

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Stablersville Road, 725' E
centerline of Ensor Road
7th Election District
3rd Councilmanic District
(1516 Stablersville Road)

Nancy and Michael DeSesa
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-172-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, Nancy and Michael DeSesa, Petitioners. The variance request is for property located at 1516 Stablersville Road in the White Hall area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (barn) with a height of 25 ft. to be located in the side yard in lieu of the required 15 ft. in a rear yard, respectively. 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

11/21/00
11/21/00
11/21/00

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.

- 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.

TMK:raj

112100
R. J. Jones



Baltimore County
Zoning Commissioner

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

November 22, 2000

Mr. & Mrs. Michael C. DeSesa
1516 Stablersville Road
White Hall, Maryland 21161

Re: Petition for Administrative Variance
Case No. 01-172-A
Property: 1516 Stablersville Road

Dear Mr. & Mrs. DeSesa:

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

TMK:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1516 STABLESVILLE 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)

TO PERMIT A DETACHED ACCESSORY STRUCTURE (BARN) WITH A
HEIGHT OF 25' TO BE LOCATED IN THE SIDE YARD IN LIEU OF
THE REQUIRED 15' AND REARYARD RESPECTIVELY,

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:

Legal Owner(s):

Name - Type or Print

Michael C. DeSesa
Name - Type or Print

Signature

[Signature]
Signature

Address Telephone No.

Nancy R. Enterline-DeSesa
Name - Type or Print

City State Zip Code

Nancy R. Enterline-DeSesa
Signature
1516 Stablersville Rd
Address
White Hall MD 21161
City State Zip Code
(w) 717-456-3273
(w2) 410-316-4298
(h) 410-357-8124

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Company

Telephone No.

Address Telephone No.

City State Zip Code

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 10 day of October, 2000 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. 01-172-A

Reviewed By LTM Date 10/26/00

REV 9/15/98

Estimated Posting Date 11/5/00

OFFICE RECEIVED FOR FILING
11/2/00

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 1516 Stablersville Rd.
Address
White Hall MD 21161
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 site specified for the barn is the obvious best location on the property for pragmatic and aesthetic reasons.

The existing slope is ideal for a bank barn and the integral root cellar.

It facilitates expansion of the driveway turnaround. The current size of the turnaround area causes difficulty for the homeowners pickup truck as well as visitors' and delivery vehicles. The plan includes expansion of this area by eight feet. Further, the cinder block walls of the barn's foundation will help keep the hill adjacent to the turnaround pad stable, preventing deterioration of the pavement.

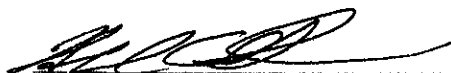
This location allows direct access to the paved driveway for the tractor which is used for snow removal, (which is imperative given the extreme slope of the driveway) and for the homeowners' third vehicle.

The designated location provides the best sun exposure for the integral greenhouse. It will be conveniently located near the dwelling, as will the integral root cellar. Its location between the dwelling and the garden, orchard, and coop binds the homestead aesthetically, and provides an ideal place for storage of equipment used in those areas.

The barn is designed to compliment the Victorian farmhouse. Abiding wetland restrictions, there is no other useable location in which the barn would not look out of place.

The height of 25' is necessary to meet our storage needs, as well as, to maintain a well proportioned appearance. Nov. 10. 26. 00

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.


Signature

Michael C. DeSesa
Name - Type or Print


Signature

Nancy R. Enterline DeSesa
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of October, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael DeSesa and Nancy R. Enterline DeSesa
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

10/20/00
Date


Notary Public

My Commission Expires 9-1-03

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 1516 Stablersville Rd
Address
White Hall MD 21161
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 site specified for the barn is the obvious best location on the property for pragmatic and aesthetic reasons.

The existing slope is ideal for a bank barn and the integral root cellar.

It facilitates expansion of the driveway turnaround. The current size of the turnaround area causes difficulty for the homeowners pickup truck as well as visitors' and delivery vehicles. The plan includes expansion of this area by eight feet. Further, the cinder block walls of the barn's foundation will help keep the hill adjacent to the turnaround pad stable, preventing deterioration of the pavement.

This location allows direct access to the paved driveway for the tractor which is used for snow removal, (which is imperative given the extreme slope of the driveway) and for the homeowners' third vehicle.

The designated location provides the best sun exposure for the integral greenhouse. It will be conveniently located near the dwelling, as will the integral root cellar. Its location between the dwelling and the garden, orchard, and coop binds the homestead aesthetically, and provides an ideal place for storage of equipment used in those areas.

The barn is designed to compliment the Victorian farmhouse. Abiding wetland restrictions, there is no other useable location in which the barn would not look out of place.

The height of 25' is necessary to meet our storage needs; as well as, to maintain a well proportioned appearance. MCD 10-26-00

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.

[Signature]
Signature

Michael C. DeSesa
Name - Type or Print

[Signature]
Signature

Nancy R. Enterline-DeSesa
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of October, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael C. DeSesa Nancy R. Enterline-DeSesa
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

Oct 20, 2000
Date

[Signature]
Notary Public

My Commission Expires 9.1.03



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1516 STABLERVILLE RD
which is presently zoned RCZ

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, 400.3 (B.C.Z.R.)

