ORDER RECEIVED FOR FILING

IN RE: PETITION FOR VARIANCE

S/S Glencoe Road, N of Sparks Road,

W of Carroll Road
(1529 Glencoe Road)
10th Election District
5th Council District

Joseph C. Hordubay, et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 05-198-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 owners of the subject property, Joseph C. Hordubay, and his wife, Dorothy J. Hordubay. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the front/side yard in lieu of the required rear yard, and with a height of 22 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Dorothy J. Hordubay, co-owner of the subject property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the south side of Glencoe Road, north of Sparks Road and west of Carroll Road in northern Baltimore County. The property contains a gross area of 1.2054 acres, more or less, zoned R.C.4, and is improved with a two-story single family dwelling. The Petitioners have owned the property since 1999 and propose to construct a detached garage, 22' x 42' in dimension, in the front/side yard of their property. Testimony indicated that the garage is necessary to provide safe and secure storage for the Petitioner's rare car collection and a hobby workspace area for Mr. Hordubay who anticipates retiring in the near future. Testimony and photographs submitted show

that the property is heavily wooded and is steeply sloped to the rear. Thus, the proposed garage cannot be located in the rear yard as required by the regulations. Moreover, due to the unique configuration of the property, which is located along a curve in Glencoe Road, and the orientation of the house thereon, the proposed garage will be located in the side yard, beyond the front foundation wall of the house. Thus, the requested variance relief is necessary.

Testimony indicated that the garage will be used as a hobby workspace area for the Petitioners as well as provide much needed storage space above. The garage will be built to resemble a country "pole" barn and feature a pitched roof with three dormer windows, thereby requiring a variance from the height regulations. The Petitioners also requested that the building have a small bathroom containing a toilet and sink for their convenience. Finally, the Petitioners testified that they discussed their plans with their neighbors and no one had any objections

After due consideration of the testimony and evidence presented, I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted and that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. As noted above, the neighbors support the proposal and there were no adverse comments from any County reviewing agency. However, the Zoning Advisory Committee (ZAC) comment received from the Department of Environmental Protection and Resource Management (DEPRM) is of note. That comment indicates that the proposed location of the garage places it within the septic reserve area. It was also indicated that the Agricultural Preservation division of DEPRM was opposed to the location of the garage on the basis that the property is zoned R.C.4 and the size of the proposed structure would increase runoff from an undersized lot. Subsequent to the hearing, Bruce Seeley from DEPRM advised that an inspection of the property revealed that the existing septic system was not installed in the approved area. However, the approved area is approximately 15' higher in elevation than the lowest level of the home and is bisected by an existing driveway, which terminates at a level area where the proposed garage is to be located. Thus, it was determined that the proposed garage would not adversely affect the function of the septic system or jeopardize future repair potential. Apparently, all other

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WINSPIECE

that a soil evaluation be conducted prior to any future repair of the septic system and that an ejector pump system be utilized. The Petitioner was advised of these conditions of approval. Thus, I am persuaded that relief can be granted, subject to the restrictions set forth hereinafter.

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 should be granted.

this <u>22</u> day of December 2004 that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the front/side yard in lieu of the required rear yard, and with a height of 22 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permits 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 an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen/cooking facilities.
- 3) Prior to any future repair/replacement of the existing septic system, the Petitioners shall arrange to have a soil evaluation conducted and utilize an ejector pump system.

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

WILLIAMS. WISEMAN, III
Zoning Commissioner
for Baltimore County

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468





James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

December 21, 2004

Mr. & Mrs. Joseph C. Hordubay 1500 Glencoe Road Sparks/Glencoe, Maryland 21152

RE: PETITION FOR VARIANCE

S/S Glencoe Road, N of Sparks Road, W of Carroll Road

(1529 Glencoe Road)

10th Election District – 5th Council District Joseph C. Hordubay, et ux - Petitioners

Case No. 05-198-A

Dear Mr. & Mrs. Hordubay:

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.

WJW:bjs

c: DEPRM; People's Counsel; Case File

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County



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



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 1529 Gleneve Road 21152 which is presently zoned RCH

This Petition shall be filed with the Department of F	Permits and	d Developmen	t Management.	The undersigned, legal owner(s)
oi die biobeita situate in partituote l'utiuta and mulcu	I IS MASATING	ad in the deer	tolog and mint	ottoobood besels and install a side
hereof, hereby petition for a Variance from Section(s)	400.1	4400.3	BCZR.	

To allow an accessory structure (cretached garage) to be located in the front/side yard in lieu of the required rear yard and to ellow a height of 22' in lieu of the required 15'.

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

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:	<u>Legal Owner(s):</u>
Name - Type or Print	Name - Type or Print/
Signature	Signature Sondierray
Address Telephone No.	
State Zip Cod Attorney For Petitioner:	Signature Signature
lame - Type or Print	City State Zip Code Representative to be Contacted:
one any Telephone No	DOROTHY J. HORDUBAY Name 1500 Glencoe Road 410-472-2531
State Zip Cod	- Sparks/Glenine MA 21152
ise No. 05-198-A	ESTIMATED LENGTH OF HEARING
T	UNAVAILABLE FOR HEARING ved By <u>J年</u> Date <u>/ゥ/ /ナ</u> /ウッ



Property Address: 1529 Glencoe Road, Glencoe, Maryland 21152
As recorded in Deed Liber E.H.K., JR. 37, Folio 70, Lot 5 in Subdivision Glencoe Woods 1.2054 Acres. Also knows as 1529 Glencoe Road, Glencoe, Maryland 21152 and located in the 10th Election District. Parcel Number 16-00-013732. Tax Map 28, Grid 24, Parcel 161; Deed Re.: 7563/545. Map Reference BC 12 K 05

