IN RE: PETITION FOR VARIANCE Beginning at a point 196.13 ft. SW/S of rear Beaver Dam Road at a point 680 ft. SE centerline of Cockeysville Road 8th Election District 3rd Councilmanic District **(10614 Beaver Dam Road)**	* * * *	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY CASE NO. 05-674-A
Douglas Buildings, LLC, *Legal Owner* By: Douglas W. Townsley **and** Douglas Electric & Lighting, Inc., *Lessee* *Petitioners*	* * *	

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Douglas Buildings, LLC, by Douglas W. Townsley and the lessee, Douglas Electric & Lighting, Inc. The Petitioners are requesting variance relief for property located at 10614 Beaver Dam Road in the Hunt Valley area of Baltimore County. Variance relief is requested from Section 255.1 (238.2) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 2 ft. in lieu of the required side yard setback of 30 ft.

The property was posted with Notice of Hearing on August 8, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 9, 2005 to notify any interested persons of the scheduled hearing date.

Applicable Law

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

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in

ORDER RECEIVED FOR FILING
Date 8/26/05
By

residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request were Bruce Doak, from the firm of Gerhold, Cross & Etzel and Douglas Townsley for the corporate Petitioner. Ronald A. Decker, Esquire represented the Petitioner at the hearing. There were no protestants or interested citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The Petitioner's property contains approximately 0.7 acres of land zoned ML-IM. The property is improved by an existing office with a limited warehouse area within the building. Storage of most electrical parts and equipment for the Petitioner's electrical contracting business is presently housed in separate sheds and storage buildings on the premises.

The Petitioner would like to consolidate and expand the storage and warehouse uses in a secure building attached to the office. Consequently, he proposes to construct a 28 ft. x 100 ft. warehouse addition to the north side of the existing building. See Petitioner's Exhibit 1. The addition would be 2 ft. off the north property line, which is slightly farther from the line than the existing storage building it will replace. See Petitioner's Exhibit 5, photographs 4 and 5. Vehicular

access to Beaver Dam Road occurs via an easement, which becomes a common driveway used by the Petitioner and the F& L Company property fronting on Beaver Dam Road. Adequate parking is provided for both the office and warehouse. The floor plan for the office and addition is given in Exhibit 4.

Mr. Townsley indicated that he considered having a separate warehouse in the rear of the property within the Building Restriction Line. However, deliveries of parts and equipment are made by tractor trailer trucks, some of which are 40 ft. long via the common driveway on the south side of the property. He opined that there would not be enough room for the trucks to safely deliver material to the warehouse and still be able to turn around to face forward to leave the property. In addition, the warehouse would be separated from the main office, which would increase security concerns.

The only property affected by this request is the Sinclair Broadcasting property to the north. Sinclair has a large modern office building, 8 or 9 stories tall, separated from the subject property by a 40 ft. wide drive, which leads to a rear parking area. Mr. Townsley explained that the subject property had been poorly maintained prior to his purchase and that Sinclair has appreciated his efforts to clean up the site since the purchase and had no objection to the proposal. In addition, the Petitioner will extend the line of Leyland Cypress trees along the north side of the property to further screen the addition from the Sinclair property. See photos 7 and 8.

Findings of Fact and Conclusions of Law

The applicable regulations for ML zoned property are found in Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) which refer back to Section 238.2 for the actual setback requirements. The addition's location is dictated by the maneuvering problems faced by tractor trailers and security concerns arising from a warehouse separated from the office. I find that the existing building situated as it is on the site gives rise to special circumstances or conditions peculiar to the land or structure, which is the subject of the variance request. Consequently, I find

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By

the property unique in a zoning sense. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is room to erect a 28 ft. x 100 ft. warehouse within the building restriction line in the rear of the site. However, the site is constrained by the existing building which gives rise to safety concerns for tractor trailer trucks and security issues on site if the new warehouse were built on the rear building restriction line.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of the regulations, and in a manner as to grant relief without injury to the public health, safety and general welfare. The Petitioner's existing storage shed is closer to the north property line than the proposed addition. The addition will be screened by an extended line of evergreens. Consequently, the impact on the adjacent commercial property will be negligible.

My only concern is parking. 12 spaces are needed and 12 provided. There are no employees assigned to the new warehouse and there is no area for additional spaces. However, I am concerned that once the warehouse addition is completed, the Petitioner will convert the existing storage areas in the office building to office space without providing more parking spaces. I simply note my concern. I accept the proffer and that such conversion will not be made without providing additional parking.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 26 day of August, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 255.1 (238.2) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 2 ft. in lieu of the required side yard setback of 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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Date 8/26/05
By

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

2. The Petitioner shall extend the line of Leyland Cypress trees along the north side of the property to further screen the addition from the Sinclair property.

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

FILED AND RECEIVED FOR FILING
Date 5/26/03
By

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10614 Beaver Dam Road

which is presently zoned ML-IM

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)

255.1 (238.2)

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

To allow a sideyard setback of two feet in lieu of the required sideyard setback of thirty feet.

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:

Douglas Electric + Lighting, Inc.
Name - Type or Print

Douglas W. Townsley, President
Signature

10614 Beaver Dam Road
Address — Telephone No.

Hunt Valley MD 21030
City — State — Zip Code

Attorney For Petitioner:

Ronald A. Decker
Name - Type or Print

Ronald A Decker
Signature

Funk, Carney, Ryan, and Lattanzi, LLC
Company

2115 E. Jopa Road / Suite 201
Address — Telephone No.

Baltimore MD 21236
City — State — Zip Code

529-4600

Case No. 05-674-A

Legal Owner(s):

Douglas Buildings LLC
Name - Type or Print

Signature

Douglas W. Townsley / Member, LLC
Name - Type or Print

Signature

10614 Beaver Dam Road — 410-785-4800
Address — Telephone No.

Hunt Valley MD 21030
City — State — Zip Code

Representative to be Contacted:

Gerhold, Cross, & Etzel, Ltd. - Mike Alexander
Name

320 E. Towsontown Blvd. Ste. 100
Address — Telephone No.

Towson, Maryland 21286 (410)-823-4470
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hrs

UNAVAILABLE FOR HEARING
Reviewed By _____ Date 6-20-05

ORDER RECEIVED FOR FILING
Date 9/15/98
By

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 446350
05-674-A

DATE 6-20-05 ACCOUNT R-001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: Del Electric

FOR: Commercial Variance filing fee for 10614 Beaver Dam Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	ACTION DATE	TIME	MOD
6/21/2005	6/20/2005	[illegible]	2

[illegible]
RECEIPT # [illegible]
Dept 5 [illegible]
R 001 [illegible]
Recpt Tot [illegible]
[illegible] CK [illegible]
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #05-674-A
10614 Beaver Dam Road
Beginning @ a point of 196.13 feet s/west side of (rear) of Beaver Dam Road, at a point 680 feet s/east of the centerline of Cockeysville Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): Douglas Buildings, LLC, Douglas W. Townsley, Member
Contract Purchaser: Douglas Electric & Lighting, Inc., Douglas W. Townsley, President

Variance: to allow a side yard setback of 2 feet in lieu of the required side yard setback of 30 feet.

Hearing: Wednesday, August 24, 2005 at 9:00 a.m. in *Room 407, County Courts Building, 401 Bosley* Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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 8/629 August 9 62064

CERTIFICATE OF PUBLICATION

8/10/, 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 8/9/, 2005.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE#05-674-A
LEGAL OWNER:
Douglas Buildings, LLC Douglas W. Townsley, Member
CONTRACT PURCHASER:
Douglas Electric & Lighting, Inc., Douglas W. Townsley, President
DATE OF HEARING: August 24, 2005

