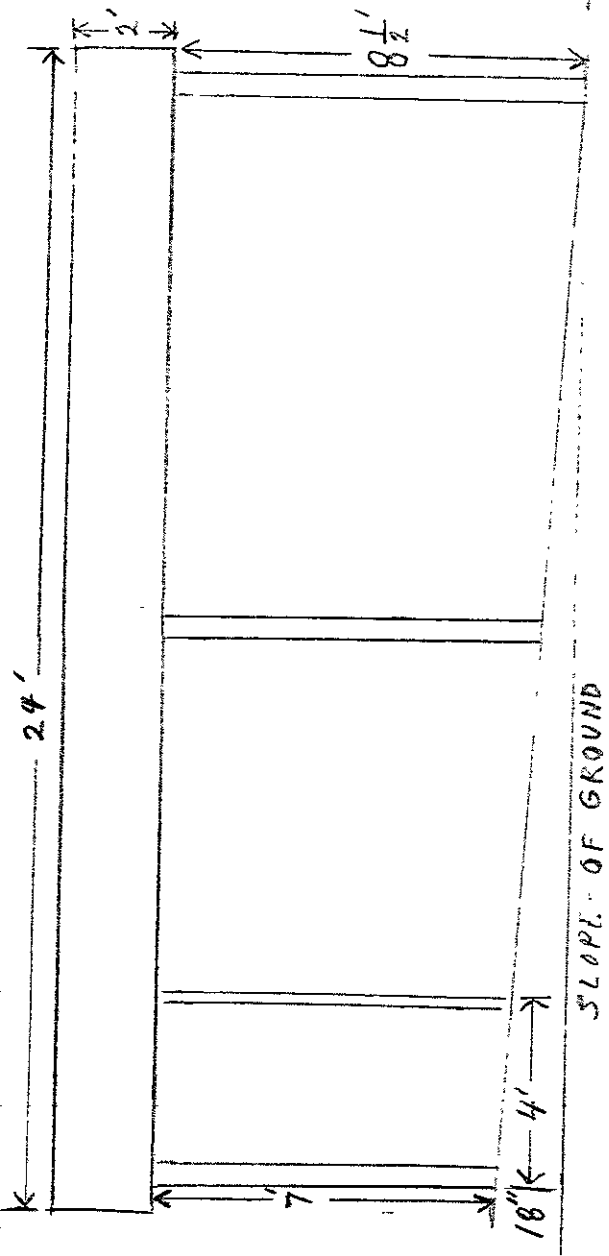
PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: _____

