

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – S/S Alesia Road,
(Hoffmanville Road) 1400' E of the c/l
Graves Run Road
(4333 Hoffmanville Road)
6th Election District
3rd Council District

Thomas D. Chenowith, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-411-SPHA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Thomas D. Chenowith and his wife, Lynda B. Chenowith. The Petitioners request a special hearing to approve an accessory structure (barn) with an area greater than the principal structure (house), and variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 26 feet in lieu of the maximum allowed 15 feet for the proposed barn. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Thomas and Lynda Chenowith, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the south side of Hoffmanville Road, also known as Alesia Road, in northwestern Baltimore County, just east of the Carroll County Line. The property contains a gross area of 7.268 acres, more or less, zoned R.C.2 and is improved with a single family dwelling, which is located in the front portion of the site. The balance of the property is used for agricultural purposes. The Petitioners have owned and resided on the property for the past 10 years. Testimony indicated that for the past 6 years, Mr. Chenowith has been bailing hay on approximately 5 acres of his property with a neighbor, Donald Snyder. Testimony indicated that

ORDER RECEIVED FOR FILING

Date

By

the bailed hay has always been stacked and stored under a tarp in the field; however, the Petitioners are desirous of constructing a barn on their property for this purpose. As shown on the site plan, the proposed structure will be 48' x 75' in dimension, with a 12' overhang for an overall area of 3600 sq.ft.. In addition, the barn will feature a pitched roof with a maximum height of 26'. Building elevation drawings of the proposed barn were submitted at the hearing and are contained within the case file. In that the proposed structure will be larger in area than the existing dwelling, the requested special hearing relief is necessary. Moreover, a variance is necessary to allow a height of 26 feet in lieu of the maximum allowed 15 feet for accessory structures.

An adverse comment to the proposed relief was initially received from Wallace Lippincott, a representative of the Department of Environmental Protection and Resource Management. His office was originally opposed to the request unless the barn was used for agricultural purposes. The Petitioners apparently met with Mr. Lippincott and assured him that the barn would indeed be used for agricultural purposes. Subsequently, Mr. Lippincott submitted a revised comment in support of the request, indicating that he had confirmed the proposed use with Mr. Snyder, who apparently leases a portion of the subject property from Mr. & Mrs. Chenowith. Mr. Snyder advised him that the barn would be used to store bailed hay as well as farm equipment. It was also indicated that the height of the barn was necessary to maintain a pitched roof and accommodate the height of barn doors large enough to allow the passage of a 12' tall hay wagon.

At the hearing, the Petitioners submitted photographs of the property which show that same is well maintained and confirming the agricultural operation on the site. The Petitioners also indicated that their neighbors on the side adjacent to the proposed location of the barn do not object to their plans.

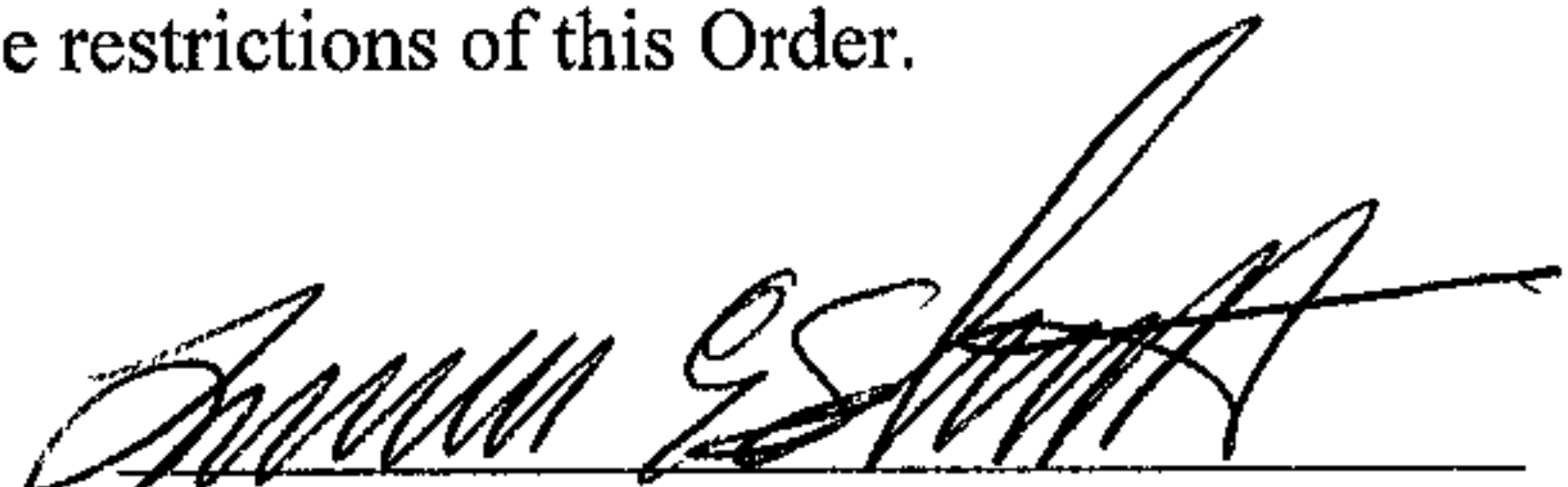
A comment was also received from the Office of Planning indicating their support of the request provided that the barn is not used for dwelling or commercial purposes. The Petitioners understood and agreed with this comment. As noted above, the building will strictly be used for agricultural purposes and to store farm equipment.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of May 2004 that the Petition for Special Hearing to approve an accessory structure (barn) with an area greater than the principal structure (house), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 26 feet in lieu of the maximum allowed 15 feet for the proposed barn, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The barn shall be limited to the storage of bailed hay and farm equipment accessory to the agricultural use of the property. The Petitioners shall not allow or cause the barn to be converted for use as a second dwelling unit or for commercial purposes.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 5/11/04
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

May 11, 2004

Mr. & Mrs. Thomas D. Chenowith
4333 Hoffmanville Road
Millers, Maryland 21102

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
S/S Hoffmanville Road (aka Alesia Road), 1400' E of the c/l Graves Run Road
(4333 Hoffmanville Road)
6th Election District – 3rd Council District
Thomas D. Chenowith, et ux - Petitioners
Case No. 04-411-SPHA

Dear Mr. & Mrs. Chenowith:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Wallace Lippincott, DEPRM
People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4333 HOFFMANVILLE 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An accessory structure (Barn) having an area greater than the principal structure (house).

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address

City

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 3/9/04

ORDER RECEIVED FOR FILING
Date 3/11/04
By [Signature]
Case No. 04-411-SPHA
Date 3/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4333 HOFFMANVILLE 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) 400.3 (BCZR) to permit

an accessory structure (Barn) to have a height of 26' in lieu of the required 15'.

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

to be discussed at the hearing

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
State _____ Zip Code _____

Legal Owner(s):

THOMAS D. CHENOWITH
Name - Type or Print _____
Signature _____
LYNDA B CHENOWITH
Name - Type or Print _____
Signature _____
4333 Hoffmanville Rd 410.374.1718
Address _____ Telephone No. _____
Millers MD 21102
City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME AS ABOVE
Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 3/9/04

ORDER RECEIVED FOR FILING
Date 3/11/04
By [Signature]
Case No. 04-411-SPHA
EVE 3/15/08

ZONING DESCRIPTION

For the property located at **4333 Hoffmanville Road**. Beginning at a point **south of Hoffmanville Road** which is 60' wide at a distance of approximately 1400' **east of** the intersection of **Hoffmanville Road and Graves Run Road**, which is approximately 60' in width. Being **Lot # 2** in the minor sub-division of the Chenoweth Property with **Liber 10721 / Folio 200**. Containing **7.268 acres** also known as Chenoweth property at **4333 Hoffmanville Rd.** and located in the **6th** Election District, **3rd** Councilman District.

