IN RE: PETITION FOR ADMIN. VARIANCE W/S of Fox Hall Farm Road, 1.3 mi. S centerline of South Rolling Road 1st Election District 1st Councilmanic District (6200 Fox Hall Farm Road)

> Judith L. & Henry H. Stansbury Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

* CASE NO. 05-220-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Judith L. and Henry H. Stansbury. The administrative variance is requested for property located at 6200 Fox Hall Farm Road in the Catonsville area of Baltimore County. The administrative variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure with a height of 34 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 20, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated November 22, 2004, a copy of which is attached hereto and made a part hereof.

<u>Applicable Law</u>

Section 307 of the B.C.Z.R. – Variances.



CONTRACTION TO THE SECTION OF THE SE

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

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

THEREFORE, IT IS ORDERED, this 14 day of December, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure with a height of 34 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, 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, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. The Petitioners or subsequent owners shall not allow or cause the accessory structure to be converted into a dwelling unit and/or apartment. There shall be no sleeping quarters, living area, kitchen or bathroom facilities in the structure. In addition, the accessory structure shall not be used for commercial purposes;
- 3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

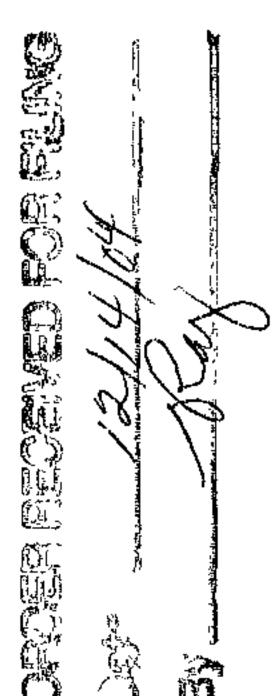
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



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 William J. Wiseman III, Zoning Commissioner

December 14, 2004

Mr. & Mrs. Henry H. Stansbury 6200 Fox Hall Farm Road Catonsville, Maryland 21228

> Re: Petition for Administrative Variance Case No. 05-220-A Property: 6200 Fox Hall Farm Road

Dear Mr. & Mrs. Stansbury:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	6200 Fo	XHAU FARA	n ROAD
which i	s presently	y zoned)R-1

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)

TO PERMIT A DETACHED ACCESSORY STRUCTURES WITH A HEIGHT OF 34' IN LIEU OF THE REQUIRED

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

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

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

		perjury, that I/we are the I is the subject of this Petiti	egal owner(s) of th	the penalties o e property which
Contract Purchaser/Lessee:		Legal Owner(s):		
NONE		HENRY H. STAN	100.10	
Name - Type or Print		Name -/Type or Print	31301001	
Signature		6/1/2	_	
Oignature		Signature	1	
Address	lephone No.	Name - Type or Print,		
City			ANSBURY	
-	Zip Code	Signature /	- 1. [
Attorney For Petitioner:		Address The A State		Telephone
NONG		6205 FOXHAM FAR	in ROAD 4	18-744-9
Name - Type or Print		CITY STONSNING	MD State	21228 Zip C
Signature		Representative to b	e Contacted:	
Olgitature		SAME	-	
Company		Name		
Address	nhous bla		AS	
Tele	phone No.	Address	A (2) I	Telephone
				L'A
Cit	Zip Code	City	<u>Aほと</u> State	
	·		State	Zip C
	·		State	Zip C
	·	quired, it is ordered by the Zo petition be set for a public hear	State ning Commissioner o ing, advertised, as re	Zip C
	·	quired, it is ordered by the Zo petition be set for a public hear	State ning Commissioner o	Zip Conf Baltimore Conquired by the zo
A Lublic Hearing having been formally demanded and day of that the substitutions of Baltimore County and that the property be reposited.	·	petition be set for a public hear Zoning Commission Zoning Commission	State ning Commissioner of the state of Baltimore Countries of Balt	Zip Co of Baltimore Co quired by the zo
	·	petition be set for a public hear Zoning Commission Vituo J andre	State ning Commissioner of Ing., advertised, as referenced.	Zip Conf Baltimore Conquired by the zo
A ublid Hearing having been formally demanded and day of that the standard of	l/or found to be reubject matter of this posted.	petition be set for a public hear Trustyica i Zoning Commission yanua ananyah wed y root i soniget a	State ning Commissioner of Ing., advertised, as referred by the Country of Baltimore Country	Zip Conf Baltimore Conquired by the zo
A sublic Hearing having been formally demanded and day of that the substitutions of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and that the property be reported by the substitution of Baltimore County and the substitution of	l/or found to be reubject matter of this posted.	petition be set for a public hear Trustytes Zoning Commission Vituo Janon	State ning Commissioner of Ing., advertised, as referred by the Country of Baltimore Country	Zip Conf Baltimore Conquired by the ze

