

IN RE: PETITION FOR SPECIAL HEARING
W side of Hanover Pike, 2000 feet N of
Gilead Road
4th Election District
3rd Councilmanic District
(14622 Hanover Pike)

John R. and Charlene Lorenz
Legal Owner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 07-448-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 14622 Hanover Pike. The Petition was filed by John R. and Charlene Lorenz, legal property owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building on a lot without a principal structure.

The property was posted with Notice of Hearing on June 10, 2007, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on June 12, 2007, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

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6-26-07

PJ

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 comments were received from the Office of Planning dated April 9, 2007 which contains restrictions, and a copy of the comment is incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were John R. and Charlene Lorenz, Petitioners. Glenn Elseroad from the Hanover Pike Association appeared in support of the request. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 8.196 acres zoned RC 8 and is unimproved. However there is a septic reserve area designated on the Plat to Accompany, Exhibit 1. The subject property is lot 5 in the Twinbrooks subdivision with frontage on Hanover Pike, Md. Rt. 30. Mr. Lorenz explained that he lives across Hanover Pike but also owns this lot. He indicated that the property is subject to a renewable forest conservation management agreement by which he agrees not to use the property residentially but rather to keep the lot forested, provide wild life habitat and manage the forest according to the agreement. He receives agricultural tax treatment. Consequently the lot will not be developed residentially although it otherwise would support one house. Presumably that is way the site plan shows the septic reserve area.

The Petitioner would like to erect a 20 x 24 x 10 ft. storage building on this property to store his forest management equipment including a work tractor, wood splitter, etc. He indicated that each time he wants work on the subject property he has to transport his equipment across

busy Hanover Pike from his home. This is inconvenient and to some extent dangerous. Storing the forest management equipment on the subject property will enhance the conservation of the lot. He agreed to the Planning Office comments.

Mr. Elseroad, president of the Hanover Pike Association, indicated that after visiting the property, speaking to neighbors and discussing the matter at an Association meeting, the Association supports the Petitioner's request. He asked the Petitioner to plant trees between the storage building and the Benson home on Hanover Pike to shield the home from the new building. The Petitioner agreed. Both declined to request assistance from the Baltimore County Landscape Architect in this regard.

Findings of Fact and Conclusions of Law

I certainly commend the Petitioner for his conservation efforts on a lot which otherwise would be developed residentially. I find that the new storage building will enhance the forest conservation efforts of the Petitioner and will therefore benefit the community. I further find the request is consistent with the spirit and intent of the RC 8 regulations and therefore I will approve the special hearing. I see no reason to specify plantings requested by the Association or to refer the matter to the Landscape Architect. I trust the parties will screen the Benson house appropriately.

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 Petitioner, I find that the Petitioners' request for special hearing should be granted with conditions.

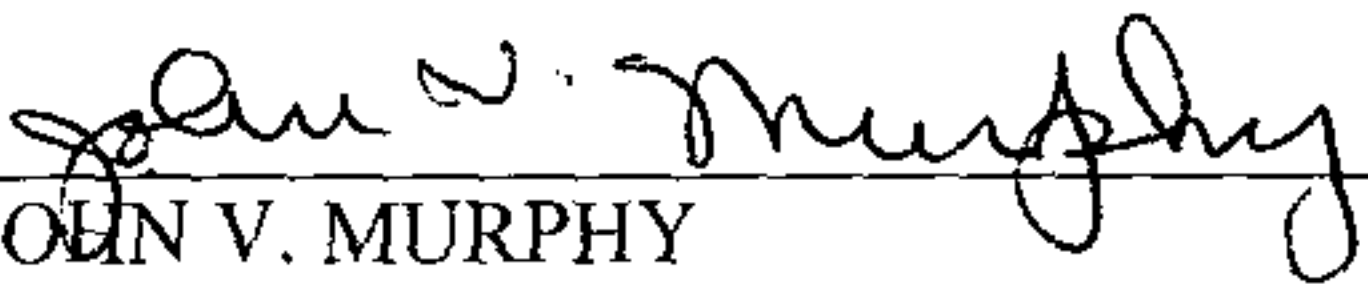
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 26th day of June, 2007, that the Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to

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6-26-07
BZ

permit an accessory building on a lot without a principal structure is hereby GRANTED, subject to the following.

1. The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

6-26-07
Pg 1



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 26, 2007

JOHN R. AND CHARLENE LORENZ
14629 HANOVER PIKE
UPPERCO MD 21155

Re: Petition for Special Hearing
Case No. 07-448-SPH
Property: 14622 Hanover Pike

Dear Mr. and Mrs. Lorenz:

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,

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

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

c: S. Glenn Elseroad, 5423 Mt. Gilead Road, Reisterstown MD 21136



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 14622 Hanover Pike
which is presently zoned RC 8

This Petition shall be filed with the Department of Permits and Development Management. The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve

**TO PERMIT AN ACCESSORY BUILDING ON A LOT
WITHOUT PRINCIPAL STRUCTURE**

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By A. K. Tsui Date 04/03/07

REV 9/15/98

FOUR RECEIVED FOR FILING

6-26-07

2

Zoning Description

Zoning Description for 14622 Hanover Pike
Upperco MD 21155

Beginning at a point on the west side of Hanover Pike, Route 30, which is 60 feet wide at the distance of 2000 feet north of the centerline of the nearest improved intersecting street Mt. Gilead Rd which is 30 feet wide. Being Lot # 5 on a plat entitled Twin Brooks as recorded in Baltimore County Plat Book EHK Jr. No 42, folio # 112 containing 8.196 acres, and located in the 4th Election District, 3rd Councilmanic District, Legislative District 05B, Congressional District 6, precinct 9.

3

#448

**CORRECTED
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: # 07-448-SPH

14622 Hanover Pike
W/side of Hanover Pike,
2000 feet north of Gilead
Road

4th Election District

3rd Councilmanic District
Legal Owner(s): John &
Charlene Lorenz

Special Hearing: to permit
an accessory building on a
lot without a principal
structure.

Hearing: Tuesday, June
26, 2007 at 9:00 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 accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-3868.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT 6/6/71 June 12 138446

CERTIFICATE OF PUBLICATION

6/14/2007

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 6/12/2007.