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

LOCATION:
1614 Beaver Dam Road

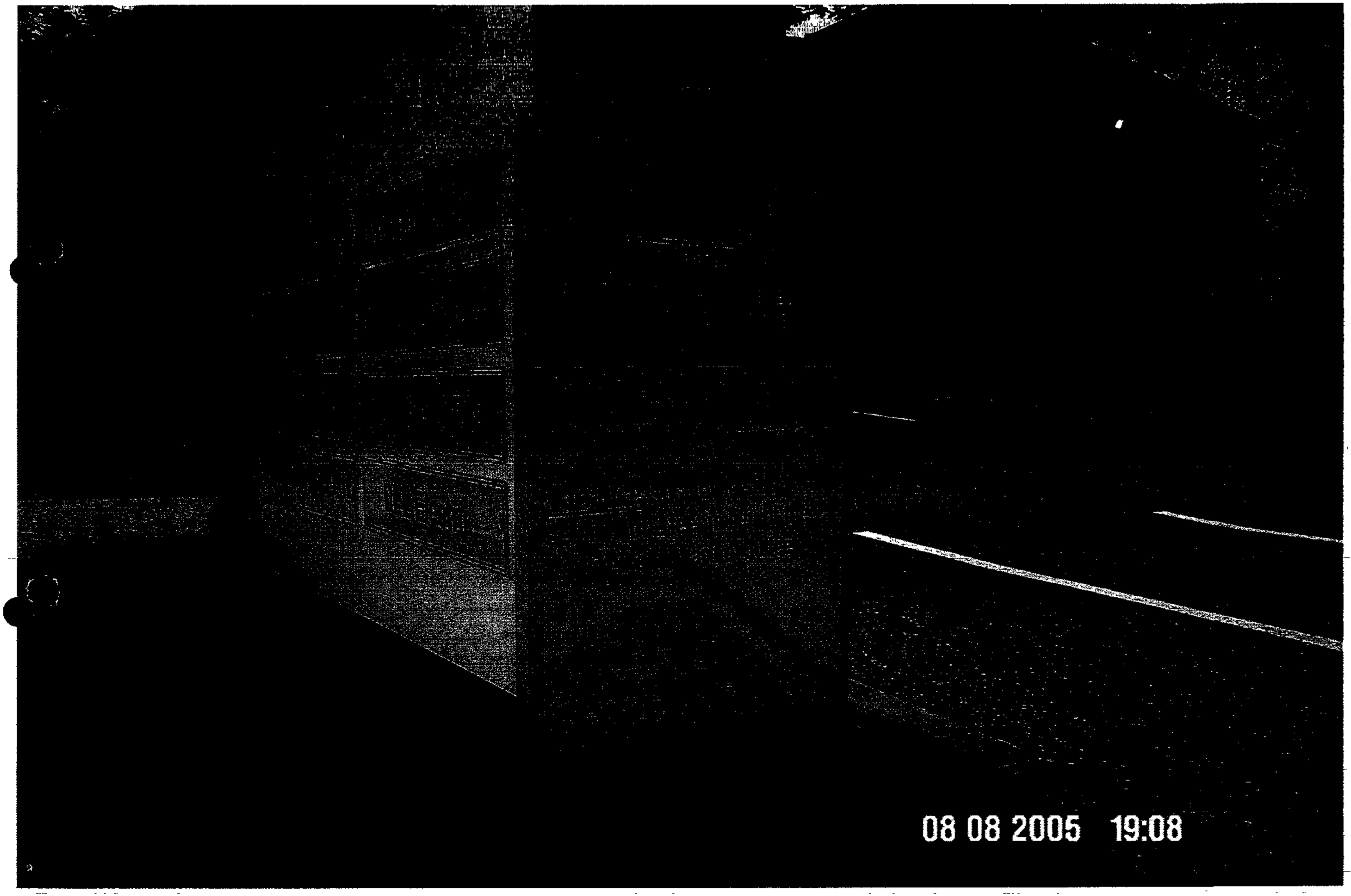
(see page 2 for full size photo)

POSTED ON: August 8, 2005

SIGNATURE OF SIGN POSTER

BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX


08 08 2005 19:08

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

July 7, 2005

CORRECTED 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: 05-674-A
10614 Beaver Dam Road
Beginning @ a point of 196.13 feet s/west side of (rear) of Beaver Dam Road, at a point 680 feet s/east of the centerline of Cockeysville Road
8th Election District – 3rd Councilmanic District
Legal Owners: Douglas Buildings, LLC, Douglas W. Townsley, Member
Contract Purchaser: Douglas Electric & Lighting, Inc., Douglas W. Townsley, President

Variance to allow a side yard setback of 2 feet in lieu of the required side yard of 30 feet.

Hearing: Wednesday, August 24, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Ronald Decker, 4111 E. Joppa Rd., Ste. 201, Baltimore 21236
Douglas W. Townsley, 10614 Beaver Dam Road, Hunt Valley 21030
Mike Alexander, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 9, 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.

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

July 7, 2005

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Timothy Kotroco
Director

TK:klm

C: Ronald Decker, 4111 E. Joppa Rd., Ste. 201, Baltimore 21236
Douglas W. Townsley, 10614 Beaver Dam Road, Hunt Valley 21030
Mike Alexander, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 9, 2005 Issue - Jeffersonian

Please forward billing to:
Ronald Decker
4111 E. Joppa Road, Ste. 201
Baltimore, MD 21236

410-529-4600

CORRECTED 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: 05-674-A
10614 Beaver Dam Road
Beginning @ a point of 196.13 feet s/west side of (rear) of Beaver Dam Road, at a point 680 feet s/east of the centerline of Cockeysville Road
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Contract Purchaser: Douglas Electric & Lighting, Inc., Douglas W. Townsley, President

Variance to allow a side yard setback of 2 feet in lieu of the required side yard of 30 feet.

Hearing: Wednesday, August 24, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III
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

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

June 27, 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: 05-674-A
10614 Beaver Dam Road
Beginning @ a point of 196.13 feet s/west side of (rear) of Beaver Dam Road, at a point 680 feet s/east of the centerline of Cockeysville Road
8th Election District – 3rd Councilmanic District
Legal Owners: Douglas Buildings, LLC, Douglas W. Townsley, Member
Contract Purchaser: Douglas Electric & Lighting, Inc., Douglas W. Townsley, President

Variance to allow a side yard setback of 2 feet in lieu of the required side yard of 30 feet.

Hearing: Friday, August 12, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Ronald Decker, 4111 E. Joppa Rd., Ste. 201, Baltimore 21236
Douglas W. Townsley, 10614 Beaver Dam Road, Hunt Valley 21030
Mike Alexander, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 28, 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
Thursday, July 28, 2005 Issue - Jeffersonian

Please forward billing to:
Ronald Decker
4111 E. Joppa Road, Ste. 201
Baltimore, MD 21236

410-529-4600

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: 05-674-A
10614 Beaver Dam Road
Beginning @ a point of 196.13 feet s/west side of (rear) of Beaver Dam Road, at a point 680 feet s/east of the centerline of Cockeysville Road
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Variance to allow a side yard setback of 2 feet in lieu of the required side yard of 30 feet.

Hearing: Friday, August 12, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III
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

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

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

August 15, 2005

Ronald A. Decker
Moore, Carney, Ryand and Lattanzi, LLC.
4111 E. Joppa Road, Suite 201
Baltimore, Maryland 21236

Dear Mr. Decker:

RE: Case Number: 05-674-A, 10614 Beaver Dam Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 20, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Douglas Buildings, LLC. Douglas Tonsley 10614 Beaver Dam Road Hunt Valley 21030
Gerhold Cross & Etzel Mike Alexander 320 E. Towsontown Blvd, Ste. 100 Towson 21286

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

June 20, 2005

Zoning Description
10614 Beaver Dam Road
Douglas Buildings LLC
Lot 2 "Property of F&L Company"

All that piece or parcel of land situate, lying and being in the Eighth Election District and Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning at a point South 53 degrees 39 minutes 18 seconds West 196.13 feet from a point on the southwest side of Beaver Dam Road, said point being 35 feet more or less perpendicular to the centerline of Beaver Dam Road and 680 feet more or less along said centerline from it's intersection with the centerline of Cockeysville Road. Being Lot 2 on the plat of "Property of F&L Company" as recorded in Baltimore County Plat Book E.H.K.Jr. No. 50, folio 131, containing 33,705 square feet or 0.77 acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

Scott A. Lick
6/20/05

674

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

August 26, 2005

Ronald A. Decker, Esquire
Moore, Carney, Ryan & Lattanzi, LLC
4111 E,. Joppa Road, Suite 201
Baltimore, Maryland 21236

Re: Petition for Variance
Case No. 05-674-A
Property: 10614 Beaver Dam Road

Dear Mr. Decker:

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

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

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson, MD 21286
Douglas Townsley, 10614 Beaver Dam Road, Hunt Valley, MD 21030

gm 8/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 27, 2005

RECEIVED

JUL 29 2005

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-674- Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lynn Lanham

CM/LL

W:\DEVREV\ZAC\5-674 doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 30, 2005
Item Nos. 664, 666, 667, 668, 669, 670, 671,673, 674, 676, 677, and 678

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-07052005.doc

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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 6.27.05

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

RE: Baltimore County
Item No. 674 JJS

Dear. Ms. Matthews:

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

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

Very truly yours,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

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

June 28, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: June 20, 2005

Item No.: 621, 662-666, 668-678 (674)

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.

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

Lt J.D.Mezick
Fire Marshal's Office
410-887-5178
MS-1102F

cc: File

Printed on Recycled Paper

RE:	PETITION FOR VARIANCE 10614 Beaver Dam Road; 196.13' SW/side Beaver Dam Road, 680' SE Cockeysville Rd 8th Election & 3rd Councilmanic Districts Legal Owner(s): Douglas Buildings, LLC by Douglas Townsley, Member Contract Purchaser(s): Douglas Electric & Lighting, Inc Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-674-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all 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 27th day of June, 2005, a copy of the foregoing Entry of Appearance was mailed to, Gerhold, Cross, Etzel, Ltd, Mike Alexander, 320 E. Towsontown Blvd, Suite 100, Towson, MD 21286 and Ronald A Decker, 4111 E. Joppa Road, Suite 201, Baltimore, MD 21236, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUN 27 2005
Per.....

