IN RE: PETITION FOR SPECIAL HEARING
Northwest Side of Longnecker Road

Opposite Winder Way (Longnecker Road)

4th Election District

3rd Council District

Robert T. Shortess, Jr., et ux

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 06-356-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Robert T. Shortess, Jr., and his wife, Karen T. Shortess. The Petitioners request a special hearing to approve accessory structures on a lot prior to the construction of a principal structure thereon. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing were Robert and Karen Shortess, property owners, and Bruce E. Doak, the property line surveyor and consultant who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an unimproved irregular shaped parcel located on the west side of Longnecker Road, opposite of Winder Way in the Glyndon/Worthington Valley area of Baltimore County. The property contains a gross area of 56.97 acres, more or less, of agricultural R.C. 2 zoned land. 60% of the parcel is used for hay fields and growing of crops and the other 40% is forested. In this regard, testimony indicated that the Petitioners purchased the property with the intention of using it as a horse farm and wish to build in stages. First, they wish to build a horse barn (72' x 36'), an equipment shed (75' x 40') and finally their home (80' x 40') at the end of the existing driveway as depicted on the site plan.

After due consideration of the testimony and evidence offered in this case, I am persuaded that special hearing relief should be granted. There are two factors that support this approval. First,

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the Petitioners plan to use the land for no other purpose other than farming activities allowed in the R.C. 2 zone. Secondly, while residing in the vicinity (Yeoho Road) the Petitioners need for pasture land and stabling facilities transcends their current housing needs which will follow. Additionally, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any county reviewing agency. Therefore, I am persuaded to grant the relief requested.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of April 2006 that the Petition for Special Hearing to approve accessory structures on the subject property prior to the construction of a principal structure thereon, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Zoning Commissioner for Baltimore County

WJW:dlw

2



JAMES T. SMITH, JR. County Executive

April 7, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Mr.& Mrs. Robert T. Shortess, Jr. 15717 Yeoho Road Sparks, Maryland 21152

RE: PETITION FOR SPECIAL HEARING
N/W Side of Longnecker Road, Opposite Winder Way
(Longnecker Road)
4th Election District – 3rd Council District
Robert T. Shortess, Jr., et ux - Petitioner
Case No. 06-356-SPH

Dear Mr. & Mrs. Shortess:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very troly yours,

WILLIAM I WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw

c: Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Towson, Md. 21286 People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at LONGNECKER	KD	
which is presently zoned RC	2	i

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

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

ACCESSORY STRUCTURES ON THE SUBJECT PROPERTY PRIOR TO CONSTRUCTION OF A PRINCIPAL STRUCTURE,

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.

			perjury, that I/we are the least the subject of this Petitic	egal owner(s) of th	e property which
Contract Purchaser/Les	see:		Legal Owner(s):		
Name - Type or Print	·	<u></u>	Name - Type or Print	ATESS, JR.	
Signature	·-·-	· · · · · · · · · · · · · · · · · · ·	Signature T. SHORT		
Address		Telephone No.	Name - Type or Print	hotess	
City	State	Zıp Code	Signature Signature	The frame	
Attorney For Petitioner:			15717 YEOHO RO Address	AD 4	7/0 - 472 - 2537 Telephone No.
			5 PARKS	Mo	21152
Name - Type or Print			City	State	Zıp Code
Signature			Representative to be	Contacted:	
company	······································		BRUCE DOAK Name	U	el 11443-803-447
				1 21/15 8	7:2 (1)70
Address	····	Telephone No.	320 E. TOWSONTOWA	J BLVD 8	Z:3 - 4470 Telephone No.
City >			Towsich	MD Z	1286
	State	Zıp Code	City	State	Zip Code
0 3			<u>OFFICE</u>	USE ONLY	i i
			ESTIMATED LENGTH	OF HEARING	
Case No. 06-354	ASPH		UNAVAILABLE FOR H	EARING	
		Revie	wed By	Date	

