

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of New Section Road, 1,053 ft. from
centerline of S. Seneca Road
15th Election District
6th Councilmanic District
(3943 New Section Road)

Barbara C. & James N. Hock
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-032-A

* * * * *

ORDER OF DISMISSAL

WHEREAS, the Petitioners herein filed a Petition for Administrative Variance for the property located at 3943 New Section Road in the eastern area of Baltimore County. The relief for administrative variance was requested from the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 11 ft. in lieu of the required 50 ft. The matter was initially filed as an administrative variance but was subsequently set in for hearing because of a formal demand for hearing requested by a nearby property owner. Consequently, the case was scheduled for hearing on September 1, 2004.

WHEREAS, prior to the scheduled hearing date, this office received a letter dated August 23, 2004 from the Petitioners stating that they had a change of plans and wanted to withdraw their petition for administrative variance in this matter.

THEREFORE, IT IS ORDERED, this 8 day of September, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for administrative variance, to allow a side yard setback of 11 ft. in lieu of the required 50 ft., be and is hereby WITHDRAWN and DISMISSED, without prejudice.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

MAILED 9/8/04

Date

By

8/23/04

Mr. & Mrs. James N. Hock Sr.
34 Lake Drive
Bel Air, Maryland 21014

Zoning Commissioner's Office
401 Bosley Avenue
Towson, Maryland 21204

Dear Zoning Commissioner,

Due to a change of plans, to my address (3943 New Section Rd. 21220). We would like to withdraw our petition for case #05-032-A, set for a hearing on September 1, 2004. Please forward notice to Charles McDaniel at 3945 New Section Rd. 21220.

Thank you.

Sincerely,

James N. Hock, SR
Barbara L. Hock

Mr. & Mrs. James N. Hock Sr.

8/8/04 AV *[Signature]*
9/1
2:00 P.M.
case

RECEIVED

AUG 25 2004

ZONING COMMISSIONER

ORDER RECEIVED FOR FILING

Date 9/8/02

By glay

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

February 23, 2004

Mr. & Mrs. James N. Hock
34 Lake Drive
Bel Air, Maryland 21014

Re: Petition for Administrative Variance
Case No. 05-032-A
Property: 3943 New Section Road

Dear Mr. & Mrs. Hock:

Enclosed please find the Order to Dismiss regarding the above-captioned case.

Should you have any questions or require any additional information concerning this matter, please feel free to contact this office at 410-887-3868.

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Charles McDaniel
3945 New Section Road
Baltimore, MD 21220

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3943 NEW SECTION ROAD
which is presently zoned R.C.5

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) 1A04.3.B.2 TO ALLOW A

SIDE YARD OF 11 FEET IN LIEU OF THE REQUIRED 50 FEET.

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

Legal Owner(s):

JAMES N. HOCK, SR

Name - Type or Print

James N. Hock SR

Signature

BARBARA C. HOCK

Name - Type or Print

Barbara C. Hock

Signature

34 LAKE DRIVE (410) 893-7630

Address

Telephone No.

BALTIMORE

MO.

21014

City

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY

CENTRAL DRAFTING AND DESIGN, INC.

Name

601 CHARWOOD COURT (410) 679-8719

Address

Telephone No.

EDGEWOOD

MO

21040

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By D. THOMPSON Date 7/15/04

Estimated Posting Date 7/25/04

CASE NO. 05-032-A

REV 10/25/01

ORDER RECEIVED FOR PUBLIC HEARING

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

3943 NEW SECTION ROAD

Address

BALTIMORE

MD.

21220

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):

THE LOT AVERAGES 110 FEET IN WIDTH, THEREFOR, MAINTAINING THE REQUIRED 50 FOOT SIDE YARD SETBACKS WILL NOT ALLOW SUFFICIENT AREA FOR A DWELLING TO BE CONSTRUCTED. THE EXISTING FLOOD DAMAGED DWELLING, WHICH HAS BEEN RAZED, WAS CONSTRUCTED WITH A FOUR (4) FOOT SIDE YARD WHICH WILL BE INCREASED TO 11 FEET. ALL OTHER MINIMUM SETBACKS WILL BE MAINTAINED.

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.

James N. Hock SR

Signature

JAMES N. HOCK, SR.

Name - Type or Print

Barbara C. Hock

Signature

BARBARA C. HOCK

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES N. HOCK, SR AND BARBARA C. HOCK

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

12/31

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 3943 NEW SECTION ROAD
Address
BALTIMORE MD. 21220
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):

THE LOT AVERAGES 110 FEET IN WIDTH, THEREFOR, MAINTAINING THE REQUIRED 50 FOOT SIDE YARD SETBACKS WILL NOT ALLOW SUFFICIENT AREA FOR A DWELLING TO BE CONSTRUCTED. THE EXISTING FLOOD DAMAGED DWELLING, WHICH HAS BEEN RAZED, WAS CONSTRUCTED WITH A FOUR (4) FOOT SIDE YARD WHICH WILL BE INCREASED TO 11 FEET. ALL OTHER MINIMUM SETBACKS WILL BE MAINTAINED.