A 411

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **33637**

DATE 3/9/04 ACCOUNT R0010066150

AMOUNT \$ 130.00

RECEIVED FROM CLIE NOWITH

FOR 04 411-5PHIA

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
3/09/2004	3/09/2004	09:10:08	1
RECEIPT # 177508	3/09/2004		0611
Doc: 5 528 ZWING VERIFICATION			
CR NO. 035637			
Receipt Tot		\$130.00	
\$130.00 CR		\$1.00	CR
Baltimore County, Maryland			

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #04-411-SPHA

4333 Hoffmanville Road
Side of Hoffmanville (Alesia) Road, 1,400 ft. e/ of centerline
of Hoffmanville & Graves Run Rds.

6th Election District - 3rd Councilmanic District

Legal Owner(s): Thomas and Lynda Chenoweth

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

Hearing: Wednesday, May 5, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3381.

JT/4746 April 20 0680791

CERTIFICATE OF PUBLICATION

4/22/2004

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 4/20/2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Williams

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS Date April 15, 2004

RE: Case Number 04-411-SPHA

Petitioner/Developer THOMAS & LYNDIA CHENOWETH

Date of Hearing/Closing May 5, 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 4333 HOFFMANVILLE ROAD

The sign(s) were posted on April 10, 2004

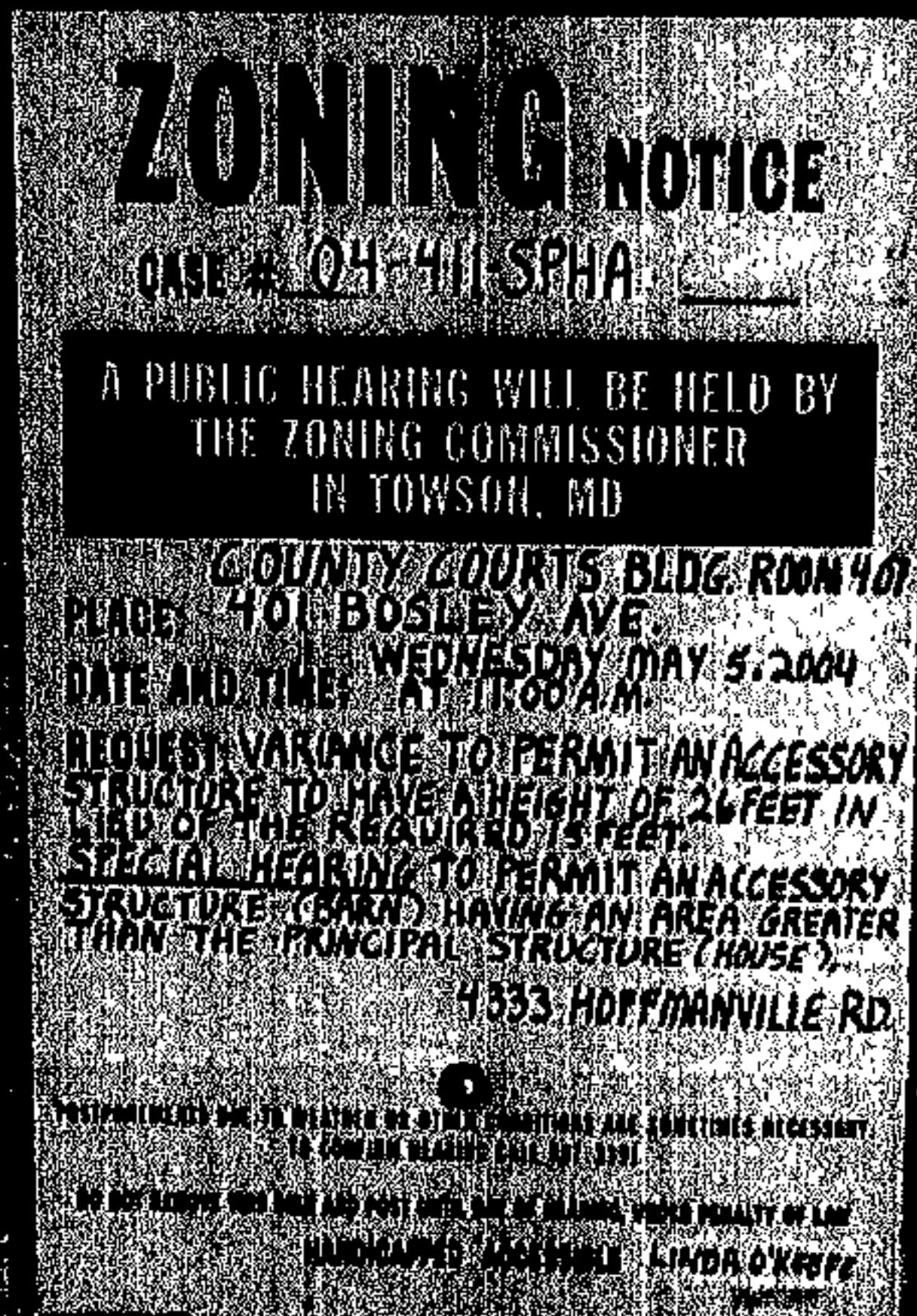
Linda O'Keefe
(Signature of Sign Poster)

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)



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
4333 Hoffmanville Rd; S/side Hoffmanville *
(Alesia) Rd, 1,400' E c/line Hoffmanville * ZONING COMMISSIONER
& Graves Run Rd
6th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): Thomas & Lynda Chenowith
Petitioner(s) * BALTIMORE COUNTY
* 04-411-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 and 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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to Thomas & Lynda Chenowith, 4333 Hoffmanville Road, Millers, MD, 21102, Petitioner(s).

RECEIVED

MAR 17 2004

Per...Kew.....

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 20, 2004 Issue - Jeffersonian

Please forward billing to:
Thomas Chenowith
4333 Hoffmanville Road
Millers, MD 21102

410-374-1718

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: 04-411-SPHA

4333 Hoffmanville Road

S/side of Hoffmanville (Alesia) Road, 1,400 ft. e/of centerline of Hoffmanville & Graves Run Rds.

6th Elelction Districts – 3rd Councilmanic District

Legal Owners: Thomas and Lynda Chenowith

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

Hearing: Wednesday, May 5, 2004, at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

March 17, 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: 04-411-SPHA

4333 Hoffmanville Road

S/side of Hoffmanville (Alesia) Road, 1,400 ft. e/of centerline of Hoffmanville & Graves Run Rds.

6th Elelction Districts – 3rd Councilmanic District

Legal Owners: Thomas and Lynda Chenowith

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

Hearing: Wednesday, May 5, 2004, at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Thomas & Lynda Chenowith, 4333 Hoffmanville Road, Millers 21102

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

**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: 04-411-SPHA

Petitioner: Thomas Chenoweth

Address or Location: 4333 Hotmanville Rd. Millers, MD 21102

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Chenoweth

Address: 4333 Hotmanville Rd.
Millers MD 21102

Telephone Number: 410.374.1718

**Department of Permits
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*

April 27, 2004

Thomas D. Chenowith
Lynda B. Chenowith
4333 Hoffmanville Road
Millers, Maryland 21102

Dear Mr. and Mrs. Chenowith:

RE: Case Number:04-411-SPHA, 4333 Hoffmanville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 9, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing 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, 399-⁴¹¹412

