IN RE: PETITION FOR VARIANCE W/S of York Road, 321 ft. N centerline of Shawan Road 8th Election District 3rd Councilmanic District **(11420 York Road)** Michael & Karin Harrington *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-302-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Michael and Karin Harrington. The Petitioner is requesting variance relief for property located at 11420 York Road in the Hunt Valley area of Baltimore County. Variance relief is requested from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

A) Variance from Section 250.1, to allow a front yard setback for the existing house to be 27 ft. +/- in lieu of the required 40 ft.;

B) Variance from Section 250.2, to allow side yard setbacks for the existing house to be 19 ft. +/- with a sum of 38 ft. +/- in lieu of the required 30 ft. and 80 ft., respectively;

C) Variance from Sections 250.2 & 250.3, to allow a separation between the rear of the existing house and the side of the existing garage to be 48.5 ft. in lieu of the required separation of 90 ft.;

D) Variance from Sections 250.1 & 250.2, to allow a separation between the side of the existing house and the front of the existing shed to be 15 ft. in lieu of the required separation of 70 ft.;

E) Variance from Section 250.2, to allow a separation between the side of the existing garage and the side of the existing shed to be 43 ft. in lieu of the required separation of 70 ft.;

F) Variance from Section 250.3, to allow a rear yard setback for the existing shed to be 0 ft. in lieu of the required 40 ft.;

G) Variance from Section 250.3, to allow rear yard setback for the existing garage to be 0 ft. in lieu of the required 40 ft.;

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Date 3/18/04
By R. Quinn

H) Variance from Section 250.2, to allow side yard setback for the existing garage to be 2 ft. in lieu of the required 30 ft.;

I) Variance from Section 409.8.A.1 to allow a landscape strip adjacent to an existing residentially used property to be 4 ft. wide in lieu of the required 10 ft. and to allow an existing 6 ft. high screen fence to remain in lieu of the required planting;

J) Variance from Section 409.8.A.2, to allow the existing gravel paving to remain;

K) Variance from Section 409.8.A.6, to allow the parking lot not to be striped;

L) Variance from Section 409.8.A.1, to allow a parking space to be 1 ft. from the face of a building in lieu of the required 6 ft.; and

M) Variance from Section 301.1.A, to allow an open porch to extend into the minimum required side yard 27% (8 ft.) in lieu of the permitted 25% (7.5 ft.).

The property was posted with Notice of Hearing on February 21, 2004, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on February 19, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances.***

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

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By

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 03-6472) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter because of modifications to an accessory building without a permit.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioner cannot use the fact that a structure has been modified as a precedent to allow it to continue. Nor does the fact that modifications may be costly to remove come into consideration in the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something may have been done which could violate the law is not held against the Petitioners as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this hearing of this Office.

Interested Persons

Appearing at the hearing on behalf of the variance request was Thomas Hoff, the Landscape Architect who prepared the Plan, Karin Harrington, Michael Harrington, Petitioners, and their attorney, C. William Clark, Esquire. Sarah Adams, adjacent property owner, attended the hearing as a Protestant. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

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By R. Ameson

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of approximately 0.26 acres, more or less and zoned MLR. It is located in an old section of York Road, north of Shawan Road. The property is improved by the White/Levitz house, an 1896 historic structure listed on the State Historical Register along with a shed variously described as a "privy" or at times an octagonal out building which is also on the Register. Mr. Clark proffered that MLR zoning was applied to the property in 1971. The Petitioners' attorney proffered that the historic building is used by the Petitioner as her home and as the location for her interior design studio. She does not keep inventory or sell products from the building but does meet clients there. As the house is elevated from York Road, there is no access to York Road. Clients arrive at the studio via a small private road in the rear of the property leading to Shawan Road, which is shared in common with other property owners in the area, including Ms. Adams.

The Petitioner would like to renovate the two story block (not historic) garage in the rear of the property for her expanding business. She plans no exterior changes to any of the structures on the lot other than improving the stairs to the second floor of the garage. See Petitioners' Exhibit No. 3B. However, because she wants to use the garage as an office, storage area, etc., she must bring the whole property up to current standards. Since all structures exist, the dimensional variances requested generally reflect documenting what is there and what cannot be moved. While the property has public water, it uses a private septic system, which again is existing and located in the back yard. There are two very large mature trees in the rear yard. Mr. Clarks proffered that there was no practical way to meet the dimensional requirements as moving the structures was not reasonable under the circumstances. Also, the septic system

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By R. Quester

could not be moved or especially paved over. He felt the landscaping proposed was best, as it would keep the existing fencing.

Ms Adams, whose residence is just to the north of the property and who uses the private road to Shawan Road to access her property, was primarily concerned about her privacy if the petition were approved. She wanted to be sure the small buffer area along her common boundary with the subject property would not destroyed. She also was concerned about excess use of the common driveway particularly concerning delivery trucks going to the studio. The landscape architect assured her that there would be no increase in traffic as the result of the Petitioner's use of the garage for the business. She had no objection to the dimensional variances (A-H and M) which document the existing structures. She strongly supported the Petitioners' request J that the parking lot not be paved, as she was convinced this would damage the mature trees of which she was so fond.

Findings of fact and conclusions of law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the requested variance. In regard to the dimensional variances, the property contains historic structures, which by definition cannot be moved or rearranged to meet the County Zoning Regulations. Under these circumstances, I find that strict compliance with the Zoning Regulations would result in practical difficulty or unreasonable hardship, particularly in regard to paving and striping the parking lot. This may well endanger the mature trees which all testify were such a great asset. Furthermore, I find that such variances can be granted only in strict harmony with the spirit and intent of regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the

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Date 3/18/04
By R. Johnson

Petitioners' variance request should be granted. However I will impose certain conditions as set forth below:

THEREFORE, IT IS ORDERED, this 18 day of March, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

A) Variance from Section 250.1, to allow a front yard setback for the existing house to be 27 ft. +/- in lieu of the required 40 ft.;

B) Variance from Section 250.2, to allow side yard setbacks for the existing house to be 19 ft. +/- with a sum of 38 ft. +/- in lieu of the required 30 ft. and 80 ft., respectively;

C) Variance from Sections 250.2 & 250.3, to allow a separation between the rear of the existing house and the side of the existing garage to be 48.5 ft. in lieu of the required separation of 90 ft.;

D) Variance from Sections 250.1 & 250.2, to allow a separation between the side of the existing house and the front of the existing shed to be 15 ft. in lieu of the required separation of 70 ft.;

E) Variance from Section 250.2, to allow a separation between the side of the existing garage and the side of the existing shed to be 43 ft. in lieu of the required separation of 70 ft.;

F) Variance from Section 250.3, to allow a rear yard setback for the existing shed to be 0 ft. in lieu of the required 40 ft.;

G) Variance from Section 250.3, to allow rear yard setback for the existing garage to be 0 ft. in lieu of the required 40 ft.;

H) Variance from Section 250.2, to allow side yard setback for the existing garage to be 2 ft. in lieu of the required 30 ft.;

I) Variance from Section 409.8.A.1 to allow a landscape strip adjacent to an existing residentially used property to be 4 ft. wide in lieu of the required 10 ft;

J) Variance from Section 409.8.A.2, to allow the existing gravel paving to remain;

K) Variance from Section 409.8.A.6, to allow the parking lot not to be striped;

L) Variance from Section 409.8.A.1, to allow a parking space to be 1 ft. from the face of a building in lieu of the required 6 ft.; and

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M) Variance from Section 301.1.A, to allow an open porch to extend into the minimum required side yard 27% (8 ft.) in lieu of the permitted 25% (7.5 ft.).

be and is hereby granted with the following condition:

1. The Petitioners shall submit to the County Landscape Architect, a landscape plan which includes vegetative planting on the north and south boundaries of the property within the 4 ft. buffer strip, in addition to existing fencing with the purpose to reasonably screen the adjacent properties from the commercial activity on this property.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

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Date 3/18/04
By

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

March ~~17~~ 18, 2004

C. William Clark, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204

Re: Petition for Variance
Case No. 04-302-A
Property: 11420 York Road

Dear Mr. Clark:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Mr. & Mrs. Michael Harrington
11420 York Road
Hunt Valley, MD 21030

Ms. Sarah Adams
11424 York Road
Hunt Valley, MD 21030

Thomas J. Hoff
RLA Thomas J. Hoff, Inc.
406 W. Pennsylvania Avenue
Towson, MD 21204

Printed on Recycled Paper

8th Election District 3rd Councilmanic District

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11420 York Road

which is presently zoned MLR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto ar made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED.

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

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 zo 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:

C. William Clark, Esquire
Name - Type or Print

Signature

Nolan, Plumhoff & Williams, Chtd.
Company

502 Washington Ave., Ste. 700 (410) 823-7800
Address Telephone No.

Towson, MD 21204
City State Zip Code

Legal Owner(s):

Mrs. Karin Harrington
Name - Type or Print

Mr. Michael Harrington
Signature

Name - Type or Print

Signature

11420 York Road (410) 707-7555
Address Telephone N

Hunt Valley, MD 21030
City State Zip Cod

Representative to be Contacted:

Mr. Thomas Hoff, RLA Thomas J. Hoff, Inc.
Name

406 West Pennsylvania Ave. (410) 296-366
Address Telephone No

Towson, MD 21204
City State Zip Cod

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By D. THOMPSON Date 12/22/93

ORDER RECEIVED FOR FILING
Date 3/18/93
By

Case No. 04-302-A

RBM 9/15/98

11420 YORK RD.

A) VARIANCE TO SECTION 250.1. TO ALLOW A FRONT YARD SETBACK FOR THE EXISTING HOUSE TO BE 27'+/- IN LIEU OF THE REQUIRED 40'.

B) VARIANCE TO SECTION 250.2. TO ALLOW SIDE YARD SETBACKS FOR THE EXISTING HOUSE TO BE 19'+/- WITH A SUM OF 38+/- IN LIEU OF THE REQUIRED 30' AND 80', RESPECTIVELY.

C) VARIANCE TO SECTIONS 250.2. AND 250.3. TO ALLOW A SEPARATION BETWEEN THE REAR OF THE EXISTING HOUSE AND THE SIDE OF THE EXISTING GARAGE TO BE 48.5' IN LIEU OF THE REQUIRED SEPARATION OF 90'.

D) VARIANCE TO SECTIONS 250.1. AND 250.2. TO ALLOW A SEPARATION BETWEEN THE SIDE OF THE EXISTING HOUSE AND THE FRONT OF THE EXISTING SHED TO BE 15' IN LIEU OF THE REQUIRED SEPARATION OF 70'.

E) VARIANCE TO SECTION 250.2. TO ALLOW A SEPARATION BETWEEN THE SIDE OF THE EXISTING GARAGE AND THE SIDE OF THE EXISTING SHED TO BE 43' IN LIEU OF THE REQUIRED SEPARATION OF 70'.

F) VARIANCE TO SECTION 250.3. TO ALLOW REAR YARD SETBACK FOR THE EXISTING SHED TO BE 0' IN LIEU OF THE REQUIRED 40'.

G) VARIANCE TO SECTION 250.3. TO ALLOW REAR YARD SETBACK FOR THE EXISTING GARAGE TO BE 0' IN LIEU OF THE REQUIRED 40'.

H) VARIANCE TO SECTION 250.2. TO ALLOW SIDE YARD SETBACK FOR THE EXISTING GARAGE TO BE 2' IN LIEU OF THE REQUIRED 30'.

I) VARIANCE TO SECTION 409.8.A.1. TO ALLOW A LANDSCAPE STRIP ADJACENT TO AN EXISTING RESIDENTIALLY USED PROPERTY TO BE 4' WIDE IN LIEU OF THE REQUIRED 10' AND TO ALLOW AN EXISTING 6' HIGH SCREEN FENCE TO REMAIN IN LIEU OF THE REQUIRED PLANTING.