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

S. Wilkinson
LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23603

DATE 4/3/07 ACCOUNT 001-00-66150

AMOUNT \$ 65

RECEIVED
FROM:

John R. Lorenz

FOR:

Special Hearing 07-448-SPH
At 14622 HANOVER PIKE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS 8:00AM 11:00AM 2

4/3/2007 4/03/2007 11:00:19

REB WED. MAIL 11:00 AM

>>>RECEIPT 0 511018 4/03/2007 0711

Dept 0 528 234110 11:00:19

OR ID. 026603

Receipt for

\$ 65.00 US \$ 65.00 US

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/13/07

Case Number: 07-448-SPH

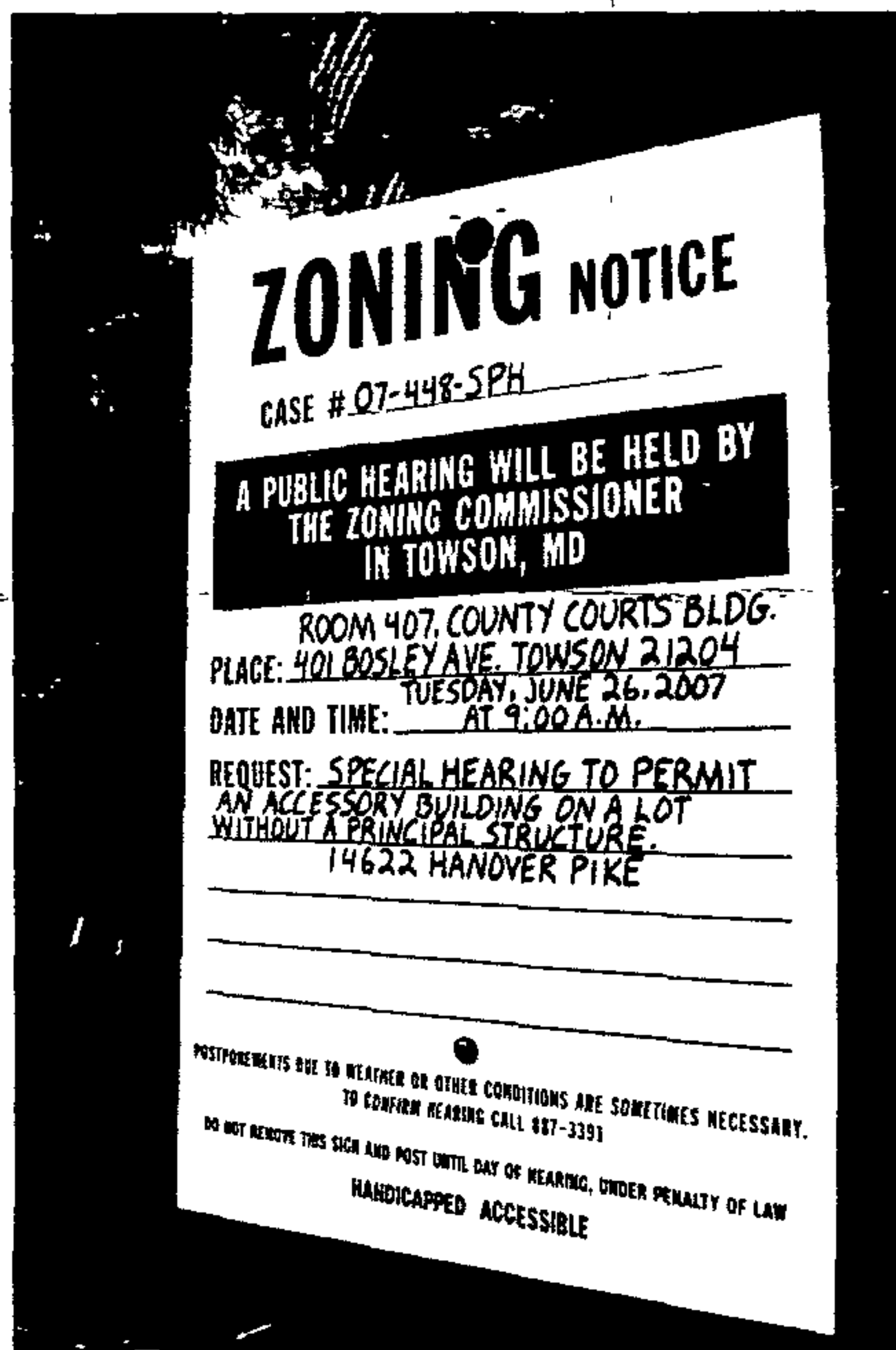
Petitioner / Developer: JOHN LORENZ

Date of Hearing (Closing): June 26, 2007

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:

14622 HANOVER PIKE

The sign(s) were posted on: 06/10/07



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 of Sign Poster)

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 14, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

CORRECTED 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: 07-448-SPH

14622 Hanover Pike

W/side of Hanover Pike, 2000 feet north of Gilead Road

4th Election District – 3rd Councilmanic District

Legal Owners: John & Charlene Lorenz

Special Hearing to permit an accessory building on a lot without a principal structure.

Hearing: Tuesday, June 26, 2007 at 9:00 a.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: John & Charlene Lorenz, 14629 Hanover Pike, Upperco 21155

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 11, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 12, 2007 Issue - Jeffersonian

Please forward billing to:
John Lorenz
14629 Hanover Pike
Upperco, MD 21155

410-952-3697

CORRECTED NOTICE OF ZONING HEARING

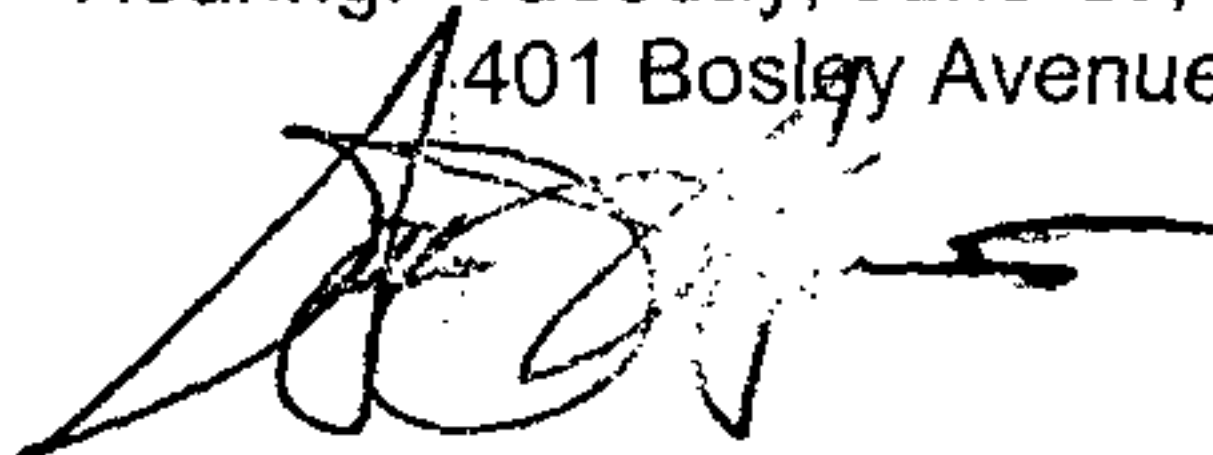
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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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**Department of Permits and
Development Management**

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



Baltimore County

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

May 7, 2007

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: 07-448-SPH

~~8624 & 8626 Winands Road / 8629 & 8631 Windmill Road~~
North side of Winands Road, 286 feet northwest of centerline of Dutchmill Road
2nd Election District – 4th Councilmanic District
Legal Owners: John & Charlene Lorenz

Special Hearing to permit an accessory building on a lot without a principal structure.

