RE:	PETITION FOR VARIANCE 2126 Turkey Point Road; NW/side Turkey Point Road, 62' W c/line Sue Grove 15th Election & 6th Councilmanic Districts Legal Owner(s):Philip & Elizabeth M. Hock Petitioner(s)	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-227-A

* * * * * * * * * * * * *

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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

RECEIVED
NOV 20 2003
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of November, 2003, a copy of the foregoing Entry of Appearance was mailed to, BPS Land Technology, Inc, 1602 Bosworth Court, Bel Air, MD 21015, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CBCA

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2126 TURKEY POINT ROAD

which is presently zoned DR-3.5

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) 400.3 (BCZR)

TO PERMIT AN EXISTING DETACHED ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 21' IN LIEU OF THE REQUIRED 15'

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

TO BE DISCUSSED AT THE HEARING

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

PHILIP J. HOCK
Name - Type or Print

Philip J. Hock
Signature

ELIZABETH M. HOCK
Name - Type or Print

Elizabeth M. Hock
Signature

410 KATHERINE AVE — 4106172579
Address — Telephone No.

BALTIMORE — MD — 21221
City — State — Zip Code

Representative to be Contacted:

BRS LAND TECHNOLOGY, INC.
Name

1602 BASWORTH CT. — 410-893-8286
Address — Telephone No.

BEL AIR — MD — 21015
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM Date 11/5/03

Case No. 04-227-A

REV 9/15/98

Zoning Description
2126 Turkey Point Road
Baltimore, Maryland 21221

Zoning description for 2126 Turkey Point Road

Beginning at a point on the Northeast side of Turkey Point Road which is ultimately to be a 60 feet right-of – way at a distance of 62 feet west of the centerline of the nearest improved intersecting street Sue Grove road which is a 50 foot right-of –way as recorded deed 4471, folio 480.

N 33° 08' 00" E – 212.95'
S 58° 23' 46" E – 20.00'
N 54° 15' 24" E – 100.15'
S 31° 40' 00" E – 126.11'
S 28° 37' 00" W – 228.42'
N 64° 35' 00" W – 189.90'

Containing 43,995.60 S.F. or ~~1.01~~ 1.05 ac+/-. Also known as 2126 Turkey Point Road and located in the 15th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 30505

DATE 11/5/03 ACCOUNT R001 006 6150

AMOUNT $ 65 00

RECEIVED FROM BPS LAND TECH

FOR 04-227-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME MCH
11/05/2003 11/05/2003 11:28:21 4
ACCT NAME BALANCE AMOUNT
RECEIPT # 203295 11/05/2003 OFLM
5 SIGN POSTING, RESTITUTION
CHECK 030725
Amount Tot 65.00
065.00 CK 0.00 CK
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: #04-227-A
2126 Turkey Point Road
N/west side of Turkey Point Road, 62 feet west of centerline of Sue Grove Road
15th Election District
6th Councilmanic District
Legal Owner(s): Philip and Elizabeth Hock
Variance: to permit an existing detached, accessory structure with a height of 21 feet in lieu of the required 15 feet.
Hearing: Monday, January 5, 2004 at 11:00 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.
12/165 Dec 18 C641454

CERTIFICATE OF PUBLICATION

12/18/, 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 12/18/, 2003.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

November 20, 2003

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: 04-227-A
2126 Turkey Point Road
N/west side of Turkey Point Road, 62 feet west of centerline of Sue Grove Road
15th Election District – 6th Councilmanic District
Legal Owners: Philip and Elizabeth Hock

Variance to permit an existing detached, accessory structure with a height of 21 feet in lieu of the required 15 feet.

Hearings: Monday, January 5, 2004, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: Philip & Elizabeth Hock, 410 Katherine Avenue, Baltimore 21221
BPS Land Technology, 1602 Bosworth Ct., Bel Air 21015

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 20, 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, December 18, 2003 Issue - Jeffersonian

Please forward billing to:
Philip Hock
410 Katherine Avenue
Baltimore, MD 21221

410-687-3579

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: 04-227-A
2126 Turkey Point Road
N/west side of Turkey Point Road, 62 feet west of centerline of Sue Grove Road
15th Election District – 6th Councilmanic District
Legal Owners: Philip and Elizabeth Hock

Variance to permit an existing detached, accessory structure with a height of 21 feet in lieu of the required 15 feet.

