

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SWC Gorsuch and Reuter Roads		
8th Election District	*	DEPUTY ZONING COMMISSIONER
4th Councilmanic District		
(119 Gorsuch Road)	*	OF BALTIMORE COUNTY
Brenda Forbes	*	CASE NO. 01-521-A
Petitioner		

* * * * *

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, Brenda Forbes. The variance request is for property located at 119 Gorsuch Road in the Timonium area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 17 ft. in lieu of the required 18.75 ft. for a carport pursuant to Section 301 of the B.C.Z.R. 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.

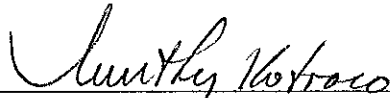
COPIES RECEIVED FROM FILING

Date 7/13/01
By J.P. 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 13th day of July 2001, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 17 ft. in lieu of the required 18.75 ft. for a carport pursuant to Section 301 of the B.C.Z.R., 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

DATE RECEIVED FOR FILING
DATE 7/13/01
BY R. J. JENNISON



Baltimore County
Zoning Commissioner

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

July 13, 2001

Ms. Brenda Forbes
119 Gorsuch Road
Timonium, Maryland 21093

Re: Petition for Administrative Variance
Case No. 01-521-A
Property: 119 Gorsuch Road

Dear Ms. Forbes:

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, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 119 Gorsuch Rd Timonium, MD.
which is presently zoned DR3.5

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) 304 ~~with the~~ section 304

~~as a basis and guide for our request.~~ 1802.3.B; BC2R. TO PERMIT
A SIDEYARD SETBACK OF 17 FT. IN LIEU OF THE REQUIRED
18.75ft FOR A CARPORT (301, BC2R)

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By gum Date 6.8.01

Estimated Posting Date 6.25.01

CASE NO. 01-521-A

SEP 9/15/01

ORDER RECEIVED FOR FILING

Date 7/13/01

By [Signature]

I, Brenda Forbes wish to attach a single story carport to my property at 119 Gorsuch Rd in Timonium. My lot is at the corner of Gorsuch Rd and Ruster Rd. I wish to construct a 18'-0" D x 22'-0" W open sided carport on the southwest ~~end~~ corner of my house. Due to the angle of my house on the property I will be over my side yard setback on one corner of the carport by 8'-0". The current setback is 25'-0". I am requesting a variance to have my side set back reduced to 17'-0".

The design of the carport will blend in with the architecture of the house and surrounding neighborhood. All items in Section 304.2 B will be considered in the design of the carport.

I want to provide a covered area for my cars so that I can access them in inclement weather without fear of falling. I am requesting a carport be approved vs. an enclosed garage so that it will appear to be less massive and unobstructive to my neighbors.

OMIT

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

119 Gorsuch Rd.
Address
Timonium MD.
City State Zip Code
21093

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):

I have a single story detached home at the corner of Gorsuch Rd and Reuter Rd. in Timonium. I wish to construct a 18'-0" D x 22'-0" W open sided carport on the southwest corner of my house. Due to the angle of my house on the property I will be over my side yard setback on one corner of the carport by 8'-0". The current setback is 25'-0". The design of the carport will blend in with the architecture of the house and surrounding neighborhood.

I want to provide a covered area for my cars so that I can access them in inclement weather without fear of falling. I am requesting a carport be approved as an enclosed garage so that it will appear to be less massive and unobstructive to my neighbors. Therefore I request a variance to my side setback to be reduced to 17'-0". 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.

Brenda L. Forbes
Signature

BRENDA L. FORBES
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Brenda L. Forbes

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

6-6-01
Date

Maryann J. Berger
Notary Public

My Commission Expires 10-1-2003

REU 09/15/98

● Zoning Description ●
FOR

119 GORSUCH ROAD

BEING THE PROPERTY LOCATED
ON THE SOUTHWEST CORNER OF
GORSUCH & REUTER ROADS.

PLAT BOOK 22 / folio 148, known
AS "YORKSHIRE".

E.D. 8.

C.D. 4

AREA: 12,400 ~~sq~~ APPROX.

521

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

521

No.

1731

DATE 6.8.01 ACCOUNT 01 CB-6150

AMOUNT \$ 50.00

RECEIVED B FORBES
FROM 119 Gorsuch T.

FOR (C/O) AD. VAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JKm.