J) VARIANCE TO SECTION 409.8.A.2. TO ALLOW THE EXISTING GRAVEL PAVING TO REMAIN.

K) VARIANCE TO SECTION 409.8.A.6. TO ALLOW THE PARKING LOT NOT TO BE STRIPED.

L) VARIANCE TO SECTION 409.8.A.1. TO ALLOW A PARKING SPACE TO BE 1' FROM THE FACE OF A BUILDING IN LIEU OF THE REQUIRED 6'.

M) VARIANCE TO SECTION 301.1.A. TO ALLOW AN OPEN PORCH TO EXTEND INTO THE MINIMUM REQUIRED SIDE YARD 27% (8') IN LIEU OF THE PERMITTED 25% (7.5').

04-302-A

THOMAS J. HOFF, INC.
Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

December 18, 2003

Description of 11420 York Road, the Harrington Property, to Accompany Petition for Variances.

BEGINNING FOR THE SAME at a point on the west side of York Road, 321 feet more or less north of the centerline of Shawan Road.

Thence leaving the west side of York Road,
1) West 148 feet more or less, thence binding on the east side of a twenty foot alley,
2) North 77 feet, more or less, thence leaving the east side of the twenty foot alley,
3) East 151 feet more or less, thence binding on the west side of York Road,
4) South 77 feet more or less, to the place of beginning.

Containing 0.26 acres of land more or less.

Note:
This Description has been prepared for zoning purposes only.

04-302-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32148

DATE 12/22/03 ACCOUNT 001006661 50

AMOUNT $ 325.00

RECEIVED FROM: HI PROPERTIES

FOR: ITEM # 302 04-302-A

11420 YORK RD. BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
2/25/2003 12/22/2003 14:26:53 2
REG WRK WALKIN DRL 1WD
RECEIPT # 252321 12/22/2003 CHJ
Dept 5 528 ZONING VERIFICATION
CR NO. 032148
Recpt Tot 325.00 -
$325.00 CK $.00 CH
Baltimore County, Maryland

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: #04-302-A
11420 York Road
W/side of York Road, 321 feet north of centerline of Shawan Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): Michael and Karin Harrington

Variance: to allow front yard setback for the existing house to be 27 feet +/- in lieu of the required 40 ft. To allow side yard setbacks for the existing house to be 19 ft. +/- with a sum of 38 ft. +/- in lieu of the required 30 ft. and 80 ft. respectively. To allow a separation between the rear of the existing house and the side of the existing garage to be 48.5 ft. in lieu of the required separation of 90 ft. To allow a separation between the side of the existing house and the front of the existing shed to be 15 ft. in lieu of the required separation of 70 ft. To allow rear yard setback for the existing shed to be 0 ft. in lieu of the required 40 ft. To allow rear yard setback for the existing garage to be 0 ft. in lieu of the required 40 ft. To allow side yard setback of 2 ft. in lieu of the required 30 ft. To allow a landscape strip adjacent to an existing residentially used property to be 4 ft. wide in lieu of the required 10 ft. and to allow an existing 6 ft. high screen fence to remain in lieu of the required planting. To allow the existing gravel paving to remain in lieu of the required durable/dustless paving. To allow the parking lot not to be striped. To allow a parking space to be 1 ft. from the face of the building in lieu of the required 8 ft. To allow an open porch to extend into the minimum required side yard 27% (8 ft.) in lieu of the permitted 25% (7.5).

Hearing: Monday, March 8, 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.

2/240 Feb. 19 C650133

CERTIFICATE OF PUBLICATION

2/19/, 2004

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 2/19/, 2004.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. **04-302-A**
Petitioner/Developer:
Michael and Karin Harrington
Hearing Date: **3/8/2004**

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

Attention: Ms. Becky Hart:

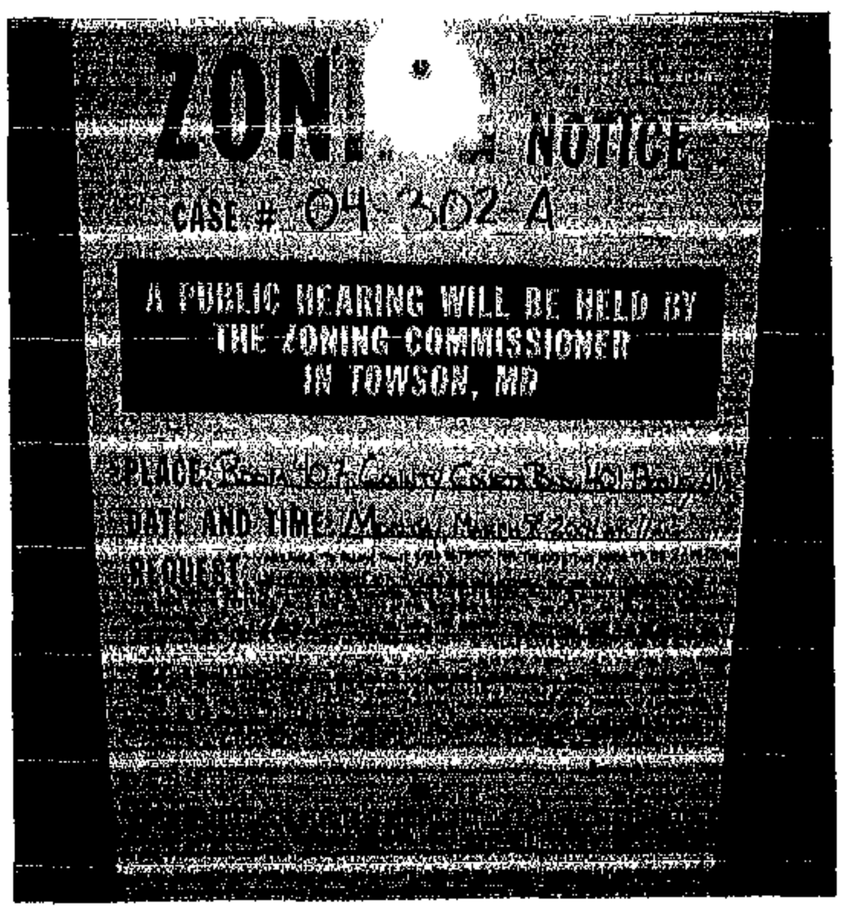
Ladies and Gentlemen:

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 **11420 York Rd.**

The sign(s) were posted on **2/21/04.**

Sincerely,

Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

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

January 16, 2004

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: 04-302-A
11420 York Road
W/side of York Road, 321 feet north of centerline of Shawan Road
8th Election District – 3rd Councilmanic District
Legal Owners: Michael and Karin Harrington

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Hearing: Monday, March 8, 2004, at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: C. William Clark, Nolan, Plumhoff, Williams, 502 Washington Ave., Ste. 700, Towson 21204
Michael & Karin Harrington, 11420 York Rd., Hunt Valley 21030
Thomas Hoff, 406 W. Pennsylvania Ave., Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 21, 2004.**
(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, February 19, 2004 Issue - Jeffersonian

Please forward billing to:
C. William Clark
502 Washington Avenue
Towson, MD 21204

410-823-7800

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:

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11420 York Road
W/side of York Road, 321 feet north of centerline of Shawan Road
8th Election District – 3rd Councilmanic District
Legal Owners: Michael and Karin Harrington

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Hearing: Monday, March 8, 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

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(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: 04-302-A

Petitioner: Karin Harrington

Address or Location: 11420 York Road, Hunt Valley , Maryland 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark, Esquire

Address: 700 Nottingham Centre 502 Washington Avenue

Towson, Maryland 21204

Telephone Number: (410) 823-7800

Revised 2/20/98 - SCJ

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

March 3, 2004

Mr. William Clark, Esq.
Nolan, Plumhof & Williams, Chtd.
502 Washington Avenue, Ste. 700
Towson, Maryland 21204

Dear Mr. Clark:

RE: Case Number: 04-302-A, 11420 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 22, 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: clb

Enclosures

c: People's Counsel
Mr. and Mrs. Michael Harrington 11420 York Road Hunt Valley, 21030
Mr. Thomas Hoff, RLA Thomas Hoff, Inc. 406 W. Pennsylvania Ave, Towson 21204

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

January 14, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January ~~12,~~ 2004

Item No.: 300-303, 305-310 (302)

Dear Ms. Hart:

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*

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1.13.04

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

RE: Baltimore County
Item No. 302 DT

Dear Ms. Hart:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS

DATE: January 16, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 12, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-302

04-303

04-305

04-308

04-309

04-310

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

Granted 1/8/04 w/ resto

Jpl 3/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 17, 2004

RECEIVED

MAR 1 9 2004

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-302**

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: Lyn Lanham

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 2, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For January 20, 2004
Item Nos. 302, 303, 304, 305, 306, 308,
309, and 310

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

RWB:jrb

cc: File

RE: PETITION FOR VARIANCE 11420 York Road; W/side York Rd, 321' N c/line of Shawan Road 8th Election & 3rd Councilmanic Districts Legal Owner(s):Karin & Michael Harrington Petititoner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-302-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
JAN 15 2004
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of January, 2004, a copy of the foregoing Entry of Appearance was mailed to, Thomas Hoff, RLA Thomas J Hoff, Inc, 406 West Pennsylvania Avenue, Towson, MD 21204 & to C William Clark, Esquire, Nolan, Plumhoff & Williams, Chtd, 502 Washington Avenue, Suite 700, Towson, MD 21204 , Attorney for Petitioner(s).

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

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: January 21, 2004

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT:	Item No.:	04-302-a
	Legal Owner/Petitioner	Harrington, Michael & Karin
	Contract Purchaser:	N/A
	Property Address:	11420 York Rd
	Location Description:	W/side of York Rd. 321' N of centerline of Shawan Rd

VIIOLATION INFORMATION:	Case No.	03-6472
	Defendants:	Harrington, Michael & Karin

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME ADDRESS

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

X 1. Complaint letter/memo/email/fax (if applicable)
X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
X 3. State Tax Assessment printout
☐ 4. State Tax Parcel Map (if applicable)
☐ 5. MVA Registration printout (if applicable)
☐ 6. Deed (if applicable)
☐ 7. Lease-Residential or Commercial (if applicable)
☐ 8. Photographs including dates taken
X 9. Correction Notice/Code Violation Notice
X 10. Citation and Proof of Service (if applicable)
☐ 11. Certified Mail Receipt (if applicable)
☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
X 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/bm
C: Code Enforcement Officer

PDLV0102F Permits & Development - Livability System

View Cases

Case No: 03-6472

Address: 11420 YORK RD 21030

Cmd No: 017 District: 000 Date Rcv: 8/08/2003 Grp: ENF Intk: RSW

Inspec: MADDOX, B Inspec2: Date Inspec: 2/16/2004

Close: 0/00/0000 Activity: Delete:

Problem: CHECK OUT MODIFICATIONS TO ACCESSORY STRUCTURE IN REAR YARD,WORKERS A PPEAR TO BE MAKING LIVING QUARTERS ***08/28/03 REINSP. AIR UNIT ON SIDE OF BLDG.