Affidavit in Support of Administrative Variance

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

That the Af	fiant(s) does/do presently reside		DO FOXIMA	u farm Ro	2A)
	1	Address	TONSVILLE	MD.	21228
	•	City		State	Zip Code
That based Variance at	l upon personal knowledge, the the above address (indicate ha	following are the	ne facts upon wh cal difficulty):	nich I/we base the	request for an Administrative
	; ;				
Th	e height restrictions on our new ba	n would create a	practical difficulty	y to our building for	the following reasons:
1.	We would lose 2nd floor storage barn in the future. Note: We are barn.		-	• •	
2.	A higher roof gives more headro	om and is more e	sthetically pleasing	g, and will add to the	resale value.
3.	A one story building of the same less functional. A redesign woul	. •		ger footprint and wou	ıld be less attractive and
4.	The barn is <u>not</u> within the 100 yr only) neighbor does not object. (-	•		site. My closest (and
	i i				
	:				
That the A advertising	ffiant(s) acknowledge(s) that if fee and may be required to prov	a format demi	and is filed, Affi nformation.	ant(s) will be requ	ilired to pay a reposting and
	1/1/	•		lelle L	Stausleures
Signature	Vay H. STADSBULL		Signature	0114 6.57	ANSBURY
Name - Type	or Pfint		Name - Typ		
STATE OF	MARYLAND, COUNTY OF BA	LTIMORE, to w			
	CERTIFY, this <u>28^{L/)}</u> day of I, in and for the County aforesal			<u>∞√</u> , before me	e, a Notary Public of the State
	VRY H. Stansburg		peared Juck	ith L. St.	ansburel
the Affiant(s) herein, personally known or s	atisfactorily ider	itified to me as s	uch Affiant(s).	
AS WITNE	SS my hand and Notarial Seal			4) /
			1 1 K	RUDICX	11-91146
	TERRI L. DIVENT	N	lotary Public		1. 1.17

My Commission Expires __

RFV 10/25/01

Baltimore County

Maryland My Commission Expires Oct 1, 2007

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at	Address Address
	CATONSVILLE ND. 21228
That based upon personal knowledge, the folio Variance at the above address (indicate hardsh	City State Zip Code wing are the facts upon which I/we base the request for an Administrative ip or practical difficulty):
The height restrictions on our new barn wo	uld create a <u>practical difficulty</u> to our building for the following reasons:
-	ed today for general storage, and hay storage if it is converted to a horse orse trails in Patapsco State park and have no neighbors who can see this
2. A higher roof gives more headroom an	nd is more esthetically pleasing, and will add to the resale value.
 A one story building of the same squar less functional. A redesign would also 	re footage would require a larger footprint and would be less attractive and cause added cost.
	d plain, CBCA, and there are no easements on the site. My closest (and attached letter from the Whalen Family)
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a Signature Signature Name - Type or Print	ormal demand is filed, Affiant(s) will be required to pay a reposting and additional information. Signature TUD THE L. STANSBURY Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIN	
I HEREBY CERTIFY, this 2800 day of 0000 day of 0000 day of 00000 day of 000000 day of 00000 day of 00000 day of 00000 day of 00000 day of 000000 day of 00000 day of 000000 day of 00000 day of 00000 day of 00000 day of 00000 day of 000000 day of 00000 day of 000000 day of 00000 day of 000000 day of 000000 day of 00000 day of 000000 day of 00000 day of 000	•
the Affiant(s) herein, personally known or satisfa	- Judith L. Stansburg actorily identified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	Laper & Billarde
TERRI L. DIVENTI	Notary Public

My Commission Expires __

Notary Public

Baltimore County
Maryland
My Commission Expires Oct 1, 2007



CASE NO. 05-220-A

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	6200 FOXHAUFARM ROAD
· ·	s presently zoned $DR-1$

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZC)

TO PERMIT A DETACHED ACCESSORY STRUCTURE WITH A HEIGHT OF 34' IH LIEU OF THE REQUIRED 15'

