

IN RE: PETITION FOR SPECIAL HEARING
E/S Falls Road, 500' N of the c/l
Hickory Hill Road
(12215 Falls Road)
8th Election District
2nd Council District

Robert J. Hoffman, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-473-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Robert J. Hoffman, and his wife, Sherry Hoffman. The Petitioners request a special hearing to approve a side yard setback of 1 foot in lieu of the required 37½ feet and a collector road setback of 47 feet in lieu of the required 112½ feet for a proposed deck and attached carport. Reference is made to Sections 1A04.3.B.1.b, 1A04.3.B.2 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). 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 1B.

Appearing at the requisite public hearing were Robert Hoffman, property owner, and Eric W. Killip, Builder. Appearing as Protestants/interested citizens were Patricia Sullivan, adjacent property owner, and Burke Barrett. There were no other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, approximately 100 feet wide and 369 feet deep, located on the east side of Falls Road, just north of Applecroft Lane and Hickory Hill Road in Cockeysville. The property contains a gross area of 29,620 sq.ft. (0.68 acres), more or less, zoned, R.C.5, and is improved with a single-family dwelling, which was built in the 1950s, and is apparently very small with only one bedroom. The Petitioners purchased the property in October 2004 and propose major renovations to the existing dwelling and upon completion of those improvements will be resold. It was

RECEIVED FOR FILING
DATE 5/10/15
[Signature]

indicated that the Petitioners currently reside in the neighborhood, just six doors away from the subject property at 12235 Falls Road.

As noted above, the Petitioners propose major renovations to the property, including the construction of a second floor addition and the installation of a basement. In addition, the existing kitchen will be enlarged and a 20' x 10' sunroom constructed over an existing rear deck. Finally, a front porch and attached carport are proposed. In this regard, the front porch was to be connected to the carport via a 5-foot wide walkway/breezeway along the south side of the house. However, at the request of the immediate neighbor (Ms. Sullivan), the Petitioner amended the site plan in open hearing to eliminate the breezeway. This will allow the proposed carport to be attached directly to the house and provide a 6-foot setback from the side property line adjoining the Sullivan property. The details of the revised proposal are more particularly described on the amended site plan, which was submitted and marked into evidence as Petitioner's Exhibit 1.

Relief is requested given the narrow width of the property and the location and configuration of the existing dwelling thereon. As shown on the site plan, the existing house currently provides side setbacks of 20 feet to the north and 70 feet to the south, and is situated approximately 56 feet from the front property line. Given its location and unique configuration on the property, the proposed improvements will result in further reduced setbacks than allowed by the regulations. It was also indicated that the Petitioners intend to install a walkway and landscaping in the front of the home to provide curb appeal and give the home the appearance of sitting further back from the road.

On behalf of the Petitioners, Mr. Killip testified that the proposed improvements would be consistent with development in the area. Building elevation drawings of the proposed dwelling were produced at the hearing and reviewed by all parties, none of who expressed any objections. Indeed, both Ms. Sullivan and Mr. Barrett believe the proposed improvements will enhance the dwelling and be beneficial to the area.

A Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) expressed concern that the

proposed sunroom and existing deck may be located over an existing well. Following the hearing, the Petitioners met with a representative of DEPRM and explained the well's location on the site plan was in error and that the well is actually located inside the home. At DEPRM's suggestion, a yield test was conducted on May 3, 2005 and the results were submitted. An on-site inspection conducted by Susan Farinetti of that agency verified that the well is enclosed in the basement of the home and that since there will be no disturbance around the well (footers dug, etc.), they have no objections to the relief requested.

A ZAC comment was also submitted by the Office of Planning indicating they have no objections to the proposal, provided final building elevation drawings of the proposed dwelling are submitted to that agency for review and approval prior to the issuance of any permits.