CL Name: ANONYMOUS

CL Address: 00000

CL Home Phone: CL Work Phone: Tax Acct. 0816004470

Enter=Continue F12=Cancel

Case No: 03-6472

Notes: 08/11/03 NO STRUC. CHANGES TO BLDG. GAR. DOORS HAVE BEEN REMOVED & CLOS
ED. NEW STEPS WILL REPLACE OLD STEPS IN SAME LOCATION. THE OWNER IS AWARE THAT A
NY CHANGE OF USE REQUIRES A PER. HOWEVER, SHE SAYS THAT BLDG. WILL REMIAN A STOR
AGE BLDG. NO VIO. CLOSE CASE. B.MADDOX/KH.***

** NOW HAVE AIR UNIT ON SIDE OF BUILDING * REINSPECT * RSW **
08/28/03 AIR HANDLER INSTALLED IN ACCESSORY BLDG. PAINTING EXT. SWO ISSUED. SEC
URE PERMIT FOR AIR HANDLER & ELEC. P/U 09/05/03. B.MADDOX/KH.***
9/8/03 PERMIT B529932 ISSUED FOR POWDER ROOM IN ACCESSORY STRUCTURE. ELEC.PERMI
T E530257 ISSUED FOR WIRING STRUCTURE & AIR UNIT. NO VIOLATIONS AT THIS TIME. P/
U 10/8/03 R.MADDOX/NS***
9/17/03 CONTRACTOR CALLED FOR INSUL. INSP. WORK CONSISTS OF STUD WALLS, ROOF FR
.NEW STAIRS & BEAM AND ALL WORK WAS CONCEALED. A SWO WAS ISSUED TO SECURE NEW PE
RMIT FOR ALL ALT. CHANGE OF USE PERMIT & FRM INSP. REQUIRED. A $1000. FINE WAS I
MPOSED. THE OWNER CAME OUT OF THE HOUSE & ASKED FOR AN EXPLANATION. I WENT OVER
ALL THE DETAILS OF THE SWO & ANSWERED ALL HIS QUESTIONS. P/U 9/25/03 R.MADDOX/NS
***

Enter=Continue F12=Cancel

PDLV0104F Permits & Development - Livability System

View Cases

Case No: 03-6472

Notes: 9/26/03 OWNER HAS HIRED AN ATTORNEY TO HANDLE THIS CASE. THEY MADE A TR
IP INTO ZONING ON 9/17/03 FOR INFO. P/U 10/11/03 R.MADDOX/NS*** *
*10/14/03 PUT ON DOCKET FOR 11/20/03. GAVE FILE TO R. MADDOX /JF**.
10/14/03 SET FOR HEARING. CITATION SERVED ON 10/9/03. HEARING DATE 11/20/03 P/U
11/18/03. R.MADDOX/NS*** 1
1/19/03 NO CHANGE. CONTINUE WITH HEARING. P/U 12/16/03 R.MADDOX/NS*** 1
2/17/03 HEARING WAS HELD & STANLEY GRANTED MORE TIME TO COMPLY. P/U R.MADDOX/NS*
**

Enter=Continue F12=Cancel

MEMO TO FILE

DATE: October 28, 2003

MEMO TO: Stanley J. Schapiro, Hearing Officer

FROM: Donna Thompson, Planner II
Zoning Review

RE: Zoning Violation Case 03-6472
11420 York Road
8th Election District

The above referenced property has been the subject of a code violation case due to several anonymous complaints. Mrs. Karin Harrington, defendant, as well as her architect have made numerous visits to Zoning Review trying to get clarification of the laws and to complete a site plan for zoning variances necessary due to the proposed conversion of a dwelling and accessory structure into commercial uses in a MLR (Manufacturing, Light, Restricted) zone.

Due to the complexity of this use as well as an error made by me regarding the sealing of the plan, the Petitioners/Defendants cannot possibly adhere to the deadline of their citation. From the time that the petition and plan is accepted for filing and the date of the zoning variance hearing will be a minimum of six weeks. Until a ruling is made by the Zoning Commissioner, the Petitioners/Defendants cannot apply for a Use and Occupancy permit.

DT

Cc: John Altmeyer, Supervisor
Robert Maddox, Code Inspector
Michael J. & Karin Harrington

PDLV0104F Permits & Development - Livability System

View Cases

Case No: 03-6472

Notes: 9/26/03 OWNER HAS HIRED AN ATTORNEY TO HANDLE THIS CASE. THEY MADE A TR
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**

Enter=Continue F12=Cancel

PDLV0102F Permits & Development - Livability System
View Cases

Case No: 03-6472

Address: 11420 YORK RD 21030
Cmd No: 015 District: 000 Date Rcv: 8/08/2003 Grp: ENF Intk: RSW
Inspec: MADDOX, B Inspec2: Date Inspec: 10/08/2003
Close: 0/00/0000 Activity: Delete:

Problem: CHECK OUT MODIFICATIONS TO ACCESSORY STRUCTURE IN REAR YARD,WORKERS A
PEAR TO BE MAKING LIVING QUARTERS ***08/28/03 REINSP. AIR UNIT ON SIDE OF BLDG.

CL Name: ANONYMOUS
CL Address: 00000

CL Home Phone: CL Work Phone: Tax Acct. 0816004470

Enter=Continue F12=Cancel

Case No: 03-6472

Notes: 08/11/03 NO STRUC. CHANGES TO BLDG. GAR. DOORS HAVE BEEN REMOVED & CLOS
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08/28/03 AIR HANDLER INSTALLED IN ACCESSORY BLDG. PAINTING EXT. SWO ISSUED. SEC
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9/8/03 PERMIT B529932 ISSUED FOR POWDER ROOM IN ACCESSORY STRUCTURE. ELEC.PERMI
T E530257 ISSUED FOR WIRING STRUCTURE & AIR UNIT. NO VIOLATIONS AT THIS TIME. P/
U 10/8/03 R.MADDOX/NS***

Enter=Continue F12=Cancel

Co[illegible] Enforcement - Daily Works[illegible]

Inspector - MADDOX

Area	Case #	Location		Apt	Zip	Date Rec	Reinsp Dt
015	03-6472	11420	YORK RD		21030	8/08/2003	11/18/2003

Tax Acct #: 0816004470

Complainant Name: (Last) ANONYMOUS (First)
Addr:
Str # Dir Street Name Type Apt

City ST Zip
Phone: (Home) (Work)

Problem: CHECK OUT MODIFICATIONS TO ACCESSORY STRUCTURE IN REAR YARD, WORKERS APPEAR TO BE MAKING LIVING QUARTERS ***08/28/03 REIN SP. AIR UNIT ON SIDE OF BLDG.

Notes:

08/11/03 NO STRUC. CHANGES TO BLDG. GAR. DOORS HAVE BEEN REM OVED & CLOSED. NEW STEPS WILL REPLACE OLD STEPS IN SAME LOCA TION. THE OWNER IS AWARE THAT ANY CHANGE OF USE REQUIRES A P ER. HOWEVER, SHE SAYS THAT BLDG. WILL REMIAN A STORAGE BLDG. NO VIO. CLOSE CASE. B.MADDOX/KH.***

** NOW HAVE AIR UNIT ON SI DE OF BUILDING * REINSPECT * RSW ** 08/28/03 AIR HANDLER INSTALLED IN ACCESSORY BLDG. PAINTING EXT. SWO ISSUED. SECURE PERMIT FOR AIR HANDLER & ELEC. P/U 09/05/03. B.MADDOX/KH.*** 9/8/03 PERMIT B529932 ISSUED FOR POWDER ROOM IN ACCESSORY STRUCTURE. ELEC.PERMIT E530257 ISSUED FOR WIRING STRUCTURE & AIR UNIT. NO VIOLATIONS AT TH IS TIME. P/U 10/8/03 R.MADDOX/NS***

9/17/03 CONTRACTOR CALLED FO R INSUL. INSP. WORK CONSISTS OF STUD WALLS, ROOF FR.NEW STAI RS & BEAM AND ALL WORK WAS CONCEALED. A SWO WAS ISSUED TO SE CURE NEW PERMIT FOR ALL ALT. CHANGE OF USE PERMIT & FRM INSP . REQUIRED. A $1000. FINE WAS IMPOSED. THE OWNER CAME OUT OF THE HOUSE & ASKED FOR AN EXPLANATION. I WENT OVER ALL THE D ETAILS OF THE SWO & ANSWERED ALL HIS QUESTIONS. P/U 9/25/03 R.MADDOX/NS***

P/U Date			Closed Date		Gary F to update
Anonymous Complaint	Complainant Updated		Updated by voice message	Unable to update	Update not necessary
Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes	No

CB

Case # 03-6472 CONTINUED

9/26/03 OWNER HAS HIRED AN ATTORNEY TO HANDLE THIS CASE. THE Y MADE A TRIP INTO ZONING ON 9/17/03 FOR INFO. P/U 10/11/03 R.MADDOX/NS*** **10/14/03 PUT ON DOCKET FOR 11/20/03. GAVE FILE TO R. MADDOX /JF**. 10/14/03 SET FOR HEARING. CITATION SERVED ON 10/9/03. HEARING DATE 11 /20/03 P/U 11/18/03. R.MADDOX/NS***.

11/19/03 No change - continue w/ hearing

Recheck 12/16/03 Betty

10/7/03 Wrote citation served on 10/8/03 to Karen Harrington

11/19/03 checked site, no change

P/U Date			Closed Date		Gary F to update
Anonymous Complaint	Complainant Updated		Updated by voice message	Unable to update	Update not necessary
Executive office Complaint	**Yes**	**No**	If Yes is Executive memo attached?	**Yes**	**No**

PANEL BP1003M

TIME: 12:38:51 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/29/2003

DATE: 09/17/2003 GENERAL PERMIT APPLICATION DATA SAS 16:31:50

PERMIT #: B529932 PROPERTY ADDRESS

RECEIPT #: A479549 11420 YORK RD

CONTROL #: MR SUBDIV: 395 NW SHAWAN RD

XREF #: B529932 TAX ACCOUNT #: 0816004470 DISTRICT/PRECINCT 08 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: HARRINGTON,MICHAEL + KARIN

PAID: 65.00 ADDR: 11420 YORK RD,HUNT VALLEY,MD21030

PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 08/29/2003 NAME: MICHAEL HARRINGTON

ISSUED: 09/02/2003 COMPANY:

OCCPNCY: ADDR1: 11420 YORK RD

ADDR2: HUNT VALLEY,MD 21030

INSPECTOR: 08R PHONE #: 410 785 7337 LICENSE #: MHIC32629

NOTES: KRA/SAS

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE

PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M

TIME: 12:39:08 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/02/2003

DATE: 09/17/2003 BUILDING DETAIL 1 SAS 09:40:48

DRC#

PERMIT # B529932 PLANS: CONST 0 PLOT 0 PLAT 0 DATA 0 EL 1 PL 1

TENANT

BUILDING CODE: CONTR: TONZI CONTRACTORS(VITO TONZI)

IMPRV 3 ENGNR:

USE 07 SELLR:

FOUNDATION BASE WORK: INTERIOR ALTERATIONS TO ACCESSORY STRUCTURE TO INSTALL POWDER ROOM. 5'X7'=35SF. (HISTORIC)

CONSTRUC FUEL SEWAGE WATER

2E 2E

CENTRAL AIR

ESTIMATED COST

5,000.00 PROPOSED USE: SFD&SHED + ALT.TO SHED

OWNERSHIP: 1 EXISTING USE: SFD&SHED

RESIDENTIAL CAT:

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

DIRECTOR

BUILDINGS ENGINEER

ELECTRICAL PERMIT

PERMIT #: E530257 XREF #: B529932 DIST: 08 PREC: 00

JOB LOCATION: 11420 YORK RD
SUBDIVISION: 395 NW SHAWAN RD DATE ISSUED: 09/04/2003

OWNERS INFORMATION
NAME: HARRINGTON,MICHAEL + KARIN
ADDR: 11420 YORK RD,HUNT VALLEY,MD21030
OCCUPANT INFORMATION
NAME: SAME
ADDR: SAME
PHONE #:

CELL
(410) 984-5935

APPLICANT INFORMATION

MARK H ANDERSON ELECTRIC

PHONE #: 410 848 6147 LICENSE #: MG9434 BUILDING PERMIT #:

EXISTING METER #: POLE #:
STRUCTURE USE: RESIDENTIAL BUILDING: OLD WORK DESCRIPTION:
INSPECTOR REQUESTED DATE: DATE POWER CO. NOTIFIED: 00/00/0000

DETAIL OF WORK AND ADDITIONAL INFORMATION
WIRE HOME OFFICE UNIT-UPGRADE SERVICE AT HOUSE FROM 200AMP TO 400AMPS SERVICE, 2-200AMP SERV EQUIPMT, 2-200AMP SERV CONDUCT

FEE 60.00

ROUGH WIRING OUTLETS

LIGHT 14 SWITCH 15 RECEPT 26 LOW VOLTAGE 11
MISC
EQUIPMENT

14 FIXTURES 5 KW DRYER 4.5 KW WTR HTR
1.5 KW DISHWSH
MOTORS (HP)

Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953
Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 03-6472
Property No. 816004470
Zoning:

Name(s):

Address: 11420 York Rd 21030

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

IRC 2000 Sect 105.1

Secure permit for air unit installed in accessory Bld

Secure permit for all electrical work

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:
Date Issued:

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF $200, $500, OR $1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 9/5/03
Date Issued: 8/28/03

INSPECTOR: (MAldax)

AGENCY

Code Enforcement - Daily Works

Inspector - MAddap

8th

Area	Case #	Location	Apt	Zip	Date Rec	Reinsp Dt
015	03-6472	11420 YORK RD		21030	8/08/2003	

Tax Acct #: 0816004470

Complainant Name: (Last) ANONYMOUS (First)
Addr:
Str # Dir Street Name Type Apt

City ST Zip
Phone: (Home) (Work)

Problem: CHECK OUT MODIFICATIONS TO ACCESSORY STRUCTURE IN REAR YARD, WORKERS APPEAR TO BE MAKING LIVING QUARTERS

8/11/03 No structural changes to the building. Garage doors have been removed & closed. New steps will replace old steps in same location. The owner is aware that any change of use requires a permit. However, she says that the building will remain a storage building.

No violations. Building

Close Case

KH

CO

P/U Date		Closed Date		Gary F to update
Anonymous Complaint	Complainant Updated	Updated by voice message	Unable to update	Update not necessary

Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes	No

CODE ENFORCEMENT REPORT NCF Bldg Insp

DATE: 8/8/03 INTAKE BY: BW CASE #: 03-6472 INSPEC: 15

COMPLAINT LOCATION: 11420 York Rd

ZIP CODE: 21030 DIST: 8

COMPLAINANT NAME: Anonymous PHONE #: (H) (W)

ADDRESS: ZIP CODE:

PROBLEM: Check out modifications to accessory structure in rear yard - workers appear to be making living quarters.

IS THIS A RENTAL UNIT? YES ____ NO ✓

IF YES, IS THIS SECTION 8? YES ____ NO ____

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 08·16·004470 ZONING:

INSPECTION: 8/11/03 No structural changes to the building. Garage doors have been removed & closed. New steps will replace old steps in same location. The owner is aware that any change of use requires a permit. ~~[illegible]~~, she says

REINSPECTION: that the building will remain a storage building. No violations Close Case

Rolly

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 08/08/2003 STANDARD ASSESSMENT INQUIRY (1)
TIME: 11:41:42

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
3 16 004470	08	2-2	07-00	H	YES		08/08/03

HARRINGTON MICHAEL J
HARRINGTON KARIN
11420 YORK RD

DESC-1.. IMPSWS YORK RD
DESC-2.. 395 NW SHAWAN RD
PREMISE. 11420 YORK RD
00000-0000

COCKEYSVILLE MD 21030-1802 FORMER OWNER: BOISVERT BETTYE BALLAND

---------- FCV ----------			---------- PHASED IN ----------		
	PRIOR	PROPOSED		CURR FCV	CURR ASSESS	PRIOR ASSESS
LAND:	52,600	110,800				
IMPV:	84,000	84,000	TOTAL..	175,400	175,400	156,000
TOTL:	136,600	194,800	PREF...	0	0	0
PREF:	0	0	CURT...	175,400	175,400	0
CURT:	136,600	194,800	EXEMPT.		0	0
DATE:	08/01	08/01				

---- TAXABLE BASIS ----		FM DATE
03/04 ASSESS:	175,400	08/07/03
02/03 ASSESS:	156,000	05/30/02
01/02 ASSESS:	136,600	06/01/01

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Baltimore Co
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953
Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No.: 03-6472
Property No.: 0816004470
Zoning:

Name(s): Harrington, Michael & Karen

Address: 11420 York Rd (B529932)

Violation Location: SAME

Violation Dates: 9/17/03 - Present

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

R105.1 Permits req for alterations
R110.2 Permit req for change of use
R109.1.4 Frame inspection req
BCC 7-36 $1000.00 fine issued on 9/17/03 never paid

Pursuant to Section 1-8, Baltimore County Code, a civil penalty has been assessed, as a result of the violation cited herein, in the amount indicated: $200 A Day PLUS $1000 original fine — $ 5200.00

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for: Date: 11/20/03 Time: 900 am

Citation must be served by: Date: 10/21/03

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Print Name: Robert Madden

Date: 10/7/03 Inspector's Signature: [signature]

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:
Citation/Case No.:
Address:

Date
Defendant's Signature

AGENCY

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 119
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. HARRINGTON, Michael & Karen, Defendant

Case # 03-6472 Violation Address 11420 York Rd Zip 21030

Hearing Date 11/20/03 Issued Date 10/7/03 Expiration Date 10/21/03

Author of Citation Robert McAddox

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I hereby CERTIFY that:

___ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

___ A Citation and all other papers filed with it were served by personal delivery to Karen Harrington.
Individual or agent served

11420 York Rd Zip 21030, on 10/7/03 950 a.m./p.m.
At this address Date Time

Description of Person Served: Race W Sex: M (F) Height: 5 ft. 4 in. Wt. 120 lbs.
Age: 28 yrs. Other: _____

Telephone verification of citation acknowledgment from _____ on ___/___/___.

I was unable to serve:

1st Attempt ___/___/___ _____ a.m./p.m. because _____ _____ Initials

2nd Attempt ___/___/___ _____ a.m./p.m. because _____ _____ Initials

3rd Attempt ___/___/___ _____ a.m./p.m. because _____ _____ Initials

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

111 W. Chesapeake Ave. Towson, MD 21204 — Server's Address
410-887-3351 — Telephone

Robert McAddox — Server's Name (Print)
10/8/03 — Date
[signature] — Server's Signature

Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 03-6472

Property No. 0816004470

Zoning:

Name(s): Harrington Michael + Karen

Address: 11420 York Rd (B529932)

Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

IRC 2000

- R105.1 Permits req for alteration of accessory structure. Permit B529932 includes only 35 s/f to install powder room. Alteration permit must include new framing (new walls installed), roof framing, new interior stairs, etc.
- R110.2 Change in use - Permit req for change from storage building to office or intended use
- R109.1.4 Frame inspection req before concealing work - Remove all insulation for frame insp.
- BCC 7-36 $1000.00 fine - work w/o Permit

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:

Date Issued:

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF $200, $500, OR $1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 9/25/03

Date Issued: 9/17/03

INSPECTOR: (Maddox)

PLEASE PRINT CLEARLY

CASE NAME Harrington
CASE NUMBER 04-302-A
DATE 3/8/04

CITIZEN'S SIGN-IN SHEET

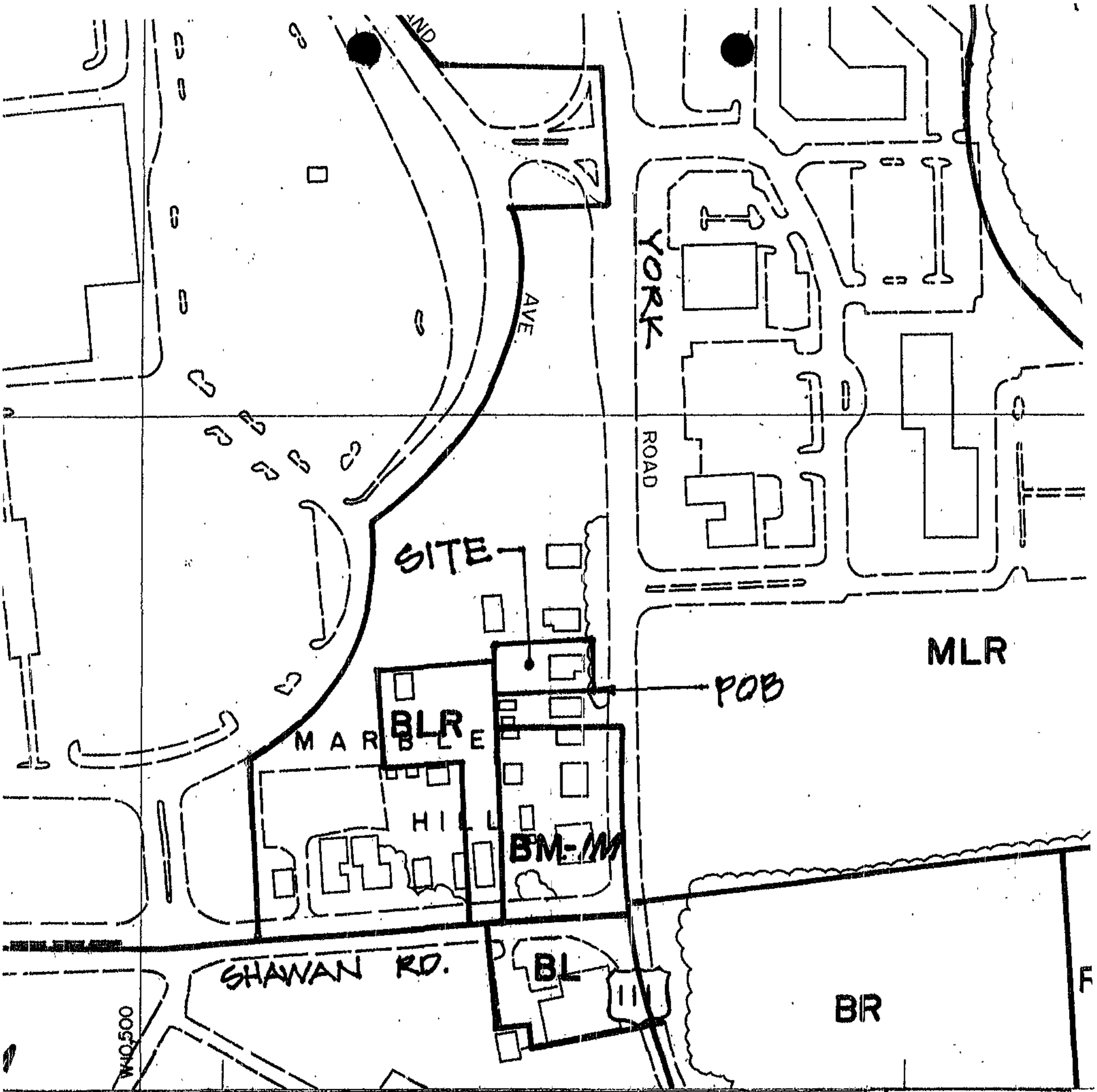
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
SARAH ADAMS	11424 YORK Rd	21030	
adjoining	N. Line neigh		

PLEASE PRINT CLEARLY

CASE NAME HARRINGTON
CASE NUMBER 04-302A
DATE 3/8/04

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Karin Harrington	11420 York Rd	Hunt Valley, MD 21030	
Michael Harrington	11420 York Rd.	Hunt Valley, MD 21030	
C WILLIAM CLARK	502 WASHINGTON AVE	TOWSON MD 21286	
THOMAS J. HOFF	406 W. PENNSYLVANIA AVE	TOWSON MD 21204	