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.

James N Hock SR
Signature

JAMES N. HOCK, SR.
Name - Type or Print

Barbara C. Hock
Signature

BARBARA C. HOCK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES N. HOCK, SR AND BARBARA C HOCK
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Heaven C. Harnd
Notary Public

My Commission Expires 1-21-08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3943 NEW SECTION ROAD
which is presently zoned R.C.5

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) 1A04.3.B.2 TO ALLOW A

SIDE YARD OF 11 FEET IN LIEU OF THE REQUIRED 50 FEET.

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 _____

Legal Owner(s):

JAMES N. HOCK, SR
Name - Type or Print _____

James N Hock SR
Signature _____

BARBARA C. HOCK
Name - Type or Print _____

Barbara C. Hock
Signature _____

34 LAKE DRIVE (410) 893-7630
Address _____ Telephone No. _____

BALTIMORE MD. 21014
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING AND DESIGN, INC.
Name _____

601 CHARWOOD COURT (410) 679-8719
Address _____ Telephone No. _____

EDGEWOOD MD 21040
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.

Zoning Commissioner of Baltimore County

CASE NO. 05-032-A

Reviewed By D. THOMPSON Date 7/15/04

REV 10/25/01

Estimated Posting Date 7/25/04

**DESCRIPTION TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE
3943 NEW SECTION ROAD**

Beginning at a point on the south side of New Section Road (variable width) distant easterly 1053 feet from its intersection with the center of S. Seneca Road, thence (1) N 89° 48' E 30 feet, thence (2) S 80° 50' E 234 feet, thence (3) southwesterly along Seneca Creek 240 feet, thence (4) N 33° 20' W 139.93 feet to the place of beginning. Containing 21,750 square feet or 0.49 acre of land.

Being known as 3943 New Section Road and part of Lot 325 as show on the plat entitled Second Addition to Plat No. 2 Bowleys Quarters recorded among the Baltimore County plat records in Plat Book 10 Folio 64. Being located in the 15th Election District, 5th Councilmanic District of Baltimore County.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39168

DATE

7/15/04

ACCOUNT

0010066150

AMOUNT \$

65.00

RECEIVED
FROM:

James N Hock

FOR:

Item # 032 04-032-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

3943 NEW Section R12

DITHOMSON

PAID RECEIPT

BUSINESS ACTUAL TIME

7/15/2004 7/15/2004 10:33:35

RES. M204 WALKIN KRM R24

> RECEIPT # 272426 7/15/2004

DEPT 5 628 ZONING VERIFICATION

OR NO. 639168

Receipt Tot

465.10

465.00 CX

1.00 EA

Baltimore County, Maryland

CASHIER'S VALIDATION



FORMAL DEMAND FOR HEARING

CASE NUMBER: 05-032-A
Address: 3943 New Section Road
Petitioner(s): James Hock

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We CHARLES L. MCDANIEL JR
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

3945 NEW SECTION RD
Address

BALTO. MD. 21220
City State Zip Code

410-335-6322 - 410-887-6343
Telephone Number

which is located approximately _____ feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Signature

Date

Signature

Date

Revised 9/18/98 - wcr/scj

**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: #05-032-A
3943 New Section Road
South side of New Section
Road, 1,053-feet from the
centerline of S. Seneca
Road.

15th Election District
6th Councilmanic District
Legal Owner(s): James M.
and Barbara C. Hock
Administrative Variance:
to allow a side yard of 11-
feet in lieu of the required
50-feet.

Hearing: **Wednesday,
September 1, 2004 at 2:00
p.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 accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

8/217 Aug. 19 17555

CERTIFICATE OF PUBLICATION

8/19/2004

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 8/19/2004.

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



LEGAL ADVERTISING

Certificate Of Posting

RE: Case NO.: 05-032-A

Petitioner/Developer: _____
HOCK

Date of Hearing/Closing: 9/1/04

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 3943 NEW SECTION ROAD

This sign(s) were posted on AUG. 18, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 8/18/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

