IN RE: **PETITION FOR VARIANCE** SE Corner Michaelsford Road & Jerome Jay Drive **(12333 Michaelsford Road)** 8th Election District 2nd Council District John Wakeman, et ux Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 07-452-A**

* * * * * * * * * * *

ORDER OF DISMISSAL

This matter was scheduled for a public hearing before the undersigned Zoning Commissioner on June 27, 2007 for consideration of Petition for Variance filed by John Wakeman and his wife, Barbara Wakeman, property owners. The Petitioners sought variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow for an accessory building (garage) with a height of 25 feet in lieu of the maximum of 15 feet.

Appearing at the public hearing in support of the request were John Wakeman, property owner, and Bruce Doak, professional land surveyor with Gerhold, Cross & Etzel, Ltd., who prepared the site plan for this property. Appearing in opposition to the request were Leslie M. Pittler, Esquire, on behalf of his brother Steven M. Pittler, Robert Krum, who are nearby property owners, as well as Mark Hylind, President of the LaurelFord Homeowners Association's Architectural Committee.

Testimony offered during the hearing disclosed that the community association had not had an opportunity to review the building elevation plans; therefore, the record was left open for thirty (30) days for discussions to take place with LaurelFord Homeowners Association's Architectural Committee. A follow-up letter was sent to all parties in July, 2007 requesting a response of any meaningful developments and the Association's position relative to the detached garage. Once again, a follow-up letter was forwarded to all parties in October, 2007 inquiring as to whether this matter should be appropriately dismissed.

ORDER RECEIVED FOR FILING
Date 11-7-07
By

Finally, on November 6, 2007 correspondence was received from the Petitioner, John Wakeman, notifying the undersigned that the construction plans had changed and that no further action was required as a Variance was no longer needed. Whereas, the matter shall be dismissed with prejudice.

NOW, THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of November, 2007 that the Petition for Variance in the above-captioned matter is rendered MOOT and the same is hereby DISMISSED with prejudice.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Mr. Bruce Doak, Gerhold, Cross & Etzel, Ltd., 320 East Towsontown Boulevard, Suite 100, Towson, Maryland 21286
Mr. and Mrs. John Wakeman, 12333 Michaelsford Road, Cockeysville, Maryland 21030
Mark Hylind, 15 Laurelford Court, Lutherville, Md. 21030
Leslie M. Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, Md. 21093
Robert A. Krum, 13001 Jerome Jay Drive, Cockeysville, Md. 21030
People's Counsel; File

ORDER RECEIVED FOR FILING
Date 11-7-07
By

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12333 MICHAELSFORD RD

which is presently zoned RC 5 4 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 Variance from Section(s) SEE ATTACHED

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 WAKEMAN
Name - Type or Print

John J Wakeman
Signature

BARBARA WAKEMAN
Name - Type or Print

Barbara Wakeman
Signature

12333 MICHAELSFORD RD
Address — Telephone No.

COCKEYSVILLE MD 21030
City — State — Zip Code

Representative to be Contacted:

GERHOLD, CROSS, & ETZEL
BRUCE DOAK c/o G.C. & E.
Name

320 E. TOWSONTOWN BLVD
Address — Telephone No.

TOWSON MD 823-4470
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK Date 4/4/07

Case No. 07-452-A

ORDER RECEIVED FOR FILING

Date 11-7-07

By DW

REV 9/15/98

VARIANCE REQUESTED

TO ALLOW FOR AN ACCESSORY BUILDING HEIGHT OF 25' IN LIEU OF THE MAXIMUM OF 15' PER SECTION 400.3 OF THE B.C.Z.R.

