IN RE: PETITION FOR VARIANCE E/S of Spring Road, 384' S of the c/l Harwood Road 9th Election District 5th Council District **(8813 Spring Road)**	* * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
L. KATHERINE MOORE MARY ELLEN GLORIOSO Petitioners	* * *	Case No. 05-063-A

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, L. Katherine Moore and Mary Ellen Glorioso, through their attorney, J. Neil Lanzi, Esquire. The Petitioners are requesting a variance for property they own, located at 8813 Spring Road, in the Joppa Manor area of Baltimore County. The variance request is from Sections 301.1A and 1B02.3C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 0 feet in lieu of the 7.5 feet required for an open projection, in this case, a carport. 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 hearing in support of the request were L. Katherine Moore and Mary Ellen Glorioso, owners of the property in question, Ronald M. Kearney, the registered property line surveyor who prepared the site plan, and the Petitioner's attorney, J. Neil Lanzi, Esquire. Also attending in support of the request were Dolly Ogle and Thomas Whalen, neighbors and residents in the community. Appearing in opposition to the request were Charles N. and Helen L. Rogers, adjacent property owners.

ORDER RECEIVED FOR FILING
Date 11/19/04
By

Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) states:

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

The subject property under consideration is an irregularly shaped lot located on the east side of Spring Road just south of Harwood Road in the subdivision known as Joppa Manor in eastern Baltimore County. The property contains a gross area of .16 acres, more or less, zoned D.R.5.5, and is improved with a single-family dwelling that was constructed in 1957. The Petitioners are desirous of erecting a 13' x 25' carport on the south side of the existing home over an existing concrete driveway that leads into the property from Spring Road. However, due to the narrow width of the property, its irregular shape and the location of the existing dwelling thereon, the requested variance relief is necessary. On behalf of the Petitioners, Ronald Kearney, registered property line surveyor, testified that the property is approximately 72 feet wide along the front and 57 feet wide along the rear property line. The property is also approximately 101 feet deep on the north side adjacent to 8815 Spring Road (the Whalen property), and approximately 106 feet deep adjacent to the Rogers' (Protestants') property at 8811 Spring Road. The front yard of the site, including the existing driveway, is steeply sloped and then levels off adjacent to the house where the proposed carport is to be located. As shown on the site plan, the

ORDER RECEIVED FOR FILING
Date 10/19/14
By

front section of the proposed carport will be located approximately one foot off the southern property line; however, due to the tapering of the lot, will be located immediately adjacent to the side property line toward the rear.

Katherine Moore testified that she and Mary Glorioso have owned and resided on the property since October 2003. Both Ms. Moore and Ms. Glorioso are ministers of the United Methodist Church. Reverend Moore testified that she is often called upon by members of her congregation to respond to emergencies and therefore requires ready access to her vehicle. The proposed carport will allow easy access to her vehicle and provide protection from inclement weather. The Petitioner testified that the proposed carport would be constructed of similar materials as the current residence, which is of brick and aluminum siding, and that it would match the design of the carport located at 2502 Harwood Road. In this regard, that carport was also the subject of a variance request under Case No. 82-268-A in which similar relief was granted by the then Zoning Commissioner, William E. Hammond, on June 25, 1982. The Petitioner also indicated that the existing driveway would be replaced at the time of the carport installation and that a new drainage system would be installed beneath the driveway to divert water runoff out to the street. The Petitioner also indicated that she would maintain the carport and keep the gutters cleaned to avoid overflow and possible run off onto the adjacent property.

The Petitioners provided extensive photographs of the subject property and other homes in the community, including residences with attached carports similar to that proposed by Petitioners. Thomas Whalen, who resides on the north side of the subject property at 8815 Spring Road, and Dollie Ogle, who resides on the other side of the Rogers' property at 8809 Spring Road, also testified in favor of Petitioners' request. In addition, the Petitioners submitted letters from three of their immediate neighbors who support the request and a Petition of Support that

ORDER RECEIVED FOR FILING
Date
By

compliance with the BCZR would result in a practical difficulty or unreasonable hardship. I further find that the granting of the variance will be in strict harmony with the spirit and intent of the BCZR and will not cause substantial injury to the public health, safety and general welfare. However, in approving the variance, I shall impose certain conditions and restrictions.

First, I believe that the width of the carport can be reduced by approximately 1 foot and still meet the Petitioners' needs. A reduction in width of 1 foot will provide a greater setback along the south side property line of approximately 1½ to 2 feet in the front and 1 foot toward the rear. Second, the proposed carport shall be constructed of materials substantially similar and/or complimentary to that of the existing dwelling.

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 this 19th day of October 2004, by the Zoning Commissioner for Baltimore County that the Petition for Variance seeking relief from Sections 1B02.3C and 301.1A of the Baltimore County Zoning Regulations to permit a side yard setback of 1 feet in lieu of the 7.5 feet for an open projection (carport), be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted herein:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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 for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.

2) Within sixty (60) days of the date hereof, the site plan shall be amended to reflect the modified relief granted herein. Specifically, the proposed carport shall be reduced in size to 12' x 25' to provide a minimum 1 foot setback on the south side.

ORDER RECEIVED FOR FILING
Date 10/19/04
By

3) The proposed carport must be constructed of materials similar and/or complimentary of the existing dwelling.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

William J. Wiseman, III
Zoning Commissioner for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 10/19/94
By

IN THE MATTER OF THE APPLICATION OF L. KATHERINE MOORE AND MARY ELLEN GLORIOSO –LEGAL OWNERS FOR A VARIANCE ON PROPERTY LOCATED ON THE E/S OF SPRING ROAD, 384' S OF C/L OF HARWOOD ROAD (8813 SPRING ROAD) 9TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT	* * * * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Case No. 05-063-A

* * * * * * * * *

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on appeal filed by Charles and Helen Rogers from the Zoning Commissioner's October 19, 2004 decision in which the subject Petition for Variance was granted.

WHEREAS, the Board is in receipt of a letter of withdrawal of Petition filed May 17, 2005 by L. Katherine Moore, Petitioner and owner of the subject property, (a copy of which is attached hereto and made a part hereof), and a follow-up letter from the Petitioner confirming said withdrawal of Petition filed May 20, 2005 (a copy of which is also attached and made a part hereof); and

WHEREAS, said Petitioner requests that the Petition for Variance filed in the above-referenced matter be withdrawn and dismissed without prejudice as of May 17, 2005,

IT IS THEREFORE. this 27th day of May, 2005, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. 05-063-A be and is hereby WITHDRAWN **AND DISMISSED without prejudice**, rendering moot the appeal filed in this matter, and that the Zoning Commissioner's Order of October 19, 2004, including any and all relief granted to Petitioners therein, is rendered **null and void**.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott, Panel Chairman

Michael O. Ramsey

John P. Quinn

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

October 19, 2004

J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 617
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S Spring Road, 384' S of the c/l Harwood Road
(8813 Spring Road)
9th Election District – 5th Council District
L. Katherine Moore & Mary Ellen Glorioso - Petitioners
Case No. 05-063-A

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Ms. L. Katherine Moore & Ms. Mary Ellen Glorioso
8813 Spring Road, Baltimore, Md. 21234
Mr. & Mrs. Charles N. Rogers
9607 Wedgewood Place, Ft. Washington, Md. 20744
Mr. Ronald Kearney, 21401 Philadelphia Road, Bel Air, Md. 21015
Office of Planning; People's Counsel; Case File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8813 Spring Road

which is presently zoned DR 5.5

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) 301.1A and

1B02.3C to permit a side yard setback of 0 feet in lieu of the 7.5 foot side yard setback required for carport (open projection).

on 3 sides

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

1. Concrete pad exists adjacent to house
2. Approximately 13 feet between house and property line
3. For such other reasons to be provided at 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

Legal Owner(s):

L. Katherine Moore

Name - Type or Print

L. Katherine Moore

Signature

Mary Ellen Glorioso

Name - Type or Print

Mary Ellen Glorioso

Signature

8813 Spring Road 410-661-1026

Address Telephone No.

Baltimore MD 21234

City State Zip Code

Attorney For Petitioner:

J. Neil Lanzi

Name - Type or Print

Signature

J. Neil Lanzi, P.A.

Company

409 Washington Ave #617 410-296-0686

Address Telephone No.

Towson MD 21204

City State Zip Code

Representative to be Contacted:

L. Katherine Moore

Name

8813 Spring Road 410-661-1026

Address Telephone No.

Baltimore MD 21234

City State Zip Code

ORDER RECEIVED FOR FILING
Date
By

Case No. 05-063-A

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BN **Date** 8/3/04

REV 9/15/98

ZONING DESCRIPTION
8813 SPRING ROAD

Beginning at a point on the east side of Spring Road which is 50 feet wide at the distance of 384 feet south of the centerline of the nearest improved intersecting street, Harwood Road which is 50 feet wide. Being Lot #14, Block F, Section B in the subdivision of Joppa Manor as recorded in the Baltimore County Plat Book #23, Folio 25, containing 0.15 acres. Also known as 8813 Spring Road and located in the 9th Election District, 6th Councilmanic District.

#063

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: #05-063-A
8813 Spring Road
East side Spring Road, 384 feet south centerline Harwood Road
9th Election District
5th Councilmanic District
Legal Owner(s): L. Katherine Moore, Mary Ellen Glorioso
Variance: to permit a side yard setback of 0 feet in lieu of the 7.5 foot side yard setback required for open projection.
Hearing: Friday, October 1, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/234 Se16 21458

CERTIFICATE OF PUBLICATION

9/16, 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 9/16, 2004.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39193

DATE 8/3/04 ACCOUNT R001-006-615D

AMOUNT $ 65.00

RECEIVED FROM: Neil Lewis

FOR: Zoning Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item #1063

PAID RECEIPT

BUSINESS	ACTUAL	TIME	TRN
8/03/2004	8/03/2004	10:19:26	4

REG WS06 WALKIN KMCM KXM
>>RECEIPT # 281837 8/03/2004 UNLN
Dept 15 528 ZONING VERIFICATION
CR NO. 039193
Recpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

APPEAL SIGN POSTING REQUEST

CASE NO.: 05-063-A

L KATHERINE MOORE AND MARY ELLEN GLORIOSO - LEGAL OWNER

8813 SPRING ROAD, BALTIMORE 21234

9TH ELECTION DISTRICT APPEALED: 10/19/2004
RECEIVED AT BOARD ON 12/23/2004

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

**********COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 04-602-SPH

Petitioner/Developer:

L KATHERINE MOORE AND MARY ELLEN GLORIOSO – LEGAL OWNER

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

8813 SPRING ROAD, BALTIMORE 21234

The sign was posted on 12/31/4, 2004

By: _____
(Signature of Sign Poster)

Jerry Chen
(Printed Name)

CERTIFICATE OF POSTING

RE: Case No.: 05-063-A

Petitioner/Developer: L. KATHERINE MOORE, MARY ELLEN GIORIOSO

Date of Hearing/Closing: 10/13/04

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}

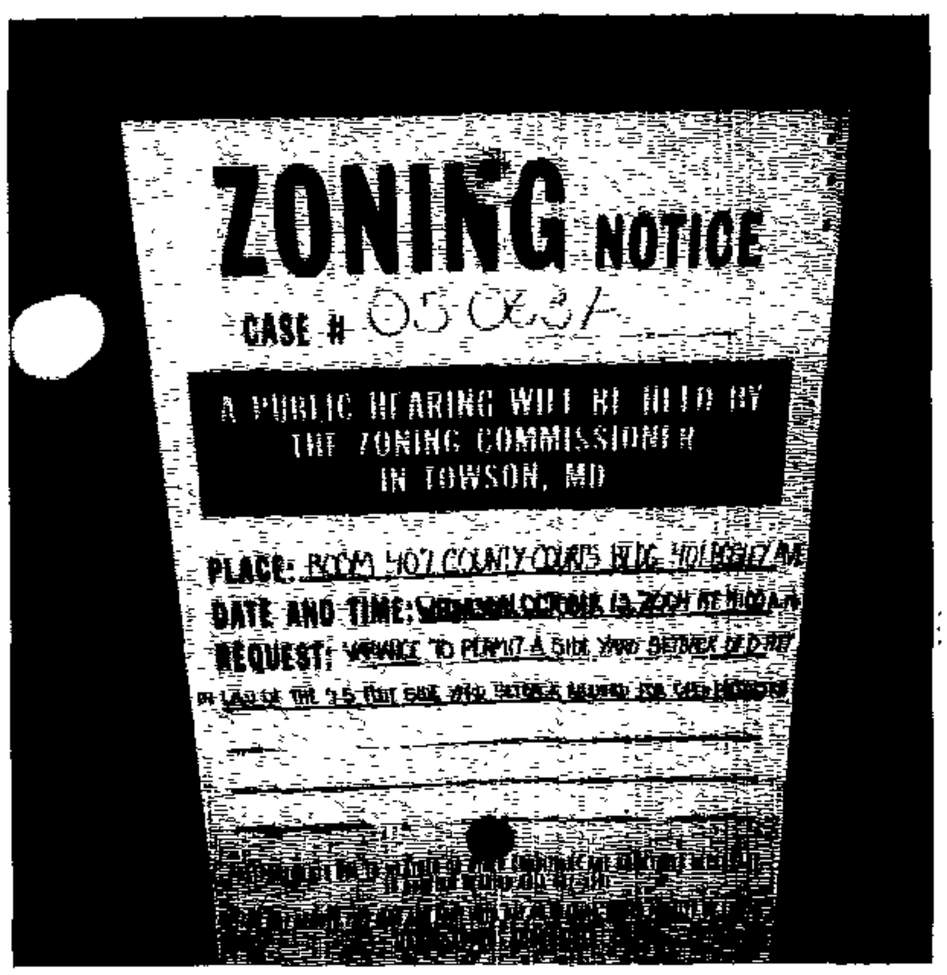
Ladies and Gentlemen:

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:

8813 SPRING RD

The sign(s) were posted on 9/28/04
(Month, Day, Year)

Sincerely,



Robert Black 9/29/04
(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)

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: 05-063-A

Petitioner: L Katherine Moore Mary Ellen Glomaso

Address or Location: 8813 Spring Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: L. Katherine Moore

Address: 8813 Spring Road
Bolto MD 21234

Telephone Number: 410 661-1026

Revised 2/20/98 - SCJ

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

September 16, 2004

CORRECTED 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: 05-063-A
8813 Spring Road
E/side of Spring Road, 384 feet south of centerline of Harwood Road
9th Election District – 5th Councilmanic District
Legal Owners: L. Katherine Moore, Mary Ellen Glorioso

Variance to permit a side yard setback of 0 feet in lieu of the 7.5 foot side yard setback required for open projection.

Hearing: Wednesday, October 13, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: J. Neil Lanzi, 409 Washington Ave., Ste. 617, Towson 21204
L. Katherine Moore, Mary Ellen Glorioso, 8813 Spring Road, Baltimore 21234

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 28, 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, September 16, 2004 Issue - Jeffersonian

Please forward billing to:
L. Katherine Moore
8813 Spring Road
Baltimore, Maryland 21234

410-661-1026

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: 05-063-A
8813 Spring Road
East side Spring Road, 384 feet south centerline Harwood Road
9th Election District—5th Councilmanic District
Legal Owners: L. Katherine Moore, Mary Ellen Glorioso

Variance to permit a side yard setback of 0 feet in lieu of the 7.5 foot side yard setback required for open projection.

Hearing: Friday, October 1, 2004 at 9:00 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.

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

February 14, 2005

W/D by Petitioner 5/17/05

Order of Dismissal to be issued

NOTICE OF ASSIGNMENT

CASE #: 05-063-A

IN THE MATTER OF: L. KATHERINE MOORE AND MARY ELLEN GLORIOSO – LEGAL OWNERS
8813 Spring Road 9th Election District; 5th Councilmanic District

10/19/04 - .Z.C.'s Order in which requested variance relief was GRANTED.

ASSIGNED FOR: **THURSDAY, JUNE 2, 2005 at 10:00 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellants /Protestants : Charles N. and Helen L. Rogers

Counsel for Petitioners /Property Owners : J. Neil Lanzi, Esquire
Petitioners /Property Owners : L. Katherine Moore and Mary Ellen Glorioso

Ronald M. Kearney

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

Printed with Soybean Ink on Recycled Paper

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

October 4, 2004

Mr. Neil Lanzi, P.A.
409 Washington Avenue #617
Towson, Maryland 21204

Dear Mr. Lanzi:

RE: Case Number: 05-063-A, 8813 Spring Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 3, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
L. Katherine Moore Mary Ellen Glorioso 8813 Spring Road Baltimore 21234

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 8·13·04

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

RE: Baltimore County
Item No. 063 BPR

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,

S. D. Foster

Steven D. Foster, Acting Chief
Engineering Access Permits Division

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

August 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 16, 2004

Item No.: 061-~~069~~ 063, 071, 072, 074, 076-080

Pursuant to your request, the referenced plan(s) have been reviewed 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: September 3, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 16, 2004

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

05-061
04-062
04-063
04-065
04-067
04-068
04-069
04-071
04-072
04-077
04-079
04-080
04-081

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2004

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

SUBJECT: 8813 Spring Road

INFORMATION:

Item Number: 5-063

Petitioner: L. Katherine Moore

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the subject request provided the petitioner provides written support of the proposal from the current owner of 8811 Spring Road. Further, the proposed addition must be constructed of materials similar and/or complimentary to that of the existing dwelling.

Prepared by: Mark A Cunningham

Division Chief: Jeff Mayhew

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 1, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For August 23, 2004
Item Nos. 061, 062, 063, 064, 065,
066, 067, 068, 069, 070, 072, 074, 075,
076, 077, 079, 080, and 081

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

RWB:CEN:jrb

cc: File

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

December 22, 2004

J. Neil Lanzi
409 Washington Avenue, Ste. 617
Towson, MD 21204

RECEIVED
DEC 23 2004
BALTIMORE COUNTY
BOARD OF APPEALS

Dear Mr. Lanzi:

RE: Case 05-063-A, 8813 Spring Road

Please be advised that an appeal of the above-referenced case was filed in this office on November 12, 2004 by Mr. and Mrs. Charles Rogers. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board)

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco
Director

TK:klm

c: Lawrence E. Schmidt, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
L. Katherine Moore & Mary Glorioso, 8813 Spring Road, Baltimore 21234
Mr. & Mrs. Charles Rogers, 9607 Wedgewood Place, Ft. Washington 20744
Ronald Kearney, 21401 Philadelphia Road, Bel Air 21015

Case No. 05-063-A

In the Matter of: L. Katherin Moore and Mary Ellen Glorioso – Legal Owners /Petitioners 8813 Spring Road
9th Election District; 5th Councilmanic District

VAR – To permit side yd setback of 0' ilo required 7.5' for open projection (carport).

10/19/04 - .Z.C.'s Order in which requested variance relief was GRANTED.

11/18/05 – Letter from Neil Lanzi – requesting consideration for expedited hearing if possible; no longer than 2 hours anticipated.

1/03/05 – Letter from Helen L. Rogers to PDM Kristen Matthews – correction of protestants' exhibits in subject file (Zoning Commissioner's file), including photocopies of photos not found in file.

