

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE – SW/S Black Rock Road,
across from Grace Road * ZONING COMMISSIONER
(4673 Black Rock Road)
5th Election District * OF BALTIMORE COUNTY
3rd Council District *
Case No. 02-142-SPHA
Stanley Mazaroff and Nancy Lee Dorman
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Stanley Mazaroff and Nancy Lee Dorman. The Petitioners request a special hearing to approve the use of an existing accessory structure (barn) as a private art gallery and for occasional guest quarters. In addition, the Petitioners request a variance from Section 1A01.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 35 feet in lieu of the maximum allowed 15 feet for an existing barn. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Stanley Mazaroff and Nancy Lee Dorman, property owners, and Bruce E. Doak, Registered Property Line Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

The subject property is an irregular shaped parcel located on the south side of Black Rock Road, across from its intersection with Grace Road in Hampstead. The surrounding neighborhood is rural in character and dominated by agricultural uses. The subject property contains a gross area of 85.25 acres, more or less, zoned R.C.2 and is improved with a two-story stone dwelling, a one-story wood shed, and a 32' x 66' barn, which is the subject of the instant request. The bulk of the property is unimproved and contains woods, pastures and open fields in which crops are farmed. In fact,

ORDER RECEIVED FOR FILING

Date

By

although Mr. Mazaroff and Ms. Dorman do not personally farm their property, they lease acreage to an adjacent farmer (Donald E. Cole), who apparently has farmed the subject property for many years. The Petitioners have owned the property since 1990 and recently entered the property into Maryland's Rural Legacy Program. They have no intention of subdividing or developing the property in any manner and will continue the agricultural use thereof.

As noted above, the Petitions filed relate to the existing barn. This structure was built in approximately 1870 and has fallen into a state of disrepair, as evidenced in photographs submitted at the hearing. The Petitioners propose to rehabilitate the building and use same as an art gallery and as occasional guest quarters. Interestingly, the original stone walls shown in photographs of the site will be retained and the foundation will be shored up; however, the construction of a glass interior around the entire perimeter of the barn is proposed. The Petitioners desire to maintain the original character of the barn while making same a useable structure. In this regard, it is to be noted that the barn has not been used to support the agricultural uses on the property for many years. A letter written by Mr. Cole and submitted at the hearing indicates that use of the barn is not necessary to farm the land. In fact, as shown on the site plan, the barn is located on a grade and near the Petitioners' dwelling.

In terms of its proposed use, the Petitioners are active in the art community and apparently have accumulated a number of paintings and similar works. They wish to utilize the barn as an art gallery and rehabilitate same so that these works of art can be properly displayed. This is a private art collection and will not be open to the public. The Petitioners also propose that a small area of the barn be converted to provide guest quarters. These quarters would be occupied on an occasional basis by family and friends of the Petitioners and will not be leased.

Based upon the testimony and evidence presented, I am easily persuaded to grant the relief requested. The Petitioners' interest in preserving the rural character of the land is clearly shown by their enrollment of their property into the Rural Legacy Program. There is no intent to diminish the character of the property and the use proposed will not alter the agricultural nature of the land or be detrimental to the surrounding locale. I applaud the Petitioners' efforts and their proposal to retain and rehabilitate the barn for a reasonable and non-commercial purpose.

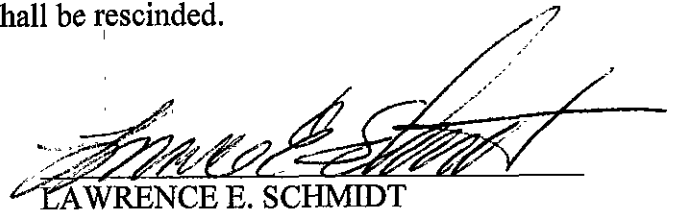
ORDER REQUIRED FOR FILING
Date 12/16/11
By [Signature]

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

6th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of December 2001 that the Petition for Special Hearing to approve the use of an existing accessory structure (barn) as a private art gallery and for occasional guest quarters, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A01.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure height of 35 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/6/01
By [Signature]



Baltimore County
Zoning Commissioner

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

December 6, 2001

Mr. Stanley Mazaroff
Ms. Nancy Lee Dorman
1329 Park Avenue
Baltimore, Maryland 21217

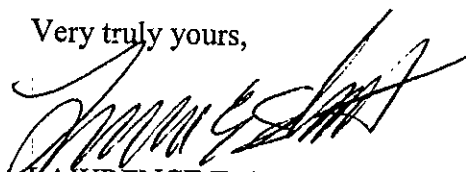
RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SW/S Black Rock Road, across from Grace Road
(4673 Black Rock Road)
5th Election District – 3rd Council District
Stanley Mazaroff & Nancy Lee Dorman - Petitioners
Case No. 02-142-SPHA

Dear Mr. Mazaroff & Ms. Dorman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Bruce E. Doak, Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Towson, Md. 21286
People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4673 Black Rock Road

which is presently zoned R.C. 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

TO PERMIT AN ACCESSORY STRUCTURE TO BE USED BY
THE OWNER AS A PRIVATE ART GALLERY AND
OCCASIONAL GUEST QUARTERS.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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):

Stanley Mazaroff

Name - Type or Print _____

Signature Stanley Mazaroff _____

Nancy Lee Dorman

Name - Type or Print _____

Signature Nancy Lee Dorman _____

1329 Park Avenue 410
Address 1669-6268
Telephone No. _____

Baltimore MD 21217

City _____ State _____ Zip Code _____

Representative to be Contacted:

Brian Dietz

Gerhold, Cross & Etzel, Ltd.

Name _____

320 E. Towsontown Blvd. #100 410
Address 823-4470
Telephone No. _____

Towson MD 21286

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING —

Reviewed By JL Date 10/04/01

ORDER RECEIVED FOR FILING

Date 10/15/98
By [Signature]

Case No. 02 142 SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4673 Black Rock Road

which is presently zoned R.C. 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)

1A01.3 - TO PERMIT AN EXISTING ACCESSORY STRUCTURE TO
HAVE A HEIGHT OF 35' IN LIEU OF THE REQUIRED 15'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) To Be Discussed at the Hearing

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):

Stanley Mazaroff

Name - Type or Print

Signature

Nancy Lee Dorman

Name - Type or Print

Signature

410

1329 Park Avenue

669-6268

Address

Telephone No.