TO PERMIT A DETACHED ACCESSORY STRUCTURE (BARN) WITH A HEIGHT OF 25' TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED 15' AND REAR YARD RESPECTIVELY

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):

Michael C. DeSesa
Name - Type or Print _____

[Signature]
Signature _____

Nancy R. Enterline-DeSesa
Name - Type or Print _____

[Signature]
Signature _____

1516 Stablersville Rd.
Address _____

White Hall MD 21161
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.

Zoning Commissioner of Baltimore County

CASE NO. 01-172-A

Reviewed By LTM Date 10/26/00

REV 9/15/98

Estimated Posting Date 11/5/00

AS RECORDED IN LIBER 9862 FOLIO 122
BEING 725' EAST OF THE CENTERLINE/CENTERLINE
INTERSECTION OF STABLERSVILLE ROAD AND ENSON ROAD

EXHIBIT A

BEGINNING FOR THE SAME at a 30 inch twin maple tree at the beginning of the first parcel of land which by a Deed dated September 17, 1987 and recorded among the Land Records of Baltimore County in Liber S.M. No. 7782, folio 292, was conveyed by Milton E. Poe and Theresa C. Poe, his wife, to Paul W. Hansen, Phyllis A. Hansen, Stacy A. Hansen (erroneously referred to as Stacey A. Hansen in previously recorded documents) and Christopher M. Garliss; and running thence and binding on the outlines of said conveyance the six following courses and distances, viz: (1) South 44 degrees 33 minutes 48 seconds East, 300.46 feet to an iron "T" bar found; (2) South 41 degrees 49 minutes 31 seconds West, 872.07 feet (passing over a one half inch diameter iron pipe found 842.02 feet from the beginning of this line) to a point in or near the center of the macadam paving of Stablersville Road, thence running in said road; (3) North 52 degrees 40 minutes 56 seconds West, 129.37 feet; (4) North 62 degrees 32 minutes 56 seconds West, 123.00 feet;

(5) North 76 degrees 27 minutes 56 seconds West, 109.92 feet and, (6) South 08 degrees 59 minutes 34 seconds West, 37.76 feet, thence leaving said road and said outlines and running for lines of division now made through the aforementioned parcel, the four following courses and distances, viz: (7) North 44 degrees 52 minutes 30 seconds East, 411.13 feet; (8) South 45 degrees 07 minutes 30 seconds East, 80.00 feet; (9) North 58 degrees 45 minutes 42 seconds East, 125.00 feet, and (10) North 01 degrees 40 minutes 14 seconds West, 426.89 feet, to intersect the twenty first line of the aforementioned conveyance, thence binding on the remainder of said twenty first line and on the twenty second line as now surveyed, (11) South 47 degrees 03 minutes 15 seconds East, 200.00 feet, to a three quarter inch steel bar now set, and (12) North 50 degrees 54 minutes 28 seconds East, 180.00 feet to the point of beginning (erroneously referred to as numbers 10 and 11 in previously recorded documents); being known and designated as Lot No. 1, Parcel 1, as shown on a Plat entitled "Minor Subdivision of the Property of Paul W. Hansen, et al.", which Plat is recorded among the Land Records of Baltimore County in Liber 7971, folio 802.

CONTAINING 7.249 acres of land, more or less.

THE IMPROVEMENTS thereon to be known as No. 1516 Stablersville Road.

01-172-A
#172

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26736

DATE 10/26/00 ACCOUNT R001 6150

AMOUNT \$ 50.00

RECEIVED FROM: MRS DESSA

FOR: CIO VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT - ACTUAL TIME

10/27/2000 10/26/2000 12:16:14

REG MESS CASHIER NOTE MES DRAWER

DEPT 5 CIO BONDING VERIFICATION

Receipt # 181555

CR NO. 004754

Receipt Tot 50.00

50.00 CR .00

Baltimore County, Maryland

01-172-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.:

01-172-A

Petitioner/Developer:

DESESA, ETAL

Date of Hearing/Closing:

11/20/00

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 #1516 STABLESVILLE RD.

The sign(s) were posted on

11/4/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/5/00

(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)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 01-172-A

THE COMMISSIONER OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT HAS GRANTED A VARIANCE TO THE ZONING ORDINANCE FOR THE PROPOSED CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL DWELLING ON THE PROPERTY LOCATED AT 1516 STABLESVILLE ROAD, TOWSON, MD 21204.

PUBLIC HEARING ?

PLANNING TO SIGNIFY TO THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT THAT AN INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE PROVIDED IT IS REQUESTED BY THE ZONING OFFICE BEFORE THE PUBLIC HEARING DATE OF NOVEMBER 20, 2000. ADDITIONAL INFORMATION IS AVAILABLE AT THE ZONING ADMINISTRATION AND DEVELOPMENT DEPARTMENT, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204. TEL: 887-3341

01-172-A
1516 Stablersville Rd
DESESA
11/20/00

CERTIFICATE OF POSTING

RE: Case No. 01-172-A

Petitioner/Developer DESESA,
ETAL

Date of Hearing/Closing. 11/20/00

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 #1516 STABLESVILLE RD.