2/14/05 -Notice of Assignment sent to following; assigned for hearing on Thursday, June 2, 2005 at 10 a.m.:

Charles N. and Helen L. Rogers
J. Neil Lanzi, Esquire
L. Katherine Moore and
Mary Ellen Glorioso
Ronald M. Kearney
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

2/24/05 – Letter from J. Neil Lanzi, Esquire – requesting consideration of early assignment for this matter, should a day open at an earlier time. His belief is that this case should take no more than 2 hours.

2/25/05 – Letter from Mr. and Mrs. Rogers, Appellants - In response to Mr. Lanzi's letter; believe hearing will take longer than 2 hours; also request that they be notified prior to any rescheduling to assure their availability on another date.

3/01/05 – Letter to Mr. Lanzi with copy to M/M Rogers – in receipt of letter; consideration will be given to earlier date, if possible, and upon confirmation of availability of all parties.

5/17/05 – Letter of withdrawal of Petition filed by Rev. L. Katherine Moore, Petitioner; confirmed same with Rev. Moore 5/18/05. Order to be issued. Hearing pulled from schedule and 6/02/05 hearing date.

5/20/05 – Follow up letter from Rev. Moore confirming the withdrawal of Petition in the subject matter and her request that said dismissal be without prejudice. Order of Dismissal of Petition to be issued, with copies of Petitioner's letters to be attached to said Order.

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

March 1, 2005

J. Neil Lanzi, Esquire
Mercantile Building, Suite 617
409 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: L. Katherine Moore and Mary Ellen Glorioso - Legal Owners* / Case No. 05-063-A

Dear Mr. Lanzi:

In response to your recent correspondence, there are no earlier dates available on the Board's hearing schedule to which this matter could be reset prior to your scheduled date of June 2, 2005.

While the hearing will remain scheduled for June 2, 2005 at 10:00 a.m., should earlier dates become available due to dismissal or postponement, with adequate time for reassignment, consideration will be given to earlier assignment of this matter, upon confirmation of the availability of all parties.

Should you have any questions, please call me at 410-887-3180.

Very truly yours,

Kathleen C. Bianco
Administrator

c: L. Katherine Moore
Mary Ellen Glorioso
Charles N. and Helen L. Rogers
Ronald M. Kearney
Office of People's Counsel

FILE

Printed with Soybean Ink
on Recycled Paper

RE:	PETITION FOR VARIANCE 8813 Spring Road; E/side Spring Road, 384' S c/line Harwood Road 9th Election & 5th Councilmanic Districts Legal Owner(s): L. Katherine Moore, Mary Ellen Glorisio Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-063-A

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

ENTRY OF APPEARANCE

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

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

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of August, 2004, a copy of the foregoing Entry of Appearance was mailed to, L. Katherine Moore, 8813 Spring Road, Baltimore,MD 21234 and J. Neil Lanzi, Esquire, 409 Washington Avenue, St 617, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
AUG 19 2004
Per.....

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

Paid

9607 Wedgewood Place
Fort Washington, Md. 20744
November 12, 2004
1 (301)-567-1454

Department of Permits and Development Management
Director's Office County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Attn: Mr. Timothy Kotroco, Director

REQUEST FOR APPEAL:
RE: Case No. 05-063-A

E/S of Spring Road
384' S of the c/l
Harwood Road
9th Election District
5th Council district
(8813 Spring Road)
L. Katherine Moore
Mary Ellen Gloriosos

Charles N. and Helen L. Rogers, the Appellants, (**formerly Protestants**) wish to appeal the decision made by Mr. William J. Wiseman, III, Zoning Commissoner for Baltimore County, in connection with a public hearing, held relative to Case No. 05-063-A, on October 13, 2004

Enclosed is a $300.00 check ($ 225.00 for the Appeal and $75.00 for the sign requirements).

Very truly yours,

Charles N. Rogers
CHARLES N. ROGERS

APPELLANTS

Helen L. Rogers
HELEN L. ROGERS

NOV 12 2004
clb

Fort Washington, Md. 20744
February 25, 2005
1 (301)-567-1454

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204
Attn: Kathleen C. Bianco, Administrator

Re: Protestants: Helen L. Rogers and Charles N. Rogers
Case No.: 05-063A
Address: 8813 Spring Road

Dear Ms. Bianco:

This letter is to follow up on our telephone conversation on February 24, 2005. We discussed Mr. Lanzi's request to change the currently set date of June 2, 2005 to an earlier date. Mr. Lanzi expresses his view that the hearing should not require any more than two hours. We believe Mr. Lanzi's two-hour completion may be underestimated as the hearing may require more time.

If the hearing is rescheduled from June 2, 2005 to an earlier date, please contact us to see if we will be available on the new proposed date, as we have many commitments for which advance arrangements are necessary.

Thank you for your consideration.

Very truly yours,

Helen L. Rogers
HELEN L. ROGERS

Charles N. Rogers
CHARLES N. ROGERS

cc: J. Neil Lanzi, P.A.

RECEIVED
FEB 25 2005
BALTIMORE COUNTY
BOARD OF APPEALS

J. NEIL LANZI, P.A.

ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA
Suite 420, Parkside Bldg
10500 Little Patuxent Parkway
Columbia, Maryland 21044-3563

Reply to Towson

February 23, 2005

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204
Attn: Kathleen C. Bianco, Administrator

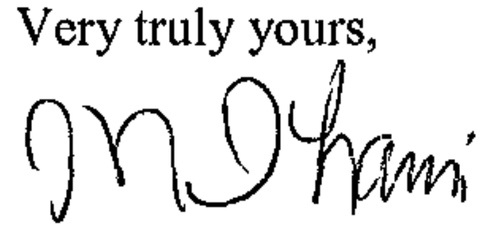
Re: Petitioners: Katherine Moore and Mary Ellen Glorioso
Case No.: 05-063-A
Address: 8813 Spring Road

Dear Ms. Bianco:

This letter is in follow up to our telephone conversation last week. I recently received the notice from your office that the hearing in the above referenced case has been set for Thursday, June 2, 2005 at 10:00 a.m. I had previously written to the Board by letter November 17, 2004 requesting the appeal hearing be expedited. In that letter I had indicated the hearing should not require any more than two hours. Thus, if at all possible, could you kindly reschedule the hearing for a date sooner than June 2, 2005 if any cases before the Board only require a half a day or get postponed opening a morning or afternoon session.

Thank you for your consideration.

Very truly yours,



J. Neil Lanzi

JNL\mal

cc: L. Katherine Moore
Mary Ellen Glorioso
Mr. and Mrs. Charles N. Rogers
Office of Peoples Counsel
KLS Consultants, Inc.

RECEIVED
FEB 24 '05
BALTIMORE COUNTY
BOARD OF APPEALS

J. NEIL LANZI, P.A.

ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA
Suite 420, Parkside Bldg
10500 Little Patuxent Parkway
Columbia, Maryland 21044-3563

Reply to Towson

November 17, 2004

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204
Attn: Kathleen C. Bianco, Administrator

RECEIVED
NOV 18 2004
BALTIMORE COUNTY
BOARD OF APPEALS

Re: Petitioners: Katherine Moore and Mary Ellen Glorioso
Case No.: 05-063-A
Address: 8813 Spring Road

Dear Ms. Bianco:

Enclosed please find an Entry of Appearance on behalf of Petitioners, L. Katherine Moore and Mary Ellen Glorioso in the above referenced appeal. It is my understanding Mr. and Mrs. Charles N. Rogers noted an appeal of this case on or about November 12, 2004. The purpose of this letter is to request the appeal hearing be expedited, if at all possible.

Based on the case presented at the zoning commissioner level, I do not anticipate the appeal hearing requiring any more than two hours.

Thank you for your consideration.

Very truly yours,

J. Neil Lanzi

JNL\mal
cc: L. Katherine Moore
Mary Ellen Glorioso
Mr. and Mrs. Charles N. Rogers
Peoples Counsel

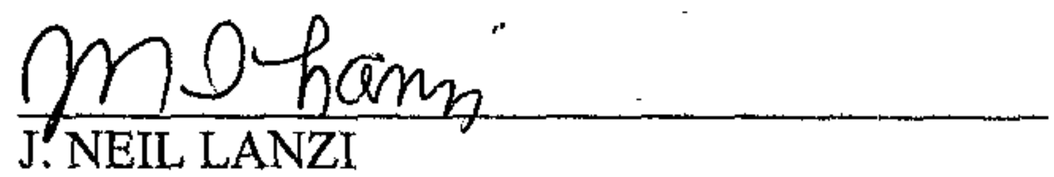
Thursday - need file from PDM - Neil is included in file. K. 11/18/04

RE:	PETITION FOR VARIANCE E/S Spring Road 384' S of the C\L Harwood Road 8813 Spring Road 9th Election District 5th Council District	*	BEFORE THE
		*	COUNTY BOARD OF APPEALS
		*	FOR
		*	BALTIMORE COUNTY
	L. Katherine Moore Mary Ellen Glorioso Petitioners	*	Case No. 05-063-A
		*	

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

ENTRY OF APPEARANCE

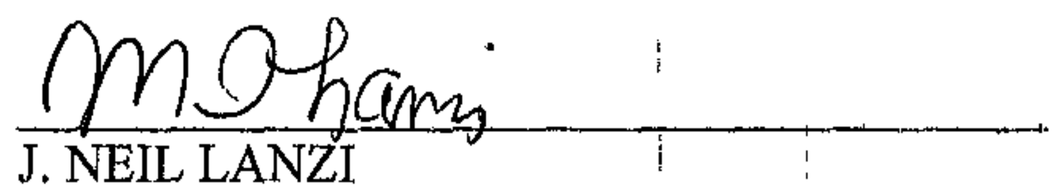
Please enter the appearance of J. Neil Lanzi for L. Katherine Moore and Mary Ellen Glorioso, Petitioners/Appellees in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter.



J. NEIL LANZI
Counsel for the Petitioners
409 Washington Avenue, Suite 617
Towson, Maryland 21204
(410) 296-0686

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles N. Rogers, Protestants/Appellants, 9607 Wedgewood Place , Fort Washington, Maryland 20744, Office of Peter Max Zimmerman, People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue, Towson, Maryland 21204.



J. NEIL LANZI

UNITED METHODIST CHURCH

Emory United Methodist Church
ELLICOTT CITY, MARYLAND

REV. L. KATHERINE MOORE
Pastor

8813 SPRING ROAD
BALTIMORE, MARYLAND 21234
Phone: (410) 661-1026

May 19, 2005

Ms. Kathleen C. Bianco
Baltimore County Board of Appeals
Room 49, Old Courthouse
400 Washington Avenue
Towson, MD 21234

Dear Ms. Bianco:

As a follow-up to our phone conversation of yesterday and my letter of May 15, 2005, I am officially notifying you that I choose, at this time, to withdraw my petition for a zoning variance relative to a carport at 8813 Spring Road. I request that it be dismissed without prejudice in order that I may seek such a variance at a future date.

I will remove the hearing appeal sign from my front lawn and place it at the side of my property for pick-up at the convenience of your office or staff. Thank you so very much for all your help and guidance.

Sincerely,

L. Katherine Moore

L. Katherine Moore

copy: Mr. Timothy Kotroco

RECEIVED
MAY 20 2005
BALTIMORE COUNTY
BOARD OF APPEALS

UNITED METHODIST CHURCH

Emory United Methodist Church
ELLICOTT CITY, MARYLAND

REV. L. KATHERINE MOORE
Pastor

8813 SPRING ROAD
BALTIMORE, MARYLAND 21234
Phone: (410) 661-1026

May 15, 2005

Ms. Kathleen C. Bianco, Administrator
County Board of Appeals of Baltimore County
Room 49, Old Courthouse
400 Washington Avenue
Towson, MD 21204

re: 8813 Spring Road, 21234
Property of L. Katherine Moore and
MaryEllen Glorioso
Case # 05-063-A

Dear Ms. Bianco:

We are scheduled on June 2nd for a hearing regarding our zoning variance which has been appealed by the owners of a rental property located at 8811 Spring Road. In order to help with your busy docket and scheduling work, I wanted to let you know in advance that we will not be appearing to defend this appeal.

We have made other arrangements for our home at the present time. However, per my conversation with the Zoning Office, we would like to reserve our right to re-apply for the variance at a future date.

Thank you for all your help and guidance in this matter. May God be with you now and always.

Sincerely,

L. Katherine Moore

L. Katherine Moore

c: Mr. William J. Wiseman, III , Zoning Commissioner
Mr. Timothy Kotroco, Director Permits & Development Management
Mr. Ronald Kearney, KLS Surveyors

RECEIVED

BALTIMORE COUNTY
BOARD OF APPEALS

UNITED METHODIST CHURCH

Emory United Methodist Church
ELLICOTT CITY, MARYLAND

REV. L. KATHERINE MOORE
Pastor

8813 SPRING ROAD
BALTIMORE, MARYLAND 21234
Phone: (410) 661-1026

May 15, 2005

Ms. Kathleen C. Bianco, Administrator
County Board of Appeals of Baltimore County
Room 49, Old Courthouse
400 Washington Avenue
Towson, MD 21204

re: 8813 Spring Road, 21234
Property of L. Katherine Moore and
MaryEllen Glorioso
Case # 05-063-A

Dear Ms. Bianco:

We are scheduled on June 2nd for a hearing regarding our zoning variance which has been appealed by the owners of a rental property located at 8811 Spring Road. In order to help with your busy docket and scheduling work, I wanted to let you know in advance that we will not be appearing to defend this appeal.

We have made other arrangements for our home at the present time. However, per my conversation with the Zoning Office, we would like to reserve our right to re-apply for the variance at a future date.

Thank you for all your help and guidance in this matter. May God be with you now and always.

Sincerely,

L. Katherine Moore

L. Katherine Moore

c: Mr. William J. Wiseman, III , Zoning Commissioner
Mr. Timothy Kotroco, Director Permits & Development Management
Mr. Ronald Kearney, KLS Surveyors

Emory United Methodist Church

ELLICOTT CITY, MARYLAND

REV. L. KATHERINE MOORE
Pastor

8813 SPRING ROAD
BALTIMORE, MARYLAND 21234
Phone: (410) 661-1026

May 15, 2005

Ms. Kathleen C. Bianco, Administrator
County Board of Appeals of Baltimore County
Room 49, Old Courthouse
400 Washington Avenue
Towson, MD 21204

re: 8813 Spring Road, 21234
Property of L. Katherine Moore and
MaryEllen Glorioso
Case # 05-063-A

Dear Ms. Bianco:

We are scheduled on June 2nd for a hearing regarding our zoning variance which has been appealed by the owners of a rental property located at 8811 Spring Road. In order to help with your busy docket and scheduling work, I wanted to let you know in advance that we will not be appearing to defend this appeal.

We have made other arrangements for our home at the present time. However, per my conversation with the Zoning Office, we would like to reserve our right to re-apply for the variance at a future date.

Thank you for all your help and guidance in this matter. May God be with you now and always.

Sincerely,

L. Katherine Moore

L. Katherine Moore

c: Mr. William J. Wiseman, III , Zoning Commissioner
Mr. Timothy Kotroco, Director Permits & Development Management
Mr. Ronald Kearney, KLS Surveyors

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Rev. L. Katherine Moore	8813 Spring Rd	Baltimore MD 21234	n/a
Rev. Mary Ellen Glorioso	8813 Spring Rd	Baltimore, MD 21234	
THOMAS B. WHALEN	8815 SPRINGER.	BALTO. MD. 21234	
[illegible]lly Ogle	8809 Spring Rd.	Balto. Md. 21234	
[illegible]Neil Lanzi	409 Washington Ave #617	Towson MD 21204	
RONALD KEARNEY	21401 PHILA. RD.	BELAIR MD 21015	

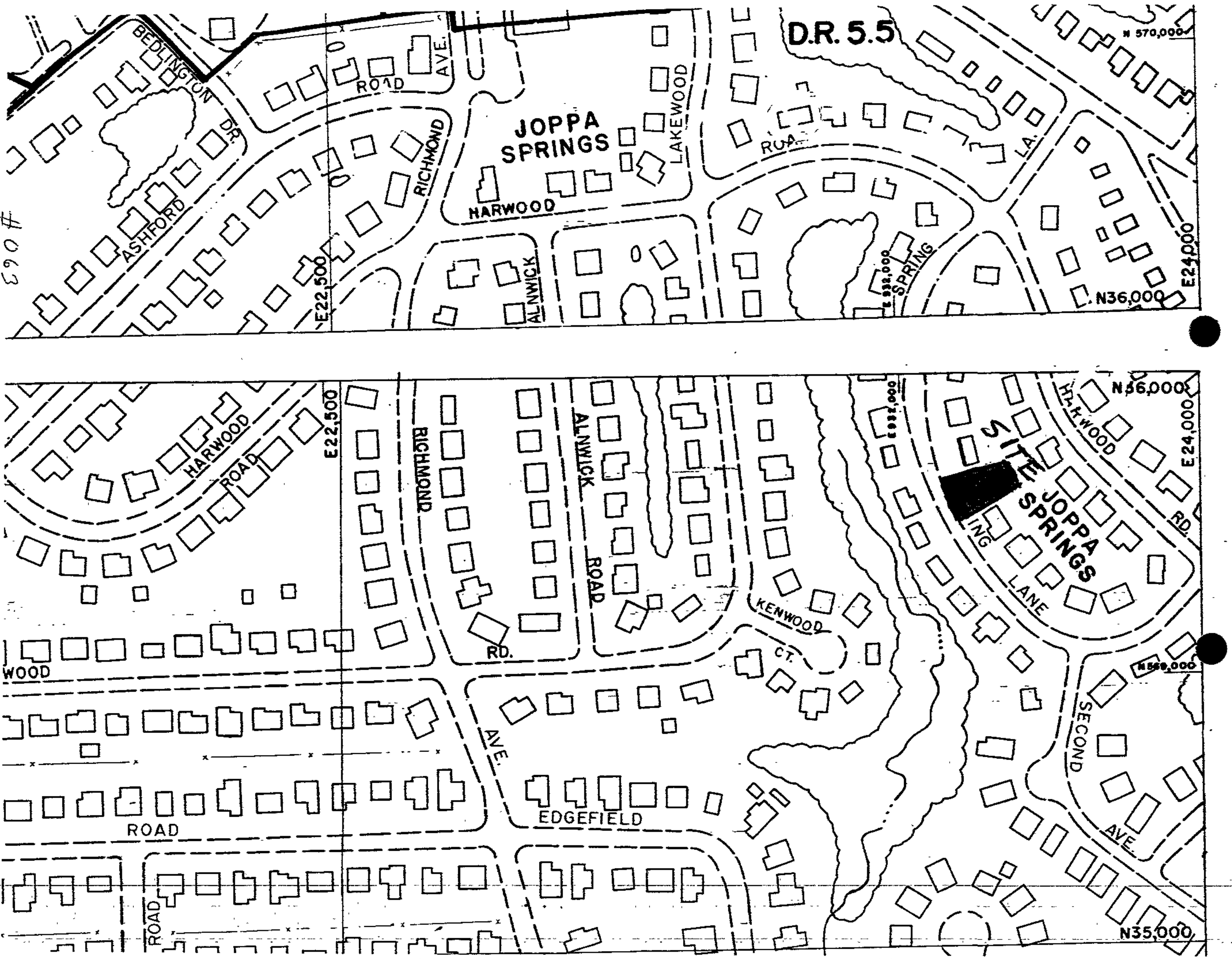
PLEASE PRINT CLEARLY

OPPOSITION

CASE NAME 05-063-A
CASE NUMBER 05-063-A
DATE 10/18/05

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Helen L. Rogers	8811 SPRING RD	Balto MD 21234	
CHARLES N. ROGERS	9607 WEDGEWOOD PL. ~~Ft. Wash MD~~	Ft Wash, MD 20744	


