IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Crossmoor Lane at the distance
of 123 feet south of Walnut Hills Lane
9th Election District
3rd Councilmanic District
(7903 Crossmoor Lane)

David and Kathleen K. Townsend Petitioners BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 06-485-A

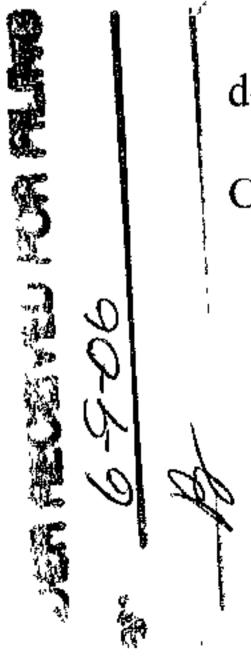
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, David and Kathleen K. Townsend. The administrative variance request is for property located at 7903 Crossmoor Lane in the Towson area of Baltimore County. The variance request is from Section 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard, and to permit a height of 25 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 16, 2006.

Formal Demand for Public Hearing

On April 27, 2006, Mr. and Mrs. Louis Hargrave, of 7901 Crossmoor Lane, filed a formal demand for public hearing. The hearing is scheduled for May 31, 2006 at 2:00 PM in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD.



6-9-0-10 PARITY OF 1995

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated May 5, 2006 a copy of which is attached hereto and made a part hereof.

Interested Persons

David Townsend and Herbert Bangs appeared at the hearing in support of the requested relief. Sandra Hargrave appeared in opposition to the requests. Peoples Counsel entered his appearance in this matter.

Testimony and Evidence

The subject property contains 1.459 acres, is zoned DR 2 and is improved by the Petitioners' home. Mr. Towsend indicated that he would like to replace an old barn/shed located in the side yard of the property as it was in very poor condition and a fire hazard. See photographs in Petitioners' exhibit 3D. He uses the old barn/shed to store lawn mowers, fuel, etc., needed for maintenance of the property. The new structure would fulfill his need for additional storage space and provide a private study in which he could write and work. He noted that this new structure could not be located in the rear yard as required by the regulations because of the septic reserve area and septic tank.

Mr. Townsend indicated that after discussions with his neighbors, the Hargraves, who objected to these requests he modified his plan for a new structure. He reduced the size of the structure to 60 % of the original request. Instead of being located 3 feet from the Hargraves' property line as originally proposed in Petitioners' exhibit 1, he moved the new structure 10 feet away from the property line so that he could plant trees between the new structure and the line to provide vegetative buffers for the Hargraves. See exhibit 2.

Mr. Townsend also indicated that the new structure still needed to be two stories high to provide sufficient room for these family needs, height for himself to walk upright and a peak roof to match the architectural features of his home. Together this meant the new structure had to be at least 25 feet tall. See computer enhanced photographs of the proposed structure in its setting, exhibits 3 A and 3 C.

Finally he agreed with the Planning Office comments that the new structure not be used for commercial purposes or as an additional dwelling but wanted a bathroom in the new structure for convenience of all.

Ms. Hargraves indicate that she met with the Petitioner and agreed not to oppose the request as modified as long as the Petitioner erects a new fence and landscapes the area along their common boundary line. She asked however that the Petitioner keep the new structure as low as possible to which the Petitioner agreed. At this point in the hearing there was a general discussion of the merits of involving the Baltimore County Landscape Architect to design the landscape buffer between the Hargraves' property line and the new building as well as the value to record this Order in the Land Records to notify future owners that this structure is not a separate dwelling or is to have commercial uses.

Findings of Fact and Conclusions of Law

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This property is oddly shaped in the rear and with the septic reserve area and septic tanks located in the rear yard I find the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. In addition the new structure must match the existing home architecturally and therefore requires a peaked roof. I



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

June 9, 2006

DAVID TOWNSEND 7903 CROSSMOOR LANE BALTIMORE MD 21204-3645

Re: Petition for Administrative Variance – formal hearing

Case No. 06-485-A

Property: 7903 Crossmoor Lane

Dear Mr. Townsend:

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

JVM:pz Enclosure

c Herbert Bangs, 7904 Crossmoor Lane, Baltimore MD 21204-3645 Sandra Hargrave, 7901 Crossmoor Lane, Baltimore MD 21204-3645



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	7903	CROSSM	OOR	LA
		ently zoned _	-	

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

perjury, that I/we are the legal owner(s) of the property which

This Petition shall be filed with the Department of Permits ar	nd Developn	nent Ma	inageme	ent. The unders	signed, legal
owner(s) of the property situate in Baltimore County and which is	described in	the desc	cription a	and plat attached	d hereto and
made a part hereof, hereby petition for a Variance from Section(s)	H00-1	のるよ	400,	3 BCZR	

To permit an accessory structure Cohed) to be located in the side yard in new of the required rear yard.

And to permit a height of 25' in new of the required 15'.

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.

is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: TOWNSEND Name - Type or Print Name - Type or Print Signature Signature KATHLEEN K. TOWNSEND Telephone No. Name - Type or Print Address Zip Code Signature City State Attorney For Petitioner: Telephone No. Address BALTIMORE City State Name - Type or Print Representative to be Contacted: Signature SAME Name Company Telephone No. Telephone No. Address Address Zip Code Zip Code State City City State A Public 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 this day of regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County Reviewed By TF Date 4/4/04

Estimated Posting Date 4-16-06 CASE NO. OG-4857A

Affidavit in Support of Administrative Variance

Address

That the Affiant(s) does/do presently reside at

REV 10/25/01

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 based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): This building will replace and existing shock.

7903 CROSSMOOR LA

BAUTIMORE MD 21204-

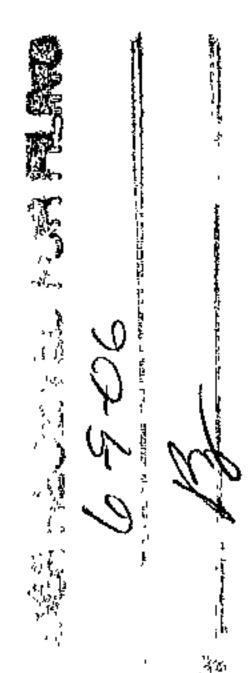
papers, books, and other items with regular	ing on premises to store 600 boxes of archives, raccess several times per day which presents a
producer difficulty of storing those cisewife	ere. I also need an exterior of the house.
We need a two storey building with at least	t & foot ceilings to accommodate 84 inch
shelving. First floor would be shelving and	d second floor would be abelying and work
area. There would be no residential or con	d second floor would be shelving and work amercial use of this building. The location is
the only one possible because of the practic	cal difficulty of building over septic tanks in
other locations in the yard. The building al	Iso needs to be close to the house so as to be
connectable to the house by ramp in the ev	ent of a worsening of my nerinheral
neuropathy which may cause undue hardsh	ip and impair walking. The building will be
behind the neighbor's house and will replace	ce an existing building. Neighbor's house on
adjoining property line has no windows fac	cing us, has a tall shed on the side of the house
between their house and our property line,	with a large wood pile and butane tank.
That the Affiant(s) acknowledge(s) that if a formal der advertising fee and may be required to provide additional	nand is filed, Affiant(s) will be required to pay a reposting and information.
Signature & Journal	Signature
KATILICAN IS THE	DAVID L TOWNSENS
Name - Type or Print	DAVID L TowNSEN別 Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to	•
of Maryland, in and for the County aforesaid, personally a	before me, a Notary Public of the State
DADIO IDIL	1258NO BATHLEEN TOWNSEND
the Affiant(s) herein, personally known or satisfactorily ide	entified to me as such Affiant(s)
AS WITNESS my hand and Notarial Seal	Line V MA
	NI-1 Diblo
	Notary Public
	My Commission Expires