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

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

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

			I/We do solemnly dependency that I/we are is the subject of this	eclare and affirm, under the e the legal owner(s) of the partition.	penalties of property which
Contract Purchaser/Les	ssee:		Legal Owner(s)	<u>):</u>	
NONE	1		HENRY F	1. STANSBURY	
Name - Type or Print	· · · · · · · · · · · · · · · · · · ·		Name - Type of Print	1/1	
Signature			Signature		
Address	!	Telephone No.	Name - Type or Print	L. STANSBURY	
City	State	Zip Code	Signature		
Attorney For Petitioner	i .		Judita	& Slauslung 9	10-744-837
NONE	-		GROD FOXI	You FARM ROAS	Telephone No.
Name - Type or Print			City CATUNISV	1665, MyState Z	1228 Zip Code
		· <u>·····</u>	Representative	to be Contacted:	
Signature	1		SAME A.	S ABOVE	
Company	· · · · · · · · · · · · · · · · · · ·		Name		
Address	<u> </u>	Telephone No.	Address	 	Telephone No.
City	State	Zip Code	City	State	Zip Code
A Public Hearing having been for this day of regulations of Baltimore County and the county are consistent as a second are consis	ormally deman th id that the prope	ded and/or found to be nat the subject matter of t erty be reposted.	required, it is ordered by his petition be set for a publ	the Zoning Commissioner of ic hearing, advertised, as requ	Baltimore County, ired by the zoning
	1			a de altre altre altre altre altre altre altre al	

Reviewed By

Estimated Posting Date

ZONING DESCRIPTION FOR 6200 FOXHALL FARM ROAD BEGINNING AT A POINT ON THE WEST SIDE OF FOXHALL FARM ROAD WHICH IS A 50 FT. RIGHT-OF-WAY WIDTH AT A DISTANCE OF 1.3 MILES SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, SOUTH ROLLING ROAD, WHICH IS A 100 FOOT RIGHT-OF-WAY WIDTH. BEING PARCEL # 155 AS SHOWN ON TAX MAP # 108 MARYLAND SDAT WITH A DEED AS RECORDED IN BALTIMORE COUNTY LAND RECORDS LIBER 5899 FOLIO 727 CONTAINING 15.713 ACRES. ALSO KNOWN AS 6200 FOXHALL FARM ROAD AND LOCATED IN THE FIRST ELECTION DISTRICT, FIRST COUNCILMANIC DISTRICT.

ADMINISTRATIVE

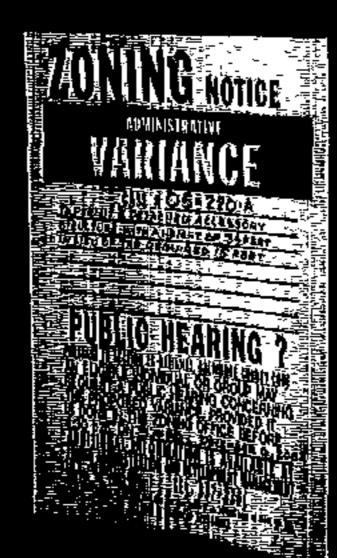
CASE # 05-220 A TO PERMIT A DETACHED ACCESSORY
STRUCTURE WITH A HEIGHT GF 34 PERT

PUBLIC HEARING?

AN EUGBLE NOVOUL OF GROUP WAY

AN EUGBLE NOVO





		中 機力・機能・力配は - R. C. Su J.S Fa J.	學學學學學學學		
					8
	70 9 7 3 3 7 4 3 7 7 7 7 7 7 7 7 7 7 7 7 7 7			J Z	
			8		8
					Anne Anne

A.

CERTIFICATE OF POSTING

caltimore County Department of emits and Development Management county Office Building, Room 111 11 West Chesapeake Avenue cowson, MD 21204
Attention: Beeky Hart
adies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by two were posted conspicuously on the property located at #6200 FOX HALL FARM ROAD
the sign(s) were posted on NOV. 20, 2004 (Month, Day, Year)
Sincerely, Darland D. Moord (Signature of Sign Poster and Dato) CIARLAND E. MOORS (Printed Name) 3225 RYERSON CIRCLES (Address) DAUTIMORE, MD. 21227 (City, State, Zip Code) C410) 242-4263 (Telephone Number)

RE: Case No.: 05-220-A

Petitioner/Developer: HENIZY H. STANSBURY

Date of Hearing/Closing: DEC, 6, 2004

RECEIVED

NOV 2 2 2004

DETT. OF PERMITS AND DETERMINED TO THE PROPERTY OF THE PROPERT

3

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 220 -A Address 6200 FOXHALL FARM RI
Contact Person: LIOYO T. MOXLEY Phone Number: 410-887-3391
Filing Date: 10 29/04 Posting Date: 11/7/04 Closing Date: 11/22/0
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
1. POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. <u>DEADLINE:</u> The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.
(Detach Along Dotted Line)
Petitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 05- 220 -A Address 6200 FOXHALL FARM RD Petitioner's Name HENRY H. STANS BUNY ETUX Telephone 410 744 8376
Posting Date: 11/7/04 Closing Date: 11/22/04
Vording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE
WITH A HEIGHT OF 34' IN LIEU OF THE
REQUIRED 15
MOD Device of Order

