

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE – E/S Bulls Sawmill Rd.,		
1180' SE of Spooks Hill Road	*	ZONING COMMISSIONER
(2436 Bulls Sawmill Road)		
6 th Election District	*	OF BALTIMORE COUNTY
3 rd Council District		
	*	Case No. 03-259-SPHA
Jeffrey C. Tracey, et ux		
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, Jeffrey C. and Barbara S. Tracey. The Petitioners request a special hearing to approve an accessory structure (pole barn) with a building footprint larger than the principal dwelling. In addition, variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit said accessory structure to have a height of 22 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Jeffrey C. Tracey, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the east side of Bulls Sawmill Road, just south of Spooks Hill Road and Beckleysville Road in northern Baltimore County. The property contains a gross area of 1.718 acres, more or less, zoned R.C.2 and is improved with a single family dwelling in which the Petitioners reside. The property was originally part of a larger tract owned by Mr. Tracey's grandfather. In this regard, the plan shows that the adjacent property on the north side is owned by Charles E. Tracey and Wife (the Petitioner's mother and father) and the parcel on the south side is

OFFICE OF ZONING
 DATE: 2/11/13
 BY: [Signature]

owned by Mr. Tracey's brother. Mr. Tracey's uncle, John Phillip Rice, owns the property next to that parcel.

The Petitioner is desirous of constructing a pole barn in the rear yard of the subject property. The structure will be 42' x 60' in dimension with a height of 22 feet. Mr. Tracey indicated that he helps maintain not only his property, but some of his adjacent family members' property, and that the proposed barn will be used to store farm equipment. He also testified that the Tracey family maintains horses and that a portion of the barn will be used to store hay. He indicated that a hayloft would be constructed within the pole barn for this purpose, thereby necessitating the height variance. Mr. Tracey further indicated that a larger footprint is needed to accommodate the farm tractors, wagons, mowers, etc. that he uses to maintain the properties. Photographs of the property were submitted at the hearing which show that the proposed building will be located adjacent to a densely forested area that buffers the property from adjacent parcels.

Based upon the testimony and evidence presented, I am persuaded to grant the relief. It is clear from the testimony that the relief requested meets the requirements of Section 307 for variance relief to be granted, and that there will be no detriment to the health, safety or general welfare of the surrounding locale. It was also explained to Mr. Tracey that the building cannot be used for business purposes or to provide additional living quarters. Mr. Tracey stated that he was a police officer with the Baltimore County Police Department and that all of the machinery that will be stored on the property will be farm equipment for use on his and other family members' parcels.

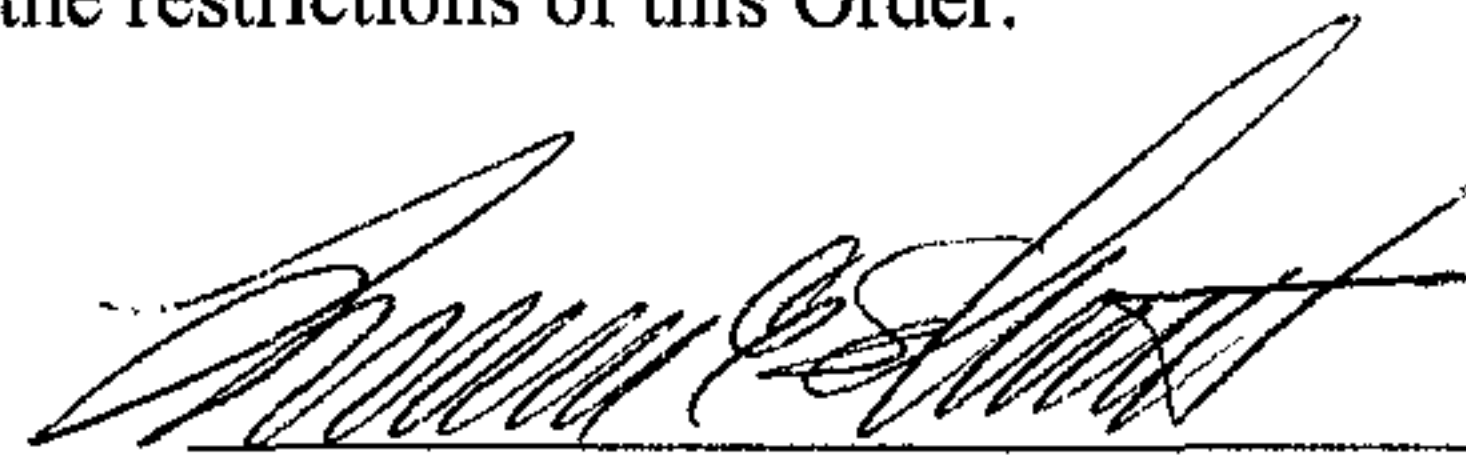
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of February, 2003 that the Petition for Special Hearing to approve an accessory structure (pole barn) with a building footprint larger than the principal dwelling, 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 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit said accessory structure to