Located N 56 degrees 14 minutes 50" E 38 feet N 85 degrees 32 minutes 56" W 173.63 feet N 10 degrees 56 minutes 23 " E 130.00 feet S 66 degrees 43 minutes 54" E 325.99 feet R = 225.00 L = 203.84 feet 533 degrees 15 minutes 33" E 82.16 feet

Owners: Dorothy J. and Joseph C. Hordubay Mailing Address: 1500 Glencoe Road

Glencoe, Maryland 21152 410-472-2531

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ASHIER'S VALIDATION

NOTICE OF ZONÍNG HEARING

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

Case: #05-198-A

1529 Glencoe Road

W/side of Glencoe Road at the distance of 4,000 feet
+/- of Carroll Road

10th Election District — 3rd Councilmanic District
Legal Owner(s): Dorothy J. and Joseph C. Hordubay

Variance: to allow an accessory structure (detached garage) to be located in the front/side yard in fleu of the required rear yard and to allow a height of 22 feet in fleu of the allowed 15 feet.

Hearing: Wednesday, December 1, 2004 at 2:00 p.m. in Room 106, County Office Building, 111 W.

Chesapsake Avenue.

WILLIAM WISEMAN
Zoning Commissioner for Battimore County
XOTES: (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.
JT 11/706 Nov. 16

118/ 2004

THIS IS TO CERTIFY, that the annexed advertisement was published uccessive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., once in each of

The Jeffersonian Arbutus Times

Catonsville Times

Towson Times

NE Booster/Reporter ills Times Owings M

North County News

Williams

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: <u>05-198-4</u> Petitioner/Developer: DOROTHY J. AND JOSEPH Q. HORDUBAY

Date of Hearing/Closing: 12/1/04 **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: _____ 1529 GLENCOE RD The sign(s) were posted on _ (Month, Day, Year) Sincerely, (Signature of Sign Poster) **SSG Robert Black** (Print Name) 1508 Leslie Road (Address) THE PEOP HE COMY OFFE MAG. HA GOWERS Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number)

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

November 1, 2004

NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-198-A

1529 Glencoe Road

W/side of Giencoe Road at the distance of 4,000 feet +/- of Carroll Road

10th Election District – 3rd Councilmanic District

Legal Owners: Dorothy J. and Joseph C. Hordubay

Variance to allow an accessory structure (detached garage) to be located in the front/side yard in lieu of the required rear yard and to allow a height of 22 feet in lieu of the allowed 15 feet.

Hearing: Wednesday, December 1, 2004 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Mr. and Mrs. Hordubay, 1500 Glencoe Road, Sparks 21152

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 16,2004.

- (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

Tuesday, November 16, 2004 Issue - Jeffersonian

Please forward billing to:

Dorothy J. Hordabay 1500 Glencoe Road Glencoe, MD 21152

410-472-2531

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: 05-198-A

1529 Glencoe Road

W/side of Glencoe Road at the distance of 4,000 feet +/- of Carroll Road

10th Election District – 3rd Councilmanic District

Legal Owners: Dorothy J. and Joseph C. Hordubay

Variance to allow an accessory structure (detached garage) to be located in the front/side yard in lieu of the required rear yard and to allow a height of 22 feet in lieu of the allowed 15 feet.

Hearing: Wednesday, December 1, 2004 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204

WILLIAM WISEMAN

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing

Zoning Review will ensure that the legal requirements for advertising are satisfied However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:	
Item Number or Case Number 05-198-A	
Petitioner Joseph C. No Marothe, J. HORNIBAN	
Address or Location: 1529 GLENCOE ROAD, SPARKS/GIENCOE, M	11
PLEASE FORWARD ADVERTISING BILL TC	
Name: DOROTHY J. HORDUBAY	
Address 1500 Glencoe Road	
Glencoe, MD 21152	
Telephone Number: 410 - 472 - 2531	

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

November 29, 2004

Dorothy Hordubay Joseph Hordubay 1500 Glencoe Road Glencoe, MD 21152

Dear Mr. and Mrs. Hordubay:

RE: Case Number: 05-198-A, 1529 Glencoe Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 18, 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:klm

Enclosures



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

Fire Department

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



Baltimore County

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

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

November 3, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 1, 2004

Item No.: 196-204, 206

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

c : File





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

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

JRF

Maryland Department of Transportation

Date: 11.9.04

RE:

Baltimore County

Item No. 198

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

Dear. Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief

1. 1. Greeth

Engineering Access Permits Division

- BW

NOV 3 0 2004

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

PDM

FROM:

John D. Oltman, Jr

DEPRM

DATE:

November 29, 2004

SUBJECT:

Zoning Item # 05-198

Address

1529 Glencoe Road

Zoning Advisory Committee Meeting of November 1, 2004.

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

The proposed garage is located within the septic reserve area. The proposed garage must be at least 20 feet from the septic system and septic reserve area. Contact the Groundwater Management section of DEPRM for additional information.

The Agricultural Preservation section of DEPRM is opposed to the proposed garage on the basis that the property is zoned RC-4 and the size of the structure will increase runoff from an under-sized RC-4 lot.

Reviewer:

Martha Mickey

Date: November 16, 2004

100 jali

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 5-198

DATE: November 16, 2004

NOV 1 8 2004

ZONNIG CUMMISSIONER

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

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

DATE: November 4, 2004

FDOM:

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 8, 2004

Item Nos. 197, 198, 200, 201, 202,

and 203

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE

1529 Glencoe Road; W/side of Glencoe Road,

4,000' N of Carroll Road

10th Election & 3rd Councilmanic Districts

Legal Owner(s): Dorothy & Joseph Hordubay*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-198-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

People's Counsel for Baltimore County

RECEIVED

Per.

