

IN RE: PETITION FOR VARIANCE
N/S of Tallowtree Road, 20' W
centerline of Lindin Way
2nd 12th Election District
2nd Councilmanic District
(2901 Tallowtree Road)

Raymond R. Orocco-John and
Ernestine A. Wright
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-490-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Raymond R. Orocco-John and Ernestine A. Wright. The Petitioners are requesting a variance for property they own at 2901 Tallowtree Road in the Woodstock area of Baltimore County, to allow a garage to be constructed on the 1/3 of the lot in the rear yard closest to the side street in lieu of the 1/3 furthest removed from the side street.

Appearing at the hearing on behalf of the request was Raymond Orocco-John. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 2.13 acres of land, zoned R.C.3. The subject property is improved with a single-family residential dwelling. The property owner is interested in constructing a garage in the rear of the property as shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. In order to proceed with the construction of the garage in the location shown, the variance request is necessary.

Mr. Orocco-John testified that he has consulted his surrounding neighbors, all of whom support him in his request. Furthermore, he submitted into evidence as Petitioners' Exhibit No. 2

an approval letter from the architectural committee of his neighborhood, which also indicates approval of this request. After considering the testimony and evidence presented at the hearing and the lack of opposition thereto, I find that the variance should be granted to allow the garage to be constructed as shown on the site plan.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

7/30/02

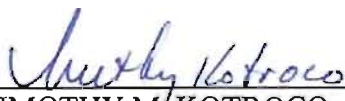
By

W. C. Peterson

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 30th day of July, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.1 of the Baltimore County Zoning Regulations, to allow a garage to be constructed on the 1/3 of the lot in the rear yard closest to the side street in lieu of the 1/3 furthest removed from the side street, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 7/30/02
By [Signature]



Baltimore County
Zoning Commissioner

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

July 30, 2002

Mr. Raymond R. Orocco-John
Ms. Ernestine A. Wright
2901 Tallowtree Road
Woodstock, Maryland 21163

Re: Petition for Variance
Case No. 02-490-A
Property: 2901 Tallowtree Road

Dear Mr. Orocco-John & Ms. Wright:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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 M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2901 Tallowtree Road
which is presently zoned Residential RC3

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, BC22, TO PERMIT

A GARAGE TO BE LOCATED ON THE 1/3 OF THE LOT, IN THE REAR YARD, CLOSEST TO THE SIDE STREET, IN LIEU OF THE 1/3 FURTHEST REMOVED FROM THE SIDE STREET.

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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

N/A

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Raymond R. Orocco-John

Name - Type or Print

R. Orocco-John

Signature

Ernestine A. Wright

Name - Type or Print

Ernestine Wright

Signature

2901 Tallowtree Road

410-496-5665

Address

Telephone No.

Woodstock

Maryland

21163

City

State

Zip Code

Representative to be Contacted:

Raymond R. Orocco-John

Name

2901 Tallowtree Road 410-733-7209

Address

Telephone No.

Woodstock

Maryland

21163

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 13 day of May, 2002, 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

Reviewed By SCW

Date 5.3.02

Estimated Posting Date 5.13.02

ORDER RECEIVED FOR FILING

CASE NO. 02-490A

REV 10/25/01



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2901 Tallowtree Road
which is presently zoned Residential RC3

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, BC22, TO PERMIT

A GARAGE TO BE LOCATED ON THE $\frac{1}{3}$ OF THE LOT, IN THE REAR YARD, CLOSEST TO THE SIDE STREET, IN LIEU OF THE $\frac{1}{3}$ FURTHEST REMOVED FROM THE SIDE STREET.

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.

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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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

N/A

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Raymond R. Orocco-John

Name - Type or Print

R. Orocco-John

Signature

Ernestine A. Wright

Name - Type or Print

Ernestine Wright

Signature

2901 Tallowtree Road

410-496-5665

Address

Telephone No.

Woodstock

Maryland

21163

City

State

Zip Code

Representative to be Contacted:

Raymond R. Orocco-John

Name

2901 Tallowtree Road 410-733-7209

Address

Telephone No.

