

IN RE: PETITION FOR VARIANCE
W/side of Hurstoak Court, 115' w of
c/l of Stone Oak Road
11th Election District
5th Councilmanic District
(1 Hurstoak Court)

Raymond and Teresa Campbell
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-186-A

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner as a Motion for Reconsideration filed by Ray Campbell, Petitioner. The Petitioner originally filed a request for a variance for property located at 1 Hurstoak Court in the Nottingham area of Baltimore County. The relief was requested from Section 415A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a trailer to be parked in the front yard in lieu of the required rear outside yard.

This Deputy Zoning Commissioner issued an Order dated December 12, 2005 in which the Petitioner's request was denied but the Petitioner was offered the opportunity to park the trailer on the side of his home by removing the existing shed and sidewalks on the Roberts side of the property. The Petitioner's Motion for Reconsideration essentially accepts that offer with a new Plat to Accompany, which has been accepted as Exhibit 2. This plat has been reviewed and approved by the Baltimore County Landscape Architect and now includes the required plantings, fencing and landscaping along the Roberts side of the property. Also submitted were three (3) photographs showing the area into which the trailer would be moved.

After a further review of my Opinion and Order, I am persuaded to grant the Motion. The Petitioner has submitted a landscape plan to the County Landscape Architect, which will protect the adjoining property from the negative aspects of the trailer parked next to her home. I find that the property is unique from a zoning standpoint as the rear yard is taken up by an in-

ORDER RECEIVED FOR FILING

Date

2-16-06

[Signature]

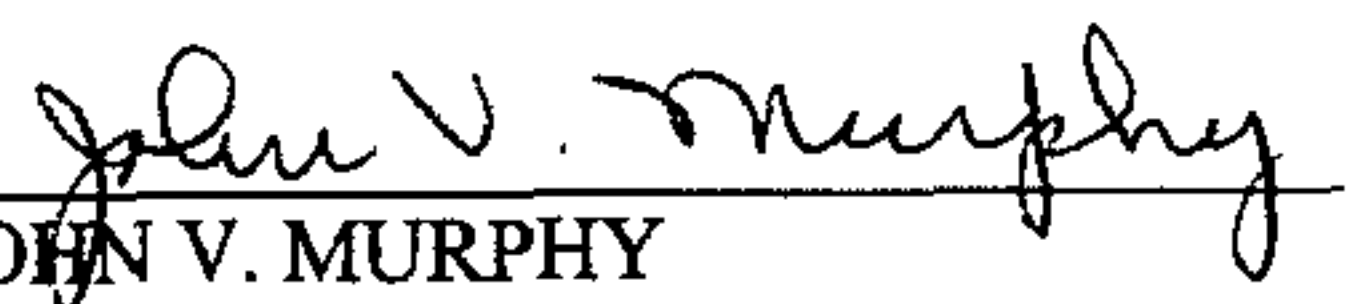
ground pool and deck. Similarly, the Petitioner cannot park the trailer on the Stone Oak Road side of the house because of the steep slopes and rugged terrain. This leaves the Roberts side of the home if the trailer is to be stored on the property. I also find that the Petitioner would suffer practical difficulty if the regulations were strictly enforced as there is no other practical place to store the trailer.

I find that the variance can be granted within the spirit and intent of the regulations and will not adversely affect the community because the plan requires landscaping, fencing and plantings designed by the County Landscape Architect.

THEREFORE, IT IS ORDERED, this 16 day of February, 2006, by this Deputy Zoning Commissioner, that the Motion for Reconsideration to allow parking the subject trailer on the east (Roberts) side of the Petitioner's home, pursuant to Exhibit 2, is GRANTED subject to the following conditions:

1. The Petitioners may apply for their 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 provide landscaping, fencing and plantings pursuant to the plan approved by the Baltimore County Landscape Architect shown in Exhibit 2 at the Petitioner's expense and on the Petitioner's property.
3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision shall be made within thirty days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 16, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Ray Campbell
1 Hurstoak Court
Nottingham, Maryland 21236

Re: Order on Motion for Reconsideration
Case No. 06-186-A
Property: 1 Hurstoak Court

Dear Mr. Campbell:

Enclosed please find the decision rendered in the above-captioned case. The Petitioner's Motion for Reconsideration has been Granted with conditions 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 & 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:dlw
Enclosure

c: Bonnie Roberts, 3 Hurstoak Court, Nottingham, MD 21236
Avery Harden, Baltimore County Landscape Architect, PDM
People's Counsel; Case File

IN RE: PETITION FOR VARIANCE
W/side of Hurstoak Court, 115' ft. w of
c/l of Stone Oak Road
11th Election District
5th Councilmanic District
(1 Hurstoak Court)

Raymond and Teresa Campbell
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-186-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Raymond and Teresa Campbell. The variance request is for property located at 1 Hurstoak Court in the Nottingham area of Baltimore County. The variance request is from Section 415A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a trailer to be parked in the front yard in lieu of the required rear outside yard.

The property was posted with a notice of the public hearing date and time on November 12, 2005 and notice given to the general public by publication in the Jeffersonian Newspaper on November 10, 2005.

Interested Persons

Appearing at the hearing on behalf of the variance request was Raymond Campbell, Petitioner. Bonnie Roberts appeared at the hearing in opposition to the request. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received by the Office of Planning

ORDER RECEIVED FOR FILING
Date: 12-12-05
By: [Signature]

dated October 31, 2005 which recommends the request be denied, a copy of which is attached hereto and made a part hereof.

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 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.”

Testimony and Evidence

The subject property contains approximately 0.3 acres zoned DR 5.5. It is improved by the Petitioner's home, which has a pool and deck in the rear yard as shown by Petitioner's Exhibit 1. (Note Exhibit 1 is not necessarily to scale) Mr. Campbell indicated that he parks the subject travel trailer in his driveway in the location shown for the past three (3) years. He uses the 8 x 27-foot travel trailer to support his hobby of presenting show dogs with his daughter at various events during the year. He keeps the dogs and their equipment in the trailer most weekends in going to shows, which he estimated occurs approximately thirty times a year. He also noted that he owns a business, which allows him to store the trailer indoors during the winter months.

He testified that he would park the trailer in the rear of the home as required but that the rear yard is taken up by the in-ground pool and deck. Similarly, he cannot park it on the Stone Oak

Road side of his home because of very steep slopes in this area. He noted that it would be impractical to dig out this side of the house to park the trailer. Likewise, he has a garage, shed and sidewalk on the opposite side of the house, which leave only six (6) feet to the side property line. He indicated that he would remove the shed and sidewalk to get more room on this side but the regulations require the travel trailer to be parked eight (8) feet behind the projection of the front of the house. If he followed this requirement, the travel trailer would stick out into the rear yard ten (10) feet. Unfortunately, that 10 feet is precisely where he has the pool equipment needed to keep the pool water clean. It would be impractically expensive to move this equipment. Consequently, the present location is the only practical location to park the trailer.

Finally, he noted that he must clean out and restock the travel trailer each time he uses it for a show. He opined that this would be very difficult to accomplish if the trailer was parked at a storage facility.

Ms. Roberts, the Protestant who lives next door to the Petitioner, testified that she objects to having the trailer parked in the front of the Petitioners home on the Roberts side for the reasons given in Protestant's Exhibit 1. She presented several photographs, which show the trailer is not screened effectively by the vegetation along the common boundary between the Petitioner's and Roberts' properties. See Protestant's Exhibit 2. She presented a petition signed by neighbors objecting to the trailer being parked as shown.

Findings of Fact and Conclusions of Law

The Planning Office recommends I deny this request. I agree with the Petitioner that it would be impractical to park the travel trailer in the rear or Stone Oak side of the house. However, the Petitioner indicated that he could remove the shed and sidewalk on the Roberts side of the house. It is unfortunate that Petitioner's Exhibit 1 is not to scale. That said, there

appears to be 12 feet between the side of the garage and the Roberts property line. This would be enough width to park the trailer and still meet the 2 1/2 feet side yard setback.

The problem is the trailer will still stick into the front yard. Assuming that the pool equipment is 20 1/2 feet back from the front of the house, the trailer would stick out 6 1/2 feet into the front yard. This is substantially better than its present location, but would still require a variance as the trailer is supposed to be at least eight (8) feet behind the front of the home. If parked here, there would have to be an effective screening plan implemented as approved by the Baltimore County Landscape Architect.

The principal problem I have with the request is that even if the property is unique from a zoning standpoint, the hardship is basically the inconvenience of travelling to and from a location, which can handle travel trailer parking. Right now, the trailer is right outside the Petitioner's door. It is very convenient. However, variances are not granted simply for convenience. However, there is no regulation of which I am aware prohibiting temporary parking in the Petitioner's driveway while he cleans and restocks the trailer.

So I will give the Petitioner a choice. I will deny this request as it stands as having an adverse impact on the community. He can simply find a suitable place to store the travel trailer when the time comes to clean and restock the trailer, he can park temporarily at his home as needed.