<u>ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES</u>

STANSBURY

Case	Number_03_	220	-SPH	Address	6200	FOX H.	ACC	FRUN
Conta	ct Person: _	Dlanner	Dlegge Drin	nt Your Name		Phone Nu	mber: 410	-887-3391
Filing	Date:	1		Posting Date:	11/21/0	4 Closin	ng Date: _	12/6/
Any c throug	ontact made watch	with this office person (plan	regard ner) usi	ing the status on the case nu	of the administ mber.	rative spec	al hearing	should be
1.	reverse side reposting mu is again resp	of this form) ust be done o consible for a	and the nly by o Ill assoc	must use one of the petitioner is in the sign costs.	esponsible for posters on the he zoning no	r all printing approved l tice sign m	g/posting c list and the ust be visi	osts. Any petitioner ble on the
2.	a formal rec	quest for a p	ublic he	the deadline for earing. Please rocess is not co	understand	that even i	f there is	feet to file no formal
3.	commissioned order that the commission of the co	er. He may: ne matter be nin 7 to 10 da	(a) gra set in ays of th	the file will lant the request for a public halo date. It closing date. The order will land the second contact the contact t	ed relief; (b) one learing. You has to whethe	deny the rewill received the petition	quested re e written i n has bee	elief; or (c) notification n granted.
4.	(whether due commissione changed givi	e to a neigher), notifications of the second terms of the second t	bor's fo n will b he hear	ND REPOSTII rmal request e forwarded to ing date, time e and a photog	or by order of or or by order of order of order or or order or or order or order or or order or	of the zoning sign on the As when the	ng or depo e property ne sign was	uty zoning y must be s originally
	4			(Detach Along Dotte	d Line)			
Petitio	oner: This Pa	art of the Fo	rm is fo	r the Sign Pos	ter Only			
	_	USE '	THE SP	ECIAL HEARII	NG SIGN FOR	MAT		
Case	Number 03-		SPH .	Address			_ 	<u></u>
Petitio	ner's Name _	· · · · · · · · · · · · · · · · · · ·	, 			elephone _		
Postir	ng Date:				losing Date:	-		,
Wordi	ng for Sign: _	<u>Administrati</u>	∕e Speci	ial Hearing to a	pprove			
				<u> </u>		· · · · · · · · · · · · · · · · · · ·		···
	··							
	<u> </u>					**************************************		
								00 00000

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 05-720-A
Petitioner: HENRY & JUDITH STANSBURY
Address or Location: 6200 FoxHaw Farm 120AD.
PLEASE FORWARD ADVERTISING BILL TO Name:
Address 6200 Fortham France 120.
[A70-15 VILLE MD. 21228
Telephone Number:

Department of Permits od 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

December 6, 2004

Henry H. Stansbury Judith L. Stansbury 6200 Foxham Farm Road Catonsville, Maryland 21228

Dear Mr. and Mrs. Stansbury:

RE: Case Number: 05-220-A, 6200 Foxham Farm Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 29, 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,

u. Callibal D

W. Carl Richards, Jr. Supervisor, Zoning Review

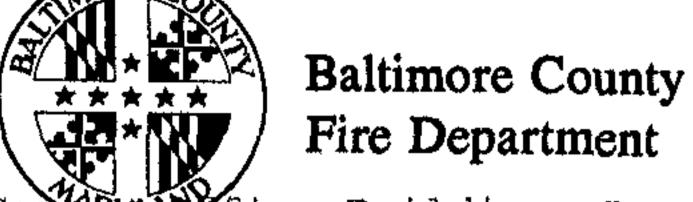
WCR: db

Enclosures

c: People's Counsel



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



Country Add fice Building, Room 111

Mail Stop #1105

111 West Chesapeake Avenue

Towson, Maryland 21204

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

November 8, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 8, 2004

Item No.:

207-220,

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

INTEROFFICE CORRESPONDENCE

DATE: November 12, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 15, 2004

Item Nos. 208, 209, 210, 211, 213,

216, 219, and 220

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

RWB:CEN:jrb

cc: File

Jalu AV 2114 Montriol 12114

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

PDM

FROM:

John D. Oltman, Jr Job

DEPRM

DATE:

December 6, 2004

SUBJECT:

Zoning Items # See List Below

RECEIVED

DEC 7 2004 ZOWNG COMMISSIONER

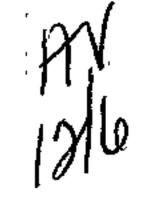
Zoning Advisory Committee Meeting of November 8, 2004.

