IN RE: PETITION FOR ADMIN. VARIANCE *
Northwest Side of Hooper Lane, 16' Right-of

Way, 410' NE from Bend in Hooper Lane

11th Election District

3rd Councilmanic District

(12122 Hooper Lane)

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 06-590-A

Dennis G. and Carol W. Bailey *Petitioners*

*

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, Dennis G. and Carol W. Bailey. The variance request is for property located at 12122 Hooper Lane in the Glen Arm area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory building of up to 25 feet in height in lieu of the allowed maximum 15 feet and to amend the Order and Plan in Case No. 06-357-A. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance. The Petitioners state that site slope limitations dictate that they build 'up' to provide additional attic storage above the proposed garage. The rural secluded site has minimal visibility from the road and neighborhood.

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 June 6, 2006 a copy of which is attached hereto and made a part hereof.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 27, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 14th day of June, 2006, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory building of up to 25 feet in height in lieu of the allowed maximum 15 feet and to amend the Order and Plan in Case No. 06-357-A. be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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

- 2. The 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.
- 3. 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

FOR BALTIMORE COUNTY

JVM:pz

THE THE STATE OF T



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

June 14, 2006

DENNIS G. BAILEY AND CAROL W. BAILEY 12122 HOOPER LANE GLEN ARM MD 21057

Re: Petition for Administrative Variance

Case No. 06-590-A

Property: 12122 Hooper Lane

Dear Mr. and Mrs. Bailey:

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

1 X X X



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12122 Hooper Lane which is presently zoned RC 2 (and ML)

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 to allow accessory

building of up to 25 feet in height in lieu of the required Augusto maximum 15 feet and to amend order and plan in 06-357-A.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

I/We do solemnly 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: <u>Legal Owner(s):</u> Dennis G. Bailey Name - Type or Print Name - Type or Print MM Signature Signature Carol W. Bailey Address Telephone No. Name - Type or Print City State Zip Code Signature 12122 Hooper Lane 410-592-5072 **Attorney For Petitioner:** Address Telephone No. Glen Arm 21057 MD Name - Type or Print City State Zip Code Representative to be Contacted: Signature J. Scott Dallas Company Name P. O. Box 26 410-817-4600 Address Telephone No. Address Telephone No. Baldwin MD 21013 City State Zip Code City State Zip Code A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County Reviewed By REV 9/15/98

Affidavit in Support of Administrative Variance

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

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.

12122 Hooper Lane

	Glen	Arm	MD	21057
	City		State	Zip Code
That based upon personal knowledge, the follow Variance at the above address (indicate hardship	ving are the f p or practical	acts upon whe	nich I/we base the	request for an Administrative
Site slope limitations dictartic storage above proposed minimal visibility from road	d garage	. Rura	l,secluded	de additional site has
That the Affiant(s) acknowledge(s) that if a for	mal demand	is filed Δffi	ant(e) will be room	irod to nove a someotime and
advertising fee and may be required to provide a	additional info	mation.	and win be requ	Bailey
Signature Dennis G. Bailey		Signature	Carol W	. Bailey
Name - Type or Print	Name	- Type or Print	·	<u> </u>
STATE OF MARYLAND, COUNTY OF BALTIM	ORE, to wit:			
I HEREBY CERTIFY, this 5tate of Maryland, in and for the County aforesal	id, personally	appeared	, <u>2006</u> , before	me, a Notary Public of the
Dennis G. Bailey and C	arol W.	Bailey		
the Affiant(s) herein, personally known or satisfallaw that the matters and facts hereinabove set for	orth are true a	ned to me as and correct to	such Affiant(s), are the best of his/her	nd made oath in due form of their knowledge and belief.
AS WITNESS my hand and Notarial Seal			2 1	
May 5, 2006 Date	Nota	ry Public	leva	Was
REV 09/15/98	My C	ommission E	Expires <u>1</u> /	-07

NOTARY

PUBLIC

J. S. DALLAS, RIC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE P.O. BOX 26 BALDWIN, MD 21013 (410) 817-4600 FAX (410) 817-4602

590

ZONING DESCRIPTION #12122 HOOPER LANE

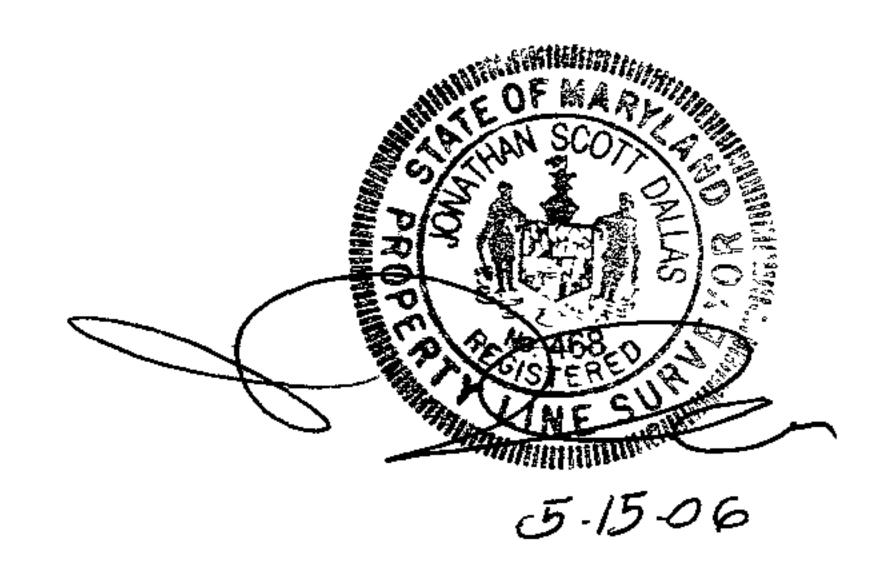
BEGINNING for the same it a point on the northwest side of Hooper Lane, "16' Right-of-way" at a point distant 980 feet, more or less northeast from the center of Glen Arm Road. As recorded in a deed for that parcel of land dated November 9, 1984 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6818 folio 141 etc. thence running with and binding on said 16' right-of way (1) North 55 degrees 43 minutes East 235.00 feet thence binding on the northeast end of said 16' right-of-way (2) South 34 degrees 17 minutes East 16.00 feet thence (3) North 55 degrees 43 minutes East 40.00 feet thence (4) North 34 degrees 17 minutes West 110.00 feet thence (5) North 55 degrees 43 minutes East 70.56 feet thence (6) North 34 degrees 19 minutes 05 seconds West 436.11 feet thence (7) South 49 degrees 46 minutes 46 seconds West 100.20 feet thence (8) South 4 degrees 06 minutes East 222.15 feet thence (9) South 12 degrees 04 minutes 44 seconds West 185.08 feet thence (10) South 34 degrees 17 minutes East 200.00 feet to the place of beginning.

CONTAINING 129075 square feet or 2.96 acres of land, more or less.

BEING all of that parcel which by deed dated November 9, 1984 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6818 folio 141 etc. was conveyed by John Kenneth Shaw and wife to Dennis G. Bailey and wife.

ALSO known as # **12122 Hooper Road** and located in the 11th Election District 3rdCouncilmanic District.

Note: above description is for zoning purposes only.



