| | | |
|---|---|---|
| IN RE: PETITION FOR VARIANCE<br>W/side of Old Turkey Point Road, 137'<br>s of c/l of Turkey Point Road<br>15th Election District<br>6th Councilmanic District<br>**(1905 Old Turkey Point Road)**<br><br>Estate of Douglas B. Davis, Sr.<br>Steven J. Davis, Administrator<br>*Petitioners* | * | BEFORE THE<br><br>DEPUTY ZONING COMMISSIONER<br><br>OF BALTIMORE COUNTY<br><br>CASE NO. 06-200-A |

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by Steven J. Davis on behalf of the Estate of Douglas B. Davis, Sr., the legal owners of the subject property. The variance request is for property located at 1905 Old Turkey Point Road in the Middle River area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached accessory structure (garage) to be in the front yard in lieu of the rear 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 Steven D. Davis, Administrator of Estate of Douglas B. Davis, Sr. There were no protestants or interested citizens at the hearing. 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

RECEIVED FOR FILING
Date 12-12-05
By

dated November 15, 2005, the Bureau of Development Plans Review dated October 27, 2005, and DEPRM dated November 28, 2005, copies of which are 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**

Mr. Davis indicated that he is planning to move into his parent's home on Turkey Point Road and would like to build a garage to store his motorcycle collection, old automobile and tools. However, as shown by Petitioner's Exhibit 1, there is no back yard to speak of as the home on the property is located 10 feet from the rear property line.

In searching of an alternative location for the garage, he noted that there is one location just off the existing driveway, which would not require removing any trees but is in the front yard. This is where he would like to build the garage. In support thereof he presented photographs of the proposed location with the garage shown in red. See Exhibit 2 A.

ORDER RECEIVED FOR FILING
Date 12-12-05
By

He noted the garage will not be seen at this location from Turkey Point Road because of the trees and foliage. However, the Petitioner agreed to design the garage in accord with the Planning Office comments so that the side facing Turkey Point Road will not have a blank wall. He also noted the comments from the Bureau of Development Plans Review regarding widening of the road right of way. Finally, he was aware that he would be required to comply with the Chesapeake Bay Critical Area regulations although the comments from DEPRM had not received by the time of the hearing.

Finally, he indicated that he contacted the neighbors at 1909, 1910 and 1912 Turkey Point Road, all of whom gave letters of support as shown in Exhibit 3. He mentioned that he contacted the owner of 1915 who had no objection but he was unable to have him sign a letter of support as he seemed to be out of town.

**Findings of Fact and Conclusions of Law**

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The property is long and narrow with the existing home located at the far end of the property. Consequently, I find the property unique in a zoning standpoint. I also find that where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no back yard to speak of and other locations would mean that several trees would have to be removed. The proposed location is the only place that would not mean losing trees. Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. I think following the Planning Comments will soften the look of the garage from the road where it can be seen through the trees. The neighbors do not object.

ORDER RECEIVED FOR FILING
Date 12-12-05
By

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 granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12 day of December, 2005, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached accessory structure (garage) to be in the front yard in lieu of the rear yard pursuant to exhibit 1, be and is hereby GRANTED subject to the following condition:

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, and

2. The Petitioners must be in compliance with the ZAC comments submitted by the Office of Planning dated November 15, 2005 and Bureau of Development Plans Review dated October 27, 2005, copies of which are attached hereto and made a part hereof.

3. The Petitioner shall comply with the Chesapeake Bay Critical Areas regulations pursuant to comments submitted by DEPRM dated November 28, 2005.

