

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – NW/S Worthington
Heights Parkway, 2460' NE of Cuba Road
(1646 Worthington Heights Parkway)
8th Election District
3rd Council District

Brian McComas, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-368-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Brian McComas, and his wife, Jennifer McComas, through their attorney Deborah C. Dopkin, Esquire. The Petitioners seek approval of the conversion of an existing carriage house to an in-law apartment as an accessory to a principal residence to be constructed on the subject property. In addition, variance relief is requested from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit accessory structures (existing carriage house/garage and shed) to be located in the side yard in lieu of the required rear yard, and to permit accessory structure heights of 26 feet for the carriage house and 20 feet for the pool house in lieu of the maximum allowed 15 feet for each. 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 were Brian M. McComas, property owner, and Errol Ecker. Also appearing were Vincent Moskun, the Professional Land Surveyor who prepared the site plan for this property, and Deborah C. Dopkin, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present; however, it is to be noted that several of the Petitioners' immediate neighbors wrote letters in support of the proposal.

RECEIVED FOR FILING
Date 3/17/05
By [Signature]

On behalf of the Petitioners, Ms. Dopkin proffered the testimony and evidence presented at the hearing and this Zoning Commissioner accepted the proffer. Mr. Moskunas of Site Rite Surveying, Inc. provided additional testimony.

The property at issue is a rectangular shaped parcel located on the northwest side of Worthington Heights Parkway and Evergreen Drive, east of Cuba Road in Hunt Valley. The property contains a gross area of 16.8 acres, more or less, zoned R.C.2 and is surrounded by rural residential uses. Previously, the site was improved with a one-story single-family dwelling, an in-ground swimming pool, and several accessory outbuildings, including a garage, pool house, and shed. The Petitioners purchased the property in February 2002 and propose a redevelopment of the site. Proposed improvements include a new two-story dwelling, which will feature an attached three-car garage, and a new pool house. In this regard, testimony indicated that since their purchase of the property, the Petitioners have razed the existing house and the garage has been converted to a "carriage house," which features two parking bays on the first floor and living quarters above. The Petitioners have apparently been living in the carriage house while ongoing improvements to the property are being made.

Special hearing relief is requested as set forth above to approve the conversion of the garage and to allow the living quarters therein to be retained for use as an in-law apartment for Mrs. McComas' parents, Dennis and Linda Austin. In this regard, testimony indicated that Mr. Austin is suffering from a progressive degenerative condition and that both parents are in need of assistance with daily living activities. Thus, upon completion of the new dwelling, the Petitioners would like for her parents to live in the carriage house until such time as they are no longer able, at which point the use of the in-law apartment would cease. The Petitioners only wish to provide some semblance of independence for the Austins and have no intention of creating a permanent second living unit. It was indicated that at such time as the Austins no longer reside in the carriage house, the Petitioners will remove the kitchen and use of the carriage house living quarters shall terminate.

ORDER RECEIVED FOR FILING

Date

By

Variance relief is also requested in view of the fact that the carriage house and an existing shed will essentially be located in the side yard of the proposed dwelling. Moreover, relief is requested to allow a height of 26 feet in lieu of the maximum allowed 15 feet for the carriage house. Variance relief is also requested for the proposed pool house. In this regard, testimony indicated that in order to conform aesthetically with the proposed dwelling and existing carriage house, the existing pool house will be razed and a new pool house constructed with a height of 20 feet. Further testimony indicated that building elevation drawings of the proposed structure will be submitted for review and approval.

As noted above, no one appeared in opposition to the request and there were no adverse Zoning Advisory Committee (ZAC) comments received from any County reviewing agency, but for the Department of Environmental Protection and Resource Management (DEPRM) relative to the proposed "additional dwelling use" of the subject property. Upon further review of this issue with that agency, Wally Lippincott advised that he had no objections with the limited use as proposed. Furthermore, Mr. & Mrs. McComas indicated that they intended to donate the second density unit associated with their property to the Agricultural Preservation Trust to protect the subject property from future development.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief. As a result of the demographic revolution and expanding needs of the elderly, there has been an increasing demand for accessory use "in-law apartments," or separate living units created within existing single-family homes or on the same property. These units may share an entrance, yard, and parking area with the primary units; however, are used independently. All raise regulatory problems and legal issues. Notwithstanding the above, the proposed use would be accessory to the principal use of the property for a single-family residence. An accessory use is defined in Section 101 of the B.C.Z.R. as being customarily incidental and subordinate to and serving a principal use; subordinate in area, extent, or purpose to the principal use; located on the same lot; and which contributes to the comfort, convenience, or necessity of the occupants. There can be no question that the reason for having Mrs. McComas'

ORDER RECEIVED FOR FILING

Date

3/12/15

By

parents live with them is for the family's comfort, convenience, and necessity of having them nearby for their safety and security. Moreover, the expansion of this family will not in any way alter the nature of the family itself.

I am persuaded that the Petitioners' proposal does not deviate from the legally acceptable single-family dwelling use permitted and that there will be no increase in maximum density associated with this property. Certainly, there is but one single-family dwelling proposed and the limited use of the carriage house as an accessory in-law apartment by Mrs. McComas' parents will not create two. Thus, I find that the special hearing relief can be granted, and that there will be no detriment to the surrounding locale.

Turning next to the variance requests, I likewise am persuaded to grant relief. As noted above, all existing/proposed improvements will remain in essentially the same footprints as the previously existing structures. The subject property is a large parcel, over 16 acres in area, and all structures are located towards the center of the property. Moreover, several letters were received from adjacent property owners supporting the proposal. All of these factors are persuasive to a finding that the relief requested is appropriate in this instance and will not adversely impact surrounding or adjacent properties. In this regard, the nearest adjoining residential property is over 300 yards away. For all of these reasons, I find that the relief requested should be granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

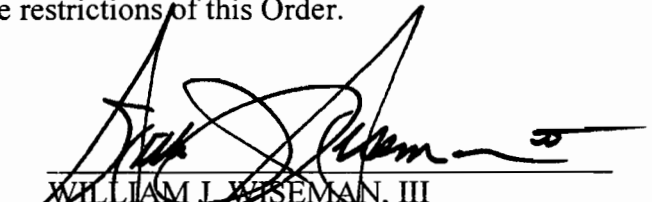
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of March 2005 that the Petition for Special Hearing seeking approval of the conversion of an existing carriage house to an in-law apartment as an accessory to the principal residence to be constructed on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED 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 accessory structures (existing carriage house/garage and shed) to be located in the side yard in lieu of the

ORDER RECEIVED FOR FILING
Date 3/17/05
By [Signature]

required rear yard, and to permit accessory structure heights of 26 feet for the carriage house and 20 feet for the pool house in lieu of the maximum allowed 15 feet for each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their permits 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 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) Within sixty (60) days of the date hereof, the Petitioners shall record in the Land Records of Baltimore County a covenant to the deed for their property restricting the use of the in-law apartment in the carriage house to Mr. & Mrs. Austin and no others. Said covenant shall contain the proviso that such use shall terminate at such time as the Austins no longer reside on the property, or the subject property is sold, and no future purchaser shall maintain the "accessory in-law apartment" without a subsequent special hearing. A copy of the recorded covenant shall be submitted to the Department of Permits and Development Management for inclusion in the case file.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 3/17/05
By [Signature]

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

March 17, 2005

Deborah C. Dopkin, Esquire
409 Washington Avenue
Towson, Maryland 21204

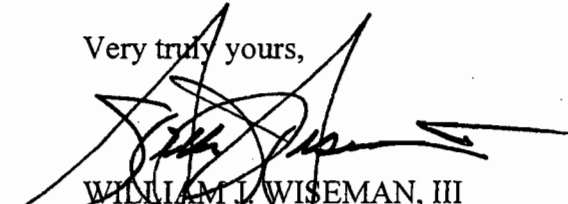
RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
NW/S Worthington Heights Parkway, 2460' NE of Cuba Road
(1646 Worthington Heights Parkway)
8th Election District – 3rd Council District
Brian McComas, et ux - Petitioners
Case No. 05-368-SPHA

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. & Mrs. Brian McComas
1646 Worthington Heights Parkway, Cockeysville, Md. 21030
Mr. Vincent Moskunas, Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101, Towson, Md. 21286
DEPRM; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #1646 Worthington Heights Parkway
which is presently zoned RC2

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

see attached

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Deborah C Dopkin, BA Esq
Name - Type or Print

Deborah C Dopkin
Signature

Deborah C Dopkin
Company

409 Washington Ave
Address

Towson MD 21204
City State Zip Code

Legal Owner(s):

Brian McComas

Name - Type or Print

Brian McComas
Signature

Jennifer McComas
Name - Type or Print

Jennifer McComas
Signature

1646 Worthington Heights Pkwy

Address Telephone No.

Cockeysville MD 21030
City State Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, Suite 101 (410)828-9060

Address Telephone No.

Towson MD 21286

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING 4/8/05

Reviewed By D. THOMPSON Date 1/24/05

ORDER RECEIVED
3/12/05
05-368-SPHA
05-368-SPHA
05-368-SPHA

McComas Property
1646 Worthington Heights Parkway
Cockeysville, Maryland

Petition for Special Hearing

To approve the conversion of the existing carriage house and an in-law apartment as accessory to a principal residence, to be constructed.

