

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Sulphur Spring Road, 22' W
centerline of DeWitt Road
13th Election District
1st Councilmanic District
(1538 Sulphur Spring Road)

Heather M. & Michael S. Adams
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-178-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Heather M. and Michael S. Adams. The variance request is for property located at 1538 Sulphur Spring Road in the Halethorpe area of Baltimore County. The variance request is from Sections 102.5 and 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a fence in the front yard with a height of 48 inches in lieu of the required 42 inches in the front and 36 inches in the corner. And to permit setbacks of 22 feet and 17 feet by a straight line within the triangular area bounded on the two sides by the front and side street property lines in lieu of the required 25 feet respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

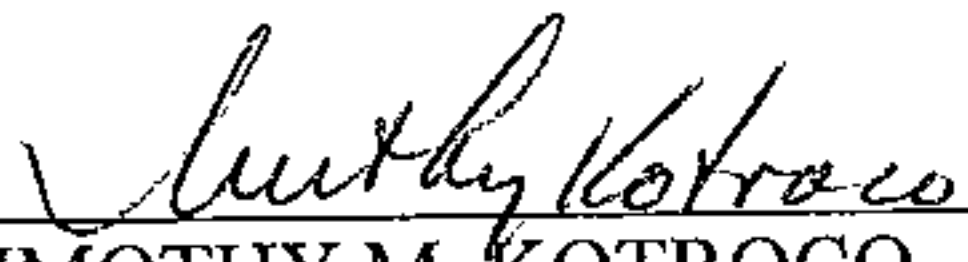
11/18/02
R. J. [Signature]

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 Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 8th day of November, 2002, that a variance from Sections 102.5 and 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a fence in the front yard with a height of 48 inches in lieu of the required 42 inches in the front and 36 inches in the corner. And to permit setbacks of 22 feet and 17 feet by a straight line within the triangular area bounded on the two sides by the front and side street property lines in lieu of the required 25 feet respectively, 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 building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

11/8/02
[Handwritten signature]



Baltimore County
Zoning Commissioner

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

November 8, 2002

Mr. & Mrs. Michael S. Adams
1538 Sulphur Spring Road
Halethorpe, Maryland 21227

Re: Petition for Administrative Variance
Case No. 03-178-A
Property: 1538 Sulphur Spring Road

Dear Mr. & Mrs. Adams:

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 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 1538 Sulphur Spring Road
which is presently zoned Residential DR5.5

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) 102.5 AND 427.B BCZR

To permit a fence in the front yard with a height of 48" in lieu of the required 42" in the front and 36" in the corner. And to permit a setbacks of 22' and 17' by a straight line within the triangular area bounded on the two sides by the front and side street property lines in lieu of the required 25' respectively.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

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):

Michael S. Adams

Name - Type or Print

Michael S. Adams

Signature

Heather M. Adams

Name - Type or Print

Heather M. Adams

Signature

1538 Sulphur Spring Rd.

Address

410-247-5275

Telephone No

Halethorpe

City

MD

State

21227

Zip Code

Representative to be Contacted:

Michael S. Adams

Name

1538 Sulphur Spring Rd.

Address

410-247-5275

Telephone No

Halethorpe

City

MD

State

21227

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JRF Date 10-9-02

Estimated Posting Date 10-21-02

CASE NO. 03-178A

REV 10/25/01

ORDER RECEIVED FOR FILING
11/8/02
P. J. QUINN

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 1538 Sulphur Spring Rd.
Address
Halethorpe MD 21227
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):

Request is to erect a fence 48 inches high because of the following:

1. To keep small children safely in yard.
2. Pending acquisition of a large breed dog (Newfoundland).
3. To keep unauthorized people out of yard. Lot is a corner lot. Currently, a fairly large amount of foot traffic cuts the corner through our yard, damaging grass and leaving litter in the yard.

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.

Michael S. Adams
Signature
Michael S. Adams
Name - Type or Print

Heather M. Adams
Signature
Heather M. Adams
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of 10, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

A-352-1003-760-344 - A-352-302-585-118
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Robert Delawder
Notary Public

My Commission Expires 5-1-2006

ROBERT DELAWDER
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES 5-1-2006

Affidavit in Support of Administrative Variance

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Halethorpe MD 21227
City State Zip Code

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Michael S. Adams
Signature
Michael S. Adams
Name - Type or Print

Heather M. Adams
Signature
Heather M. Adams
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of 10, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

A-352-603-760-344 ~ A-352-302-585-118
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

ROBERT DELAWDER
NOTARY PUBLIC
STATE OF MARYLAND

REV 10/25/01
MY COMMISSION EXPIRES 5-1-2006

[Signature]
Notary Public

My Commission Expires 5-2-2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1538 Sulphur Spring Road
which is presently zoned Residential DR5.5

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) 102.5 AND 427.3 BCZR

To permit a fence in the front yard with a height of 48" in lieu of the required 42" in the front and 36" in the corner. And to permit a setbacks of 22' and 17' by a straight line within the triangular area bounded on two sides by the front and side street property lines in lieu of the required 25', respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Michael S. Adams

Name - Type or Print

Michael S. Adams

Signature

Heather M. Adams

Name - Type or Print

Heather M. Adams

Signature

1538 Sulphur Spring Rd.

Address

410-247-5275

Telephone No.

