IN RE: PETITIONS FOR SPECIAL HEARING

AND VARIANCE – N/S Beckleysville Road,

560' W of the c/l Spooks Hill Road

(2618 Beckleysville Road)

6th Election District

3^{ra} Council District

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 04-228-SPHA

Joseph W. Blevins, 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, Joseph W. Blevins and his wife, Brenda L. Blevins. The Petitioners request a special hearing to allow a one-story metalbuilding, 67' x 48' in dimension, with a height of 16', to be located in the rear of the nonconforming use area of the Contractor's Storage Yard to protect existing equipment, and to approve an amendment to the site plans approved in prior Cases Nos. 82-8-XA and 92-133-SPH, accordingly. In addition, variance relief is requested from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet and a rear yard setback of 5 feet in lieu of the required 50 feet each, and a distance between buildings of 90 feet in lieu of the required 100 feet for the proposed building. 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 were Joseph and Brenda Blevins, property owners, Paul Lee, the professional engineer who prepared the site plan for this property, and Roy C. Litz, Jr., a nearby neighbor. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Beckleysville Road, just west of Spooks Hill Road in the

DADER REC

Freeland area of northern Baltimore County. The property contains a gross area of 1.03 acres, more or less, zoned R.C.4, and is improved with a two-story dwelling in which the Petitioners reside, two small sheds, and a metal garage to the rear. The Petitioners have owned and resided on the property for many years. Apparently, they obtained approval of the use of the subject property for a contractor's equipment storage yard as a nonconforming use, pursuant to the relief granted in prior Case No. 92-133-SPH. The testimony and evidence offered in that case established that the rear of the subject property had been used in that fashion for many years without interruption, and thus, was permitted to continue as a nonconforming use (See Section 104 of the B.C.Z.R.). The Petitioners now come before me seeking approval to allow the construction of a new metal building in the nonconforming use area for the purpose of storing contractor's equipment. Mr. Blevins testified that the existing metal garage is used to store personal items and that much of the contractor's equipment is stored outdoors within the nonconforming use area. equipment stored outside are two dump trucks, a backhoe, and other vehicles and equipment used in his business. In order to protect this equipment from the elements and organize and otherwise provide a more aesthetically pleasing property, the Petitioner proposes the construction of a onestory metal building in the rear, northwest corner of the site. One of the existing small sheds will be removed and the new building will be constructed in essentially the same location. As shown on the site plan, the new building will be 67' x 48' in dimension and 16' in height and will provide side and rear setbacks of 8' and 5', respectively. Additionally, the new building will be located approximately 90' from the existing metal garage. Due to the location of existing improvements on the property, the requested variances are necessary. Moreover, special hearing relief is required in order to permit the proposed construction and to amend the previously approved site plans to reflect the addition of the proposed building in the nonconforming use area.

As noted above, no one appeared in opposition to the request. Mr. Litz, a nearby neighbor, appeared in support of the request and letters were received from several other adjacent neighbors who support the request. Additionally, a letter of support was received from the Freeland Community Association, endorsing the request. These letters indicate that the Petitioners

maintain their property well and that housing the equipment within the new building as proposed is practical and would be more aesthetically pleasing.

Insofar as the special hearing request, it is to be noted that the proposed building will be located entirely within the previously approved nonconforming use area. Thus, there will be no increase in the area of the nonconforming use, merely construction of a new building therein. The proposal appears to be a permitted intensification of the existing use and not an expansion of same. (See, e.g. <u>Helfrich vs. Mengelli</u>, 248 Md. 498 (1968).

As to the variance requests, relief is requested so that the building can be located in the rear corner of the property. It was indicated that this area is the most practical and appropriate for the structure. Moreover, it would appear to allow for a more efficient maneuvering of equipment on the property.

Based upon the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief. In my judgment, the proposal is appropriate and consistent with the nonconforming use requirements set forth in the B.C.Z.R. Finally, it is to be noted that a Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Resource Management (DEPRM) regarding this request. That comment observed that the subject property is zoned R.C.4 and that those regulations limit the amount of impervious area on a given property. In this regard, Mr. Blevins testified that the garage would be constructed over the existing asphalt paved parking area. Thus, there will be no increase in the amount of impervious surface on the site, and as such, the proposal is consistent with the spirit and intent of the applicable R.C.4 zoning regulations.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions 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 3th day of January 2004 that the Petition for Special Hearing seeking approval to allow a one-story metal building, 67' x 48' in dimension, with a height of 16', to be located in the rear of the nonconforming use area of the Contractor's Storage Yard to protect existing equipment, and to

ORDER RECEIVED FOR FILING Date
By approve an amendment to the site plans approved in prior Cases Nos. 82-8-XA and 92-133-SPH, 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 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet and a rear yard setback of 5 feet in lieu of the required 50 feet each, and a distance between buildings of 90 feet in lieu of the required 100 feet for the proposed building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