ORDER RECEIVED FOR FILING

Date 3/17/15

By

Page 1 of 1



Petition for Variance

to the Zoning Commissioner of Baltimore County. ^{Pkwy.}
for the property located at #1646 Worthington Heights
which is presently zoned RC2

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)

see attached

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

to be presented at hearing

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

Deborah C Dopkin, ESP
Name - Type or Print City
Deborah C Dopkin
Signature
Deborah C Dopkin PA
Company
409 Washington Ave 821-0200
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Brian McComas
Name - Type or Print
Signature
Jennifer McComas
Name - Type or Print
Signature
1646 Worthington Heights Pkwy.
Address Telephone No.
Cockeysville, MD 21030
State Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.
Name
200 East Joppa Road, Suite 101 (410)828-9060
Address Telephone No.
Towson MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING 4/8/05

Reviewed By D. THOMPSON Date 1/24/05

Case No. 05-3108-SPHA

ORDER RECEIVED FOR FILING
Date 3/18/05
BY

McComas Property
1646 Worthington Heights Parkway
Cockeysville, Maryland

Petition for Variance

From Section 400.1 to permit accessory structures (garage and shed) to be located in the side yard in lieu of the rear yard as required;

From Section 400.3 to permit an accessory structure (garage) to be 26-feet in height in lieu of the 15-feet permitted; and to permit an accessory structure (pool house) to be 20-feet in height in lieu of the 15-feet permitted.

ORDER RECEIVED FOR FILING

Date

3/17/15

By

SPJ

**ZONING DESCRIPTION FOR
#1646 WORTHINGTON HEIGHTS PARKWAY**

BEGINNING at a point on the northwest side of Worthington Heights Parkway which is (private) 40 feet wide at the distance of 2,460 feet $\pm$ northeast of the centerline of the nearest improved intersecting street Cuba Road which is 60 feet wide. As recorded in Deed Liber 16062, folio 139 running thence N 86° 20' W, 662.4 feet; thence N 05° 18' E, 507.20 feet; thence N 03° 16' E, 708.4 feet; thence S 72° 38' E, 655.00 feet; thence S 02° 47' W, 1,060.6 feet to the place of beginning, containing 16.80 Ac $\pm$. Also known as #1646 Worthington Heights Parkway and located in the 8th Election District, 3rd Councilmanic District.



Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson MD 21286
(410) 828-9060

05-3108-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441318

DATE

1/24/05

ACCOUNT

00100166150

AMOUNT \$

130.00

RECEIVED FROM:

DEBORAH DOKKI, P.A.

FOR:

ITEM 268 05-0368-SPHA

1646 LIBERTY ST. HEIGHTS PKYD D.T.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

DATE RECEIVED

01/24/05

TIME

1:05 PM

BY DEB DOKKI

RECEIVED 1/24/05

FOR 5 CDS 0500000000000000

130.00

RECEIVED

\$130.00

1/24/05

05

BALTIMORE COUNTY

NOTICE OF ZONING HEARING

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

Case: #05-368-SPHA

1646 Worthington Heights Parkway

N/west side of Worthington Heights Parkway, 2460 feet n/east of centerline of Cuba Road

8th Election District — 3rd Councilmanic District

Legal Owner(s): Brian & Jennifer McComas

Special Hearing: to approve the conversion of the existing carriage house and an in-law apartment as accessory to a principal residence, to be constructed.

Variance: to permit accessory structures (garage and shed) to be located in the side yard in lieu of the rear yard as required and to permit an accessory structure (garage) to be 26 feet in height in lieu of the 15 feet permitted and to permit an accessory structure (pool house) to be 20 feet in height in lieu of the 15 feet permitted.

Hearing: Wednesday, March 9, 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 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 2/745 Feb. 22 40303

CERTIFICATE OF PUBLICATION

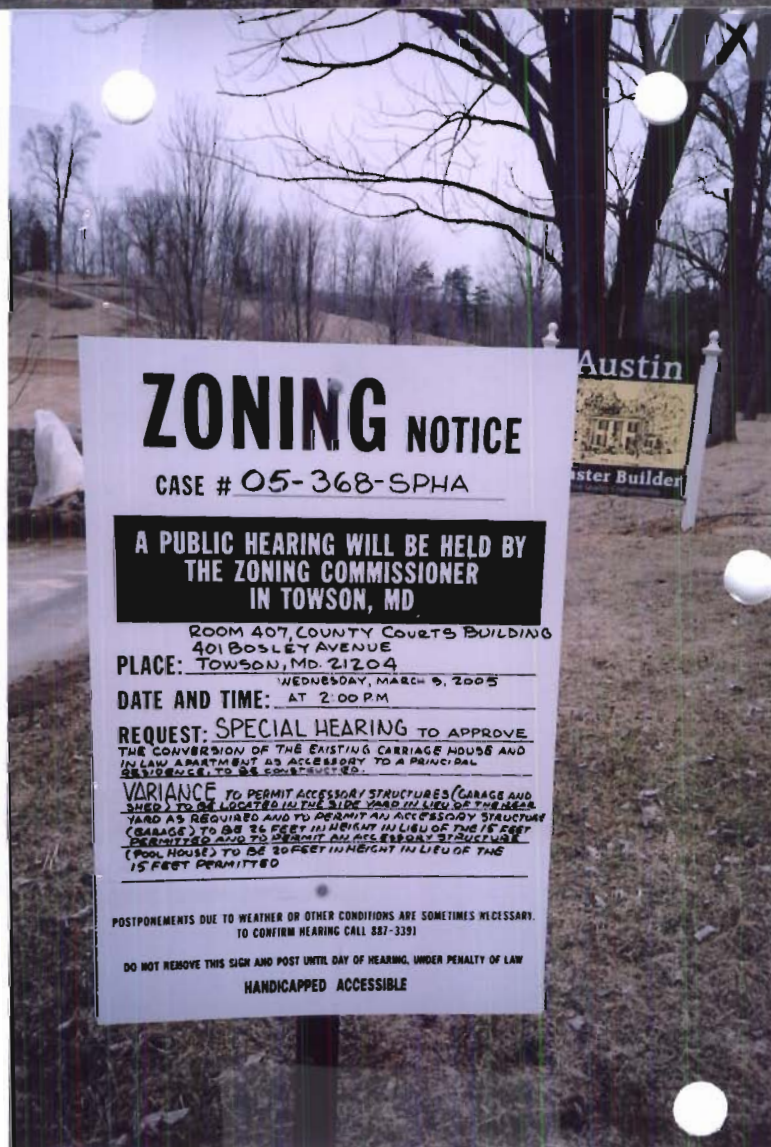
2/24, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/22, 2005.

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

J. Wilkinson

LEGAL ADVERTISING



CERTIFICATE OF POSTING

RE: Case No.: 05-368-SPHA

Petitioner/Developer: BRIAN & JENNIFER McCOMAS

Date of Hearing/ Closing: MARCH 9, 2005

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

Attention: Becky Hart

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 *1646 WORTHINGTON HEIGHTS PKWY,

The sign(s) were posted on FEB. 20, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(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*

February 1, 2005

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: 05-368-SPHA

1646 Worthington Heights Parkway
N/west side of Worthington Heights Parkway, 2460 feet n/east of centerline of Cuba Road
8th Election District – 3rd Councilmanic District
Legal Owners: Brian & Jennifer McComas

Special Hearing to approve the conversion of the existing carriage house and an in-law apartment as accessory to a principal residence, to be constructed. Variance to permit accessory structures (garage and shed) to be located in the side yard in lieu of the rear yard as required and to permit an accessory structure (garage) to be 26 feet in height in lieu of the 15 feet permitted and to permit an accessory structure (pool house) to be 20 feet in height in lieu of the 15 feet permitted.

Hearing: Wednesday, March 9, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Ave., Towson 21204
Brian & Jennifer McComas, 1646 Worthington Height Pkwy, Cockeysville 21030
Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 22, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 22, 2005 Issue - Jeffersonian

Please forward billing to:

Brian McComas
1646 Worthington Heights Pkwy.
Cockeysville, MD 21030

410-685-6100

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: 05-368-SPHA

1646 Worthington Heights Parkway

N/west side of Worthington Heights Parkway, 2460 feet n/east of centerline of Cuba Road

8th Election District – 3rd Councilmanic District

Legal Owners: Brian & Jennifer McComas

Special Hearing to approve the conversion of the existing carriage house and an in-law apartment as accessory to a principal residence, to be constructed. Variance to permit accessory structures (garage and shed) to be located in the side yard in lieu of the rear yard as required and to permit an accessory structure (garage) to be 26 feet in height in lieu of the 15 feet permitted and to permit an accessory structure (pool house) to be 20 feet in height in lieu of the 15 feet permitted.