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:dlw

ORDER RECEIVED FOR FILING
Date 12-12-05
By

**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 12, 2005

Steven J. Davis
2029 Turkey Point Road
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 06-200-A
Property: 1905 Old Turkey Point Road

Dear Mr. Davis:

Enclosed please find the decision rendered in the above-captioned case. The petition for Variance 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 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
Deputy Zoning Commissioner
for Baltimore County

*JVM:dlw*
Enclosure

c: Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 104, Annapolis, MD 21401
People's Counsel; Case File



Printed on Recycled Paper

CBCA

# Petition for Variance

## to the Zoning Commissioner of Baltimore County

**for the property located at** 1905 OLD TURKEY PT RD

**which is presently zoned** DR. 3.5

**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) 400.1 - TO PERMIT A DETACHED ACCESSORY STRUCTURE TO BE IN THE FRONT YARD IN LIEU OF THE REAR 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 DETERMINED

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

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

***Contract Purchaser/Lessee:***

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

***Legal Owner(s):***

ESTATE OF Douglas B. Davis SR
Name - Type or Print

(ADMINISTRATOR SEE DOCUMENT)
Signature

STEVEN D. DAVIS
Name - Type or Print

Signature

2029 Turkey Pt Rd 4105744729
Address Telephone No.

Baltimore MD 21221
City State Zip Code

***Attorney For Petitioner:***

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

***Representative to be Contacted:***

STEVEN D. DAVIS
Name

2029 Turkey Pt Rd 4105744729
Address Telephone No.

Baltimore MD 21221
City State Zip Code

ORDER RECEIVED FOR FILING
Date 10-7-05
By [illegible]

**OFFICE USE ONLY**

**ESTIMATED LENGTH OF HEARING** _____

**UNAVAILABLE FOR HEARING** _____

Case No. 06-200-A

**Reviewed By** SDD **Date** 10-07-05.

REV 9/15/98

***Zoning description for:***

1905 OLD TURKEY POINT ROAD

Beginning for the same on the west side of Old Turkey Point Road a 30' R/W, at the distance of 137' south of the centerline of Turkey Point Road, a 30' R/W, then westerly 249.49 ft, then southerly 119ft, then easterly 258.7ft, then northerly along the Old Turkey Point Road rd R/W 91' back to the point of beginning, the improvements known as 1905 Old Turkey Point Road. Lot Size 0.56 acres, in the 15th E.D.

36-200-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

06-200-A

No. 0325

DATE 10-07-05 ACCOUNT R.001.006.6150

AMOUNT $ 65.00

RECEIVED FROM STEVEN PAUCS

FOR Res. JMR.
1405 OLD TURKEY HILL Rd.

8707

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

| BUSINESS | ACTUAL | TIME | DRW |
|---|---|---|---|
| 10/07/2005 | 10/07/2005 | 10:06:39 | 2 |

REG W302 MAIL JAVA JEE
>>RECEIPT # 931460 10/07/2005 OPEN
Dept: 6 528 ZONING VERIFICATION
CR NO. 000325

| | | |
|---|---|---|
| Rcpt Tot | $65.00 | |
| $.00 CR | $100.00 | CA |
| | $35.00- | CO |

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: #06-200-A**
1905 Old Turkey Point Road
West side of Old Turkey Point Road, 137 feet south of centerline of Turkey Point Road
15th Election District — 6th Councilmanic District
Legal Owner(s): Estate of Douglas B. Davis, Sr., Steven B. Davis (Administrator)