January 30, 2004

Mr. & Mrs. Joseph W. Blevins 2618 Beckleysville Road Freeland, Maryland 21053

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE N/S Beckleysville Road, 560' W of the c/l Spooks Hill Road (2618 Beckleysville Road)
6th Election District – 3rd Council District Joseph W. Blevins, et ux - Petitioners Case No. 04-228-SPHA

Dear Mr. & Mrs. Blevins:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. Paul Lee, Century Engineering, Inc. 32 West Road, Towson, Md. 21204 DEPRM; People's Counsel; Case File





REV 9/15/98

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at _	2618	BECKLEYSV	ILLE	ROAD	
		tly zoned_	RC		

Reviewed By JRP Date 11/5/03

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 A 1 STORY 67'x48' (3216 SF) METAL BUILDING (16' HIGH) TO BE INSTALLED IN THE REAR OF THE NON-CONFORMING USE AREA OF THE CONTRACTOR'S STORAGE YARD TO PROTECT THE EXISTING EQUIPMENT AND TO AMEND THE PREVIOUSLY APPROVED SITE PLAN.

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.

ENGINEER:		•	perjury, that I/we are the le is the subject of this Petitio	gal owner(s) of the	property which
ContractXRukehasek	Lessea:		Legal Owner(s):		i
PAUL MEE, CENTURY	ENGINEERING,	INC.	JOSEPH W. BLEVINS	<u></u>	<u></u>
Name - Type or Print			Name - Type or Print	2	· v
Signature	D		Signature	<u></u>	
32 WEST ROAD		410-823-8070	BRENDA L. BLEVINS		:
Address		Telephone No.	Name - Type or Print	2 0 0	
TOWSON	MD	21204	Brenda L.	Blevin	<u> </u>
City	State	Zip Code	Signature		:
Attorney For Petition	1er:		2618 BECKLEYSVILL	E ROAD 4	10-343-1515
			Address		Telephone No.
· · · · · · · · · · · · · · · · · · ·	<u> </u>		FREELAND	MD	21053
Name - Type or Print			City	State	Zip Code
			Representative to be	Contacted:	1
Signature					· · ·
		· · · · · · · · · · · · · · · · · · ·	PAUL LEE, CENTURY	ENGINEERING,	INC.
Company			Name		- 1
A			32 WEST ROAD		21204 Telephone No.
Address		Telephone No.	Address	A 25%	
City	State	Zip Code	TOWSON	MD State	21204 Zip Code
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			OFFICE	USE ONLY	' '
			ESTIMATED LENGTH	OF HEARING	i
Case No. 04-5	228 - SPHA		UNAVAILABLE FOR H	EARING	<u></u>



Petition for Wariance

to the Zoning Commissioner of Baltimore County

for the property located at 2618 BECKLEYSVILLE ROAD
which is presently zoned RC 4

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) 1A03.4.B.2 & THE BCZR TO PERMIT A SIDE AND REAR YARD OF 8' & 5' AND A DISTANCE OF 90' BETWEEN BUILDINGS IN LIEU OF THE REQUIRED 50' & 100' RESPECTIVELY.

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 ADDRESSED AT 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.

ENGINEER:

Convectorneed as explosed es

PAUL LEE, CENTURY	ENGINEERING,	INC.
Name Type or Print		
Signature		<u>. </u>
	410) - 823-8070
32 WEST ROAD Address	<u> </u>	Telephone No.
TOWSON	MD	21204
City	State	Zlp Code
Attorney For Petition	er:	
Attorney For Federal	G	
• •		
Name - Type or Print		
1101110 1730 01 1 1		
Signature		
Company Address		-
j <u>, </u>		Telephone No.
		teichtiette 140.
	State	Zip Code
29 ^{ty}	State	ZIP Code
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The Dung	2S-SPHA	•
Tase No. 04-22	20-10///7	
on distant		
720 115198		
700 1100		
Date.		
© ₩ Ø →		

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.

Legal Owner(s):

JOSEPH W. BLEVINS		; ,
Name - Type or Print		· · · · · · · · · · · · · · · · · · ·
Indew. Blu-		<u> </u>
Signature V		•
BRENDA L. BLEVINS		
Name - Type or Print	•	
Brenda L. Ble	uxs	<u> </u>
Signature		
2618 BECKLEYSVILLE ROAD)	410-343-1515
Address		Telephone No.
FREELAND	MD	21053
City	State	Zip Code
Representative to be Conta	cted:	
PAUL LEE, CENTURY ENGI	NEERING	INC.
Name		; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;
32 WEST ROAD		410-823-8070
Address		Telephone No.
TOWSON	MD	21204 Zip Code
City	State	21p, Coue
OFFICE USE	ONLY	
ESTIMATED LENGTH OF HE	EARING.	
LINIAVATI ARI E FOR HEARTN	IG	
UNAVAILABLE FOR HEARIN Reviewed By JRF	Date	11/5/03