SCALE	LOCATION	SHEET
1" = 200'±	ASHLAND	N. W. 19-B
DATE OF PHOTOGRAPHY JANUARY 1986		

04-302-A

MARYLAND HISTORICAL TRUST

BA-2121

MAGI #0321215604

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
Wight-Leutz House

AND/OR COMMON
Bettye Balland Interiors

2 LOCATION

STREET & NUMBER
11420 York Road

CITY, TOWN
Cockeysville

__ VICINITY OF

CONGRESSIONAL DISTRICT
2nd Congreesional Distri

STATE
Maryland

COUNTY
Baltimore

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	X COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Bettye Balland Boisvert

Telephone #: 666-0070

STREET & NUMBER
11420 York Road

CITY, TOWN
Cockeysville

__ VICINITY OF

STATE, zip code
Maryland, #21130

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Baltimore County Courts Building

Liber #: E.H.K.Jr. 5455
Folio #: 442

STREET & NUMBER
401 Bosley Avenue

CITY, TOWN
Towson

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

Ref #2

PETITIONER'S EXHIBIT

PHOTO #1

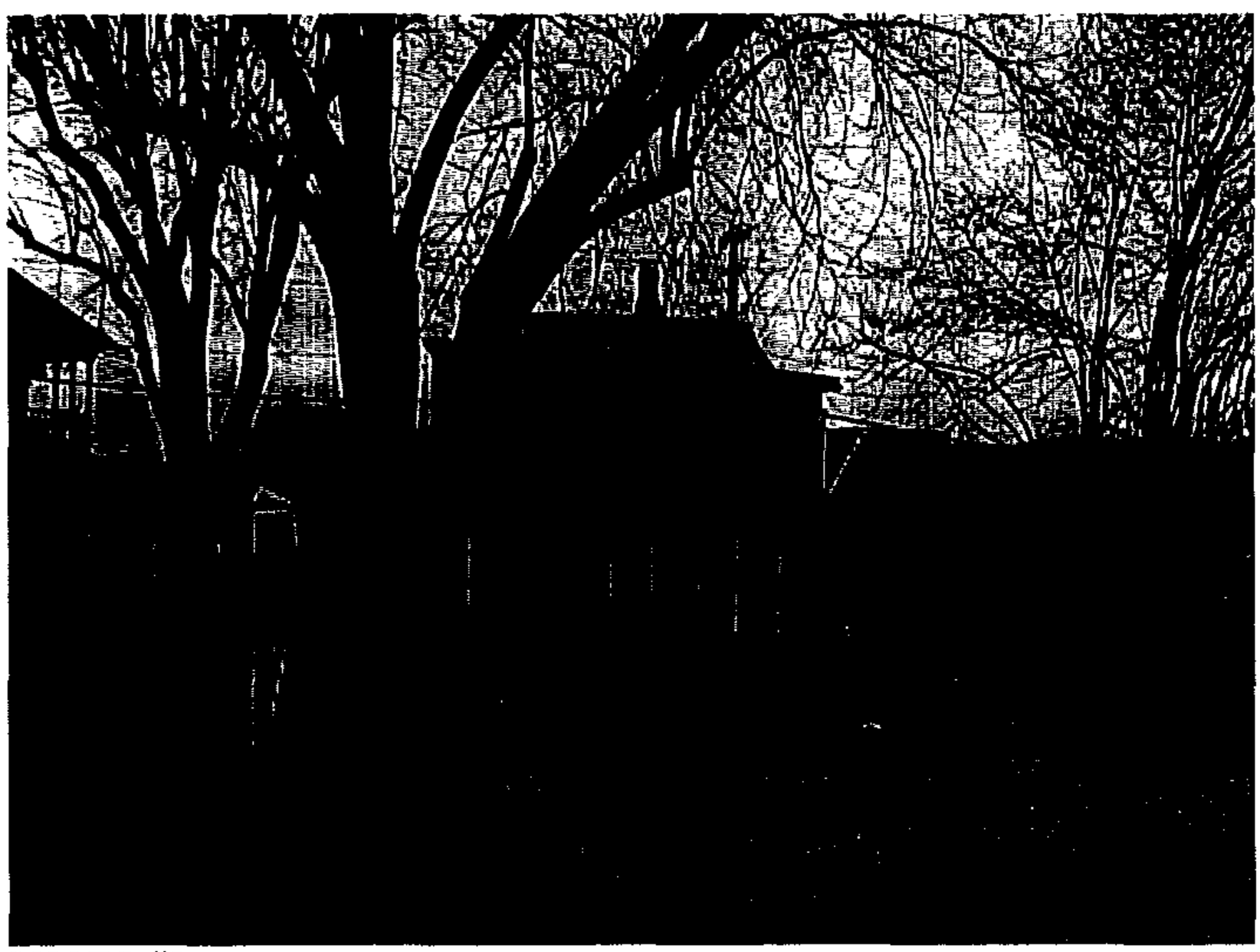


PHOTO #2

Pet #3
A

PETITIONER'S EXHIBIT

PHOTO #3

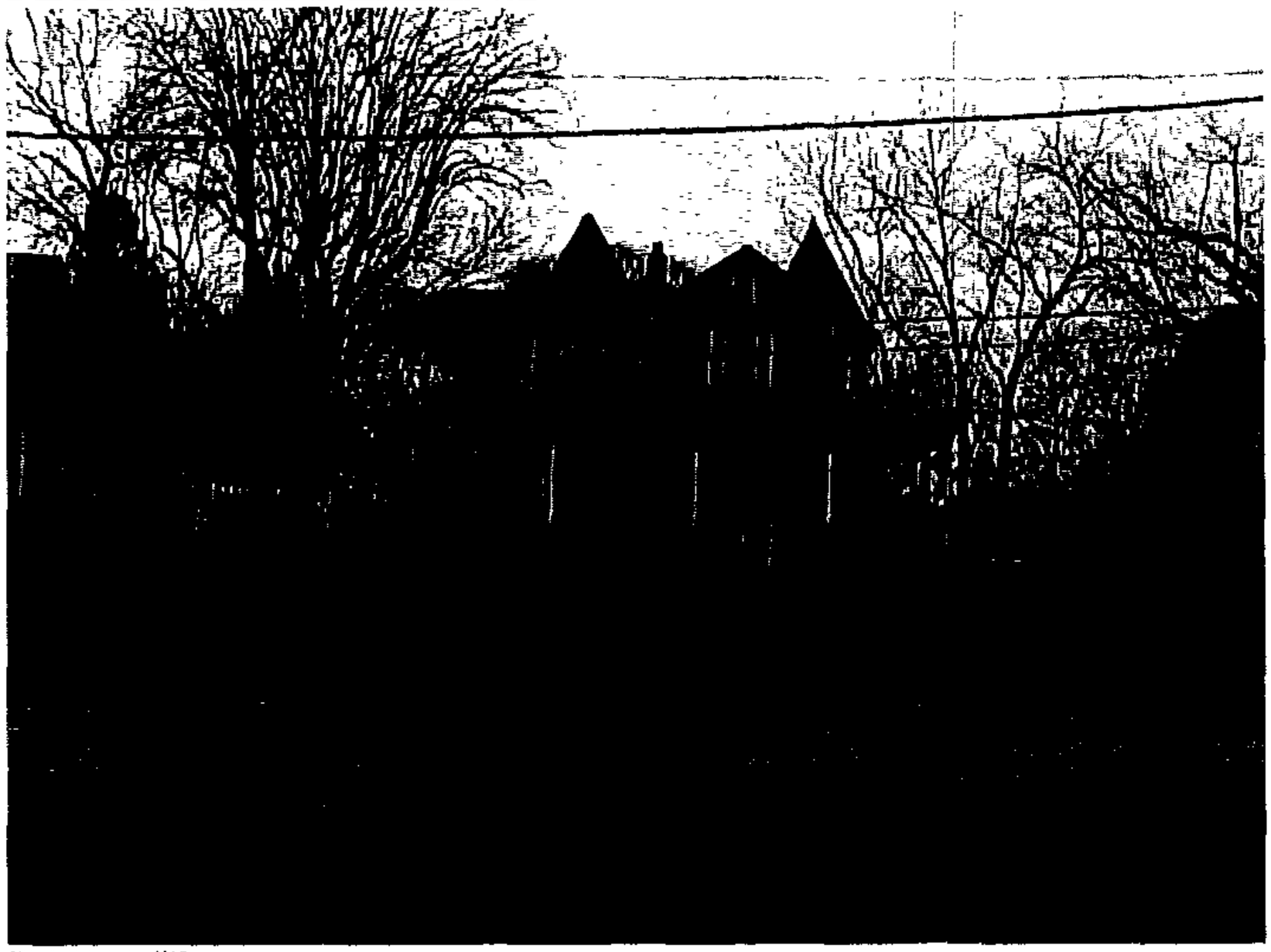
PHOTO #4

PETITIONER'S EXHIBIT

PHOTO #5

PHOTO #6

PETITIONER'S EXHIBIT



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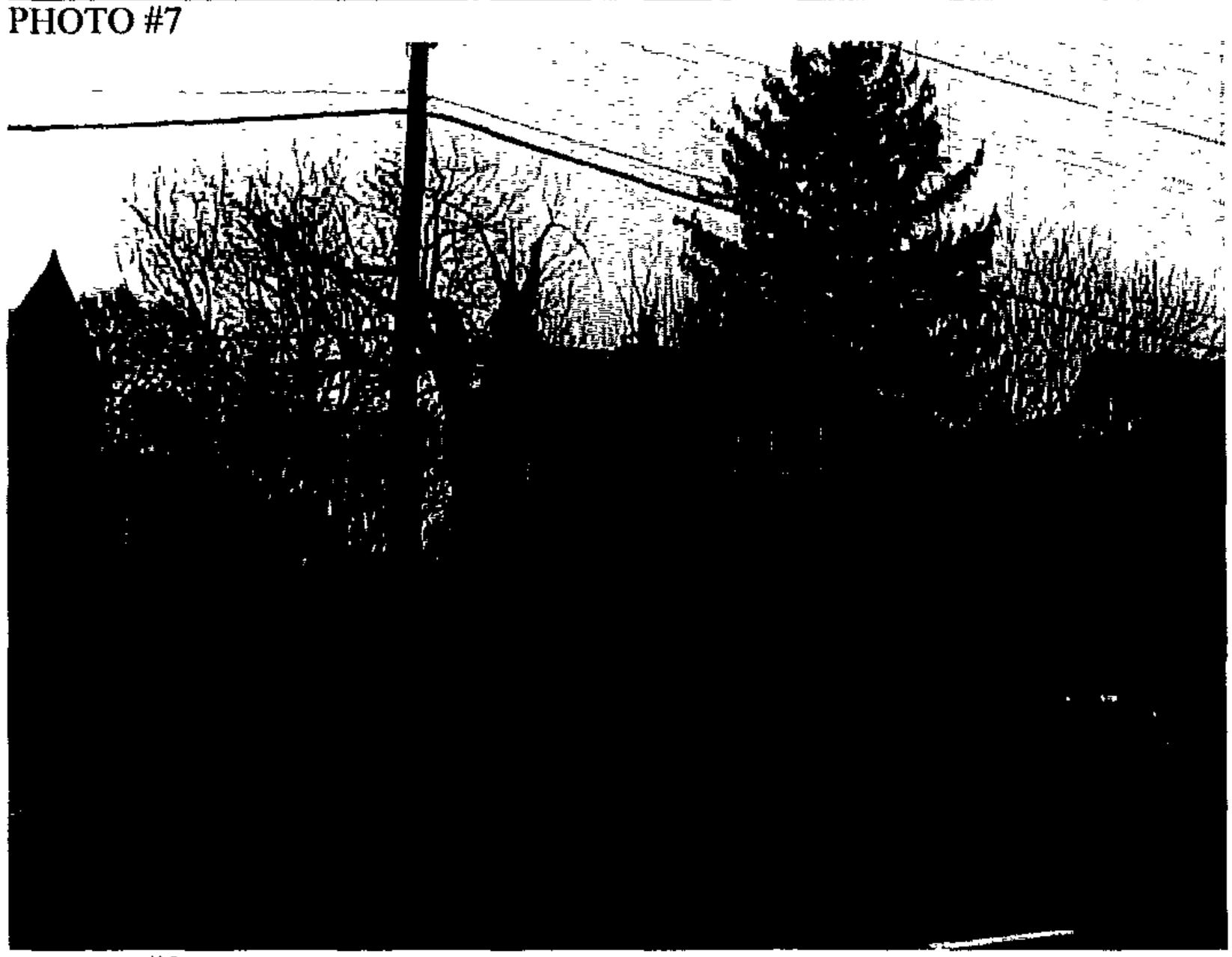

