

IN RE: PETITION FOR VARIANCE  
N/S of Cove Road, 100 feet E of c/l of  
Stansbury Road  
12<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District  
(8404 Cove Road)

Jack A. Schepleng, Sr. & Lorraine Hathaway  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 06-667-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, Jack A. Schepleng, Sr. and Lorraine Hathaway. The Petitioners requested variance relief for property located at 8404 Cove Road. Variance relief is requested from Sections 1B02.3.C.1 and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) and 400.1.d (2)(A) of the ZCPM to permit an accessory structure (shed) to be located 1.5 feet from the rear property line in lieu of the required 25 feet for a double frontage lot.

A letter of protest was received from adjoining property owner Keith Minton and this matter was set for public hearing by the Director of Permits and Development Management

The property was originally posted with Notice of Administrative Variance on July 8, 2006. The property was posted again on August 31, 2006 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 31, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

RECEIVED FOR FILING  
9-19-06  
[Signature]



### Applicable Law

#### 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 Bureau of Development Plans Review dated July 10, 2006 which contains restrictions and a copy of which is attached hereto and made a part hereof.

### Interested Persons

Appearing at the hearing on behalf of the variance request were Jack A. Schepleng, Sr., and Lorraine Hathaway, Petitioners. There were no protestants or citizens at the hearing.

### Testimony and Evidence

The subject property contains 4,611 square feet zoned ML-IM and is improved by the Petitioner's waterfront home. The Petitioners indicated that they have an existing 16

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9-19-06  
PZ



foot x 16 foot shed located on leased CSX property across Cove Road which they use to store equipment, tools, decorations, etc. A photograph of the shed is shown in exhibit 2L. Many other homes along Cove Road lease similar space for storage and parking. Apparently CSX has had complaints that residents are changing oil and servicing vehicles on CSX property and this is causing environmental complaints. As a result CSX is terminating leases such as the Petitioners' have and require that all structures be removed. The CSX property will be used only for parking in the future.

The Petitioners would like to move the shed across the street onto their property as shown on exhibit 1. The surrounding uses in the area are all residential even though the zoning is industrial. Because the property is located in an ML-IM zone, the shed must be setback 25 feet from the rear property line. The Zoning Office regards waterfront properties like the Petitioners' as double frontage. The Petitioners indicated that they can not move the shed 25 feet from the street as the shed would no longer be in the rear yard as required by the regulations. However they indicated they could move it back 2.5 feet and still have the shed in the rear yard as well as meeting the 2.5 foot setback for accessory structures in residential zones.

In support of their request they presented a petition signed by most neighbors, and presented extensive photographs of other sheds in neighbors yards in similar locations (exhibit 2) including a similar shed belonging to the neighbor who sent in a letter of protest which triggered the public hearing.

Finally in regard to the ZAC comment from the Bureau of Development Plans Review, it appeared as though the comment was based upon a new building. However the Petitioners want only to move the existing shed across the street. As such they

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9-19-06  
[Signature]



contacted Development Plans Review who required them to execute a Nonconversion Agreement for Certain Structures in the Flood Plain in which they acknowledged their property is in a flood plain and specifies uses that may be made of the structure, requirements for mechanical and electrical safety and venting requirements.

**Findings of Fact and Conclusions of Law**

This is waterfront property with the front of the house toward the water. This leaves the rear yard having a depth of only 15 feet on one corner. This is the kind of peculiar circumstance and structure 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*. The shed already exists and it would be impractical to shrink its size to better accommodate the regulations.

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. Apparently nearly every property has a similar shed located on the road as shown by the photographs and so this shed will not change the character of the neighborhood. I note in passing that the neighbor who complained about the administrative request has a similar shed in a similar location as shown by the Petitioner's photographs. By agreement I will change the relief to 2.5 feet to be consistent with setbacks of residential zones should the industrial zoning for this property change in the future.

RECEIVED FOR FILMS  
9-19-06  
PZ

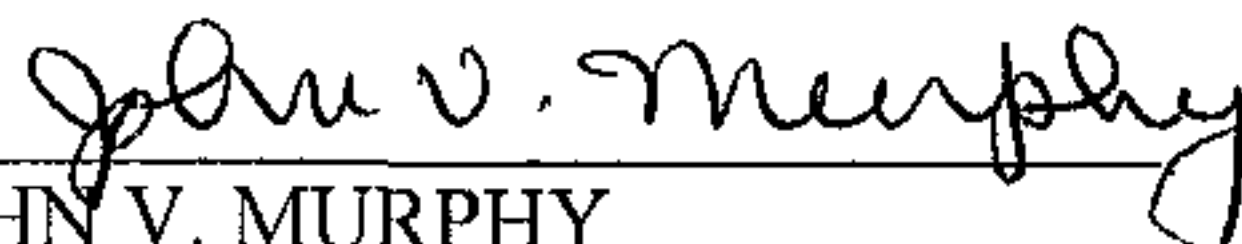


Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 19<sup>th</sup> day of September, 2006, by this Deputy Zoning Commissioner, that the Petitioner's variance request from Sections 1B02.3.C.1 and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) and 400.1.d (2)(A) of the ZCPM to permit an accessory structure (shed) to be located 2.5 feet from the rear property line in lieu of the required 25 feet for a double frontage lot is hereby 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, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. The Petitioner shall comply with the terms of the Nonconversion Agreement for Certain Structures in the Flood Plain dated September 18, 2006.

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

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9-19-06  
Pz





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

JAMES T. SMITH, JR.  
*County Executive*

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

September 19, 2006

JACK A. SCHEPLENG, SR. AND  
LORRAINE HATHAWAY  
8404 COVE ROAD  
BALTIMORE MD 21222

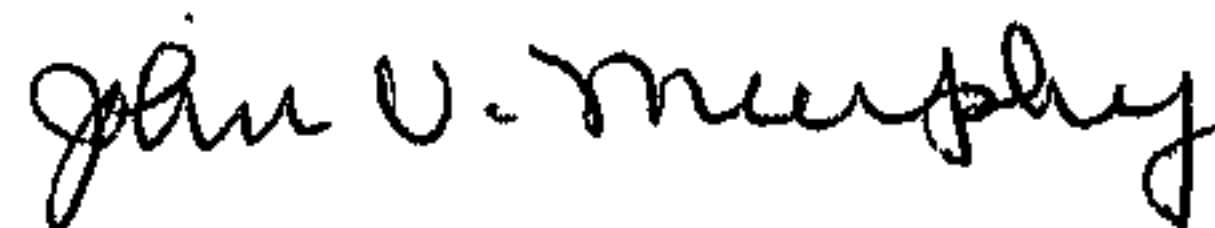
Re: Petition for Variance  
Case No. 06-667-A  
Property: 8404 Cove Road

Dear Mr. Schepleng and Ms. Hathaway:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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





QBCA      *Flue*

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 8404 Cove Road, Balto., MD 21222  
which is presently zoned ML-IM

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)

*see attached*

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:**

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

Jack A. Schepleng, Sr.  
Name - Type or Print \_\_\_\_\_

*Jack A. Schepleng, Sr.*  
Signature \_\_\_\_\_

Lorraine Hathaway  
Name - Type or Print \_\_\_\_\_

*Lorraine Hathaway*  
Signature \_\_\_\_\_

8404 Cove Road 410-288-5409  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Baltimore MD 21222  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Jack A. Schepleng, Sr.  
Name \_\_\_\_\_

8404 Cove Road 410-960-1438  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

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

CASE NO. 06-667-A

REV 10/25/01 9-19-06

Reviewed By AK Date 6/26/06

Estimated Posting Date 7/9/06

*206*



# Affidavit in Support of Administrative Variance

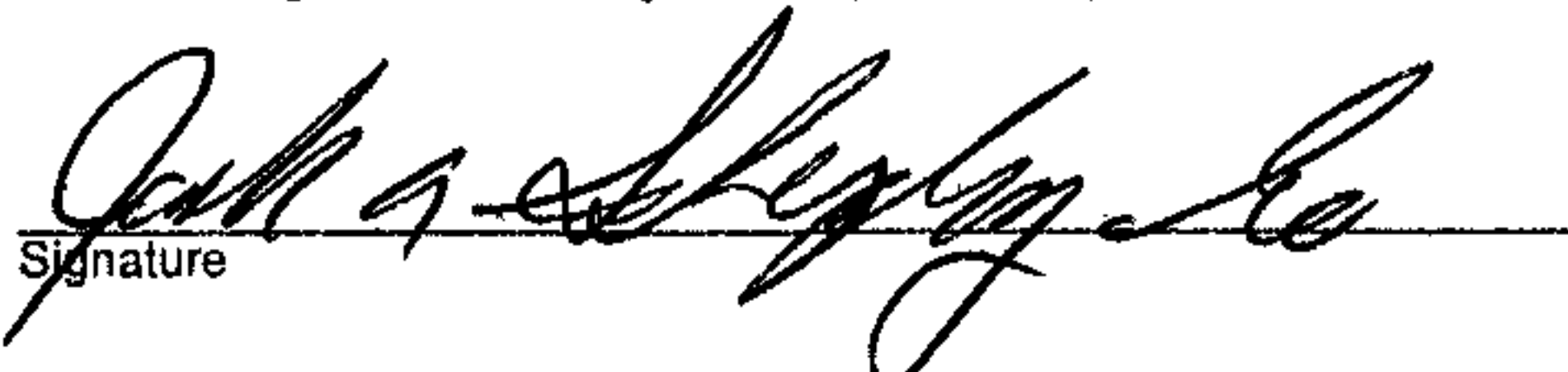
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8404 Cove Road  
Address  
Baltimore, MD 21222  
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):

See Attached

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  
Jack A. Schepleng, Sr.  
Name - Type or Print