32 West Road Towson, MD 21204

DESCRIPTION -2618 BECKLEYSVILLE ROAD ELECTION DISTRICT 6 BALTIMORE COUNTY, MD

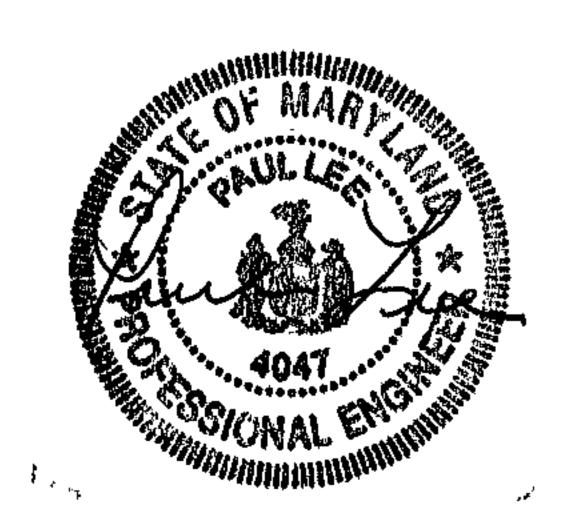
Project 23269.00

BEGINNING FOR THE SAME at a point in Beckleysville Road, said point also being located Southwesterly 560'± from the center of Spooks Hill Road, thence running in the right-of-way of said Beckleysville Road

- 1) South 69° 47' 00" West 150.00', thence leaving said right-of-way of Beckleysville Road
- 2) North 20° 29' 00" West 296.91", and
- 3) North 67° 51' 00" East 150.06', and .
- 4) South 20° 29' 00" East 301.97' to the point of beginning in Beckleysville Road

Containing 1.03 acres of land, more or less.

Wfile\Login2\Land-Dev\LD03\desc\BeckleysvilleRd-pl-10-28-03



.

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: #04-228-SPHA

Case: #04-228-SPHA
2618 Beckleysville Road
N/side of Beckleysville Road at the distance of 560 feet
west from the centerline of Spooks Hill Road
6th Election District - 3rd Councilmanic District
Legal Owner(s): Joseph and Brenda Blevins
Contract Purchaser: Paul Lee, Century Engineering, Inc.
Variance: to permit a side and rear yard of 8 feet and 5
feet and a distance of 90 feet between buildings in lieu of
the required 50 feet and 100 feet respectively.
Hearing: Tuesday, January 6, 2004 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.