Hearings: Monday, January 5, 2004, at 11:00 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: 04-227-A

Petitioner: PHILIP J. HOCK ET UX

Address or Location: 410 KATHERINE AVE BALT. MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr Philip Hock

Address: 410 Katherine Ave
Baltimore, MD 21221

Telephone Number: 410-687-3579

Revised 2/20/98 - SCJ

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 19, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 17, 2003

Item No.: 220, 221, 223-228, 227, 230, 231

Dear Ms. Hart:

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.

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

cc: File

Printed with Soybean Ink
on Recycled Paper

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11.18.03

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

RE: Baltimore County
Item No. 227 LTM

Dear. Ms. Hart:

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 24, 2003

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

SUBJECT: 2126 Turkey Point Road

INFORMATION:

Item Number: 04-227

Petitioner: Phillip J. Hock

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided no portion of the subject garage is used for residential or commercial purposes.

Prepared by: Martha Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For Item Nos. 222, 223, 225, 226, 227,
228, 229, 230, and 231

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

RWB:CEN:jrb

cc: File

BPS/land
Technology, Inc.
Engineers & Surveyors
1602 Bosworth Court
Bel Air, Maryland 21015
410-892-8286

To: Beck
11/19/03

November 10, 2003

Baltimore County
Permits and Development Management
Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Mr. Lloyd T. Moxley

Ref: Case No. 04-227-A
2126 Turkey Point Road

Dear Mr. Moxley:

On November 5, 2003, Baltimore County, Zoning Office, accepted a request for a zoning variance. The owners of the property have engaged the services of Mr. Edward Covahey, Esq. to perform the essential legal services for the property. At the request of Mr. Covahey the above request case is to be withdrawn. Mr. Covahey will be submitting a new petition for the above referenced.

Should you have any questions, please feel free to contact me at 410-893-8286

I am

With kindness regards
BPS Land Technology, Inc.