Petition for Administrative Special Hearing

for the property located at LONGNECKER RD

to the Zoning Commissioner of Baltimore County

which is presently zoned RC-2

indersigned, legal owner attached hereto and ma	er(s) of the property			A A	lanagement. The
ALLOYDIGG HONGLO CHIM HID	ade a part hereof	y situate in Baltime	ore County and which	is described in the c	lescription and pla
26-171, 26-172(b), Baltii	more County Code	of Sections 26-20	3(C)(8) and Section 26	3-278 to	Jouant to Section
TO ALLOW	ACCESSORY	STRUCTURES	3 on the Jub	JECT PROPER	2TY
			PRINCIPAL STR		•
•		-, ,			
the zoning regulations	s of Baltimore Coun	ity, to the zoning la	aw of Baltimore County	.	
roperty is to be posted					
or we, agree to pay expending regulations and res	enses of above Speci strictions of Baltimore	al Hearing, advertis County adopted pu	ing, posting, etc. and fur rsuant to the zoning law i	ther agree to and are t for Baltimore County.	o be bounded by the
			I/We do solemniv de	eclare and affirm, unde	r the penalties of
				e the legal owner(s) of	
ontract Purchaser/	Lessee:		Legal Owner(s)	# #.	
			RICHARD 7.5	SHORTESS IR	•
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dress		Telephone No.	Name - Type or Print	Ala Vo.	
У	State	Zip Code	Signature	- 10110000	
ttorney For Petition	1e <i>r:</i>		15717 YEON Address	to KOAD	410・472・2 53 Telephone No.
			SPARKS	Mo.	21152
me - Type or Print			City	State	Zip Code
nature			Representative	to be Contacted:	
3 			BRUCE D	74K	
ompany			Name		823-4470
ddress	······································	Telephone No.	Address	ONTOWN BLVD	Telephone No.
ty]	State	Zip Code	City	Y)) State	2128€ Zip Code
YM B	3เลเช	Zip Code	City	State	Zip Code

Affida VII in Support of Administrative Special Hearing

REV 9/18/98

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.

That the Affiant(s) does/do presently reside at	/ <u>57</u> /7 Address	YEOHO RO.	<u></u>
	SPARKS	M _D State	21152_ Zip Code
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	•	ed, Affiant(s) will be require n.	ed to pay a reposting and
Signature Shape	Si	gnature	Shah
RICHAND T. SWORTSSS JA Name - Type or Print		arne - Type or Print	10/455
STATE OF MARYLAND, COUNTY OF BALTII I HEREBY CERTIFY, this 23rd day of Solid of Maryland, in and for the County aforesaid, pe	muary	, <u>Loo</u> &_, before me, a l	Notary Public of the State
the Affiant(s) herein, personally known or satisfalliant the matters and facts hereinabove set t			•
AS WITNESS my hand and Notarial Seal 1/23/06 Date	Nutary Pu	a $\frac{2}{4/2}$ hission Expires $\frac{4/2}{2}$	008



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

November 18, 2005

Zoning Description Richard T. & Karen T. Shortess 15717 Yeoho Road Sparks, Maryland 21152

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

Beginning for the same at a point in or near the center line of the present road bed of Longnecker Road, approximately 565' NNW along the center line of Longnecker Road from the intersection of the center line of Longnecker Road and the center line of Winder Way, thence leaving the center of said Longnecker Road and running thence,

- 1) South 23 degrees 43 minutes 19 seconds West 140.69 feet,
- 2) South 17 degrees 04 minutes 00 seconds West 75.00 feet,
- 3) South 02 degrees 39 minutes 40 seconds West 75.00 feet,
- 4) South 3 degrees 15 minutes 00 seconds East 315.00 feet,
- 5) South 2 degrees 42 minutes 21 seconds East 683.60 feet,
- 6) North 70 degrees 36 minutes 42 seconds West 2804.22 feet,
- 7) South 12 degrees 24 minutes 04 seconds West 567.65 feet,
- 8) North 71 degrees 25 minutes 19 seconds West 588.93 feet,
- 9) North 12 degrees 27 minutes 24 seconds East 731.91 feet,
- 10) North 87 degrees 36 minutes 06 seconds East 222.96 feet,
- 11) South 13 degrees 06 minutes 32 seconds East 161.99 feet,
- 12) North 80 degrees 37 minutes 26 seconds East 690.91 feet,
- 13) North 89 degrees 18 minutes 56 seconds East 2259.92 feet, to the place of beginning,

Containing 56.89 acres of land, more or less.