JT/12/750 Dec. 23

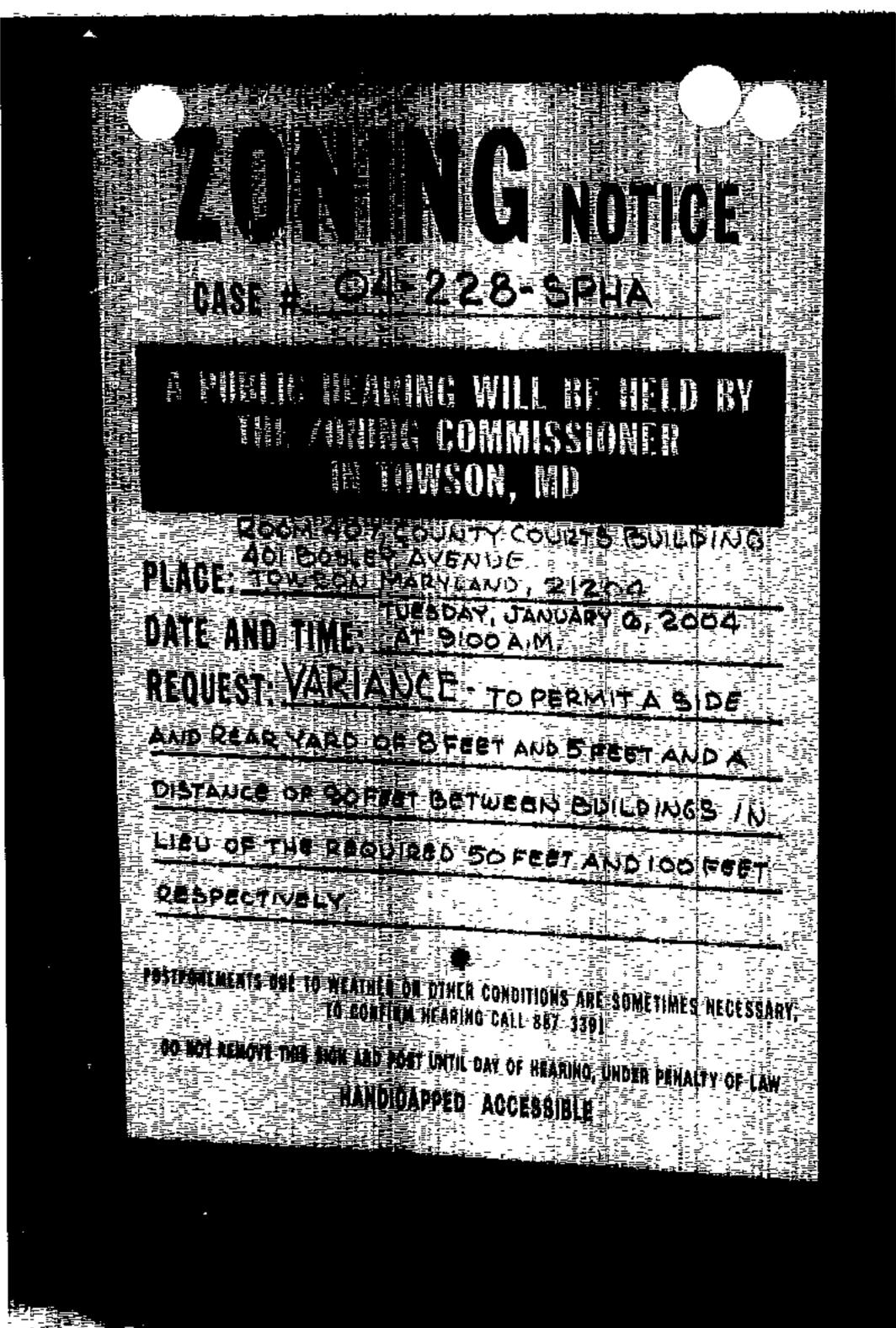
C842264

CERTIFICATE OF PUBLICATION

1224,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 12 23 ,20 <u>03.</u>
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News

LEGAL ADVERTISING





CERTIFICATE OF POSTING.

- · · · · · · · · · · · · · · · · · · ·	Petitioner/Developer: JOSEPH BLEVINS
· · · · · · · · · · · · · · · · · · ·	Date of Hearing/Closing: JAN. 6, 2004
Caltimore County Department of crimits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Cowson, MD 21204	
Montion: BECKY HART	• ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '
adies and Gentlemen: This letter is to certify under t	he penalties of perjury that the necessary sign(s) required by
aw were posted conspicuously on the property locate	d at
#2618 BECKL	EYSULUE ROAD
•	- · · · · · · · · · · · · · · · · · · ·
he sign(s) were posted on DEC.10>/	2003 onth, Day, Year)
	Sincerely, Darland D. Moore (Signature of Sign Poster and Date) CIARLAND E. MOORE (Printed Name) 3225 RYERSON CIRCLES (Address) TOAUTIMORE, MD. 21227 (City, State, Zip Code) C410) 242-4263 (Telephone Number)
•	

RE: Case No.: 04-228-5PHA

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: 04-228-SPHA

2618 Beckleysville Road

N/side of Beckleysville Road at the distance of 560 feet west from the centerline of Spooks Hill Road

Legal Owner: Joseph and Brenda Blevins

Contract Purchaser: Paul Lee, Century Engineering, Inc.

Variance to permit a side and rear yard of 8 feet and 5 feet and a distance of 90 feet between buildings in lieu of the required 50 feet and 100 feet respectively.

Hearings:

Tuesday, January 6, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Joseph and Brenda Blevins, 2618 Beckleysville Rd., Freeland 21053 Paul Lee, Century Engineering Inc., 32 West Road, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 22, 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

Tuesday, December 23, 2003 Issue - Jeffersonian

Please forward billing to:

Joseph Blevins 2618 Beckleysville Road Freeland, MD 21053

410-343-1515

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: 04-228-SPHA

2618 Beckleysville Road

N/side of Beckleysville Road at the distance of 560 feet west from the centerline of Spooks Hill Road

Legal Owner: Joseph and Brenda Blevins

Contract Purchaser: Paul Lee, Century Engineering, Inc.

Variance to permit a side and rear yard of 8 feet and 5 feet and a distance of 90 feet between buildings in lieu of the required 50 feet and 100 feet respectively.

Hearings:

Tuesday, January 6, 2004, 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 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.



ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 04-228-5PHA
Petitioner: JOSEPH BLEVINS
Address or Location: 2618 BECKLEYSVILLE RD
FREELAND ND 21053
PLEASE FORWARD ADVERTISING BILL TO:
Name: JOSEPH BLEVINS
Address: 2618 BECKLEYSVICLE RD
Address: 2618 BECKLEYSVILLE, RD FREELAND, MD 21053
Telephone Number: 410 - 343 - 1515

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

January 2, 2004

Joseph Blevins Brenda Blevins 2618 Beckleysville Road Freeland, MD 21053

Dear Mr. and Mrs. Blevins:

RE: Case Number: 04-228-SPHA, 2618 Beckleysville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 5, 2003.

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.

Supervisor, Zoning Review

WCR:klm

Enclosures

C: People's Counsel

Paul Lee, Century Engineering Inc., 32 West Road, Towson 21204



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, 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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: //, 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. 228

JRF

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,

M

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley

DATE:

December 5, 2003

SUBJECT:

Zoning Item

04-228

Address

2311 Hidden Glen Drive

Blevins Property

Zoning Advisory Committee Meeting of November 17, 2003

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

(Please see attached comments from Mr. Wallace S. Lippincott, Jr. dated December 3, 2003.)