PAID RECEIPT

PAYMENT ACTION TIME
6/08/2001 6/08/2001 11:32:00

MB02 CASHIER SWAT SWAT DRAWER 2

RECEIPT # 176611

5 520 ZONING VERIFICATION

001731

Recpt To

50.00

54.70 CK

.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: **01-521-A**
Petitioner/Developer: **Brenda Forbes**
Date of Closing: **7/9/01**

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

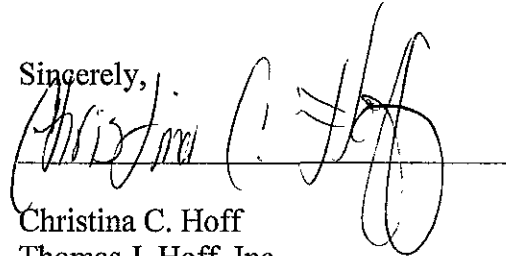
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

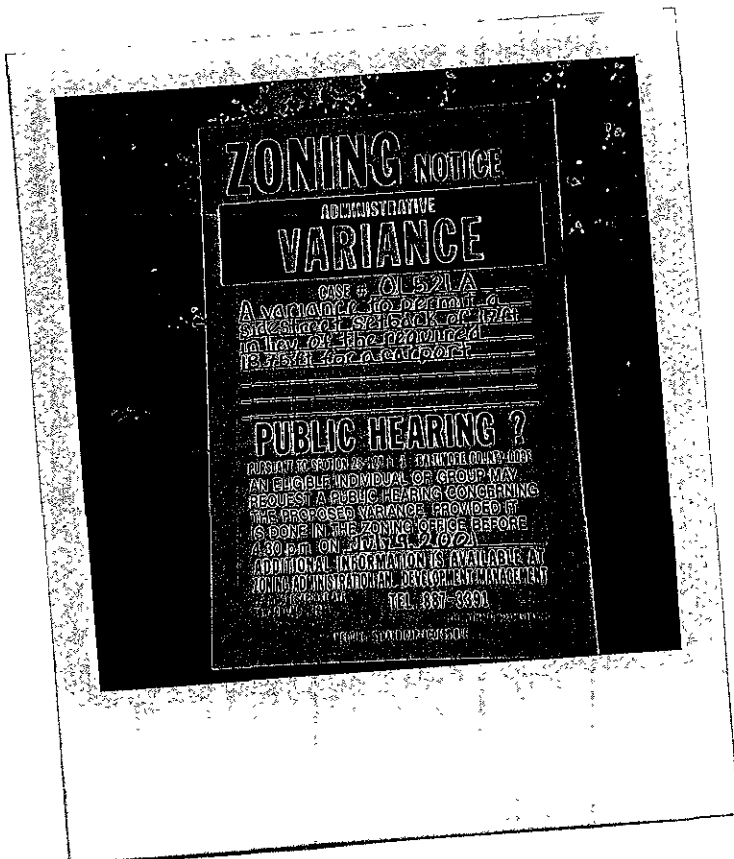
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **119 Gorsuch Rd.**

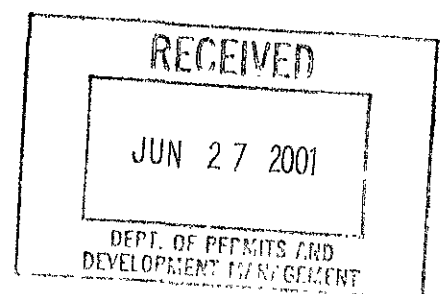
The sign(s) were posted on **6/21/01**.

Sincerely,



Christina C. Hoff
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668





RECEIVED

JUN 27 2001

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 521 -A

Address 119 GORSUCH RD.

Contact Person: J. Mewer
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6-8-01

Posting Date: 6-25-01

Closing Date: 7-9-01

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- 521 -A

Address 119 GORSUCH RD.

Petitioner's Name BRENDA FORBES

Telephone 410-218-4518

Posting Date: 6-25-01

Closing Date: 7-9-01

Wording for Sign: A VARIANCE
To Permit A SIDE STREET SETBACK OF 17 ft.

IN LIEU OF THE REQUIRED 18.75 ft. FOR A
CARPORT.

Brenda G. Forbes



Baltimore County
Department of Permits and
Development Management

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

July 11, 2001

Brenda Forbes
119 Gorsuch Road
Timonium MD 21093

Dear Ms. Forbes:

RE: Case Number: 01-521-A, 110 Gorsuch Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 8, 2001.

