



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5005 Forge Haven Drive
which is presently zoned DR-3.5H

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) 400.1 To allow an existing shed to be located in the side yard and with a side yard setback of 6 inches in lieu of the required rear yard and ~~and~~ minimum 2 1/2 ft. setback respectively.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 15 day of November, 2004, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Leon Francis Fox
Name - Type or Print

Leon Francis Fox
Signature

Name - Type or Print

Signature

Address 410-256-2622 Telephone No.

City State Zip Code

Representative to be Contacted:

Leon F. Fox
Name

5005 Forge Haven Dr. 410-256-2622
Address Telephone No.

Perry Hall MD 21128-9261
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-234A

Reviewed By [Signature] Date 11-8-04

Estimated Posting Date 11-21-04

REV 10/25/01

By

ORDER RECEIVED FOR FILING

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

5005 Forge Haven Drive

Address

Perry Hall, MD

City

State

21128-9261

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Custom-constructed existing garden shed is located in rear yard, has exterior dimensions 15.3 feet long x 4.5 feet deep x 8.4 feet high, and is in a 10.4 feet wide space between existing fence and existing deck. The fence 0.5 foot thickness is the setback between the shed and property line. Adding 2.0 feet to this setback to satisfy County regulations (2.5 foot total setback) would cause hardship in these respects:

1. Dismantling and re-constructing shed at a point 2.0 feet to the west of present location is costly, and would constrict grass space to 3.4 feet, too narrow for maneuvering lawn equipment, and reducing area aesthetic value;

2. Cutting 2.0 feet off the 4.5 foot shed depth would reduce interior storage space to 2.0 feet, which would be useless for storing equipment;

3. Dismantling and re-constructing shed at a point approximately 49 feet south of present location (i.e., at the rear of the rear yard) would be costly, place shed over a drainage easement, and would make it a very prominent backyard feature, visible to approximately 50% more backyards and homes than in its present location.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of November, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Leon Francis Fox
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

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 5005 Forge Haven Drive
Address
Perry Hall, MD 21128-9261
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Custom-constructed existing garden shed is located in rear yard, has exterior dimensions 15.3 feet long x 4.5 feet deep x 8.4 feet high, and is in a 10.4 feet wide space between existing fence and existing deck. The fence 0.5 foot thickness is the setback between the shed and property line. Adding 2.0 feet to this setback to satisfy County regulations (2.5 foot total setback) would cause hardship in these respects:

1. Dismantling and re-constructing shed at a point 2.0 feet to the west of present location is costly, and would constrict grass space to 3.4 feet, too narrow for maneuvering lawn equipment, and reducing area aesthetic value;

2. Cutting 2.0 feet off the 4.5 foot shed depth would reduce interior storage space to 2.0 feet, which would be useless for storing equipment;

3. Dismantling and re-constructing shed at a point approximately 49 feet south of present location (i.e., at the rear of the rear yard) would be costly, place shed over a drainage easement, and would make it a very prominent backyard feature, visible to approximately 50% more backyards and homes than in its present location.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Leon Francis Fox
Signature

Name - Type or Print

LEON FRANCIS FOX
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of November, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Leon Francis Fox
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sharon A. Kraft
Notary Public

My Commission Expires 8/1/6



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5005 Forge Haven Drive
which is presently zoned PR-3.5H

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) 400.1 To allow an existing shed to be located in the side yard with a side yard setback of 6 inches in lieu of the required rear yard and minimum 2 1/2 ft. setback respectively.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11 day of November that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Leon Francis Fox

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

410-256-2622

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Leon F. Fox

Name

5005 Forge Haven Dr. 410-256-2622

Address

Telephone No.

Perry Hall MD 21128-9261

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-234A

REV 10/25/01

Reviewed By [Signature]

Date 11-28-04

Estimated Posting Date 11-21-04

Zoning Description

ZONING DESCRIPTION FOR 5005 Forge Haven Drive, Perry Hall MD 21128-9261

Beginning at a point on the south side of

Forge Haven Drive, which is 30.0 feet

wide at the distance of 155 feet east of the

centerline of the nearest improved intersecting street Good Spring Drive,

which is 30.0 feet wide. Being Lot #174,

Block N/A, Section N/A in the subdivision of Glenside Farms,

as recorded in Baltimore County Plat Book #SM72, Folio #53,

containing 0.1653 acres. Also known as 5005 Forge Haven Drive, Perry Hall,

and located in the 11th Election District, 5th Councilmanic District.

234

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 11-08-04

ACCOUNT R 001-0006-0100

AMOUNT \$ 65.00

RECEIVED FROM

MA & F FOR

FOR

Presidential Veterans Plaque

for 5205 Longfellow DR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: MA & F DATE: 11/08/04

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RECEIVED BY: MA & F DATE: 11/08/04