Hearing: Tuesday, June 26, 2007 at 9:00 a.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

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 12, 2007 Issue - Jeffersonian

Please forward billing to:
John Lorenz
14629 Hanover Pike
Upperco, MD 21155

410-952-3697.

NOTICE OF ZONING HEARING

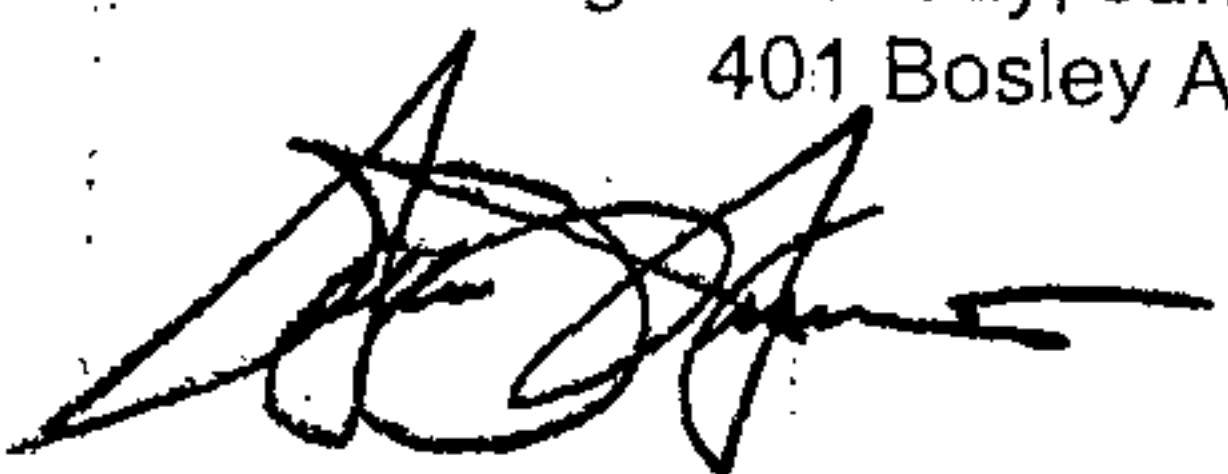
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North side of Winands Road, 286 feet northwest of centerline of Dutchmill Road
2nd Election District - 4th Councilmanic District
Legal Owners: John & Charlene Lorenz

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Hearing: Tuesday, June 26, 2007 at 9:00 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.

Attachment to Zoning Review Hearing Info:

Authorization being sought to obtain a permit to construct a 16 x 16 ft pole building (approx 14' high) @ 14622 Hanover Pike which is an 8.196 acre unimproved lot under a Forest Conservation Management agreement renewed every 5 years since about 1980. I need storage for my Kubota 900RTV which is needed to haul brush, logs, etc. Driving it to the lot from my home across Hanover Pike @ 14629 could then be avoided. A log splitter and other hand tools could be stored in this shed also. The lot is taxed at the agricultural rate since I have the F.C.M.A. and do the work on the forest land called for by the plan. I am seeking an exception to the zoning regulation which does not allow any permanent structure on an unimproved lot in Baltimore County.

#448

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 07-448 - SPH
Petitioner JOHN R. LORENZ
Address or Location 14622 HANOVER PIKE

PLEASE FORWARD ADVERTISING BILL TO

Name JOHN R. LORENZ
Address 14629 HANOVER PIKE
UPPERCO MD 21155

Telephone Number (C) 410-952-3697 (H) 410-429-3941



MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor
C. Ronald Franks, Secretary

July 1, 2005

John & Charlene Lorenz
14629 Hanover Pike
Upperco, MD 21155

Dear Mr. & Mrs. Lorenz:

The recent inspection of your property under the Forest Conservation and Management Program with the Department of Natural Resources was approved. A copy of this inspection report is enclosed.

By copy of this letter, we are also notifying Mr. Ronald Tolson, Supervisor of Assessments for Baltimore County, of the inspection results.

As authorized by the Code of Maryland Regulations (COMAR) 08.07.03.03, you will also find enclosed a bill to cover the cost of the inspection of your property.

Thank you for your efforts under this program to help conserve the valuable forest resources of Maryland. If you have any questions or comments about your agreement, please feel free to contact Patrick Meckley of my staff or your local forester.

Sincerely,

Steven W. Koehn
Director / State Forester

SWK/ppc
Enclosures

cc: Mr. R. Tolson
Mr. W. Merkel
Mr. R. Prenger



9
#448



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 19, 2007

John R. Lorenz
Charlene Lorenz
14629 Hanover Pike
Upperco, MD 21155

Dear Mr. and Mrs. Lorenz:

RE: Case Number: 07-448-SPH, 14629 Hanover Pike

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 3, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 9, 2007