The sign(s) were posted on 11/4/00
(Month, Day, Year)

FIXED

Sincerely,

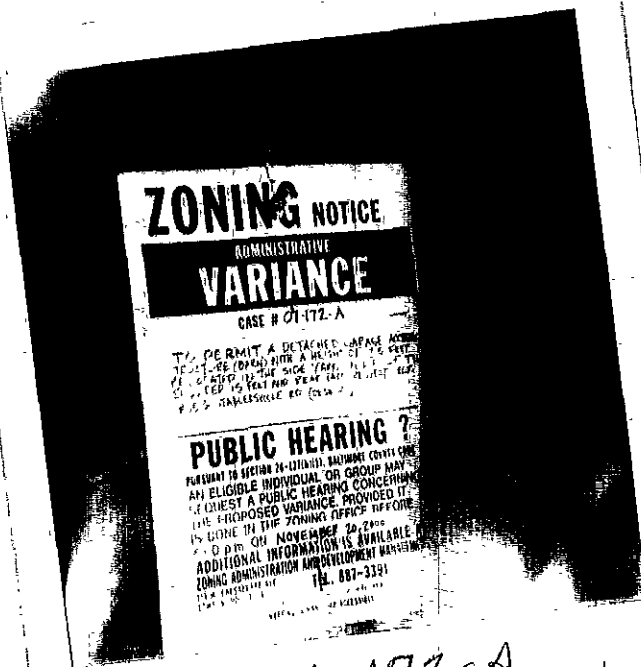
Patrick M. O'Keefe 11/12/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21036
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8511
(Telephone Number)



01-172-A
1516 Stablesville Rd
DESESA
11/20/00

CERTIFICATE OF POSTING

RE: Case No.: 01-172-A

Petitioner/Developer: DESSEA, ETAL.

Date of Hearing/Closing: 11/20/00

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 #1516 STAPLEERSVILLE RD.

The sign(s) were posted on 11/20/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/15/00
(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)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 01-172-A

TO PERMIT A DETACHED GARAGE ACCESS
STRUCTURE (BARN) WITH A HEIGHT OF 22 FEET
LOCATED IN THE REAR YARD IN LIEU OF
REQUIRED 15 FEET REAR YARD RESPECTIVELY
#1516 STAPLEERSVILLE RD (DESSEA)

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON NOVEMBER 20, 2000
ADDITIONAL INFORMATION IS AVAILABLE
AT THE 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: 01-172-A

Petitioner: Nancy R. Enterline-DeSesa & Michael C. DeSesa

Address or Location: 1516 Stablersville Rd.; White Hall, MD 21161

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nancy R. Enterline-DeSesa

Address: 1516 Stablersville Rd.

White Hall, MD 21161

Telephone Number: 410-357-8122

Revised 2/20/98 - SCJ

01-172-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 172 -A Address 1516 STABLESVILLE RD
Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/26/00 Posting Date: 11/5/00 Closing Date: 11/20/00

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 172 -A Address 1516 STABLESVILLE RD
Petitioner's Name DESESA Telephone 410 357 8122
Posting Date: 11/5/00 Closing Date: 11/20/00
Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE (BARN)
WITH A HEIGHT OF 25' TO BE LOCATED IN THE SIDE YARD
IN LIEU OF THE REQUIRED 15' AND REARYARD RESPECTIVELY.

01-172-A

WCR - Revised 6/28/00

I HAVE RECEIVED POSTING INFO 10/26/00



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 17, 2000

Nancy R. & Michael C. DeSesa
1516 Stablersville Road
White Hall, MD 21161

Dear Mr. & Mrs. DeSesa:

RE: Case Number: 01-172-A, 1516 Stablersville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 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. G D Z
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 November 13, 2000
Item Nos. 167, 168, 169, 170, 171, 172,
174, 176, and 177

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

November 3, 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 November 6, 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:

177, 173, 172, 170, 169, 175, and 167

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: November 16, 2000

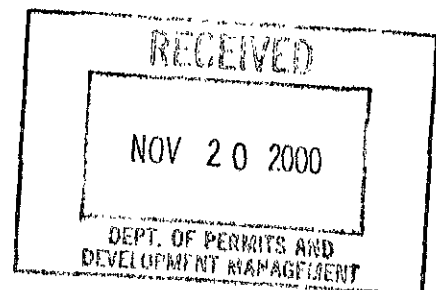
SUBJECT: Zoning Item #172
1516 Stablersville Road

Zoning Advisory Committee Meeting of November 6, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Agricultural Preservation: This zoning variance request appears to be for agricultural uses and should be supported.

Reviewer: Wally Lippincott

Date: November 15, 2000



11/2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 13, 2000

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

1 3

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-172, 01-174, and 01-177.

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. Lay

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 11-2-00

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

RE: Baltimore County
Item No. 172 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

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

We, the undersigned, having reviewed the plans, do not object to the barn proposed by Michael C. DeSesa and Nancy R. Enterline-DeSesa of 1516 Stablersville Road, White Hall, MD.