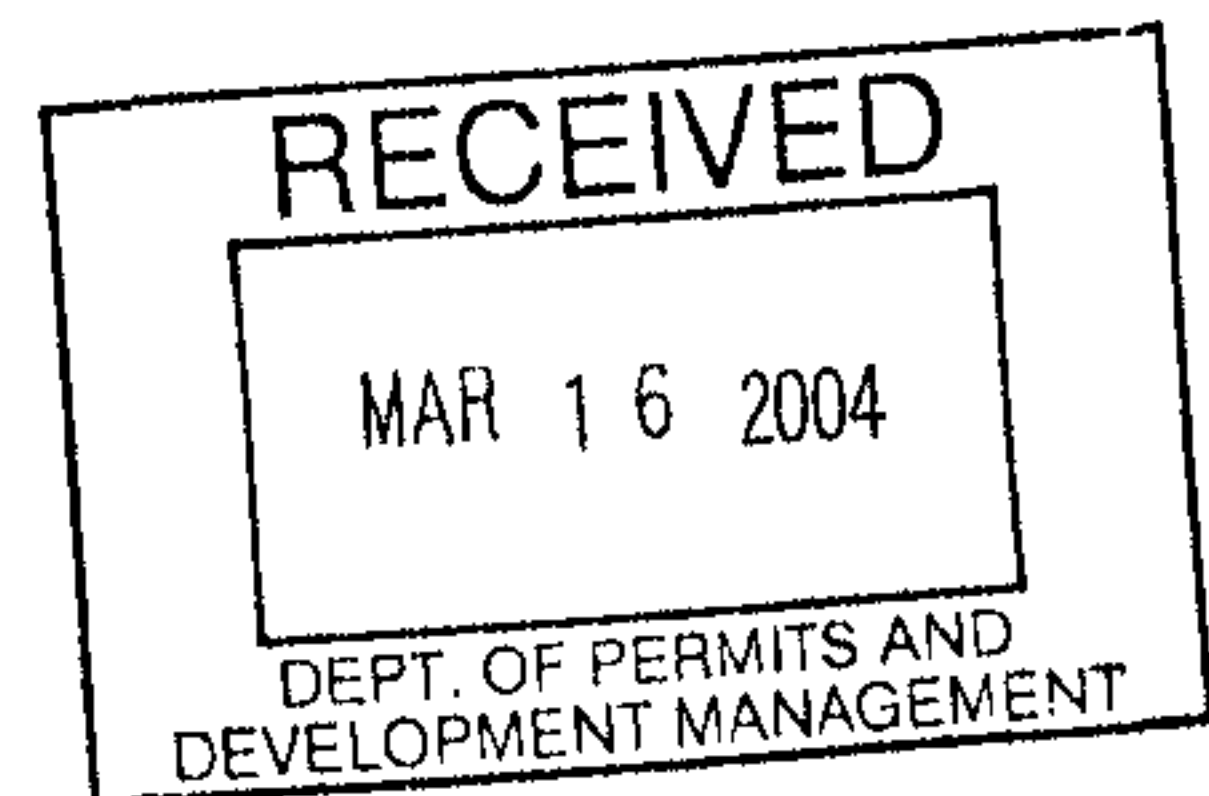
Dear Ms. Hart:

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 *RB/JDO*

DATE: April 6, 2004

SUBJECT: Zoning Item # 04-411
Address 4333 Hoffmanville Road

Zoning Advisory Committee Meeting of: March 8, 2004

The Department of Environmental Protection and Resource Management recommends that the request for a zoning variance **BE DENIED** unless evidence is submitted to indicate the use is for agricultural purposes.

Reviewer: Wallace Lippincott, Jr

Date: March 25, 2004

BALTIMORE COUNTY, MARYLAND

ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

TO: Hearing Officer

DATE: May 5, 2004

FROM: Wally Lippincott, Jr.,

SUBJECT: 04-411 Spha
4333 Hoffmanville Road

A letter has been received documenting the proposed use of the barn for agricultural purposes. I have checked with the farmer who will be using the barn and there is a need. Given this information, I recommend approval of the request.

AK
5/6

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

RECEIVED

MAR 19 2004

SUBJECT: Zoning Advisory Petitions - Case 04-411

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure to have a height of 26 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities; and,
2. The accessory structure shall not be used for commercial purposes.

Prepared by:

Maeb A. Cunniff

Section Chief:

Lynn Serban

AFK/LL: MAC

hys
5/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 31, 2004

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

SUBJECT: Zoning Advisory Petitions - Case 04-411

The Office of Planning does not oppose the petitioner's request to permit an accessory structure to have a height of 26 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities; and,
2. The accessory structure shall not be used for commercial purposes.

Prepared by: Maet A. Chung

Section Chief: [Signature]

AFK/LL: MAC

RECEIVED
APR - 1 2004
ZONING COMMISSIONER



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. 411 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,

 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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.19.04

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

RE: Baltimore County
Item No. 04-411 SPH

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

May 5, 2004

Baltimore County
Department of Permits &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case #: 04-411 SPHA
4333 Hoffmanville Road

Dear Zoning Review:

This letter is offered as evidence per the request of the Department of Environmental Protection and Resource Management regarding our request for zoning variance.

For the past approximately six years we have been bailing hay on +/- 5 acres of our 7+ acres in conjunction with a neighbor/farmer, Mr. Donald Snyder. During this time, the bailed hay has been stacked under tarp in the field. It is our plan to build and use a barn for hay storage with barn door heights large enough to allow the passage of 12' hay wagons.

Mr. Donald Snyder can be reached for contact at:
Church Road
Millers, Maryland
410-374-2581

We hope that this provides enough evidence for the Department of Environmental Protection and Resource Management to approve our zoning variance request.