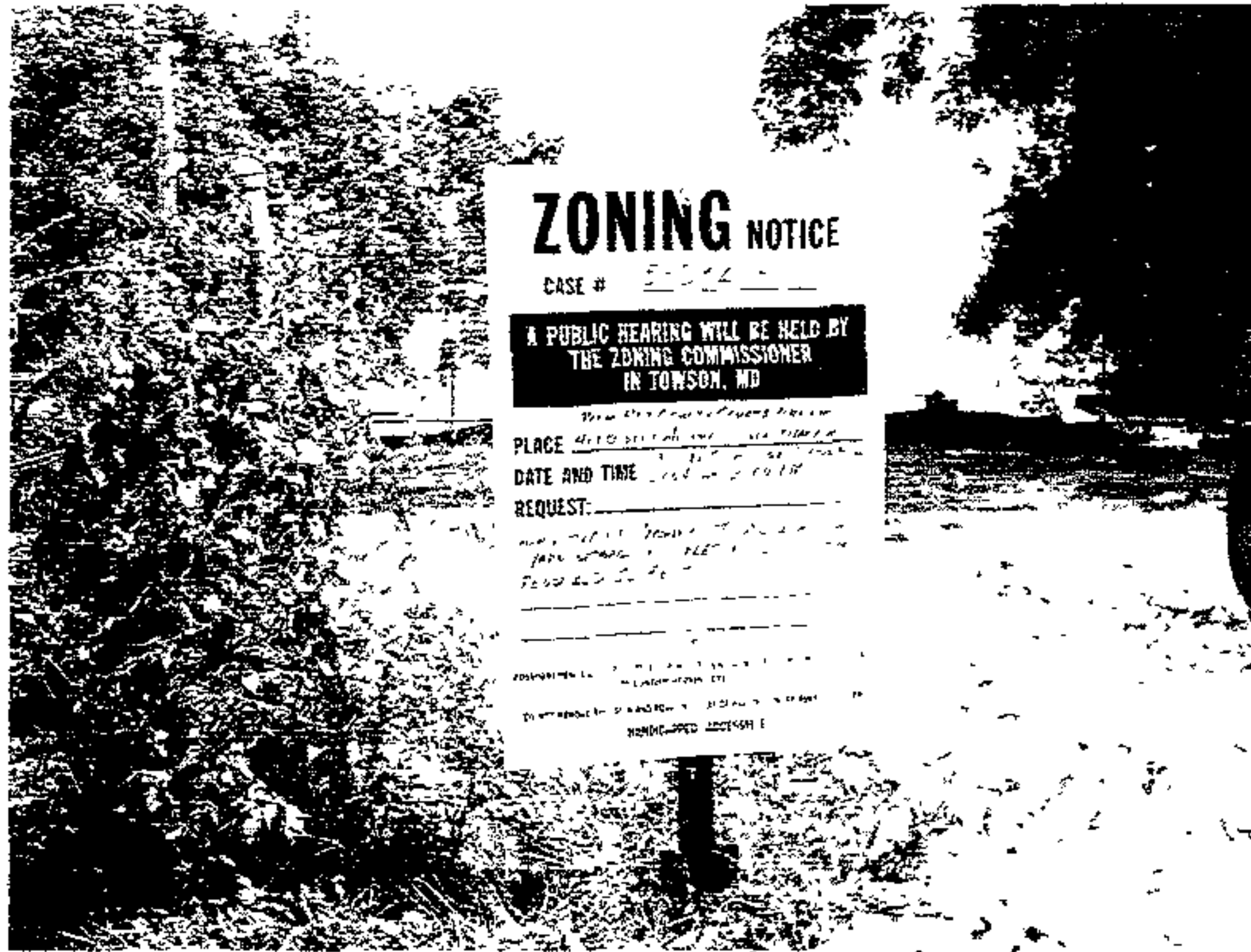
Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)

im000061 (1152x864x256 jpeg)



Matthew 8/18/04

CERTIFICATE OF POSTING

RE: Case No.: 05-032-A

Petitioner/Developer: HOCK

Date of Hearing/Closing: 8/9/04

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

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

39.4.3 NEW SECTION RD

The sign(s) were posted on

7/25/04
(Month, Day, Year)