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.
GDZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 9, 2001
Item Nos (521) 522, 524, 525, and 538

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 10, 2001

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 2, 2001

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:

521, 522, 523, 524, 525 and 538

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

cc: File

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

AV
7/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 2, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-521

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: 6.29.01

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

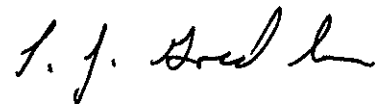
RE: Baltimore County
Item No. 521 JCM

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

NOTES:

- 1) B.R.L. Information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone Information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unknown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy: 1/4"

SITE PLAN FOR
ADMINISTRATIVE
VARIANCE.

ZONING: DR 3.5

CBCA: NO

NO PRIOR HEARINGS

H₂O/SEWER: PUBLIC

ZONING: DR 3.5; NE-13A

OWNER: BRENDA FORBES

DISTRICTS: 8C4

LOT SIZE: 12,400 ± APPROX.

Subject property is shown in Zone C
on the FIRM Map of Baltimore County,
Maryland on Community Panel

2400 10 0265 B Effective March 2, 1981

GORSUCH ROAD

50' r/w

N 73°46'30" E 78.17'

35'±

35' B.R.L.

N 16°13'30" W 145.00'

REUTER ROAD

50' r/w

SET-
BACK
17'±

R=1200.00'

A=122.150'

25'±
22.6'
25.4'
23.9'
14.0'
24.1'

25'±

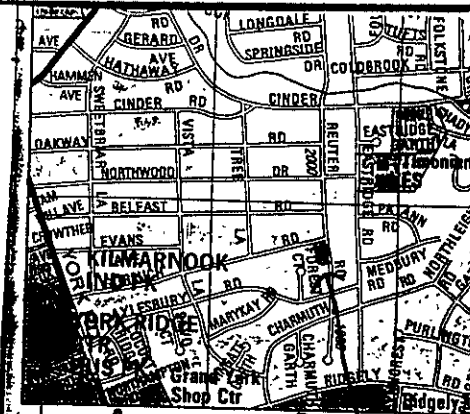
B.R.L.

S 73°46'30" W 80.32'

10

9

NOTE: FENCE APPEARS TO BE LYING AS SHOWN.



1" = 2000'

SITE

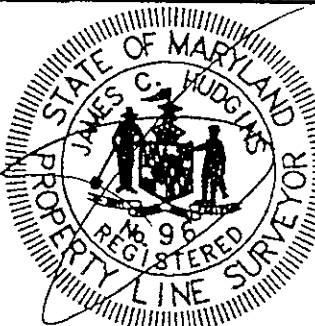


521

Det. #1
P.L.

This is to certify that I have surveyed the property shown hereon,
being known as Lot-10, Blk. "C", as shown on the Plat of:
"Plat-4, Addition to Yorkshire"
recorded among the land records of Baltimore County,
Maryland in Plat Book 22, folio 148
for the purpose of locating the improvements thereon.

- * This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- * This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- * This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



J. Carl Hudgins PLS #96

LOCATION DRAWING

119 Gorsuch Road
Baltimore County, Maryland
Election District - 8

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410) 442-2031
Fax No. (410) 442-1315

Scale: 1" = 30'
Date: 2-22-01
Field By: M.R.H.
Drawn By: M.R.H.
Drawing # 11637-TIM