D.R. 5.5
N 570,000
BEDLINGTON DR.
ROAD
AVE.
JOPPA SPRINGS
LAKEWOOD
RICHMOND
ASHFORD
HARWOOD
ALNWICK
E22,500
E 532,000
SPRING
N36,000
E24,000
#063
HARWOOD
ROAD
E22,500
RICHMOND
ALNWICK
ROAD
RD.
KENWOOD
CT.
E 532,000
SITE
JOPPA SPRINGS
LANE
HARWOOD
N36,000
E24,000
RD.
N35,000
SECOND
AVE.
AVE.
EDGEFIELD
ROAD
ROAD
N35,000

Case No.: 05-063 A

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	Prepared by Site Plan R. Kearney	Letter to Kotroto
No. 2	A - Resental Plat - Joppa Manor Plat - Pre 1953 Zoning Reg.	Letter to Zoning Commission 10/13
No. 3	Real Property Records Date of Home Move / Rogers - 1957	Letter - Contary of Law APP 10/13
No. 4	" " "	Review of Carport Permits request from County
No. 5	Booklet of Photographs	Photographs. #5ABC
No. 6	82-268-A Prior Zoning order	Photo (Referenced in 8805 Spring Rd.
No. 7	Petition in Support of Petitioners Carport	8819 Spring Rd. 2-Photos A+B
No. 8	Packet of Letters of Support 3 letters.	2512 Harwood Rd 2 Photos A+B
No. 9	Photo Marked with X's showing water flow	4 Photo's 9A B C D 2502 Harwood Rd. Property
No. 10		2506 Harwood Rd
No. 11		Letter from Planning Board
No. 12		

DATE: 10/04/2004 AUTOMATED PERMIT TRACKING SYSTEM BP1072M
TIME: 12:01:16 FULL SCREEN INQUIRY

SEL	STREET ADDRESS	PERMIT NO	CONTROL NO
35	HARWOOD DR	B486504	MR
2504	HARWOOD RD	E527659	527659
2504	HARWOOD RD	E565492	565492
2504	HARWOOD RD	P565481	565481
402	HARWOOD RD	B546610	MR
405	HARWOOD RD	B458818	RR
409	HARWOOD RD	B484253	MR
412	HARWOOD RD	B459580	MR
412	HARWOOD RD	B515884	RS
413	HARWOOD RD	P558150	558150
415	HARWOOD RD	B475466	MR
415	HARWOOD RD	E490618	490618
415	HARWOOD RD	P493338	493338
1927	HASELMERE RD	E490117	490117
1927	HASELMERE RD	P489390	
1953	HASELMERE RD	E483279	483279
1953	HASELMERE RD	P483285	483285
1955	HASELMERE RD	B498498	MR

PAGE SCROLL (F/B) F CLEAR TO RETURN TO THE MENU

ENTER THE LETTER -X- NEXT TO THE ADDRESS TO RECEIVE PERMIT DETAIL

APPLICATION FOR BUILDING PERMIT

PERMIT #: B514772 CONTROL #: MR DIST: 09 PREC: 01

Doug Swan

LOCATION: 8809 SPRING RD
SUBDIVISION: JOPPA MANOR
TAX ASSESSMENT #: 0920662070

OWNERS INFORMATION
NAME: OGLE, MARK
ADDR: 8809 SPRING RD 21234

G21

APPLICANT INFORMATION
NAME: MARK OGLE
COMPANY:
ADDR1: 8809 SPRING AVE
ADDR2: BALTO MD 21234
PHONE #: 410.661.4062 LICENSE #:

NOTES
CM

DRC#
PLANS: CONST PLOT 1 R PLAT DATA ELEC NO PLUM NO
TENANT:
CONTR: OWNER
ENGNR:
SELLR:
WORK: CONSTRUCT 190LFT X 6FT WOOD FENCE IN REAR/SIDE
YARD OF EX SFD AS PER SITE PLAN

PROPOSED USE: SFD & FENCE
EXISTING USE: SFD

BLDG. CODE:
RESIDENTIAL CATEGORY: OWNERSHIP:
ESTIMATED COST OF MATERIAL AND LABOR:

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
USE: FENCE
FOUNDATION: BASEMENT:
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST
CONSTRUCTION: FUEL:
CENTRAL AIR:

SINGLE FAMILY UNITS
TOTAL 1 FAMILY BEDROOMS
MULTI FAMILY UNITS
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B514772

DIMENSIONS - INSTALL FIXTURES

	BUILDING SIZE
GARBAGE DISP:	FLOOR:
POWDER ROOMS:	WIDTH:
BATHROOMS:	DEPTH:
KITCHENS:	HEIGHT:
	STORIES:

LOT NOS: 12
CORNER LOT:

LOT SIZE AND SETBACKS
SIZE: 0071.00 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB:
SIDE SETB:
SIDE STR SETB:
REAR SETB:

ZONING INFORMATION

DISTRICT:	BLOCK:		
PETITION:	SECTION:		
DATE:	LIBER:	002	
MAP:	FOLIO:	025	
	CLASS:	04	

ASSESSMENTS
LAND: 0031110.00
IMPROVEMENTS: 0090670.00
TOTAL ASS.:

PLANNING INFORMATION
MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 04/04/2003 INSPECTOR INITIALS: 09R
FEE: $10.00 PAID: $10.00 RECEIPT #: A479093
PAID BY: APPL

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER DATE

ADDRESS

AGENT ____
OWNER ____

SIGNATURE OF APPLICANT PHONE

APPLICATION FOR BUILDING PERMIT

PERMIT #: B465947 CONTROL #: MR DIST: 01 PREC: 01

LOCATION: 8824 SPRING RD
SUBDIVISION: JOPPA MANOR
TAX ASSESSMENT #: 0907583090

OWNERS INFORMATION
NAME: GREENWOOD BUREN O
ADDR: 8824 SPRING RD 21234

APPLICANT INFORMATION
NAME: B GREENWOOD
COMPANY:
ADDR1:
ADDR2:
PHONE #: 410-661-1285 LICENSE #:

NOTES
LW

DRC#
PLANS: CONST PLOT R PLAT DATA ELEC PLUM
TENANT: OWNER
CONTR: OWNER
ENGNR:
SELLR:
WORK: ERECT 221 LF OF 6'HIGH WOOD FENCE IN REAR YARD
PER SITE PLAN.

PROPOSED USE: SFD + FENCE
EXISTING USE:

BLDG. CODE:
RESIDENTIAL CATEGORY: OWNERSHIP:
ESTIMATED COST OF MATERIAL AND LABOR:

TYPE OF IMPRV:
USE:
FOUNDATION: BASEMENT:
SEWAGE: WATER:
CONSTRUCTION: FUEL:
CENTRAL AIR:

SINGLE FAMILY UNITS
TOTAL 1 FAMILY BEDROOMS
MULTI FAMILY UNITS
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B465947

DIMENSIONS - INSTALL FIXTURES

	BUILDING SIZE	LOT SIZE AND SETBACKS	
GARBAGE DISP:	FLOOR:	SIZE: 58.00 X	
POWDER ROOMS:	WIDTH:	FRONT STREET:	
BATHROOMS:	DEPTH:	SIDE STREET:	
KITCHENS:	HEIGHT:	FRONT SETB:	NC
	STORIES:	SIDE SETB:	0/0
LOT NOS: 8		SIDE STR SETB:	
CORNER LOT:		REAR SETB:	0

ZONING INFORMATION

DISTRICT:	BLOCK:		
PETITION:	SECTION:		
DATE:	LIBER:	002	
MAP:	FOLIO:	025	
	CLASS:	04	

ASSESSMENTS

LAND:	0030530.00
IMPROVEMENTS:	0071910.00
TOTAL ASS.:	

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 10/23/2001 INSPECTOR INITIALS: OIR

FEE: $10.00 PAID: $10.00 RECEIPT #: A439561

PAID BY: APP

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER DATE

ADDRESS

AGENT .....
OWNER .....

SIGNATURE OF APPLICANT PHONE

PERMIT NO	CONTROL NO	ADDRESS	
P036745	036745	9231	HARVEST RUSH RD
B023936	NR	9240	HARVEST RUSH RD
E037066	037066	9240	HARVEST RUSH RD
P038551	038551	9240	HARVEST RUSH RD
B023535	NR	9241	HARVEST RUSH RD
B056221	MR	9241	HARVEST RUSH RD
E029442	029442	9241	HARVEST RUSH RD
P030530	030530	9241	HARVEST RUSH RD
B023932	NR	9242	HARVEST RUSH RD
B042043	NR	9242	HARVEST RUSH RD
B063345	MR	9242	HARVEST RUSH RD
E044643	044643	9242	HARVEST RUSH RD
P045756	045756	9242	HARVEST RUSH RD
B023536	NR	9243	HARVEST RUSH RD
B092732	MR	9243	HARVEST RUSH RD
E067814	067814	9243	HARVEST RUSH RD
E166190	166190	9243	HARVEST RUSH RD
P066268	066268	9243	HARVEST RUSH RD
P165625	165625	9243	HARVEST RUSH RD
B023930	NR	9244	HARVEST RUSH RD
E041802	041802	9244	HARVEST RUSH RD
P042667	042667	9244	HARVEST RUSH RD
B023537	NR	9245	HARVEST RUSH RD
E029447	029447	9245	HARVEST RUSH RD
P030532	030532	9245	HARVEST RUSH RD
B031762	NR	9246	HARVEST RUSH RD
B052195	MR	9246	HARVEST RUSH RD
E038391	038391	9246	HARVEST RUSH RD
P040290	040290	9246	HARVEST RUSH RD
B028933	NR	9247	HARVEST RUSH RD
E069727	069727	9247	HARVEST RUSH RD
P069218	069218	9247	HARVEST RUSH RD
B045759	NR	9248	HARVEST RUSH RD
E051578	051578	9248	HARVEST RUSH RD
P049280	049280	9248	HARVEST RUSH RD
B020741	NR	9249	HARVEST RUSH RD
E027921	027921	9249	HARVEST RUSH RD
P029258	029258	9249	HARVEST RUSH RD
B036876	NR	9250	HARVEST RUSH RD
B065478	NR	9250	HARVEST RUSH RD
B067312	NR	9250	HARVEST RUSH RD
B116838	MR	9250	HARVEST RUSH RD
E069728	069728	9250	HARVEST RUSH RD
P069221	069221	9250	HARVEST RUSH RD
B016440	NR	9251	HARVEST RUSH RD
B065984	MR	9251	HARVEST RUSH RD
P029259	029259	9251	HARVEST RUSH RD
B047874	NR	9252	HARVEST RUSH RD
E081593	081593	9252	HARVEST RUSH RD
P081738	081738	9252	HARVEST RUSH RD
B023933	NR	9253	HARVEST RUSH RD
B075785	MR	9253	HARVEST RUSH RD
E052916	052916	9253	HARVEST RUSH RD
P049292	049292	9253	HARVEST RUSH RD
B016442	NR	9255	HARVEST RUSH RD
B064541	MR	9255	HARVEST RUSH RD
E029449	029449	9255	HARVEST RUSH RD
P030531	030531	9255	HARVEST RUSH RD
B023539	NR	9257	HARVEST RUSH RD
B082518	MR	9257	HARVEST RUSH RD
B085101	MR	9257	HARVEST RUSH RD
E029451	029451	9257	HARVEST RUSH RD
P030533	030533	9257	HARVEST RUSH RD
B023935	NR	9259	HARVEST RUSH RD
B051493	NR	9259	HARVEST RUSH RD
E055616	055616	9259	HARVEST RUSH RD
P055083	055083	9259	HARVEST RUSH RD
B023538	NR	9261	HARVEST RUSH RD
E148361	148361	9261	HARVEST RUSH RD
P027138	027138	9261	HARVEST RUSH RD
B023934	NR	9263	HARVEST RUSH RD
E052918	052918	9263	HARVEST RUSH RD
P049290	049290	9263	HARVEST RUSH RD
B056747	NR	9265	HARVEST RUSH RD
E059149	059149	9265	HARVEST RUSH RD
P061102	061102	9265	HARVEST RUSH RD
P100100	100100	2900	HARVIEW AVE
B091879	MR	1000	HARWALL RD
E055712	055712	1005	HARWALL RD
E093503	093503	1006	HARWALL RD
E163946	163946	1010	HARWALL RD
E174254	174254	1022	HARWALL RD
B026074	MR	1030	HARWALL RD
E067293	067293	1107	HARWALL RD
E020178	020178	1108	HARWALL RD
B038240	MR	1114	HARWALL RD
E047390	047390	1114	HARWALL RD
P044030	044030	1114	HARWALL RD
E055525	055525	1119	HARWALL RD
E175065	175065	1124	HARWALL RD
B026152	MR	1125	HARWALL RD
E016651		1201	HARWALL RD
E051053	051053	1210	HARWALL RD
B096155	MR	1212	HARWALL RD
E166296	166296	1215	HARWALL RD
E129158	129158	1220	HARWALL RD
E135499	135499	1222	HARWALL RD
E135714	135714	1222	HARWALL RD
E025142	025142	1226	HARWELL RD
B038057	NR	10	HARWICK CT
B038062	NR	2	HARWICK CT
B037229	NR	4	HARWICK CT
B037215	NR	6	HARWICK CT
B038064	NR	8	HARWICK CT
E043897	043897	1666	HARWICK RD
E186021	186021	2613	HARWOOD AVE
P046476	046476	2403	HARWOOD RD
E069369	069369	2410	HARWOOD RD
B091460	MR	2412	HARWOOD RD
E177445	177445	2415	HARWOOD RD

PERMIT NO	CONTROL NO	ADDRESS	
E121789	121789	2419	HARWOOD RD
E122462	122462	2419	HARWOOD RD
E139145	139145	2503	HARWOOD RD
B156642	MR	2507	HARWOOD RD
E099957	099957	2507	HARWOOD RD
E161749	161749	2507	HARWOOD RD
P156884	156884	2507	HARWOOD RD
E038543	038543	2509	HARWOOD RD
B118510	MR	2510	HARWOOD RD
E119957	119957	2510	HARWOOD RD
P124051	124051	2510	HARWOOD RD
E094248	094248	2600	HARWOOD RD
E014556	014556	2605	HARWOOD RD
P187437	187437	2610	HARWOOD RD
B107846	MR	402	HARWOOD RD
B112901	MR	402	HARWOOD RD
B116224	MR	402	HARWOOD RD
E001388	001388	402	HARWOOD RD
E115162	115162	402	HARWOOD RD
P111375	111375	402	HARWOOD RD
B074901	MR	404	HARWOOD RD
E079005	079005	404	HARWOOD RD
E092388	092388	404	HARWOOD RD
E141182	141182	411	HARWOOD RD
E031788	031788	412	HARWOOD RD
E173394	173394	414	HARWOOD RD
B096404	MR	415	HARWOOD RD
E153562	153562	1904	HASELMERE RD
E144727	144727	1906	HASELMERE RD
E007412	007412	1909	HASELMERE RD
P007413	007413	1909	HASELMERE RD
E009453	009453	1911	HASELMERE RD
E009659	009659	1911	HASELMERE RD
P009455	009455	1911	HASELMERE RD
E132534	132534	1919	HASELMERE RD
E132849	132849	1919	HASELMERE RD
P132845	132845	1919	HASELMERE RD
E094162	094162	1923	HASELMERE RD
E017034	017034	1926	HASELMERE RD
E064906	064906	1927	HASELMERE RD
E076070		1931	HASELMERE RD
E045680	045680	1935	HASELMERE RD
E171798	171798	1937	HASELMERE RD
P168270	168270	1937	HASELMERE RD
E081821	081821	1938	HASELMERE RD
E141704	141704	1938	HASELMERE RD
E045683	045683	1939	HASELMERE RD
E110944	110944	1941	HASELMERE RD
B029115	MR	1947	HASELMERE RD
B031495	MR	1957	HASELMERE RD
E050206	050206	1957	HASELMERE RD
B062602	MR	1961	HASELMERE RD
E049414	049414	1965	HASELMERE RD
E170355	170355	1966	HASELMERE RD
E026811	026811	1968	HASELMERE RD
E066924	066924	1968	HASELMERE RD
B058498	MR	1970	HASELMERE RD
B058501	MR	1970	HASELMERE RD
E056282	056282	1970	HASELMERE RD
E062256	062256	1971	HASELMERE RD
E063879	063879	1971	HASELMERE RD
E113964	113964	617	HASTING RD
E145165	145165	606	HASTING ROAD
B142164	MR	606	HASTINGS RD
P105249	105249	606	HASTINGS RD
P147278	147278	606	HASTINGS RD
B090413	MR	608	HASTINGS RD
E092341	092341	608	HASTINGS RD
E095305	095305	608	HASTINGS RD
E113319	113319	608	HASTINGS RD
P092820	092820	608	HASTINGS RD
P092822	092822	608	HASTINGS RD
B115628	MR	618	HASTINGS RD
B116325	MR	618	HASTINGS RD
E117573	117573	618	HASTINGS RD
P119636	119636	618	HASTINGS RD
E063611	063611	620	HASTINGS RD
B002944	MR	621	HASTINGS RD
E006811	006811	621	HASTINGS RD
P004523	004523	621	HASTINGS RD
E096480	096480	625	HASTINGS RD
E097269	097269	625	HASTINGS RD
E099455	099455	625	HASTINGS RD
P096507	096507	625	HASTINGS RD
B131227	MR	626	HASTINGS RD
E178133	178133	630	HASTINGS RD
E117407	117407		HATERLEIGH RD
E119364	119364		HATERLEIGH RD
E019411	019411	13	HATHAWAY RD
B110355	MR	15	HATHAWAY RD
B111262	MR	15	HATHAWAY RD
E112845	112845	15	HATHAWAY RD
E028692	028692	16	HATHAWAY RD
E172150	172150	17	HATHAWAY RD
E045914	045914	2	HATHAWAY RD
B003296	MR	21	HATHAWAY RD
E009979	009979	33	HATHAWAY RD
P141232	141232	5	HATHAWAY RD
B113418	C-2232-91		HATHERLEIGH RD
E115301	115301		HATHERLEIGH RD
E159930	159930		HATHERLEIGH RD
E050223	050223	606	HATHERLEIGH RD
E064938	064938	606	HATHERLEIGH RD
B094181	MR	610	HATHERLEIGH RD
E101309	101309	610	HATHERLEIGH RD
B031625	MR	618	HATHERLEIGH RD
B125543	MR	620	HATHERLEIGH RD
E135894	135894	620	HATHERLEIGH RD
P125852	125852	620	HATHERLEIGH RD
B055744	MR	700	HATHERLEIGH RD