Hearing: Wednesday, March 9, 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

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: 05-368-SPHA

Petitioner: Brian and Jennifer McComas

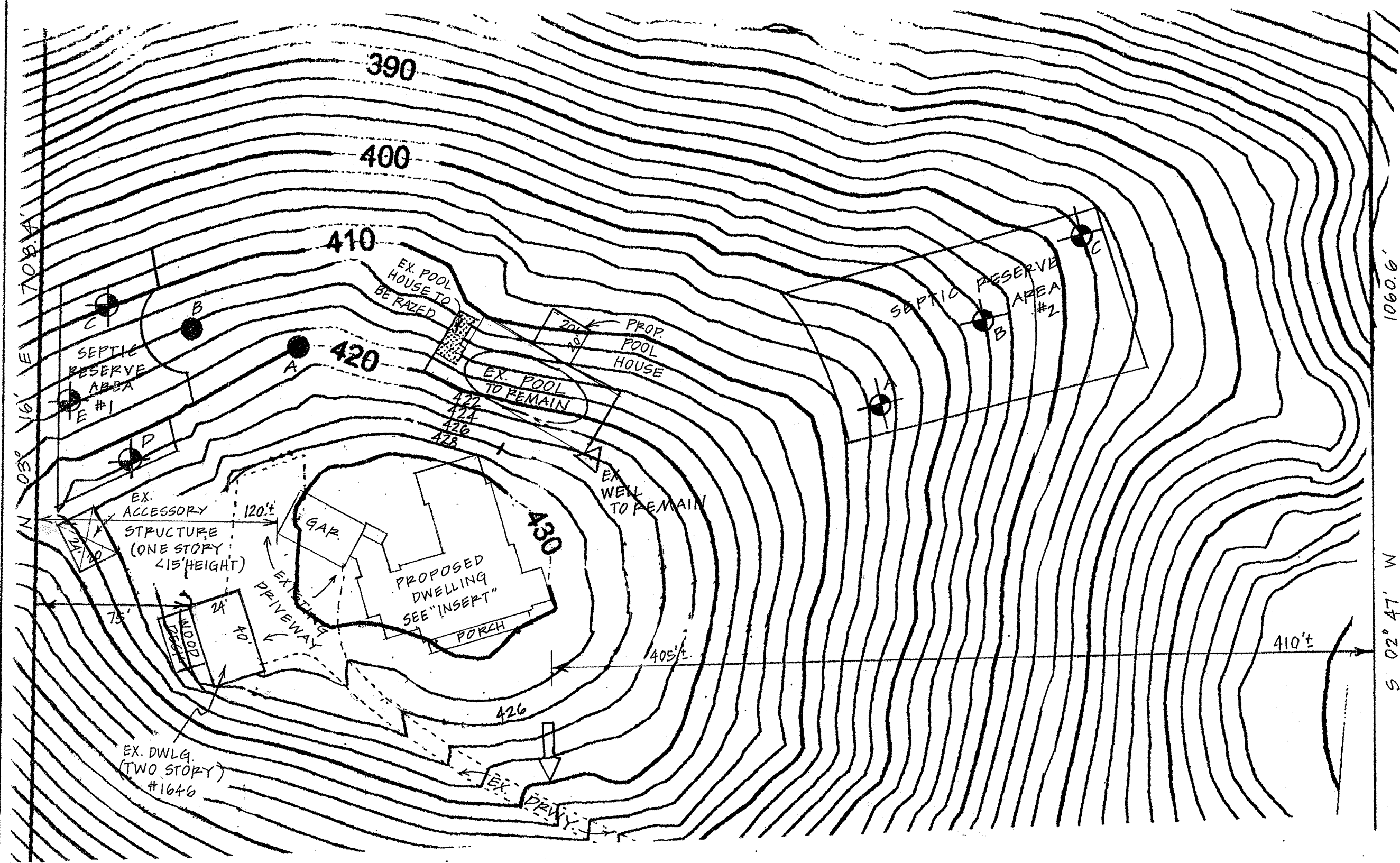
Address or Location: 1646 Worthington Heights Parkway

PLEASE FORWARD ADVERTISING BILL TO:

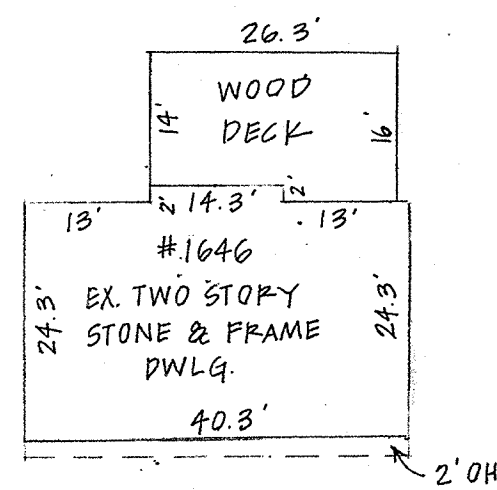
Name: Brian McComas

Address: 1646 Worthington Heights Parkway
Cockeysville, MD 21030

Telephone Number: 410 685-6100

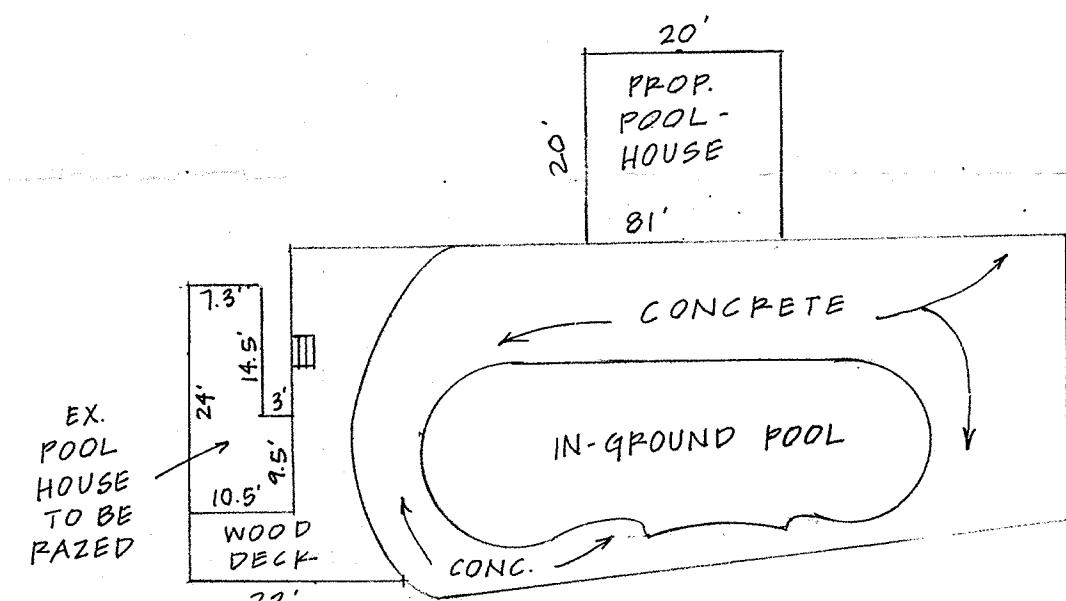


"INSERT"
SCALE: 1"=50'
DETAIL FOR PROP DWLGs.