Subject Property

119 Gorsuch Road

Timonium, MD 21093

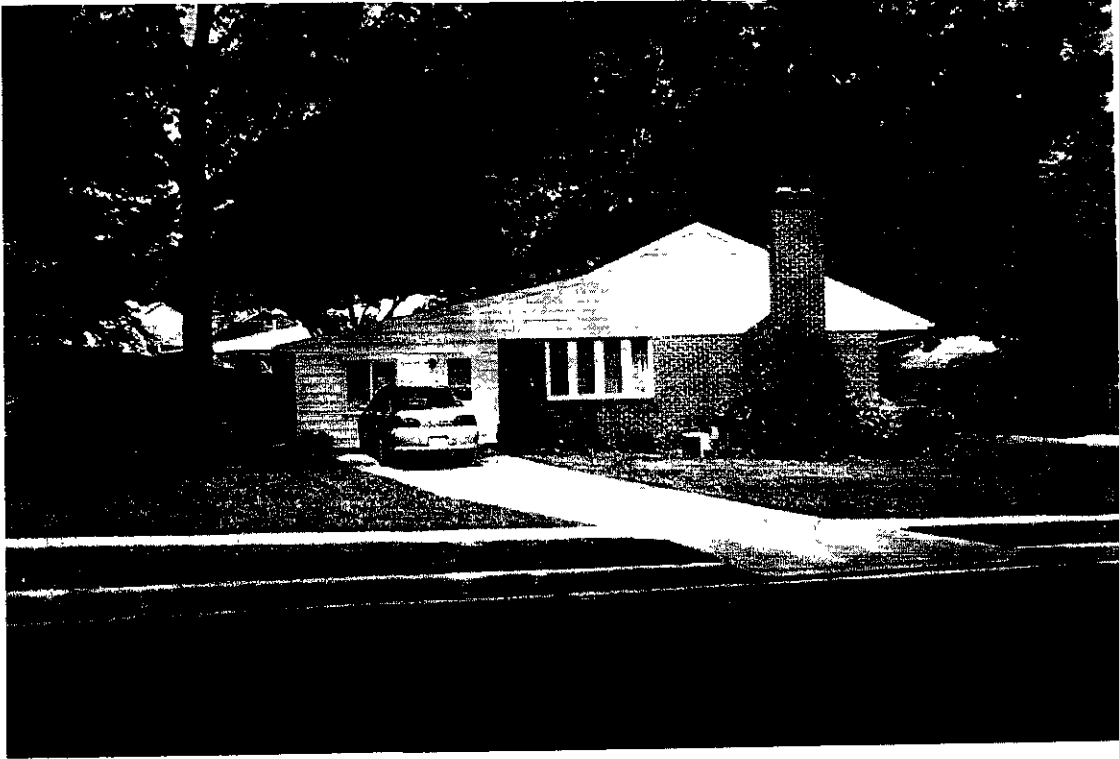
Subject Property

119 Gorsuch Road

Timonium, MD 21093



Item# 521