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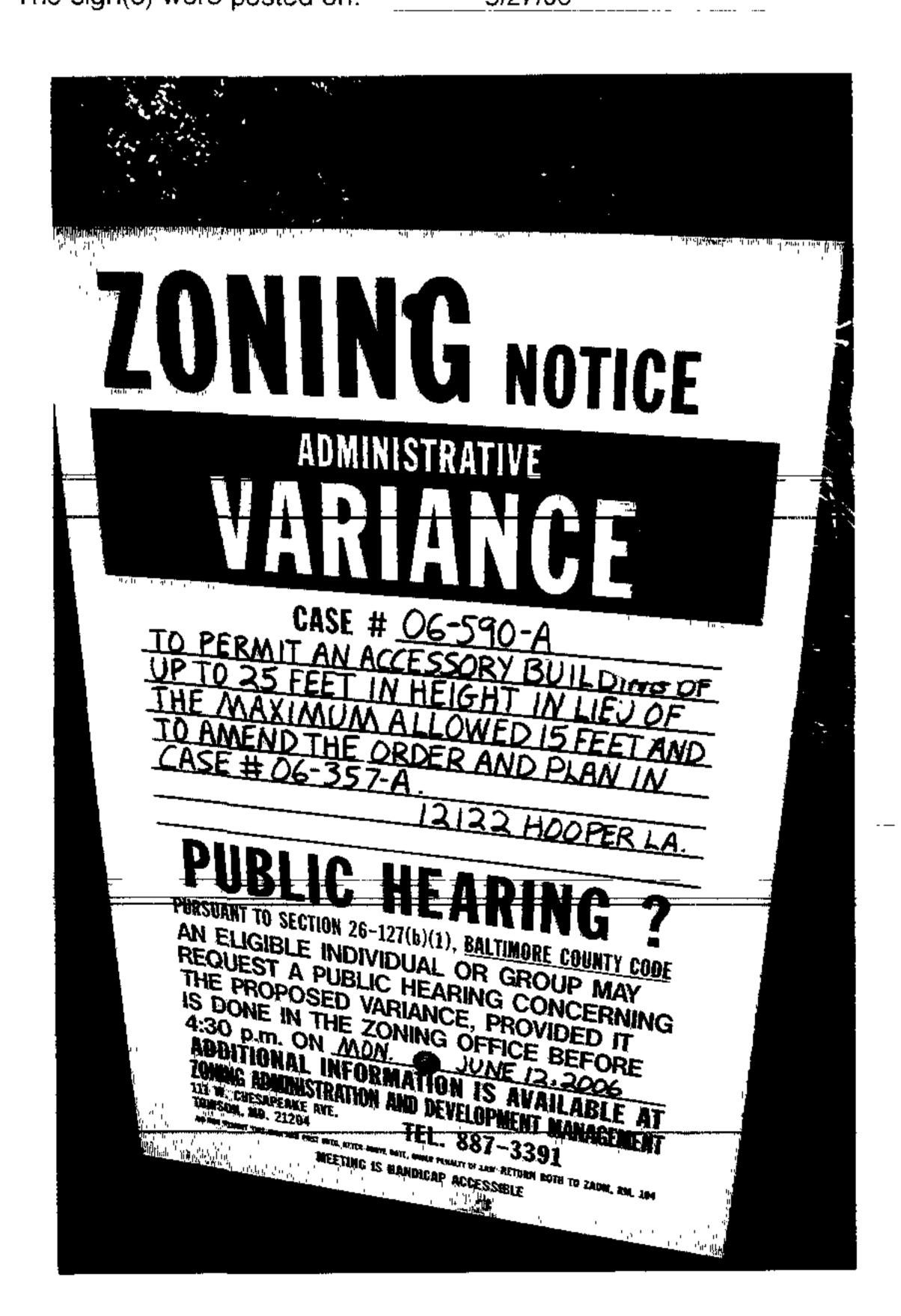
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\$130,00

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CERTIFICATE OF POSTING

ATTENTION: KR	RISTEN MATHHEWS	DATE:	5/30/0
Case Number: 06	i-590-A		
Petitioner/Developer: DE	ENNIS & CAROL BAILEYJ.S. DALLAS INC		
Date of Hearing (Closing): 06	/12/06		
•	es of perjury that the necessary sign(s) requires ated at: 12122 HOOPER LANE	red by law were posted	
The sign(s) were posted on:	5/27/06		



Linda O'Keefe_ (Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

Hunt Valley Maryland 21030 (City, State, Zip Code of Sign Poster)

410-666-5366 (Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case	Number	06-	590	-A	Addre	ss <u>/2/2</u>	2 Hoof	ER LA
Conta	ct Perso	n ⁻	<u> </u>	ENUIS : Please Prir	nt Your Name		Phone Nu	mber: 410-887-3391
Filing	Date: _	5/1	8/06	•		: <u>5/28/0</u>	Closir	ng Date: <u>6/12/06</u>
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.								
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 I	Number	06-	590 -	Α ,	Address	2/22 Ho	OPER L	<u>A</u>
Petitioner's Name DEANIST CAROL BAILEY Telephone 4/0 592 5072								
Posting Date: 5/29/06 Closing Date: 6/12/06								
Wording for Sign: To Permit AN ACCESS ORY BUILDING OF UP TO 25 FT.								
IN HEIGHT IN LIEN OF THE MAXIMM ALLOWED 15 FT AND								
TO AMEND THE ORDER AND RAW IN CASE # 06-357-A								
			· • · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	<u> </u>			WCR - Revised 6/25/04

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
Petitioner Dennis and Carol Bailey
Address or Location 12122 Hooper Lane
PLEASE FORWARD ADVERTISING BILL TO .
Name <u>Dennis and Carol</u> Bailey
Address 12122 Hooper Lane
Glen Arm, MD. 21057
Telephone Number 4-10 - 592 - 5072

REEPINFILE. 06 590 A

FREQUENT FLYER ATTORNEYS DROP OFF ZONING PETITIONS POLICY PROCEDURES

The following zoning policy is related to the filing of zoning petitions and is aimed at expediting the petition filing process with this office.

- 1. The Director of the Office of Permits and Development Management (PDM) allows zoning attorneys who frequently file for zoning hearings and who are capable of filing petitions that comply with <u>all</u> technical aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of an appointment for review by zoning personnel.
- 2. Any attorney using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner may deny the petition due to errors or incompleteness. All petitions filed in this manner will receive a cursory review and if necessary they will be commented on by zoning personnel prior to the hearing. A corrective memo by zoning review may be placed in the hearing file to be considered by the Hearing Officer.
- 3. When a petition has been dropped off by the attorney, it will only be reviewed for very basic necessary input, logging, and distribution information.

EMINER REQUESTED TO FIVE USING THIS PROCEDURE AT OWN / RISK. ZOWING SUPERVISON AGREED WITH "AT OWN RISK" UNDERSTANDING

THE HISTORIC STATUS PER NOTE & REMAINS URLEAN ASN
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Department of Permits 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

June 13, 2006

Dennis G. Bailey Carol W. Bailey 12122 Hooper Lane Glen Arm, MD, 21057

Dear: Mr. Bailey and Mrs. Bailey,

RE: Case Number: 06-590-A; 12122 Hooper Lane.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 18, 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. Callibal)

WCR:sma

Enclosures

c: People's Counsel

J. Scott Dallas P.O. Box 26 Baldwin, MD 21013



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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

6-590 – Administrative Variance

DATE: June 6, 2006

JUN 0 9 2006

ZING COMER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height up to 25 feet in lieu of the maximum permitted 15 feet and to amend the order and plan in case 6-357 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 Bill Hughey at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL: CM

W \DEVREV\ZAC\6-590 doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO:	Timothy M	l. Kotroco
i O.	T TITTO MTA TAY	i. Izouovi

FROM: Jeff Livingston, DEPRM - Development Coordination JWL

DATE: June 22, 2006

SUBJECT: Zoning Item # 06-590-A

Address 12122 Hooper Lane

(Bailey Property)

Zoning Advisory Committee Meeting of May 30, 2006

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

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

The proposed addition must be 20 feet from the septic tank which serves the garage studio.