Woodstock

Maryland

21163

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

Reviewed By JCM

Date 5.3.02

Estimated Posting Date 5.13.02

ORDER RECEIVED FOR FILING

CASE NO. 02-490A

REV 10/25/01

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 2901 Tallowtree Road
Address
Woodstock Maryland 21163
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):

See attached document.

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.

R. Orocco-John
Signature
Raymond R. Orocco-John
Name - Type or Print

Ernestine Wright
Signature
Ernestine A. Wright
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

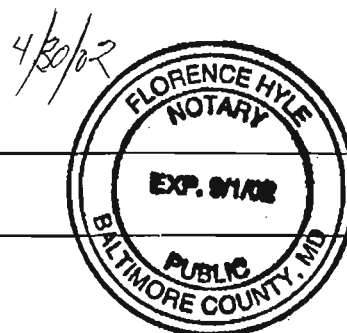
I HEREBY CERTIFY, this 30th day of April 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RAYMOND OROCCO-JOHN ERNESTINE A. WRIGHT
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Florence Hyle
Notary Public

My Commission Expires





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2901 Tallowtree Road
which is presently zoned Residential RC3

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, BCZ2, TO PERMIT

A GARAGE TO BE LOCATED ON THE 1/3 OF THE LOT, IN THE REAR YARD, CLOSEST TO THE SIDESTREET, IN LIEU OF THE 1/3 FURTHEST REMOVED FROM THE SIDESTREET

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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

N/A

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Raymond R. Orocco-John

Name - Type or Print

R. Orocco-John

Signature

Ernestine A. Wright

Name - Type or Print

Ernestine Wright

Signature

2901 Tallowtree Road

410-496-5665

Address

Telephone No.

Woodstock

Maryland

21163

City

State

Zip Code

Representative to be Contacted:

Raymond R. Orocco-John

Name

2901 Tallowtree Road 410-733-7209

Address

Telephone No.

Woodstock

Maryland

21163

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 13 day of May 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.

2008.05.13

Zoning Commissioner of Baltimore County

CASE NO.

02-490A

Reviewed By JCM

Date

5.3.02

REV 10/25/01

Estimated Posting Date

5.13.02

The following are the facts upon which I base the request for an administrative variance at 2901 Tallowtree Road, Woodstock MD. 21163

- My lot located at the above-mentioned address is a corner lot with an unusual topography that distinguishes it from the rest of the lots in my community. There exist a steep grade in the area the proposed garage must be placed as specified in Article 4, Section 400 (BCZR 1955: Bill #27-1963). This will make the proposed garage inaccessible from the main road. Moreover, if an access was constructed from the main road to this location it will be in front of the "walk-out" basement. This will render the basement inaccessible from outside. See attached photographs. Furthermore, such an access road will be difficult or impossible to construct because of the steep grading in this area.
- Installing the proposed garage in the area permitted by existing law will result in undue hardship to my family as follows:
 1. The cost of installation will be approximately three times the cost of installing the garage at the location indicated on plat. (My desired location).
 2. The garage will only be accessible by a wrap-around driveway that will run over water, sewage and electric lines behind my house. This will prevent further development of my property such as a swimming pool, or an addition to the family room or kitchen.
 3. I did not create the special circumstances that have led to the need for this variance applicable to my property. The builder and developer decided the topography, size, shape and location of the lot.
- The authorizing of the this application will not be materially detrimental to the neighbors residing in the community, to adjacent property or to the public welfare in general, since the same type of construction on my existing house will be employed on the proposed garage. The colors of the exteriors (roof, siding and brick facing) of the proposed garage shall match the colors of the exteriors of my home. Furthermore, the building plan of the proposed garage submitted to the architectural committee of Edrich Manor Community Association has been scrutinized, and met all the standards set forth by the committee.
- Strict compliance with the requirement as specified in Article 4, Section 400 (BCZR 1955: Bill #27-1963) would unreasonably prevent further development of my property. The plat as approved by the county shows the different sections of the lot and their uses. For instance, an area set aside for sewage cannot be used to expand the dwelling. Therefore, installing costly driveways in areas that could be used for the future development of my dwelling is unnecessarily burdensome, especially when the desired location of the proposed garage does not cause any injury to the public health and safety or the devaluation of the property values of the homes in the community.