have a height of 22 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 restrictions:

- 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.
- 2) The use of the proposed pole barn shall be limited to storing tractors, wagons, mowers, and other farm equipment, as well as hay. The building cannot be used for business purposes or to provide additional living quarters.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

2/11/13
Jep



**Baltimore County
Zoning Commissioner**

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

February 11, 2003

Mr. & Mrs. Jeffrey Tracey
2436 Bulls Sawmill Road
Freeland, Maryland 21053

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
E/S Bulls Sawmill Road, 1180' SE of Spooks Hill Road
(2436 Bulls Sawmill Road)
6th Election District – 3rd Council District
Jeffrey C. Tracey, et ux - Petitioners
Case No. 03-259-SPHA

Dear Mr. & Mrs. Tracey:

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,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case/File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2436 Bulls Summit Rd
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 HAVE A BUILDING
FOOTPRINT LARGER THAN THE PRINCIPAL STRUCTURE.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 11/25/02

Case No. 03-259-SPHA

REV 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2436 BULLS SAWMILL RD
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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE TO HAVE A HEIGHT OF 22 FEET
IN LIEU OF THE MAXIMUM PERMITTED 15 FEET.

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

NEED STORAGE FOR FARM EQUIPMENT AND SUPPLIES FOR
ADJACENT FAMILY FARM LAND.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By D THOMPSON Date 11/25/03

Case No. 03-259-SPHA

REV 9/15/98

PROPERTY DESCRIPTION

2436 BULLS SAWMILL RD.

Beginning at the South side of Bulls Sawmill go

549 feet East to the Southeast corner.

Go 151 feet North to the Northeast corner.

Go Southeast 248 feet to Cornerstone.

Go North 86 feet to Cornerstone.

Go West 326 feet to the Northwest corner.

Go South 131 feet to the Southwest corner at the beginning point.

ALSO BEING 1180' SE OF SPOOKS HILL RD.

Above property recorded in the 6th district Map 11 Parcel 313

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: #03-259-SPHA

2436 Bulls Sawmill Road

NE/side Bulls Sawmill Road, 1180 feet southeast

Spooks Hill Road

6th Election District -- 3rd Councilmanic District

Legal Owner(s): Jeffrey and Barbara Tracey

Special Hearing: to permit an accessory structure to have a building footprint larger than the principal structure.

Variance: to permit an accessory structure to have a height of 22 feet in lieu of the maximum permitted 15 feet.

Hearing: Monday, February 3, 2002 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.

1/21/03 Jan. 16

C582757

CERTIFICATE OF PUBLICATION

1/16/2003

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 1/16/2003.

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

J. Wilkinson

LEGAL ADVERTISING

No. 19225

22/02

ACCOUNT

00100606150

AMOUNT

\$ 50.00

Jeff Tracey

n #254

06-559-SFHA

• BOLLS SHOOTING RD. BY D THOMPSON

PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALID

No. 18926

0/20/03

ACCOUNT

001 0066150

AMOUNT

\$ 50.00

JEFF TRACY

ITEM #259

03-259-SPHA

17. 406 BULLS SAWMILL R

By James M. Farnsworth

HER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VA

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King's College

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Ball Lake County, N.

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CERTIFICATE OF POSTING

RE: Case No.: 03-259-SPHAPetitioner/Developer: Jeff TraceyETALDate of Hearing/Closing: February 3, 2003

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

ATTENTION: Becky Hart - SPECIAL
410-887-5708 HEARING
+
VARIANCE

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 2436 Bulls Sawmill Rd.

