IN RE: PETITION FOR VARIANCE
SW/S of New Forge Road, 50 ft. NW
centerline of Philadelphia Road
11th Election District
5th Councilmanic District
(5501 New Forge Road)

Ellen J. & Roger W. Vandevender Petitioners **BEFORE THE**

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 04-397-SPHA

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, Ellen J. and Roger W. Vandevender. The variance request is for property located at 5501 New Forge Road in the Kingsville area of Baltimore County. The special hearing request is filed pursuant to Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to have an area greater than the principal structure. The variance request is from Section 400.3, to permit an accessory structure (garage) to have a height of 26 ft. in lieu of the required 15 ft.

The property was posted with Notice of Hearing on April 9, 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 April 8, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

RUPE PECENTED FOR FILLS

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, offstreet 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."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated March 15, 2004, stating that they do not oppose the Petitioners request provided that they clean-up and dispose of all junked vehicles and debris. A copy of this ZAC comment is attached hereto and made a part hereof

Interested Persons

Appearing at the hearing on behalf of the variance request was Roger and Ellen Vandevender, Petitioners and Vincent Moskunas of Site Rite Surveying, Inc. There were no protestants or citizens attending the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, is 2.3 acres more or less and primarily zoned BL with a small DR 2 H portion to the rear of the property away from New Forge Road. The Petitioners use the property as their dwelling and not

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as a business even though the zoning would allow business uses. They recently purchased a very large recreational vehicle, which is too high to store in the existing garage. See photographs 5D and 5E. As a result, they wish to add onto the existing garage with a structure that is high enough to allow the RV to clear the entrance, which will allow them to store the RV out of the weather. The addition would then make the enlarged garage larger than the Petitioners' home, which triggers the special hearing request. Since the addition to the existing garage is tacked on to the back of existing garage, Mr. Moskunas pointed out that only an additional 12 ft. of the structure would be seen from the road and that the roofs of the new addition would be compatible with the existing garage.

The property is bordered on one side by the 600 ft. wide right-of-way for I 95. It is surrounded by BM and BR zoned property except for the small rear portion of the property. Among the neighboring uses is the White Marsh Industrial Park, which contains a small retail strip along New Forge Road. The Petitioners were unsure why the Office of Planning would cite junk vehicles and debris as being a problem on the premises.

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 variance request, in that the Petitioners' home is located in a BL zone which is not used for business. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The RV is simply too tall to fit into the existing garage. I further find that the requested variance can be granted in strict harmony with the spirit and intent of the 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 Petitioner, I find that the Petitioners' variance and special hearing requests should be GRANTED.

THEREFORE, IT IS ORDERED, this <u>37</u> day of April, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for special hearing pursuant to Section 101 of the B.C.Z.R., to permit an accessory structure (garage) to have an area greater than the principal structure, be and it is hereby GRANTED;

IT IS FURTHER ORDERED, that the variance requested from Section 400.3 of the B.C.Z.R., to permit an accessory structure (garage) to have a height of 26 ft. in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted herein:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit and/or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities;
- 3. The Petitioners shall clean-up and remove all debris from the property as stated in the March 15, 2004 ZAC comment from the Office of Planning, a copy of which is attached hereto and made a part hereof; and
- 4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

OHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

CALLER RECEIVED

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

April 27, 2004

Mr. & Mrs. Roger W. Vandevender 5501 New Forge Road White Marsh, Maryland 21162

Re: Petitions for Special Hearing & Variance

Case No. 04-397-SPHA

Property: 5501 New Forge Road

Dear Mr. & Mrs. Vandevender:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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

