

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
200 feet S of Philadelphia Road, 560		
feet SW of intersect of Philadelphia		
and Allender Roads	*	DEPUTY ZONING COMMISSIONER
11 th Election District		
5 th Councilmanic District	*	OF BALTIMORE COUNTY
(11615 Philadelphia Road)		
	*	
John Joseph, Jr. and Kelly Ann Cooper		
Petitioners	*	CASE NO. 07-215-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, John Joseph, Jr. and Kelly Ann Cooper. The Petitioners are requesting variance relief for property located at 11615 Philadelphia Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached garage) with a height of 24 feet in lieu of the maximum allowed 15 feet.

The property was posted with Notice of Hearing on January 1, 2007 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 January 2, 2007 to notify any interested persons of the scheduled hearing date and relief requested.

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

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[Signature]

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: ZAC comment letter was received from the Office of Planning dated December 5, 2006 which contains restrictions. Copies of all comments are incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the variance request were Skip King, John and Kelly Cooper, Petitioners. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 0.65 acres zoned DR 3.5 and is improved by the Petitioners' home. The Petitioner's would like to build a pool house/garage on the rear of their property as shown by the redline site plan, exhibit 1. The redline change reflects the Petitioners' decision to rotate the pool house/garage 90 degrees to give more space for the proposed swimming pool. However the structure would be 24 feet high in lieu of the 15 feet allowed.

Mr. Cooper indicated that the proposed structure will have an exterior and interior design as shown in exhibit 4. The second floor would provide storage for personal property

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now in the Petitioners' basement which will allow him to finish the basement. The pool house portion of the structure would contain a toilet and shower to keep guests from tracking onto the wood floors of the house when using those facilities.

Mr. Cooper indicated that his home is 31 feet high to the top of the peaked roof which he opined should be consistent in the proposed structure. He presented extensive photographs of the property and adjoining properties as exhibit 2 pointing out a number of similar pools and structures in rear yards. He also presented a letter of support signed by three of the four residents of this small subdivision as exhibit 3. He agreed to the conditions requested by the Office of Planning and that the property should not become a second dwelling or used for commercial purposes.

Findings of Fact and Conclusions of Law

The Planning Office noted that the Petition does not correspond to the Plat to Accompany as the Petition does not mention the pool house portion of the structure. I have changed the Petition accordingly.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The proposed structure should have a peaked roof and similar design to that of the Petitioner's existing home in order to be architecturally compatible. Matching that design is one of those peculiarities that indicate a property is unique from a zoning perspective.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Guests using the pool would have to change and use the Petitioner home if the pool house were not available and the Petitioner would not be able to store his personal property.

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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. The neighbors have signed a letter of support. Similar structures abound in the neighborhood. I see no change to the pattern of development of the community if the variance is approved.

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.

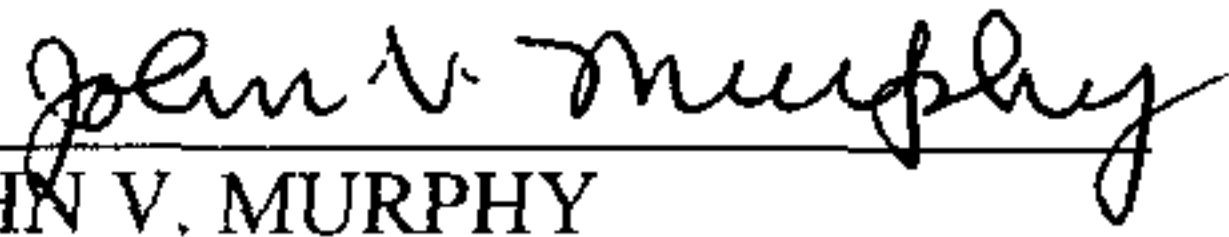
THEREFORE, IT IS ORDERED, this 17th day of January, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached pool house/garage) with a height of 24 feet in lieu of the maximum allowed 15 feet is hereby GRANTED with the following conditions:

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. Architectural elevation drawings for the proposed accessory structure must be submitted to the Office of Planning prior to applying for any building permits. Petitioners must articulate all four facades of the proposed accessory structure with materials that match that of the existing single family dwelling (e.g., vinyl siding)
3. A vegetative landscape buffer shall be applied along the south and west front façade of the proposed accessory structure
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, or kitchen facilities, but may contain a bathroom with a shower in the pool house portion of the structure
5. The accessory structure shall not be used for commercial purposes.

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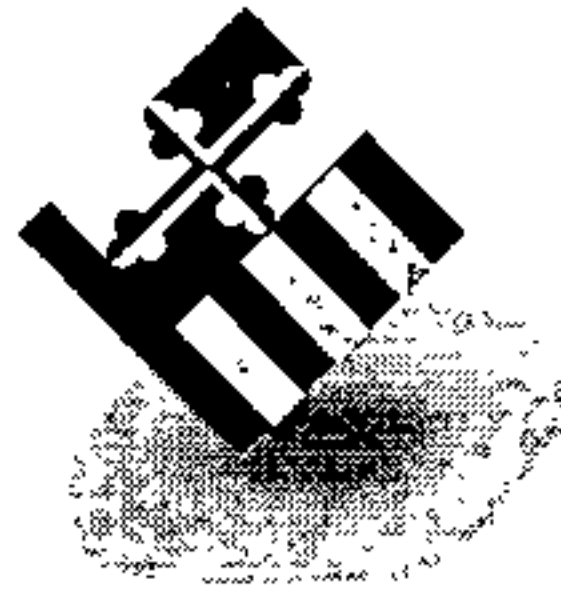
Any appeal of this decision must be made within thirty (30) days of the date of this

Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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177-07
BZ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 17, 2007

JOHN JOSEPH JR. &
KELLY ANN COOPER
11615 PHILADELPHIA ROAD
WHITE MARSH MD 21162

Re: Petition for Variance
Case No. 07-217-A
Property: 11615 Philadelphia Road

Dear Mr. and Mrs. Cooper:

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,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Skip King, 12472 Kings Gate Drive, Kingsville MD 21087

COPIES RECEIVED FOR FILES

1-17-07

B3

ORIGINAL KEEP IN FILE



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11615 PHILADELPHIA RD.

which is presently zoned DR 3.5

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 PERMITA PROPOSED

ACCESSORY STRUCTURE (DETACHED GARAGE) WITH A HEIGHT OF 24 FT. IN
LIEU OF THE MAXIMUM ALLOWED 15 FT.

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

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):

* JOHN JOSEPH COOPER JR

Name - Type or Print

*

Signature

*

Name - Type or Print

*

Signature

*

11615 PHILADELPHIA ROAD * 410 529 5221

Address

Telephone No.

*

City

State

Zip Code

*

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING NO

Date 11/09/06

Case No. 07 215 A

REV 9/16/98

Reviewed By JE

ZONING DESCRIPTION

11615 PHILADELPHIA RD

BEGINNING AT A RINTON A PRIVATE DRIVE 200 FT
SOUTH OF PHILADELPHIA RD. SAID ^{DRIVE} LOCATION BEING
560 FT. SOUTH WEST OF THE INTERSECTION WITH
ALLENDER RD. IN THE 11TH E.D., 5TH COUNCIL DIST.
ALSO BEING LOT 2 IN THE MINOR SUB. KOCAN PROP.
02-051-M

07-215-A

2 SIGNS SUGGESTED DUE TO

NO OWNERSHIP TO RD.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21760

215

001 006 6150

DATE 11/09/06 ACCOUNT

AMOUNT \$ 65.00

RECEIVED FROM: *Cooper*

FOR: *Res Van 1615 PARADEL PHH #2R*

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

11/13/2006 11/09/2006 11:44:54

REG 4501 WALTON MIC JHT

>> RECEIPT # 10411 11/09/2006 OFLA

Dept 5 STD GOODS VERIFICATION

CR NO. 021760

Receipt Tot. \$65.00

\$45.00 CR \$1.00 CA

Baltimore County, Maryland

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: # 07-215-A

11615 Philadelphia Road

200 ft. south of Philadelphia Rd., 560 ft. s/west of intersection of Philadelphia and Allender Rds.

11th Election District - 5th Councilmanic District

Legal Owner(s): John Joseph & Kelly Ann Cooper, Jr.

Variance: To permit a proposed accessory structure (detached garage) with a height of 24 feet in lieu of the maximum allowed 15 feet.

Hearing: Tuesday, January 16, 2007 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.

JT 1/6/08 Jan. 2

120324

CERTIFICATE OF PUBLICATION

1/4/, 2007

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 1/2/, 2007.

- ☒ 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.: 07-215-A

Petitioner/Developer: JOHN +

KELLY COOPER

Date of Hearing/Closing: 1-16-07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

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

2 SIGNS 11615 PHILADELPHIA RD AND ALLENDER
ROAD.

The sign(s) were posted on 1-1-07
(Month, Day, Year)

Sincerely,

Robert Black 1-3-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

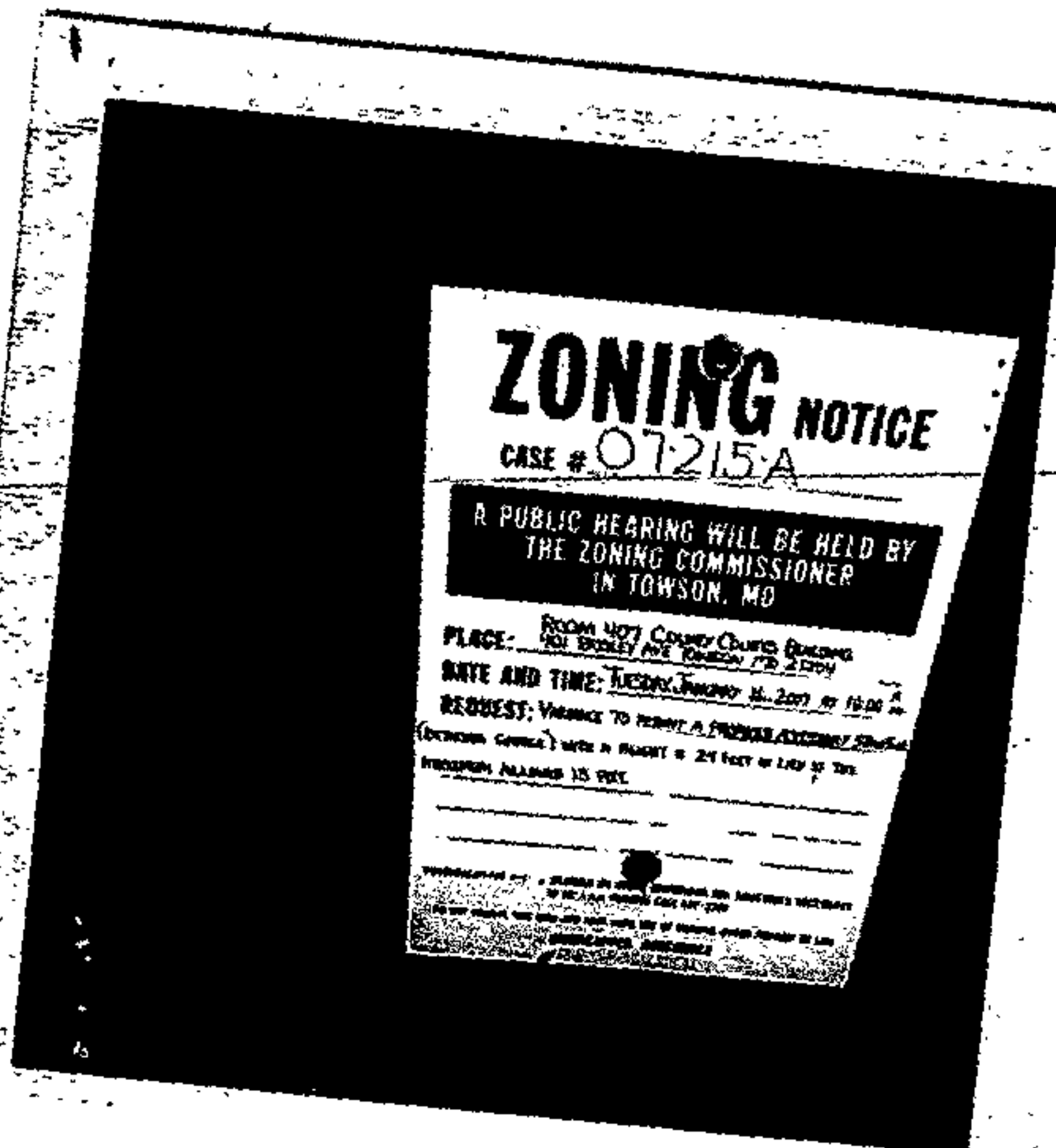
(Address)

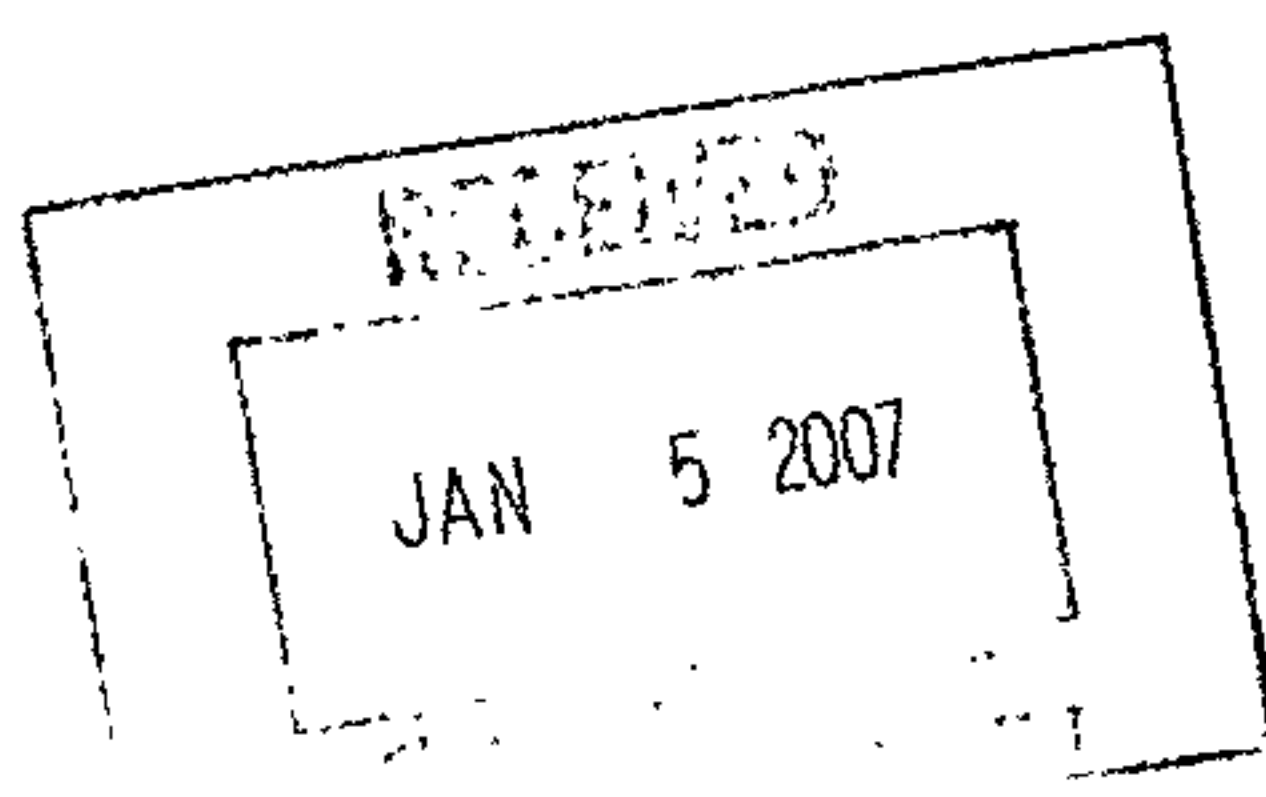
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





RE: PETITION FOR VARIANCE * BEFORE THE
11615 Philadelphia Rd; 200' S Philadelphia Rd, *
560' SW of Philadelphia & Allender Rds * ZONING COMMISSIONER
11th Election & 5th Councilmanic Districts *
Legal Owner(s): John J & Kelly A. Cooper * FOR
Petitioner(s) * BALTIMORE COUNTY
* 07-215-A

* * * * *

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 20th day of November, 2006, a copy of the foregoing Entry of Appearance was mailed to, John & Kelly Cooper, 11615 Philadelphia Road, White Marsh, MD 21162, Petitioner(s).

RECEIVED

NOV 20 2006

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 2, 2007 Issue - Jeffersonian

Please forward billing to:

John Cooper
11615 Philadelphia Road
White Marsh, MD 21162

410-529-5221

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: 07-215-A

11615 Philadelphia Road

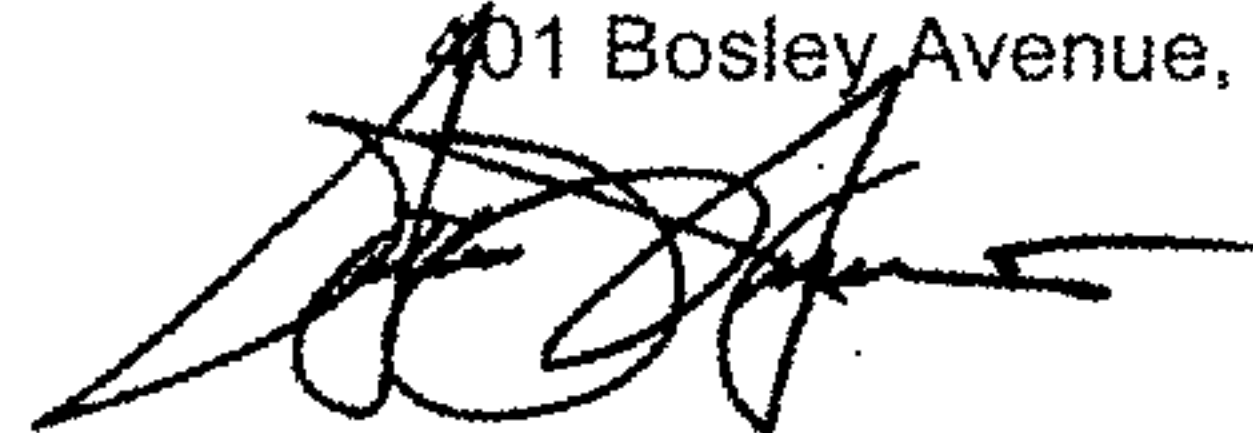
200 ft. south of Philadelphia Rd., 560 ft. s/west of intersection of Philadelphia and Allender Rds.

11th Election District – 5th Councilmanic District

Legal Owners: John Joseph & Kelly Ann Cooper, Jr.

Variance to permit a proposed accessory structure (detached garage) with a height of 24 feet in lieu of the maximum allowed 15 feet.

Hearing: Tuesday, January 16, 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

November 21, 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: 07-215-A

11615 Philadelphia Road

200 ft. south of Philadelphia Rd., 560 ft. s/west of intersection of Philadelphia and Allender Rds.

11th Election District – 5th Councilmanic District

Legal Owners: John Joseph & Kelly Ann Cooper, Jr.

Variance to permit a proposed accessory structure (detached garage) with a height of 24 feet in lieu of the maximum allowed 15 feet.

Hearing: Tuesday, January 16, 2006 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Cooper, Jr., 11615 Philadelphia Road, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 1, 2007.**
- (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.