**Variance:** to permit a detached accessory structure to be located in the front yard in lieu of the rear yard.

**Hearing: Monday, November 28, 2005 at 2:00 p.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.

11/112 Nov. 10 74344

# 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.

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

S. Wilkinson

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 06-200-A

Petitioner/Developer: STEVEN B. DAVIS

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}

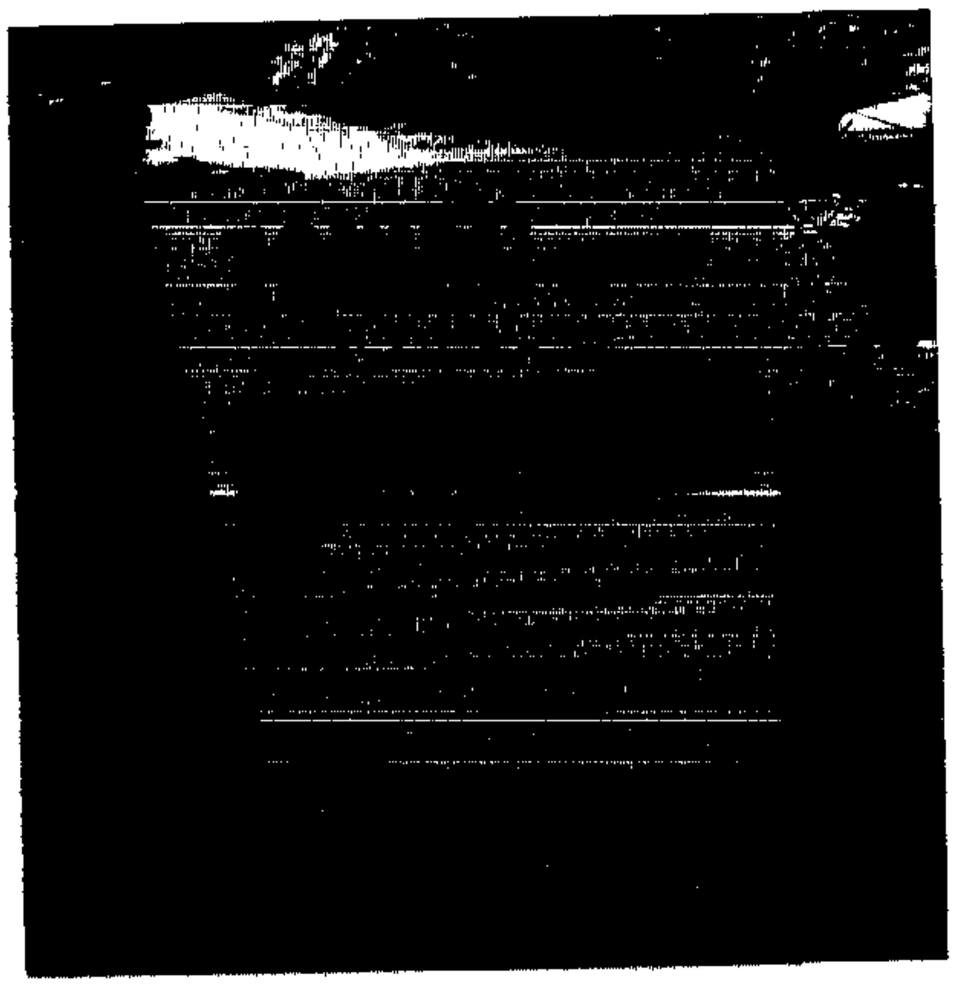
Ladies and Gentlemen:

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:

1905 OLD TURKEY POINT ROAD

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

Sincerely,



1905 OLD TURKEY PT RD

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)

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 10, 2005 Issue - Jeffersonian

Please forward billing to:
Steven Davis
2029 Turkey Point Road
Baltimore, MD 21221

410-574-4729

---

# 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: 06-200-A**
1905 Old Turkey Point Road
West side of Old Turkey Point Road, 137 feet south of centerline of Turkey Point Road
15th Election District – 6th Councilmanic District
Legal Owner: Estate of Douglas B. Davis, Sr., Steven B. Davis (Administrator)

Variance to permit a detached accessory structure to be located in the front yard in lieu of the rear yard.

Hearing: Monday, November 28, 2005 at 2:00 p.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*

October 21, 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: 06-200-A**
1905 Old Turkey Point Road
West side of Old Turkey Point Road, 137 feet south of centerline of Turkey Point Road
15th Election District – 6th Councilmanic District
Legal Owner: Estate of Douglas B. Davis, Sr., Steven B. Davis (Administrator)

Variance to permit a detached accessory structure to be located in the front yard in lieu of the rear yard.

Hearing: Monday, November 28, 2005 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Steven Davis, 2029 Turkey Point Road, Baltimore 21221

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.



Printed on Recycled Paper

**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*

November 28, 2005

Steven J. Davis
2029 Turkey Point Road
Baltimore, Maryland 21221

Dear Mr. Davis:

RE: Case Number: 06-200-A, 1905 Turkey Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 7, 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

**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 tim

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.

