

IN RE: PETITION FOR SPECIAL HEARING  
AND VARIANCE  
N/S of Riverside Road, 160 feet east  
Centerline of Wiltshire Road  
15<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District  
**(156 Riverside Road)**

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 06-567-SPHA

David and Lisa Turner  
*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 owners of the subject property, David and Lisa Turner. The Petitioners are requesting special hearing and variance relief for property located at 156 Riverside Road. The special hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with an area larger than that of the principal structure (dwelling), 1600 square feet and 1008 square feet respectively. In addition, variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations to permit an accessory building (garage) 22 feet high in lieu of the permitted 15 feet.

The property was posted with notice of the public hearing date and time on June 20, 2006. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on June 22, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

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

SEARCHED... INDEXED...  
7-6-06  
[Signature]

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: A ZAC comment letter was received from the Office of Planning dated May 24, 2006, which contains restrictions. A ZAC comment letter was received from the Department of Environmental Planning and Resource Management dated June 8, 2006 which contains restrictions.

Interested Persons

Appearing at the hearing on behalf of the variance request were David Billingsley and David Turner, Petitioner. No protestants or citizens appeared at the hearing. People’s Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

7-6-06  
PJ

**Testimony and Evidence**

Testimony and evidence indicated that the subject property contains 0.63 acres zoned DR 5.5 and is improved by the Petitioner's home and a small shed. The subject property is composed of lots 17 and 18 of the Back River Highlands subdivision which was recorded in the land records in 1913 as shown on exhibit 2.

Mr. Billingsley proffered that the Petitioner collects classic automobiles, especially Ford Mustangs, and needs a secure weatherproof area to store them. He proposes to build a 40 x 40 foot garage as shown on exhibit 1. In regard to the special hearing, he noted that the size of the new garage is dictated by the Petitioner's need to keep the Mustang collection safe and out of the weather. The subject property is four times larger than the minimum lot size in the DR 5.5 zone so that the garage will not over burden the land. The new garage would be located in the rear yard and its footprint will take only 11% of the rear yard area. However at 1600 square feet the garage is larger than the dwelling and so requires special hearing relief. He opined that building such a garage on this large, double lot would not adversely affect the community.

In regard to the height variance, he noted that the wider garage means the roof has to be a little higher than normal. In addition the Petitioner would like to store parts and the like for the collection in the second floor and so the height has gotten up to 22 feet. The Petitioner accepted each of the Planning Office comments. Finally he presented letters of support for the adjacent and nearby property owners.

**Findings of Fact and Conclusions of Law**

**Special Hearing**

Considering all the testimony and evidence presented, I find the special hearing request to approve an accessory structure which is larger than the principal structure

7-6-06  
RJ

would not adversely affect the community. This is a very large lot in comparison to the minimum DR 5.5 lot size. The adjacent property owners seem to approve the new garage. Therefore I will approve the special hearing request.

Variance

In regard to the request for variance, I find the property unique from a zoning standpoint. The height of the garage is dictated by the size of the garage needed to protect the classic car collection. This is one of those special circumstances or conditions which make a property unique.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioner would not be able to use the second floor of the new garage for storage.

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. Again these are very large lots and the addition of this new garage will be not change to the character of the neighborhood.

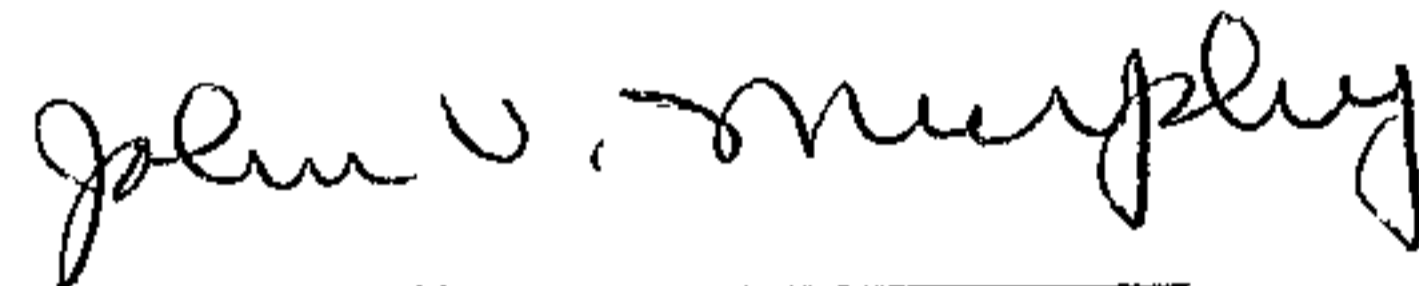
THEREFORE, IT IS ORDERED, this 6<sup>th</sup> day of July, 2006, by this Deputy Zoning Commissioner, that the Petitioners' request for special hearing to permit an accessory structure (garage) with an area larger than that of the principal structure (dwelling), 1600 square feet and 1008 square feet respectively and a variance from Section 400.3 of the Baltimore County Zoning Regulations to permit an accessory building (garage) 22 feet high in lieu of the permitted 15 feet is hereby GRANTED,

7-6-06  
[Signature]