Attachment

BALTIMORE COUNTY, MARYLAND

ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

TO:

Development Coordination

DATE: December 3, 2003

FROM:

Wally Lippincott, Jr.

SUBJECT:

Blevins Property- 04-228 sph

This request appears to be increasing the level of nonconformity of the property. The property is zoned RC 4 and is limited to a 10% impervious surfaces. The limitation is important to protecting the water quality of the Metropolitan drinking water supply source for 1.2 million people.

Recommendation: Move the proposed building off the rear property line and offset the square footage of the proposed building with the removal of an equal area of the gravel surface along the rear of the lot. The gravel should be removed in this area and it should be fenced and restored to a condition of pervious surfaces. The area should be demarcated with fencing and plantings to assure that it remain pervious.

Me

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

DATE: January 8, 2004

RECEIVED

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

JAN 1 2 2004

20NING COMMISSIONED

SUBJECT:

Zoning Advisory Petition(s): Case 04-228 and 04-232

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: November 26, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

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

RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

2618 Beckleysville Rd; N/side Beckleysville* Rd, 560' W from the c/line of Spooks Hill Rd 6th Election & 3rd Councilmanic Districts *

Legal Owner(s):Joseph W & Brenda L Blevins

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-228-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

RECEIVED

*

NOV 2 0 2003

Per....

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 20th day of November, 2003, a copy of the foregoing Entry of Appearance was mailed to Paul Lee, Century Engineering, Inc, 32 West Road, Towson, MD 21204, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

2608 Beckleysville Rd Freeland, MD 21053 January 5, 2004

Re: Joe Blevins

To Whom It May Concern:

This letter is to inform you that we are neighbors of Joe Blevins and we do not have a problem with Mr. Blevins building a shed to cover his equipment.

If you have any questions about our decision, you may contact us at 410-343-2541.

Sincerely,

Kathy Vicchio

Domenia Vial Dom Vicchio

January 05, 2004

To whom it may concern:

I am writing in reference to the request of the construction of a building on the property of Mr. Joe Blevins (2618 Beckleysville Rd.). We are informing you that we Michael and Bonnie Longest residents of 2548 Beckleysville Rd. have no complaints regarding the construction of their building. If any further information is needed we can be contacted at 410-329-2248.

Sincerely,

Banne Jongest

Michael and Bonnie Longest

Baltimore County Government

1/05/04

Novelle Banett Si. Mary E. Sarrett

To whom it may concern,

Our neighbor, Joseph Blevins at 2618 Beckleysville Rd. has informed us of his intent to build a large storage building to house his equipment on his property.

We have no objections or concerns about his doing so as he always keeps everything on his property very neat, clean, and well maintained.

The Blevins family is an important asset to our neighborhood.

If you need to contact us you can do so at 2606 Beckleysville Rd., Freeland, Md. 21053. Our phone number is 410-357-0111.

Thank You,

Freeland Community Association

P.O. Box 52, Freeland, MD. 21053-0052

25 October 2003

Blevins and Sons Septic Service 2618 Beckleysville Rd. Freeland, MD. 21053

Dear Mr. Blevins

Thank you for your presentation at the community meeting on 1 October 2003. As you are aware the community voted unanimously in favor of your plans for a building to house materials and equipment related to your existing business. As such please feel free to use this letter as needed to show that the community is aware of your plans, and is in favor of such.

Thank you again for presenting your plans to the community.

Sincerely,

Frank L. Purdum Jr.

President Freeland Community Association

1503 Walker Rd.

Freeland, MD. 21053

410-343-0017

To Whomit May Concern;

I have been advised by Mr. Joe Blevins that he would like to build an equipment shed/garage on his property. His property is located directly across Beckleywille Rd. from my property. To the extent that he needs our approval, he has it. My wife are fine with the building that Mr. Blevins proposes to build.

regarding our dicision please feel free to call us at 4/0-343-1682

Soncerely,

Ray C. Litz Jr.

Roy C. Litz Jr.