<u>Printed Name, Address</u>	<u>Signature</u>	<u>Date</u>
PETER C INNIS 1600 Stablersville Rd White Hall	<i>Peter Innis</i>	10/7/00
CARMEN McManus 1510 Stablersville Rd. White Hall MD 21161		10/8/00
Arthur Ann 19401 ENSOR RD, WHITE HALL MD 21161		10/8/00
Jessie West 19425 ENSOR Rd. White Hall MD 21161		10/10/00
J.F. HUNTER 1515 STABLERSVILLE RD WHITE HALL MD	<i>JFHunter</i>	10/10/00
Lorraine Smith 1521 Stablersville Rd. White Hall Remox Smith		10/10/00
MARK DUNN 1525 STABLERSVILLE RD WHITE HALL	<i>Mark Dunn</i>	10-11-00
Wayde W. Inazakis 1700 Stablersville Rd White Hall MD	<i>W. Inazakis</i>	

#172

01-172-A

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/23/2000

OWNER INFORMATION

DISTRICT: 07 ACCT NO: 2100003324

USE: RESIDENTIAL

OWNER NAME: MCMANUS CHRISTOPHER J
MCMANUS CARMEN G
MAILING ADDRESS: 1510 STABLERSVILLE RD
WHITE HALL MD 21161-8816

PRINCIPAL
RESIDENCE
YES

TRANSFERRED

FROM: GARLISS CHRISTOPHER M

DATE: 04/08/1999 PRICE: \$345,000

DEED REFERENCE: 1) /13059/ 114
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/23/2000

LOCATION INFORMATION

DISTRICT: 07 ACCT NO: 2100003324
NAME: MCMANUS CHRISTOPHER J

USE: RESIDENTIAL

PREMISE ADDRESS
1510 STABLERSVILLE RD

ZONING

LEGAL DESCRIPTION
10.017 AC NS
1510 STABLERSVILLE RD
750 SE ENSUR RD

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	GROUP
12	10	211				2	81

PLAT NO : MS
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1988 2,968 SF

PROPERTY LAND AREA
10.01 AC

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

01-172-A

#172

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/23/2000

OWNER INFORMATION

DISTRICT: 07 ACCT NO: 1700011060

USE: RESIDENTIAL

OWNER NAME: INNIS PETER CHARLES
INNIS MARY KATHLEEN
MAILING ADDRESS: 1600 STABLERSVILLE RD
WHITE HALL

PRINCIPAL
RESIDENCE
YES

MD 21161-8811

TRANSFERRED
FROM: LITZ GEORGE GALVIN

DATE: 03/27/2000 PRICE: \$532,500

DEED REFERENCE: 1) /14J75/ 239
2)

SPECIAL TAX RECAPTURE
* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/23/2000

LOCATION INFORMATION

DISTRICT: 07 ACCT NO: 1700011060
NAME: INNIS PETER CHARLES

USE: RESIDENTIAL

PREMISE ADDRESS
1600 STABLERSVILLE RD

ZONING

LEGAL DESCRIPTION

1600 STABLERSVILLE RD HES
2200FT W OF GRYLSTON RD

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	GROUP
12	24	170					81

PLAT NO :
PLAT REF :

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1940 3,104 SF

PROPERTY LAND AREA
10.00 AC

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

#172

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/23/2000

OWNER INFORMATION

DISTRICT: 07 ACCT NO: 1600011153

USE: AGRICULTURAL

OWNER NAME: CHOMA ANTHONY J
CHOMA DIANE R
MAILING ADDRESS: 47 WASHINGTON RD
NEW FREEDOM

PRINCIPAL
RESIDENCE
NO

PA 17349-9424

TRANSFERRED
FROM: WEST JEFFREY P

DATE: 11/08/1999 PRICE: \$80,000

DEED REFERENCE: 1) /14140/ 357
2)

SPECIAL TAX RECAPTURE
AGRICULTURAL TRANSFER TAX

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/23/2000

LOCATION INFORMATION

DISTRICT: 07 ACCT NO: 1600011153
NAME: CHOMA ANTHONY J

USE: AGRICULTURAL

PREMISE ADDRESS
19425 ENSOR RD

ZONING

LEGAL DESCRIPTION

13.389 AC
E3 LSNOR RD
1300 N STABLESVILLE RD

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
12 18 156 81

PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
0000

PROPERTY LAND AREA
13.38 AC

COUNTY
USE
05

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

#172

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/23/2000

OWNER INFORMATION

DISTRICT: 07 ACCT NO: 0701035351

USE: RESIDENTIAL

OWNER NAME: GARLISS CHRISTOPHER M

PRINCIPAL
RESIDENCE
NO

MAILING ADDRESS: 1400 HAGERS LANDING RD
MONKTON

MD 21111-1131

TRANSFERRED

FROM: HANSEN PAUL W HANSEN PHYLLIS A DATE: 01/07/1997 PRICE: \$0

DEED REFERENCE: 1) /11976/ 472
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/23/2000

VALUE INFORMATION

DISTRICT: 07 ACCT NO: 0701035351
NAME: GARLISS CHRISTOPHER M

USE: RESIDENTIAL

	BASE VALUE	CURRENT VALUE AS OF 01/01/1999	PHASE-IN VALUE AS OF 07/01/2001	PHASE-IN ASSESSMENTS AS OF 07/01/2000	PHASE-IN ASSESSMENTS AS OF 07/01/2001
LAND	16,000	16,000			
IMPTS	0	0			
TOTAL	16,000	16,000	16,000	6,400	16,000
PREF LAND:	0	0	0	0	0