Revised 2/20/98 - SCJ



FRONT COVERED WITH
DUTCH COLONIAL BLUE
VINYL SIDING

ROOF WITH WILLIAMSBURG
SLATE COLON SHINGLES

REAR STORAGE SHED
COVERED WITH STAINED
T-11 SIDING

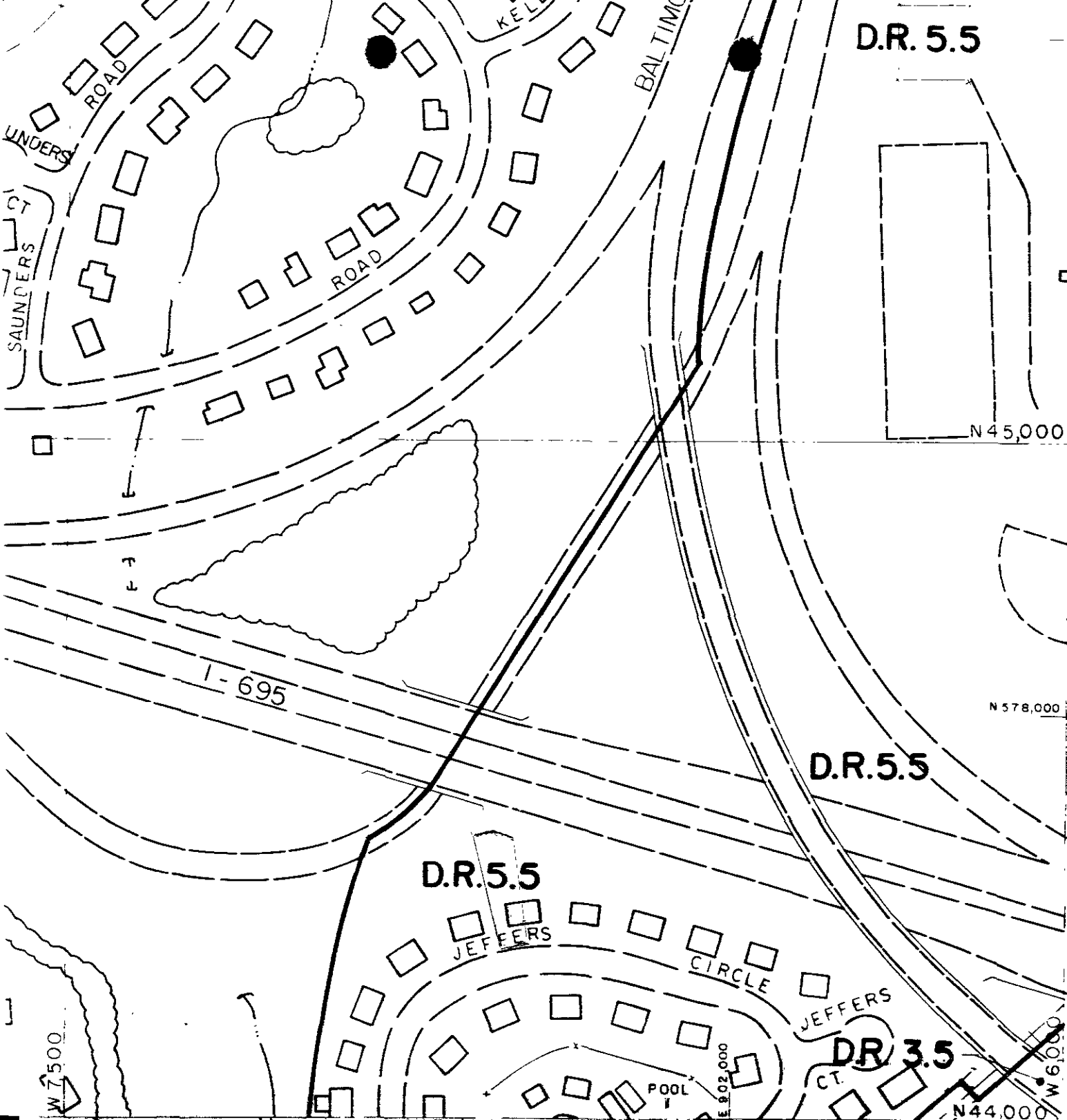
PIER SUPPORT OF
6x6 PLACED ON
12x12 FOUNDATION