Act: ng Lieutenant William F Connolly, Jr.
Fir: Marshal's Office
(O)·10-887-4880
MS-: 102F

cc: File

**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 No. 200

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right-of-way for all public roads in Baltimore County is 40-feet. Show the right-of-way for Old Turkey Point Road centered on 30-foot existing right-of-way. Adjust the setbacks accordingly.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 200-10272005.doc

# BALTIMORE COUNTY, MARYLAND

## Inter-Office Correspondence

RECEIVED

NOV 2 3 2005

RE COMMENTED

TO: Timothy M. Kotroco

FROM: R. Bruce Seeley

DATE: November 28, 2005

SUBJECT: Zoning Item # 06-200
Address 1905 Old Turkey Point Road
Davis Property

Zoning Advisory Committee Meeting of October 17, 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:

__X__ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The site is located within the Limited Development Area of the Chesapeake Bay Critical Area. Therefore, the lot must maintain a minimum 15% tree cover and an impervious surface limit of 25%.

Reviewer: Kevin Brittingham Date: November 17, 2005

S:\Devcoord\ZACSHEL-9-7-05rbs.doc

11/28

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** November 15, 2005

RECEIVED

NOV 16 2005

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

ZONING COMMISSIONER

**SUBJECT:** 1905 Old Turkey Point Road

**INFORMATION:**

**Item Number:** 6-200

**Petitioner:** Estate of Douglas B. Davis Sr.

**Zoning:** DR 3.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**
The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. The proposed garage doors shall not face Old Turkey Point Road; garage shall be side or rear entry. The elevation that faces Old Turkey Point road shall be articulated with architectural features not left as a blank wall.
4. Submit building elevations of all sides including materials to this office for review and approval prior to the issuance of building permit.

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

W:\DEVREV\ZAC\6-200.doc

**Prepared by:** Curtis Mfuney

**Division Chief:** Lynn Larkin

AFK/LL: CM

W.\DEVREV\ZAC\6-200 doc

**Prepared by:** Curtis Mussey

**Division Chief:** Lynn Lashlee

AFK/LL: CM

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** November 15, 2005

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

**SUBJECT:** 1905 Old Turkey Point Road

**INFORMATION:**

**Item Number:** 6-200

**Petitioner:** Estate of Douglas B. Davis Sr.

**Zoning:** DR 3.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**
The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. The proposed garage doors shall not face Old Turkey Point Road; garage shall be side or rear entry. The elevation that faces Old Turkey Point road shall be articulated with architectural features not left as a blank wall.
4. Submit building elevations of all sides including materials to this office for review and approval prior to the issuance of building permit.

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

W \DEVREV\ZAC\6-200.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: 10.14.05

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

RE: Baltimore County
Item No. 200 JRA

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,

L. J. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

| | | | |
|---|---|---|---|
| RE: | PETITION FOR VARIANCE<br>1905 Old Turkey Point Road; W/side Old<br>Turkey Pt Rd, 137' S c/line Turkey Pt Rd<br>15th Election & 6th Councilmanic Districts<br>Legal Owner(s): Estate of Douglas Davis, Sr<br>by Steven D. Davis<br>Petitioner(s) | * | BEFORE THE<br><br>ZONING COMMISSIONER<br><br>FOR<br><br>BALTIMORE COUNTY<br><br>06-200-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, Steven D. Davis, 2029 Turkey Point Road, Baltimore, MD 21221, Petitioner(s).

RECEIVED

Per.....

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

# *State of Maryland*
# LETTERS OF ADMINISTRATION

**Estate No.** 135345

I certify that administration of the Estate of

**DOUGLAS B. DAVIS SR.**

was granted on the 25th day of JULY, 2005

to STEVEN DOUGLAS DAVIS

as personal representative(s) and the appointment is in effect

this 25th day of JULY, 2005 .

☑ Will probated July 25, 2005
**(date)**

☐ Intestate estate.