The sign(s) were posted on January 17, 2003
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/17/03
(Signature of Sign Poster and Date)

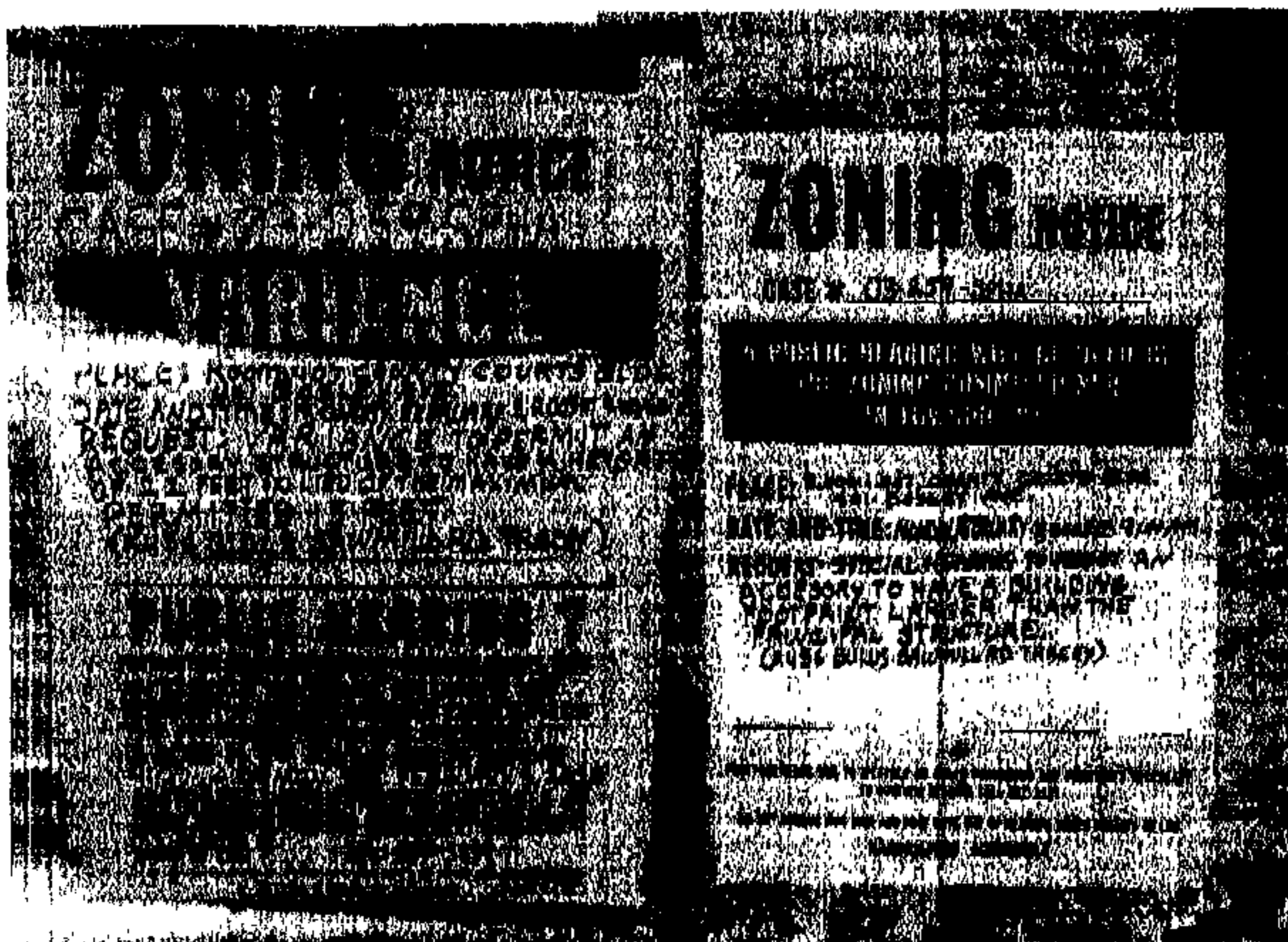
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

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to	BETTY ROBIN	from	O'KEEFE
cc	ZONING - COMM	phone	410-666-0929
dept		fax	410-666-0929





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

December 31, 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: 03-259-SPHA

2436 Bulls Sawmill Road

NE/side Bulls Sawmill Road, 1180 feet southeast Spooks Hill Road

6th Election District – 3rd Councilmanic District

Legal Owner: Jeffrey and Barbara Tracey

Special Hearing to permit an accessory structure to have a building footprint larger than the principal structure. Variance to permit an accessory structure to have a height of 22 feet in lieu of the maximum permitted 15 feet.