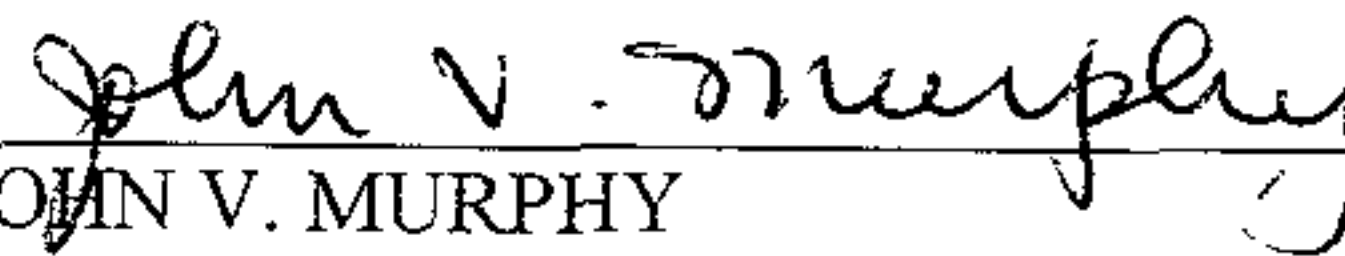
However, if the Petitioner wants to remove the shed and sidewalk on the Roberts side of his home parking the trailer as far towards the rear yard as possible, then I will entertain a Motion for Reconsideration to grant a variance to park the trailer where the shed and sidewalk used to be. From my calculations, the trailer will require a variance to allow a trailer to be parked 18 feet in front of the 8 foot limit behind the lateral projection of the front of the Petitioner's home. However, I will condition approval of the Motion to Reconsider on the Petitioner submitting a

screening plan to the County Landscape Architect for approval. All screening shall be placed on the Petitioner's property and at the Petitioner's expense. A Motion for Reconsideration is simply a letter with a revised site plan to scale.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12 day of December, 2005, that a variance from Section 415A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a trailer to be parked in the front yard in lieu of the required rear outside yard, be and is hereby DENIED.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING
Date 12-12-05
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

December 9, 2005

Raymond Campbell
Teresa Campbell
1 Hurst Oak Court
Nottingham, Maryland 21236

Re: Petition for Variance
Case No. 06-186-A
Property: 1 Hurst Oak Court

Dear Mr. and Mrs. Campbell:

Enclosed please find the decision rendered in the above-captioned case. The petition for Variance has been denied 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Bonnie Roberts, 3 Hurst Oak Court, Nottingham, MD 21236
People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1 Hurstark Ct
which is presently zoned De 5.5

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 Variance from Section(s) 415A.1.A; BC2R, to permit A

trailer to be parked in the front yard in lieu of the required
rear or side yard

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:

Raymond S. Campbell Teresa Campbell
Name - Type or Print
[Signature]
Signature
1 Hurstark Ct. 410-256-8892
Address Telephone No.
Lo Hingham Md 21231
City State Zip Code

Attorney For Petitioner:

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

Legal Owner(s):

Raymond Campbell
Name - Type or Print
[Signature]
Signature
Teresa Campbell
Name - Type or Print
[Signature]
Signature
1 Hurstark Ct. 410-256-8892
Address Telephone No.
Lo Hingham Md 21231
City State Zip Code

Representative to be Contacted:

SAME
Name
Address Telephone No.
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JCM Date 9/29/05

ORDER RECEIVED FOR FILING
Date 10-13-05
By [Signature]
V 9/15/98

06-186-A

ZONING DESCRIPTION

Zoning description for 1 Hurstoak Ct beginning at a point on the West side of 1 Hurstoak Ct. which is 30' wide at the distance of 115' west of the centerline of the nearest improved intersecting street Stone Oak Rd. which is 30' wide. Being Lot #28 Block R section #2 in the subdivision of Oak Hurst as recored in Baltimore County Plat Book# 52, Folio # 85 containing 12,700 square feet , also known as 1 Hurst Oak Ct. and Located in the 11 Election District, ~~96~~ Councilman District
5

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0812

DATE

9-29-05

ACCOUNT

601-000-6150

AMOUNT

\$ 65.00

RECEIVED FROM

K. Campbell West Oak CT

FOR

VAL

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE

TYPE

9/29/05 11:50 AM

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**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: #06-186-A
1 Hurst Oak Court
West side of Hurst Oak Court,
115 feet west of centerline of
Stone Oak Road
11th Election District
5th Councilmanic District
Legal Owner(s): Raymond &
Teresa Campbell
Variance: to permit a trailer
to be parked in the front
yard in lieu of the required
rear or side yard.
Hearing: Monday, November
28, 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 accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

11/109 Nov. 10 74316

CERTIFICATE OF PUBLICATION

11/10/, 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 11/10/, 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.: OG-186-A

Petitioner/Developer: RAYMOND &

TERESA CAMPBELL

Date of Hearing/Closing: 11-28-05

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

1 HURST OAK CT.

The sign(s) were posted on 11-12-05
(Month, Day, Year)

Sincerely,

Robert Black 11-15-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

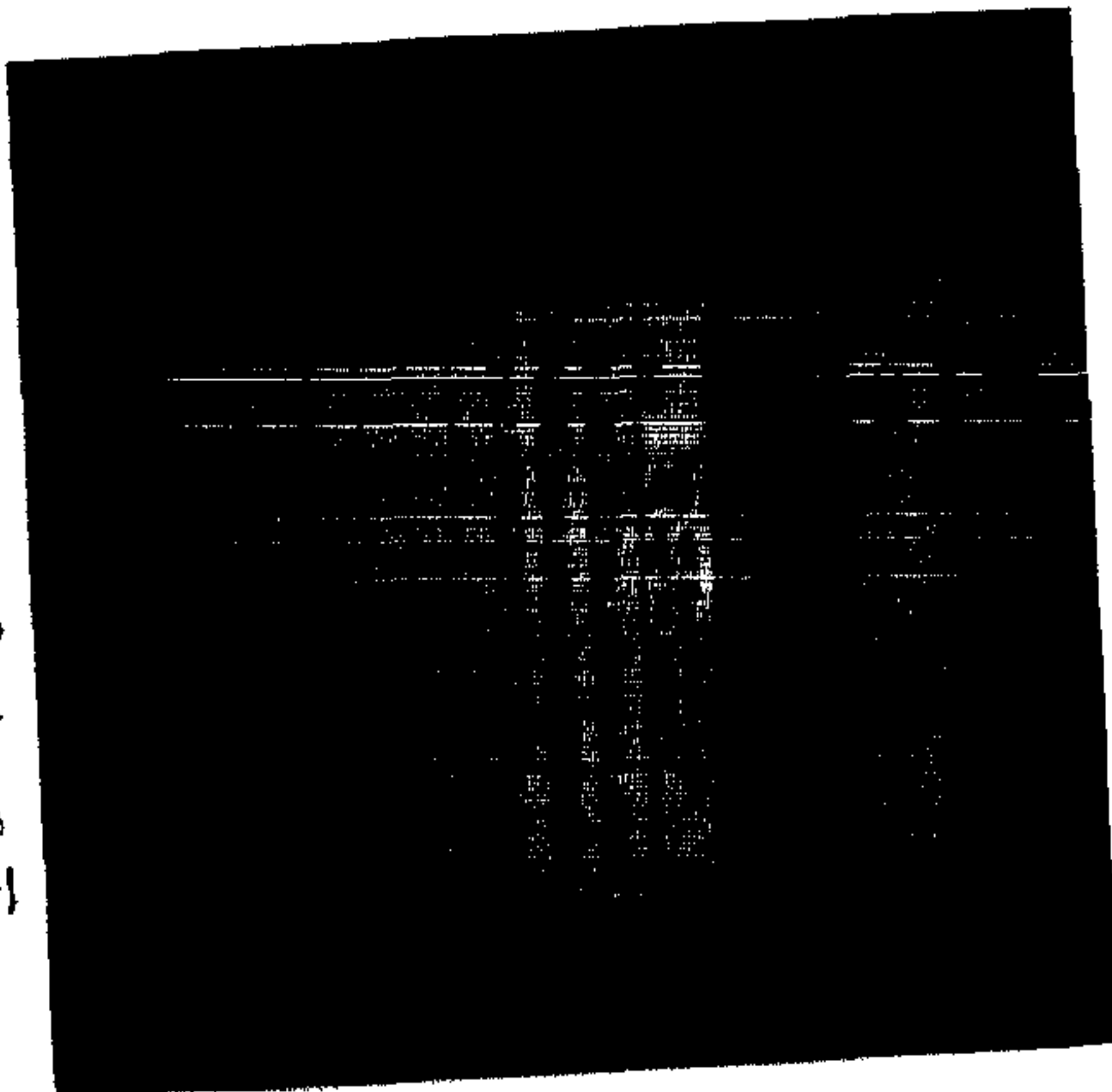
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



1 HURST OAK CT



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

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

October 20, 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: 06-186-A

1 Hurstoak Court

West side of Hurstoak Court, 115 feet west of centerline of Stone Oak Road

11th Election District – 5th Councilmanic District

Legal Owners: Raymond & Teresa Campbell

Variance to permit a trailer to be parked in the front yard in lieu of the required rear or side yard.

Hearing: Monday, November 28, 2005 at 9:00 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: Raymond & Teresa Campbell, 1 Hurstoak Court, Nottingham 21236

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 12, 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, November 10, 2005 Issue - Jeffersonian

Please forward billing to:
Raymond Campbell
1 Hurstoak Court
Nottingham, MD 21236

410-256-8892

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: 06-186-A

1 Hurstoak Court

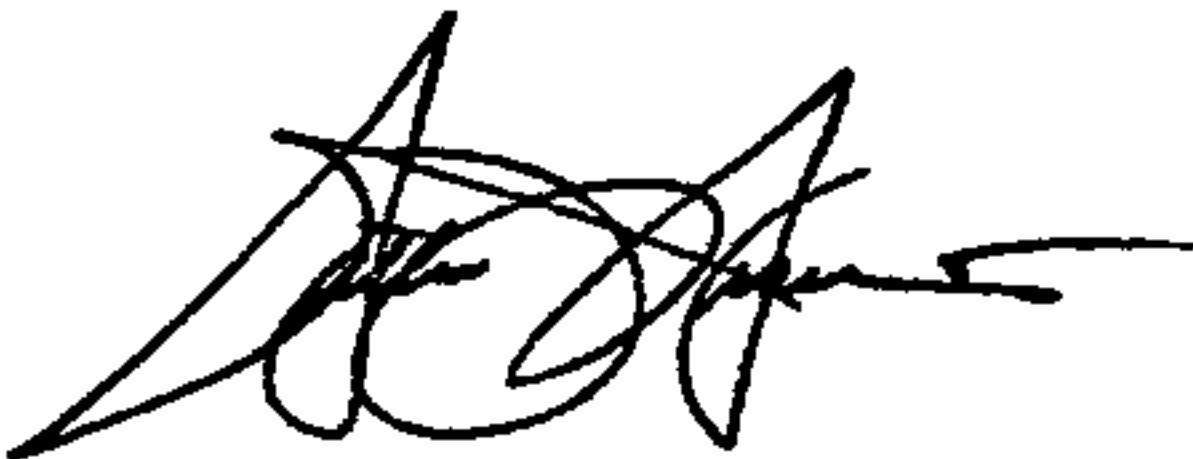
West side of Hurstoak Court, 115 feet west of centerline of Stone Oak Road

11th Election District – 5th Councilmanic District

Legal Owners: Raymond & Teresa Campbell

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Hearing: Monday, November 28, 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
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: 186
Petitioner: Raymond Campbell
Address or Location: 1 Hurst Oak Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: Same.

