IN RE: PETITION FOR ADMIN. SPECIAL HEARING N side of Beaver Dam Road, 500 feet E of c/l Hill Road 8th Election District 3rd Councilmanic District **(13100 Beaver Dam Road)**	* * *	BEFORE THE DEPUTY ZONING COMMISSIONER BALTIMORE COUNTY
Carey Vizzi and Alex Jacobs *Petitioners*	*	CASE NO. 07-302-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for an Administrative Special Hearing filed by the legal owners of the subject property, Carey Vizzi and Alex Jacobs. The request is for property located at 13100 Beaver Dam Road. The request is for a waiver to approve the construction of an addition and open projection (two porches) on a historic dwelling. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The property is listed on the Baltimore County Register (Maryland Historic Trust Inventory) as the "Caretaker's House" as BA-968. The property is 1.52 acres in size.

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 was received from the Office of Planning dated January 31, 2007. Staff met with the Petitioner's architect and reviewed the proposed design. Preservation Services staff supports the design as proposed. The Planning Office recommends approval of the special hearing.

Section 32-4-107(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 32-4-221 of the Code (i.e., the development plan) can be

ORDER RECEIVED FOR FILING
3-8-07

granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope, purpose, and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. Under the Code, the property in question is posted for a period of 15 days during which time the property owner or any other property owner residing within 1,000 feet thereof may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

Findings of Fact and Conclusions of Law

This structure is not on the Baltimore County Landmarks Preservation List, not in an historic district, not on a National Register and not in an African American Survey District. I understand the being placed on the Maryland Historic Trust Inventory is not an indication that a state or local jurisdiction has in any way found the property to be historic after notice to possible parties and determination by an agency or commission. I further understand that anyone can nominate a structure for historical designation and while that request is being processed, the Trust simply assigns a control number to the property to keep tract of the nomination. I understand that this is the status of this property.

As such, it is not subject to review by the Landmarks Preservation Commission under Subtitle 4 of Section 32- 7 of the BCC. Applications for additions to structures on the Inventory are reviewed by the Planning Office for historical impact and in this case has resulted in a favorable comment. Consequently the request can be processed in the ordinary course of review

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by the County. In that regard I find that this request can be processed administratively and does not require a public hearing.

The Petitioners having filed a Petition for Administrative Special Hearing and the subject property having been posted on January 12, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 8th day of March, 2007 for a waiver to approve the construction of an addition and open projection (two porches) on a historic dwelling be and is hereby GRANTED, subject to the following:

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

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3-8-07
BB

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

3-801

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 8, 2007

CAREY VIZZI AND ALEX JACOBS
13100 BEAVER DAM ROAD
HUNT VALLEY MD 21030

Re: Petition for Administrative Special Hearing
Case No. 07-302-A
Property: 13100 Beaver Dam Road

Dear Mr. and Mrs. Jacobs:

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

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

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Peter W. Ratcliffe, 10404 Stevenson Road, Stevenson MD 21153

HISTORIC

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 13100 BEAVER DAM ROAD
which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 32-4-107, BCC of Sections 32-4-223.(8) and Section 32-4-416(a)(2) to

APPROVE THE CONSTRUCTION OF AN ADDITION AND OPEN PROJECTION (2 PORCHES) ON A HISTORIC DWELLING.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Carey Vizzi Jacobs

Name - Type or Print

Signature

Alan Jacobs

Name - Type or Print

Signature

13100 Beaver Dam Rd. 410-340-1509

Address — Telephone No.

Hunt Valley MD. 21030

City — State — Zip Code

Representative to be Contacted:

PETER W. RATCLIFFE, AIA

Name

10404 STEVENSON ROAD 410-484-7010

Address — Telephone No.

STEVENSON MD 21153

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. 07-302-SPH

Reviewed By D.T. **Date** 1/3/07

Estimated Posting Date 1/14/07

REV 6/17/05

[illegible] RECEIVED FOR FILING
Date 3-8-07
By PM

Affidavit in Support of Administrative

Special Hearing

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 13100 Beaver Dam Rd
Address

Hunt Valley, MD 21030
City State Zip Code

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

Signature

Carey Vizzi Jacobs
Name - Type or Print

Alex Jacobs
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of January, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Carey Jacobs Alex Jacobs

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1/2/07
Date

Notary Public

My Commission Expires 11/18/2007

REV 6/17/05

07-302-SPH

ZONING DESCRIPTION FOR 13100 BEAVER DAM ROAD
COCKEYSVILLE, BALTIMORE COUNTY, MD 21030

Beginning at a point on the North side of Beaver Dam Road which is 50 feet (+/-) wide at the distance of 500 feet +/- east of the centerline of Hill Road which is 30' +/- wide. As recorded in Deed Liber 16454, Folio 653 and running N 7° 26' 30" E for 215.50 ft., thence S 01° 10' 20" E for 48.16 ft., thence N 88° 49' 10" E for 199.89 ft., thence S49° 12' 17" E for 107.63', thence S 40° 47' 43" W for 225.67 ft., thence N 85° 26' 32" W for 14.23 ft., thence along the North R/W of Beaver Dam Road on a radius line of 2435.00' for 196.62 ft., thence s 73° 51' 20" W for 12.87ft., thence along the North R/W of Beaver Dam Road on a radius line of 2425 ft. for 183.94', thence n 59° 11' 20" E for 3.31 ft. to the place of beginning.

12-20-06 CDB

07-302-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23081

DATE: 1/3/07 ACCOUNT: 001006150

AMOUNT $ 65.00

RECEIVED FROM: PETER RATCLIFFE ARCH.

FOR: ITEM # 302 07-302-SPH

13100 BEAVER DAM RD D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME DRAW
01/03/2007 1/03/2007 13:49:50 9
REG WS03 WALKIN OFFICE
RECEIPT # 123838 1/03/2007 OFLD
Dept 5 528 70000 VERIFICATION
CR NO. 023081
Recpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS **DATE:** 1/15/07

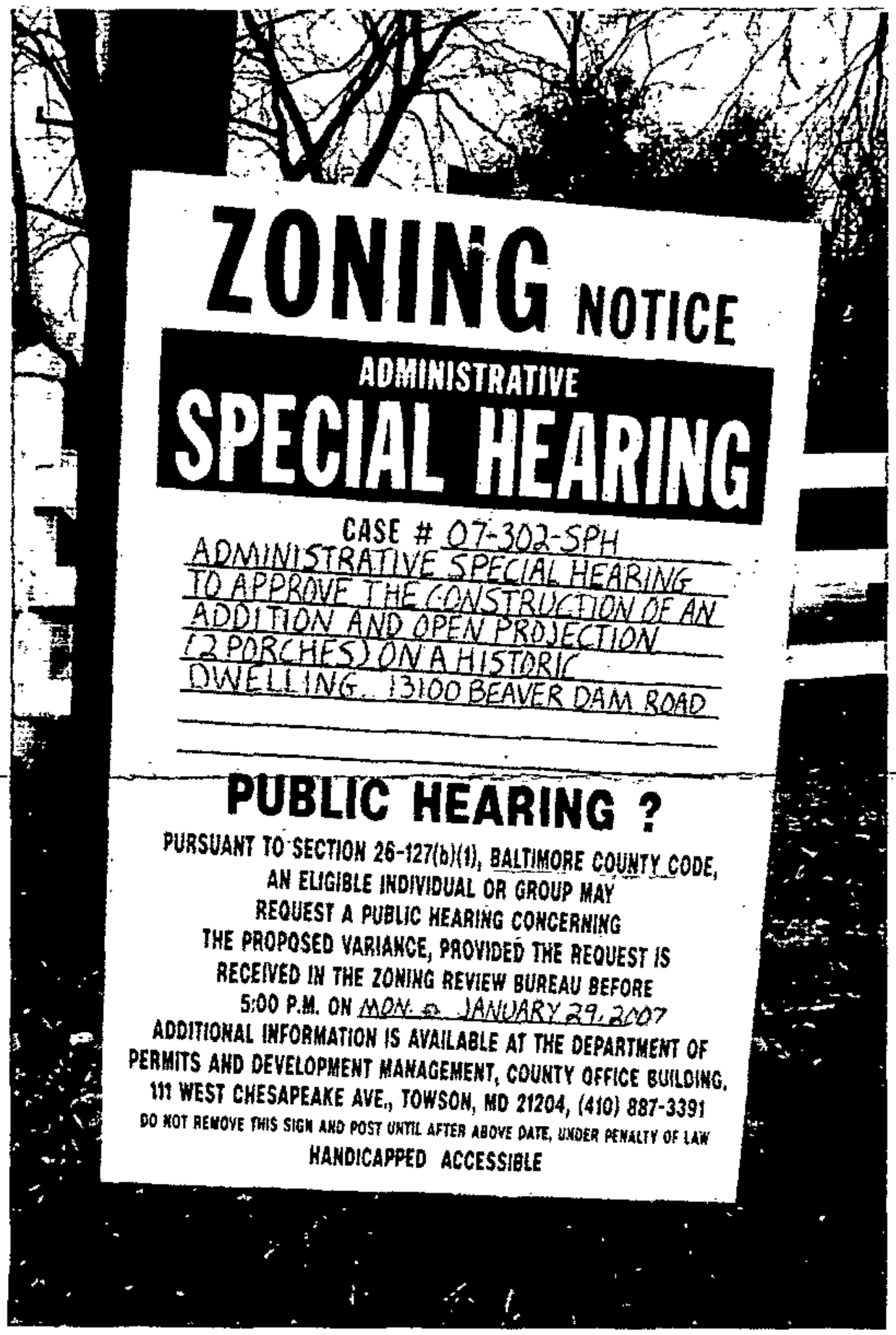
Case Number: 07-302-SPH

Petitioner/Developer: JACOBS~PETER W. RATCLIFF, ARCHITECTS, P.A.