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

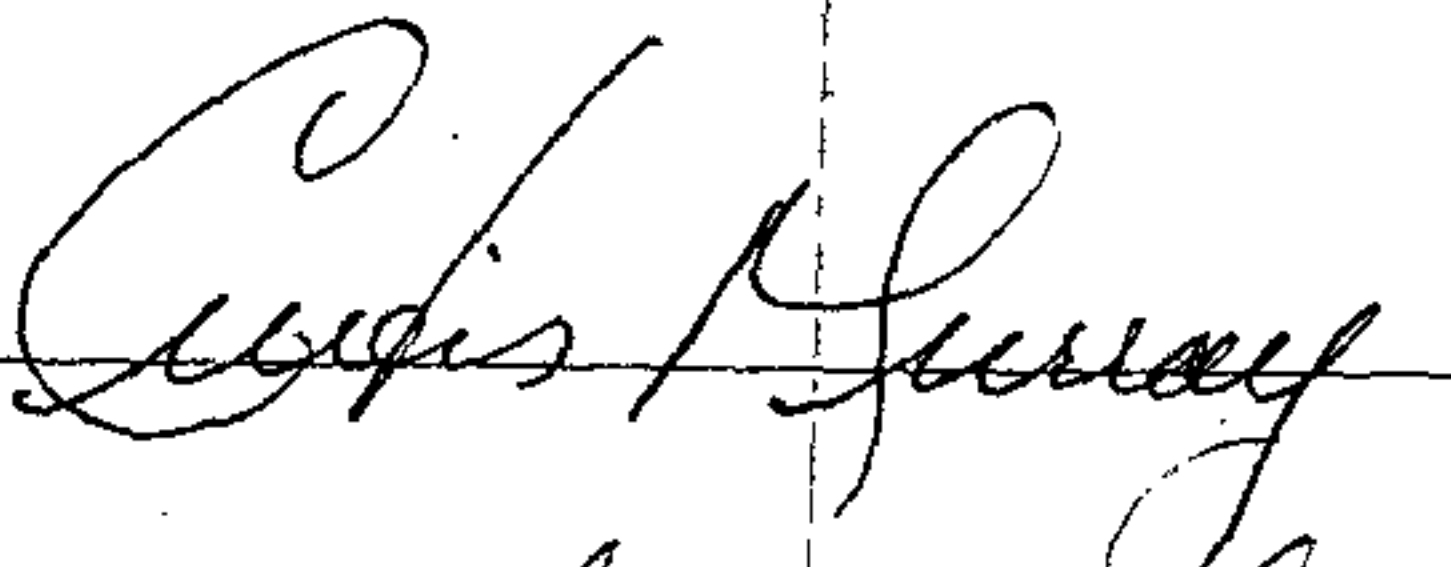
SUBJECT: 7-448 – Special Hearing

The Office of Planning does not oppose the petitioner's request to permit an accessory structure on a lot without a principle structure provided the following conditions are met:

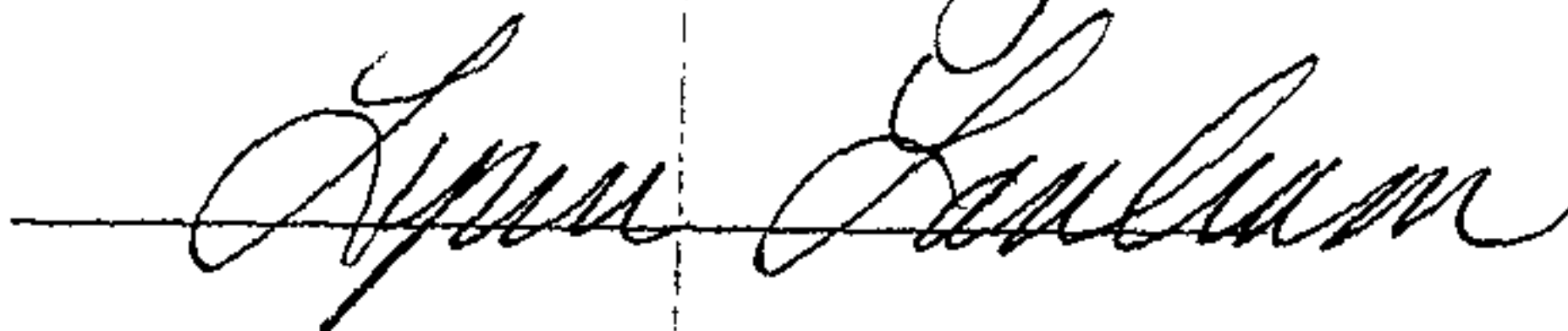
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 16, 2007
Item Nos. 07-440, 442, 444, 445, 446, 447, 448, 451, and 452

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-04132007.doc

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

April 10, 2007

ATTENTION: Zoning Review planners

Distribution Meeting of: April 9, 2007

Item No.: 439, 440, 441, 442, 443, 445, 446, 447, 448, 449, 450, 451, 452,
and 453.

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.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: **APRIL 9, 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. 7-448 SPA
14622 HANOVER PIKE
LORENZ PROPERTY
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. **7-448 SPA**.

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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

RE: PETITION FOR SPECIAL HEARING
14622 Hanover Pike; W/S Hanover Pike,
2,000' N of Gilead Road
4th Election & 3rd Councilmanic Districts
Legal Owner(s): John & Charlene Lorenz
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 07-447-A 07-448-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.

RECEIVED

APR 16 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of April, 2007, a copy of the foregoing Entry of Appearance was mailed to, John & Charlene Lorenz, 14629 Hanover Pike, Upperco, MD 21155, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Department of Natural Resources
FOREST SERVICE

Inspection Results
for Property Under a
Forest Conservation and Management Agreement

Owner: John R. & Charlene Lorenz
Address: 14629 Hanover Pike
Upperco, MD 21155

County: Baltimore

Current Inspection Date: 5-18-2005

Location (Election District): 4th

Date of Last Inspection: 6-19-2000

Date of Agreement: 6-30-1980

Next Inspection Date: 6-30-2010

Agreement Expiration Date: 6-26-2010

Acres: 8.2 14622 Hanover Pike
LOT 5 TWIN BROOKS

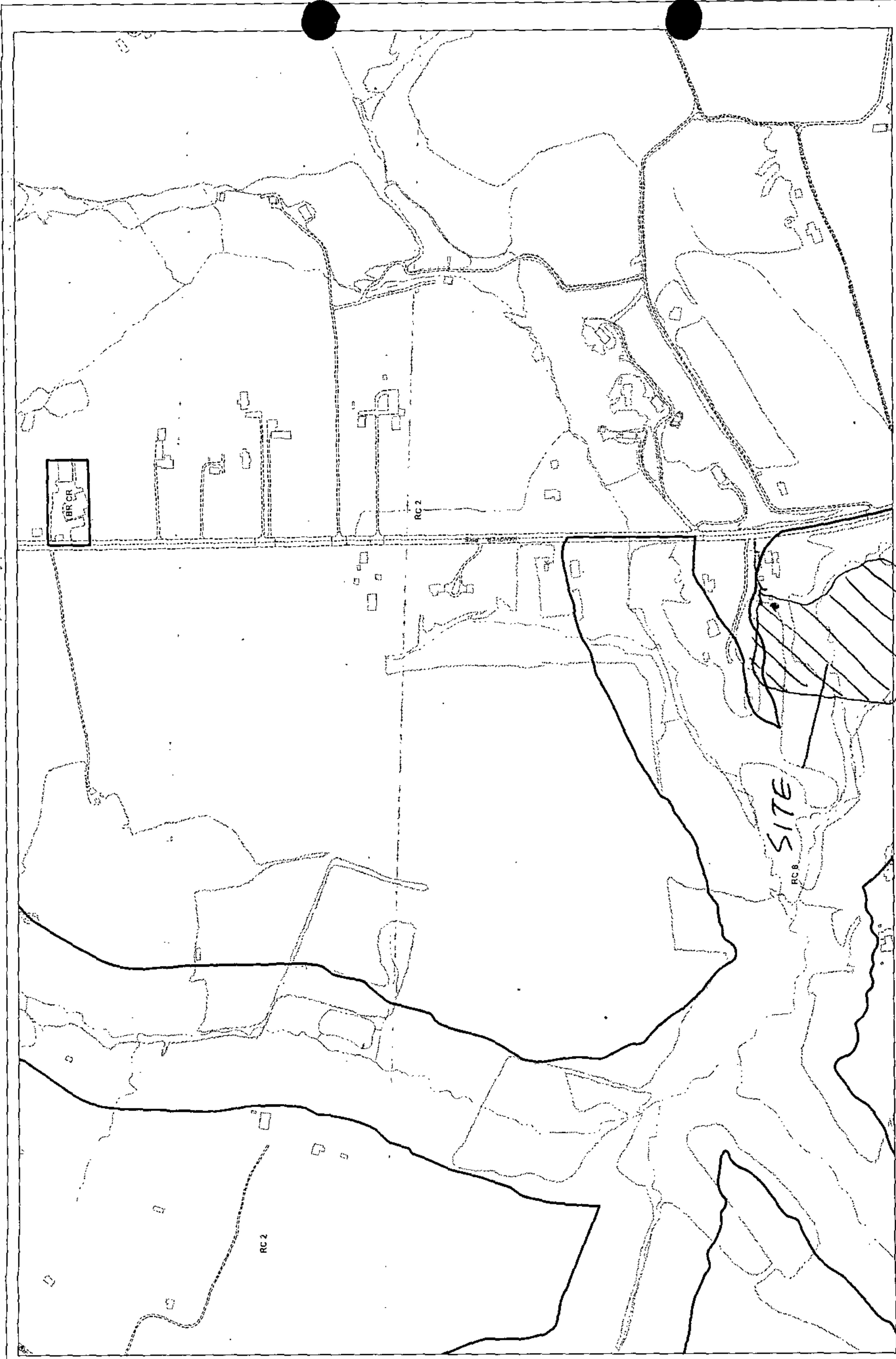
Have the practices scheduled in the plan since the inspection been completed satisfactorily? If not, why? Yes.