Deputy Zoning Commissioner

John murphy

JVM:raj Enclosure

c: Vincent Moskunas
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286



Visit the County's Website at www.baltimorecountyonline.info



Petition for Special Hearing

for the property located at

to the Zoning Commissioner of Baltimore County
5501 New Forge Rd
or the property located at Whitemarsh, md 2116 2

which is presently zoned _____

owner(s) of the property situate in Baltimore County and which i	and Development Management. The undersigned, legal is described in the description and plat attached hereto and
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County, to determine whether or not the Zoning Commissioner s	101 (BCZ12)
AN ACCESSORY STRUCT	IRE (GARAGE) TO HAVE
AN AREA GREATER THAN	THE PRINCIPAL STRUCTUR
Property is to be posted and advertised as prescribed by the zor 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 pursua	ant 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:	Legal Owner(s):
	Roger William Vandevender Name Type or Print,
Name - Type or Print	Name Type or Print
Signature	Signature Signature
	Ellen Joan Vandevenden
Address Telephone No.	Name - Type or Print Ellen Joan Vandevender
City State Zip Code	Signature
Attorney For Petitioner:	5501 New torge Rd 410-256-2869 Address, Telephone No.
Name - Type or Print	Whitemarsh Wd 21162 City State Zip Code
Signature	Representative to be Contacted:
Сотрапу	Sto Fute 8mmening, lue
Company	200 B. John Pord Rum 101 410828 90
Address Telephone No.	Address Telephone No.
City State Zlp Code	City MD 21266 State Zip Code
	OFFICE USE ONLY
-	ESTIMATED LENGTH OF HEARING
Case No. 04-397-SPHA	UNAVAILABLE FOR HEARING
	red By 171 Date 3/2/04
REV 9/15/98	



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5501 New Force Rd, Whitemarsh, wd

	which is presently zoned
This Petition shall be filed with the Department of Permits a of the property situate in Baltimore County and which is described the property petition for a Variance from Section(s)	nd Development Management. The undersigned, legal owner(slibed in the description and plat attached hereto and made a pa
TO PERMIT AN ACCESSORT	
REQUIRED 15'	ZG'IN LIEU OF THE
of the Zoning Regulations of Baltimore County, to the zoning law	of Baltimore County, for the following reasons: (Indicate hardshi
or practical difficulty) To be discussed at	hearing
Property is to be posted and advertised as prescribed by the zon	ing regulations. Sting, etc. and further agree to and are to be bounded by the zoning.
egulations and restrictions of Baltimore County adopted pursuant to th	e zoning law for Baltimore County.
I/We do perjury, that I/we is the subject of this Petitic	solemnly declare and affirm, under the penalties of are the legal owner(s) of the property which on.
Contract Purchaser/Lessee:	Legal Owner(s):
	Roger W. Danduvender
Name - Type or Print	Rose W Markevale
Signature	Signature
Address Telephone No.	Name - Type or Print Ellan Q. Landerender
City State Zip Code	Signature . Canada Signature
Attorney For Petitioner:	Address Telephone No.
Name - Type or Print	City State Zip Code
<u> </u>	Representative to be Contacted:
natur	Site Rite Surveying , the.
mparty	Name 200E Joppa Rd Room 101 4108289060
Telephone No.	Address Telephone No. Towcon md 21284
State Zip Code	City State Zip Code
	OFFICE USE ONLY
ase 1. 04-397.5 PHA	ESTIMATED LENGTH OF HEARING
Reviewed By_	UNAVAILABLE FOR HEARING Date 3/2/04

ZONING DESCRIPTION FOR #5501 NEW FORGE ROAD

BEGINNING AT A POINT on the southwest side of New Forge Road which is 80 feet wideat a distance of 510 feet northwest of the centerline of Philadelphia Road which is 80 feet wide and as recorded in Deed Liber 5729, folio 123 and running thence: S 37° 21' 23" W, 228.61 feet; thence S 77° 11' 53" W, 398.31 feet; thence N 45° 49' 54" E, 595.91 feet and thence S 56° 41' 53" E, 227.08 feet to the POINT OF BEGINNING, containing 2.34 AC.+/-. Also known as #5501 New Forge Road and located in the 11th Election District, 5th Councilmanic District.