Sincerely,

Thomas & Lynda Chenowith

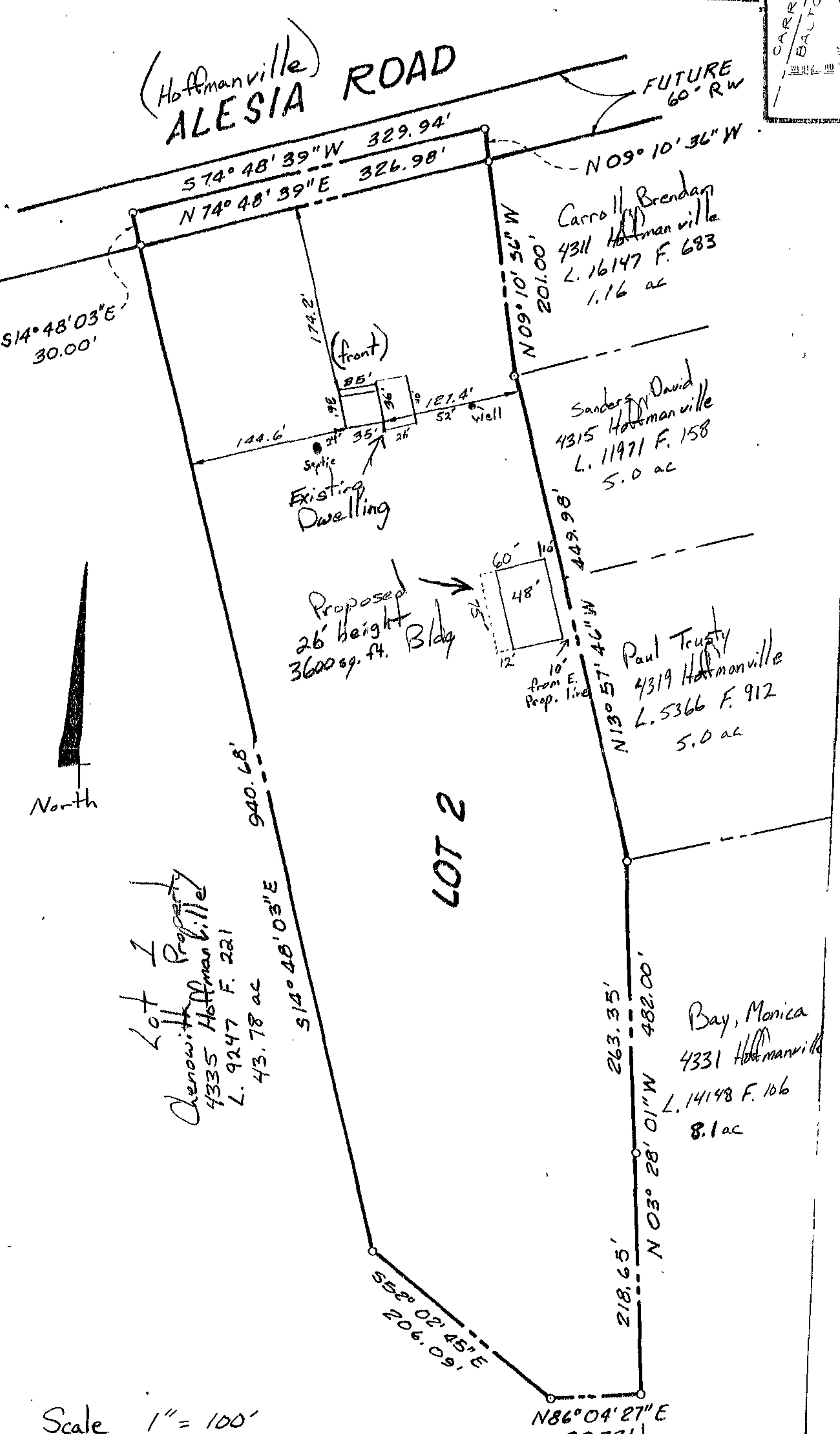
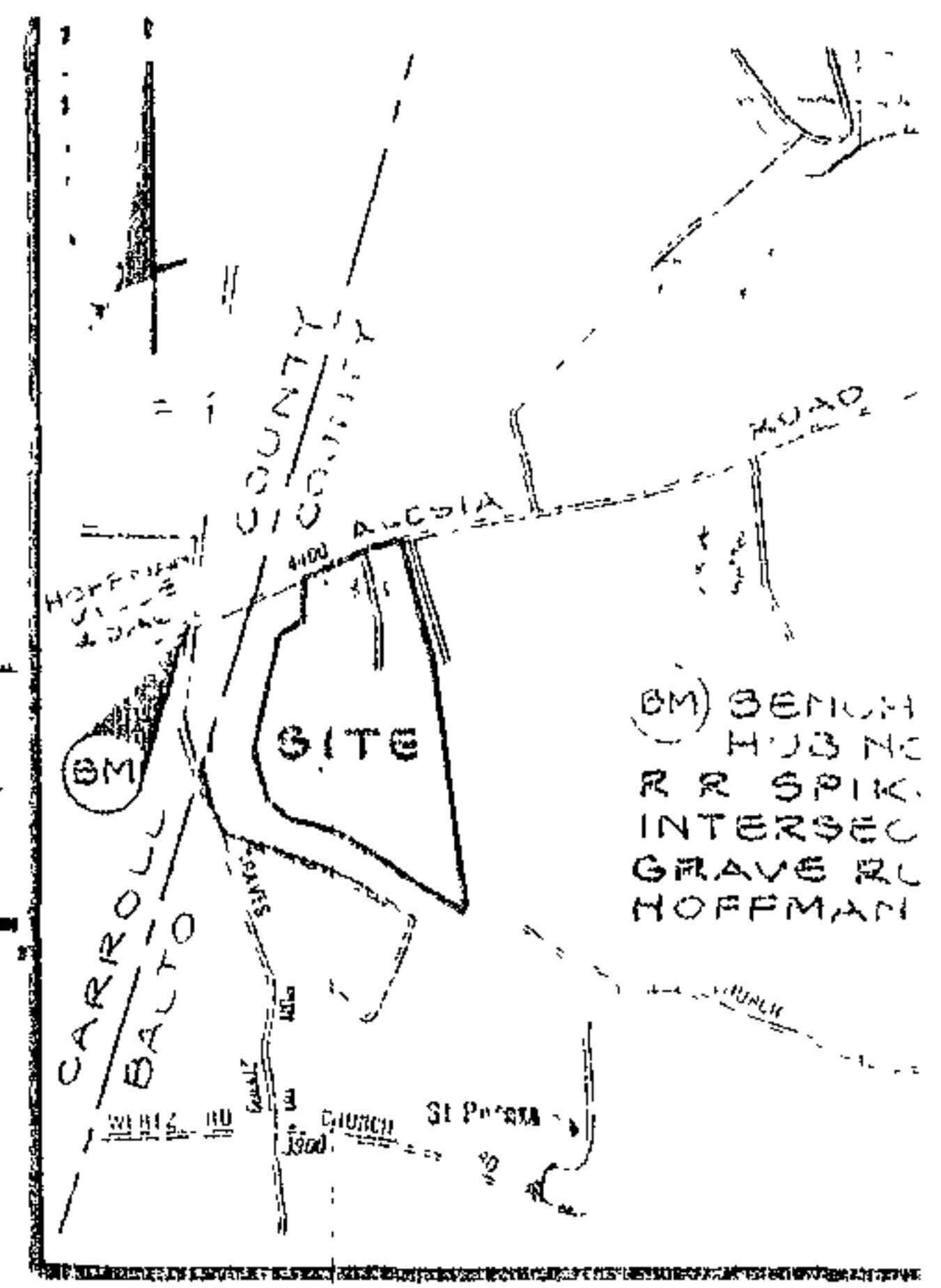
**Memo to Agenda of
March 15, 2004**

**Case Number 04-411 SPH
4333 Hoffmanville Road
District 6th Councilmanic 3rd**

The Special Hearing was not included on the Agenda:

**Special Hearing to permit an accessory structure (barn) having
an area greater than the principal structure (house).**

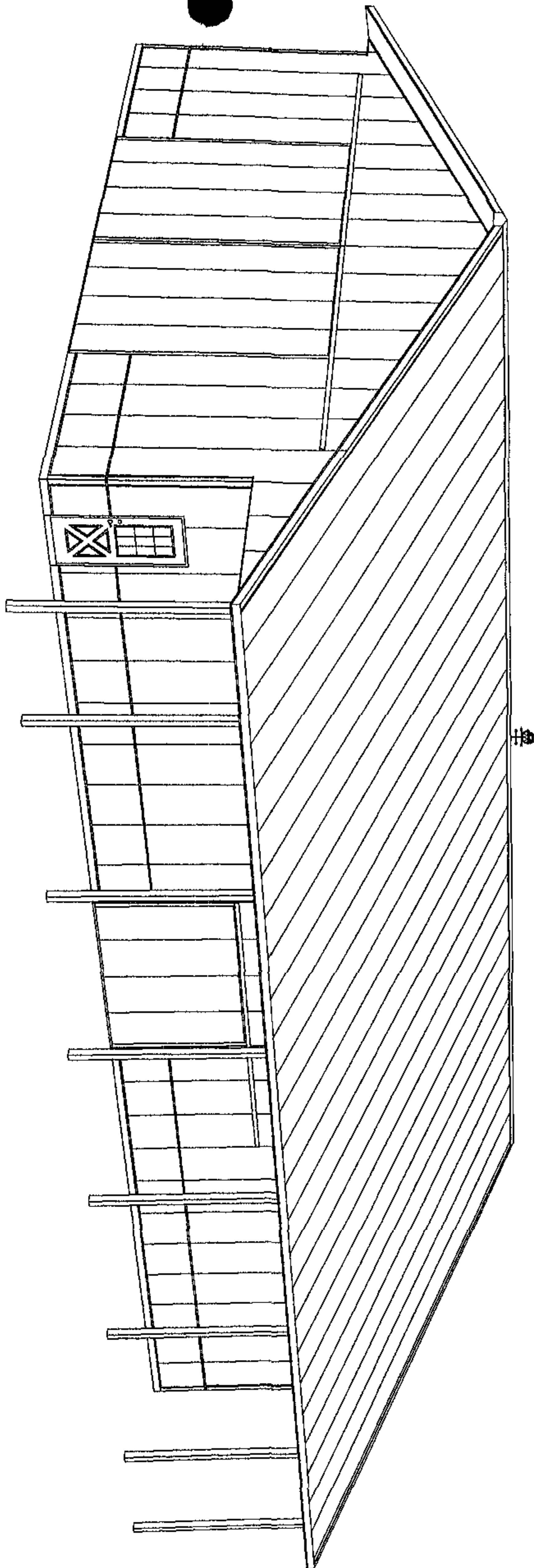
Plat to Accompany Petition for Zoning ~~X~~ Variance
 property address: 4333 Hoffmanville Rd
 subdivision name: Chenoweth
 Owners: Thomas + Lynda Chenoweth
 Liber: 10721 Folio: 200