Are there changes, corrections, or adjustments to practices required? Describe in detail. (Any significant change shall require an Amendment to be attached.) No. Owner should contact Forest Service (410-665-5820, ext. 1) in January 2010 to request new management plan and renewal of agreement if desired.

Check necessary action: N/A ☒ Expiration ☐ Termination ☐ Transfer ☐ Renewal
Addition ☐ Deletion ☐ If applicable, explain.


Project Manager/Forester


Regional Forester



Plan Sheet: A1/H2

The zoning depicted in this application encompasses the actions associated with County Council Bills 83-04, 83-05, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 13, 2004. The action associated with County Council Bill 83-04 is depicted with a diagonal hatching pattern. County Council Bills 83-05, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 are represented in this application.

Legend

- Buildings
- Streams
- Vegetation
- Zoning
- Roads
- Rail Lines

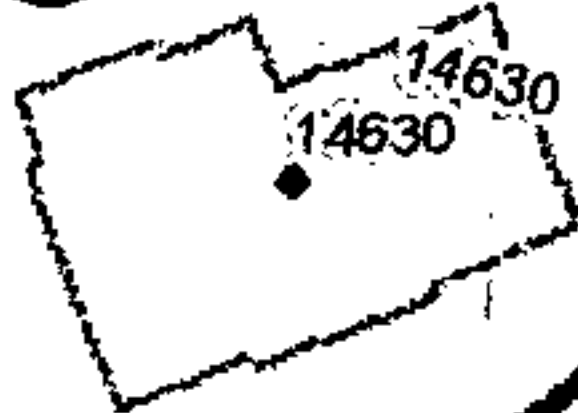
**Baltimore County
Office of Planning and Zoning
Official Zoning Map**

	031A1	031B1	031C1	032A1
	031A2	031B2	031C2	032A2
	031A3	031B3	031C3	032A3

Scale
1" = 200'
0 100 200 400 Feet

Data Sources:
Baltimore County - Baltimore County
Planning Department
1:2,400 from 1995/96 Photography
Zoning - Baltimore County Office of Planning
1:2,400, 2004