Reviewer: S. Farinetti Date: May 30, 2006



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 May 8,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 30,2006

Item Numbers: Item Number 590-596

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



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

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

Maryland Department of Transportation

Date: 5.25.04

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

Dear. Ms. Matthews:

RE: Baltimore County

Item No. 590 JUL

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

1.1. sull

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: May 30, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 5, 2006

Item No. 590, 591, 592, 593, 594, and 595

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-05302006 doc

prendus orde

IN RE: PETITION FOR ADMIN. VARIANCE

Northwest Side of Hooper Lane, 16' Right-of

Way, 410' NE from Bend in Hooper Lane

11th Election District

3rd Councilmanic District

(12122 Hooper Lane)

Dennis G. and Carol W. Bailey

Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 06-357-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, Dennis G. and Carol W. Bailey. The variance request is for property located at 12122 Hooper Lane in the Glen Arm area of Baltimore County. The variance request is from 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building addition (detached garage addition) to be located partially within the side yard in lieu of the required rear yard only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Zoning Advisory Committee

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 4, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

general welfare of the public and should therefore be granted. In the opinion of the Deputy

Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient

facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioners.

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 3rd day of March, 2006, that a variance from 400.1 of the Baltimore County Zoning

Regulations (B.C.Z.R.), to permit a proposed accessory building addition (detached garage

addition) to be located partially within the side yard in lieu of the required rear yard only, be and

is hereby GRANTED, subject, however, to the following restriction which is a condition

precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of

this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original

condition.

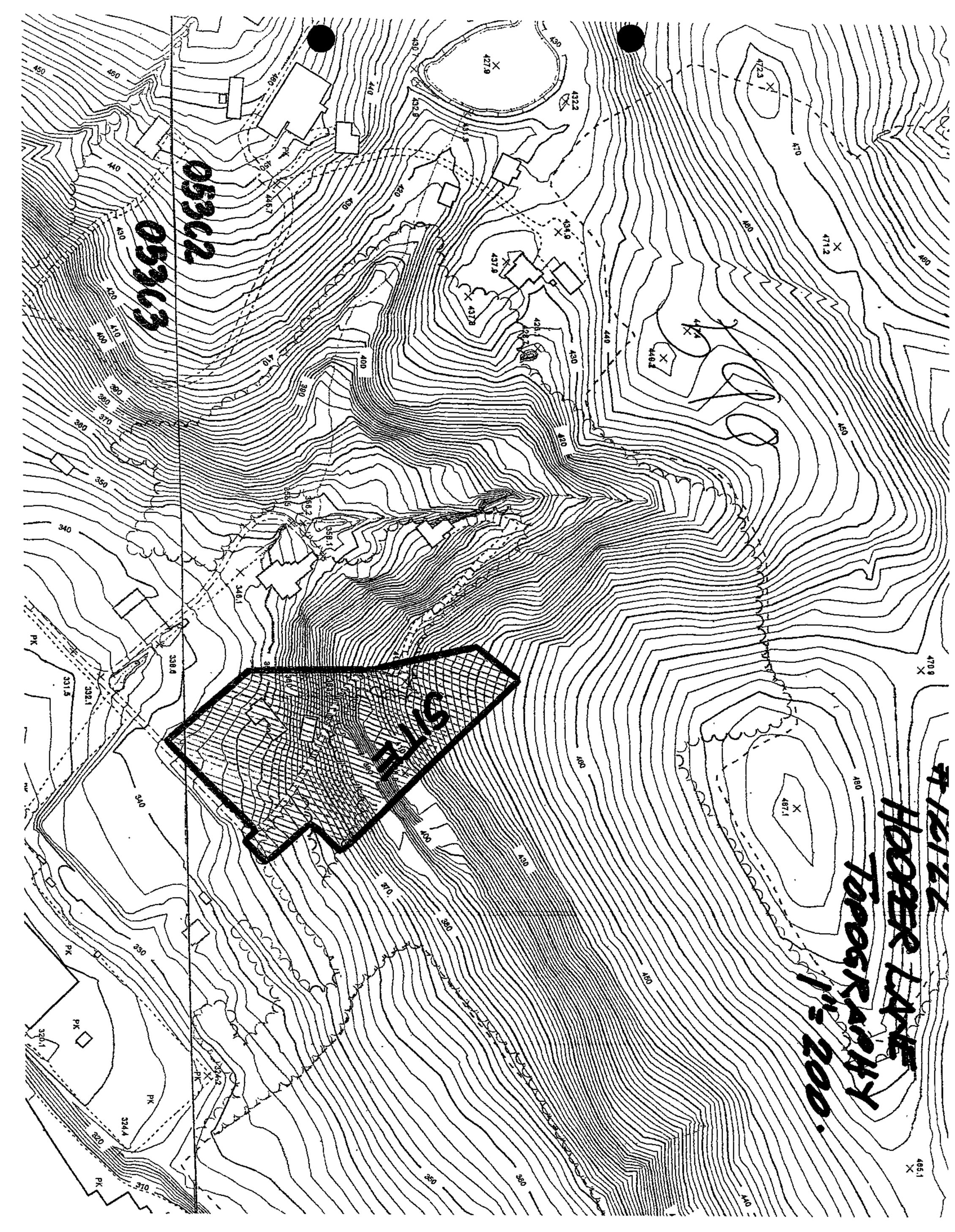
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

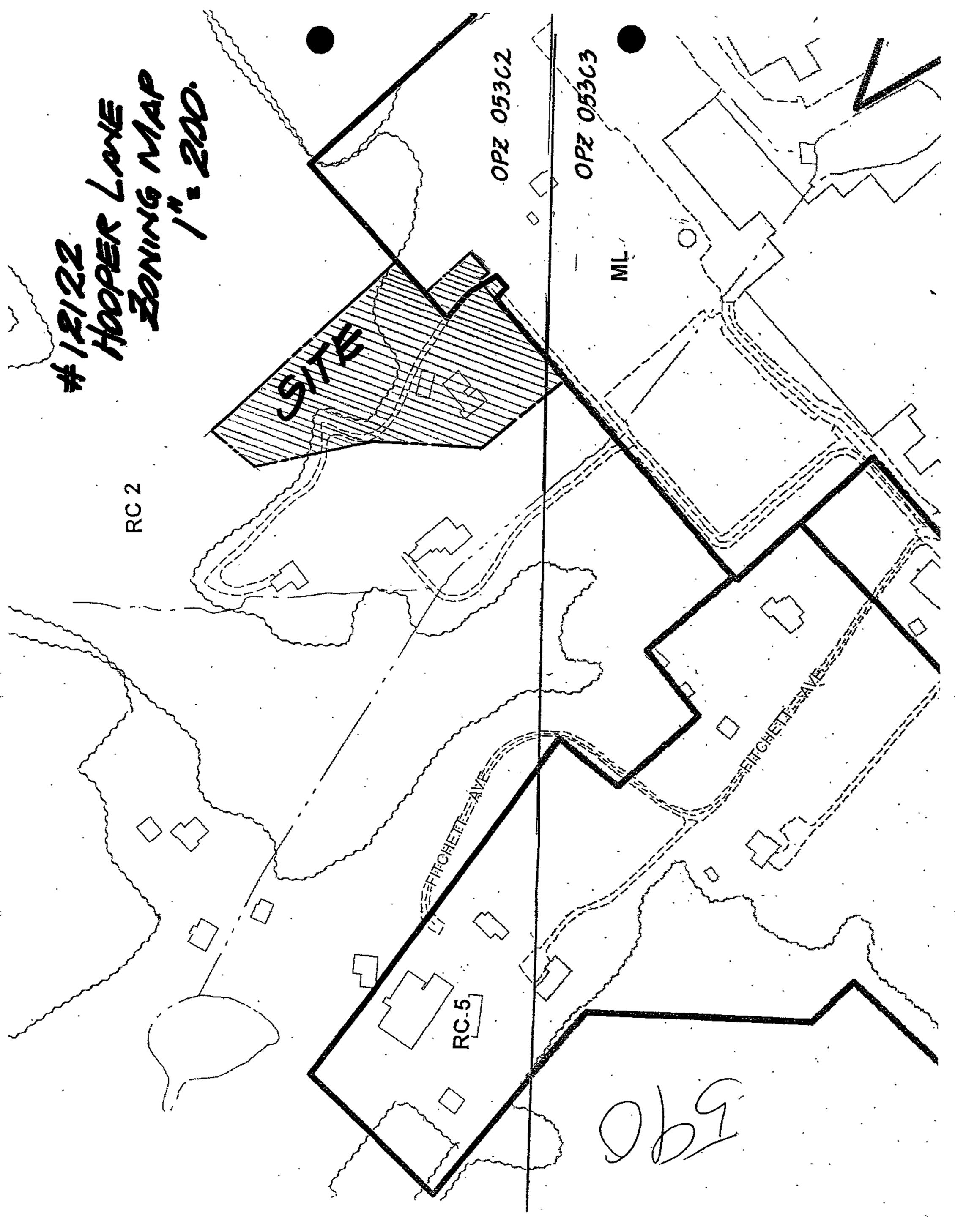
JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:dlw