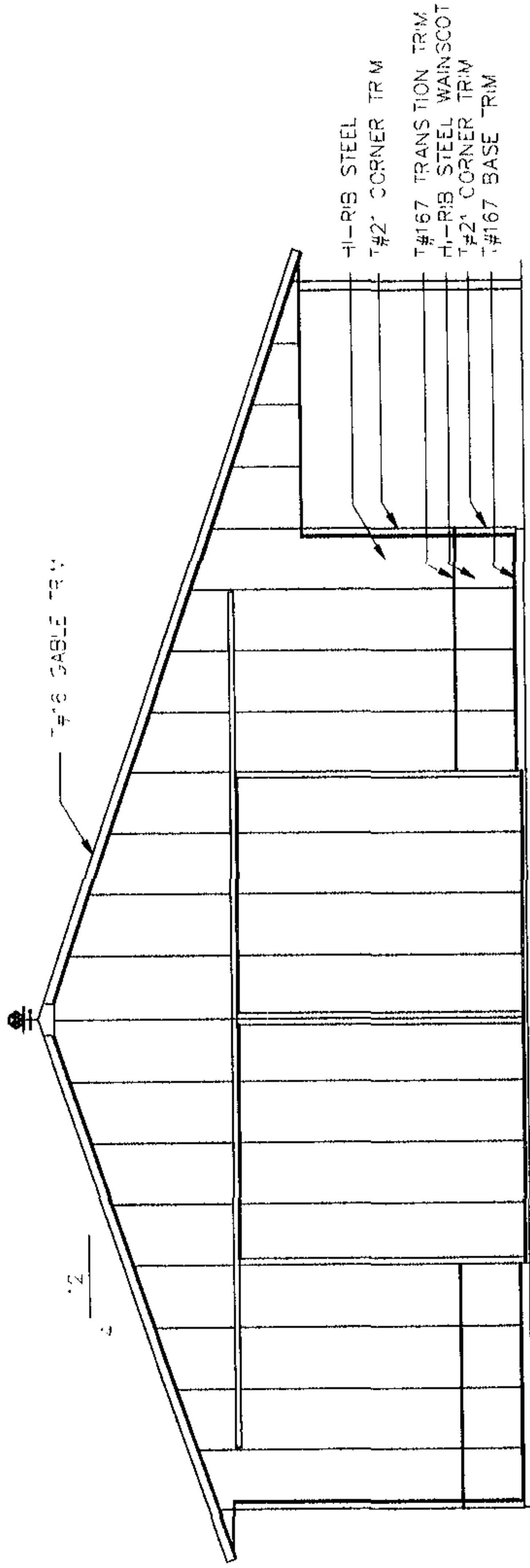
Location Int
 Election District
 Councilmanic Dis
 1" = 100' Scale map
 Zoning: R. C.
 Lot size: 7.26
 Sq. feet: 316,5
 Sewer: Privat
 Water: Privat

Chesapeake Bay
 Critical Area
 100 year Flood;
 plain
 Historic Prop;
 or building