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PETITIONER'S EXHIBIT

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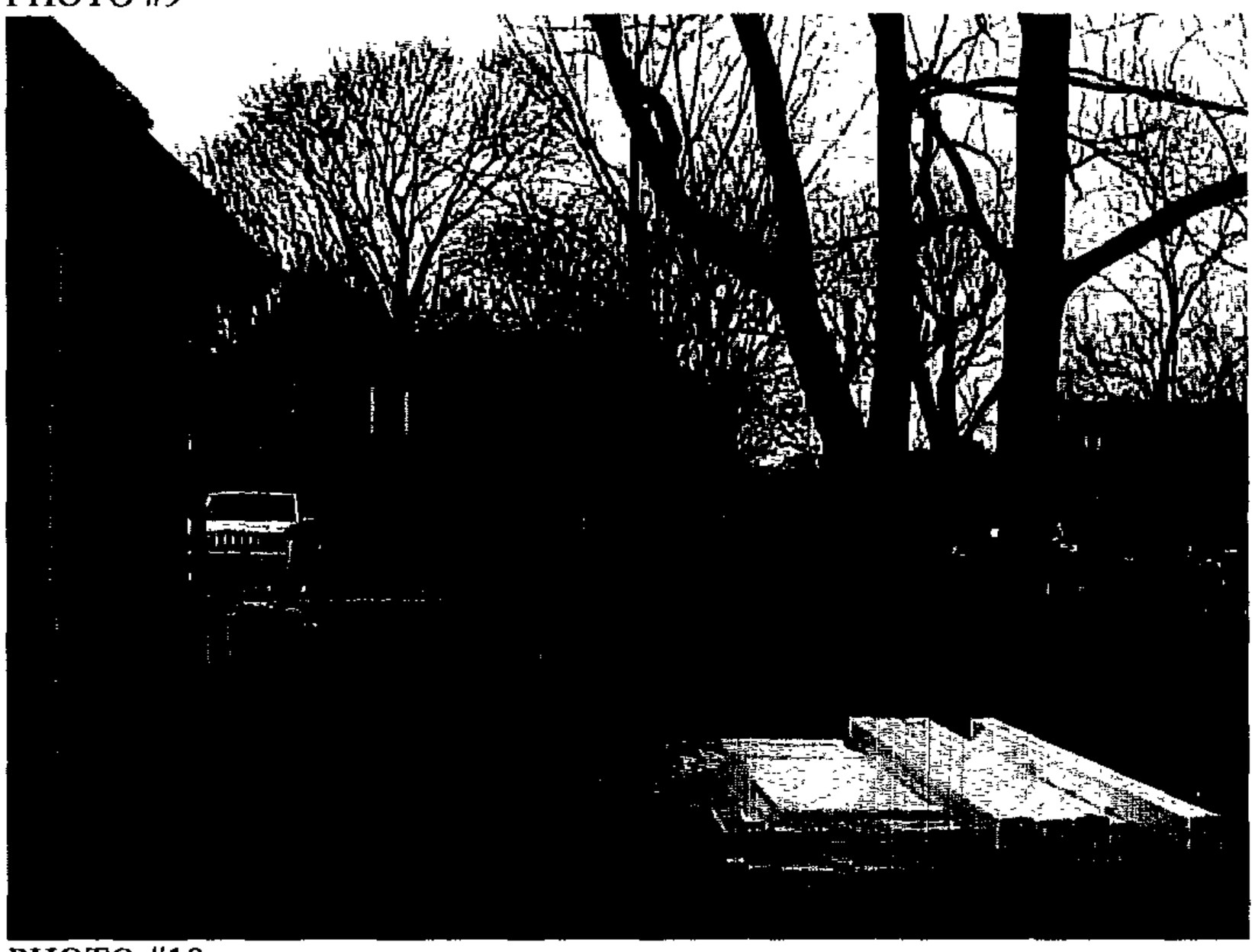

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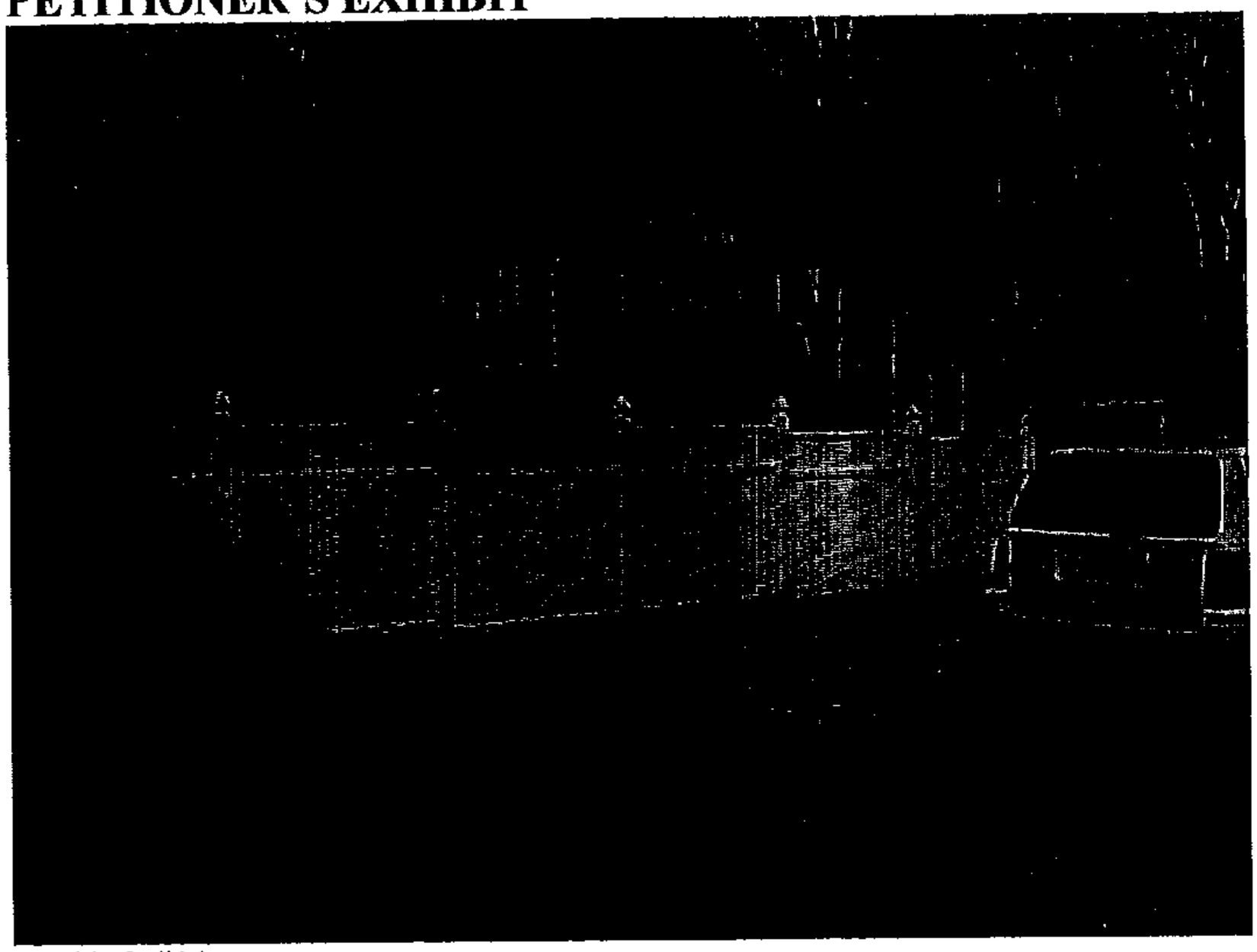
PETITIONER'S EXHIBIT



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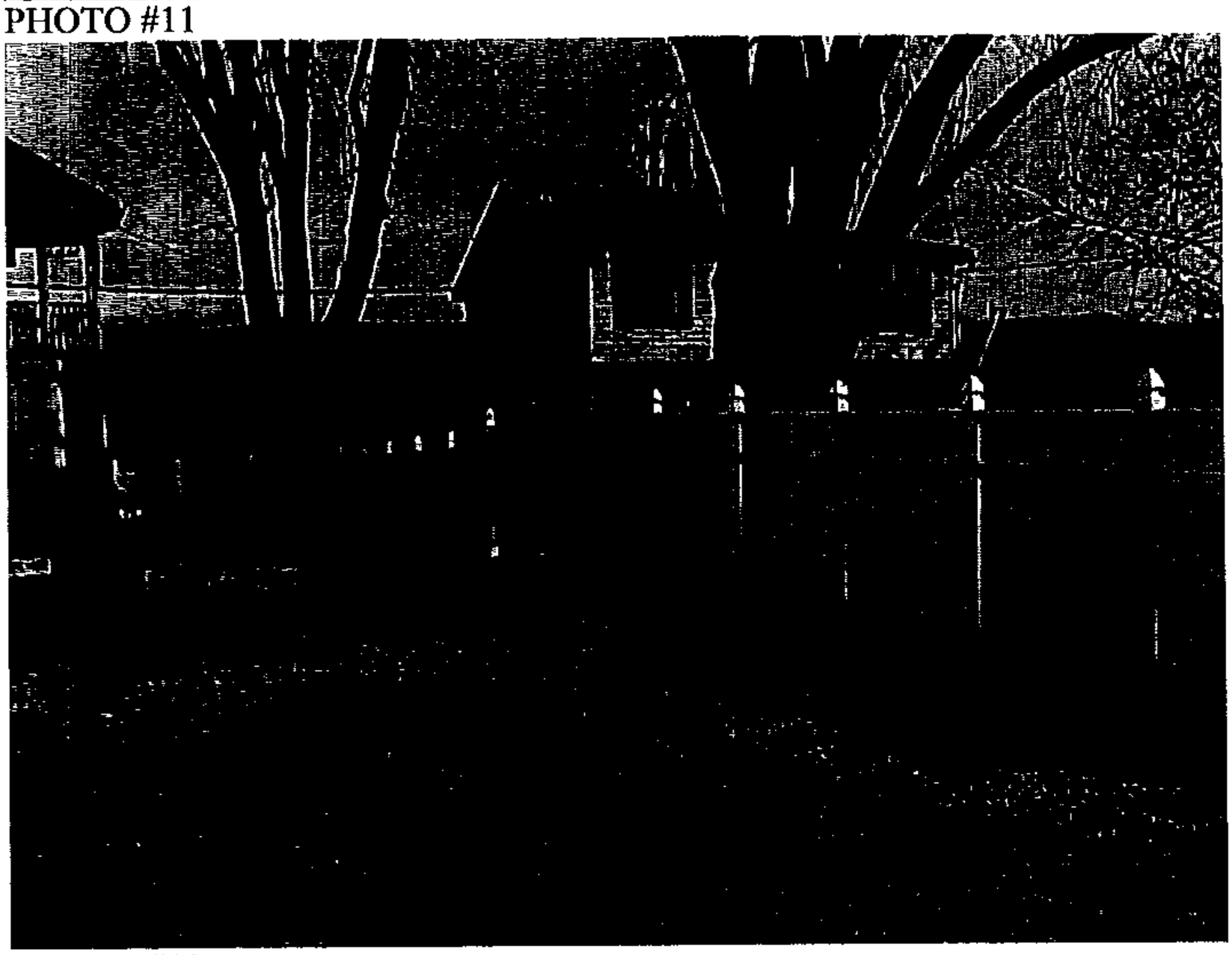