Hearings: Monday, February 3, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

AJ:rlh

C: Mr. and Mrs. Jeffrey Tracey, 2436 Bulls Mill Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 17, 2003.**
- (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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 16, 2003 Issue - Jeffersonian

Please forward billing to:

Mr. and Mrs. Jeffrey Tracey
2436 Bulls Sawmill Road
Freeland, MD 21053

410-343-0160

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: 03-259-SPHA

2436 Bulls Sawmill Road

NE/side Bulls Sawmill Road, 1180 feet southeast Spooks Hill Road

6th Election District – 3rd Councilmanic District

Legal Owner: Jeffrey and Barbara Tracey

Special Hearing to permit an accessory structure to have a building footprint larger than the principal structure. Variance to permit an accessory structure to have a height of 22 feet in lieu of the maximum permitted 15 feet.

Hearings: Monday, February 3, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
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.

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: 03-259-SPHA

Petitioner: TRACEY

Address or Location: 2436 BULLS SAWMILL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. JEFFERY C. TRACEY

Address: 2436 BULLS SAWMILL RD.

FREELAND, MD 21053

Telephone Number: 410-343-0160

Revised 2/20/98 - SCJ



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

January 31, 2003

Mr. and Mrs. Jeffrey Tracey
2436 Bulls Sawmill Road
Freeland, MD 21053

Dear Mr. and Mrs. Tracey:

RE: Case Number: 03-259-SPHA, 2436 Bulls Sawmill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 25, 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." in a cursive style.

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.30.02

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

RE: Baltimore County
Item No. 259

DT

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,

1- 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

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

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

December 31, 2002

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

257-290

259

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

cc: File





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

December 19, 2002

ATTENTION: George Zahner

Distribution Meeting of 12/23/02

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

259

242-249, 251-269

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: January 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of December 16, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

241-248, 251, 252, 256, 259

hs
2/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 30, 2002

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

31

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-230 & 03-259**

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:



Section Chief:



AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 30, 2002
Item Nos. 257, 258, 259, 260, 261, 262,
263, 264, 265, 266, 267, 268, 270, 271,
272, 273, 274, 275, 276, 277, 278, 279,
280, 281, 282, 283, 284, 285, 286, 287,
288, 289, and 290

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

RWB:CEN:jrb

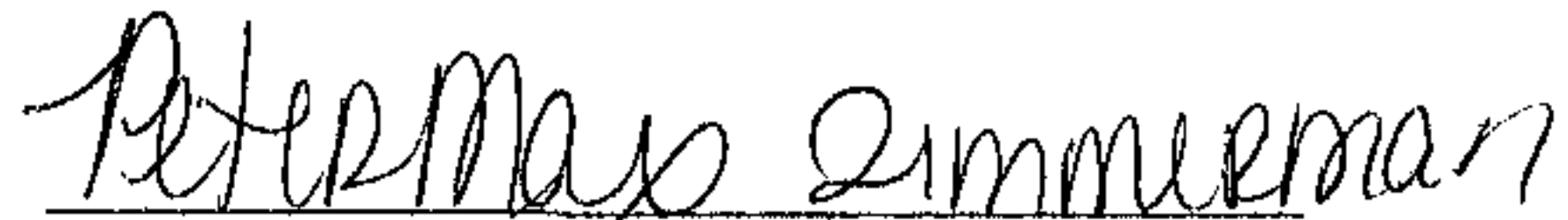
cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
2436 Bulls Sawmill Road; Neside Bulls * ZONING COMMISSIONER
Sawmill Rd 1180ft SE Spooks Hill Rd *
6th Election District * FOR
3rd Councilmanic District *
Legal Owner(s): Jeffrey C & Barbara Tracey* BALTIMORE COUNTY
* 03-259-SPHA