Date of Hearing (Closing): 01/29/07

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 13100 BEAVER DAM ROAD

The sign(s) were posted on: 01/12/07



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

RECEIVED
JAN 17 2007

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 07- 302 -SPH Address 13100 BEAVER DAM RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/3/07 **Posting Date:** 1/14/07 **Closing Date:** 1/29/07

Any contact made with this office regarding the status of the administrative special hearing 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 SPECIAL HEARING SIGN FORMAT

Case Number 07- 302 -SPH Address 13100 BEAVER DAM RD.

Petitioner's Name JACOBS Telephone 410-340-1509

Posting Date: 1/14/07 **Closing Date:** 1/29/07

Wording for Sign: *Administrative Special Hearing to approve* THE CONSTRUCTION OF AN ADDITION AND OPEN PROTECTION (2 PORCHES) ON A HISTORIC DWELLING.

WCR - 6/28/00

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 29, 2007

Carey Vizzi Jacobs
Alex Jacobs
13100 Beaver Dam Road
Hunt Valley, MD 21030

Dear Mr. and Mrs. Jacobs:

RE: Case Number: 07-302-SPH, 13100 Beaver Dam Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 2007.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Peter W. Ratcilffe, Architects, P.A. 10404 Stevenson Road Stevenson 21153

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

January 12, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 15, 2007

Item Number: 296 through 299 and 301 through 306 302

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

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 11, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2007
Item Nos. 07-294, 297, 298, 300, 301,
302, 303, and 306

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-01112007.doc

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

HISTORIC PRESERVATION COMMENTS FOR ZAC

TO: Curtis Murray **DATE:** January 10 2007

VIA: Lynn Lanham

FROM: Karin Brown

PROJECT NAME: 13100 Beaver Dam Road

PROJECT #: 07-302

The above property is historic. It is listed on the Baltimore County Register (MHT Inventory) as the "Caretakers house" BA-968. Staff met with the applicant's architect and reviewed the proposed design. Preservation Services staff supports the design as proposed.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 31, 2007

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

RECEIVED

MAR - 8 2007

ZONING COMMISSIONER

SUBJECT: 13100Beaver Dam Road

INFORMATION:

Item Number: 7-302

Petitioner: Carey Jacobs

Zoning: RC 4

Requested Action: **Special Hearing**

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-302**

The Office of Planning has reviewed the above referenced case(s) offers the following comments:

The above property is historic. It is listed on the Baltimore County Register (MHT Inventory) as the "Caretakers house" BA-968. Staff met with the applicant's architect and reviewed the proposed design. Preservation Services staff supports the design as proposed. The Office of Planning recommends approval of the special hearing.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Division Chief: Lynn Lanham

LL

W:\DEVREV\ZAC\07-302.doc

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

SHA State Highway Administration *Driven to Excel*

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JANUARY 8, 2007

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

RE: Baltimore County
Item No. 7-302-SPH
13100 BEAVER DAM RD
VIZZI/JACOBS PROPERTY
ADMINISTRATIVE SPECIAL
HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-302-SPH.

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,

Michael P. Bailey

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

RE: PETITION FOR SPECIAL HEARING 13100 Beaver Dam Road; N/S Beaver Dam Road, 500' E c/line Hill Road 8th Election & 3rd Councilmanic Districts Legal Owner(s): Carey Vizzi & Alex Jacobs Petitioner(s)	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
	*	BALTIMORE COUNTY
	*	07-302-SPH

* * * * * * * * * * * * *

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 and all 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 10th day of Janaury, 2007, a copy of the foregoing Entry of Appearance was mailed to, Peter Ratcliffe, 10404 Stevenson Road, Stevenson, MD 21153, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JAN 10 2007
Per.....

From: Karin Brown
To: Zook, Patricia
Date: 1/30/2007 10:40:46 AM
Subject: Re: Case No. 07-302-A (administrative variance - administrative special hearing)

The property in question is not on the Final Landmarks List and LPC review is therefore **not** required (see attached staff comments). Regards Karn

>>> Patricia Zook 01/30/07 10:32 AM >>>
Hello-

Listed below is the case description. The Petitioners are proposing improvements to an historic dwelling. Does this request need to go through the Landmarks Preservation Commission? If so, has the LPC made a recommendation or is the request on an upcoming agenda? I want to make sure the LPC has acted (if applicable) on this matter before we review and draft an order.

Thanks for your help.

CASE NUMBER: 30213100 Beaver Dam RoadLocation: N side of Beaver Dam Road, 500 feet E of c/l Hill Road.8th Election District, 3rd Councilmanic DistrictLegal Owner: Carey Vizzi and Alex Jacobs1/29/2007 ADMINISTRATIVE SPECIAL HEARING A waiver to approve the construction of an addition and open projection (2 porches) on a historic dwelling.

Patti Zook
Legal Secretary
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

HISTORIC PRESERVATION COMMENTS FOR ZAC

TO: Curtis Murray **DATE:** January 10 2007

VIA: Lynn Lanham

FROM: Karin Brown

PROJECT NAME: 13100 Beaver Dam Road

PROJECT #: 07-302

The above property is historic. It is listed on the Baltimore County Register (MHT Inventory) as the "Caretakers house" BA-968. Staff met with the applicant's architect and reviewed the proposed design. Preservation Services staff supports the design as proposed.

Patricia Zook - Case 07-302-A administrative variance - closed 1-29-07

From: Patricia Zook
To: Murray, Curtis
Date: 3/6/2007 10:08 AM
Subject: Case 07-302-A administrative variance - closed 1-29-07

Hi Curtis -

We still don't have Planning comments for the above referenced administrative variance that closed January 29. Can you help?

Thanks!

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

From: Teri Rising
To: Brown, Karin; Hoffberger, Caren; Nevy, Vicki; Zook, Patricia
Date: 1/30/2007 11:19:18 AM
Subject: Re: Case No. 07-302-A (administrative variance - administrative special hearing)

According to our records, 13100 Beaver Dam Road is the "Old Gunpowder Meeting House" BA-90 and is Final Landmark # 55. It would seem to me that the design of the addition plus the porches would need to come before the LPC for approval. I'm wondering if they want the waiver first and then had planned to come to the LPC with the actual design for approval. I reviewed past minutes and future agendas and did not see them. It is possible that Karin, Vicky or Caren may have spoken to the owners about plans for an addition but I see nothing in our recent records indicating an LPC approval. Has anyone spoken to them?

Teri

See Karin Brown's email

Teri L. Rising
Historic Preservation Planner
Baltimore County Office of Planning
410.887.3495
trising@baltimorecountymd.gov

>>> Patricia Zook 01/30/07 10:32 AM >>>
Hello-

Listed below is the case description. The Petitioners are proposing improvements to an historic dwelling. Does this request need to go through the Landmarks Preservation Commission? If so, has the LPC made a recommendation or is the request on an upcoming agenda? I want to make sure the LPC has acted (if applicable) on this matter before we review and draft an order.

Thanks for your help.

CASE NUMBER: 30213100 Beaver Dam RoadLocation: N side of Beaver Dam Road, 500 feet E of c/l Hill Road.8th Election District, 3rd Councilmanic DistrictLegal Owner: Carey Vizzi and Alex Jacobs1/29/2007 ADMINISTRATIVE SPECIAL HEARING A waiver to approve the construction of an addition and open projection (2 porches) on a historic dwelling.

Patti Zook
Legal Secretary
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

CC: Murphy, John

Jacobs

BA-968 **OLD GUNPOWDER FRIENDS MEETING, CARETAKER'S HOUSE** - 18__ - 13100 (East side of) Beaver Dam Road, Cockeysville vicinity. Vernacular style stone house, two stories, three bays wide, with inside end-chimneys, gable roof, concrete block foundation. Moved in 1970s to a point close to the road to block entrance to Quaker cemetery. Excellent condition. Owner: Clark F. McKenzie.

BA-969 **OREGON FURNACE SITE** - 1849 - South of Shawan Road, about 0.3 mile SW of Kurtz Store (BA 269). South of Oregon Branch. Oregon Furnace was started in 1849 by the partnership of Walter Farandis and Richard Green. Sidney's map of 1850 shows the furnace S39W of the company store. A plat of 1864 shows the furnace 185.5 feet west of the "Easterly Company House" (BA 828). The furnace survived a fire of May 29, 1853, and continued until June of 1857, when production was consolidated with that of the once rival works at Ashland. The furnace stack had apparently been obliterated by 1911 when J.T. Singewald reported on the site. The presumed location was unidentifiable at the time of the Western Run National Register District survey in 1976, but a MHT number was reserved for the site if ever located. A large lump of slag was found in 1979 on a hillside stretching from the pool-parking area to the former "Avenue" or main street of the company town. Archeological Site No. 18 BA 175, assigned 1980.