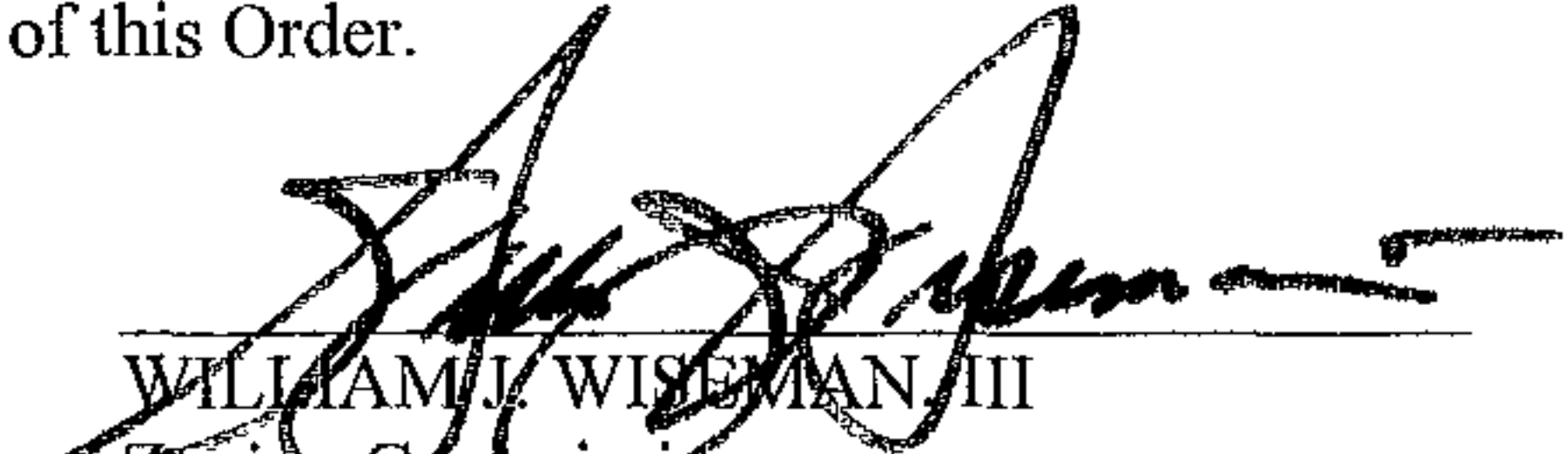
Based upon the testimony and evidence presented, I am persuaded to grant the requested relief, as amended. Obviously, strict compliance with the regulations would cause a practical difficulty and unreasonably hardship upon the Petitioners and prevent reasonable use of the land and improvements to the existing dwelling. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and the neighbors support the proposal. Thus, I find that relief can be granted and that there will be no detrimental impact to adjacent properties or the surrounding locale. Moreover, testimony indicated that many other houses in the vicinity were built on undersized lots that were created prior to the enactment of Council Bill #55-04, which established new regulations for development in the R.C.5 zone. Specifically, a minimum lot size of 1.5 acres and minimum setbacks of 50 feet to any property line are now required. The subject property is a single lot of record, which was created in 1956 and is not a subdivision. Thus, I further find that the requirements of Sections 1A04.3.B.1.b, 1A04.3.B.2 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be met and that the proposed improvements will be compatible with the pattern of development in the neighborhood.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

ORDER RECEIVED FOR FILING
Date 5/17/05
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of May 2005 that the Petition for Special Hearing seeking approval of a side yard setback of 6 feet (as amended) in lieu of the required 37½ feet and a collector road setback of 47 feet in lieu of the required 112½ feet for a proposed deck and attached carport, as referenced in Sections 1A04.3.B.1.b, 1A04.3.B.2 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and the same is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Final building elevation drawings of the proposed dwelling shall be submitted to the Office of Planning for review and approval prior to the issuance of any permits. The Petitioners shall provide landscaping in the front of the property to buffer the home from Falls Road.
- 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 RECORDED FOR FILING
Date 5/17/05
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

May 17, 2005

Mr. & Mrs. Robert J. Hoffman
12235 Falls Road
Cockeysville, Maryland 21030

RE: PETITION FOR SPECIAL HEARING
E/S Falls Road, 500' N of the c/l Hickory Hill Road
(12215 Falls Road)
8th Election District – 2nd Council District
Robert J. Hoffman, et ux - Petitioners
Case No. 05-451-SPH

Dear Mr. & Mrs. Hoffman:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Eric W. Killip, 7814 Elmhurst Avenue, Baltimore, Md. 21234
Ms. Patricia Sullivan, 12211 Falls Road, Cockeysville, Md. 21030
Office of Planning; DEPRM; People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 12215 FALLS RD.
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

OPEN PROJECTION SETBACKS FOR A PROPOSED DECK AND ATTACHED CARPORT,
WITH SIDE YARD SETBACK OF 1 FT. AND A COLLECTOR ROAD SETBACK
OF 47 FT. IN LIEU OF THE REQUIRED 37 1/2 FT. AND 112.5 FT. RESPECTIVELY,
REFERENCE SECTIONS 1A04.3.B.1.D, 1A04.3.B.2 AND 301.1 BCZR,

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:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Robert J. Hoffmann

Signature [Signature]

Name - Type or Print Sherry Hoffmann

Signature [Signature]

Address 12235 FALLS RD. Telephone No. 410-804-7000

City COCKEYSVILLE, MD State MD Zip Code 21030

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JLL Date 3/22/05

Case No. 05-473-SPH

Date 3/15/98

ORDER RECEIVED FOR FILING
Date 3/17/05
JLL

Zoning Description

12215 FALLS RD.

BEGINNING AT A POINT ON THE EAST SIDE OF A 80 FT R/W,
FALLS ROAD AT A DISTANCE OF 500 FT. ± NORTH OF
HICORY HILL RD. THEN 100' NORTHERLY ALONG FALLS ROAD
THEN 369.54 FT EASTERLY THEN 96.84 FT. SOUTHERLY
THEN 291.1 FT. WESTERLY BACK TO THE POINT OF BEGINNING.
BEING .68 IN THE 8TH ED. 2ND C.D.