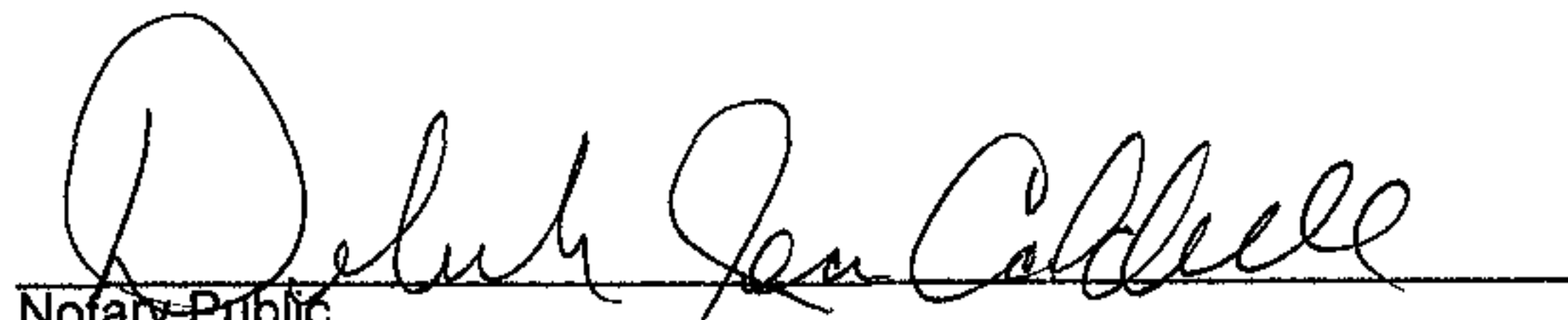
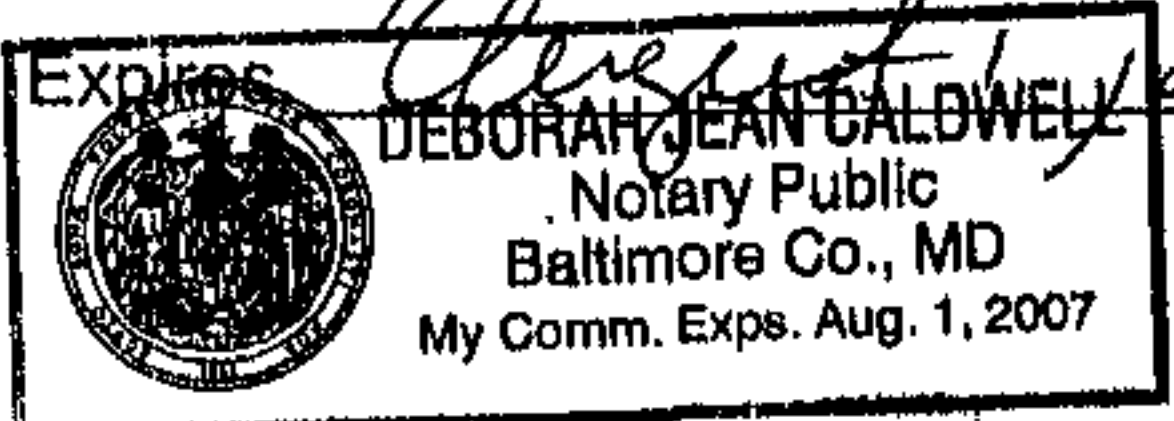
  
Signature  
Lorraine Hathaway  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of June, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

  
Notary Public  
My Commission Expires August 1, 2007  




1B02.3.C.1 and 302, BCZR and Section 400.1.d.(2) (A), ZCPM to permit an accessory structure (shed) be located 1.5 ft. from the rear property line in lieu of the required 25 ft. for a double frontage lot.



Applicant desires to place a 16'x16'x15' shed on their property. The Applicant would like to place the shed at the eastern rear corner of the property located on Cove Road with a 3 foot setback off of the adjoining property owner's lot and a 3 foot setback from the side of Cove Road.

Because the Applicant's property is waterfront property, applicable zoning does not allow the Applicant to place the shed in front of the house, on the waterfront side.

The shed is already constructed and presently located directly across the street on property owned and leased by CSX. CSX has recently notified all lessees of its property that it intends to terminate all of the leases and that all buildings must be removed from its property. Because of these lease terminations, Applicant must now relocate the above-referenced shed. This would be a great hardship to the Applicant.

The Applicant is requesting a variance of the 15 foot setback from the road due to the fact that the lot is quite small and to place the shed 15 feet off of Cove Road would place it directly next to the existing house with only a small walkway in between the structures.

Attached are two letters from the adjoining property owners indicating their approval of the shed being place on the corner of the lot,

Please also note that at the following addresses: 8408, 8410, 8412 and 8416 Cove Road, all of these properties have sheds and/or garages located at the edge of the road.



ZONING DESCRIPTION FOR  
8404 Cove Road  
Baltimore, Maryland 21222

BEGINNING FOR THE SAME on the north side of a 20 foot alley, the north side of said alley being parallel with and 60 feet north of the center line of the single track of the Patapsco Neck Branch of the Baltimore and Ohio Railroad, at the distance of 570 feet, measured along the north side of said alley, from the eastern outline of that parcel of land heretofore conveyed by Mary E. Stansbury, et al, to William Wilson and wife, and running thence binding on the north side of said 20 foot alley, with the use thereof in common, South 64 degrees 38 minutes East 57 feet, thence leaving said alley for new division lines through the land of Mary Eloise Stansbury, et al, as follows: North 14 degrees 26 minutes East 86.71 feet to the waters of Bear Creek, thence running and binding on said Creek Northwesterly 52 feet, and thence running South 18 degrees 56 minutes West 86.71 feet to the place of beginning.

The improvements thereon being known as No. 8404 Cove Road.



BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 1261

DATE 6/26/06

ACCOUNT

Roof - 006-6150

AMOUNT

\$ 65.00

RECEIVED FROM

John S. ...

FOR

Asphalt Maintenance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHER'S VALIDATION

NO. RECEIPT

ISSUES

6/27/06 6/26/06 11:07:24

ISS. NO. 00101

RECEIPT # 20575

Dept. 5 FEB 2016 VERIFICATION

CR NO. 007241

Dept. Tot.

65.00

Baltimore County, Maryland

65.00

1.00



#### 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: 406-887-A

8404 Cove Road

North side of Cove Road, 100 feet east of centerline of Stansbury Road

12th Election District - 7th Councilmanic District

Legal Owner(s): Jack A. Schepleng, Sr. & Lorraine Hathaway

Variance: to permit an accessory structure (shed) to be located 1.5 feet from the rear property line in lieu of the required 25 feet for a double frontage lot.

Hearing: Monday, September 18, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.  
8/357 Aug. 31 107650

## CERTIFICATE OF PUBLICATION

8/31/2006

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 8/31/2006.

- ☒ 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: 06-667-A

Petitioner/Developer: JACK &  
LORRAINE HATHOWAY

Date Of Hearing/Closing: 7/24/06

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 8404 COVE RD.

This sign(s) were posted on July 8, 2006  
(Month, Day, Year)

Sincerely,

Martin Ogle 7/8/06  
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

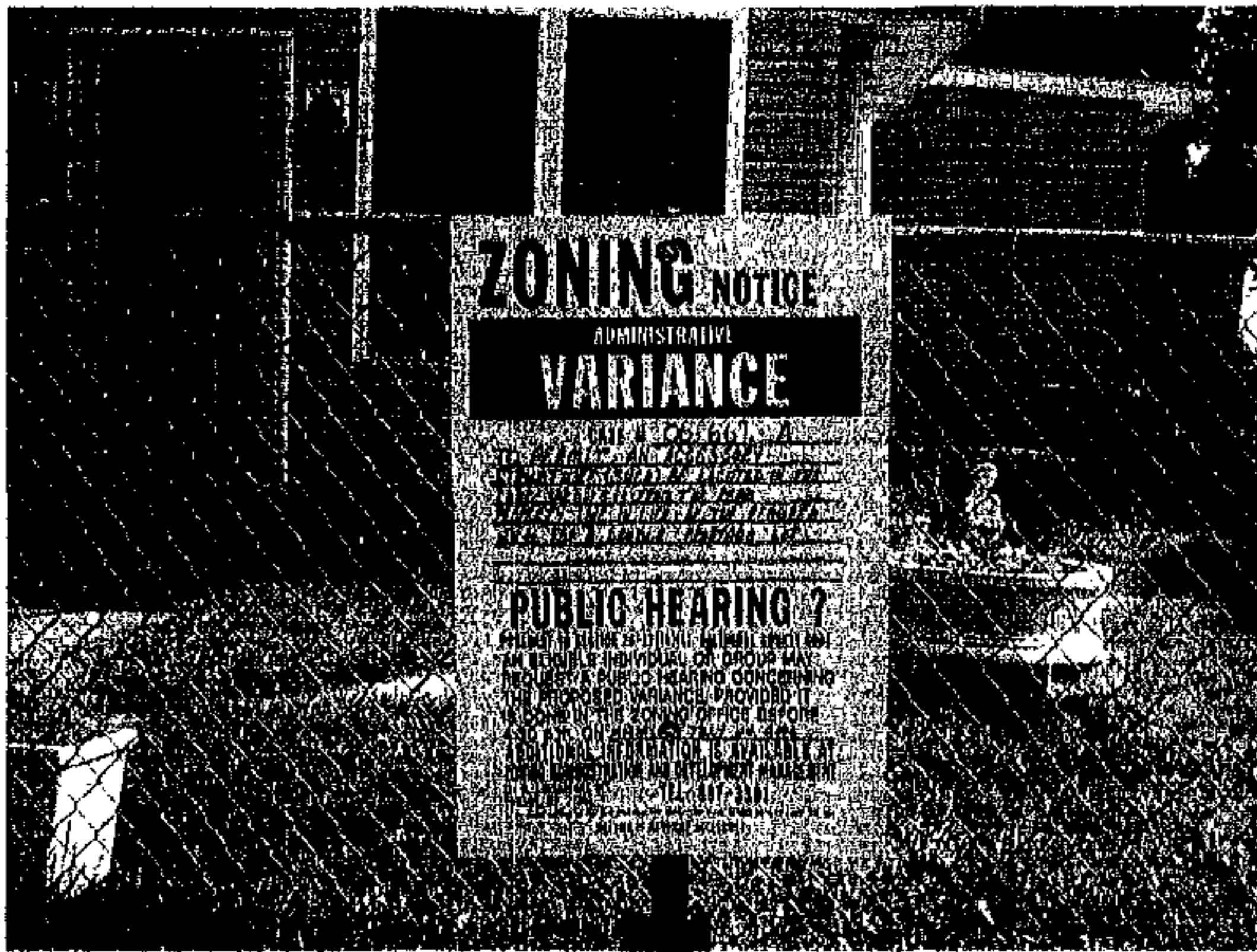
Address

Balto. Md 21220

(443-629 3411)



im000730 (1152x864x24b jpeg)



*Westerly 7/8/06*

*8/2/06*

*Mr. Schepers  
needed to postpone  
hearing, he will be  
out of town on  
original date.*





Director's Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Tel: 410-887-3353 • Fax: 410-837-5708

August 2, 2006

## **NEW 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:

06-667-A

**CASE NUMBER: 06-667-A**

8404 Cove Road

North side of Cove Road, 100 feet east of centerline of Stansbury Road

12<sup>th</sup> Election District -- 7<sup>th</sup> Councilmanic District

Legal Owners: Jack A. Schepleng, Sr., & Lorraine Hathaway

Variance to permit an accessory structure (shed) to be located 1.5 feet from the rear property line in lieu of the required 25 feet for a double frontage lot.

Hearing: Monday, September 18, 2006 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

  
Timothy Kotroco  
Director

TK:klm

C: Mr. Schepleng, Sr. & Ms. Hathaway, 8404 Cove Road, Baltimore 21222  
Keith Minton, 613 Forest View Road, Linthicum 21090

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 2, 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.**

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





TO: PATUXENT PUBLISHING COMPANY  
Thursday, August 31, 2006 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple  
Permits & Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204

410-887-3353

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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:

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Hearing: Monday, September 18, 2006 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.





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

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

July 31, 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: 06-667-A**

8404 Cove Road

North side of Cove Road, 100 feet east of centerline of Stansbury Road

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

Legal Owners: Jack A. Schepleng, Sr., & Lorraine Hathaway

Variance to permit an accessory structure (shed) to be located 1.5 feet from the rear property line in lieu of the required 25 feet for a double frontage lot.