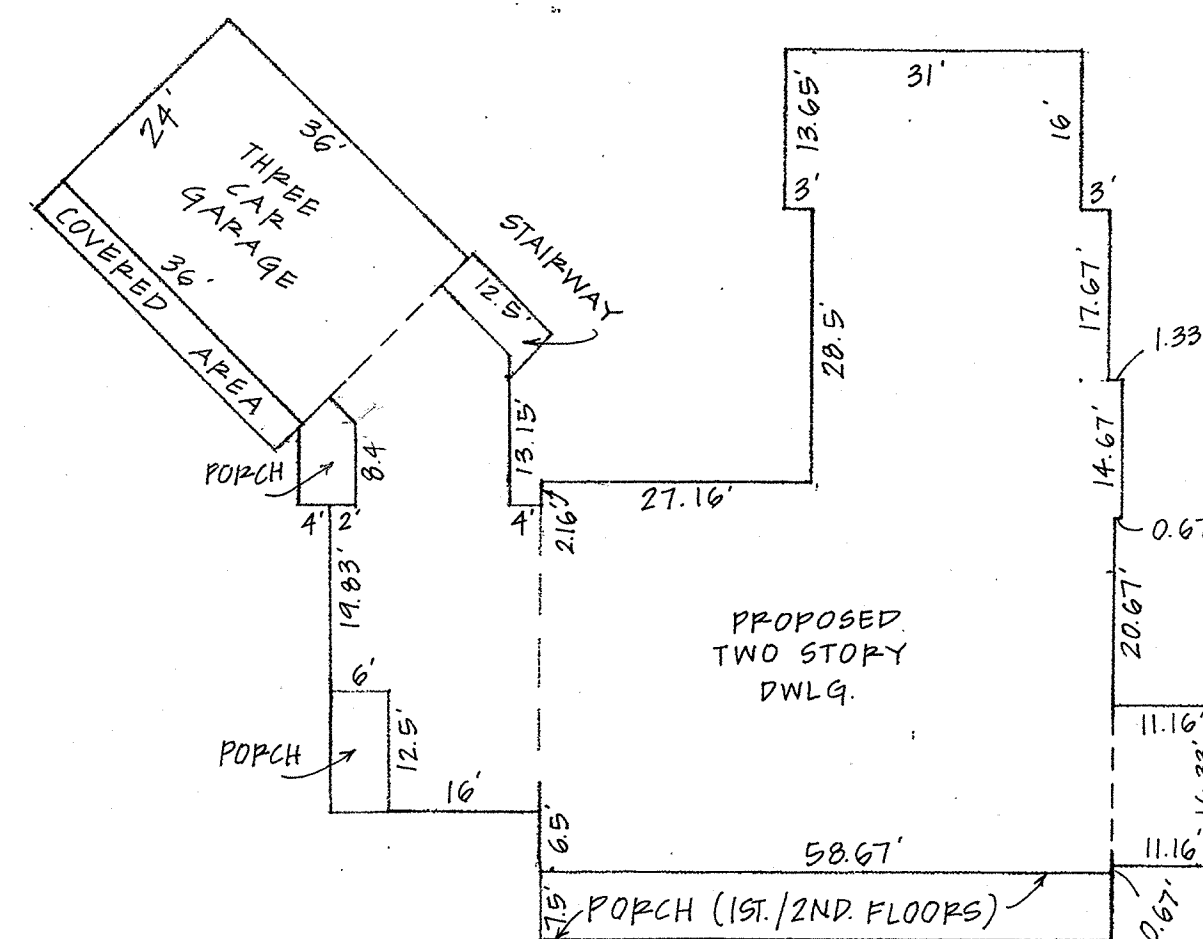


"INSERT" FOR EXISTING DWLG.
SCALE: 1"=20'

* EX. DWLG. TO BECOME AN ACCESSORY
STRUCTURE (GARAGE W/ IN-LAWS QUARTERS)
EX. HEIGHT: 26'



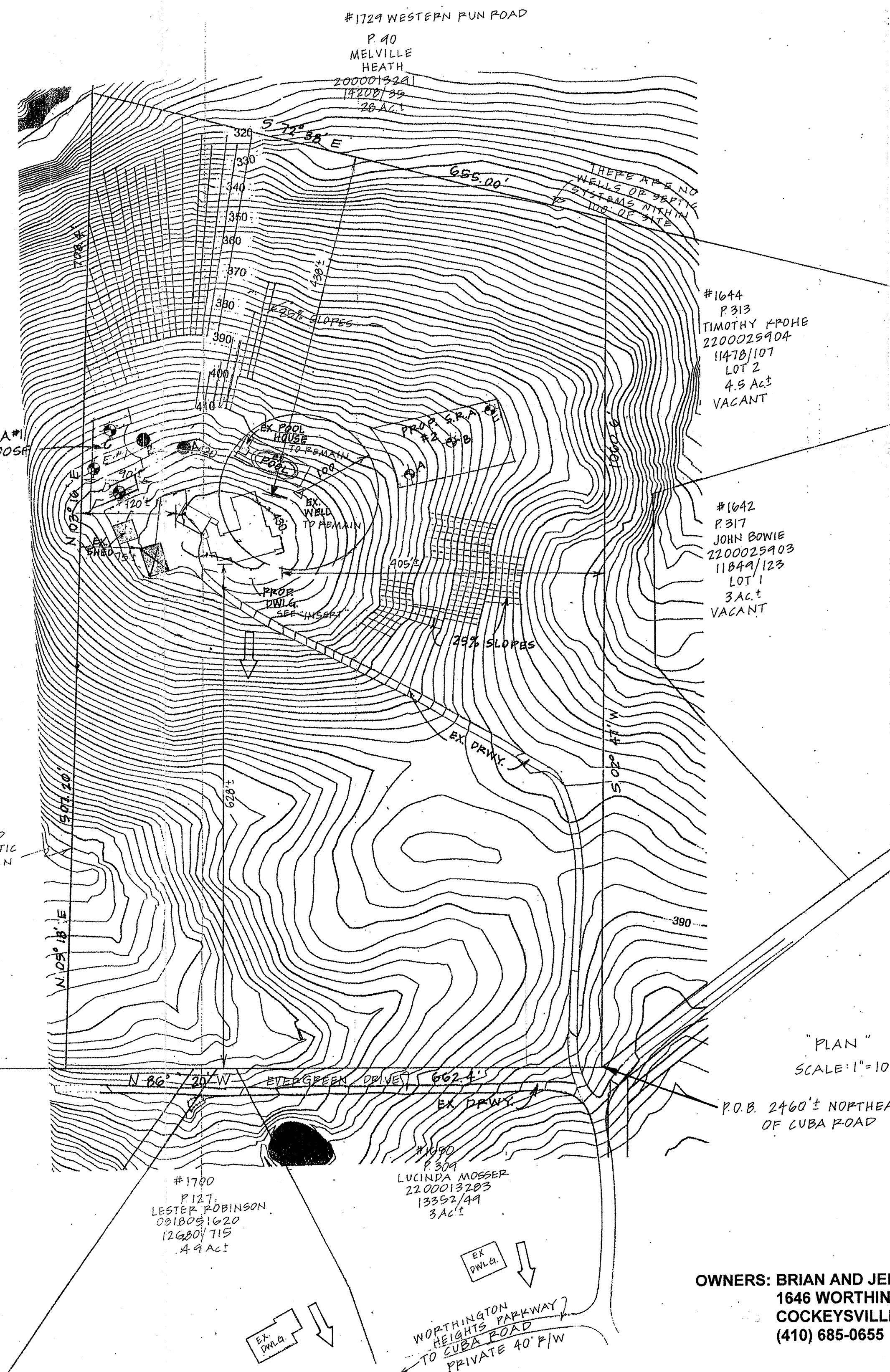
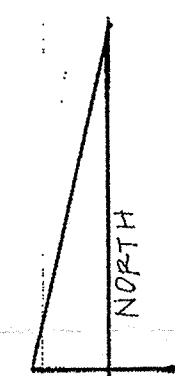
"INSERT" FOR EXISTING POOLHOUSE
SCALE: 1"=20'
(PROPOSED POOL HOUSE HEIGHT: 20')



"INSERT" FOR PROPOSED DWLG.
SCALE: 1"=20'

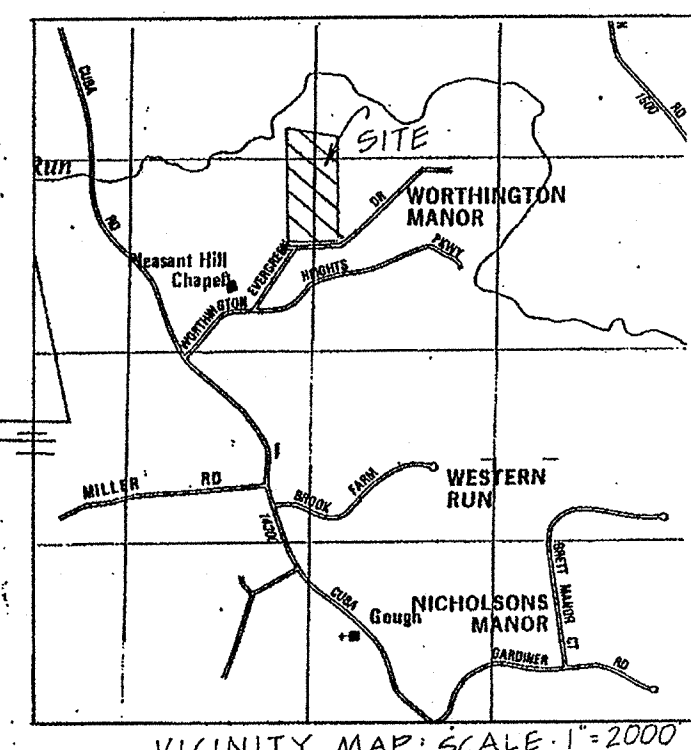


Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21206
(410) 225-9060



"PLAN"
SCALE: 1"=100'

OWNERS: BRIAN AND JENNIFER McCOMAS
1646 WORTHINGTON HEIGHTS PARKWAY
COCKEYSVILLE MD 21030
(410) 685-0655



- GENERAL NOTES:**
- Existing Zoning: RC2 (NW 21 E)
 - Lot Area: 16.8 Acres ±
 - Wells and Septic Systems located within 100' of the property have been shown.
 - Original dwelling was razed under Permit No. B541051.
 - Existing dwelling was constructed under Permit No. B541889.
 - Septic Reserve Areas shown on plan have been approved through Baltimore County Dept. of Environmental Protection and Resource Management on December 9, 2003.
 - Existing well yield is greater than 2 gpm.
 - Not located in a 100 Year Flood Plain Area.
Community Panel No. 240010 0125B Zone: "C"
 - Not located in The Chesapeake Bay Critical Area.
 - Not located in a Historic Area.
 - ALL DWELLINGS WITHIN 200' OF THE PROPERTY ARE AS SHOWN.

PLAN TO ACCOMPANY PETITIONS FOR
SPECIAL HEARING AND VARIANCE
"McCOMAS PROPERTY"
#1646 WORTHINGTON HEIGHTS PARKWAY
TAX MAP: 33 GRID: 16 PARCEL: 94
TAX ACCT. NO. 0814000400
DEED REF.: 16062 / 139
ELECTION DISTRICT NO. 8
COUNCILMANIC DISTRICT NO. 3
BALTIMORE COUNTY, MD
SCALE: AS SHOWN
JANUARY 24, 2005
8798

**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*

March 2, 2005

Mr. & Mrs. Brian McComas
1646 Worthington Height Pkwy.
Cockeysville, Maryland 21030

Dear Mr. & Mrs. McComas:

RE: Case Number:05-368-SPHA, 1646 Worthington Heights Parkway

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 24, 2005.