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: 07 215 A

Petitioner: COOPER

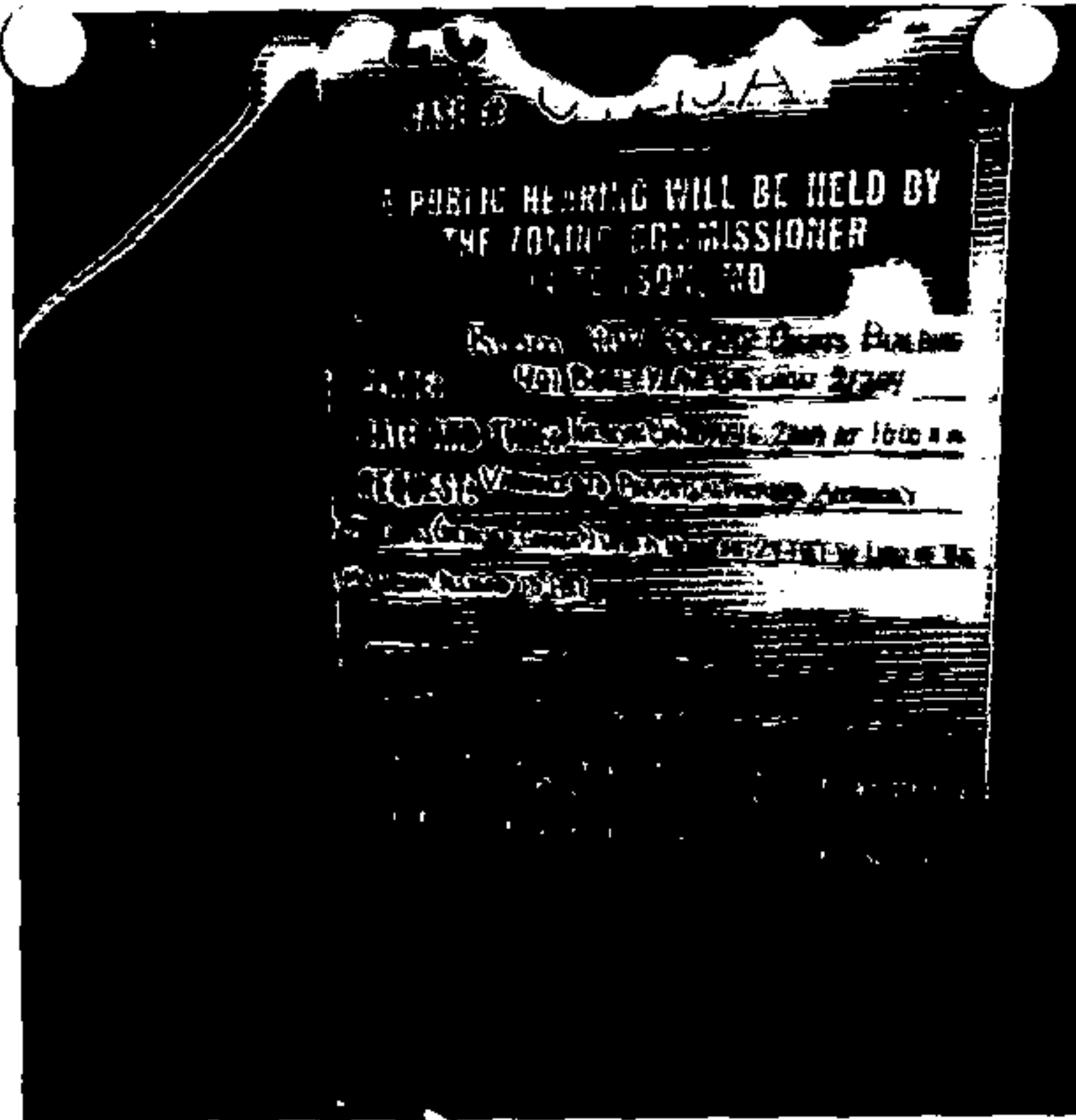
Address or Location: 11615 PHILADELPHIA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN COOPER

Address: 11615 PHILADELPHIA ROAD
WHITE MARSH MD 21162

Telephone Number: 410 529 5221



A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

Room 407, County Courts Building
401 DORLEY AVE TOWSON, MD 21204

DATE AND TIME: TUESDAY, JANUARY 16, 2007 at 10:00 A.M.

REQUEST: VARIANCE TO PERMIT A FENCED-ACCESS DRIVEWAY

(ENCLOSURE: GARAGE) WITH A HEIGHT OF 24 FEET IN LIFT AT THE

MAXIMUM ALLOWED 15 FEET.

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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

January 10, 2007

John Joseph Cooper, Jr.
Kelly Ann Cooper
11615 Philadelphia Road
White Marsh, MD 21162

Dear Mr. and Mrs. Cooper:

RE: Case Number: 07-215-A, 11615 Philadelphia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 9, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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

November 22, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 20, 2006

Item Number(s): 213 through 228

215

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 28, 2006

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2006
Item Nos. 07-72, 139, 213, 214, 215, 216,
217, 218, 219, 220, 221, 222, 223, 224,
226, 227, and 228

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-11272006.doc

Jm
1/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 6, 2006

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

SUBJECT: 11615 Philadelphia Road

INFORMATION:

Item Number: 7-215

Petitioner: John Joseph Cooper Jr.

Zoning: DR 3.5

Requested Action: Variance

JAN 5 2 2007

SUMMARY OF RECOMMENDATIONS:

Upon review of the site plan, the petitioner is seeking to construct a detached garage and pool house (accessory structure). While the petitioners site plan shows a combination garage and pool house, the written petition for Variance indicates that the structure will be a detached garage only.

The height of this proposed structure (twenty-four feet) would be approximately nine feet higher than that permitted under section 400.3 of the Baltimore County Zoning Regulations (e.g. fifteen feet). This Office is also concerned about the visual impacts this proposed structure would have on immediately surrounding properties.

Therefore, the Office of Planning recommends the following conditions be met in order to support the petitioner's request.

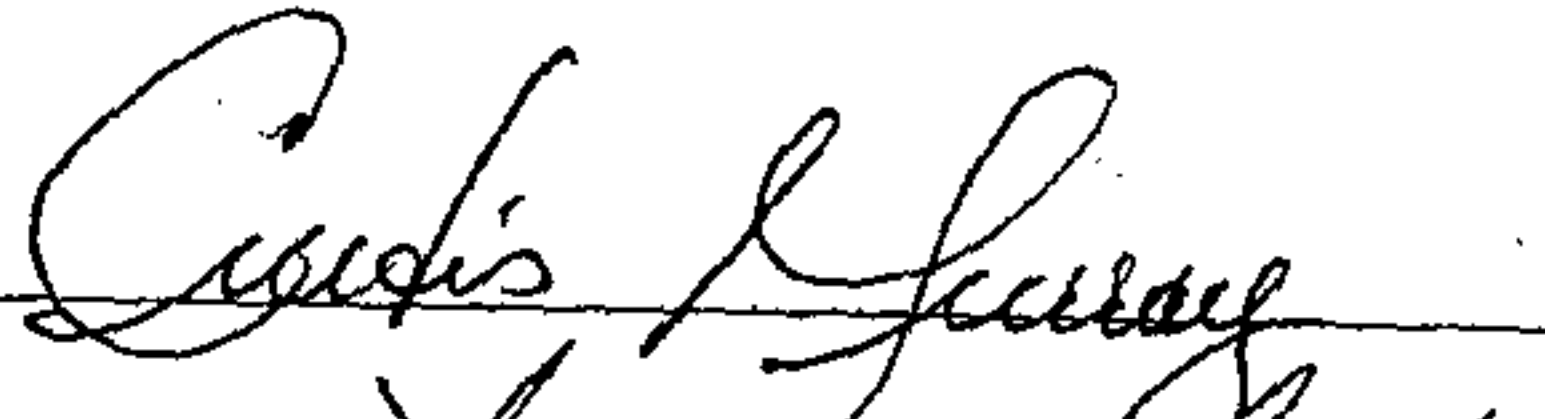
1. Should the zoning commissioner grant the petitioners request for variance relief, the petitioners written application and site plan must correspond to each other and reflect exactly what type of accessory structure is being proposed.
2. Petitioner must articulate all four facades of the proposed accessory structure with materials that match that of the existing single-family dwelling (e.g. vinyl siding).

3. Architectural elevation drawings for the proposed accessory structure must be submitted to the Office of Planning prior to applying for any building permits. Such drawings shall show what exactly what the proposed accessory structure will look like once constructed.
4. A vegetative landscape buffer shall be applied along the south and west / front facade of the proposed accessory structure.

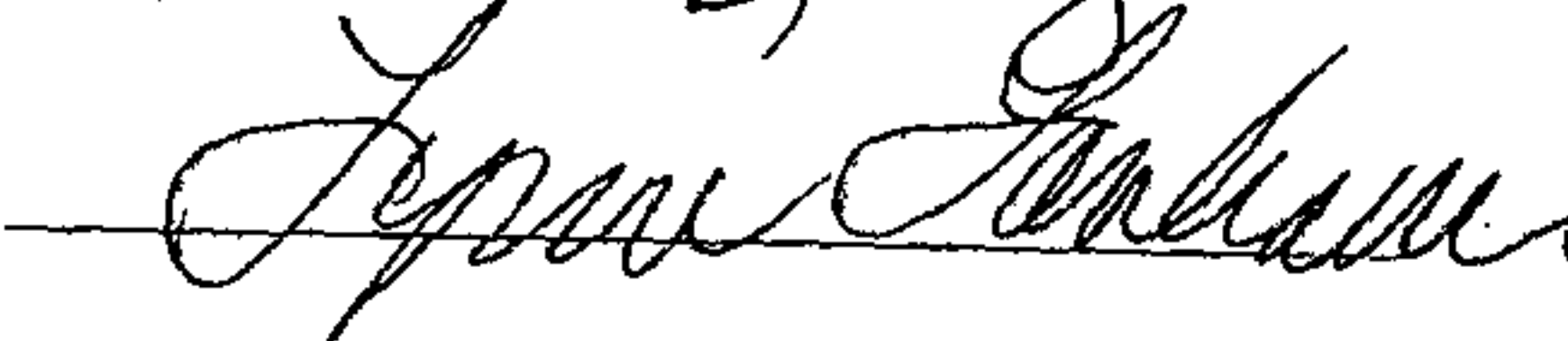
Should access to the rear of the subject property be permitted via Allender Road, the petitioner must provide for additional landscaping along any such driveway. This must be done in accordance with section III, condition 'O' of the Baltimore County Landscape Manual (p. 61 panhandle lots).

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

Reviewed by:



Division Chief:
AFK/LL: CM



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



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

Date: 11-27-2006

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

RE: Baltimore County
Item No. 7-215 A
11615 PHILADELPHIA RD
COOPER PROPERTY
VARIANCE - PROPOSED ACCESSORY
STRUCTURE IN LIEU OF ALLOWED
15' MIN

Dear Ms. Matthews:

We have reviewed the referenced plan and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US Rte 7 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

● 07-215-A ●

As a county employee, I am
aware of the necessity of obtaining
a County Council Resolution for
this variance

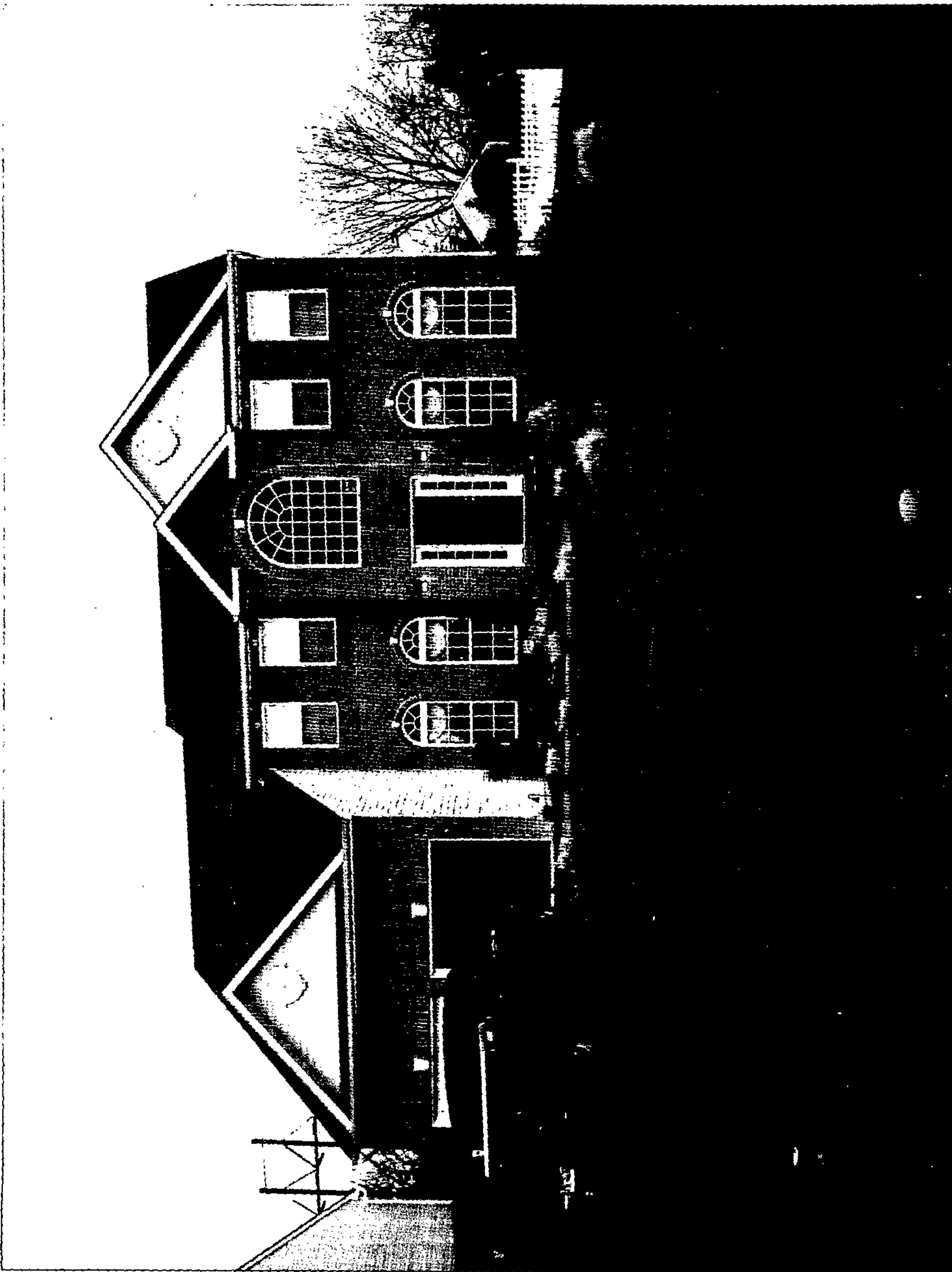
JL S 11/09/06

Keep in File -

10/30/06

FAX
THIS SHEET AND 2 OTHERS
TO : 410 243 1003 ✓
ATTN: KELLY
FROM JONAL LEWIS
410 887 3391

28



B
2





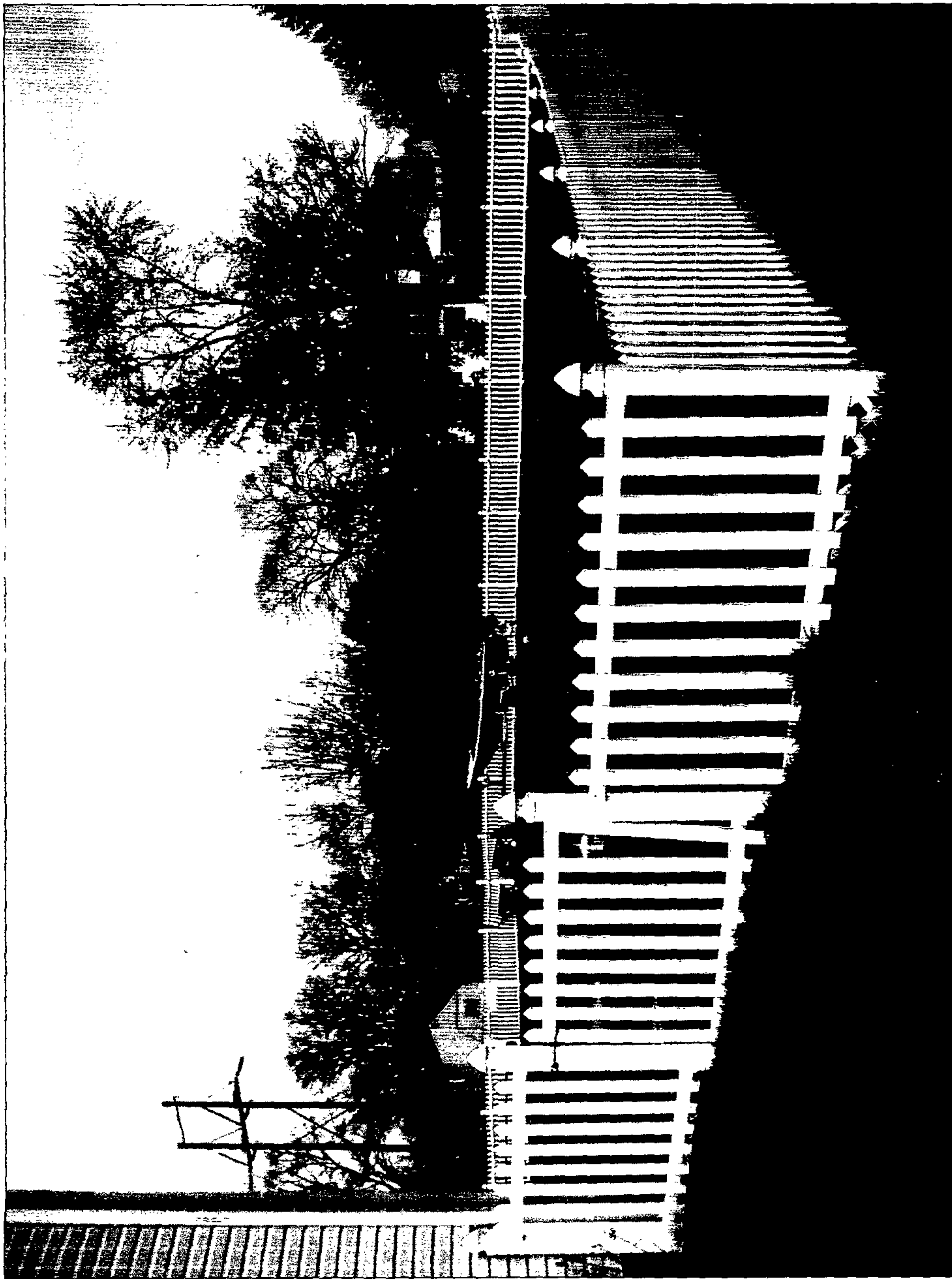
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182