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

To Kristen:
Please check to see if postponement is warranted.
T.

Kristen L. Matthews
Baltimore County, Maryland
Department of Permits and Development Management
Office of Zoning
Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204
(410)-887-3391

July 1, 2005

Subject: **Zoning Case Number: 05-674-A**

Dear Ms. Matthews:

I would like to request a postponement of the public hearing for **Case Number 05-674-A** at 10614 Beaver Dam Road. Mr. Townsley's attorney will be out of town at that time. If possible, we will be available between August 23 and August 26, and would like to schedule the hearing sometime within those four days.

I appreciate rescheduling this hearing to the next available date. Thank you.

Sincerely,

Mike Alexander
GERHOLD, CROSS & ETZEL, LTD.
Registered Professional Land Surveyors

RECEIVED
JUL 05 2005
Per KIM

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

July 7, 2005

Ronald A. Decker
Moore, Carney, Ryan & Lattanzi, LLC
4111 E. Joppa Road, Ste. 201
Baltimore, MD 21236

Dear Mr. Decker:

RE: Case Number: 05-674-A, 10614 Beaver Dam Road

The above matter, previously scheduled for August 12, 2005, has been postponed at the request of Mr. Mike Alexander of Gerhold, Cross & Etzel. The hearing has been rescheduled and the new notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

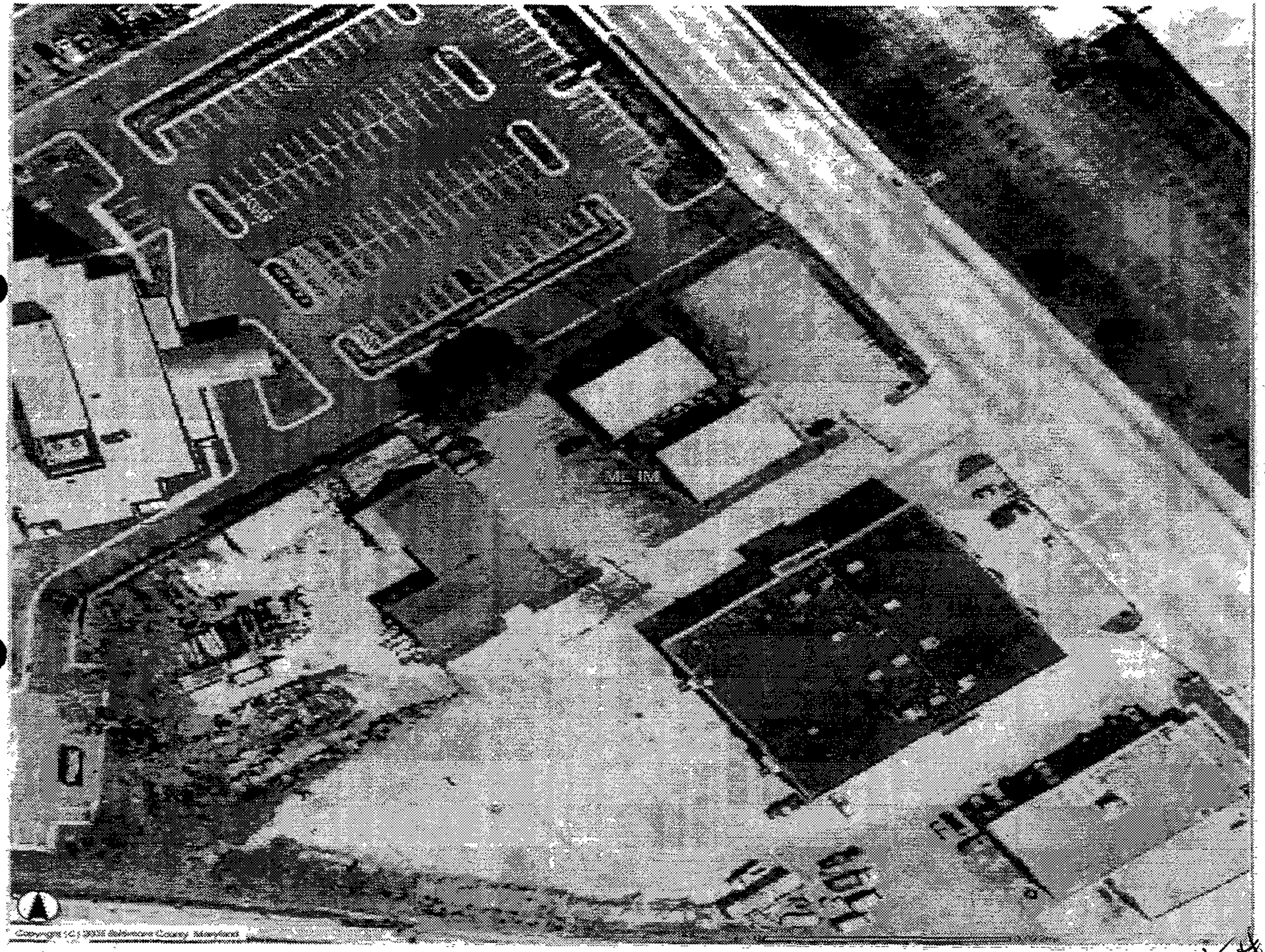
C: Mike Alexander, 320 E. Towsontown Blvd., Ste. 100, Towson 21286
Douglas Townsley, 10614 Beaver Dam Road, Hunt Valley 21030

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 05-674-A
DATE 8/24/05

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Ronald A. Decker, Esq	4111 E. Joppa Rd, Ste 201	Baltimore, MD 21236	Radecker@merllaw.com
Douglas W. Dunsley	10614 Beaver Dam Rd	Hunt Valley MD 21030	DDunsley@dz-engine.com
Bruce Doak			
Gerhold Cross Etzel	320 E. Towsontown Blvd	Towson MD 21286	



Det #2

B.C.&E. Location Survey
7/19/04

Beaver Dam

NOTE: THIS AREA SHOWS SIGNS OF RECENT CONSTRUCTION

PARKING

S53°39'18"W 196.88'

BAR & CAP FOUND

FENCE POSTS

WOOD SHED

METAL SHED

STORAGE TRAILER

OVERHANG

STORAGE TRAILER

DUMPSTER PAD

PIPE FOUND

196.13'

30'

BUILDING RESTRICTION LINE

F. & L. COMPANY
O.T.G. No. 4629 FOLIO 72
LOT 2
"PROPERTY OF F & L COMPANY"
E.H.K.Jr. 50 FOLIO 131
10614 BEAVER DAM ROAD
TAX ACCOUNT No.: 1900010935

N15°59'43"W 159.98'

30'

125.22'

ROOF OVERHANG

1 STORY
CONCRETE BLOCK
STUCCO

STORAGE AREA
OVERGROWN &
DEBRIS FILLED

25.08'

25'

S36°20'42"E 150.00'

MACADAM PARKING

GHG ASSOCIATES
E.H.K.Jr. No. 6671 FOLIO 335
LOT 1
"PROPERTY OF F & L COMPANY"
E.H.K.Jr. 50 FOLIO 131
10616 BEAVER DAM ROAD
TAX ACCOUNT No.: 1900010934

MACADAM PARKING

N15°12'19"E 150.00'

GE 508681
C&P#4

BUILDING RESTRICTION LINE

30'

24.13'

GATE

24.84'

24.88'

GE 454075
C&P#2

MACADAM DRIVEWAY

GE 454074
C&P#1

196.18'

25' USE IN COMMON
EASEMENT FOR INGRESS/
EGRESS AND UTILITIES
50/131

N53°39'18"E 252.52'

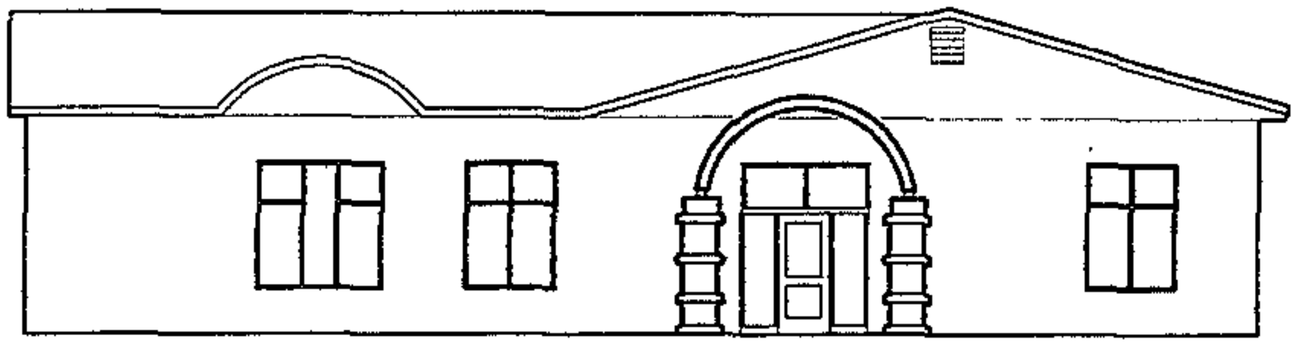
3/4"F
ON LINE

300

L LTD.