#452

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12333 MICHAELSFORD RD

which is presently zoned RC 5 4 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 Variance from Section(s) SEE ATTACHED

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 WAKEMAN
Name - Type or Print

John F Wakeman
Signature

BARBARA WAKEMAN
Name - Type or Print

Barbara Wakeman
Signature

12333 MICHAELSFORD RD
Address — Telephone No.

COCKEYSVILLE MD 21030
City — State — Zip Code

Representative to be Contacted:

GERHOLD, CROSS, & ETZEL
BRUCE DOAK c/o G.C. & E.
Name

320 E. TOWSONTOWN BLVD
Address — Telephone No.

TOWSON MD 823-4470
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BN Date 4/4/07

Case No. 07-452-A

ORDER RECEIVED FOR FILING
Date 11-7-07
By DW

REV 9/15/98

VARIANCE REQUESTED

TO ALLOW FOR AN ACCESSORY BUILDING HEIGHT OF 25' IN LIEU OF THE MAXIMUM OF 15' PER SECTION 400.3 OF THE B.C.Z.R.

#452

ZONING DESCRIPTION

Zoning Description For 12333 Michaelsford Road

Beginning at a point on the Southeast corner of Michaelsford Road, which is 50 feet wide and Jerome Jay Drive, which is 50 ft. wide. Being Lot # 19, Section 3 in the subdivision of Laurelford as recorded in Baltimore County Plat Book #61, Folio# 113, containing 1.263 acres. Also known as 12333 Michaelsford Road and located in the 8th Election District, 2nd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26605

DATE 4/4/07

ACCOUNT 1 8 0 0 1 0 0 6 6 5 0

AMOUNT $ 65.00

RECEIVED FROM: John Lombardi

FOR: Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item 11952

PAID RECEIPT

REFERENCE	ACTION	TIME	TEN
[illegible]	[illegible]	14:16:47	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

Dept Tot 65.00
65.00 [illegible]
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: # 07-452-A
12333 Michaelsford Road
Southeast corner of Michaelsford Road and Jerome Jay Drive
8th Election District
2nd Councilmanic District
Legal Owner(s): John & Barbara Wakeman

Variance: to permit an accessory building height of 25 feet in lieu of the maximum permitted height of 15 feet.

Hearing: Wednesday, June 27, 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 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 6/673 June 12 138455

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.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 07-452-A
PETITIONER/DEVELOPER:
John & Barbara Wakeman
DATE OF HEARING: June 27, 2007

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

LOCATION:
12333 Michaelsford Road

(see page 2 for full size photo)

POSTED ON: May 31, 2007

SIGNATURE OF SIGN POSTER

John J. Dill

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

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: 07-452-A
12333 Michaelsford Road
Southeast corner of Michaelsford Road and Jerome Jay Drive
8th Election District – 2nd Election District
Legal Owners: John & Barbara Wakeman

Variance to permit an accessory building height of 25 feet in lieu of the maximum permitted height of 15 feet.

Hearing: Wednesday, June 27, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: John & Barbara Wakeman, 12333 Michaelsford Road, Cockeysville 21030
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 12, 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 & Barbara Wakeman
12333 Michaelsford Road
Cockeysville, MD 21030

410-823-4470

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: 07-452-A
12333 Michaelsford Road
Southeast corner of Michaelsford Road and Jerome Jay Drive
8th Election District – 2nd Election District
Legal Owners: John & Barbara Wakeman

Variance to permit an accessory building height of 25 feet in lieu of the maximum permitted height of 15 feet.

Hearing: Wednesday, June 27, 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.

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: 07-452-A

Petitioner: John & Barbara Wakeman

Address or Location: 12333 Michaelsford Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: John & Barbara Wakeman

Address: 12333 Michaelsford Road
Cockeysville, MD 21030

Telephone Number: 410-823-4470

Revised 7/11/05 - SCJ

ZONING NOTICE

CASE # :07-452-A

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

PLACE: Room 407 County Courts Building
401 Bosley Avenue, Towson, MD

TIME & DATE : 9:00 Am Wednesday, June 27, 2007

Variance: To permit an accessory building height of 25 feet in lieu of the maximum permitted height of 15 feet.

05/31/2007

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY TO CONFIRM HEARING.
CALL 410-887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE.