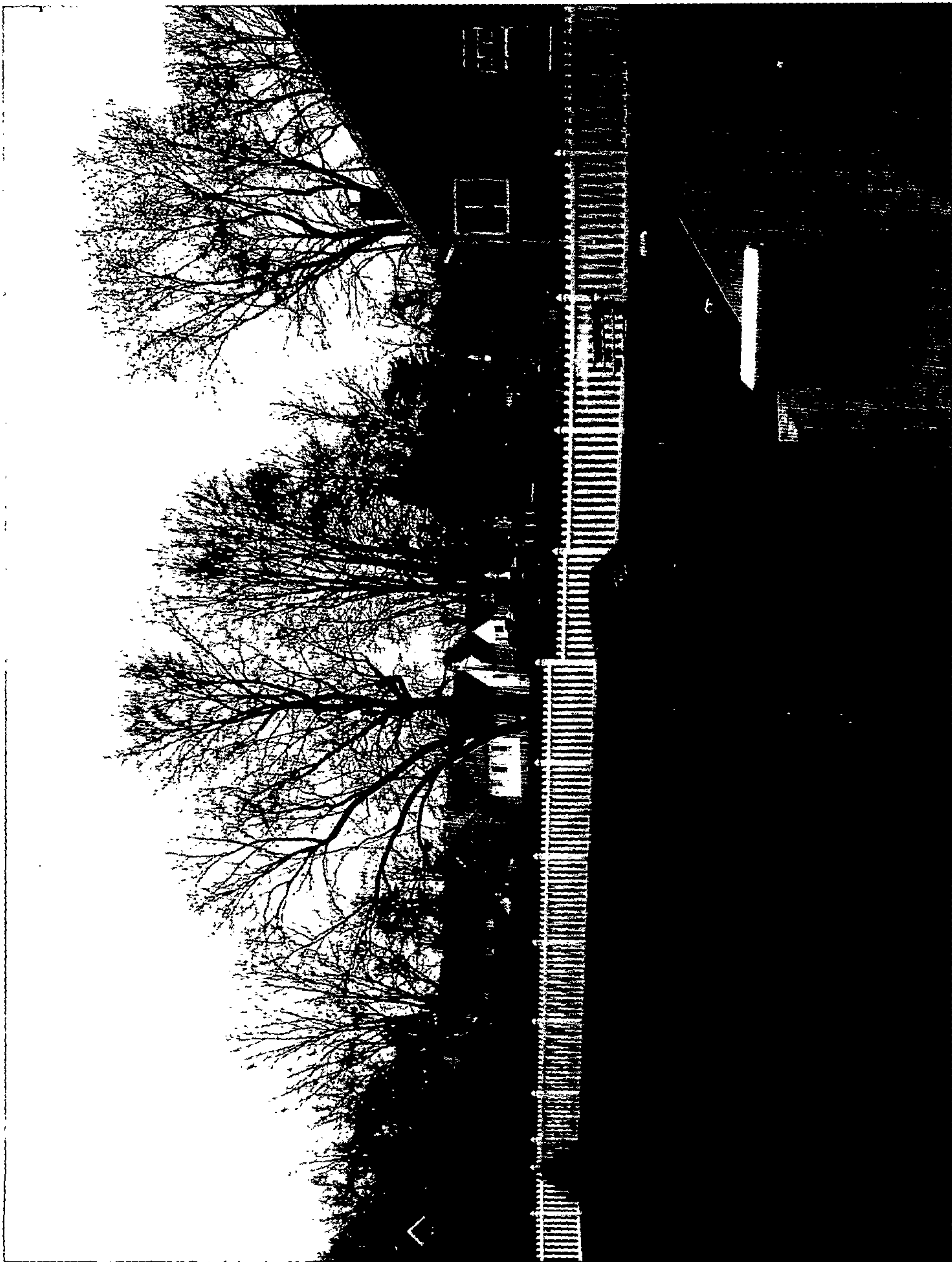


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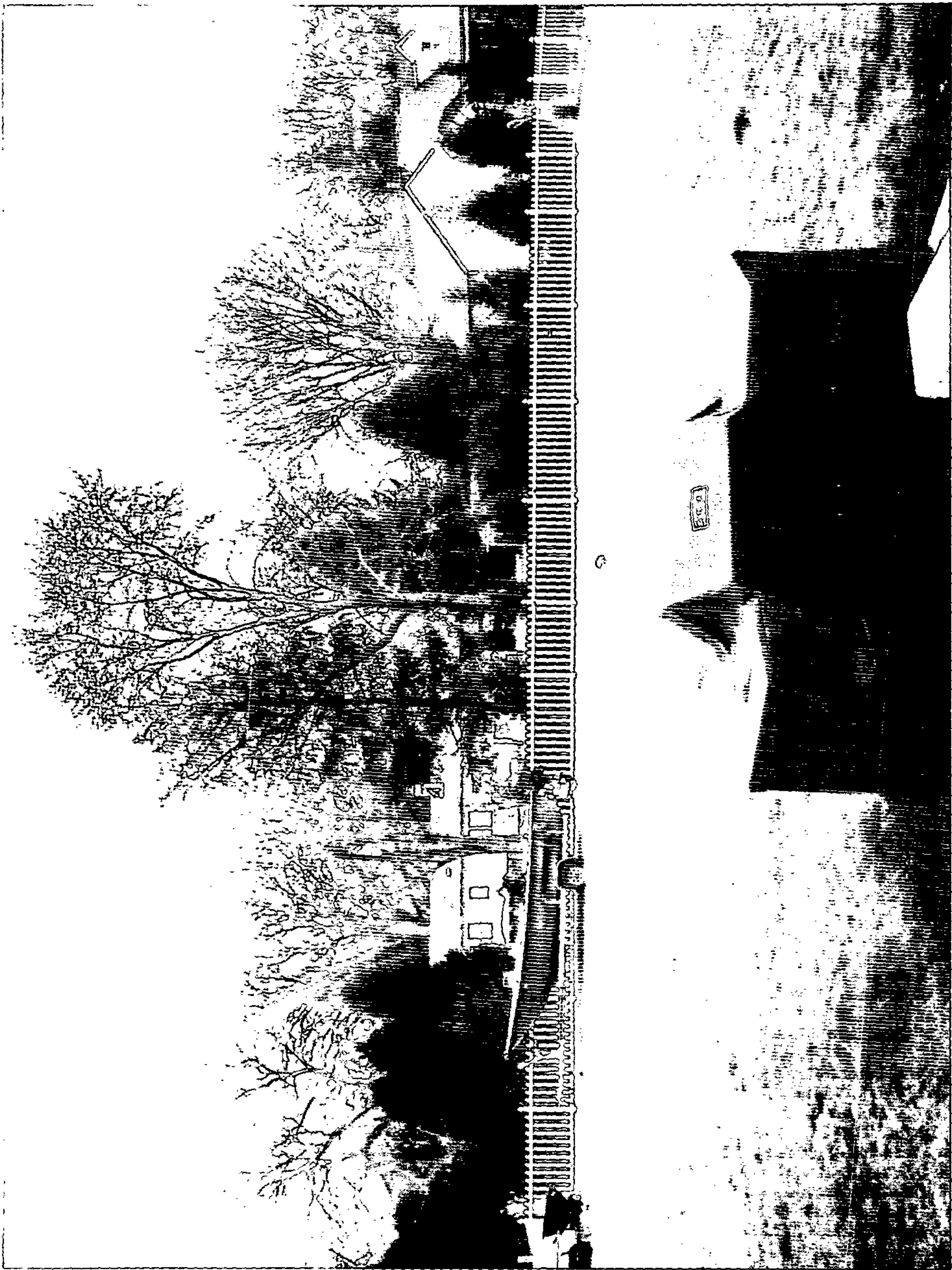


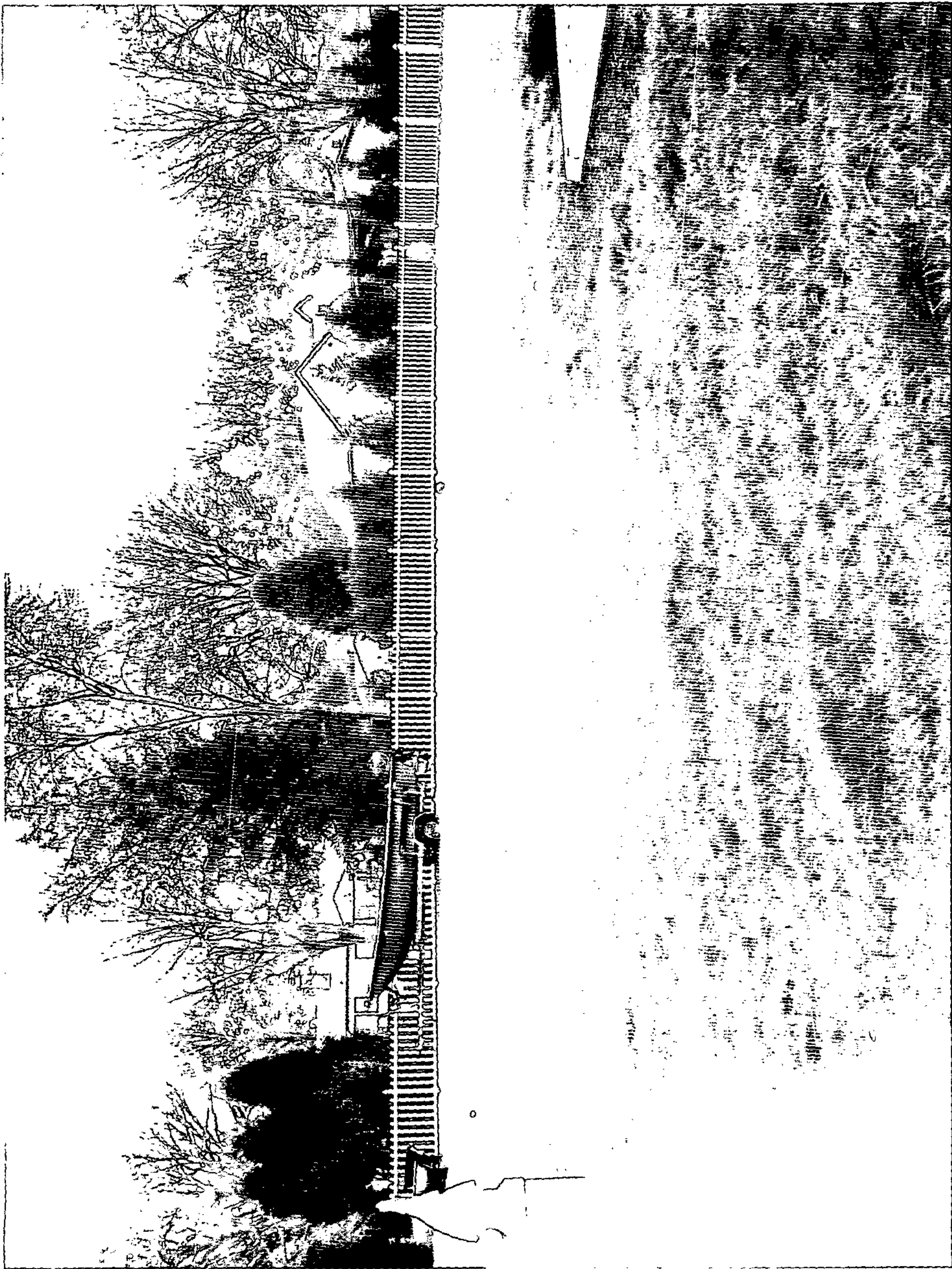


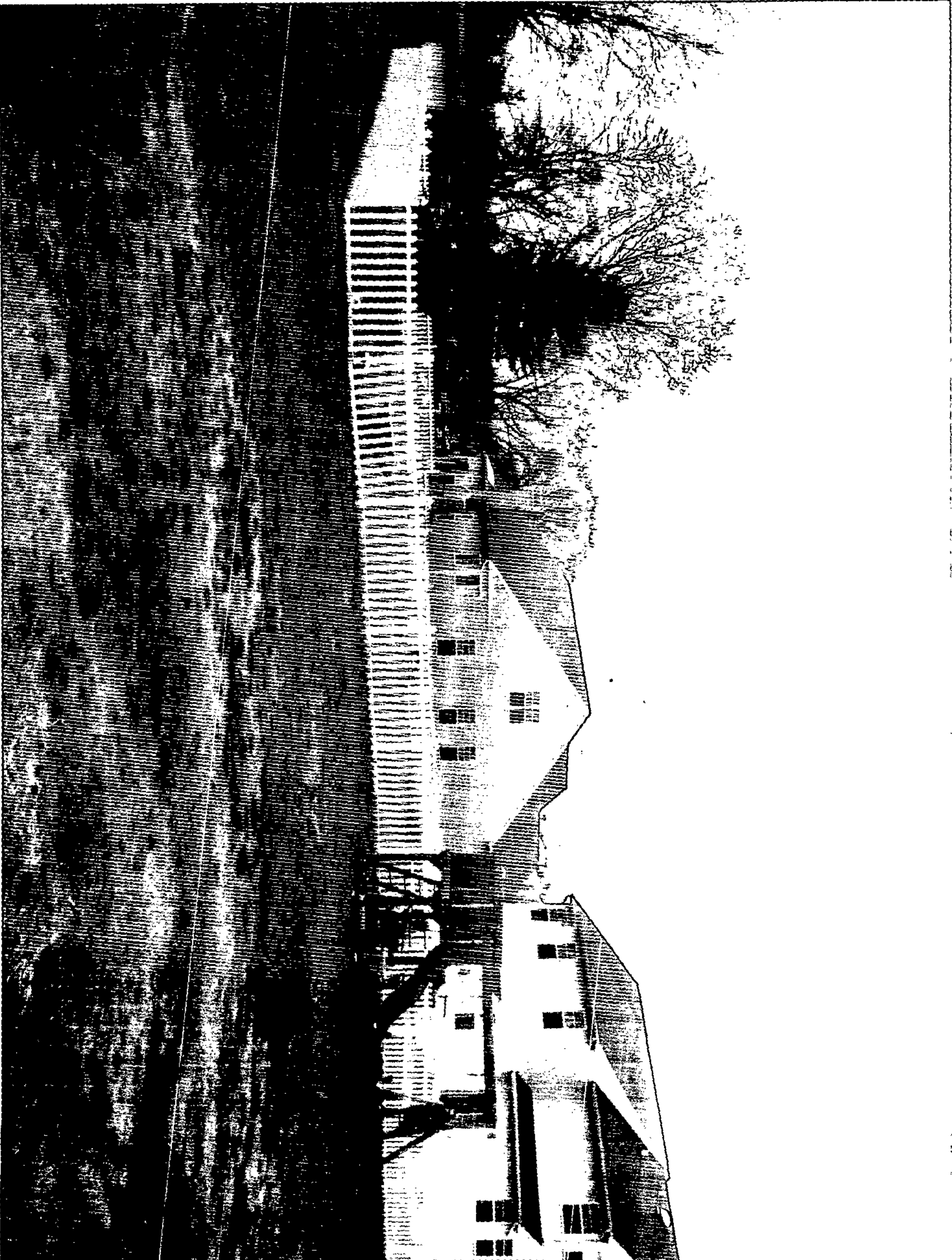
712



2.2







2K

25



102



22

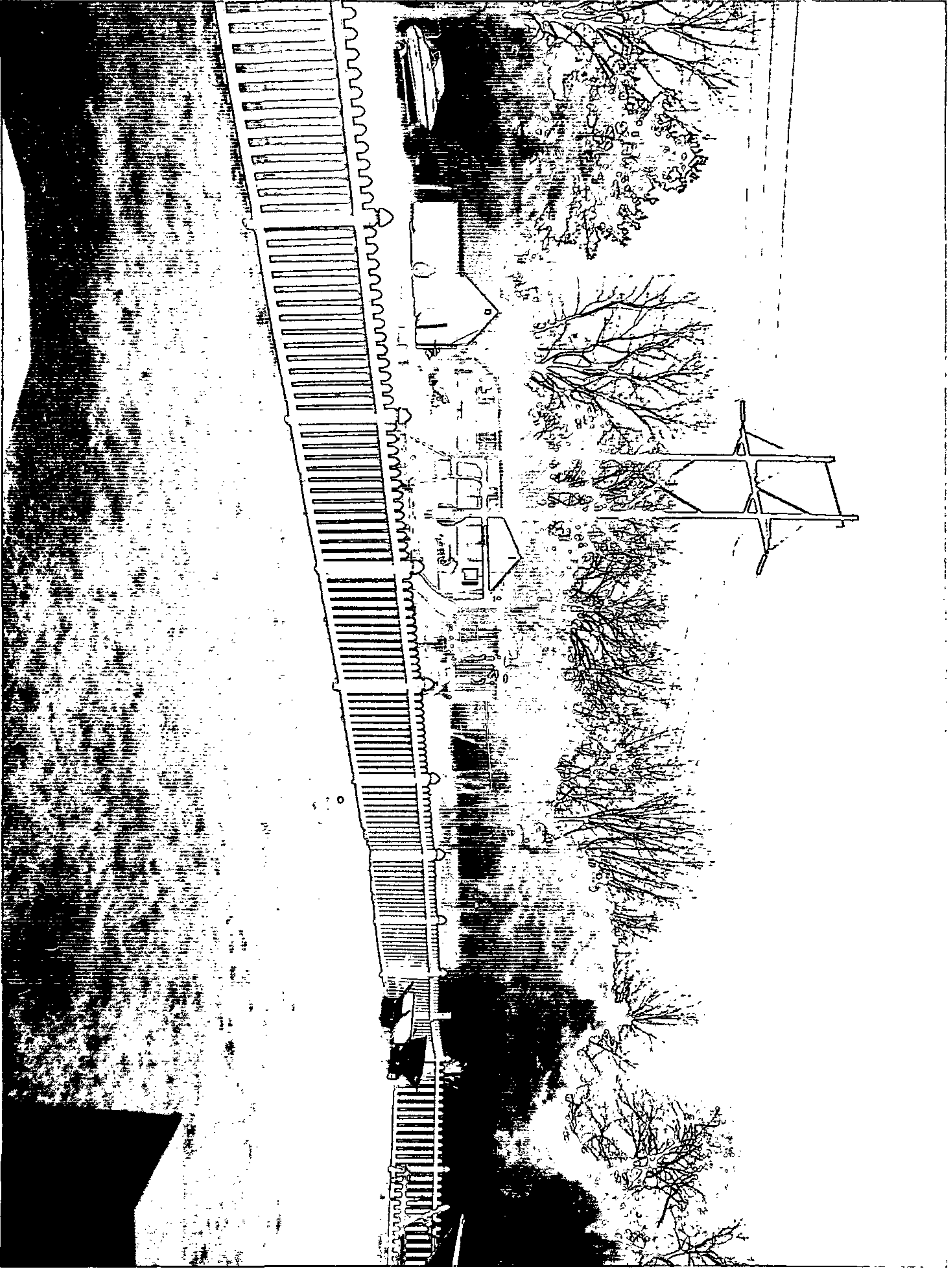


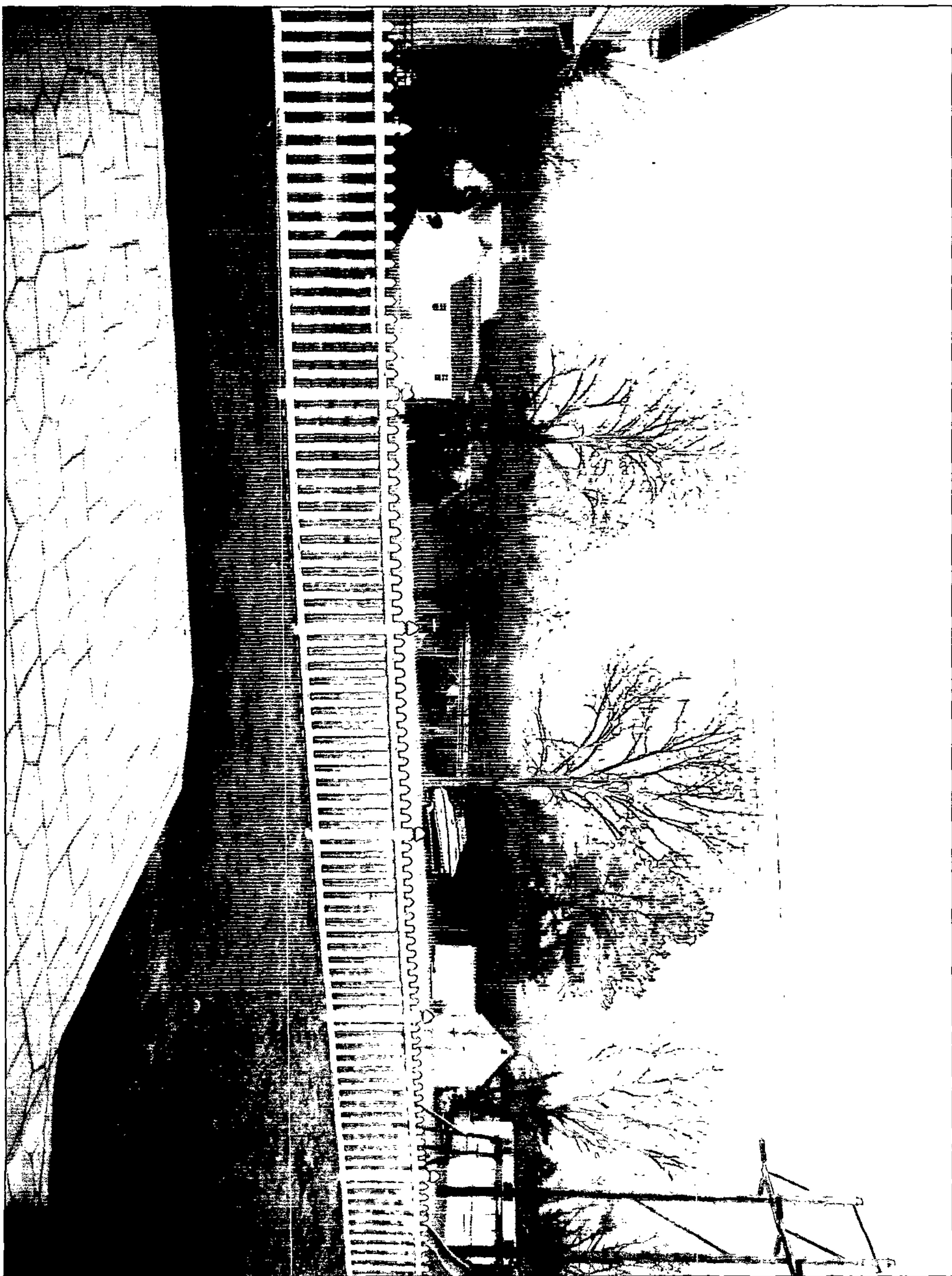
ZONING NOTICE
CASE # 01215A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWNSHIP, MO