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 29th day of October, 2004, a copy of the foregoing Entry of Appearance was mailed to, Dorothy Hordubay, 1500 Glencoe Road, Sparks, MD 21152, Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

From: William Ensor Seeley, Bruce

Date: 12/20/2004 10:31:45 AM

Subject: 1529 Glencoe Road Zoning Item 05-198

Bruce: Inspection of the referenced property was conducted on 12/10/2004 and revealed the following:

- 1) The existing septic system was not installed in the approved septic reserve area(see zoning variance plat). It consists of a 1500 gallon concrete tank and two seepage pits. No surface failure was observed.
- 2) The approved SEA is approximately 15' higher in elevation than the lowest level of the home. It is bisected by an existing driveway which terminates at a level area where the proposed garage would be placed.
- 3) The home is served by a private well which is visible and in good physical condition.

Based on this inspection and existing on-site conditions, the construction of the proposed garage would not adversely affect the function of the septic system nor jeopardize future repair potential. However, due to the amount of grading that has occurred on this site and the fact that the original SDS was not installed in the proper location, any future repair would require that a soil evaluation be conducted and utilize an ejector pump system. The owner, Mrs. Hordubay was advised of these conditions during the inspection.



Bruce Seeley

To: Date:

4

Wiseman, Bill

Subject:

12/7/2004 4:22:35 PM 05-198 1529 Glencoe Road

Bill Ensor from our Groundwater Management Section is in contact with the owner. Bill will do a site visit and we will advise you ASAP.

Thanks

R. Bruce Seeley rseeley@co.ba.md.us 410-887-4488 ext. 274

CC:

Ensor, William; Oltman, John

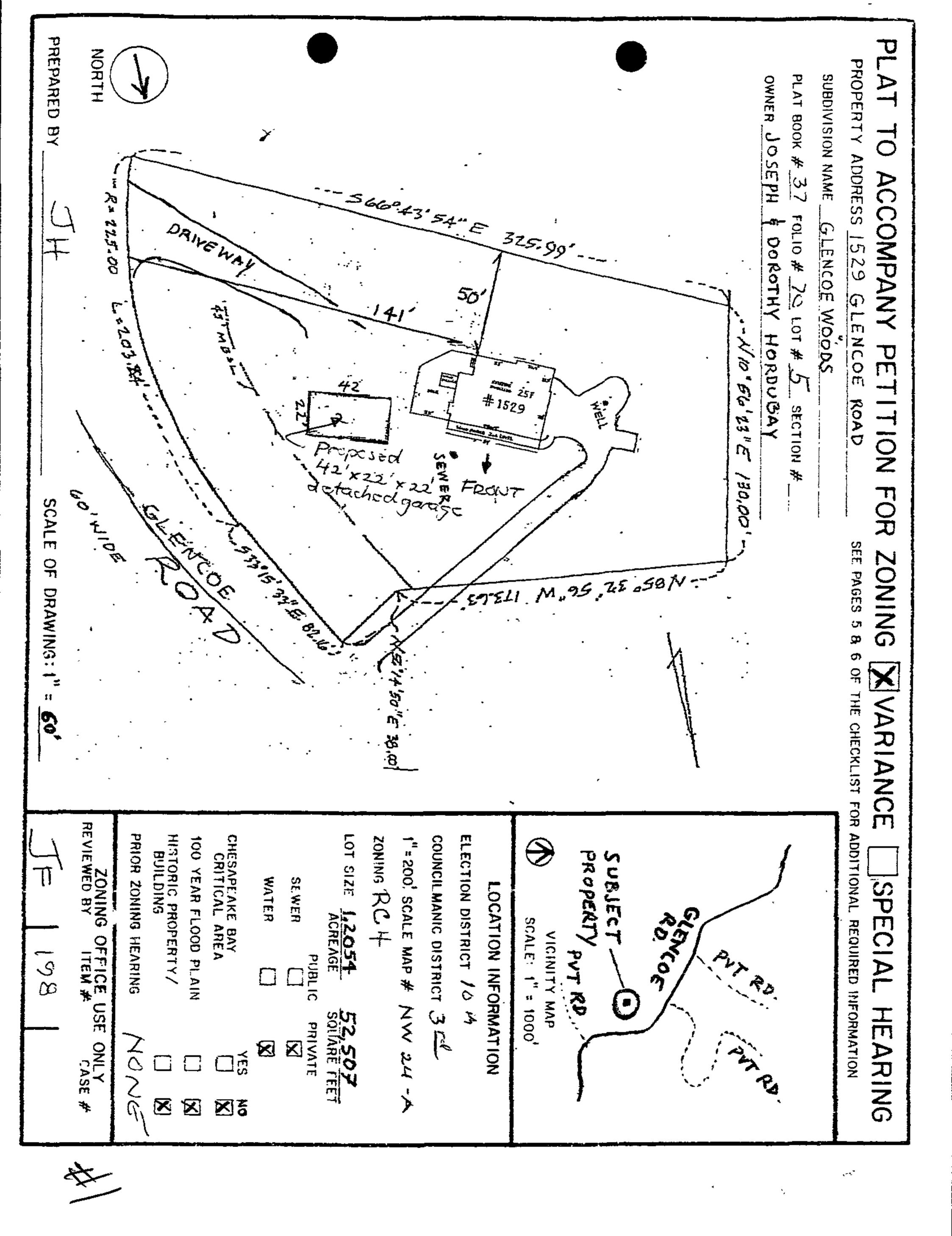
Case No.:	05-198A	
Case No.:	05-1981	

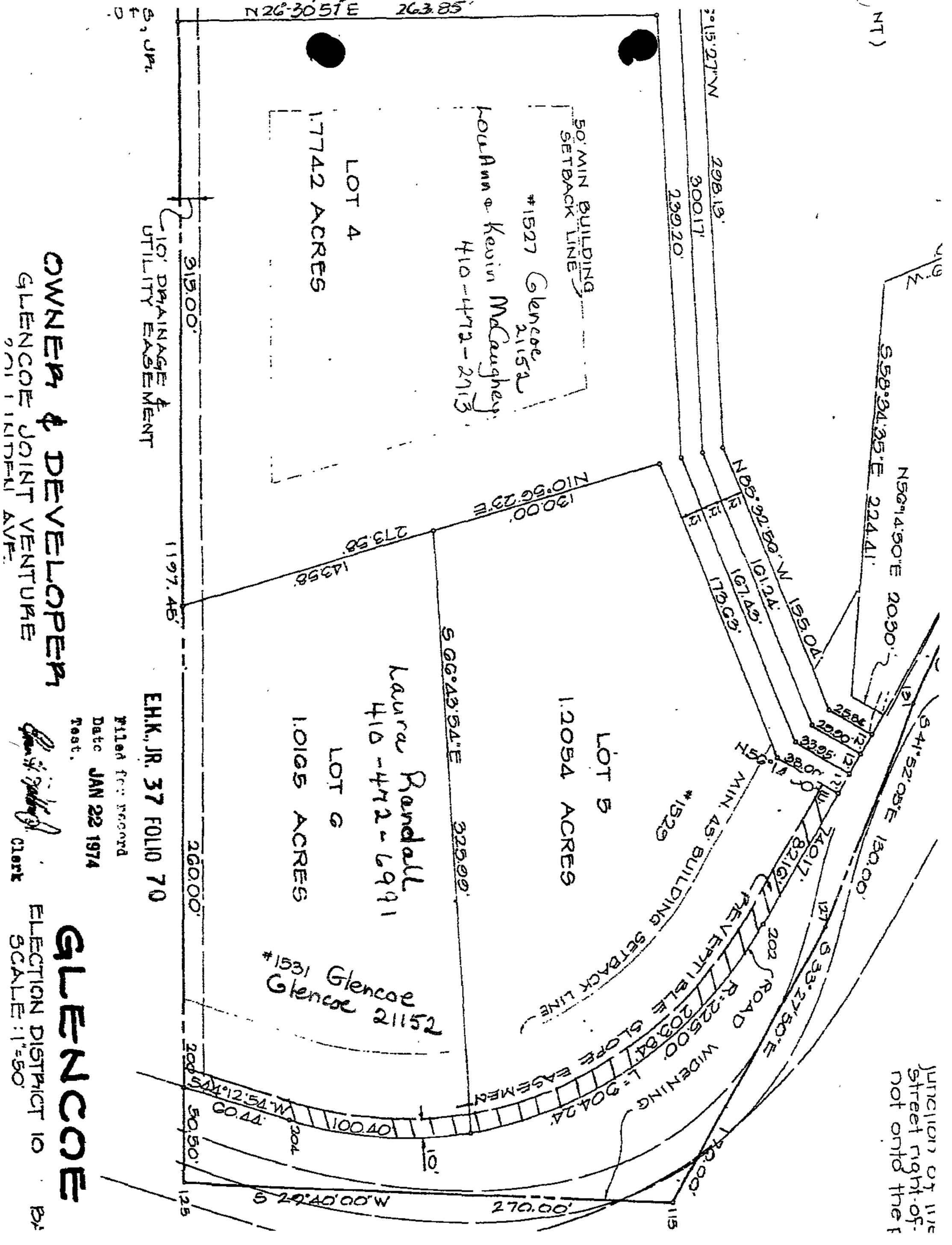
Exhibit Sheet