IT IS FURTHER ORDERED, that the variance relief requested from Section 400.3 of the Baltimore County Zoning Regulations to permit an accessory building (garage) 22 feet high in lieu of the permitted 15 feet be and is hereby GRANTED, subject, however, to the following restrictions which are a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).
3. This property is within the Limited Development Area of the CBCA. Residential projects on individual single-family lots must comply with the 10% Rule.
4. 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.
5. The accessory structure shall not be used for commercial purposes

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

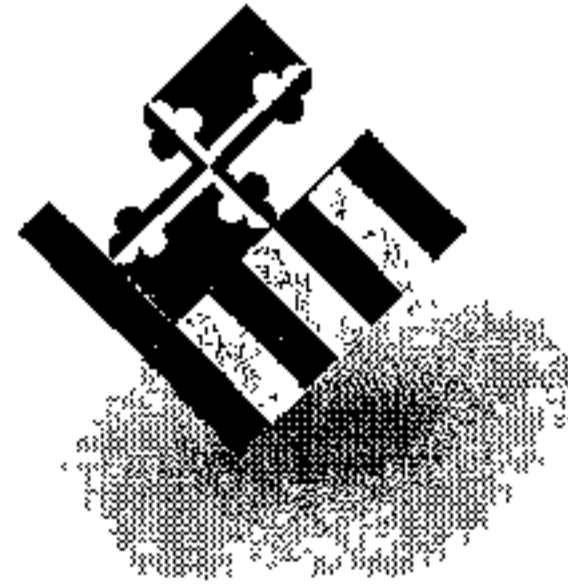


\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER

JVM:pz

7-6-06





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

July 6, 2005

DAVID W. AND LISA L. TURNER  
156 RIVERSIDE ROAD  
BALTIMORE MD 21221

Re: Petition for Special Hearing and Variance  
Case No. 06-567-SPHA  
Property: 156 Riverside Road

Dear Mr. and Mrs. Turner:

Enclosed please find the decision rendered in the above-captioned case. The petition for Special Hearing and 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner  
for Baltimore County

JVM:dlw  
Enclosure

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood, MD 21040

7-6-06  
JVM

CBCA



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 156 RIVERSIDE ROAD  
which is presently zoned DR3.3

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

**AN ACCESSORY STRUCTURE (GARAGE) WITH AN AREA LARGER THAN THAT OF THE PRINCIPAL STRUCTURE (DWELLING), 1600 SQUARE FEET AND 1008 SQUARE FEET RESPECTIVELY (SECTION 101 BC2A)**

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:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_ City \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

**DAVID W. TURNER**  
Name - Type or Print \_\_\_\_\_  
Signature *[Signature]* \_\_\_\_\_  
**LISA L. TURNER**  
Name - Type or Print \_\_\_\_\_  
Signature *[Signature]* \_\_\_\_\_  
**156 RIVERSIDE ROAD (410) 687-4264**  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
**BALTO. MO. 21221**  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

**ROBERT INFUSI**  
Name \_\_\_\_\_  
**P.O. BOX 1043-7043 (410) 812-2236**  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
**BELNR MO. 21014**  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By BH Date 5/8/06

Case No. 06-567-SPHA

REV. 9/16/99

7-6-06

PH

CBCA



# Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 156 RIVERSIDE ROAD  
which is presently zoned DR S.3

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

**BCZR TO PERMIT AN ACCESSORY BUILDING (GARAGE) 22 FEET HIGH IN LIEU OF THE PERMITTED 15 FEET.**

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(indicate hardship or practical difficulty)

**SEE ATTACHED**

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

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

**Contract Purchaser/Lessee:**

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_ City \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

**DAVID W. TURNER**  
Name - Type or Print \_\_\_\_\_  
Signature *[Signature]* \_\_\_\_\_  
**LISA L. TURNER**  
Name - Type or Print \_\_\_\_\_  
Signature *[Signature]* \_\_\_\_\_  
**156 RIVERSIDE ROAD (410) 687-4264**  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
**BALTO MO. 21221**  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

**ROBERT INFUSI**  
Name \_\_\_\_\_  
**P.O. BOX 1043-7043 (410) 812-2236**  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
**BELAIR MO. 21014**  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**OFFICE USE ONLY**

Case No. 06-567-SPHA

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

REV 9/15/00

Revised By

UNAVAILABLE FOR HEARING

Date

5/8/06

*[Signature]*  
7-6-06  
*[Signature]*



**DESCRIPTION TO ACCOMPANY  
ZONING PETITION**

**156 RIVERSIDE ROAD**

Beginning at a point in the center of Riverside Road (50 feet wide) distant southeasterly 160 feet from it's intersection with the center of Wiltshire Road (50 feet wide) thence being all of lots 17 and 18, Section G, as shown on the plat entitled Back River Highlands recorded among the Baltimore County plat records in Plat Book 4 Folio 64.

Containing 27,500 square feet or 0.631 acre of land, more or less.

Being known as 156 Riverside Road. Located in the 15<sup>TH</sup> Election District, 7<sup>TH</sup> Councilmanic District of Baltimore County.