Sincerely,

Robert Black 7/28/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

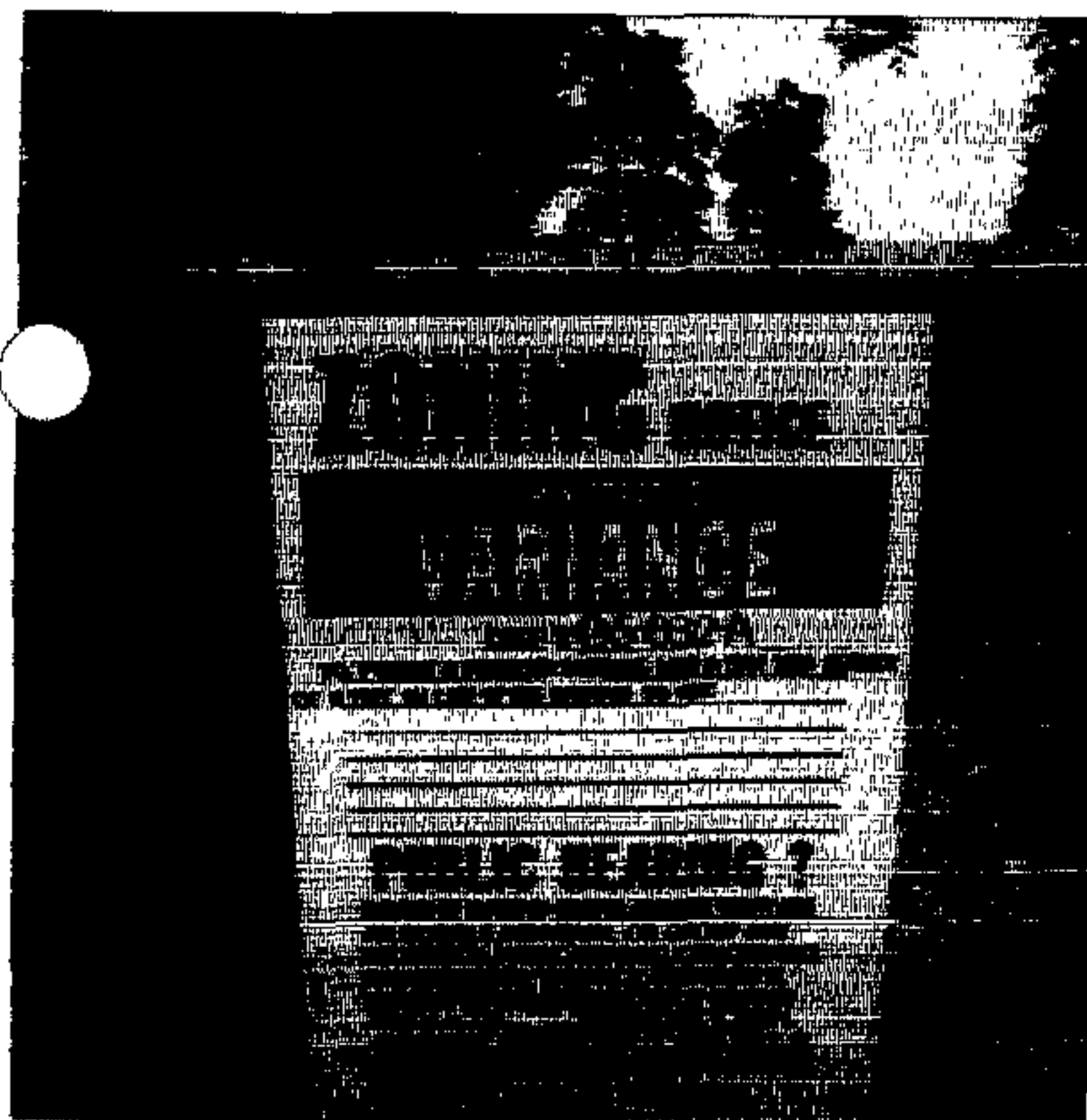
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





July 29, 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: 05-032-A

3943 New Section Road

South side of New Section Road, 1,053-feet from the centerline of S. Seneca Road.

15th Election District—6th Councilmanic District

Legal Owners: James N. and Barbara C. Hock

Administrative Variance: to allow a side yard of 11-feet in lieu of the required 50-feet.

Hearing: Wednesday, September 1, 2004 at 2:00 p.m. in Room 407, County Courts Building
401 Bosley Avenue

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

Timothy Kotroco
Director

TK: clb

C: Mr. and Mrs. Hock 34 Lake Drive Baltimore 21014

David Billingsley Central Drafting & Design 601 Charwood Court Edgewood 21040

Charles L. McDonald 3945 New Section Road Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY AUGUST 18, 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 August 19, 2004 Issue - Jeffersonian

Please forward billing to:

Mr. and Mrs. James Hock
34 Lake Drive
Baltimore, Maryland 21014

410-893-7630

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: 05-032-A

3943 New Section Road

South side of New Section Road, 1,053-feet from the centerline of S. Seneca Road.

15th Election District—6th Councilmanic District

Legal Owners: James N. and Barbara C. Hock

Administrative Variance: to allow a side yard of 11-feet in lieu of the required 50-feet.

Hearing: Wednesday, September 1, 2004 at 2:00 p.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.

**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

July 29, 2004

Mr. and Mrs. Hock
34 Lake Drive
Baltimore, Maryland 21014

Dear : Mr. and Mrs. Hock

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-032-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand or the zoning commissioner is requiring a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Donna Thompson at 410-887-3391.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:

C: David Billingsley Central Drafting and Design, Inc. 601 Charwood Court Edgewood
21040
Charles L. McDaniel 3945 New Section Road Baltimore 21220

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: 05-032-A

Petitioner: HOCK, SR.

Address or Location: 3943 NEW SECTION RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. JAMES N. HOCK, SR.

Address: 34 LAKE DRIVE
BALTO. MD 21014

Telephone Number: 410-893-7630

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 032 -A

Address 3943 NEW SECTION RD.

Contact Person: DONNA THOMPSON

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/15/04

Posting Date: 7/25/04

Closing Date: 8/9/04

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 05- 032 -A

Address 3943 NEW SECTION RD.

Petitioner's Name HOCK

Telephone 410-893-7630

Posting Date: 7/25/04

Closing Date: 8/9/04

wording for Sign: To Permit A PROPOSED DWELLING WITH A SIDE YARD SETBACK
OF 11- FEET IN LIEU OF THE REQUIRED 50- FEET.