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

7335

NOTICE OF ZONING HEARING

The Zoning Commissioner of Battimore County, by authority of the Zoning Act and Regulations of Baltimore Chunty will hold a public hearing in Towson, Maryland on the property identified herein as follows:

| Case: # 06-356-SPH

Longnecker Road

Northwest side of Longnecker Road opposite Winder

! Way

4th Election District — 3rd Councilmanic District
Legal Owner(s): Karen T. and Robert T. Shortess, Jr.

Apministrative Special Hearing: to allow accessory
structures on the subject property prior to the
construction of a principal structure.

Hearing: Wednesday, March 22, 2006 at 10:00 a.m. in
Room 407, County Courts Building, 401 Bosley
Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

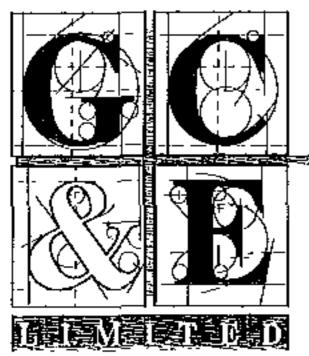
(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

J. 3/612 Mar. 7 86724

CERTIFICATE OF PUBLICATION

39,2006	
THIS IS TO CERTIFY, that the annexed advertisement	vas published
in the following weekly newspaper published in Baltimore	county, Md.,
once in each ofsuccessive weeks, the first publication3	on appearing
The Jeffersonian	
Arbutus Times	
🖵 Catonsville Times	i
Towson Times	
Owings Mills Times	
NE Booster/Reporter	i
☐ North County News	i
S. Wilkingar	The state of the s

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 06-356-SPH
PETITIONER/DEVELOPER:
Karen T. & Robert T. Shortess
DATE OF HEARING: March 3, 2006

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

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:

Northwest side Longnecker Road Opposite Winder Way

SIGNATURE OF SIGN POSTER

John J. Dill

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

STED ON: February 13, 2006





Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 06-356-SPH PETITIONER/DEVELOPER:

Karen T. & Robert T. Shortess, Jr. DATE OF HEARING: March 22, 2006

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

ATTENTION: KRISTEN MATTHEWS

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LOCATION:

Longnecker Road
Opposite
Winder Way

SIGNATURE OF SIGN-POSTER

John J. Dill

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

POSTED ON: March 2, 2006

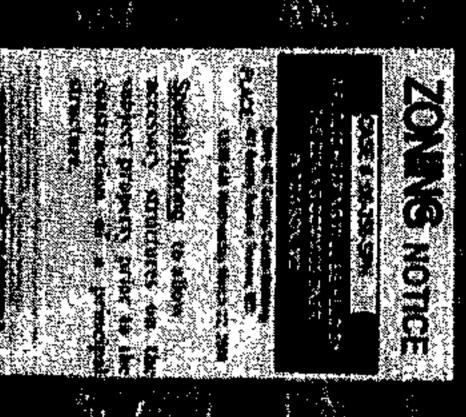
GASE#:06-358-SPH

A PUBLIC HEARING SOLVED BY

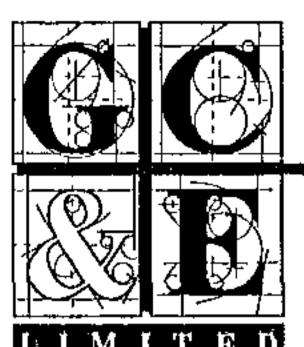
PLACE: 401 Bosley Avenue, Towson, 40 10:00 AM Wednesday March 22, 2006

Special Hearing To Allow Subject Dispersion at a particular the Subject Dispersion at a particul

03/02/2006



(J)



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 06-356-SPH
PETITIONER/DEVELOPER:
Richard T. & Karen T. Shortess

DATE OF HEARING: February 13, 2006

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

ATTENTION: KRISTEN MATTHEWS

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(See page 2 for full size photo)

LOCATION:

Longnecker Road Opposite Winder Way

SIGNATURE OF SIGN POSTER

John J. Dill

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

POSTED ON: January 23, 2006

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CASE # : 06-356-SPH

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ANTERIOR SECTION 26-14.