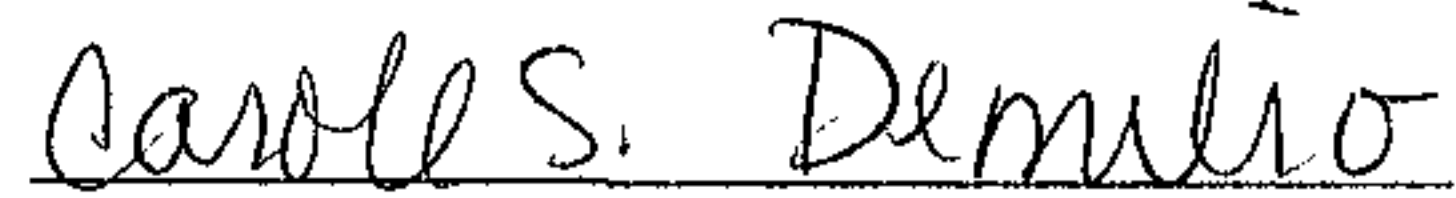
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 23rd day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to Jeffrey C. & Barbara Tracey, 2436 Bulls Sawmill Road, Freeland, MD 21053, Petitioner(s).



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

December 27, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

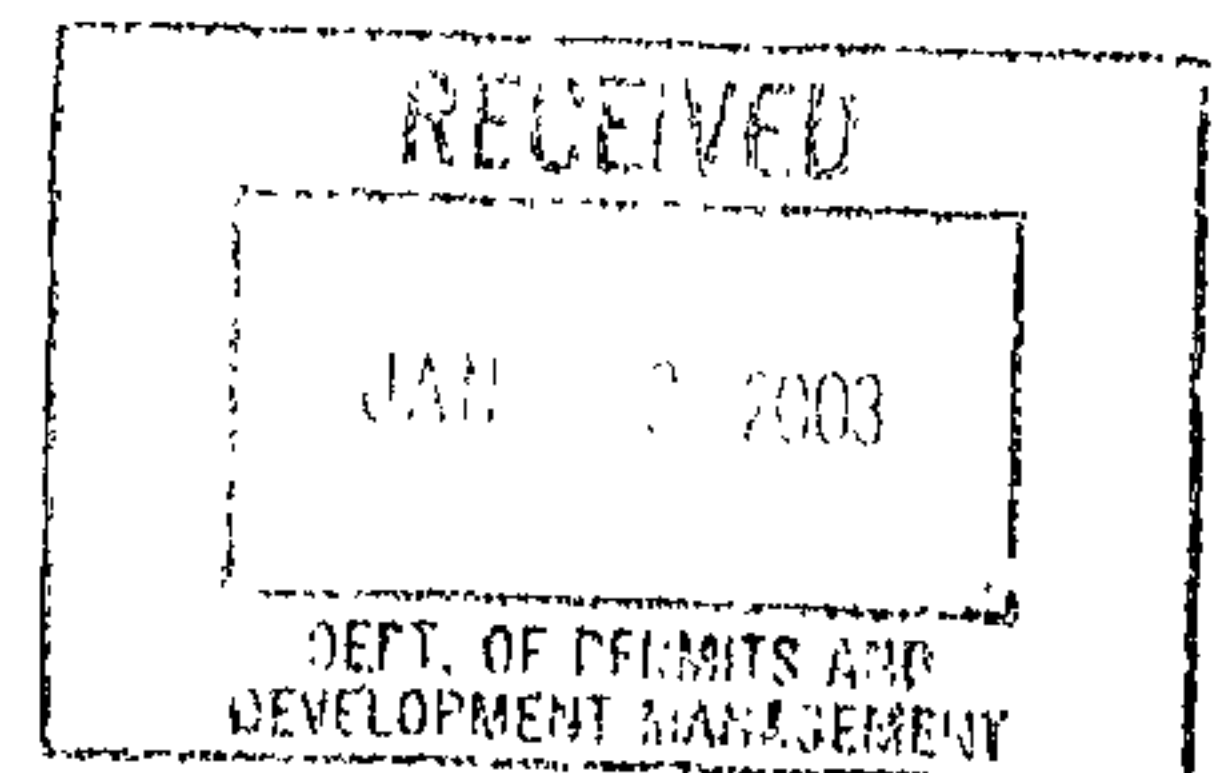
The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this 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