BA-970 **RIDGE SCHOOL** - 1885 - 11840 Mays Chapel Road. Also known as Public School No. 8. Frame and clapboard school with gable roof built on land purchased in 1883 from John Burton. This was 36 x 24 feet when built; also called Ridge School. Closed in 1934 and converted to residential use by addition

DISTRICT 8 - continued -

of a porch on one gable end. Former owner: Talbot T. Speer. Owner: E. Owen Cockey.

BA-971 **WALTER C. G. RAMBERG HOUSE** - 1972 - South side of Belfast Road, 0.4 mile east of Duncan Hill Road, well back from highway. Frame house in contemporary style designed by Walter Dodd Ramberg, A.I.A. for his parents; house positioned "open to landscape and sky." Owners: Walter C.G. Ramberg.

07-302-SPH

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

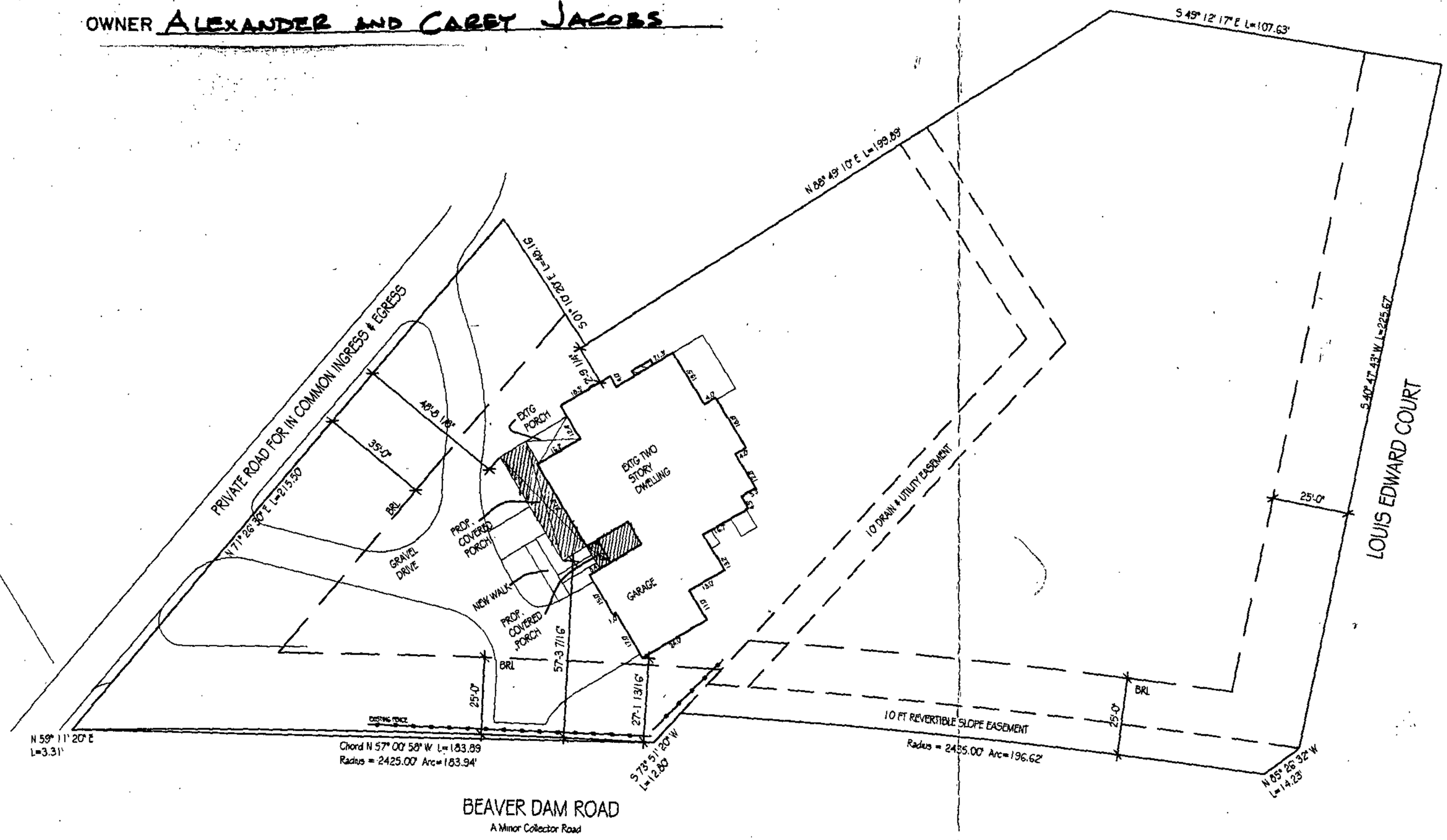
PROPERTY ADDRESS 13100 BEAVER DAM ROAD

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

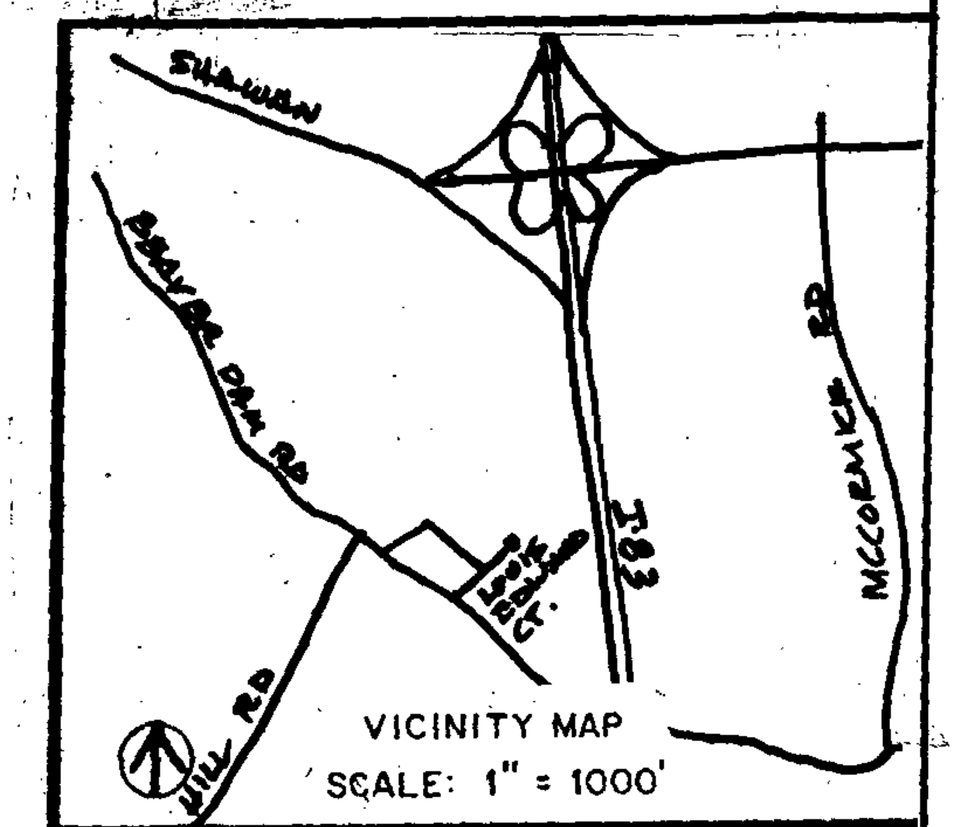
SUBDIVISION NAME _____

PLAT BOOK # ____ FOLIO # ____ LOT # ____ SECTION # ____

OWNER ALEXANDER AND CAREY JACOBS



NORTH



LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # 042A3

ZONING RC4

LOT SIZE 1.52 ACREAGE 66,211 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING MHT 968	☒	☐