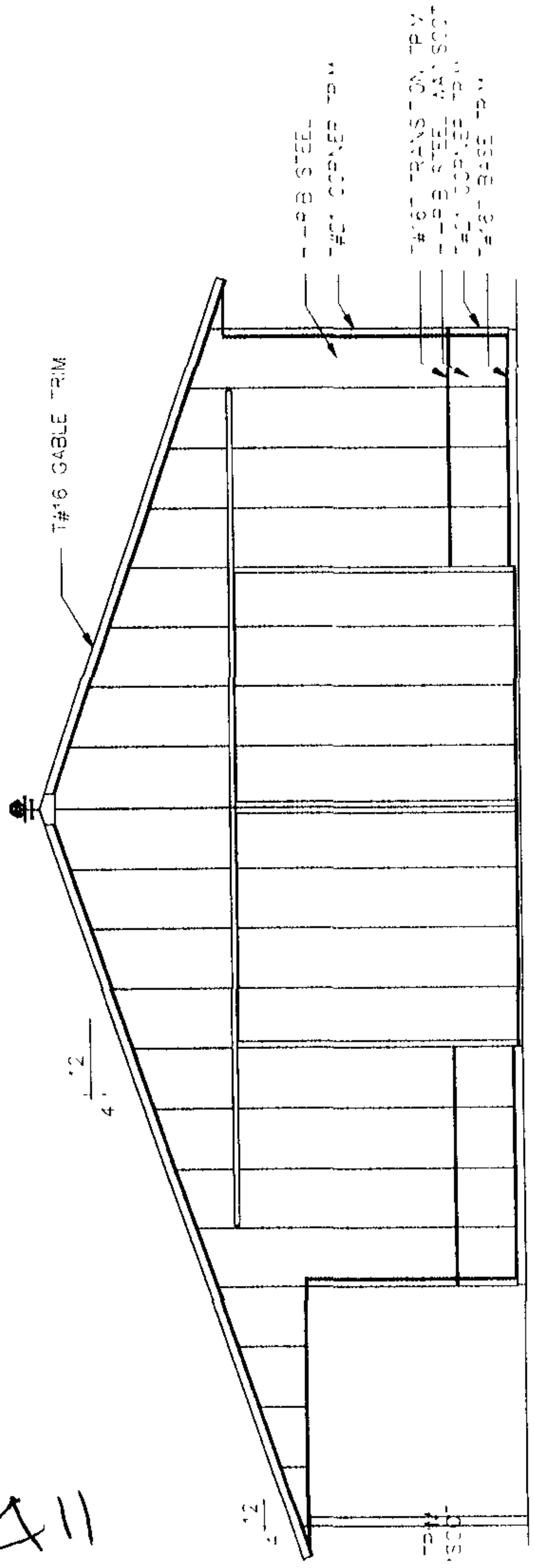
Handwritten signature/initials



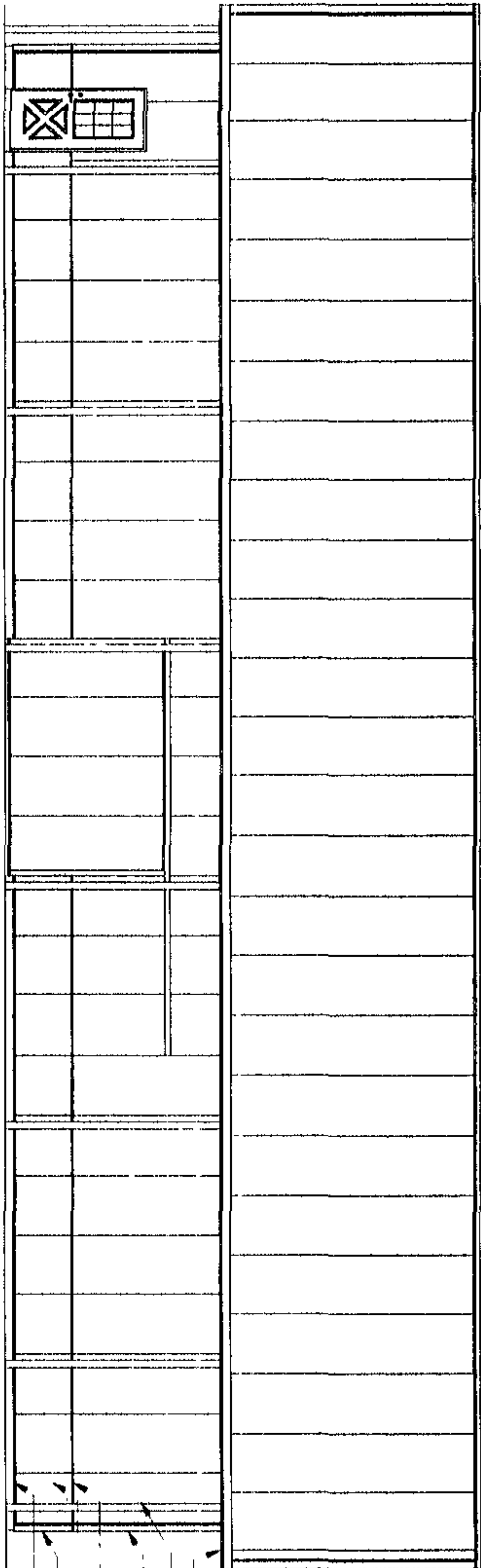
411



TRIM
SCOT

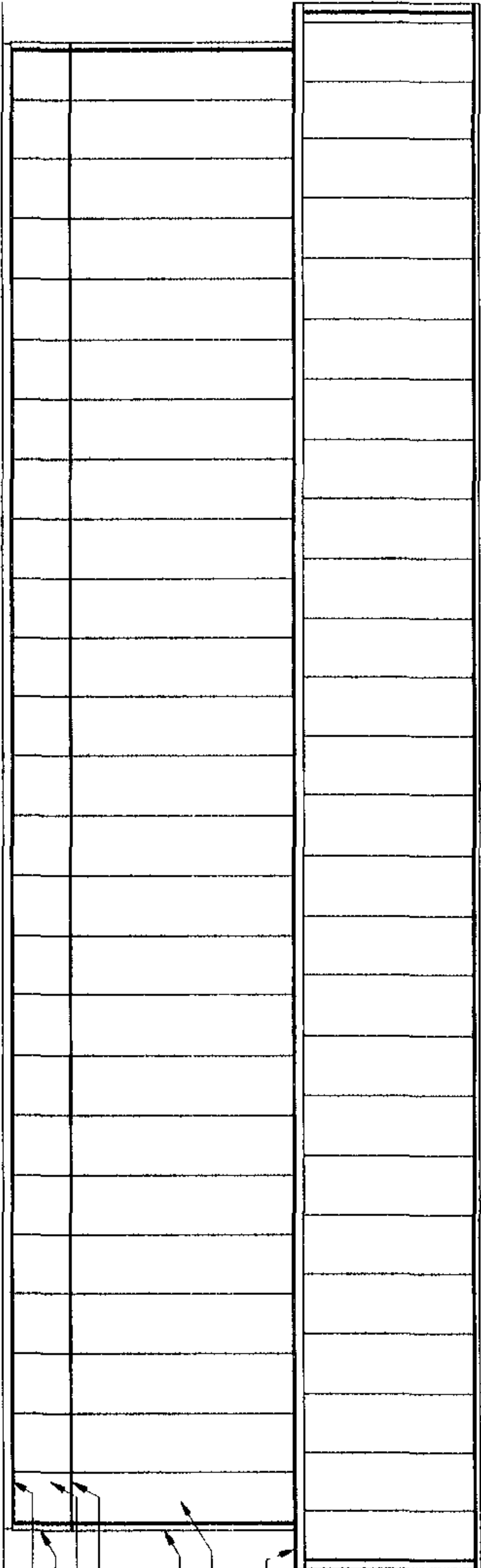


811



VENT-A-RIDGE

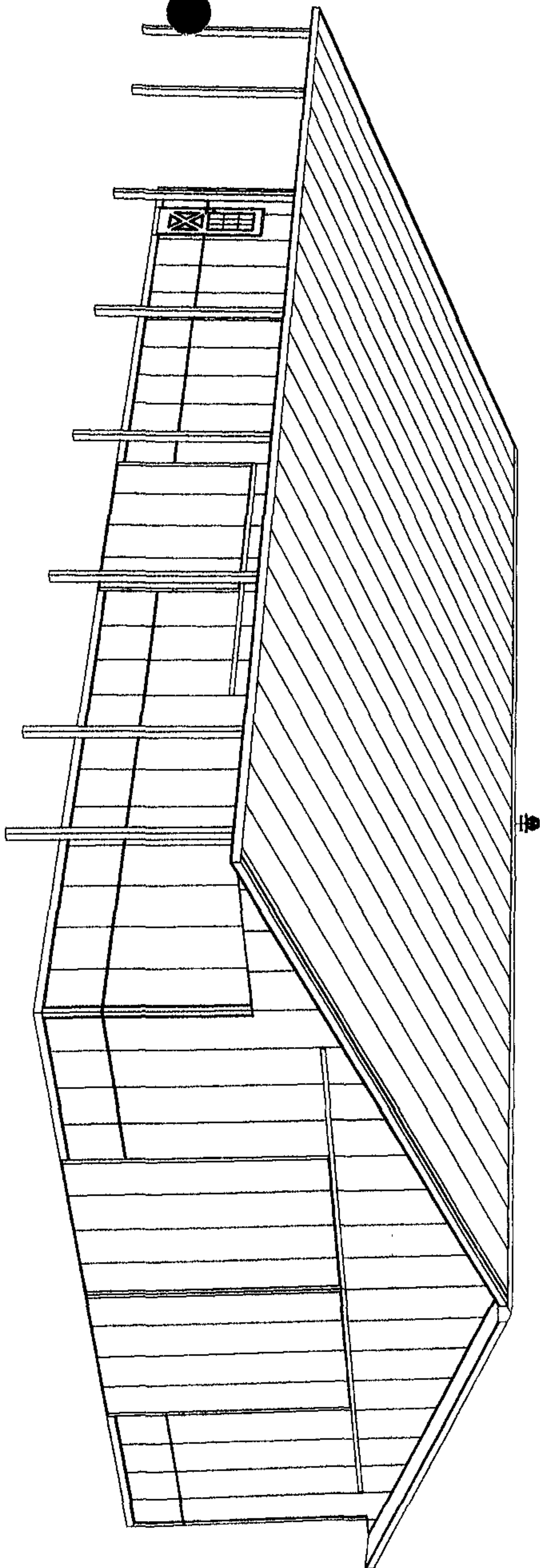
1-10" TRAYS - 10' -
 1-8" STEEL WAYS -
 1-2" CORNER - RV -
 1-6" BASE - 2W -