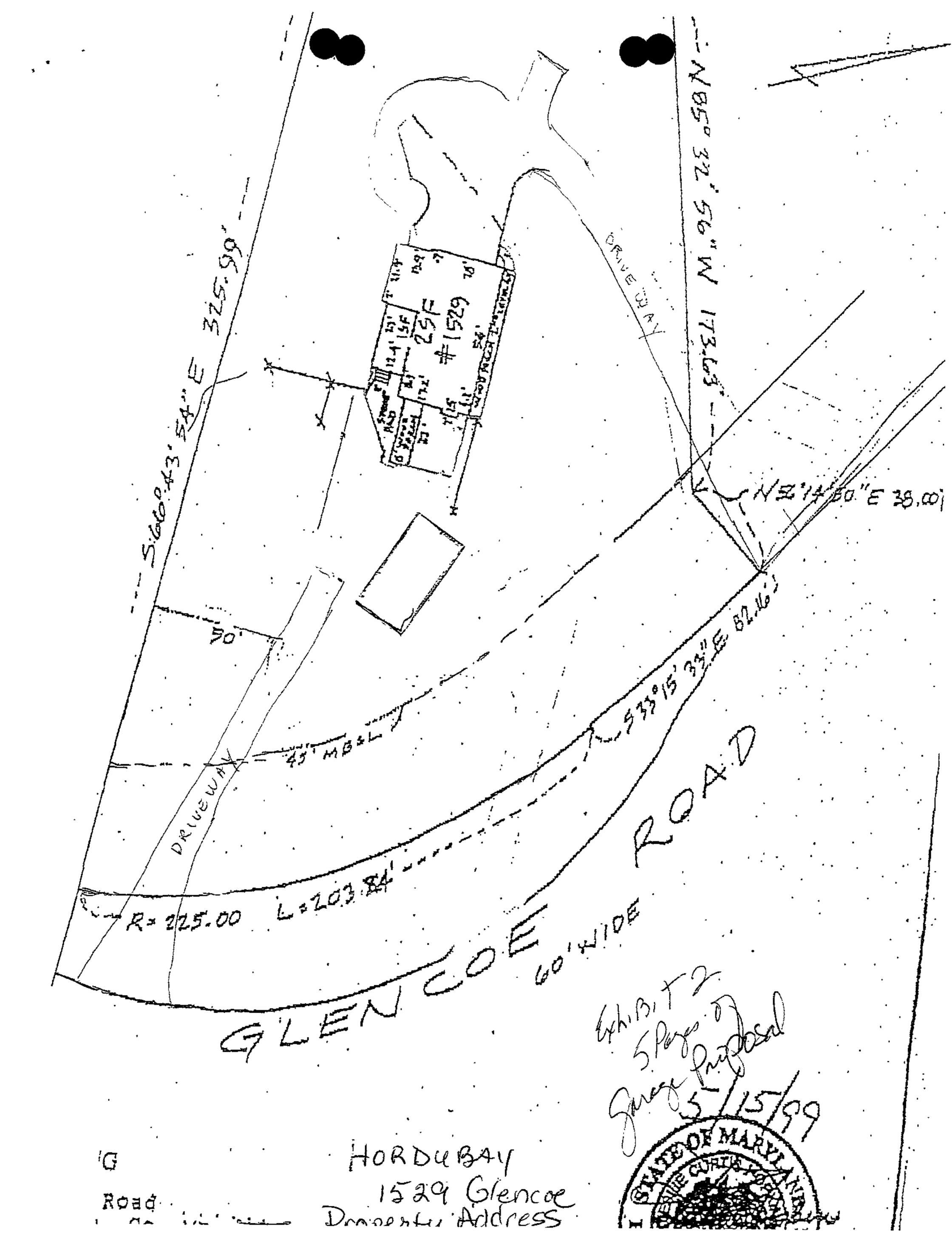
Petitioner/Developer

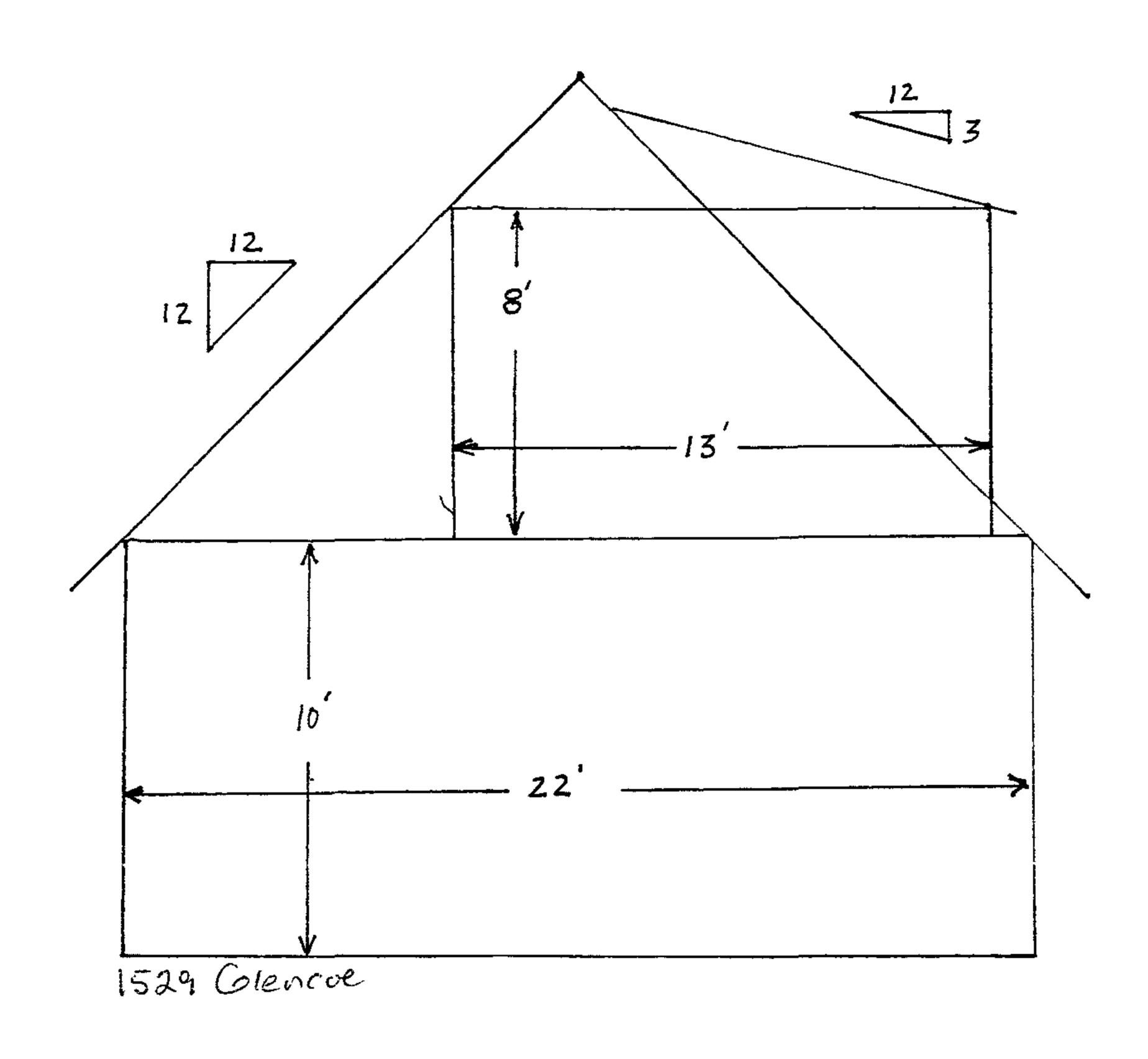
Protestant

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No. 3	Neighbor Support letter	