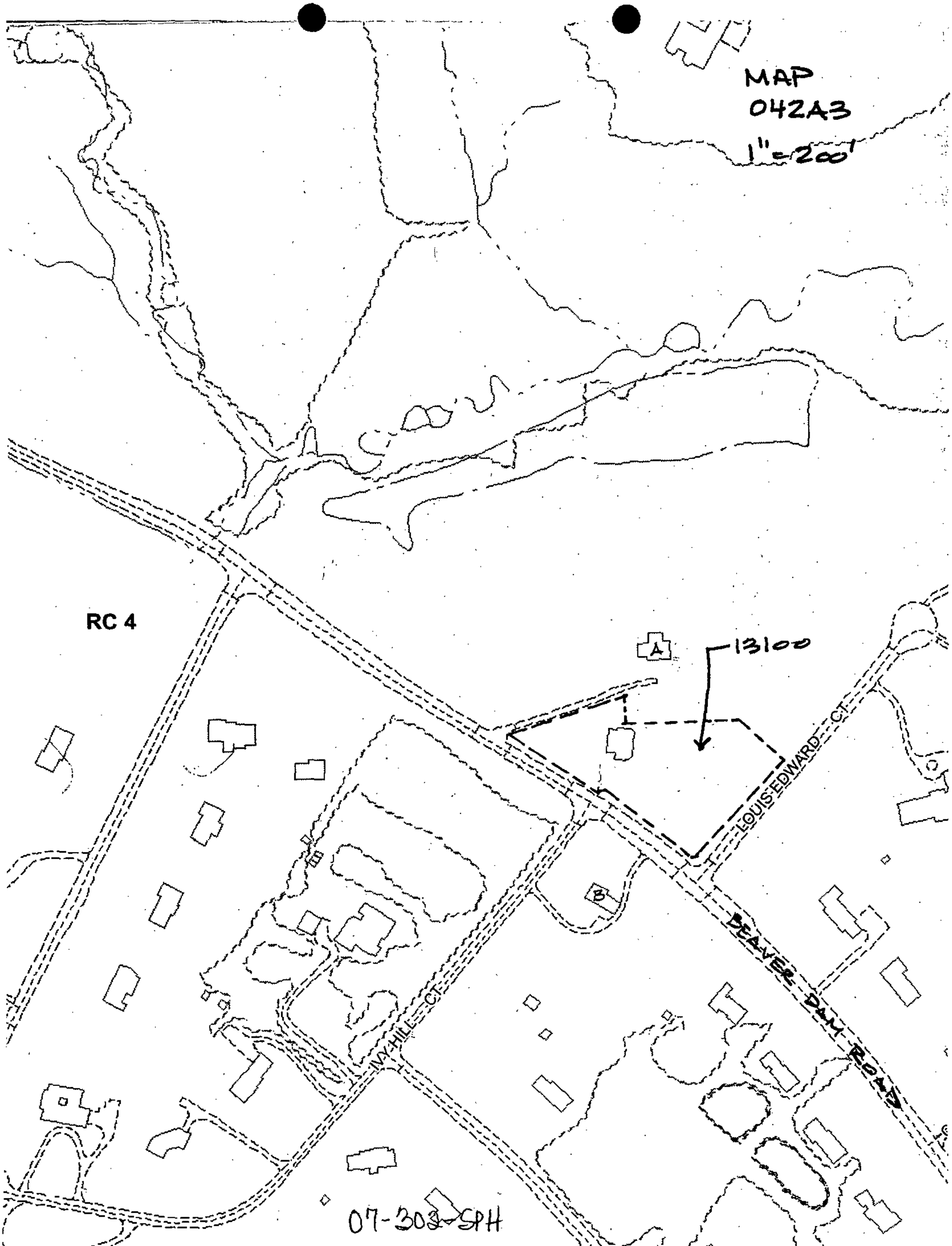
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
D.T.	302	07-302-SPH

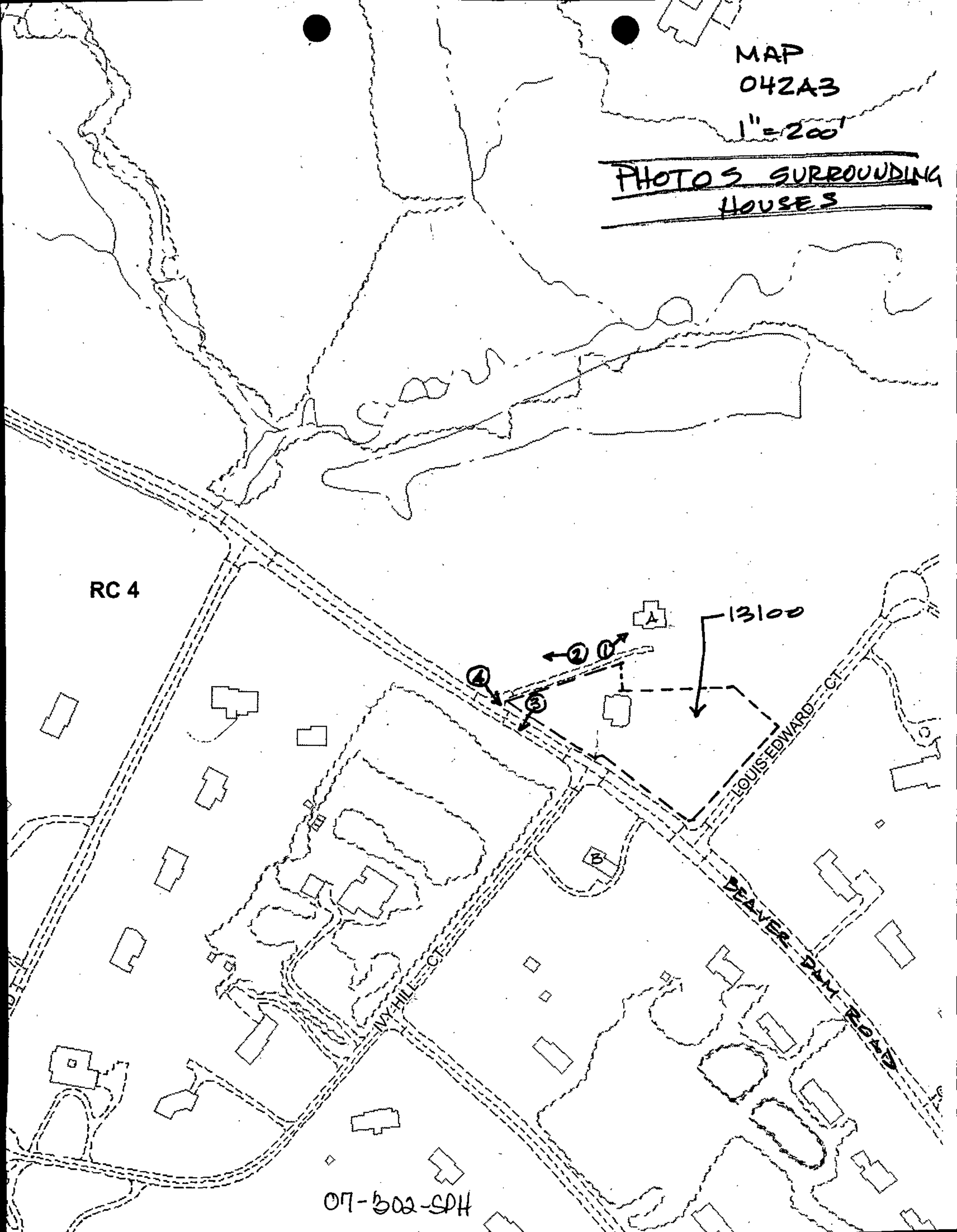
PREPARED BY G. DAN BURSI

SCALE OF DRAWING: 1" = 40'-0"