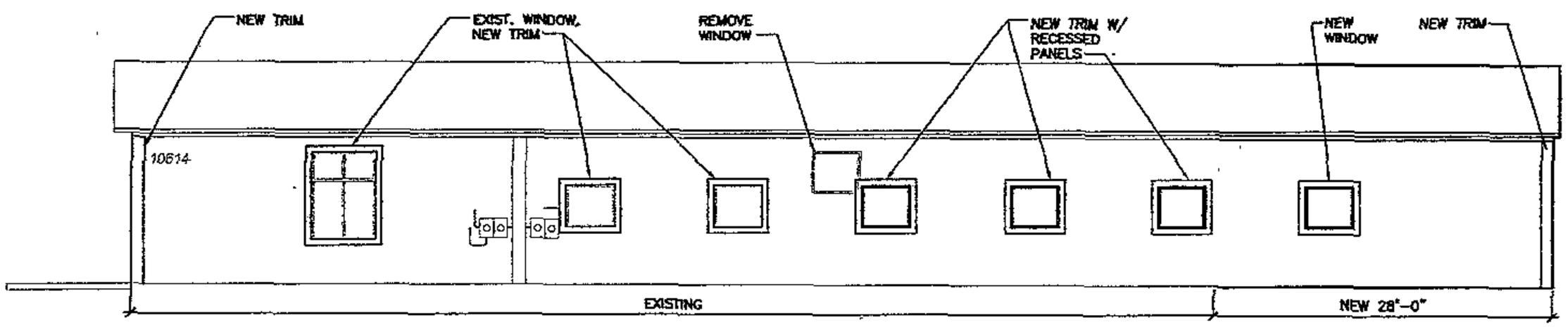
PARK

Pet #3



1 **SOUTH ELEVATION (EXISTING)**

1/8" = 1'-0"



2 **EAST ELEVATION**

1/8" = 1'-0"

GENERAL NOTES

No.	Date	Description
1	07/22/05	ISSUED FOR EXHIBIT

Arris a Design Studio, Inc.

28 E. Cross Street, Suite 201
410.752.3006 phone

Baltimore, Maryland 21230
410.752.0737 fax

DEL
Douglas Electric & Lighting

10614 Beaver Dam Road
Hunt Valley, MD 21030-2205

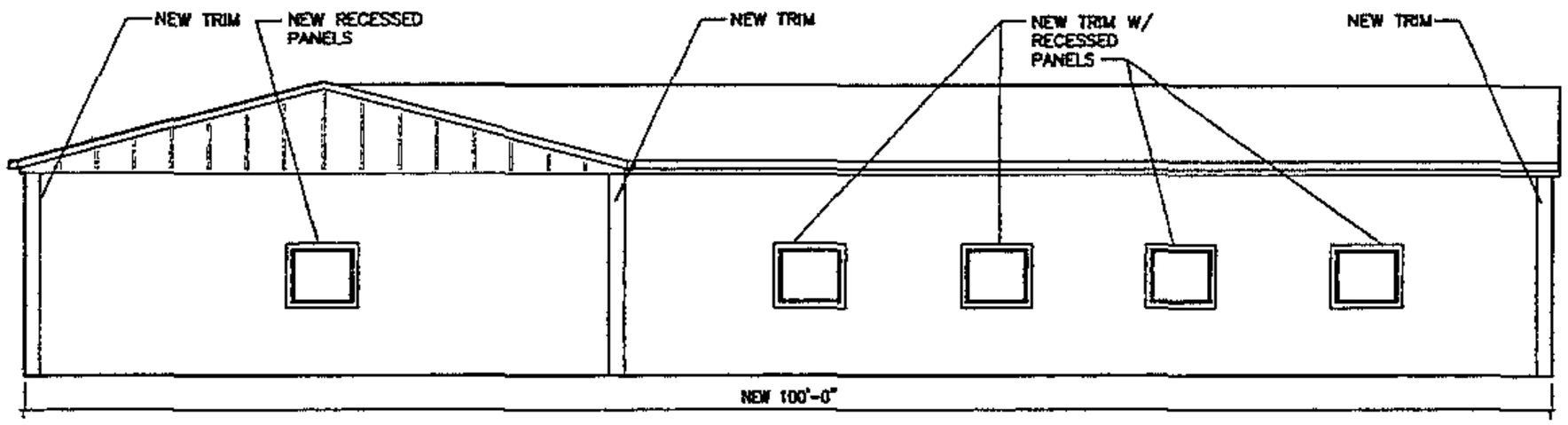
Ret #4

PROPOSED ELEVATIONS

N W E S

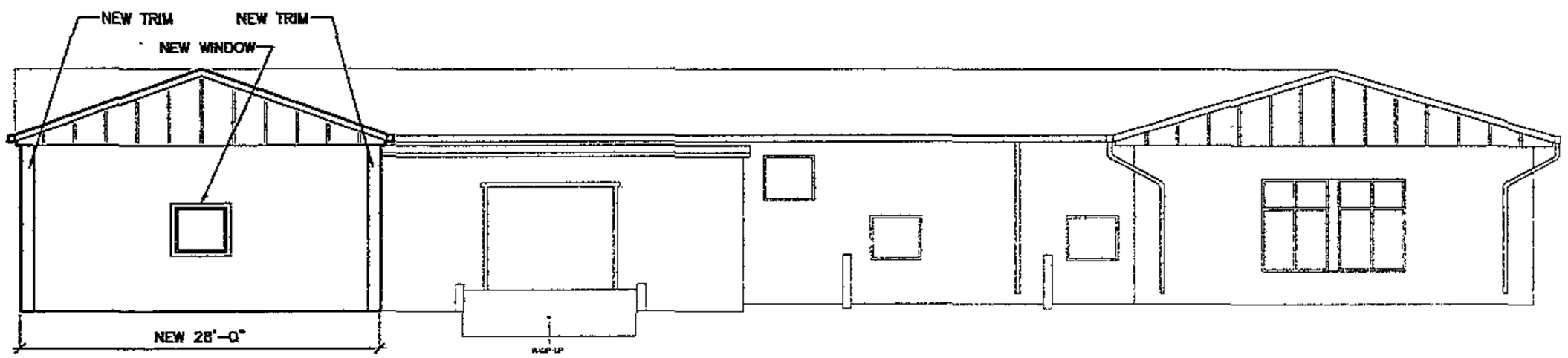
Drawn: SJA
Checked: WFB
Project No: 056-0105
Scale: 3/8" = 1'-0"

IA-200



3 NORTH ELEVATION

1/8" = 1'-0"



4 WEST ELEVATION

1/8" = 1'-0"

GENERAL NOTES

No.	Date	Description
1	07/22/05	ISSUED FOR EXHIBIT

Arris a Design Studio, Inc.