CARPORT FOR: RHONDA HOYMAN
8224 VERBERS LANE
TOWSON, MD 21204
(410) 823-0588

CARPORT TO COVER EXISTING
9 FT WIDE DRIVEWAY WITH 12 FT
ON EACH SIDE OF 18 FT "ARCH"
COVERING

01-164-A

Item 164



SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

LUTHERVILLE

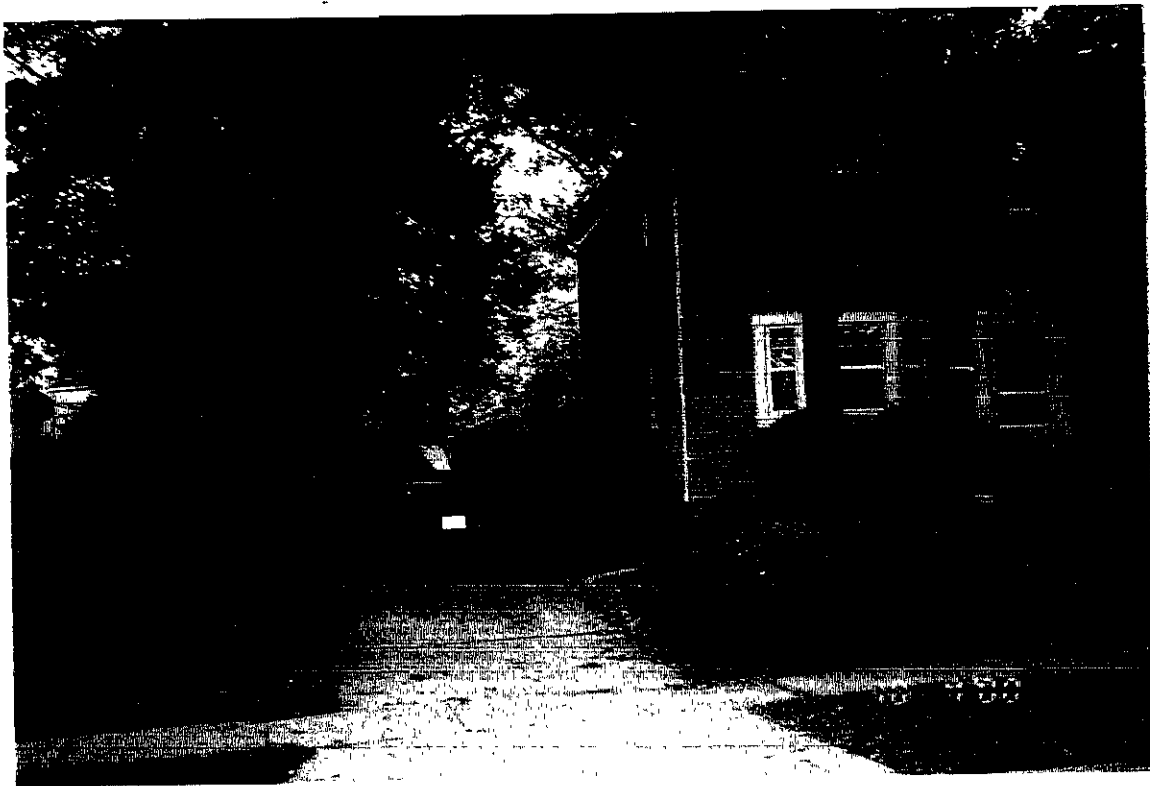
01-164-A

SHEET

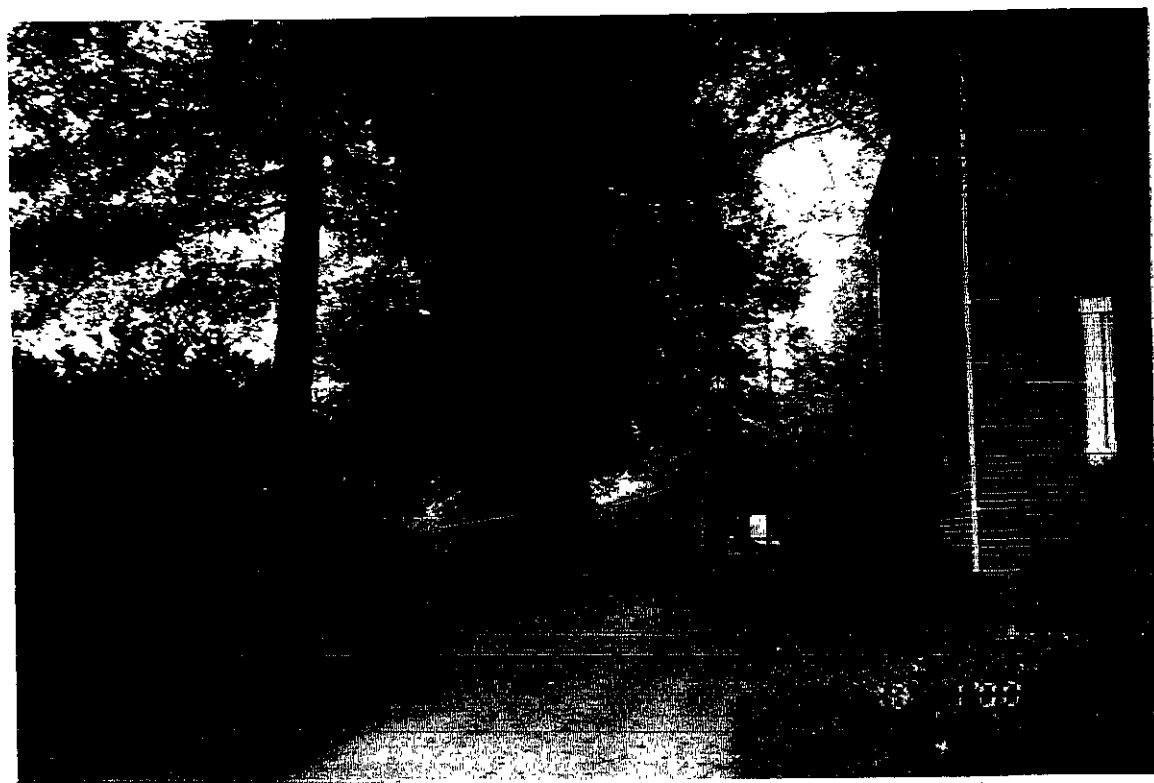
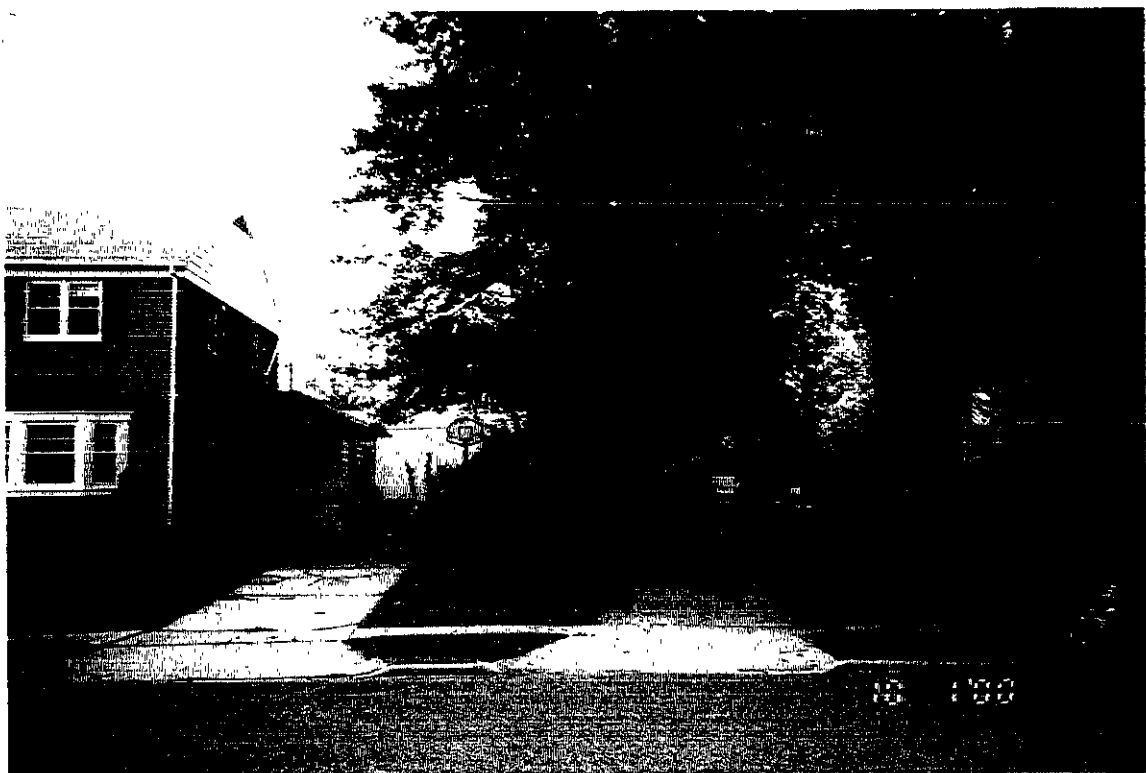
N. W.