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **0278**

DATE \_\_\_\_\_ ACCOUNT **01 000 6150**

AMOUNT \$ **132.00**

RECEIVED FROM: \_\_\_\_\_

FOR: \_\_\_\_\_

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**  
RECEIVED FROM THE  
CASHIER OF THE OFFICE OF BUDGET & FINANCE  
ON THIS DATE  
FOR THE PURPOSE OF  
PAYING THE  
BALANCE OF THE  
ACCOUNT OF THE  
OFFICE OF BUDGET & FINANCE

CASHIER'S VALIDATION

**NOTICE OF ZONING HEARING**

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

**Case: #06-567-SPHA**

156 Riverside Road  
North side of Riverside Road, 160 feet east centerline of Wiltshire Road  
15th Election District — 7th Councilmanic District  
Legal Owner(s): David W. & Lisa L. Truner

**Special Hearing:** to permit an accessory structure (garage) with an area larger than that of the principal structure (dwelling), 1600 square feet and 1008 square feet respectively. **Variance:** to permit an accessory building (garage) 22 feet high in lieu of the permitted 15 feet.  
**Hearing: Wednesday, July 5, 2006 at 11:00 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.

JT 6/703 June 20

99353

**CERTIFICATE OF PUBLICATION**

6/22/2006

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 6/20/2006.

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

J. Wilkinson

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No: 06-567-SPAA

Petitioner/Developer: DAVID W.  
& LISA L. TURNER

Date Of Hearing/Closing: 7/5/06

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue

Attention:

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 at 156 RIVERSIDE ROAD

This sign(s) were posted on June 20, 2006  
(Month, Day, Year)

Sincerely,

Martin Ogle 6/20/06  
(Signature of sign Poster and Date)

Martin Ogle

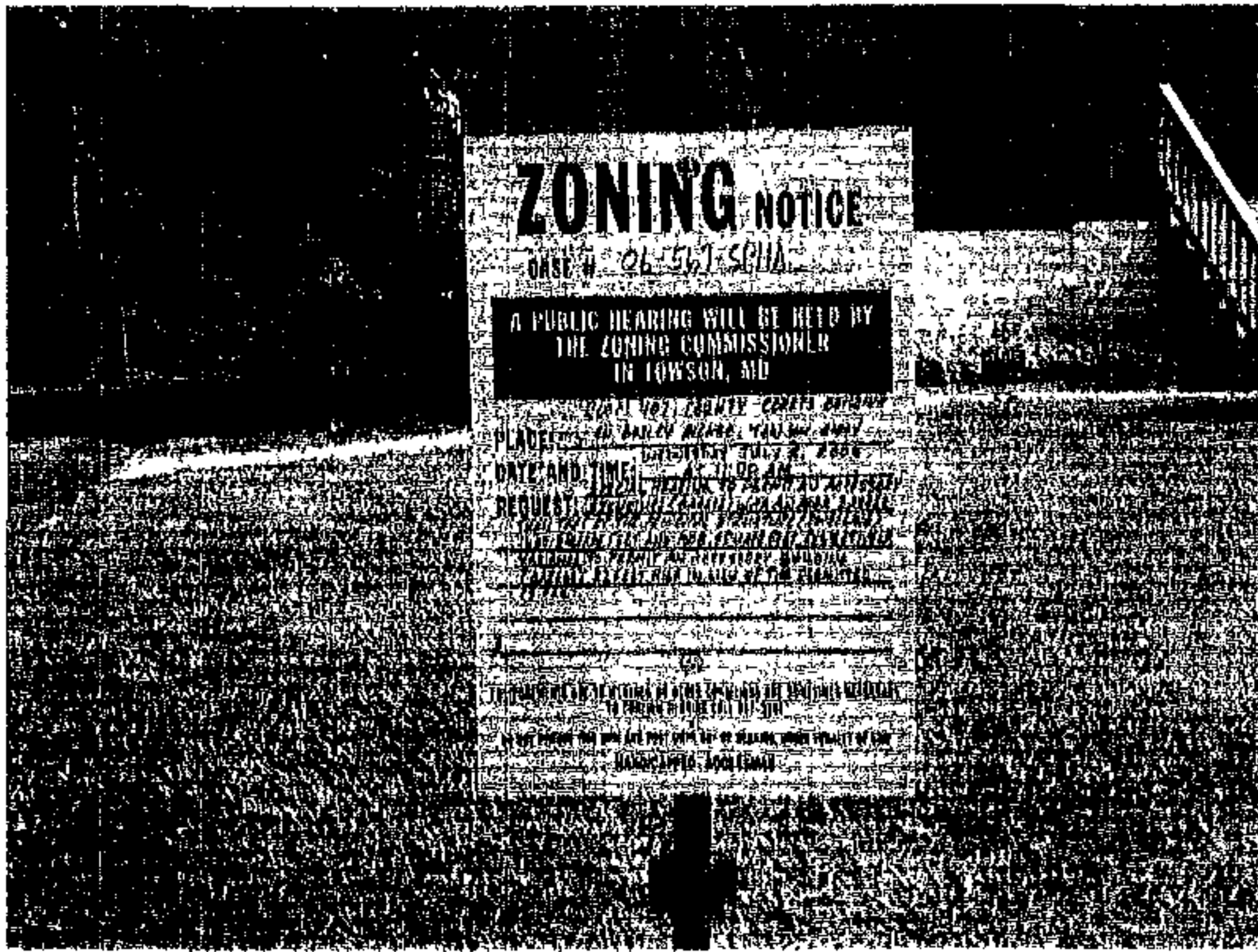
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



*Yesterdays 6/20/06*



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

May 16, 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: 06-567-SPHA**

156 Riverside Road

North side of Riverside Road, 160 feet east centerline of Wiltshire Road

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: David W. & Lisa L. Turner

Special Hearing to permit an accessory structure (garage) with an area larger than that of the principal structure (dwelling), 1600 square feet and 1008 square feet respectively. Variance to permit an accessory building (garage) 22 feet high in lieu of the permitted 15 feet.