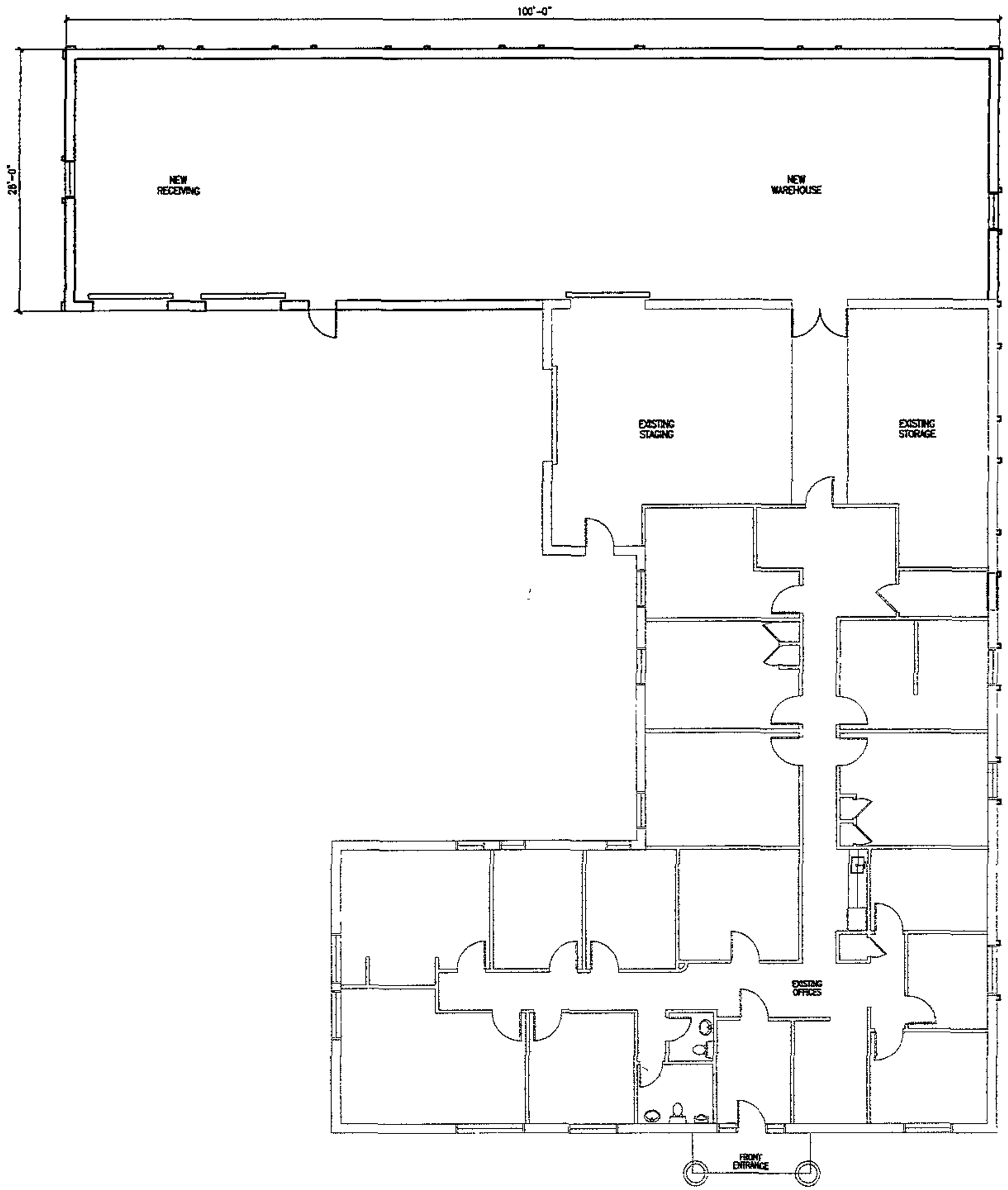
DEL
Douglas Electric & Lighting

10614 Beaver Dam Road
Hunt Valley, MD 21030-2205

PROPOSED ELEVATIONS

Drawn: SJA
Checked: WFB
Project No: 056-0105
Scale: 3/8" = 1'-0"

IA-210



GENERAL NOTES

No.	Date	Description
2	07/25/05	REVISION #1
1	07/22/05	ISSUED FOR EXHIBIT

Arris a Design Studio, Inc.
22 E. Cross Street, Suite 201
410.752.5006 phone
Baltimore, Maryland 21230
410.752.0717 fax

DEL
Douglas Electric & Lighting

10614 Beaver Dam Road
Hunt Valley, MD 21030-2205

PROPOSED FLOOR PLAN

N W E S

Drawn: SJA
Checked: WFB
Project No: 056-0105
Scale: 1/8" = 1'-0"

IA-110

8/24/05

10614 Beaver Dam Road
Request for "Set-back" Variance

Below you will find a numbered listing which corresponds to the numbers on the back of the photo's supplied showing the existing property at 10614 Beaver Dam Road.

1. This a photo of the exiting building showing the south (entrance side) and west sides of the building.

2. This is photo showing the single lane entrance into the fenced yard area.

3. This a photo of the west side of the building showing the "L" shaped angle of the exiting building footprint. (the addition would look the same but be on the opposite side).

4. This photo show the existing storage sheds (which are to be razed) and the remainder of the back of the existing building.

5. This photo is in the foot print of the proposed addition (on the north side of the existing building and showing the sheds to be razed).

6. This is a photo taken from the property immediately to the north side of 10614 Beaver Dam Road. This shows the north side of the existing building and the sheds to be razed.

7. This is another photo taken from the property to the immediate north side showing the existing retaining wall, fence, and landscaping. (The fence would be removed after construction and matching landscaping would be installed along the entire retaining wall).

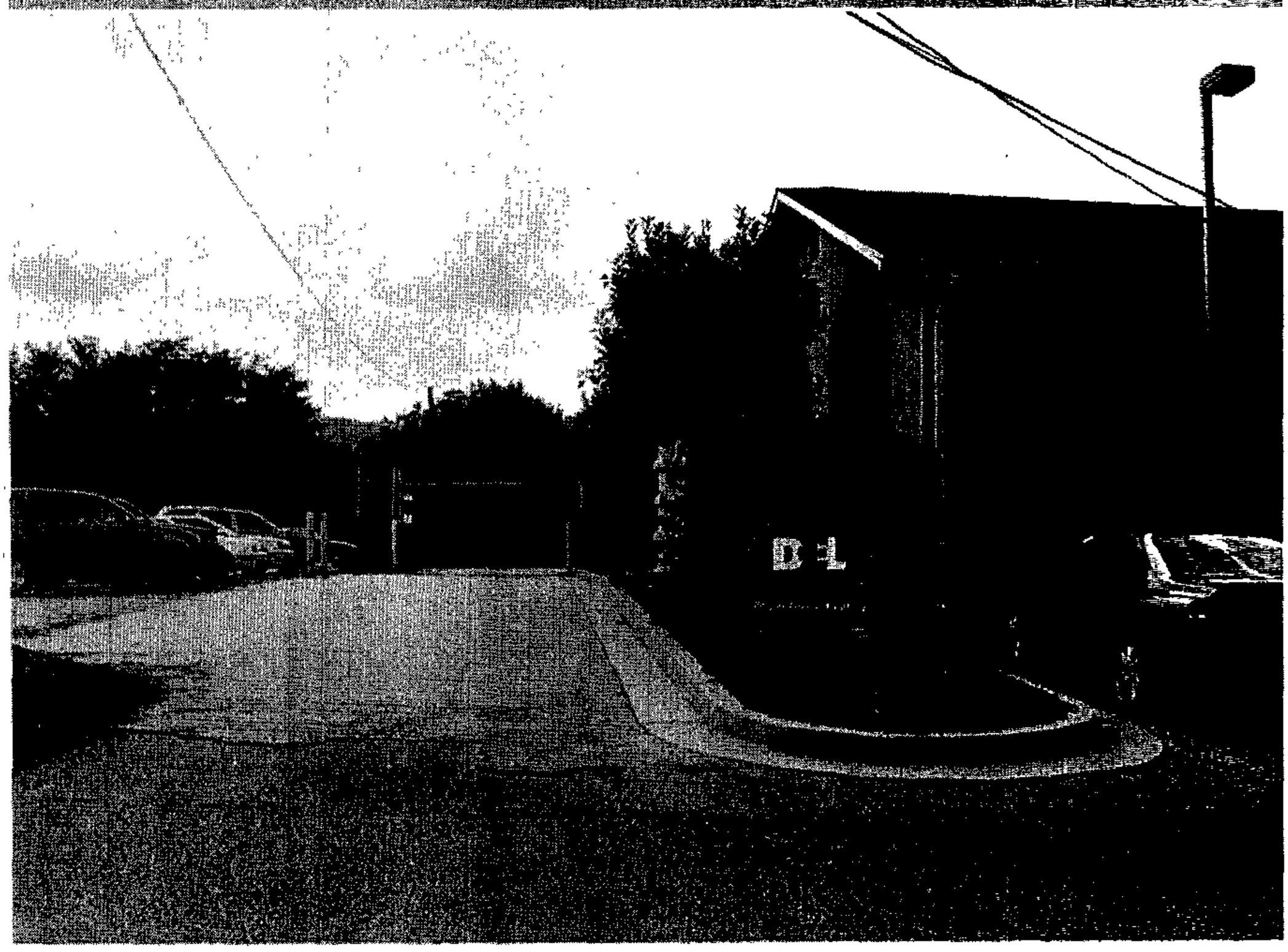
8. This is yet another view of the landscaping and retainer wall along the back of the existing storage sheds from the property on the northern side. (If you look hard, you can see the ridge line of the existing sheds which are to be razed.) (Again, the exposed fencing would be removed back to the edge of the new addition and matching landscaping installed all along the edge of the property).