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date *November 22, 2004*

RE: Case Number *05-234-A*

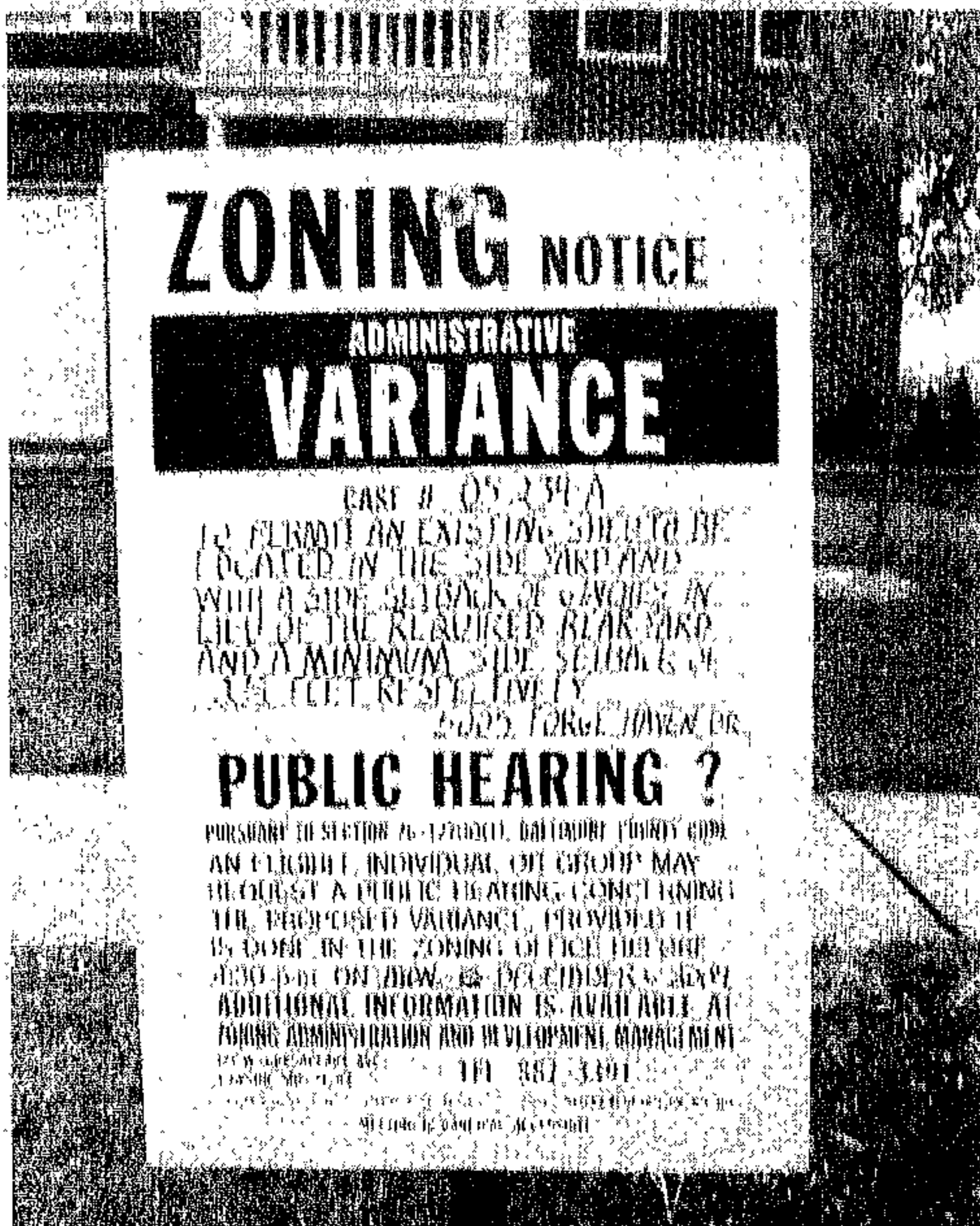
Petitioner/Developer *LEON F. FOX*

Date of Hearing (Closing) *December 6, 2004*

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at *5005 FORGE HAVEN DRIVE*

The sign(s) were posted on

November 20, 2004



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 11, 2005 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
Permits & Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

410-887-3353

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: 05-234-A

5005 Forge Haven Drive

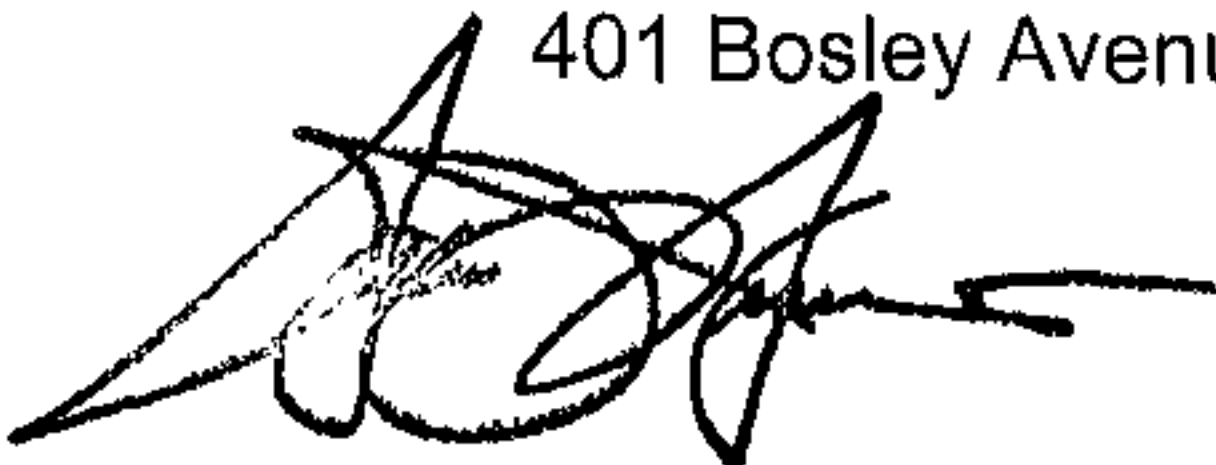
S/side of Forge Haven Drive, 155 feet east/of centerline of Goodspring Drive

11th Election District – 5th Councilmanic District

Legal Owner: Leon Francis Fox

Variance to allow an existing shed to be located in the side yard and with a side yard setback of 6 inches in lieu of the required rear yard and minimum 2½ foot setback respectively.

