

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Upper Beckleysville Road,
2200 ft. SW of Brick Store Road
5th Election District
3rd Councilmanic District
(18600 Upper Beckleysville Road)

Casey Phillips
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-403-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Casey Phillips. The variance request is for property located at 18600 Upper Beckleysville Road in the Hampstead area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 12, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER RECEIVED FOR FILING

Date

By

4/1/04

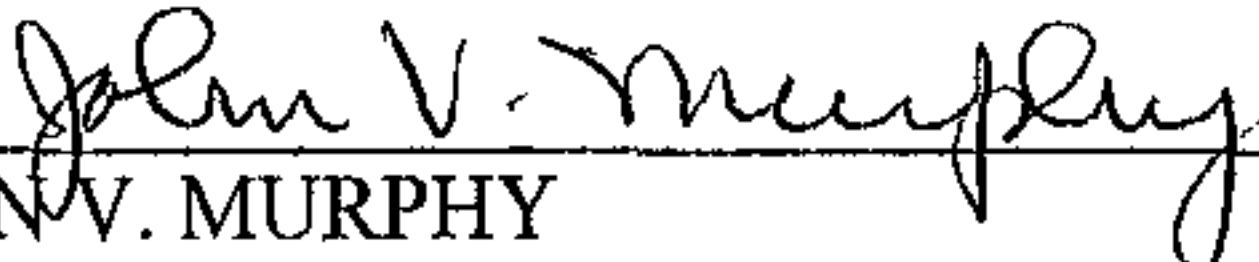
R. J. J. J.

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 1st day of April, 2004, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 4/1/
By [Signature]

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 1, 2004

Mr. Casey C. Phillips
18600 Upper Beckleysville Road
Hampstead, Maryland 21074

Re: Petition for Administrative Variance
Case No. 04-403-A
Property: 18600 Upper Beckleysville Road

Dear Mr. Phillips:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 18600 UPPER Beckleysville Rd
which is presently zoned RC 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED
IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-403-A

REV 10/25/01

Reviewed By D. THOMPSON Date 3/4/04

Estimated Posting Date 3/14/04

ORDER RECEIVED FOR FILING

Date By

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

18600 UPPER BECKLEYVILLE RD
Address
HAMPSTEAD MD 21074
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

ALLOW CONSTRUCTION OF DETACHED GARAGE PLACED ON SIDE OF PRINCIPAL RESIDENCE, DUE TO TOPOGRAPHY OF LAND PARCEL.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Casey C. Phillips
Signature

Signature

CASEY C. PHILLIPS
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of MARCH, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CASEY C. PHILLIPS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires

5-5-04

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 18600 UPPER BRICKLEYVILLE RD
Address
HANPSHAD MD 21074
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

ALLOW CONSTRUCTION OF DETACHED GARAGE, PLACED ON SIDE OF PRINCIPAL RESIDENCE, DUE TO TOPOGRAPHY OF LAND PARCEL.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Casey C. Phillips
Signature
CASEY C. PHILLIPS
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of MARCH, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CASEY C. PHILLIPS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public
My Commission Expires 5-5-04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 18600 Upper Becklensville Rd
which is presently zoned BC 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BC1R)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED
IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

CASEY C. PHILLIPS

Name - Type or Print

Casey C. Phillips

Signature

Name - Type or Print

Signature

18600 Upper Becklensville Rd

Address

410
374-4671

Telephone No.

Hampstead

City

MD

State

21074

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-403-A

Reviewed By D. THOMPSON Date 3/4/04

Estimated Posting Date 3/14/04

Zoning Description for
18600 UPPER BECKLEYSVILLE ROAD

Beginning at a point on the north side of Upper Beckleysville Road
2200 feet southwest of Brick Store Road. Also known as 18600
Upper Beckleysville Road with a total area of 4.08 acres located in
the 5th Election District and the 3rd Councilmanic District of
Baltimore County as recorded in Liber 13433 Folio 738.