CMP 3/22/05

413

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 #05-473-SPH

12215 Falls Road

E/side of Falls Road, 500 feet north of Hickory Hill Road

8th Election District - 2nd Councilmanic District

Legal Owner(s): Robert J. & Sherry Hoffman

Special Hearing: to permit open projection setbacks for a proposed deck and attached carport with side yard setbacks of 1 foot and a collector side road setback of 47 feet in lieu of the required 37 1/2 feet and 112.5 feet respectively.

Hearing: Thursday, April 28, 2005 at 11:00 a.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/4/664 Apr. 12

46413

CERTIFICATE OF PUBLICATION

4/13/2005

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 4/12/2005.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

413 No. 442500

DATE 3/22/05 ACCOUNT 001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: H. J. Brown

FOR: R. J. LPH

17315 FALLS RD

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE 3/22/2005 TIME 09:59:41

RECEIPT # 345677 3/22/2005

RECEIPT # 345677 3/22/2005

RECEIPT # 345677 3/22/2005

RECEIPT # 345677 3/22/2005

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RECEIPT # 345677 3/22/2005

RECEIPT # 345677 3/22/2005

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 4/14/05

RE: Case Number: 05-473 SPH

Petitioner/ Developer: Hoffman

Date of Hearing/ Closing: APRIL 28, 2005

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 12215 FALLS ROAD

The sign(s) were posted on 4/12/05
(Month, Day, Year)

ZONING NOTICE

CASE # 05-473 SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 401 COUNTY COURTS
PLACE: BUILDING 401 BOSLEY AVE
TOWSON, MARYLAND 21204
DATE AND TIME: THURSDAY APRIL 28, 2005
AT 11:00AM

REQUEST: SPECIAL HEARING TO PERMIT
OPEN PROJECTION SETBACKS FOR A
PROPOSED DECK AND ATTACHED CARPORT
WITH SIDE YARD SETBACKS OF 1 FOOT
AND A COLLECTIVE SIDE YARD SETBACK
OF 47 FEET IN LIEU OF THE REQUIRED
3 1/2 FEET AND 112.6 FEET RESPECTIVELY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING (CALL 847-3344)

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Madledt Road
Baltimore, MD 21234
410-665-5562



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

March 28, 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: 05-473-SPH

12215 Falls Road
E/side of Falls Road, 500 feet north of Hickory Hill Road
8th Election District – 2nd Councilmanic District
Legal Owners: Robert J. & Sherry Hoffman

Special Hearing to permit open projection setbacks for a proposed deck and attached carport with side yard setbacks of 1 foot and a collector side road setback of 47 feet in lieu of the required 37 ½ feet and 112.5 feet respectively.

Hearing: Thursday, April 28, 2005 at 11:00 a.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: Robert & Sherry Hoffman, 12235 Falls Road, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 13, 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, April 12, 2005 Issue - Jeffersonian

Please forward billing to:
Robert & Sherry Hoffman
12235 Falls Road
Cockeysville, MD 21030

410-804-7000

NOTICE OF ZONING HEARING

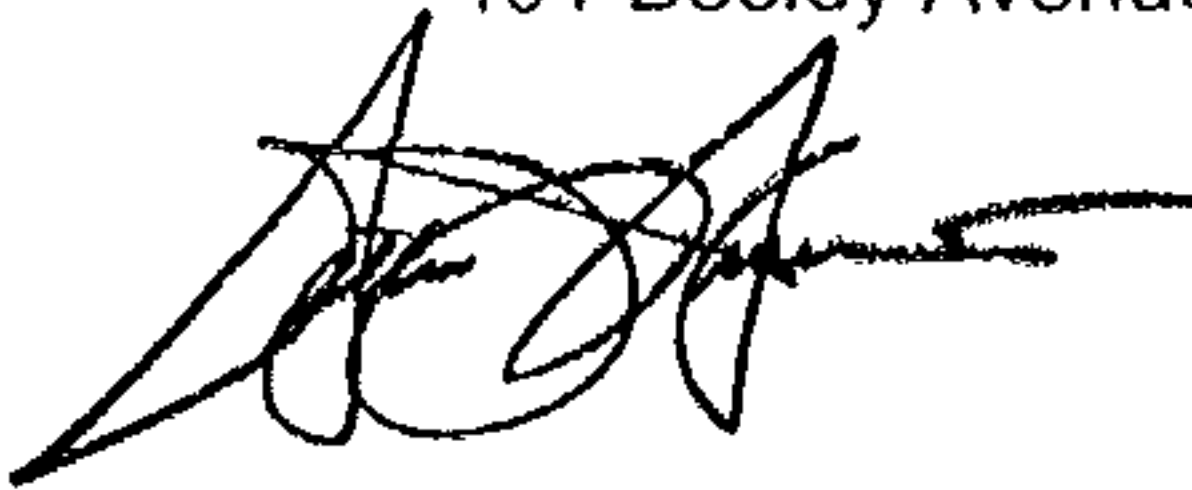
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-473-SPH