- Strict application of the zoning ordinance will deprive us of the privileges enjoyed by other property owners with the same size and class of land living in our community.

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 2901 Tallowtree Road, Woodstock MD. 21163

Beginning at a point on the north side of Tallowtree Road which is 40 feet wide at the distance of 20ft. feet WEST of the centerline of the nearest improved intersecting street Lindin Way which is 40 feet wide. Being Lot # 15 Block —. Section # 4 in the subdivision of Edrich Manor as recorded in Baltimore County Plat Book #71. Folio #90 containing 3000 square feet. Also known as 2901 Tallowtree Road and located in the 12th Election District, 2nd Councilmanic District.

490

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

490

No. 13336

DATE 5.3.02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Raymond E. CROCCO - JOHN 2901 TALLWATER

FOR: (C) AS V#2.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

PAID RECEIPT

BUSINESS	ACTUAL	TIME
5/06/2002	5/03/2002	14:30:40
REG WS04	WALKTH	DDOL DND DRAWER 2
>> RECEIPT # 181336 5/03/2002 OFLN		
Dept	5	528 ZONING VERIFICATION
CR NO.	013336	
Recpt Tot		\$50.00
50.00 CK		.00 CA
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: #02-490-A
2901 Tallowtree Road
NW/corner of intersection of
Tallowtree Road & Lindin Way
2nd Election District
2nd Councilmanic District
Legal Owner(s): Raymond R.
Crocco & Ernestine A. Wright

Administrative Variance: to permit a garage to be located on the 1/3 of the lot in the rear yard closest to the side street, in lieu of the 1/3 furthest removed from the side street.

Hearing: Monday, July 29,
2002 at 10:00 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.

7/090 July 11 C549431

CERTIFICATE OF PUBLICATION

7/11/2002

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 7/11/2002.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-490-A

Petitioner/Developer: _____

Raymond Orocco-John

Date of Hearing/Closing: 5-28-02

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

Attention: Ms. Gwendolyn Stephens

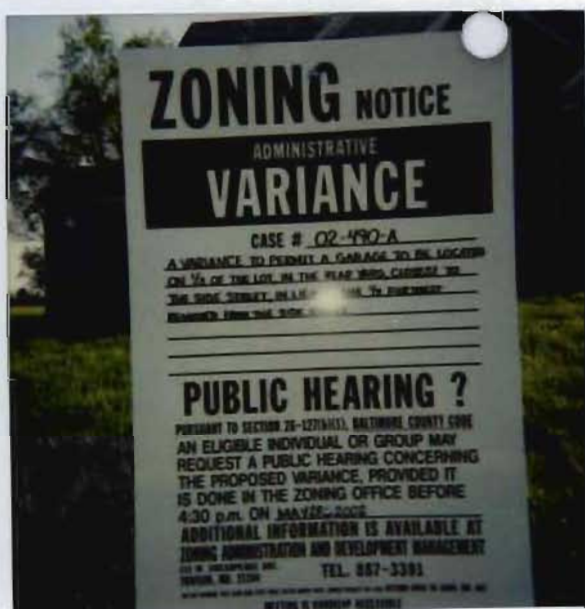
Ladies and Gentlemen:

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 2901 Tallontree Rd.
Woodstock, MD 21163

The sign(s) were posted on _____

May 10, 2002

(Month, Day, Year)



Sincerely,

Stacy Gardner 5/10/02
(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)