Telephone Number: 410-256-8892

**Department of Permits
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*

November 28, 2005

Raymond Campbell
Teresa Campbell
1 Hurst Oak Court
Nottingham, Maryland 21236

Dear Mr. and Mrs. Campbell:

RE: Case Number: 06-186-A, 1 Hurst Oak Court

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

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

October 18, 2005

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: October 17, 2005

Item No.: 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197
198, 199, 200, 201, 202, 203

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

Pursuant to your request, the referenced plan(s) have been reviewed by this Department and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Acting Lieutenant William F. Connolly, Jr.
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 12.14.05

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

RE: Baltimore County
Item No. 186 JCM

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

Am
9/1/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 31, 2005

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

RECEIVED

SUBJECT: 1 Hurst Oak Court

NOV - 4 2005

INFORMATION:

Item Number: 6-186

ZONING COMMISSIONER

Petitioner: Raymond Cambell

Zoning: DR 5.5

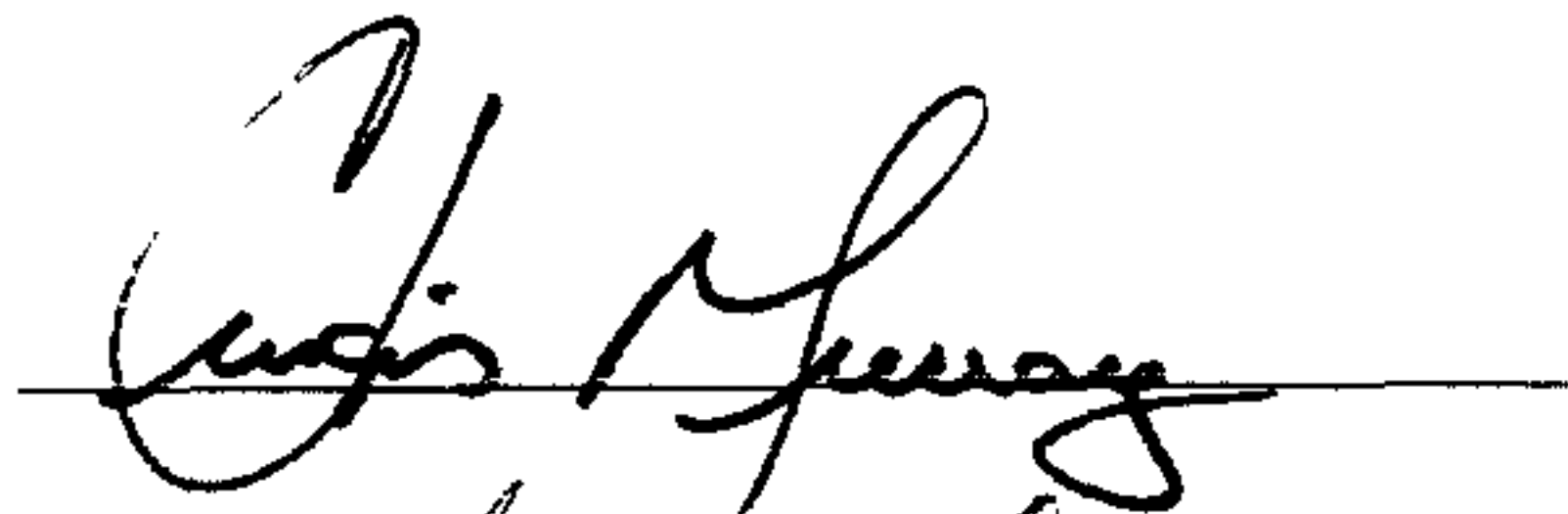
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and has determined that the petitioner's lot is unsuitable for the storage of a recreational vehicle. The intent of Section 415.A.1.a of the BCZR is to protect the aesthetics and character of the community. The petitioner's request is not consistent with the aforementioned intent. As such, the Office of Planning recommends denial of the petitioner's request.

For further information concerning the matters stated here in, please contact Kevin Gambrell at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 27, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 24, 2005
Item Nos. 186, 187, 188, 189, 191, 192,
193, 194, 195, 196, 197, 199, 201 and 202

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-10272005.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Thomas J. Peddicord, Jr., Legislative Counsel/Secretary
County Council

DATE: March 31, 2006

FROM: John V. Murphy *JVM*
Deputy Zoning Commissioner

SUBJECT: Petition for Variance – Case No. 06-186-A – Raymond & Teresa Campbell

As discussed, please find attached the original decision regarding the trailer on the Campbell property. Mrs. Roberts participated in the hearing and received a copy of the decision denying Mr. Campbell's request to park his trailer in front of the house. Thereafter, Mr. Campbell filed a Motion for Reconsideration to park the trailer on the side of his home as I offered in the original decision. The plan had a full screening design by Avery Harden to shield the Roberts property from the trailer. I granted the Motion sending a copy of my order to both the Campbell's and Roberts.

Mr. Roberts called and eventually came to see me regarding the Motion to Reconsider. He said he had not received a copy of the Motion. I assured him we always send copies of such Motions to all parties, however, I was unable to show him that his wife was sent a copy of the Motion after actually examining the file. I indicated that he could file another Motion for Reconsideration or could appeal the decision to the Board of Appeals as he was within the 30-day period to appeal or reconsider. He sent me the attached note that he would appeal the decision.

While I was unable to show from the file that we sent him a copy of the Motion to Reconsider, it is our regular practice to do so. I do not believe he was prejudiced although he may not have received a copy of the Motion.

JVM:dlw
Attachments

RE: PETITION FOR VARIANCE * BEFORE THE
1 Hurstoak Court; W/side Hurstoak Court, *
115' W c/line Stone Oak Road * ZONING COMMISSIONER
11th Election & 5th Councilmanic Districts
Legal Owners: Raymond & Theresa Campbell* FOR
Petitioner(s) * BALTIMORE COUNTY
* 06-186-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 14th day of October, 2005, a copy of the foregoing Entry of Appearance was mailed to, Raymond & Theresa , 1 Hurstoak Court, Nottingham, MD 21236, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

OCT 14 2005

Per.....

September 27, 2005

Attention: Zoning Department

This letter is to request a variance for parking our 27 foot travel trailer in our driveway at 1 Hurst Oak Ct., Nottingham, Md. 21236

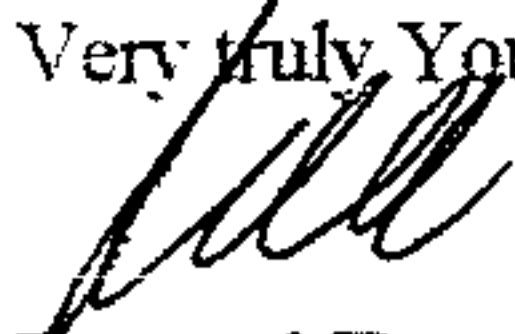
Because of pre-existing conditions it would be very difficult to park the trailer 8 feet behind the front of the house(Note Drawing). To the west side of the house ,there is a permanent built shed as well as our pool filtration system for our inground pool. The pool filter has underground pipes that are covered by concrete patio. the east side of the house has a 60 degree hill which would warrant major excavation yet may be illegal to store to close to Stone Oak Rd. .

During the spring,summer and fall seasons our family uses this trailer frequently, nearly every weekend. Therefore, storing it would cause a hardship,with parking, unparking and cleaning on a weekly basis. We would store the trailer away in the winter months from November to March at my warehouse because I run a seasonal business and would have the space only in the winter time.

The trailer has been park in the driveway for 3 years and never had one complaint on it.

We hope you will consider this variance to park our recreational vehicle on our property in our existing concrete driveway.

Very truly Yours,



Ray and Teresa Campbell

RECEIVED

JAN 13 2006

Zoning Commission
Attention: Mr. Murphy

Ref: Reconsideration for Variance

ZONING COMMISSIONER

From: Ray Campbell
1 Hurst Oak Ct.

Reconsideration:

To remove trailer from front of House to side yard removing existing shed and allowing front of the trailer to meet front of house instead of the 8' setback from front of house.

Very truly yours,

Ray Campbell

David & Bonnie Roberts
3 Hurstoak Court
Nottingham, MD 21236

FEB 28 2006

February 25, 2006

Ray Campbell
1 Hurstoak Court
Nottingham, MD 21236

Ref: Motion For Rerconsideration
Case umber 06-186-A
Property: 1 Hurstoak Court

Dear Mr. Campbell,

Please accept this as notice of our intent to appeal the granted order on the Motion for Reconsideration on the above case.

Also this is notice that your fence along the side of my house is on my property line. This is notice only, but I reserve the right to enforce my property rights now or at any time in the future.