PERMIT NO	CONTROL NO	ADDRESS	
E002961	002961	6646	SPRING MILL CIR
E006778	006778	6646	SPRING MILL CIR
P000912	000912	6646	SPRING MILL CIR
P008445	008445	6646	SPRING MILL CIR
E008292	008292	6648	SPRING MILL CIR
P000914	000914	6648	SPRING MILL CIR
P007175	007175	6648	SPRING MILL CIR
E008296	008296	6650	SPRING MILL CIR
P000915	000915	6650	SPRING MILL CIR
P007177	007177	6650	SPRING MILL CIR
B006879	NR	6652	SPRING MILL CIR
E011774	011774	6652	SPRING MILL CIR
P000916	000916	6652	SPRING MILL CIR
P008452	008452	6652	SPRING MILL CIR
B006882	NR	6654	SPRING MILL CIR
E012541	012541	6654	SPRING MILL CIR
P000917	000917	6654	SPRING MILL CIR
P008448	008448	6654	SPRING MILL CIR
B036705	NR	6656	SPRING MILL CIR
P000919	000919	6656	SPRING MILL CIR
P040319	040319	6656	SPRING MILL CIR
P046014	046014	6656	SPRING MILL CIR
B001349	NR	6671	SPRING MILL CIR
B021221	MR	6671	SPRING MILL CIR
E012542	012542	6671	SPRING MILL CIR
P007179	007179	6671	SPRING MILL CIR
B001428	NR	6673	SPRING MILL CIR
E011775	011775	6673	SPRING MILL CIR
P000922	000922	6673	SPRING MILL CIR
P007178	007178	6673	SPRING MILL CIR
E015323	015323	6675	SPRING MILL CIR
P000923	000923	6675	SPRING MILL CIR
P007180	007180	6675	SPRING MILL CIR
E015327	015327	6677	SPRING MILL CIR
P000924	000924	6677	SPRING MILL CIR
P007181	007181	6677	SPRING MILL CIR
B003057	NR	6679	SPRING MILL CIR
E004214	004214	6679	SPRING MILL CIR
E004216	004216	6679	SPRING MILL CIR
P000925	000925	6679	SPRING MILL CIR
P008774	008774	6679	SPRING MILL CIR
B003062	NR	6681	SPRING MILL CIR
E004210	004210	6681	SPRING MILL CIR
E004215	004215	6681	SPRING MILL CIR
P000927	000927	6681	SPRING MILL CIR
P008777	008777	6681	SPRING MILL CIR
P000920	000920	6671	SPRING MILL RD
E166519	166519	216	SPRING RD
B101471	RR	2649	SPRING RD
E070535	070535	4202	SPRING RD
~~B143285~~	~~NR~~	~~4461~~	~~SPRING RD~~
E140398	140398	8811	SPRING RD
P140472	140472	8811	SPRING RD
P141432	141432	8811	SPRING RD
E125831	125831	161	SPRING SIDE DR

PERMIT NO	CONTROL NO	ADDRESS	
B140659	C-1343-92	4600-02	SPRING WATER CT
P147675	147675	4600	SPRING WATER CT BLDG7
P147677	147677	4602	SPRING WATER CT BLDG8
E154673	154673	7924	SPRING WAY
B090154	C-742-91	1000-02	SPRINGATE RD BLDG3
B090155	C-744-91	1001-03	SPRINGATE RD BLDG4
P053271	053271	8204	SPRINGBOTTOM RD
B024260	GR	905	SPRINGDALE AVE
B056696	NR	21203	SPRINGDALE RD
E183509	183509	21203	SPRINGDALE RD
P182155	182155	21203	SPRINGDALE RD
P186292	186292	21203	SPRINGDALE RD
B119435	NR	3700	SPRINGDELL AVE
E121380	121380	3700	SPRINGDELL AVE
P122641	122641	3700	SPRINGDELL AVE
P128203	128203	3700	SPRINGDELL AVE
E164845	164845	3701	SPRINGDELL AVE
B129633	NR	3702	SPRINGDELL AVE
E132739	132739	3702	SPRINGDELL AVE
P134228	134228	3702	SPRINGDELL AVE
B111671	RA	3702-04	SPRINGDELL AVE
B128830	NR	3703	SPRINGDELL AVE
E129127	129127	3703	SPRINGDELL AVE
P129345	129345	3703	SPRINGDELL AVE
P141542	141542	3703	SPRINGDELL AVE
B126346	NR	3704	SPRINGDELL AVE
E132738	132738	3704	SPRINGDELL AVE
P135023	135023	3704	SPRINGDELL AVE
B128990	NR	3705	SPRINGDELL AVE
E155227	155227	3705	SPRINGDELL AVE
P141544	141544	3705	SPRINGDELL AVE
B111672	RA	3706	SPRINGDELL AVE
B145104	NR	3706	SPRINGDELL AVE
E148881	148881	3706	SPRINGDELL AVE
P146531	146531	3706	SPRINGDELL AVE
B132355	NR	3707	SPRINGDELL AVE
E137231	137231	3707	SPRINGDELL AVE
P135404	135404	3707	SPRINGDELL AVE
P141570	141570	3707	SPRINGDELL AVE
B144839	MR	3709	SPRINGDELL AVE
B144843	MR	3709	SPRINGDELL AVE
E029953	029953	3709	SPRINGDELL AVE
P017216	017216	3709	SPRINGDELL AVE
P019626	019626	3709	SPRINGDELL AVE
B147701	MR	3722	SPRINGDELL AVE
P158230	158230	3727	SPRINGDELL AVE
E172023	172023	3728	SPRINGDELL AVE
P145284	145284	3734	SPRINGDELL AVE
B088421	MR	3738	SPRINGDELL AVE
P035418	035418	31	SPRINGFARM CT
~~B001816~~	~~GRC-041-89~~	~~1000~~	~~SPRINGGATE RD~~
B122546	RA	2706	SPRINGHILL AVE
B001905	MR	1	SPRINGHILL FARM CT
B022095	SI-5623	1	SPRINGHILL FARM CT
B041058	NR	1	SPRINGHILL FARM CT

PERMIT NO	CONTROL NO	ADDRESS
E295028	295028	1225 HARNALL RD
E234764	234764	1231 HARNALL RD
E240037		1106 HARNELL RD
P287790	287790	9 HARWICK CT
P293471	293471	9 HARWICK CT
E186021	186021	2613 HARWOOD AVE
E257286	257286	2404 HARWOOD RD
E347950	347950	2408 HARWOOD RD
P347952	347952	2408 HARWOOD RD
E177445	177445	2415 HARWOOD RD
B156642	MR	2507 HARWOOD RD
E161749	161749	2507 HARWOOD RD
B156884	156884	2507 HARWOOD RD
E270990	270990	2602 HARWOOD RD
E356578	356578	2604 HARWOOD RD
B202181	MR	2608 HARWOOD RD
E446282	446282	2609 HARWOOD RD
P446285	446285	2609 HARWOOD RD
P187437	187437	2610 HARWOOD RD
P253136	253136	2612 HARWOOD RD
P376140	376140	402 HARWOOD RD
B453897	MR	405 HARWOOD RD
E434445	434445	407 HARWOOD RD
E453607	453607	408 HARWOOD RD
B433491	MR	412 HARWOOD RD
E436571	436571	412 HARWOOD RD
B263525	MR	414 HARWOOD RD
E173394	173394	414 HARWOOD RD
E195307	195307	416 HARWOOD RD
P251511	251511	2616 HARWOOD RDD
E257955		1920 HASELMER RD
B281126	MR	1904 HASELMERE RD
E153562	153562	1904 HASELMERE RD
P205507	205507	1905 HASELMERE RD
B310056	MR	1906 HASELMERE RD
E374564	374564	1913 HASELMERE RD
B170179	MR	1921 HASELMERE RD
E283031		1921 HASELMERE RD
E308128		1922 HASELMERE RD
E219583		1924 HASELMERE RD
E312217		1925 HASELMERE RD
E352859	352859	1928 HASELMERE RD
P207275	207275	1932 HASELMERE RD
P398455	398455	1935 HASELMERE RD
B166532	MR	1937 HASELMERE RD
E171798	171798	1937 HASELMERE RD
B168270	168270	1937 HASELMERE RD
B287293	MR	1942 HASELMERE RD
P266046	266046	1950 HASELMERE RD
E275727	275727	1960 HASELMERE RD
B235732	MR	1961 HASELMERE RD
E170355	170355	1966 HASELMERE RD
E438621	438621	1976 HASELMERE RD
E281872	281872	1978 HASELMERE RD
E398445	398445	1935 HASEMERE RD

PERMIT NO	CONTROL NO	ADDRESS
E408291	408291	605 HASTING RD
E435543	435543	600 HASTINGS RD
P205823	205823	600 HASTINGS RD
B327770	MR	606 HASTINGS RD
E331183		606 HASTINGS RD
P331853	331853	606 HASTINGS RD
B244443	MR	610 HASTINGS RD
B435275	TA	614 HASTINGS RD
E430977	430977	614 HASTINGS RD
B272930	MR	616 HASTINGS RD
E275802	275802	616 HASTINGS RD
E387060		626 HASTINGS RD
B176195	MR	630 HASTINGS RD
E178133	178133	630 HASTINGS RD
E294564	294564	630 HASTINGS RD
B228422	MR	15 HATHAWAY RD
E172150	172150	17 HATHAWAY RD
B420759	MR	2 HATHAWAY RD
B353944	MR	21 HATHAWAY RD
P408062	408062	26 HATHAWAY RD
E448929	448929	28 HATHAWAY RD
B344164	MR	35 HATHAWAY RD
E348368	348368	35 HATHAWAY RD
P346980	346980	35 HATHAWAY RD
E195904	195904	36 HATHAWAY RD
P195905	195905	36 HATHAWAY RD
B420835	MR	7 HATHAWAY RD
E314974	314974	7 HATHAWAY RD
P322000	322000	7 HATHAWAY RD
E159930	159930	HATHERLEIGH RD
B199957	MR	500 HATHERLEIGH RD
B208248	MR	500 HATHERLEIGH RD
B255686	MR	500 HATHERLEIGH RD
E200104	200104	500 HATHERLEIGH RD
E256393		500 HATHERLEIGH RD
P200951	200951	500 HATHERLEIGH RD
P259355	259355	500 HATHERLEIGH RD
B339689	MR	502 HATHERLEIGH RD
E346278	346278	502 HATHERLEIGH RD
P346621	346621	502 HATHERLEIGH RD
E434919	434919	604 HATHERLEIGH RD
B265874	MR	610 HATHERLEIGH RD
B221607	MR	612 HATHERLEIGH RD
B408497	MR	616 HATHERLEIGH RD
E414556	414556	616 HATHERLEIGH RD
B204080	MR	618 HATHERLEIGH RD
B309968	MR	618 HATHERLEIGH RD
E204425	204425	618 HATHERLEIGH RD
E314031	314031	618 HATHERLEIGH RD
E319305	319305	618 HATHERLEIGH RD
P319361	319361	618 HATHERLEIGH RD
B196181	MR	704 HATHERLEIGH RD
E203304	203304	704 HATHERLEIGH RD
P204264	204264	704 HATHERLEIGH RD
B196617	MR	708 HATHERLEIGH RD

PERMIT NO	CONTROL NO	ADDRESS
E197541	197541	708 HATHERLEIGH RD
E200639	200639	708 HATHERLEIGH RD
P198763	198763	708 HATHERLEIGH RD
E326431	326431	804 HATHERLEIGH RD
P326399	326399	804 HATHERLEIGH RD
E403748		808 HATHERLEIGH RD
E199781	199781	809 HATHERLEIGH RD
B174833	MR	810 HATHERLEIGH RD
E177880	177880	810 HATHERLEIGH RD
E183966	183966	810 HATHERLEIGH RD
P183161	183161	810 HATHERLEIGH RD
B412873	MR	814 HATHERLEIGH RD
B413872	MR	814 HATHERLEIGH RD
E423749	423749	814 HATHERLEIGH RD
P284657		814 HATHERLEIGH RD
P428329		814 HATHERLEIGH RD
P429960	429960	814 HATHERLEIGH RD
P233741	233741	816 HATHERLEIGH RD
B442197	CO	818 HATHERLEIGH RD
E445736	445736	818 HATHERLEIGH RD
B294210	MR	901 HATHERLEIGH RD
E294477	294477	901 HATHERLEIGH RD
P293565	293565	901 HATHERLEIGH RD
B168140	MR	3105 HATTON RD
B186643	MR	3106 HATTON RD
B189185	MR	3106 HATTON RD
E186773	186773	3106 HATTON RD
E191215	191215	3106 HATTON RD
P191168	191168	3106 HATTON RD
B342300	MR	3108 HATTON RD
E344648	344648	3108 HATTON RD
E346083	346083	3108 HATTON RD
B287363	MR	3109 HATTON RD
B329576	MR	3109 HATTON RD
E288687	288687	3109 HATTON RD
E394227	394227	3109 HATTON RD
E431949	431949	3109 HATTON RD
P394236	394236	3109 HATTON RD
P432291	432291	3109 HATTON RD
B327438	MR	3111 HATTON RD
B328521	MR	3111 HATTON RD
E330022	330022	3111 HATTON RD
P329695	329695	3111 HATTON RD
B277079	MR	3114 HATTON RD
P227427	227427	3114 HATTON RD
E283244	283244	3202 HATTON RD
E368724	368724	3212 HATTON RD
P368725		3212 HATTON RD
B358176	MR	3216 HATTON RD
E163044	163044	3216 HATTON RD
B410358	MR	3218 HATTON RD
E366038	366038	3218 HATTON RD
E250691	250691	2313 HAUCROFT RD
B183640	NR	906 HAUF AVE
E193301	193301	906 HAUF AVE

PERMIT NO	CONTROL NO	ADDRESS
P189304	189304	906 HAUF AVE
P193578	193578	906 HAUF AVE
B449754	C-	9601 HAVEN FARM RD
E434971	434971	9601 HAVEN FARM RD
E457830	457830	9601A HAVEN FARM RD
E457833	457833	9601B HAVEN FARM RD
E457834	457834	9601C HAVEN FARM RD
E457829	457829	9601D HAVEN FARM RD
E457837	457837	9601D HAVEN FARM RD
E457841	457841	9601E HAVEN FARM RD
E457851	457851	9601G HAVEN FARM RD
E457853	457853	9601H HAVEN FARM RD
E457854	457854	9601J HAVEN FARM RD
E457855	457855	9601K HAVEN FARM RD
E457856	457856	9601L HAVEN FARM RD
E457857	457857	9601M HAVEN FARM RD
E453889	453889	9603 HAVEN FARM RD
E448379	448379	9603A HAVEN FARM RD
E448392		9603A HAVEN FARM RD
P446396	446396	9603A HAVEN FARM RD
B436982	C-	9603A-M HAVEN FARM RD
E448378	448378	9603B HAVEN FARM RD
P446398	446398	9603B HAVEN FARM RD
E448377	448377	9603C HAVEN FARM RD
P446399	446399	9603C HAVEN FARM RD
E448372	448372	9603D HAVEN FARM RD
P446400	446400	9603D HAVEN FARM RD
E448349	448349	9603E HAVEN FARM RD
P446401	446401	9603E HAVEN FARM RD
E448348	448348	9603E HAVEN FARM RD
P446403	446403	9603F HAVEN FARM RD
E448337	448337	9603G HAVEN FARM RD
P446404	446404	9603G HAVEN FARM RD
E448335	448335	9603H HAVEN FARM RD
P446405	446405	9603H HAVEN FARM RD
E448334	448334	9603J HAVEN FARM RD
P446406	446406	9603J HAVEN FARM RD
E448333	448333	9603K HAVEN FARM RD
P446407	446407	9603K HAVEN FARM RD
E448330	448330	9603L HAVEN FARM RD
P446408	446408	9603L HAVEN FARM RD
E448329		9603M HAVEN FARM RD
P446409	446409	9603M HAVEN FARM RD
E455213	455213	9604 HAVEN FARM RD
E450922	450922	9604A HAVEN FARM RD
E450966	450966	9604A HAVEN FARM RD
E450967	450967	9604A HAVEN FARM RD
P449483	449483	9604A HAVEN FARM RD
B447705	C-	9604A-M HAVEN FARM RD
E450968	450968	9604B HAVEN FARM RD
P449484	449484	9604B HAVEN FARM RD
E450971	450971	9604C HAVEN FARM RD
P449485	449485	9604C HAVEN FARM RD
E450972	450972	9604D HAVEN FARM RD
P449486	449486	9604D HAVEN FARM RD
E450974	450974	9604E HAVEN FARM RD

PERMIT NO	CONTROL NO	ADDRESS
E451330	451330	3741 SPRING LAKE LA
B203250	MR	3730 SPRING LAKE LANE
B384079	MR	3730 SPRING LAKE LANE
E208254	208254	3730 SPRING LAKE LANE
P208354	208354	3730 SPRING LAKE LANE
B331785	MR	3732 SPRING LAKE LANE
E333179	333179	3732 SPRING LAKE LANE
P303482	303482	3733 SPRING LAKE LANE
P307719		3734 SPRING LAKE LANE
E311767		3738 SPRING LAKE LANE
P311762	311762	3738 SPRING LAKE LANE
P308273		3740 SPRING LAKE LANE
P308272	308272	3745 SPRING LAKE LANE
B197194	MR	3746 SPRING LAKE LANE
B216025	MR	3750 SPRING LAKE LANE
E220837	220837	3750 SPRING LAKE LANE
B248826	MR	3753 SPRING LAKE WAY
P255972	255972	3753 SPRING LAKE WAY
B212631	MR	514 SPRING LANE
E226932	226932	514 SPRING LANE
P229618	229618	514 SPRING LANE
E164328	164328	600 SPRING LANE
B184523	NR	606 SPRING LANE
B414854	MR	611 SPRING LANE
B417000	MR	6671 SPRING MILL
B312870	MR-	6601 SPRING MILL CTR
B436965	MR	6607 SPRING MILL CTR
E440159	440159	6607 SPRING MILL CTR
B173311	MR	6612 SPRING MILL CTR
B418791	MR	6612 SPRING MILL CTR
E178764	178764	6612 SPRING MILL CTR
B263397	MR	6615 SPRING MILL CTR
B152527	MR	6630 SPRING MILL CTR
B172842	MR	6646 SPRING MILL CTR
B427899	MR	6649 SPRING MILL CTR
E374083	374083	6677 SPRING MILL CTR
B418542	MR	6608 SPRING MILL CT
E166519	166519	216 SPRING RD
B244917	MR	2647 SPRING RD
B453377	MR	2647 SPRING RD
E451812	451812	2647 SPRING RD
B455911	455911	2647 SPRING RD
P247041	247041	8808 SPRING RD
B444197	MR	8809 SPRING RD
B195815	MR	8810 SPRING RD
E212494		8810 SPRING RD
E213938	213938	8810 SPRING RD
P247040	247040	8810 SPRING RD
P312269	312269	8817 SPRING RD
B244347	MR	8822 SPRING RD
E284178	284178	8824 SPRING RD
E263240	263240	110 SPRING SIDE DR
B393994	393994	110 SPRING SIDE DR
E202536	202536	163 SPRING SIDE DR
P285213	285213	7914 SPRING WAY