Grace G. Connolly

GRACE G. CONNOLLY

**Register of Wills for**

Baltimore County

**VALID ONLY IF SEALED WITH THE SEAL OF THE COURT OR THE REGISTER**

**RW 1120**

**PS-3576**

06200-A

095-A-2

HACKBERRY RD

WHORL CT

PAPERBARK RD

CAROB CT

BAUERNSCHMIDT DR

NORTHING TWAY

DR

OLD TURKEY POINT RD

DR 3'S

* SITE *

SUE AVE

CREEK DR

WILLIAM AVE

EDGE

# PLAT TO ACCOMPANY PETITION FOR ZONING [X] VARIANCE [ ] SPECIAL HEARING

PROPERTY ADDRESS 1905 OLD TURKEY POINT ROAD

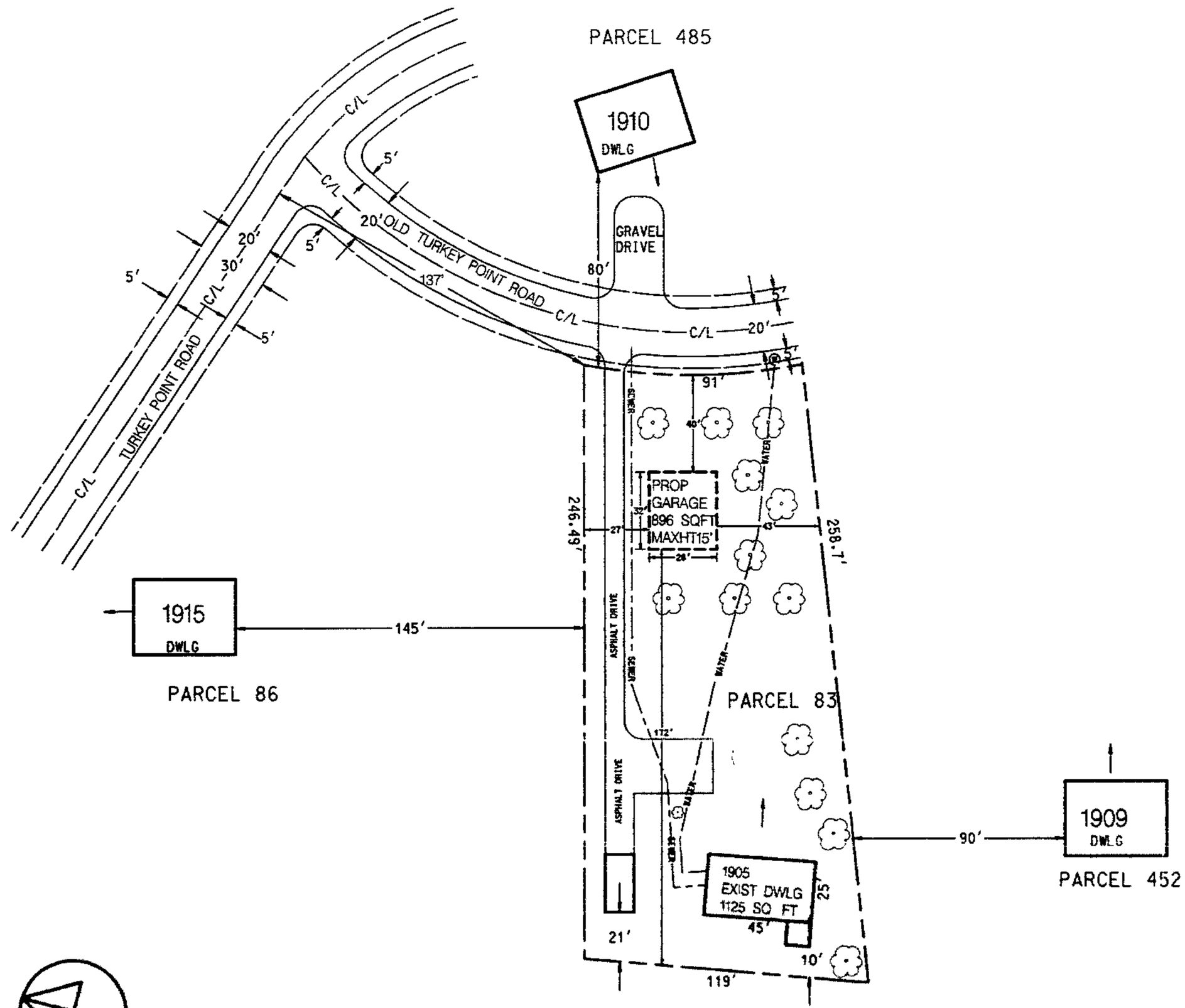
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

