IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
E/side of Deer Park Road at a Distance 2,200' north of c/l of Dolfield Road	*	DEPUTY ZONING COMMISSIONER
4th Election District	*	FOR
4th Councilmanic District **(4831 Deer Park Road)**	*	BALTIMORE COUNTY
Helen Michel, Legal Owner and William & Barbara Fleishell, Contract Purchasers	*	CASE NO. 06-249-SPHA
Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Helen Michel, and William and Barbara Fleishell, Contract Purchasers. The Petitioners are requesting Special Hearing and Variance relief for property owned at 4831 Deer Park Road in the Reisterstown area of Baltimore County.

The Special Hearing request is filed pursuant to 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a setback of 27' in lieu of the required 50' from any lot line.

The Variance request is filed pursuant to Section 400.3 of the B.C.Z.R., to allow an accessory structure with a height of 20' in lieu of the required 15'.

The property was posted with Notice of Hearing on November 30, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on November 29, 2005, to notify any interested persons of the scheduled hearing date.

ORDER RECEIVED FOR FILING
Date 12-30-05
By

Applicable Law

Section 500.7 of the B.C.Z.R. ***Special Hearings***

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

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."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated December 20, 2005, a copy of which is made part of the record of the case.

Interested Persons

Appearing at the hearing on behalf of the requested Special Hearing and Variance relief was William Fleishell, Petitioner. There were no protestants or interested citizens in attendance

ORDER RECEIVED FOR FILING
Date 12-30-05
By

at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The Petitioner indicated that his family needs to move into his mother-in-law's home, which is the subject of this Petition. This property contains 1.9 acres, is zoned RC 5 and is improved by an existing home which he would like to make several additions. In addition to his two (2) vehicles and his daughter's vehicle, he needs to store his 36-foot camper. He indicated that he did not want the property to look like a used car lot and therefore requested variances to allow him to store the additional vehicles inside a structure.

In regard to the camper, he would like to erect a 30 x 60-pole building to house the camper. The air conditioner on the top of the camper is almost 12 feet high and so he will need a door of at least 13 feet. Adding a pitched roof will take the structure to 20 feet in lieu of the 15 feet allowed under the regulations. The pole building will have no second floor. He agreed to the Planning Office comments that the building not be used for residential or commercial purposes.

In regard to the lot line setback, he indicated that he would like to have a side loaded three-car garage on the south end of the existing home. He proposes to raze the existing garage and eventually have a 25 x 40 garage for at least three (3) vehicles. He noted that the existing house is not located in the center of the lot but rather on the southern portion. He considered other locations for the garage but the location shown was the only practical place to build the new garage given the driveway and connection to the existing home.

Consequently, adding the new garage to the south end results in the corner of the garage being 27 feet from the lot line. However, he pointed out that his neighbor to the south has her

ORDER RECEIVED FOR FILING
Date 12-30-05
By

house 180 feet away from the boundary and will not be affected by the variance for the garage. Similarly, the neighbor to the north has their home 130 feet from the north boundary and will not be adversely affected by the taller than allowed pole building. He indicated that he spoke to both neighbors about his plans, who had no objection.

Findings of Fact and Conclusions of Law

The Planning Office comments were not available as of the time of the hearing and consequently the record of this case was held open to receive such. The comments were received on December 23, 2005 which indicated that the Office believes such additions do not have to comply with the Performance Standards of Section 1A04.4 of the BCZ. However, The Office reviewed the elevations and other information provided by the Petitioner regarding the additions and found the additions meet the Performance Standards.

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The existing house is located on the southern portion of the property rather than in the center. As such, adding a garage to the south end of the garage requires a variance. However, the existing garage on this end of the building violates the lot line setback requirement as it stands. Consequently, I find the subject property unique from a zoning standpoint.

I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no other practical place to locate the new garage.

Finally, I find that these variances 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

ORDER RECEIVED FOR FILING
Date 12-30-05
By

health, safety and general welfare. Neither neighbor who would be affected by the requests has objected, as their homes are quite a distance to the proposed addition on the subject property.