Hearing: Wednesday, July 5, 2006 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: David & Lisa Turner, 156 Riverside Road, Baltimore 21221  
Robert Infussi, P.O. Box 1043-7043, Bel Air 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 20, 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.



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, June 20, 2006 Issue - Jeffersonian

Please forward billing to:  
Expedite, LLC  
P.O. Box 1043  
Bel Air, MD 21014

410-812-

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## 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: 06-567-SPHA**

156 Riverside Road  
North side of Riverside Road, 160 feet east centerline of Wiltshire Road  
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: David W. & Lisa L. Turner

Special Hearing to permit an accessory structure (garage) with an area larger than that of the principal structure (dwelling), 1600 square feet and 1008 square feet respectively. Variance to permit an accessory building (garage) 22 feet high in lieu of the permitted 15 feet.

Hearing: Wednesday, July 5, 2006 at 11:00 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 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  
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.**

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For Newspaper Advertising:

Item Number or Case Number: 06-567-SPHA  
Petitioner: DAVE TURNER  
Address or Location: 156 RIVERSIDE RD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: EXPEDITE, LLC  
Address: P.O. BOX 1043  
BEL AIR, MD 21014  
Telephone Number: 410-812-2236





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

June 30, 2006

David Turner  
Lisa Turner  
156 Riverside Rd.  
Baltimore, MD 21221

Dear: Mr. & Mrs. Turner,

RE: Case Number: 06-567-SPHA, 156 Riverside Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 8, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:sma

Enclosures

c: People's Counsel  
Robert Infussi P.O. Box 1043-7043 Bel Air, MD 21014

Jim  
7/5

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** May 24, 2006

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

**SUBJECT:** 6-567 – Special Hearing

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with an area larger than that of the principal structure (dwelling), 1600 square feet and 1008 square feet respectively (Section 101 of the BCZR) 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.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by:

*Curtis Perry*

RECEIVED

MAY 23 2006

Section Chief:

*James J. ...*

ZONING COMMISSIONER

AFK/LL: CM

7-6-06  
AFK

jm  
7/5

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



RECEIVED

JUN 08 2006

ZONING COMMISSION

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: June 8, 2006

SUBJECT: Zoning Item # 06-567-SPHA  
 Address 156 Riverside Road  
 (Turner Property)

Zoning Advisory Committee Meeting of May 15, 2006

       The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

  X   The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

       Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

       Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

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

Additional Comments:

This property is within the Intensely Developed Area of the CBCA. Residential projects on individual single-Family lots must comply with the 10% Rule.

Reviewer: Kevin Brittingham

Date: June 1, 2006

7-6-06  
JWL

## 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

May 16, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 15, 2006

Item Numbers: 558 thru 573

567

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

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





State Highway Administration

Driven to Excel

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

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

Maryland Department of Transportation

Date: 5.12.06

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

RE: Baltimore County  
Item No. 567 BPR

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:** May 17, 2006

**FROM:** Dennis A. Kennedy<sup>DAK</sup>, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 22, 2006  
Item Nos. 558, 560, 561, 562, 563, 564,  
565, 566, ~~567~~, 568, 571, 572, 573

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-05172006.doc

RE: PETITION FOR SPECIAL HEARING  
AND VARIANCE  
156 Riverside Road; N/S Riverside Road,  
160' E c/line Wiltshire Road  
15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts  
Legal Owner(s): David & Lisa Turner  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* 06-567-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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 16th day of May, 2006, a copy of the foregoing Entry of Appearance was mailed Robert Infussi, P.O. Box 1043-7043, Bel Air, MD 21014, Representative for Petitioner(s).