Hearing: Wednesday, January 26, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley 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**



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

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

December 23, 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: 05-234-A

5005 Forge Haven Drive
S/side of Forge Haven Drive, 155 feet east/of centerline of Goodspring Drive
11th Election District – 5th Councilmanic District
Legal Owner: Leon Francis Fox

Variance to allow an existing shed to be located in the side yard and with a side yard setback of 6 inches in lieu of the required rear yard and minimum 2½ foot setback respectively.

Hearing: Wednesday, January 26, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Leon Francis Fox, 5005 Forge Haven Drive, Perry Hall 21128-9261

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 11, 2005.**
(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.

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



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 234 -A Address 5005 ^{Forge} ~~Forge~~ HAVEN DR.
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11-08-04 Posting Date: 11-21-04 Closing Date: 12-06-04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 234 -A Address 5005 FORGE HAVEN DR
Petitioner's Name LEON F. FOX Telephone 410-256-2622
Posting Date: 11-21-04 Closing Date: 12-06-04
Wording for Sign: To Permit an existing shed to be located in the side
yard and with a side setback of 6 inches in lieu of the required
rear yard and ^{minimum} side setback of 2 1/2 ft respectively

WCR - Revised 6/25/04

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 05-234A

Petitioner: MR. LEON F. FOX

Address or Location: 5005 FARGE HAVEN DR

PLEASE FORWARD ADVERTISING BILL TO

Name: SAME

Address

Perry Hall, Md, 2128-9261

Telephone Number: 410-256-2622

**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. Katroco, Director*

December 6, 2004

Leon F. Fox
5005 Forge Haven Drive
Perry Hall, Maryland 21128-9261

Dear Mr. Fox:

RE: Case Number:05-234-A, 5005 Forge Haven Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 8, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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 22, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of November 22, 2004

Item No.: 227-241, 243, 245-249

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

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 7, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2004
Item Nos. 227, 228, 229, 230, 231, 232,
233, 234, 237, 238, 239, 240, 241, 242,
243, 244, 246, and 248

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JPO
DEPRM

DATE: December 10, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 22, 2004.

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

05-227
05-229
05-230
05-232
05-233
05-234
05-235
05-238
05-239
05-240
05-241
05-242
05-243
05-244
05-245
05-246
05-247
05-248

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 1, 2004

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

RECEIVED

DEC 9 2004

SUBJECT: 5005 Forge Haven Drive

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-234

Petitioner: Leon Francis Fox

Zoning: DR 3.5H

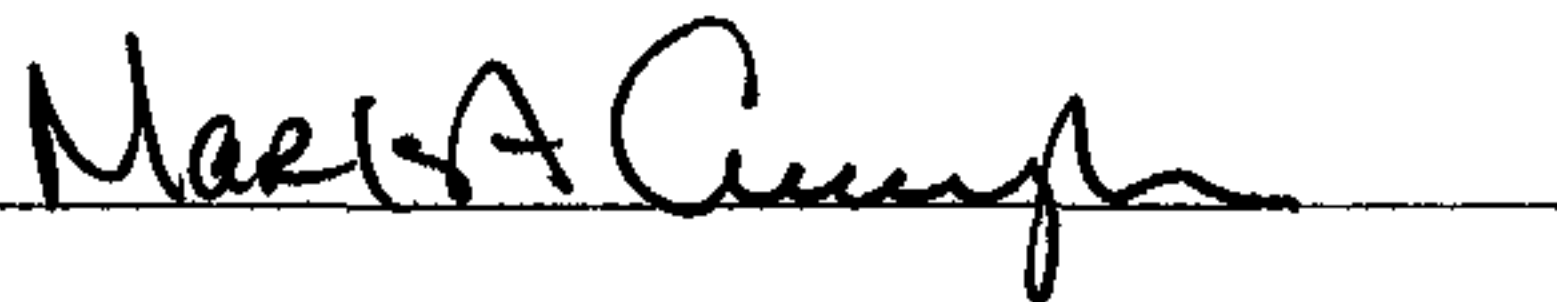
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning conducted an on-site inspection of the petitioner's property and has determined that there is ample land area to construct the subject shed. This office further finds that the construction of a shed in the side yard of the subject property would be out of character with the surrounding neighborhood.

As such, the Office of Planning recommends that the petitioner's request be **DENIED**.

Prepared by:



Division 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: 11.22.04

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

RE: Baltimore County
Item No. 234 JJS

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
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Matthews
Dept. of Permits & Development Mgmt.

DATE: December 14, 2004

FROM:  Robin Jameson, Secretary to
John V. Murphy
Deputy Zoning Commissioner

SUBJECT: Petitions for Administrative Variance - 12/6/04 Closing Date
1. Case No. 05-234-A (5005 Forge Haven Drive – Leon F. Fox)
2. Case No. 05-238-A (7501 Fairwind Drive - Leroy Hawkins)

After a review of the above-captioned case files, Jack Murphy has requested that they be set in for hearing. We are returning the files to you for further processing, i.e. notifying the petitioners, posting of hearing notices, etc.

Once a hearing date has been scheduled, it would be appreciated if you would have Dave Duvall prepare a "Notice of Hearing" sign and have Gary Freund post the property.

Thank you for your attention and cooperation in this matter.