PLACE: 1001 E. 10th Street, Kansas City, MO 64105
DATE AND TIME: WEDNESDAY, JANUARY 16, 2002 AT 7:00 PM
REASON: TO REVIEW A PROPOSED ZONING MAP AMENDMENT
SUBJECT: 1001 E. 10th Street, Kansas City, MO 64105
APPLICANT: [Name Redacted]
ADDRESS: 1001 E. 10th Street, Kansas City, MO 64105
CONTACT: [Name Redacted]
TELEPHONE: [Name Redacted]
FAX: [Name Redacted]
E-MAIL: [Name Redacted]
WEBSITE: [Name Redacted]

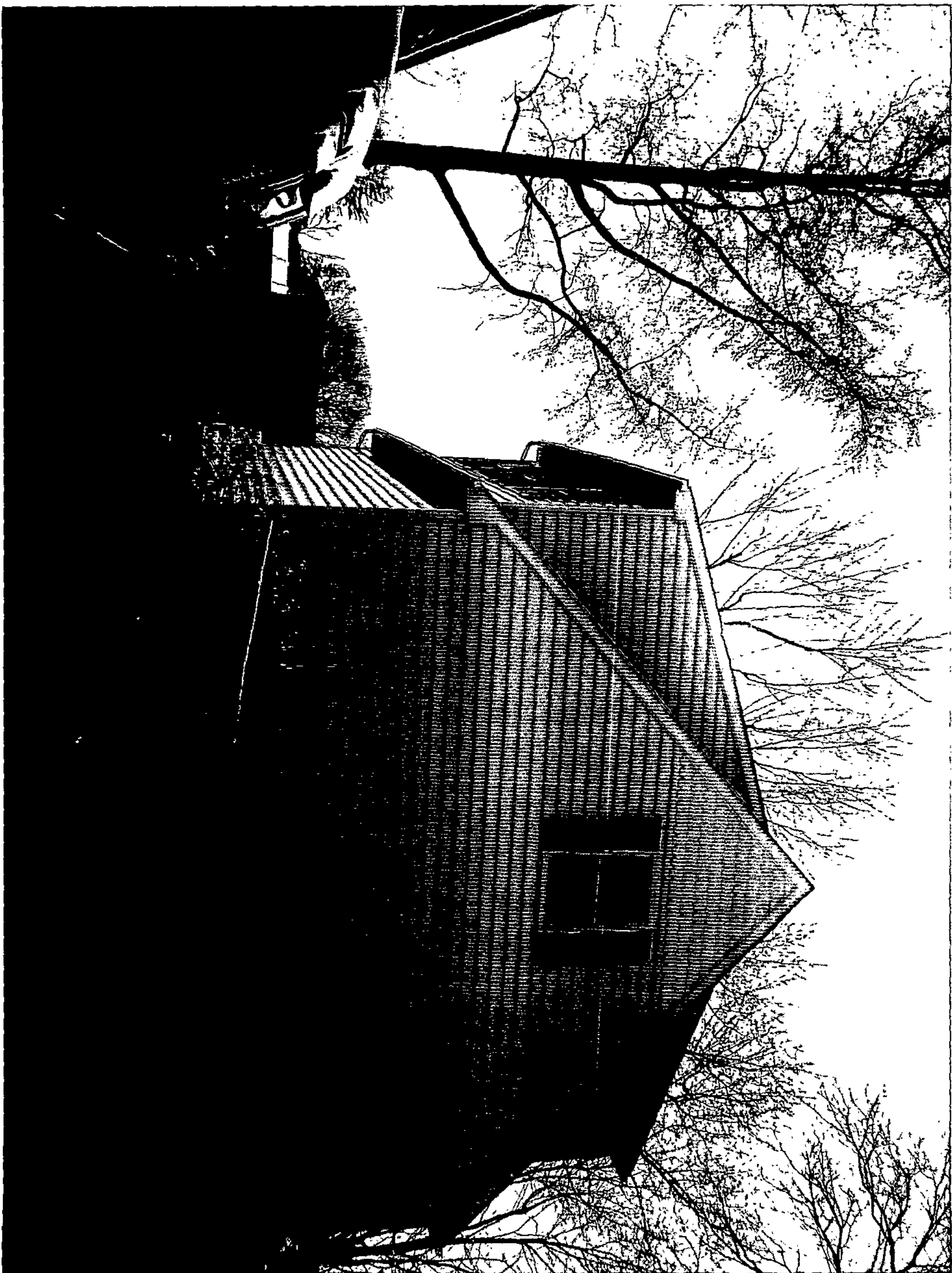


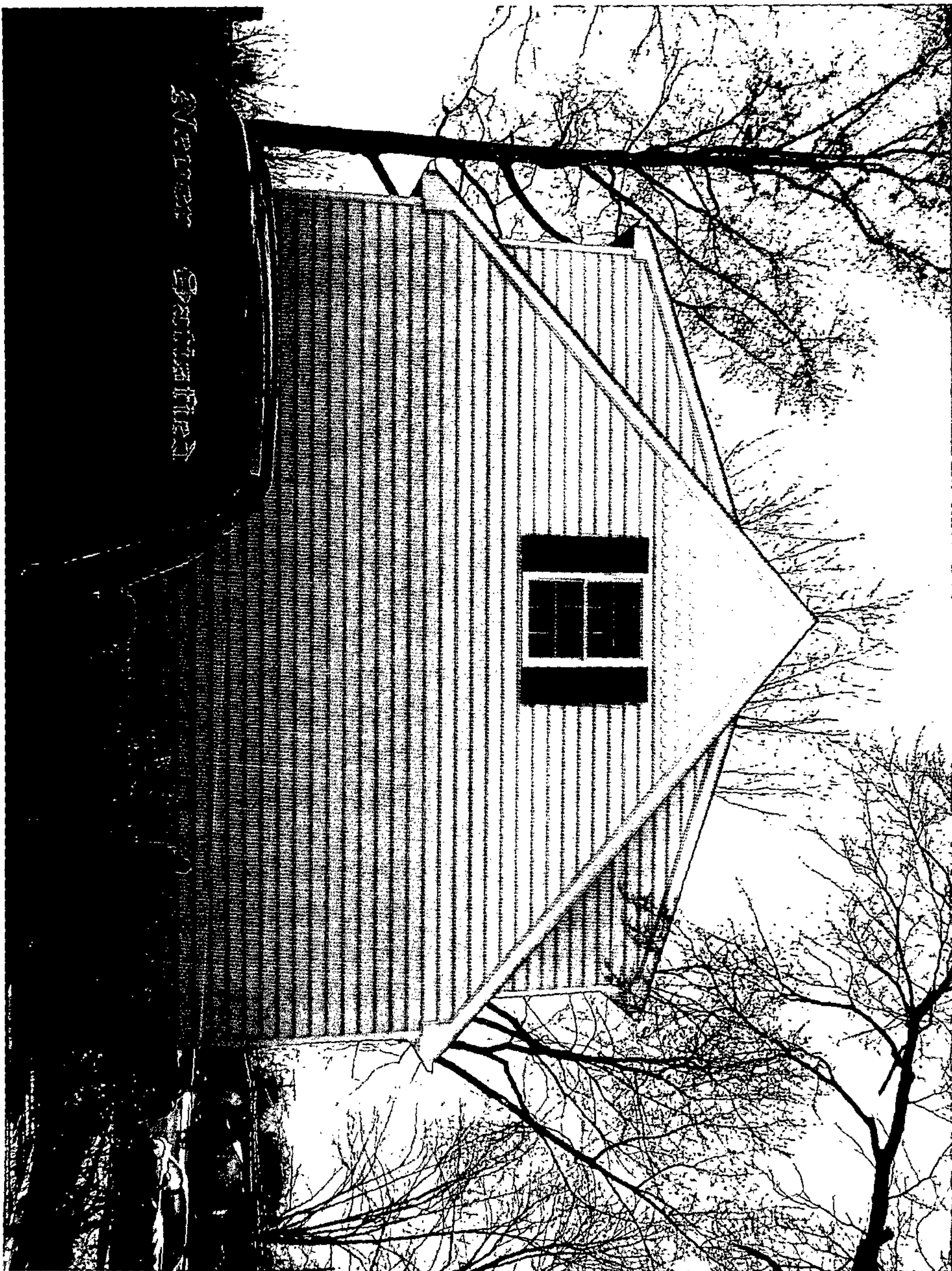
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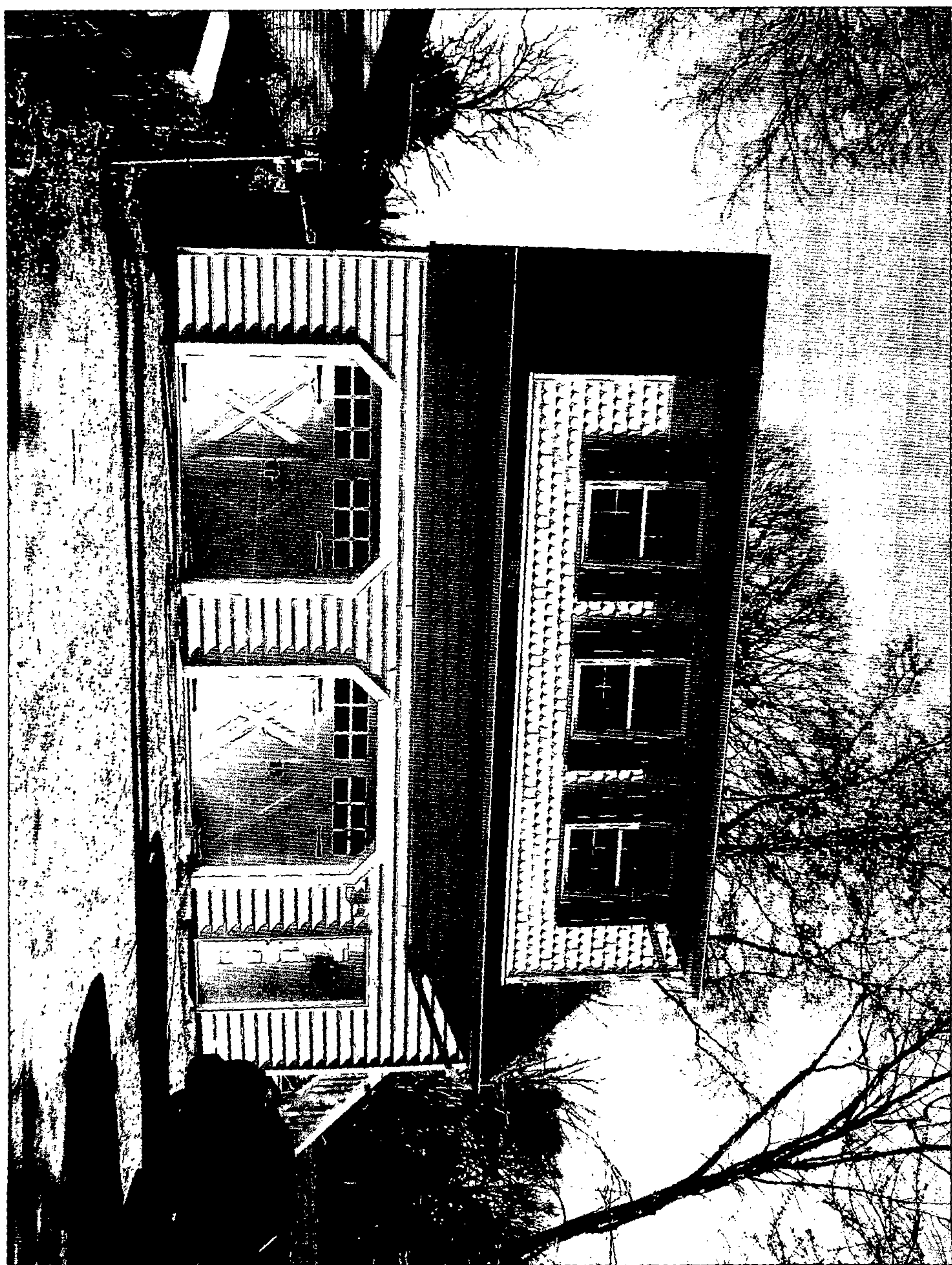
2R