[illegible] DAY OF HEARING, UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

05/31/2007

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 19, 2007

John Wakeman
Barbara Wakeman
12333 Michaelsford Road
Cockeysville, MD 21030

Dear Mr. and Mrs. Wakeman:

RE: Case Number: 07-452-A, 12333 Michaelsford Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 4, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures
c: People's Counsel
Gerhold, Cross & Etzel Attn: Bruce Doak 320 E. Towsontowne Blvd Towson 21286

IMPORTANT MESSAGE

FOR Bill

DATE 10-31 TIME 900 A.M. / P.M.

M Bruce Doak

OF

PHONE 410 823 4470
AREA CODE NUMBER EXTENSION

☐ FAX

☐ MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL	✓	SPECIAL ATTENTION	

MESSAGE
Wakeman property -
Mr. Wakeman decided
to redesign house so did
not need variances
John Wakeman

SIGNED 410 345 6898

TOPS. FORM 3002P MADE IN U.S.A.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

October 30, 2007

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Bruce Doak
Gerhold, Cross & Etzel, Ltd.
320 East Towsontown Boulevard, Suite 100
Towson, Maryland 21286

RE: **PETITION FOR VARIANCE**
SE Corner Michaelsford Road & Jerome Jay Drive
(12333 Michaelsford Road)
8th Election District – 2nd Council District
John & Barbara Wakeman – Petitioners
Case No. 07-452-A

Dear Mr. Doak:

I have attached for your convenience a copy of my July 31, 2007 letter addressed to your clients. Much to my dismay, I never received the courtesy of a reply from the Wakeman's, yourself, or any of the other parties relative to the referenced petition and the Wakeman's desire to build an accessory building with a height of 25 feet in lieu of the 15 required. If variance relief is no longer necessary, it would be appreciated if you would advise me so this matter may be appropriately dismissed. In the event differences have been resolved through discussions with the LaurelFord Homeowners Association's Architectural Committee, I would appreciate being informed of that fact as well.

Please provide me with the benefit of your advice at your earliest opportunity; an email reply would certainly suffice at this time.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Attachment

c: Mr. and Mrs. John Wakeman, 12333 Michaelsford Road, Cockeysville, Maryland 21030
Mark Hylind, 15 Laurelford Court, Lutherville, Md. 21030
Leslie M. Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, Md. 21093
Robert A. Krum, 13001 Jerome Jay Drive, Cockeysville, Md. 21030
People's Counsel; File

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 31, 2007

Mr. and Mrs. John Wakeman
12333 Michaelsford Road
Cockeysville, Maryland 21030

RE: **PETITION FOR VARIANCE**
SE Corner Michaelsford Road & Jerome Jay Drive
(12333 Michaelsford Road)
8th Election District – 2nd Council District
John & Barbara Wakeman – Petitioners
Case No. 07-452-A

Dear Mr. and Mrs. Wakeman:

On June 27, 2007, your petition for variance requesting an accessory building height of 25 feet in lieu of the maximum 15 feet came before me for consideration. At the conclusion of the hearing, I left the record open for thirty (30) days in order for discussions to take place with the LaurelFord Homeowners Association's Architectural Committee. I would appreciate receiving a response from you informing me of any meaningful developments in this regard. By copy of this letter, I am asking the association's president, Mark Hylind, to give me the benefit of the association's position relative to the detached garage.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Mark Hylind, 15 Laurelford Court, Lutherville, Md. 21030
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, Md. 21204
Leslie M. Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, Md. 21093
Robert A. Krum, 13001 Jerome Jay Drive, Cockeysville, Md. 21030
People's Counsel; File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: File **DATE:** June 27, 2007

FROM: William J. Wiseman, III
Zoning Commissioner

RE: **Case No. 07-452-A**
John & Barbara Wakeman
Hearing Date: June 27, 2007

The hearing was concluded, however, the record was left open for thirty (30) days to allow the LaurelFord Homeowners Association's Architectural Committee the opportunity to review building elevations.