Halethorpe

City

MD

State

21227

Zip Code

Representative to be Contacted:

Michael S. Adams

Name

1538 Sulphur Spring Rd.

Address

410-247-5275

Telephone No.

Halethorpe

City

MD

State

21227

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of October, 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

CASE NO. 03-178-A

Reviewed By JRF Date 10-9-02

REV 10/25/01

Estimated Posting Date 10-21-02

ZONING DESCRIPTION FOR 1538 SULPHUR SPRING ROAD

Beginning at a point on the North side of Sulphur Spring Road, which is 50 feet wide at the distance of 22 feet west of the centerline of the nearest improved intersecting street, DeWitt Road, which is 44 feet wide. Being Lot # 4 and 5, in the subdivision of Sulphur Spring Heights as recorded in Baltimore County Plat Book # 13, Folio # 2, containing 13,300 square feet. Also known as 1538 Sulphur Spring Road and located in the 13 Election District, 1 Councilmanic District.

178

ZONING DESCRIPTION FOR 1538 SULPHUR SPRING ROAD

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178

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **17842**

DATE 10-9-02 ACCOUNT 001-006-4150
AMOUNT \$ 50.00

RECEIVED FROM: Michael Adams

FOR: 1534 Sulphur Spring Road. ITEM # 178
01. VARIANCE TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