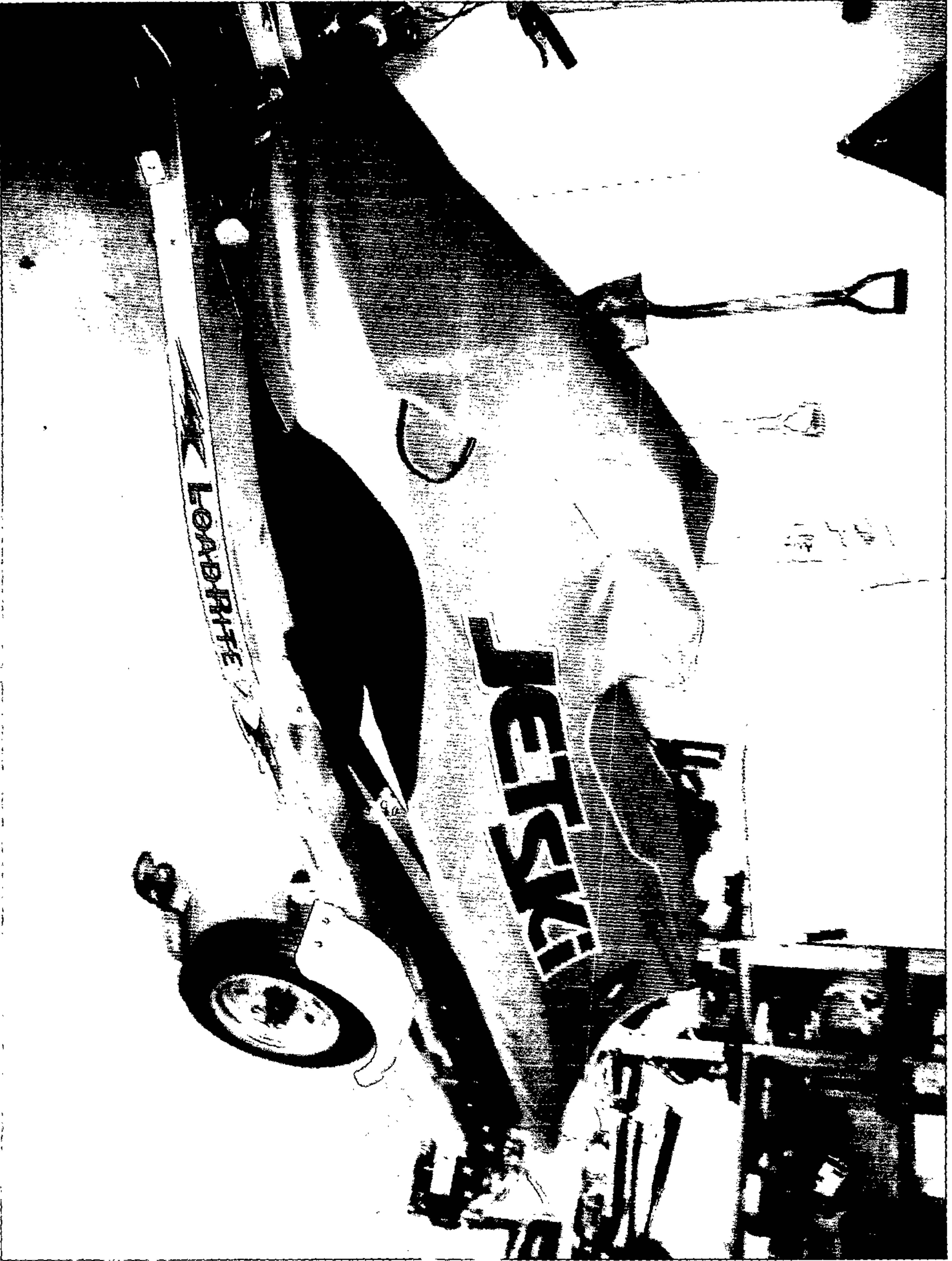


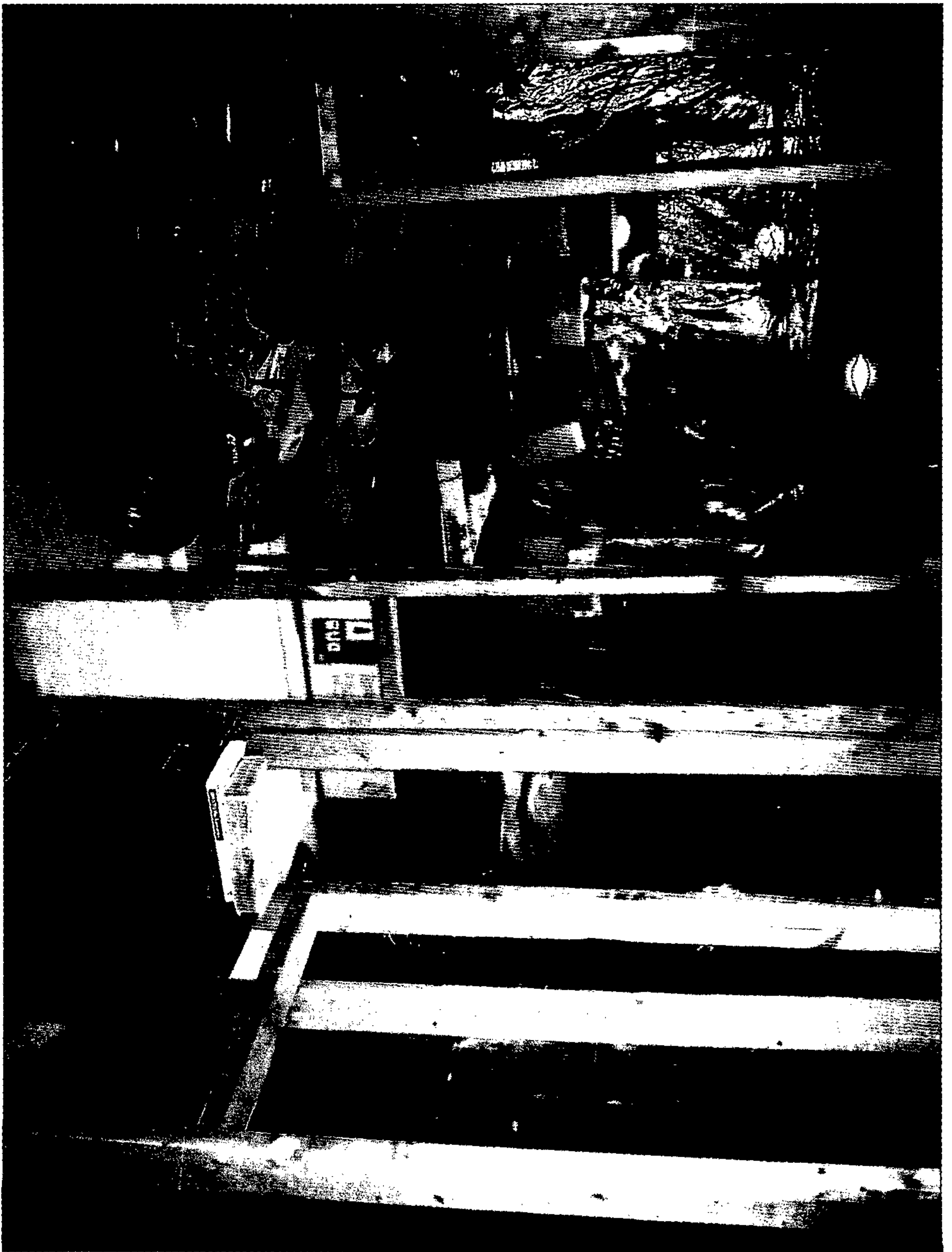
NEW YORK SPANISH

21



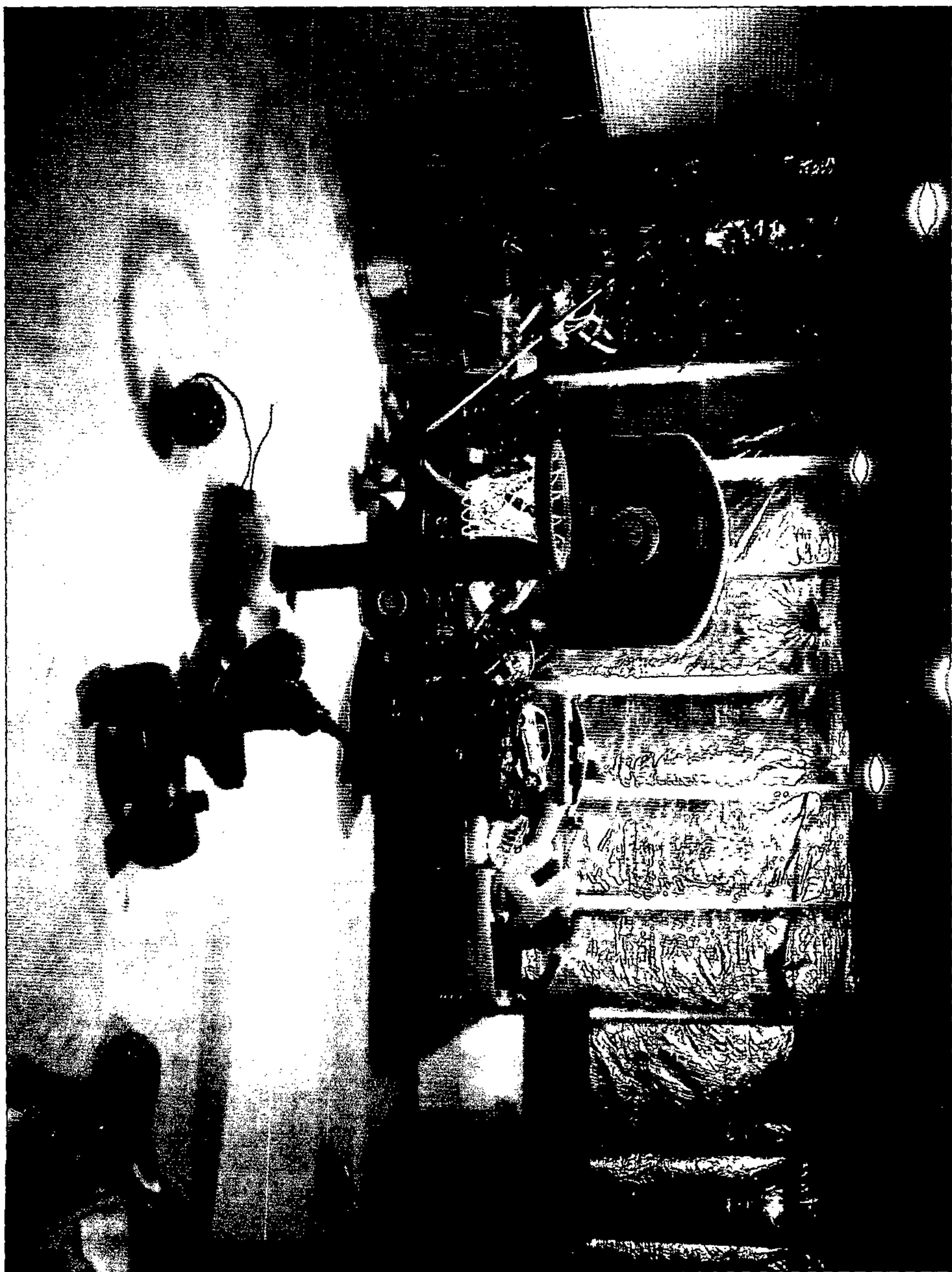
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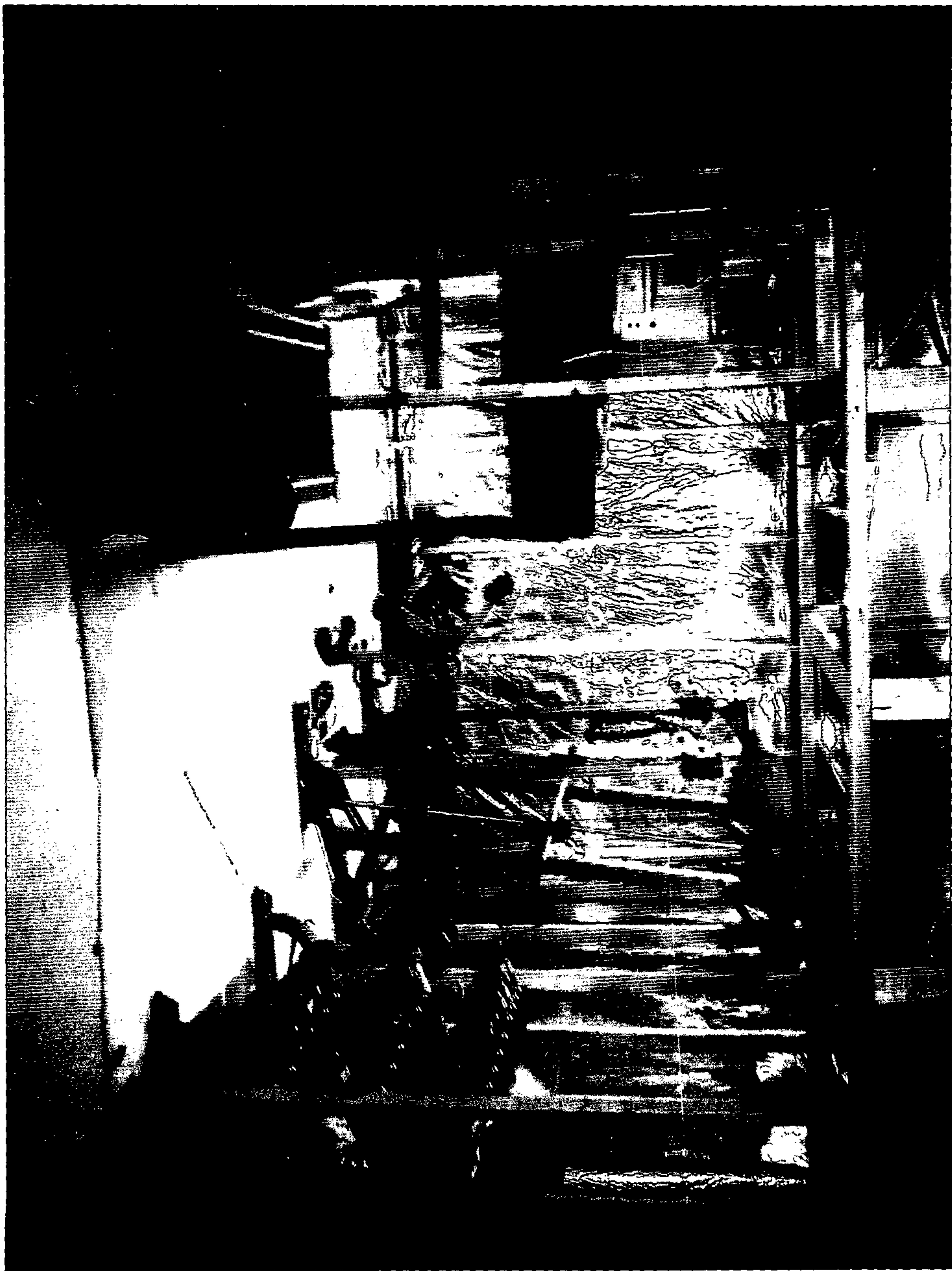


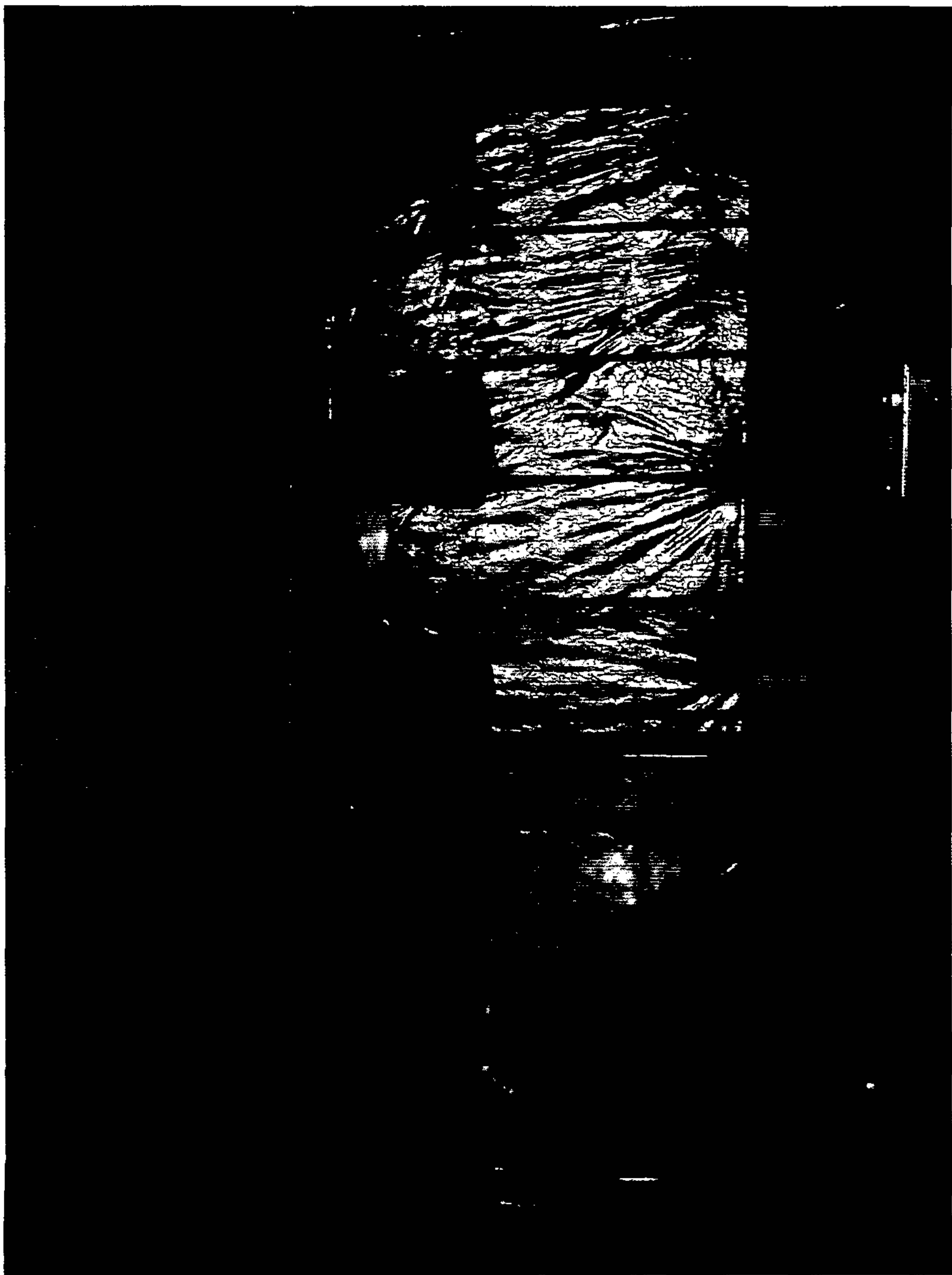
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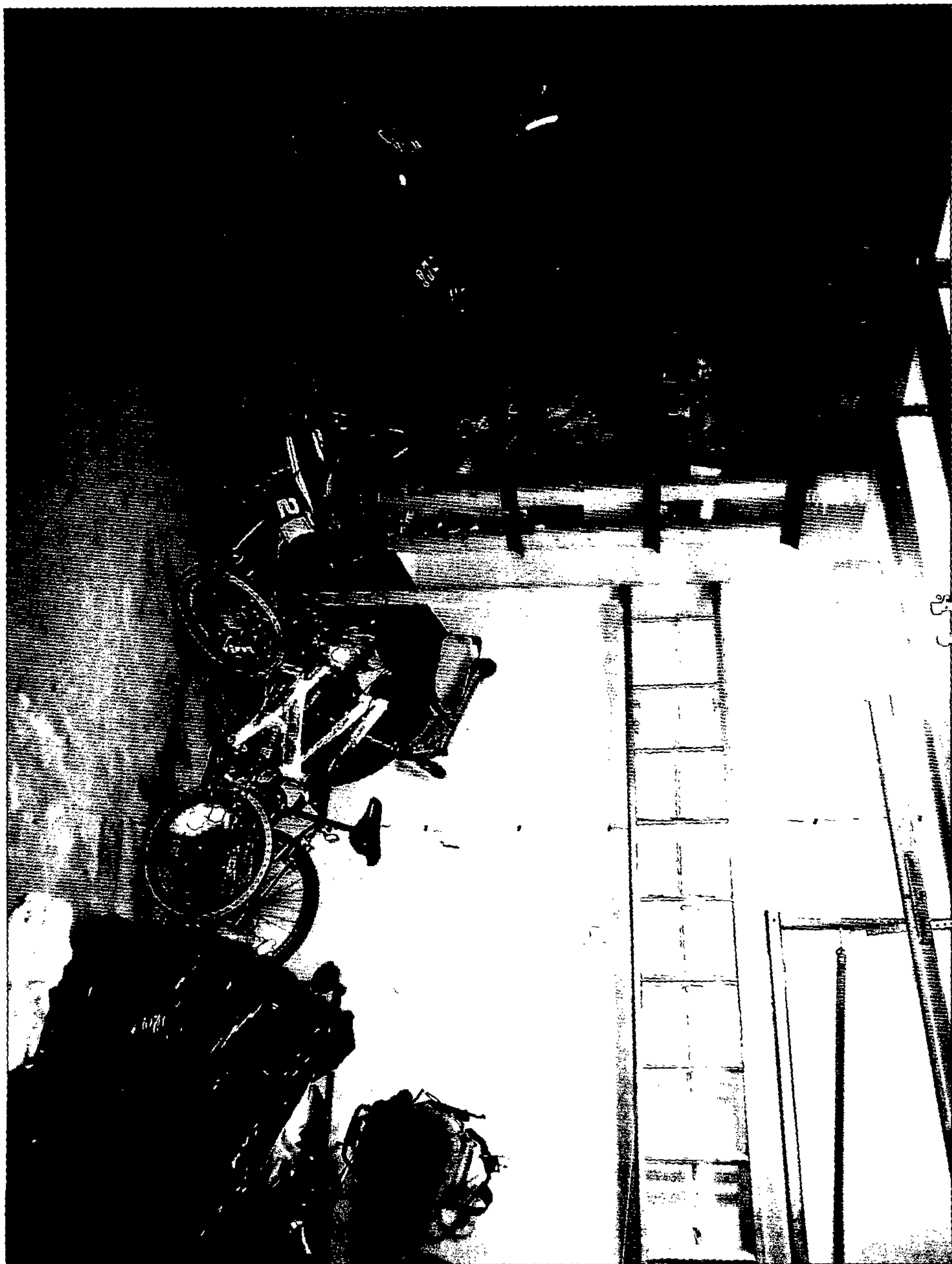


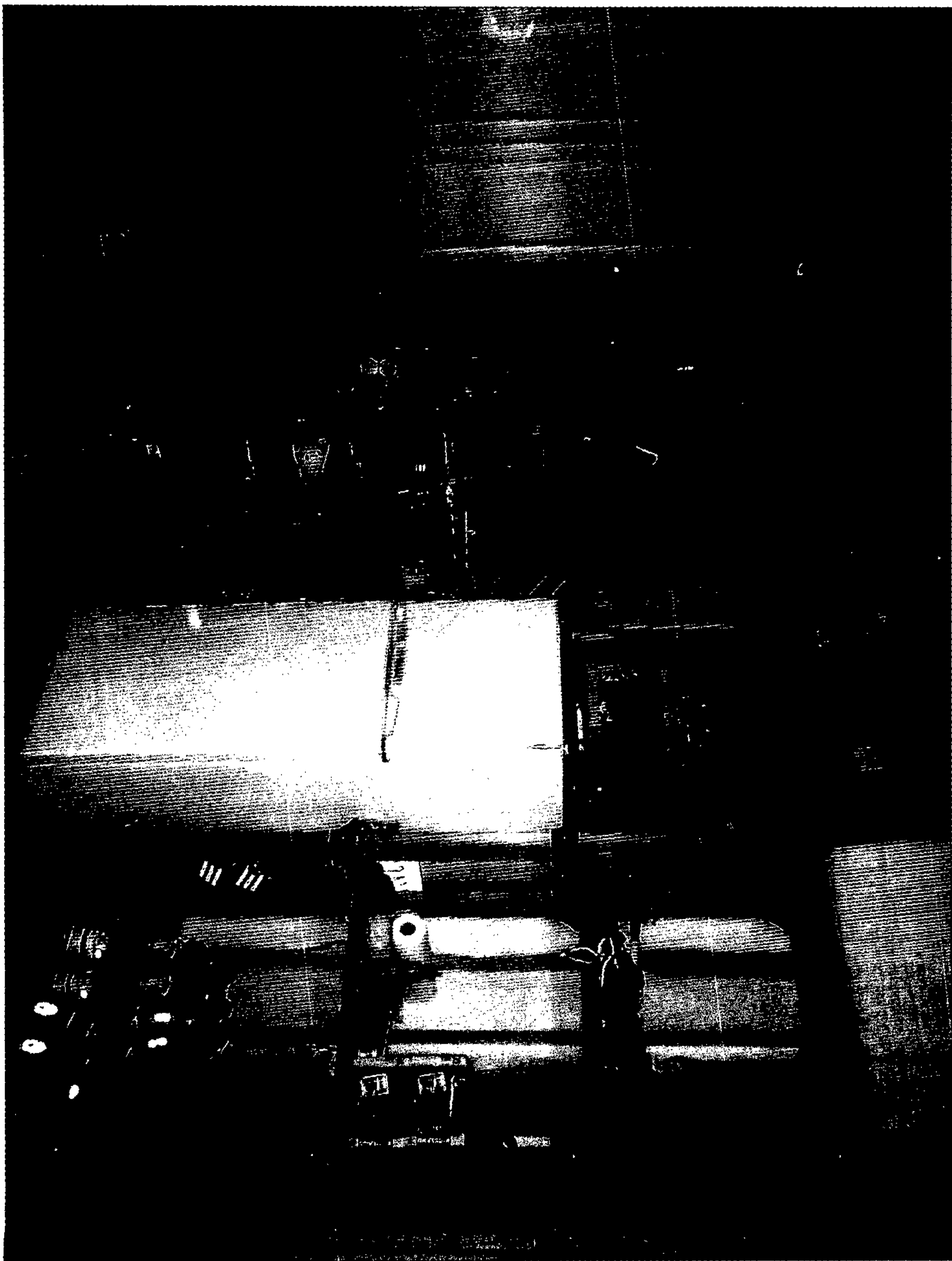












The undersigned have met and spoke with John and Kelly Cooper whom reside at the property located at 11615 Philadelphia Road White Marsh Maryland 21162. The for mentioned property owners at 11615 Philadelphia Road have proposed to construct a detached garage to the rear of their property. The for mentioned property owners of 11615 Philadelphia Road have advised that the structure will have the dimensions as follows: 30 feet deep, 36 feet in length, and have a height of 23 feet. The undersigned also have reviewed the plans and understand that the structure will be built with a vinyl siding exterior with a shingled roof We the undersigned do not have a problem with the construction of the above detached garage to the rear of the property located at 11615 Philadelphia Road White Marsh Maryland, the property owned by John and Kelly Cooper.