PARTIAL EXEMPT ASSESSMENTS

	CODE	07/01/2000	07/01/2001
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO

<F6> SELECT NEXT PROPERTY

#172

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/23/2000

OWNER INFORMATION

DISTRICT: 07 ACCT NO: 0711077310

USE: AGRICULTURAL

OWNER NAME: WEST JANICE M

PRINCIPAL
RESIDENCE
YES

MAILING ADDRESS: 19425 ENSOR RD
WHITE HALL

MD 21161-0808

TRANSFERRED

FROM: WEST RALPH C

DATE: 06/19/1998 PRICE: \$0

DEED REFERENCE: 1) /12952/ 353
2)

SPECIAL TAX RECAPTURE
AGRICULTURAL TRANSFER TAX

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/23/2000

VALUE INFORMATION

DISTRICT: 07 ACCT NO: 0711077310

NAME: WEST JANICE M

USE: AGRICULTURAL

	BASE VALUE	CURRENT VALUE AS OF 01/01/1999	PHASE-IN VALUE AS OF 07/01/2001	PHASE-IN ASSESSMENTS AS OF 07/01/2000	PHASE-IN ASSESSMENTS AS OF 07/01/2001
LAND	42,470	42,470			
IMPTS	183,190	188,400			
TOTAL	225,660	230,870	230,870	91,640	230,870
PREF LAND:	7,470	7,470	7,470	2,980	7,470

PREFERENTIAL LAND VALUE
INCLUDED IN LAND VALUE

PARTIAL EXEMPT ASSESSMENTS

	CODE	07/01/2000	07/01/2001
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO

<F6> SELECT NEXT PROPERTY

#172

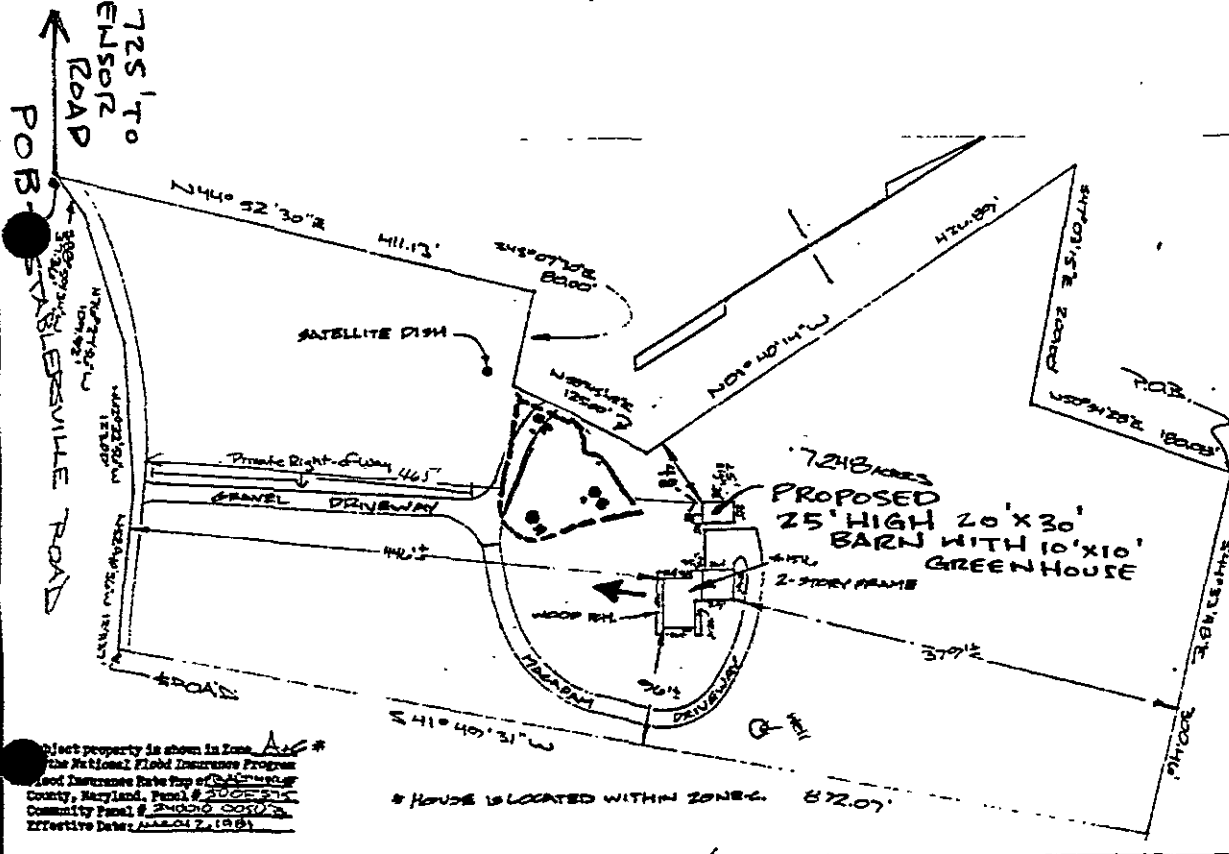
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1516 Stablersville Rd