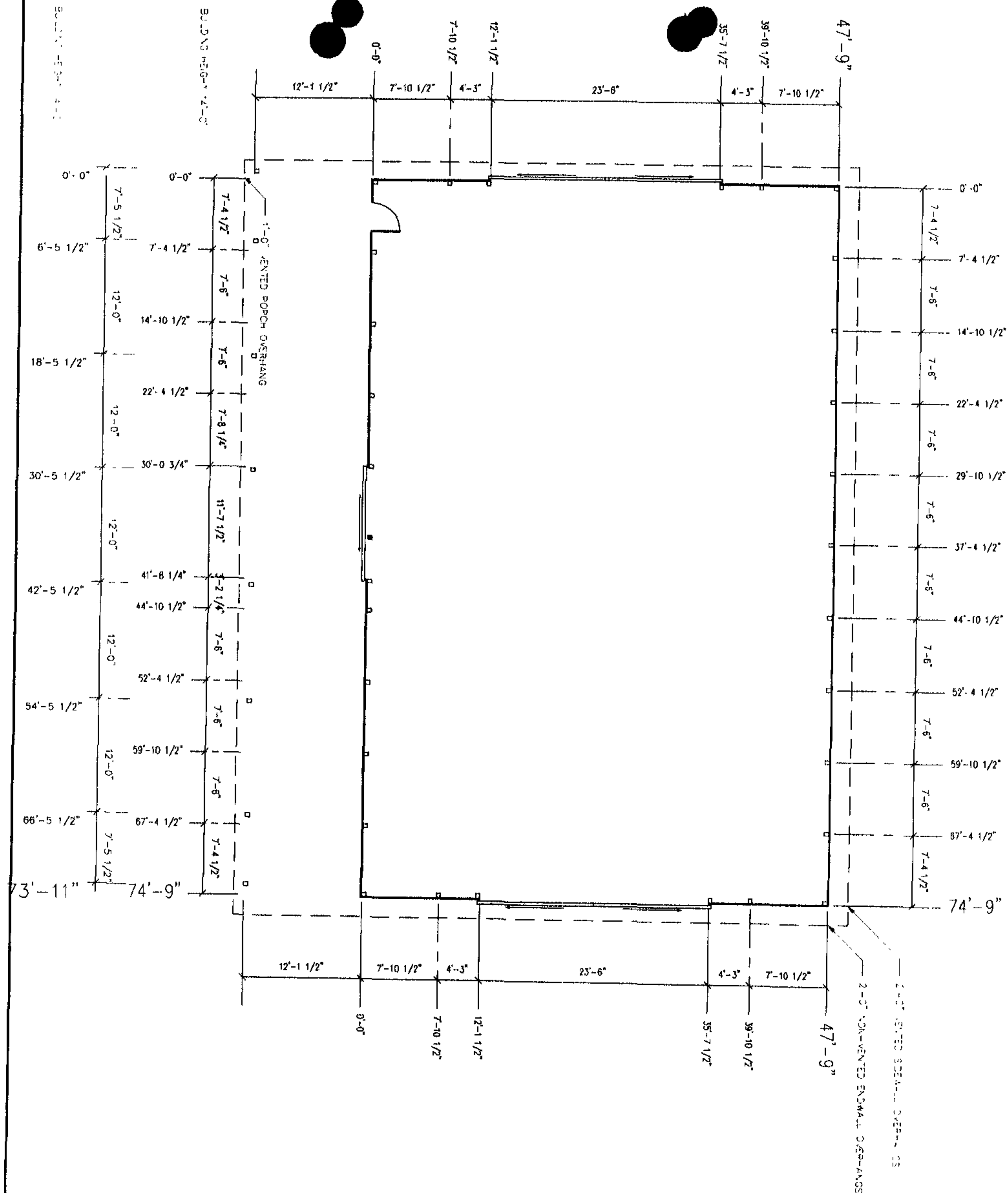
VENT-A-RIDGE

1-10" TRAYS - 10' -
 1-8" STEEL WAYS -
 1-2" CORNER - RV -
 1-6" BASE - 2W -

411



411



115

NW 35 I

R. C. 2

1" = 200'

