ORDER RECEIVED FOR FILING
Date 1 - 1 8 - 0 S - 1 8 By

IN RE: PETITION FOR ADMIN. VARIANCE

E/ side of Gores Mill Road, 3400' N of c/l of Nicodemus Road
13th Election District

1st Councilmanic District

(12045 Gores Mill Road)

Hal S. and Carole M. Katz Petitioners BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 06-215-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Hal S. and Carole M. Katz. The variance request is for property located at 12045 Gores Mill Drive in the Reisterstown area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (garage) to be located in the front/side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Zoning Advisory Committee

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 27, 2005, and there being no request for a public hearing, a Odecision shall be rendered based upon the documentation presented.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy

Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

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.

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.

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

upon the Petitioner.

ORDER RECEIVED FOR FILING

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

November 18, 2005

Hal S. Katz Carole M. Katz 12045 Gores Mill Road Reisterstown, Maryland 21136

Re: Petition for Administrative Variance Case No. 06-215-A

Property: 12045 Gores Mill Road

Dear Mr. and Mrs. Katz:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative 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

Deputy Zoning Commissioner

for Baltimore County

JVM:dlw Enclosure

c: Thomas Sinor, 1912 Liberty Road, Eldersburg, MD 21784 People's Counsel; Case File



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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	12045 Gores Mill Road	
	is presently zoned RC4	

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) $400 \, \text{L} \, (222)$

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT | SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 dec perjury, that I/we are is the subject of this I	the legal owner		
Contract Purchaser/	Lessee:			Legal Owner(s):			
				HAL 5.	4472		
Name - Type or Print				Name - Type or Print	· ·		
Signature			•	Signature APULE	ML	172	
Address	<u>-</u>	Telephone No.		Name Type or Print	SIN V		
City	State	Zip Code	, i	Signature 12045 Gores N	1ill Road	410-	-833-1759
<u>Attorney For Petition</u>				Address	1		Telephone No
	, ,	1		Reisterstown	Man	cyland	21136
Name - Type or Print		_ 		City		State	Zip Code
				Representative	to be Conta	cted:	
Signature		4		Thomas Sinor			
Company				Name			
<u> </u>				1912 Liberty F	Road 41	10-781-70	
Address		Telephone No.	•	Address			Telephone No.
				Eldersburg	Maryland		784
City	State	Zip Code		City		State	Zip Code
A Public Hearing having be this day of regulations of Baltimore Count	, th	at the subject matter	be rec	uired, it is ordered by to petition be set for a public	he Zoning Como c hearing, adverti	nissioner of B sed, as requir	altimore County ed by the zonin
•						<u></u>	<u>.</u>
				Zoning Comn	nissioner of Baltir	nore County	=======================================

06-215-A

CASE NO.

REV 10/25/01

Estimated Posting Date

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

competent to testify thereto in the event that a pe	iono nocimig io carro amb an		
That the Affiant(s) does/do presently reside at	12045 Gores Mill Address	Road	<u></u>
	Reisterstown	Maryland	21136
	City	State	Zip Code
That based upon personal knowledge, the follow Variance at the above address (indicate hardship	wing are the facts upon whi p or practical difficulty):	ch I/we base the reques	t for an Administrative
We have an exceptionally large lot, house was originally constructed, the or detached garage. We are in despessed vehicles, as well as, storage to accommaintain our property. The house is impossible to construct an attached topography at the rear of the house, We believe this leaves only one soluside of the house. This will not crudue to the fact that they cannot see appreciate and are asking for your condetached garage to the left side of plane of the front of our house.	e builder opted not a rate need of a garage ommodate tractors and located on an inclingarage. Due to the placing a detached garage any inconvience the house at present onsideration of allow	to construct an attention of other equipment of the making it literal and steamed and steamed and steamed and the total adjacent neighbors, from any direct wing us to place a	tached of our to ally ep ible. left bors ion. We
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a signature Signature Name - Type or Print	ormal demand is filed, Affia additional information. Signature Name - Type	OC-KAY2	pay a reposting and
STATE OF MARYLAND, COUNTY OF BALTIN	ORE, to wit:		,
I HEREBY CERTIFY, this 19th day of 0 da	rsonally appeared	<u>loo5</u> , before me, a No	tary Public of the State
the Affiant(s) herein, personally known or satisfa	ctorily identified to me as su	uch Affiant(s).	
AS WITNESS my hand and Notarial Seal		A Mw	
	Motary Public My Commission E	xpires4/1/08	<u> </u>