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

05-208 05-209 05-211 05-213 05-216 05-219 05-220

Reviewers:

Sue Farinetti, Dave Lykens



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:

6200 Foxhill Farm Road

Case #: 5-220

DATE: November 22, 2004

RECEIVED

NOV 2 3 2004

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 34 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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

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

Prepared by:

Section Chief:

AFK/LL: MAC



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

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

Maryland Department of Transportation

Date:

11.9.64

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

RE:

Baltimore County

Item No. 223

LTM

Dear. Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief

1. 1. Indh

Engineering Access Permits Division

6201 Foxhall Farm Road Catonsville, MD 21228 410.788.6531

October 26, 2004

To: The Baltimore County Zoning Commission

From: Ann Brady Whalen

Re: Request for Administrative Variance for Height of Proposed Barn Addition, 6200 Foxhall Farm Road, Catonsville, MD: Henry & Judy Stansbury, Petitioners

I am the residential property owner immediately contiguous to the abovereferenced site on which an administrative variance has been requested to construct a barn addition, which exceeds the 15 feet permitted by right. *Please be* advised that I strongly support the Stansburys' petition and respectfully request that you render a prompt approval.

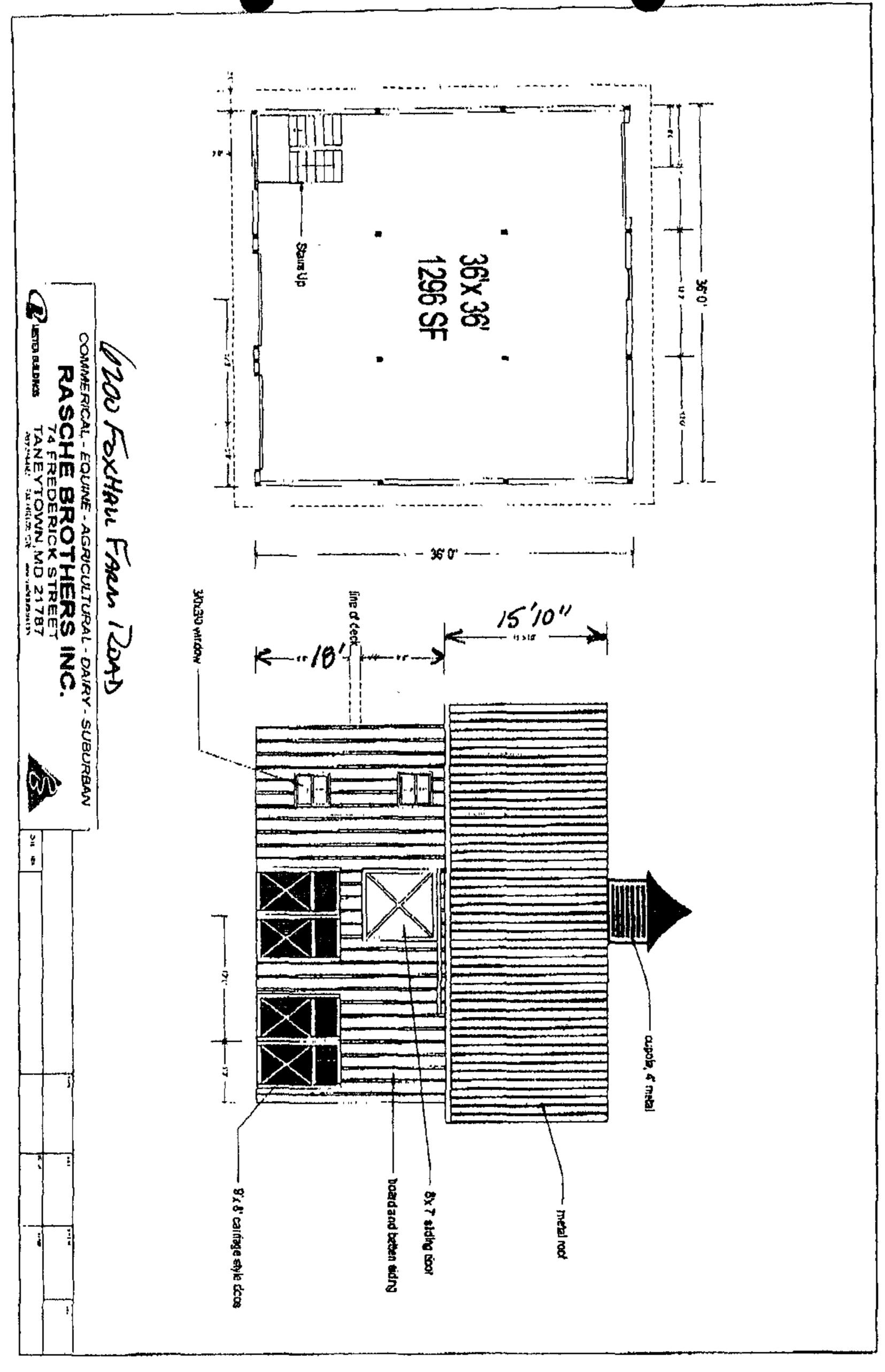
My property, in excess of five acres in size, is the only private parcel immediately contiguous to the Stansbury's land, which comprises better than 15 acres. Both our properties are zoned DR-1, are rural in nature, and are otherwise each completely surrounded by State-owned public parkland. The proposed barn is more than 1,000 feet from my residence (and much more than that from any other private parcel). It cannot even be seen from my property or any other private property. The height difference in its proposed height over the 15 feet permitted is unnoticeable from any other property and, therefore, less than negligible in impact.