CERTIFICATE OF POSTING

RE: Case No.: 02-490-A

Petitioner/Developer: _____

Raymond Orocco-John

Date of Hearing/Closing: 7-29-02

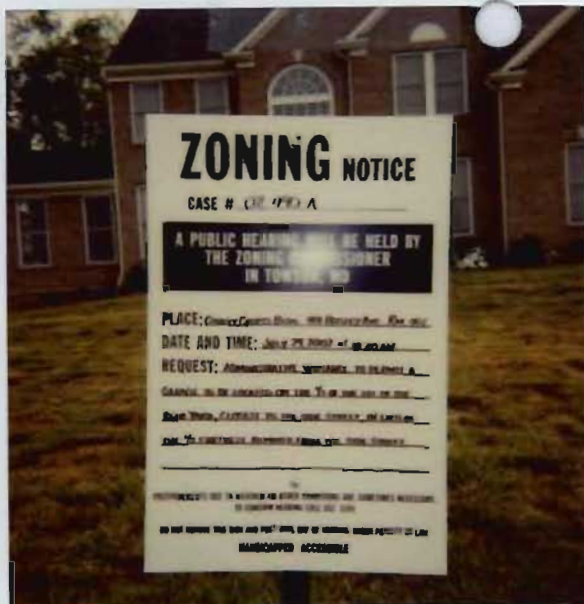
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 2901 Tallowtree Rd.
Woodstock, MD 21163

The sign(s) were posted on July 8, 2002
(Month, Day, Year)



Sincerely,

Stacy Gardner 7-9-02
(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)

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/neighbor 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: 490

Petitioner: RAYMOND R. OROCCO-JOHN

Address or Location: 2901 TALLOWTREE ROAD WOODSTOCK MD 21163

PLEASE FORWARD ADVERTISING BILL TO

Name: RAYMOND R. OROCCO-JOHN

Address: 2901 TALLOWTREE ROAD WOODSTOCK MD 21163

Telephone Number: 410 496-5655 (HOME) OR 410 733-7209 (CELL)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 490 -A Address 2901 TALLOWTREE RD.

Contact Person: J. Meny Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5.3.02 Posting Date: 5.13.02 Closing Date: 5.28.02

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 02- 490 -A Address 2901 TALLOWTREE RD.
Petitioner's Name RAYMOND ORCLO - SCHN Telephone 410-788-7209
Posting Date: 5.13.02 Closing Date: 5.28.02
Wording for Sign: A VARIANCE
To Permit A GARAGE TO BE LOCATED ON 1/3
OF THE LOT, IN THE REAR YARD, CLOSEST TO THE SIDE STREET,
IN LIEU OF THE 1/3 FURTHEST REMOVED FROM THE
SIDE STREET.

WCR - Revised 6/28/00



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

June 13, 2002

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: 02-490-A

2901 Tallowtree Road

NW/corner of intersection of Tallowtree Road & Lindin Way

2nd Election District – 2nd Councilmanic District

Legal Owner: Raymond R Orocco & Ernestine A Wright

Administrative Variance to permit a garage to be located on the 1/3 of the lot in the rear yard, closest to the side street, in lieu of the 1/3 furthest removed from the side street.

HEARING: Monday, July 29, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.Z.
Director

C: Raymond R Orocco-John, 2901 Tallowtree Road, Woodstock 21163
Ernestine A Wright, 2901 Tallowtree Road, Woodstock 21163

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 13, 2002**
- (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

May 28, 2002

Mr. R. Orocco-John
Ms. Ernestine A Wright
2901 Tallowtree Road
Woodstock MD 21163

Dear Mr. Orocco-John & Ms. Wright

RE: Case Number: 02-490-A, 2901 Tallowtree Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 03, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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





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

July 26, 2002

Raymond R Orocco-John
Ernestine A Wright
2901 Tallowtree Road
Woodstock MD 21163

Dear Mr. Orocco-John & Ms. Wright:

RE: Case Number: 02-490-A, 2901 Tallowtree Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 3, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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



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on Recycled Paper



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 15, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 20, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

488, 490-500

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



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on Recycled Paper

Ind ~~48~~
7/29

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 2, 2002

FROM: *[Signature]* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2002
Item Nos. 488, 489, 490, 496, 497,
498, 499, and 500

7/9/02

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

RWB:HJO:jrb

cc: File

JUL 5 10:14 AM '02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *ABS/TGT*

DATE: June 28, 2002

SUBJECT: Zoning Item 490
Address 2901 Tallowtree Road

Zoning Advisory Committee Meeting of May 20, 2002

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

GROUND WATER MANAGEMENT

The garage must be located at least 30 feet from the well or a variance must be submitted to GWM by request.