In regard to the special hearing for the height of the pole building, I find the request most reasonable and will not adversely affect the community provided that terms of the Planning Office comments are incorporated.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30 day of December, 2005, that the Petitioners' request for Special Hearing filed pursuant to 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a setback of 27' in lieu of the required 50' from any lot line, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petitioner's request for Variance filed pursuant to Section 400.3 of the B.C.Z.R., to allow an accessory structure with a height of 20' in lieu of the required 15', be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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

2. The Petitioners or subsequent owners shall not allow or cause the accessory structure to be converted into a dwelling unit and/or apartment. There shall be no sleeping quarters, living area, kitchen or bathroom facilities in the structure. In addition, the accessory structure shall not be used for commercial purposes;

ORDER RECEIVED FOR FILING
Date 12-30-05
By

3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

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 12-30-05
By

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4831 Deer Park Rd

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve 1A04.3.B.2.b BCZR

To allow an addition with a setback of 27' in lieu of the required 50' from any lot line.

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

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

Contract Purchaser/Lessee:

William & Barbara Fleishell
Name - Type or Print

William Fleishell Barbara Fleishell
Signature

2810 Hollingsworth Rd 410-833-7635
Address Telephone No.

Reisterstown Maryland 21136
City State Zip Code

Legal Owner(s):

Helen Michel
Name - Type or Print

Helen Michel
Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

William Fleishell
Name

2810 Hollingsworth RD 410-833-7635
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

ORDER RECEIVED FOR FILING
Date 10-30-05
By

Case No. 06-249-A

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JF Date 11/7/05

2nd HI
GAR.

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4631 Deer Park Rd

which is presently zoned RC.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 BCZR

To allow an accessory structure with a height of 20' in lieu of the required 15'.

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 discussed at hearing

Property is 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:

William Bon Bon Fleishell
Name - Type or Print

William Elliot Bonbon Fleishell
Signature

2810 Hollingsworth Rd 410-833-7635
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

Legal Owner(s):

Helen Michel
Name - Type or Print

Helen Michel
Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

William Fleishell
Name

2810 Hollingsworth Rd 410-833-7635
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 06-249-A

Reviewed By JF **Date** 11/7/05

REV 9/15/98

ZONING DESCRIPTION

Zoning description for 4831 Deer Park Road:

Beginning at a point in the center of Deer Park Road, (the property is located on the east side of Deer Park Road, the existing paving for Deer Park Road is 20 Ft wide at a distance of 2200 feet north of Dolfield Road. As recorded in Deed Liber 6219, Folio 45 hence leaving Deer Park Road and running along the south side of a 40' Use In Common Right of Way N 86 degrees 25'E 300 feet, hence leaving said south side of 40' Use In Common s 11 degrees 00' W 256.18 Feet to the center line of a 33 foot road right of way, hence running with the center of the 33 foot road right of way S 60 degrees 28'E 268.65 feet, hence leaving said 33 foot to the south side of a 30 foot Use In Common right of way, hence binding on the southside of said right of way N 63 degrees 09" W 163.5 feet and S 86 degrees 25'W 400 feet to the center of Deer Park Road, hence running along the center and in the bed(?) of Deer Park Road S 02 degrees 40' E 10' to the place of beginning. Containing 83,635 sq. ft. I (?) or 1.92 Ac. (I) located in the 4th election district and the 4th councilman district of Baltimore County.

#249

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: #06-249-SPHA
4831 Deer Park Road
East side of Deer Park Road at a distance of 2,200 feet north of the centerline of Dolfield Road.
4th Election District - 4th Councilmanic District
Legal Owner(s): Helen Michel
Contract Purchaser: William Fleishell

Variance: to allow a front yard setback of 25 feet in lieu of the required 40 feet and a side yard (street side) setback of 19 feet in lieu of the required 35 feet.

Hearing: Thursday, December 15, 2005 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 West Chesapeake Avenue, *Towson 21204.*

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the *File and/or Hearing*, Contact the Zoning Review Office at (410) 887-3391.