Truly Yours,


David Roberts

✓ CC: John V. Murphy, Deputy Zoning Commissioner
Vincent J. Gardina, 5th District County Councilman

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

E-MAIL

RECAPB4989@aol.com

[illegible]

RECEIVED

JAN 11 2006

ZONING COMMISSIONER

From: Ray Campbell
1 Hurstoak Ct.
Nottingham, Md 21236

To: Baltimore County Zoning Commission
John Murphy
Deputy Zoning Commisioner

Ref: Motion for Reconsideration on Petition for Variance
Case # 06-186-A

Enclosed Drawing and Pictures revised January 9, 2006

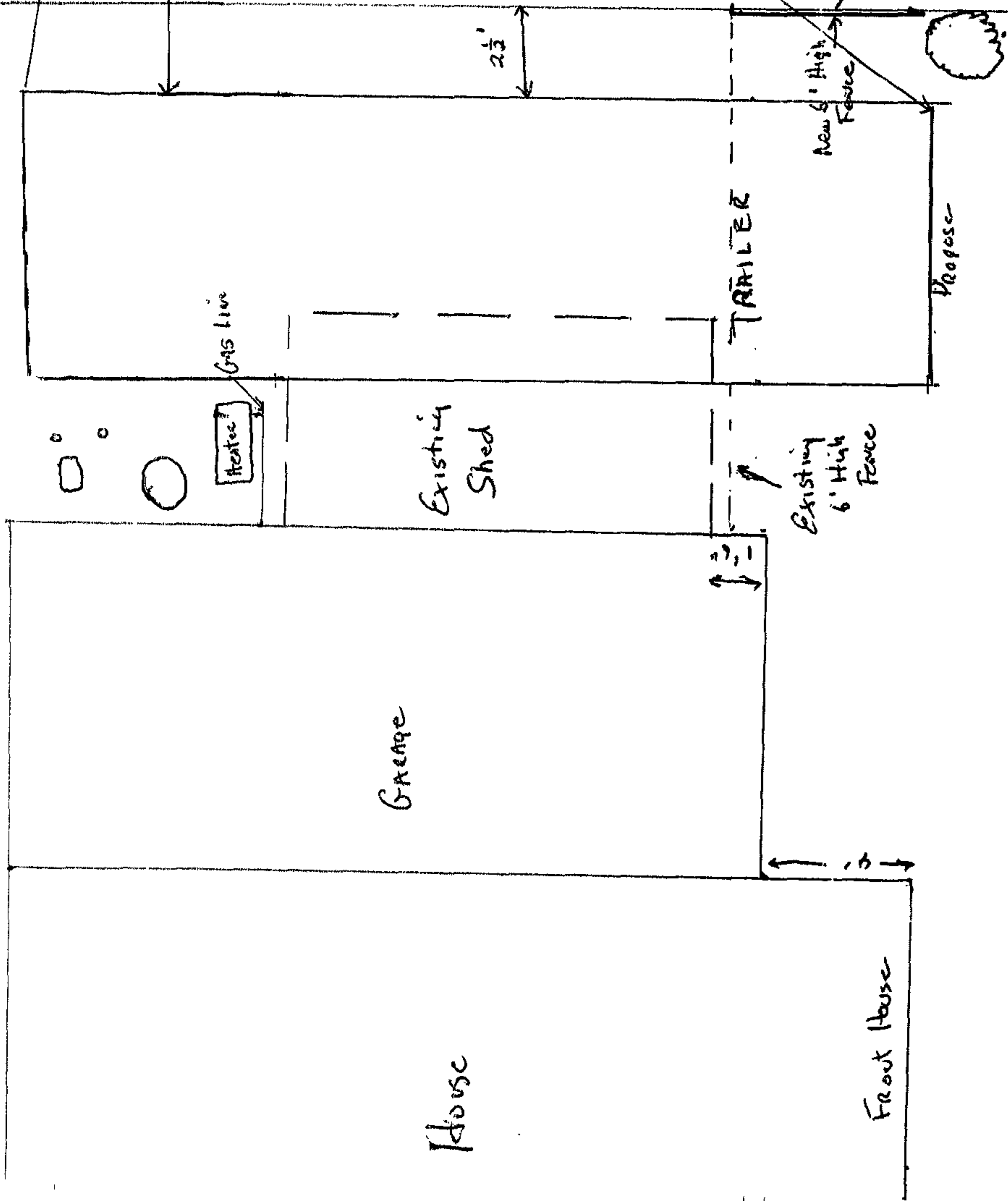
Propose Drawing for Reconsideration

1 Hurst Oak Ct.

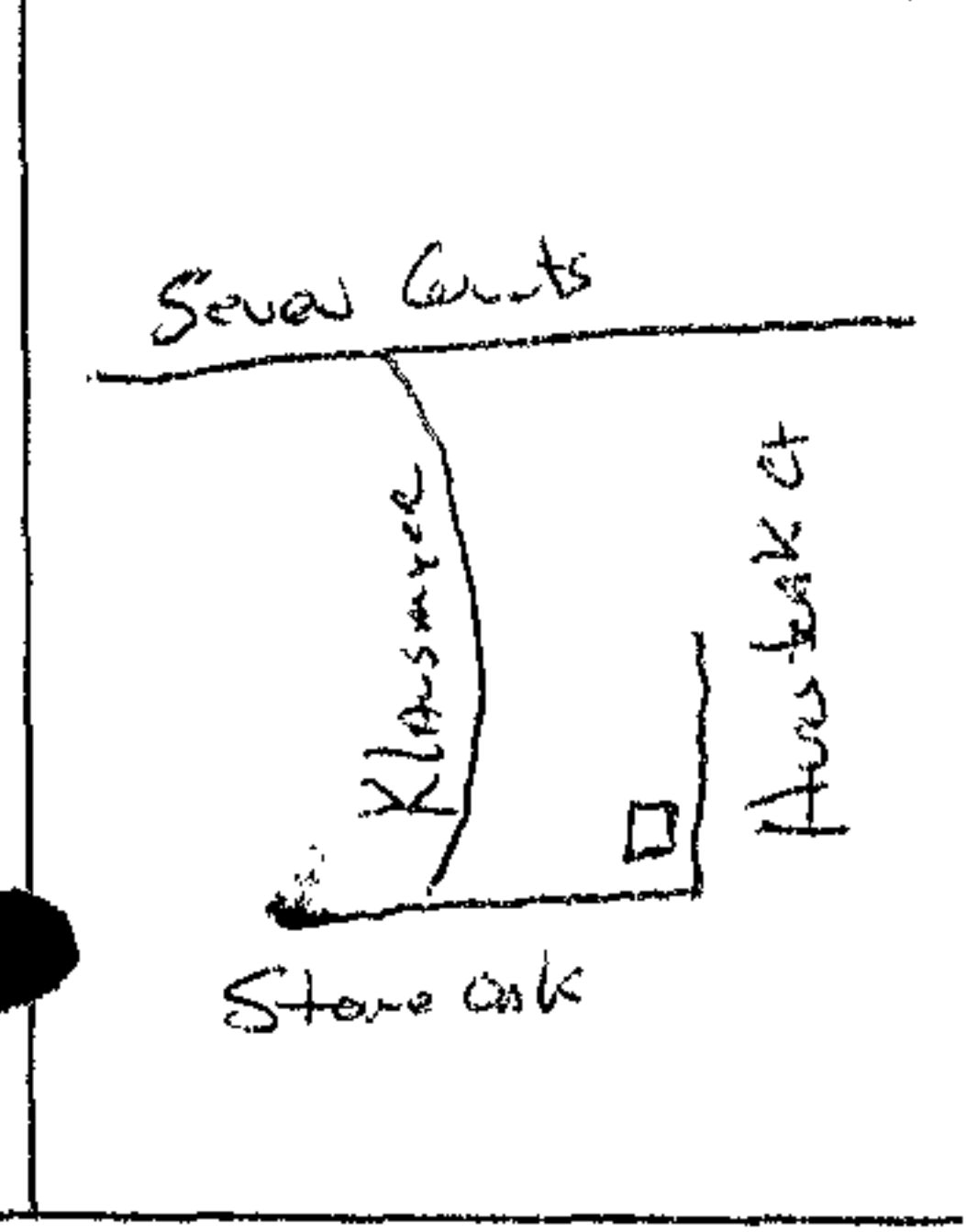
CASA # 06-186-A

Pool

Existing 6' High Fence



Scale
1/4" = 1' Foot



Location

Election District 11
Council District 5
Zoning DE 5.5
Lot Size 100 x 127
Sewer
Water
Chesapeake Bay Coastal Area No
100 year Flood Plain No
Historical Property No
Private Zoning Hearing Yes
Prepared by Ben Campbell

Final Landscape Plan
Owner Certification Form

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation prior to PWA closeout if applicable or not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, Room 207, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Applicant Signature
Date
Print Name

Address (Print)
City

Street
State

Zip

Permit #

Roberts House

BALTIMORE COUNTY
DEPT. OF PERMITS & DEV. MGMT.
LANDSCAPE PLAN APPROVED

E. Avery Harden
Date: 1-11-06

E. Avery Harden
County Landscape Architect

New fence same as existing fence
(See Picture 3 Existing Fence)