12215 Falls Road
E/side of Falls Road, 500 feet north of Hickory Hill Road
8th Election District -- 2nd Councilmanic District
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Hearing: Thursday, April 28, 2005 at 11:00 a.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 05 473 - SPH
Petitioner: HOFFMAN
Address or Location: 12215 FALLS RD

PLEASE FORWARD ADVERTISING BILL TO:

Name ROBERT & SHERRY HOFFMAN
Address 12235 FALLS ROAD
COLKEYSVILLE, MD 21030
Telephone Number: 410-804-7000

**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*

April 18, 2005

Robert Hoffman
Sherry Hoffman
12235 Falls Road
Cockeysville, Maryland 21030

Dear Mr. and Mrs. Hoffman:

RE: Case Number: 05-473-SPH, 12215 Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 22, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing 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

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 11, 2005

Item No. 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484

Pursuant to your request, the above 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 site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 20, 2005
Department of Permits & Development
Management

FROM: ^{DAK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 11, 2005
Item No. 473, 474, 476, 477, 478,
479, 480, 481, 482

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04202005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. *JDO*
DEPRM

DATE: April 13, 2005

SUBJECT: Zoning Item # 05-473
Address 12215 Falls Road

Zoning Advisory Committee Meeting of April 4, 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:

1.) The proposed building cannot be built over the existing well. Furthermore, any additions must retain a minimum setback of 30-feet from the existing well. Contact the Groundwater Management section of this Department for additional information.

Reviewer: Sue Farrinetti

Date: April 13, 2005

kw
4/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2005

RECEIVED

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

APR 15 2005

ZONING COMMISSIONER

SUBJECT: 12215 Falls Road

INFORMATION:

Item Number: 5-473

Petitioner: Robert J & Sherry Hoffman

Zoning: RC 5

Requested Action: Variance/Special Hearing

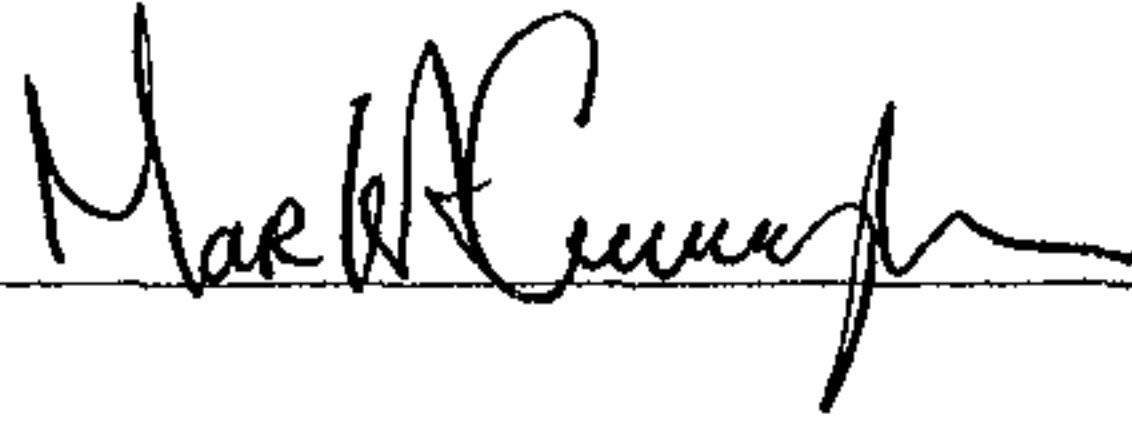
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. Preliminary architectural elevation drawings have been submitted and reviewed by this office. While a variance petition form was not submitted, it appears that a variance is also requested for an open projection setback of 1 foot and a collector road setback of 47 feet in lieu of the required 37 ½ feet and 112.5 feet respectively.

This office does not oppose the setback variances or special hearing, provided final architectural drawings are reviewed by the office prior to issuance of any building permits.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter with the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

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



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

Maryland Department of Transportation

Date: 3.25.05

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

RE: Baltimore County
Item No. 473 JLL

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
12215 Falls Road; E/side Falls Road, *
500' N Hickory Hill Road * ZONING COMMISSIONER
8th Election & 2nd Councilmanic Districts *
Legal Owner(s): Robert J & Sherry Hoffman* FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-473-SPH

* * * * *

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 and documentation filed in the case.

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to Robert & Sherry Hoffman, 12235 Falls Road, Cockeysville, MD 21030, Petitioner(s).

RECEIVED

Per CLB.....