Baltimore

MD 21217

City

State

Zip Code

Representative to be Contacted:

Brian Dietz

Gerhold, Cross & Etzel, Ltd.

Name

410

320 E. Towsontown Blvd. #100

823-4470

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 10/04/01

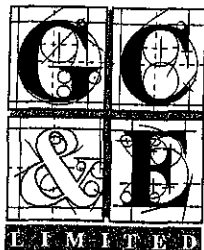
ORDER RECEIVED FOR FILING

Date

By

Case No. 02 142 SPHA

R20 9/15/98



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Suite 100 • 320 East Towson Town Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

142

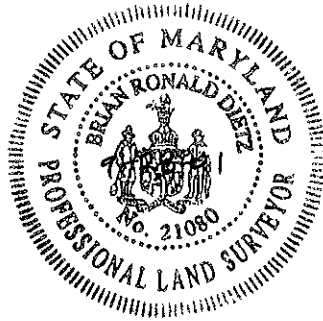
September 25, 2001

**ZONING DESCRIPTION
4673 BLACK ROCK ROAD
MAZAROFF & DORMAN PROPERTY
FIFTH ELECTION DISTRICT AND
THIRD COUNCILMANIC DISTRICT OF
BALTIMORE COUNTY, MARYLAND**

Beginning for the same on the southwest side of Black Rock Road at the intersection of the prolongation southwesterly of the centerline of Grace Road with the southwest side of Black Rock Road, thence running and binding on the southwest side of Black Rock Road and referring the courses and distances of this description to the deed of the herein petitioners Mazaroff and Dorman and recorded among the Land Records of Baltimore County in Liber S.M. No. 14528 folio 454, (1) South 68 degrees 34 minutes East 8.00 feet, more or less, thence leaving the said Black Rock Road and binding on the land of the herein petitioner the thirty- one following courses and distances, viz: (2) South 05 degrees 52 minutes West 335.90 feet, (3) South 17 degrees 21 minutes West 111.40 feet, (4) South 11 degrees 14 minutes West 538.24 feet, (5) South 51 degrees 18 minutes West 643.95 feet, (6) South 38 degrees 48 minutes West 305.50 feet, (7) South 42 degrees 04 minutes West 200.56 feet, (8) South 56 degrees 36 minutes West 331.00 feet, (9) South 45 degrees 10 minutes West 247.90 feet, (10) North 49 degrees 50 minutes West 82.50 feet, (11) South 49 degrees 07 minutes West 231.32 feet, (12) South 34 degrees 20 minutes West 198.00 feet, (13) South 42 degrees 35 minutes West 264.00 feet, (14) South 29 degrees 50 minutes West 198.00 feet, (15) South 35 degrees 20 minutes West 231.00 feet, (16) North 35 degrees 57 minutes West 297.00 feet, (17) North 34 degrees 12 minutes West 775.50 feet, (18) North 25 degrees 12 minutes West 264.00 feet, (19) North 12 degrees 29 minutes West 240.43 feet, (20) North 32 degrees 09 minutes West 215.07 feet, (21) North 55 degrees 41 minutes East 737.22 feet, (22) North 41 degrees 06 minutes East 464.80 feet, (23) South 61 degrees 08 minutes East 391.00 feet, (24) North 36 degrees 21 minutes East 807.00 feet, (25) South 43 degrees 28 minutes East 763.80 feet, (26) North 64 degrees 21 minutes East 289.66 feet, (27) South 32 degrees 36 minutes East 219.15 feet, (28) North 50 degrees 51 minutes East 86.20 feet, (29) North 47 degrees 27 minutes East 358.70 feet, (30) North 39 degrees 51 minutes East 67.80 feet, (31) North 17 degrees 21 minutes East 103.80 feet, and (32) North 05 degrees 52 minutes East 341.51 feet to the southwest side of the said Black Rock Road, thence running and binding on southwest side of said road, (33) South 68 degrees 34 minutes East 12.73 feet to the place of beginning.

Containing 85.25 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



Brian Dietz

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 10/04/01 ACCOUNT JL 1A2 No. 066 001006 6150

AMOUNT \$ 100.00

RECEIVED FROM: MAZIE - F (50.00) SPHA (50.00)

FOR: ELI - RES, SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
1000/000 10/04/2001 11:11:00
RECEIVED BY CASHIER 0005 LEO BRANER
RECEIPT 11194
DATE 10/04/2001
BY 0005 LEO BRANER
OFFICE OF BUDGET & FINANCE
BALTIMORE COUNTY, MARYLAND

PAID TO
100.00
100.00
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows.

Case: #02-142-SPHA

4673 Black Rock Road

S/W side of Black Rock Road, Opposite Grace Road

5th Election District -- 3rd Councilmanic District

Legal Owner(s): Stanley Mazaroli & Nancy Lee Dorman

Special Hearing: to permit an accessory structure to be used by the owner as a private art gallery and occasional guest quarters. **Variance:** to permit an existing accessory structure to have a height of 35 feet in lieu of the required 15 feet.