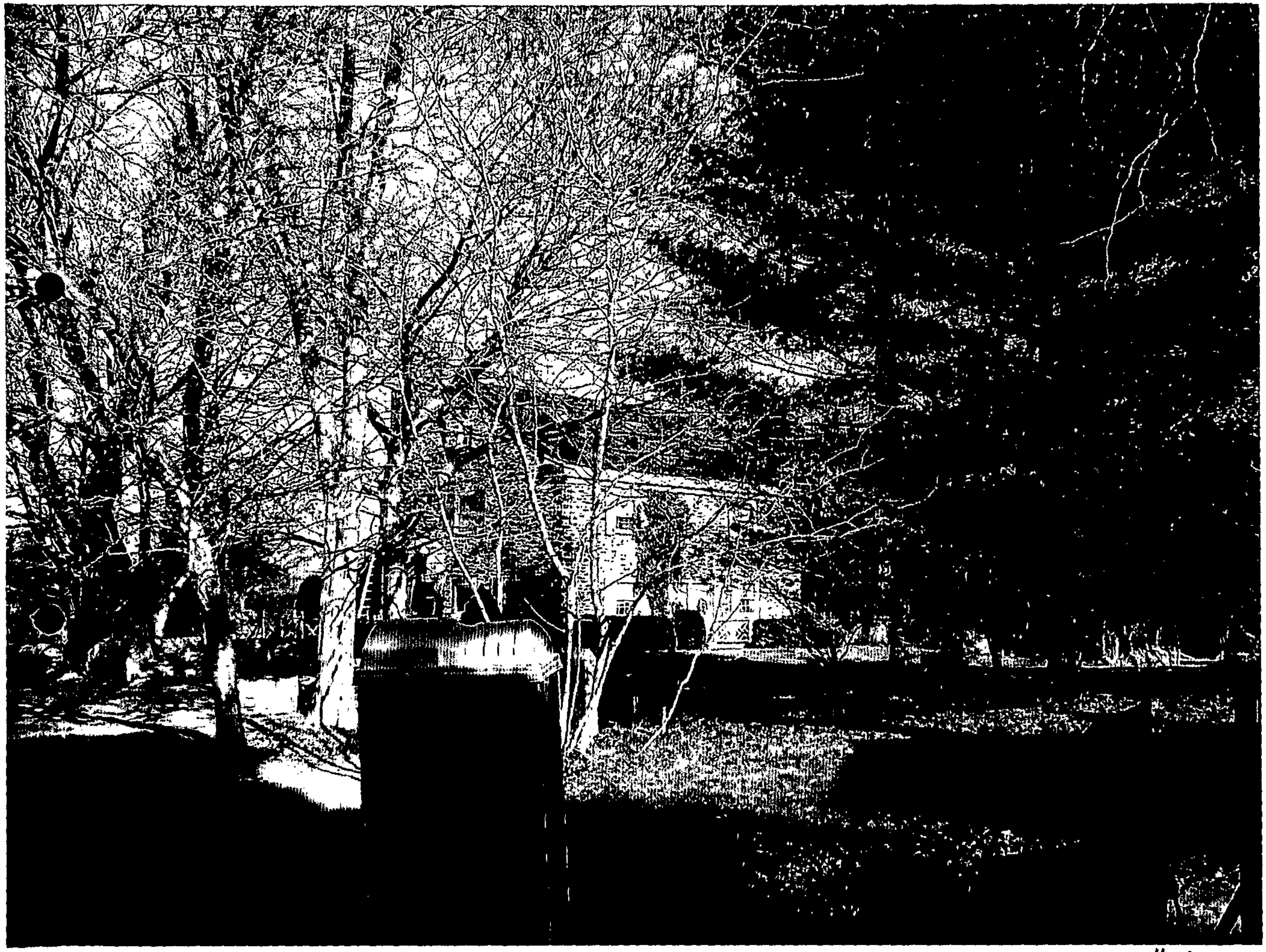

MAP
042A3
1"=200'
RC 4
A
B
13100
LOUIS EDWARD CT
BEAVER DAM ROAD
IVY HILL CT
07-303-SPH

MAP
042A3
1"=200'