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

Subdivision name: N/A
 plat book # 8672, folio # 628, lot # 1, section #

OWNER: Michael C. DeSesa & Nancy R. Enterline-DeSesa



Subject property is shown in Zone A-1 #
 The National Flood Insurance Program
 Flood Insurance Rate Map of Chesapeake
 County, Maryland, Panel # 20000
 Community Panel # 20000
 Effective Date: March 7, 1995

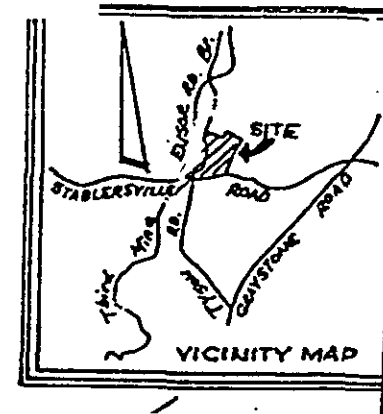


North

date: 10/25/00

prepared by: NRED

Scale of Drawing: 1" = 162.2'



Vicinity Map
 scale: 1" = 1000'

LOCATION INFORMATION

Election District: 7th
 Councilmanic District: 3
 1" = 200' scale map #: NW 33 A
 Zoning: R.C.2
 Lot size: 7.248 acreage square feet

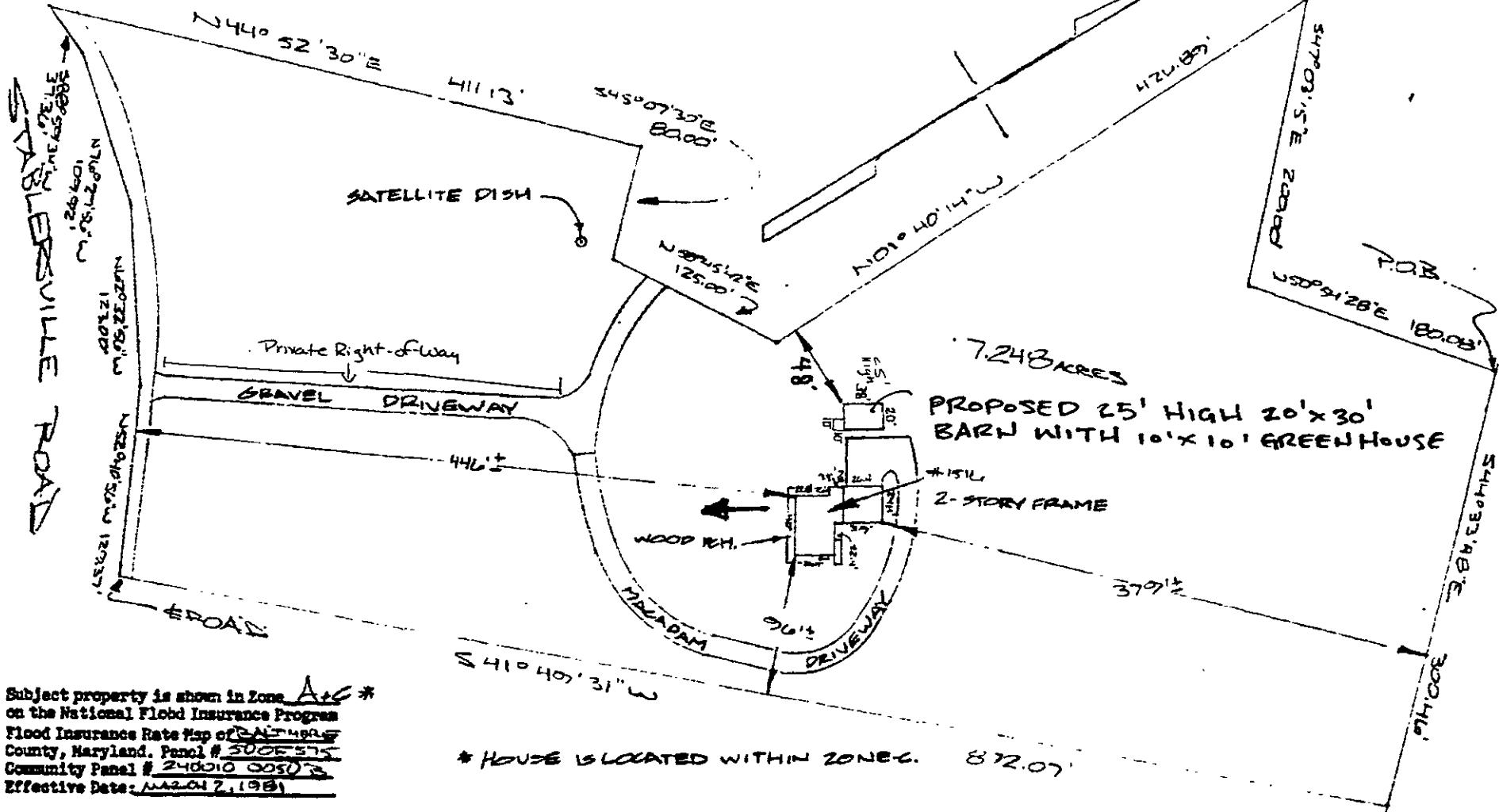
	public	private
SEWER:	☐	☒
WATER:	☐	☒
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings:
None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

<u>LTM</u>	<u>172</u>	<u>01</u> <u>172A</u>
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This is to certify that I have surveyed the property known as 1516 STABLERSVILLE ROAD sheet — of — recorded in liber 8672, folio 628 among the Land Records of BALTIMORE County, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.