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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel
Deborah C. Dopkin, Esq. 409 Washington Avenue, Towson MD 21204
Site Rite Surveying, Inc. 200 E. Joppa Road, Suite 101 Towson, MD 21204



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

February 8, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 7, 2005

Item No.: 368-378

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.

The Fire Marshal's Office has no comments at this time.

Lieutenant J. Mezick
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



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



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

Maryland Department of Transportation

Date: 2.3.05

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

RE: Baltimore County
Item No. 368 DT

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BW
3/9

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr. JDO
DATE: February 11, 2005

RECEIVED

FEB 16 2005

ZONING COMMISSIONER

SUBJECT: Zoning Item # 05-368
Address 1646 Worthington Heights Parkway

Zoning Advisory Committee Meeting of February 7, 2005

_____ 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 Agricultural Preservation section of this Department does not support the request for a Special Exception to allow an additional dwelling use of the property. The purpose of the RC-2 zoning is to manage "sprawl" and to manage environmental resources in rural areas of Baltimore County. As such, the proposed additional dwelling would directly conflict with the intent of the RC-2 zone.

Reviewer: Wally Lippincott

Date: February 15, 2005

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 23, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 14, 2005
Item Nos. 368, 369, 371, 372, 373,
374, 375, 376, 377 and 378

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 SPECIAL HEARING * BEFORE THE
AND VARIANCE
1646 Worthington Heights Parkway; NW/side* ZONING COMMISSIONER
Worthington Heights, 2,460' NE c/line Cuba Rd
8th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): Brian & Jennifer McComas
Petitioner(s) * BALTIMORE COUNTY
* 05-368-SPHA

* * * * *

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.

RECEIVED

FEB 07 2005

Per. CLB

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of February, 2005, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286 and to Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

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

1646	WORTHINGTON HEIGHTS PKWY	12/8/02 - 2/4-04	B541051	RA
1646	WORTHINGTON HEIGHTS PKWY	12-17-03 - 3-24-04	B541889	NR
1646	WORTHINGTON HEIGHTS PKWY	3-24-04	B550111	RA

garage raised without permit.

APPLICATION FOR BUILDING PERMIT

12/8/03 Applied
2/4/04 Issued

PERMIT #: B541051 CONTROL #: RA DIST: 08 PREC: 02

LOCATION: 1646 WORTHINGTON HEIGHTS PKWY
SUBDIVISION: 700 FT W EVERGREEN DR
TAX ASSESSMENT #: 0814000400

APPLIED.

OWNERS INFORMATION

NAME: MCCOMAS BRIAN & JENNIFER AUSTIN
ADDR: 7917 ROLDREW AVE BALT MD 21204

APPLICANT INFORMATION

NAME: MARK AUSTIN
COMPANY: MARK AUSTIN BLDG & REMODELING INC
ADDR1: 1926 FISH GAME RD
ADDR2: LITTLESTOWN PA 17340
PHONE #: 717-359-7091 LICENSE #:

No inspections
as of 4/5/05

NOTES

KRA/AKT

photo #1

DRC#

PLANS: CONST PLOT R PLAT DATA ELEC NO PLUM NO

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: RAZE EXISTING SFD TO BE TORN DOWN. DEBRIS TO
BE HAULED TO APPROVED SANITARY LANDFILL IN
ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS.
SEPTIC TO REMAIN FOR PROPOSED SFD
HOUSE BUILT 1950'S PERMIT EXPIRES 90 DAYS FROM
DATE OF ISSUE 55X40=2200SF

PROPOSED USE: OUTBUILDINGS

EXISTING USE: SFD & OUTBUILDINGS

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED COST OF MATERIAL AND LABOR: 2,000.00

TYPE OF IMPRV: WRECKING
USE:

FOUNDATION:

SEWAGE:

CONSTRUCTION:

CENTRAL AIR:

BASEMENT:

WATER:

FUEL:

SINGLE FAMILY UNITS

TOTAL 1 FAMILY BEDROOMS

MULTI FAMILY UNITS

EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:

NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:

TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B541051

DIMENSIONS - INSTALL FIXTURES

GARBAGE DISP: BUILDING SIZE
POWDER ROOMS: FLOOR: 2200SF
BATHROOMS: WIDTH:
KITCHENS: DEPTH:
HEIGHT:
STORIES:

LOT SIZE AND SETBACKS
SIZE: 16.81AC
FRONT STREET:
SIDE STREET:
FRONT SETB:
SIDE SETB:
SIDE STR SETB:
REAR SETB:

LOT NOS:
CORNER LOT:

ZONING INFORMATION

DISTRICT: BLOCK:
PETITION: SECTION:
DATE: LIBER: 000
MAP: FOLIO: 000
CLASS: 04

ASSESSMENTS

LAND: 0104830.00
IMPROVEMENTS: 0124610.00
TOTAL ASS.:

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 12/08/2003 INSPECTOR INITIALS: OBR

FEE: \$10.00 PAID: \$10.00 RECEIPT #: A487265

PAID BY: APPL

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

COMPANY OR OWNER

DATE

ADDRESS

AGENT ____
OWNER ____

SIGNATURE OF APPLICANT

PHONE

TIME: 15:36:33

AUTOMATED PERMIT TRACKING SYSTEM

LAST UPDATE 02/04/2004

DATE: 04/05/2005

APPROVALS DETAIL SCREEN

PLM

15:26:12

PERMIT #: B541051

PASSWORD :

AGENCY	DATE	CODE	COMMENTS
-----	-----	----	-----
ENVRMNT	01/22/2004	01	EH-1/22/04 DLK/MB
PLANNING	02/04/2004	01	KA/AKT (VERBAL)
PERMITS	02/04/2004	01	DS/RSD

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL

PF4 - ISSUE PERMIT

PF9 - SAVE

CLEAR - MENU

APPLICATION FOR BUILDING PERMIT

3/24/04

PERMIT #: B550111 CONTROL #: RA DIST: 08 PREC: 02

LOCATION: 1646 WORTHINGTON HEIGHTS PKWY
SUBDIVISION: 700 FT W EVERGREEN DR
TAX ASSESSMENT #: 0814000400

APPLIED.

OWNERS INFORMATION

NAME: MCCOMAS, BRIAN & JENNIFER
ADDR: 7917 RODDREW AVE, BALTO, MD 21204

APPLICANT INFORMATION

NAME: MARK AUSTIN
COMPANY: MARK AUSTIN BUILDING & REMODELING
ADDR1: 1926 FISH & GAME RD
ADDR2: LITTLESTOWN, PA 17340
PHONE #: 717 359 7091 LICENSE #: MHIC72973

NOTES
EDW/SAS

DRC#

PLANS: CONST 0 PLOT 0 R PLAT 0 DATA 0 ELEC NO PLUM NO
TENANT:

CONTR: MARK AUSTIN BUILDING & REMODELING

ENGR:

SELLR:

WORK: RAZE EXISTING (2) CAR GARAGE-TO BE TORN DOWN-
DEBRIS TO BE HAULED TO APPROVED SANITARY
LANDFILL IN ACCORDANCE WITH COUNTY SITE
REGULATIONS. BUILT 1950. NO UTILITIES INVOLVED.
SEE B541051 FOR SFD RAZING. PERMIT EXPIRES
90 DAYS FROM DATE OF ISSUE. 36'X24'=864SF.

PROPOSED USE: VACANT LOT

EXISTING USE: GARAGE, SEE B541051 FOR SFD RAZING

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED COST OF MATERIAL AND LABOR: 1,000.00

TYPE OF IMPRV: WRECKING

USE: GARAGE

FOUNDATION:

SEWAGE: PRIV. EXISTS

CONSTRUCTION:

CENTRAL AIR:

BASEMENT:

WATER: PRIV. EXISTS

FUEL:

SINGLE FAMILY UNITS

TOTAL 1 FAMILY BEDROOMS

MULTI FAMILY UNITS

EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:

NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:

TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

DIMENSIONS - INSTALL FIXTURES

BUILDING SIZE
 FLOOR: 864SF
 WIDTH: 36'
 DEPTH: 24'
 HEIGHT:
 STORIES:
 LOT NOS:
 CORNER LOT:
 ZONING INFORMATION
 DISTRICT:
 BLOCK:
 SECTION:
 LIBER: 000
 FOLIO: 000
 CLASS: 04
 PLANNING INFORMATION
 MASTER PLAN AREA:
 SUBSEWERSED:
 CRITICAL AREA:
 DATE APPLIED: 03/24/2004 INSPECTOR INITIALS: 08R
 FEE: \$5.00
 PAID:
 \$5.00
 RECEIPT #: A492497
 PAID BY: APPL
 (I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND
 TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY
 CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER
 HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

ASSESSMENTS

LOT SIZE AND SETBACKS
 SIZE: 16,8104AC
 FRONT STREET:
 SIDE STREET:
 FRONT SETB: NC
 SIDE SETB: NC/NC
 SIDE STR SETB:
 REAR SETB: NC
 LAND: 0104830.00
 IMPROVEMENTS: 0124610.00
 TOTAL ASS.:

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

COMPANY OR OWNER

DATE

ADDRESS

AGENT
 OWNER

SIGNATURE OF APPLICANT

PHONE

TIME: 12:44:39

AUTOMATED PERMIT TRACKING SYSTEM

LAST UPDATE 03/30/2004

DATE: 04/05/2005

APPROVALS DETAIL SCREEN

ENV

16:21:22

PERMIT #: B550111

PASSWORD :

AGENCY	DATE	CODE	COMMENTS
-----	-----	-----	-----
ENVRMNT	03/30/2004	12	EH-X4066
PLANNING	03/24/2004	01	JM/SAS
PERMITS			

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL

PF4 - ISSUE PERMIT

PF9 - SAVE

CLEAR - MENU

APPLICATION FOR BUILDING PERMIT

12/17/03 Applied
3/24/04 Issued

PERMIT #: B541889 CONTROL #: NR DIST: 08 PREC: 02

LOCATION: 1646 WORTHINGTON HEIGHTS PKWY.
SUBDIVISION: 700 FT W EVERGREEN DR
TAX ASSESSMENT #: 0814000400

APPLIED.