Hearing: Wednesday, December 5, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/11/65 Nov. 20

C507515

CERTIFICATE OF PUBLICATION

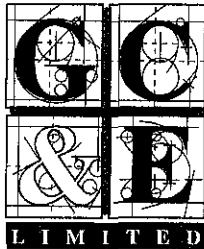
11/21/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/20/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



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Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 02-142-SPHA
PETITIONER/DEVELOPER:
Stanley Mazaroff & Nancy Lee
Dorman
DATE OF HEARING:
December 5, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION:

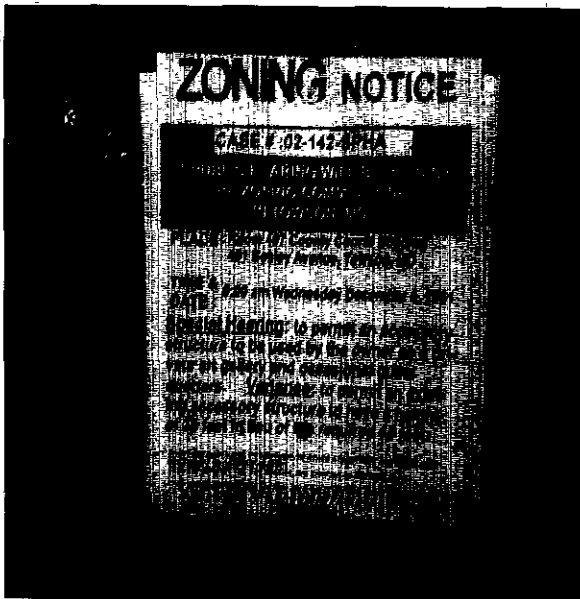
Southwest side of Black Rock Road, opposite Grace
Road

DATE: November 19, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON: November 18, 2001

CERTIFICATE OF POSTING

RE: Case No.: 02-142-SPHA

Petitioner/Developer: _____

Stanley Mazaroff & Nancy Lee Dirman

Date of Hearing/Closing: 12-5-01

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:

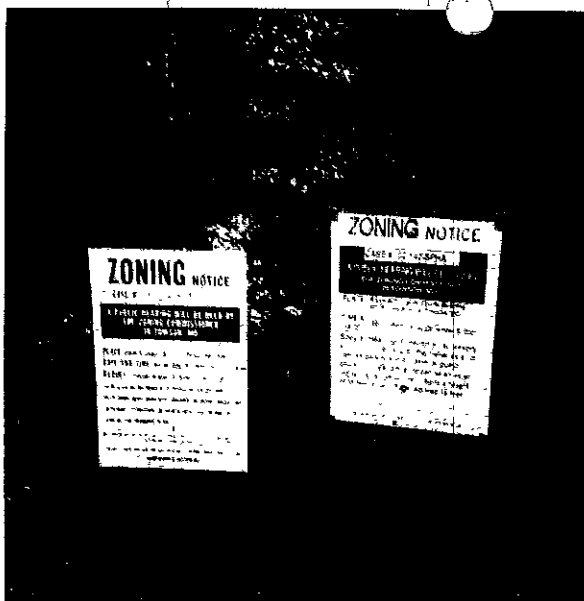
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4673 Black Rock Rd.

Hampstead, MD 21074

The sign(s) were posted on

November 20, 2001

(Month, Day, Year)



Sincerely,

Stacy Gardner 11/21/01
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

↑ Installed
by Shannon-Baum

**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: 02-142-SPHA
Petitioner: STANLEY MAZAROFF, NANCY LEE DORMAN
Address or Location: 4673 BLACK ROCK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: STANLEY MAZAROFF
Address: 1320 PARK AVENUE
BALTIMORE MD 21217
Telephone Number: 410-669-6268

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 20, 2001 Issue – Jeffersonian

Please forward billing to:
Stanley Mazaroll
1329 Park Avenue
Baltimore MD 21217

410 669-6268

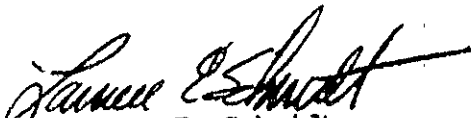
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-142-SPHA
4673 Black Rock Road
S/W side of Black Rock Road, Opposite Grace Road
5th Election District – 3rd Councilmanic District
Legal Owners: Stanley Mazaroll & Nancy Lee Dorman

Special Hearing to permit an accessory structure to be used by the owner as a private art gallery and occasional guest quarters. Variance to permit an existing accessory structure to have a height of 35 feet in lieu of the required 15 feet.

HEARING: Wednesday, December 5, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT C.D.2
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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 9, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-142-SPHA
4673 Black Rock Road
S/W side of Black Rock Road, Opposite Grace Road
5th Election District – 3rd Councilmanic District
Legal Owners: Stanley Mazaroll & Nancy Lee Dorman

Special Hearing to permit an accessory structure to be used by the owner as a private art gallery and occasional guest quarters. Variance to permit an existing accessory structure to have a height of 35 feet in lieu of the required 15 feet.

HEARING: Wednesday, December 5, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon CDZ
Director

C: Stanley Mazaroll & Nancy Lee Dorman, 1329 Park Avenue, Baltimore 21217
Brian Dietz, Gerhold Cross & Etzel Ltd, 320 E Towsontown Blvd, # 100,
Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 20, 2001**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 30, 2001

Stanley Mazaroff
Nancy Lee Dorman
1329 Park Avenue
Baltimore MD 21217

Dear Mr. Mazaroff & Ms Dorman:

RE: Case Number: 02-142-SPHA, 4673 Black Rock Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 4, 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.

W. Carl Richards, Jr. G.D.Z.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Brian Dietz, Gerhold Cross & Etzel Ltd, 320 E Towsontown Blvd, #100,
Towson 21286
People's Counsel

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 30, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2001
Item Nos. 136, 137, 138, 139, 140, 141,
~~142~~, 143, 144, 145, 146, 147, 148, 149,
and 160

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

RWB:HJO:jrb

cc: File

ZAC-11-13-2001-NO COMMENT ITEMS-11302001



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

November 8, 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: Stanley Mazaroff & Nancy Lee Dorman

Location: DISTRIBUTION MEETING OF November 5, 2001

Item No. [REDACTED]

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.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor *TGT*

DATE: 1/02/02

SUBJECT: Zoning Item 142
Address 4673 Black Rock Road

Zoning Advisory Committee Meeting of 11/05/01

Comments

Use of the guest quarters must be limited to 15 days a year and it is required that this be reported on an annual basis.

Reviewer: Wally Lippincott

Date: 1/02/02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd G. Taylor *767*
DATE: 1/04/02
SUBJECT: Zoning Item 142
Address 4673 Black Road

Zoning Advisory Committee Meeting of 11/05/01

Should plumbing be proposed for the barn, soil evaluations will be required.
Please contact ground water management for more information.