10/09/2002 10/09/2002 10:50:23

REC. NO. 006 WALKIN KNOWN KAH OFFICE

RECEIPT # 107825 10/09/2002 OFCN

DEPT 5 520 ZONING VERIFICATION

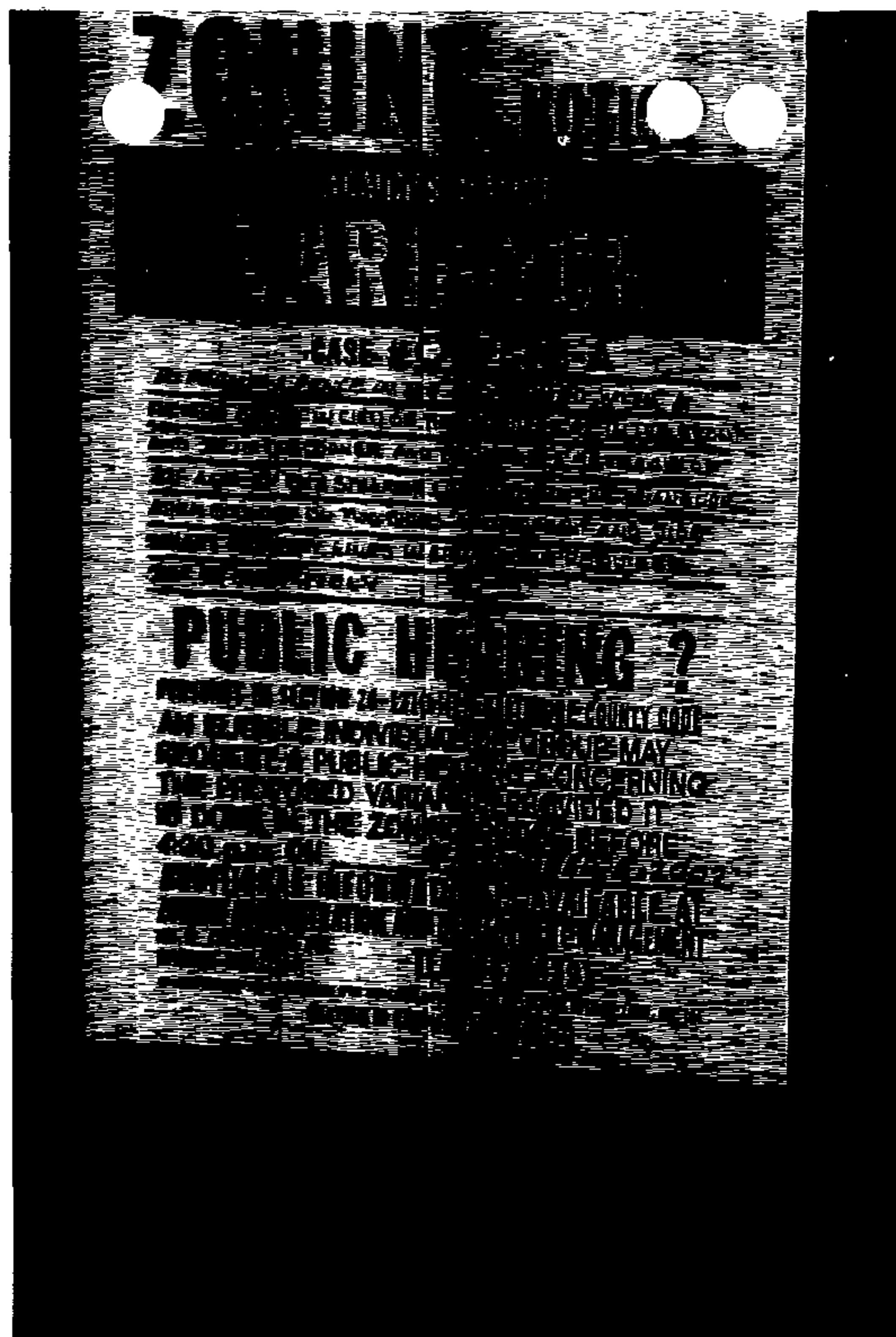
CR NO. 017842

Recpt. Tot \$50.00

50.00 OK .00

Baltimore County, Maryland

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

RE: Case No.: 03-178-A

Petitioner/Developer: _____

MICHAEL HEATNER ADAMS

Date of Hearing/Closing: NOV. 5, 2002

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 _____

1538 SULPHUR SPRING ROAD

The sign(s) were posted on _____

OCT. 21, 2002

(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(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/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: 03-178-A

Petitioner: Michael and Heather Adams

Address or Location: 1538 Sulphur Spring Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael S. Adams

Address: 1538 Sulphur Spring Rd.

Halethorpe, MD 21227

Telephone Number: 410-247-5275

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 03- 178 -AAddress 1538 SULPHUR SPRING RD.Contact Person: JUN R. FERNANDO

Phone Number: 410-887-3391

Planner Please Print Your Name

Filing Date: 10-09-02Posting Date: 10-21-02Closing Date: 11-5-02

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 03- 178 -AAddress 1538 Sulphur Spring Rd.Petitioner's Name Michael & Heather AdamsTelephone 410-247-5275Posting Date: 10-21-02Closing Date: 11-5-02Wording for Sign: To Permit a Fence in the front yard with a height of 48" in lieu of the required 42" in the front and 36" in the corner.And to permit setbacks of 22' and 17' by a straight line within the triangular area bounded on two sides by the front and side street property lines in lieu of the required 25' respectively.

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

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

November 4, 2002

Michael S. Adams
Heather M. Adams
1538 Sulphur Spring Road
Halethorpe, MD 21227

Dear Mr. and Mrs. Adams:

RE: Case Number: 03-178-A, 1538 Sulphur Spring Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 9, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 14, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For October 28, 2002
Item No. 178

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The proposed fence shall not interfere with the line of sight.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: November 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 21, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

171, 174, 175, 176, 178, 179, 180

AV
11/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 6, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-178

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: Lynn Larkin

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.22.02

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

RE: Baltimore County
Item No. 178

JRF

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



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

October 22, 2002

Mr. George Zahner
111 West Chesapeake Avenue
County Office Building, Room 111
Mail Stop # 1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, October 28, 2002**
Case numbers 03-171-A, 03-173-SPH, 03-174-SPHA, 03-175-A, 03-176-A, 03-177-A,
03-178-A, 03-179-SPH, 03-180-SPHA, 03-181-SPH, and 111 Hanover Pike Property

Dear Mr. Zahner:

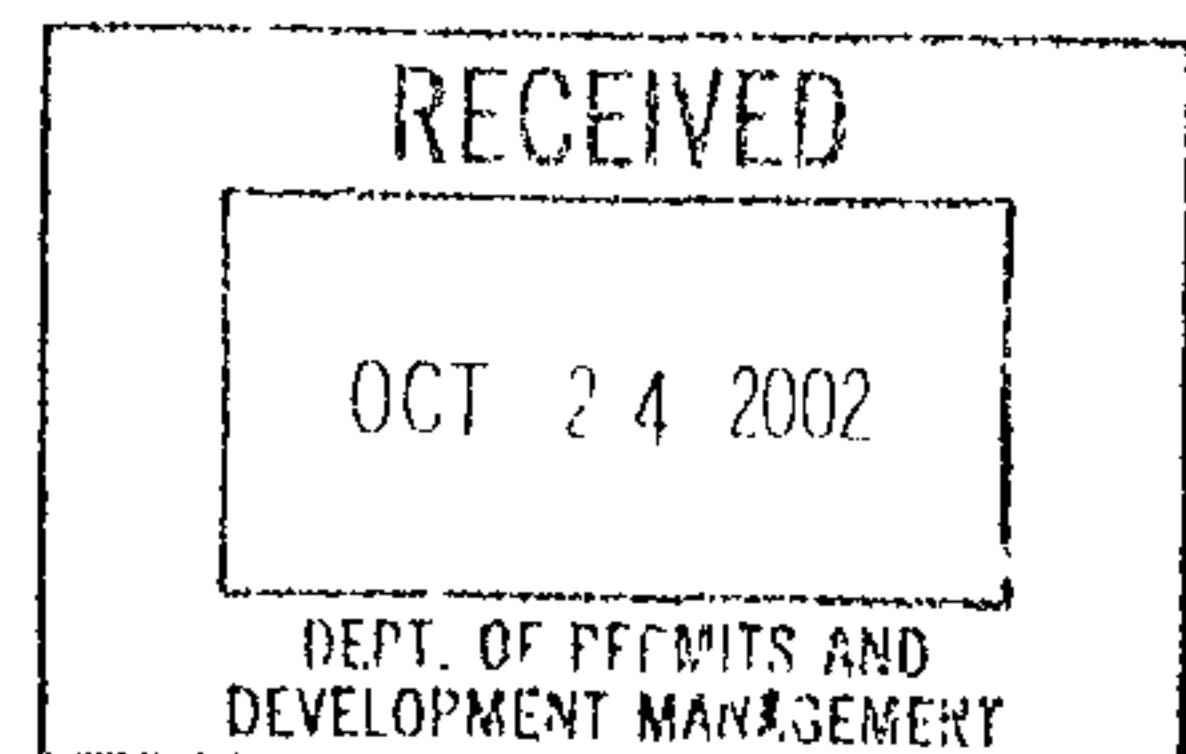
The Maryland Department of Planning has received the above-referenced information on 10/21/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