REV 10/25/01

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at	12045 Gores Mill Road				
•	Reisterstown	Maryland	21136		
	City	State	Zip Code		
That based upon personal knowledge, the follo Variance at the above address (indicate hardshi	wing are the facts upon wlip or practical difficulty):	hich I/we base the reque	est for an Administrative		
We have an exceptionally large lot, house was originally constructed, at or detached garage. We are in despendentially as well as, storage to accommaintain our property. The house is impossible to construct an attached topography at the rear of the house, we believe this leaves only one solution of the house. This will not conduct to the fact that they cannot see appreciate and are asking for your of detached garage to the left side of plane of the front of our house.	rate need of a gara commodate tractors as located on an inclu- garage. Due to the placing a detached ation, a detached garage the house at present consideration of alle	to construct an a ge for protection nd other equipment ine making it lite undulating and st garage is not fearage located on the to adjacent neighbor owing us to place	ttached of our to rally eep sible. e left hbors tion. We a		
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide signature Signature Name - Type or Print	ormal demand is filed, Affadditional information. Signature Name - Ty	ROLE KATZ	to pay a reposting and		
		·, 	·		
STATE OF MARYLAND, COUNTY OF BALTIS	MORE, to wit:				
I HEREBY CERTIFY, this 19th day of of Maryland, in and for the County aforesaid, pe	ersonally appeared	<u>∌∞5</u> , before me, a N	lotary Public of the State		
the Affiant(s) herein, personally known or satisf	actorily identified to me as	such Affiant(s).			
AS WITNESS my hand and Notarial Seal) mine			
	Notary Public My Commission	Expires	08		



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

ARYLAN	for the property located at	12045 Gores Mill Road
	which i	is presently zoned <u>RC4</u>
annealed of the present edition	with the Department of Permits and Develop te in Baltimore County and which is described in etition for a Variance from Section(s) 中のの。	the description and plat attached bereto and

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: ype or Print Name -Name - Type or Print Signature Signature Name Type or Print Telephone No. Address Zip Code Signature City State 410-833-1759 12045 Gores Mill(Road Attorney For Petitioner: Telephone No. **Address** 21136 Maryland Reisterstown Zip Code State City Name - Type or Print Representative to be Contacted: Signature Thomas Sinor Name Company 410-781-7022 1912 Liberty Road Telephone No. Telephone No. Addres Address 21784 Eldersburg, Maryland Zip Code City Zip Code State City State Hyplic Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning degutations of Baltimore County and that the property be reposted. S.C.IV Zoning Commissioner of Baltimore County ASE NO. Reviewed By _ Date 10121105 06-215-A **Estimated Posting Date** R**∰**√ 10\25/01

ZONING DESCRIPTION FOR 12045 Gores Mill Road						
		(address)				
Beginning at a point on the(not	east rth, south, east or wes	side of t)				
Gores Mill Road (name of street on which property	which is fronts) (number of the context of	20 feet oer of feet of right-of-way width)				
wide at the distance of 3400 of the (num)		th, south, east or west)				
centerline of nearest improved int	ersecting street Nice	odemus Road (name of street)				
which is 22 feet	wide	, then continuing along Gores				
Mill Road with the following cou	rses and distances: N	16° 12'20"E 401.96',				
N14° 32'40"E 627.12', N03° 17'4	0"W 132.05', N00°5'	7'20"E 100.25',				
N00°26'10"E 239.74', S68°34'18	"E 191.94', S35° 58'	21"E 76.61',				
S58° 20'21"E 140.98', S53° 36'56	6"W 118', S64° 11'6"	E 374.35,				
N37° 15' 39"E 351.81, E 175', S5	58° 17'10"E 368.46',	S23° 19'17"W 1439.98',				
then N72° 32'24"W 700' back to	the point of beginning	ζ.				
containing 30.017 acres (square feet or acres)	Also known as	12045 Gores Mill Road (property address)				
and located in the 4 th Elec	tion District,3 rd	Councilmanic District.				