WJW:dlw

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
JUN 26 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 26, 2007

SUBJECT: Zoning Item # 07-452-A
Address 12333 Michaelsford Road
(Wakeman Property)

Zoning Advisory Committee Meeting of April 9, 2007

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

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

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Livingston Date: 6/25/07

C:\DOCUME~1\dwiley\LOCALS~1\Temp\ZAC 07-452-A.doc

6/27
9 AM

From: Debra Wiley
To: Livingston, Jeffrey
Date: 06/25/07 8:16:31 AM
Subject: Case No. 07-452-A - June 27th - 9 AM

Good Morning Jeff,

Bill will be hearing the above-referened case this Wednesday, June 27th at 9 AM and there doesn't appear to be a comment in our file from your office. The address is 12333 Michaelsford Road, zoned R.C. 4 & R.C.5. The owners, John and Barbara Wakeman, are asking for variance relief to permit an accessory building height of 25 feet in lieu of the maximum permitted height of 15 feet.

Could you please determine whether a DEPRM comment is needed and let me know before the hearing on Wednesday.

Thanking you in advance for your usual cooperation and have a great day!

Debbie

BW 6/27
9 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2007

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

SUBJECT: 12333 Michaelsford Road

RECEIVED
MAY 17 2007
BY:

INFORMATION:

Item Number: 7-452

Petitioner: Mr. And Mrs. John and Barbara Wakeman

Zoning: RC 5 and RC 4

Requested Action: **Variance**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 feet 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.
3. The design of the proposed garage should be in architectural harmony with the principal structure. It should show consistency in materials, colors, roof pitch and style.
4. Prior to the issuance of any building permits, elevation drawings (indicating the above) of the proposed garage must be submitted to the Office of Planning for review and approval.

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

Reviewed by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-452.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2007

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

SUBJECT: 12333 Michaelsford Road

INFORMATION:

Item Number: 7-452

Petitioner: Mr. And Mrs. John and Barbara Wakeman

Zoning: RC 5 and RC 4

Requested Action: **Variance**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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

Reviewed by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-452.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2007

FROM: 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
Maryland Department of Transportation

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

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. 7-452-A
12 333 MICHAELSFORD RD
WAKEMAN PROPERTY
VARIANCE

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. 7-452-A.

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

Dear Mr. Wiseman, 10/30/07

Please close case No. 07-452-A

No further action is required here - Changed construction plans

thanks for your help!

John F Wacheman

RECEIVED
NOV 06 2007
BY:.....

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 30, 2007

Mr. Bruce Doak
Gerhold, Cross & Etzel, Ltd.
320 East Towsontown Boulevard, Suite 100
Towson, Maryland 21286

RE: **PETITION FOR VARIANCE**
SE Corner Michaelsford Road & Jerome Jay Drive
(12333 Michaelsford Road)
8th Election District – 2nd Council District
John & Barbara Wakeman – *Petitioners*
Case No. 07-452-A

Dear Mr. Doak:

I have attached for your convenience a copy of my July 31, 2007 letter addressed to your clients. Much to my dismay, I never received the courtesy of a reply from the Wakeman's, yourself, or any of the other parties relative to the referenced petition and the Wakeman's desire to build an accessory building with a height of 25 feet in lieu of the 15 required. If variance relief is no longer necessary, it would be appreciated if you would advise me so this matter may be appropriately dismissed. In the event differences have been resolved through discussions with the LaurelFord Homeowners Association's Architectural Committee, I would appreciate being informed of that fact as well.

Please provide me with the benefit of your advice at your earliest opportunity; an email reply would certainly suffice at this time.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Attachment

c: Mr. and Mrs. John Wakeman, 12333 Michaelsford Road, Cockeysville, Maryland 21030
Mark Hylind, 15 Laurelford Court, Lutherville, Md. 21030
Leslie M. Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, Md. 21093
Robert A. Krum, 13001 Jerome Jay Drive, Cockeysville, Md. 21030
People's Counsel; File

Case No.: 07-452A 12333 MICHAELSFORD RD

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	Signatures of 4 residents that OBJECT to VARIANCE
No. 2	Plat of Laurel FORD	
No. 3	3A thru PHOTOGRAPHS of EXISTING CONDITIONS	
No. 4	REVIEWED Elevations — left with Petitioner	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