448



14632

RC 2

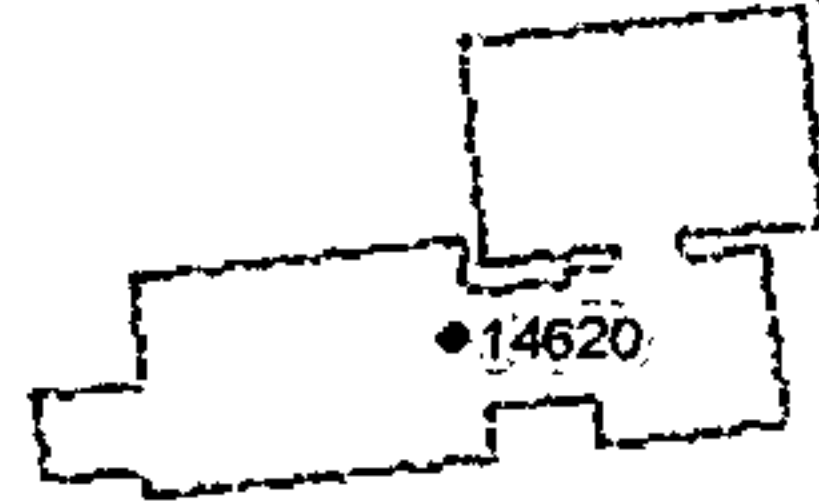
14626

P.B.042112



NW 21-K
031B2
3 CD

proposed
storage
shed
site



14620

RC 8

14620

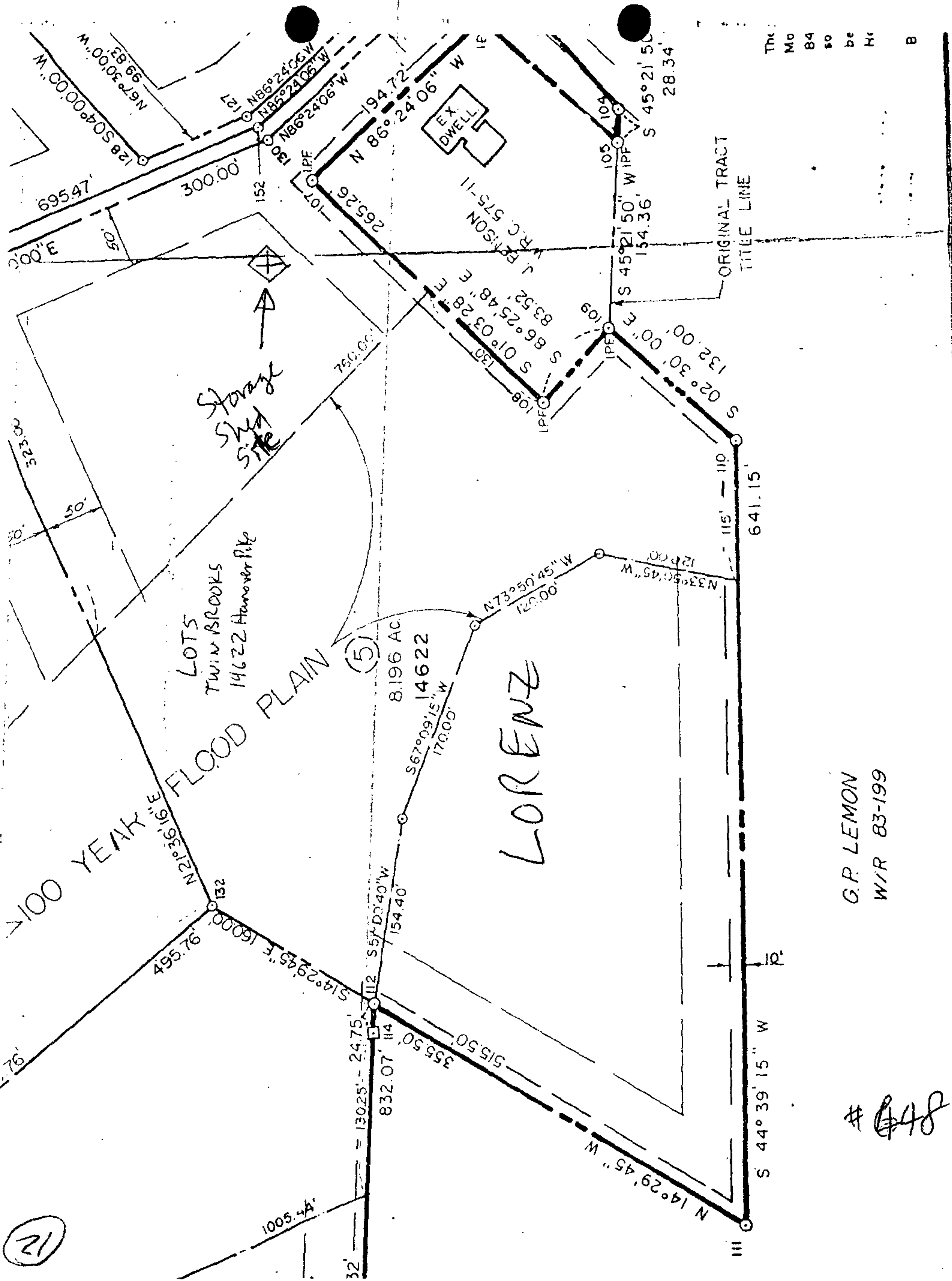
4 ED

14622

5632

#448

(12)