ZONING DESCRIPTION

Zoning Description For 7903 Crossmorr Lane

BEGINNING for the same in the center of Crossmorr Lane (25 feet wide), distant South 10 degrees 49 minutes West, 123 feet from the point of intersection with the center line of the aforesaid Crossmorr Lane with the center line of Walnut Avenue (25 feet wide), said place of beginning also being at the end of the first or South 10 degrees 49 minutes West 17 foot line of that .059 conveyance from Harry I. Warren and Shirley W. Warren, his wife, to Albert H. Trout described by deed dated January 6, 1971 recorded among the Land Records of Baltimore County in Liber No. 5156, folio 679; thence leaving said place of beginning and running with the center line of Crossmorr Lane: 1) South 10 degrees 49 minutes West, 250.53 feet; thence leaving Crossmorr Lane, 2) South 82 degrees 08 minutes East 374.50 feet; thence binding on the third, fourth and fifth lines of that .48 acre conveyance from Harry I. Warren and Shirley W. Warren, his wife, to John H. Mulholland and Anne P.C. Mulholland, his wife, by deed dated October 3, 1960 and recorded among the Land Records of Baltimore County in Liber No. 4926, folio 26, 3) North 38 degrees 21 minutes 30 seconds West (11.29 feet to a utility pole, thence 4) North 15 degrees 52 minutes West 52.38 feet to a pipe found, and 5) North 16 degrees 51 minutes 30 seconds East 63.79 feet to a pipe found at a point of intersection with the fourth line of the whole tract, of which this description is a part; thence running with said fourth line to the end thereof, 6) North 79 degrees 11 minutes West 27.89 feet to a pipe found; thence running with the fifth, sixth and seventh lines of the aforesald whole tract, 7) North 10 degrees 49 minutes East 20 feet; thence 8) North 79 degrees 11 minutes West 18 feet, and 9) South 10 degrees 49 minutes West 20 feet to a pipe found; thence running reversely with the third and second lines of the aforesaid .059 acre conveyance, 10) South 10 degrees 49 minutes West 17 feet and 11) North 79 degrees 11 minutes West 151.10 feet to the place of beginning. Containing 1.459 acres of land, more or less.

BEING the same lot of ground which by deed dated July 6, 1978 and recorded among the Land Records of Baltimore County in Liber EHK, JR No. 5908, folio 114 was granted and conveyed by Frederick W. Bauer and Vija L. Bauer, his wife unto Anthony F. Cutilietta and Marianne A. Cutilletta, his wife, the Grantors herein.



#485

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FORMAL DEMAND FOR HEARING

CASE NUMBER: <u>06485-14</u>
Address: 1903 (ROSmork
Petitioner(s): Man-4-Man Hours Handan
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
INVe My 9 Mis Louis Hargiuse Name - Type or Print
() Legal Owner OR (V) Resident of
1901 Crosman Jane Address
City State Zip Code
10-404-4710,410-321-0762 Horro
which is located approximately
Signature Hargiane 4/27/06
Signature Revised 9/18/98 - wcr/scj

CERTIFICATE OF POSTING

RE: Case No.: O6 - 485 A

Petitioner/Developer: DANID +

KATHLEEN TOWNSEND

Date of Hearing/Closing: 5-1-06

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:

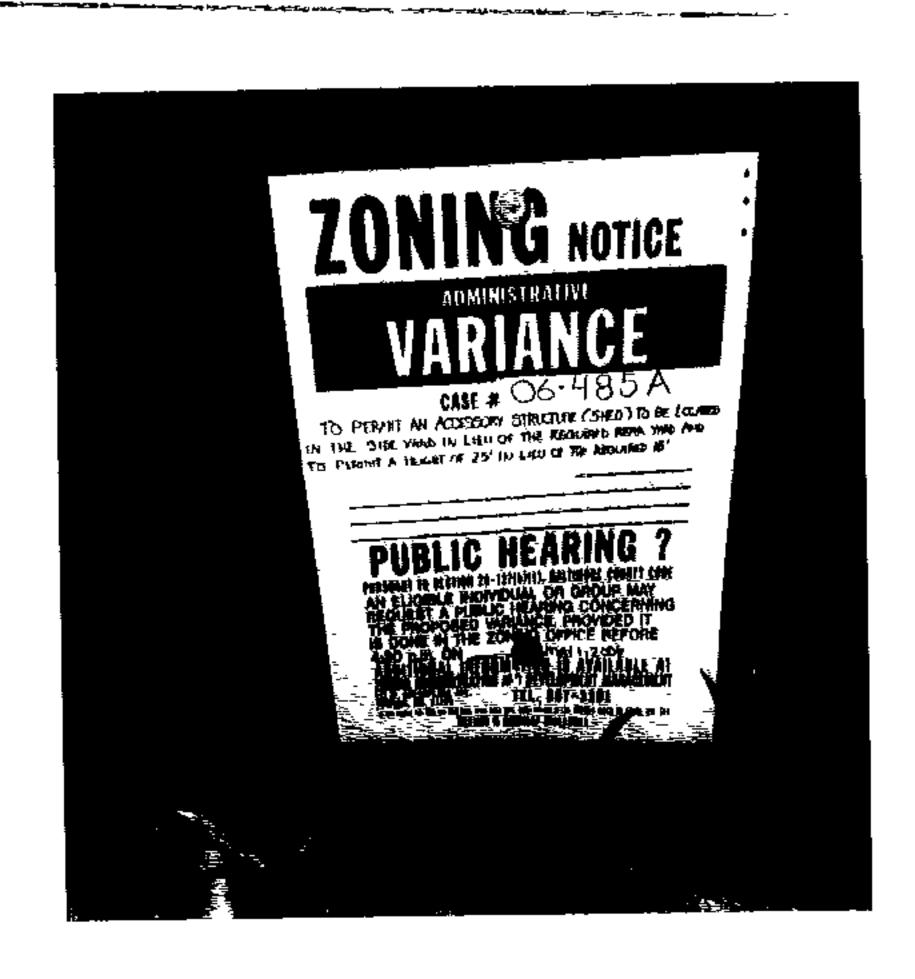
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

7903 CROSSMOR UN

The sign(s) were posted on 4-16 CM

(Month, Day, Year)

Sincerely,



	(Signature of Sign Poster)	4-18:06 (Date)
	SSG Robert Black	7
-	(Print Name)	
	1508 Leslie Road	
•	(Address)	
	Dundalk, Maryland 21222	
-	(City, State, Zip Code)	
	(410) 282-7940	`
-	(Telephone Number)	

CERTIFICATE OF POSTING

RE: Case No.: 06-485.A

Petitioner/Developer: DAVID F

KATHLEEN K. Townsend

Date of Hearing/Closing: 5.3/-04

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 posted conspicuously on the property located at:	ry that the necessary sign(s) required by law were	
-7903 CROSS/100	BLANE	- -
The sign(s) were posted on(N	5-15-06 Month, Day, Year)	

Sincerely,

CASE # OS. 485 A A PUBLIC HEARING WILL BE HELD BY THE ORING COMMISSIONER
PLACE: HOT COUNTY COURTS BUILDING PLACE: HOT BOSLEY AVE TOWSON 3:3-04 PLACE: HO TIME: WEINESLY MW 31.2006 AV 2 001 m PROJECT VARIABLE TO PERMI AN ACCESSOR STRUCTURE
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(Signature of Sign Poster) (Date)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-7940
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY

Tuesday, May 16, 2006 Issue - Jeffersonian

Please forward billing to:

David & Kathleen Townsend 7903 Crossmoor Lane Baltimore, MD 21204 443-995-8604

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: 06-485-A

7903 Crossmoor Lane

East side of Crossmoor Lane at the distance of 123 feet south of Walnut Hill Lane 9th Election District – 2nd Councilmanic District Legal Owners: David & Kathleen K. Townsend

Variance to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard and to permit a height of 25 feet in lieu of the required 15 feet.