JT/11/744 Nov. 29 76627

CERTIFICATE OF PUBLICATION

12/1/, 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 11/29/, 2005.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1010

DATE 11-7-01 ACCOUNT 001-096-6150

AMOUNT $ 130.00

RECEIVED FROM: Helen Michael

4431 Deer Park Rd. ITEM # 247

FOR: SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-249-SPHA

Petitioner/Developer: WILLIAM PLEISHELL

Date of Hearing/Closing: DEC 15, 2005

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: 4831 DEER PARK RD

The sign(s) were posted on 11-30-05
(Month, Day, Year)

Sincerely,

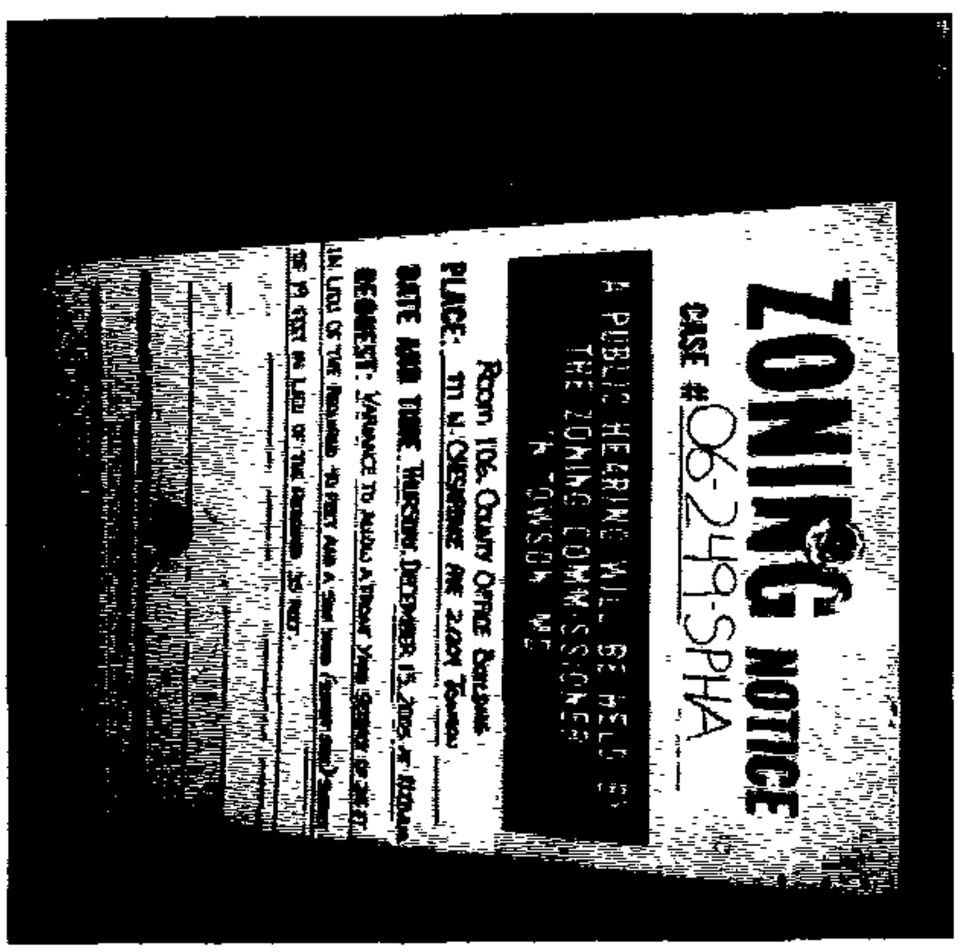
Robert Black 12-1-05
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



4831 DEER PARK RD

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 06-249-SPHA

Petitioner HELEN MICHEL

Address or Location 4831 DEER PARK RD.