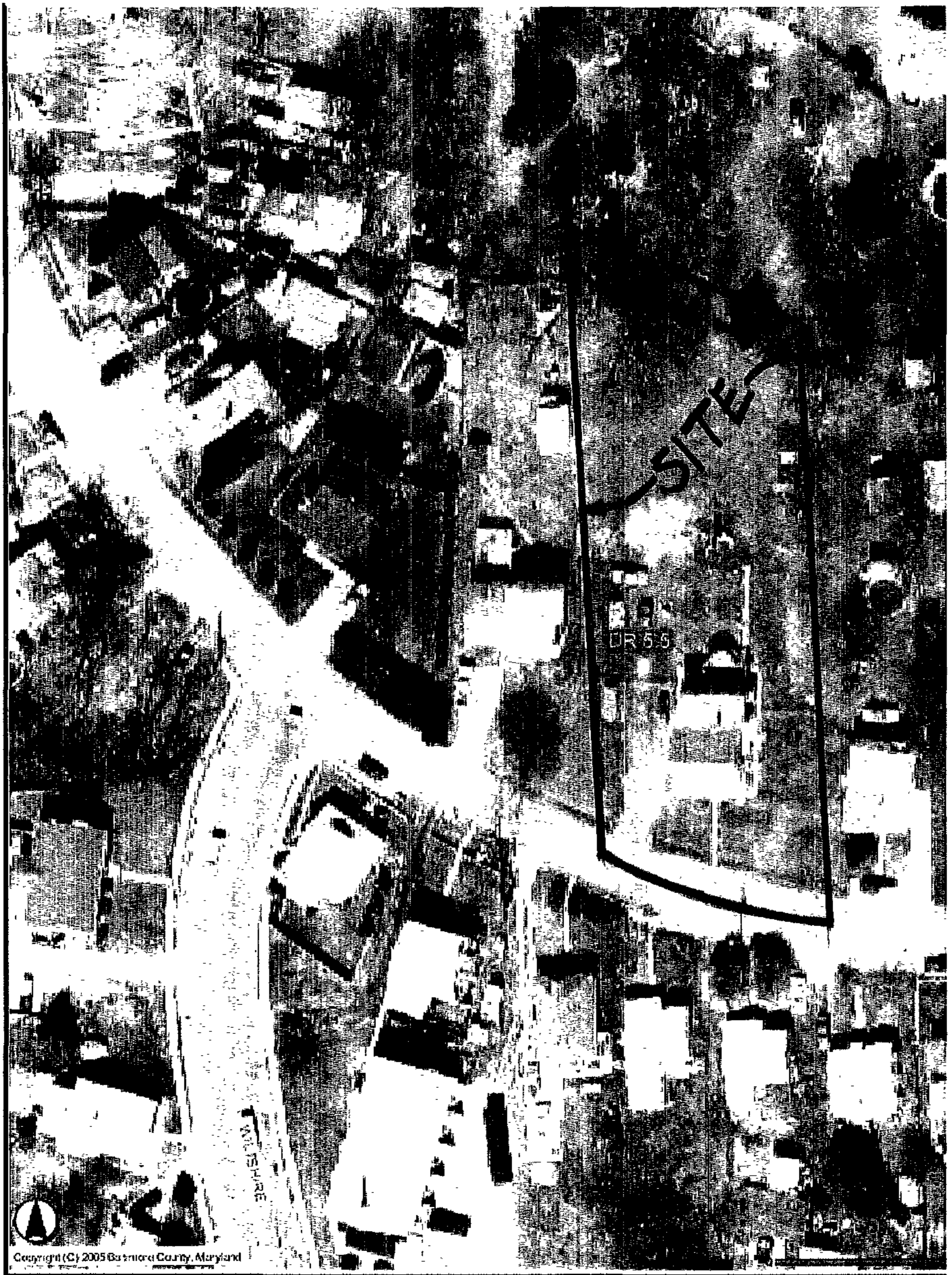
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MAY 16 2006  
Per.....