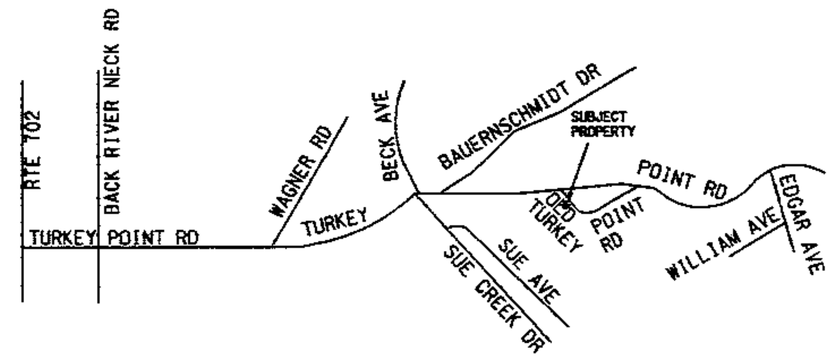
SUBDIVISION NAME N/A

PLAT BOOK # N/A FOLIO # N/A LOT # N/A SECTION # N/A

OWNER DOUGLAS AND DONNA DAVIS

LIBER# 4571 PAGE# 290




VICINITY MAP

SCALE: 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIAC DISTRICT 06

1" = 200' SCALE MAP# 09B-A-2

ZONING DR.3.5

LOT SIZE .56 ACREAGE 24393 SQUARE FEET

| | PUBLIC | PRIVATE |
|---|---|---|
| SEWER | [X] | [ ] |
| WATER | [X] | [ ] |

| | YES | NO |
|---|---|---|
| CHESAPEAKE BAY CRITICAL AREA | [X] | [ ] |
| 100 YEAR FLOOD PLAIN | [ ] | [X] |
| HISTORIC PROPERTY/ BUILDING | [ ] | [X] |

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE # 2007-0

PREPARED BY STEVEN DAVIS

SCALE OF DRAWING 1" = 60'