PLEASE FORWARD ADVERTISING BILL TO

Name: WILLIAM FLEISHELL

Address 2810 Hollingsworth Rd.
Reisterstown, MD 21136

Telephone Number 410-833-7635

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

November 9, 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: 06-249-SPHA
4831 Deer Park Road
East side of Deer Park Road at a distance of 2,200 feet north of the centerline of Dolfield Road.
4th Election District 4th Councilmanic District
Legal Owner: Helen Michel
Contract Purchaser: William Fleishell

Variance to allow a front yard setback of 25 feet in lieu of the required 40 feet and a side yard (street side) setback of 19 feet in lieu of the required 35 feet.

Hearing: Thursday, December 15, 2005 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK: clb
C: Helen Michel 4831 Deer Park Road Baltimore 21136
William Fleishell 2810 Hollingsworth Road Reisterstown 21136

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BYDECEMBER 1, 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
November 29, 2005 Issue - Jeffersonian

Please forward billing to:
William Fleishell 410-833-7635
2810 Hollingsworth Road
Reisterstown, Maryland 21136

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: 06-249-SPHA
4831 Deer Park Road
East side of Deer Park Road at a distance of 2,200 feet north of the centerline of Dolfield Road.
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WILLIAM WISEMAN
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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

Baltimore County

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

December 12, 2005

Helen Michel
4831 Deer Park Road
Baltimore, Maryland 21136

Dear Ms. Michel:

RE: Case Number: 06-249-A, 4831 Deer Park Road

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
William and Barbara Fleishell 2810 Hollingsworth Road Reisterstown 21136

Printed on Recycled Paper

12/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 20, 2005

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

SUBJECT: 4831 Deer Park Road

INFORMATION:

Item Number: 6-249-A

Petitioner: William Fleishell
Zoning: RC 5

Requested Action: Variance and Special Hearing

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 19 feet in lieu of the maximum permitted 15 feet 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.

It is the opinion of this office that a finding of compliance with RC5 is not required for additions to an existing dwelling and a pole building. (See Section 1A04.4.A The standards in this section apply to all residential development in the RC5 Zone; including single lots of record and minor subdivisions.) However, the Office of Planning has received architectural elevations and finds that they address the RC5 performance standards.

The special hearing is acceptable to the Office of Planning and should be granted.

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

Division Chief: Lynn Lanham
AFK/LL:kma

ORDER RECEIVED FOR FILING
Date 12-30-05
By Debra Wiley

W:\DEVREV\ZAC\02-249rev.doc

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 30, 2005

Helen Michel
4831 Deer Park Road
Baltimore, Maryland 21136

Re: Petition for Special Hearing and Variance
Case No. 06-249-SPHA
Property: 4831 Deer Park Road

Dear Ms. Michel:

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

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

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: William and Barbara Fleishell, 2810 Hollingsworth Road, Reisterstown, MD 21136
People's Counsel; Case File

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

November 15, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 7, 2005

Item No.: 243, 244, 245, 246, 247, 248, 249.

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.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Printed on Recycled Paper

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 11.15.05

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

RE: Baltimore County
Item No. 249 JRF

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 23, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For November 14, 2005
Item Nos: 244, 245, 246, 248, and 249

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-11232005.doc

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
4831 Deer Park Road; E/S Deer Park Rd, 2,200' N c/line Dolfield Road	*	ZONING COMMISSIONER
4th Election & 4th Councilmanic Districts	*	FOR
Legal Owner(s): Helen Michel Contract Purchaser(s): William Fleishell Petitioner(s)	*	BALTIMORE COUNTY
	*	06-249-SPHA

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

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/ 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

RECEIVED
NOV 1 0 2005
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of November, 2005, a copy of the foregoing Entry of Appearance was mailed William Fleishell, 2810 Hollingsworth Road, Reisterstown, MD 21136, Petitioner(s).