Michael V. Moskunas

Site Rite Surveying, Inc. 200 E. Joppa Road Suite 200 Towson, MD 21286 (410)828-9060

#397

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NOTICE OF ZONDING HEASING

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: #04-397-SPHA
5501 New Forge Road, 510 test n/west of centerline of Philadelphia Road
11th Election District - 5th Councilmanic District
Legal Owner(s): Roger and Ellen Vandevender
Special Hearing: to permit an accessory structure (garage) to have an area greater than the principal structure.
Variance: to permit an accessory structure (garage) to have an area greater than the principal structure.
Variance: to permit an accessory structure (garage) to have an area greater than the principal structure.
Variance: to permit an accessory structure (garage) to have a height of 26 feet in lieu of the required 15 feet.

Hearing: Monday, April 26, 2004 at 11:00 a.m. In Room
Hearing: Monday, April 26, 2004 at 11:00 a.m. In Room

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.

OF PUBLICATION Ä

, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published

successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., once in each of

X The Jeffersonian

Catonsville Times ☐ Arbutus Times

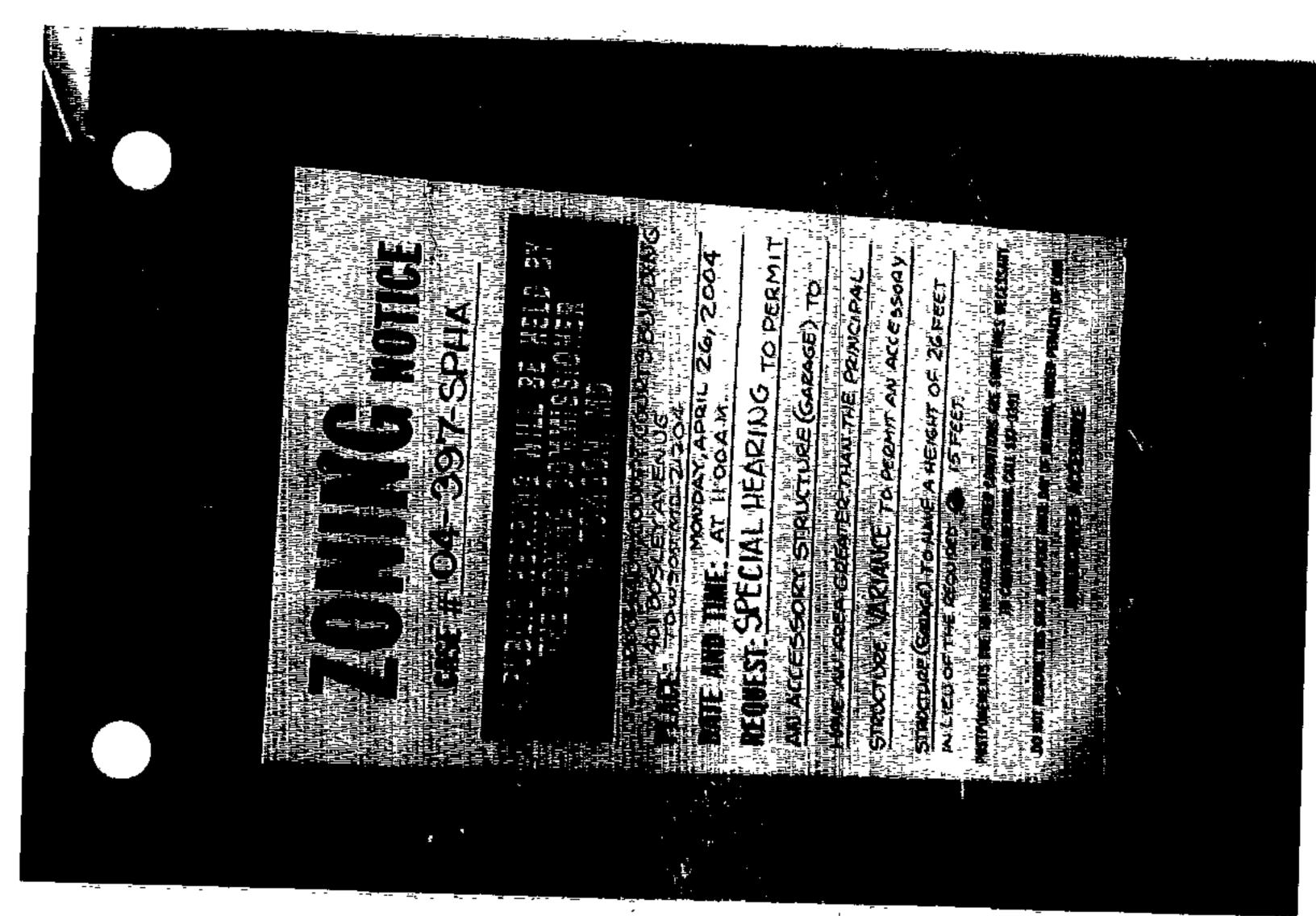
Owings Mills Times Towson Times

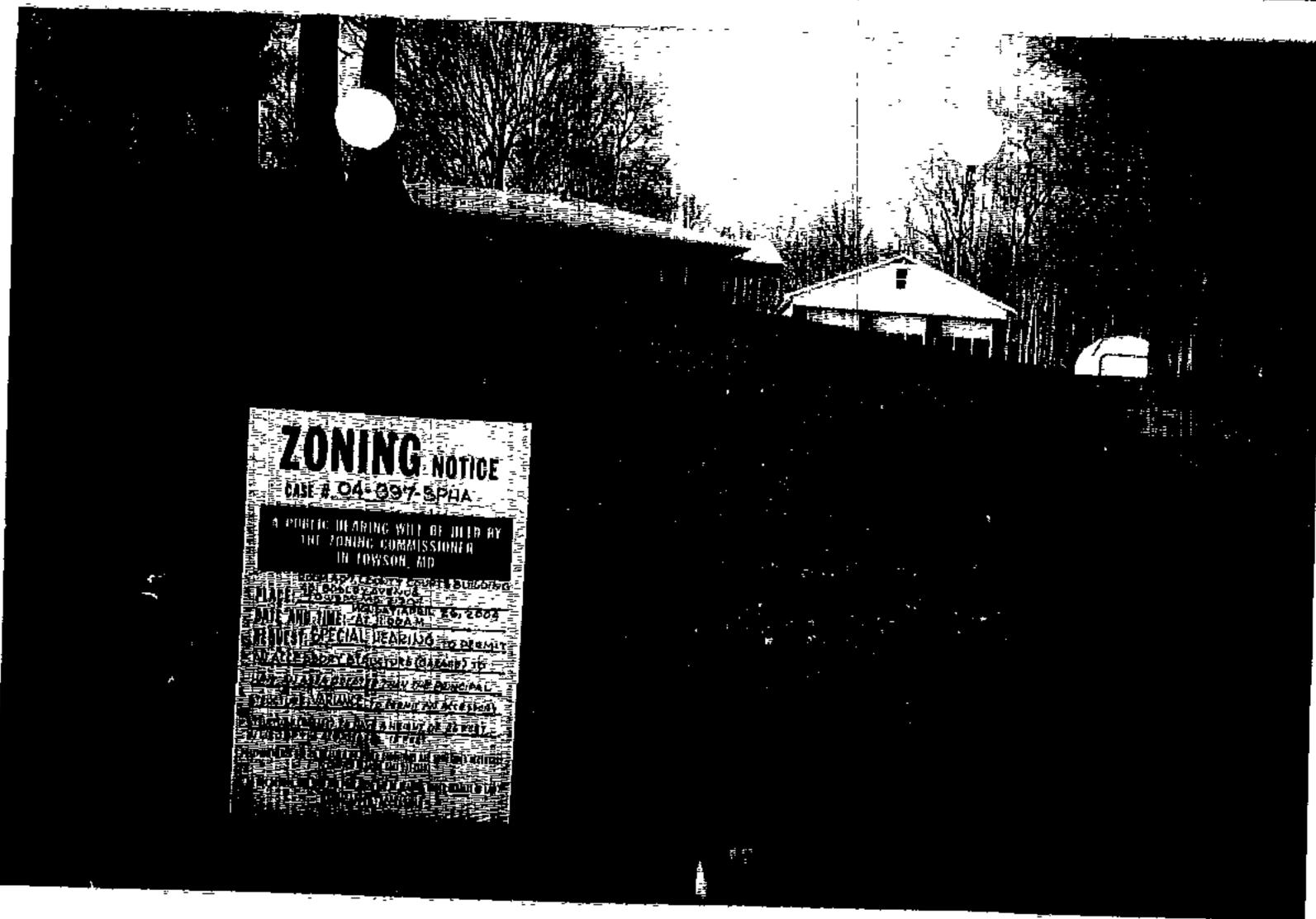
☐ NE Booster/Reporter

☐ North County News

Mulus

LEGAL ADVERTISING





CERTIFICATE OF POSTING