We object to a Variance for an accessory Building Case # 07-452A at 12333 Michael Stafford Rd

1 Robert A Kreem Elizabeth Kreem 1300, Jrone Jay
2 Mike Linke 11 Laurelford Ct.
3 Steve Sitzer 14 LAURELFORD CT
4 Chas & Kathy Arthur Woodell 8 LAURELFORD Ct.
5
6
7
8
9
10
11
12
13
14
15 Laurel Ford Homeowners Association
16
17
18 PROTESTANT'S
19 EXHIBIT NO. 1

AXA Advisors, LLC

Robert A Krum

Mid-Atlantic Region

AXA ADVISORS

7 St. Paul, Suite 1700, Baltimore, Maryland 21202 Tel: (410) 347-1111 Fax: (410) 547-0709

The above-named registered representative offers securities through **AXA Advisors, LLC** (212-314-4600), member NASD, and is an agent of **The Equitable Life Assurance Society of the U.S.** (NY, NY 10104). Registered representatives also offer variable and traditional life insurance and annuity products of Equitable, and of over 100 other companies through an insurance-brokerage affiliate.

www.axa-advisors.com

Case No.: 07-452A 12333 MICHAELSFORD RD

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No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

RE:	PETITION FOR VARIANCE 12333 Michaelsford Road; SE corner Michaelsford Road & Jerome Jay Drive 8th Election & 2nd Councilmanic Districts Legal Owner(s): John & Barbara Wakeman Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-452-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 and 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

RECEIVED
APR 16 2007
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of April, 2007, a copy of the foregoing Entry of Appearance was mailed Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME Wakeman
CASE NUMBER 07-452-A
DATE 6/27/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Bruce Doak	320 E. Towsontown Blvd	Towson Md 21286	
Gerhold Cross & Etzel			
John Wakeman	~~1000~~ E. 12333 Michaelsford Rd	Cockeysville, MD 21030	JFWakeman@comcast.net