Hearing: Wednesday, May 31, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

Department of Permits and Development Management

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



Baltimore County

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

April 28, 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: 06-485-A

7903 Crossmoor Lane

East side of Crossmoor Lane at the distance of 123 feet south of Walnut Hill Lane 9th Election District – 2nd Councilmanic District Legal Owners: David & Kathleen K. Townsend

Variance to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard and to permit a height of 25 feet in lieu of the required 15 feet.

Hearing: Wednesday, May 31, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Sandra Hargrave, 7901 Crossmoor Lane, Baltimore 21204

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

- (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.



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

Case	Number 06	- 485	-A	Address	7903	< ROS	SMOOR	LN.	
Conta	ct Person:			FRNANDO		Pho	one Number:	410-887-3391	
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3.	commission order that (typically w	ner. He matter ithin 7 to 10	ay: (a) gr be set ir days of t	e, the file will be ant the requeste for a public hathe the closing date) ng. The order wi	ed relief; (earing. as to wh	(b) deny You will ether the	the requester receive writter petition has	d relief; or (c) en notification been granted,	
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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 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.

For Newspaper Advertising:
Item Number or Case Number: 06-485- A
Petitioner: David Townsup
Address or Location: 7903 Crossmoon L. Barrmone MD 21204
PLEASE FORWARD ADVERTISING BILL TO:
Name: TAVID TOWNSEND
Address: 7903 Crossmoor Lu
BALTIMORE, MD 21204-3645
Telephone Number: 443 - 995 - 8604-



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	7903	CROSSMOOR	LANE
		tly zoned DR2	

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) $\mu o - \mu o - 3$ $\mu o - 3$ $\mu o - 3$

TO PERMIT AN ACCESSORY ETRUCTURE (SAGO) TO BE LOCATED IN THE MIDE VARD IN CIGU OF THE REQUIRED REAR YARD.

AND TO PERMIT A HEIGHT OF 25' IN LIEU OF THE REQUIRED IS'

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.

				are and affirm, under th ne legal owner(s) of the etition.	
Contract Purchaser/L	.essee:		Legal Owner(s):		!
			DAVID TOU		
Name - Type or Print			Name - Type or Print	7	
Signature	· · · · · · · · · · · · · · · · · · ·	······································	Signature KATHLEEN	K. TOWNSENJ	D
Address	·	Telephone No.	Name - Type or Print Kathleen K	Jourseul	
City	State	Zip Code	Signature		
Attorney For Petition	er:		7903 CR	POSS MOOR GA	443.995.86
			Address	_	Telephone No.
			BALTIMOR	E MD	21204-36
Name - Type or Print			City	State	Zip Code
			Representative to	be Contacted:	
Signature			SAME		
Company		· · · · · · · · · · · · · · · · · · ·	Name	,	
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City	State	Zip Code	City	State	Zìp Code
A Public Hearing having been this day of regulations of Baltimore County	n formally deman the y and that the prope	ded and/or found to be nat the subject matter of t erty be reposted.	required, it is ordered by the this petition be set for a public	e Zoning Commissioner o hearing, advertised, as rec	of Baltimore County, quired by the zoning
			Zoning Commissioner of Baltimore County		
CASE NO.	-485-A	Rev	viewed By <u></u> <u></u> <u> </u>	Date	0-06

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.

That the Affiant(s) does/do presently reside at	7903 CROSSM	OOR LA	
	Address		
	BALTIMORE	MD	21204-3645
	City	State	Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We need a secure, climate controlled building on premises to store 600 boxes of archives, papers, books, and other items with regular access several times per day which presents a practical difficulty of storing these elsewhere. I also need an exterior office in which to work and study apart from the practical difficulty of the public character of the house. We need a two storey building with at least 8 foot ceilings to accommodate 84 inch shelving. First floor would be shelving and second floor would be shelving and work area. There would be no residential or commercial use of this building. The location is the only one possible because of the practical difficulty of building over septic tanks in other locations in the yard. The building also needs to be close to the house so as to be connectable to the house by ramp in the event of a worsening of my peripheral neuropathy which may cause undue hardship and impair walking. The building will be behind the neighbor's house and will replace an existing building. Neighbor's house on adjoining property line has no windows facing us, has a tall shed on the side of the house between their house and our property line, with a large wood pile and butane tank.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Towner	Signature
Name - Type or Print	DAUID L. TOWNSENS
STATE OF MARYLAND, COUNTY OF BALTIMORE	
I HEREBY CERTIFY, this day of Alexander of Maryland, in and for the County aforesaid, personal	before me, a Notary Public of the State ally appeared
the Affiant(s) herein, personally known or satisfactori	y identified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	Mar Mar
	MIMO KUL

Notary Public

My Commission Expires

REV 10/25/01

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

May 25, 2006

David Townsend Kathleen K. Townsend 7903 Crossmoor Lane Baltimore, MD 21204-3645

Dear Mr. and Mrs. Townsend:

RE: Case Number: 06-485-A, 7903 Crossmoor Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 6, 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,

W. Carl Richards, Jr.

Supervisor, Zoning Review

U. Callala Dah

WCR:amf

Enclosures

c: People's Counsel

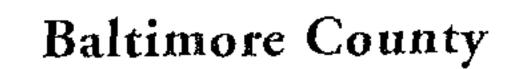


Visit the County's Website at www.baltimorecountyonline.info

Fire Department

700 East Joppa Road Towson, Maryland 2:1286-5500 Tel: 410-887-4500





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 April 19,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 17, 2006

Item Numbers: 484 through 490

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

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

the secondary as depth them 1

Timothy M. Kotroco, Director

DATE: April 18, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 24, 2006

Item Nos. 484, 485, 486, 487, 488, and 490

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-04182006.doc

), 12,1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management **DATE:** May 5, 2006

FROM:

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

地位 1700

SUBJECT:

7903 Crossmoor Lane

MAY - 1 2000

INFORMATION:

Item Number:

6-485

Petitioner:

David and Kathleen K. Townsend

Zoning:

DR 2

Requested Action:

Administrative Variance

SUMMARY OF RECOMMENDATIONS:

If the petitioner is able to demonstrate a hardship or practical difficulty, resulting in the Zoning Commissioner granting the variance for a shed with a height of 25 feet in lieu of the required 15 feet and to be located in the side yard in lieu of the required rear yard, the Office of Planning requests the following conditions be placed on the order:

- 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.

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

Prepared by:

Division Chief:

AFK/LL: CM

W:\DEVREV\ZAC\6-485.doc



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

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

Maryland Department of Transportation

Date: 4 . 14 . 27 4

Baltimore County

Item No. 485

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

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.