Saltimore County Department of ermits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue 'owson, MD 21204
Attention: Becky Hart
adies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by aw were posted conspicuously on the property located at #5501 New Force Poad
he sign(s) were posted on APPLO 12004 (Month, Day, Year)
Sincerely, Sincerely, Signature of Sign Poster and Date) CARLAND E. MOORE (Printed Name) 3225 RYERSON CIRCLES (Address) DAUTIMORE, MD. 21227 (City, State, Zip Code) C410) 242-4263 (Telephone Number)

RE: Case No.: 04-397-5PHA

Petitioner/Developer: ROGERE ELLERI VANDEREUDER

Date of Hearing/Closing: APRIL 26, Zeo 4

Department of Permits al 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

March 8, 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: 04-397-SPHA

5501 New Forge Road

S/west side of New Forge Road, 510 feet n/west of centerline of Philadelphia Road

11th Election District – 5th Councilmanic District

Legal Owners: Roger and Ellen Vandevender

Special Hearing to permit an accessory structure (garage) to have an area greater than the principal structure. Variance to permit an accessory structure (garage) to have a height of 26 feet in lieu of the required 15 feet.

Hearing: Monday, April 26, 2004, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Director

TK:klm

C: Roger and Ellen Vandevender, 5501 New Forge Road, Whitemarsh 21162 Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 10, 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, April 8, 2004 Issue - Jeffersonian