2613 Beckleysville Rd.

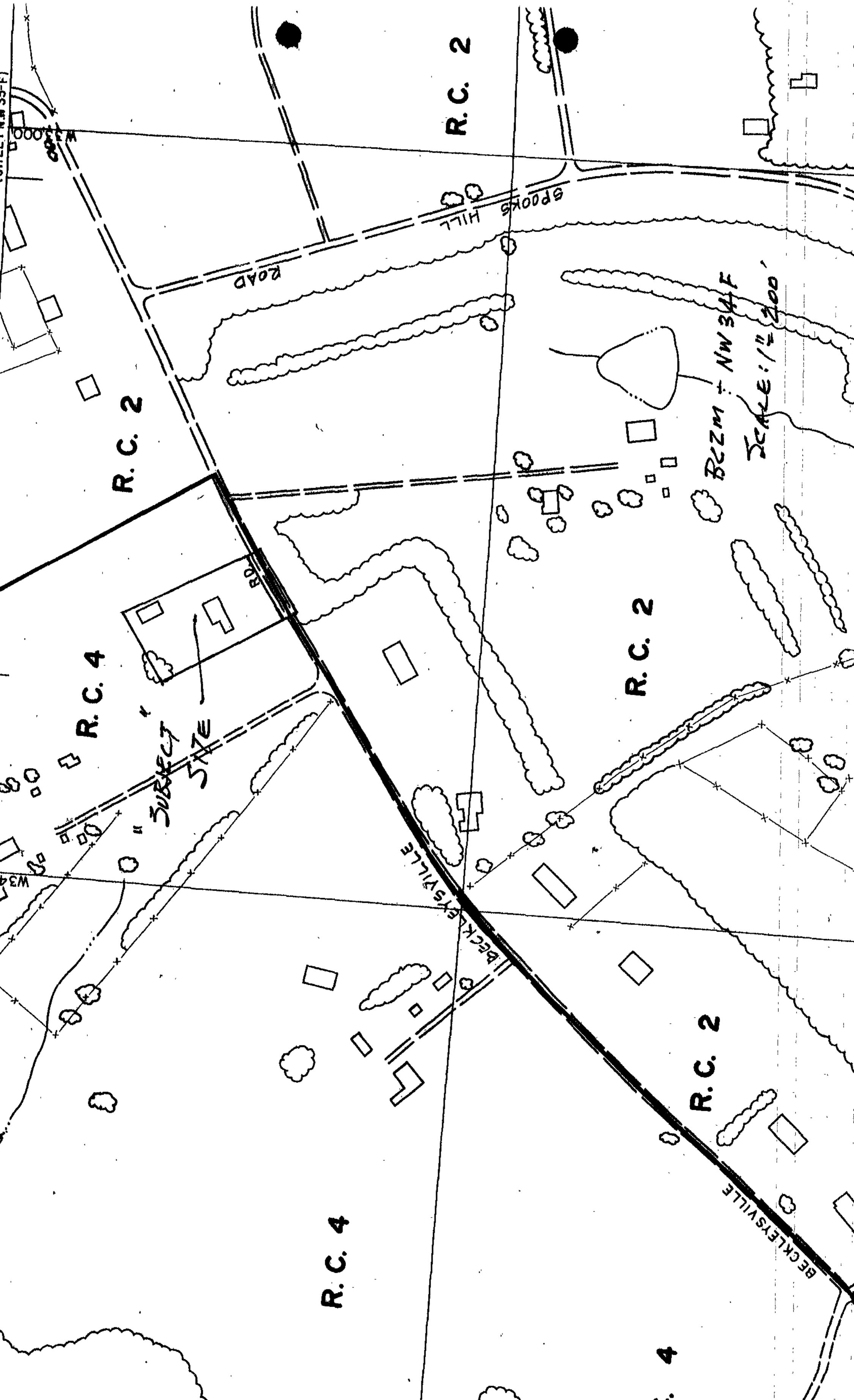
Freeland, Md. 21053

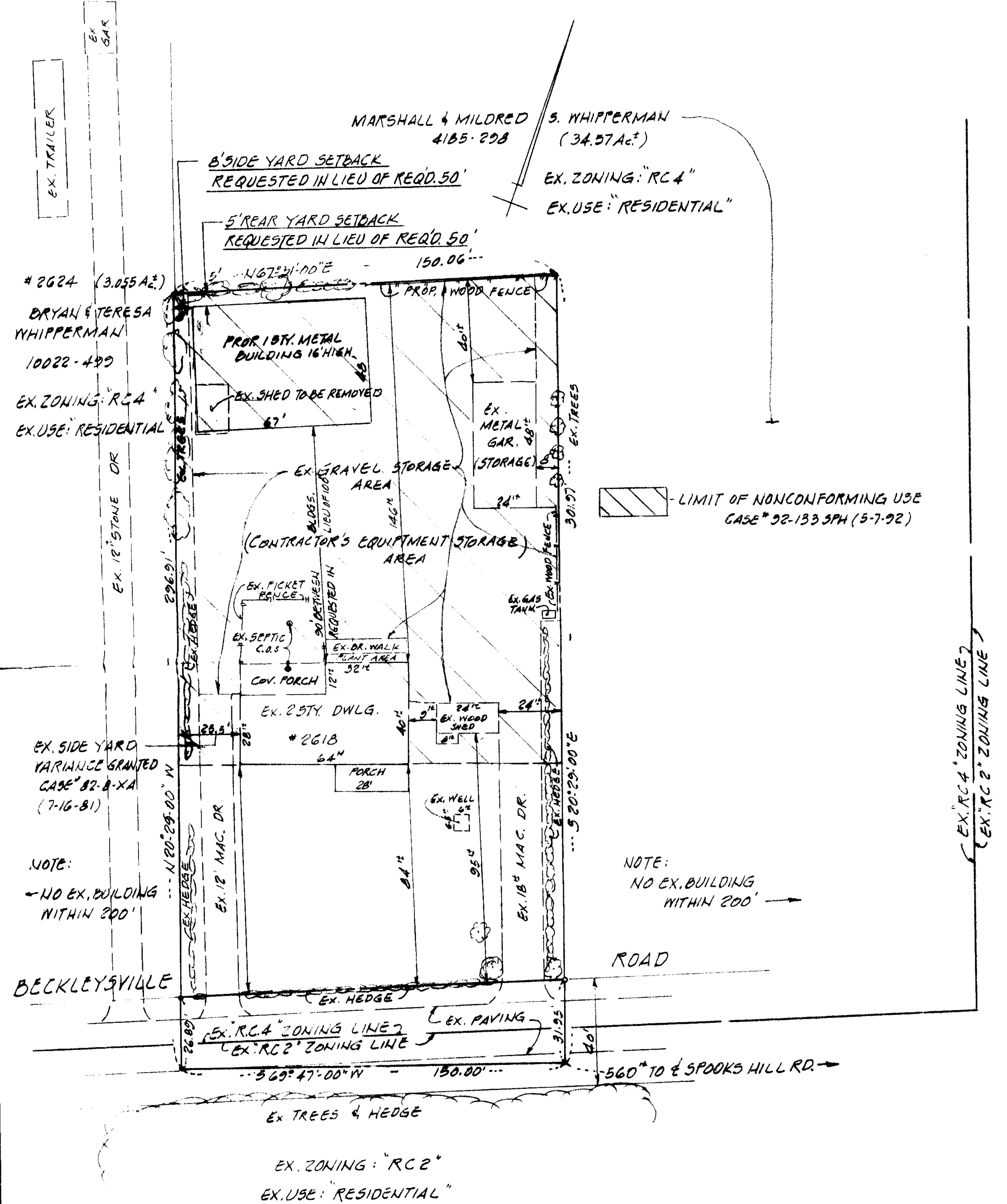
410-343-1682

1-604

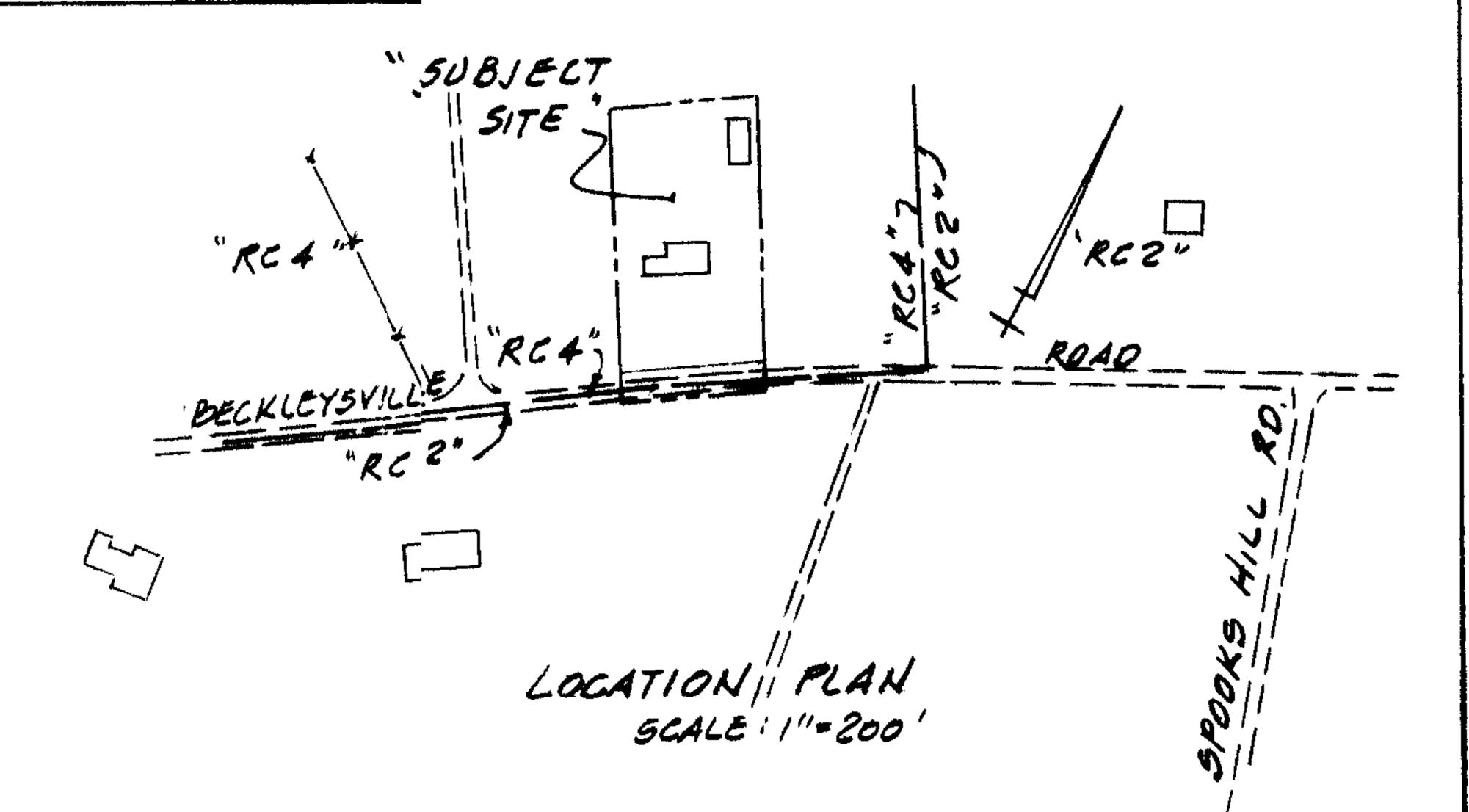
EET

									RoyaLitz JR	Benda Blowins	SOE BIEVINS	Mucles	NAME
									2613 Beckleysuille Rd.	2618 Beckleyswille Rd	2618 Beckleysulle Rd	32 WEST ZOAD	ADDRESS
		•							Freeland MD 21053	Freeland MD 21053	Fired med 21053	Towson MO MAY	CITY, STATE, ZIP
		ſ											E- MAIL





HO EX BUILDING WITHIN 200'



GENERAL NOTES

1. AREA OF PROPERTY = 1.03 Ac.

2. EXISTING ZONING OF PROPERTY = RC4" W/SPECIAL EXCEPTION

3, EXISTING USE OF PROPERTY: RESIDENTIAL & CONTRACTOR'S STOKAGE YARD