Hearing: Wednesday, September 6, 2006 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Mr. Schepleng, Sr. & Ms. Hathaway, 8404 Cove Road, Baltimore 21222  
Keith Minton, 613 Forest View Road, Linthicum 21090

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 22, 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, August 22, 2006 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple  
Permits & Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204

410-887-3353

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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: 06-667-A**

8404 Cove Road

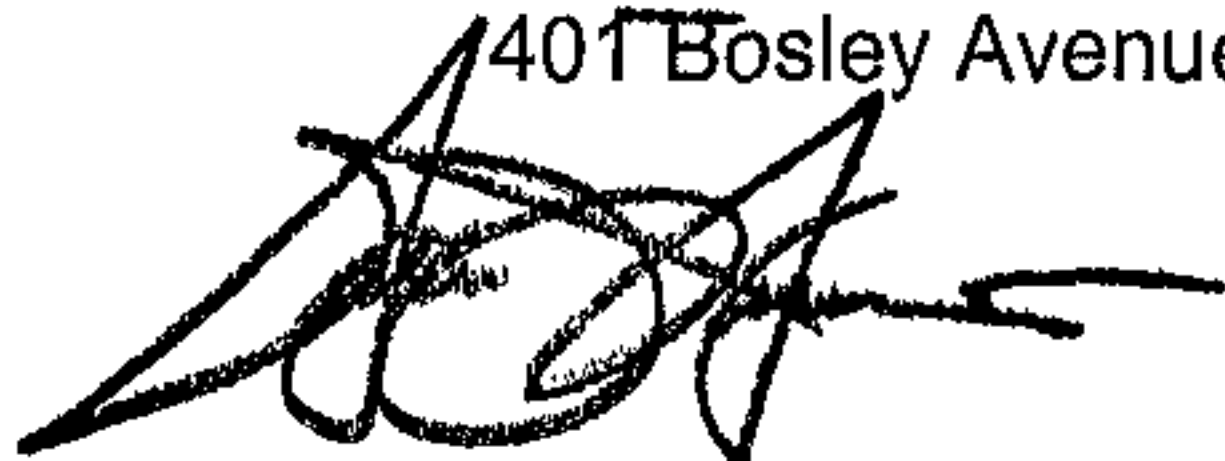
North side of Cove Road, 100 feet east of centerline of Stansbury Road

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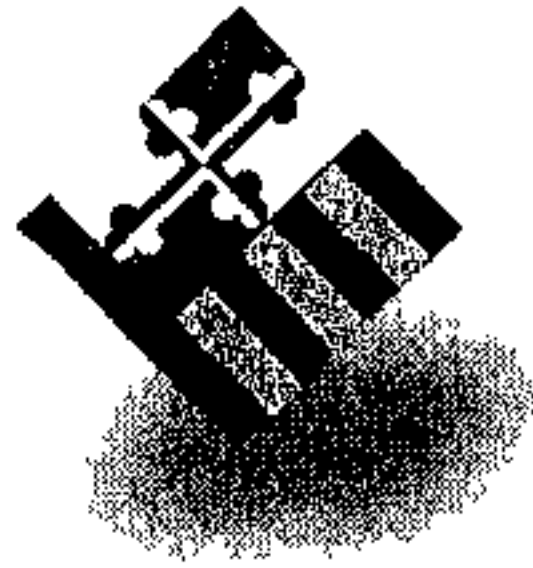
Hearing: Wednesday, September 6, 2006 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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





**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*  
July 31, 2006

Jack Schepleng, Sr.  
Lorraine Hathaway  
8404 Cove Road  
Baltimore, MD 21222

Dear Mr. Schepleng & Ms. Hathaway:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-667-A

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

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing are attached. This notice will also contain the date that the sign must be reposted with the hearing information, which will be done by this office.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and this office will be billed directly by Patuxent Publishing for this on your behalf.

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

Very truly yours,

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

W. Carl Richards, Jr.  
Supervisor  
Zoning Review

WCR:klm

C: Keith Minton, 613 Forest View Road, Linthicum 21093



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 06- 667 -A Address 8404 Cove Rd.  
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 6/26/06 Posting Date: 7/9/06 Closing Date: 7/24/06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **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. **DEADLINE:** 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.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 06- 667 -A Address 8404 Cove Rd.  
Petitioner's Name Jack & Lorraine Hathaway Telephone 410-960-1438  
Posting Date: 7/9/06 Closing Date: 7/24/06  
Wording for Sign: To Permit an accessory structure (shed) be located in  
the rear yard 1.5 ft. from the rear property line in lieu  
of the required 25 ft. for a double frontage lot.

WCR - Revised 6/25/04



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

For Newspaper Advertising:

Item Number or Case Number: 06-667-A

Petitioner: JACK SCHEPLONG

Address or Location: 8404 COVE RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JACK SCHSPLONG

Address: 8404 COVE RD

BALTO MD 21222

Telephone Number: 410 288 5409





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

JAMES T. SMITH, JR.  
*County Executive*

July 25, 2006

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

Jack A. Schepleng, Sr.  
Lorraine Hathaway  
8404 Cove Road  
Baltimore, MD 21222

Dear Mr. Schepleng and Ms. Hathaway:

RE: Case Number: 06-667-A, 8404 Cove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 26, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel





Baltimore County  
Fire Department

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

July 5, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 10, 2006

Item Number(s): 657 through 673

*667*

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  
Nell J. Pedersen, Administrator

Maryland Department of Transportation

Date: 6.30.06

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

RE: Baltimore County  
Item No. 667 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:** July 10, 2006

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 10, 2006  
Item No. 667

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 667-07072006.doc

9-19-06  
PB



LAW OFFICES  
**J. CARROLL HOLZER, P.A.**  
508 FAIRMOUNT AVENUE  
TOWSON, MARYLAND 21286  
(410) 825-6961  
FAX (410) 825-4923 / E-MAIL: JCHOLZER@BCPL.NET

Facsimile Cover Sheet

To: Bill Wiseman

From: J. Carroll Holzer/Sterling Leese/Peggy Gilley

Date: Aug. 14, 2006 Time: 3:00 a.m. p.m.

Total Number of Pages Including this Cover: 3

Original Will \_\_\_\_ / Will Not X Follow.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

For Sending Office Purposes:

Fax Number: 410-

Main Number: 410-

Client & Matter:

File Number: #

**CONFIDENTIALITY NOTICE**

The information in this transmittal is intended only for the individual or entity named above. The attached letter or documents may be legally privileged and confidential. If you have received this information in error, please notify the sender immediately and return the original transmission to us by mail. Return postage is guaranteed. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited and a breach of confidentiality.

C FORMS/Facsimile



**NONCONVERSION AGREEMENT  
FOR CERTAIN STRUCTURES IN THE FLOOD PLAIN**

Application has been made for a Permit \_\_\_\_\_, Conditioned Permit \_\_\_\_\_, or  
Variance \_\_\_\_\_ to build a 250 sf. shed on prop.

\_\_\_\_\_ which does not conform to the elevation requirements of the Flood Plain Management Ordinance of County of Baltimore.

Permit # B \_\_\_\_\_

Property Owner JACK A. SCHEPPELG SR + LORRAINE HATHAWAY

Address 8404 Cove Rd, Balto. MD 21222

Deed dated \_\_\_\_\_, Recorded in Liber \_\_\_\_\_, Folio \_\_\_\_\_  
Tax map \_\_\_\_\_, Block \_\_\_\_\_, Parcel \_\_\_\_\_, Lot # \_\_\_\_\_

Flood Protection Elevation at the site is 10' 4" feet.  
Map Panel Number \_\_\_\_\_, Effective date \_\_\_\_\_

In consideration for the granting of a Permit, Conditioned Permit, or Variance for the above structure which does not conform to the requirements of Baltimore County Council Bill # 01-05, Section 3112.0 construction in areas subject to flooding. The Property Owner agrees to the following:

1. The enclosed area, if permitted, shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the Flood Plain Management Ordinance in effect at the time of conversion.
2. All interior walls, ceilings, and floors below the Flood Protection Elevation shall be unfinished or constructed of flood resistant materials.
3. Mechanical, electrical, fuel oil tank vent pipe, or plumbing devices shall not be installed below the Flood Protection Elevation. Fuel oil tanks or propane tanks shall be substantially anchored to prevent flotation.
4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two (2) vents which permit the automatic entry and exit of flood water with total openings of at least one square inch of free area for every square foot of enclosed area below flood level. The vents shall be on at least two (2) different walls, and the bottoms of the vents shall be not more than one (1) foot above grade.



**BALTIMORE COUNTY**  
Zoning Administration and Development Management  
Baltimore County Flood Plain Management Ordinance  
**CERTIFICATE OF ACKNOWLEDGEMENT**

JACK A. SCHEPLONG, SR.  
OWNER/BUILDER: LORRAINE HATHAWAY DATE: 9/18/06

BUILDING PERMIT NO. B

LOCATION: 8404 Cove Rd, Balto, MD 21222

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A-9 IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100-YEAR" BASE FLOOD ELEVATION OF 9' 4". I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO. MAP: \_\_\_\_\_

EX. GRD. ELEV.: \_\_\_\_\_

OWNER AGREES TO SET THE LOWEST  
FLOOR ELEVATION = 10' 4"

Lorraine Hathaway  
Jack A. Scheplong, Sr.  
OWNER/BUILDER DATE

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING PERMIT APPLICATION, THIS ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

**BUILDING PLANS REVIEW**  
**PERMITS AND DEVELOPMENT MANAGEMENT**  
**COUNTY OFFICE BUILDING, ROOM # 120**  
**111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204**

ALL ELEVATIONS SHALL BE REFERENCED TO BALTIMORE COUNTY DATUM "BCD" NOT NATIONAL GEODETIC VERTICAL DATUM.



## IMPORTANT!

UPDATED BALTIMORE COUNTY FLOOD PLAIN CODE REQUIREMENTS -- EFFECTIVE 11/17/93 (BILL #173-93).

NEW CONSTRUCTION INCLUDING ALL ENCLOSED ACCESSORY STRUCTURES AND GARAGES MUST COMPLY AS ACKNOWLEDGED AND AGREED TO BY THE OWNER AT

8404 Cove Rd, Balto. MD 21222  
(address - number, street, and zip code)

### Section 517.1.3.A

Where feasible, accessory structures and garages should be located out of the Flood Plain or elevated to or above the Flood Protection Elevation as determined or accepted by PDM, Room 111. When these measures are not feasible, the following shall apply:

- ☐ 1. The floor of the structure must be at or above the grade;
- ☐ 2. The structure must be located, oriented, and constructed so as to minimize flood damage;
- ☐ 3. The structure must be firmly anchored to prevent flotation; and
- ☐ 4. All accessory structures or attached and detached garages must be used solely for parking of vehicles or limited storage.