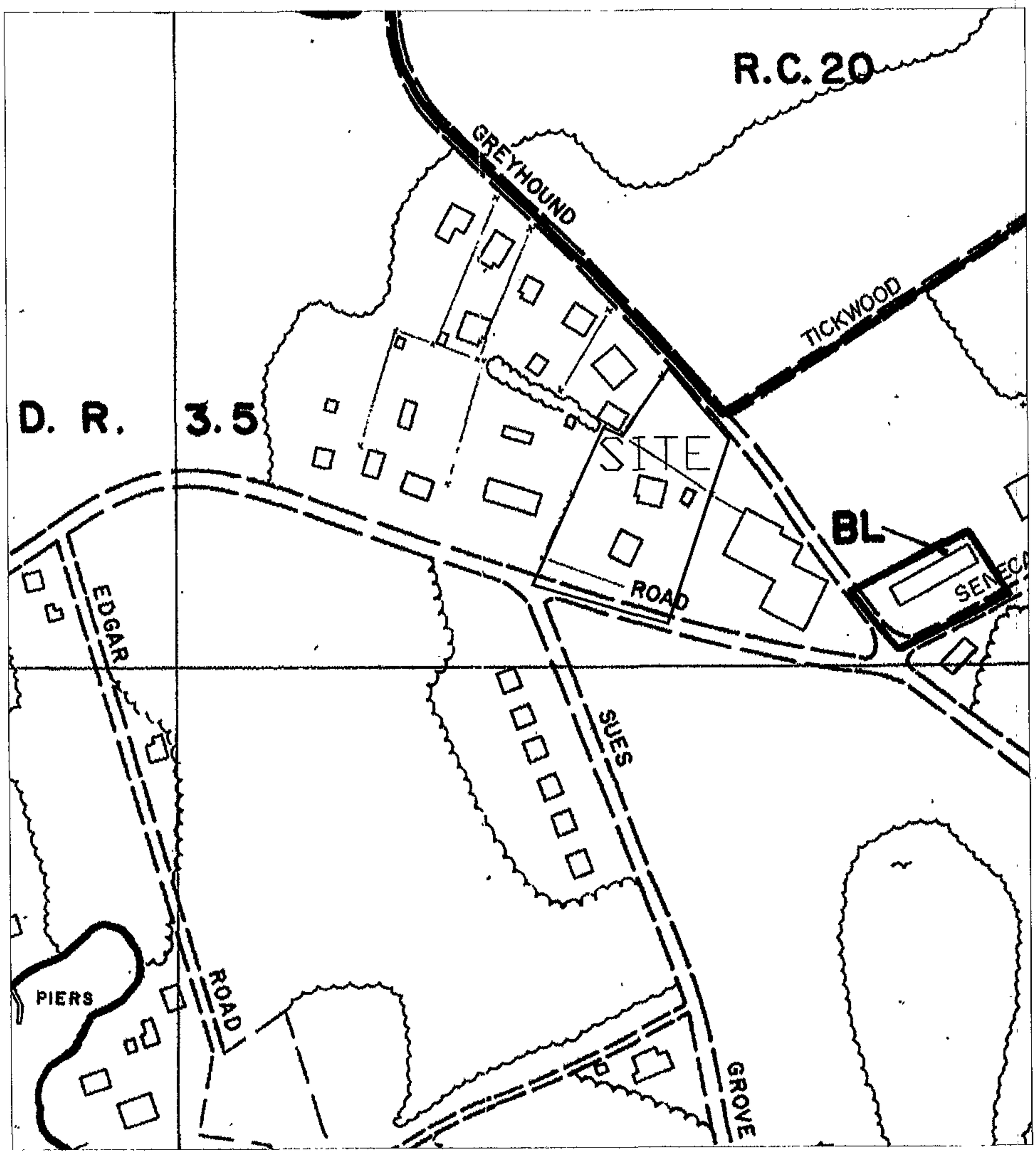
Walter T. Parr

Cc: P.Hock, E.Covahay & file

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-227-A

Date Completed/Initials	
11-20-03	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



DATE OF PHOTOGRAPHY : JANUARY 1986

1	2	3	4	5

BPS/land Technology
ENGINEERS & SURVEYORS
1602 Beaworth Court Bel Air, Maryland 21015
PHONE: 410-893-5288

PROJECT:

BALTIMORE COUNTY
TURKEY POINT
ZONING MAP

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION. REPRODUCTION OF THIS DOCUMENT BY DIGITAL OR PHOTOCOPY METHODS IS FORBIDDEN UNLESS APPROVED BY BPS LAND TECHNOLOGY, INC.

PROJECT NO	
APPROVED	
CHECKED	WTP
DRAWN	WTP
DATE	
SCALE :	1"=200'
LATEST REV.	0

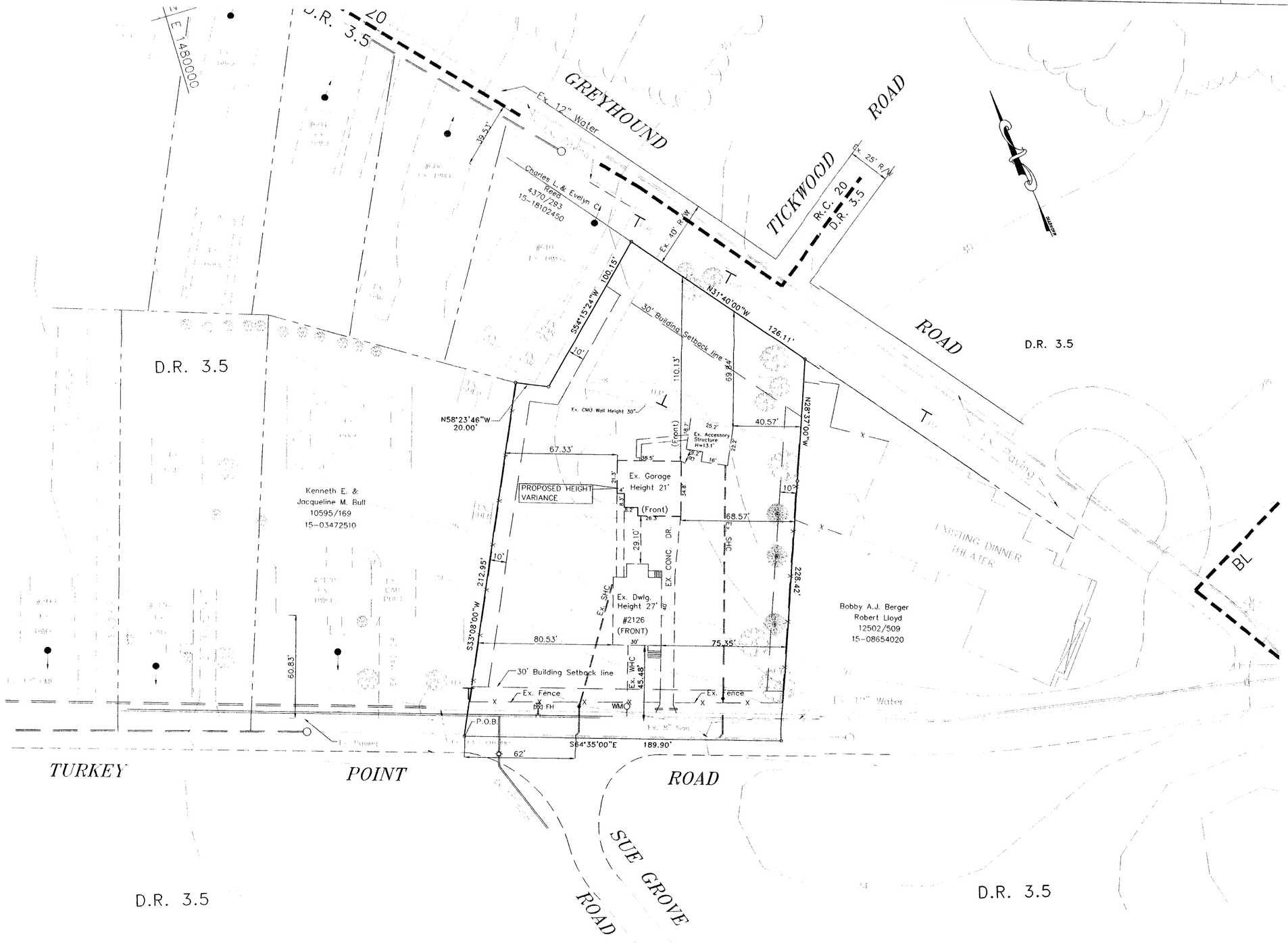
REVISIONS:

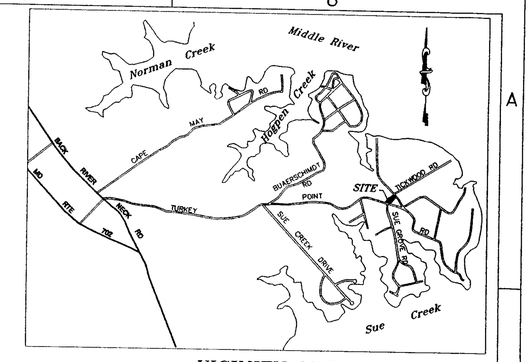
SHEET TITLE: S.E. I–J

SHEET NO.

CAD FILE

REV.





VICINITY MAP

SCALE 1"=1000'

LEGEND

- Tract Boundary
- Property Line
- Building Setback Line
- Existing Contour Line — 250
- Proposed Contour Line — 250
- Existing Storm Drain
- Existing Sanitary Main — Ex. 8" San.
- Existing Water Main — Ex. 8" W.
- Limit Of Distrubance — LOD
- Existing Utility Pole

SITE DATA

TOTAL GROSS AREA.....1.05 AC+/_
TOTAL NET AREA.....0.865 AC+/_
DEED REFERENCE.....4471/480
TAX ACCOUNT#.....1508654320
EXISTING ZONING.....DR 3.5
TAX MAP.....98
GRID.....14
PARCEL.....356
WATERSHED.....MIDDLE RIVER
PLANNING DISTRICT#.....328
CENSUS TRACT#.....4509002
EXISTING USAGE.....1-SINGLE FAMILY DWLC.
FIRM MAP.....240010 0445C
SUBSEWERSHED.....39
CBCA DESIGNATION.....LDA
ZONING MAP .....S.E. 1-J
SCHOOL DISTRICT:
MIDDLEBOROUGH ES
DEEP CREEK MS
CHESAPEAKE HS
ZONING SETBACKS
AREA.....10,000 S.F.
FRONT.....30'
WIDTH.....70'
SIDE.....10'
REAR.....30'
MIMINUM SUM
SIDES YARDS.....25'

THERE ARE NO PRIOR ZONING HEARING
THIS IS NOT A HISTORIC PROPERTY/ BUILDING

Note:
The existing dwelling and existing garage as shown on Lot 2 where build in 1946.

PLAT TO ACCOMPANCY A PETITION FOR A VARIANCE

2126 TURKEY POINT ROAD
COUNCILMANIC DISTRICT 6
ELECTION DISTRICT 15th
BALTIMORE COUNTY, MARYLAND
SCALE: 1"= 30' NOVEMBER 5, 2003

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM#	CASE#

OWNER
PHILIP J. HOCK, JR.
ELISABETH M. HOCK
410 KATHERINE AVE.
BALTIMORE, MARYLAND 21221
410-687-3579

REV	DATE	DESCRIPTIONS	BY	CHK'D	APPR

REVISIONS

COMPUTED BY: M.K.S.
CHECKED BY: M.K.S.
DRAWN BY: W.T.P.
P.N.

BPS/land Technology
ENGINEERS & SURVEYORS
PO BOX 5614 Baltimore, Maryland 21210
PHONE: 410-435-0800

LTM/227