04-403-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32140

DATE

3/4/04

ACCOUNT

001 0066150

AMOUNT

\$

65.00

RECEIVED FROM:

CASEY C. PHILLIPS

FOR

ITEM #

04-403-A

18600 UPPER BECKLEYSVILLE RD. D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED

TIME

PM

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CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Attention: Kristen Matthews

Date March 15, 2004

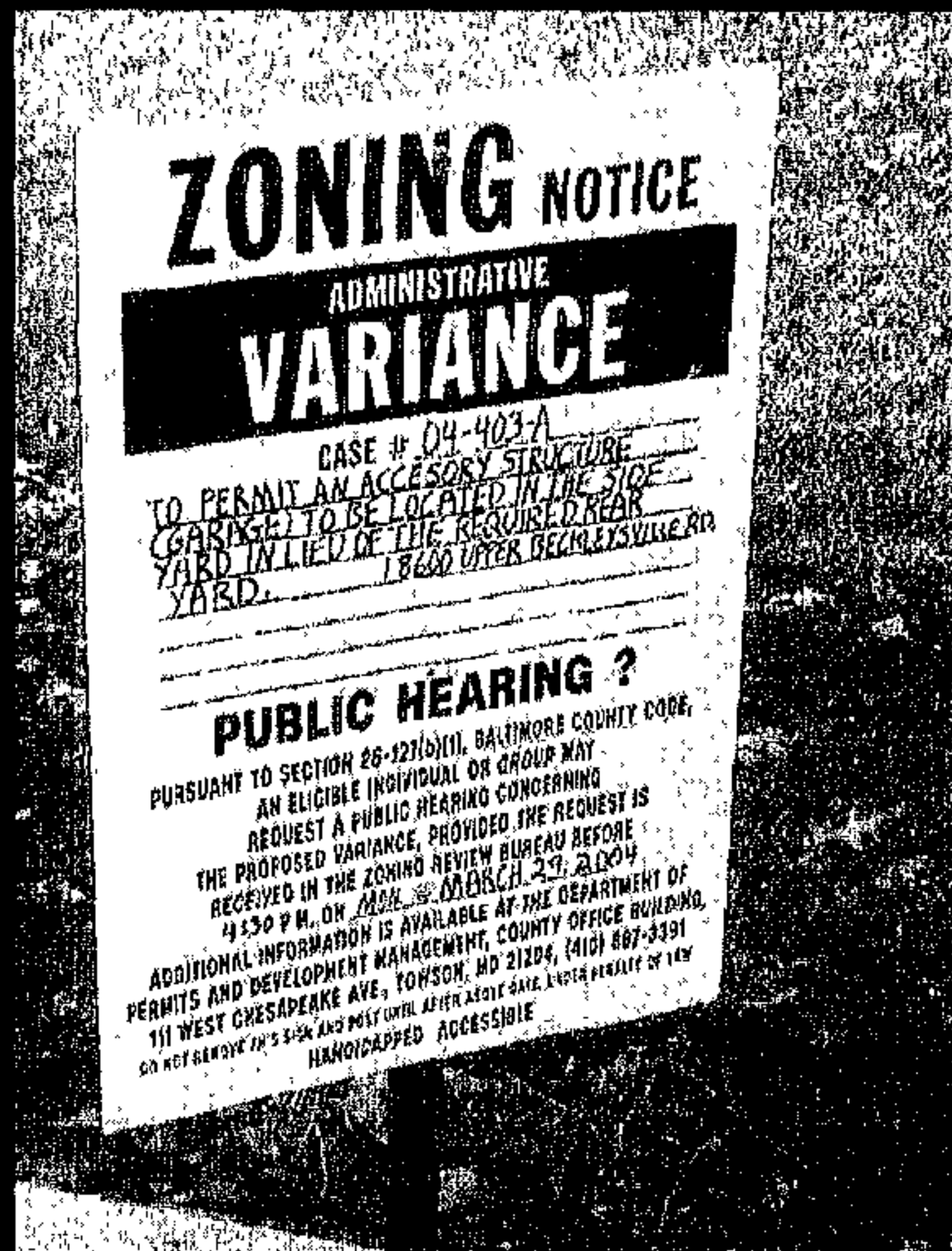
RE: Case Number 04-403-A

Petitioner/Developer CASEY C. PHILLIPS

Date of Hearing/Closing March 29, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 18600 UPPER BECKLEYSVILLE RD

The sign(s) were posted on March 12, 2004



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

**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*

April 12, 2005

NEW 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: 05-403-SPH

1031 68th Street
E/side of 68th Street, 1,500 feet +/- north of Lake Drive
15th Election District – 7th Councilmanic District
Legal Owners: J. Carroll Holzer, P.A.