### MINIMUM CONSTRUCTION REQUIREMENTS:

- ☐ 1. A minimum of 2 vent openings no higher than one foot above grade on separate sides of structure having a total net area of not less than one square inch for every square foot of enclosed area (including crawl spaces);
- ☐ 2. All interior walls, ceilings, and floor elements below the "Flood Protection Elevation" must be unfinished; and
- ☐ 3. No machinery, electric devices, or appliances may be located below the "Flood Protection Elevation".

### ADDITIONAL REQUIREMENTS:

- ☒ 1. Accessory structures or detached garages which are *300 square feet or less* in area shall be permitted *only when*: (a) vented, (b) anchored, and (c) with a completed "Non-conversion Agreement" submitted to PDM.
- ☐ 2. Accessory structures or garages *between 300 square feet and 900 square feet* in area shall be permitted *only when*: (a) vented, (b) anchored, (c) a completed "Non-conversion Agreement"; and (d) a completed "Recordation Against the Deed" or "Declaration of Land Restriction" submitted to PDM.
- ☐ 3. Accessory structures or garages *over 900 square feet* in area shall *not* be permitted.

### Section 517.0.2

- ☐ If an improvement to an existing structure is proposed, the owner must furnish adequate information on the cost of the improvement and the market value of the structure to Building Plans Review, Permits and Licenses.

I have read and agree to comply with all of the above applicable requirements.

Date

9-18-06

Signature

JACK SCHEPLENG  
LORRAINE

Print Name JACK SCHEPLENG "LORRAINE"

Phone

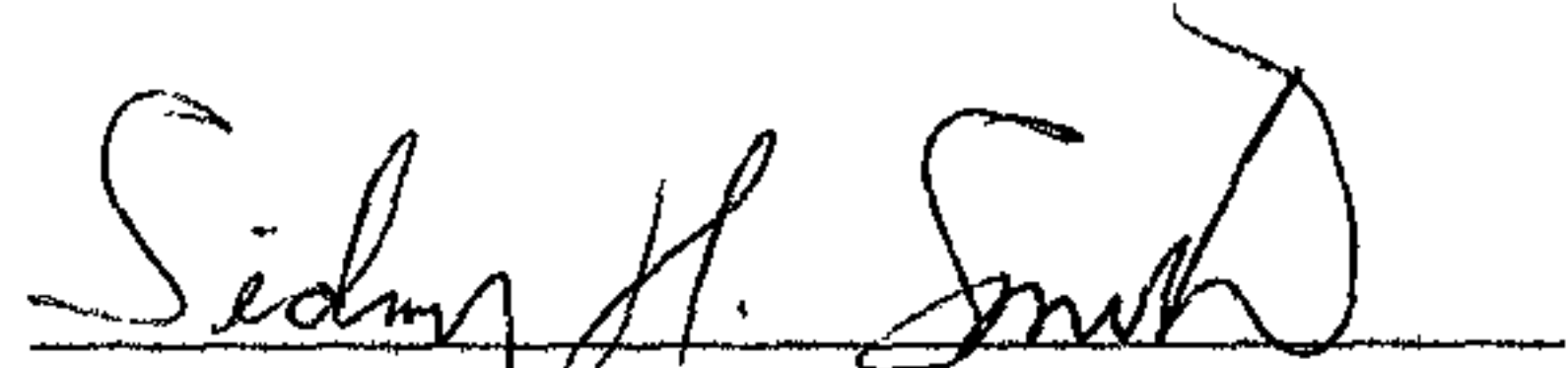
410-960-1438

Revised 9/5/95



TO WHOM IT MAY CONCERN:

My neighbors at 8404 Cove Road have indicated to me that they wish to build/place a shed on their property alongside my property in the corner at the roadside. I also know that the shed will have the dimensions of 16 feet by 16 feet by 15 feet tall and will be 3 feet off of the property line. I do not have any problems with my neighbors building/placing this shed on their property in the location that they have indicated.

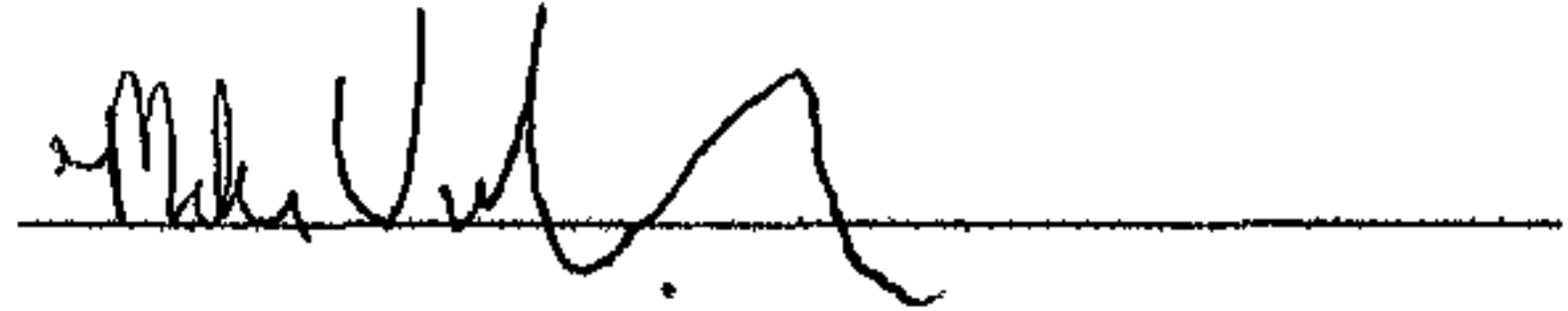
A handwritten signature in cursive script, reading "Sidney H. Smith", written over a horizontal line.

Sidney Smith  
8406 Cove Road  
Baltimore, Maryland 21222



TO WHOM IT MAY CONCERN:

My neighbors at 8404 Cove Road have indicated to me that they wish to build/place a shed on their property on the opposite side of their property in the corner at the roadside. I also know that the shed will have the dimensions of 16 feet by 16 feet by 15 feet tall and will be 3 feet off of the property line. I do not have any problems with my neighbors building/placing this shed on their property in the location that they have indicated.

A handwritten signature in black ink, appearing to read "Michael Williams", is written over a horizontal line.

MICHAEL WILLIAMS  
8402 Cove Road  
Baltimore, Maryland 21222



Mr. Timothy Kotroco  
PDN  
111 W. Chesapeake Ave.  
Towson, MD. 21204

7/28/06  
hearing was requested  
by TK, set in.

7/23/06

Zoning case # 0667A, 8404 Cove Rd.  
Sent via fax and mail (confirmation retained)

Dear Mr. Kotroco,  
I am the owner of 8402 Cove Rd. Baltimore, Md. 21222. I am against the zoning variance sought by 8404 Cove Rd. to install a 2 story storage garage in the front yard to the property. The variance sign was up for less than one week.

The front yard will barely hold this very large structure, which would be an eye sore, lower property values and create a hazard on the very narrow Cove Rd. The individual did not pay the CSX lease on the property the structure currently sits and therefore will not have any legal parking for his 6 vehicles without using his front yard. The street is already hazardous. This structure is as large as a one car garage with a second story.

The neighbors to the left of my property also does not want the structure. If there is a hearing I want to attend. My phone number is 410-456-7753, Fax number 410-534-9471.

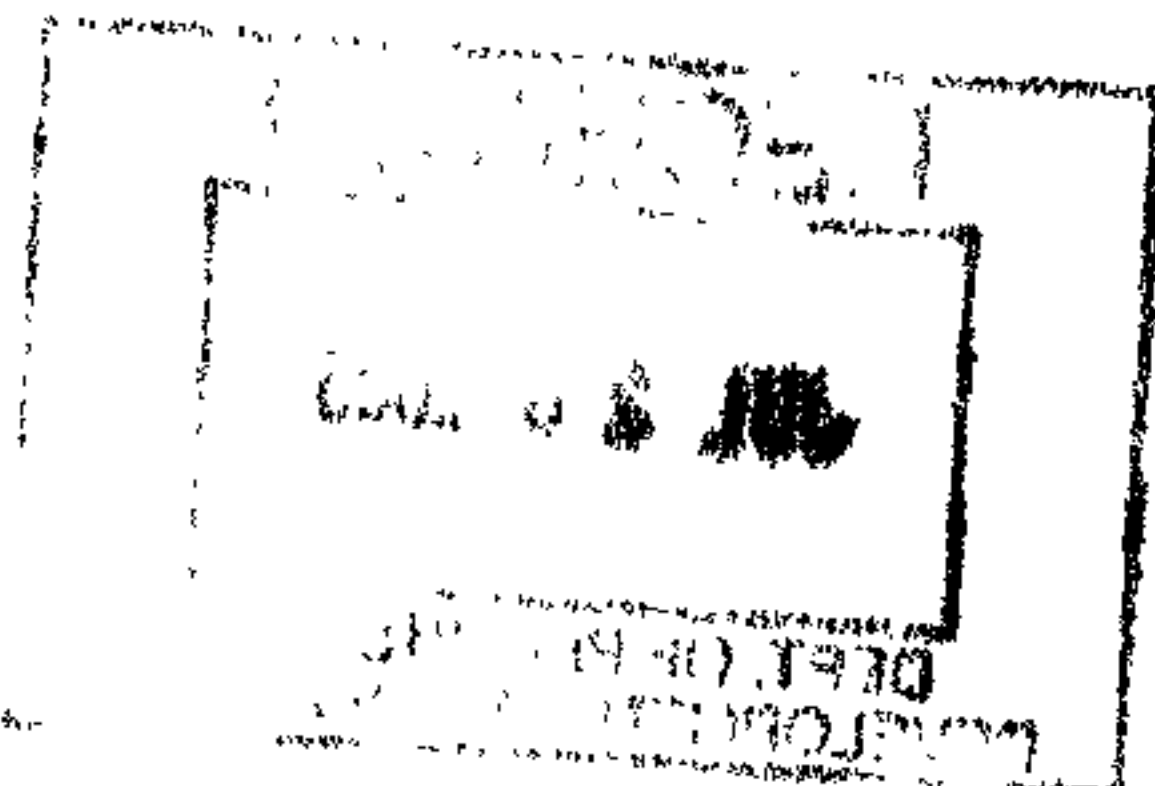
Thank you in advance for your assistance.

Sincerely,

  
Keith Minton

613 Forest View Rd.  
Linthicum, Md. 21090

Owner of 8402 Cove, who will occupy the building in the next month.





To: Mr. Carl Richards, Jr.  
Zoning Supervisor

From: Keith Minton   
410-456-7753

RE: CASE # : 06-667-A  
8404 Cove Rd.

Sent via fax to: 410-887-3048

The letter you send me notifying me of the zoning hearing is incorrect  
As follows:

**VARIANCE IS TO PLACE THE STRUCTURE IN THE FRONT OF  
THE PROPERTY NOT THE REAR.**

Inspector Robyn Clark determined that the front of this property is  
along Cove Rd.

**the request for the variance is inaccurate!**



To: Mr. Timothy Kotroco  
From: Keith Minton

RE: Baltimore County (sent via fax, conf. Retained 7/26/06)

I am the owner of 8402 Cove Rd. Baltimore, Md. and I have been put through extensive harassment due to my neighbor at 8404 Cove Rd., Mr. Jack Schepleng, with the assistance of the county inspectors and county police.