Reviewer: Sue Farinetti

Date: 1/04/02

As
12/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 13, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-142, 02- 143, 02-144 AND 02-149**

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

14

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: 11.9.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 112

JL

Dear Mr. Zahner:

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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
4673 Black Rock Road
S/W side of rd opposite Grace Rd
5th Election District, 3rd Councilmanic

Legal Owners: Stanley Mazaroff & Nancy Lee Dorman
Petitioner(s)

12/15

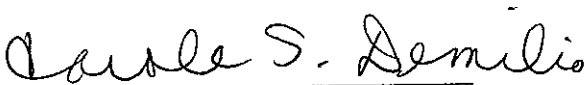
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-142-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of November, 2001 a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, Gerhold, Cross & Etzel, 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE E. DAVE GERHOLD CROSS & ETZEL 320 E. TOWNSHIP BLVD TOWSON MD 21286

STANLEY MAZAROFF

1329 PARK AVE BALTIMORE MD 21217

NANCY DORMAN

1329 PARK AVE BALTIMORE MD 21217



Donald E. Cole
5030 Black Rock Road
Baltimore County, Maryland
November 30, 2001

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave. Towson, Maryland 21204

Re: Case # 02-142-SPHA
Stanley Mazaroff and Nancy
Dorman, 4673 Black Rock
Road

Dear Sir or Madam:

I own a farm located at 5030 Black Rock Road, which is next to the farm, known as Timber Ridge Farm, owned by Stanley Mazaroff and Nancy Dorman. For over 10 years, I have leased most of Timber Ridge Farm and farmed this property, and I continue to do so. I raise corn and soybeans on this property, and I keep cows in the pastures.

There is an old barn on the property that is close to the main residence. For over ten years, I have not used this barn in connection with my work on the farm. The barn is not needed to farm this property.

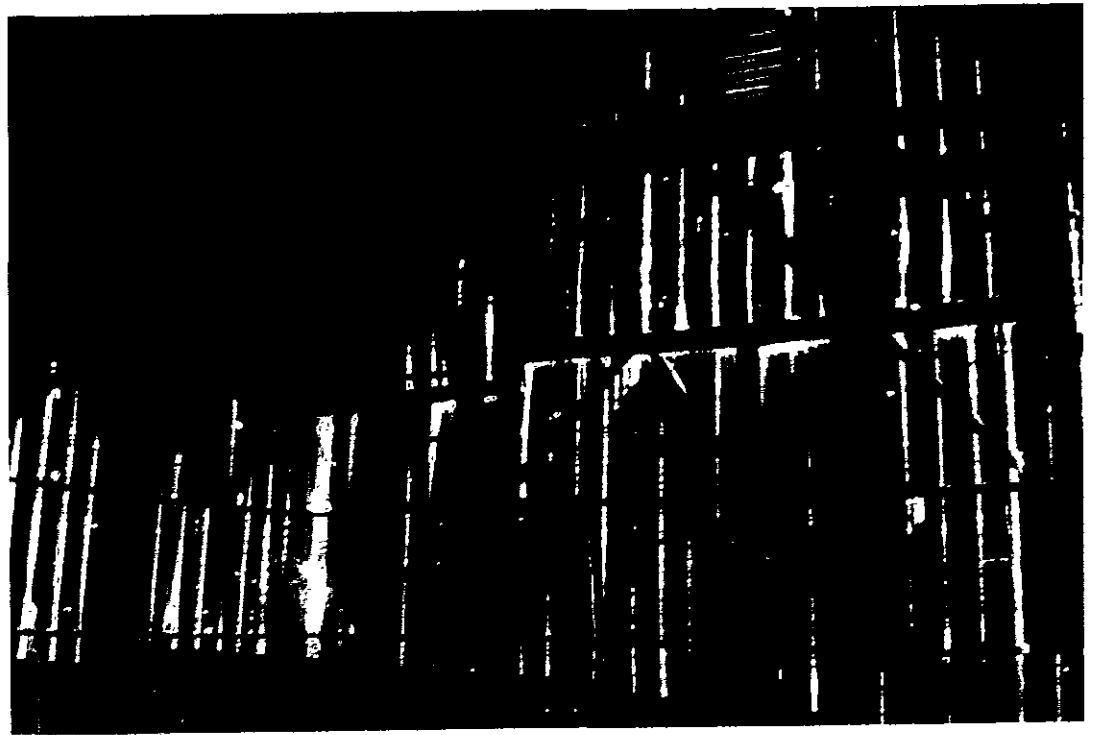
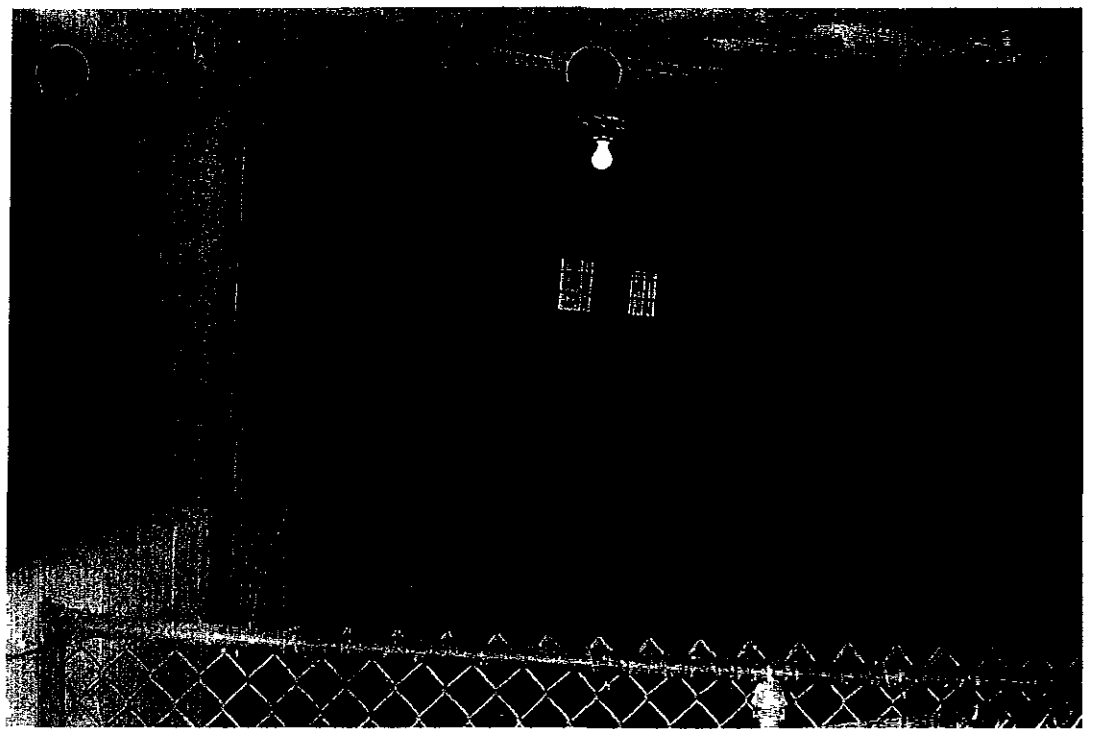
I am familiar with the present plan to renovate the barn, and I have no objection to it. The barn appears to be falling down and needs to be restored, and the restoration will not interfere with the ability to farm this property.