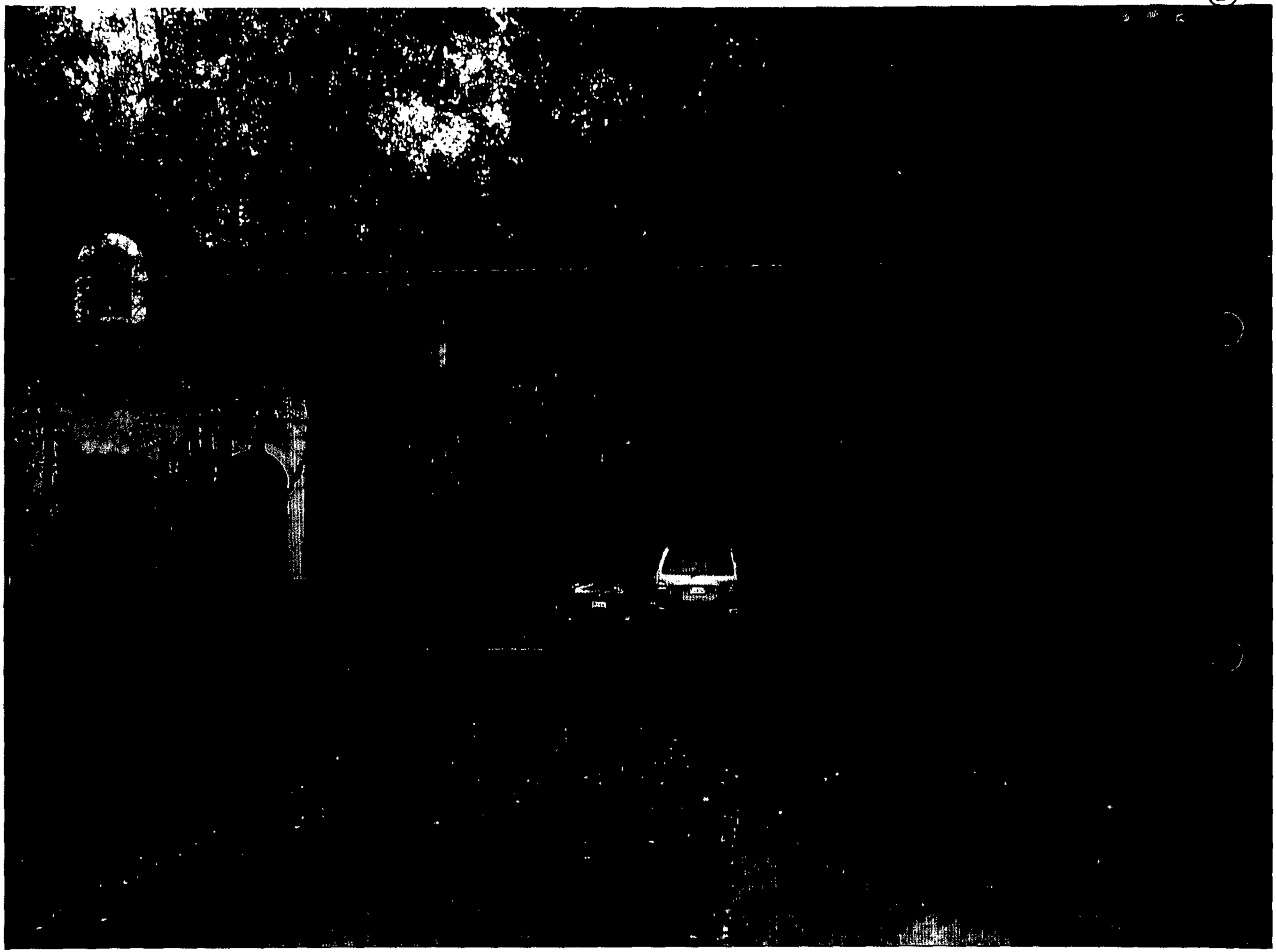
PLEASE PRINT CLEARLY