Property owner: DAVID VELOSO
Address: 11619 PHILADELPHIA RD
21162 David Veloso

Property owner: Chris King
Address: 11617 Philadelphia Rd
Baltimore MD 21162 Christy

Property owner: Richard DeCarlo
Address: 11613 Philadelphia Rd 21162
Richard DeCarlo

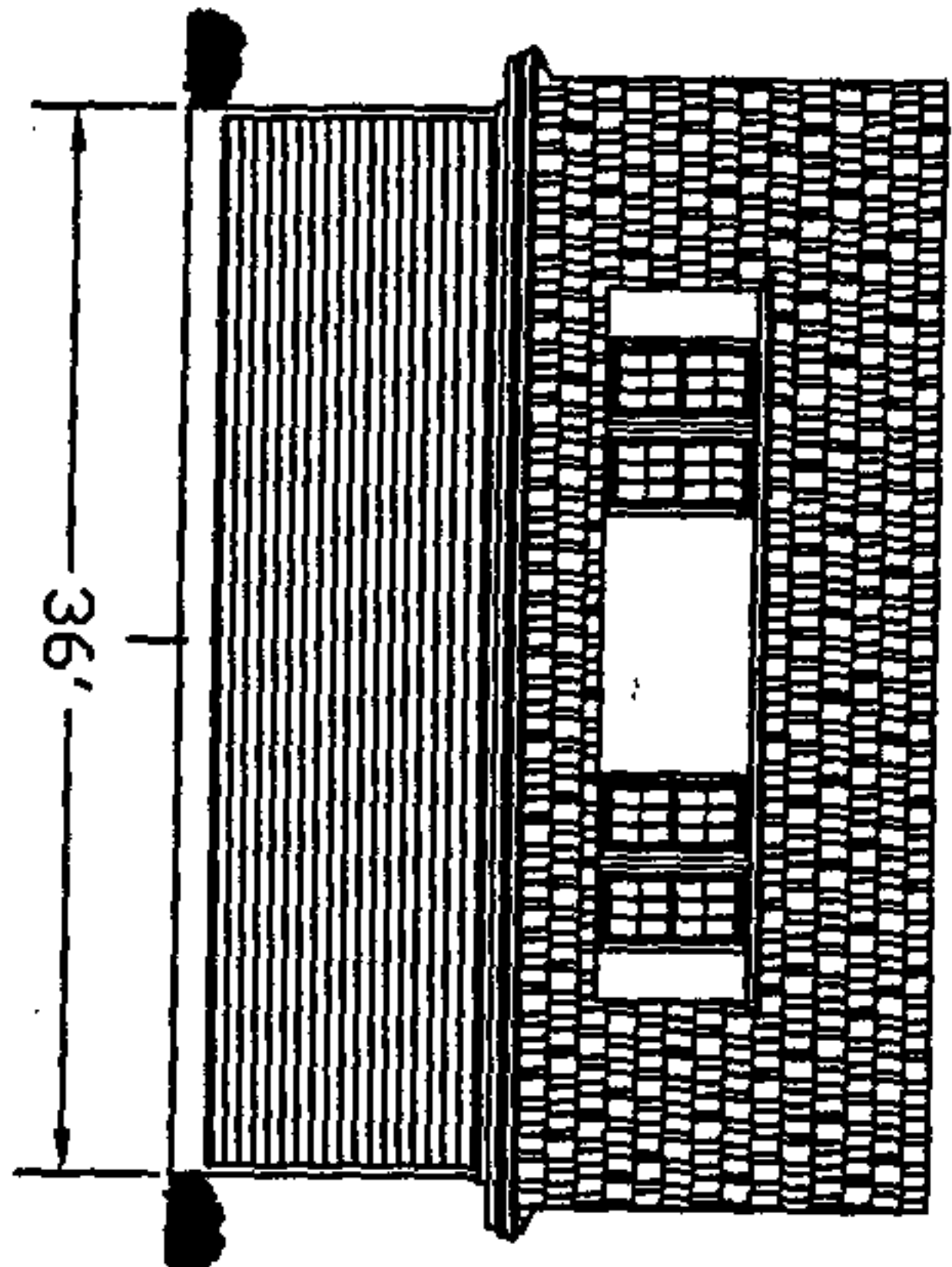
Property owner: _____
Address: _____

Property owner: _____
Address: _____

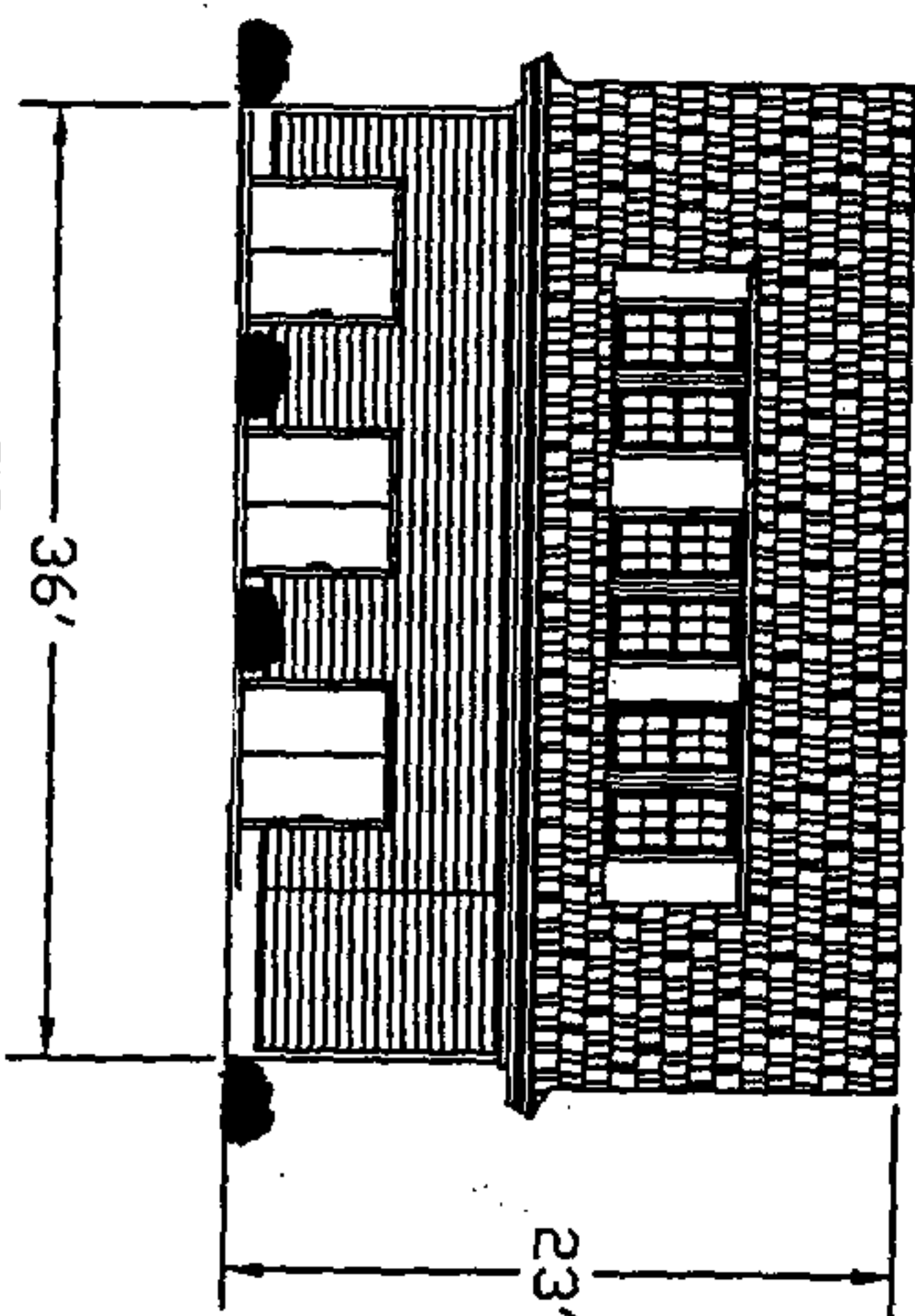
Property owner: _____
Address: _____

Property owner: _____
Address: _____

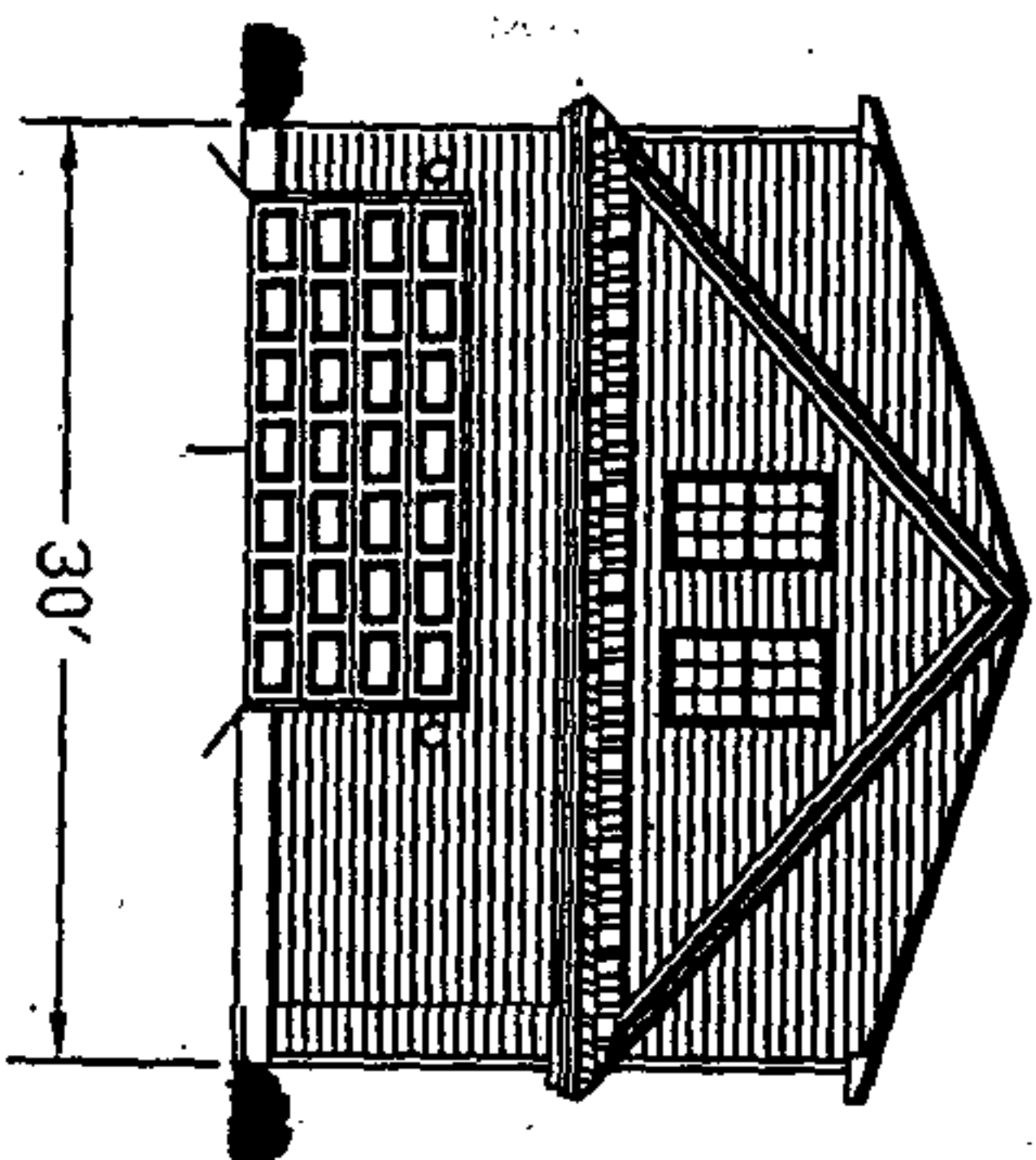
Det #3



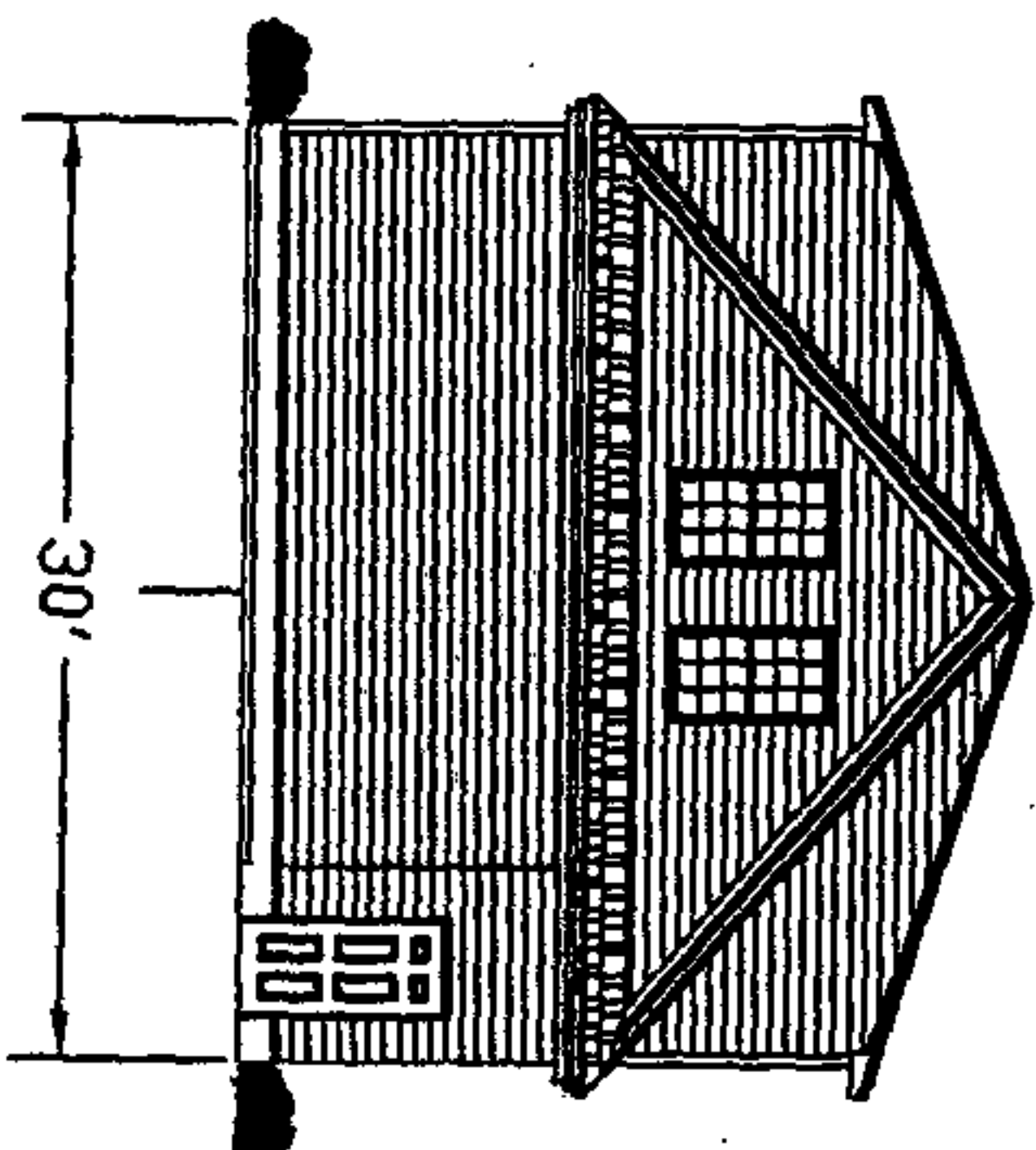
REAR



FRONT

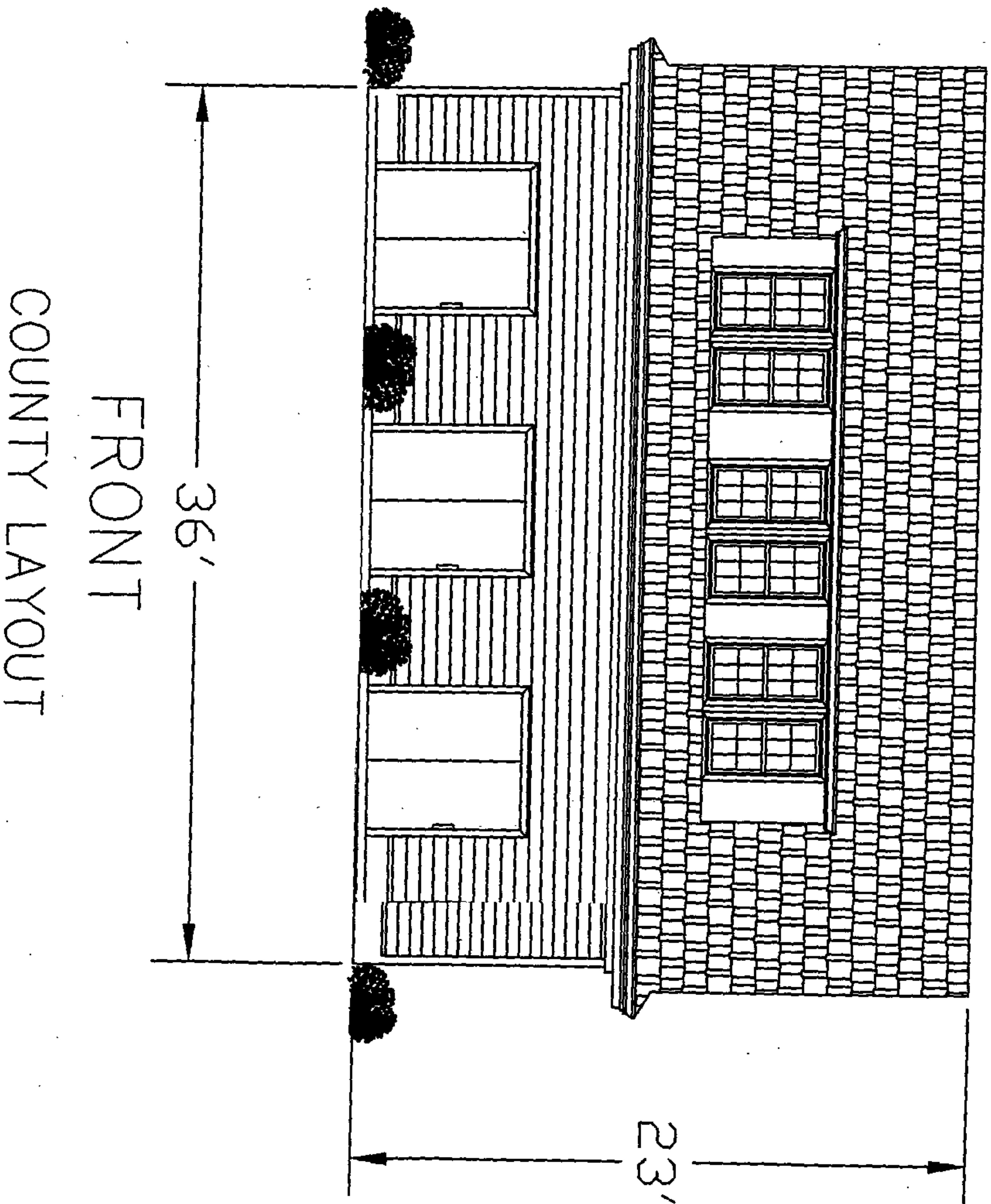


LEFT SIDE ELEVATION



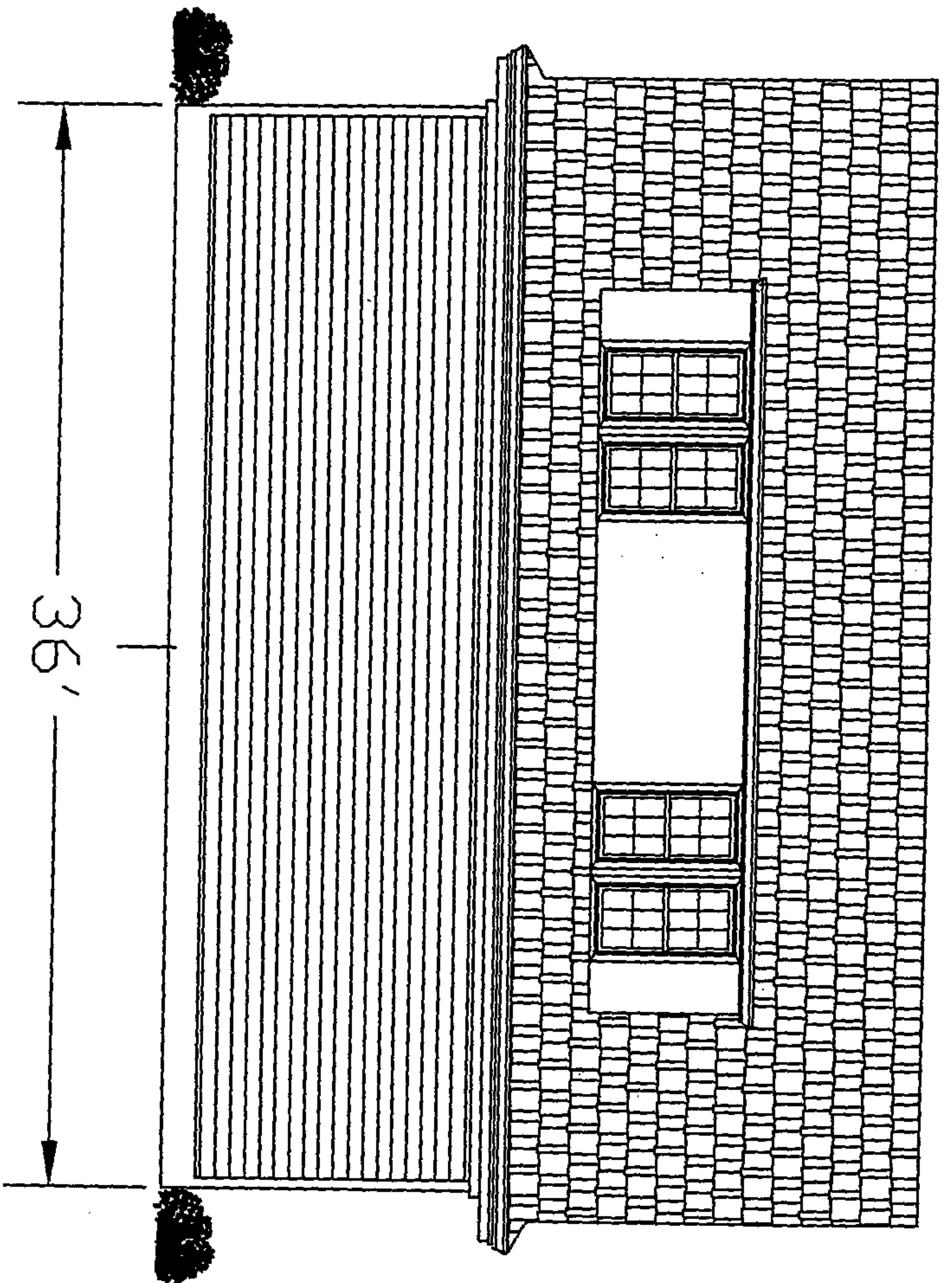
RIGHT SIDE ELEVATION

02844

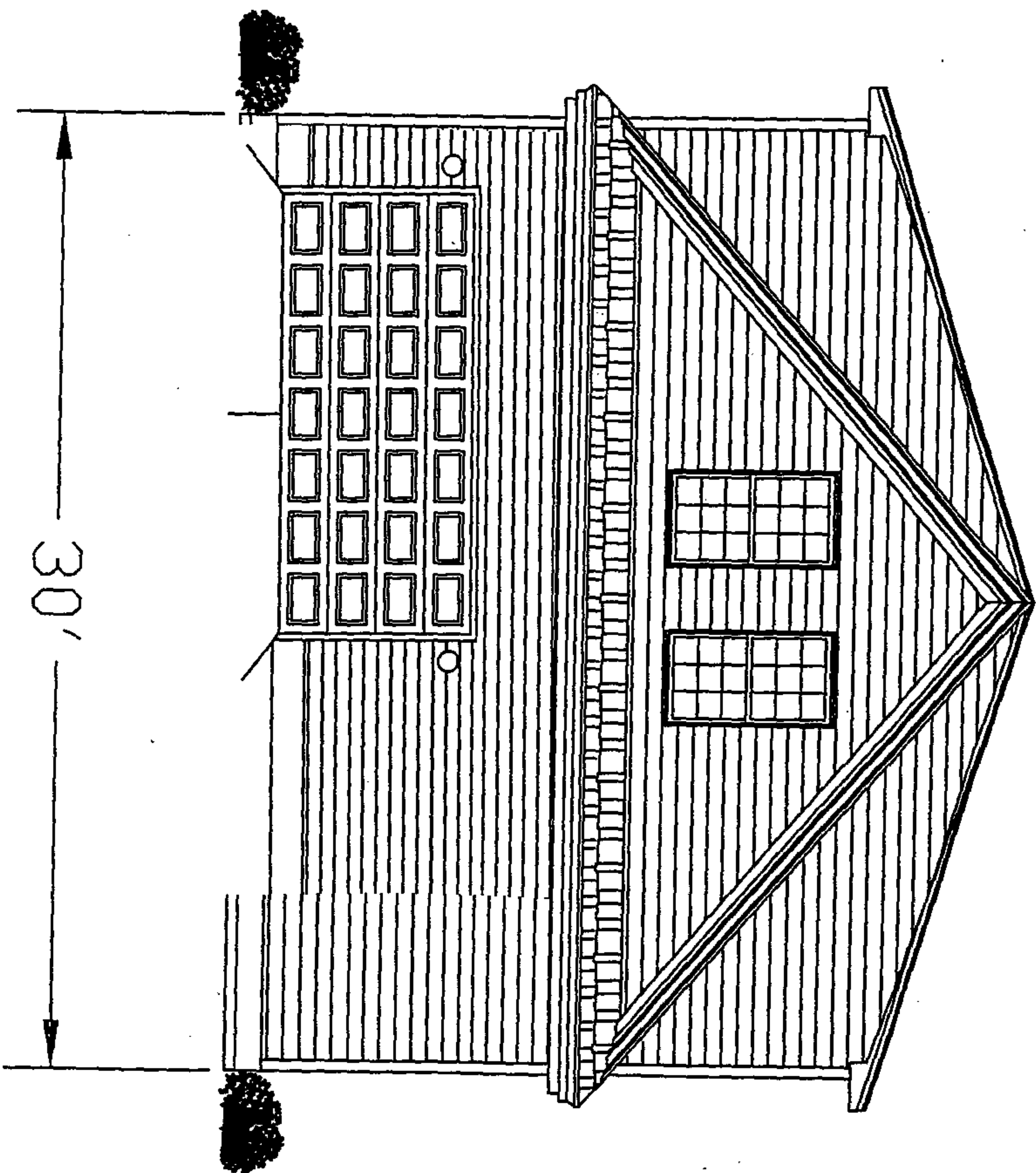


FRONT

COUNTY LAYOUT

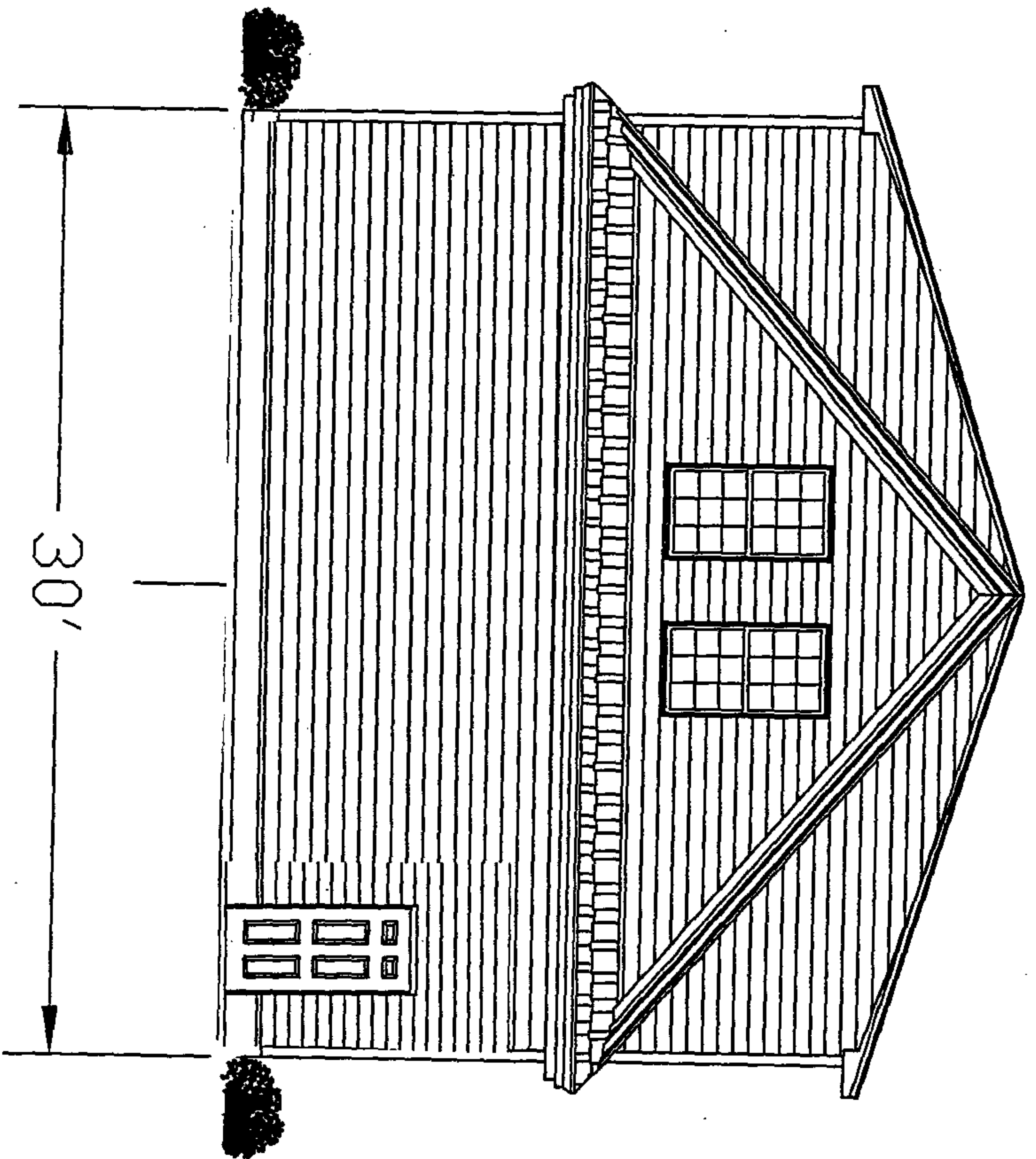


REAR
COUNTY LAYOUT



LEFT SIDE ELEVATION

COUNTY LAYOUT



RIGHT SIDE ELEVATION
COUNTY LAYOUT

TO ALLENDER ROAD

TO PHILADELPHIA ROAD

REAR SIDE
REAR OF YARD

DESIGN # 2 FIRST FLOOR

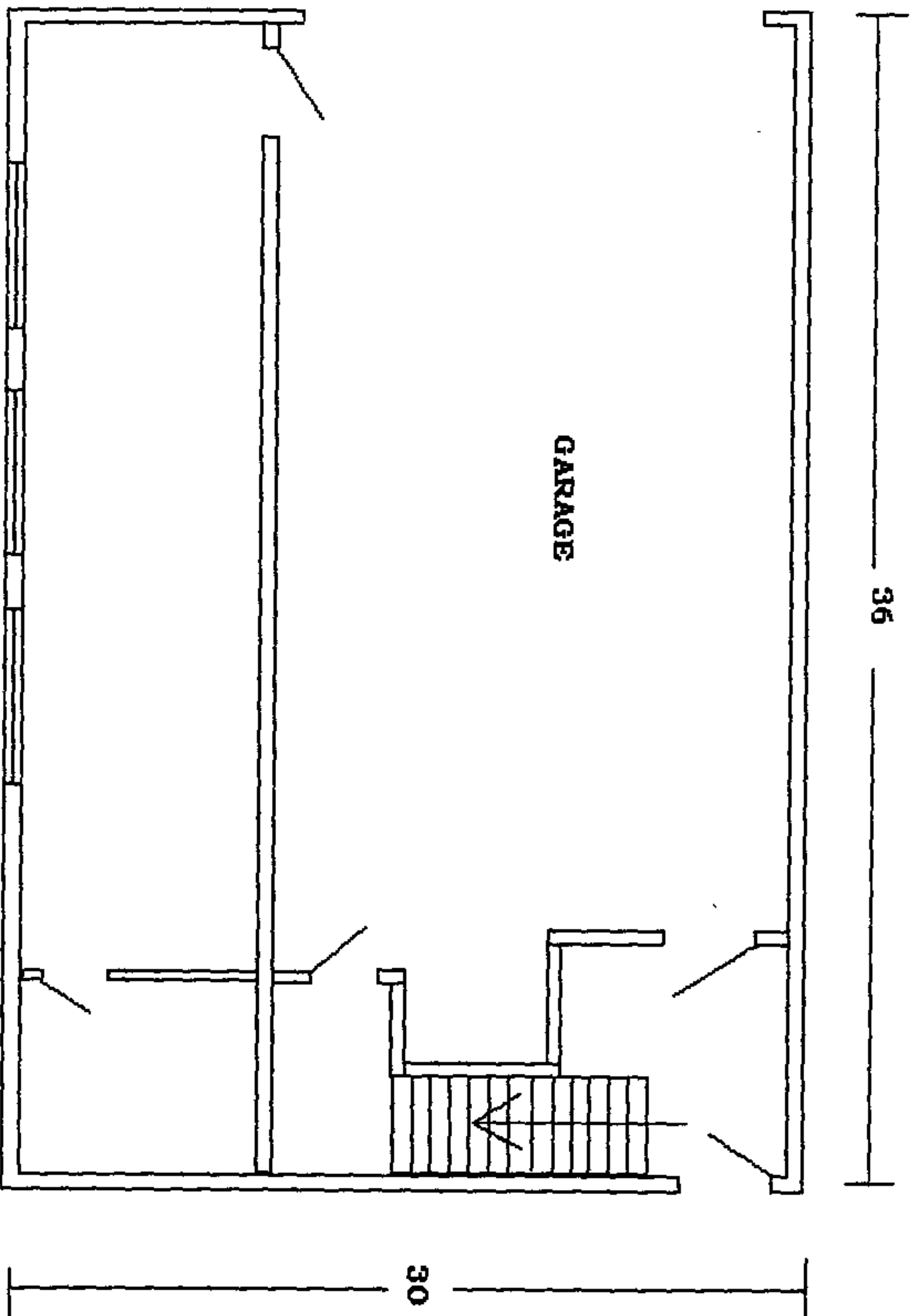
36

GARAGE

30

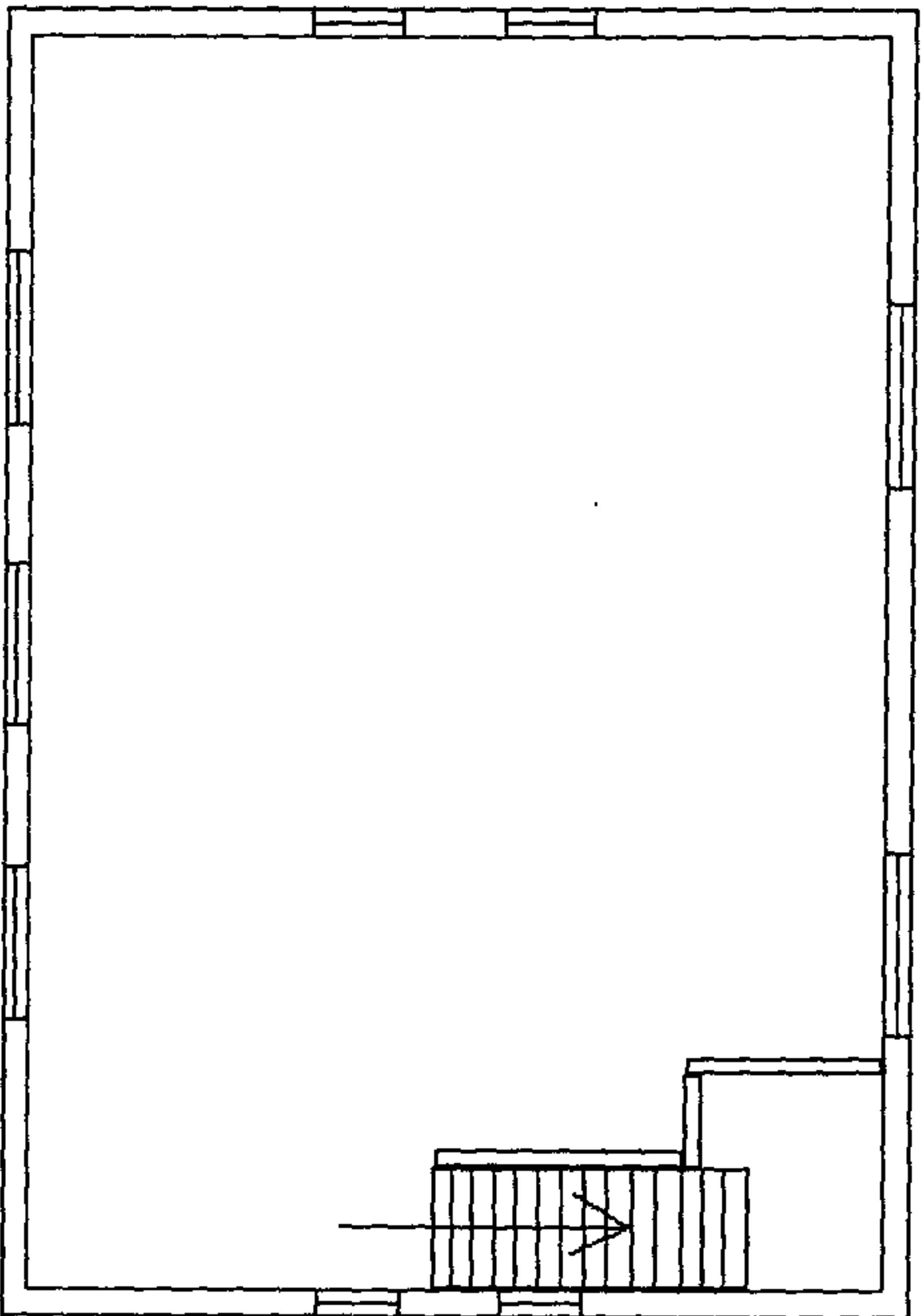
3 SLIDING GLASS DOORS

FRONT SIDE
TO HOUSE



**DESIGN # 2 SECOND
FLOOR LAYOUT**

REAR SIDE BACK OF YARD



FRONT SIDE FACING HOUSE

ACCESS
TO ALENDE
ROAD

PROPOSED
DETACHED
GARAGE

PROPOSED
FUTURE
POOL

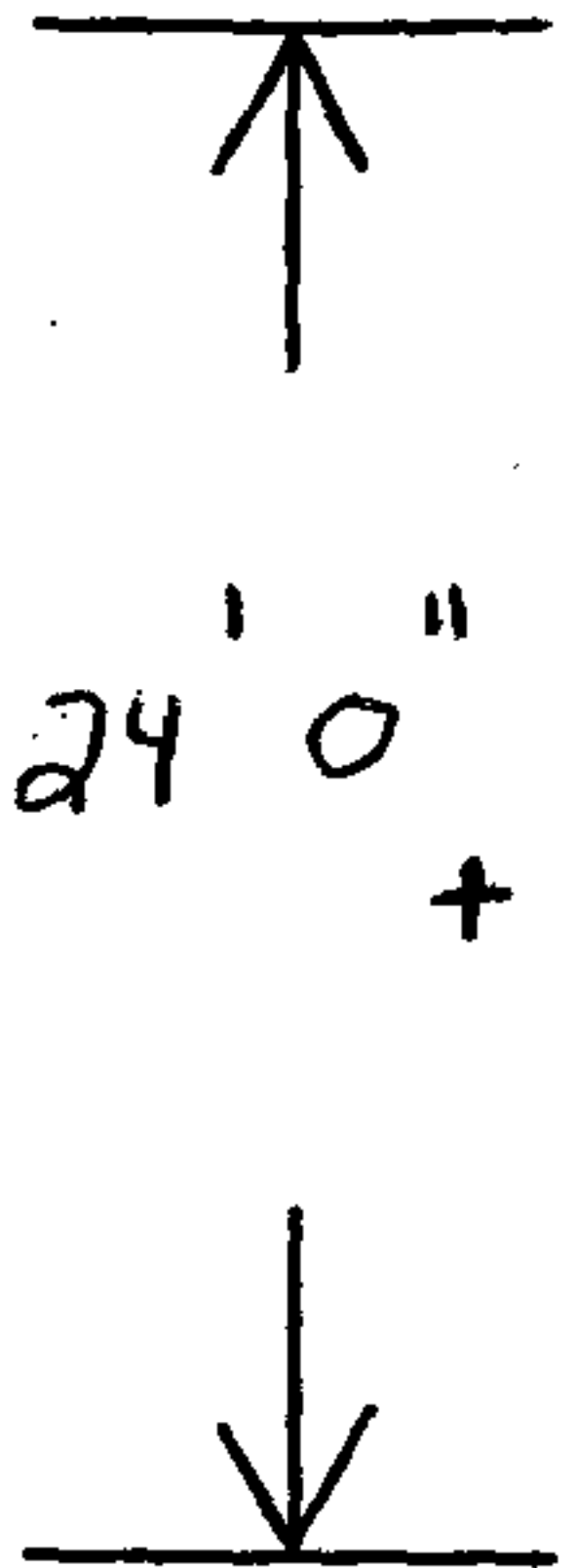