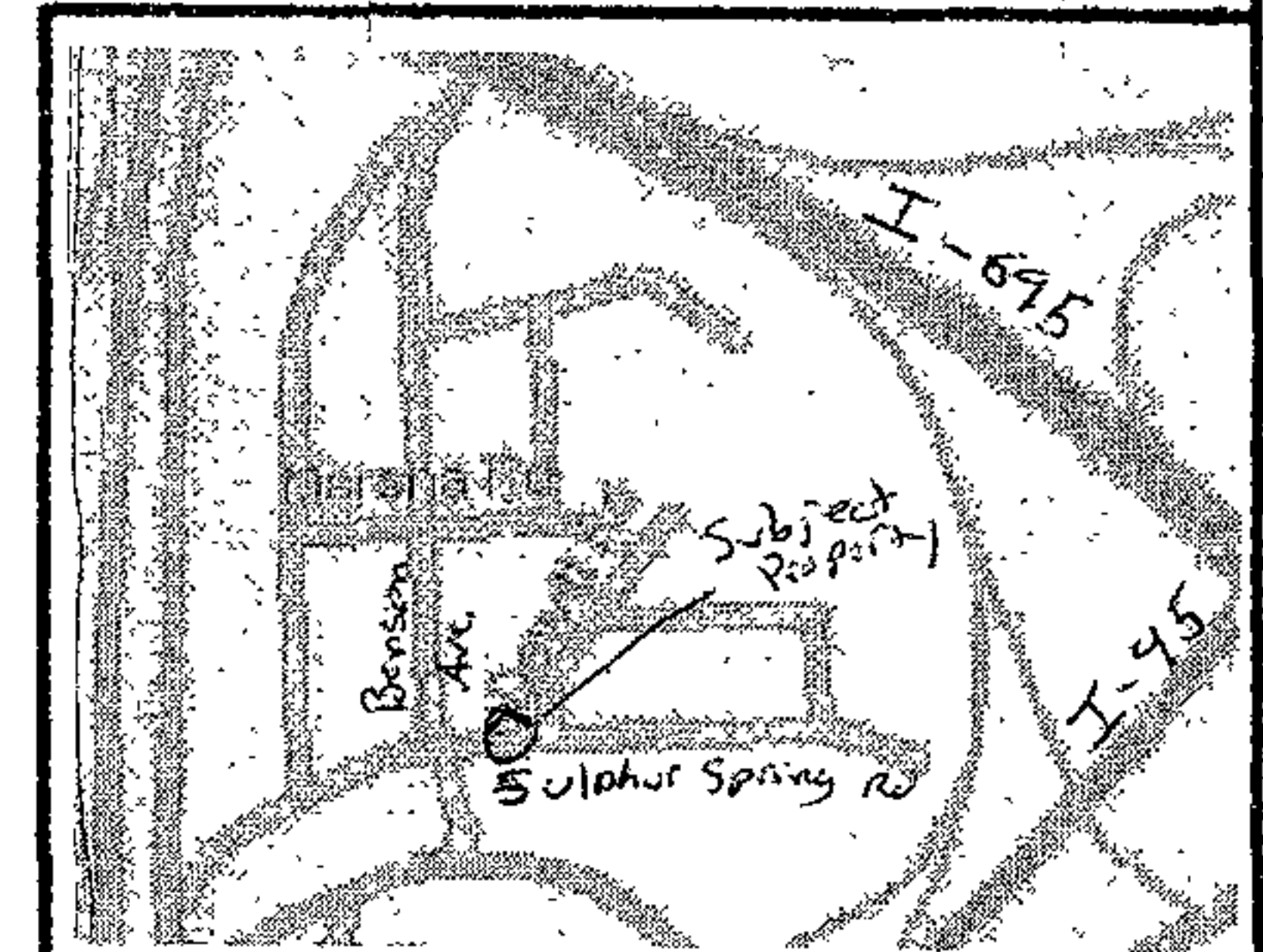
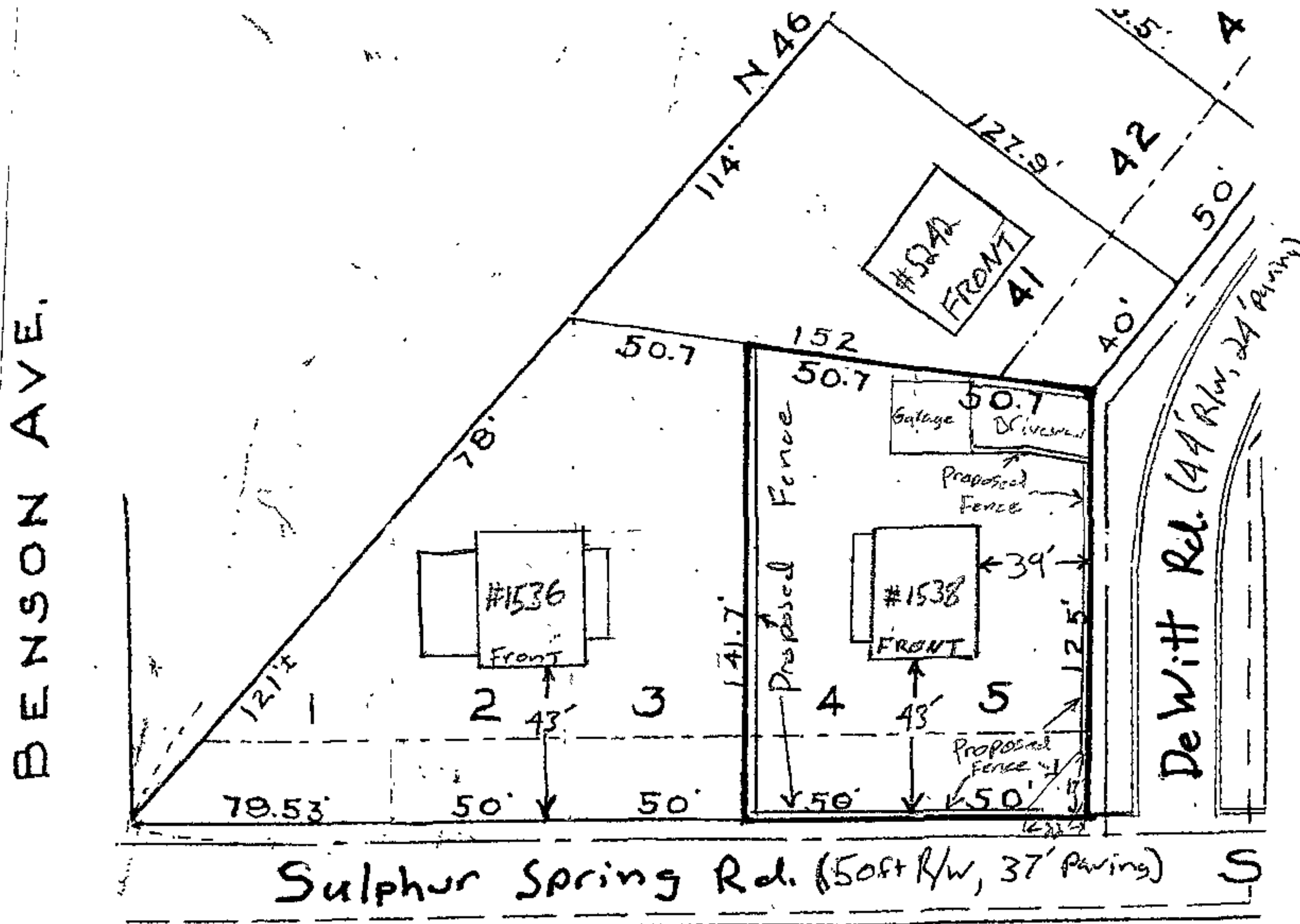
PROPERTY ADDRESS 1538 Sulphur Spring Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Sulphur Spring Heights