**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*

August 9, 2004

James N. Hock
Barbara C. Hock
34 Lake Drive
Baltimore, Maryland 21014

Dear Mr. and Mrs. Hock:

RE: Case Number: 05-032-A, 3943 New Section Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 15, 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
David Billingsley Central Drafting & Design, Inc. 601 Charwood Court Edgewood
21040

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



Baltimore County
Fire Department

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

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

July 22, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 26, 2004

Item No.: 017-035

Dear Ms. Mathews:

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

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



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

Maryland Department of Transportation

Date: 7.23.04

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

RE: Baltimore County
Item No. 032 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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

AN
8/9

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

AUG 11 2004

FROM: John D. Oltman, Jr JDO

ZONING COMMISSIONER

DATE: August 10, 2004

SUBJECT: Zoning Item # 05-032
Address 3943 New Section Road (Hock Property)

Zoning Advisory Committee Meeting of July 26, 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:

_____ 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).

X 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 septic tank must be cleaned and inspected prior to building permit approval.

Reviewer: Keith Kelley, Sue Farinetti

Date: August 10, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 20, 2004

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

SUBJECT: 3943 New Section Road

INFORMATION:

Item Number: 5-032

Petitioner: James Hock

Zoning: RC 5

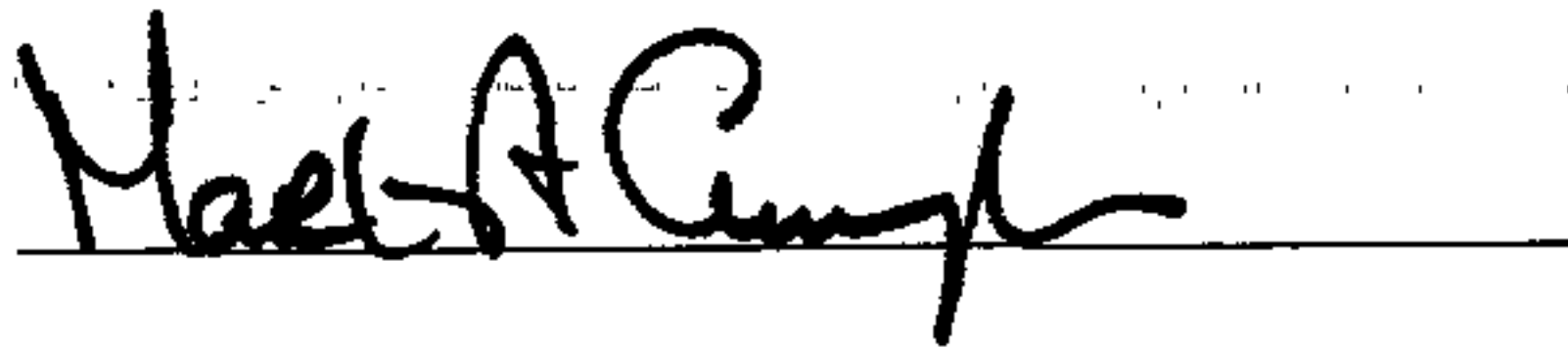
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided building elevations (all sides) are submitted to this office for review and approval prior to the issuance of any building permits.

For further information concerning the matters stated herein, please contact David Pinning at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 4, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For August 2, 2004
Item No. 032

The Bureau of Development Plans Review has reviewed the subject-zoning item.

Minimum 40-foot right-of-way for New Section Road shall be shown.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

cc: File

ZAC-08-02-2004-ITEM NO 032-08042004

8/23/04

Mr. & Mrs. James N. Hock Sr.
34 Lake Drive
Bel Air, Maryland 21014

Zoning Commissioner's Office
401 Bosley Avenue
Towson, Maryland 21204

Dear Zoning Commissioner,

Due to a change of plans, to my address (3943 New Section Rd. 21220). We would like to withdraw our petition for case #05-032-A, set for a hearing on September 1, 2004. Please forward notice to Charles McDaniel at 3945 New Section Rd. 21220.

Thank you.

Sincerely,

James N. Hock SR
Barbara C. Hock

Mr. & Mrs. James N. Hock Sr.