OK

OWNERS INFORMATION
NAME: MCCOMAS BRIAN & JENNIFER AUSTIN
ADDR: 7917 ROLDBREW AVE. 21204

APPLICANT INFORMATION
NAME: S G FOSTER
COMPANY: MARK AUSTIN BLDG & REMODELING INC.
ADDR1: 1926 FISH AND GAME RD.
ADDR2: LITTLESTOWN, PA. 17340
PHONE #: 717-359-7091 LICENSE #:

NOTES
KRA/MR/MR

DRC#
PLANS: CONST 2 PLOT 9 R PLAT 0 DATA 0 ELEC YES PLUM YES
TENANT:
CONTR: OWNER
ENGR:
SELLR:
WORK: CONSTR. SFD W/2 CAR GARAGE, BAY WINDOW, 2 BEDRMS,
2ND FLR DECK, 2' FRT CANTILEVER, 44X38X27=2728SF;
SEE B541051 FOR RAZING OF EX. SFD; APPLICANT
MUST ADD ACCESSORY STRUCTURES TO RAZING PERMIT-
RESTRICTIVE NOTES PLACED ON SITE PLAN.
AFFIDAVIT ON FILE.

PROPOSED USE: OUTBUILDINGS AND NEW SFD
EXISTING USE: OUTBUILDINGS, RAZE SFD-SEE RA B541051

BLDG. CODE:
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED
ESTIMATED COST OF MATERIAL AND LABOR: 75,000.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
USE: ONE FAMILY
FOUNDATION: SLAB BASEMENT: NONE
SEWAGE: PRIV. EXISTS WATER: PRIV. EXISTS
CONSTRUCTION: WOOD FRAME FUEL: GAS
CENTRAL AIR:

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

PERMIT #: B541889

DIMENSIONS - INSTALL FIXTURES

BUILDING SIZE
GARAGE DISP: N FLOOR: 2728SF
POWDER ROOMS: 1 WIDTH: 44
BATHROOMS: 1 DEPTH: 38
KITCHENS: 1 HEIGHT: 27
STORIES: 2
LOT NOS:
CORNER LOT: N

ZONING INFORMATION

DISTRICT:
BLOCK:
SECTION:
LIBER: 000
FOLIO: 000
CLASS: 04
ASSESSMENTS
LAND: 0104830.00
IMPROVEMENTS: 0124610.00
TOTAL ASS.:
DATE:
MAP:

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSED: CRITICAL AREA:

DATE APPLIED: 12/17/2003 INSPECTOR INITIALS: 08R
FEE: \$180.00 PAID: \$180.00 RECEIPT #: A486993
PAID BY: APPLICANT

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

COMPANY OR OWNER

DATE

ADDRESS

AGENT
OWNER

SIGNATURE OF APPLICANT

PHONE

TIME: 12:40:00 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/24/2004
DATE: 04/05/2005 APPROVALS DETAIL SCREEN DAS 10:05:29

PERMIT #: B541889 CONTROL #: NR

AGENCY	DATE	CODE	COMMENTS
-----	-----	----	-----
BLD PLAN	01/14/2004	01	ALB
SEDI CTL	12/29/2003	01	SC-12/29/03 MM/MB
ZONING	12/17/2003	01	JM/MR
PUB SERV	12/17/2003	01	JM/MR
ENVRMNT	03/24/2004	01	GWM-DJE-3/24...EIR-12/30/03 BAL/MB
PERMITS	03/24/2004	01	DAS P

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

TIME: 12:40:17 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/20/2004
DATE: 04/05/2005 INSPECTIONS DETAIL SCREEN BIF 08:07:56

PERMIT #: B541889 CONTROL #: NR

TYPE OF INSPECTION	DATE INSPECTED	CODE	COMMENTS
FT/AM	05/25/2004	01	PH
FND	06/17/2004	01	BM
FR	10/05/2004	01	PH
INS	10/08/2004	01	EE
ELECTRIC	12/20/2004	01	LJ E571545
COMP	12/17/2004	01	BM

PAGE 01 OF 01

ENTER - GENERAL PERMIT PF7 - NEXT PAGE ?
PF2 - APPROVALS PF8 - GENERAL SCREEN W/NEXT DETAIL CLEAR - MENU



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

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

STR

Account Identifier: District - 08 Account Number - 0814000400

Owner Information

Owner Name: MCCOMAS BRIAN
 MCCOMAS JENNIFER AUSTIN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1646 WORTHINGTON HEIGHTS PKWY
 COCKEYSVILLE MD 21030-1016
Deed Reference: 1) /16062/ 139
 2)

Location & Structure Information

Premises Address 1646 WORTHINGTON HEIGHTS PKWY
Legal Description 16.8 AC
 1646 WRTHGTN HGHTS PKWY
 700 FT W EVERGREEN DR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No: Plat Ref:
33	16	94						2	
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area	Property Land Area			County Use	
2005				1,452 SF	16.81 AC			04	
Stories		Basement		Type			Exterior		
2		NO					1/2 STUCCO FRAME		

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2005	As Of	As Of
			07/01/2004	07/01/2005
Land:	195,050	217,560		
Improvements:	131,360	0		
Total:	326,410	217,560	174,050	217,560
Preferential Land:	0	0	0	0

Transfer Information

Seller: NAYLOR BRUCE K
Type: UNIMPROVED ARMS-LENGTH
Date: 02/04/2002
Deed1: /16062/ 139
Price: \$575,000
Deed2:
Seller: NAYLOR JAMES G
Type: NOT ARMS-LENGTH
Date: 08/07/2001
Deed1: /15441/ 702
Price: \$0
Deed2:
Seller: WOPPMAN HARRY AG USE 83-84
Type: UNKNOWN
Date: 09/09/1954
Deed1: / 2551/ 415
Price: \$2,500
Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 AGRICULTURAL TRANSFER TAX



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

Account Identifier: District - 08 **Account Number -** 0814000400

Owner Information

Owner Name: MCCOMAS BRIAN
 MCCOMAS JENNIFER AUSTIN
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1646 WORTHINGTON HEIGHTS PKWY
 COCKEYSVILLE MD 21030-1016
Deed Reference: 1) /16062/ 139
 2)

Location & Structure Information

Premises Address 1646 WORTHINGTON HEIGHTS PKWY
Legal Description 16.8 AC
 1646 WRTHGTN HGHTS PKWY
 700 FT W EVERGREEN DR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
33	16	94						81	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		0000		16.81 AC	04
Stories	Basement		Type	Exterior	

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	174,050	217,560		
Improvements:	0	0		
Total:	174,050	217,560	174,050	188,553
Preferential Land:	0	0	0	0

Transfer Information

Seller: NAYLOR BRUCE K	Date: 02/04/2002	Price: \$575,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /16062/ 139	Deed2:
Seller: NAYLOR JAMES G	Date: 08/07/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /15441/ 702	Deed2:
Seller: WOPPMAN HARRY AG USE 83-84	Date: 09/09/1954	Price: \$2,500
Type: UNKNOWN	Deed1: / 2551/ 415	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 AGRICULTURAL TRANSFER TAX

CASE NAME 1646 WORTHINGTON NGKHA,
CASE NUMBER 05-368-5 PHA PKWY.
DATE 3-09-05

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.:

05-368 SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	PHOTOGRAPHS 2A thru 2	
No. 3	Multiple letters of Support	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

C. 2

R. C. 2

NORTH

#1606 WORTHINGTON
HEIGHTS PKWY.