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PETITIONER'S EXHIBIT

PHOTO #13

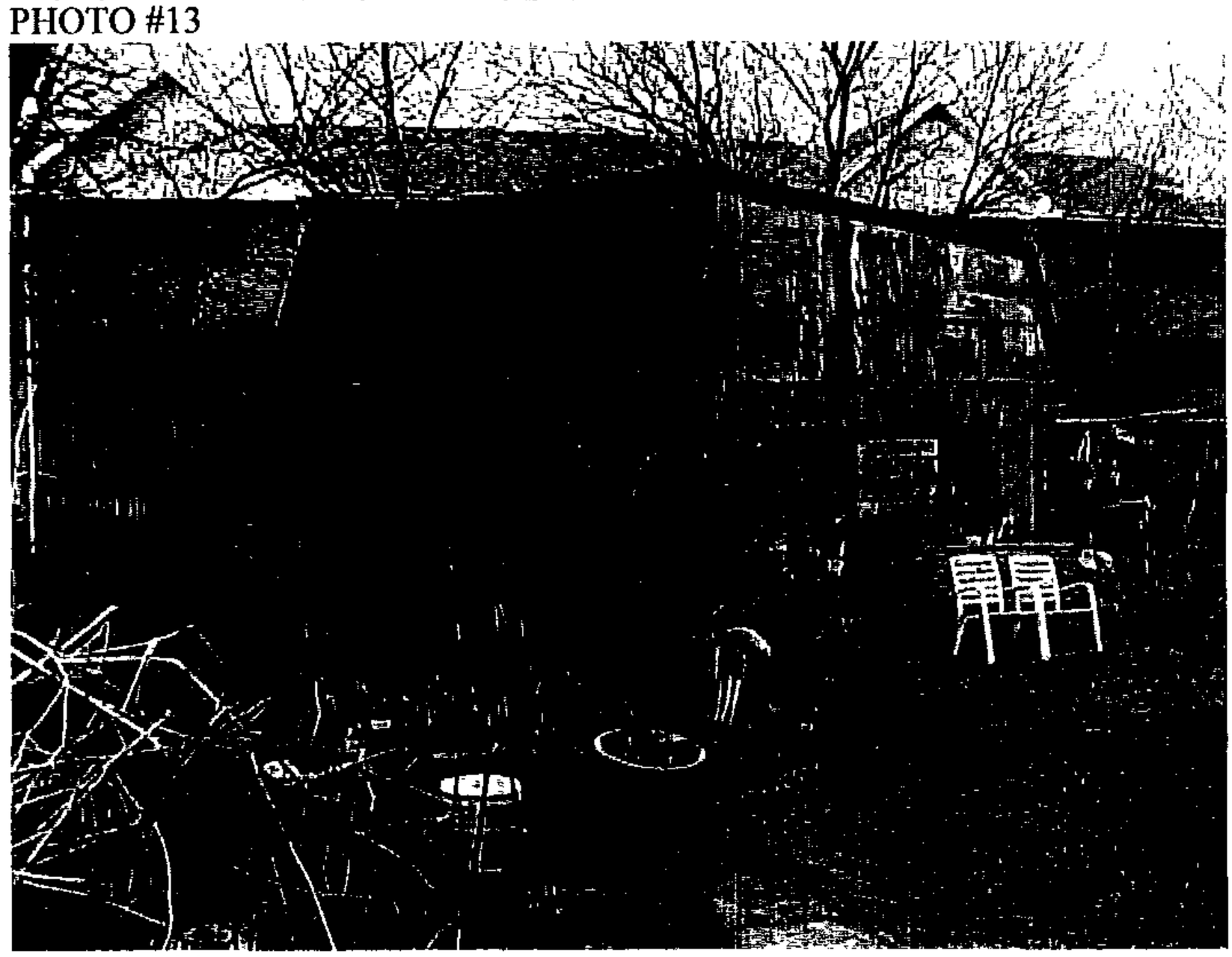

PHOTO #14

RESUME

THOMAS J. HOFF

THOMAS J. HOFF, INC.
406 West Pennsylvania Avenue
Towson, Maryland 21204
410-296-3668

EDUCATION:

Bachelor of Science Landscape Architecture,
Magna Cum Laude
West Virginia University, 1976

EXPERIENCE:

January 1992 to Present.
THOMAS J. HOFF, INC.
Towson, Maryland
Principal - President. Responsibilities include administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

December 1986 to December 1991.
HOFF & ANTONUCCI, INC.
Lutherville, Maryland
Principal - President. Responsibilities include administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

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C. In order that the above-listed uses in Subsections A and B hereof will be located within the M.L.R. Zone so as to assure their services' being rendered primarily to the industries therein, no building or structure connected with such commercial uses may be within 100 feet of the right-of-way of an existing or proposed major street. This limitation shall not apply to locations on minor or local industrial subdivision roads or to freeways (on which the use does not have direct access).

Section 249
M.L.R. Zone Height Regulations
[Bill No. 56-1961]

Maximum height of buildings: 60 feet, except that any building may exceed such height, provided that at no point it projects above a line sloping inward and upward at a forty-five-degree angle from the sixty-foot elevation at the required setback line. (See also Section 300.1.) Building heights are further restricted by the permitted floor area ratio, Section 250.5.

Section 250[54]
M.L.R. Zone Area Regulations
[Bill No. 56-1961]

Minimum requirements, except as set forth in Section 301, shall be as follows:

250.1 Front yard. The front building line shall be not less than 50 feet from the front property line if on a dual highway, and not less than 40 feet from the front property line if on any other street.

250.2 Side yard: 30 feet in width measured from either side property line for one side yard, but the sum of both side yards shall not be less than 80 feet; if a corner lot, same requirement as for a front yard (see also Section 301.3.).

250.3 Rear yard: 40 feet in depth measured from the rear property line (see also Section 301.3).

250.4 Proximity of structures to residential zones. No building or other industrial structure shall be at any point less than 100 feet distant from the nearest residential zone line.

250.5 Floor area ratio (see definition, Section 101). Maximum permitted FAR: 0.6, except that not more than 50% of the land area may be covered by buildings (exclusive of special projections as provided for in Section 301). **[Bill No. 61-1967]**

250.6 Off-street parking and loading areas shall be in accordance with the requirements of Section 409, but no parking is permitted within 25 feet of any residential zone boundary. Parking areas shall be paved, and any lighting thereof shall be reflected away from residential zones, and, if on standards, lights shall not exceed the height of the highest building.

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54 ***Editor's Note:* Former Section 250 of BCZR 1955, consisting of use regulations for M.R. Zones, was repealed by Bill No. 56-1961. Use regulations for M.R. Zones now appear in Section 241.**

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restriction, a restrictive covenant or a binding contractual agreement, including a lease. Any plans approved are conditioned upon and subject to periodic review by the Director to ensure that adequate parking arrangements continue to exist. **[Bill No. 144-1997]**

409.8 Design standards.

A. Requirements for parking facilities in all zones. All off-street parking facilities shall be subject to the following requirements:

1. Design, screening and landscaping. Design, screening and landscaping shall be provided in accordance with the Landscape Manual and all other manuals adopted pursuant to Section 26-283 of the Baltimore County Code, 1988 Edition, as revised.

2. Surface. A durable and dustless surface shall be provided and shall be properly drained so as not to create any undesirable conditions.

3. Lighting. Any fixture used to illuminate any parking facility shall be so arranged as to reflect the light away from residential lots and public streets. Light standards shall be protected from vehicular traffic by curbing or landscaping.

4. Distance to street line. No parking space in a surface parking facility for a nonresidential use shall be closer than 10 feet to the right-of-way line of a public street, excluding vehicle overhang, except that in the C.T. District of Towson such setback is not required if the parking facility is screened from the street in accordance with the Landscape Manual.

5. Dead ends. All dead-end aisles shall be designed to provide sufficient backup area for the end parking spaces.

6. All parking spaces must be striped. Striping shall be maintained so as to remain visible.

B. Business or industrial parking in residential zones.

1. Upon application, the Zoning Commissioner may issue a use permit for the use of land in a residential zone for parking facilities to meet the requirements of Section 409.6, under the following procedure:

a. On the property in question, notice of the application for the use permit shall be conspicuously posted for a period of 15 days following the filing of the application.

b. Within the fifteen-day posting period, any interested person may file a formal request for a public hearing with the Zoning Commissioner in accordance with Section 500.7.

c. If a formal request for a public hearing is not filed, the Zoning Commissioner, without a public hearing, may grant a use permit for parking in a residential zone if the proposed use meets all the requirements of Section 409.8.B.2. The use permit may be issued with

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Section 301
Projections Into Yards
[BCZR 1955]

301.1 Carports or open porches.

A. If attached to the main building, a carport or a one-story open porch, with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard. Any carport or open porch so extended must be open on three sides. **[Bill Nos. 150-1983; 2-1992]**

B. Notwithstanding the provisions of Subsection A, open projections in the side yard are permitted in residential large tract subdivisions only in accordance with Section 504 and the standards as set forth in the Comprehensive Manual of Development Policies. **[Bill No. 2-1992]**

301.2 Projections such as bay windows, chimneys, entrances, vestibules, balconies, eaves and leaders may extend into any required yard not more than 4 feet, provided that such projections (excepting eaves) are not over 10 feet in length.

301.3 No side and/or rear yard is required for a business or manufacturing use in that portion of any property located in a B.R., M.R., M.L.R., M.L. or M.H. Zone if such side and/or rear line abuts on a railroad right-of-way or siding, to either of which it uses rail access. **[Bill No. 56-1961]**

Section 302
Height and Area Regulations for New Residences in Business and Manufacturing Zones
[BCZR 1955; Resolution, November 21, 1956]

Residences hereafter erected in business and manufacturing zones shall be governed by all height and area regulations for the predominant residence zone which immediately adjoins, or by D.R.5.5 Zone[2] regulations if no residence zone immediately adjoins.

Section 303
Front Yard Depths in Residence and Business Zones
[BCZR 1955]

303.1 In D.R.2, D.R.3.5 and D.R.5.5 Zones,[3] the front yard depth of any building hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side, provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of

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[2] **Editor's Note: In this section, the R.6 Zone was redesignated as the D.R.5.5 Zone pursuant to Section 100.3A.**

[3] **Editor's Note: In this section, the R.20, R.10 and R. 6 Zones have been redesignated as D.R.2, D.R.3.5 and D.R.5.5, respectively, pursuant to Section 100.3A.**

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C. If the Department of Permits and Development Management has not notified the applicant of a determination pursuant to the provisions of this section, or has not notified the applicant pursuant to Section 304.4 above of the intention to require a public hearing, the dwelling shall be considered appropriate for purposes of this section.

304.6 The decision of the Zoning Commissioner or the Director of the Department of Permits and Development Management may be appealed, in which case the hearing shall be scheduled by the Board of Appeals within 45 days from receipt of the request.