RECEIVED

AUG 25 2004

ZONING COMMISSIONER

Post-it Fax Note	7671	Date	8/25	# of pages	1
To	<i>Hocken</i>	From	<i>Kette</i>		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	5708	Fax #			

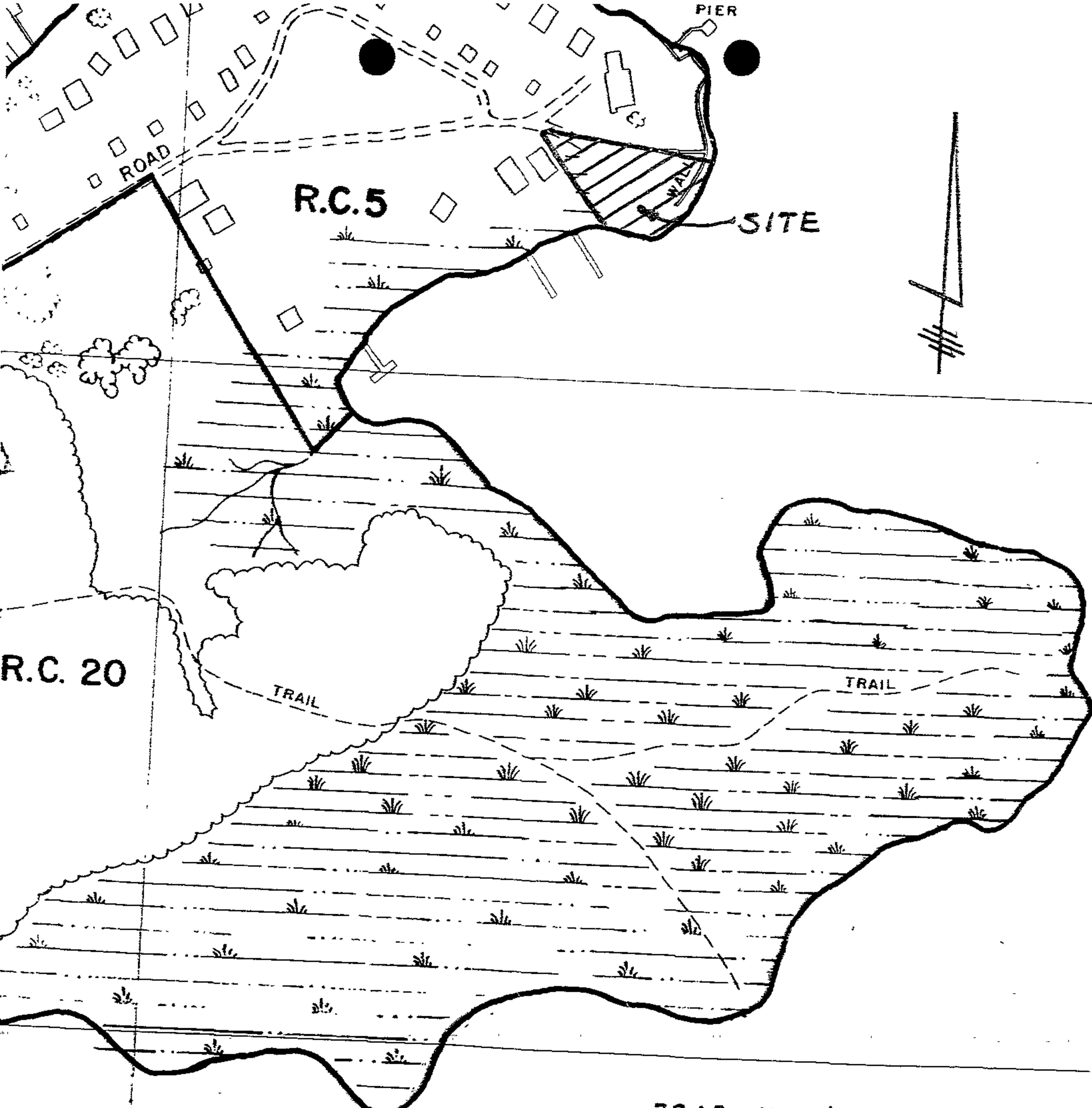
RE: Case # 05032-A

3943 New Section Rd.
(PT LT 325
3500 E Bowleys Quarters
Bowleys Quarters)

James N. Hock, Sr. & Barbara C. Hock

Demand for hearing on the above mentioned variance to have property line of 11 ft. in lieu of 50 ft. for the purpose of building a 1 family dwelling.

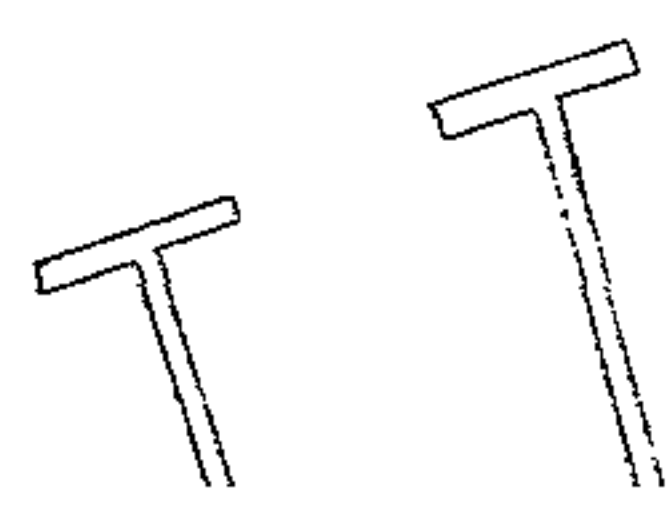
- There was never a one family dwelling, just a portable shed on a cement slab with a screen enclosed cement slab. There was never a foundation to this structure.
- The portable shed was destroyed during Isabel along with the screened in pavilion. All of that debris was in neighbor's yard. Therefore there was no dwelling to raze.
- Secured a permit to raze a single family dwelling that never existed.
- Concern of whether there is a septic system, current use is some type of holding tank. If the commode in the shed was indeed legal.
- We are presently having a survey done to determine the correct property lines. Brian Deitz, Surveyor Rosedale, Maryland, is doing this survey.