G.P. LEMON
W/R 83-199

#48

The Mo 84 so be H B

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

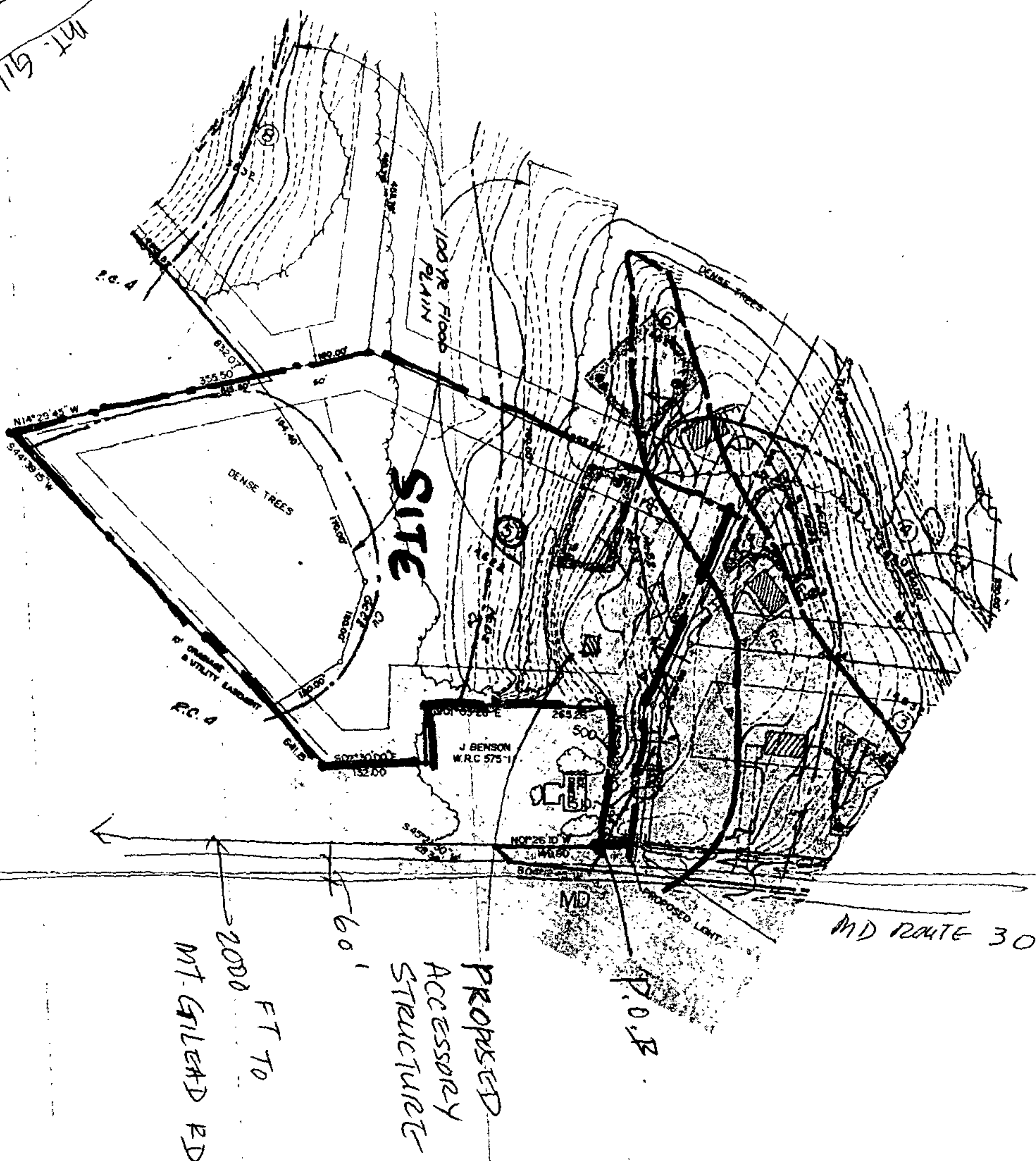
PROPERTY ADDRESS 14623 HANOVER PIKE

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

SUBDIVISION NAME TWIN BROOKS

PLAT BOOK # 42 FOLIO # 112 LOT # 5 SECTION # ---

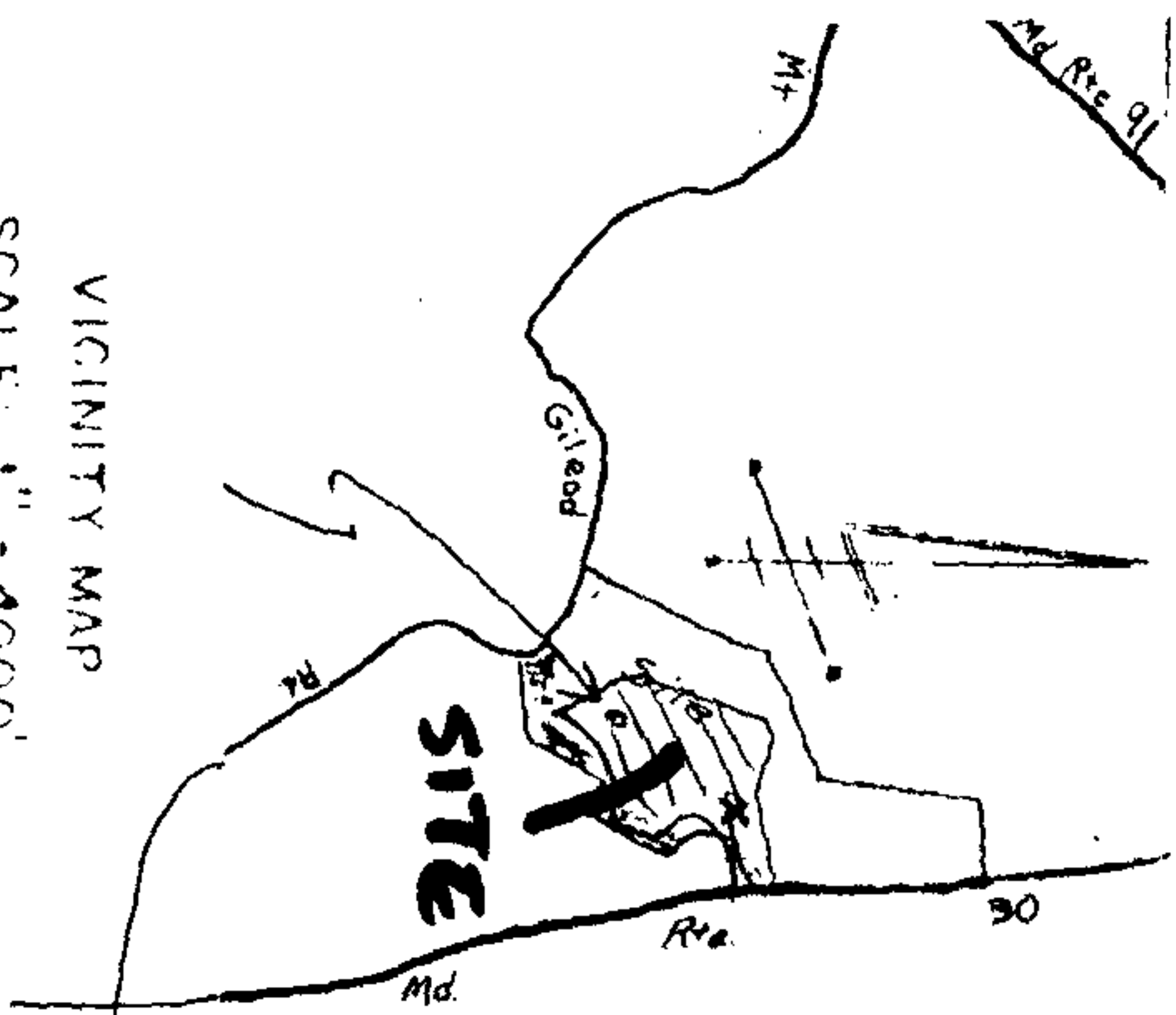
OWNER JOHN R. LORENZ & CHARLENE



SCALE OF DRAWING = 1" = 200'



VICINITY MAP
SCALE: 1" = 2000'



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 031B2

ZONING RC 8

LOT SIZE 8.196 ACRES 357,018 SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ PUBLIC ☐ PRIVATE ☒ NONE

WATER ☐ PUBLIC ☐ PRIVATE ☒ NONE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # 44
CASE # 01-448-SPH