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





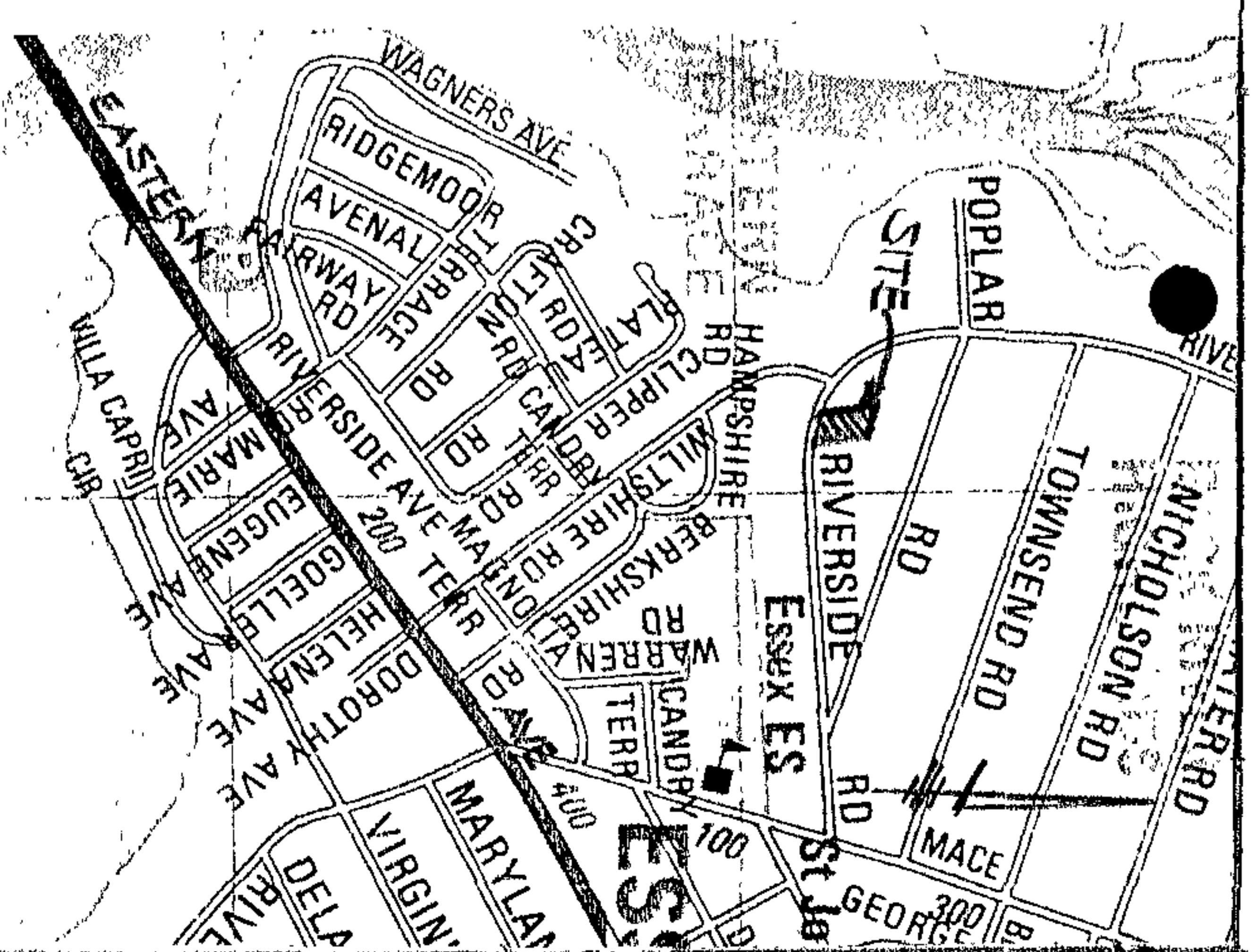
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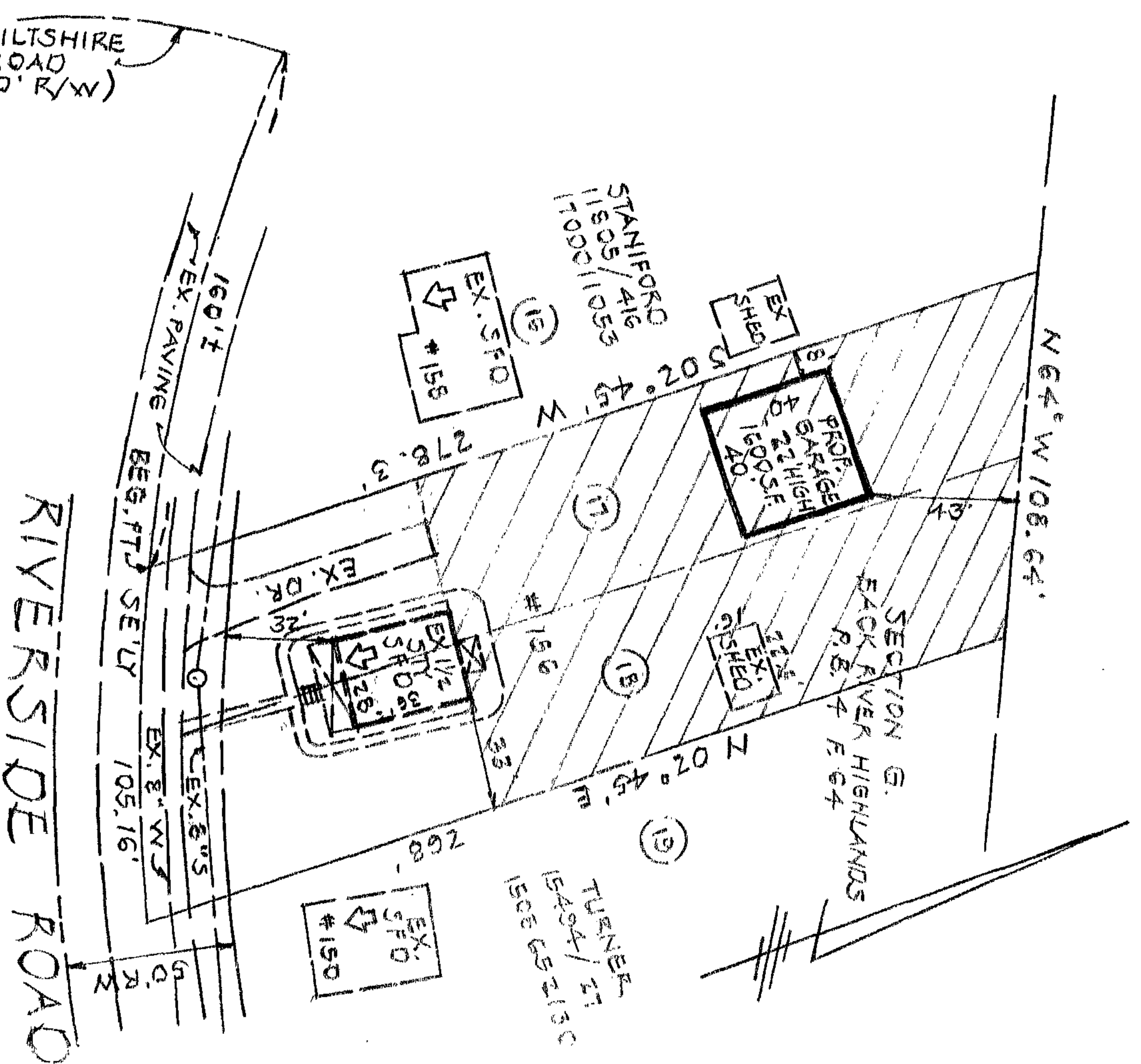
#567