3943 NEW SECTION RD.
SCALE 1"=200'
N.E. 2-L

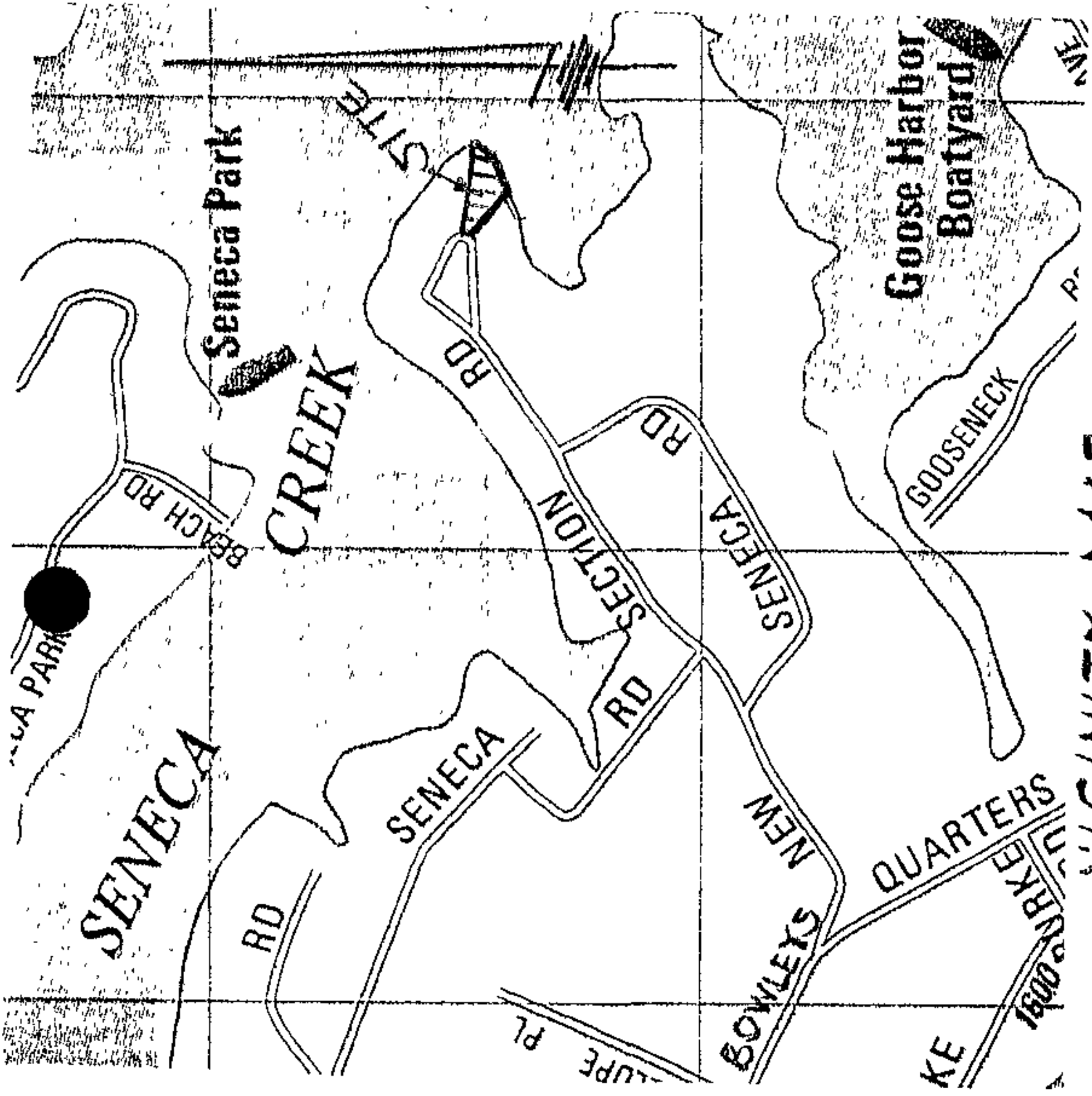
PIERS

05-032-A



NOTES:

1. ZONING.....R.C. 5
2. AREA OF LOT.....21,750 S.F. = 0.49 ACRE
3. SITE IS LOCATED IN A 100 YEAR FLOOD ZONE (A10)
4. SITE IS LOCATED IN THE CBCA
5. PUBLIC WATER EXISTS. PUBLIC SEWER IS PROPOSED.
6. NO HISTORIC BUILDINGS
7. NO PRIOR ZONING HISTORY



VICINITY MAP
SCALE: 1" = 1000'

OWNER
JAMES N. HOCK, JR.
BARBARA C. HOCK
34 LAKE DRIVE
BELAIR, MD. 21014
DEED REF: L.5970 F.140
ACCT. NO. 1506100830

VARIANCE REQUEST

SECTION 1A04.3.B.2 TO ALLOW A SIDE YARD
OF 11 FEET IN LIEU OF THE REQUIRED 50 FEET.