The Stansburys are attempting to do the right thing architecturally and aesthetically. From those points on their own property where this structure is visible, the higher elevation will permit a steeper pitch to the roof, which will be more pleasing visually. Functionally, most barns I have seen require at least the requested height to provide enough headroom for hay storage and practical use of a second floor. Being immediately adjacent to numerous riding trails in the contiguous parkland, this proposed construction is eminently reasonable and appropriate to its surroundings and environment. It would be a significant practical difficulty not to grant this petition. Please do not hesitate to call me if there are any questions regarding my support for this matter. Thank you in advance for your favorable consideration.

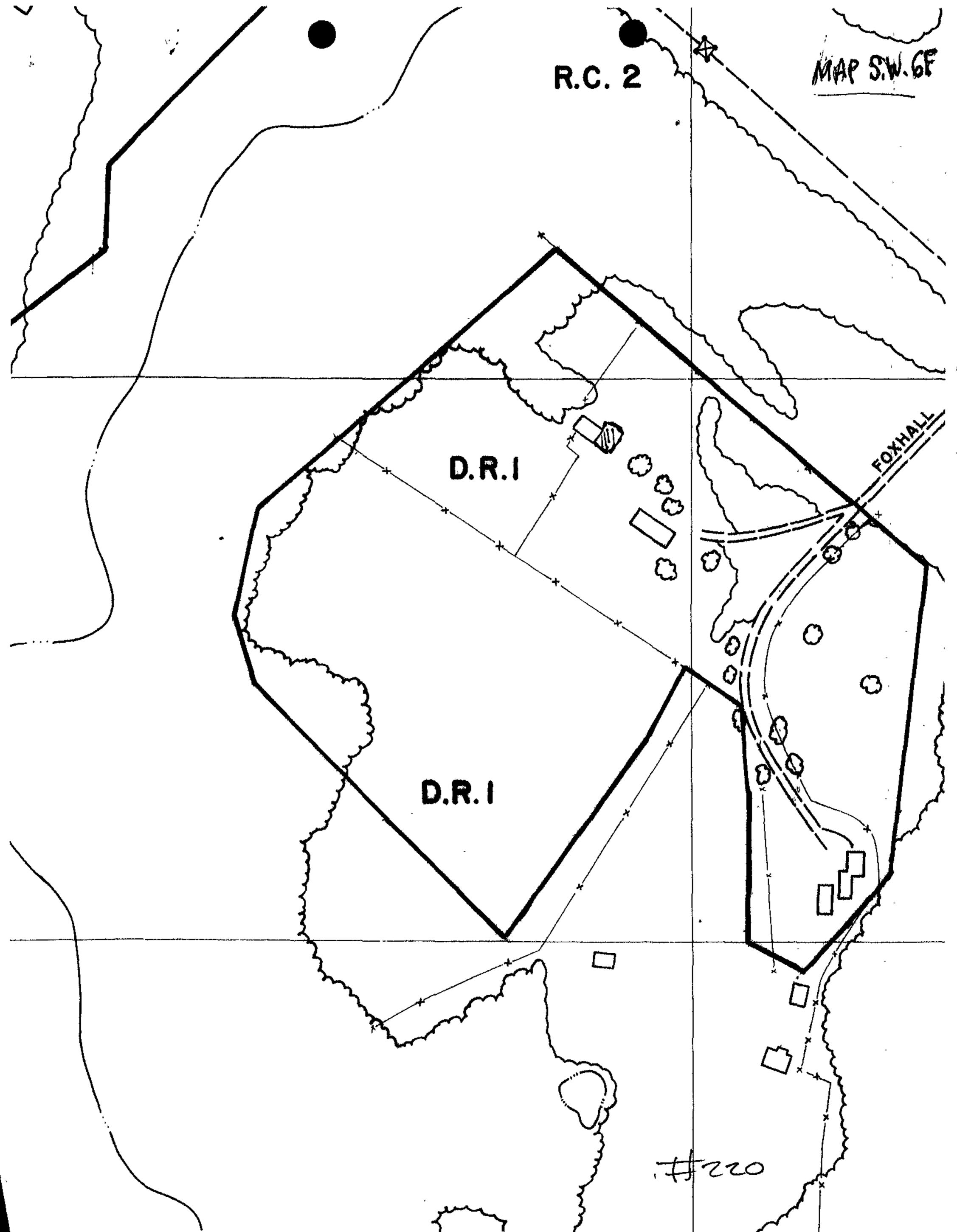
Sincerely,

Ann Brady Whalen