PHOTOS SURROUNDING HOUSES



07-302-SPH

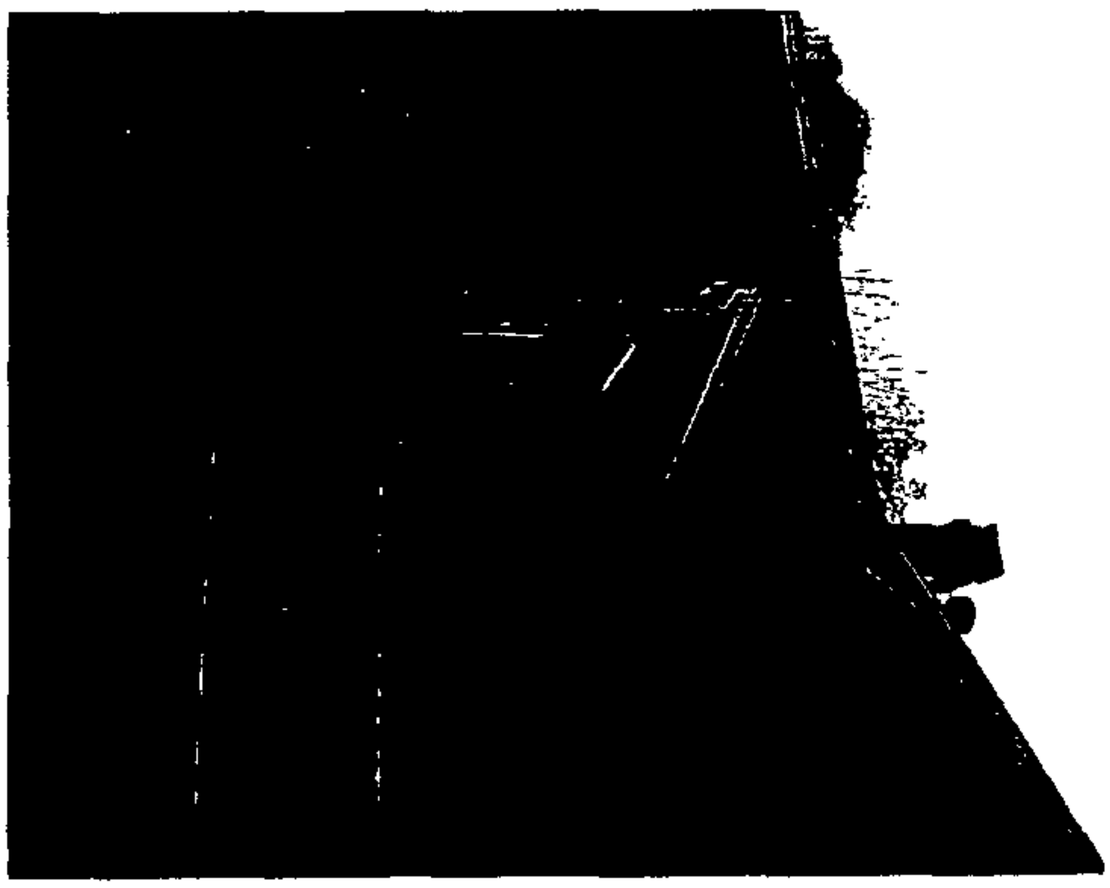


#1

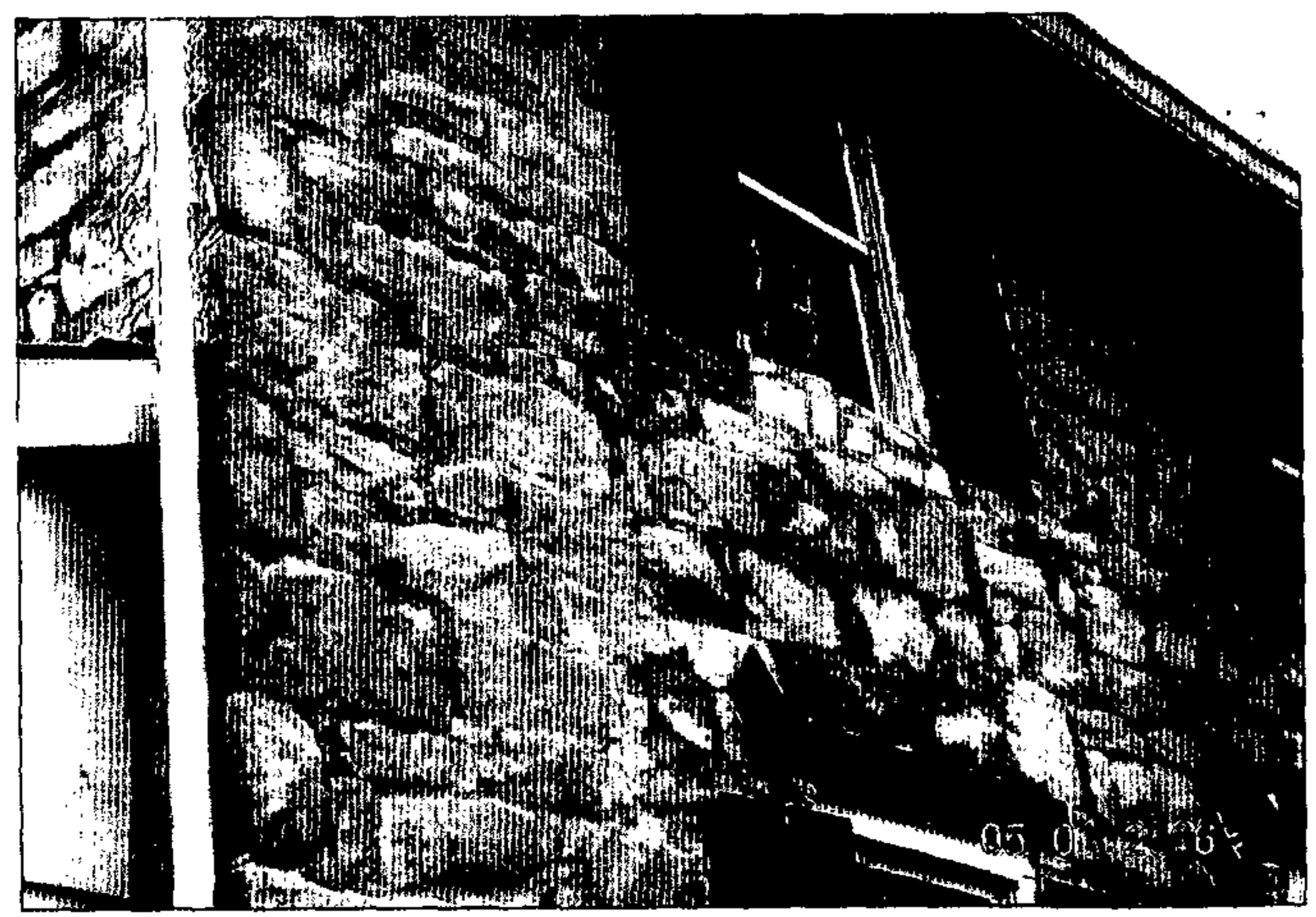
07-302-SPH #2

07-302-SPH # 3

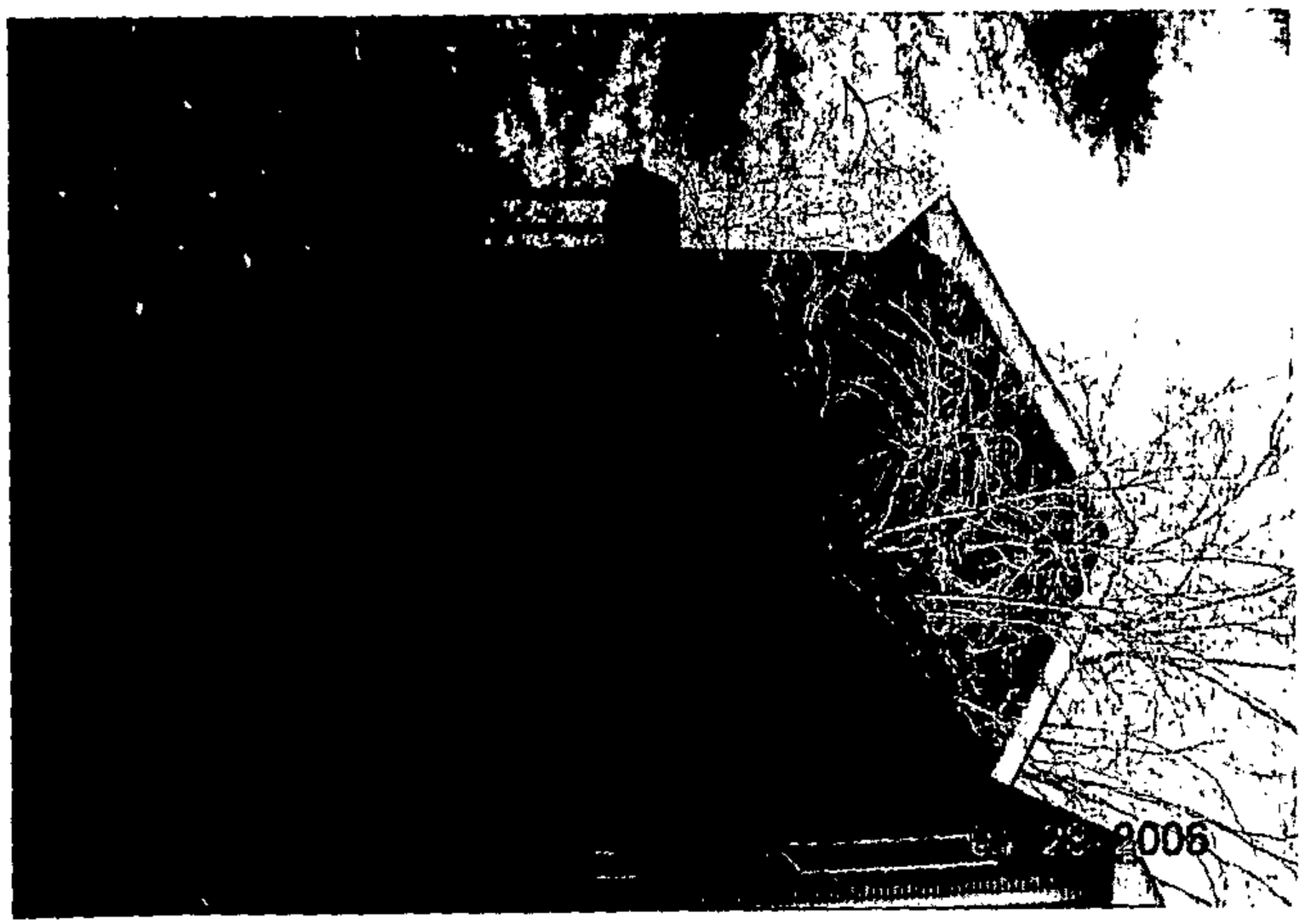
07-302-SPH #4



07-302-SPH



07-302-SPH



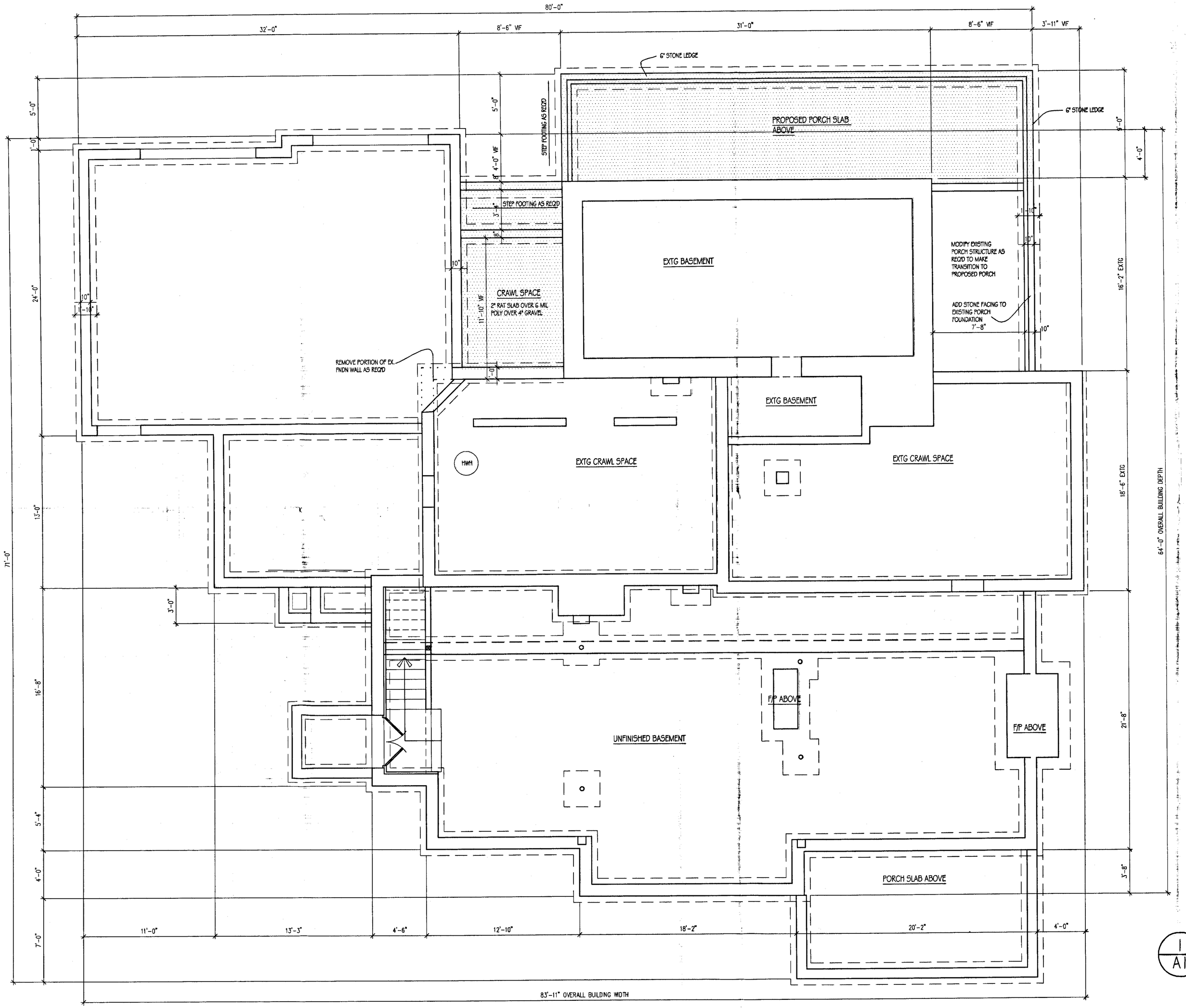
07-302-SPH

LINE AT ROOF OF
PREVIOUS PORCH

07-302-SPH

LINE AT ROOF
OF PREVIOUS PORCH

07-302-SPH



1/A1 BASEMENT/FOUNDATION PLAN
SCALE 1/4" = 1'-0"

PETER W. RATCLIFFE, A.I.A.
ARCHITECTS
10404 Stevenson Road
Stevenson, Maryland 21153
410-486-9007 Fax 410-484-3819 PWRARCHITECT@AOL.COM

PROPOSED ADDITION AND RENOVATION TO:

THE JACOBS RESIDENCE

13100 BEAVER DAM ROAD
COCKEYSVILLE, BALTIMORE COUNTY, MD

CONTENT:

FOUNDATION/BASEMENT PLAN

REVISED:

#	date	#	date
1.		6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

DATE: 12-20-06

SCALE: AS SHOWN

DRAWN BY:

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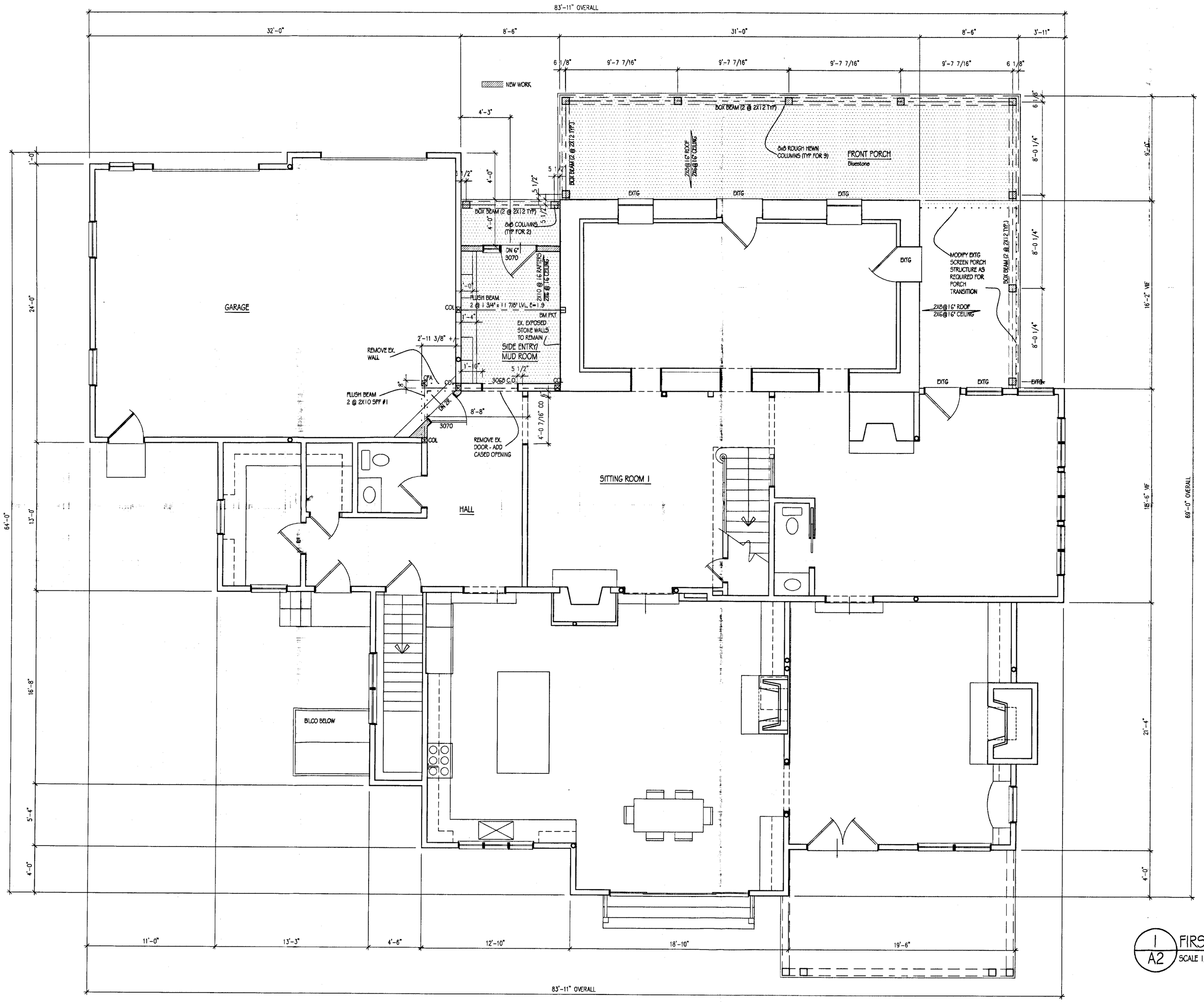
A1

SHEET ____ OF ____

07-309-SPH



1 / A2 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

PETER W. RATCLIFFE, A.I.A.
ARCHITECTS
10404 Stevenson Road
Stevenson, Maryland 21153
410-484-7858 Fax 410-484-8819 PWRARCHITECT@AOL.COM

PROPOSED ADDITION AND RENOVATION TO:

THE JACOBS RESIDENCE

13100 BEAVER DAM ROAD
COCKEYSVILLE, BALTIMORE COUNTY, MD

CONTENT:

FIRST FLOOR PLAN

REVISED:

#	date	#	date
1.		6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

DATE: 12-20-06

SCALE: AS SHOWN

DRAWN BY:

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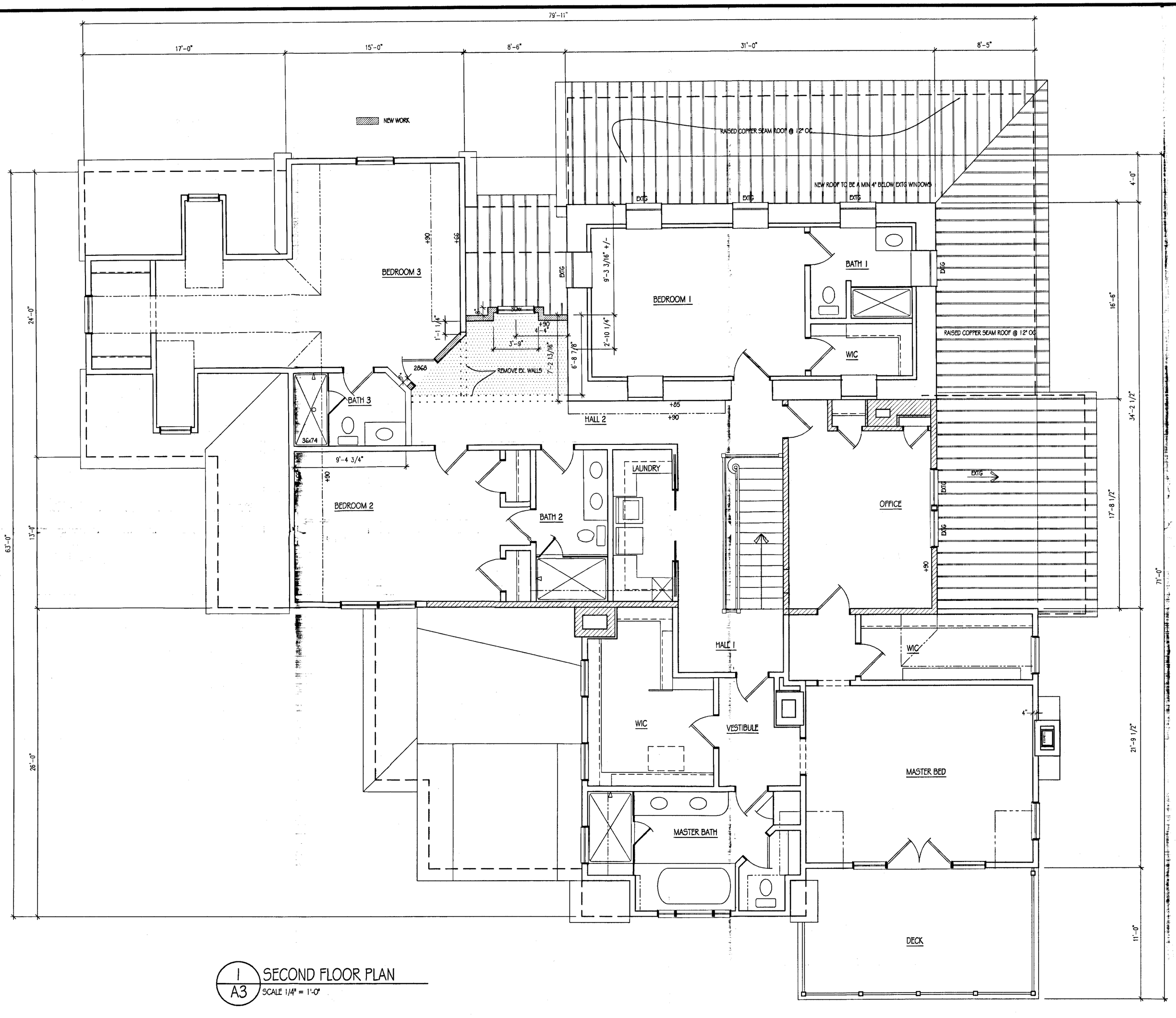
A2

SHEET ____ OF ____

07-302-SPH



1 / A3 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

PETER W. RATCLIFFE, A.I.A.
ARCHITECTS
10404 Stevenson Road
Stevenson, Maryland 21153
410-486-7810 Fax 410-602-3837 PWRARCHITECT@AOL.COM

PROPOSED ADDITION AND RENOVATION TO:

THE JACOBS RESIDENCE

1310 BEAVER DAM ROAD
COCKEYSVILLE, BALTIMORE COUNTY, MD

CONTENT:

SECOND FLOOR PLAN

REVISED:

#	date	#	date
1.		6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

DATE: 12-20-06

SCALE: AS SHOWN

DRAWN BY:

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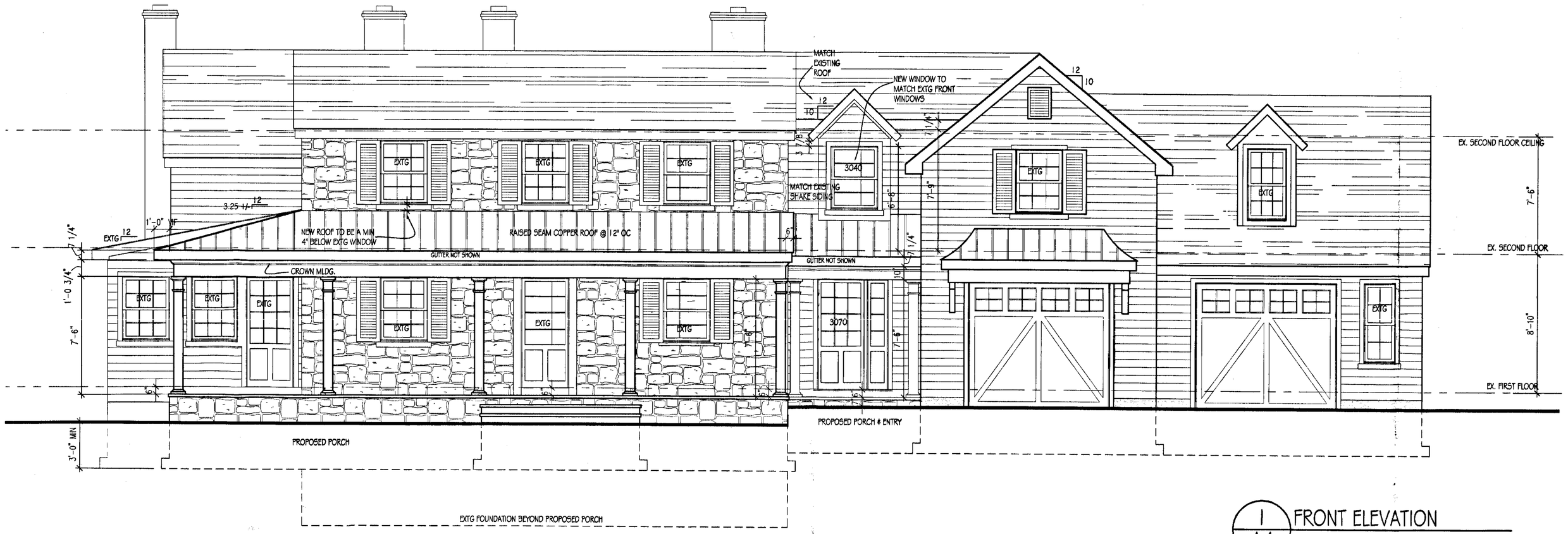
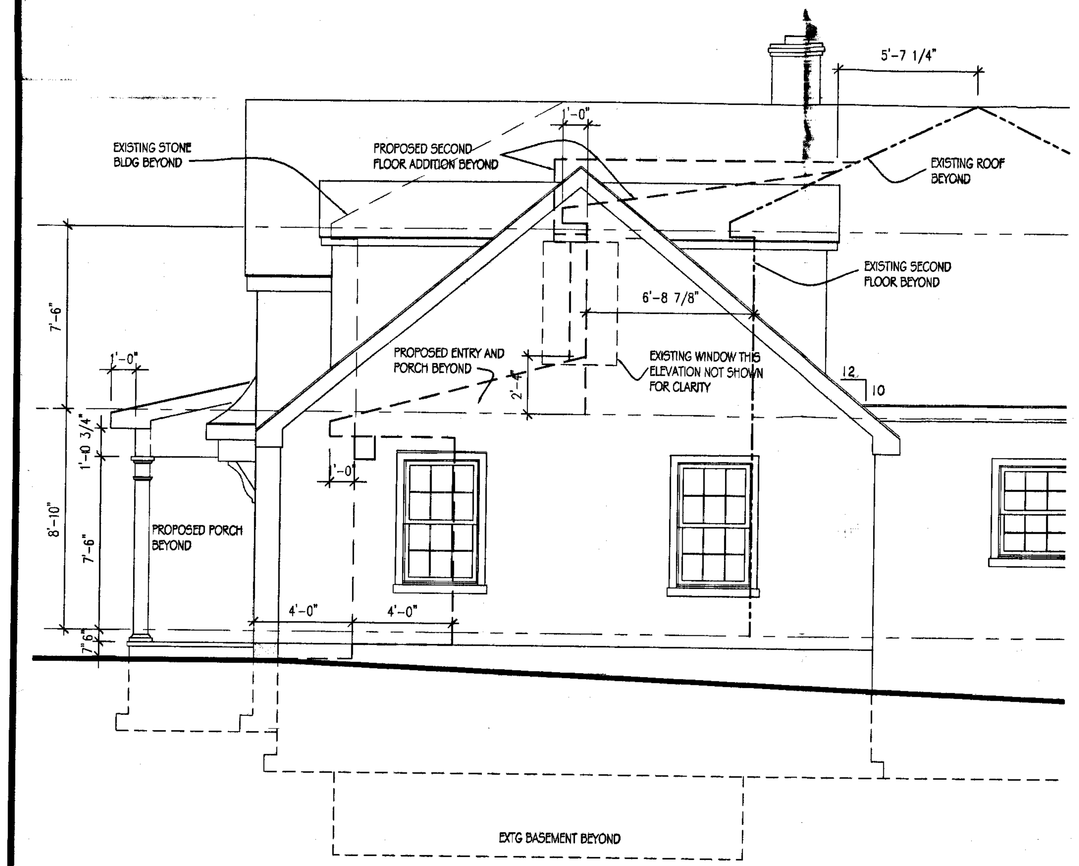
A3

SHEET ____ OF ____

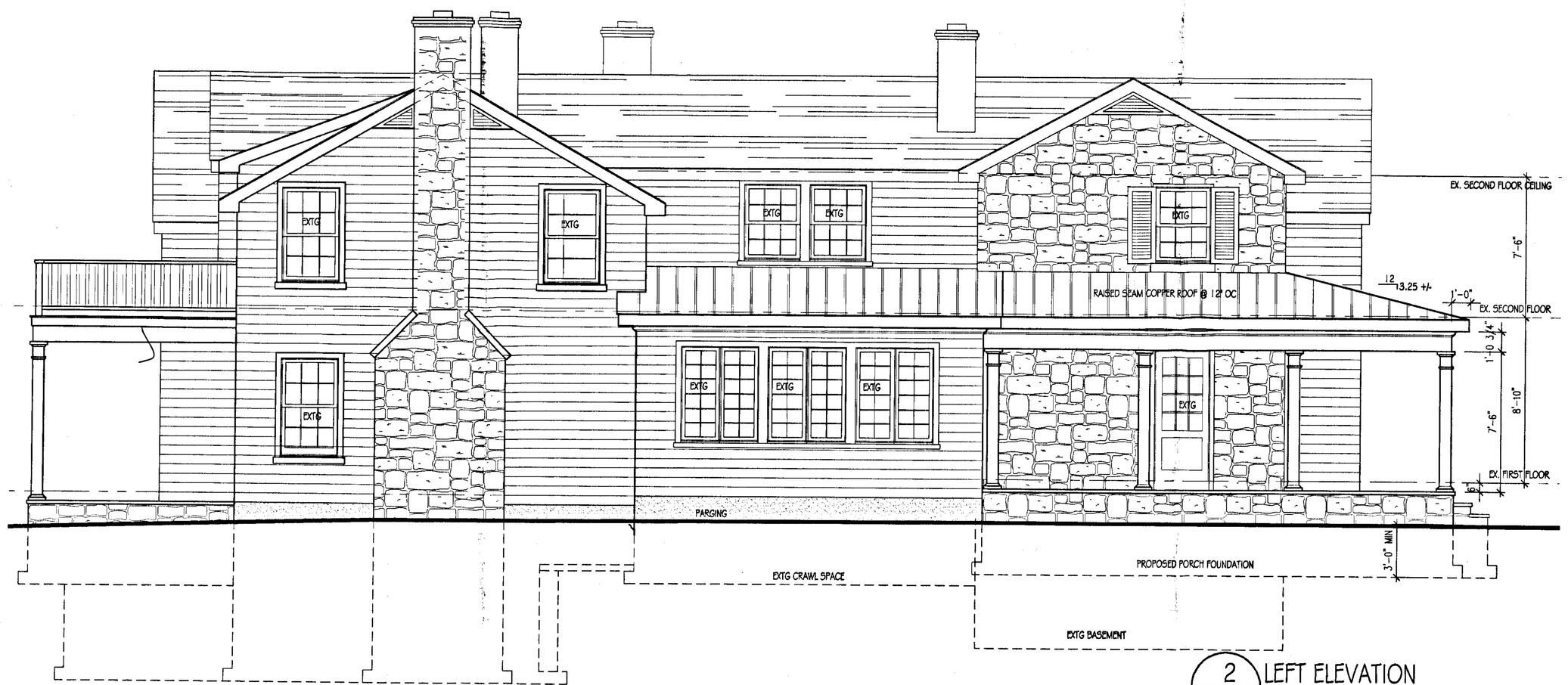
07-302-SPH



1 / A4 FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 / A4 PARTIAL RIGHT ELEVATION
SCALE 1/4" = 1'-0"



2 / A4 LEFT ELEVATION
SCALE 1/4" = 1'-0"

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Stevenson, Maryland 21153
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PROPOSED ADDITION AND RENOVATION TO:

THE JACOBS RESIDENCE

13100 BEAVER DAM ROAD
BALTIMORE COUNTY, MD

CONTENT:

FRONT & RIGHT ELEVATIONS

REVISED:

#	date	#	date
1.		6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

DATE: 12-20-06

SCALE: AS SHOWN

DRAWN BY:

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A4

SHEET ____ OF ____

07-302-SPH