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

Bill Wiseman - 12215 Falls Rd

From: Susan Farinetti
To: Wiseman, Bill
Date: 5/9/2005 2:29:00 PM
Subject: 12215 Falls Rd

Bill-

I conducted a site inspection of this property with regard to the well and the proposed additions. The well is enclosed in an alcove off the basement. As there will be no disturbance (i.e. footers dug) around the well, G.W.M. is Ok with approving the building permit and zoning variance.

I notified Bob Hoffman on-site.

Any questions, please contact me.

Thanks, Sue

Susan S Farinetti
DEPRM
410-887-2762

Case No.:

05-473-SPH

Exhibit Sheet

DEPRM - Comment may
need amendment.

Petitioner/Developer

Protestant

No. 1	Site PLAN - AMENDED Site PLAN to BE PROVIDED	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

[Click here for a plain text ADA compliant screen.](#)



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

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

Account Identifier: District - 08 Account Number - 0813092420

Owner Information

Owner Name: GROULEFF PAULA L Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 717 N GRANADOS AVE Deed Reference: 1) /16960/ 551
SOLANA BEACH CA 92075-1220 2)

Location & Structure Information

Premises Address

12215 FALLS RD

Legal Description

0.68 AC
12215 FALLS RD ES
500FT N HICKORY HILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No: Plat Ref:
50	17	109						2	

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	960 SF	29,620.00 SF	04
Stories 1	Basement YES	Type STANDARD UNIT	Exterior STUCCO

Value Information

	Base Value	Value As Of 01/01/2005	Phase-In Assessments	
			As Of 07/01/2004	As Of 07/01/2005
Land:	81,600	146,400		
Improvements:	47,640	104,940		
Total:	129,240	251,340	129,240	169,940
Preferential Land:	0	0	0	0

Transfer Information

Seller: STEPHENS BARBARA ANN	Date: 10/18/2002	Price: \$210,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16960/ 551	Deed2:
Seller: MYERS PHILBERT D	Date: 01/04/1994	Price: \$115,500
Type: IMPROVED ARMS-LENGTH	Deed1: /10257/ 41	Deed2:
Seller: CRUE CHARLES P	Date: 05/20/1964	Price: \$5,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 4302/ 23	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:

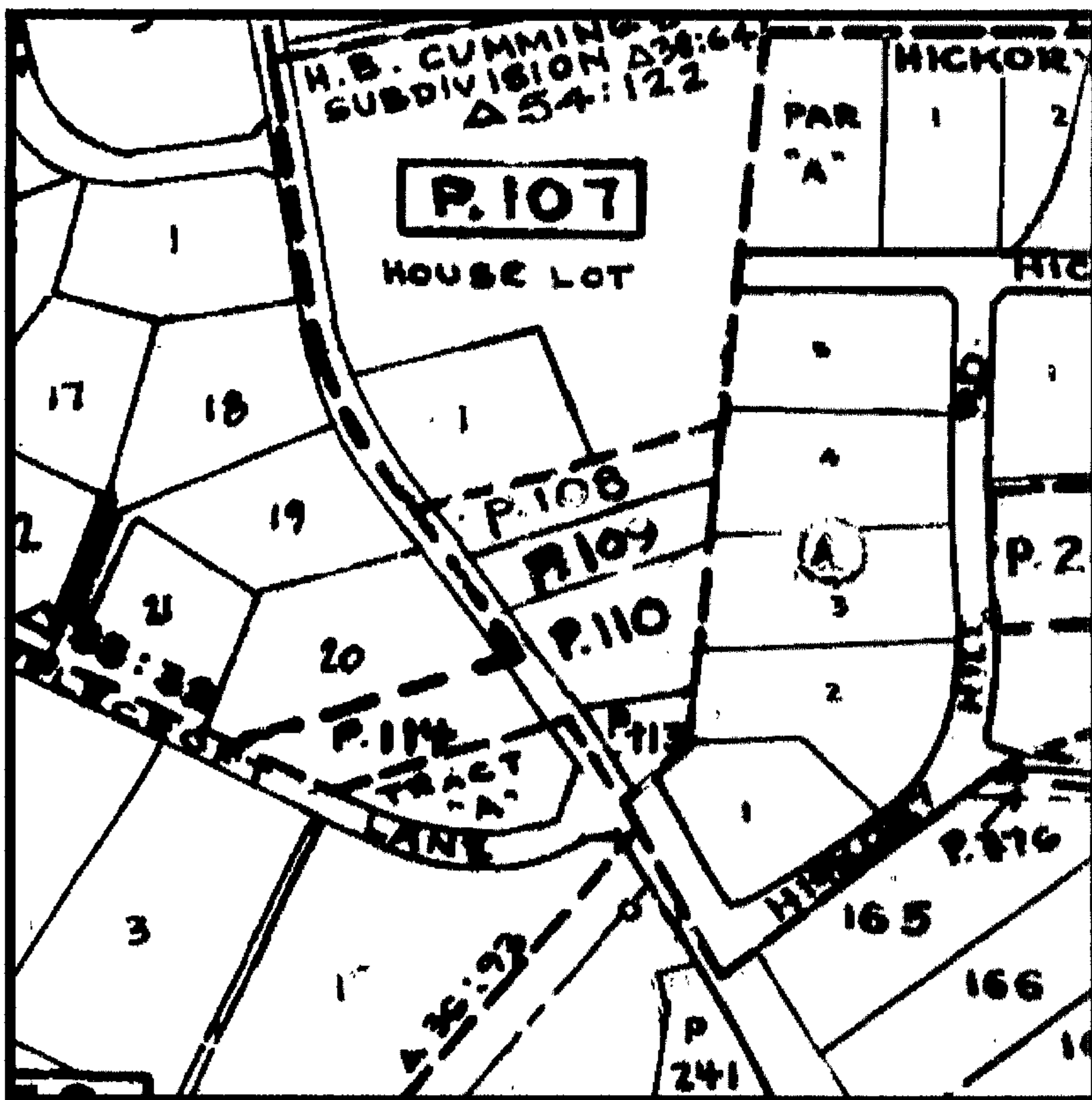
* NONE *



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

Go Back
View Map
New Search

District - 08 Account Number - 0813092420



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
P. Sullivan (Pt)	12211 Falls Road	Cockeysville Md. 21030	
BURKE BARRETT	4791 BOULDER BRANCH RD	ELLICOTT CITY MD 21043	

70W
4/28



Exhibit A Model

Home

2-D design , 3-D modelling , 4-D animation ,

410-663-9790 7814 Elmhurst Avenue Baltimore, MD 21234 www.exhibitAmodel.com

FAX
5/2/05

FAX. 410-887-3468

Attn: William J. Wiseman, III
Zoning Commissioner

Baltimore County
Zoning Commissioner's Office
401 Bosley Avenue – Room 405
Towson, MD 21204

Re: Hoffman Property at 12215 Falls Road

encl:

✓ Plat revision (1 sheet)

Mr. Wiseman,

The following sheet is provided for your records and according to your request at the conclusion of the hearing of the Hoffman property; this past Thursday, 4/28/05.

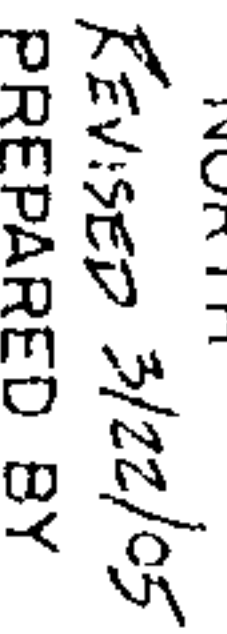
Thank you,
Eric W. Killip

Transmittal note:

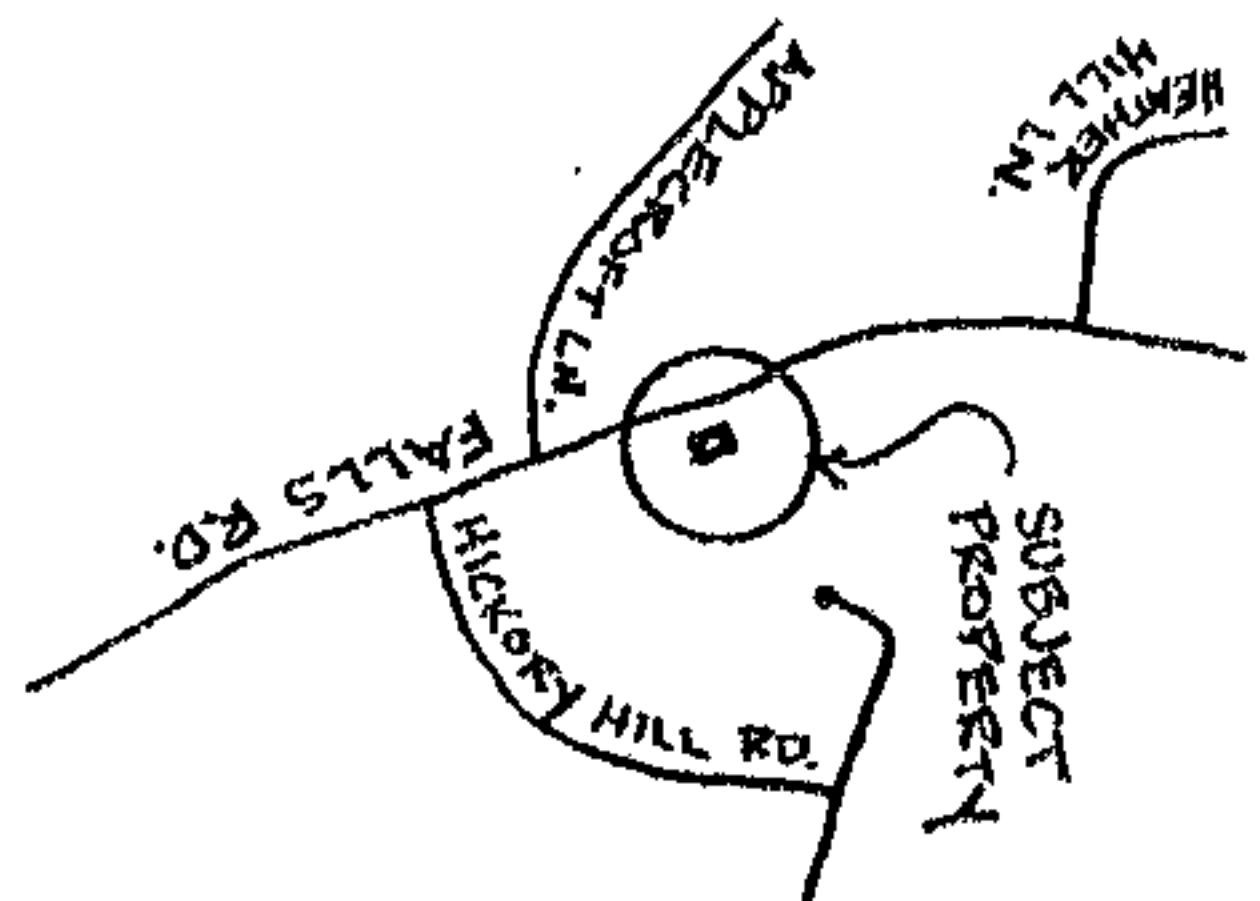
The contents of this document are a confidential transmission to the person(s) addressed at the heading of this page. Should this document be received by an unaddressed person or company, or should any pages be excluded from the stated page count, please notify Exhibit A Model Home immediately.