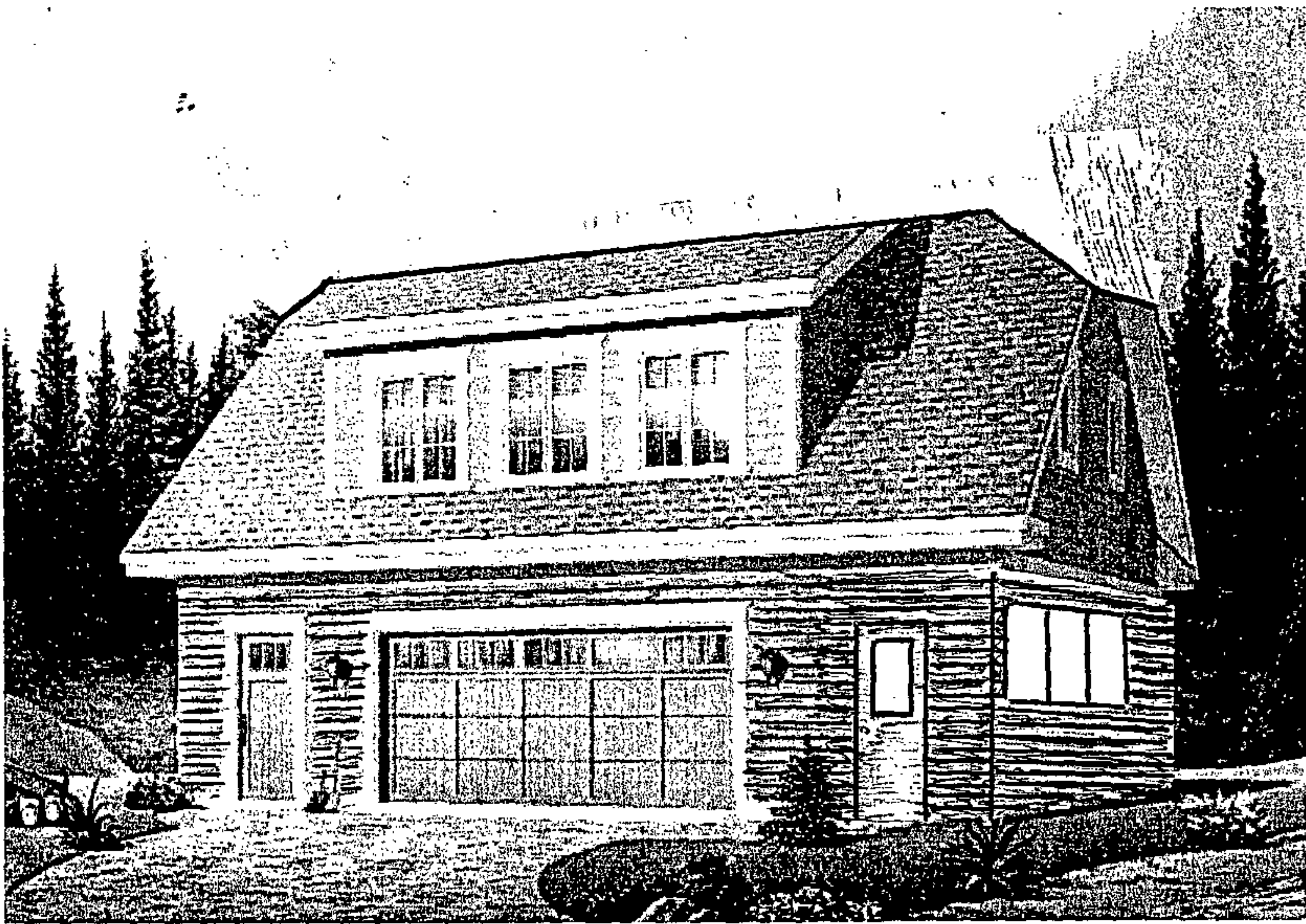
11615 PHILADELPHIA ROAD
JOHN/KELLY COOPER
HOUSE

11613
PHILADELPHIA
ROAD
MARIA/RICHARD
DECARLO

11617 PHILADELPHIA RD
STACEY/CHRIS KING

11619
PHILADELPHIA
ROAD
DAVE
VELOSO

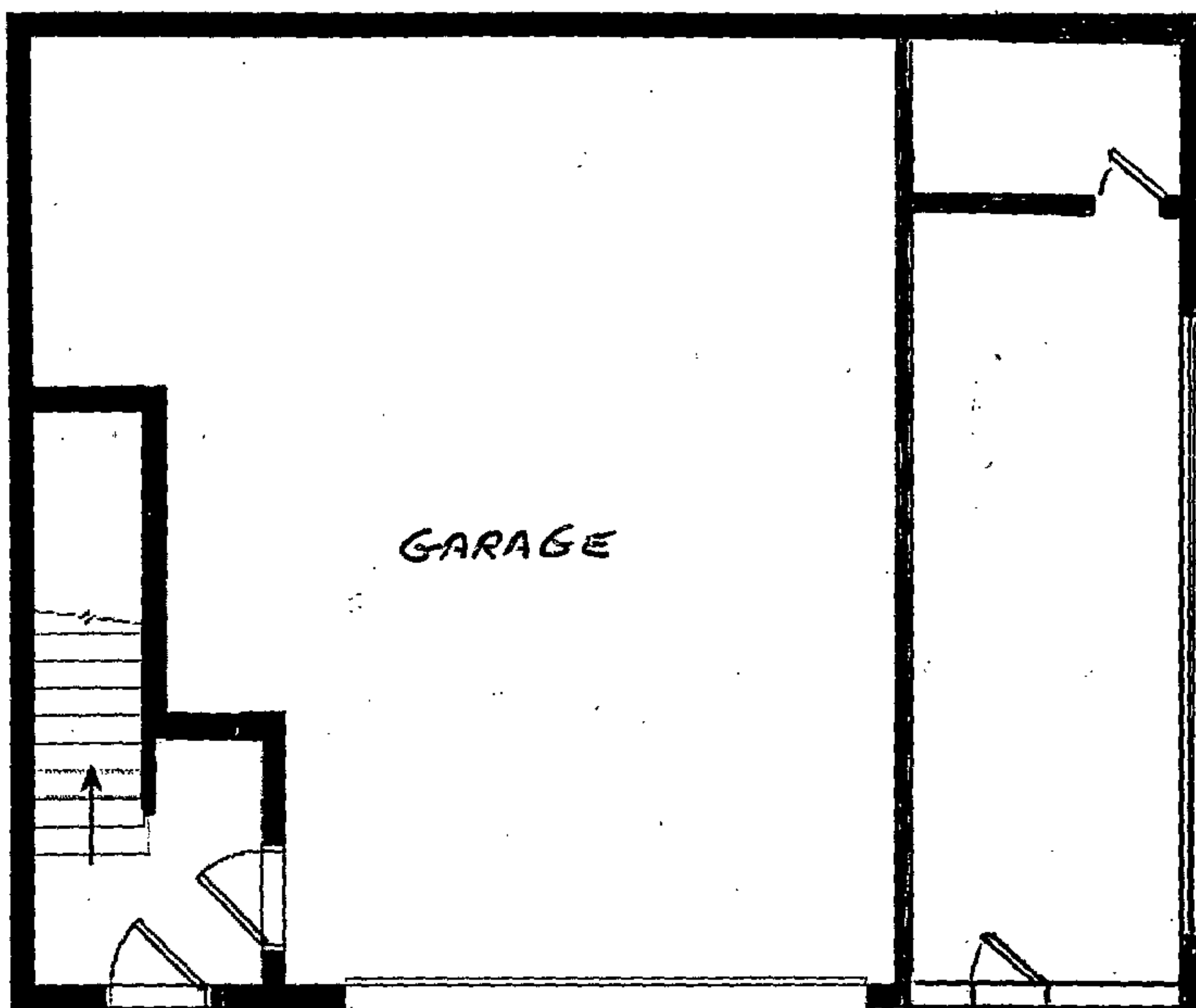
TO PHILADELPHIA ROAD



EXTERIOR DESIGN

PET.
EXHIBIT
215

▲
30'-0"
▼



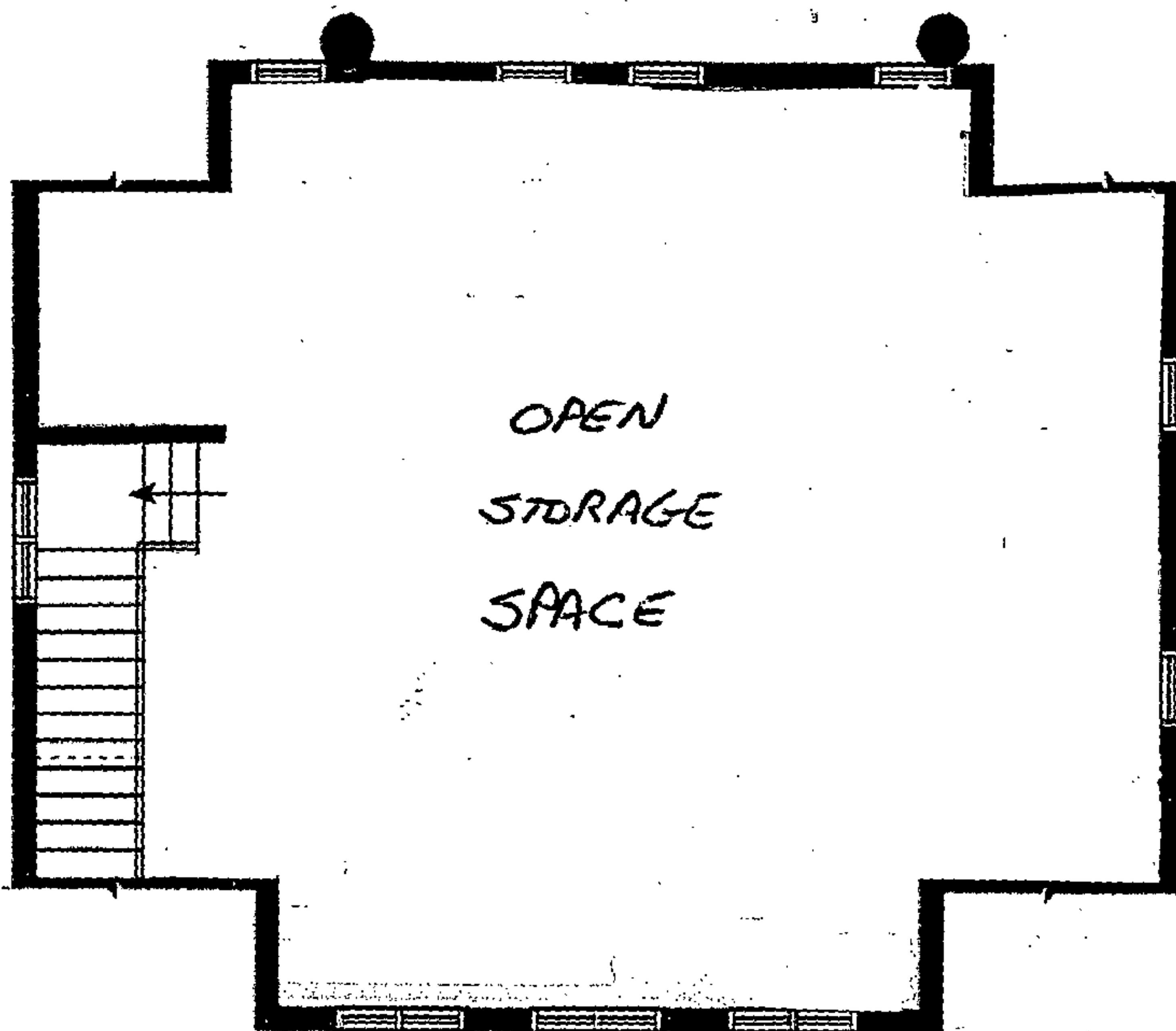
BATH ROOM
+
SHOWER

SUN ROOM
←
POOL HOUSE

GARAGE

◀ 36'-0" ▶

FIRST FLOOR PLAN



SECOND FLOOR PLAN

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2006, Legislative Day No. 21

Resolution No. 96-06

Mr. Vincent J. Gardina, Councilman

By the County Council, November 20, 2006

A RESOLUTION concerning the public disclosure of John J. Cooper, Jr., an employee of Baltimore County.

WHEREAS, John J. Cooper, Jr., an employee of the Baltimore County Police Department, has applied for a variance to construct an accessory structure (detached garage) at his property located on 11615 Philadelphia Road, Baltimore, Maryland 21162; and

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for variance filed by John J. Cooper, Jr., does not contravene the public welfare and is hereby authorized.

READ AND PASSED this 20TH day of NOVEMBER, 2006.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 96-06

CASE NAME _____
CASE NUMBER _____
DATE _____

E-MAIL