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

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
William Fleishell	8810 Hollingsworth Rd	Reisterstown MD 21136	BBF28101@Verizon.Com

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

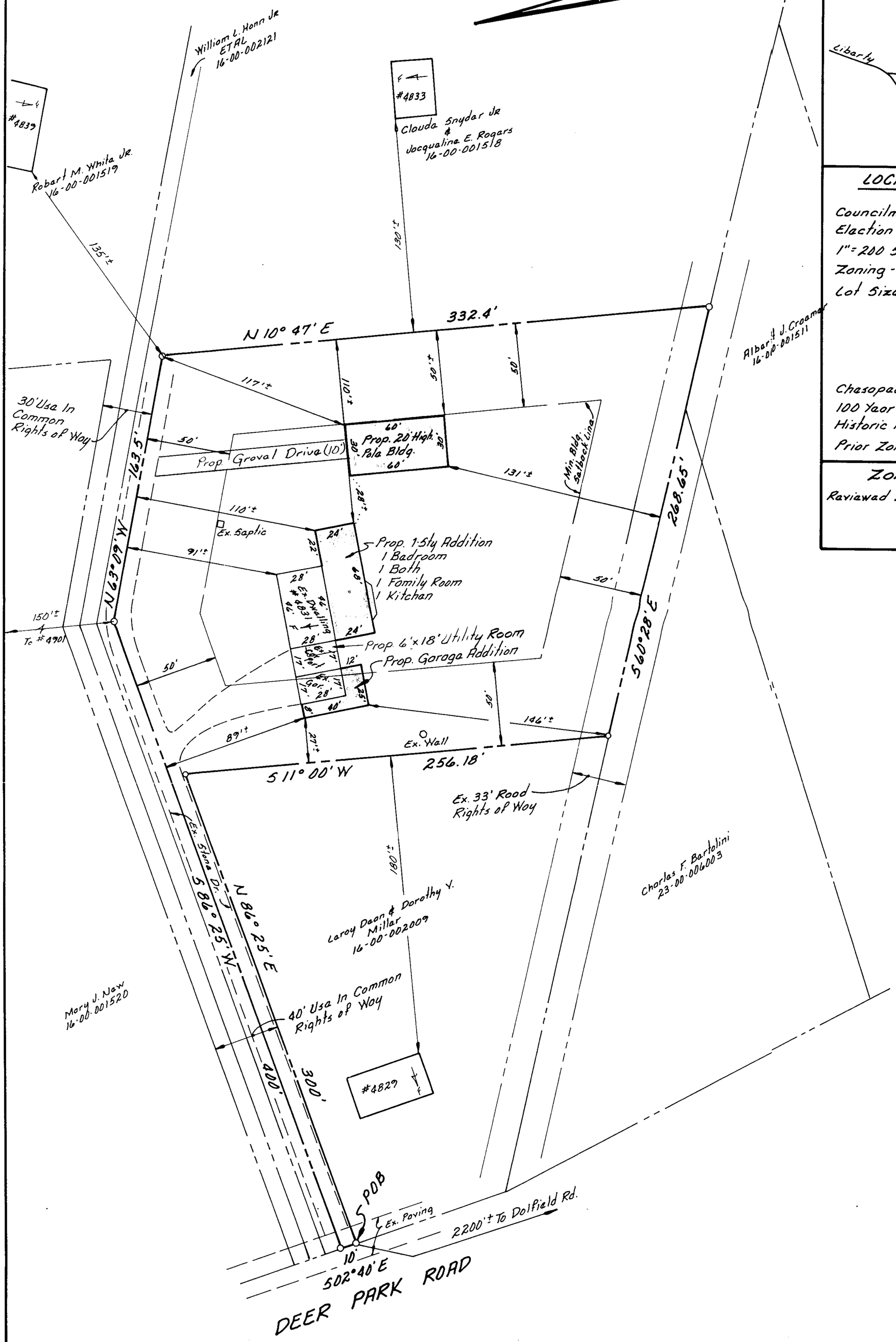
PROPERTY ADDRESS - 4831 DEER PARK RD.