PERMIT NO	CONTROL NO	ADDRESS
E154673	154673	7924 SPRING WAY
E263692		7901 SPRING WAY RD
B376552	MR	5110 SPRING WILLOW CT
B376679	MR	5117 SPRING WILLOW CT
B372425	MR	5145 SPRING WILLOW CT
B181318	BR	SPRING WILLOW CT
B427783	SHM	SPRING WILLOW CT
B434200	GRC-	SPRING WILLOW CT
B399681	NR	5101 SPRING WILLOW CT
B408930	FD-00	5101 SPRING WILLOW CT
P408612	408612	5101 SPRING WILLOW CT
B399684	NR	5103 SPRING WILLOW CT
B408929	FD-00	5103 SPRING WILLOW CT
B455287	MR	5103 SPRING WILLOW CT
P408614	408614	5103 SPRING WILLOW CT
B399686	NR	5105 SPRING WILLOW CT
B408928	FD-00	5105 SPRING WILLOW CT
P408615	408615	5105 SPRING WILLOW CT
B399687	NR	5107 SPRING WILLOW CT
B408926	FD-00	5107 SPRING WILLOW CT
B419620	MR	5107 SPRING WILLOW CT
P408616	408616	5107 SPRING WILLOW CT
B399692	NR	5109 SPRING WILLOW CT
B408925	FD-00	5109 SPRING WILLOW CT
P408618	408618	5109 SPRING WILLOW CT
B362088	NR	5110 SPRING WILLOW CT
B370057	FD-98	5110 SPRING WILLOW CT
E364765	364765	5110 SPRING WILLOW CT
P363976	363976	5110 SPRING WILLOW CT
B399693	NR	5111 SPRING WILLOW CT
B408923	FD-00	5111 SPRING WILLOW CT
B430156	MR	5111 SPRING WILLOW CT
P408619	408619	5111 SPRING WILLOW CT
B362086	NR	5112 SPRING WILLOW CT
B370055	FD-98	5112 SPRING WILLOW CT
E364764	364764	5112 SPRING WILLOW CT
P363977	363977	5112 SPRING WILLOW CT
B322683	NR	5113 SPRING WILLOW CT
B325503	FD-97	5113 SPRING WILLOW CT
B378864	MR	5113 SPRING WILLOW CT
E327494	327494	5113 SPRING WILLOW CT
P327508	327508	5113 SPRING WILLOW CT
B362083	NR	5114 SPRING WILLOW CT
B370053	FD-98	5114 SPRING WILLOW CT
E364763	364763	5114 SPRING WILLOW CT
P363978	363978	5114 SPRING WILLOW CT
B322682	NR	5115 SPRING WILLOW CT
B325504	FD-97	5115 SPRING WILLOW CT
B454898	MR	5115 SPRING WILLOW CT
E327499	327499	5115 SPRING WILLOW CT
P327509	327509	5115 SPRING WILLOW CT
B362080	NR	5116 SPRING WILLOW CT
B370052	FD-98	5116 SPRING WILLOW CT
E364762	364762	5116 SPRING WILLOW CT
P363979	363979	5116 SPRING WILLOW CT

PERMIT NO	CONTROL NO	ADDRESS
B322679	NR	5117 SPRING WILLOW CT
B325505	FD-97	5117 SPRING WILLOW CT
E327498	327498	5117 SPRING WILLOW CT
P327510	327510	5117 SPRING WILLOW CT
B362079	NR	5118 SPRING WILLOW CT
B370051	FD-98	5118 SPRING WILLOW CT
B414188	MR	5118 SPRING WILLOW CT
E364761	364761	5118 SPRING WILLOW CT
P363980	363980	5118 SPRING WILLOW CT
B322674	NR	5119 SPRING WILLOW CT
B325506	FD-97	5119 SPRING WILLOW CT
B341028	MR	5119 SPRING WILLOW CT
E327497	327497	5119 SPRING WILLOW CT
P327511	327511	5119 SPRING WILLOW CT
B371342	NR	5120 SPRING WILLOW CT
B389492	FD-99	5120 SPRING WILLOW CT
P381014	381014	5120 SPRING WILLOW CT
B327166	NR	5121 SPRING WILLOW CT
B330651	FD-98	5121 SPRING WILLOW CT
E331423		5121 SPRING WILLOW CT
P334791	334791	5121 SPRING WILLOW CT
B371341	NR	5122 SPRING WILLOW CT
B389495	FD-99	5122 SPRING WILLOW CT
P381011	381011	5122 SPRING WILLOW CT
B327167	NR	5123 SPRING WILLOW CT
B330653	FD-98	5123 SPRING WILLOW CT
B388203	MR	5123 SPRING WILLOW CT
E332166		5123 SPRING WILLOW CT
P334788	334788	5123 SPRING WILLOW CT
B371340	NR	5124 SPRING WILLOW CT
B389496	FD-99	5124 SPRING WILLOW CT
B457052	MR	5124 SPRING WILLOW CT
P381010	381010	5124 SPRING WILLOW CT
B327169	NR	5125 SPRING WILLOW CT
B330655	FD-98	5125 SPRING WILLOW CT
B379739	MR	5125 SPRING WILLOW CT
E332168		5125 SPRING WILLOW CT
P334787	334787	5125 SPRING WILLOW CT
B371339	NR	5126 SPRING WILLOW CT
B389498	FD-99	5126 SPRING WILLOW CT
P381009	381009	5126 SPRING WILLOW CT
B327170	NR	5127 SPRING WILLOW CT
B330656	FD-98	5127 SPRING WILLOW CT
B376894	MR	5127 SPRING WILLOW CT
E332273		5127 SPRING WILLOW CT
P334785	334785	5127 SPRING WILLOW CT
B371338	NR	5128 SPRING WILLOW CT
B389500	FD-99	5128 SPRING WILLOW CT
P381008	381008	5128 SPRING WILLOW CT
B327171	NR	5129 SPRING WILLOW CT
B330658	FD-98	5129 SPRING WILLOW CT
B355376	MR	5129 SPRING WILLOW CT
E331429		5129 SPRING WILLOW CT
P334784	334784	5129 SPRING WILLOW CT
B371335	NR	5130 SPRING WILLOW CT

PERMIT NO	CONTROL NO	ADDRESS
B389501	FD-99	5130 SPRING WILLOW CT
P381006	381006	5130 SPRING WILLOW CT
B327172	NR	5131 SPRING WILLOW CT
B330659	FD-98	5131 SPRING WILLOW CT
B416823	MR	5131 SPRING WILLOW CT
E331428		5131 SPRING WILLOW CT
P334782	334782	5131 SPRING WILLOW CT
B371333	NR	5132 SPRING WILLOW CT
B389502	FD-99	5132 SPRING WILLOW CT
P381003	381003	5132 SPRING WILLOW CT
B327173	NR	5133 SPRING WILLOW CT
B330660	FD-98	5133 SPRING WILLOW CT
B410680	MR	5133 SPRING WILLOW CT
E331426		5133 SPRING WILLOW CT
P334780		5133 SPRING WILLOW CT
B371329	NR	5134 SPRING WILLOW CT
B389503	FD-99	5134 SPRING WILLOW CT
B457383	MR	5134 SPRING WILLOW CT
P381000	381000	5134 SPRING WILLOW CT
B340731	NR	5135 SPRING WILLOW CT
B347793	FD-98	5135 SPRING WILLOW CT
B427540	MR	5135 SPRING WILLOW CT
E345187		5135 SPRING WILLOW CT
P343060	343060	5135 SPRING WILLOW CT
B340733	NR	5137 SPRING WILLOW CT
B347791	FD-98	5137 SPRING WILLOW CT
E345175		5137 SPRING WILLOW CT
E362456		5137 SPRING WILLOW CT
P343063	343063	5137 SPRING WILLOW CT
B340734	NR	5139 SPRING WILLOW CT
B347789	FD-98	5139 SPRING WILLOW CT
B368427	MR	5139 SPRING WILLOW CT
E345178		5139 SPRING WILLOW CT
P343064	343064	5139 SPRING WILLOW CT
B340735	NR	5141 SPRING WILLOW CT
B347787	FD-98	5141 SPRING WILLOW CT
B357972	MR	5141 SPRING WILLOW CT
E345180		5141 SPRING WILLOW CT
P343065	343065	5141 SPRING WILLOW CT
B340736	NR	5143 SPRING WILLOW CT
B347783	FD-98	5143 SPRING WILLOW CT
E345181	345181	5143 SPRING WILLOW CT
P343067	343067	5143 SPRING WILLOW CT
B340738	NR	5145 SPRING WILLOW CT
B347782	FD-98	5145 SPRING WILLOW CT
E345182		5145 SPRING WILLOW CT
P343070	343070	5145 SPRING WILLOW CT
B340740	NR	5147 SPRING WILLOW CT
B347780	FD-98	5147 SPRING WILLOW CT
E345184		5147 SPRING WILLOW CT
P343073	343073	5147 SPRING WILLOW CT
B340741	NR	5149 SPRING WILLOW CT
B347777	FD-98	5149 SPRING WILLOW CT
B380127	MR	5149 SPRING WILLOW CT
B380145	MR	5149 SPRING WILLOW CT

9607 Wedgewood Place
Fort Washington, Md. 20744
October 06, 2004
Telephone 1 (301) 567-1454

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
Attn: Mr. Timothy Kotroco, Director

PROTEST TO PETITION FOR ~~ADMINISTRATIVE~~ VARIANCE OF PROPERTY
CASE NUMBER: 05-063-A
8813 Spring Road
Baltimore, Maryland 21234

PLEASE INCLUDE THE THREE PAGE LETTER IN THE FILE.

CASE NUMBER: 05-063-A
8813 Spring Road

ENCLOSED ARE 4 PAGES INCLUDING THIS PAGE.

THANK YOU.

Helen L. Rogers

HELEN L. ROGERS

Protestants Exhibit 1

9607 Wedgewood Place
Fort Washington, Md. 20744
October 07, 2004
Telephone 1 (301) 567-1454

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
Attn: Mr. Timothy Kotroco, Director

PROTEST TO PETITION FOR ADMINISTRATIVE VARIANCE OF PROPERTY
CASE NUMBER: 05-063-A
8813 Spring Road
Baltimore, Maryland 21234

We, Charles and Helen Rogers, the protestants, own the 8811 Spring Road property which is adjacent to the side of the petitioners' property on which they want to erect a carport. They have filed a petition for a variance to permit a side-yard setback of 0 feet in lieu of the 7.5 foot side-yard setback required for open projection. We request that their petition, Case Number: 05-063-A, be disapproved.

Neighbors who are supporting in writing their zoning variance request are apparently not providing proof of practical difficulty or undue hardships. In addition, the neighbors are not the adjacent property owners and the petitioners' carport would not be on their boundary line; they would not be affected by the overflowing water and/or the sliding snow and ice that could cause ponding, flooding, erosion and/or structural damage that could adversely affect their property.

1. We oppose the variance for many reasons, including, but not necessarily limited to, the following:

a. Diversion of the petitioners' water onto our adjoining property would have a huge impact on our property. It would cause us undue hardships, serious and continuing nuisance problems, and not of our own actions, and would be a grave injustice.

b. The requested side-yard setback of 0 feet in lieu of the 7.5 foot side-yard setback required for open projection does not allow sufficient space for the surface water to flow to the common property line and seek its outfall within the petitioners' own property.

c. The earth at 8813 Spring Road, has been built up and concrete has been laid so a large portion of the petitioners' water is already draining on us.

d. There is approximately 13 feet between the petitioners' house and the property line and approximately 10 to 10 1/2 feet from the side of our house to our property line from which there is a downhill slope towards our foundation and our air conditioning condenser.

e. When you take the 25' X 13' dimensions of the proposed carport and allow for the roof's pitch, which would undoubtedly be to our side, an estimated area of the roof would be 350-375 sq. ft. Rainwater that now falls on the side of the petitioners' house, in their flower bed and on their driveway would be concentrated on the carport roof. If the spouts overflow due to clogging and or heavy rainfalls, the overflowing water would fall on our property. In view of the relatively large area of the roof and the concentration of rainfall on it, a considerable amount of water could be discharged onto our property, migrate to and damage our foundation and result in a leaking basement and allied problems. Correction of these problems could cost many thousand of dollars.

f. To some extent, the proposed carport would block the sun and deprive our lawn of sunlight, and stunt its growth. This stunted growth, coupled with the diverted rain, snow and ice, could culminate in a serious erosion problem for us.

g. A boundary-line carport would hamper maintenance of our yard.

A publication, promulgated by the Department of Permits & Development Management contains the following statement: "Downspouts are to be discharged at a distance of not less than eight feet from any property line measured along the path of flow."

2. A few questions are:

a. Could the 25 foot carport be constructed without the workers trespassing on our property?

b. Would the petitoners be able to repair and maintain the outer side of the carport without trespassing on our property?

c. When the gutter freezes and ice/snow from the carport's 25 foot length, melts and slides down the overhang, can it fall without trespassing onto our property?

d. Would the roof overhang and trespass over our property and, in effect, be trespassing on it?

e. When it snows, snow falls and drifts into a carport and shoveling is sometimes required. If one side of the carport is up against the petitioners' house and the other against the boundary line, where would their snow be shoveled?

g. A boundary-line carport would hamper maintenance of our yard.

The petition for a variance is ostensibly an effort by the petitioners to alleviate their water problem by diverting their water from rain and melting ice and snow away from their property and, in part, onto ours. There is approximately 10 to 10 1/2 feet between the common boundary line and the side of our house paralleling said property line, and the ground at the top of the sought-after carport slopes toward our house. During a downpour or a rainspouts blockage, a huge amount of water could run onto our property from the carport and flood our basement, exert tremendous pressure on our foundation, causing it to cave in or crack. These problems would cost thousands of dollars to correct.

Moreover, we request the relief request CASE NUMBER: 05-063-A be denied.

If the variance is approved, Charles N. And Helen L. Rogers, the protestants, would suffer undue hardship, and/or practical diffculities and would have a detrimental impact on our property. We are in opposition to the administrative variance and therefore, we request that the administrative variance CASE NUMBER: 05-963-A be denied.

Your careful consideration of our comments will be appreciated.

Very truly yours,

Charles N. Rogers
CHARLES N. ROGERS

Helen L. Rogers
HELEN L. ROGERS

9607 Wedgewood Place
Fort Washington, Md. 20744
October 13, 2004
1 (301) 567-1454

Zoning Commissioner of Baltimore County
Baltimore County Court Building
401 Bosley Avenue
Room 407
Towson, Maryland 21204

SUPPLEMENT TO THE PROTESTANTS' LETTER, DATED OCTOBER 7, 2004
CASE NUMBER: 05-063-A
8813 Spring Road
Baltimore, Maryland 21234

We, Charles N. and Helen L. Rogers, the protestants, own the 8811 Spring Road Property which is adjacent to the side of the petitioners' property on which they want to erect a carport. They have filed a petition for a variance to permit a side-yard setback of 0 feet in lieu of the 7.5 foot side-yard setback required for open projection.

1. We request that their petition, Case Number: 05-063-A, be denied.

2. Ostensibly, the petition is not fully compliant with the two-step criteria set forth in Cromwell v. Ward, 100 Md. App. 691 (1995) and The Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974).

3. The relief sought, i.e., a Zero-Foot side-yard setback, may be inconsistent with a requirement(s) established by the State of Maryland/Baltimore County/Zoning Commission.

4. There is nothing unique, unusual and different from the surrounding properties such as the uniqueness causes the zoning provision to impact more on the subject property (8813 Spring Road) than on the surrounding properties. Families, including some ministers, have lived in the 8813 Spring Road house more than 45 years and did not appear to suffer hardship or practical difficulty due to the lack of a carport.

5. If the petition is approved, erection of a carport may have a huge adverse impact on our property; it could cause the Protestants not only "Practical difficulty and Undue hardships" but, continuing serious problems, and not of our own actions. It could cause us various nuisances and would be a miscarriage of justice. Accordingly, we again request that the petition, Case No. 05-063-A, be denied.

Protestants #3

6. Relevant comments in the Maryland Law Encyclopedia and foot-noted cases are, by reference, incorporated in the Protestants' request for a denial of the above-cited petition for a variance.

7. Please ensure that this supplement is included in our case file.

Thanks for your consideration and cooperation

Very truly yours.

Charles N. Rogers
CHARLES N. ROGERS

Helen L. Rogers
HELEN L. ROGERS

9607 Wedgewood Place
Fort Washington, Md. 20744
October 13, 2004
1 301-567-1454

Zoning Commissioner of Baltimore County
Baltimore County Court Building
401 Bosley Avenue
Towson, Maryland 21204

PROTEST TO PETITION FOR ADMINISTRATIVE VARIANCE OF PROPERTY
CASE NUMBER: 05-063-A
8813 Spring Road
Bsltimore, Maryland 21234

EXCERPTS TAKEN FROM THE MARYLAND LAW ENCYCLOPEDIA ZONING AND PLANNING.

Sec. 36 --Observation: Maryland Law Encyclopedia MLE where both a variance and exception may be granted under the zoning ordinance if there are practical diffculties or unnecessary hardships, there has been held to be no distinction. 89 City of Baltimore v. Sapero, 230 Md. 291, 186 A. 2d 884 (1962); 89 Marino v. City of Baltimore, 215 Md. 206, 137 A2d 198 (1957)

A "use variance" is a variance permitting a use other than that permitted in a particular district by a zoning ordinance, while an "area variance" is a variance from area, height, density, setback or sideline restrictions. 90 Anderson v. Board of Appeals, Town of Chesakpeake Beach, 22 Md. App.28, 322 A.2d 220 (1974).

Sec. 37 --West's Digest, Zoning and Planning 487 et seq.
Ordinarily, a zoning board has a wide latitude of discretion in passing upon special exceptions or variances as long as the resulting use is in harmony with the general purpose and intent of the zoning plan, and will not adversely affect the use of neighboring properties and general plan of the neighborhood as provided by the zoning ordinance. 92 Schultz v. Pritts 291 Md. 1, 432 A.2d 1319 (1981).

Comment: A variance may only be granted after a two-step inquiry: first, the zoning authority must determine whether the subject property is unique and unusual in a manner different from the nature of the surrounding properties such that the uniqueness or peculiarity of the property causes the zoning provision to have a disproportionate impact on the property; if such is a finding is made, the zoning authority must determine whether an unreasonable hardship results from the disproportionate impact of the ordinance. 2 Umerley v. People's Counsel for Baltimore County. 108 Md. App. 497, 672 A.2d 173 (1996).

Protestante #3

PROTEST TO PETITION FOR ADMINISTRATIVE VARIANCE OF PROPERTY
CASE NUMBER 05-063-A
8813 Spring Road

EXCERPTS TAKEN FROM THE MARYLAND LAW ENCYCLOPEDIA
ZONING AND PLANNING.

Where zoning regulations permit certain exceptions which are not detrimental to the public welfare without the need for showing hardship, it is the function of the officer or board vested with the power to determine whether the proposed use for which a special exception is sought would be in the harmony with the general purposes and intent of zoning regulations, as required by statute, and whether it could be conducted without being detrimental to the welfare of the neighborhood. 8 Oursler v. Board of Zoning Appeals of Baltimore County, 204 Md. 397, 104 A 2d. 568 (1954).

When a zoning board grants an exception or variance, it is justified in limiting the exception in such a way as to mitigate its effect upon neighboring property and the community at large, and for this purpose it may impose reasonable conditions and restrictions. 10 Skipjack Cove Marina, Inc. v. County Com'rs for Cecil County, 252, MD 440, 250 A2d. 260 (1969).

Sec. 38 --The conditions an applicant must meet to receive a special exception go to policy consideration, which are to be determined by a zoning board in deciding whether the exception should be granted. 16 Town of Somerset v. Montgomery County Bd. of Appeals, 245 Md. 52, 225 A2d. 294 (1966); not only must the necessity be urgent, but the facts in a given case must be so extraordinary so as to require a withdrawal of the case from application of the accepted rule. 21 Kennerly v. Mayor & City Counsel of Baltimore, 247 Md. 601, 233 A2d. 800 (1967).