OWNER  
 DAVID W. & LISA L. TURNER  
 156 RIVERSIDE ROAD  
 BALTIMORE, MD. 21221  
 DEED REF. L. 13622 F. 318  
 ACCOUNT NO. 1516451320

DIAGONAL HATCHING DENOTES REAR YARD  
 AREA OF 17,800 S.F.  
 TOTAL AREA OF ACCESSORY  
 STRUCTURES : 1,960 S.F.  
 : 11.0% OF REAR YARD  
 FOOTPRINT OF EX.  
 DWELLING = 1008 S.F.



VICINITY MAP  
 SCALE: 1"=1000'



- NOTES
1. ZONING.....DR 5.5 (MAP NO. 097A1)
  2. LOT AREA.....27,500 S.F. = 0.631 AC.+/-
  3. NO PREVIOUS ZONING HISTORY
  4. SITE IS LOCATED IN THE CBCA
  5. SITE IS NOT LOCATED IN 100 YEAR FLOOD PLAIN
  6. PUBLIC WATER AND SEWER ARE EXISTING
  7. NO HISTORIC BUILDINGS OR ARCHEOLOGICAL SITES EXIST

PLAT TO ACCOMPANY ZONING PETITION  
 156 RIVERSIDE ROAD  
 LOT 17 & 18 SECTION G  
 BACK RIVER HIGHLANDS P.B. 4 F. 64  
 ELECTION DISTRICT 15C7  
 BALTIMORE COUNTY, MARYLAND

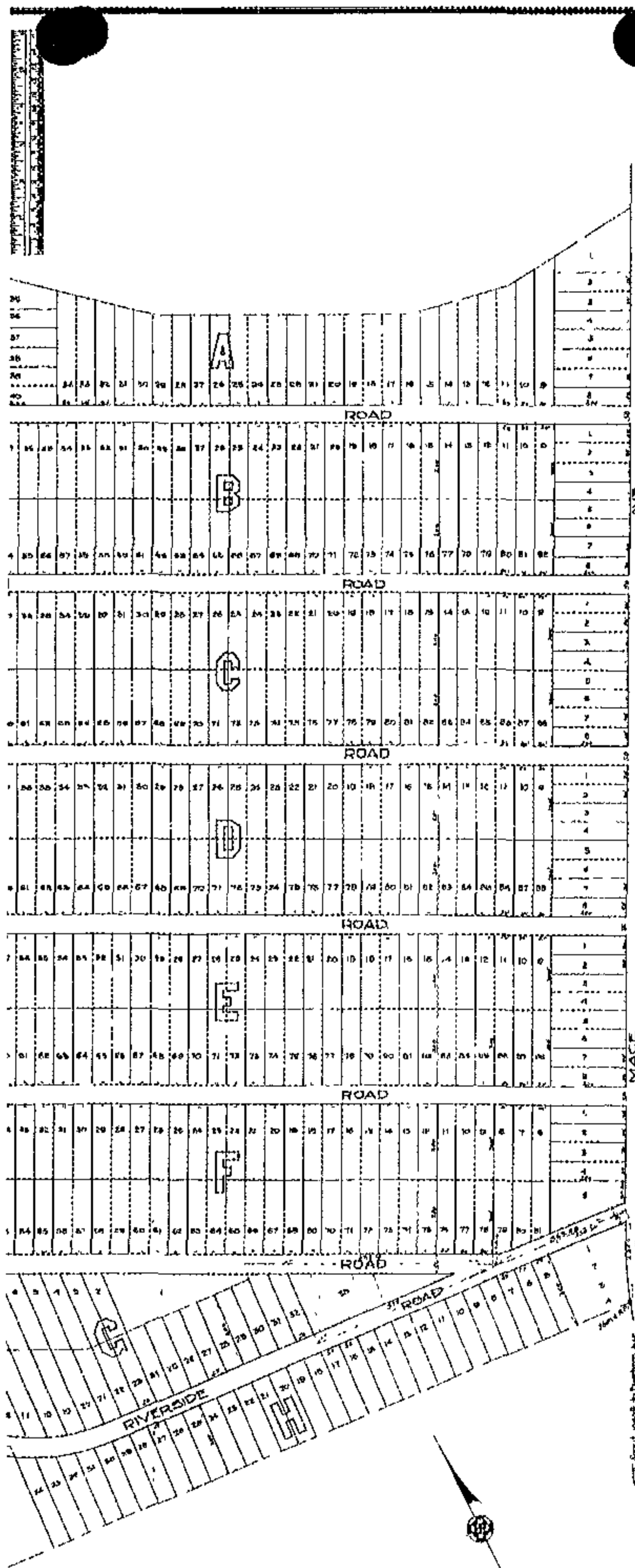
CENTRAL DRAFTING & DESIGN, INC.  
 501 CHARWOOD COURT  
 EDGEWOOD, MD 21040  
 (410) 679-8719