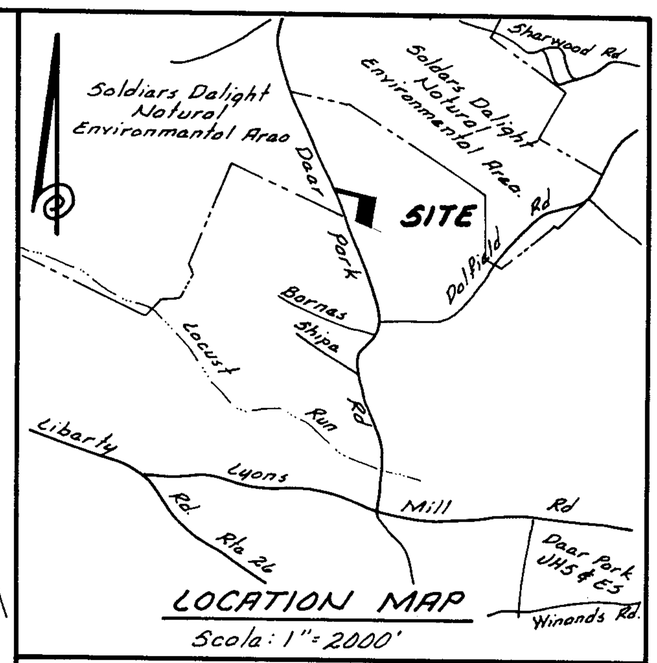
SUBDIVISION NAME - Map #66, Parcel 407

PLAT BOOK #____, FOLIO #____, LOT #____, SECTION____

OWNER - HELEN E. MICHEL

Tax No. 16-00-001516





LOCATION MAP

Scale: 1" = 2000'

LOCATION INFORMATION

Councilmanic District - 4th.

Election District - 4th

1" = 200 Scale Map # - 066B1 & 2

Zoning - RC 5

Lot Size - 83,635 Sq. Ft.± or 1.92 Ac.±

	Public	Private
Sewer	☐	☒
Water	☐	☒

	Yes	No
Chesapeake Bay Critical Area	☐	☒
100 Year Flood Plain	☐	☒
Historic Property / Building	☐	☒

Prior Zoning Hearing: None

Zoning Office Use Only

Reviewed by	Item #	Case #

PREPARED BY: R. Flaishall

SCALE OF DRAWING: 1" = 40'