RE:

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

1.1. Bredh

Engineering Access Permits Division

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

April 28, 2006

David Townsend Kathleen K. Townsend 7903 Crossmoor Lane Baltimore, MD 21204-3645

Dear Mr. & Mrs. Townsend:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-485-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand concerning the above-proposed administrative procedure.

The hearing has been scheduled, attached is a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must also be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Jun Fernando at 410-887-3391.

Very truly yours,

A. Call Rillal D.

W. Carl Richards, Jr.

Supervisor

Zoning Review

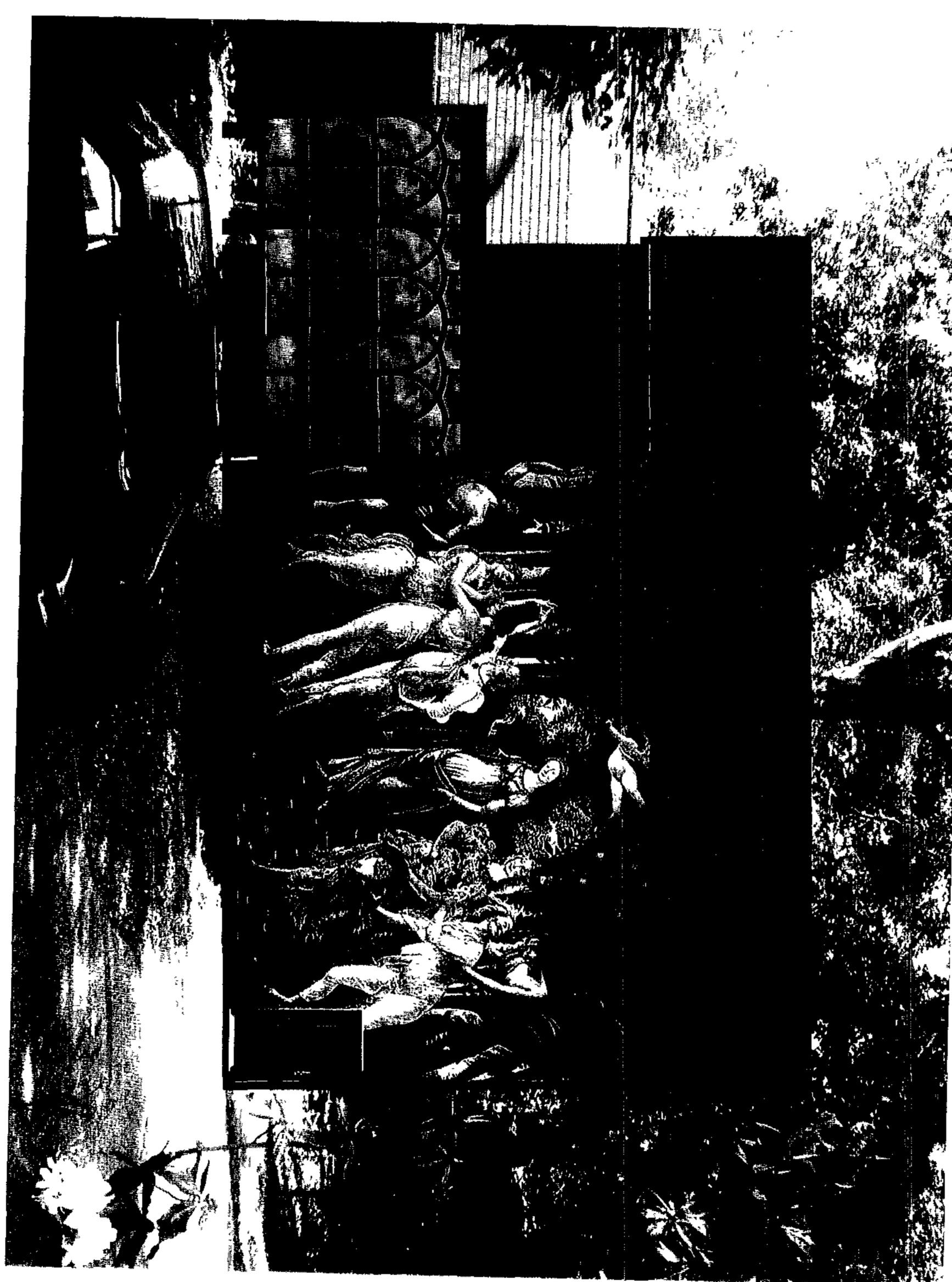
WCR:klm

C: Sandra Hargrave, 7901 Crossmoor Lane, Baltimore 21204



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

PLAT TO ACCOMPAND PETITION FOR ZONIND WARIANCE PROPERTY ADDRESS 7903 CROSSMOOR LN. SEE PAGES 5 & 6 OF THE CHECKLIST FOR SUBDIVISION NAME SPECIAL HEARING PLAT BOOK # FOLIO # LOT # SECTION # ADDITIONAL REQUIRED INFORMATION OWNER KATHLEEN + DAVID TOWNSEND 125 R/W -PRIVATE ROAD IYO-WAY ST .-123'-0" TO ₽ OF WALNUT HILL LA Sa OSZ FRONK PARCEL #409 ACCI, NO. 0920661185 F. B. DMT 20'~0" Lycont ያያት ያለት ያለ 5350875 5350875 20'- 0" 20'-0" 27'-0" 118'-0" **6**-0", 400 PREPARED SCALE OF DRAWING: 1" AR SAS SEASS ¥Β NORTH O. PROPERTY. 0 BALLONAAVE CHESAPEAKE HISTORIC PROPERTY 1"= 200' SNINOZ COUNCILMANIC ELECTION ZONING SCALE: YEAR WATER E MAP P 1000 INFORMATION PRIVATE K X