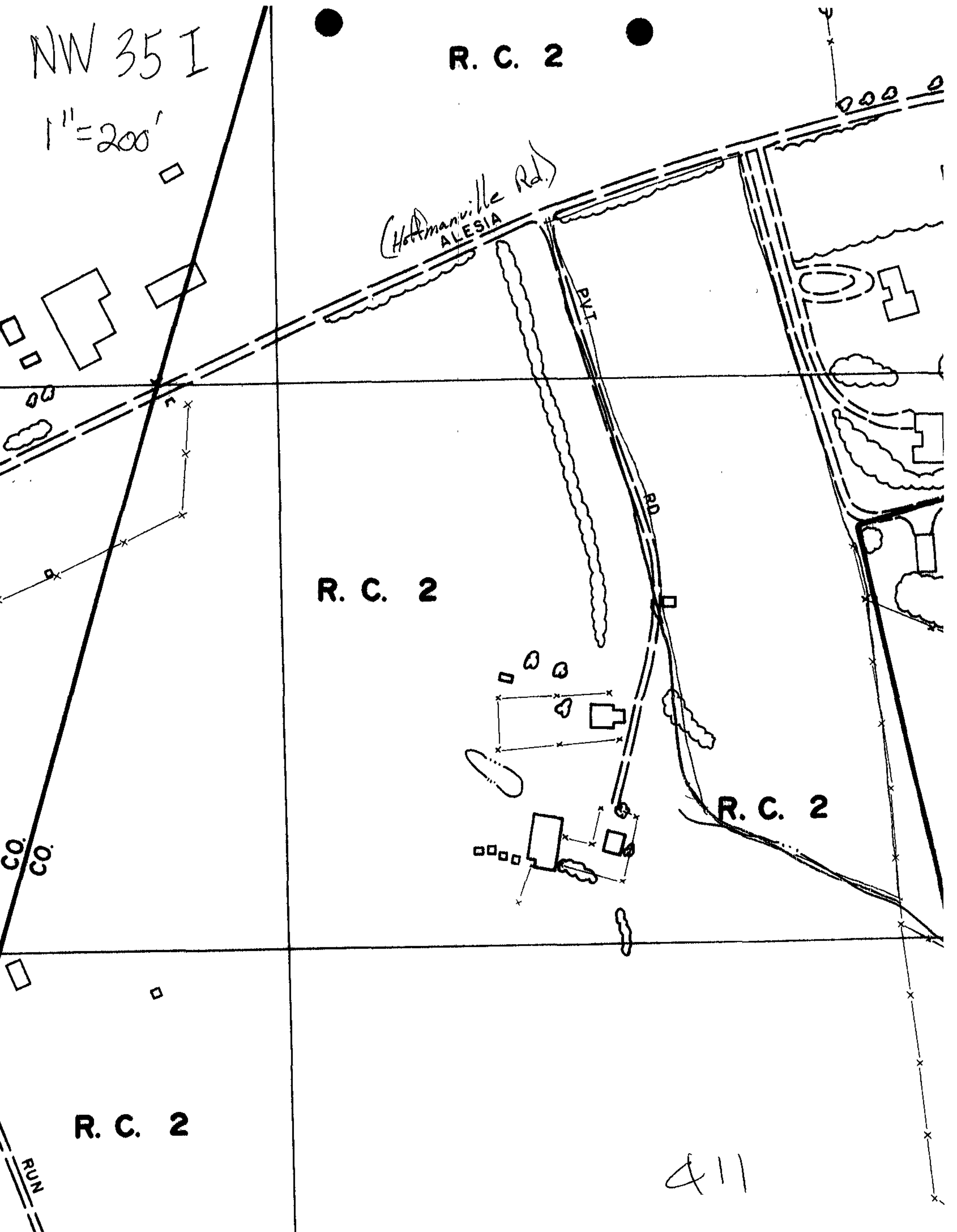
(Holtmanville Rd.)
ALESIA

R. C. 2

R. C. 2

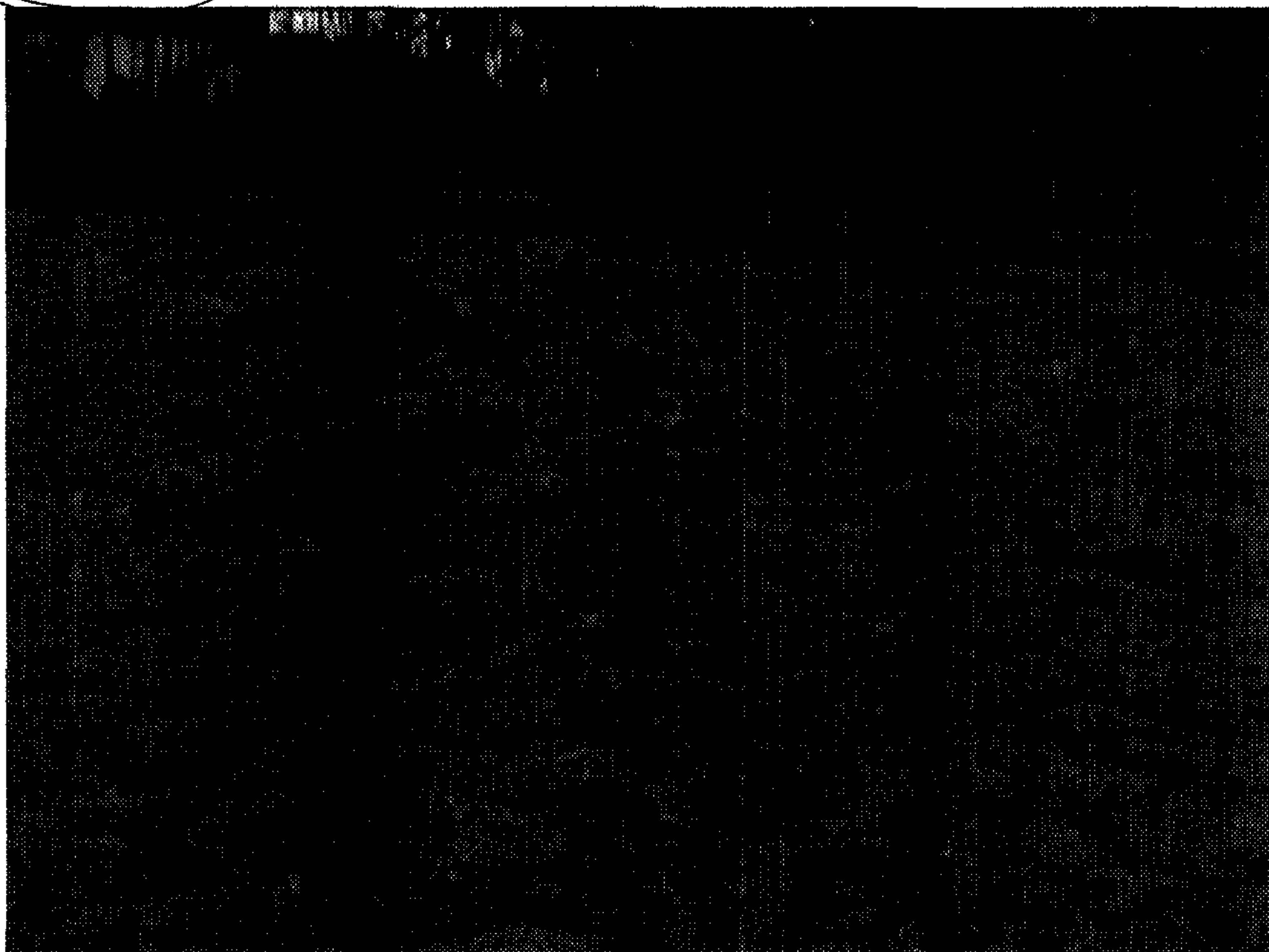
R. C. 2

411



4311 7

4315



Looking at proposed building site from West to East
with two nearest neighbors in background.

N.

East
Prop.
line

S.



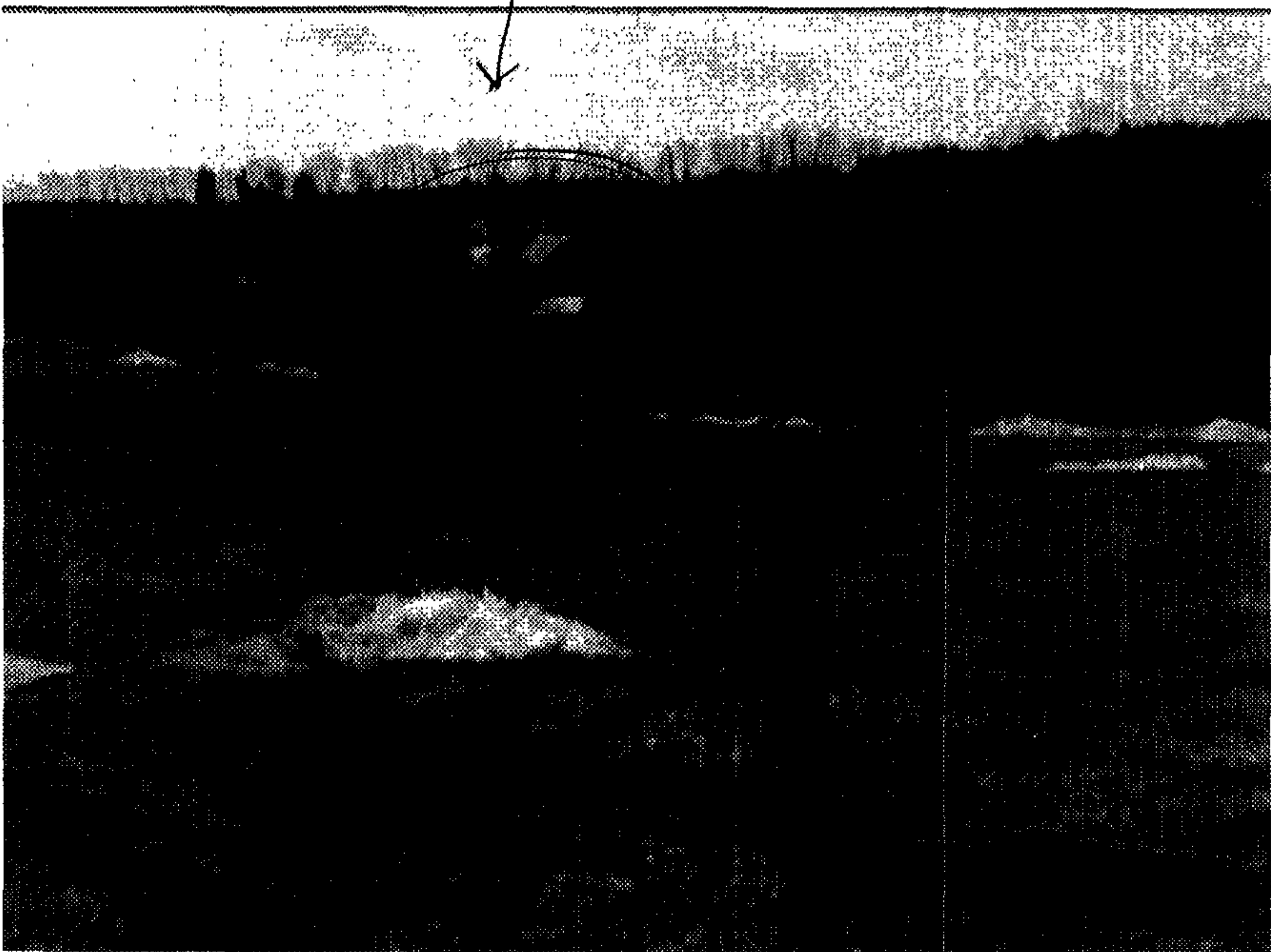
4315

Looking at Right-of-Way between the property
line east of proposed building site and 4311 Hoffmanville
4315 Hoffmanville



S.
↑
East
prop.
line
↓
N.

Looking at Right-of-Way between the property line
east of proposed building site and nearest neighbor
4319 Hoffmanville Rd.



Looking at proposed building site with the property
4335 Hoffmanville Rd. in the background.



Looking at proposed building site with the property at 4319 Hoffmanville rd. in the background.



Looking at proposed building site from in front
of existing well.



Looking at proposed building site from
the northeast corner of property.