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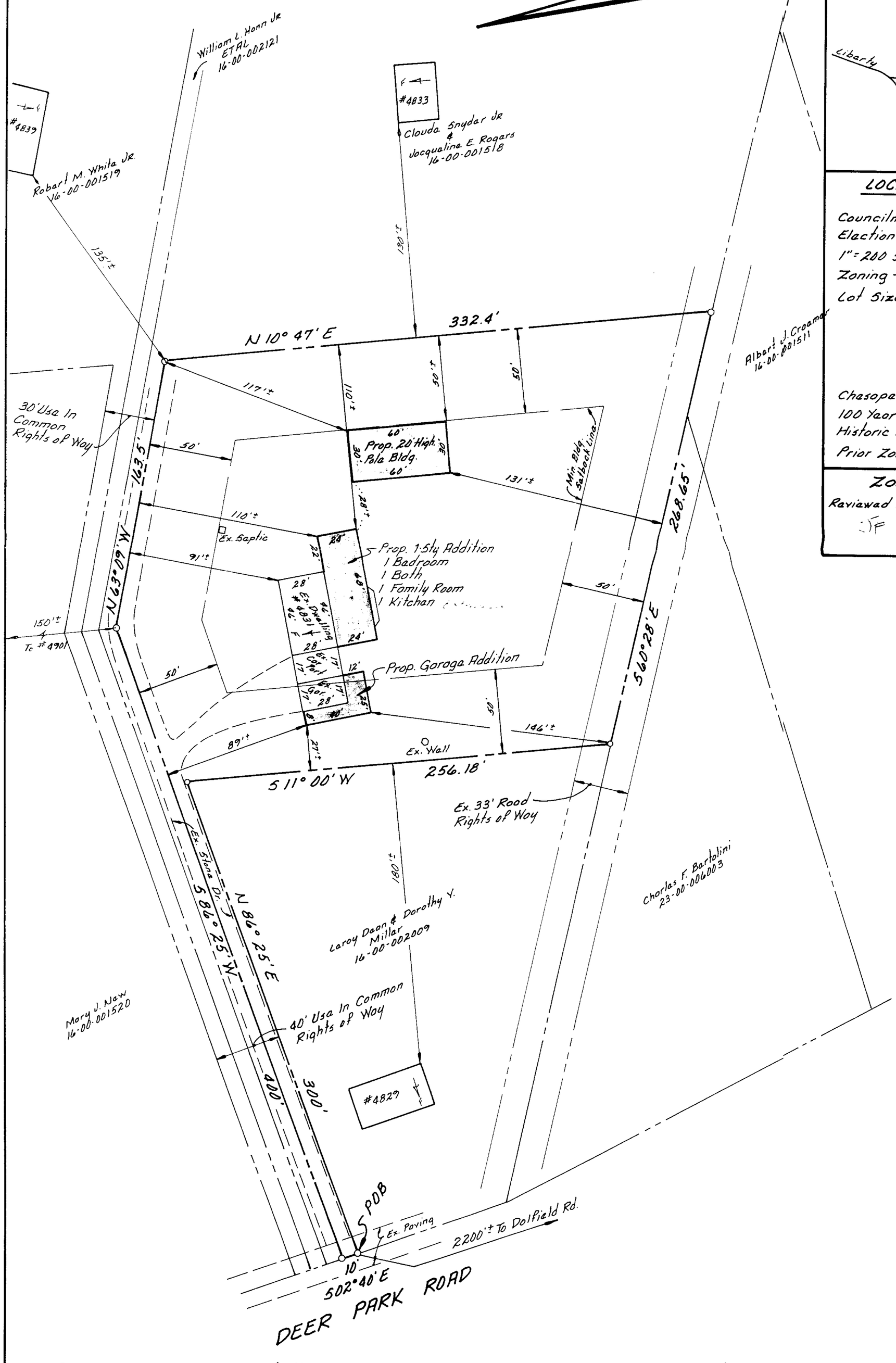

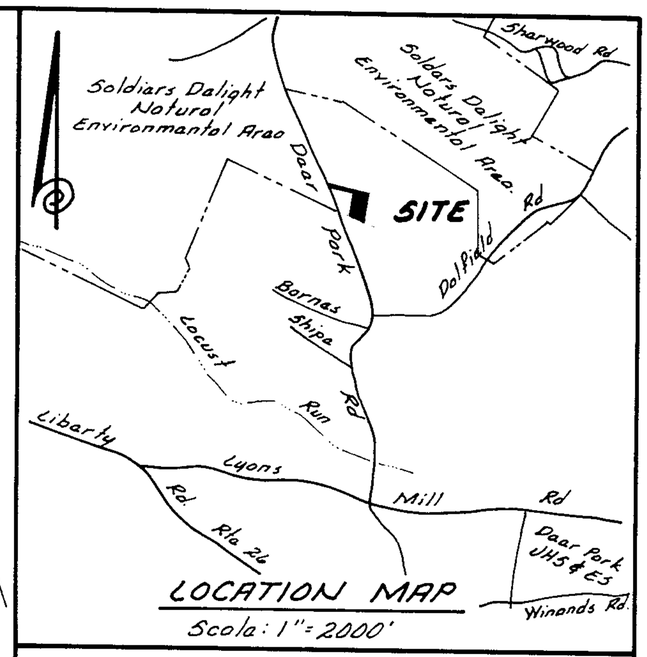

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Historic Property / Building	☐	☒