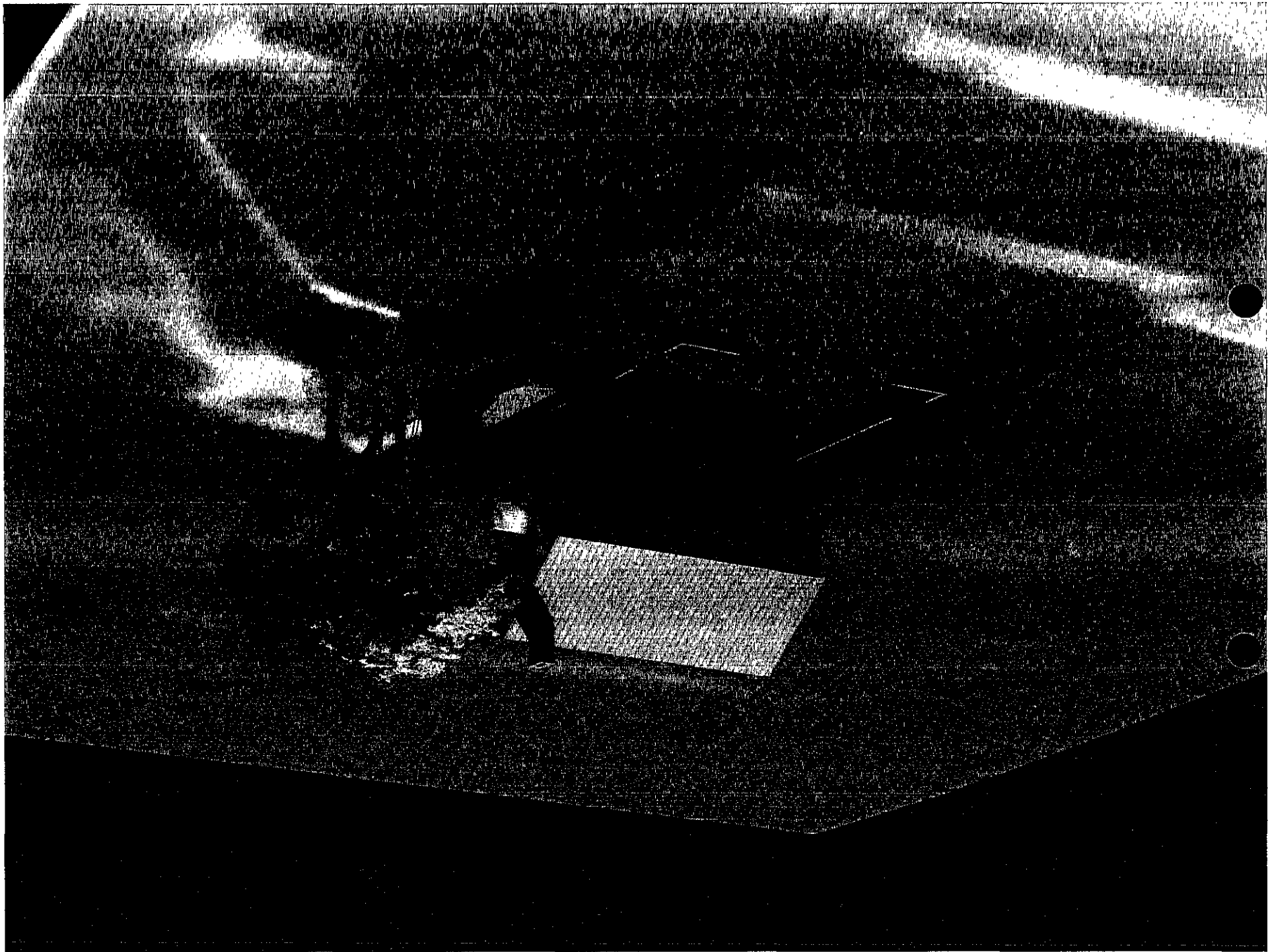
For all of these reasons, I support the petition to obtain a zoning variance to enable Stanley Mazaroff and Nancy Dorman to use the barn for purposes other than farming.