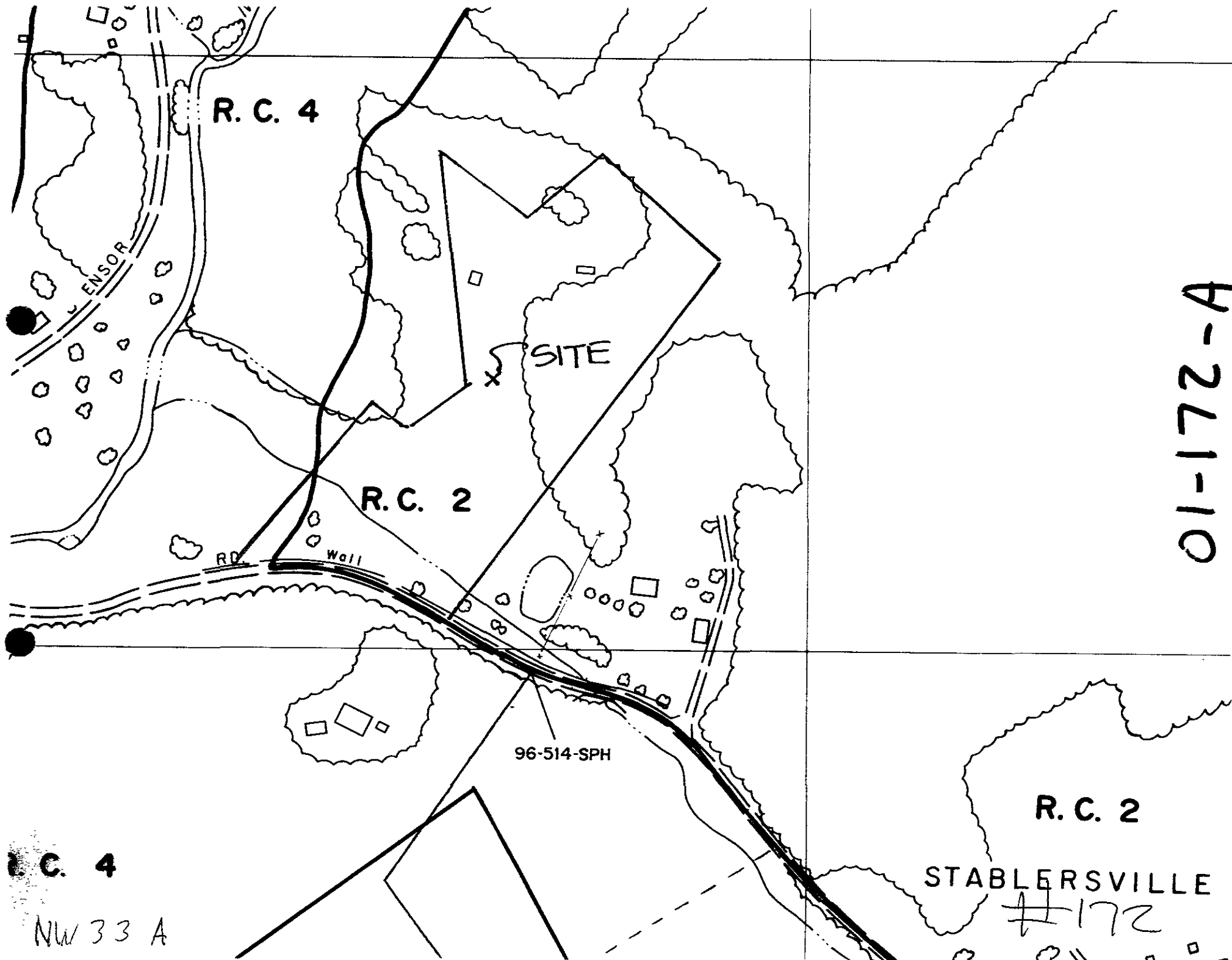
J. Carl Hudgins PLS#96

LOCATION SURVEY

1516 STABLERSVILLE ROAD
BALTIMORE COUNTY, MD.

NTT ASSOCIATES, INC.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Phone 442-2031