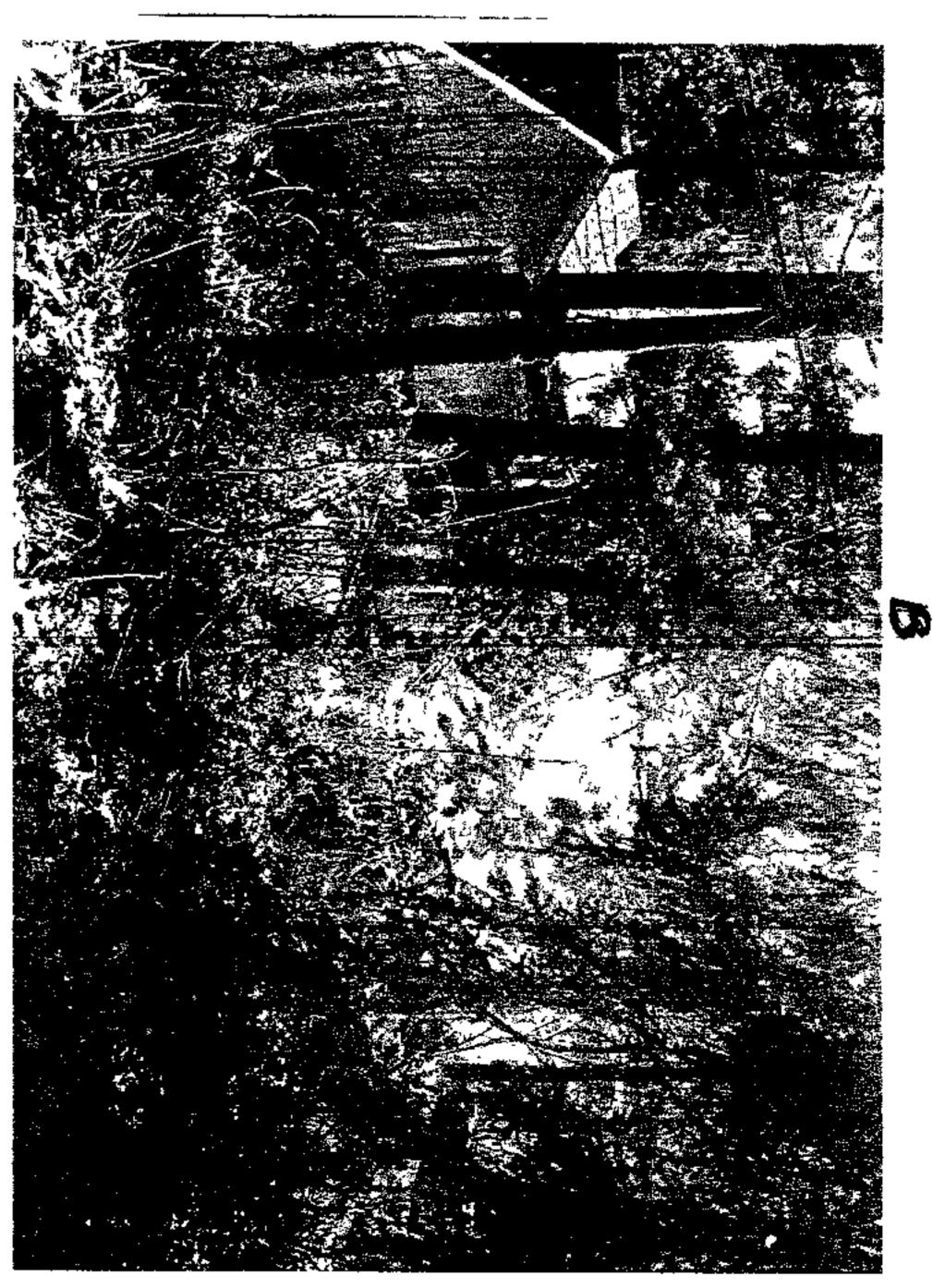


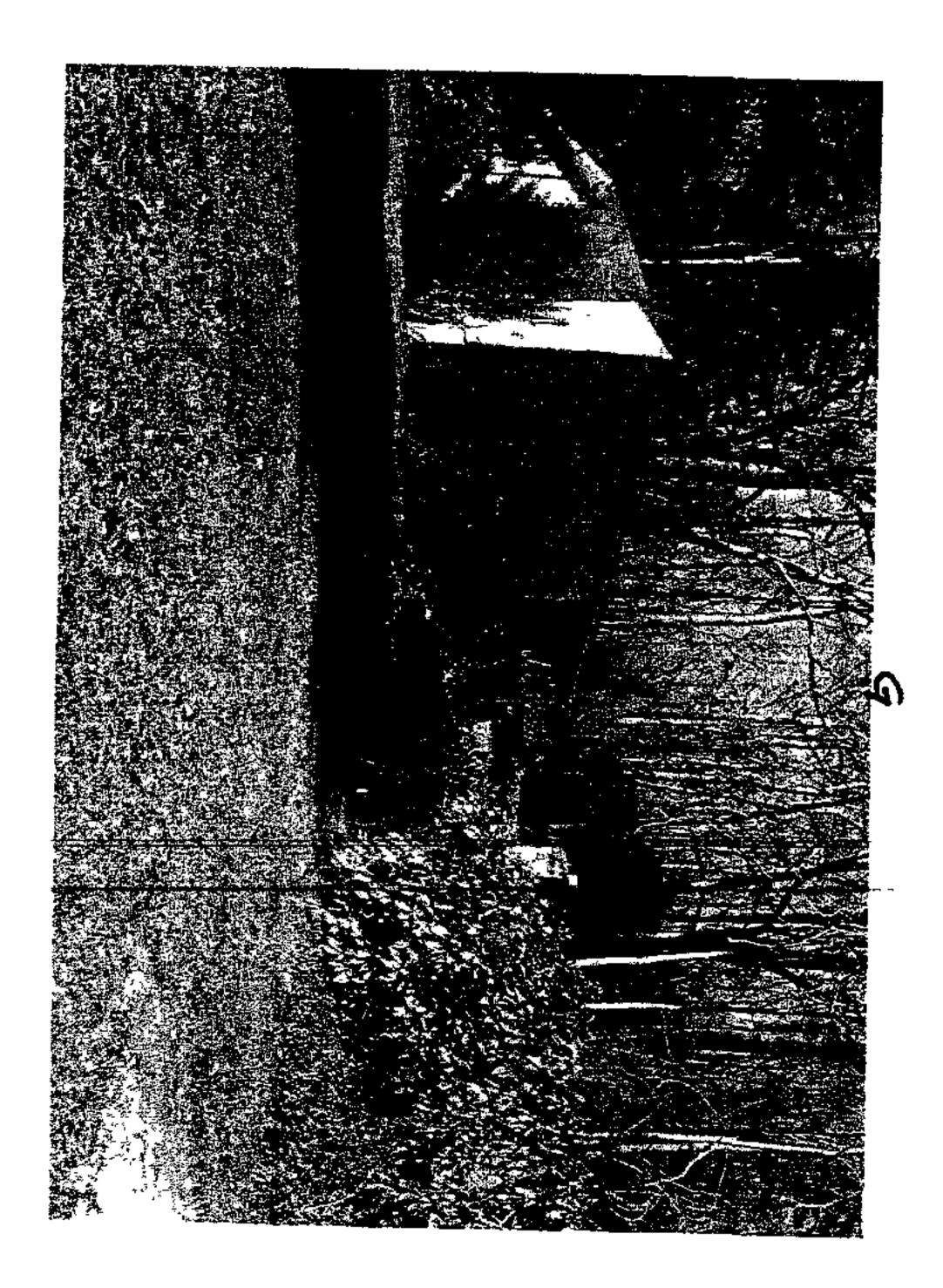


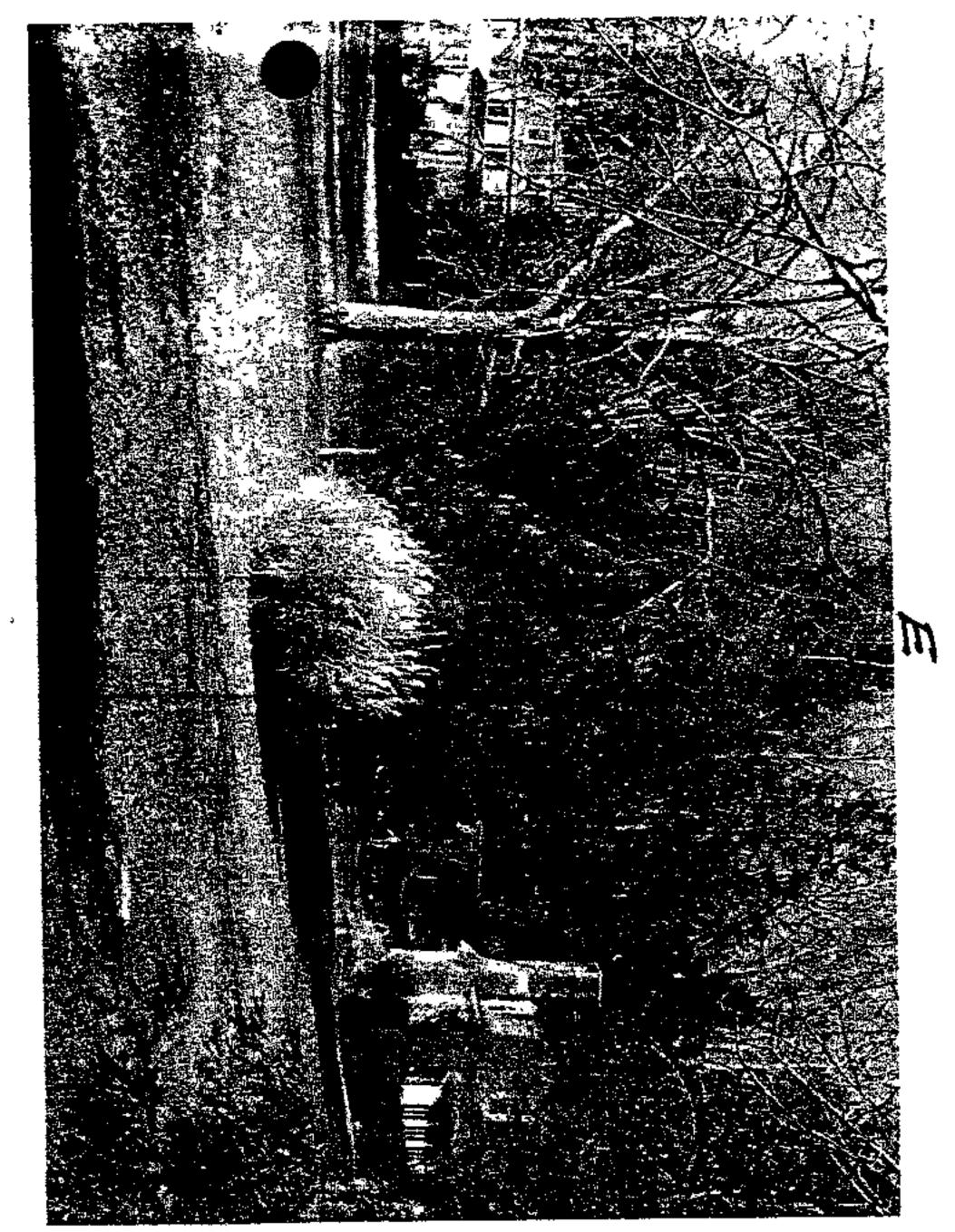




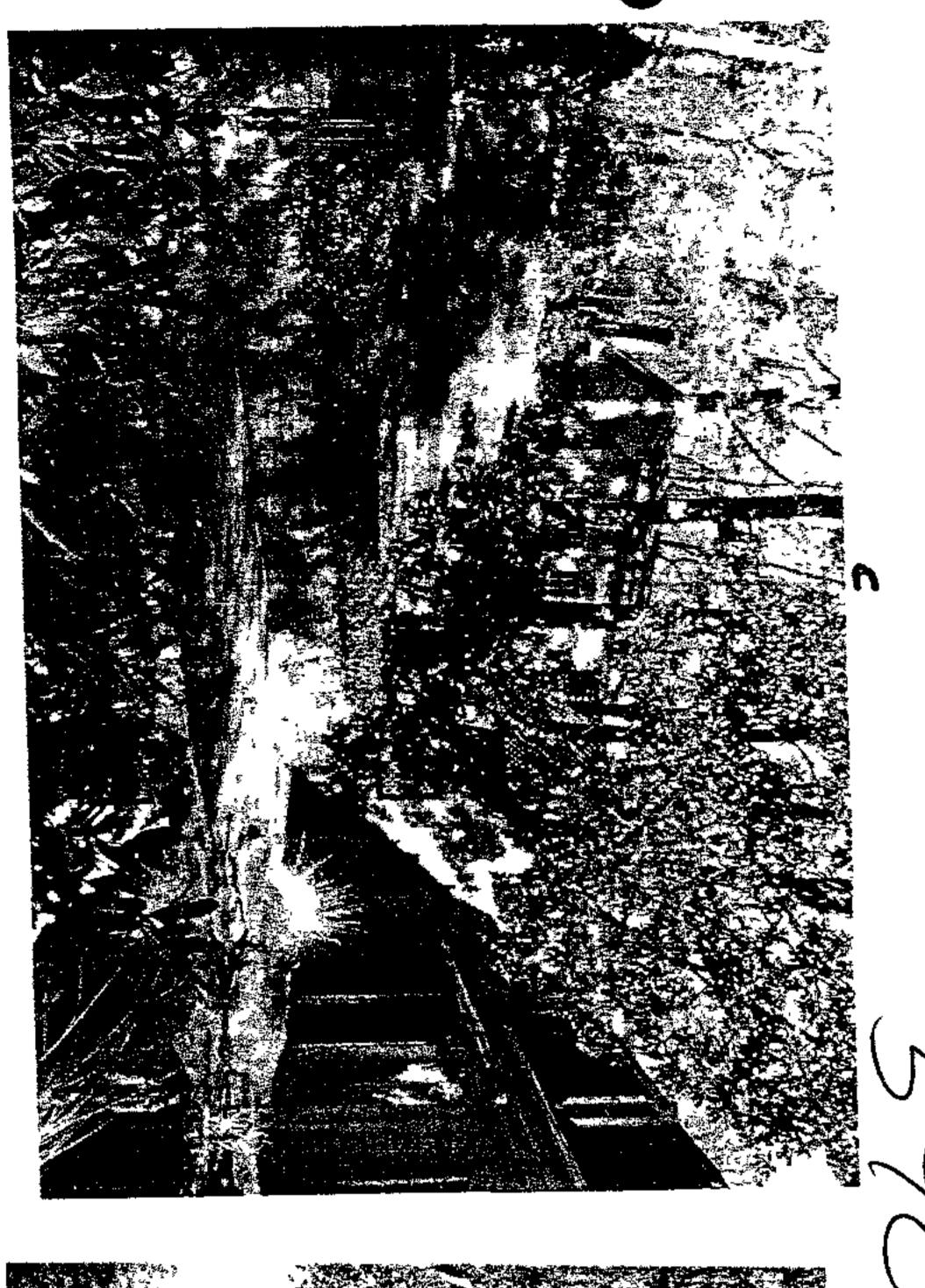


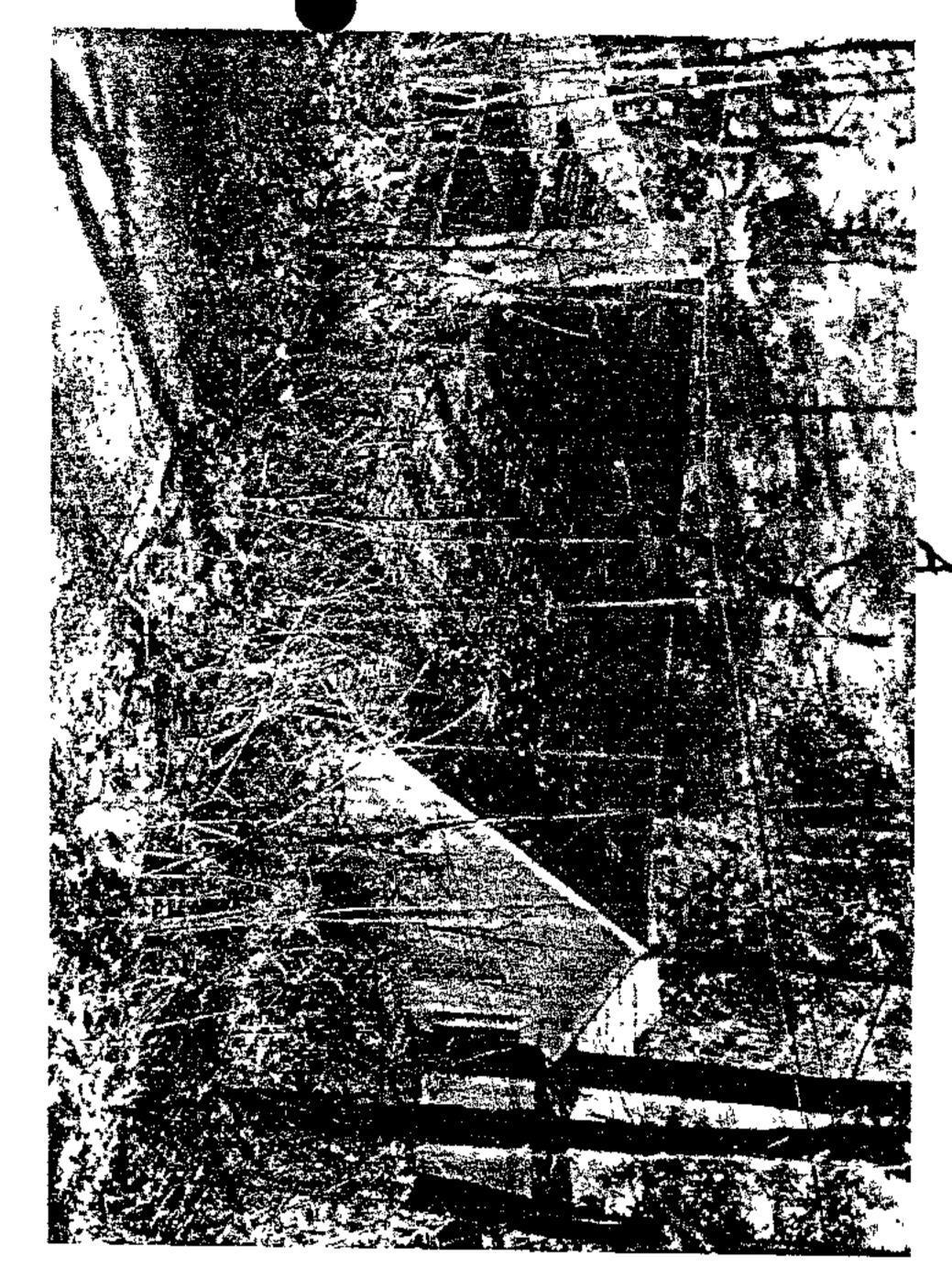


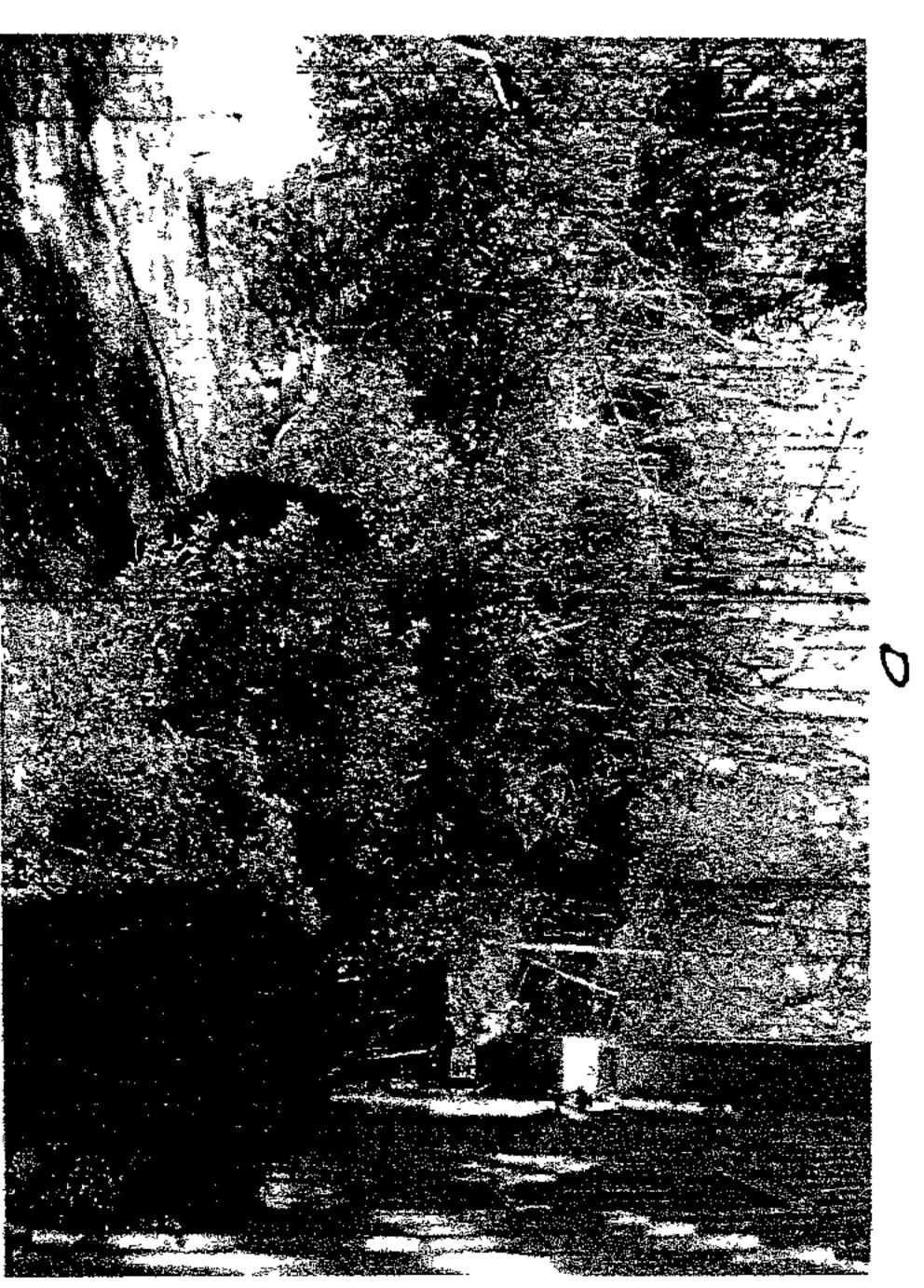




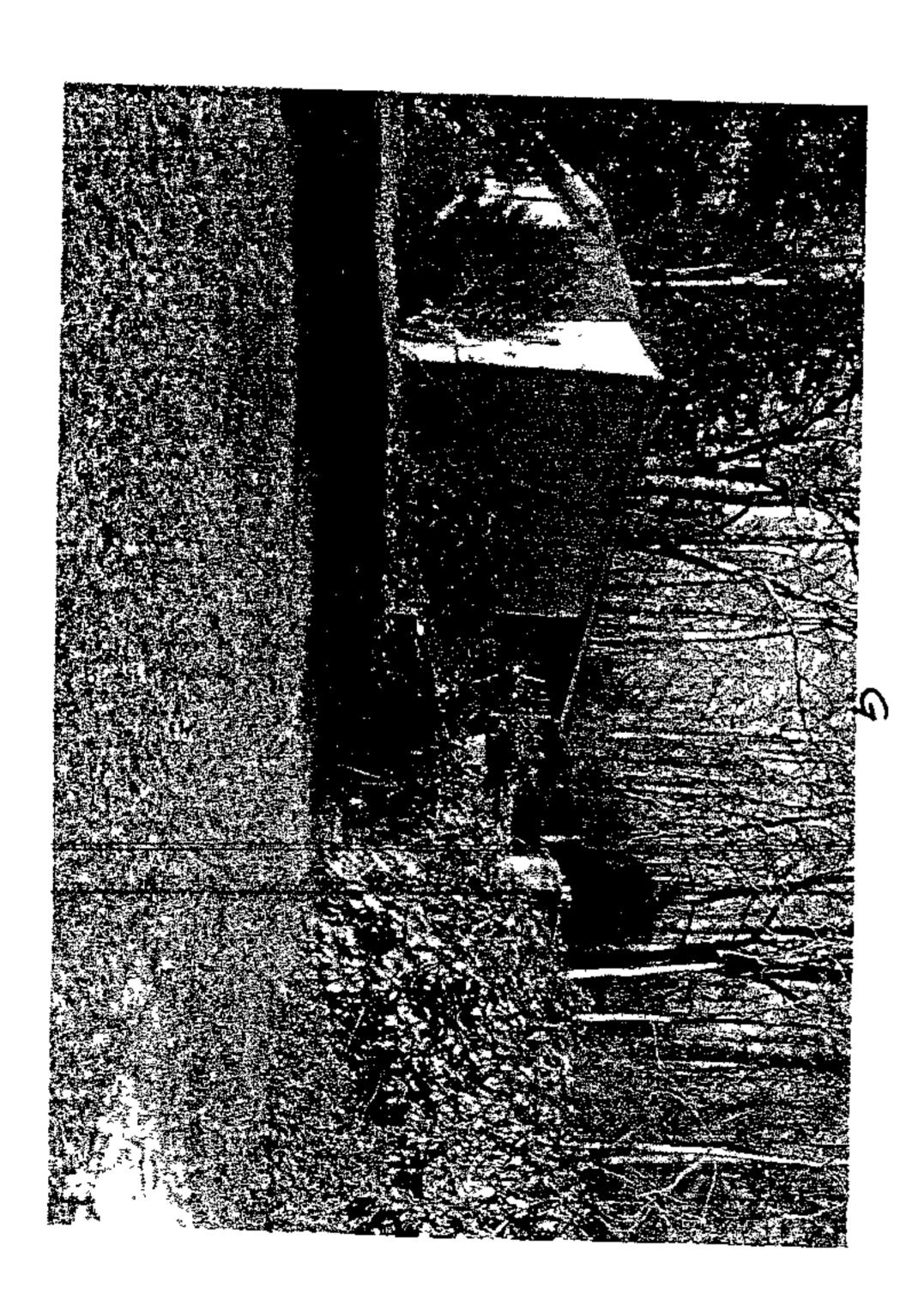








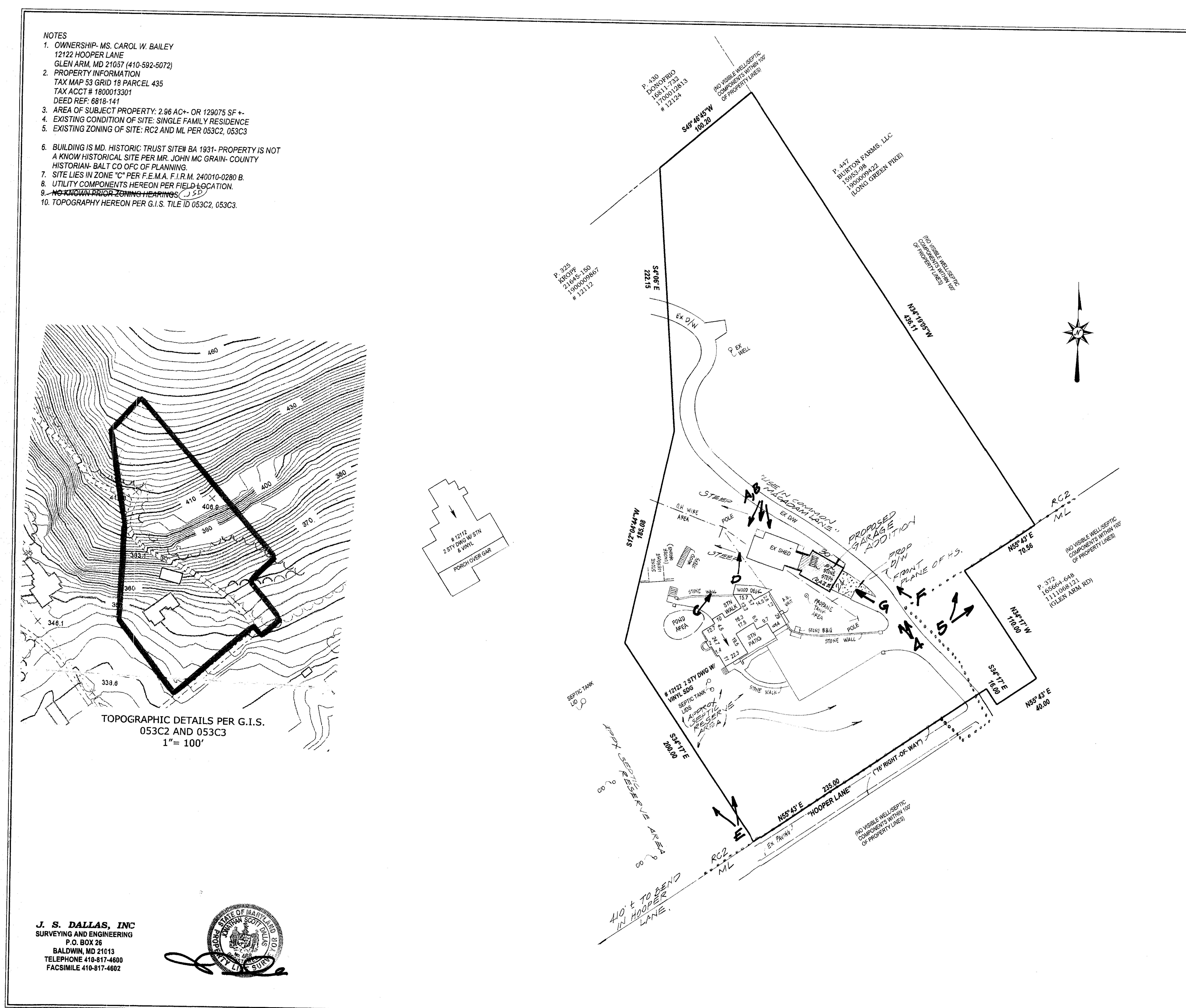












O Glen Arm

GLEN ARM