Reviewer: Sue Farinetti

Date: May 20, 2002

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 28, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-490, & 02-509

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: Lynne L. Latham

AFK/LL:MAC





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.14.02

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

RE: Baltimore County
Item No. 490 JCM

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,

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 11, 2002 Issue – Jeffersonian

Please forward billing to:

Raymond R Orocco-John
2901 Tallowtree Road
Woodstock MD 21163

410 496-5665

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: 02-490-A

2901 Tallowtree Road

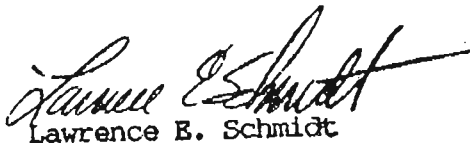
NW/corner of intersection of Tallowtree Road & Lindin Way

2nd Election District – 2nd Councilmanic District

Legal Owner: Raymond R Orocco & Ernestine A Wright

Administrative Variance to permit a garage to be located on the 1/3 of the lot in the rear yard, closest to the side street, in lieu of the 1/3 furthest removed from the side street.

HEARING: Monday, July 29, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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

12
7/29

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

June 12, 2002

Mr. Raymond R Orocco-John
2901 Tallowtree Road
Woodstock MD 21163

Dear Mr. Orocco-John:

RE: Demand for Public Hearing, Administrative Variance, Case Number 02-490-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on 2901 Tallowtree Road for a public hearing concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. Gdz
Supervisor
Zoning Review

WCR: gdz

C: Ms. Ernestine A Wright, 2901 Tallowtree Road, Woodstock 21163

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



9 Autumn Blaze Court
Woodstock, Maryland 21163-1149
May 23, 2002

Mr. Arnold Jablon, Director of PDM
PDM
Baltimore County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

The Architectural Committee of Edrich Manor request to oppose the variance on the property located at 2901 Tallow Tree Court, Woodstock, Maryland-Case Number 02-490-A. Please notify us of the specific day and time of the scheduled hearing for this property. Thank you for your prompt attention to this request.