Mr. Schepleng has numerous code violations on his property, but uses all his time to file complaints against my property. When he called in the first complaint, your inspector Ms. Robyn Clark came out and I found her to be reasonable, professional, and I complied with all her requirements. I decided to install a privacy fence due to Mr. Schepleng, harassment and Robyn said I would need a permit, I also reviewed installing siding on my existing shed and installing an elevated roof with the same pitch. The permit department instructed me by phone that the shed would not need a permit. When my son filed for the fence permit, he requested a permit for the shed renovations and the permit office refused to issue a permit, again indicating that one was not required. My tenants, under the direction of Mr. Schepleng accepted a stop work order from inspector Profill, and never informed me of the stop work order. On Sunday, 7/23/06 my family was at the property working on the fence and shed and Mr. Schepleng called the police and the police of Baltimore County indicated that my family could be arrested if work continued on the shed or fence. Mr. Schepleng indicated that the "county" instructed him to call the police if "any work" proceeded. The police with Mr. Schepleng's "fabricated stories" threatened to arrest my sons, if they continued on the fence.

Another inspector, Mr. Lenny Wasilewski ( "Mr. Schepleng) stated that Ms. Clark has no authority and that he would have to come out Tuesday August 1<sup>st</sup>. to make the "official" determination as to the location of the "front" or "rear" of Mr. Schepleng's house and that at that time I would be told to remove the fence. Also inspector Mr. Errol Ecker was also involved. Does Mr. Schepleng have authority over County Inspectors?

I should not have been told by various "County" officials different requirements, and, you should establish a system when an individual "abuses" the system and continuously files complaints in a vindictive manner.

The one reasonable, consistent voice that I had the pleasure of working with was Ms. Robyn Clark.

Mr. Schepleng's yard has construction materials on both sides, he has 2 existing sheds in the "front" yard, he built a (T) shaped addition to his dock "and told me it was done without permits, as he has connections in the county", his yard has several jet ski's in the front, with trailer's, across from his house he has a camping trailer with someone living in it, has a dump truck, etc. It is obvious that he does not have to follow County Codes. CSX has told me he does not have a lease on the property across from his house.



CSX has informed him to vacate their property and remove all his property by July 31<sup>st</sup>. Even if the property is owned by CSX, these areas are used by the property fronting the CSX property under an annual lease. Is the County indicating that, they have no jurisdiction over the CSX property? If an individual is trespassing on property and conducting "code enforcement" issues do you not inform the individual, when you know from your inspectors that this individual is violating the code?????????

You, through your office and inspectors are treating me differently than Mr. Schepleng. I conform to all code issues and you are not enforcing, Mr. Schepleng to comply. I would like to be know, why the rules are not uniform?

Please respond to this letter in writing at your earliest convience.

Sincerely,

  
Keith Minton  
613 Forest View Rd.  
Linthicum, Md. 21090  
410-456-7753

---

Robyn Clark



John Murphy - ZAC #06-667

---

From: Dennis Kennedy  
To: Murphy, John  
Date: 09/20/06 2:54 PM  
Subject: ZAC #06-667

---

Dear Mr. Murphy:

Mr. Shepleng and his wife were here and I took them to see the Building Plans Review people. Mr. Shepling will be floodproofing his shed in accordance with the Code. The first floor of the shed does not have to be raised to be one foot above the flood plain elevation. I apologize for any confusion.

Dennis Kennedy



TO: PATTI 410-887-3468 (fax)  
FROM: LORI HATHAWAY  
DATE: SEPTEMBER 19, 2006  
RE: CASE NO.: 06-667-A  
8404 Cove Road

Per our telephone conversation of moments ago, attached is a corrected Certificate of Acknowledgement. Please replace the previously submitted Certificate with this one.

Thank you very much for your attention to this matter.

Lori Hathaway

410-332-8527 (DD)







We are the residents of Cove Road. Our neighbors at 8404 Cove Road have advised us that they wish to relocate their already existing 16 x 16 foot shed onto their property along the roadside. The shed currently is located directly across the street on CSX property. They have also advised us that the shed will be approximately 3 feet off of the neighboring property line (8406 Cove Road) and 1.5 feet off of the roadside. We do not have any problems with our neighbors placing this shed on their property in the location that they have indicated.

Sid Smith  
Name

8406 COVE RD  
Address

\_\_\_\_\_  
Name

8408 COVE RD  
Address

Janet K. Sher  
Name

8410 COVE RD  
Address

Lo. G. Gentry  
Name

8412 COVE RD  
Address

[Signature]  
Name

8414 COVE RD  
Address

William E. Haase  
Name

8416 COVE RD  
Address

Paul Haase  
Name

8432 Cove Rd.  
Address

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

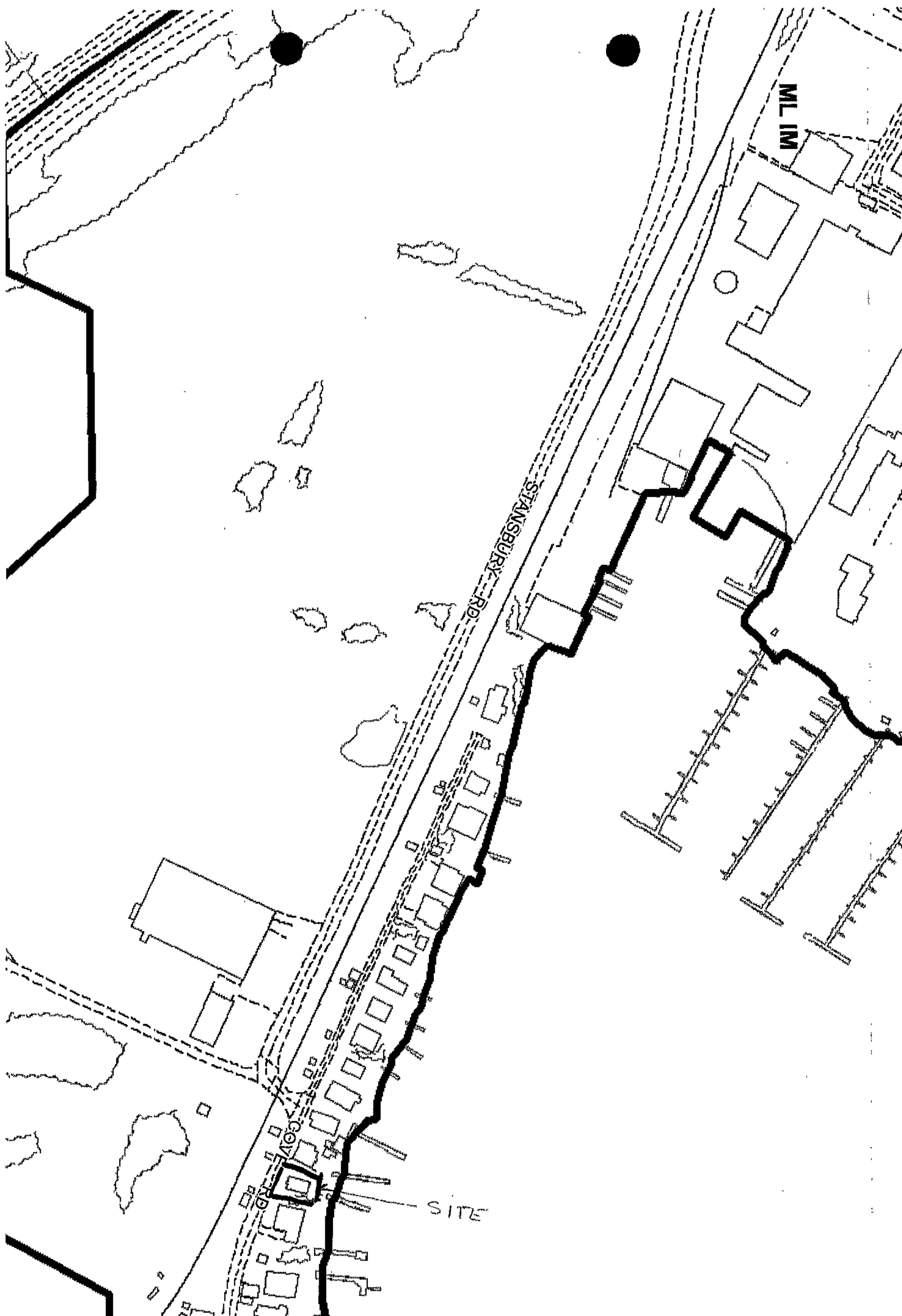
\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

Pet #2



103-C-3  
1" = 200 FT.