:raj
Attachments

Jack,
Planning recommends
denial of the (2) attached
requests for administrative
variance.
Should we set them in for
hearing?
(yes) By 12/13/04

05-234-A
05-238-A

**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*

December 23, 2004

Leon Fox
5005 Forge Haven Drive
Perry Hall, MD 21128-9261

Dear Mr. Fox

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-234-A

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

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

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

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



5005 Forge Haven Drive
Perry Hall, MD 21128-9261
foxfrank@aol.com

January 1, 2005

Mr Timothy Kotroco
Dept of Permits and Development Management, Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Mr. Kotroco:

RE: Administrative Variance, Case Number 05-234-A

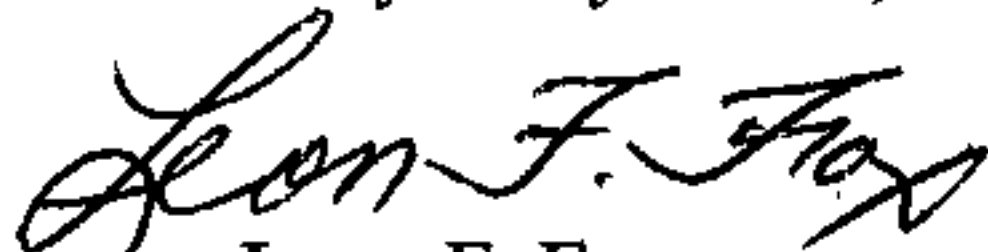
Thank you for your letter (signed by Mr. Richards) dated Dec 23, 2004, in which I was notified that my administrative posting procedure has been superceded by a timely public hearing demand by the deputy zoning commissioner.

My variance request originated from my discovery that an existing shed on my property (the address above) was in violation of Baltimore County zoning regulations, owing to the fact that it was situated in a location which you define as my "side yard," with a setback of six inches from my side property line, in lieu of the minimum required 30 inches.

Please know that as of Dec 31, 2004, I have dismantled and removed the shed from my property, so I ask that all actions associated with this variance request be terminated immediately, particularly to include scheduling of the hearing, posting of the sign, and publication in the Jeffersonian.

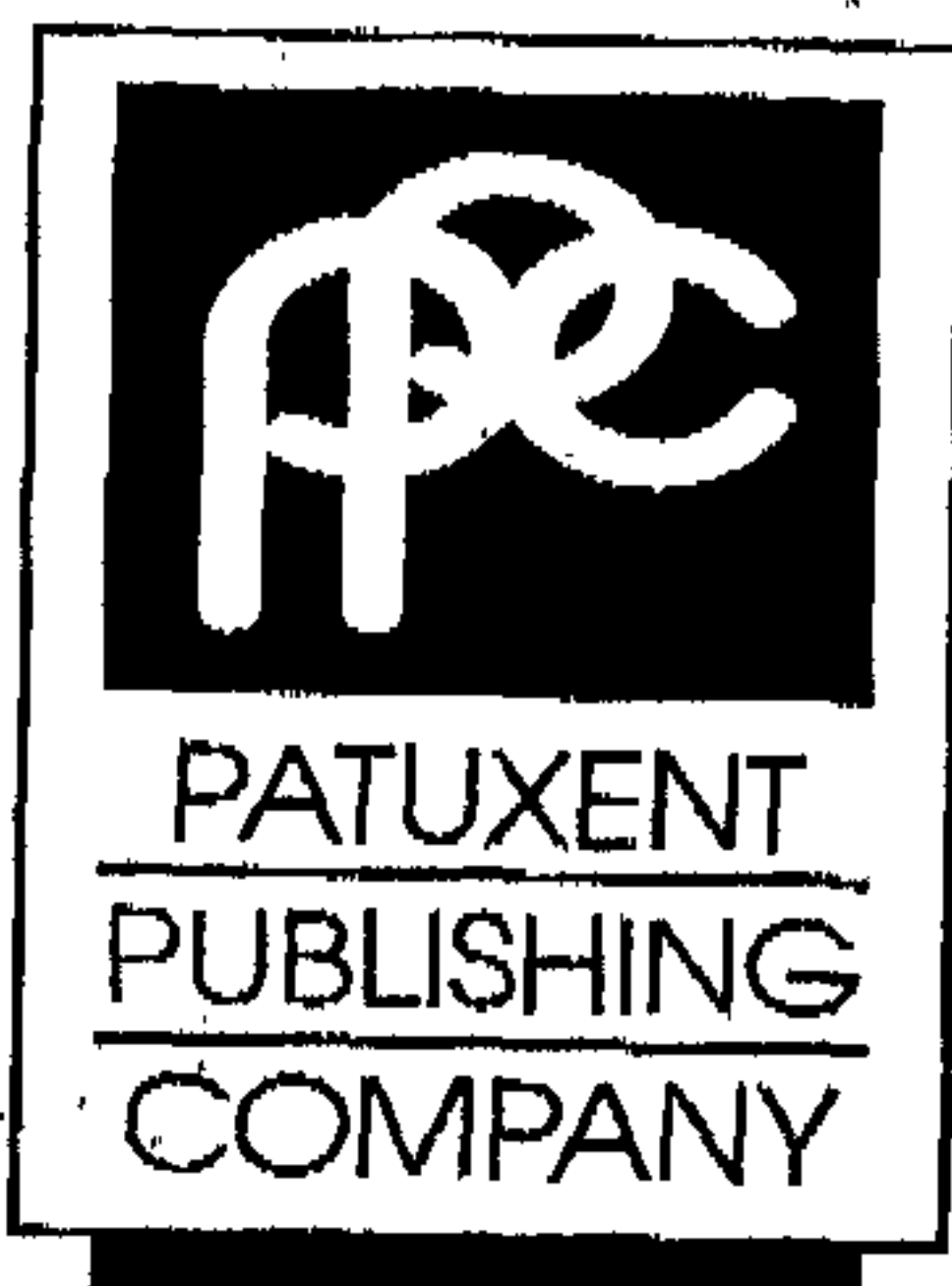
Thank you for your attention in this matter.