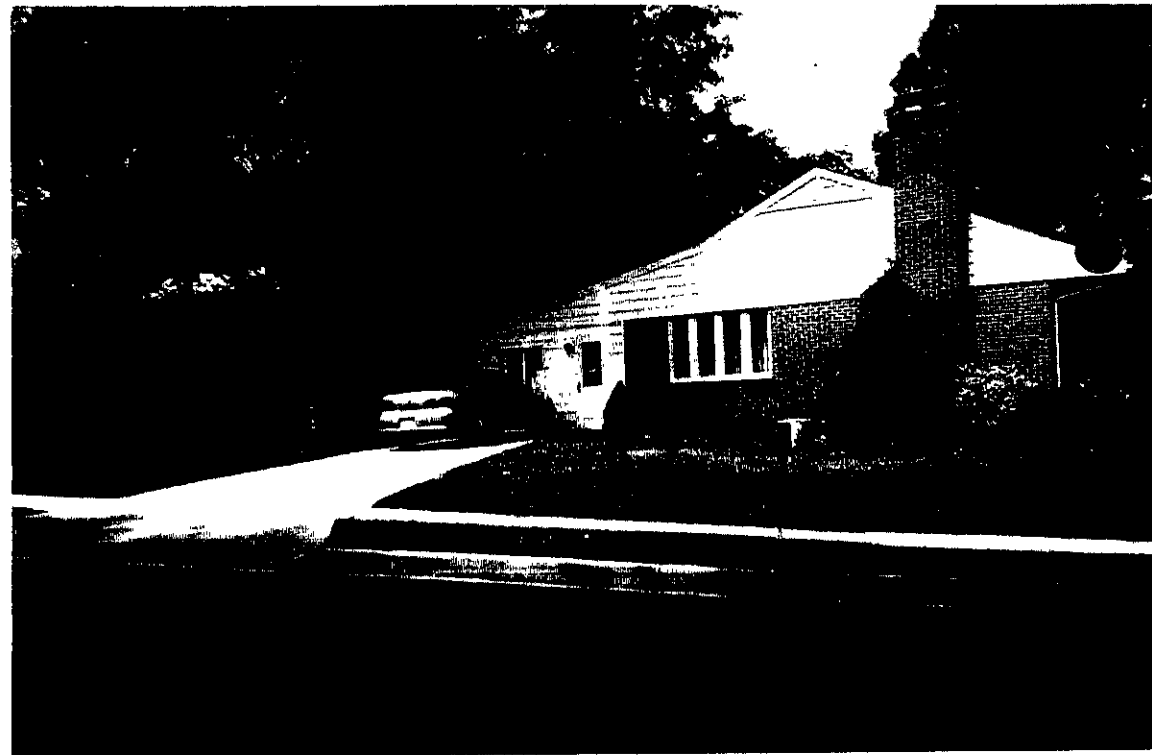


Subject Property

119 Gorsuch Road

Timonium, MD 21093

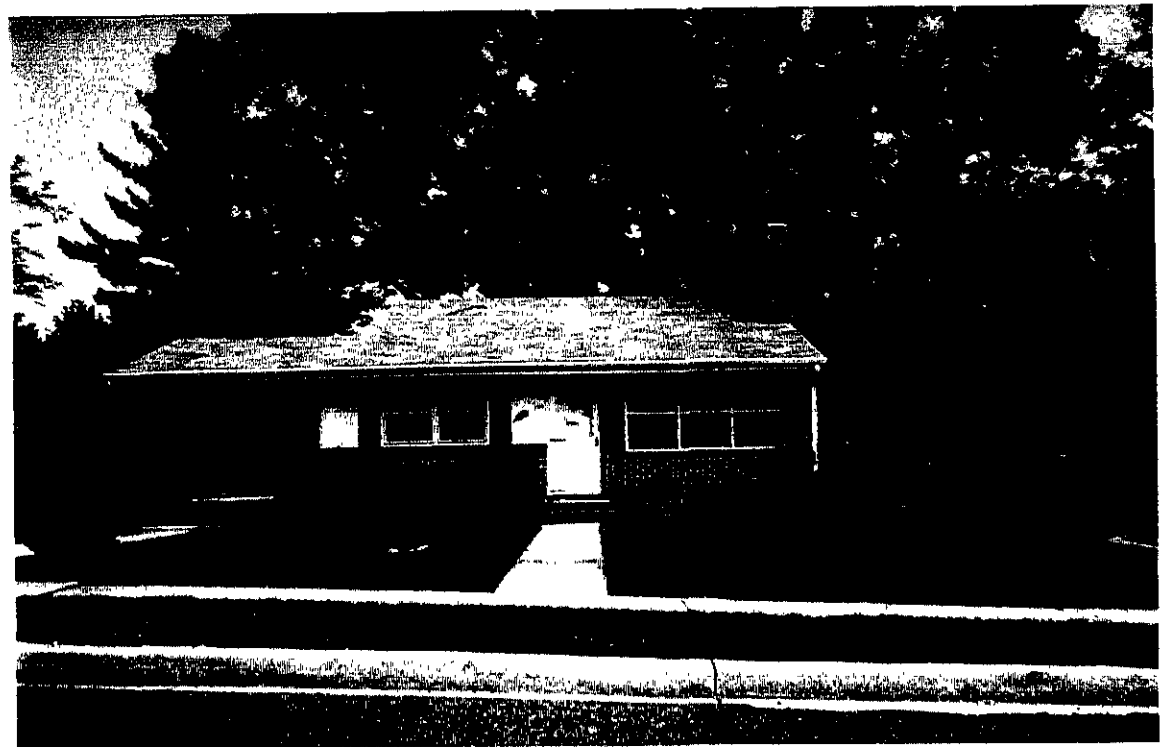
Subject Property
119 Gorsuch Road
Timonium, MD 21093