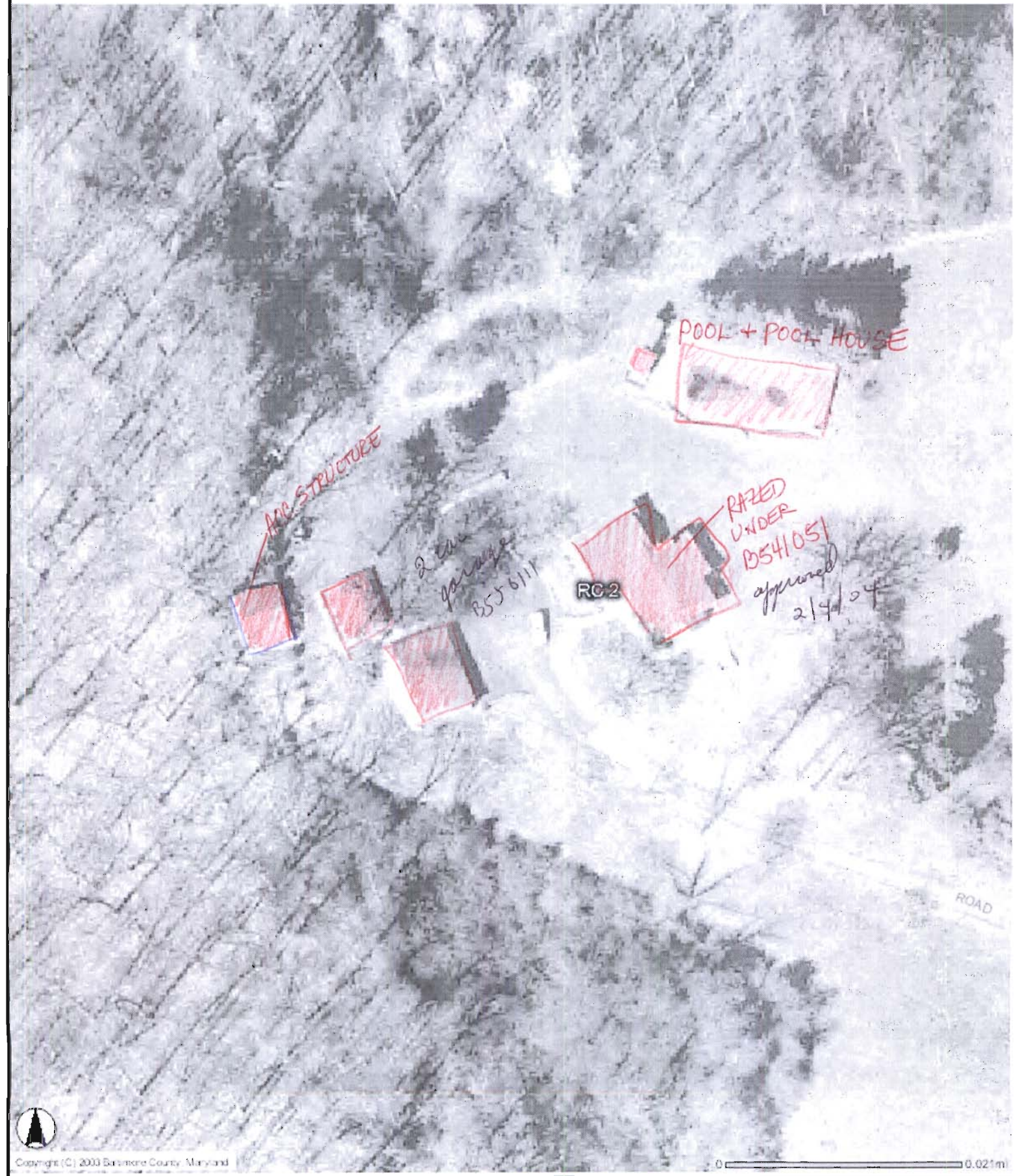
P.O.B. 2460'±
NE OF CUBA
ROAD

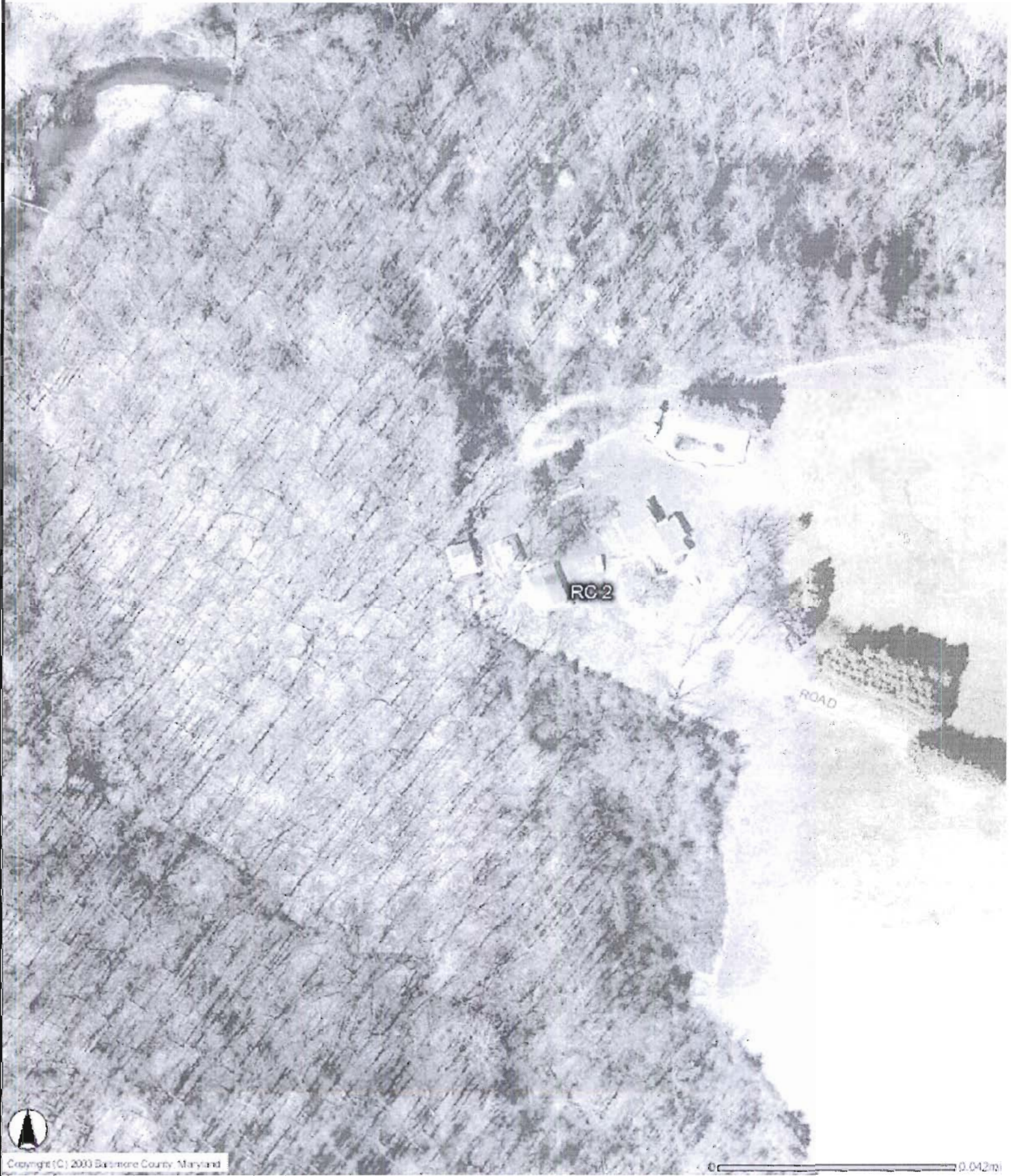
WORTHINGTON
HEIGHTS
PKWY.

TO CUBA ROAD

NW 21E

05-368-SPHA





* View of old house from pool area.