3' 6' Abandonment

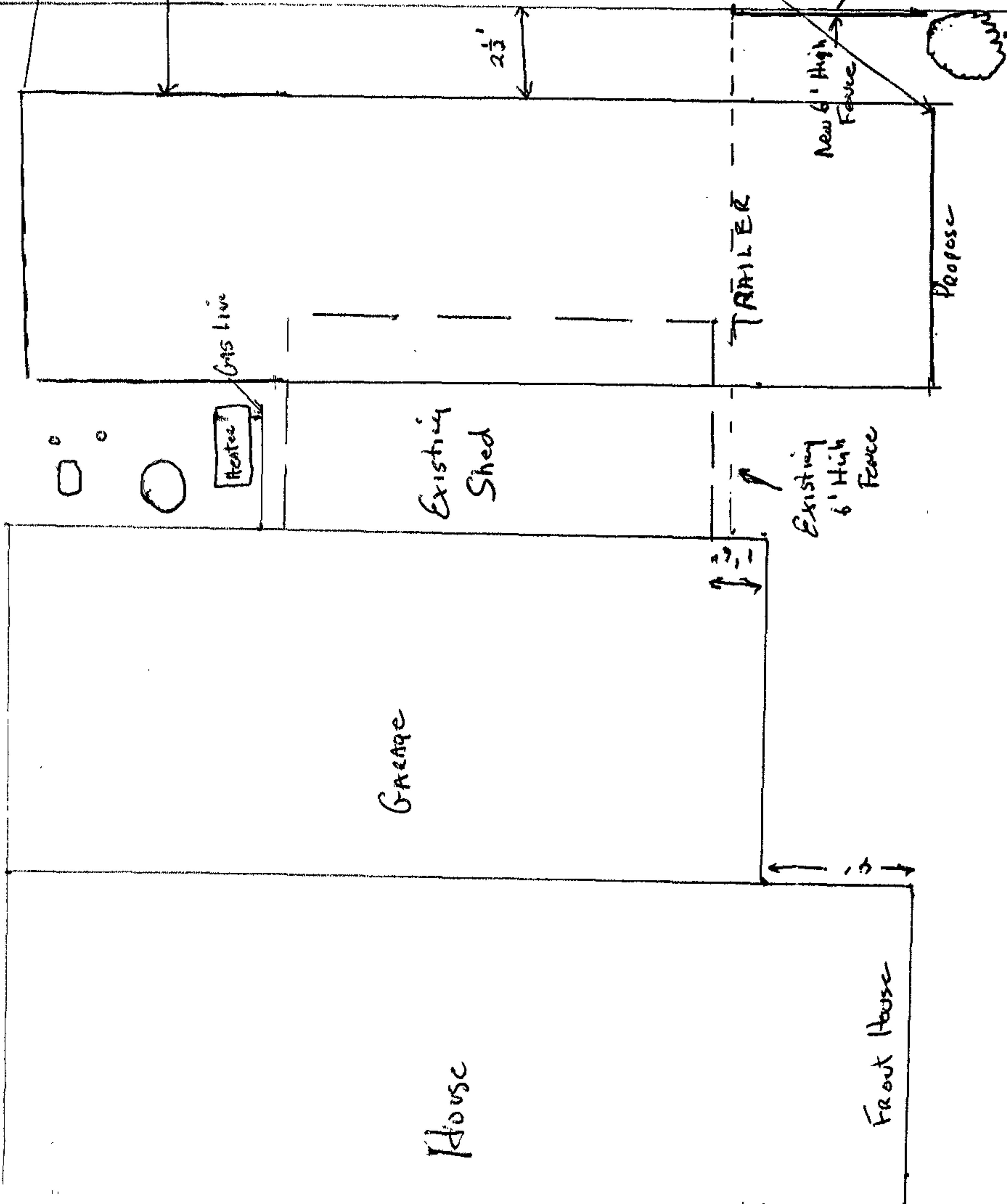
Propose Drawing for Reconsideration

1 Huest Oak Ct.

CASE # 06-186-A

Pool

Existing 6' High Fence

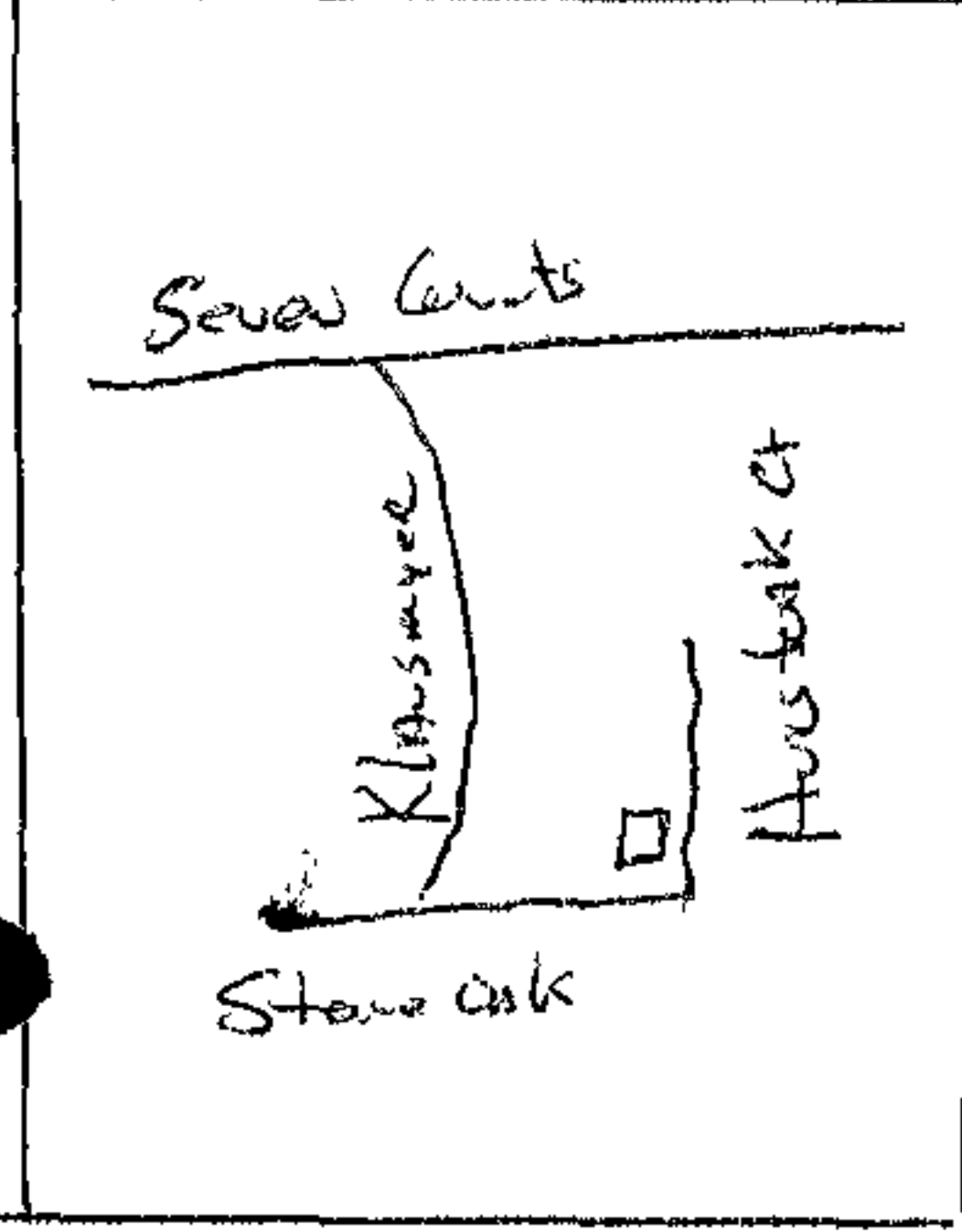


Scale

1/4" = 1' Feet

New fence same as existing fence
(See Picture 3 Existing Fence)

3 6' Arborvitae



Location

Election District 11
Council District 5
Zoning DE 5.5
Lot Size 100 x 127
Sewer
Water
Chesapeake Bay Coastal Area No
100 year Flood Plain No
Historic Property No
Prime Zoning Planning Yes
Prepared by Ben Campbell

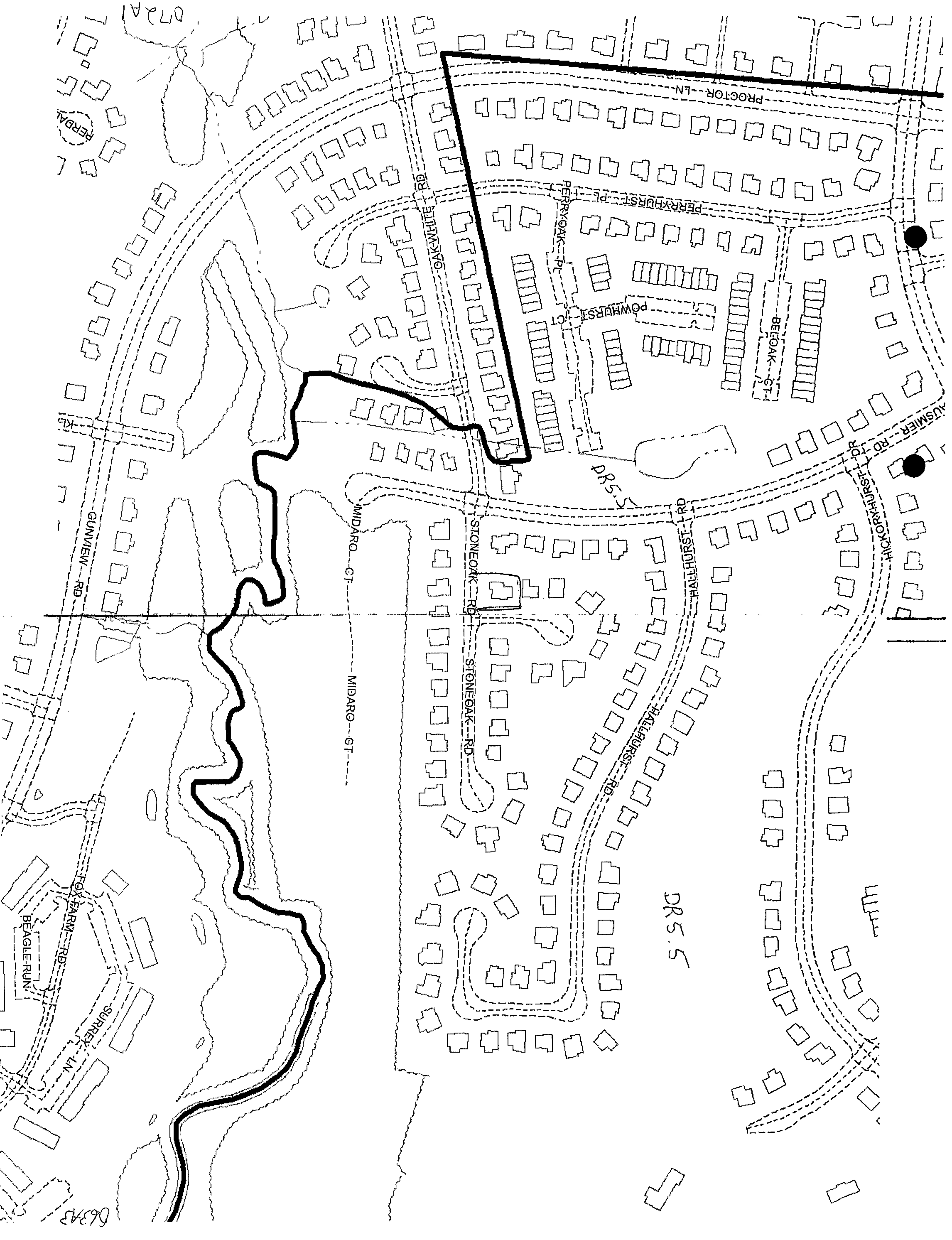
Final Landscape Plan
Owner Certification Form