End

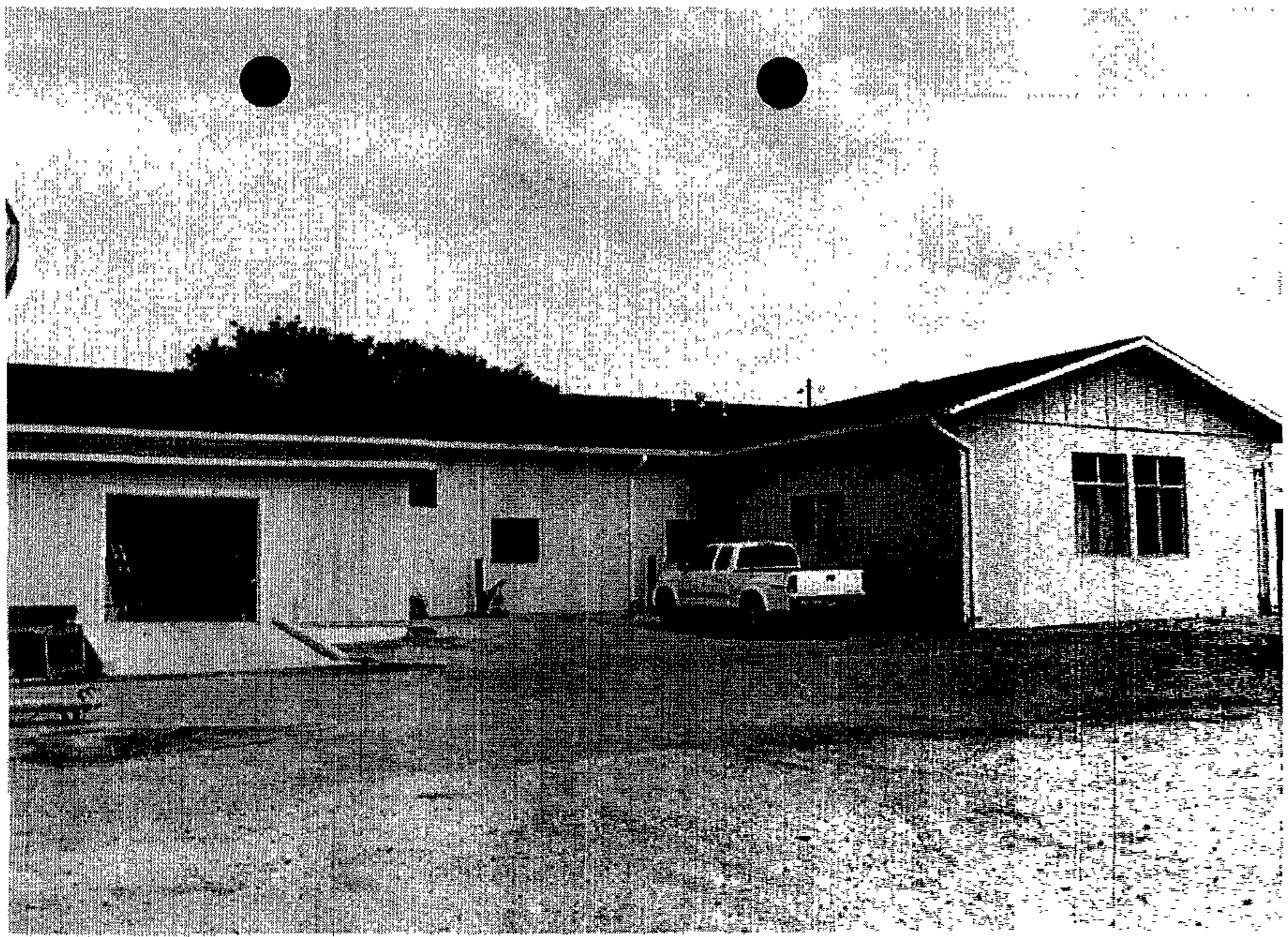
Pet #5

1

2



3



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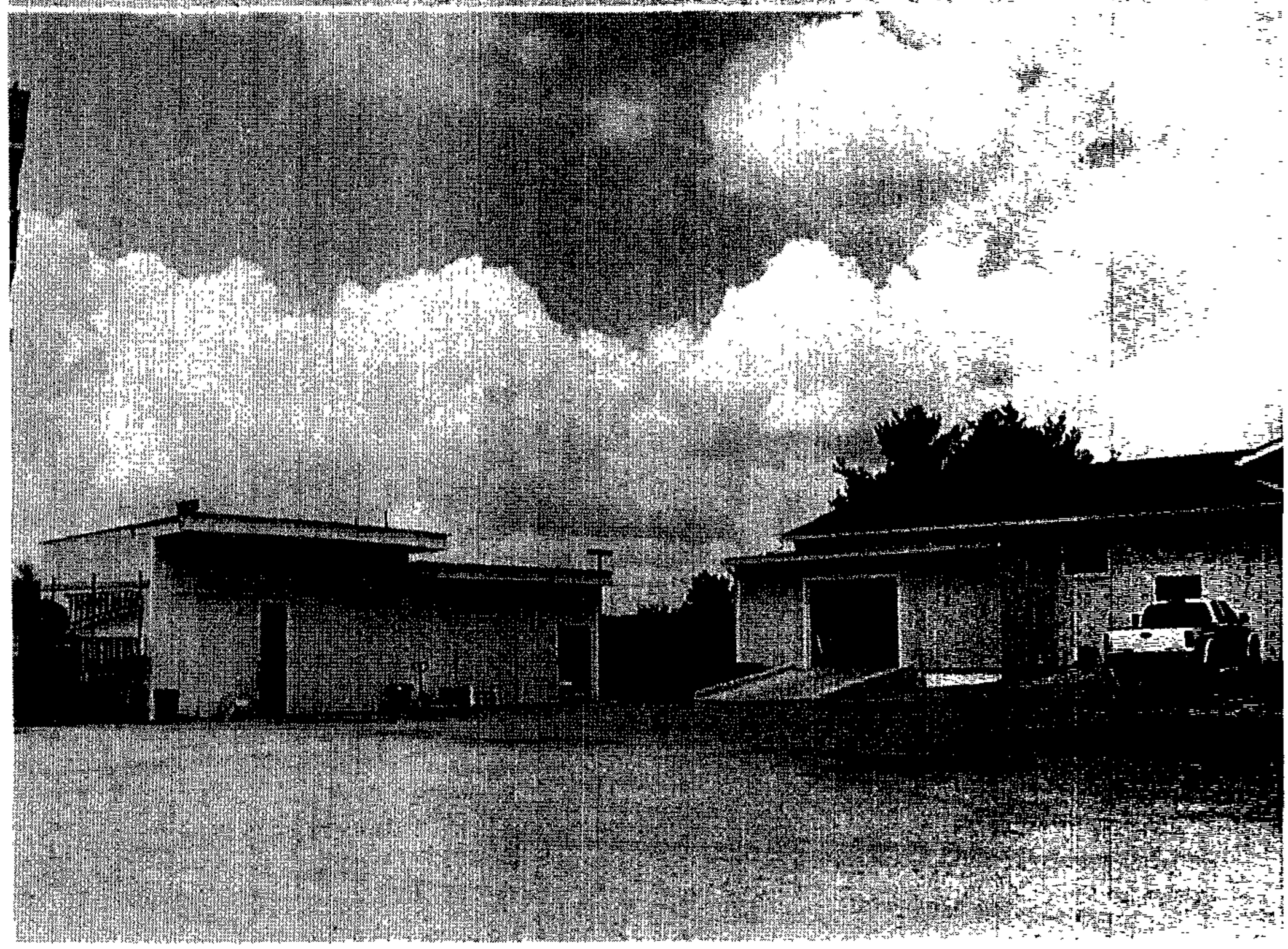