Sec. 39 -- Requirement of proper procedure:
West's Digest, Zoning And Planning 500, 531 et seq. states in part: The burden of showing facts to justify an exception or variance under a zoning ordinance rests upon the applicant. 35 Marino v. City of Baltimore, 215 Md. 206, 137 A2d 198 (1957) The applicant must show the existence of practical difficulties or unnecessary hardships where a prerequisite to granting of an exception or variance, 36 City of Baltimore, v. Borinsky, 239 Md. 611, 212 A2d 508 (1965). Pem Const. Co. v. City of Baltimore, 233 Md. 372, 196 A2d. 879 (1964) and must show that the difficulties or hardships were not the result of the owner's own actions 37 Pem Const. Co. v. City of Baltimore, 233 Md. 372, 196 A2d. 879 (1964) 37 Anderson v. Board of Appeals, 37 Town of Chesakpeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). and that they affect the particular premises and are not common to realty in the neighborhood. 38 Minor v. Shifflett, 252 Md. 158, 249 A.2d. 159 (1969).

PROTEST TO PETITION FOR ADMINISTRATIVE VARIANCE OF PROPERTY
CASE NUMBER 05-063-A
8813 Spring Road

EXCERPTS TAKEN FROM THE MARYLAND LAW ENCYCLOPEDIA ZONING AND PLANNING.

Practice Guide: --The applicant must show that the grant of exception would be in harmony with the general plan and would not have an adverse effect on health or safety and would not to be detrimental to adjacent properties in the general neighborhood. 39 Schultz v. Pritts 291 Md. 1, 432 A.2d 1319 (1981).

Where the grant of a special exception is not dependent on the existence of practical difficulties or hardships, an applicant for a special exception is not required to show that the denial of the permit would result in practical difficulty, or unnecessary or unreasonable hardship, as in the case of variance, but is only required to show that the exception would be in harmony with the zoning plan and would not be detrimental to the welfare of the neighborhood. 40 Schultz v. Pritts 291 Md. 1, 432 A.2d 1319 (1981).

Illustration: Under the Montgomery County zoning ordinance requiring an applicant for a special exception for off-street parking in a residential zone to prove that the proposed use will not adversely affect the general plan of development, that it will not adversely affect the health and safety of residents, and that it will not constitute a nuisance, the applicant must establish by a preponderance of the evidence each of such three perequsites, and a finding that there will be no adverse effect to health and safety does not include or necessarily require a finding that no nusiance in the legal sense will be created. 41 Robertson, v. County Bd. of appeals for Montgomery County, 210 Md. 190, 122 A2d. 751 (1956).

COMMENT: The impact of an area variance is less drastic than that of a use variance, so that the burden placed on one seeking an area variance is less than that placed on a person seeking a use variance. 42 Anderson v. Board of Appeals, 37 Town of Chesakpeake Beach, 22 Md. App.28, 322 A.2d 220 (1974).

Charles N. Rogers
CHARLES N. ROGERS

Helen L. Rogers
HELEN L. ROGERS

9607 Wedgewood Place.
Fort Washington, Md. 20744
October 13, 2004

Zoning Commissioner of Baltimore Co.
Baltimore County Court Building
401 Bosley Avenue
Room 407
Towson, Maryland 21204

CHARLES N. AND HELEN L. ROGERS, THE PROTESTANTS
CASE NUMBER: 05-063-A
8813 SPRING ROAD
Baltimore, Maryland 21234

REVIEW FOR CARPORT PERMITS

The Permits and Development Management Office (PDMO) maintains an index of permits issued in notebook and computer records. With some assistance from PDMO personnel on October 04, 2004, we selectively reviewed the records which are referred to as archives. Our review disclosed:

a. No evidence of a permit having been issued for the carport shown in two photographs furnished to us by the Petitioners' attorney who stated they illustrated the type of carport that the petitioners planned to construct.

b. No evidence of any permits having been issued for five properties with existing carports in the 2500 block of Harwood Road and the 8800 block of Spring Road in Joppa Manor.

c. Upon request, PDMO personnel furnished us six (6) computer printouts and five (5) copies reproduced from the notebook records on October 04, 2004.

Helen L. Rogers
HELEN L. ROGERS

#4

DATE: 10/04/2004 AUTOMATED PERMIT TRACKING SYSTEM BP1072M

TIME: 12:56:20 FULL SCREEN INQUIRY

SEL	STREET ADDRESS	PERMIT NO	CONTROL NO
	2504 HARWOOD RD	E527659	527659
	2504 HARWOOD RD	E565492	565492
	2504 HARWOOD RD	P565481	565481
	402 HARWOOD RD	B546610	MR
	405 HARWOOD RD	B458818	RR
	409 HARWOOD RD	B484253	MR
	412 HARWOOD RD	B459580	MR
	412 HARWOOD RD	B515884	RS
	413 HARWOOD RD	P558150	558150
	415 HARWOOD RD	B475466	MR
	415 HARWOOD RD	E490618	490618
	415 HARWOOD RD	P493338	493338
	1927 HASELMERE RD	E490117	490117
	1927 HASELMERE RD	P489390	
	1953 HASELMERE RD	E483279	483279
	1953 HASELMERE RD	P483285	483285
	1955 HASELMERE RD	B498498	MR
	1959 HASELMERE RD	B478385	MR

PAGE SCROLL (F/B) F CLEAR TO RETURN TO THE MENU

ENTER THE LETTER -X- NEXT TO THE ADDRESS TO RECEIVE PERMIT DETAIL

2 year Karen Hopkins

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: **District -** 09 **Account Number -** 0918474070

Owner Information

Owner Name:	ROGERS CHARLES N ROGERS HELEN L	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	9607 WEDGEWOOD PL FT WASHINGTON MD 20744-5718	**Deed Reference:**	1) / 4011/ 285 2)

Location & Structure Information

Premises Address
8811 SPRING RD

Legal Description
JOPPA MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	A
71	15	1119			B	F	13	81	Plat Ref:	23/ 25

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,011 SF	6,976.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	30,970	30,970		
Improvements:	83,930	83,930		
Total:	114,900	114,900	114,900	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Petitioners #4

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

PETITION FOR ZONING VARIANCE

82-268-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 1B02.3.B (Sec. X.A.2) to permit a sideyard setback of 3 ft. insteadof the required 7 ft. for an open carport.

R.Q.G. 5-14-82

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

1. Existing concrete pad 14' x 51' along side of house.

2. Steps & porch extending from house 42" x 84".

3. If car port were built with the existing building code restrictions, it would be impractical and to small for a car.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Raymond Arthur Duvall
(Type or Print Name)

Raymond Arthur Duvall
Signature

Linda May Duvall
(Type or Print Name)

Linda May Duvall
Signature

2502 Harwood Rd. 665-4166
Address Phone No.

Baltimore, Maryland 21234
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of April, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County that property be posted, and that a public hearing be had before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County on the 15th day of June, 1982 at 9:30 o'clock

ORDER RECEIVED FOR FILING

DATE

BY

ADMINISTRATIVE ASSISTANT

Final Pay

Petitioner #6

Pursuant to the advertisement, posting of property and public hearing on the petition and it appearing that by reason of the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County, there would be practical difficulty or unreasonable hardship upon the petitioners with the strict interpretation of such regulations, and restrictions, and that the relief requested can be granted in strict compliance with the spirit and intent of said regulations, restrictions, and zoning law, and that the zoning variance(s) requested will not be detrimental to the health, safety, and general welfare of the community, and

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of June, 1982, that the variance(s) requested be and the same is GRANTED, from and after the date of hereof, subject, however, to the following restrictions:

1. Compliance with the Baltimore County Building Code and other applicable Baltimore County Codes.

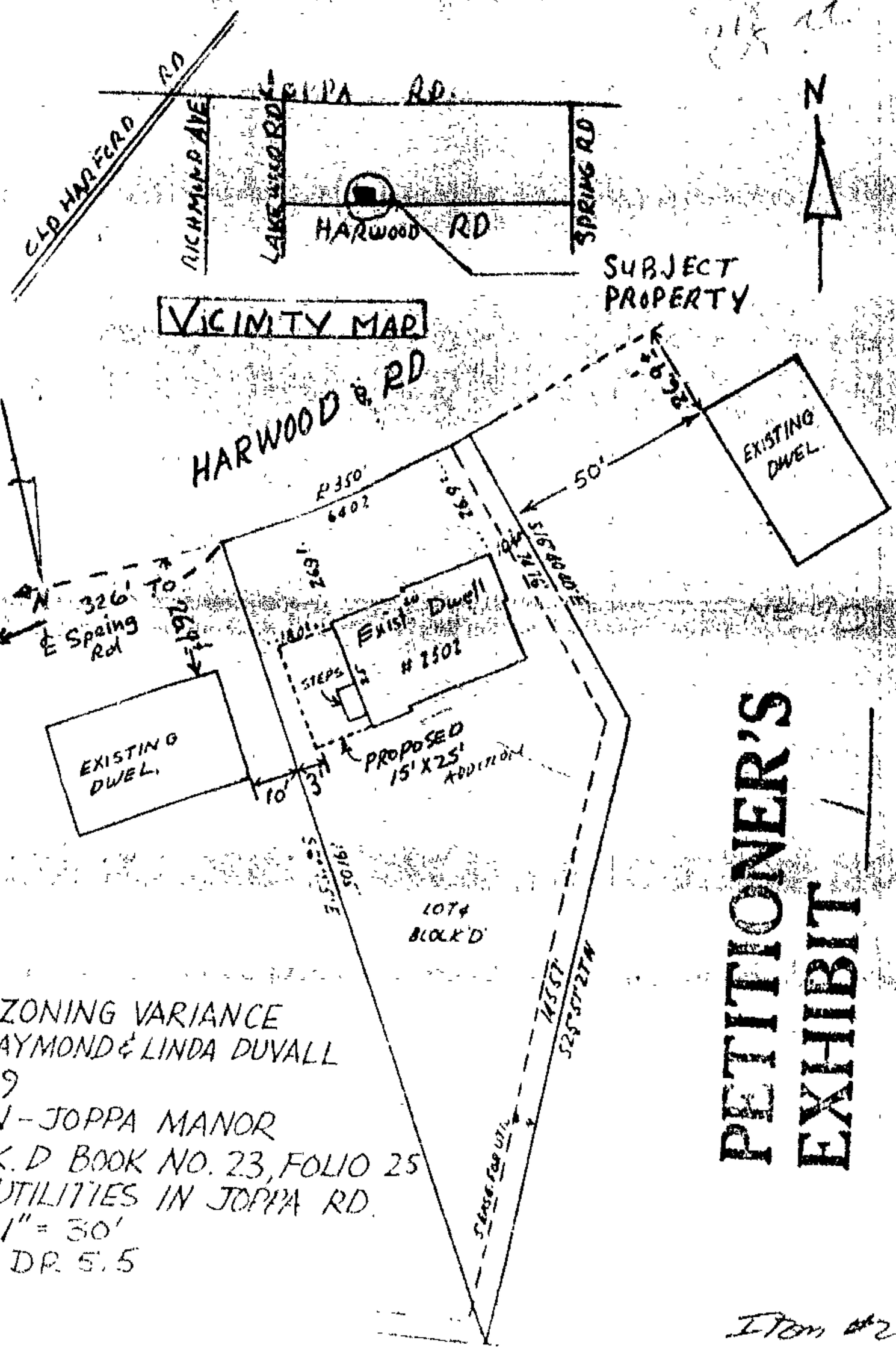
2. Compliance with the site plan filed herein and marked Petitioners' Exhibit 1, as hereby GRANTED from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

ORDER RECEIVED FOR FILING

DATE June 23, 1982

BY Sadie L. Lawrence
~~ADMINISTRATIVE ASSISTANT~~

Zoning Commissioner of
Baltimore County



PLAT FOR ZONING VARIANCE
OWNER- RAYMOND & LINDA DUVALL
DISTRICT- 9
SUBDIVISION - JOPPA MANOR
LOT 4 - BLK. D BOOK NO. 23, FOLIO 25
EXISTING UTILITIES IN JOPPA RD.
SCALE: 1" = 30'
ZONING: DR 5.5

PETITIONER'S EXHIBIT

Item #200

10/7/04

I strongly support L. Katherine Moore and Mary Ellen Glorioso in their pursuit of a carport on their property at 8813 Spring Rd. I believe this will enhance our neighborhood. We already have a few carports on this same Street. I have no reason to stop it.

Sincerely,

Dolores Merriken
8826 Spring Rd.
Balto, Md. 21234
410-668-8295

Petitioners #
8

To Whom It May Concern

My name is Diane Ohl and I reside at 8816 Spring Road, Baltimore, Maryland 21234. My telephone number is 410 661-8220. I was unable to attend court today. However, Reverend Moore asked if I would write a letter in my absence and I agreed to same.

I have spoke to Reverend Moore and the Land lord of her neighbor, I support Reverend Moore for her request for A carport and I agree it would benefit our neighbor hood. I do disagree with the Land Lord's objections and attitude.

Thank you.

Sincerely,

Diane Ohl

Diane Ohl

October 12, 2004

TO WHOM IT MAY CONCERN:

This letter is to state that we have no objection to having a carport installed at Reverend Catherine Moore's residence at 8813 Spring Road, Baltimore, Maryland 21234.

We feel that this will only enhance and benefit the appearance of the neighborhood.

Sincerely,

Mr. & Mrs. Thomas Whitehead

Mr. & Mrs. Thomas Whitehead
8819 Spring Road
Baltimore, Maryland 21234

Petitioner #8

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: **District** - 09 **Account Number** - 0903006670

Owner Information

Owner Name:	MOORE L KATHERINE GLORIOSO MARY ELLEN	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	8813 SPRING RD BALTIMORE MD 21234-2907	**Deed Reference:**	1) /19093/ 38 2)

Location & Structure Information

Premises Address
8813 SPRING RD

Legal Description

8813 SPRING RD
JOPPA MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
71	15	1119			B	F	14	81	**Plat Ref:** 23/ 25

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,011 SF	6,592.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	30,590	30,590		
Improvements:	86,100	86,100		
Total:	116,690	116,690	116,690	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: SIMA DONALD CARROLL	**Date:** 11/04/2003	**Price:** $177,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** /19093/ 38	**Deed2:**
Seller: CALVARY LUTHERAN CH OF HAMILTON	**Date:** 09/23/1993	**Price:** $95,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** /10030/ 631	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Petitioner #3

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

PETITION

The owners of 8813 Spring Road, Baltimore, Maryland 21234 have approached us with their intention to erect a carport over their driveway. It is our understanding that a zoning variance is required for this.

As neighbors of this property, we have no objection to the proposal and wish to give our assent.

Maryland B. Whalen
8815 Spring Road 21234

Thomas Whalen
8815 Spring Rd 21234

Diane Ale
8816 Spring Rd 21234

Maurine L. Crouch
8812 Spring Rd 21234

Carolyn Harrison
8807 Spring Rd

Thomas Whitehead
8819 Spring Road 21234

Bela Horvath
8822 Spring Rd. 21234

Dolores Merriken
8826 Spring Rd.

Madeline Greenwood
8824 Spring Rd. 21234

Donna J. Zybell
8826 Spring Rd 21234

Audrey Scruggs
2509 Harwood Rd

Eugene W Tyler
2601 Harwood Rd

Petitioner #7

PETITION

The owners of 8813 Spring Road, Baltimore, Maryland 21234 have approached us with their intention to erect a carport over their driveway. It is our understanding that a zoning variance is required for this.

As neighbors of this property, we have no objection to the proposal and wish to give our assent.

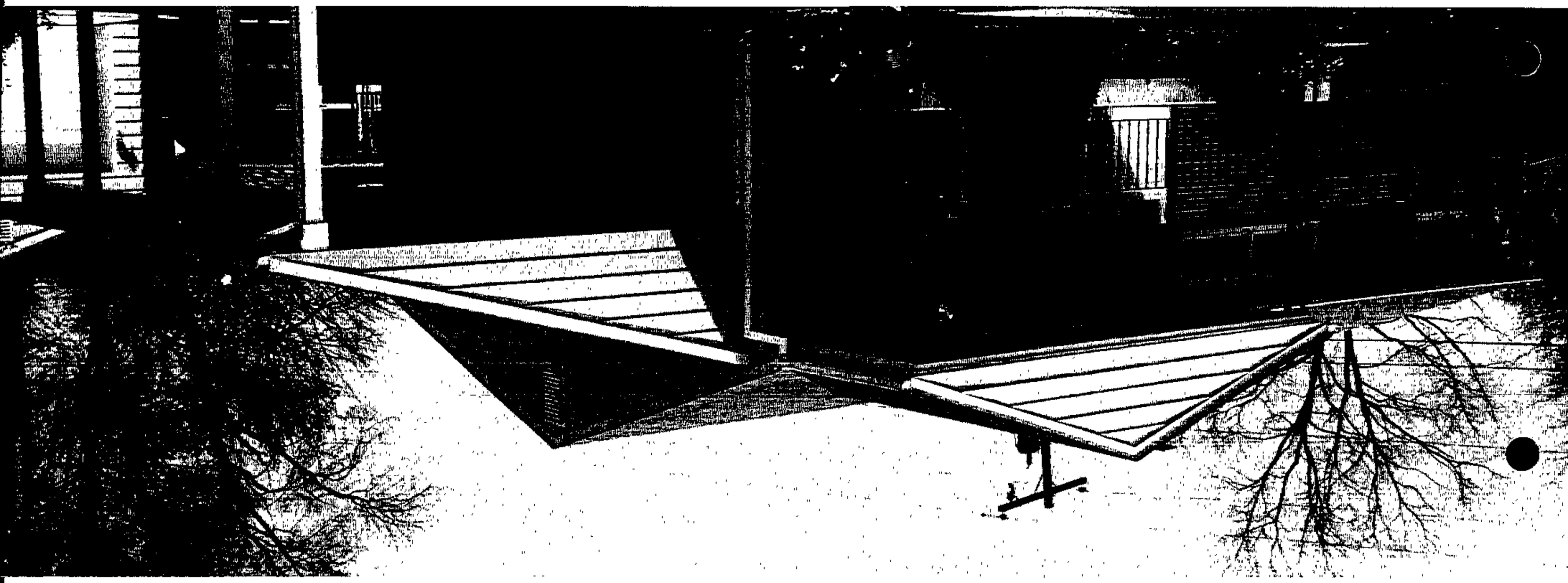
[illegible] Ogle	8809 SPRING RD 21234
Dolores Ogle	8809 Spring Rd. 21234
Mildred Otto	8805 Spring Rd 21234
Millie Jones	8805 Spring Rd. 21234
Catherine Whitehead	8819 Spring Rd 21234
Robert E. Forwood Jr	2607 Harwood Rd 21234
Lorraine Nunes	8818 Spring Rd 21234
[illegible] Burton	8820 Spring Rd 21234
Cecelia L. Lang	2611 Harwood Rd 21234
[illegible] Sulfolk	8817 Spring Rd 21234
Debra J. Baughman	8814 Spring Rd - 21234
Sandra K. Winkler	8808 Spring Rd. 21234

PETITION

The owners of 8813 Spring Road, Baltimore, Maryland 21234 have approached us with their intention to erect a carport over their driveway. It is our understanding that a zoning variance is required for this.