PLAT BOOK # 13 FOLIO # 2 LOT # 4,5 SECTION #

OWNER Michael and Heather Adams



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT **13**

COUNCILMANIC DISTRICT **1**

1" = 200' SCALE MAP # **SW5D**

ZONING **DR 5.5**

LOT SIZE **0.31** **13,300**
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/ BUILDING	☐	☒
-----------------------------	--------------------------	-------------------------------------

PRIOR ZONING HEARING **NONE**

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JRF | **178**



NORTH

PREPARED BY **MSA**

SCALE OF DRAWING: 1" = 60'

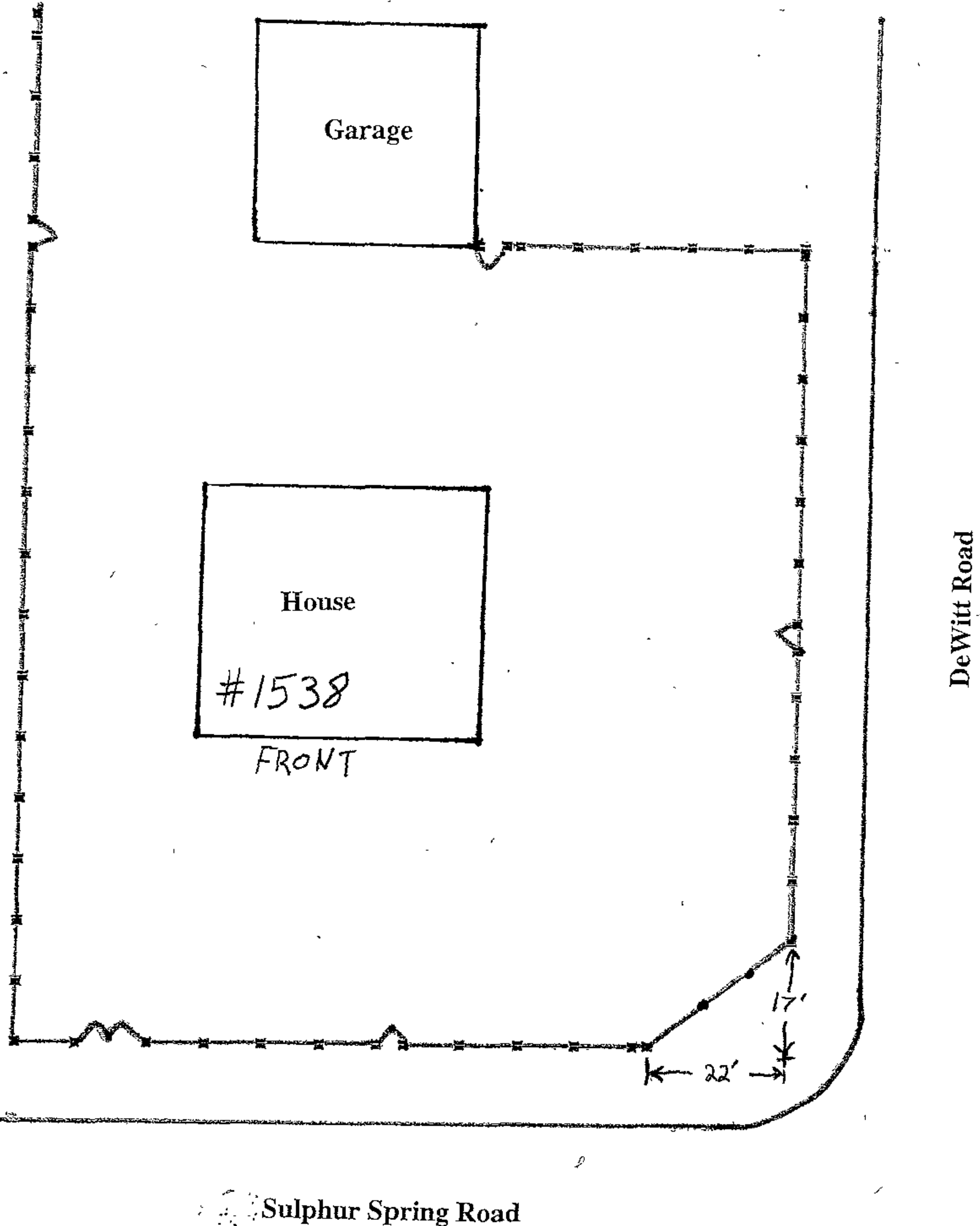
Det. Ex. #1

Fence terminates at existing fence on one end and Garage at other end.