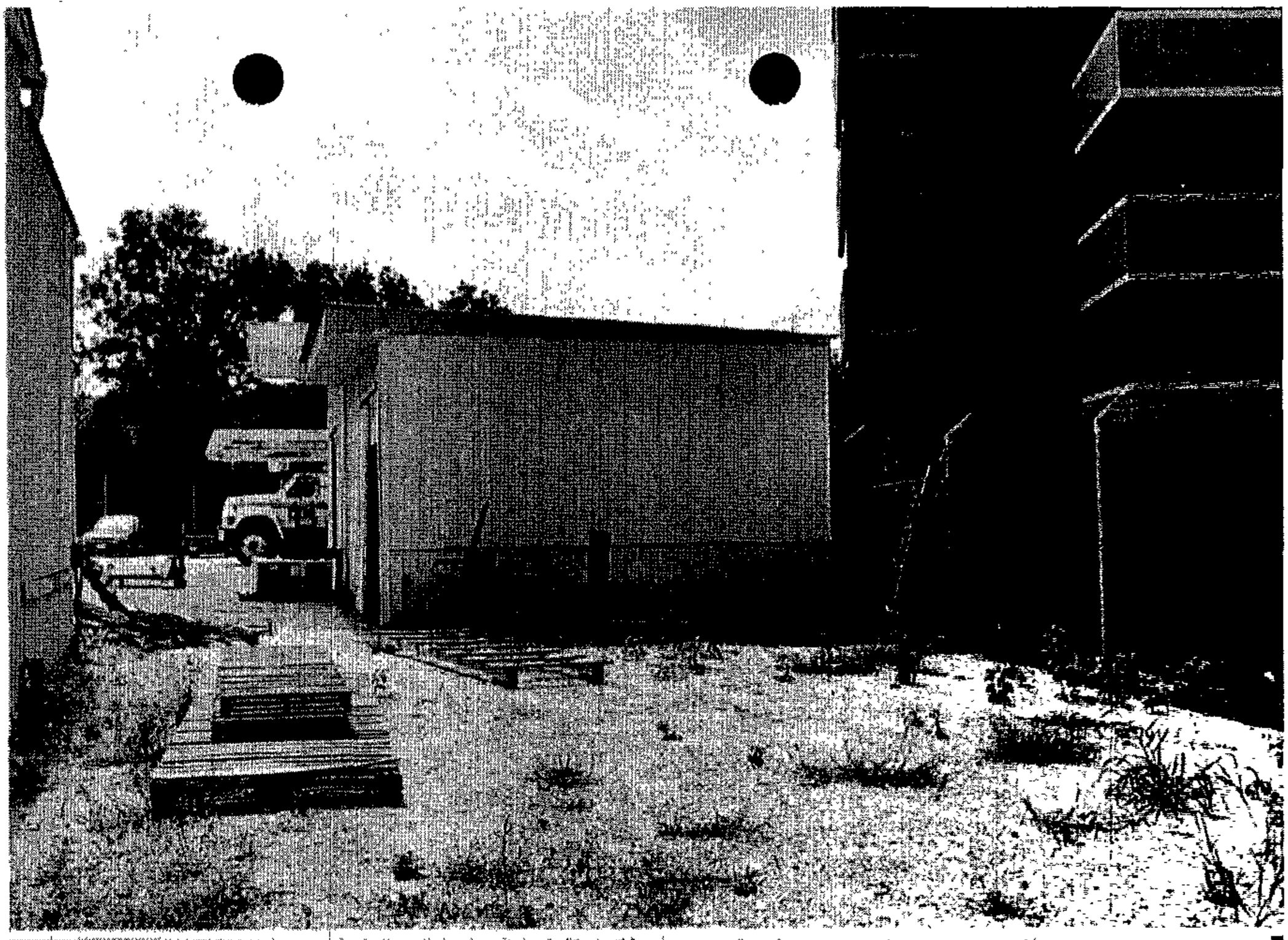
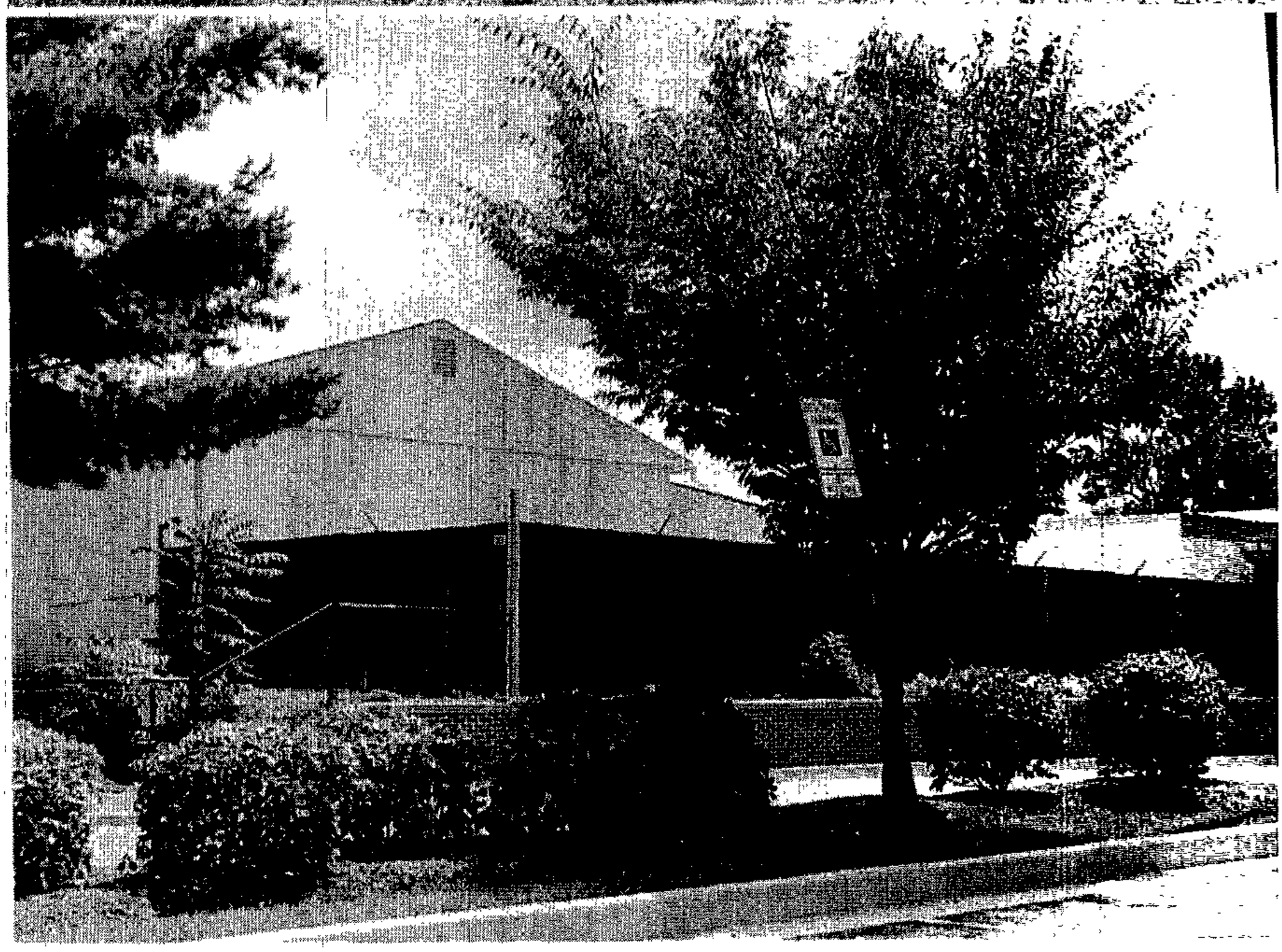
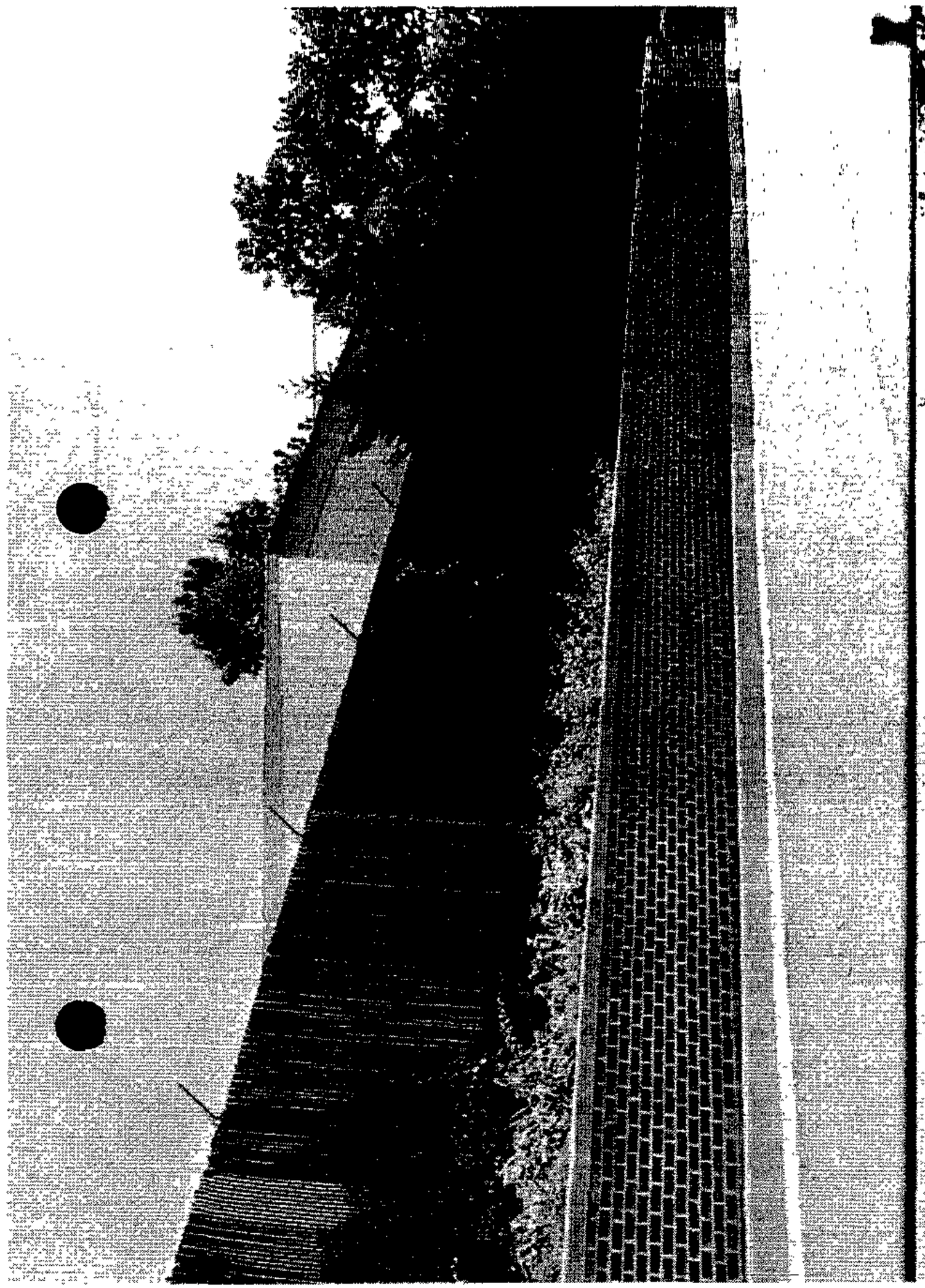