Please forward billing to:

Roger Vandevender 5501 New Forge Road White Marsh, MD 21162

410-256-2869

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: 04-397-SPHA

5501 New Forge Road

S/west side of New Forge Road, 510 feet n/west of centerline of Philadelphia Road 11th Election District – 5th Councilmanic District

Legal Owners: Roger and Ellen Vandevender

Special Hearing to permit an accessory structure (garage) to have an area greater than the principal structure. Variance to permit an accessory structure (garage) to have a height of 26 feet in lieu of the required 15 feet.

Hearing: Monday, April 26, 2004, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Tame Estara

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <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.

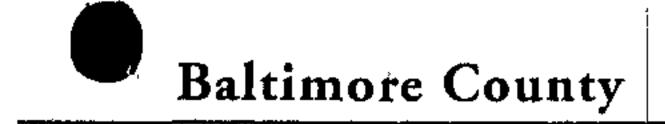
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 04-397-5PHA
Petitioner: Poger Vanderunder
Address or Location: 5501 New Parac Poad
PLEASE FORWARD ADVERTISING BILL TO:
Name: Row Vandwunder
Address: 5501 New Form Poud
Mush Mash MD 21162
Telephone Number: 46 266-2869

Department of Permits are Development Management

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





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

April 23, 2004

Roger W. Vandevender Ellen J. Vandevender 5501 New Forge Road White Marsh, Maryland 21162

Dear Mr. and Mrs. Vandevender:

RE: Case Number:04-397-SPHA, 5501 New Forge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 2, 2004.