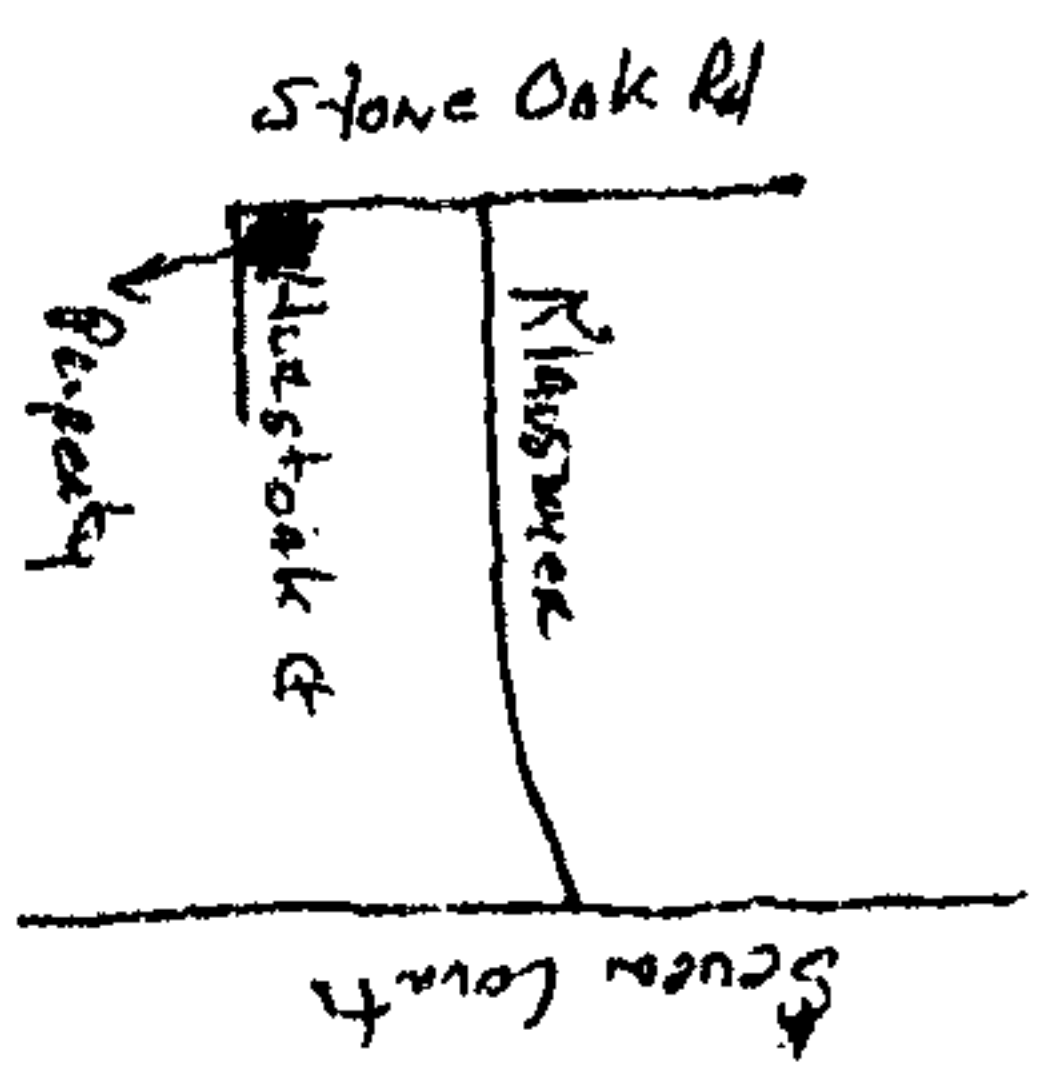
I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation prior to PWA closeout if applicable or not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, Room 207, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Applicant Signature: *[Signature]* Date: 1/10/06
Print Name: E. Avery Harden
Address (Print): 1 Huest Oak Ct.
City: Nottingham State: MD Zip: 21236
PDM # _____ Permit # _____

BALTIMORE COUNTY
DEPT. OF PERMITS & DEV. MGMT.
LANDSCAPE PLAN APPROVED

E. Avery Harden
County Landscape Architect
Date: 1-11-06





Location

Elect. Dist. District 11

Council District 5

Zoning D.E.S.S

Lot Size 100' x 127'

Oldie

Sever

Unit 1

Chesapeake Bay Celebration

160 year Flood Plain

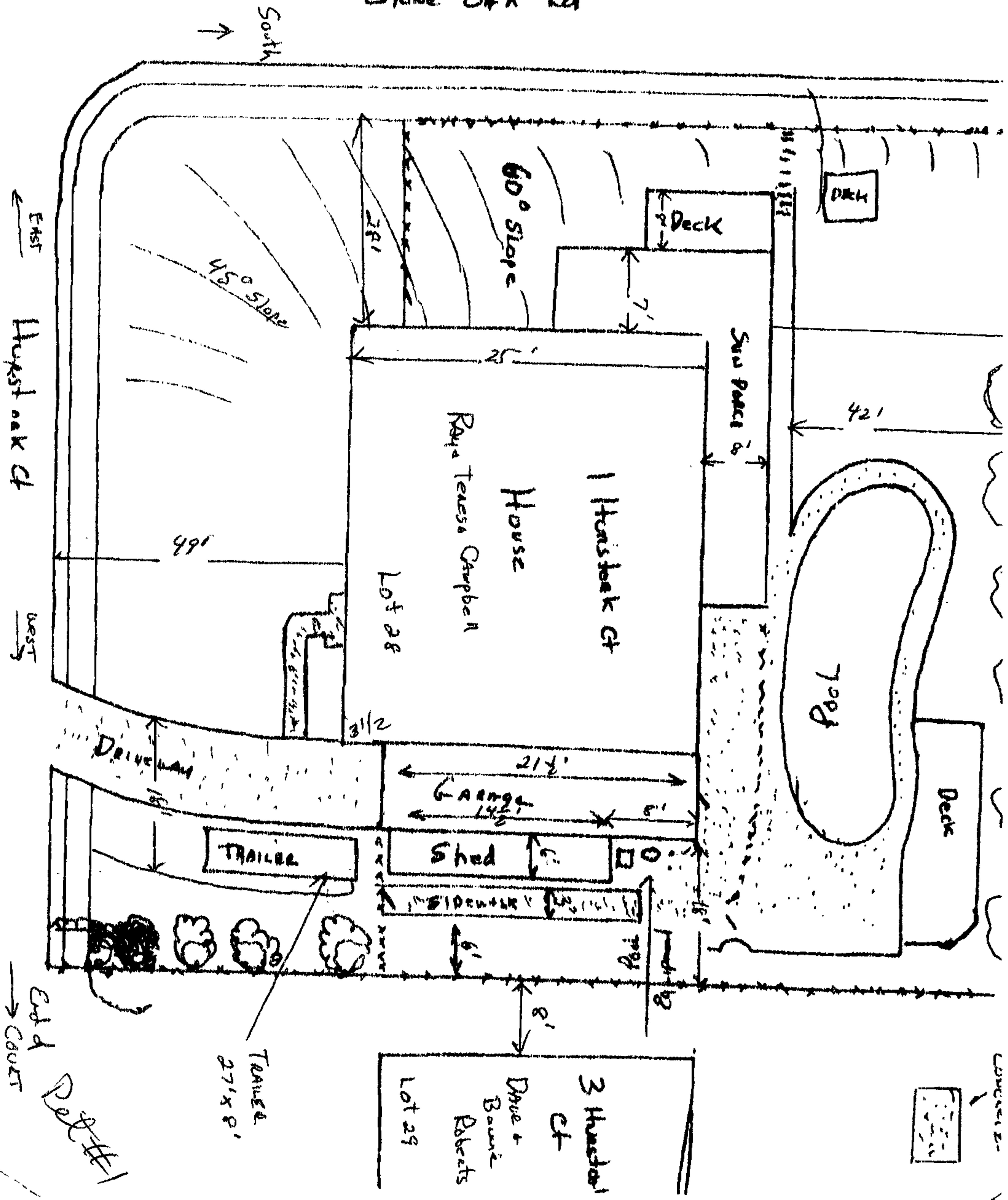
Historical Map

Area Zoning Hearing

NO
NO
NO
NO

Prepared by Ray Campbell

Stone Oak Rd



CONCRETE

3 Hunter Ct

Drive + Bounce Roberts

Lot 29

TRAILER 27' x 8'

End of Court

Reference - Zoning Variance number 06-186A.