4. PROPOSED ZONING OF PROPERTY - "RC4" W/SECIAL EXCEPTION

5. PROPOSED USE OF PROPERTY * RESIDENTIAL & CONTRACTOR'S STORAGE YARD

6. PROPOSED OFF-STREET PARKING REQUIRED = 0

7. NO. PARKING SPACES SHOWN

B. PETITIONER GRANTED A SPECIAL EXCEPTION FOR RESIDENTIAL TRAILER & SIDE YARD YARIANCE 7-16-81, CASE" BZ-B-XA.

2. NONCONFERMING USE OF REAR PORTION OF PROPERTY AS A CONTRACTOR'S EQUIPTMENT YARD FOR A SEPTIC SYSTEM SERVICE GRANTED 5-7-92, SPECIAL HEARING CASE 92-1335PH.

SUBJECT TO PROPERTY AND EQUIPTMENT RESTRICTIONS. 10. PETITIONICK REQUESTING A SPECIAL HEARING TO PERMITA 1 574.67 x 48' (32165.F.) METAL BUILDING (16'HIGH) TO BE INSTACLED IN THE REAR OF THE NONCONFORMING USE AREA OF THE CONTRACTOR'S STORAGE YARD TO PROTECT THE

EXISTING EQUIPTMENT AND TO AMEND THE SITE PLAN. 11 PETITIONER REQUESTING A VARIANCE TO SECTION 1A03.4. B.Z & 1403.2 OF THE BCZR TO PERMIT A SIDE &REAR YARD OF 845 AND A DISTANCE OF 90'BETWEEN BUILDINGS IN LIEW OF REGO. 50'4 100.

12. PROPERTY SERVED BY PRIVATE WELL& SEPTIC.

13. PROPERTY LOCATED ON 200'SCALE ZONING MAP NW34F.

14. ZONING HISTORY: CASE BZ-B-XA, CASE \$98-133 SPH

BUILDING PERMIT (B 233890 (4-27-95)

PLAT TO ACCOMPANY PETITION

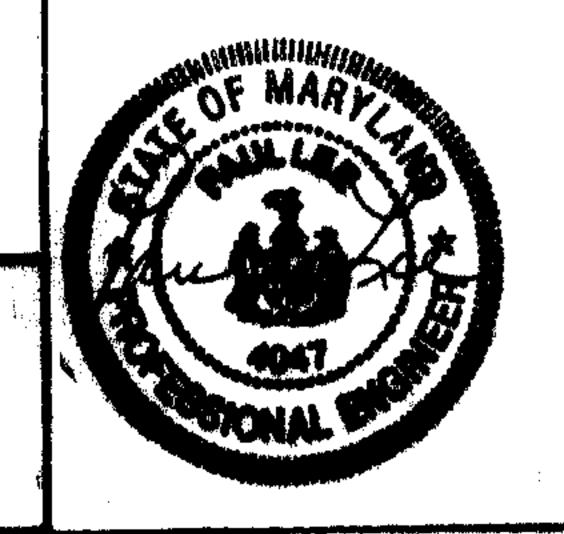
SPECIAL HEARING & V.ARIANCES #2618 BECKLEYSVILLE ROAD

GTH ELECT. DIST. 3RO COUNCILMANIC DIST. SCALE: 1"-30'

BALTIMORE COUNTY, MO.

OCT. 22,2003

TOWSON, MARYLAND 24304 (410) A23-4070



23-269.00