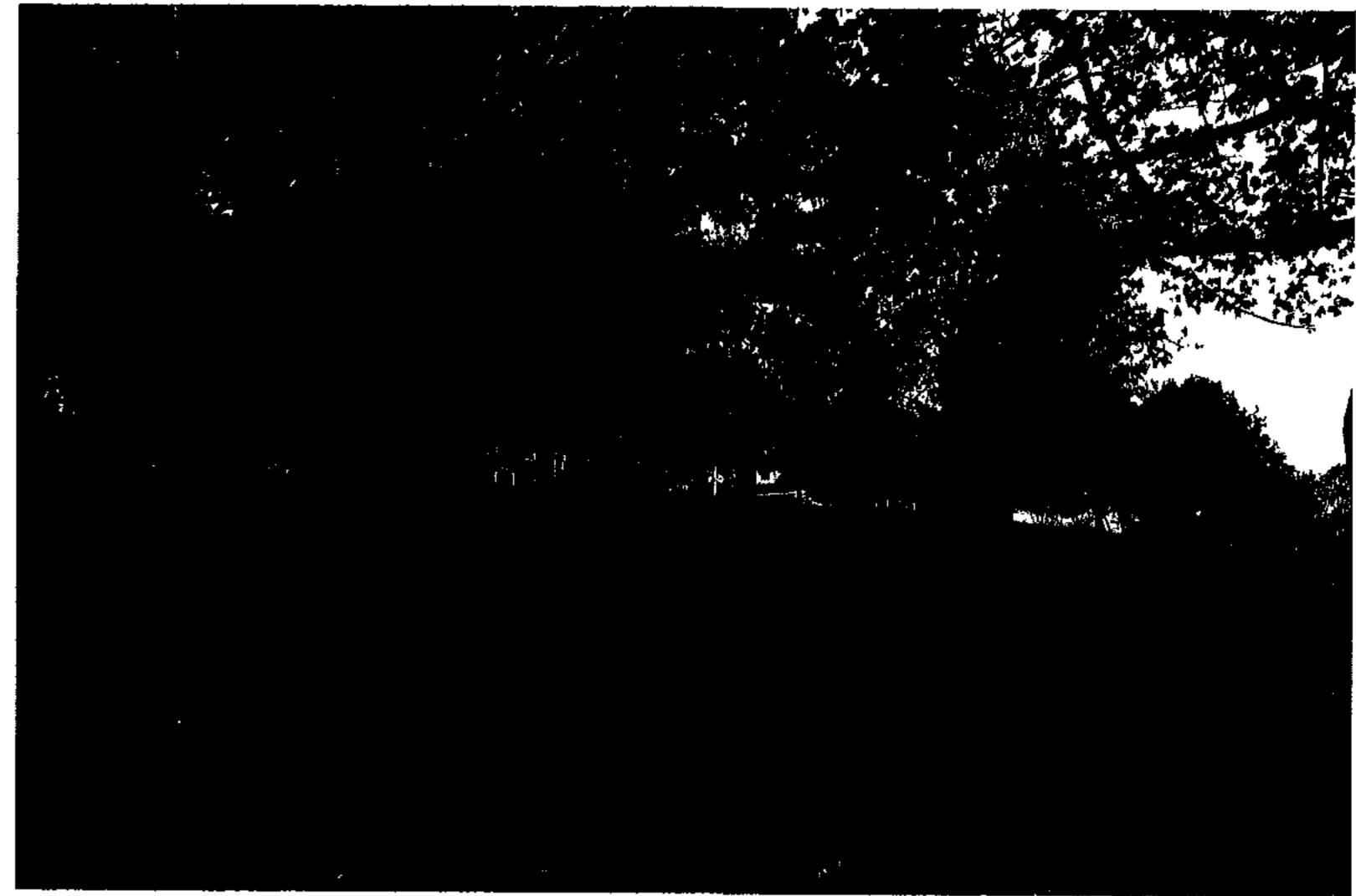
and Whales



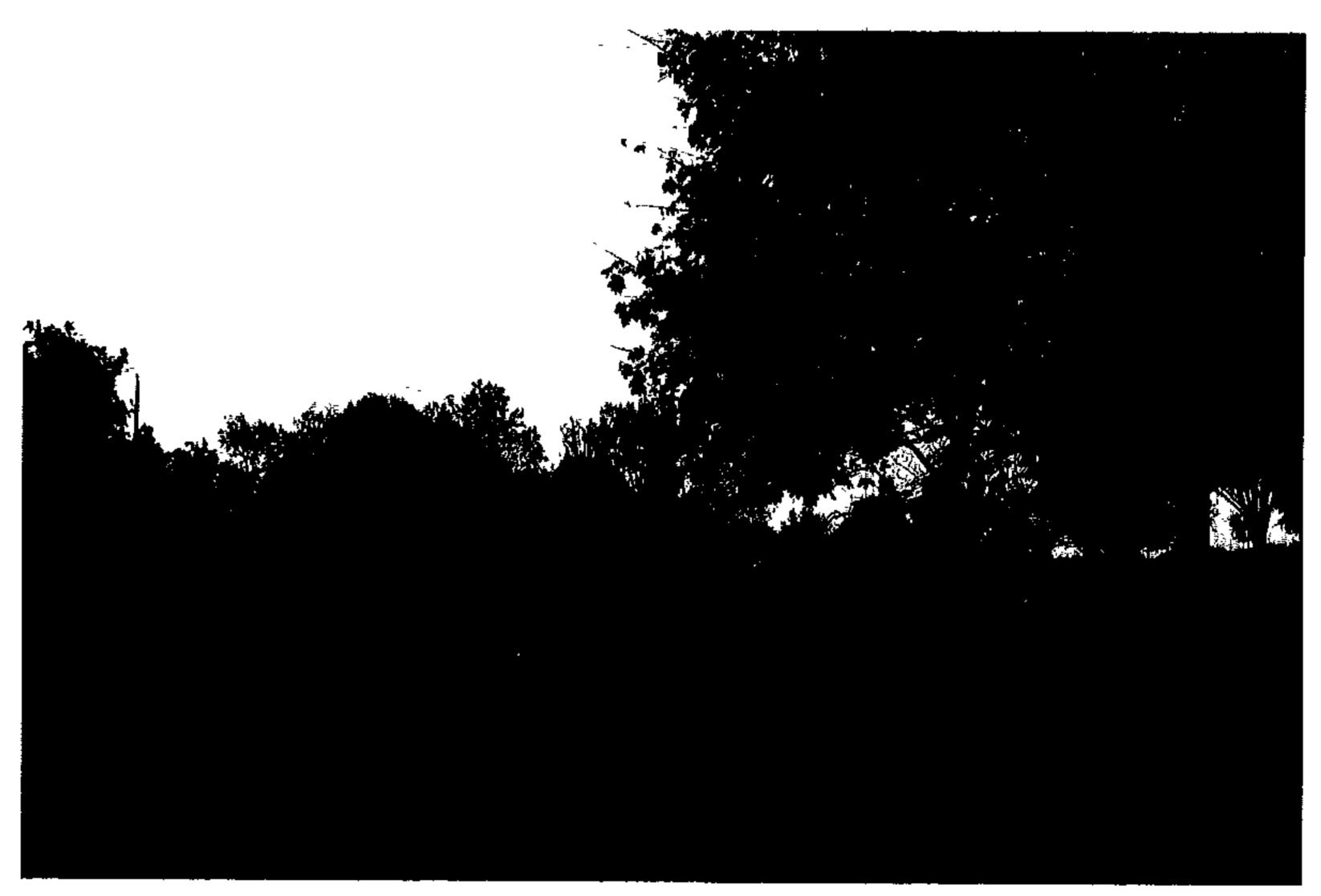
220



VIEW OF BACK OF HOUSE FROM ENTRANCE OF PROPERTY



E-BARN



VIEW OF NEIGHBOR'S HOUSE FROM ENTRANCE

#2-6

VIEW FROM FRONT OF HOUSE TOWARD PIVER





BXISTING BARN, ROOF & KENNEL TO BE REMOVEDS

VIEW FROM FRONT OF HOUSE TOWARD NELGHBOR





BACK OF HOUSE

VIEW FROM FRONT OF HOUSE TOWARD NEIGHTOOR (WHALEN)





VIEW OF FRONT OF HOUSE FACKS THE RIVER