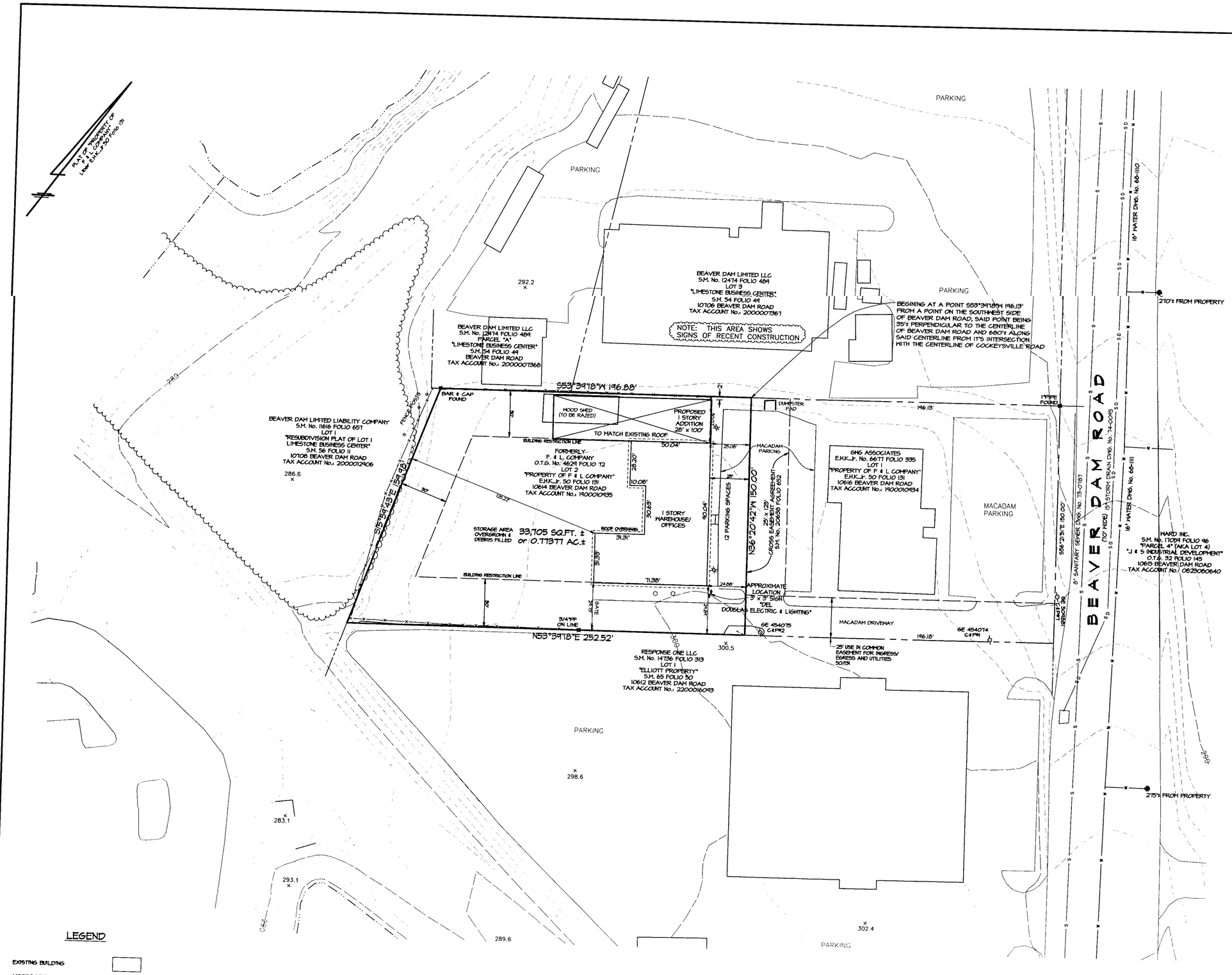
5

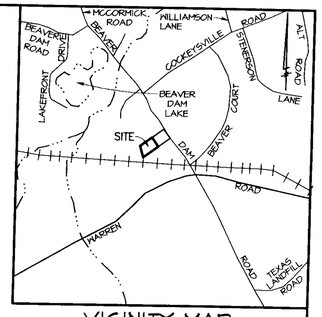


6









VICINITY MAP

1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS, & ETZELL,LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 051B1.
3. CENSUS TRACT 4084.00 REGIONAL PLANNING DISTRICT 309
   WATERSHED LOCH RAVEN SUBSENERSHED 35
   SCHOOL DISTRICT: ELEMENTARY - POT SPRING E.S.; MIDDLE - COCKEYSVILLE M.S.; HIGH - DULANEY H.S.
   A.D.C. MAP & GRID 18 F5
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. THE SUBJECT PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER.
10. THE SUBJECT PROPERTY MAY BE SUBJECT TO PDM FILE VIII-375 C-3; F & L COMPANY. PDM RECEIVED A CHECK PRINT 12/14/1993, BUT THE FILE IS NOT CURRENTLY AVAILABLE. FURTHER RESEARCH REVEALED NO PRIOR INFORMATION AVAILABLE FROM PLANNING AND ZONING.
11. THE SUBJECT PROPERTY SHOWN HEREON IS NOT WITHIN 200 FEET OF ANOTHER ZONING LINE.
12. THE BASIC SERVICE MAPS DO NOT REVEAL ANY EXISTING OR IMPENDING FAILURE.

MINIMUM BUILDING SETBACKS

FRONT BUILDING LINE SHALL BE NOT LESS 50 FEET FROM THE FRONT PROPERTY LINE IF ON A DUAL HIGHWAY; AND NOT LESSTHAN 25 FEET FROM THE FRONT PROPERTY LINE AND NOT LESS THAN 50 FEET FROM THE CENTERLINE OF ANY OTHER STREET.

SIDE AND REAR YARDS SHALL BE 30 FEET.

FLOOR AREA RATIO (FAR) CALCULATIONS

EXISTING BUILDING:	OFFICE SPACE:	3,370 SQ. FT.
	WAREHOUSE SPACE:	1,430 SQ. FT.
	GROSS FLOOR AREA:	4,800 SQ. FT.
	SHED (TO BE RAZED):	870 SQ.FT.
	TOTAL:	5,670 SQ. FT.
PROPOSED ADDITION:	100% WAREHOUSE SPACE:	2,800 SQ. FT.
ONCE COMPLETED:	OFFICE SPACE:	3,370 SQ. FT.
	WAREHOUSE SPACE:	4,230 SQ. FT. = (1,430 + 2,800)
	NEW GROSS FLOOR AREA:	7,600 SQ. FT.
F.A.R.:	EXISTING:	0.168 = (5,670 / 33,705)
	PROPOSED:	0.225 = (7,600 / 33,705)

OWNER\DEVELOPER

DOUGLAS BUILDINGS LLC
C/O DOUGLAS TOWNSLEY
10614 BEAVER DAM ROAD
COCKEYSVILLE, MD 21030-2205
(410)-785-4800 ext. 111

PETITION

FOR VARIANCE FROM SECTION 255.1 (238.2) OF THE B.C.Z.R. TO ALLOW A SIDEYARD SETBACK OF TWO FEET IN LIEU OF THE REQUIRED SIDEYARD SETBACK OF THIRTY FEET.

LEGEND

- EXISTING BUILDING
- WOODS LINE
- EXISTING PAVING
- CHAIN-LINK FENCE
- ZONING LINE
- PROPERTY LINE
- CONTOURS

PARKING CALCULATIONS

MINIMUM NUMBER OF PARKING SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED: 12
OFFICE: 3.3 PER 1,000 SQ. FT. (3.3/1000) x 3370 = 12)
WAREHOUSE: 1 PER EMPLOYEE ON LARGEST SHIFT (THERE ARE NO EMPLOYEES DEDICATED SPECIFICALLY TO THE WAREHOUSE)

PARKING SPACES PROVIDED = 12

6/20/05

PLAN TO ACCOMPANY PETITION FOR VARIANCE

DOUGLAS BUILDINGS LLC

10614 BEAVER DAM ROAD
Deed Ref: S.M. No. 20638 folio 646
Tax Account No.: 19-00-010935
Zoned ML-IM; GIS Tile 51B1
Tax Map 51; Grid 3; Parcel 13; Lot 2
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30' Date: MAY 25, 2004

REVISION	DATE

COMPUTED: DRAWN: CHECKED: FILE:X:\Townsley\ZONING.pro

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

ZONING MAP

GIS Tile: 051B1

Scale: 1" = 200'

MARYLAND COORDINATE SYSTEM
NAD83(1991)

#674