Sincerely,


Donald E. Cole





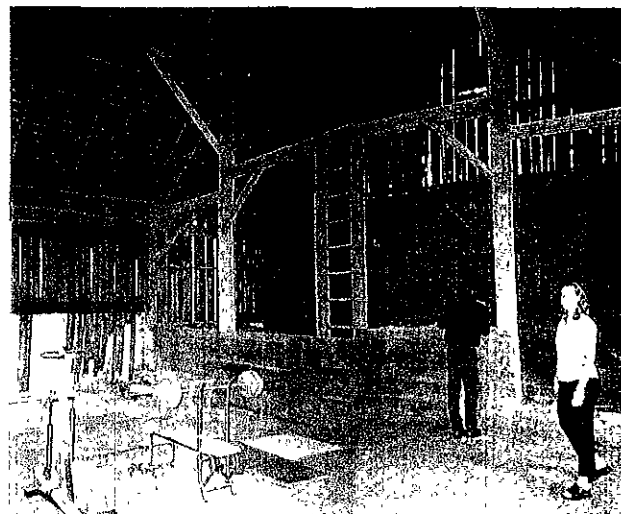




Mazaroff Barn

TEN W Architects

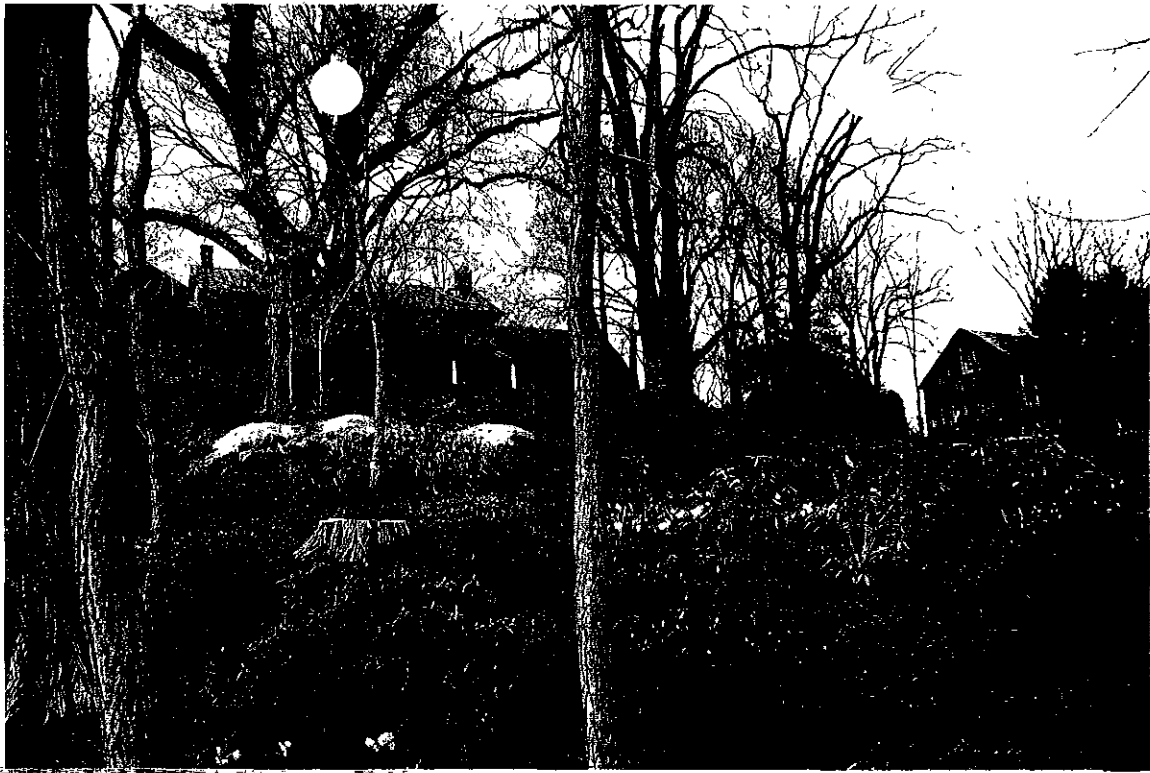
12/06/00



Mazaroff Barn

TEN W Architects

12/06/00



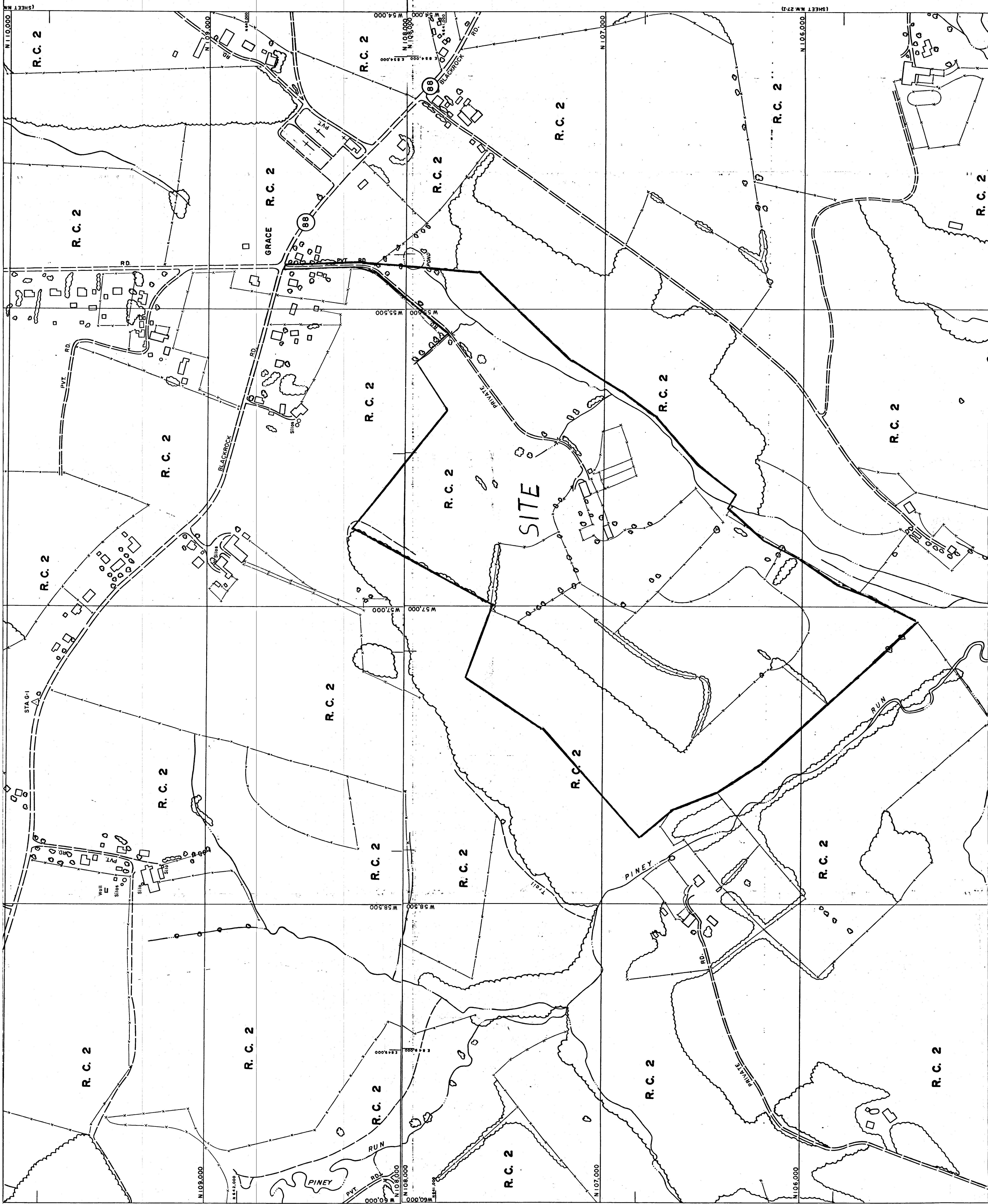


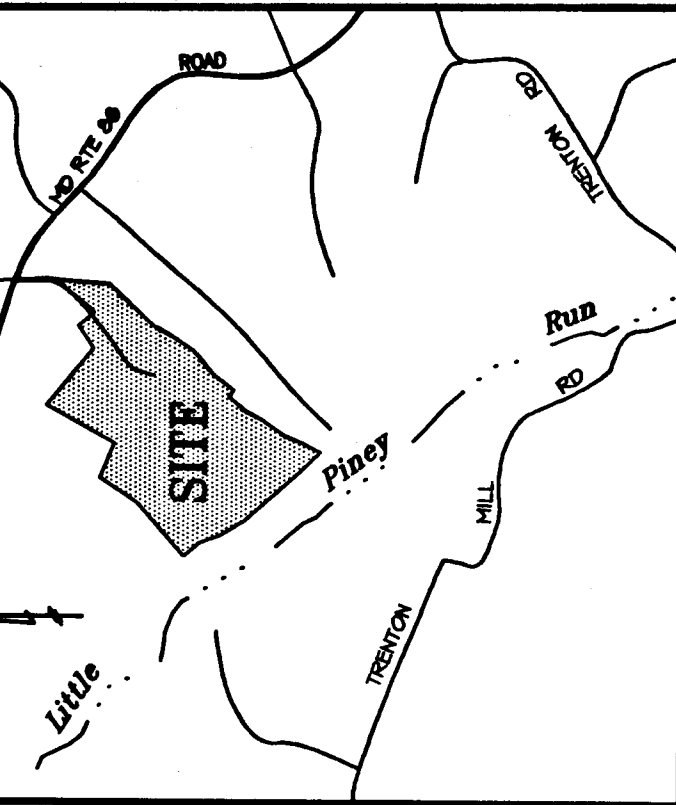




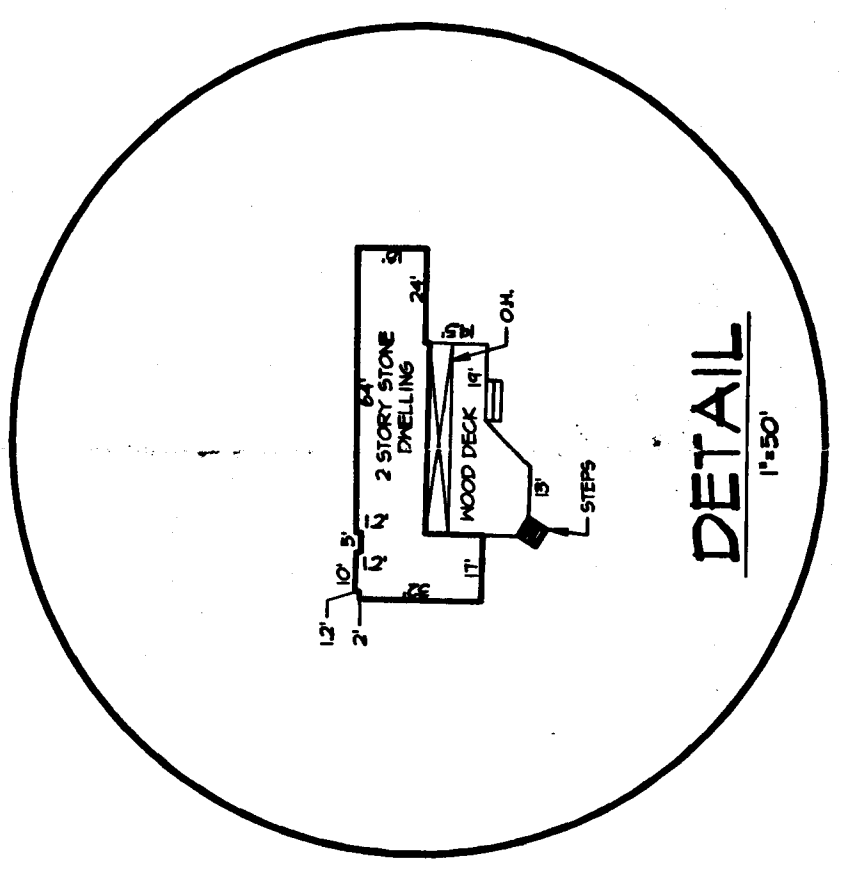


1/2

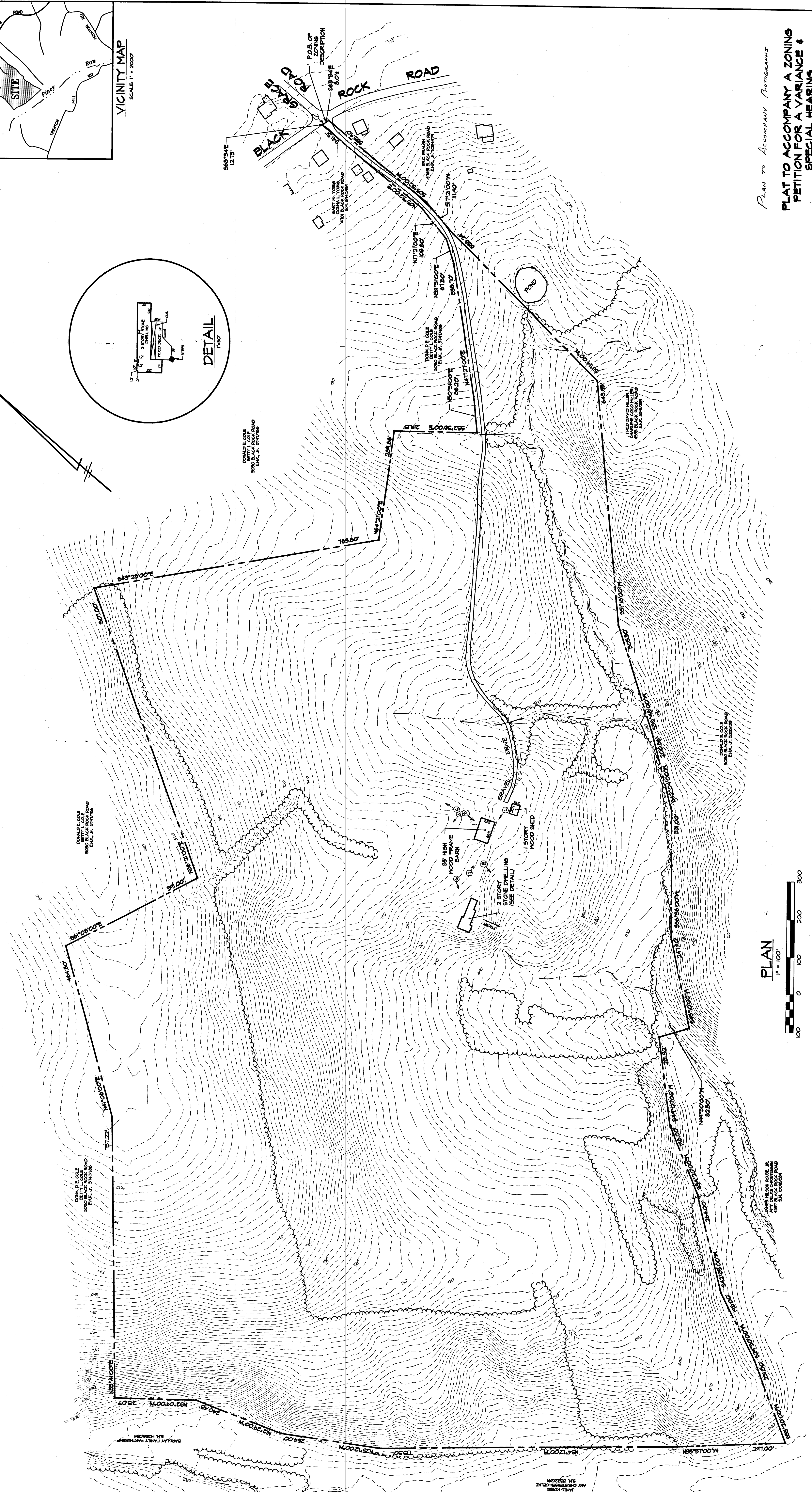




VICINITY MAP
SCALE: 1" = 200'



DETAIL
1" = 50'



PLAN
1" = 100'

GENERAL NOTES

- OWNER, FRANK L. MAZAROFF, 4675 BLACK ROCK ROAD, BALTIMORE, MD 21204
- TAX ACCOUNT NO. 0518147050
- TITLE DEED LIBER 541, 14528, FOLIO 454, TOTAL AREA = 98.25 AC.
- THE PROPERTY IS ZONED R.C. 2
- 200' SCALE ZONING MAP NO. 141, 21, 28, 31