#667



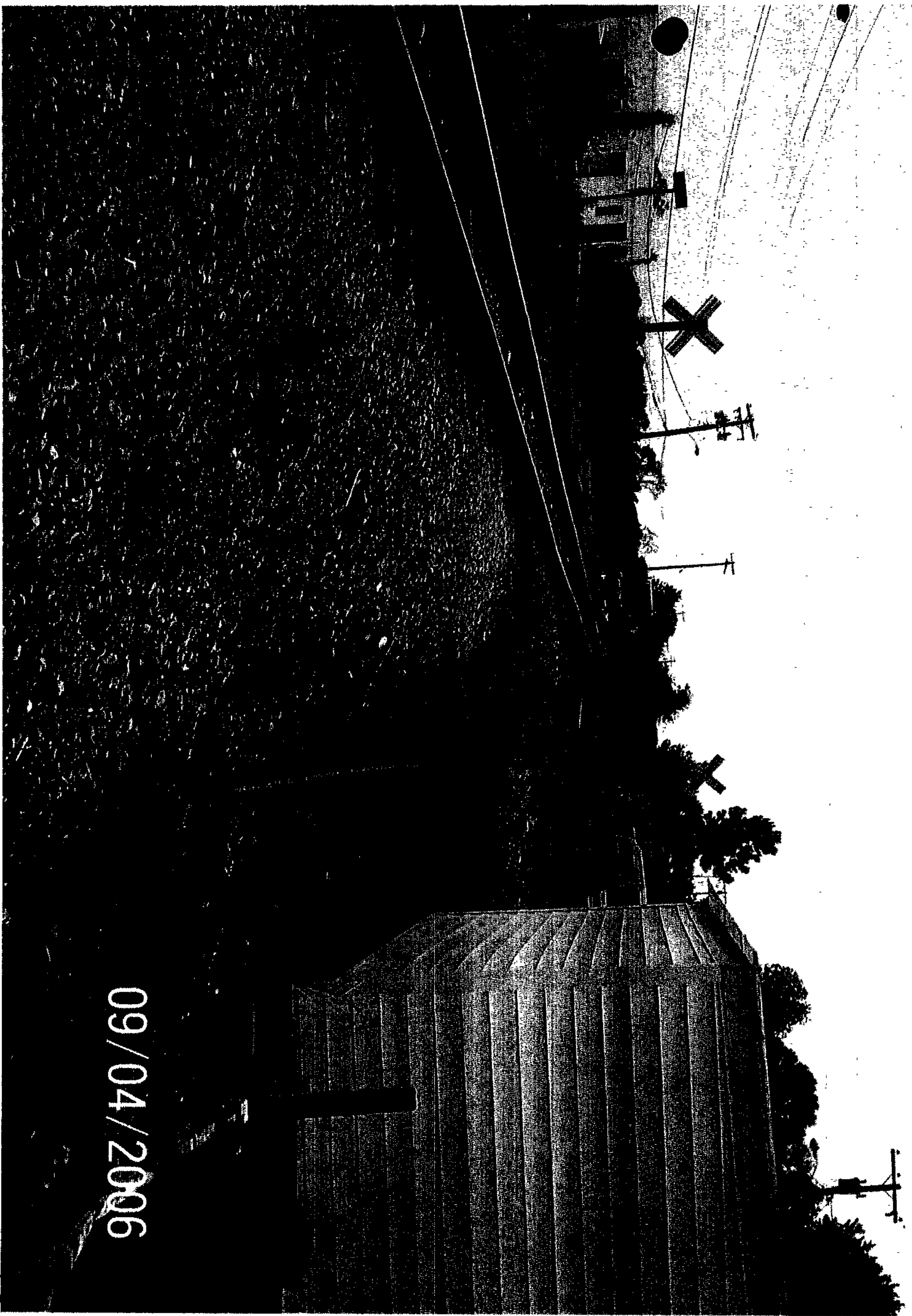
8402 Love Rd

09/04/2006

241



8402 Cove Rd



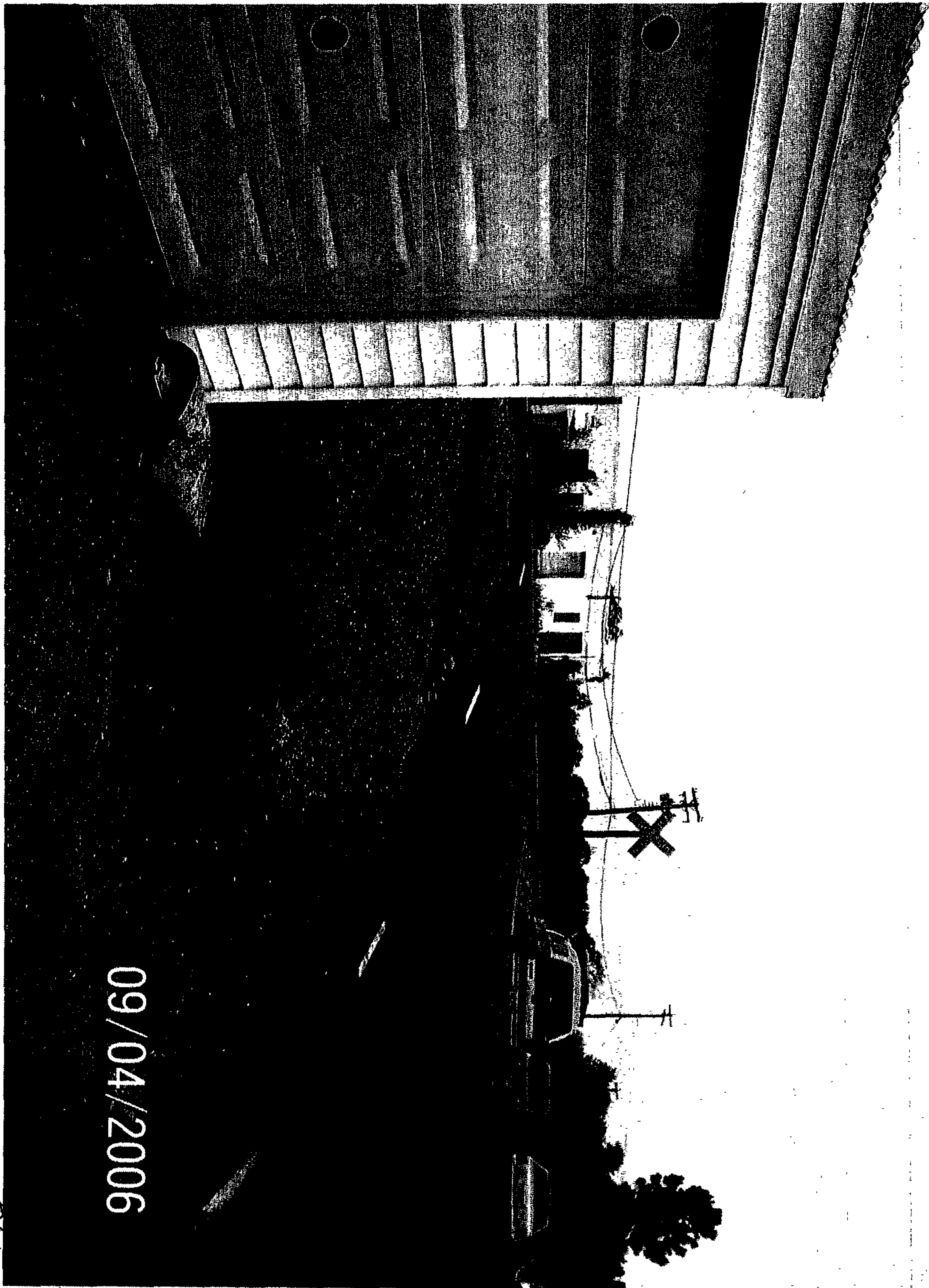
09/04/2006

hwy



8402 Cove Rd

09/04/2006





8402 Loye Rd

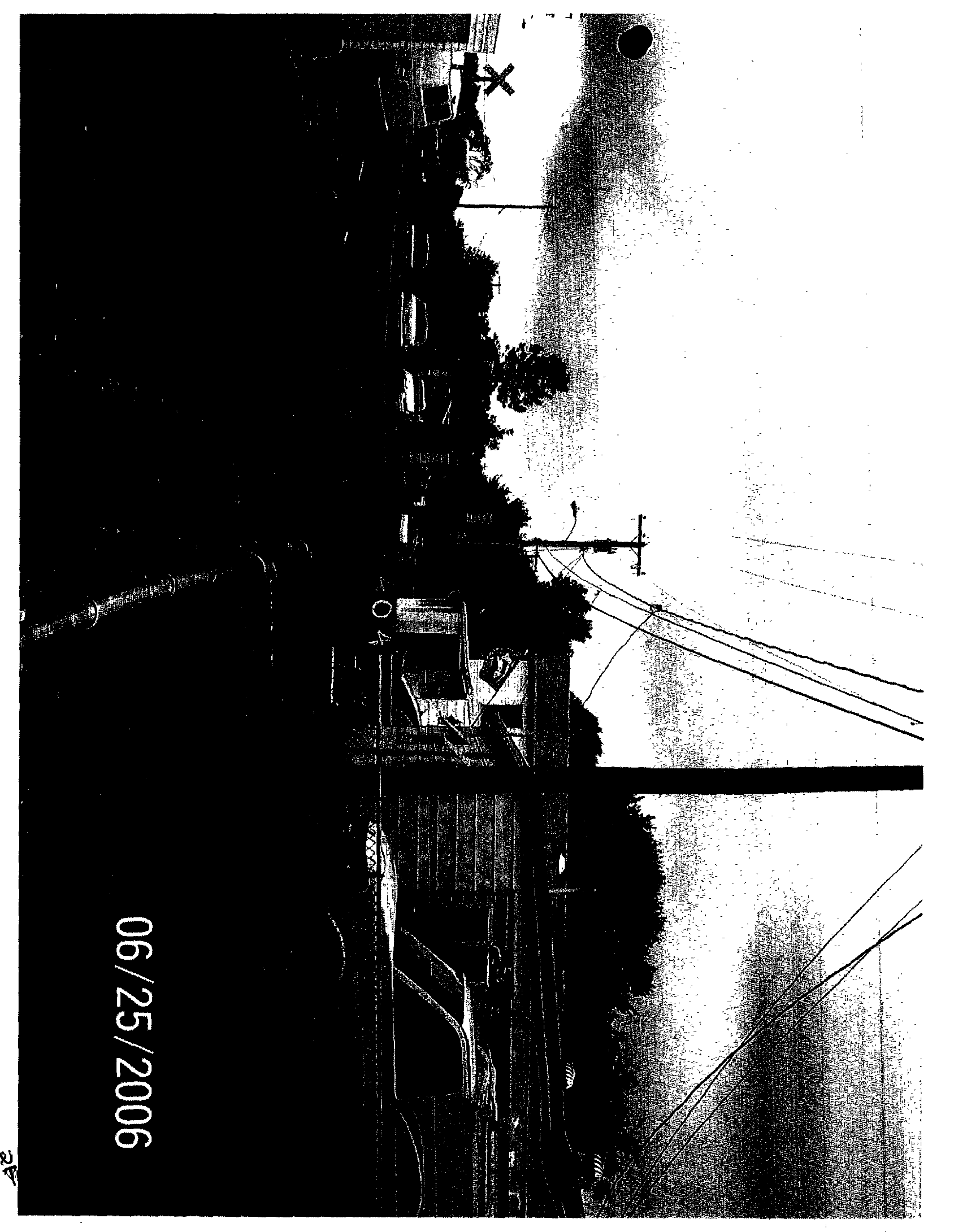
09/04/2006

30



06/25/2006

8A





8410 Cove Rd

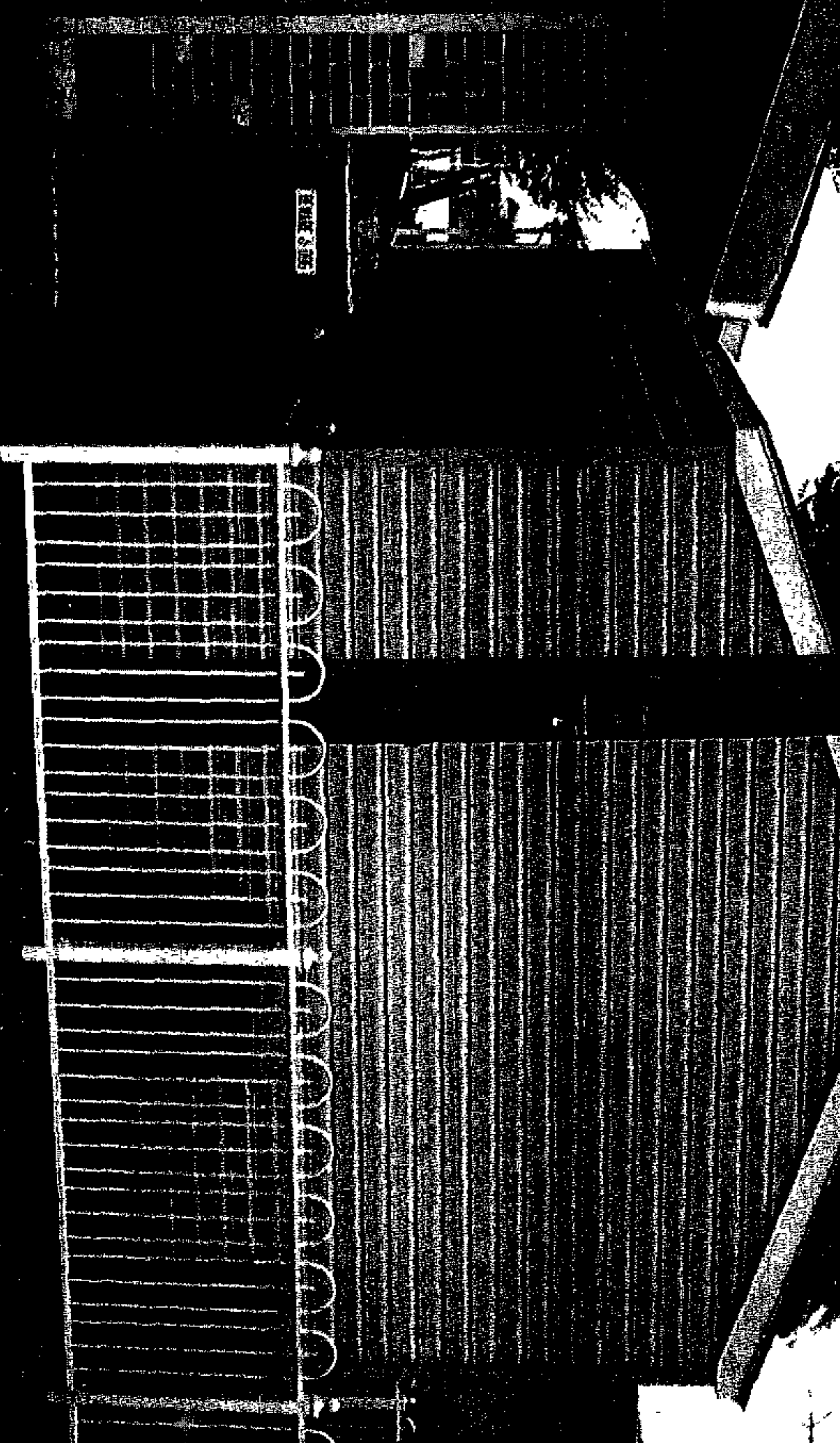
06/25/2006

28



8410 Cove Rd

8412 Cove Rd



06/25/2006



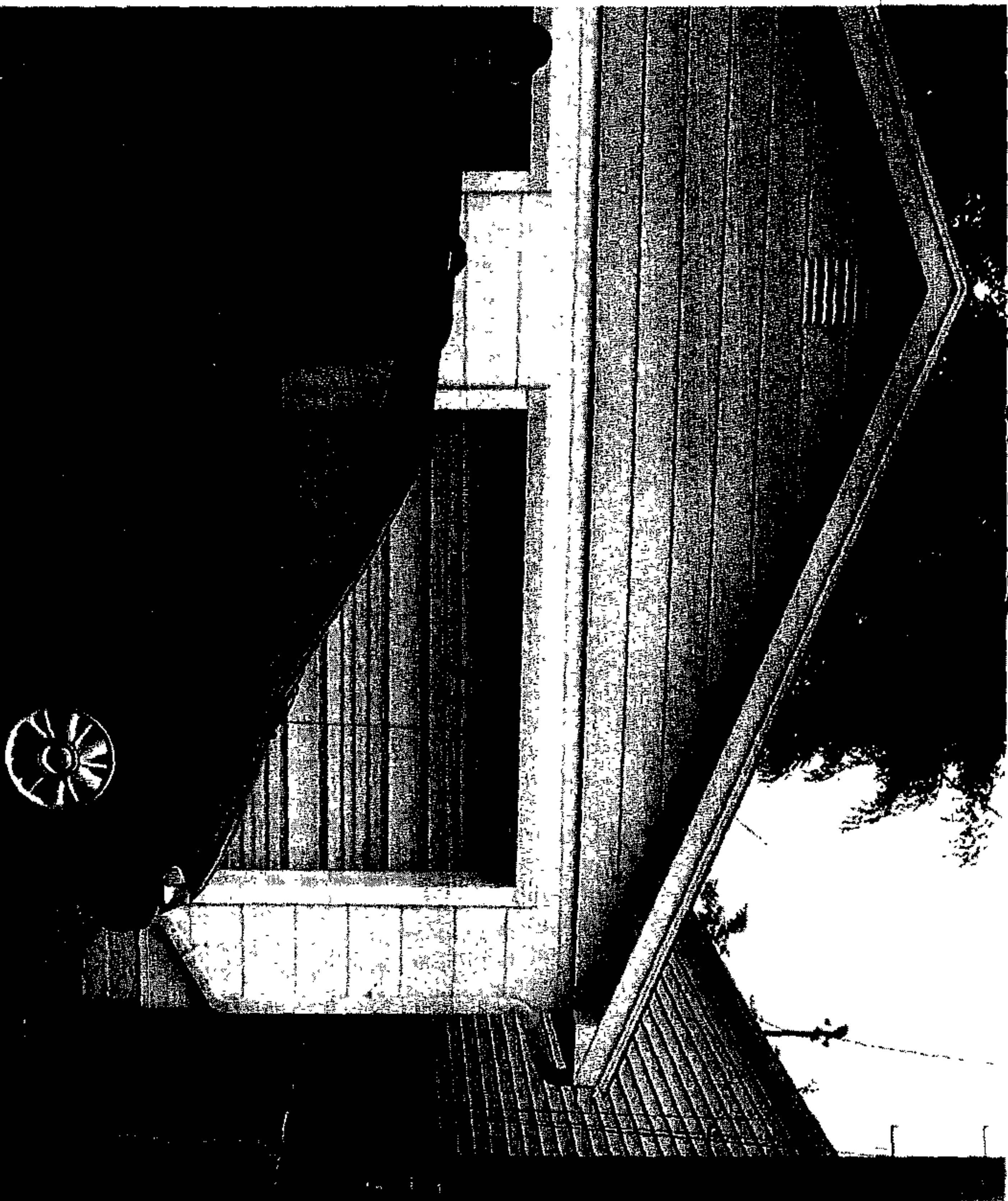
8412 Cove Rd