APPLICANT HAS MET WITH THE OFFICE OF PLANNING CONCERNING RC-5 PERFORMANCE STANDARDS.

OWNER ROBERT & SHERY HOFFMAN



SCALE OF DRAWINGS: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

ELECTION DISTRICT 08
COUNCILMANIC DISTRICT 01
1"=200' SCALE MAP # 05002
ZONING RC-5

1"=200' SCALE MAP # 05062

ZONING RC-5

LOT SIZE 0.68
ACREAGE

29,620.00
SQUARE FEET

ACREAGE

SQUARE FEET

	PUBLIC	PRIVATE
1. <u>NAME</u>	JOHN J. WILSON	JOHN J. WILSON
2. <u>DATE</u>	10/10/68	10/10/68
3. <u>TIME</u>	10:00	10:00
4. <u>LOCATION</u>	1000 10TH AVE	1000 10TH AVE
5. <u>REASON</u>	1000 10TH AVE	1000 10TH AVE
6. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
7. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
8. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
9. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
10. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
11. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
12. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
13. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
14. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
15. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
16. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
17. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
18. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
19. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
20. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
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26. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
27. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
28. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
29. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
30. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
31. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
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34. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
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39. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
40. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
41. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
42. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
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50. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
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52. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
53. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
54. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
55. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
56. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
57. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
58. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
59. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
60. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
61. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
62. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
63. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
64. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
65. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
66. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
67. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
68. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
69. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
70. <u>REMARKS</u>	1000 10TH AVE	1000 10TH AVE
71. <u>INITIALS</u>	1000 10TH AVE	1000 10TH AVE
72. <u>SIGNATURE</u>	1000 10TH AVE	1000 10TH AVE
73. <u>OFFICIAL</u>	1000 10TH AVE	1000 10TH AVE
74. <u>REMARKS</u>	1000 10TH AVE	

SEWER

□

☒

WATER.

□

☒

CHESAPEAKE BAY
CRITICAL AREA

14

C

100 YEAR FLOOD PLAIN

PLA

☐HISTORIC PROPERTY/
BUILDING *

...