1 Hurst Oak Court request to park a trailer in the front yard in lieu of the required side or rear yard.

We the undersigned object to the permitted request for a zoning variance to allow the parking of a trailer in the front of a home.

Name

Address

Signature

David G. Ribes

3 Hurst Oak Ct 21236

David G. Ribes

Robin Marousch

4 Hurst Oak Ct 21236

Robin Marousch

Eric Koutch

8 Hurst Oak Ct 21236

Eric Koutch

Jeff Hagan

9506 Stone Oak Rd 21236

Jeff Hagan

Allen Huntington

3630 Klausmieder 21236

Allen Huntington

Giuseppe Maranto

3628 Klausmieder Road 21236

Giuseppe Maranto

Pat H

David & Bonnie Roberts
3 Hurst Oak Court
Nottingham, MD 21236

Dear Zoning Commissioner,

Ref – Zoning request – 06-186A

We are the neighbors directly to the west of the Campbell's. We have to object to the zoning variance the Campbell's at 1 Hurst Oak Court have filed, zoning request case number 06-186A. The request describes a hardship, which in itself we would have to question. What the people of New Orleans experienced is a hardship; The Campbell's are looking for an accommodation to better use a weekend leisure travel trailer. The reasons for the objection are outlined below.

First, the request is too broad and could be difficult to enforce if not followed to the letter. The request is for parking of a travel trailer at this time that could easily be used at some point as storage for personal household items or even items from Mr. Campbell's business. He could use it as an office for his business or perhaps as an extension of his home. Mr. Roberts has observed him walking to it early in the morning while wearing a bathrobe. In addition the Campbell's have many dogs, in fact a neighbor was given one of their business cards they hand out as a breeder. A trailer on the property could be used as a kennel for the many dogs that have been observed at the Campbell's residence. We realize these other activities are speculative at this time but the Campbell's have had difficulties adhering to other regulations. They left a vehicle with expired tags parked on the street for many months. There have been instances of not complying with basic health requirements such as keeping the lids on their trashcans that are stored in the front of the home. Furthermore their dogs have been known to bark for long periods of time and county dog license requirements have not always been met. In fact they are not even in compliance with their current request because the trailer has been in their driveway without being moved since the beginning of November and is only 6 feet from my fence that sits back from the property line. The trailer has regularly been parked in their driveway all summer.

Secondly we would object from an economic standpoint. A trailer parked so close to other houses on these small lots creates an eyesore that will surely impact the values of the other homes in the immediate vicinity.

*Zoning Commissioner
Lopez*

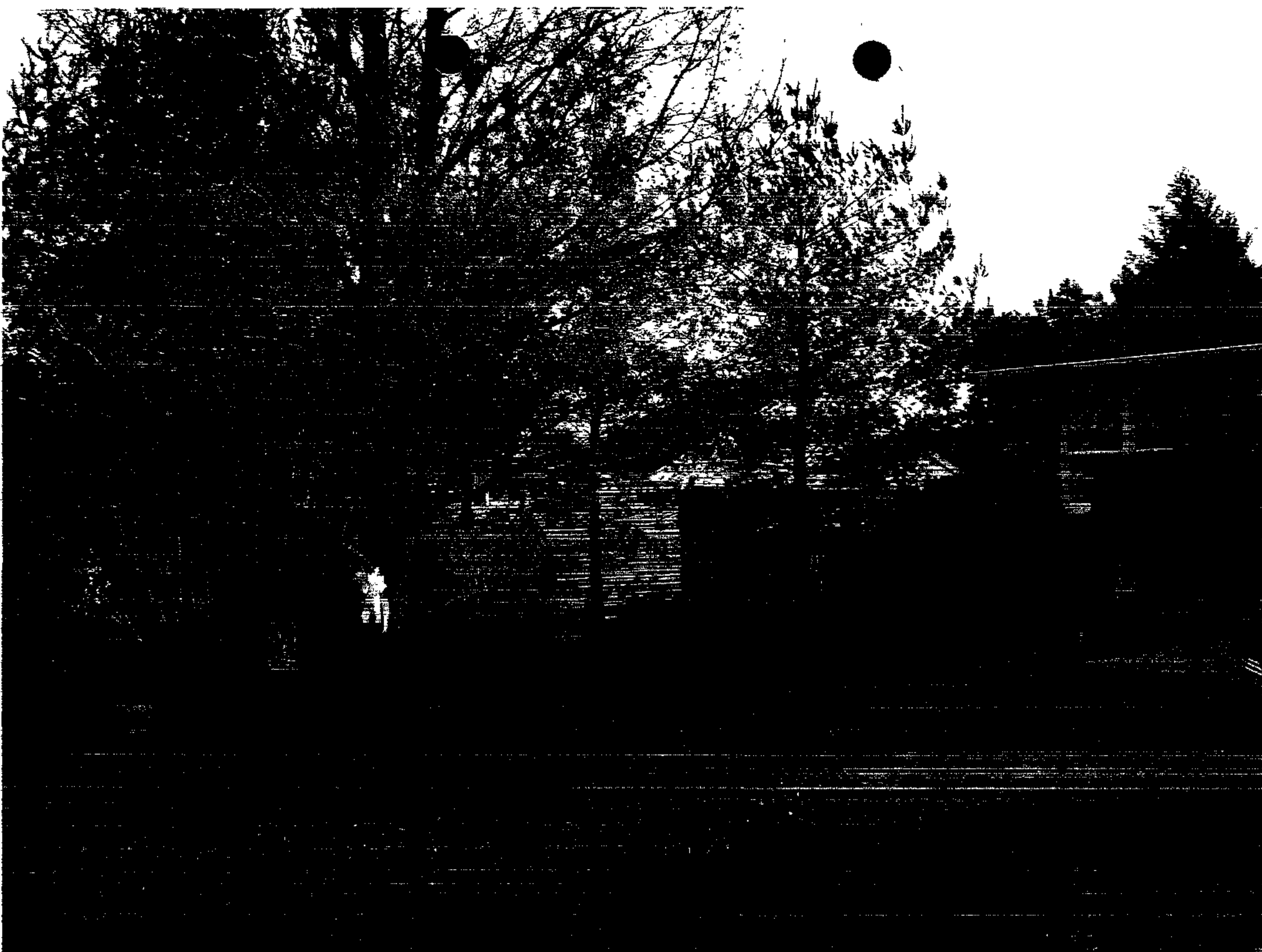
*Per
[Signature]*

Thirdly we believe a quality of life aspect is an issue. The trailer creates a tunneling view from our home. It blocks the view outside my window so I have this large aluminum wall to look out at. The trailer blocks the trashcans that are still at times missing lids from everyone's view but anyone entering our home. The trailer has also blocked piles of debris that was along side our property line for many months. In addition parking is already a premium on this small dead end court. The Campbell's at any given time have a minimum of 5 vehicles with 3 or more routinely parked on the street.

We request that the county maintain the rules it wisely made to ban trailers from the front of homes so the good of the neighborhood is maintained over the leisure accommodation needed for one.