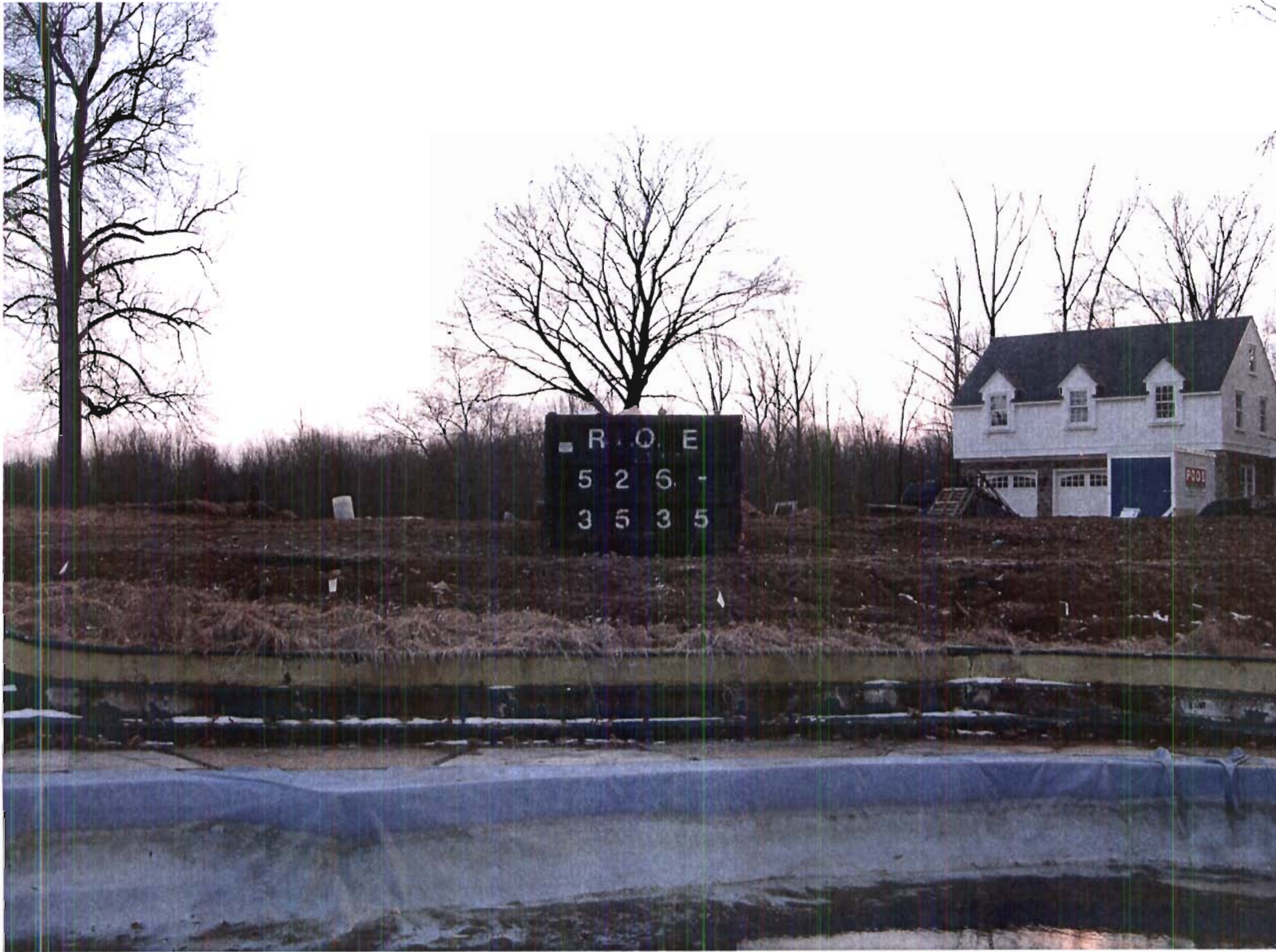
Picture # 1



PETITIONER'S

EXHIBIT NO. 2 A-2I

* View From Pool AREA



NOTES: The R O E Dumpster is sitting on the location of the old house (Picture #1)

* View of old house from front of property.

Picture #3



* NOTES: If you look closely you can see the old garage peeking out from brush.

* View of existing house location

Picture #4



NOTE: Telephone pole can be seen as a Reference point
on this picture and picture #3.

* New ~~Existing~~ dwelling.

Picture #5

- This view is from where house will be situated
- See ~~at~~ Picture #6 (I am standing on the) proposed house site



* Cleared house site.

Picture #6

picture taken from 2nd story window
of existing dwelling.



* Old Garage

Picture #7

This building was razed and replaced
by existing dwelling in picture # 5



* View looking to back of property

Picture #8



* View looking from proposed house site
toward front of property

Picture # 9



Viewing to South

Letter to Zoning Commissioner

William Wiseman, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: Zoning special hearing
Case No. 05-368 SPHA
1646 Worthington Heights Parkway

Dear Mr. Wiseman:

Our property is in close proximity to that of Brian and Jennifer McComas, subject of the above captioned hearing. We have met with Mr. and Mrs. McComas and support their request for special hearing and variance approval to convert the carriage house and in-law apartment to accessory use so they may build a principal residence for themselves.

Sincerely,

John W. Bowie
1642 Worthington Hgts Pkwy
Hunt Valley, Md
21030

RECEIVED

MAR - 2 2005

ZONING COMMISSIONER

PETITIONER'S

EXHIBIT NO. 3A-3I

A

PARK
MEDICAL
ASSOCIATES

RECEIVED

TIMOTHY KROHE, M.D.
Internal Medicine

FEB 22 2005

ZONING COMMISSIONER

William Wiseman, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Regarding: Case 05-368 SPHA/Special Hearing for Zoning Approval
1646 Worthington Height Parkway

Dear Mr. Wiseman:

As owners of adjacent property to the topic of your Case 05-368 and as inhabitants of the nearest dwelling to the homesite under consideration, we would like to offer our full and unequivocal support for a request by Brian and Jennifer McComas for variance approval to convert the existing carriage house (in-law apartment) to accessory use. We fully recognize that this will allow them to build a principal residence that will be in clear view from many of the rooms in our home.

We have been very pleased with the considerate and informed manner in which Mr. and Mrs. McComas have been renovating and landscaping their current carriage house, have met and discussed with them their plans for occupation and we look forward to having them as neighbors. (We are even prepared to accept the effect of their investments on future assessments of our property!)

While work schedules will not allow our attendance at the planned meeting on 9 March 2005, we would be happy to further discuss this with you or other representatives of the Zoning Commission at a mutually agreeable time. Thank you for your consideration of our support for the variance approval under review in this case.

Sincerely,



Timothy L. Krohe, M.D.



Cindy E. Krohe

Owners;
1644 Worthington Heights Parkway
Hunt Valley, MD 21030
Home: 410/771-0209

March 7, 2005

William Wiseman, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

RE: Zoning special hearing
Case No. 05-368 SPHA
1646 Worthington Heights Parkway

Dear Mr. Wiseman:

Our property is in close proximity to that of Brian and Jennifer McComas, subject of the above captioned hearing. We have met with Mr. & Mrs. McComas and support their request for special hearing and variance approval to convert the carriage house and in-law apartment to accessory use so they may build a principal residence for themselves.

Sincerely,



Patrick K. Lorden
1705 Worthington Heights Parkway

Letter to Zoning Commissioner

William Wiseman, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: Zoning special hearing
Case No. 05-368 SPHA
1646 Worthington Heights Parkway

Dear Mr. Wiseman:

Our property is in close proximity to that of Brian and Jennifer McComas, subject of the above captioned hearing. We have met with Mr. and Mrs. McComas and support their request for special hearing and variance approval to convert the carriage house and in-law apartment to accessory use so they may build a principal residence for themselves.

Sincerely,

A handwritten signature in cursive script, appearing to read "Warren Koogler". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

BW
3/9

RECEIVED

FEB 22 2005

ZONING COMMISSIONER

Letter to Zoning Commissioner

William Wiseman, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: Zoning special hearing
Case No. 05-368 SPHA
1646 Worthington Heights Parkway

Dear Mr. Wiseman:

Our property is in close proximity to that of Brian and Jennifer McComas, subject of the above captioned hearing. We have met with Mr. and Mrs. McComas and support their request for special hearing and variance approval to convert the carriage house and in-law apartment to accessory use so they may build a principal residence for themselves.

Sincerely,

[Handwritten signature]
1506 Worthington Hts Pkwy.

Bill
3/9

Letter to Zoning Commissioner

RECEIVED

FEB 23 2005

ZONING COMMISSIONER

William Wiseman, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: Zoning special hearing
Case No. 05-368 SPHA
1646 Worthington Heights Parkway

Dear Mr. Wiseman:

Our property is in close proximity to that of Brian and Jennifer McComas, subject of the above captioned hearing. We have met with Mr. and Mrs. McComas and support their request for special hearing and variance approval to convert the carriage house and in-law apartment to accessory use so they may build a principal residence for themselves.

Sincerely,

*Ann O Stewart
1630 Worthington Heights Pkwy
Cockeysville Md 21030*

FEB 17 2005

3R

Letter to Zoning Commissioner

William Wiseman, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: Zoning special hearing
Case No. 05-368 SPHA
1646 Worthington Heights Parkway

Dear Mr. Wiseman:

Our property is in close proximity to that of Brian and Jennifer McComas, subject of the above captioned hearing. We have met with Mr. and Mrs. McComas and support their request for special hearing and variance approval to convert the carriage house and in-law apartment to accessory use so they may build a principal residence for themselves.

Sincerely,

Tomina Choudhury

Letter to Zoning Commissioner

William Wiseman, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: Zoning special hearing
Case No. 05-368 SPHA
1646 Worthington Heights Parkway

Dear Mr. Wiseman:

Our property is in close proximity to that of Brian and Jennifer McComas, subject of the above captioned hearing. We have met with Mr. and Mrs. McComas and support their request for special hearing and variance approval to convert the carriage house and in-law apartment to accessory use so they may build a principal residence for themselves.

Sincerely,



Frank Hoke

1634 Worthington Hgts Pkwy
Cockeysville MD 21030

RECEIVED

FEB 28 2005

ZONING COMMISSIONER

Letter to Zoning Commissioner

William Wiseman, Esquire
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: Zoning special hearing
Case No. 05-368 SPHA
1646 Worthington Heights Parkway

Dear Mr. Wiseman:

Our property is in close proximity to that of Brian and Jennifer McComas, subject of the above captioned hearing. We have met with Mr. and Mrs. McComas and support their request for special hearing and variance approval to convert the carriage house and in-law apartment to accessory use so they may build a principal residence for themselves.

Sincerely,

Doris E. Robinson
1700 Worthington Hts. Pkwy.
Hunt Valley, Cockeysville, Md. 21030