Very Truly Yours,


Leon F. Fox

*John Sullivan appears to
be the action person on
this variance.*

*Leon Fox
Best to phone me if
you need to communicate:
410-256-2622*



Towson Office
409 Washington Avenue
Legal Advertising
Ph: 410-337-2425
FAX: 410-825-4278

Susan Wilkinson Ext. 3425
Ellen Harris Ext. 3418
Leah Dean Ext. 3432
Joanne Wernick Ext. 3512
Kathy Conahan Ext. 3417
Sue Thomas Ext. 3513

VERIFICATION OF CANCELLATION

TO: Kristen - Zoning / Case # 05-234-A

RE: Ad No. JT 11646

Invoice No. 35323 Run Dates: —

Property No. 5005 Forge Haven Dr.

Amount Owed: 0

The above ad was tentatively canceled on 1/6/05.
Please verify this cancellation by signing below and faxing this form back to us.

Your written verification is necessary in order to stop charges on this ad.

Signature

Kristen A. [Signature]

Company

Permits + Development (Zoning)

409 WASHINGTON AVENUE ■ TOWSON ■ MD ■ 21204 ■ 410-337-2425

ARBUYS TIMES ■ BALTIMORE MESSENGER ■ CATONSVILLE TIMES ■ COLUMBIA FLIER ■ HOWARD COUNTY TIMES ■ THE JEFFERSONIAN ■ LAUREL LEADER
NORTH COUNTY NEWS ■ NORTHEAST BOOSTER ■ NORTHEAST REPORTER ■ OWINGS MILLS TIMES ■ SOUND OFF! TOWSON TIMES ■ COLUMBIA MAGAZINE
GUIDE TO HOWARD COUNTY

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5005 FORGE HAVEN DRIVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GLENSIDE FARMS (EAST)

PLAT BOOK # 72 FOLIO # 53 LOT # 174 SECTION #

OWNER LEON FRANCIS FOX

FORGE HAVEN DRIVE (30' PAVING)

PLANT AREA

CONC. WALK

(MD TAX# 2300005253)