ANTERIOR SECTION 26-1

ZONING NOTICE

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PUBLIC HEARING

THE PROPERTY OF GROUP OF THE PROPERTY OF THE P

01/23/2006

TO: PATUXENT PUBLISHING COMPANY

Tuesday, March 7, 2006 Issue - Jeffersonian

Please forward billing to:

Richard & Karen Shortess (410-472-2537) 15717 Yeoho Road Sparks, MD 21152

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: 06-356-SPH

Longnecker Road
Northwest side of Longnecker Road opposite Winder Way
4th Election District—3rd Councilmanic District
Legal Owners: Karen T. and Robert T. Shortess, Jr.

Administrative Special Hearing to allow accessory structures on the subject property prior to the construction of a principal structure

Hearing: Wednesday, March 22, 2006 @ 10:00 a.m., 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 410-887-3868.

(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

February 24, 2006

REVISED 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: 06-356-SPH

Longnecker Road
Northwest side of Longnecker Road opposite Winder Way
4th Election District—3rd Councilmanic District
Legal Owners: Karen T. and Robert T. Shortess, Jr.

Administrative Special Hearing to allow accessory structures on the subject property prior to the construction of a principal structure

Hearing: Wednesday, March 22, 2006 @ 10:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco Director

TK: raj

C: Karen T. & Robert T. Shortess, Jr., 15717 Yeoho Road, Sparks, MD 21152 Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, MD 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 7, 2006.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

Department of Permits and Development Management



Baltimore County

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

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708

February 10, 2006

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: 06-356-SPH

Longnecker Road
Northwest side of Longnecker Road opposite Winder Way
4th Election District—3rd Councilmanic District
Legal Owners: Karen T. and Robert T. Shortess, Jr.

Administrative Special Hearing to allow accessory structures on the subject property prior to the construction of a principal structure

Hearing: Friday, March 3, 2006 @-9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK: raj

C: Karen 玉 & Robert T. Shortess, Jr., 15717 Yeoho Road, Sparks, MD 21152 Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, MD 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY FEBRUARY 16, 2006.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Thursday, February 16, 2006 Issue - Jeffersonian

Please forward billing to:

Richard & Karen Shortess (410-472-2537)

15717 Yeoho Road Sparks, MD 21152

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: 06-356-SPH

Longnecker Road
Northwest side of Longnecker Road opposite Winder Way
4th Election District—3rd Councilmanic District
Legal Owners: Karen T. and Robert T. Shortess, Jr.

Administrative Special Hearing to allow accessory structures on the subject property prior to the construction of a principal structure

Hearing: Friday, March 3, 2006 @ 9:00 a.m., 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 410-887-3868.

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



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Nell J. Pedersen, Administrator

Maryland Department of Transportation

Date: 2.10.06

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

Baltimore County RE:

Item No. 35%

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

ZONING HEARING FILE INTERNAL CHECKLIST Zoning Case No. 26-356-504

	i I
Date Completed/Initials	
1-24-06 2/10/06	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp or front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
)	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
 	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
, 	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for nearings to zoning commissioner's office by noon on Friday and files for administrative

on Tuesday morning)

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

Case Number 06-356 APH Address LONGHECKER ROAD
Contact Person: LIOYPT. MOXLEY Phone Number: 410-887-3391
Filing Date: 120/06 Posting Date: 1/29/06 Closing Date: 2/13/00
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. <u>DEADLINE:</u> The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.
(Detach Along Dotted Line)
Petitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 06-356 X Address LOHGHECKER ROAD
Petitioner's Name RICHARD SHORTESS ET VX Telephone 410 472 253
Posting Date: 1/29/06 Closing Date: 2/13/06
Wording for Sign: For Permit TO ALLOW ACCESSORY STRUCTURES
ON THE SUBJECT PROPERTY PRIOR TO THE
CONSTRUCTION OF A PRINCIPAL STRUCTURE.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 06-356-5PM
Petitioner: Richard 4 Karen Shortess
Address or Location: Longnecker Road
·J
PLEASE FORWARD ADVERTISING BILL TO:
Name: Richard & Karen Shortess
Address: 15717 Yeoho Rd
5 parks, MD 21152
Telephone Number: <u>410-472-2537</u>