Special Hearing to determine if the proposed use by Mini Container, Inc., zoned MH-IM and ML-IM permitted by the Baltimore County Zoning Regulations?

Hearing: Thursday, May 5, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Pulaski & 68th St., LLC, P.O. Box 24145, Baltimore 21227
Mini Container, P.O. Box 18498, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 20, 2005.**
(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.

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



**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: 04-403-A

Petitioner: PHILLIPS

Address or Location: 18600 UPPER BECKLEYVILLE RD. 21074

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. CASEY C. PHILLIPS

Address: 18600 UPPER BECKLEYVILLE RD.

HAMPSTEAD, MD 21074

Telephone Number: 410-374-4671

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-403 -A

Address 18600 UPPER BECKLEYSVILLE RD.

Contact Person: DONNA THOMPSON
Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/4/04

Posting Date: 3/14/04

Closing Date: 3/29/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Detach Along Dotted Line.

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04-403 -A

Address 18600 UPPER BECKLEYSVILLE RD.

Petitioner's Name CASEY C. PHILLIPS

Telephone 410-374-4671

Posting Date: 3/14/04

Closing Date: 3/29/04

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) TO BE
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

**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 29, 2004

Mr. Casey Phillips
18600 Upper Beckleysville Road
Hampstead, Maryland 21074

Dear Mr. Phillips:

RE: Case Number:04-403-A, 18600 Upper Beckleysville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 4, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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 15, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 15, 2004

Item No.: 341, 399-412
⁴⁰³

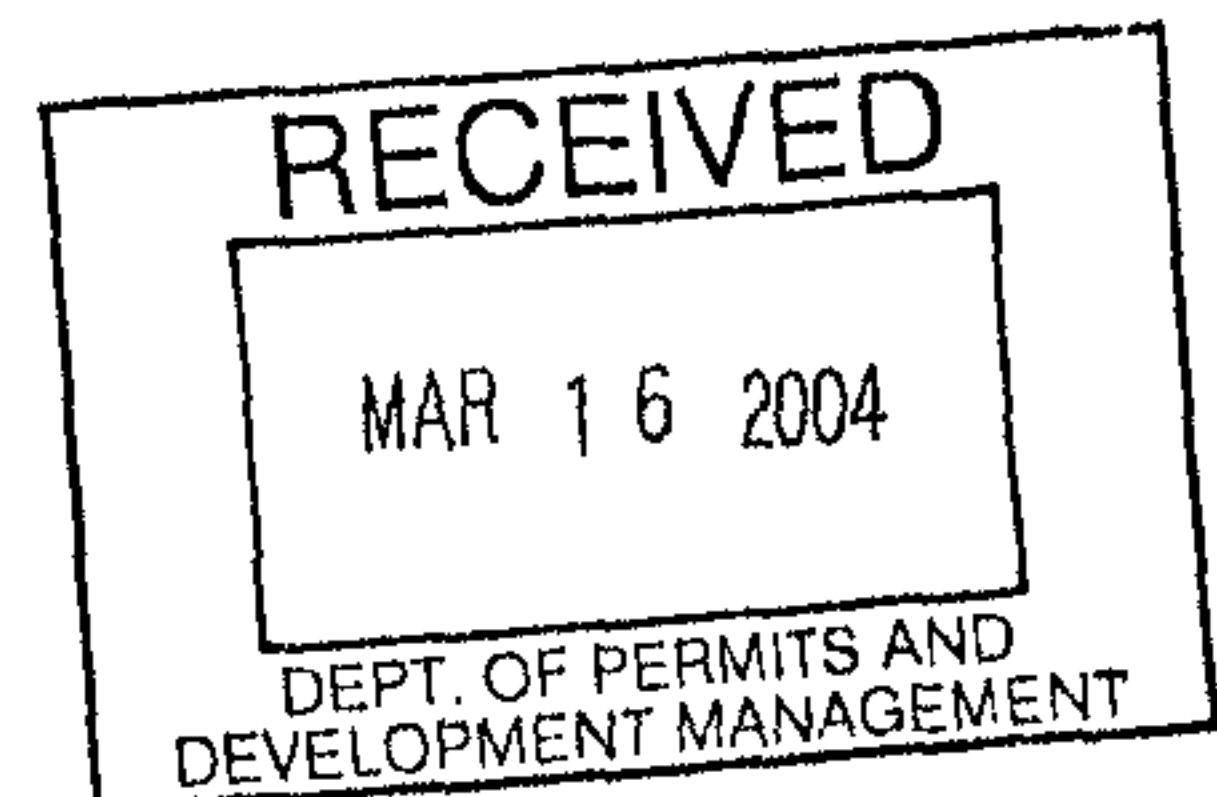
Dear Ms. Hart:

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.

6. 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



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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 5, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 22, 2004
Item Nos. 341, 400, 401, 402, 403,
405, 406, 407, 408, 410, 411, and 412

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley *2BS/jee*
DATE: April 6, 2004
SUBJECT: Zoning Item # 04-403
Address 18600 Upper Buckleysville Rd.

Zoning Advisory Committee Meeting of March 15, 2004

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

The proposed garage must be at least 20ft. from the septic area and 30ft. from the well.

Reviewer: Sue Farinetti

Date: March 17, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 17, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case 4-388, 4-395, and 4-403
Administrative Variance

RECEIVED

MAR 19 2004

ZONING COMMISSIONER

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: Lynne L. L. L.

AFK/LL



State Highway
Administration

Driven to Excel

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3-16-04

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

RE: Baltimore County
Item No. 403 DT

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).

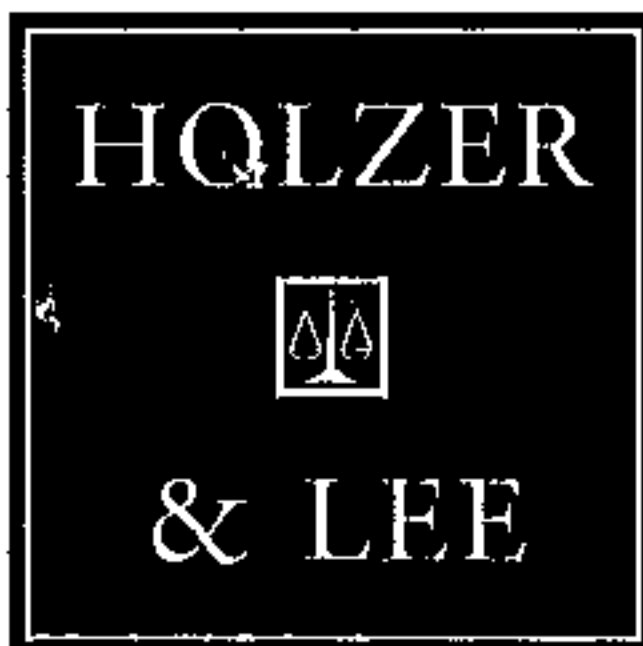
Very truly yours,

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone: 410.545.0300 www.marylandroads.com



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

Duplicate

Kuster

April 29, 2005

7518

VIA FAX 410-887-5708

Timothy Kotroco, Director
Department of Permits &
Development Management
County Office Building
Towson, MD 21204

Re: In the Matter of Petition for Special Hearing, 1031 68th Street
Case No. 05-403-SPH

Dear Mr. Kotroco:

After having met with Arnold Jablon, who represents the property owner in the above captioned matter, and John Gontrum who represents the subject tenant, we all agreed to postpone the hearing scheduled hearing for May 5, 2005 (See attached Notice). Please do not reset this hearing unless requested by the Petitioners.