4

PRIOR ZONING HEARING **NONE**

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # 012 CASE # 1012

ITEM

Case # 3570

52A-1-7

2A

11

Attn: William Weisman III Zevin, Commissioner

FLARE WELL DRILLING

12047 FALLS ROAD
ROCKEYVILLE, MD 21030
410-252-4588

BALTIMORE COUNTY YIELD TEST REPORT

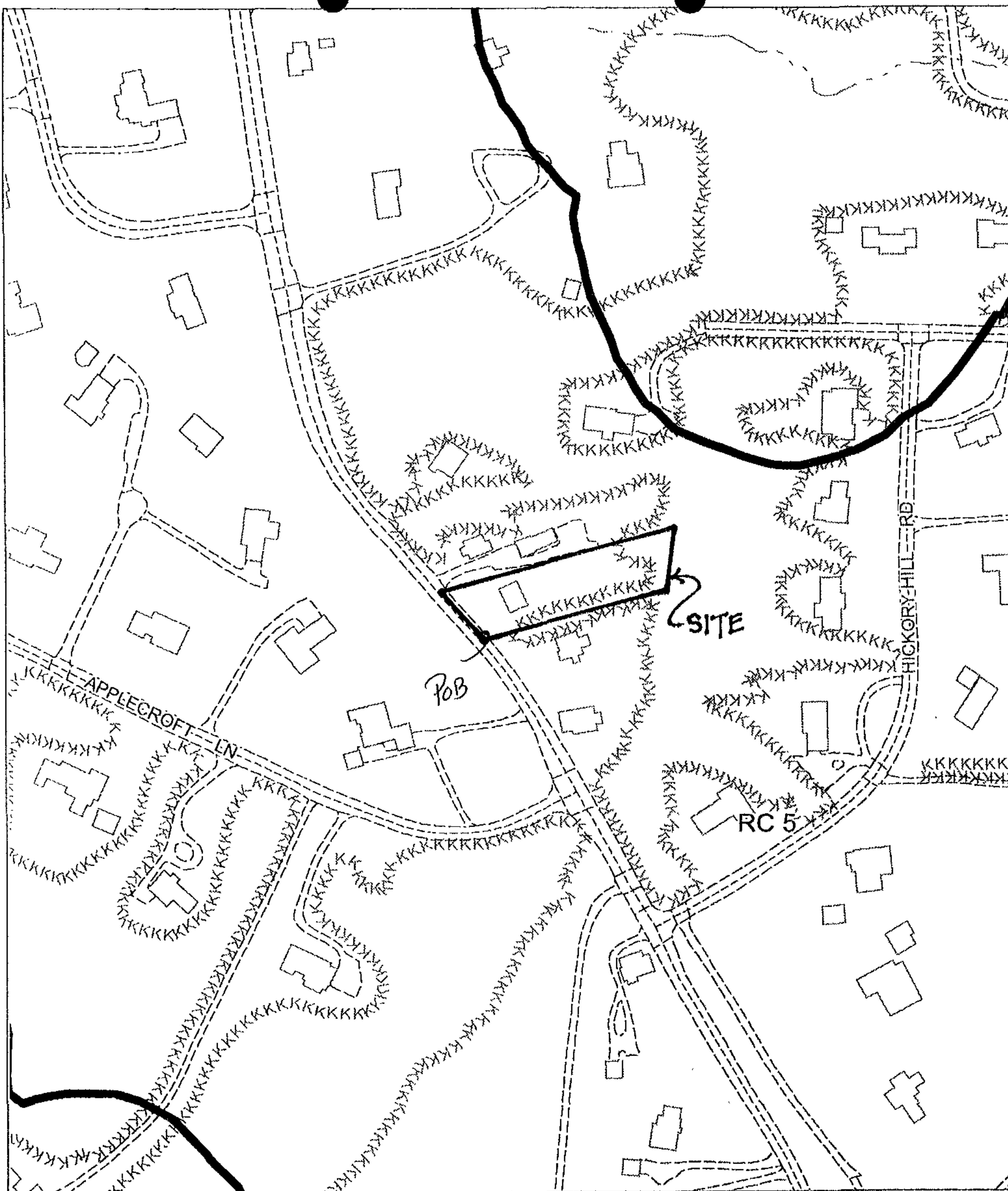
Date Test Performed: 05-03-05
Address: 12325 Falls Road
Owners: Bob Hoffman
Well Depth:
Permit Number: BA-
Subdivision:
Election District:
Static Water Level:

410-668-5000
410-804-7000

Inspection of
Well is to
be done by
Kedins - Any
Revisions would be
good.

Time	Water Level	PSI Following Pump	Pumping Rate Seconds to fill 1 gallon bucket	Calculated Flow-Gallons Per Minute
0845		50.00	17 sec	3.53
0900		51	21	2.86
0915		51	24	2.50
0930		51	37	1.62
0945		52	42	1.43
1000		52	42	1.43
1015		52	42	1.43
1030		52	42	1.43
1045		52	42	1.43
1100		52	42	1.43
1115		52	42	1.43
1130		52	42	1.43
1145		52	42	1.43
1200		52	42	1.43
1215		52	42	1.43
1230		52	42	1.43
1245		52	42	1.43
1300		52	42	1.43
1315		52	42	1.43
1330		52	42	1.43
1345		52	42	1.43
1400		52	42	1.43
1415		52	42	1.43
1430		52	42	1.43
1445		52	42	1.43
1500		52	42	1.43

[Handwritten signatures]



SCALE: 1"=200'

DATE OF PHOTO: 1995/1996

ZONE PLAN SHEET: 050C2

12215 FALLS ROAD
COCKEYSVILLE, MD 21030

473