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

shall be filed with the Dep the property situate in Baltiment hereof, hereby petition for bunty Code of Sections 26-20 SSORY STRUCTURES ON STRUCTION OF A more County, to the zoning labove Special Hearing, advertised as prescribed by the above Special Hearing, advertised Baltimore County adopted put	artment of Permits and ore County and which is on a Special Hearing to application 26-27 and Section 26-27 and THE SUBJECT AND PRINCIPAL STRUCT aw of Baltimore County. Zoning regulations. Sing, posting, etc. and further	described in the described in the described in the described and are pursuance to last agree to and are to last and affirm, under the last and affirm and af	nagement. The scription and plant to Sections
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Telephone No.	Name - Type or Print	10.1	
State Zip Code	Signature	Dorkess	
	15717 YEOHO	ROAD	410.472.253
		Mo.	Telephone No 21152
	City	State	Zip Code
**** _{***}	Representative to	be Contacted:	
·		<u> </u>	
		STOWN BLVD	823-4470
Telephone No.	Address		Telephone No.
State Zip Code	City Sord	<u>⊬7 ()</u> State	2/286 Zip Code
	State Zip Code Telephone No. State Zip Code	Signature KAREN 7. Succession State Telephone No. State Zip Code Signature Law Signature Signature 15717 / EOHO Address SPARKS City Representative to BRUCE DOA Name 320 F. Towson Address Towson State Zip Code City State Address Towson City State Towson Telephone No. State Towson Towson That the subject matter of this petition be set for a public had the subject matter of the subject matter of the subject matter of the subject matter of the subject mat	State Zip Code Signature State Zip Code Signature

AffidaVII in Support of Administrative Special Hearing

REU 9/18/98

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.

That the Affiant(s) does/do presently reside at		FOHO KONO	· <u>····</u>
	Address SPAKS	Mo	21152
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	rmal demand is filed, A	State Affiant(s) will be required to	Zip Code pay a reposting and
Achano T. Shortes Jr.	Signatur	Ja 2 Shu	
Name - Type or Print	Name -	Type or Print	Tes
STATE OF MARYLAND, COUNTY OF BALTING HEREBY CERTIFY, this 2311 day of 10 day	- Onuouy	<u>ാര</u> before me, a Nota	ry Public of the State
the Affiant(s) herein, personally known or satisfallaw that the matters and facts hereinabove set for		•	
AS WITNESS my hand and Notarial Seal			
1/23/06	Cana !	Many.	
Date '	Nótary Públic My Commissio	on Expires 4/1200	8

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

March 13, 2006

Robert T. Shortess, Jr. Karen T. Shortess 15717 Yeoho Road Sparks, Maryland 21152

Dear Mr. and Mrs. Shortess:

RE: Case Number: 06-356-ASPH, Longnecker Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 20, 2006.

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. Cal Rila VI

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Bruce Doak 320 E. Towsontowne Blvd Towson, Md 21204

83

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 21, 2006

Department of Permits & Development

Management

DW

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 20, 2006

Item Nos. 356, 364, 366, 367, 369, 370,

371, and 374

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-02212006.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

February 24,2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 13, 2006

Item No.: Item Numbers 356,364,366 through 374

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.

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

LT. Roland P. Bosley Jr. Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: February 23, 2006

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: 2

Zoning Advisory Petition(s): Case(s) 6-356- Special Hearing

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

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

Prepared By:

Division Chief:

CM/LL

RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING Longnecker Road; NW/S Longnecker Road,

opposite Winder Way

4th Election & 3rd Councilmanic Districts Legal Owner(s): Richard & Karen Shortess Petitioner(s) * BEFORE THE

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 06-356-SPH

* * * * * * * *

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

People's Counsel for Baltimore County

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 10th day of February, 2006, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

FEB 1 0 2006

Per. M.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

FAX COVER SHEET

Date: To: Bruce Doak Fax-number: From: Alo-Sa3-4473 Number of pages (including this cover sheet): Message: Message: Message: Message: And Post By: Shurs, Hab. 16, 2006. Published By: Ahurs. Feb. 16, 2006. Tany part of this fax transmission s missing or not clearly received lease call: Jame: Hone number: Alo-S87-3391		<i>1</i>
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Case No.:

Exhibit Sheet

Petitioner/Developer

Protestant

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No. 1	SIts PLAN	
No. 2	Corral Photo - reflects Drive way	
No. 3		, , , , , , , , , , , , , , , , , , ,
No. 4		
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