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
John Cooper	11615 Ph. Calabypina Rd	White Marsh MD 21162	n/a
Kelly Cooper	White Marsh MD 2116	White Marsh MD 21162	
Skip King	12472 Kings Gate Drive	Kingsville MD 21087	n/a

#07-215-A

MAP
#073A1

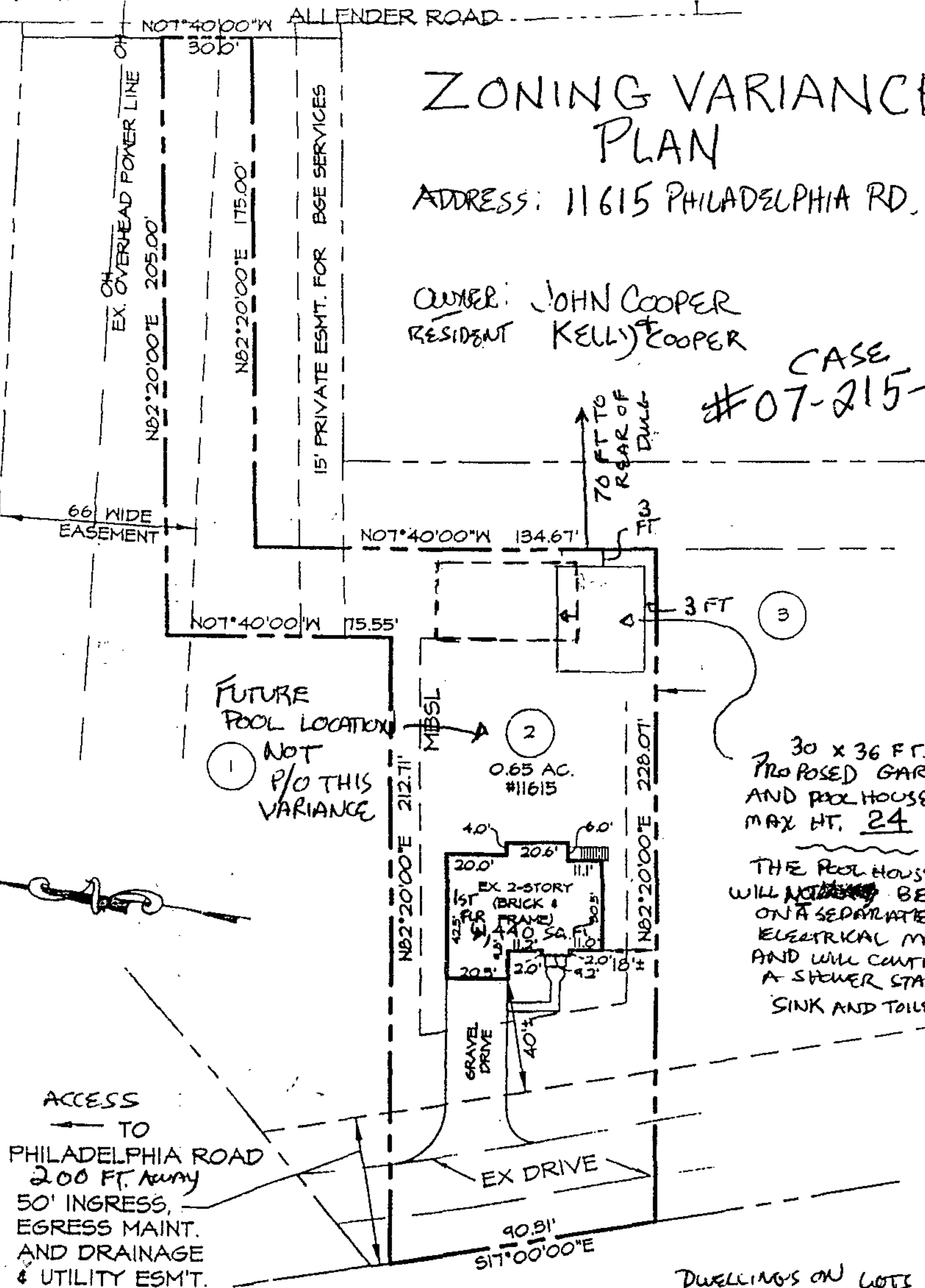


ZONING VARIANCE PLAN

ADDRESS: 11615 PHILADELPHIA RD.

OWNER: JOHN COOPER
RESIDENT KELLY COOPER

CASE #07-215-A



30 x 36 FT.
PROPOSED GARAGE
AND POOL HOUSE
MAX HT. 24 FT.

THE POOL HOUSE
WILL ~~NOT~~ BE
ON A SEPARATE
ELECTRICAL METER.
AND WILL CONTAIN
A SHOWER STALL,
SINK AND TOILET

DWELLINGS ON LOTS
1 AND 3 ARE BASICALLY
IN LINE WITH
DWG ON LOT 2

ZONING DR 3.5, MAP #073A1

ELECTION DIST: 11

CANAL DIST: 5

UTILITIES: PUBLIC WATER + SEWER

NOT IN FLOOD PLAIN

NOT IN CBCA

NOT HISTORIC

PROPERTY AND IT APPEARS TO LIE WITHIN ZONE "C" AS SHOWN ON SAID MAP.
EFFECTIVE DATE: MARCH 2, 1981

THE UNDERSIGNED ACCEPTS
RESPONSIBILITY FOR ALL INFORMATION
ACCURACY REGARDING THIS PETITION
FILING

[Signature]
NAME

11/02/06
DATE

THE COUNTY COUNCIL WILL BE
CONTACTED REGARDING THE
RESOLUTION REQUIRED FOR COUNTY
EMPLOYEES (BY THE ABOVE PARTY)

LOCATION OF EXISTING
STRUCTURES - LOT 2

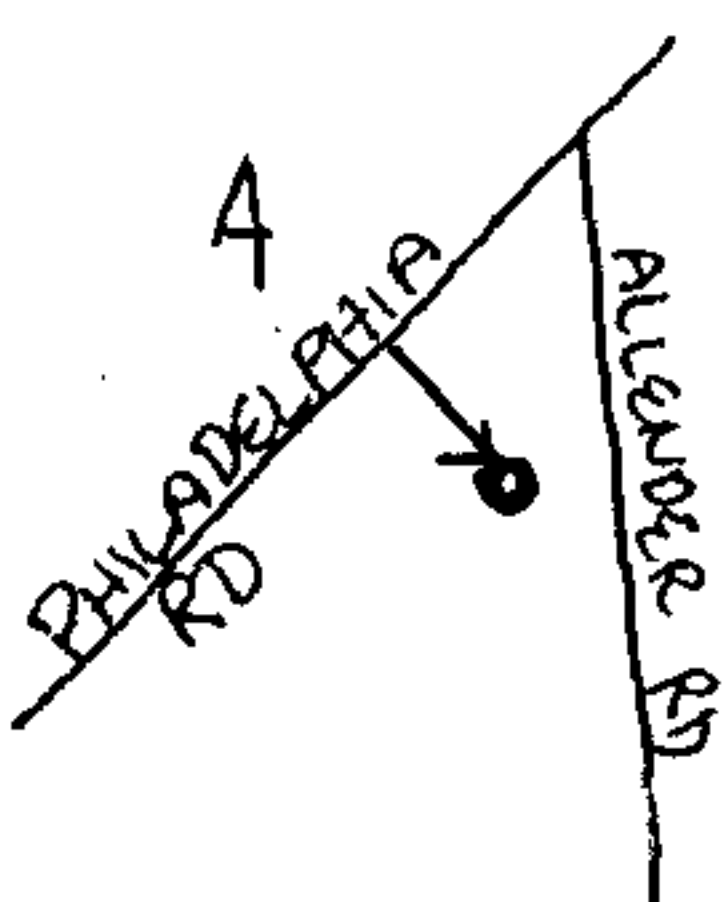
MINOR SUB PLAT
MINOR SUB. NO. 02-051-M

KOCAN PROPERTY

11615 PHILADELPHIA ROAD

11TH ELECTION DISTRICT
BALTO. CO., MARYLAND

SCALE: 1"=50'



VICINITY MAP NTS