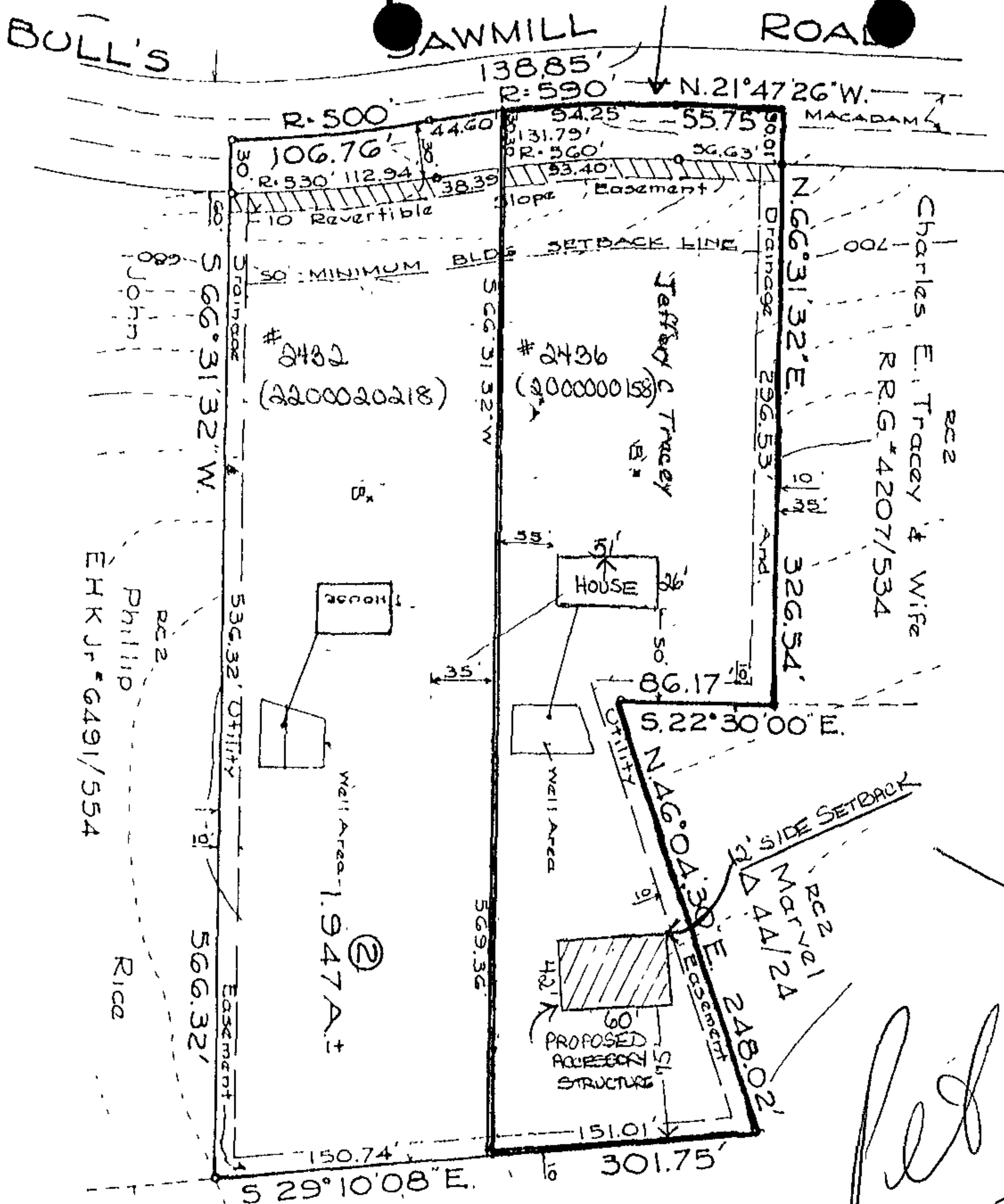
PROPERTY ADDRESS 2436 Bulls Sawmill Rd.