SCALE: 1 INCH = 40 FEET APRIL 22, 2006

WILTSHIRE ROAD (50' R/W)

RIVERSIDE ROAD





*File dated 28<sup>th</sup> 1913.  
S. J. W. & C. L. L. & C.*

# 7ER HIGHLANDS.


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DOUGLAS & SONS  
REAL ESTATE AGENTS  
110 MURPHY BUILDING  
BALTIMORE MD

Edwin V. Coombs & Co.  
Surveyors & Civil Engineers.  
Baltimore Md.  
Scale 1/4" = 100'

Click here for a plain text ADA compliant screen.

 <b>Maryland Department of Assessments and Taxation</b> <b>BALTIMORE COUNTY</b> <b>Real Property Data Search</b>	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a> <a href="#">Ground Rent</a>
--	--

**Account Identifier:** District - 15 Account Number - 1516451320

**Owner Information**

<b>Owner Name:</b>	TURNER DAVID W TURNER LISA L	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	YES
<b>Mailing Address:</b>	156 RIVERSIDE RD BALTIMORE MD 21221-6629	<b>Deed Reference:</b>	1) /13622/ 318 2)

**Location & Structure Information**

<b>Premises Address</b> 156 RIVERSIDE RD	<b>Legal Description</b> LT 17,18 156 RIVERSIDE RD BACK RIVER HIGHLANDS
---	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
97	1	364		G			17	3	4/ 64

<b>Special Tax Areas</b>	<b>Town Ad Valorem Tax Class</b>			
<b>Primary Structure Built</b> 1925	<b>Enclosed Area</b> 1,406 SF	<b>Property Land Area</b> 25,480.00 SF	<b>County Use</b> 04	
<b>Stories</b> 1 1/2	<b>Basement</b> YES	<b>Type</b> STANDARD UNIT	<b>Exterior</b> SIDING	

**Value Information**

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2006	As Of	As Of
			07/01/2005	07/01/2006
<b>Land:</b>	34,870	58,870		
<b>Improvements:</b>	68,800	100,290		
<b>Total:</b>	103,670	159,160	103,670	122,166
<b>Preferential Land:</b>	0	0	0	0

**Transfer Information**

<b>Seller:</b> TRUSTEES OF THE ESSEX CH OF GOD	<b>Date:</b> 03/24/1999	<b>Price:</b> \$71,700
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> /13622/ 318	<b>Deed2:</b>
<b>Seller:</b> PINNING EARL M	<b>Date:</b> 12/06/1990	<b>Price:</b> \$80,000
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> / 8667/ 130	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments</b>	<b>Class</b>	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

**Tax Exempt:** NO **Special Tax Recapture:**  
**Exempt Class:** \* NONE \*

P. J. H. 3

To Whom It May Concern:

I Michael Turner at 150 Riverside have no problem with David Turner who lives at 156 Riverside Road, with building his desired size and height of his garage on his property.

Michael Turner  
signature

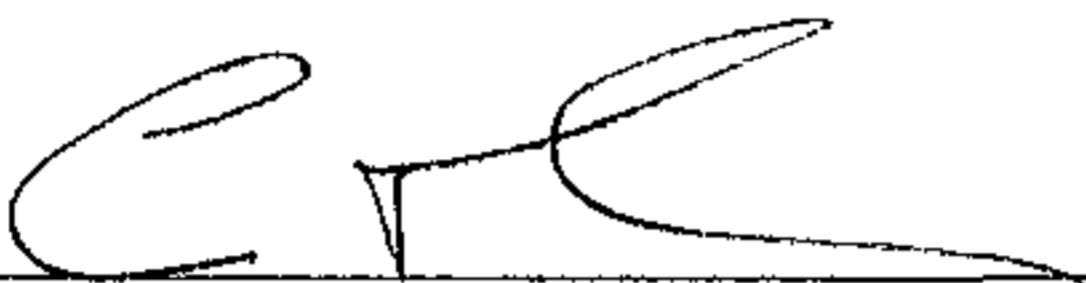
4-14-06  
date

Per #4

#567

To Whom It May Concern:

I C. THOMAS HUCK have no problem with David Turner who lives at 156 Riverside Road, with building his desired size and height of his garage on his property.

  
signature C. THOMAS HUCK date 4/14/06  
148 RIVERSIDE RD.  
ESSEX MO. 21221

To Whom It May Concern:

I Jim Staniford have no problem with David Turner who lives at 156 Riverside Road, with building his desired size and height of his garage on his property. The only concern I have is the drainage after the garage is built, in which David Turner has promised to look into.

Jim Staniford 4-23-06  
signature date  
156 RIVERSIDE RD



To Whom It May Concern:

I Louis Scott Rowell have no problem with David Turner who lives at 156 Riverside Road, with building his desired size and height of his garage on his property.

Louis S. Rowell  
signature 153 Riverside date