PETER &
FOULA CEFTEK

FRONT

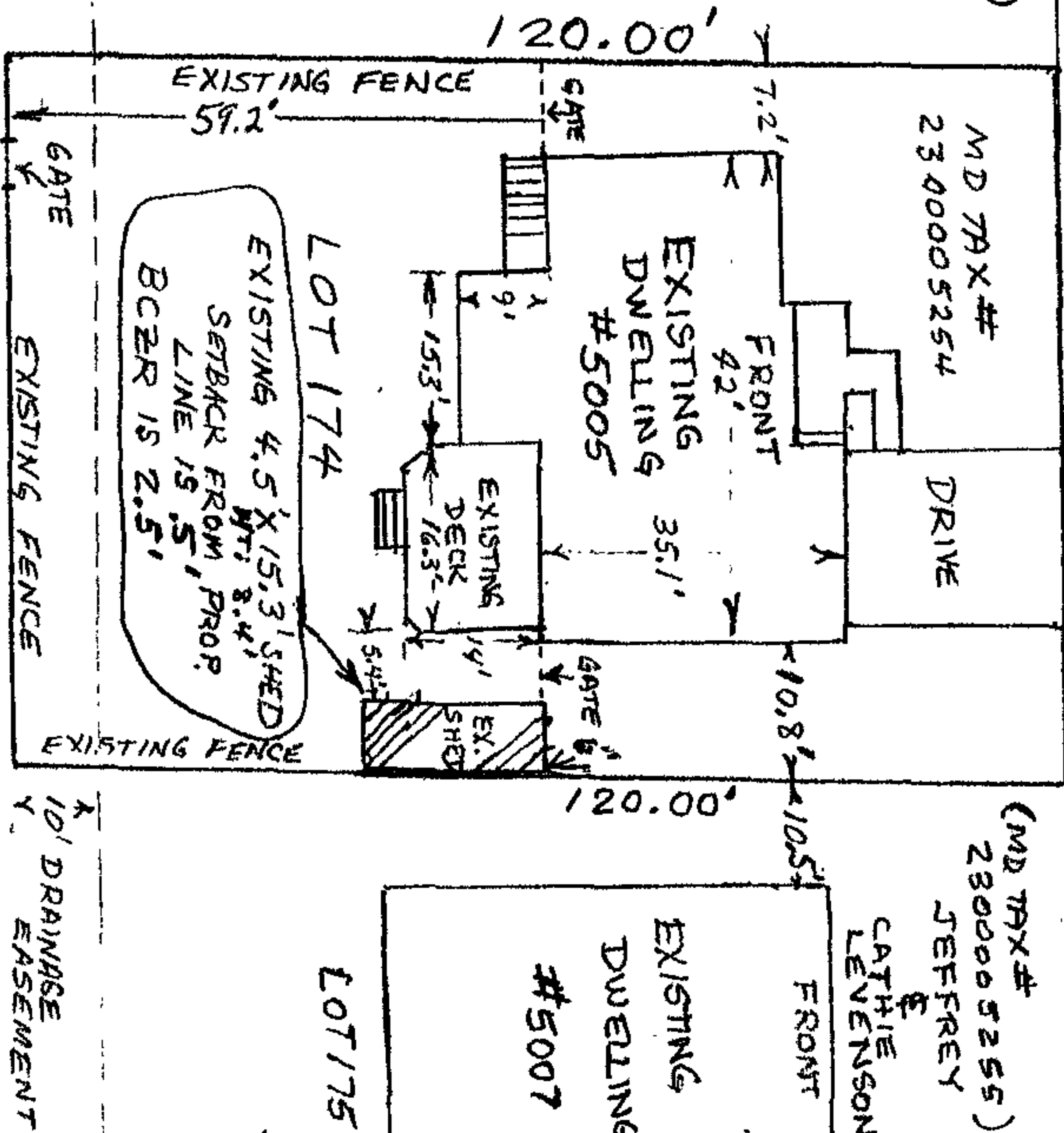
EXISTING
DWELLING
#5003

LOT 173



PREPARED BY

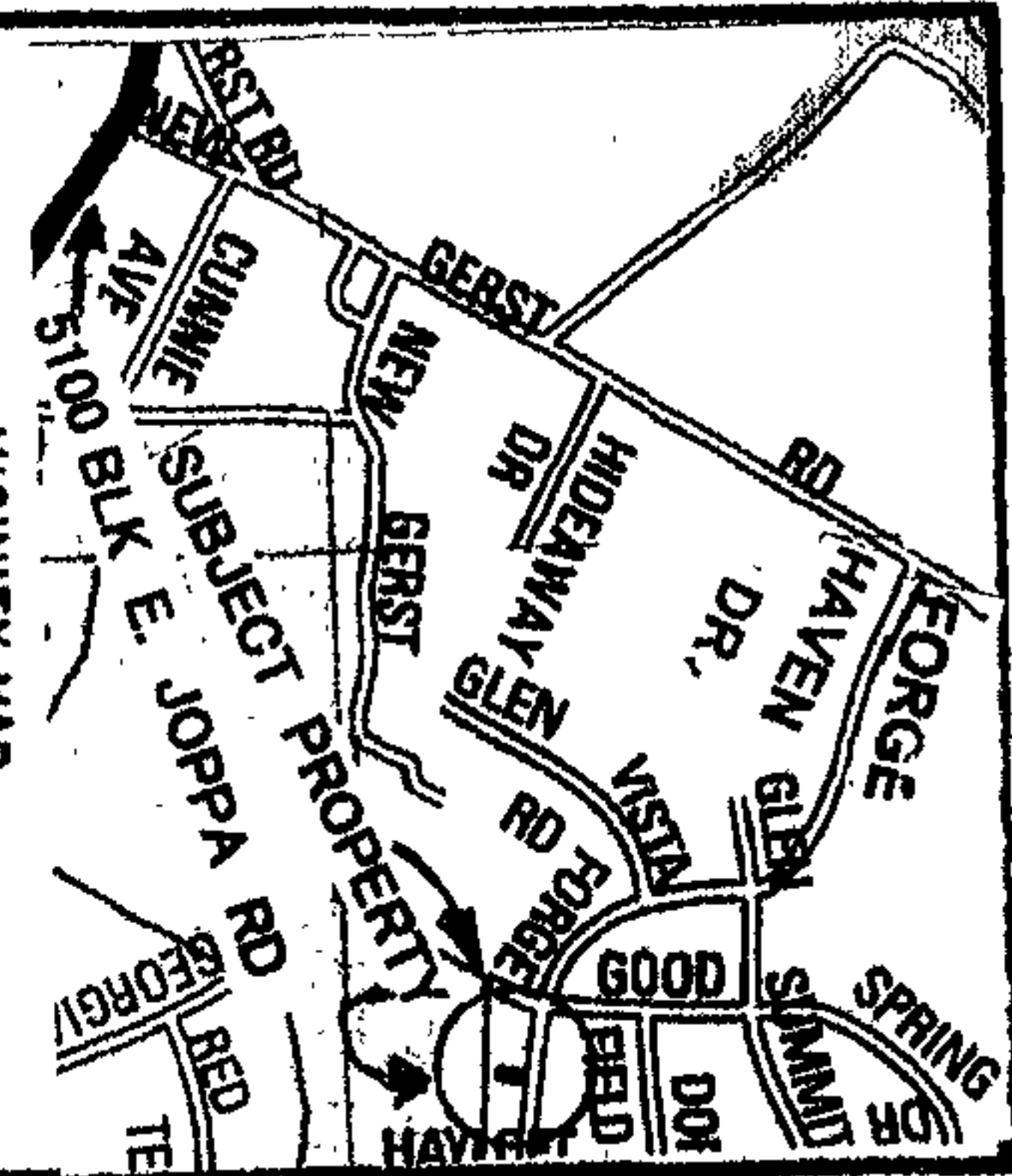
LEF



PARTIALLY DEVELOPED

FORGE LANDING SUBDIVISION

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11
COUNCILMANIC DISTRICT 5
1" = 200' SCALE MAP # NE 101
ZONING DR-3.5H

LOT SIZE .1653 ACRES 7200.47 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY 234 CASE # 234