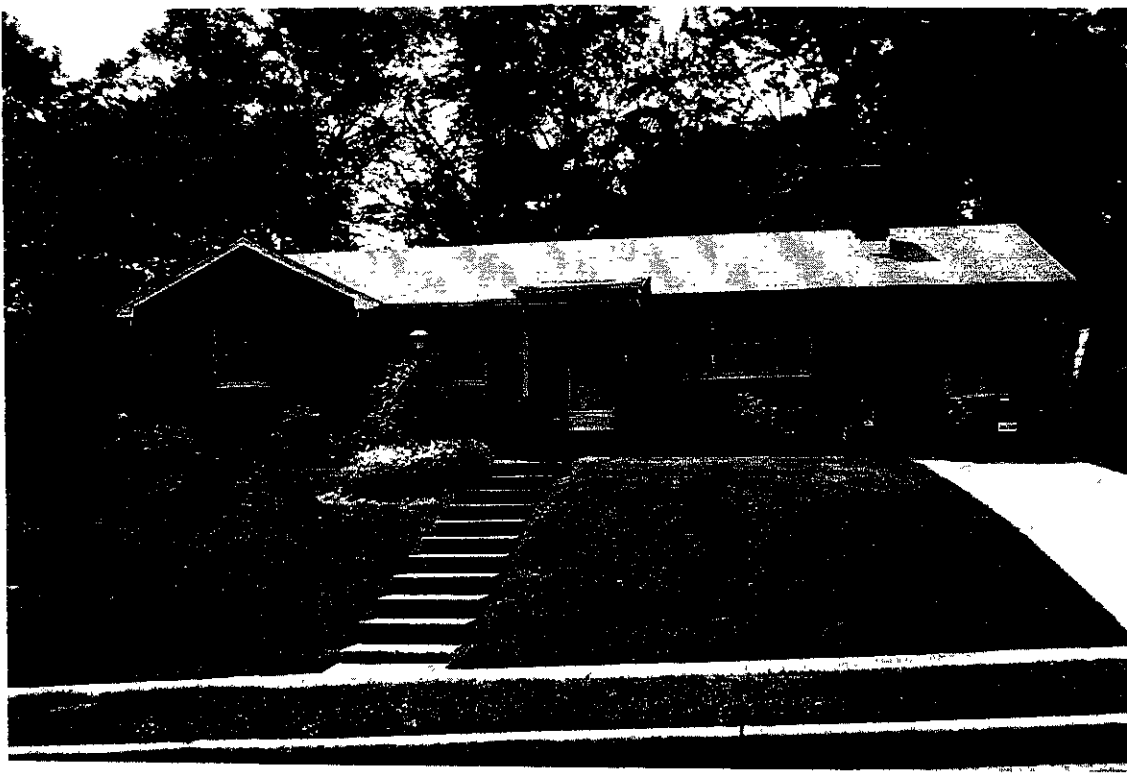




Property on
Gorsuch Road
with Carport

Property on
Gorsuch Road
with Carport





Property ON
GORSUCH ROAD
with CARPORT



Property ON
GORSUCH ROAD
with CARPORT



Property ON
GORSUCH ROAD
WITH CARPORT

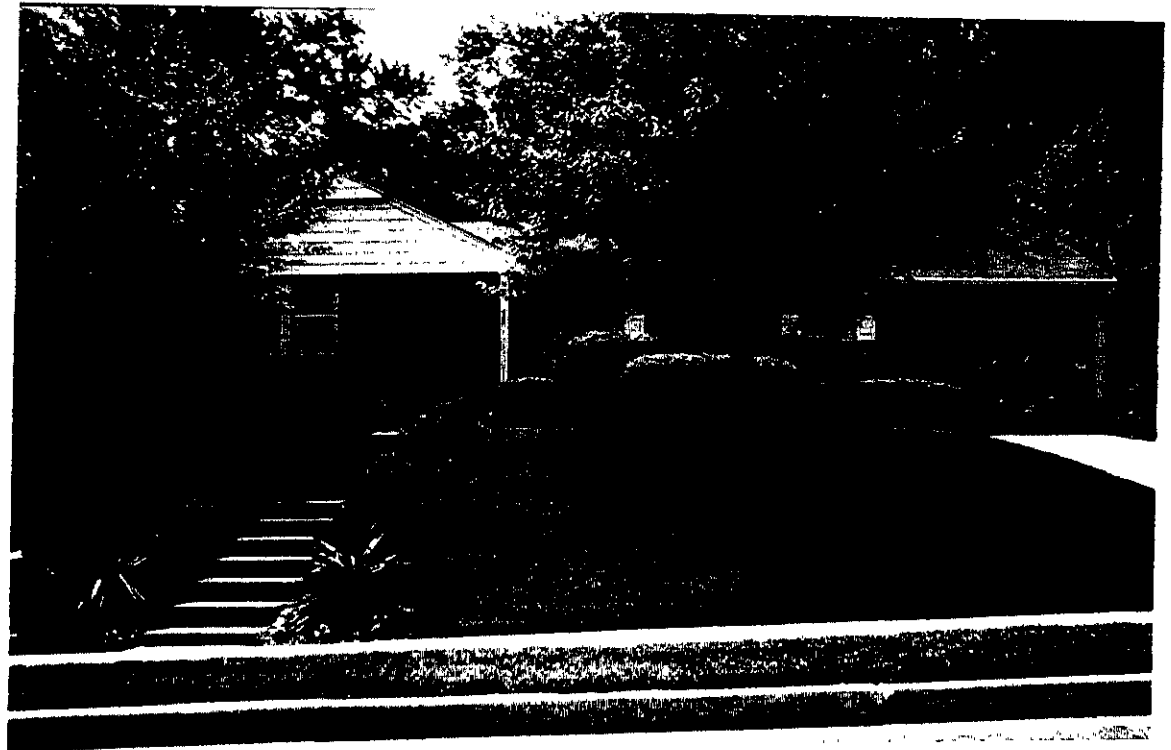