RECEIVED OFFICE OF BUDGET ANEOUS acpt Tuf N. P.E.O.O. 3 15.50 althory fresh 18. (III. SM 4200CH 1 MI CH ET THE THE LAND ACTIVAL TO SERVICE ACTIVATE AC 100 Miles DIVINITY OF Hary Land 145,00 THE STATE OF

5 WHAT WHAT SHE INTIME 4.III. 13

CASHIER'S VALIDATION

DISTRIBUTION WHITE CASHIER

Z Z

CERTIFICATE OF POSTING

RE: Case No.: 06-215-A	
Petitioner/Developer:	
Donna Thompson	···
Date of Hearing/Closing:	
ed at 12045 Goves Mill Rd.	
27,2005	
Sincerely, Macy Landner:	
	Petitioner/Developer:

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 ubject 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.

Item Number or Case Number: 06-215-A
Petitioner: KATZ
Address or Location: 12045 GORES MILL RD.
PLEASE FORWARD ADVERTISING BILL TO:
Name: HAL S. KATZ
Address: 12045 GORES MILL RD.
REISTERSTOWN MD 21136
REISTERSTOWN, MD 21136

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

<u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

Case Number 06-	-A	Address <u>12045</u>	GORES	MILL 1	ZD.
Contact Person:	NA THOMPSO		Phone Nu	ımber: 41	0-887-3391
	lanner, Please Print Your Na		~. •	-	سمان ان
Filing Date: 10/21/05	Postin	g Date: 10/30/05	Closi	ng Date:	11/14/05
Any contact made with this through the contact person (s office regarding planner) using the	the status of the a case number.	administrative	variance	should be
1. POSTING/COST: The reverse side of this for reposting must be do is again responsible property on or before date.	orm) and the petition or only by one of the for all associated of	oner is responsible he sign posters on to community to the costs. The zoning response to the content of the con	for all printin he approved notice sign m	g/posting list and thoust be vis	costs. Any e petitioner sible on the
2. <u>DEADLINE:</u> The close a formal request for a public he	a public hearing.	Please understand	d that even	if there is	
ORDER: After the occurrence order that the matter (typically within 7 to 1 denied, or will go to pro-	nay: (a) grant the r be set in for a 0 days of the closi	requested relief; (b) public hearing. You not be to whether the control of the co	deny the received the the deliver the petition	equested re written on has been	elief; or (c) notification en granted.
4. POSSIBLE PUBLIC I (whether due to a name commissioner), notification of this office.	eighbor's formal recation will be forward of the hearing date	equest or by order randed to you. The equipment of the control of	of the zoni e sign on th . As when the	ng or dep ne proper ne sign wa	ty zoning ty must be as originally
	(Detach	Along Dotted Line)			
Petitioner: This Part of the	Form is for the S	ign Poster Only			
USET	HE ADMINISTRAT	IVE VARIANCE SIG	N FORMAT		
Case Number 06- 215		s 12045 Gor	ES MILL	- Ro.	
Petitioner's Name	NA THOMPSON	<u></u>	Telephone _	:410-833	3-1759
Posting Date:	0/05	Closing Date	: 1114	05	· · · · · · · · · · · · · · · · · · ·
Wording for Sign: <u>To Perm</u>	nit an accessor	1 STRUCTURE (GARAGE) -	TO DE	
LOCATED IN THE	FRONT/SIDE Y	ARD IN LIEU O	FTHE RE	QUIREL	>
REAR YARD.				·	<u></u>
	<u> </u>			···	
			•	MOD Da	wined SIDE IOA

Department of Permits Con Development Management

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





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

November 14, 2005

Hal S. Katz Carole M. Katz 12045 Gores Mill Road Reisterstown, Maryland 21136

Dear Mr. and Mrs. Katz:

RE: Case Number: 06-215-A, 12045 Gores Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 21, 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, U. Call Richall D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 9, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 31, 2005

Item Nos. 204, 205, 206, 208, 209, 211,

213, 214,(215,)216,

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-11092005.doc



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

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

November 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: October 24, 2005

Item No.: 20

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

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

Lieutenant J.D.Mezick Fire Marshal's Office 410-887-4880 MS-1102F

cc: File



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

County Office Building, Room 123 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

NOV. 02, 2005

ATTENTION:

Distribution Meeting of: OCTOBER 24, 2005

Item No.: 204 -218

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

Insp. PACK Fire Marshal's Office 410-887-4880 MS-1102F

cc· File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: November 30, 2005

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 6-215- Allministrative 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