Pat Galt

D.R. 2
H

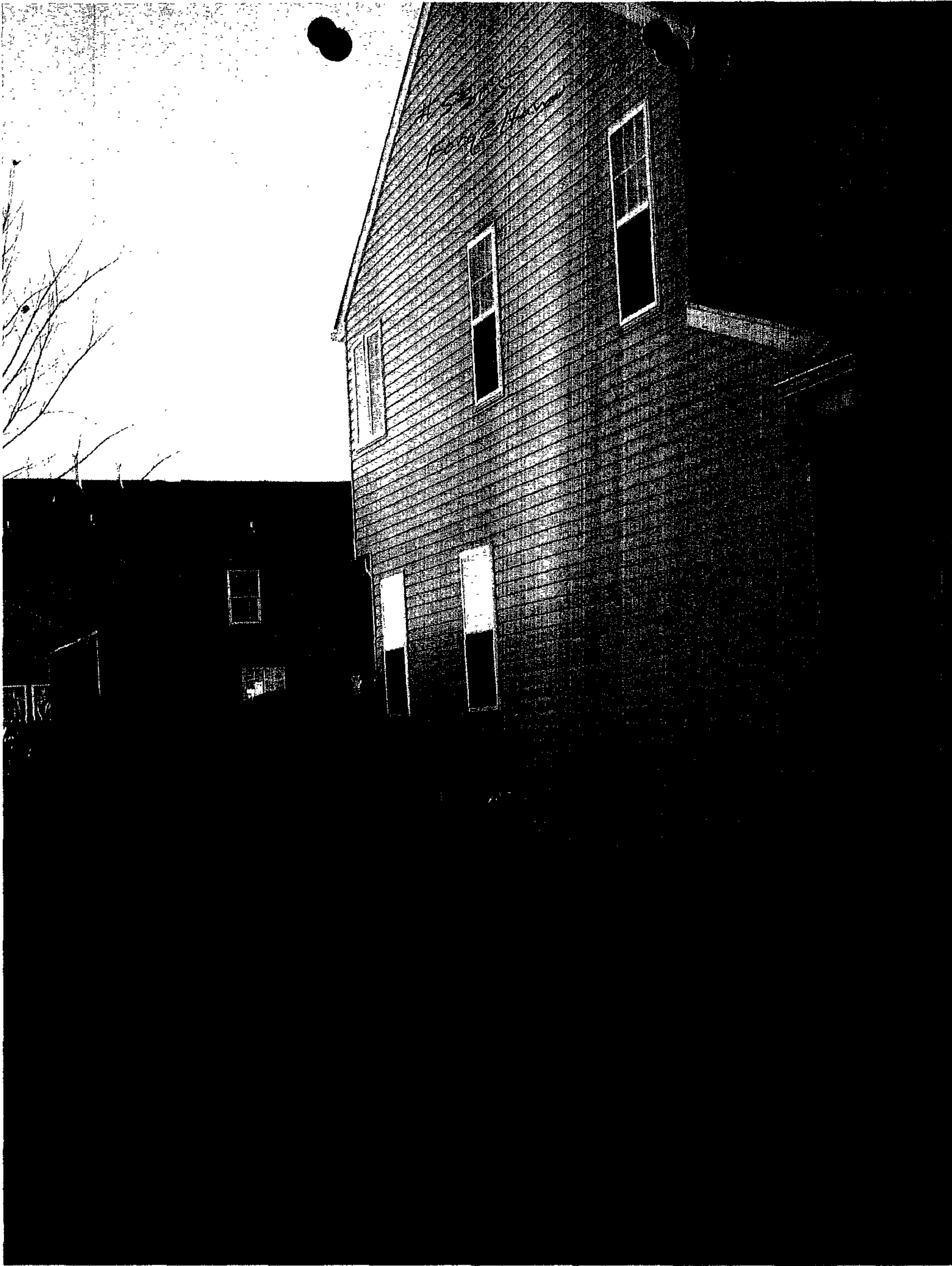
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5005
FORGE HAVEN
DRIVE