Fence Height is 48 inches

Fence posts are 4 inch square

Fence pickets are 2 inch square



**Additional Information Regarding Petition for Variance
1538 Sulphur Spring Road**

On 10/08/02, Edward C. Reed, Jr., Traffic Engineer from the Baltimore County Bureau of Traffic Engineering & Transportation Planning, conducted a site inspection at the subject property regarding any sight obstructions which might be caused by the proposed fence at the corner of Sulphur Spring Road and DeWitt Road.. Mr. Reed stated that a fence erected per the enclosed plans would cause no sight problems at this intersection. He did not see that it would be necessary to have a 25 ft. setback, as is called out in the Zoning Regulations, in order to have a safe and clear line of sight. The fence would be set back from the road far enough as is called out in these plans.

For questions concerning this inspection, please contact Mr. Reed per the information below.

*Edward C. Reed, Jr.
Traffic Inspector - Traffic Engineering Division
Bureau of Traffic Engineering & Transportation Planning*

*Baltimore County
Department of Public Works
County Office Building, Suite 326
111 West Chesapeake Avenue
Towson, Maryland 21204*

(410) 887-3554 Fax: (410) 887-5784





Application for Administrative Waiver Of Building Code Fence Height Limitations

Per Building Code Section 3111.0

Instructions: Fill out this form and submit to the Buildings Engineer's Office, 111 West Chesapeake Avenue, Towson 21204. Include a location plan, and documentation of sign erection (provided by the sign poster). If no public hearing is requested prior to the 15 day posting period, a waiver decision will be made based on all evidence submitted.

Property Address 1538 Sulphur Spring Rd.
Hyletherpe, MD 21227
 Owner Michael and Heather Adams
 Owner Address Same as above

Corner Lot? ☒ Yes ☐ No

Fence located in Front Side Rear Yard

Fence Height Allowed by Building Code 42
 Fence Height Requested 48 (Attach fence location drawing.)

Basis for Request:

- To keep small children safely in yard.
- Pending acquisition of a large breed canine (Newfoundland)
- Fence order was placed before learning of zoning restrictions
- Owner preference
- Arrangements in plan (actual drawing) to allow line of sight for drivers on both Sulphur Spring and Dewitt Roads.

Applicant's Signature Michael Adams Date: 9/5/02

(County Use Only)

Waiver Number 28-62

Date Property Posted 9/4/2002

Input/comments/protests received within 15 days?

Yes ☒ No

Has Hearing been requested?

Yes ☒ No

(If Yes, attach record of Hearing)

Final Disposition:

waiver Granted - Fence to be kept 25 ft
from property lines at corner where roads
intersect

[Signature] 9/26/2002



Maryland Department of Assessments and Taxation
Baltimore County
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Account Identifier: District - 13 **Account Number -** 1319070350

Owner Information

Owner Name: ADAMS MICHAEL S
 WANKO HEATHER M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1538 SULPHUR SPRING RD
 BALTIMORE MD 21227-2532
Deed Reference: 1) /14300/ 295
 2)

Location & Structure Information

Premises Address 1538 SULPHUR SPRING RD
Zoning
Legal Description LT 4,5
 1538 SULPHUR SPRING RD
 SULPHUR SPRING HEIGHTS

Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
101	24	1203				4	80		13/ 2

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1941	1,400 SF	13,300.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	36,320	36,320		
Improvements:	90,200	95,510		
Total:	126,520	131,830	130,060	131,830
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
SCHMELYUN WILLIAM G	02/08/2000	\$139,000
Type: IMPROVED ARMS-LENGTH	Deed1: /14300/ 295	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Code	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 13 Account Number - 1319070460

Owner Information

Owner Name: HIXON RONALD L
HIXON CYNTHIA E Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1536 SULPHUR SPRING RD
BALTIMORE MD 21227-2532 Deed Reference: 1) / 8499/ 310
2)

Location & Structure Information

Premises Address 1536 SULPHUR SPRING RD Zoning Legal Description
LT 2-3 PT 1
NE COR BENSON AVENUE
SULPHUR SPRING HEIGHTS

Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:	2
101	24	1203				2	80	Plat Ref:	13/ 2

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1951	1,500 SF	18,190.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior BRICK

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	37,540	37,540		
Improvements:	93,360	97,340		
Total:	130,900	134,880	133,552	134,880
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
COOL ALICE M	06/06/1990	\$128,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8499/ 310	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 13 Account Number - 1311350080

Owner Information

Owner Name: WARFIELD DONALD C
WARFIELD LISA L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 5242 DEWITT RD
BALTIMORE MD 21227-2525
Deed Reference: 1) /15542/ 336
2)