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



Robert L. Flanagan, Secretary Nell J. Pedersen, Administrator

Maryland Department of Transportation

Date: 177.31-05

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

RE:

Baltimore County Item N

Dear. Ms. Matthews:

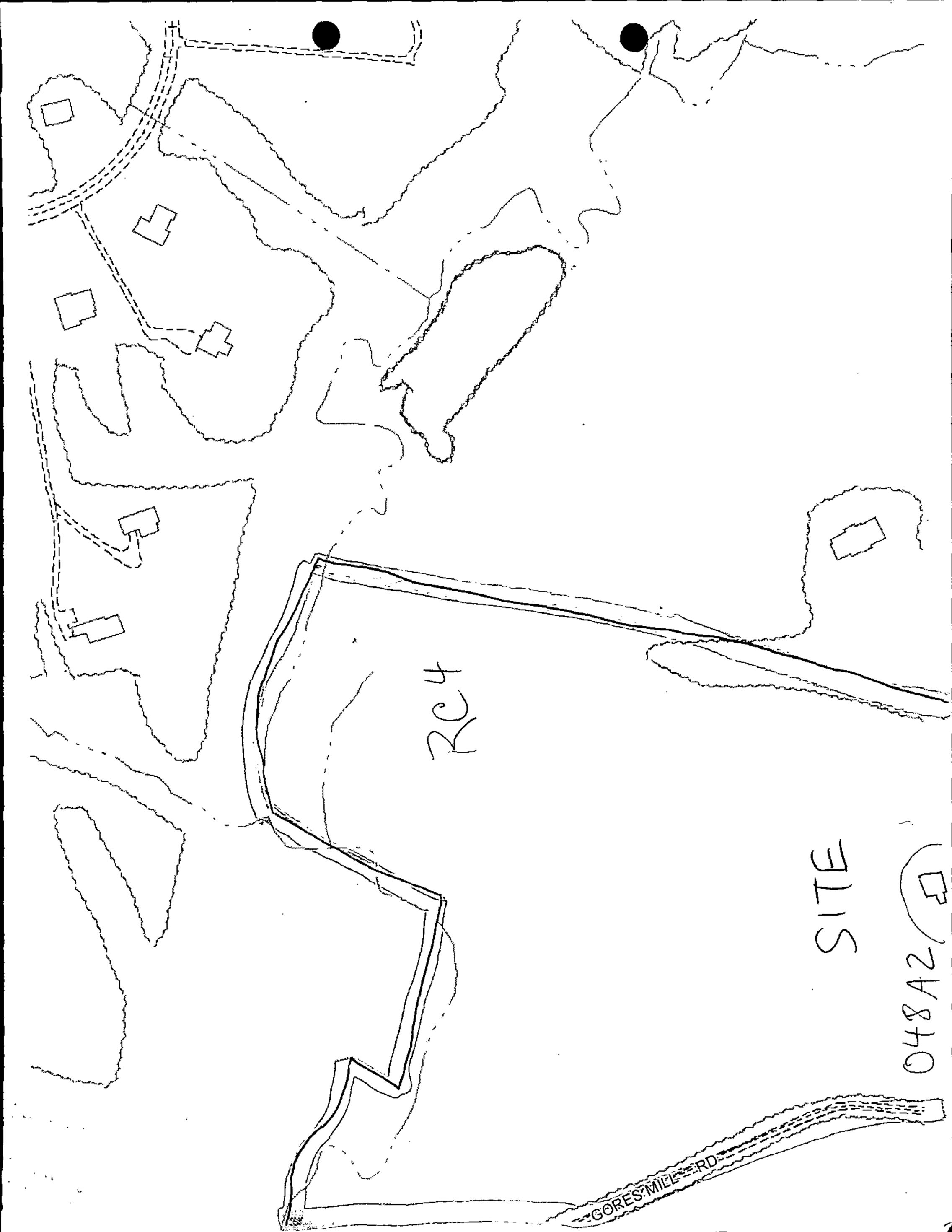
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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





Front-directly aross From proposed
building site (Note Drop off To Left
+ real)



Standing in Front of Proposed building Sit To BGE easement area.



Next to driveway - Looking up to proposed building site

Cores and Cores

Front - driveway - Looking down at proposed building SiTe



Front directly across from proposed building site



Next To driveway Looking up To proposed building site