proposed structure barn

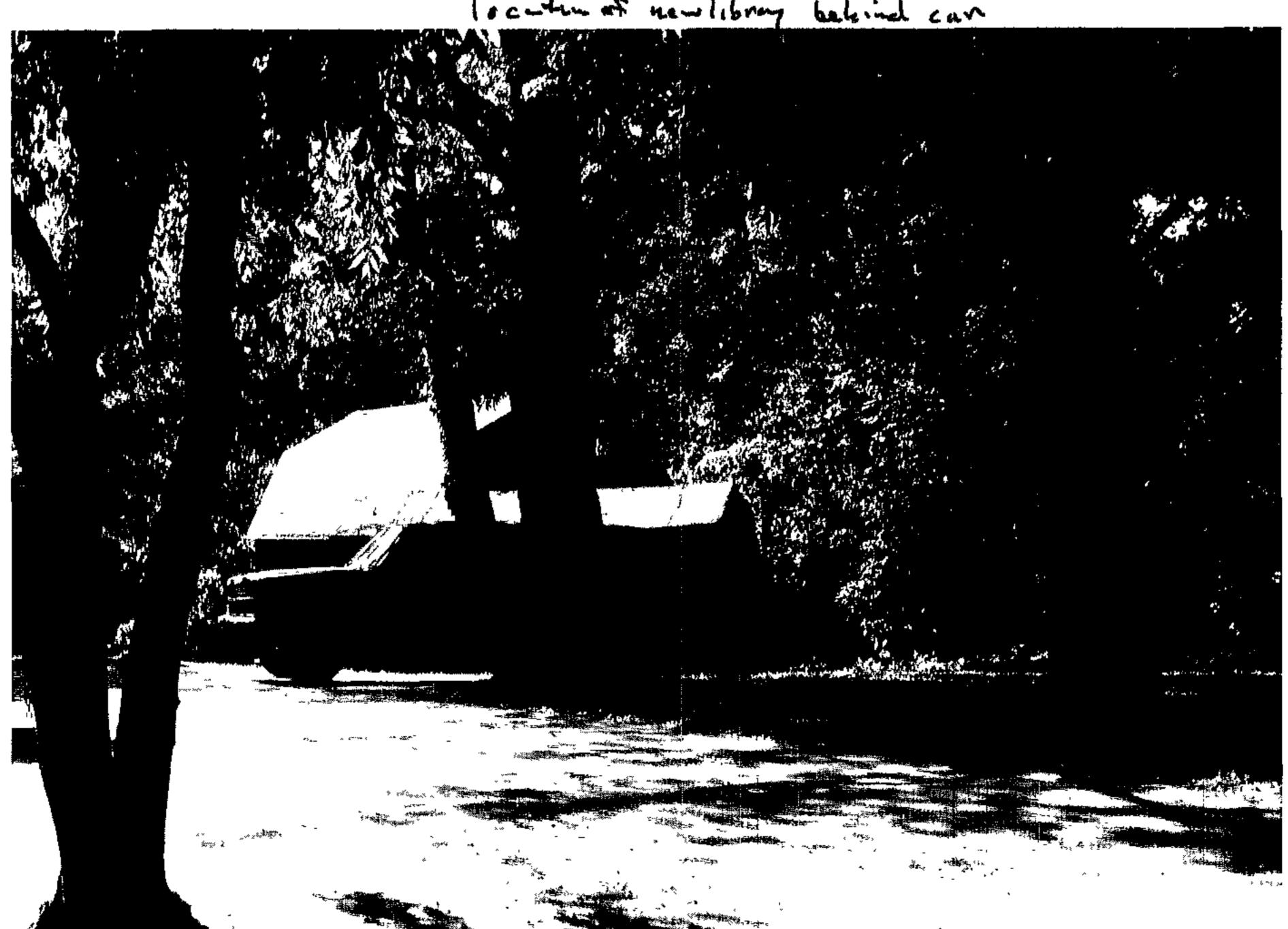




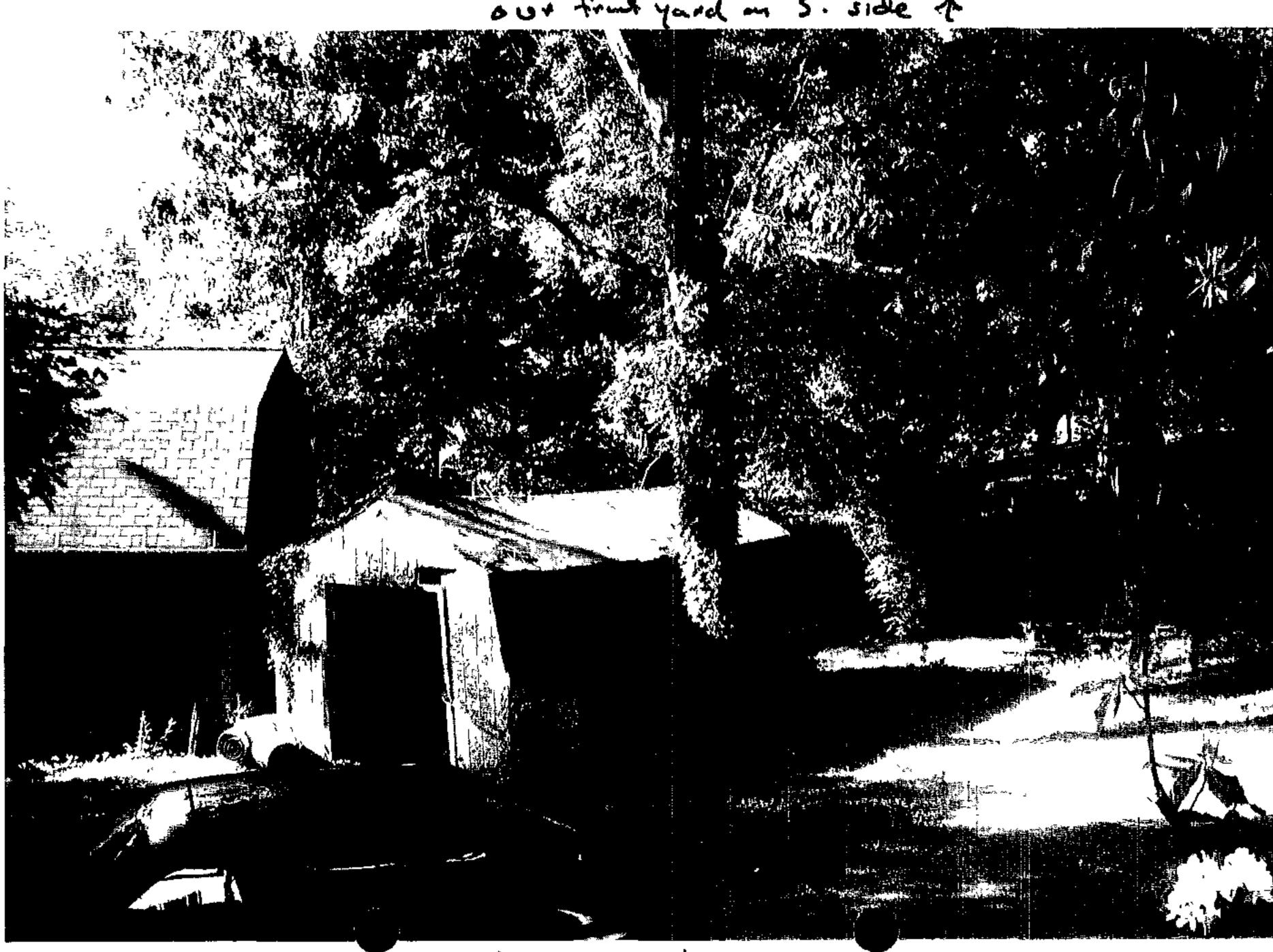


existing barn to be removed









location of new lebrung













looking toward (tangname's shed + hause, located of new library replacing







our property with seen library where existy barre is





view of existing barn from thermore perpuly



Harsnave side at property line with their shed adjoing line





3×

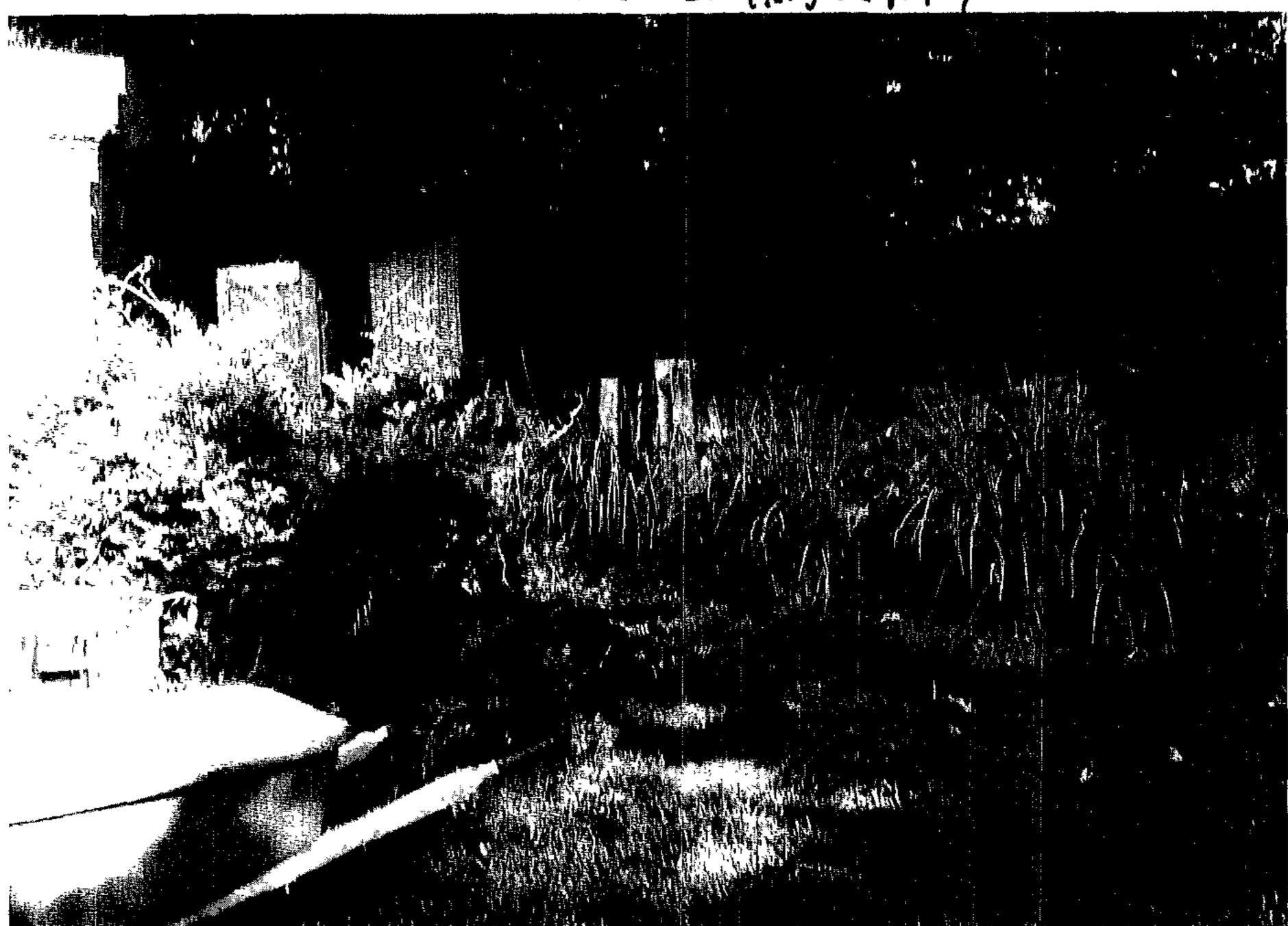
View to word our promotern ther your property



views from Handrane side toward our property







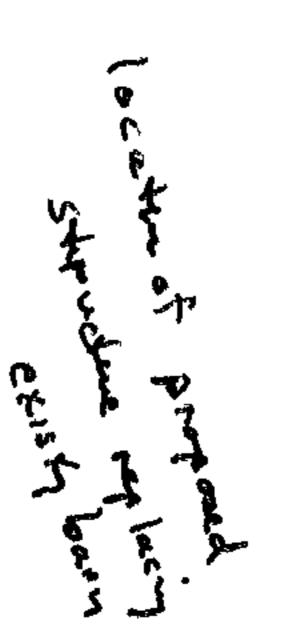
view toward our property from Hargrane property





3 N





(ase 6485-A

Dear Mr. Murphy May 30 2006
Here is a we designed labrary/shed/study.
We wet with the Hangranes and changed
plans according to their wishes
Ostructeuris 60% organal size
(2) Structure is further back on property
Destroture is 10' fram property line instead