Property ON
GORSUCH ROAD
WITH CARPORT

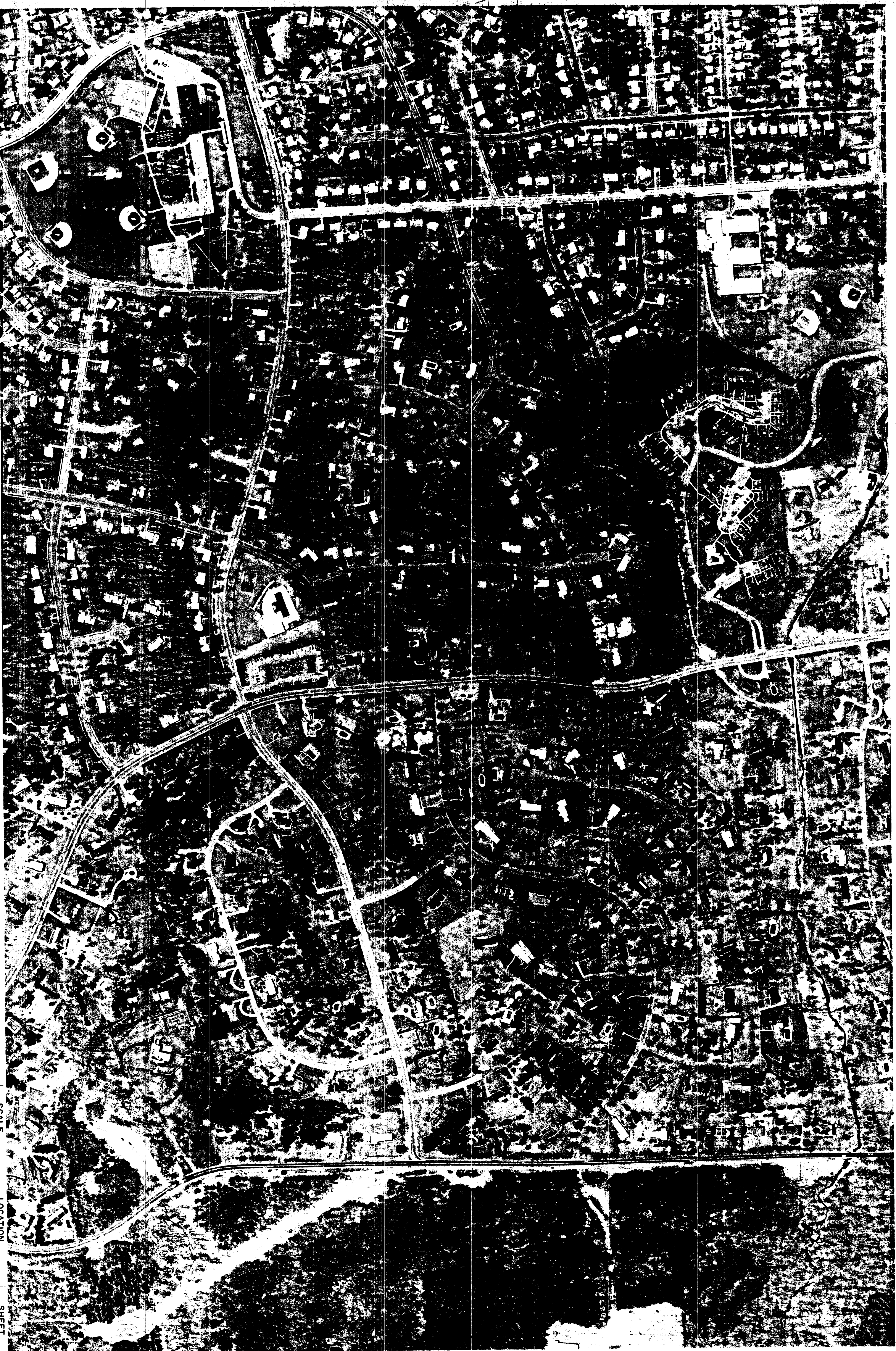




Property ON
Gorsuch Road
with Carport

Property ON
Gorsuch Road
with Carport

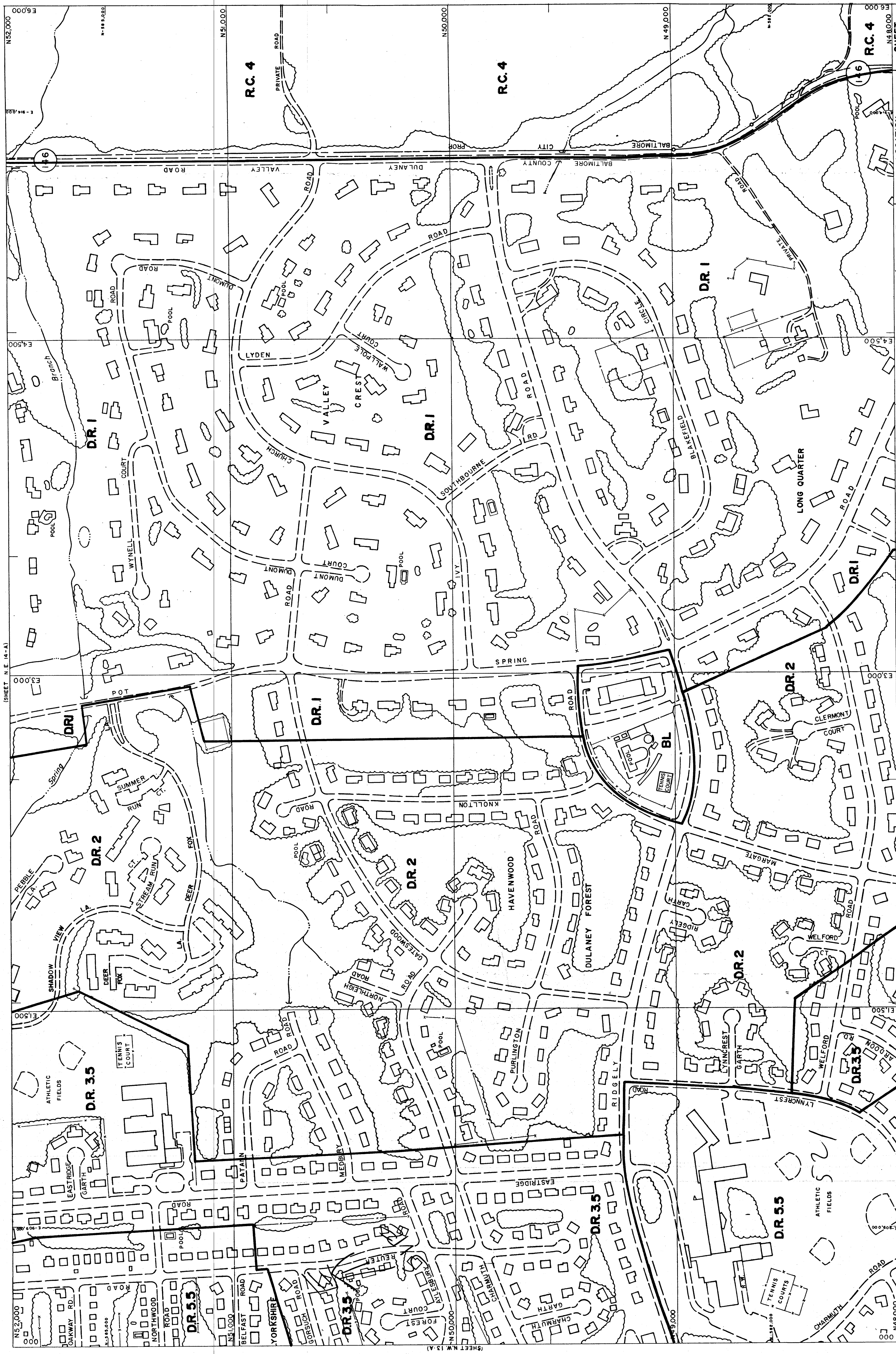




PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		LONG QUARTER TIMONIUM	NE 13-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,
James B. Bateman
Chairman, County Council

S-NE R-NW
S-SE R-SW
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE	LOCATION	SHEET
1" = 200' ±	LONG QUARTER	NE
DATE OF PHOTOGRAPHY JANUARY 1986	TIMONIUM	13-A