12-B

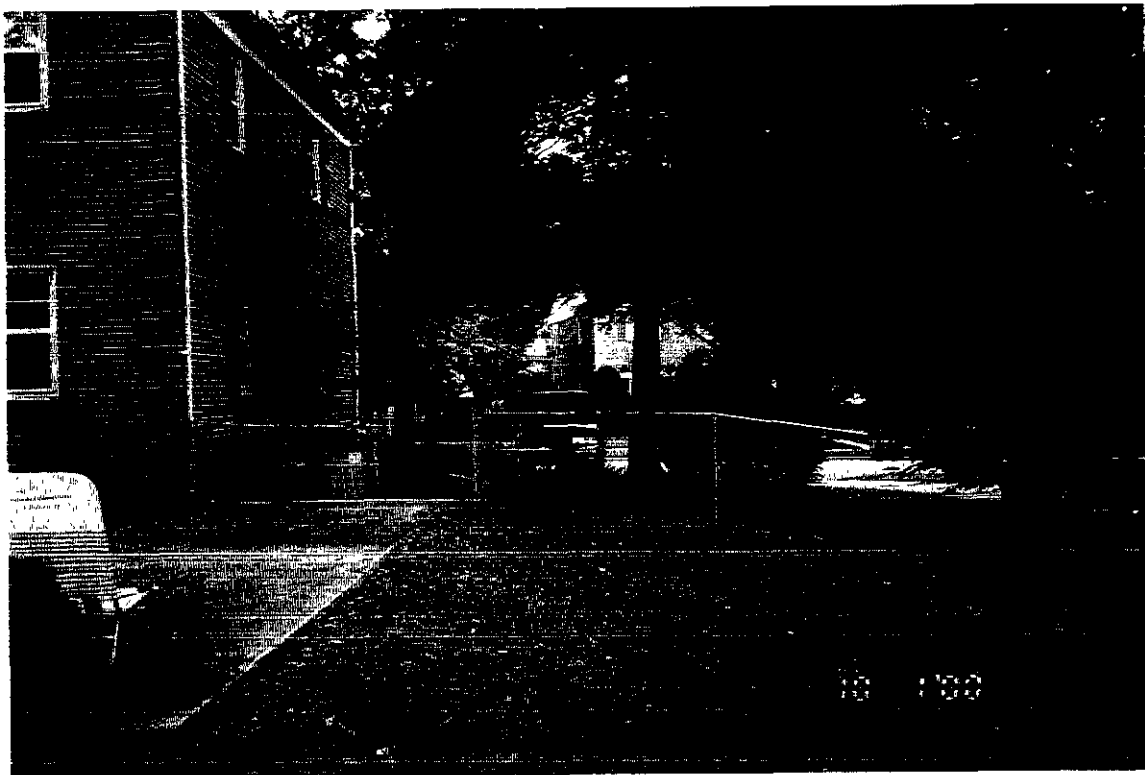
Item #164



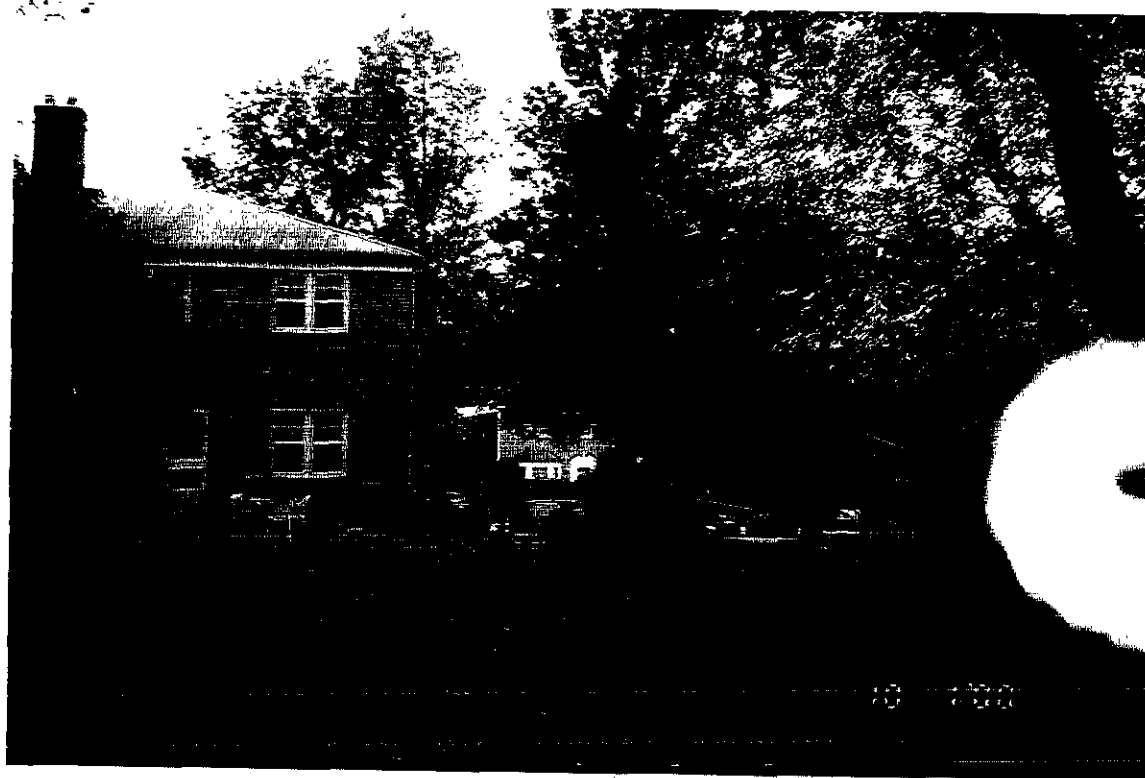
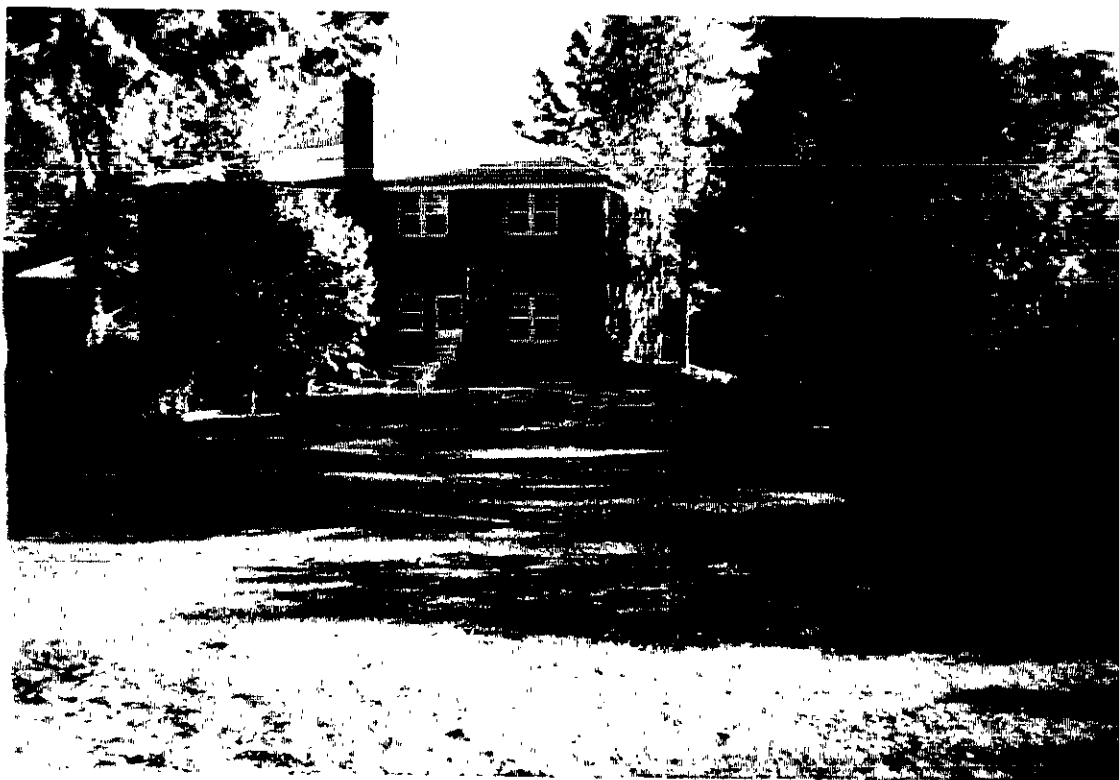
01-164-A



01-164-A



01-164-A



01-164-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	1" = 200' ±	LOCATION	LUTHERVILLE	SHEET	NW 12-B
DATE OF PHOTOGRAPHY JANUARY 1986		01-164-A			

MICROFILMED