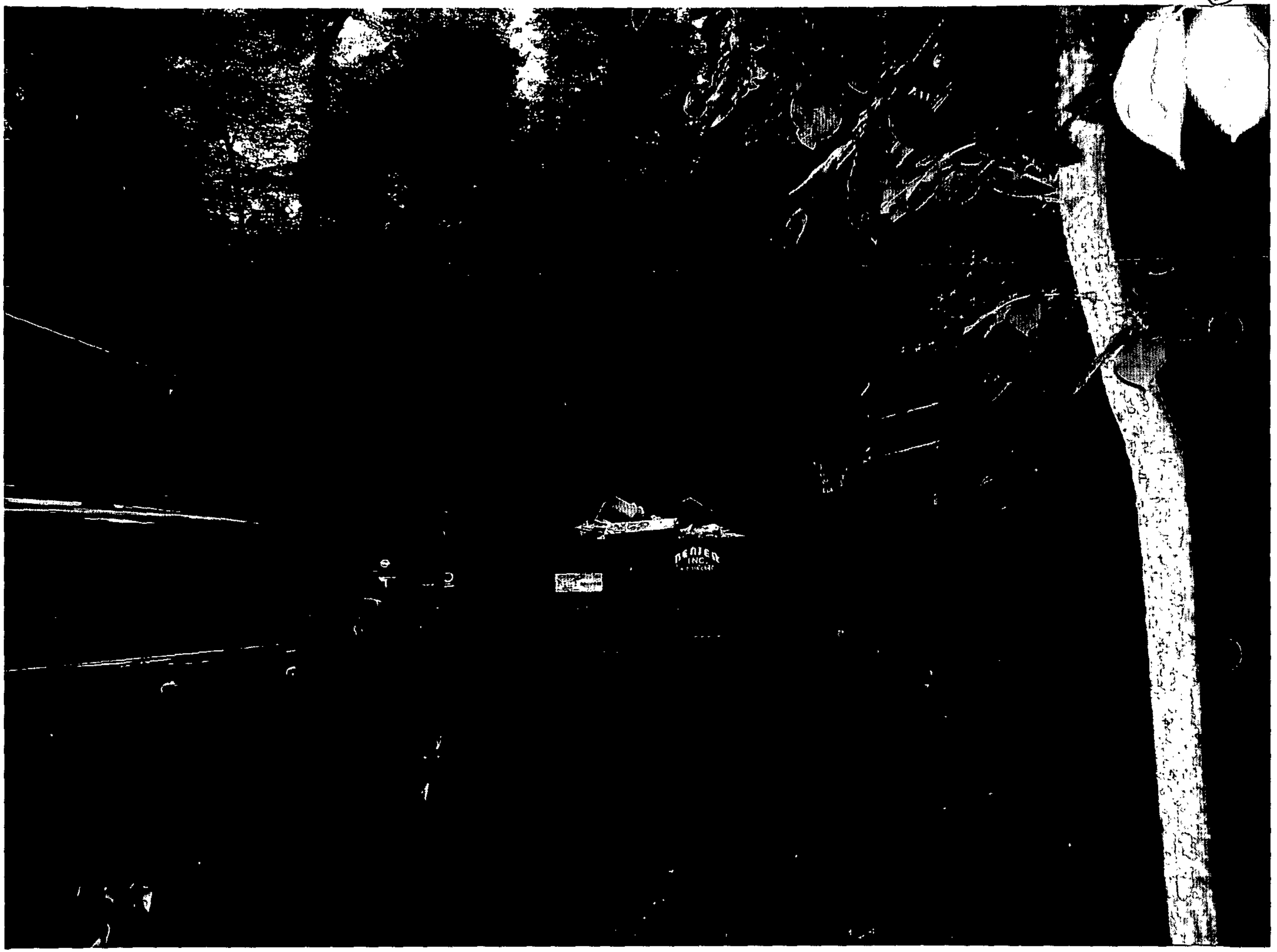
CASE NAME _____
CASE NUMBER _____
DATE _____