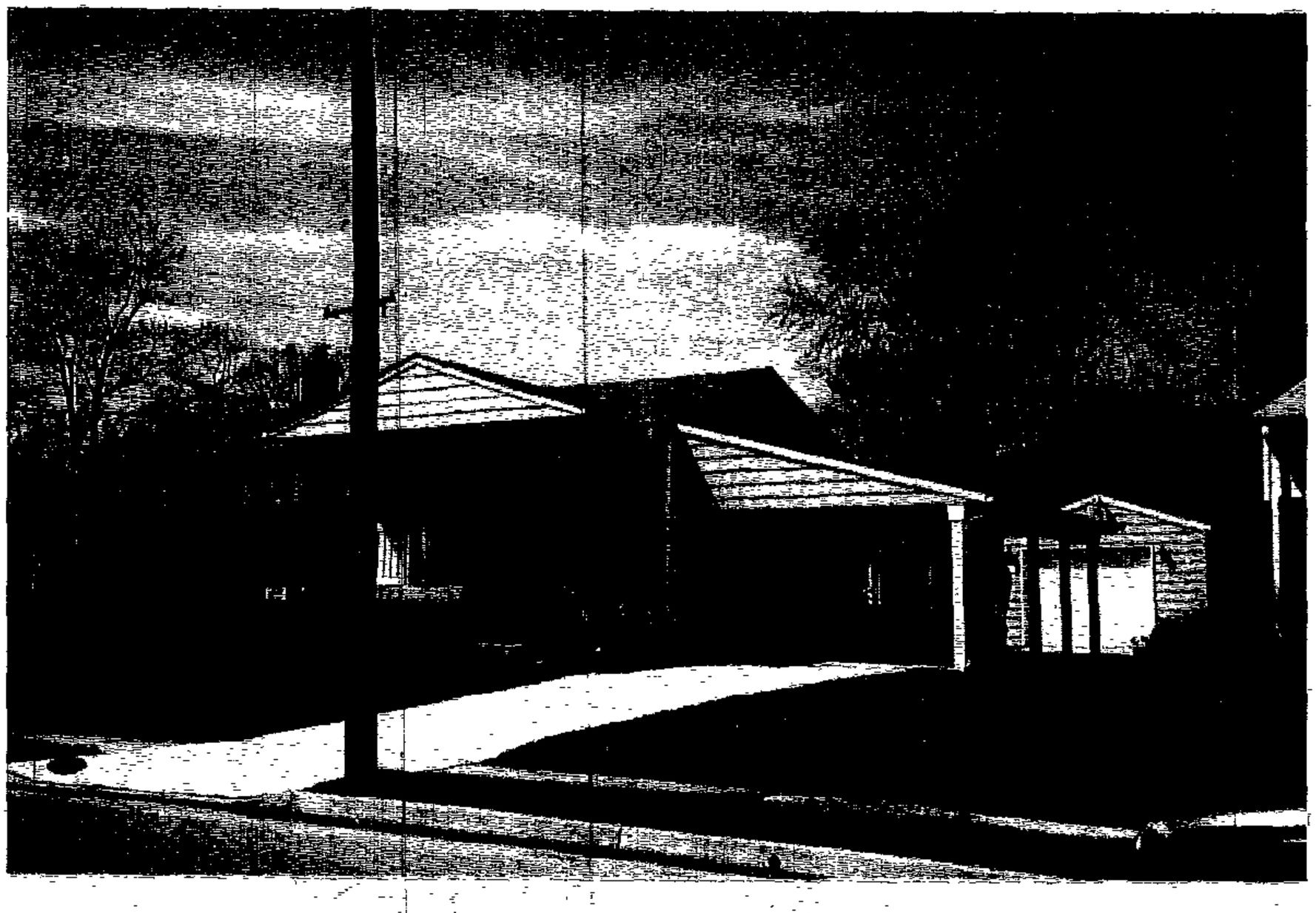
As neighbors of this property, we have no objection to the proposal and wish to give our assent.

Gail Guttmann	8810 Spring Road
Irene Kelly	8828 Spring Rd.