06/25/2006

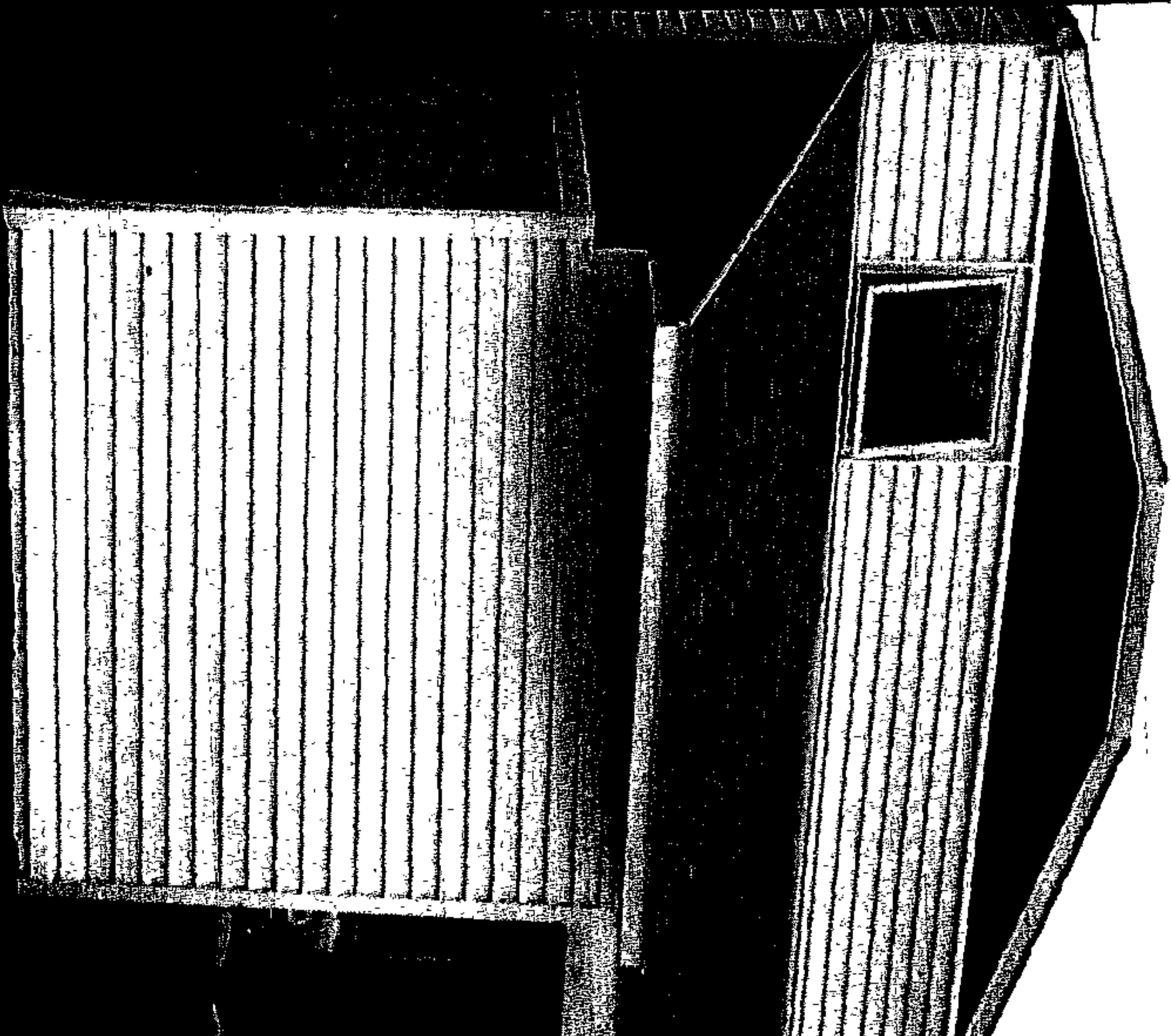




84116 Cove Rd



84118 Cove Rd

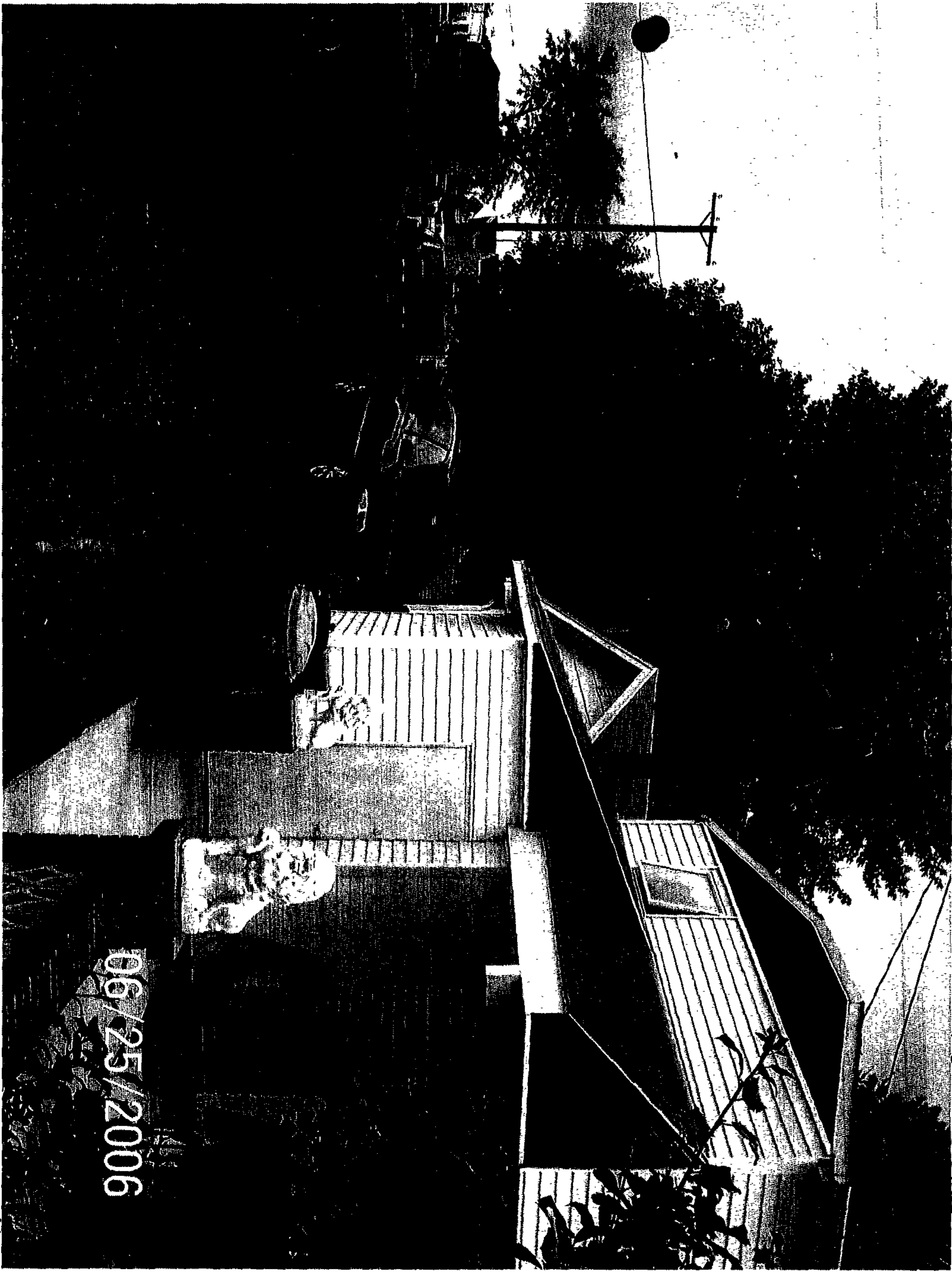


06/25/2006



8418 Love Rd

06/25/2006





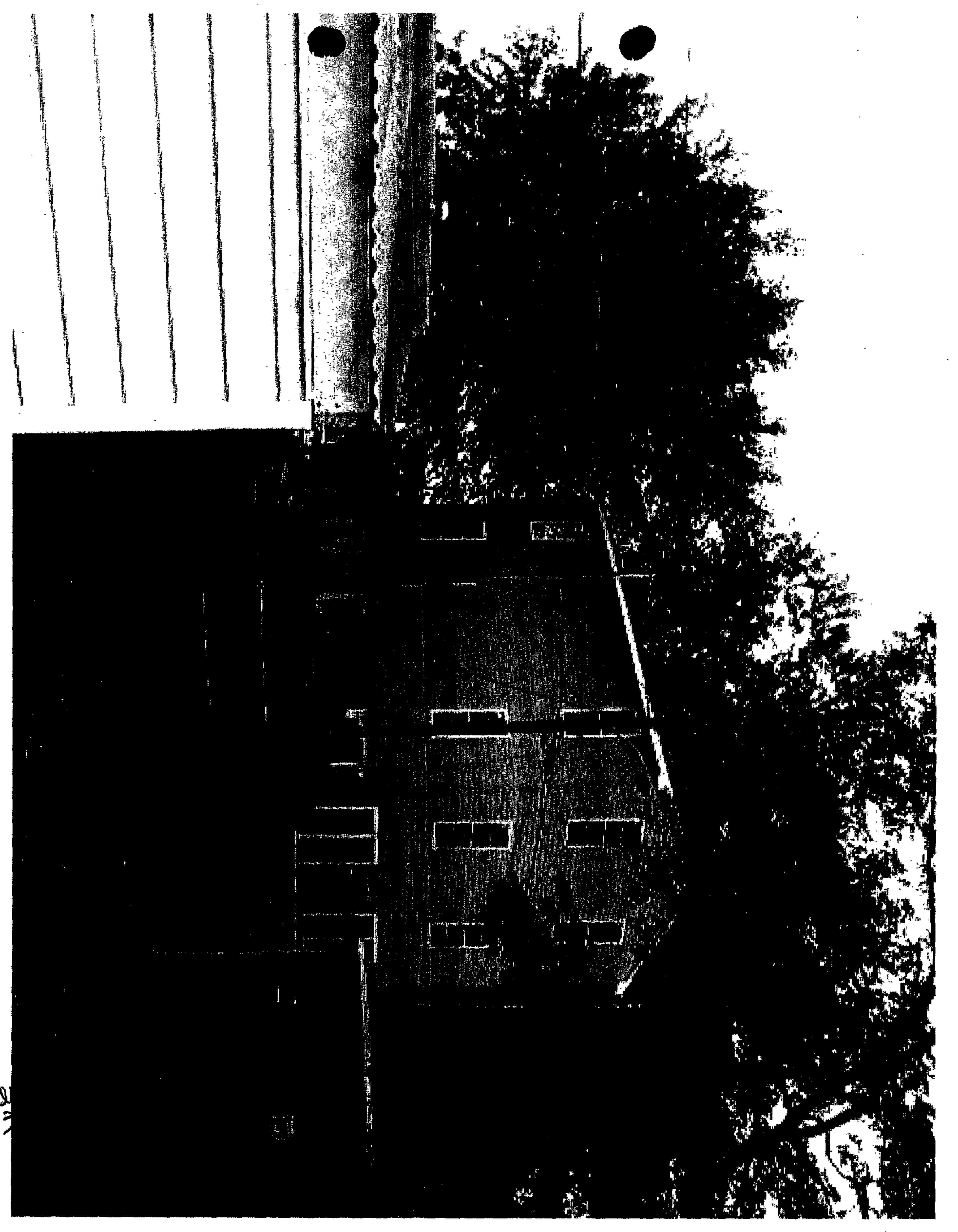
2404

S/S

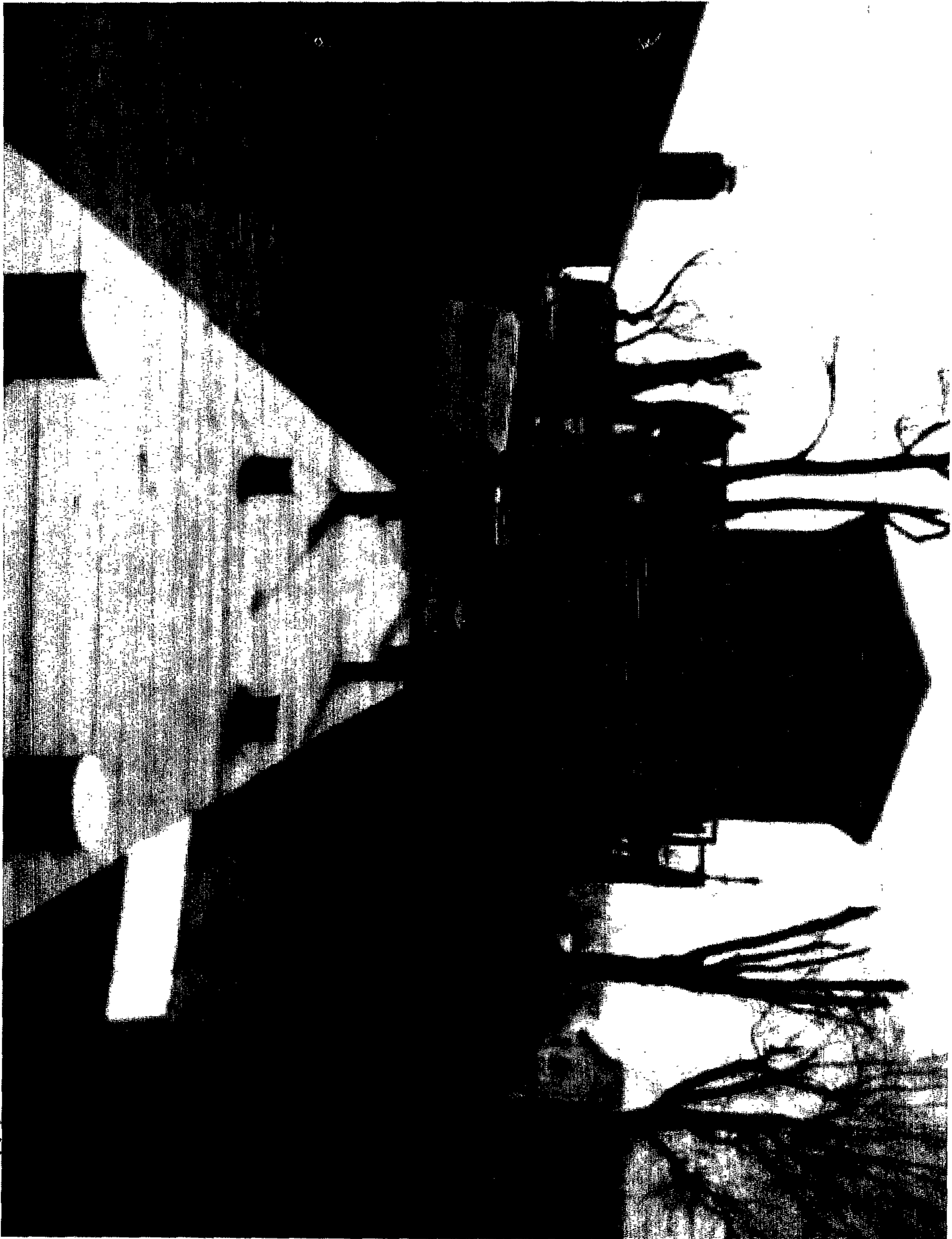
06/25/2006

2404











8402 Cove Rd

09/04/2006



SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PLAT BOOK # \_\_\_\_\_ FOLIO # \_\_\_\_\_ LOT # 14 SECTION # \_\_\_\_\_

BEAR CREEK



SCALE OF DRAWINGS: 1" = 20 ft



VICINITY MAP  
SCALE: 1" = ~~1000'~~ 2000'

## LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 1030-2

ZONING ML 177

LOT SIZE 4611

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY  
CRITICAL AREA

YES ☒ NO ☐

100 YEAR FLOOD PLAIN ☒ ☐

HISTORIC PROPERTY/  
BUILDING ☐ ☒

PRIOR ZONING HEARING

**ZONING OFFICE USE ONLY**  
**REVIEWED BY**      **ITEM #**      **CASE #**

3A | 667 | 06-667-A