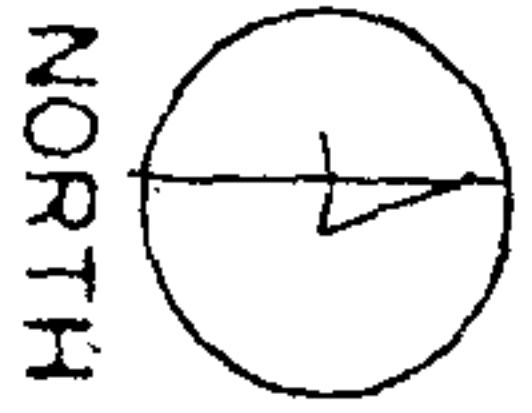
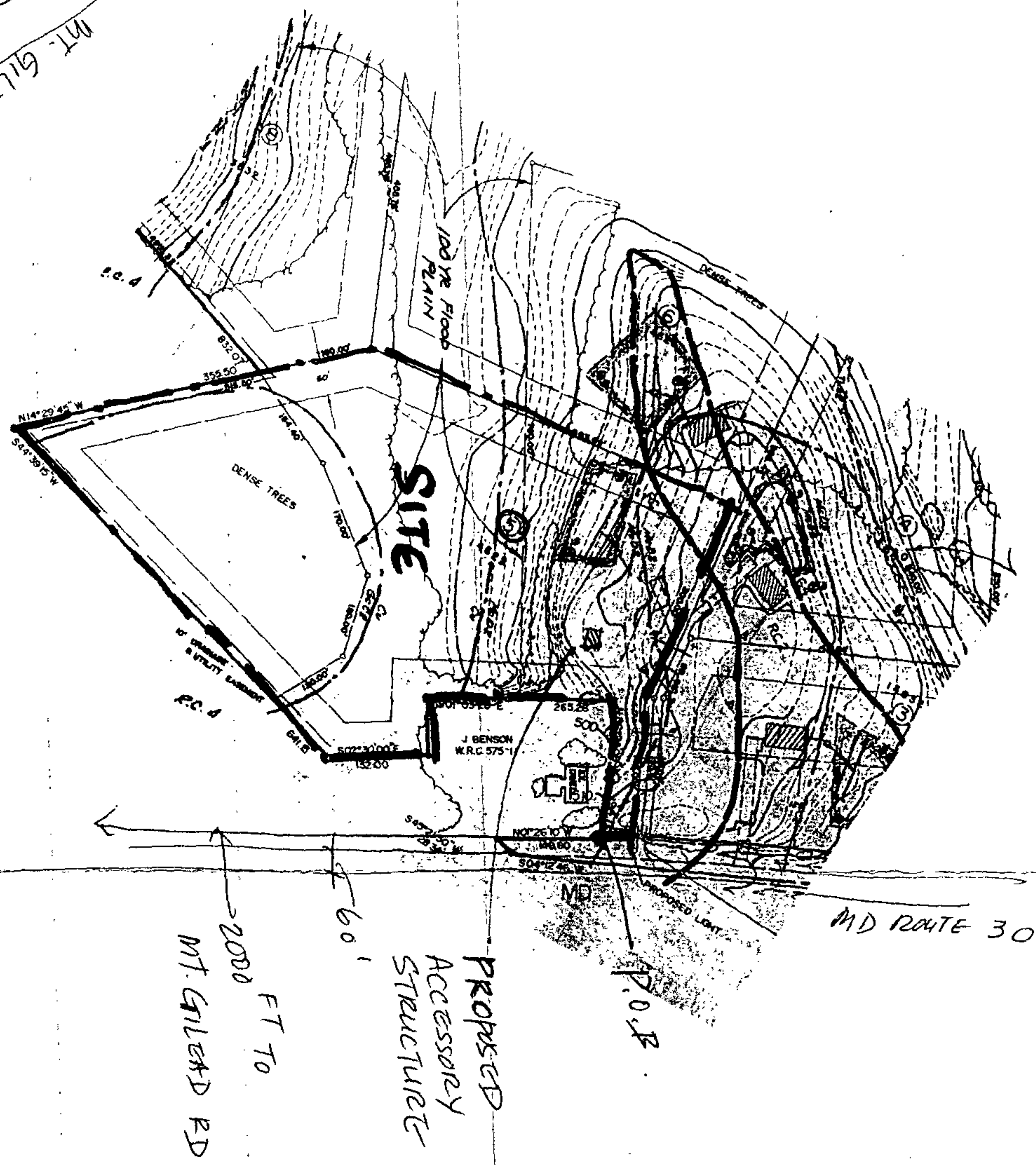
PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 14623 HANOVER PIKE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME TWINBROOKS

PLAT BOOK # 42 FOLIO # 112 LOT # 5 SECTION # —

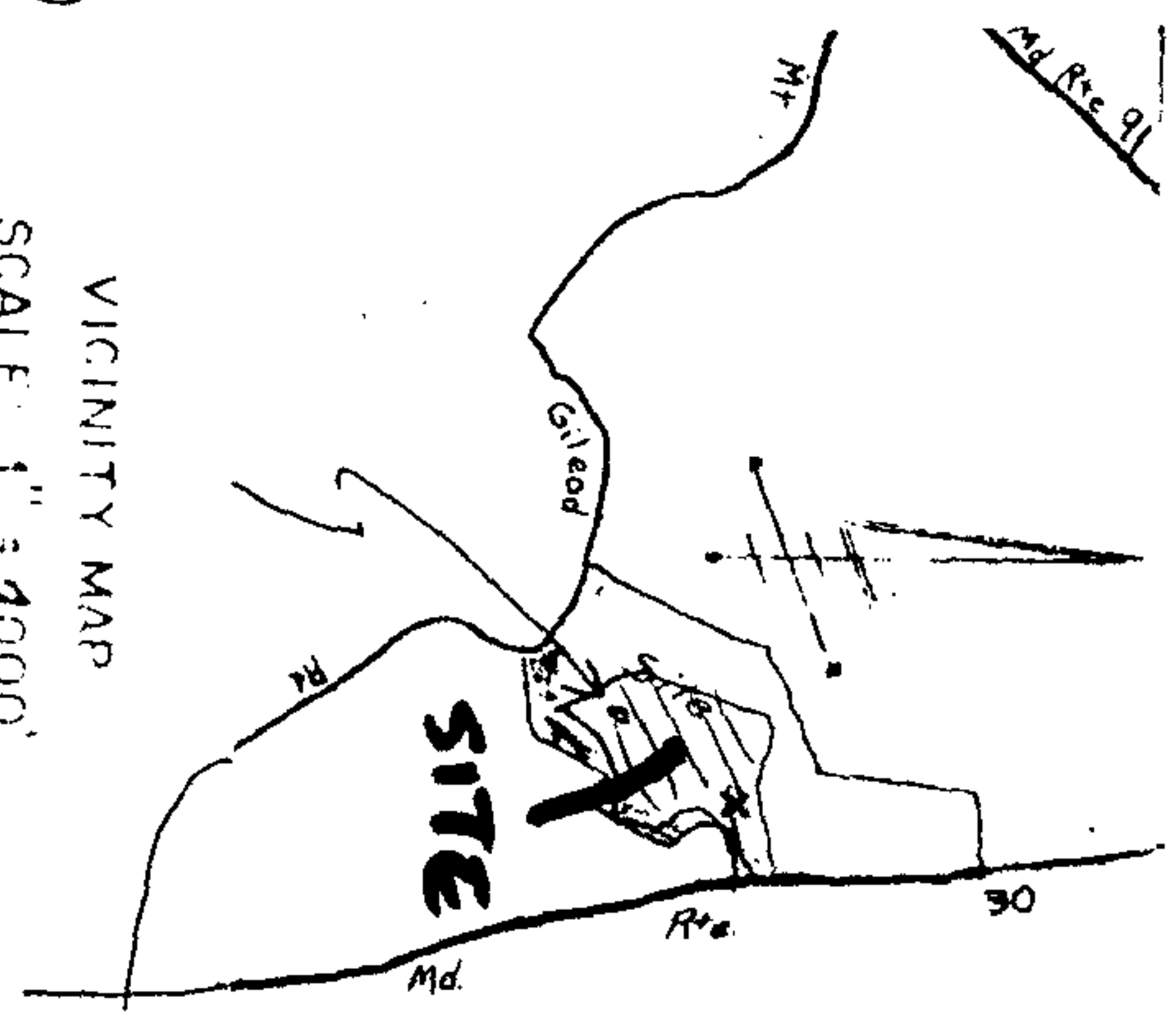
OWNER JOHN R. LORENZ & CHARLENE



SCALE OF DRAWING = 1" = 200'



VICINITY MAP
SCALE 1" = 2000'



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 031B2

ZONING RC 8

LOT SIZE 8.196 ACREAGE 357,018 SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ PUBLIC ☐ PRIVATE ☒ NONE

WATER ☐ PUBLIC ☐ PRIVATE ☒ NONE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # 444
CASE # 01-448-SPH