VICINITY MAP 1"= 1000"

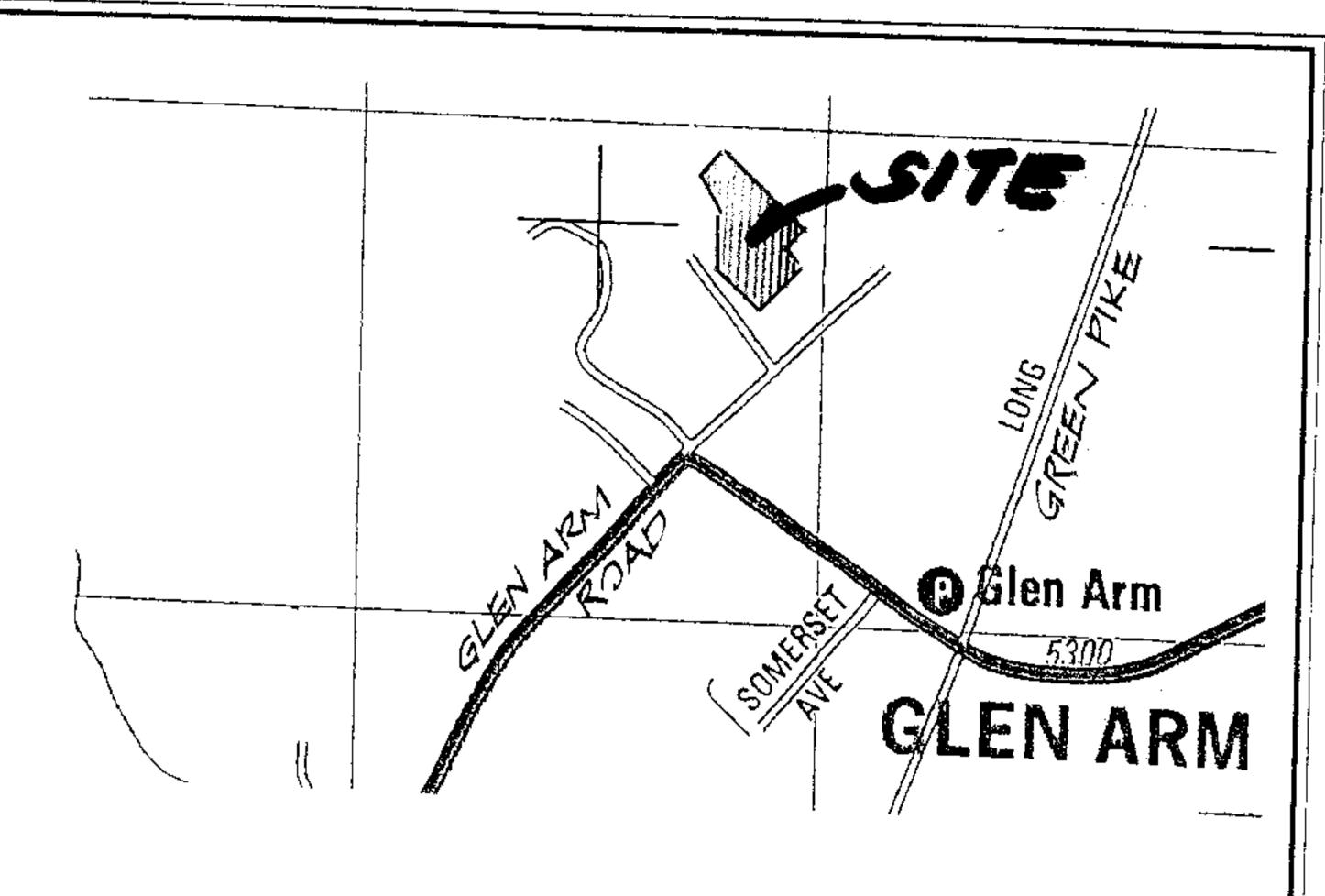
PHOTO KEY

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE # 12122 HOOPER LANE

11TH ELECTION DISTRICT 3RD COUNCIL DISTRICT BALT CO, MD SCALE: 1"= 40'
JANUARY, 2006

Traverse P





VICINITY MAP 1"= 1000"

IN RE: PETITION FOR ADMIN. VARIANCE Northwest Side of Hooper Lane, 16' Right-of Way, 410' NE from Bend in Hooper Lane * 11th Election District 3rd Councilmanic District (12122 Hooper Lane)

BEFORE THE DEPUTY ZONING COMMISSIONER

Dennis G. and Carol W. Bailey

OF BALTIMORE COUNTY CASE NO. 06-357-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, Dennis G. and Carol W. Bailey. The variance request is for property located at 12122 Hooper Lane in the Glen Arm area of Baltimore County. The variance request is from 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building addition (detached garage addition) to be located partially within the side yard in lieu of the required rear yard only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this ____ day of March, 2006, that a variance from 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building addition (detached garage addition) to be located partially within the side yard in lieu of the required rear yard only, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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

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

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE # 12122 HOOPER LANE

11TH ELECTION DISTRICT 3RD COUNCIL DISTRICT BALT CO, MD