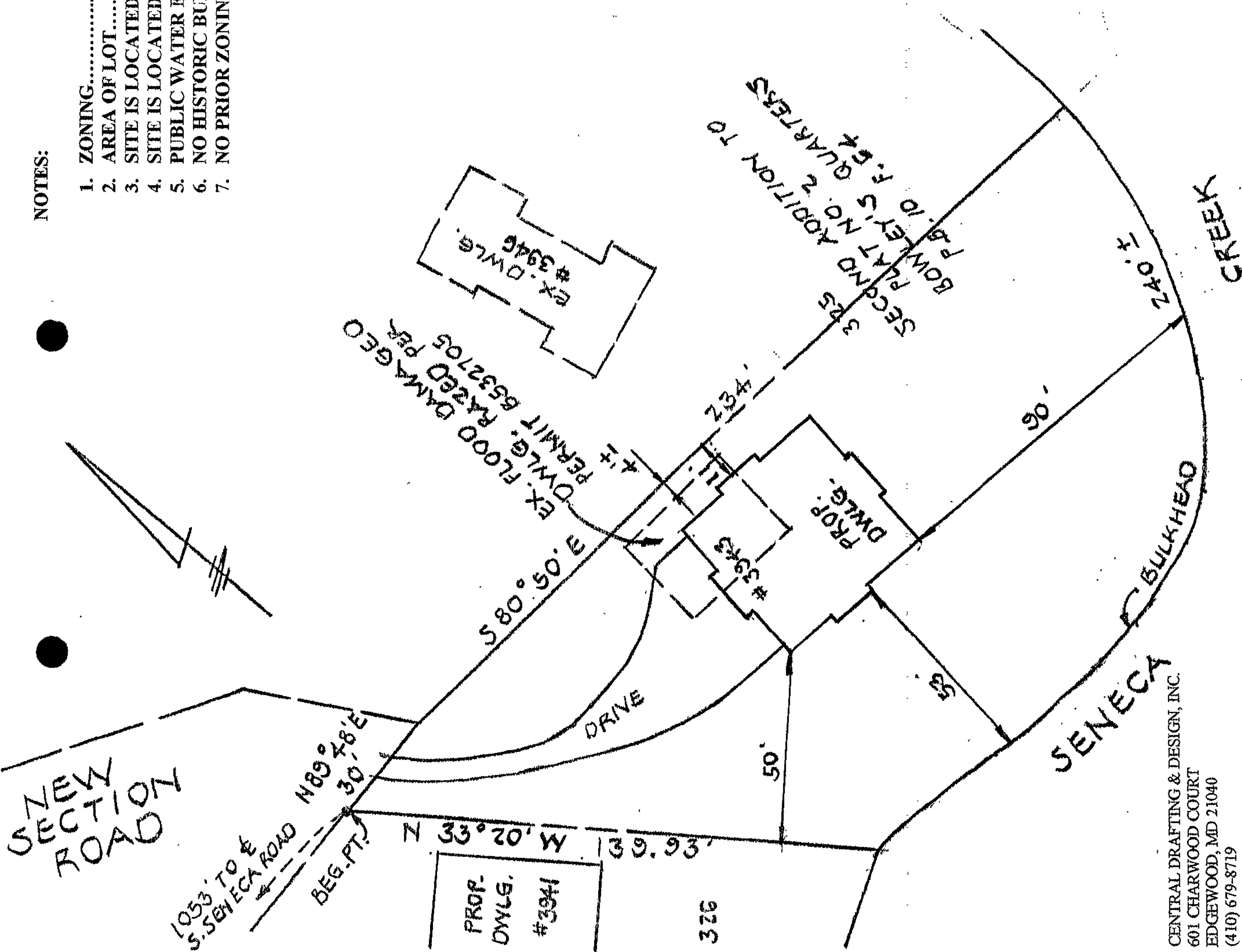
Box #10

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE
3943 NEW SECTION ROAD
ELECTION DISTRICT 15,C-5
BALTIMORE COUNTY, MARYLAND

SCALE: 1 INCH = 30 FEET

JUNE 24, 2004

D.T. 05-032-A



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



ALONG LEFT ~~PL~~

05-032-A



ALONG RIGHT π

05-032-A



TOWARD CENTER OF LOT

05-032-A