304.7 The Director of the Department of Permits and Development Management shall establish appropriate fee schedules.

Section 305
Replacement of Destroyed or Damaged Dwellings
[BCZR 1955; repealed by Bill No. 124-1991; re-enacted by Bill No. 214-1991]

In case of complete or partial casualty loss by fire, windstorm, flood or otherwise of an existing dwelling that does not comply with height or area requirements of the zone in which it is located, such dwelling may be restored, provided area or height deficiencies of the dwelling before the casualty are not increased in any respect, and such restoration is subject to the limitations imposed by Section 104.2 of the Baltimore County Zoning Regulations.

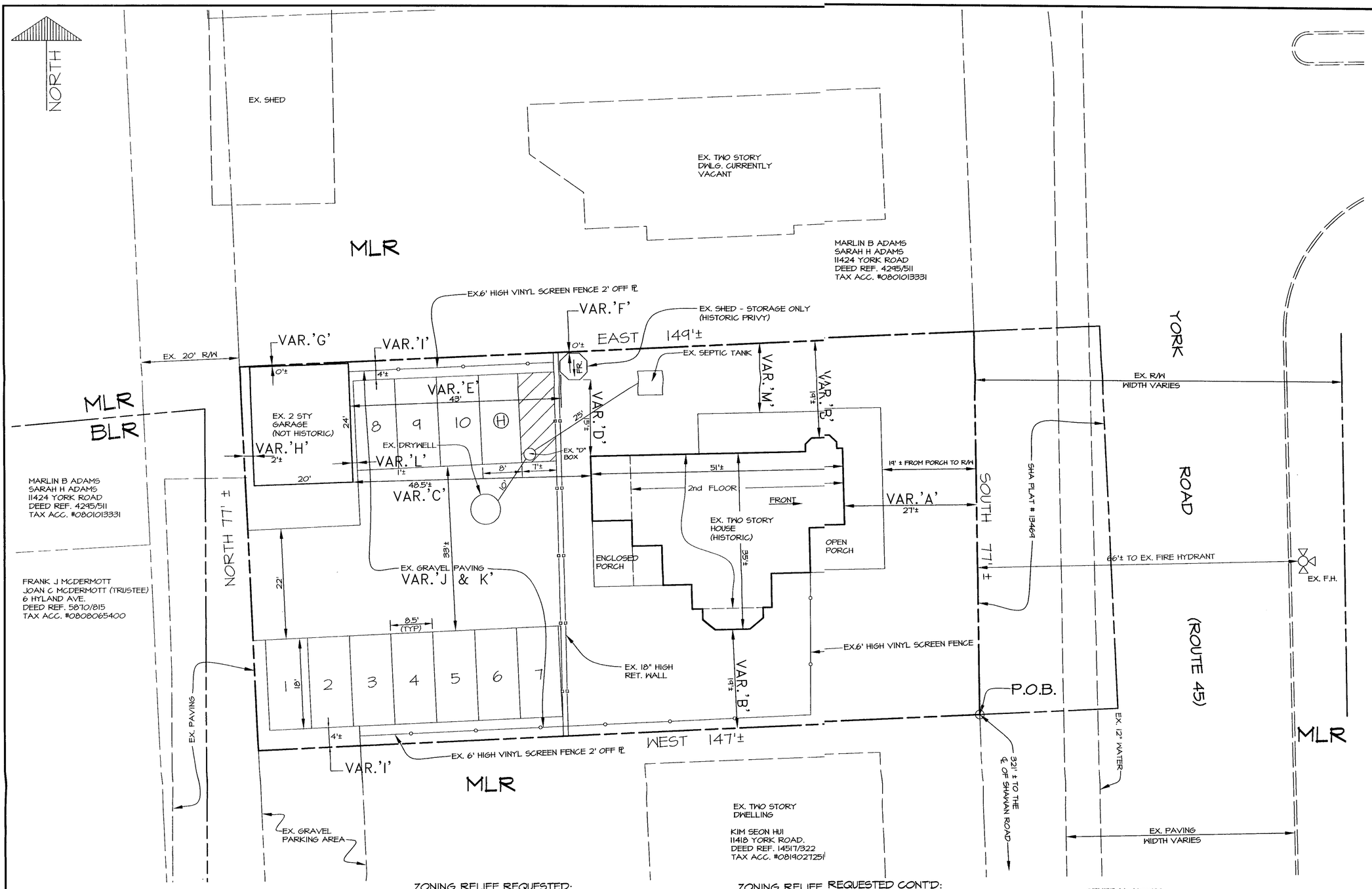
Section 306
Minor Public Utility Structures
[BCZR 1955; Resolution, November 21, 1956]

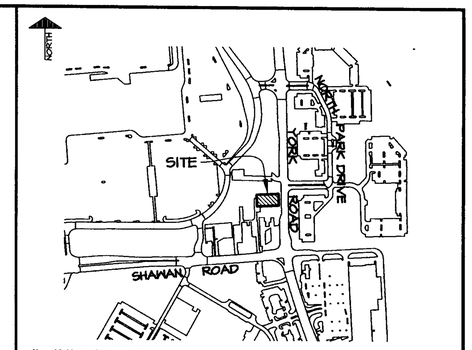
Minimum lot area regulations in any zone shall not apply to repeater, booster or transformer stations, or small community dial offices.

Section 307
Variances
[BCZR 1955; Bill Nos. 107-1963; 32-1988; 2-1992; 9-1996]

307.1 The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning

Pet #8





VICINITY MAP
SCALE: 1"=500'

SITE DATA:
GROSS & NET SITE AREA - 0.26 AC.±, 11,346 SQ. FT.

EXISTING ZONING - MLR, MAP NW 19B
EXISTING USE OFFICE & RESIDENTIAL
PROPOSED USE OFFICE & RESIDENTIAL

COMMERCIAL PERMIT HISTORY:
THIS PROPERTY IS THE SUBJECT OF A CODE VIOLATION CASE NO 03-64-72.

ZONING & DEVELOPMENT PLAN HISTORY:
THERE ARE NO PRIOR ZONING CASES ON THIS SITE.

BUILDING AREA:

EX. HOUSE	
1st FLOOR	1,232 SQ. FT.
2nd FLOOR	1,130 SQ. FT.
TOTAL BUILDING AREA	2,362 SQ. FT.
EX. GARAGE	
1st FLOOR	480 SQ. FT.
2nd FLOOR	480 SQ. FT.
TOTAL BUILDING AREA	960 SQ. FT.

F.A.R.
F.A.R. ALLOWED 0.6
F.A.R. PROPOSED (3,322/11,346) 0.3

PARKING CALCULATIONS:
PARKING REQUIRED 3,322 SQ. FT. @ 3.3/1000 = 11 SPACES
PARKING PROPOSED - 11 SPACES (INCLUDING 1 ACCESSIBLE SPACE)

OWNER:
MICHAEL J. & KARIN HARRINGTON
11420 YORK ROAD
COCKEYSVILLE MD 21030-1802
DEED REF 16770/300
TAX ACCOUNT #0816004470

ZONING RELIEF REQUESTED:

A) VARIANCE TO SECTION 250.1. TO ALLOW A FRONT YARD SETBACK FOR THE EXISTING HOUSE TO BE 27+/- IN LIEU OF THE REQUIRED 40'.

B) VARIANCE TO SECTION 250.2. TO ALLOW SIDE YARD SETBACKS FOR THE EXISTING HOUSE TO BE 19+/- WITH A SUM OF 38+/- IN LIEU OF THE REQUIRED 30' AND 80', RESPECTIVELY.

C) VARIANCE TO SECTIONS 250.2. AND 250.3. TO ALLOW A SEPARATION BETWEEN THE REAR OF THE EXISTING HOUSE AND THE SIDE OF THE EXISTING GARAGE TO BE 48.5' IN LIEU OF THE REQUIRED SEPARATION OF 90'.

D) VARIANCE TO SECTIONS 250.1. AND 250.2. TO ALLOW A SEPARATION BETWEEN THE SIDE OF THE EXISTING HOUSE AND THE FRONT OF THE EXISTING SHED TO BE 15' IN LIEU OF THE REQUIRED SEPARATION OF 70'.

E) VARIANCE TO SECTION 250.2. TO ALLOW A SEPARATION BETWEEN THE SIDE OF THE EXISTING GARAGE AND THE SIDE OF THE EXISTING SHED TO BE 43' IN LIEU OF THE REQUIRED SEPARATION OF 70'.

F) VARIANCE TO SECTION 250.3. TO ALLOW REAR YARD SETBACK FOR THE EXISTING SHED TO BE 0' IN LIEU OF THE REQUIRED 40'.

ZONING RELIEF REQUESTED CONT'D:

G) VARIANCE TO SECTION 250.3. TO ALLOW REAR YARD SETBACK FOR THE EXISTING GARAGE TO BE 0' IN LIEU OF THE REQUIRED 40'.

H) VARIANCE TO SECTION 250.2. TO ALLOW SIDE YARD SETBACK FOR THE EXISTING GARAGE TO BE 2' IN LIEU OF THE REQUIRED 30'.

I) VARIANCE TO SECTION 409.8.A.1. TO ALLOW A LANDSCAPE STRIP ADJACENT TO AN EXISTING RESIDENTIALLY USED PROPERTY TO BE 4' WIDE IN LIEU OF THE REQUIRED 10' AND TO ALLOW AN EXISTING 6' HIGH SCREEN FENCE TO REMAIN IN LIEU OF THE REQUIRED PLANTING.

J) VARIANCE TO SECTION 409.8.A.2. TO ALLOW THE EXISTING GRAVEL PAVING TO REMAIN.

K) VARIANCE TO SECTION 409.8.A.6. TO ALLOW THE PARKING LOT NOT TO BE STRIPED.

L) VARIANCE TO SECTION 409.8.A.1. TO ALLOW A PARKING SPACE TO BE 1' FROM THE FACE OF A BUILDING IN LIEU OF THE REQUIRED 6'.

M) VARIANCE TO SECTION 301.1.A. TO ALLOW AN OPEN PORCH TO % (8') IN LIEU OF EXTEND INTO THE MINIMUM REQUIRED SIDE YARD 27 % (7.5'). THE PERMITTED 25

GENERAL NOTES:
1) PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
2) THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
3) PROPERTY IS NOT IN ANY MORITURIUM AREA.
4) ALL SIGNAGE SHALL COMPLY WITH SECTION 450, BCZR.
5) PROPERTY IS SERVED BY PUBLIC WATER & PRIVATE SEPTIC.
6) ANY FIXTURE USED TO ILLMINATE THE PARKING LOT SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM RESIDENTIAL LOTS AND PUBLIC STREETS. LIGHT STANDARDS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY CURBING OR LANDSCAPING.
7) BOUNDARY SHOWN HEREON TAKEN FROM DEEDS & PLATS AND DOES NOT REPRESENT A FEILD RUN BOUNDARY SURVEY.
8) BUILDING LOCATIONS ON SITE TAKEN FROM A LOCATION SURVEY PREPARED BY E.F. RAPHEL & ASSOCIATES, DATED JUNE 23, 1993.

HISTORIC NOTE:
THE EXISTING HOUSE & SHED ARE ON THE MARYLAND INVENTORY OF HISTORIC PROPERTIES #BA - 2121, MAGI # 0321215604. KNOWN AS "THE WHITE/LEVTZ HOUSE"

PLAN TO ACCOMPANY PETITION FOR VARIANCES HARRINGTON PROPERTY 11420 YORK ROAD

TAX MAP #42, GRID #9, PARCELS #233
8th ELECTION DISTRICT, 3rd COUNCILMANIC BALTIMORE COUNTY, MD

THOMAS J. HOFF, INC.
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
406 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
410-296-3668 FAX 410-296-5326

SCALE:	1"=10'
DATE:	12/19/03
JOB NO.:	0466-01
DESIGNED:	TJH
DRAWN:	TJH/LA
CHECKED:	
REVISIONS:	
DRAWING NUMBER:	ZP-1
SHEET	OF

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