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,

u. Callibal)

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Site Rite Surveying, Inc. 200 E. Joppa Road, Rm 101 Towson 21286



Visit the County's Website at www.baltimorecountyonline.info

Fire Department



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



Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

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

March 9, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 9, 2004

Item No.:

361, 364, 390-395, (397 & 3

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.

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:

3.5.04

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

RE:

Baltimore County

Item No. 397

LTM

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

1-

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley M.S

DATE:

April 5, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

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

04-361

04-390

04-391

04-393

04-395

04-396

04-397

Reviewers:

Sue Farinetti, Dave Lykens

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 15, 2004

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

5501 New Forge Road

INFORMATION:

Item Number:

4-397

Petitioner:

Roger W. Vandevender

Zoning:

BL

Requested Action:

Special Hearing/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the subject site is cleaned-up and all junked vehicles and other debris are removed and properly disposed of. For further information on the matters stated herein, please contact Karin Brown at 410-887-3480.

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 16, 2004

Department of Permits & Development Management

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

Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 15, 2004

Item Nos. 364, 390, 391, 392, 393,

394, 395, 396, and 397)

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

5501 New Forge Road; SW/side of New

Forge Rd, 510' NW c/line of Philadelphia Rd

11th Election 7 5th Councilmanic Districts

Legal Owner(s): Roger & Ellen Vandevender

r & Enen vandevender Petitioner(s) BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-397-SPHA

ENTRY OF APPEARANCE

*

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Attorney for Petitioner(s).

RECEIVED

MAR 9 8 2004

Per

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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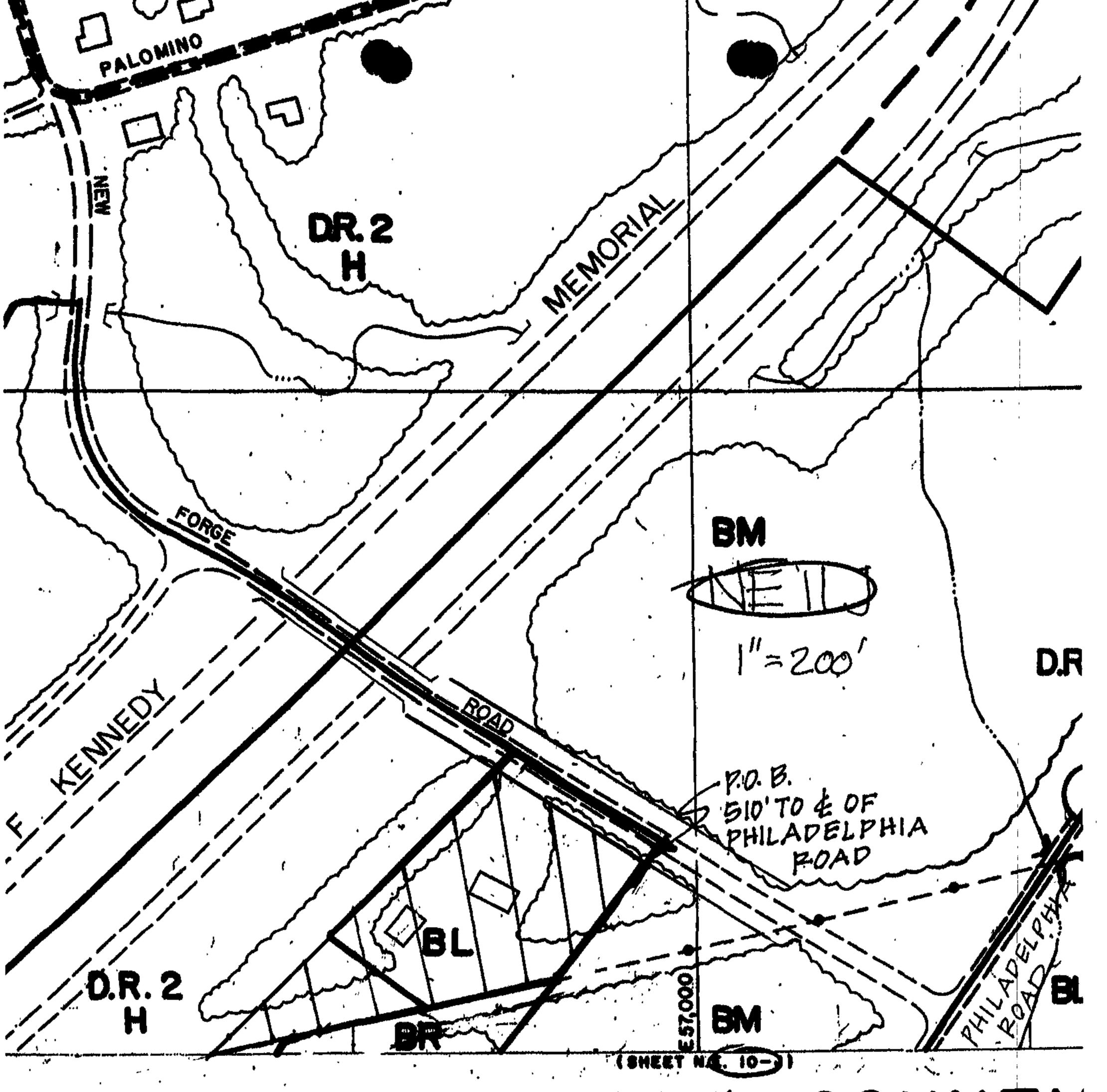
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shown on the are responsible for field conform to ₽ safety any g ş construction must Centractor strength ă Code including details shown Engineer these **Pud** ₹ Architect Covers Architect, review Sility whatever construction at Building ¥ Owner,