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

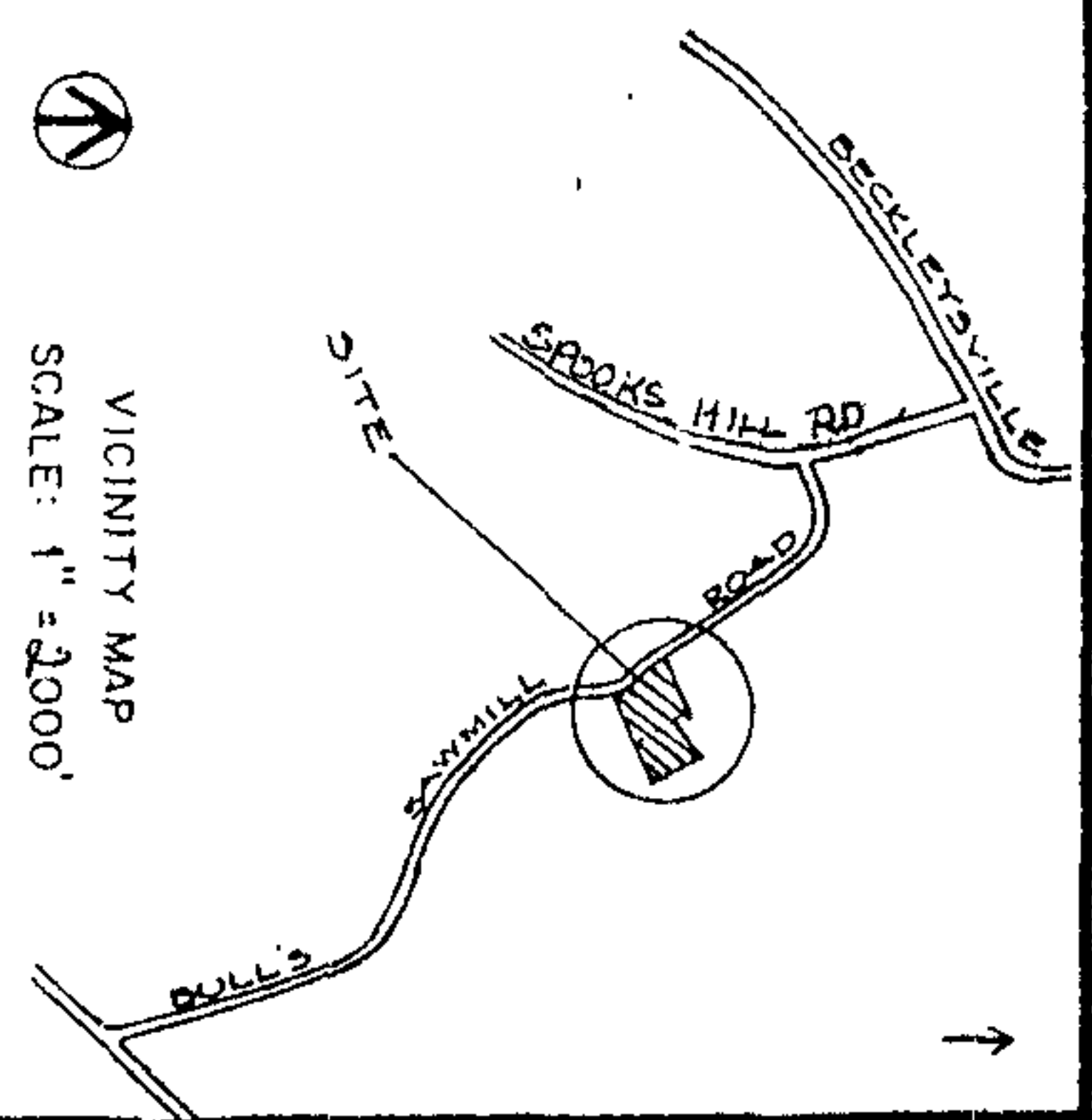
SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER JEFFERY C. & BARBARA S. TRACEN



Red No 1



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 6

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NW 34 F

ZONING R.C. 2

LOT SIZE 1.118 ACRES SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

DT Thompson 259 03-259-SPH

PREPARED BY JEFF TRACEN SCALE OF DRAWING: 1" = 100'