Location & Structure Information

Premises Address: 5242 DEWITT RD
Zoning:
Legal Description: 5242 DEWITT RD WS
SULPHUR SPRING HEIGHTS

Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:	
101	24	1203				41	80	Plat Ref:	2 13/ 2

Special Tax Areas: Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1947	1,531 SF	10,703.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	35,670	35,670		
Improvements:	86,120	89,910		
Total:	121,790	125,580	124,316	125,580
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
BAGEANT TIMOTHY A	09/06/2001	\$145,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15542/ 336	Deed2:
WATTS STEPHEN T	07/23/1993	\$124,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 9907/ 640	Deed2:
KIDWELL LAWRENCE J	05/01/1990	\$123,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 8467/ 780	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

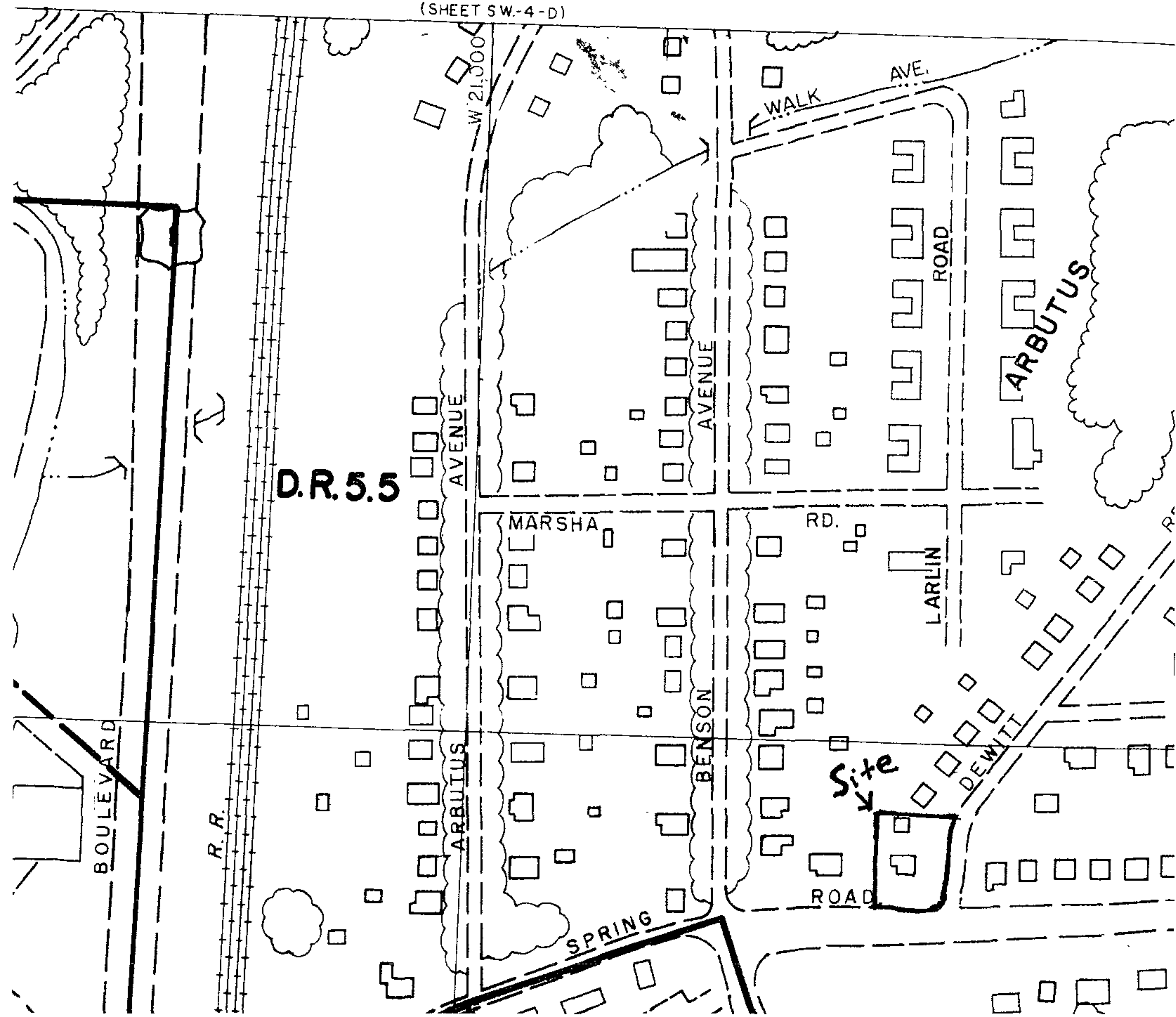
Special Tax Recapture:

* NONE *

SW
5D
1"=200'

178

(SHEET SW-4-D)



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