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FIELD COPY

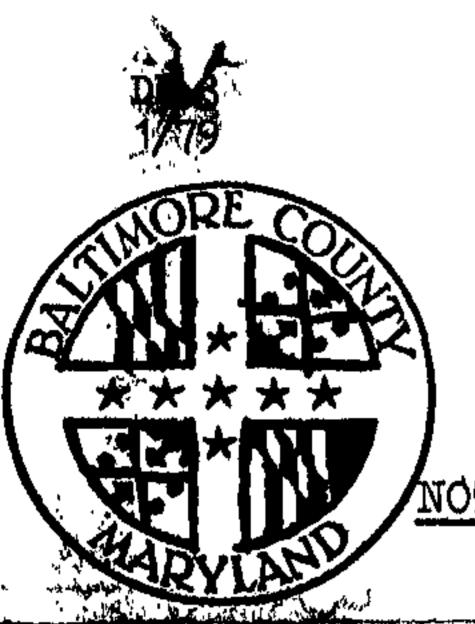
FIELD PLANS MUST REMAIN AT BUILDING



OFFICIAL ZONING

#5501 NEW FORGE POAD ZONING: N.E! 11 J 200' SCALE

BALTIMORE CO, MD



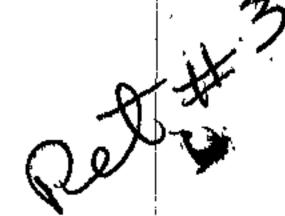
Permit

OTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

3 TAX ACCOUNT 17-00-008145	APPLICATION FOR PERMIT BALTIMORE COUNTY MARYLAI OFFICE OF THE BUILDING ENGINEER TOWSON, MARYLAND 21204	
MAILING ADDRESS 5601 NEW FORG	E ROAD. EVENDER E ROAD, WHITE MARSH, MD. 211	DATE ISSUED DISTRICT PREGINCY CONTROL NO STATE DATE ISSUED DISTRICT DISTRICT PREGINCY DISTRICT DIST
ENGINEER OR ABOHITECT F UNDER CONTRACT COF BALES GIVE SELLER'S NAME AND ADDRESS	FXPIRES C YEAR FROM OF ISSU	NEDATE
TYPE OF IMPROVEMENT 1. IN NEW BUILDING CONSTRUCTION 2. ADDITION 4. ALTERATION 4. ALTERATION 6. WRECKING (ENTER NO. UNITS DEDUCTED 6. MOVING 7 OTHER DESCRIBE PROPOSED WORK	02 TWO FAMILY 03. THREE AND FOUR FAMILY 04. FIVE OR MORE FAMILY (ENTER NO. UNITS) 05. SWIMMING POOL	·