No. 4		
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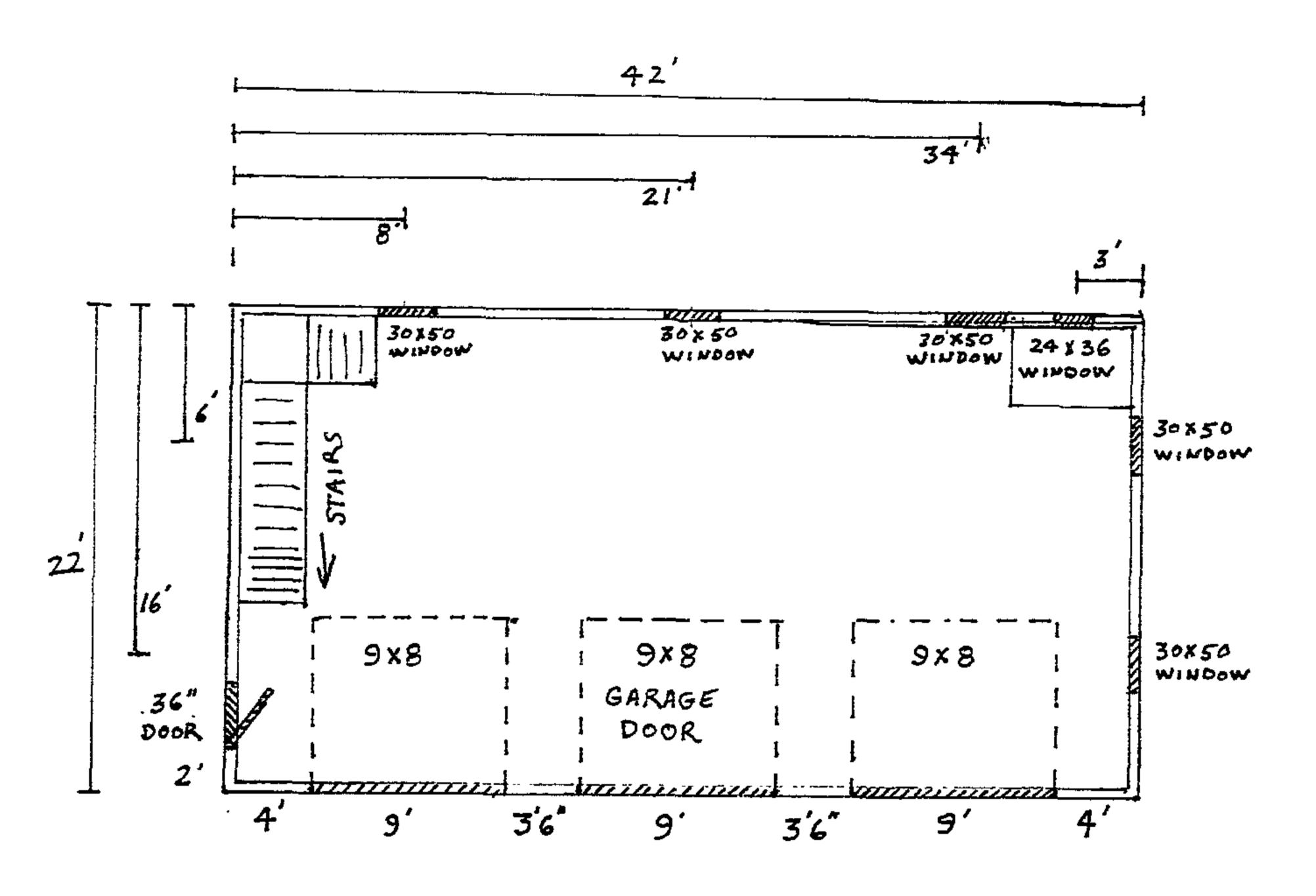






HORDWAN (mailing) 1500 Gleners (mailing) Spoures, M. 