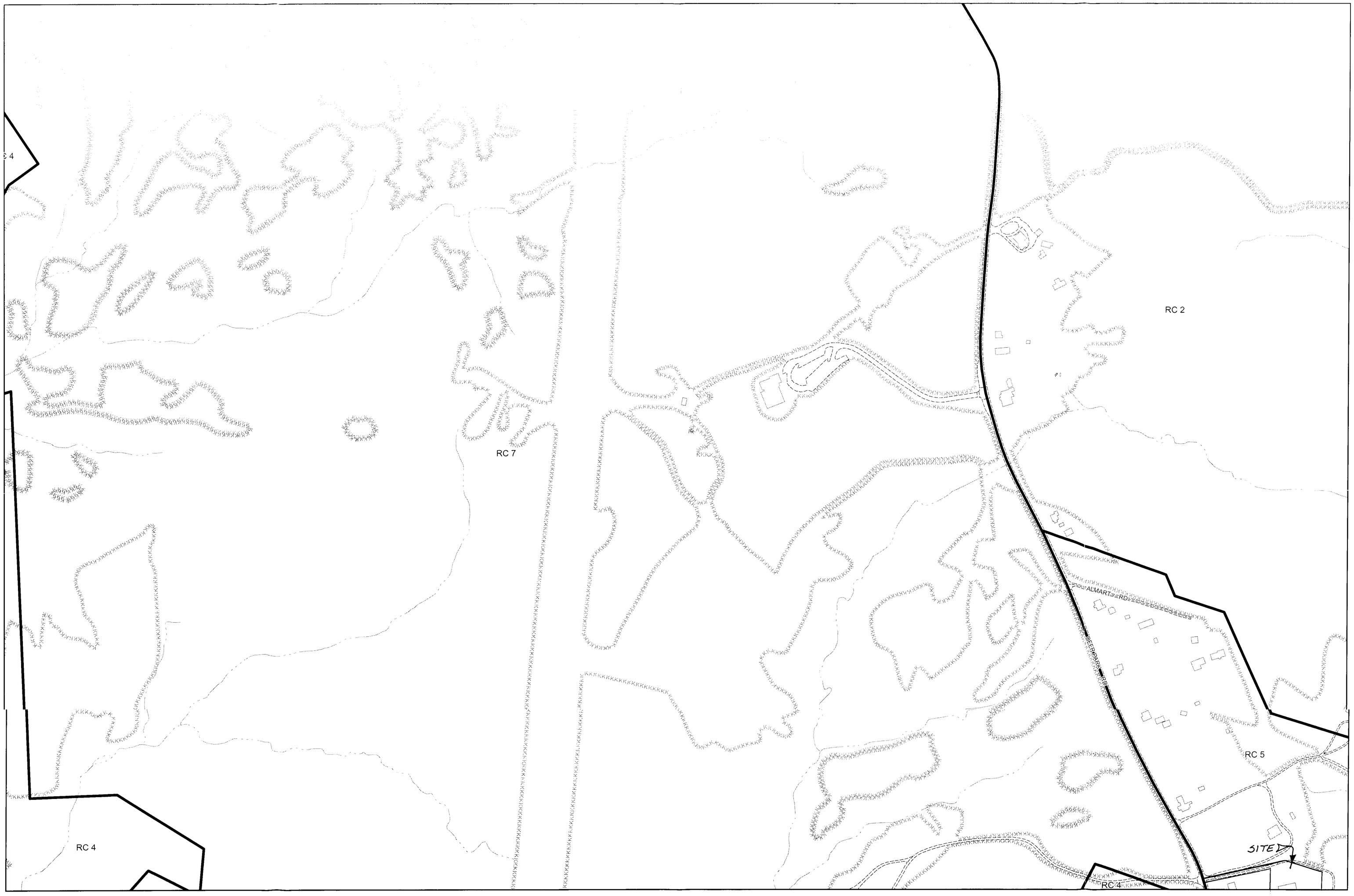
Prior Zoning Hearing: None

Zoning Office Use Only

Reviewed by	Item #	Case #
JF	249	

PREPARED BY: R. Flaishall

SCALE OF DRAWING: 1" = 40'



Plan Sheet: *066B1*

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

Zoning — Streams — Vegetation
Buildings — Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

056C3	057A3	057B3	057C3	058A3
065C1	066A1	066B1	066C1	067A1
065C2	066A2	066B2	066C2	067A2

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004