THIS PERMIT MUST BE POSTED

SEE OTHER SIDE FOR INSPECTIONS



NOTE: SEPARATE PENIT REQUIRED FOR ALL ELECTRICAL AND PLUMBING WORK

In pections shall be called for between 8:00 AM & 2:30 PM with one day's notice on all inspections except occupancy inspections, which require at least 3 days notice after final electrical & plumbing inspection have been made. For inspections call - Building - 494-3953, Plumbing - 494-3620, Electrical - 494-3960. Fire Dept. - 825-7310 Ext. 216. The following inspections are required

NEW BUILDINGS: 5 inspections required

- #1. The 1st of these inspections shall be called for as soon as the trenches for the footings are completed and before pouring.
- #2. The 2nd inspection shall be called for when the foundation has been waterproofed but before back filling.
- #3. Slab inspections are required by the Building Inspector after all reinforcing, piping, wiring, etc. are in place but before pouring concrete. Inspections by Plumbing, Electrical and Mechanical Inspectors, when required, must be approved before calling for Building Inspection.
- #4. The 4th inspection shall be called for when the structural members are in place but before covering same with lathe or dry wall, or other covering.
- #5. The occupancy inspection shall be called for and approved before the structure is occupied.

TERATION PERMITS: - 2 inspections required

- #1. The 1st inspection must be called for when the structural member or framing is in place but before covering same with lathe or dry wall.
- #2. The final inspection shall be called for and approved before the structure is occupied.

FENCING. SIDING. RAZING. GRADING & TEMPORARY: 1 inspection required - call Building Inspection 494-3953 when the work is completed.

MASONRY FIRE PLACES: 4 inspections required

- #1. The 1st of these inspections shall be called for as soon as the excavation has been completed for the footing and prior to the pouring of any concrete.
- #2. The 2nd inspection shall be called for when the throat of the fire place is completed and prior to the erection of any part of the chimney.
- #3. The 3rd inspection shall be called for when all framing has been installed but prior to the installation of any lathe plaster, sheetrock or any other wall covering.
- #4. The final inspection shall be called for when the fire place is complete but before the fire place is actually used.

PREFAB OR FACTORY BUILT FIRE PLACES: 2 inspections required

- #1. The 1st inspection shall be called for when the fire place unit and the chimney have been installed and the framing has been completed but prior to the installation of any lathe, sheet rock or panelling.
- #2. The 2nd inspection shall be called for when the fire place and the chimney have been completed but prior to using the fire place.

TANKS: 3 inspections required

- #1. The 1st inspection call Fire Department 825-7310 Ext 216 for Hydrostadic Test.
- #2. The 2nd inspection call Building Inspection 494-3953 for piping in.
- #3. The 3rd inspection call Building Inspection 494-3953 when work is completed

TOWERS: 2 inspections required - Call Building Inspection 494-3953

- #1. The 1st inspection shall be called for as soon as the trenches for tectings are completed and before backfilling.
- #2. The 2nd inspection shall be called for when work is completed.

PLEASE PRINT CLEARLY

CASE NAME SSO Produce to CASE NUMBER 24 891-594

PETITIONER'S SIGN-IN SHEET

E- MAIL	BHHYME AOL: Com.									
CITY, STATE, ZIP	10									
ADDRESS	2501 New Form Rd.									
NAME	Vincent 7: Mosker Was					*				