Yours truly,


Floyd C. Jones, Jr.,
Architectural Committee Representative

Doc-floyd

TK - Hearing Requested
5/28/02
way file
To become
File
5/27
FV
7/29

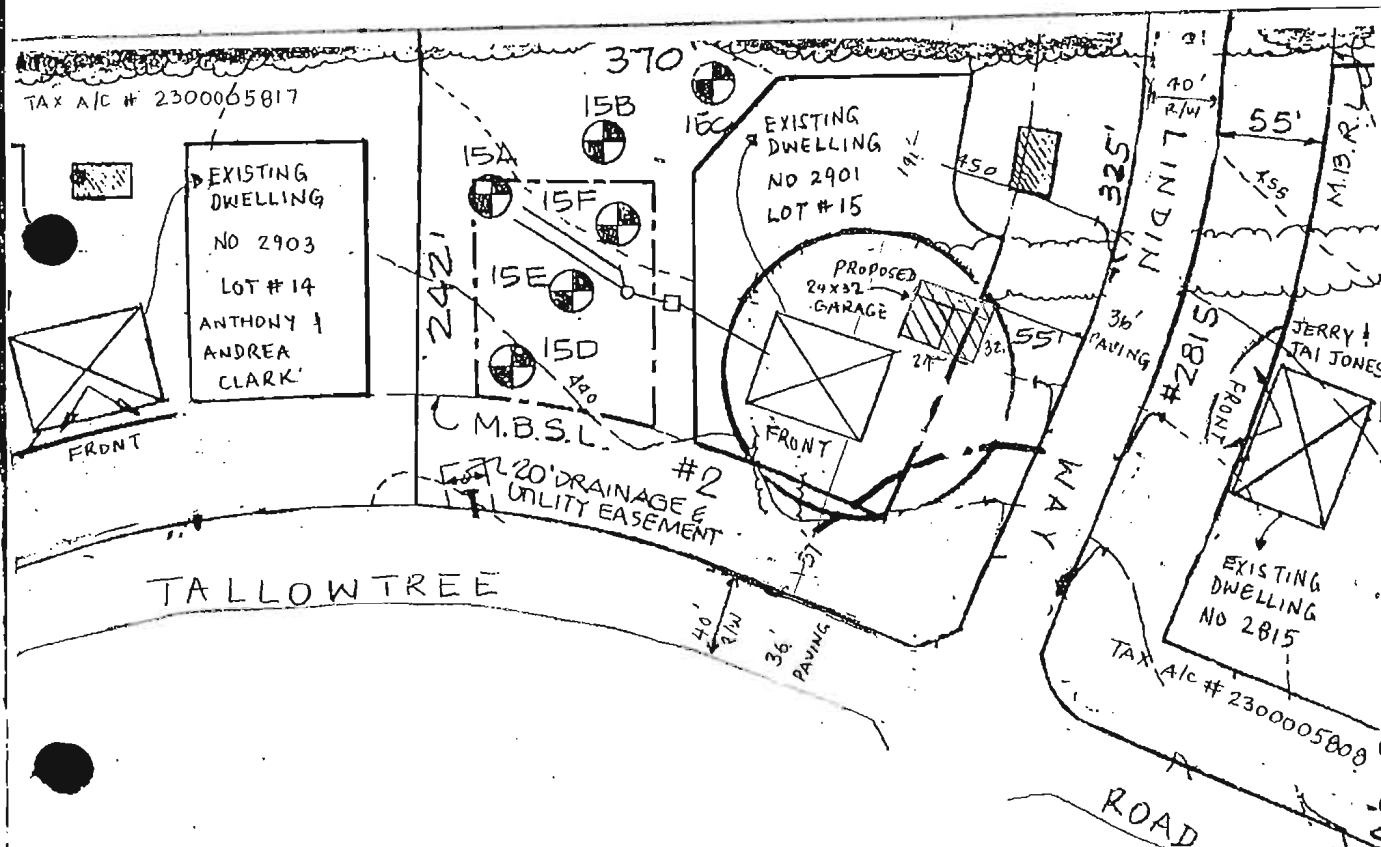
MAY 31 2002

RECEIVED
MAY 31 2002
02-1394

-15-

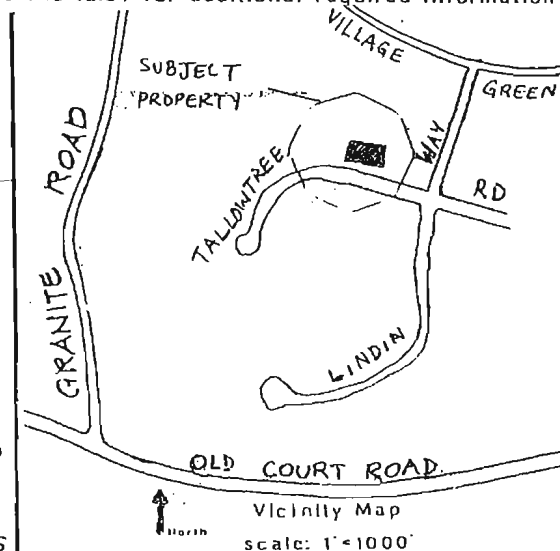
see pages 5 & 6 of the CHECKLIST for additional required information

OWNER: RAYMOND ORDECO-JOHN & ERNESTINE A. WRIGHT



prepared by: R. OROCCO-JOHN

Scale of Drawing: 1" = 100'



9cm | 490

ARCHITECTURAL COMMITTEE

Mr. R. Urocco-Bottan:

The proposal that you submitted to the Eldrich Manor Architectural Committee dated 11/5
_____ regarding GARAGE
_____ has been X approved _____ denied _____

modified. The Architectural Committee reserves the right to inspect the site during
construction and at completion of construction in order to yet verify conformity.