Due will put up neu teuce molong prapady
Due will plant trees along property line
Thank you
Dand To

Petroly

PLEASE PRINT CLEARLY

CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

E-MAIL	david trunsend yaci, com												
	212c4	, , , , , , , , , , , , , , , , , , ,									•		
E, ZIP	Ä	f.											
CITY, STATE, ZIP	BALTIMORE	Å											
ADDRESS	ROSS MacR LA	insamoes la									•		
	7903 C	1904											
NAME	DAVID LOWERD	Feet the Day so	0, 1, 1,	Tarbert Dangs									

PLEASE PRINT CLEARLY

LI I	IBER	
CASE NAM	CASE NU	DATE

CITIZEN'S SIGN-IN SHEET

E- MAIL	Hayane Comme	Net									
CITY, STATE, ZIP	21204	[4.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1
	9000										
ADDRESS	7901 Chanson Salle										
NAME	Handha Starate	<i>`</i> >									



WEST END OF ADJACENT PROPERTY



VIEW OF PROPOSED SHED LOCATION



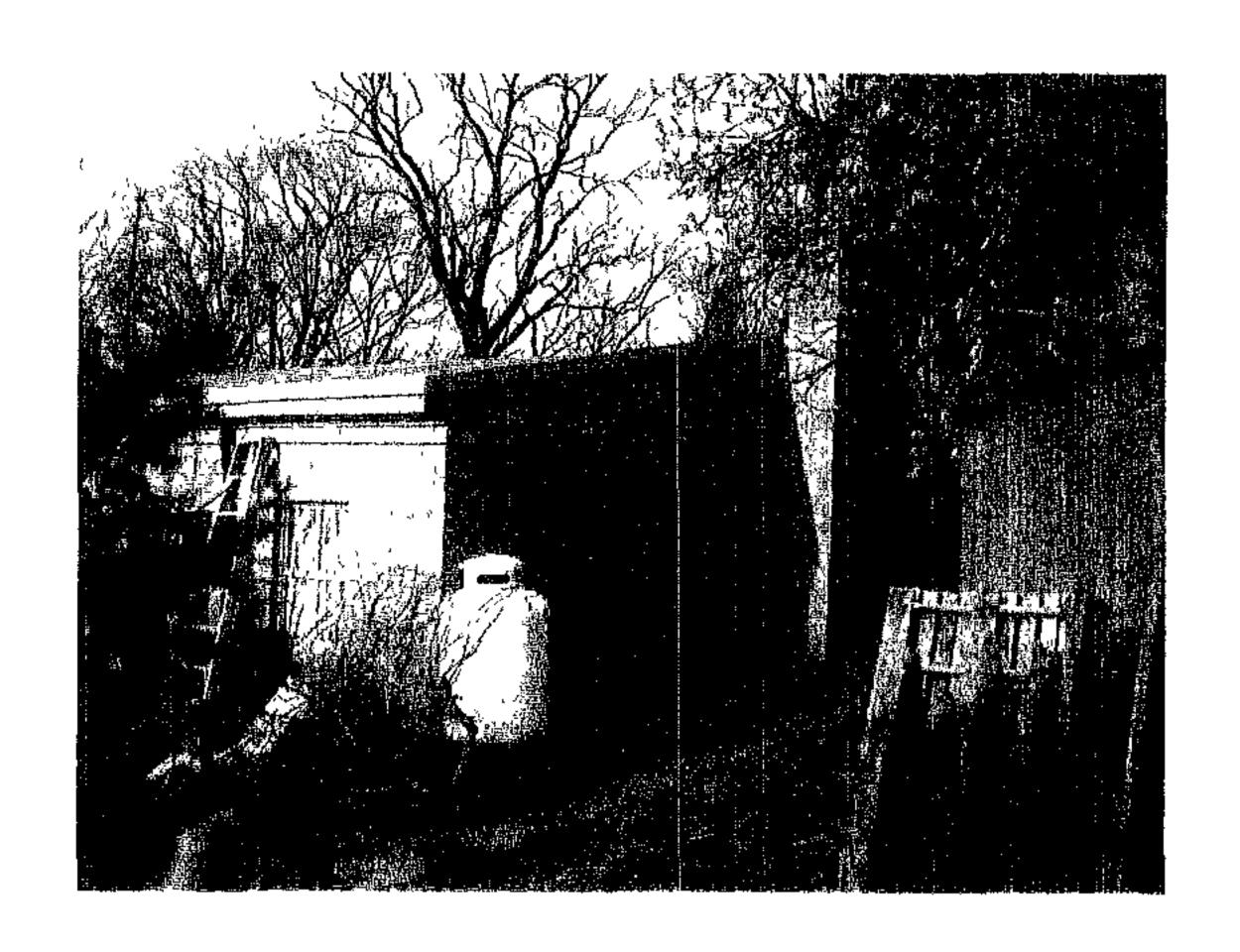
WHITE SHED TO BE REMOVED.