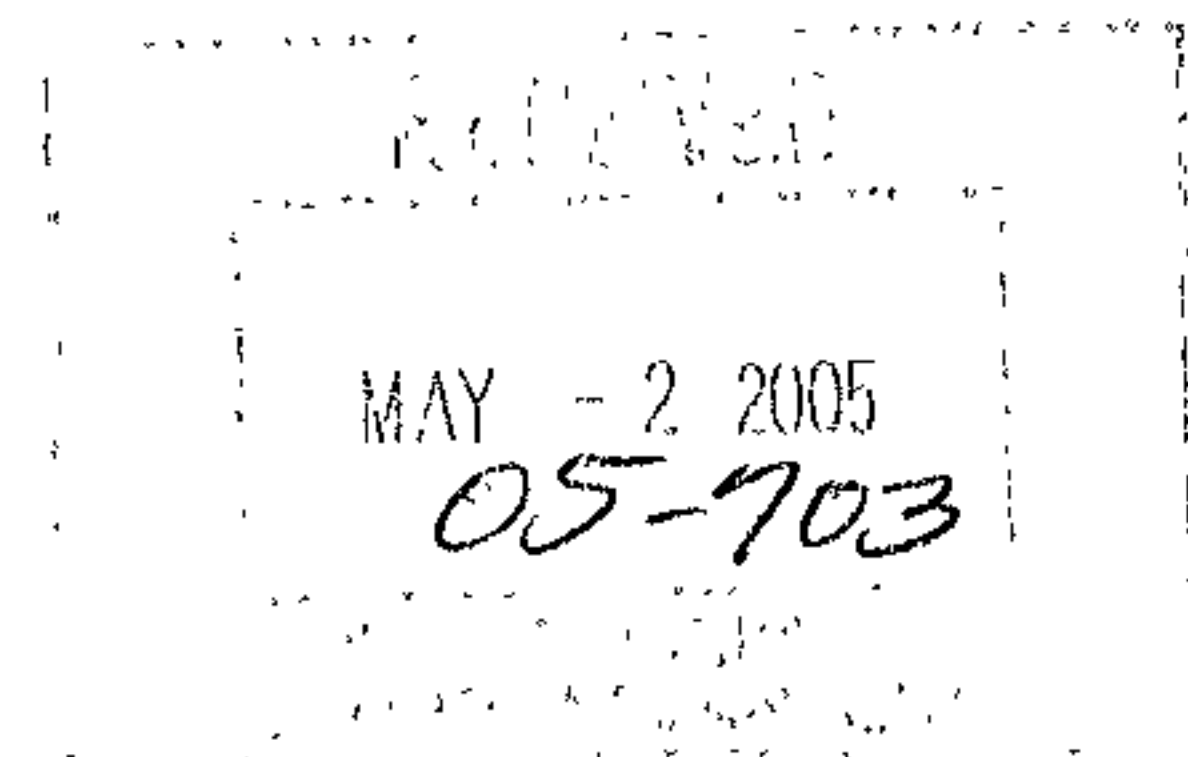
I appreciate your cooperation and assistance in this matter. If you have any questions, please call 410-825-6961

Very truly yours,

J. Carroll Holzer

Attachment
JCH:clh

cc: Greater Chesaco Comm. Assn., et al.
John Gontrum, Esq.
Arnold Jablon, Esq.
William Wiseman, Esq.



PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE

PROPERTY ADDRESS 18608 Upper Beckleysville Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR

SUBDIVISION NAME N/A

PLAT BOOK # LOT # SECTION #

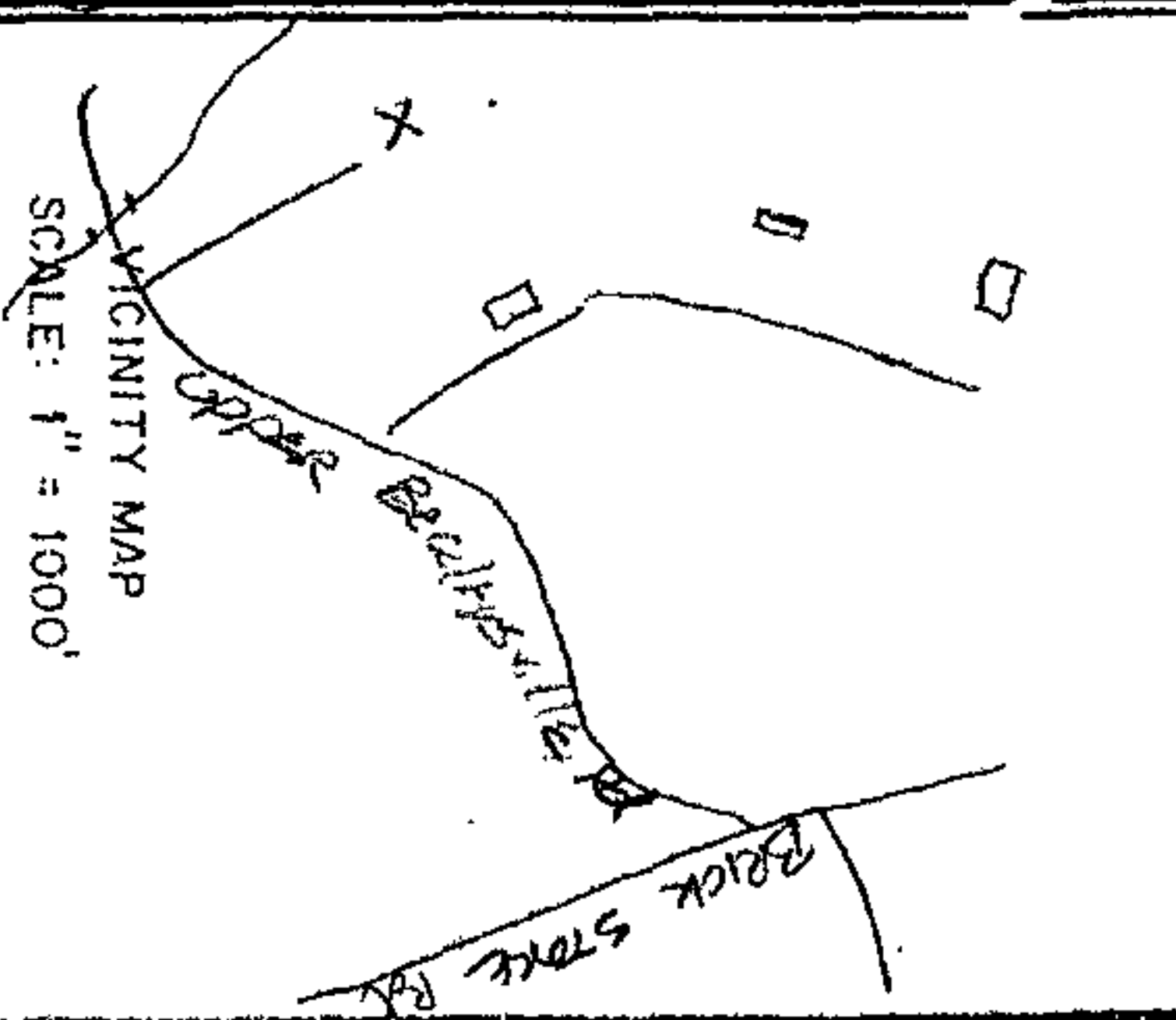
OWNER Cheryl C. Phillips

18710 Upper Beckleysville Rd

Dwelling in Flood Zone C

SPECIAL HEARING

ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT 5TH

CILMANIC DISTRICT 3

SCALE MAP # NW 31 J

LOT SIZE

4.08 ACREAGE

SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHEAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HIS TORIC PROPERTY/ BUILDING

PRIOR ZONING HEARING

☒ YES

☐ NO

☐ YES

☒ NO

☐ YES

☒ NO

ZONING OFFICE USE ONLY CASE #

D.T. 1 403 04-403-A

PREPARED BY Cheryl C. Phillips

SCALE OF DRAWING: 1" = 100'



Hand wooded
Cheryl C. Phillips

N18°56'56"W 515.64'

56°38'44"W 558.19'15"W
99°00'15"W 214.50'

C.A. Ford

18500 Upper Beckleysville
Pasture



2 Story Dwelling

front of house
proposed garage



Gravel

S02°39'55"E 398.39'

N02°39'55"W 238.09'

S02°39'55"E 209.79'

S18°43'29"E 153.90'

ADAM SUMNER
18608 Upper
Beckleysville Rd

40' Right of Way for Ingress and Egress
N75°51'22"W 798.24'
S19°08'38"W 519.08'38"W

Appt
18710 Upper
Beckleysville Rd

Ret. Ex. #1