O R C H A R D

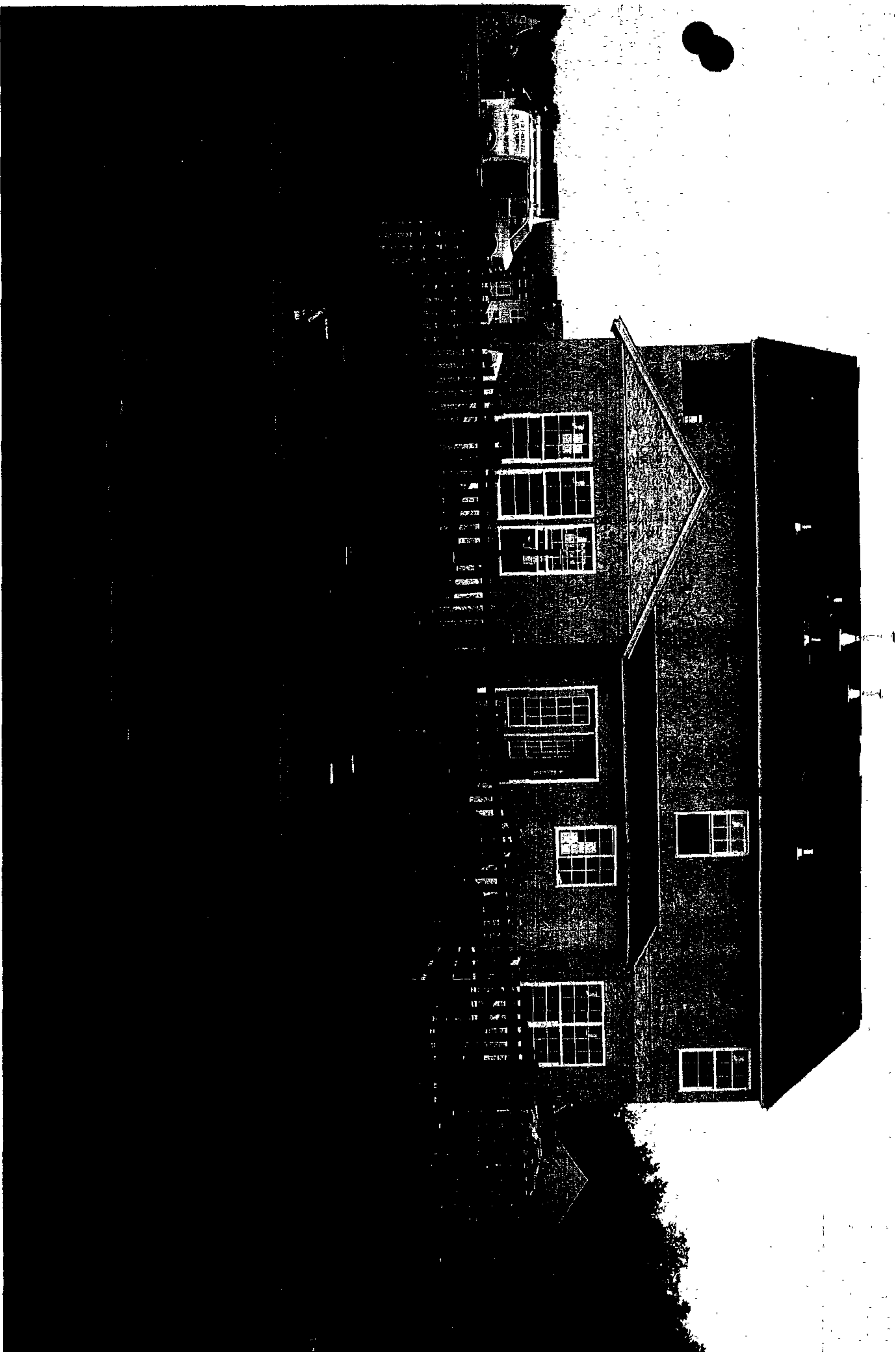
D.R. 3.5
H



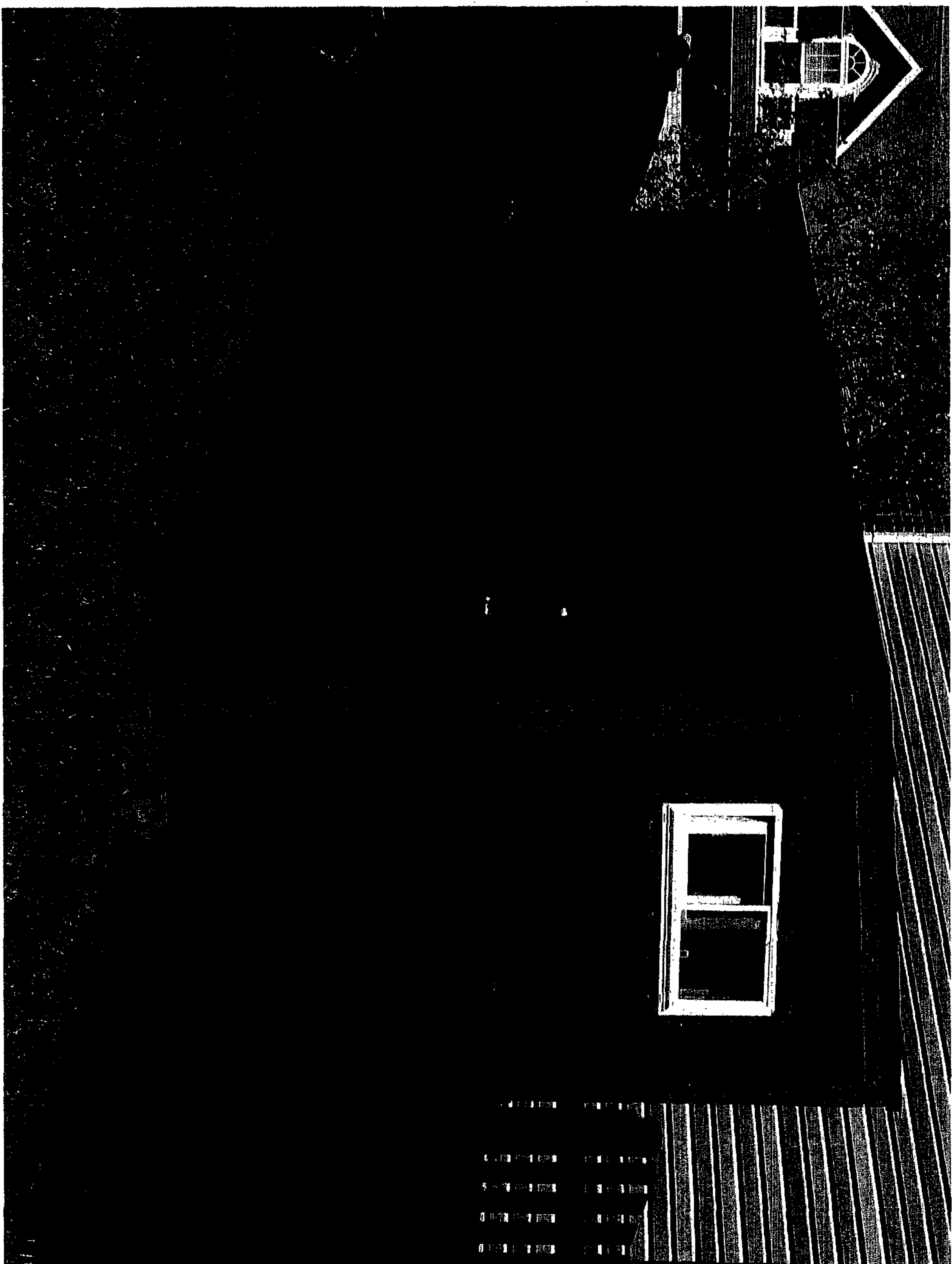
234

Be

View from Front yard
towards rear yard.



#234



234

Existing Shield = 6" (thickness of existing fence) from
the property line