Scale	1"=100'
Date	6-15-93
Field By	bb
Drawn By	bb
Drawing #	M 36 1399



01-172-A

R.C. 4

NW 33 A

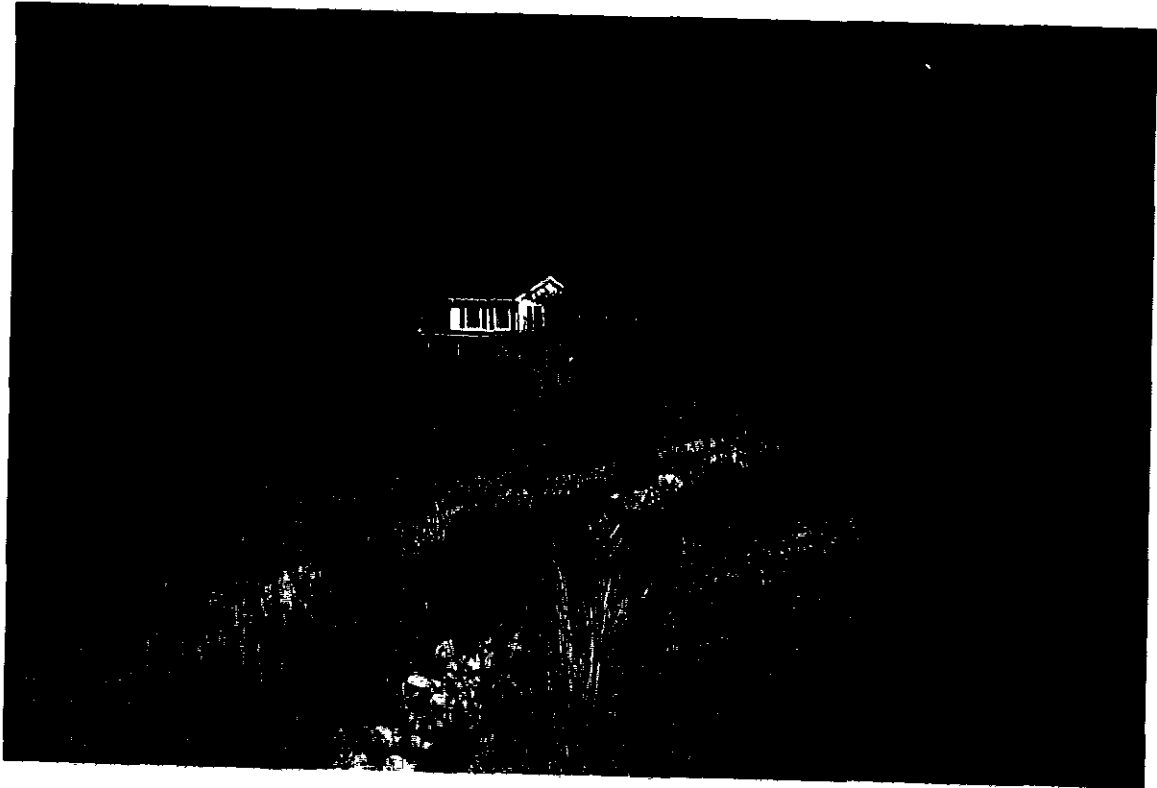
R.C. 2

STABLERSVILLE

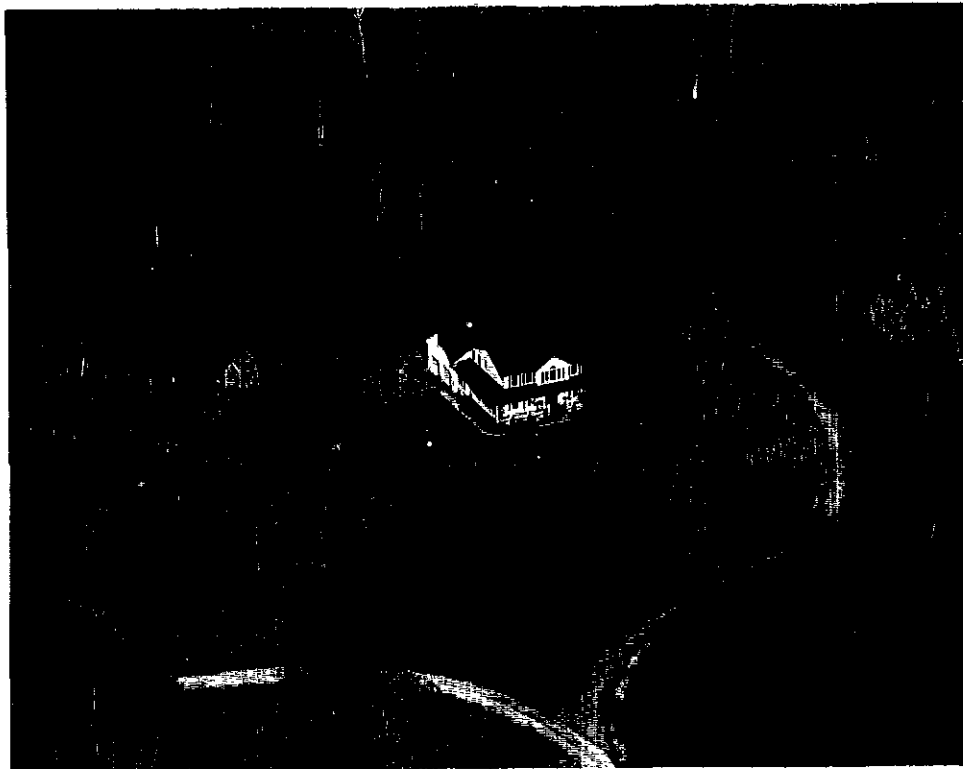
#172



01-172-A



01-172-A



01-172-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

STABLERSVILLE
01-172-A

SHEET

N. W.
33-A

#172