- A BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED. A BOUNDARY HAS NOT BEEN PERFORMED BY GERHOLD, CROSS & ETZEL, LTD.
- FEATURES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY GIS PANEL 14 C3, C4
- CENSUS TRACT 4280, A20, MAP 4, GRID SUBDIVISION, REGIONAL PLANNING DISTRICT 502
- THIS SITE IS SERVICED BY PRIVATE SEPTIC AND WELL
- THIS SITE IS NOT IN THE CRENSHAW BAY CRITICAL AREA
- NO PRIOR ZONING CASES

PETITION

VARIANCE FROM SECTION 160.13 TO PERMIT AN EXISTING ACCESSORY STRUCTURE TO HAVE A HEIGHT OF 55' IN LIEU OF THE REQUIRED 50'.

SPECIAL HEARING TO PERMIT AN ACCESSORY STRUCTURE TO BE USED BY THE OWNER AS A PRIVATE ART GALLERY AND OCCASIONAL GUEST QUARTERS.

PLAN TO ACCOMPANY PHOTOGRAPHS
PLAT TO ACCOMPANY A ZONING
PETITION FOR A VARIANCE &
SPECIAL HEARING
OF THE
MAZAROFF AND DORMAN
PROPERTY

4675 BLACK ROCK ROAD
Deed Ref. SM. 14528, Folio 454
Tax Account No.: 0518147050
Zoned: R.C. 2
Tax Map 141, Grid 18, Parcel 31
5th ELECTION DISTRICT
3rd CONGRESSIONAL DISTRICT
SCALE: 1" = 100' DATE: SEPTEMBER 19, 2001

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
930 East Towson Boulevard
Towson, Maryland 21206
(410) 525-4470

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
THIS PLAN IS BEING PREPARED BY THE FIRM
IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF THE STATE OF MARYLAND

DATE
REVISION

DATE: 04/02/01
TECHNICAL: KED/005
FILE NAME: 141050718.000.dwg