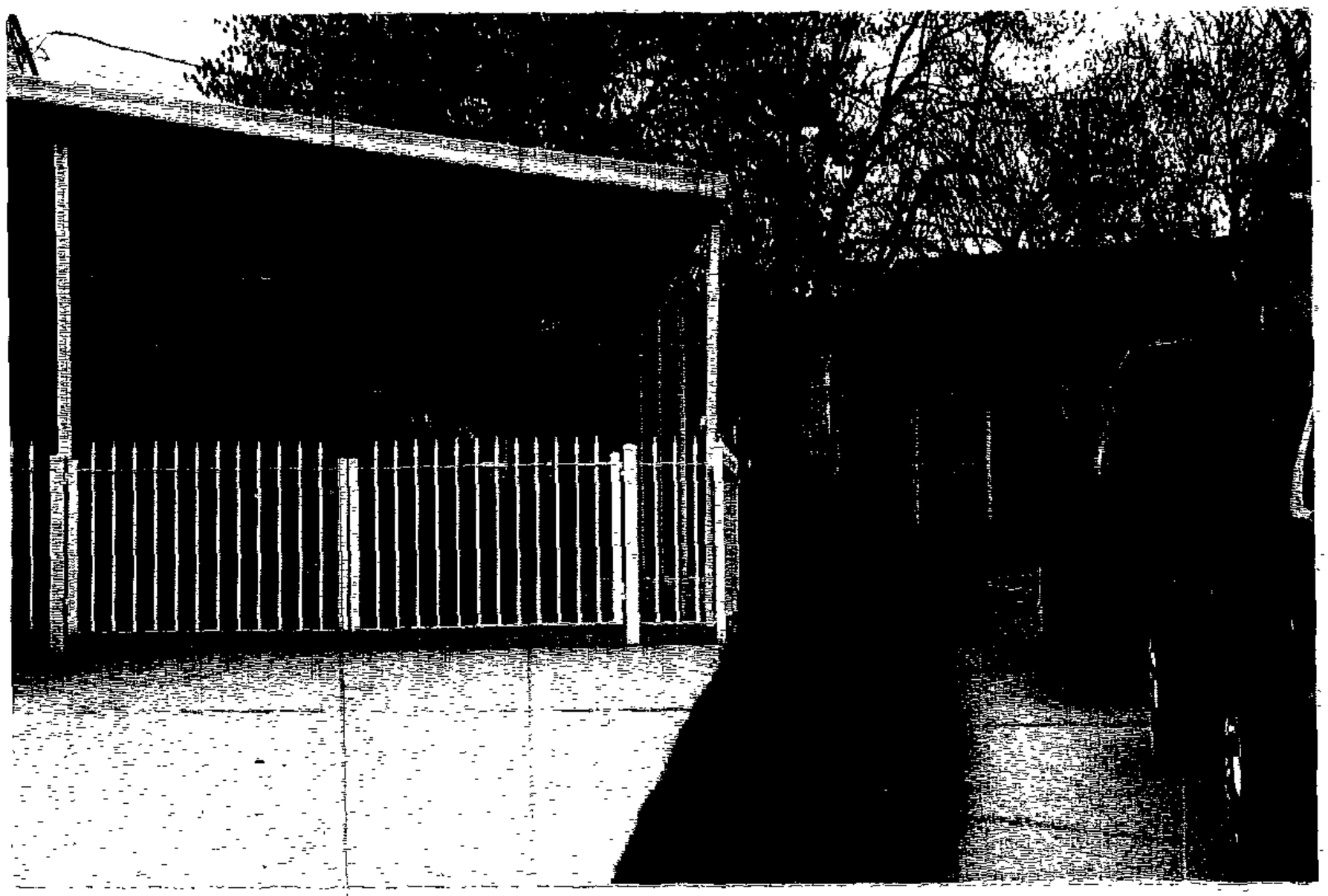


8813 Spring Rd

Petitioner's #5



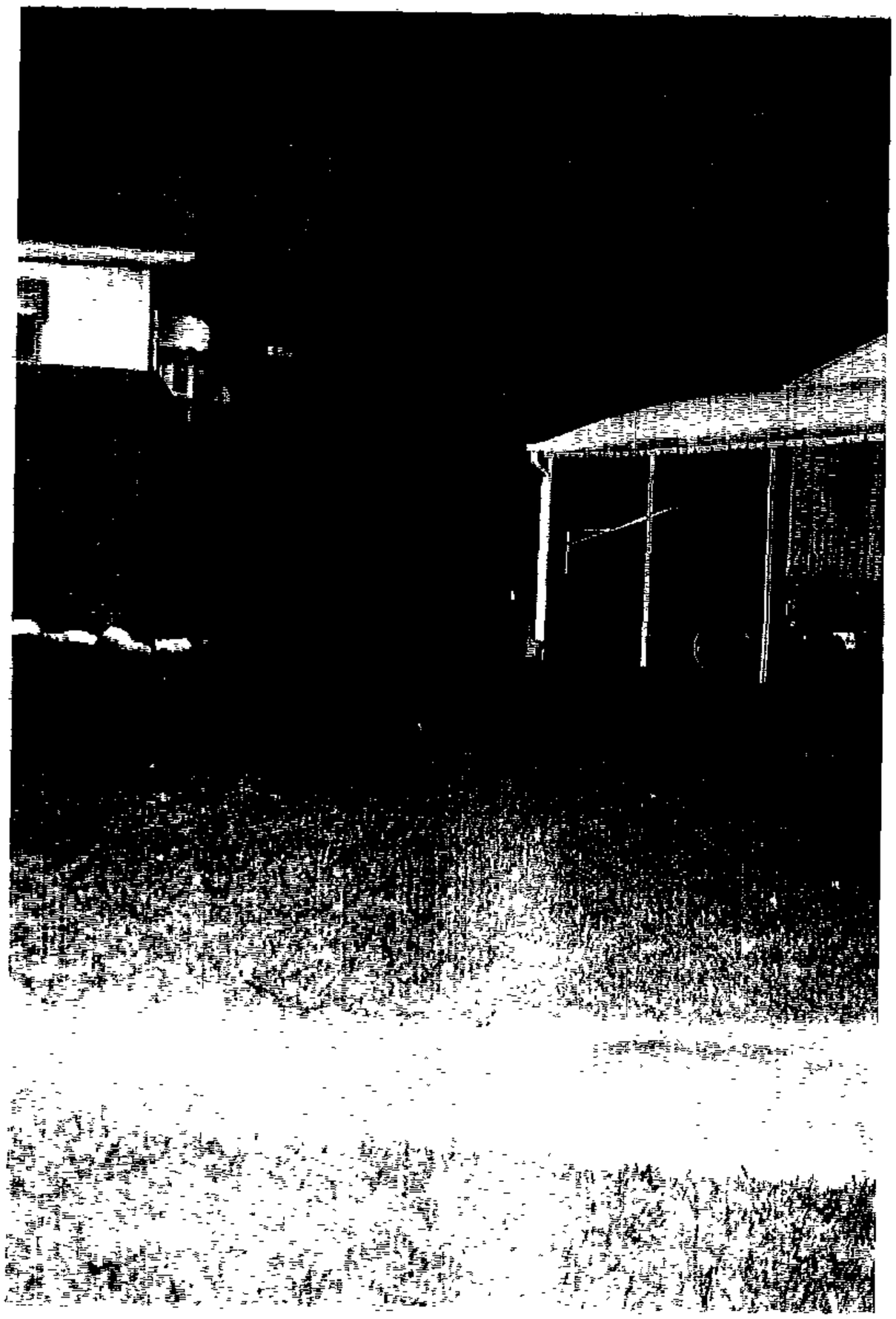
2506 Harwood Rd



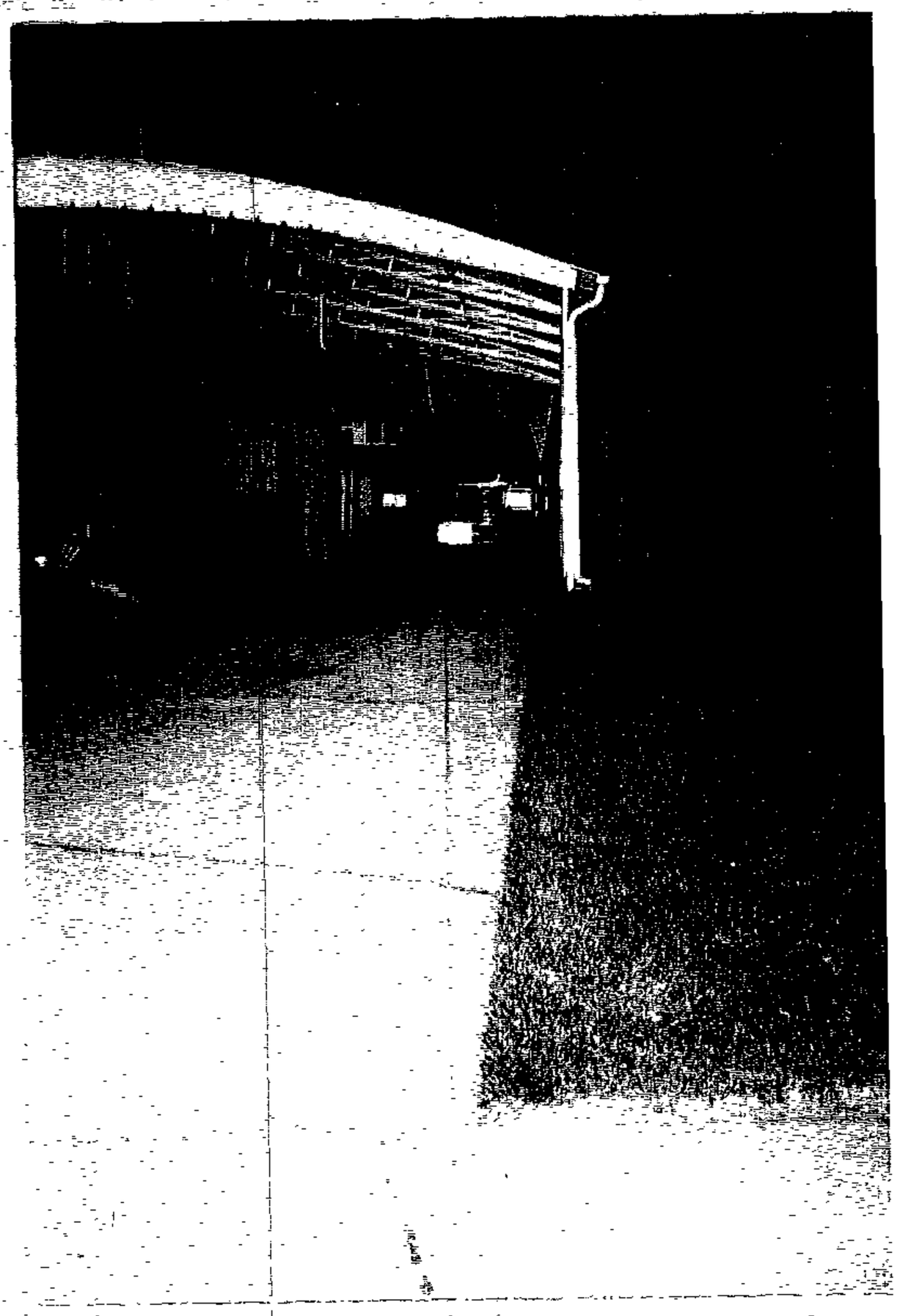
2502 Harwood Rd

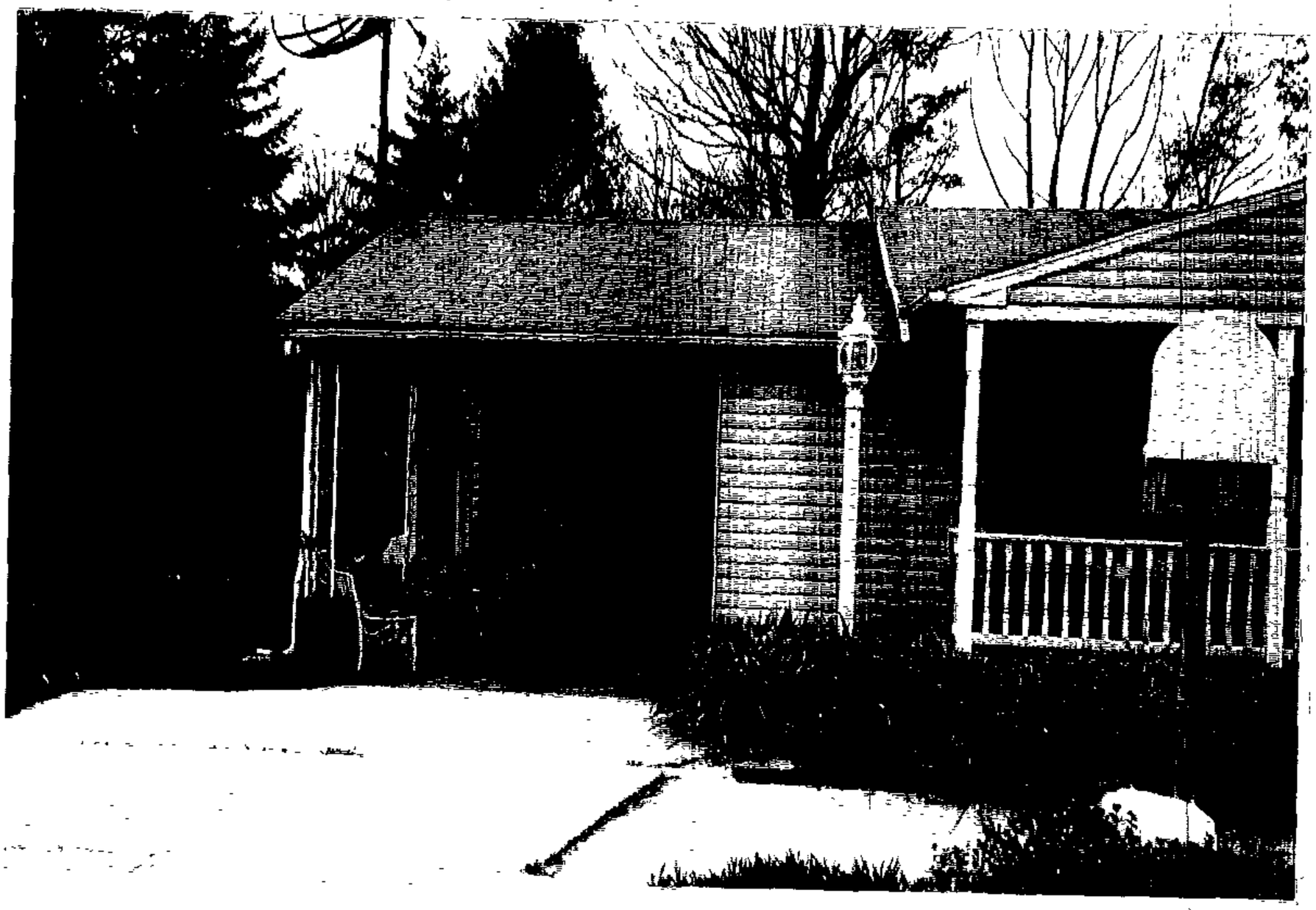
8827 Lakewood Rd

251



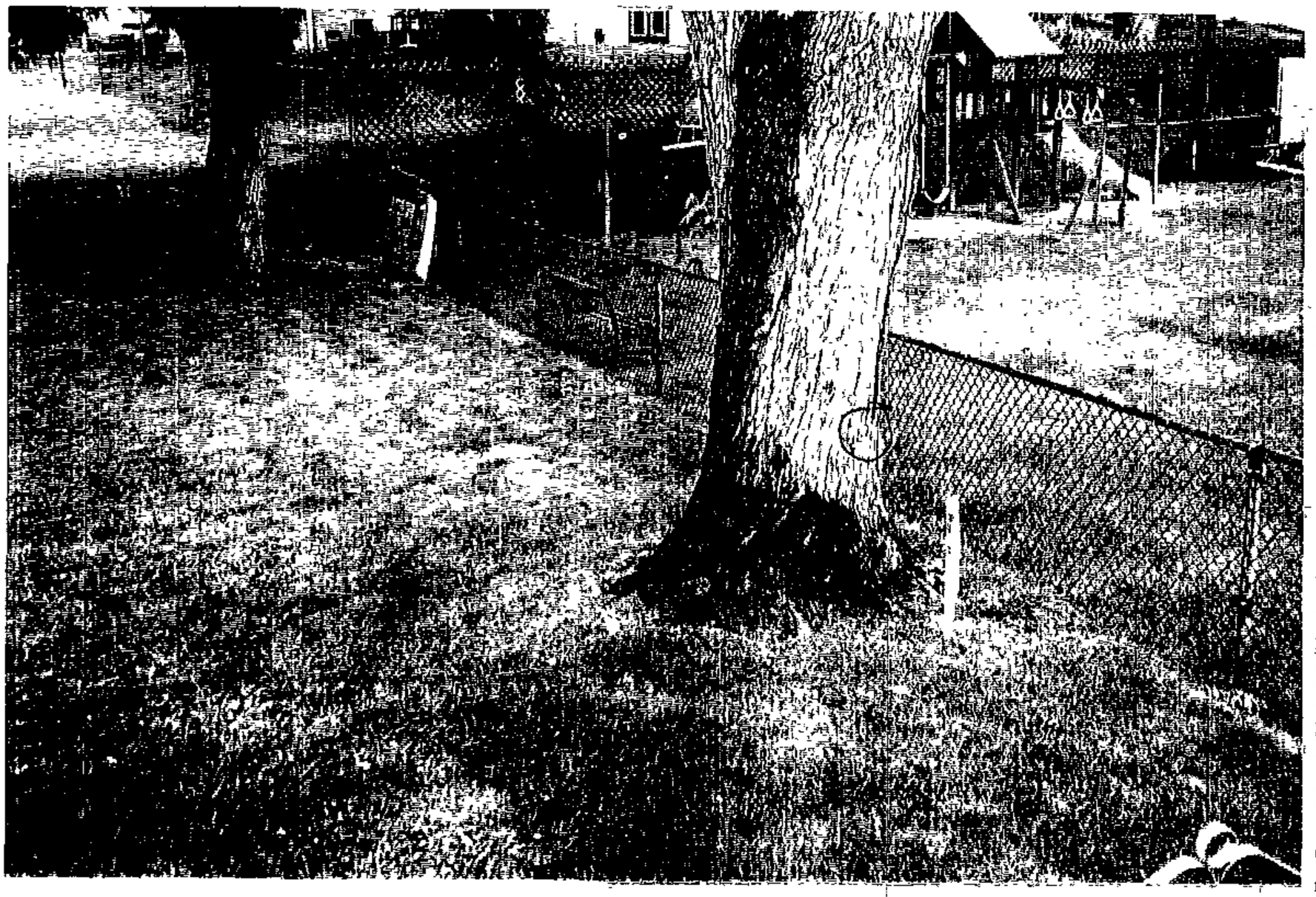
2512
Harwood
Rd





2701 Second Ave

8825 ~~Spring~~ Lakewood Rd



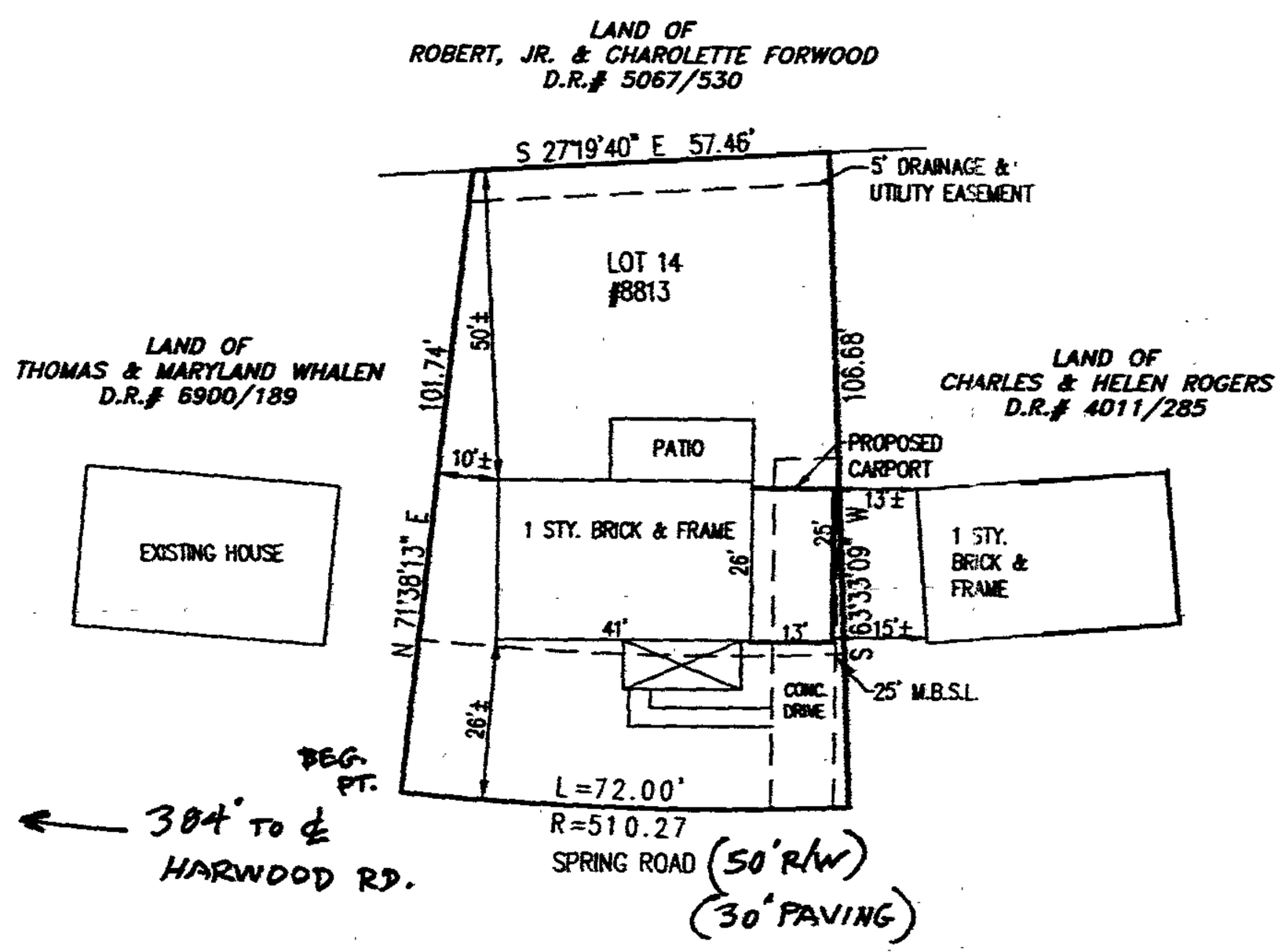
Plat to accompany Petition for Zoning [x] Variance [ ] Special Exception

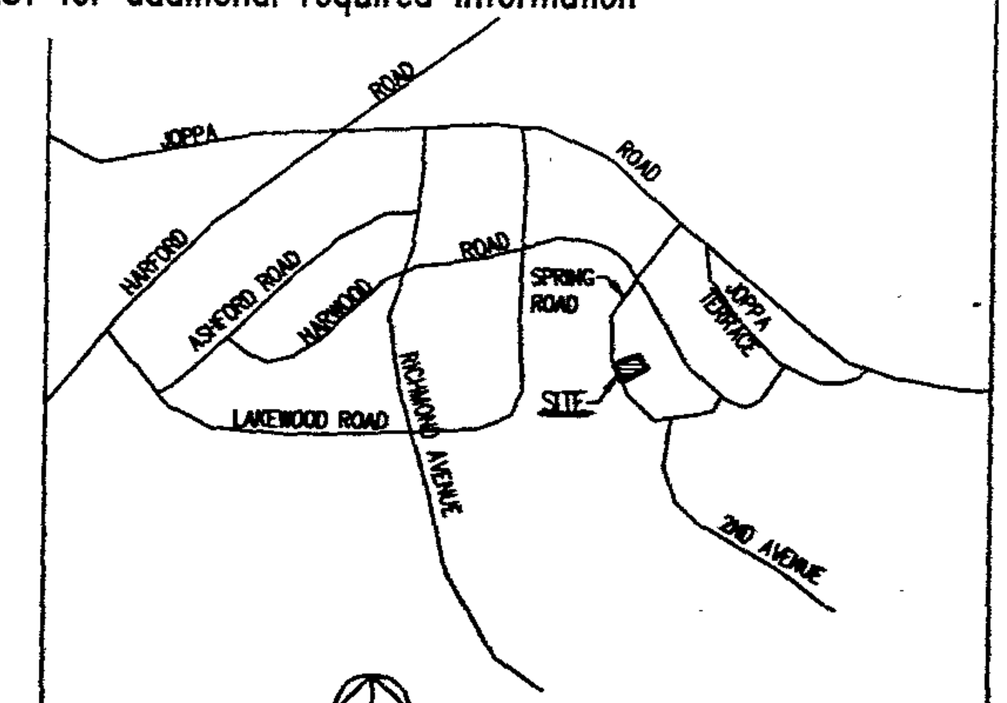
PROPERTY ADDRESS: 8813 Spring Road

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Joppa Manor
plat book# 23, folio# 25, lot# 14, section# B

OWNER: Katherine L. Moore & Mary E. Glorioso





Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Counclimanic District: 6
Election District: 9
1" = 200' scale map#: NE 9D
Zoning: D.R. 5.5
Lot size: 0.16 acreage, 6776 square feet

	Public	Private
Sewer	[x]	[ ]
Water	[x]	[ ]

Cheapeake Bay Critical Area:	[ ]	[x]
100 Year Floodplain	[ ]	[x]
Historic Property/ Building	[ ]	[x]

Prior Zoning Hearings: N/A

Petitioners Exhibit #1

Zoning Relief Requested: Variance from Sections 1B02.3C and 301.1A to permit a side yard setback of 0 feet in lieu of the 7.5 foot side yard setback required for a carport.

North

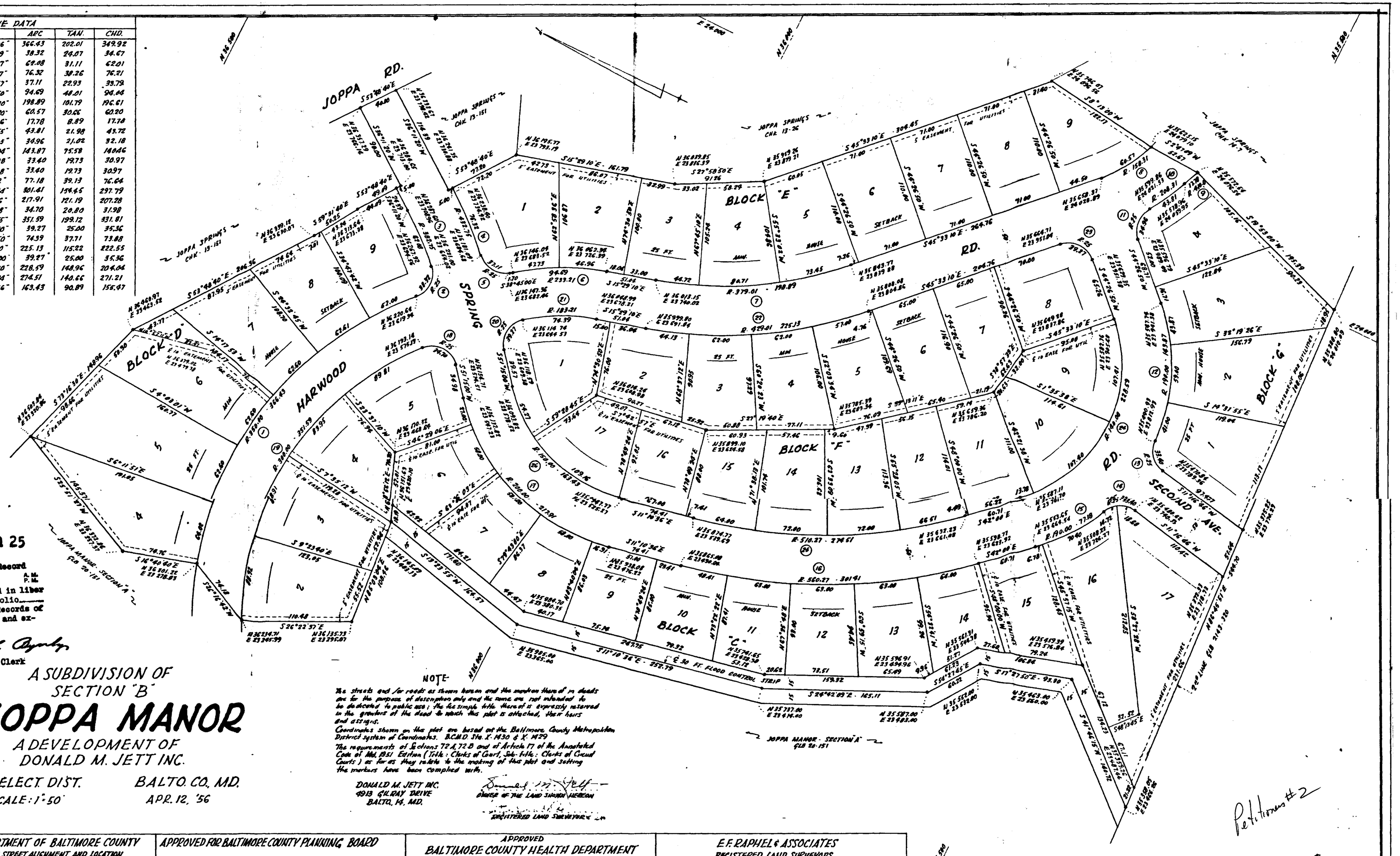
date: 7/8/04 REV. 7/27/04
prepared by: J.Campbell

Scale of Drawing: 1"=30'

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
SK	063	05-063-A

CURVE DATA					
NO.	RAD.	Δ	ARC	TAN.	CHD.
1	350.00	59°59'06"	366.43	202.01	349.92
2	25.00	87°49'29"	38.32	24.07	34.67
3	982.75	9°17'37"	69.08	31.11	62.01
4	492.75	10°06'17"	76.32	38.26	76.21
5	25.00	85°02'37"	37.11	22.93	33.79
6	233.21	23°15'50"	94.69	48.01	94.04
7	379.01	30°04'00"	198.89	101.79	196.61
8	158.31	21°55'20"	60.57	30.66	60.20
9	410.00	2°29'06"	17.78	8.89	17.78
10	208.31	12°02'55"	43.81	21.98	43.72
11	25.00	80°07'35"	34.96	21.02	32.18
12	190.00	43°23'04"	143.87	75.58	140.46
13	25.00	76°33'08"	33.40	19.73	30.97
14	25.00	76°33'08"	33.40	19.73	30.97
15	190.00	23°16'22"	77.18	39.13	76.64
16	564.27	30°49'24"	301.41	154.45	297.79
17	200.00	62°25'36"	217.91	121.19	207.28
18	25.00	79°31'18"	34.70	20.80	31.98
19	300.00	67°08'55"	351.59	199.12	331.81
20	25.00	90°00'00"	39.27	25.00	35.36
21	183.21	23°15'50"	74.39	37.71	73.88
22	429.01	30°04'00"	225.13	115.22	222.55
23	25.00	90°00'00"	39.27	25.00	35.36
24	140.00	93°33'10"	228.59	148.96	204.04
25	510.27	30°49'24"	274.51	140.66	271.21
26	150.00	62°25'36"	163.43	90.89	156.47



23 FOLIO 25

RECEIVED for Record
MAY 26 1956 at A.M. P.M.
same day recorded in liber
G.L.B. No. folio
One of the Records of
Baltimore County and examined, per

Clerk

A SUBDIVISION OF SECTION "B"
JOPPA MANOR
A DEVELOPMENT OF DONALD M. JETT INC.

9TH ELECT. DIST. BALTO. CO. MD.

SCALE: 1"=50' APR. 12, '56

Petitioners Exhibit #2

NOTE

The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

Coordinates shown on the plat are based on the Baltimore County Metropolitan District System of Coordinates. B.C.R.D. Sta. X-1430 & X-1429

The requirements of Sections 72.A, 72.D and of Article 17 of the Annotated Code of Md. 1951 Edition (Title: Clerks of Court, Sub-title: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with.

DONALD M. JETT INC.
4913 GILRAY DRIVE
BALTO. 14, MD.

Donald M. Jett
OWNER OF THE LAND SHOWN HEREON

REGISTERED LAND SURVEYOR

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY	APPROVED FOR BALTIMORE COUNTY PLANNING BOARD	APPROVED BALTIMORE COUNTY HEALTH DEPARTMENT	E.F. RAPHEL & ASSOCIATES
APPROVED FOR STREET ALIGNMENT AND LOCATION			REGISTERED LAND SURVEYORS
Robert J. Boyd — ROAD ENGINEER — May 25, 1956 DATE	Malcolm Dill — DIRECTOR — 4/18/56 DATE	William H. D. Warden, M.D. — DEPUTY STATE & COUNTY HEALTH OFFICER — 5/24/56 DATE	25 W. CHESAPEAKE AVE. TOWSON, MD.

Petitioners #2

MSA SSU 1936-1991

was signed by the owners of all the residences along Spring Road, but for 8811 Spring Road owned by the Protestants.

The Protestants, who were very well prepared, are concerned that the proposed carport would result in an increase in water runoff into their yard and their basement. Mr. & Mrs. Rogers also expressed concerned over the Petitioner's ability to install and maintain the carport without entering the Protestants' property. In this regard, testimony revealed that Mr. & Mrs. Rogers do not reside on their property; however, have owned it for 40 years and currently lease it to tenants.

Zoning Advisory Committee ("ZAC") comments were received from the respective County reviewing agencies and have been made a part of the record of this case. In this regard, a ZAC comment was received from the Office of Planning dated August 30, 2004 indicating it did not oppose the subject request provided the Petitioners obtained support, in writing, from the adjacent property owners who would be most affected by the request (the Rogers). The Office of Planning also required the proposed addition be constructed of materials similar and/or complementary to that of the existing dwelling.

Counsel for the Petitioners indicated that at a recent meeting with Jeffrey Long, Deputy Director of the Office of Planning, that agency has now amended its comment. Apparently the Office of Planning now supports the subject variance request, given the fact that a substantial number of the neighbors favor the proposed improvements.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners have complied with the requirements of Section 307 of the BCZR and the case law by establishing that the subject property contains unique characteristics that result in the BCZR impacting disproportionately on this property. The uniqueness of the property is its unusual configuration and narrow width. I find that strict

ORDER RECEIVED FOR FILING
Date 10/19/04
By