David Roberts 11/22/05
David Roberts

Bonnie Roberts 11/22/05
Bonnie Roberts



Picture 1

RECEIVED

JAN 17 2006

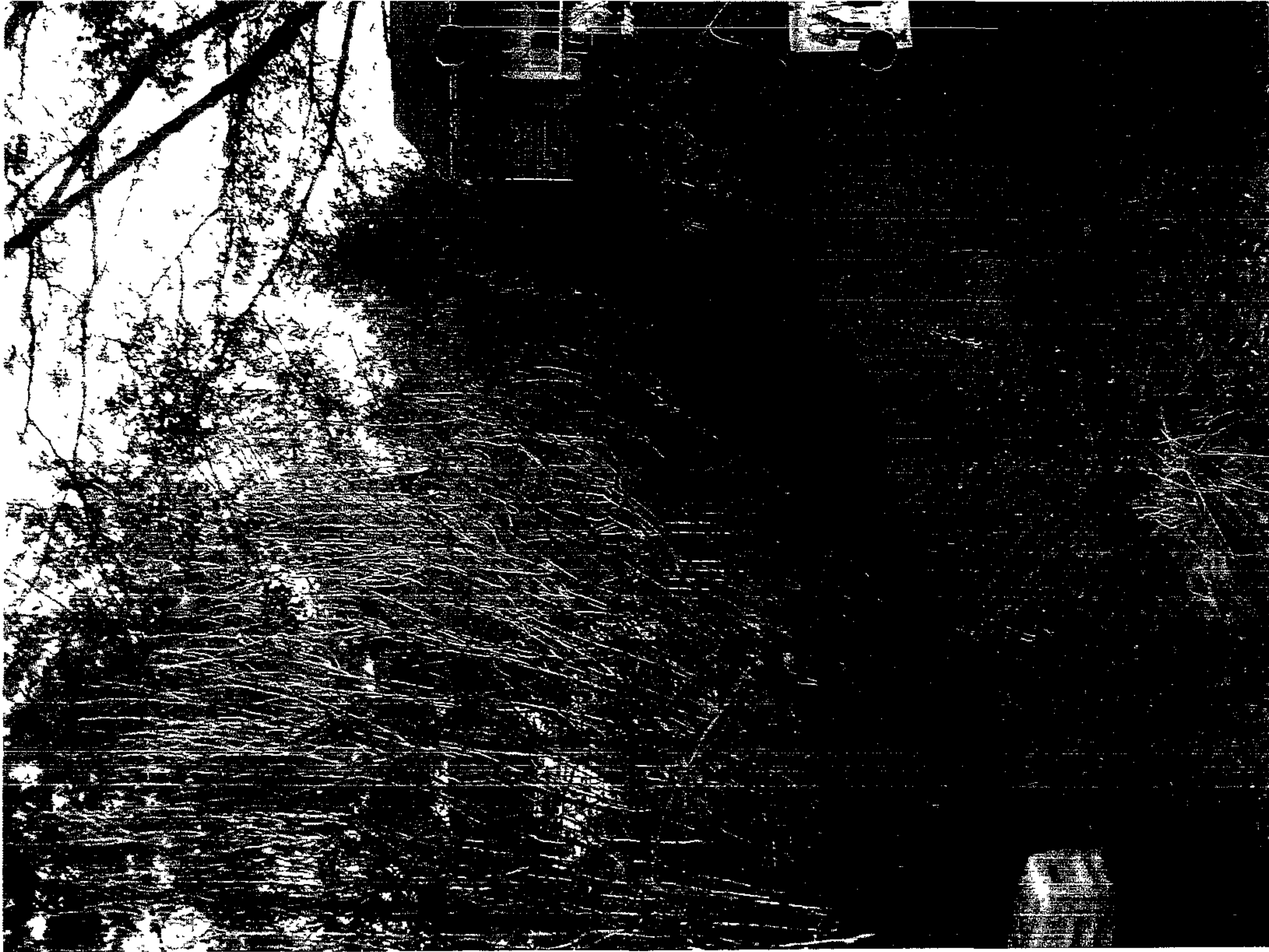
7000 P. O. BOX 1000

Picture 2

REC-100

JAN 1 2 1960

ZONING COMMISSION



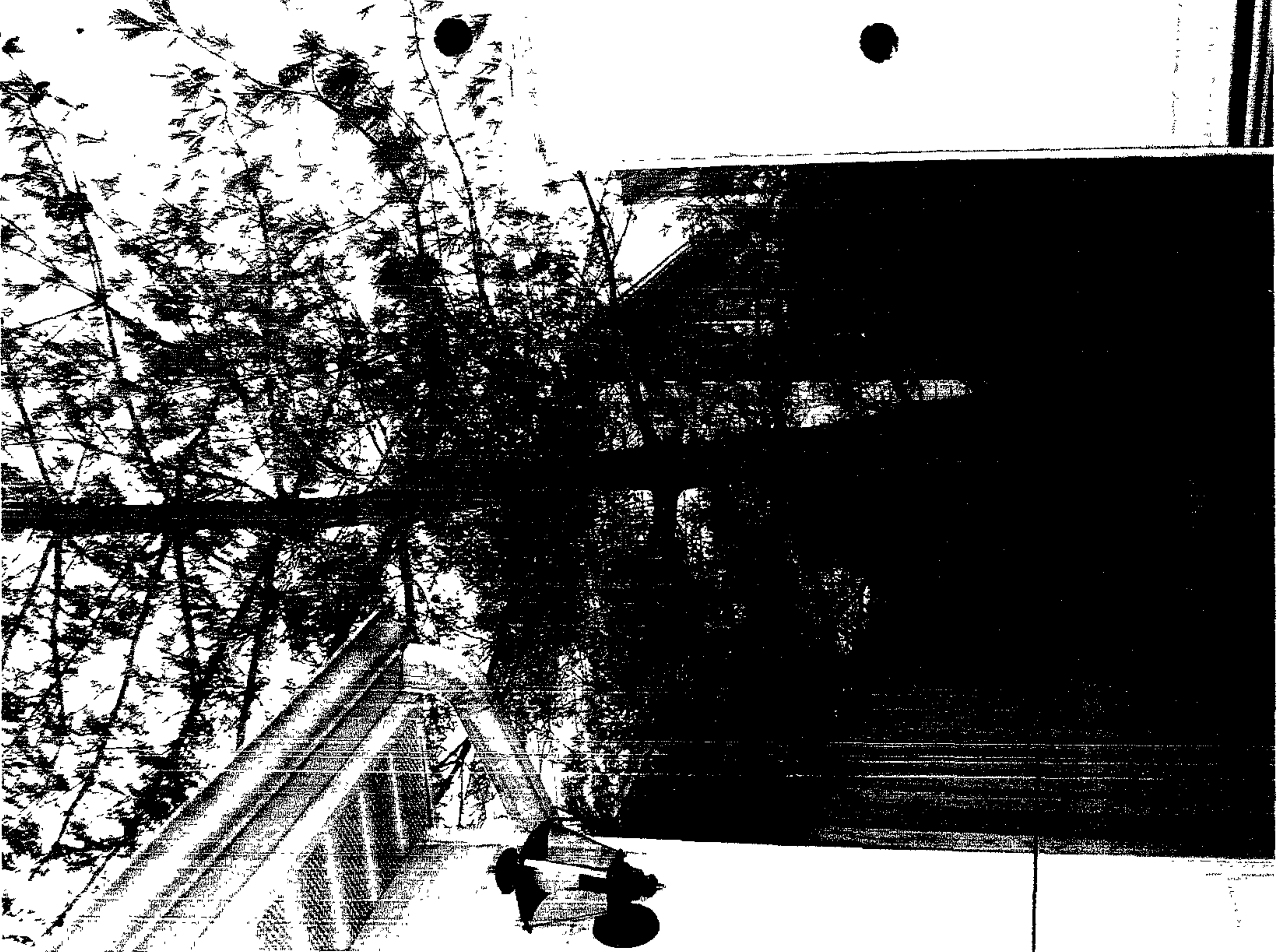
Picture 3

REC-1000

JAN 1 2000

7:00 PM

fence

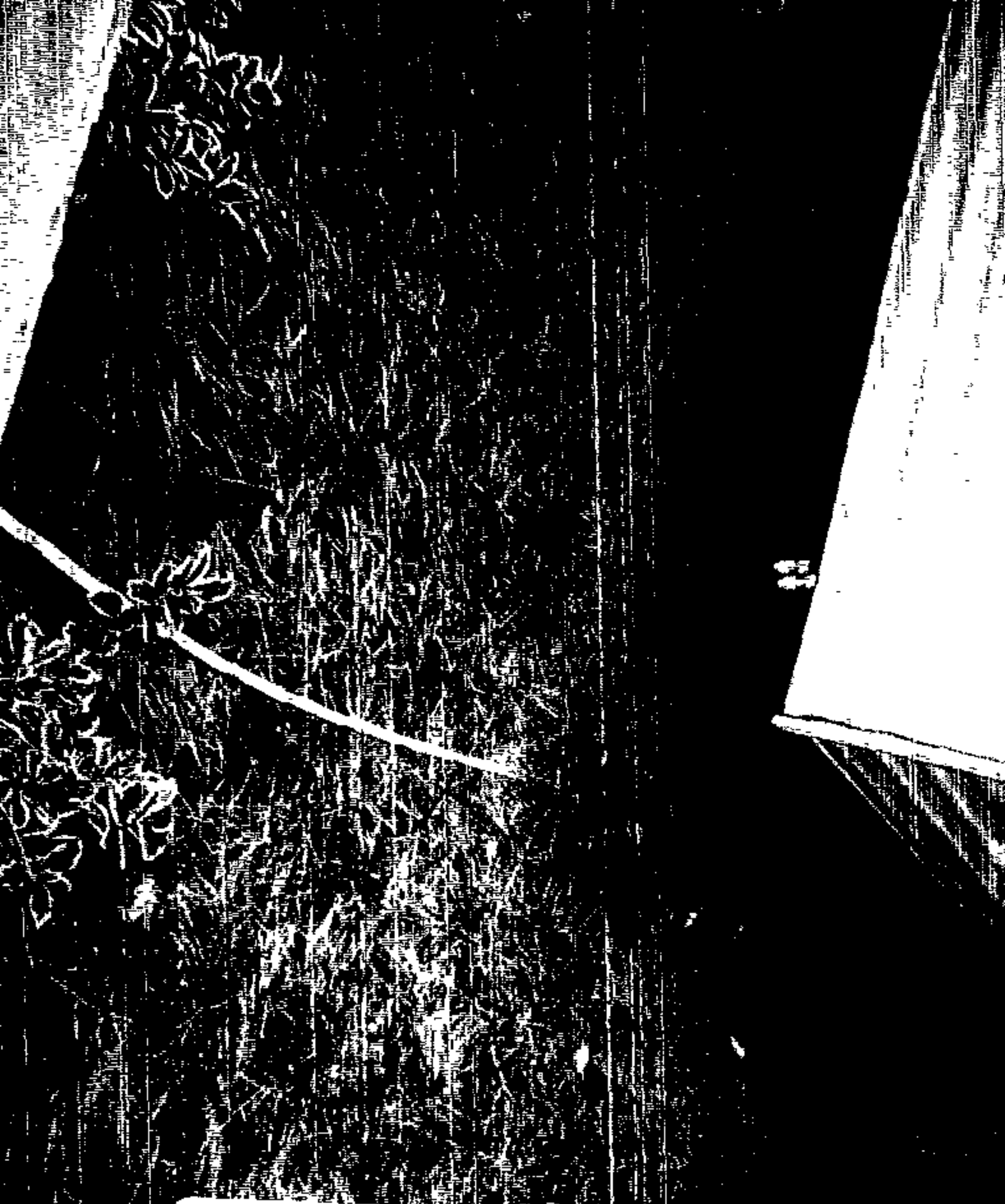


06-186-A

View from front
steps by 3 Gustaf



view from front
window of 1st bus
showing top of trailer

A black and white photograph showing a dense field of tall grass. A white line is drawn diagonally across the grass, starting from the left side and extending towards the right. The line appears to be a measurement or a boundary. The grass is very dense and fills the entire frame.

This shows the trail
is 6' from property
line & on the GRASS

16
and

parked in the Grass-

Not concrete parking pad
per their request for
variance

view from my
front door (B Hurst)



Depicts trash & gar-
bage usually stored
behind trailer



visible from
front window
↓

View from street show-
ing how close this
is to property line