PROPOSED GARAGE

06-200-A

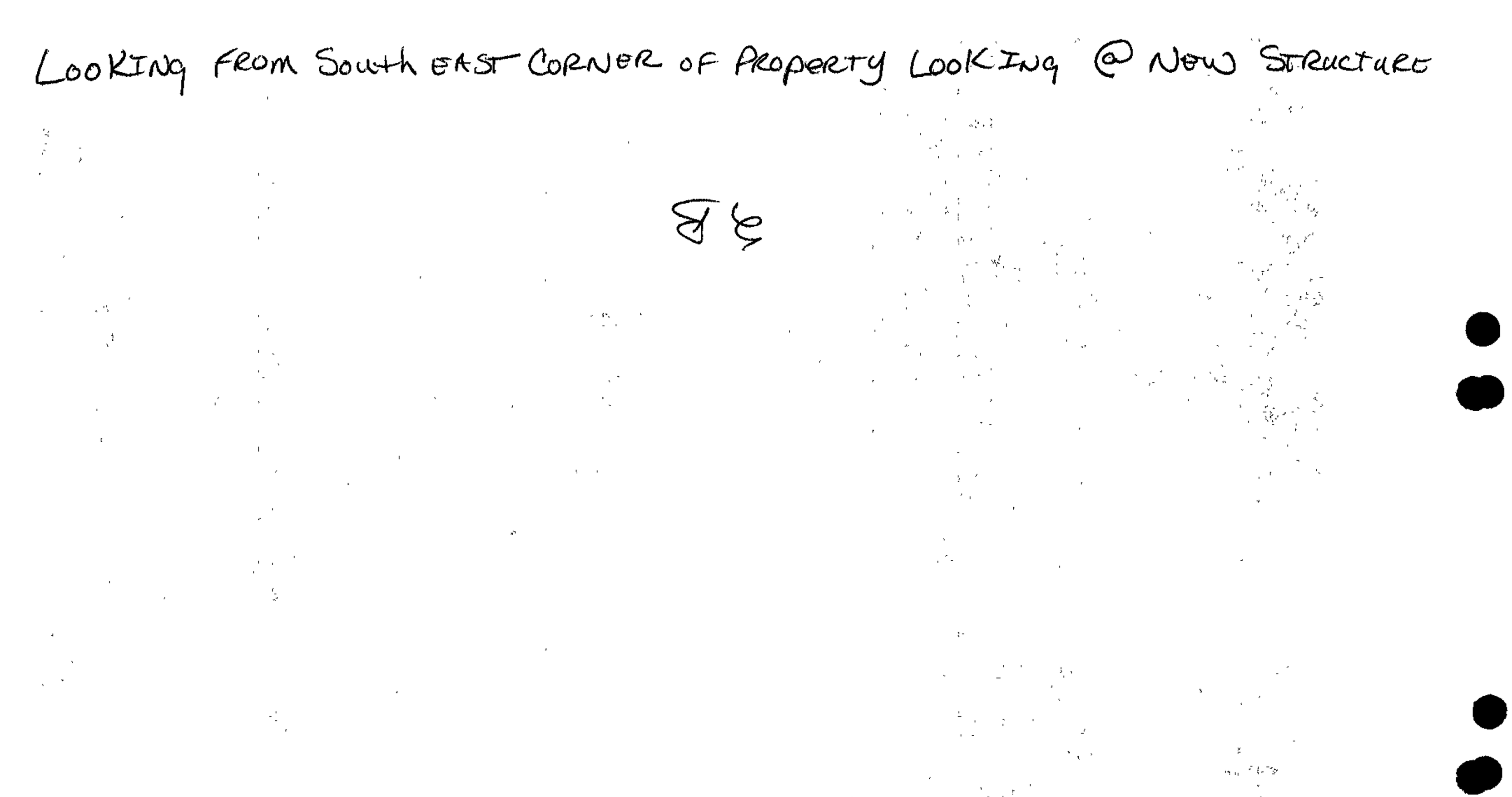
POSTED
NO TRESPASSING
KEEP OUT

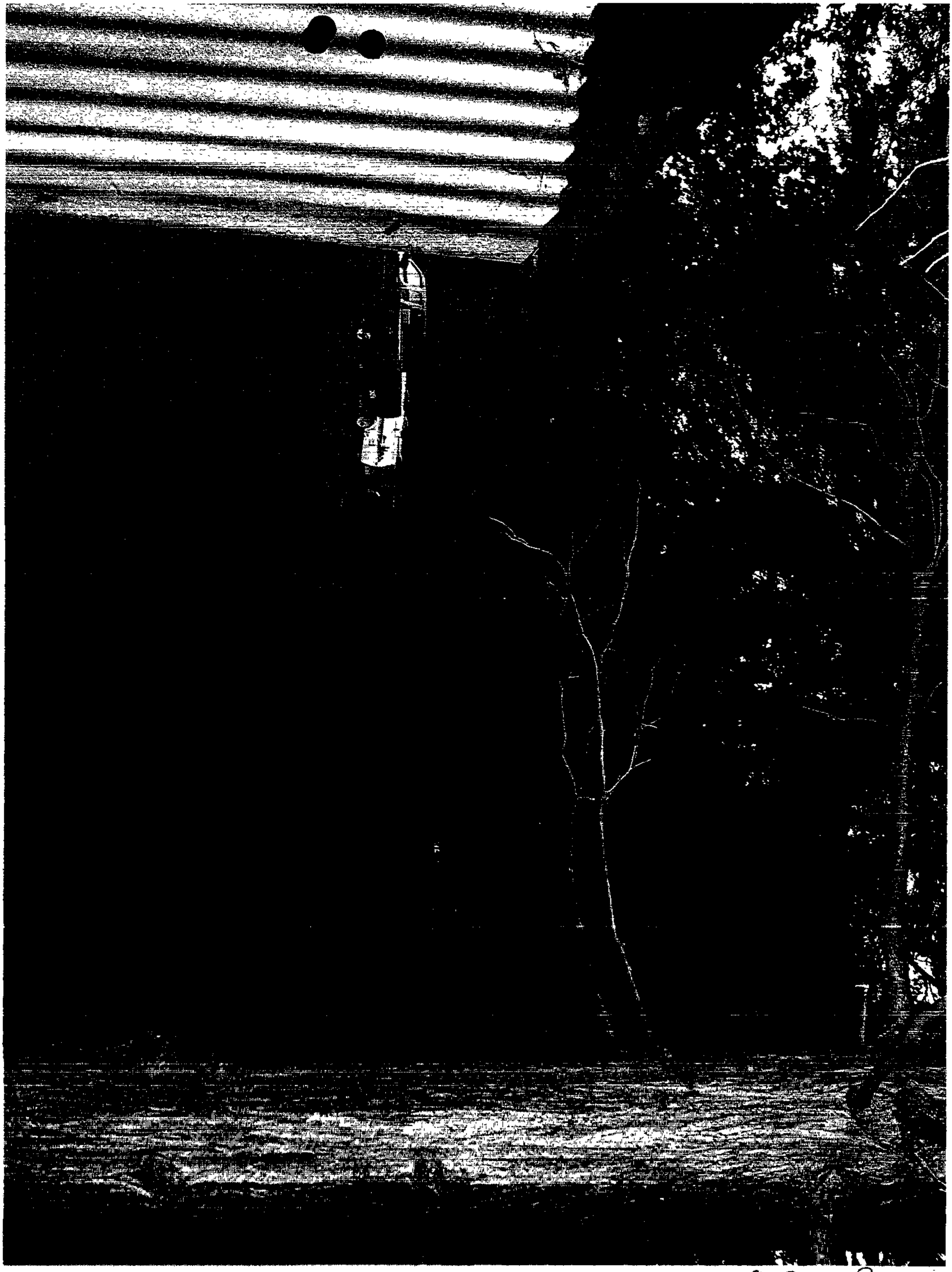
LOOKING FROM NORTH EAST CORNER OF PROPERTY LOOKING @ NEW STRUCTURE

24

96.700.A

LOOKING FROM SOUTH EAST CORNER OF PROPERTY LOOKING @ NEW STRUCTURE





OG-200-A

LOOKING FROM SOUTH WEST CORNER OF PROPERTY LOOKING @ NEW STRUCTURE

LOOKING FROM NORTHWEST CORNER OF PROPERTY LOOKING @ NEW STRUCTURE

14

September 25,2005

To Whom It May Concern:

I R.D. Schwestzer living at 1909 Old Turkey Pt. Rd have reviewed the plans and proposal to build a new garage at 1905 Old Turkey Point Rd. After reviewing the proposal, I have no objection to the structure being built.

Sincerely,

Robert D. Schwestzer

Notarized By: EDWARD W. JACKSON JR

Commission Expires: 2-11-06

3D

06-200(F)

September 25,2005

To Whom It May Concern:

I Eleanor Peters living at 1910 old turkey Pt Rd have reviewed the plans and proposal to build a new garage at 1905 Old Turkey Point Rd. After reviewing the proposal, I have no objection to the structure being built.

Sincerely,

Eleanor Peters

Notarized By: EDWARD W. JACKSON JR

Commission Expires: 2-11-06

3B

06-200-A

September 25,2005

To Whom It May Concern:

I EDWARD YEAGER living at 1912 OLD TURKEY PT RD have reviewed the plans and proposal to build a new garage at 1905 Old Turkey Point Rd. After reviewing the proposal, I have no objection to the structure being built.

Sincerely,

Edward Yeager

Notarized By: EDWARD W. JACKSON JR

Commission Expires: 2-11-06

3C

06-200-A

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

# PETITIONER'S SIGN-IN SHEET

| NAME | ADDRESS | CITY, STATE, ZIP | E- MAIL |
|---|---|---|---|
| STEVEN D. DAVIS | 2029 TURKEY PT RD | BALTO MD 21221 | STEVEN.DAVIS@BGE.com |
| | | | |
| | | | |
| | | |