2152 410 - 472-2531 Cell 305-978-4987

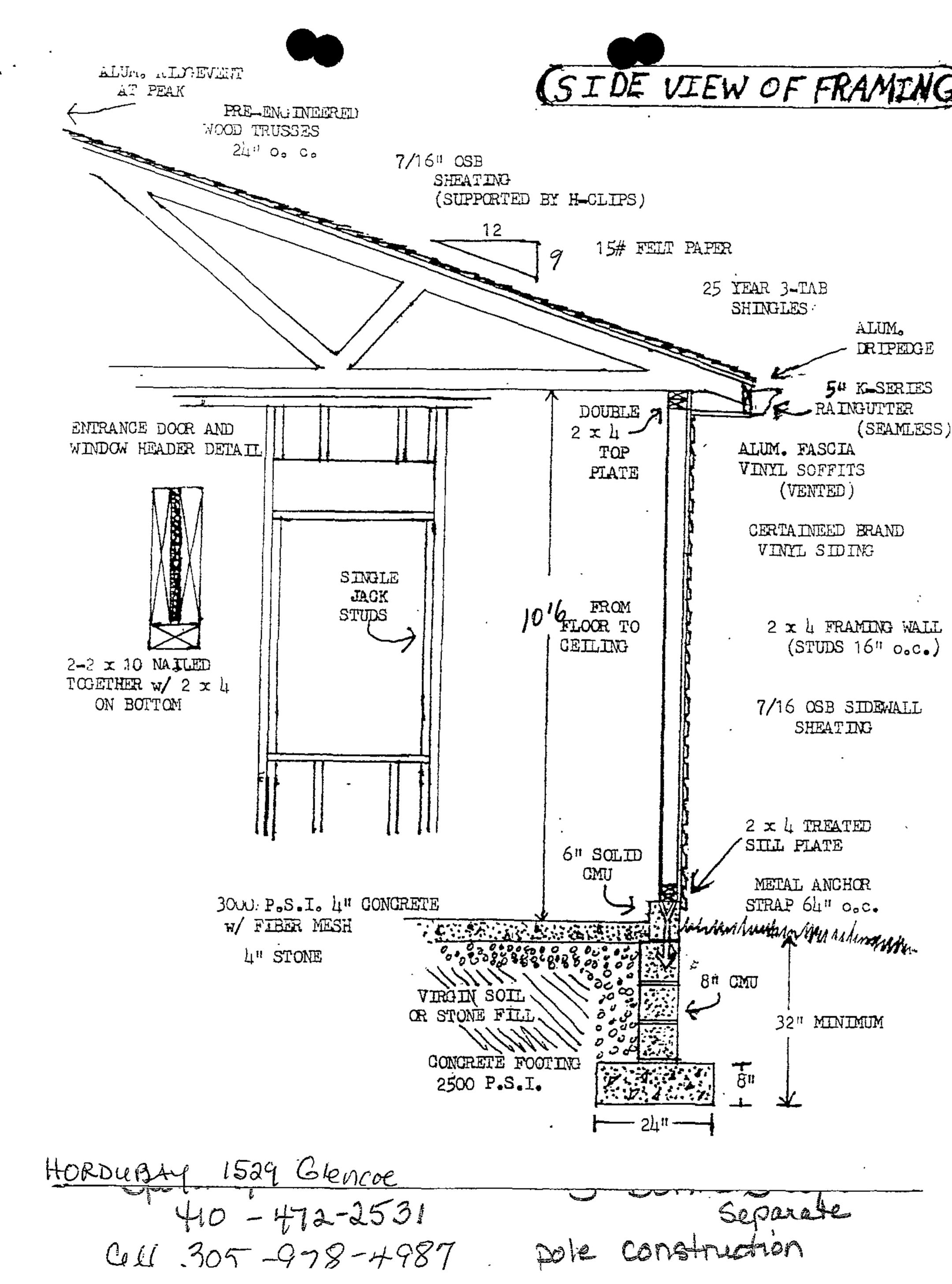
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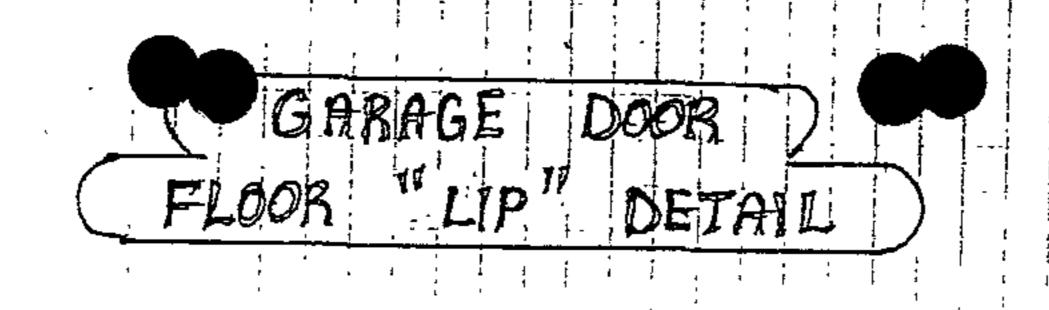