NGIGHBOR'S PROPERTY OWNER'S F903 PROPERTY

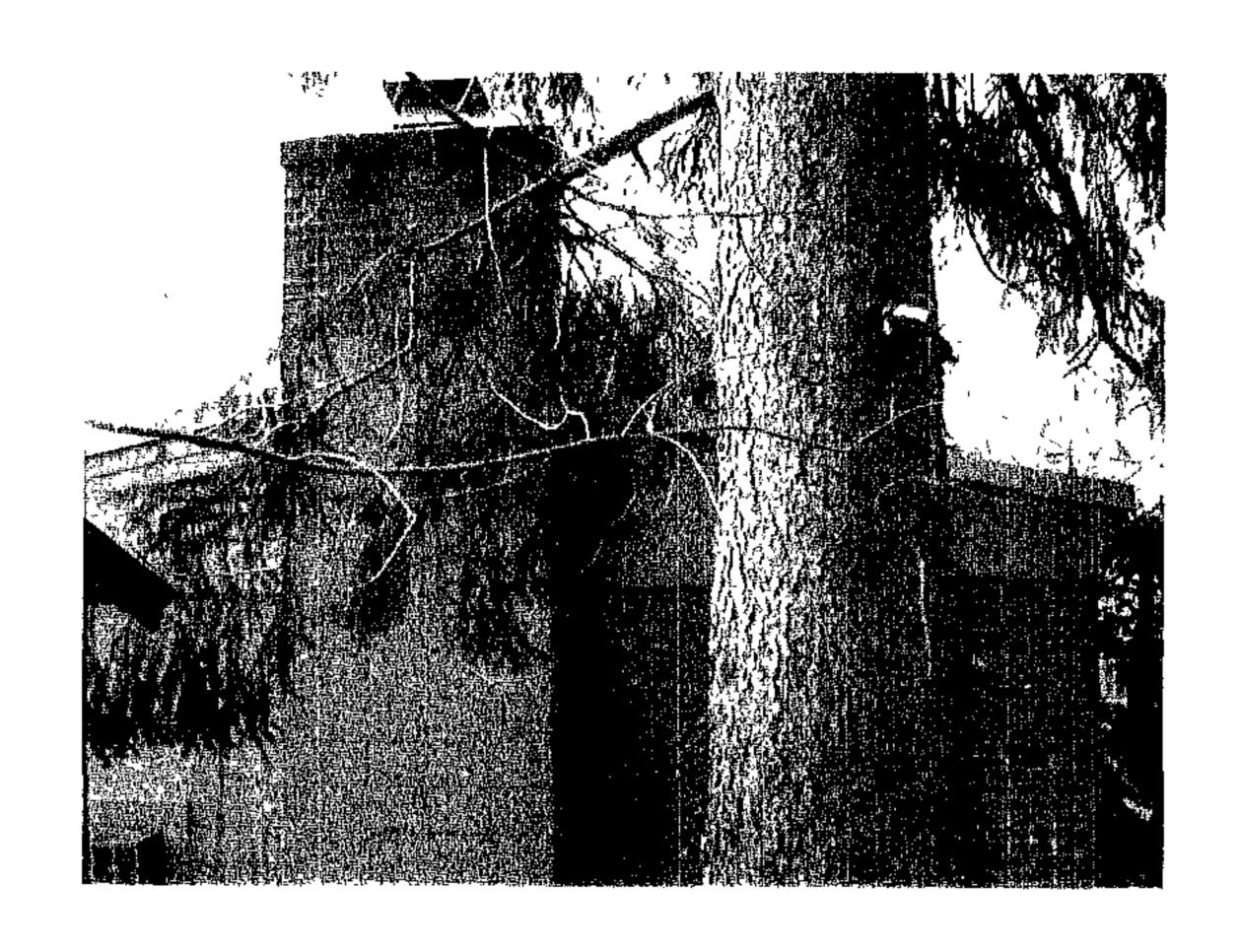


ADJACONT PROPERTY

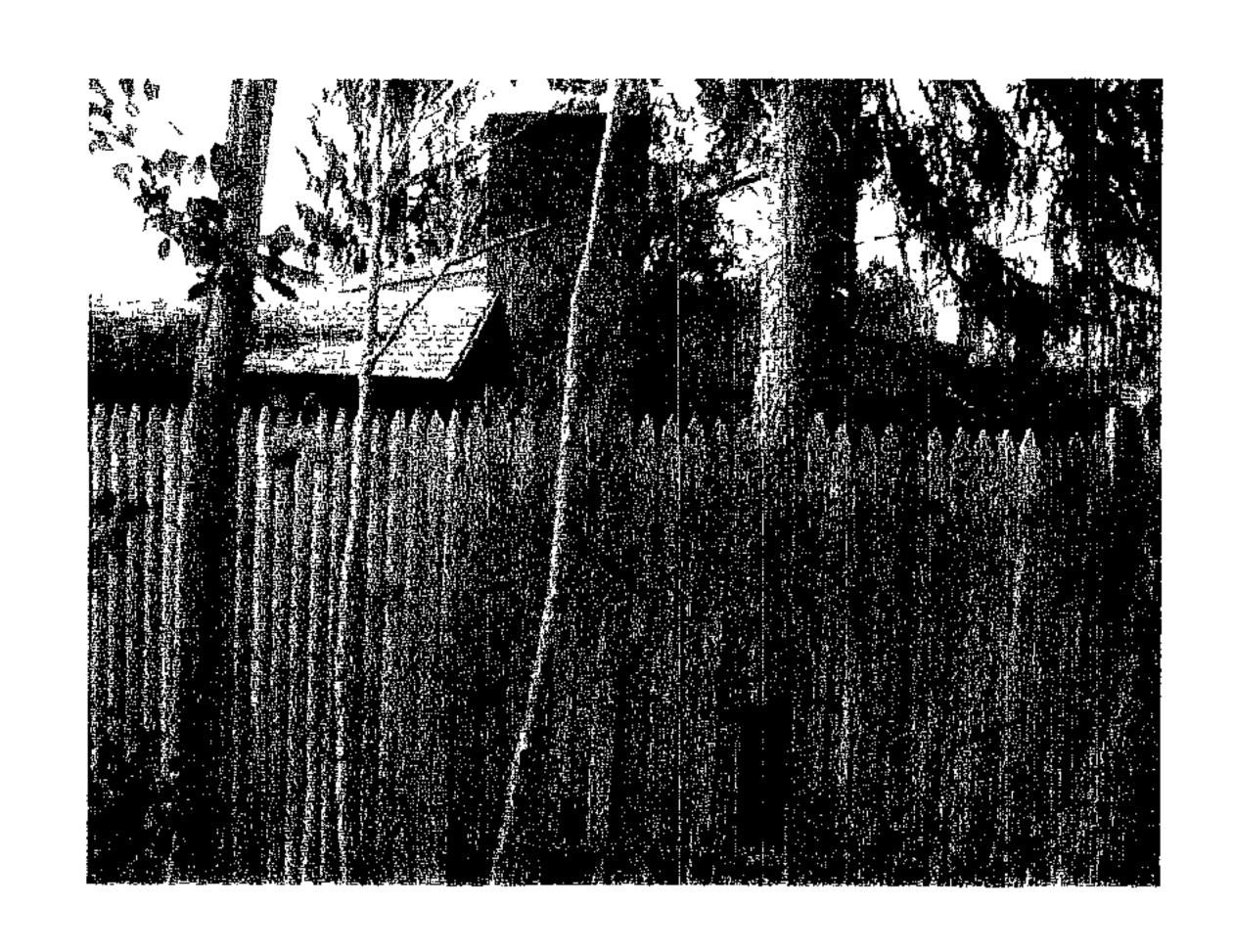
NEIGHBOR'S STORACE SHED AND REFUSE PILE



MEIGHBOR'S ADJACENT PROPERTY



ADJACENT PROPERTY



WEW FROM OWNER'S PROPERTY TO ADSACENT PROPERTY



CXISTING SHED
TO BE REMOVED



SOUTH VIEW OF EXISTING SHED TO BE REMOVED
VIEW FROM OWNER'S RESIDENCE



WEST VIEW OF DWNER'S PROPERTY

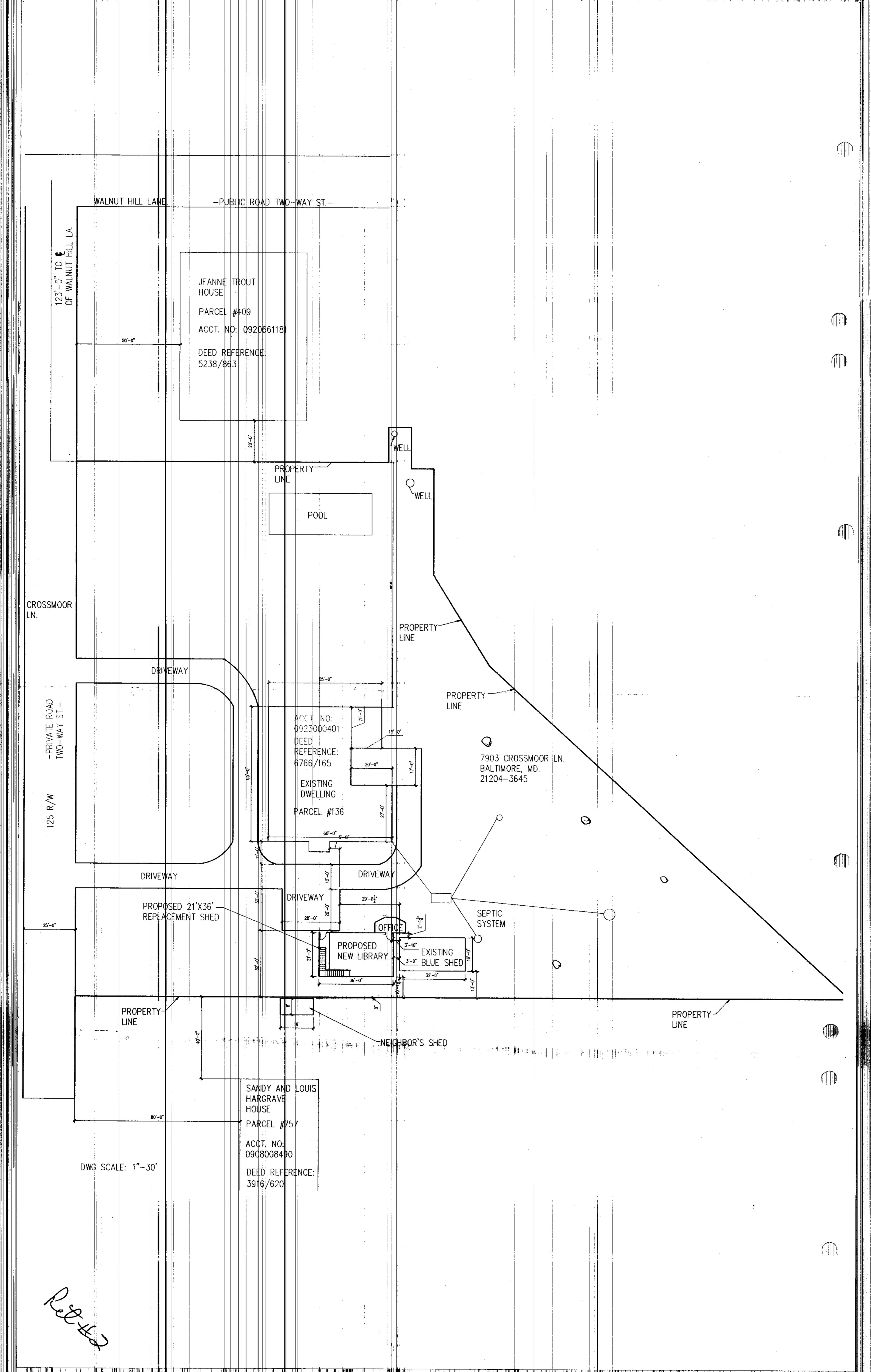


GAST VIEW OF ADJACENT PROPERTY



GRISTING SHED TO BE REMOVED

Baltimore County - My Neighborhood



find the need to match the roof of the existing home to be that kind of special circumstance which makes the property unique from a zoning standpoint.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no other place to locate the new structure and the old barn/shed in the side yard surely does need to be removed if not replaced as proposed.

Residential density is not an issue in this case.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare if the landscape buffer between the Hargraves and new structure is properly designed and implemented. To assure this result I will require the Petitioner to submit a landscape plan which includes a fence to the Baltimore County Landscape Architect for review and approval for the area along the Hargraves' border. I want to be sure that future owners do not misuse this structure therefore I will require the Petitioners to comply with the ZAC comments from the Planning Office except I see no reason to prohibit the Petitioners from having a bathroom in the new structure. Finally I will require the Petitioners to record this Order in the land records of the County to notify future purchasers of the restrictions herein.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of June, 2006, that a variance from Section from Section 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard, and to permit a height of 25 feet in

lieu of the required 15 feet as shown in exhibit 2, is GRANTED subject to the following conditions:

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

3. The accessory structure shall not be used for commercial purposes.

- 4. The Petitioner shall submit a landscape plan which includes a fence to the Baltimore County Landscape Architect for review and approval which shall properly buffer the new structure from the Hargraves' property.
- 5. The Petitioners shall record this Order in the land records of the County to notify future purchasers of the restrictions herein.

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:pz