Comments:

IF THIS IS A DETACHED STRUCTURE IT
CAN NOT BE MORE THAN 14' IN HEIGHT
Thank you

PJR
11/6/01

Pet Ex #2

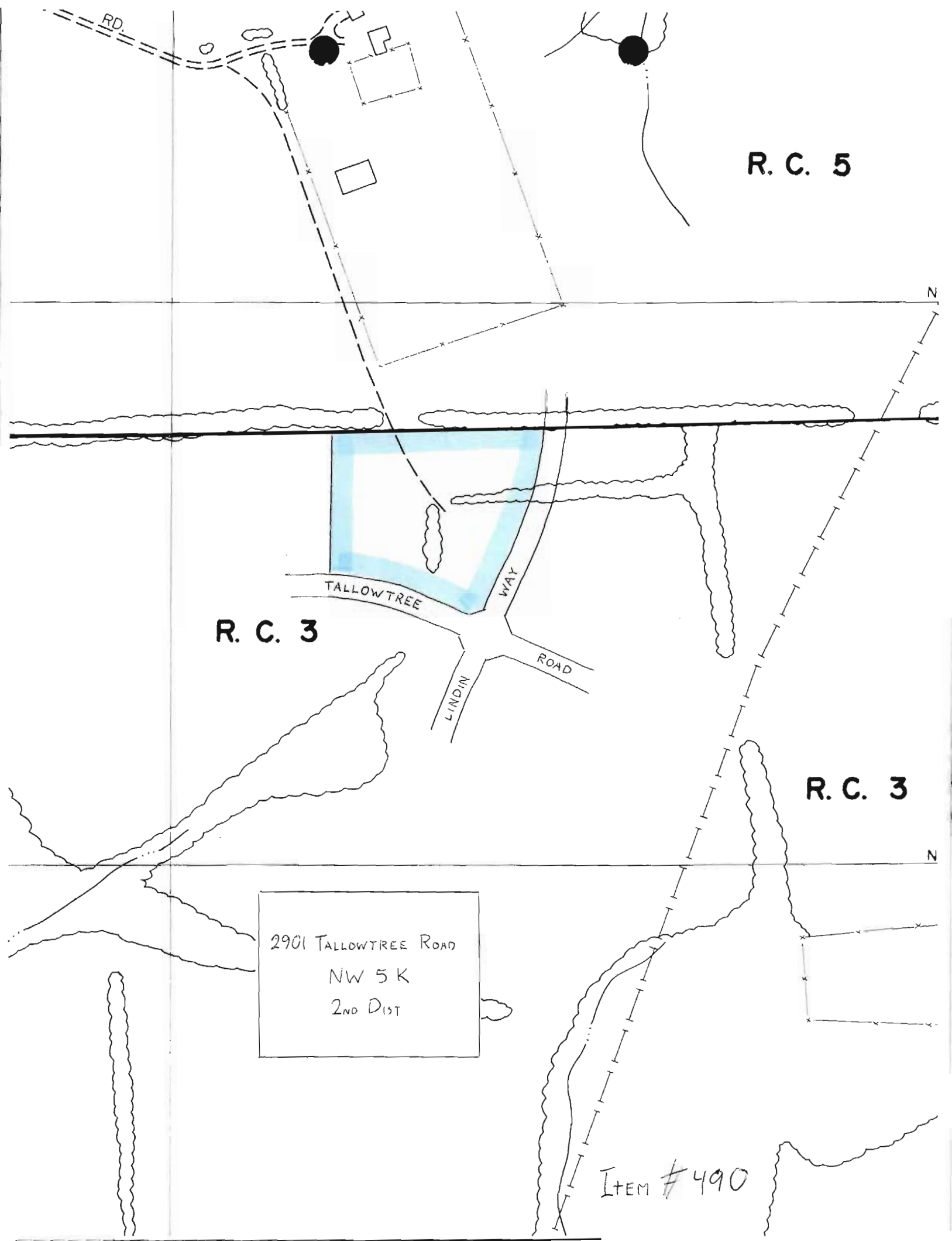
R. C. 5

R. C. 3

R. C. 3

2901 TALLOWTREE ROAD
NW 5 K
2ND DIST

ITEM #490





Steep grading leads to the location as specified in Article 4, Section 400.
Access road will be in front of the "Walk Out" as shown above.

490



PROPOSED GARAGE LOCATION

440

This will be an ideal location since the garage will be situated at the end of my existing driveway.



Location of Garage as specified in Article 4 Section 400.

Any access road from main road will block the flow of water to storm drains as shown.

490