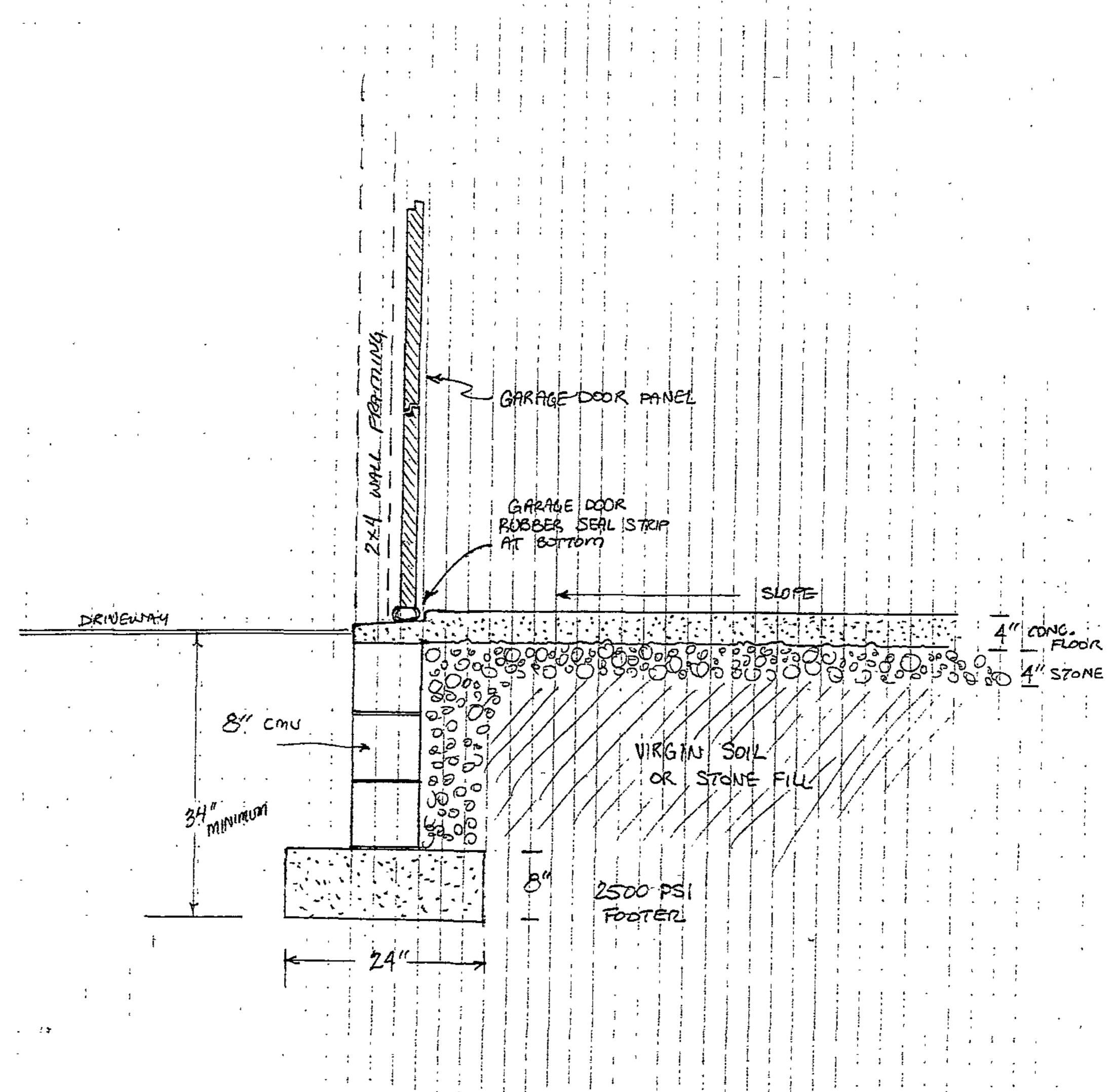
1529 Glencoe

HORDUBAY 1500 Glenege 3) Sparis MD 21152 Cell 305-978-4989 Pole Construction

3 separate Domers w/windows

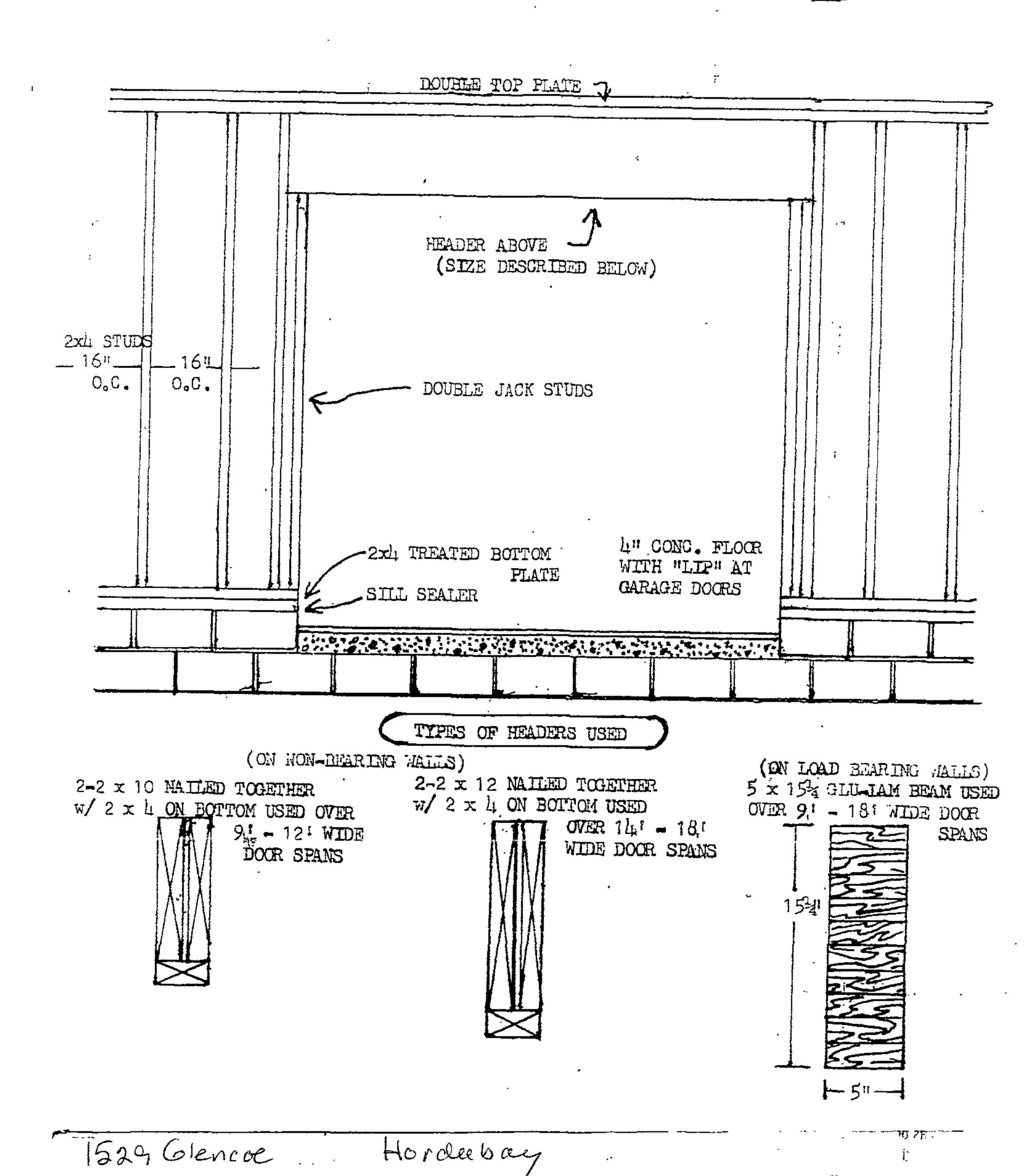






JOB Hordubani 1529 Glencoe

GARAGE DOOR HEADER DETAIL)



Dorothy J. Hordubay Joseph C. Hordubay

1500 Glencoe Road Glencoe, Maryland 21152 410-472-2531 Voice 305-978-4987 Cell dhordubay@JUNO.com

September 20, 2004

Baltimore County Department of Zoning Room 111 111 Chesapeake Avenue Towson, Maryland 21204

Re: Proposed Oversized Garage with height of 22 feet.

Site Address: 1529 Glencoe Road, Sparks-Glencoe, Maryland 21152

To whom it may concern:

We would like to build a garage with dimensions of 22 x 42 with a height of 22 feet as per the plans submitted here. This includes a room with toilet and sink. A copy of building plans and site location are included for your review.

Immediate neighbors have been contacted regarding our plans. Laura Randall at 1531 Glencoe Road and Lou Ann and Kevin McCaughey at 1527 Glencoe Road are adjacent homeowners.

Thank you for your consideration.

Genry & Buth Ma

Sincerely,

Dorothy J. Horderbay

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Area of property of the proper TORONAL TELEVISION FXHIV-HA MW

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GARAGE SITE 1529 Glenroe HORDUBAL

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