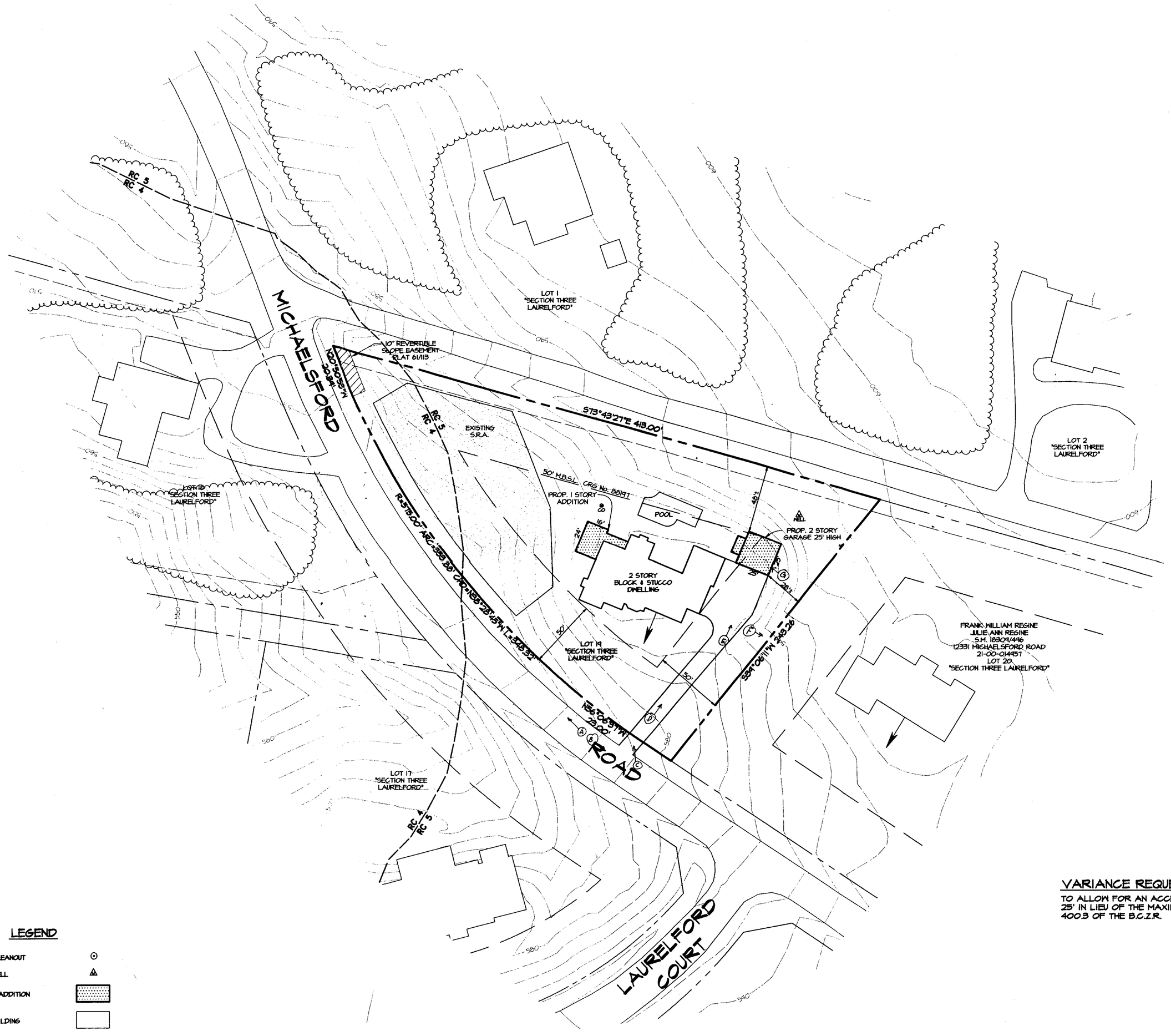
CITIZEN'S SIGN-IN SHEET

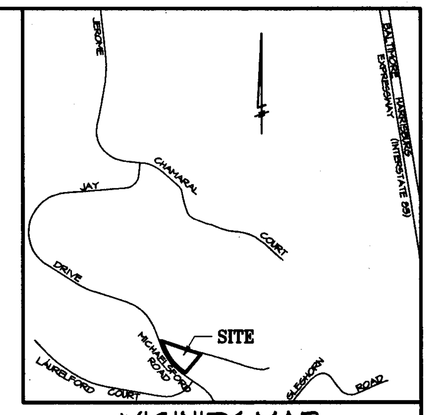
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Leslie M. Pittler	25 Wandsworth Bridge Way	Lutherville Md. 21093	Les-law@comcast.net
Robert Krum	13001 Jerome Jay	Cockeysville Md 21030	Rob1Krm@Aol.com
Mark Hylind	15 Laurelford Ct	Lutherville, MD 21030	Uccinfoman@Aol.com

PETITIONER'S
EXHIBIT NO. 3A thru 3G




(E)
PENTER
INC.





VICINITY MAP
1" = 2000'

PLAT 61/113

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM PLAT 61/113.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 051A1.
3. CENSUS TRACT 408501 REGIONAL PLANNING DISTRICT 307
   WATERSHED LOCH RAVEN SUBSENSHED 36N
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   HIGH - DULANEY H.S.
   A.D.C. MAP & GRID 18 C7
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9. BUILDING ELEVATIONS SHOWING BUILDING MATERIALS FOR THE PROPOSED DWELLING MUST BE REVIEWED AND APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

LEGEND

- EXISTING CLEANOUT
- EXISTING WELL
- PROPOSED ADDITION
- EXISTING BUILDING
- WOODS LINE
- EXISTING PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS

VARIANCE REQUESTED

TO ALLOW FOR AN ACCESSORY BUILDING HEIGHT OF 25' IN LIEU OF THE MAXIMUM OF 15' PER SECTION 400.3 OF THE B.C.Z.R.

OWNER\DEVELOPER
JOHN F. WAKEMAN
BARBARA L. WAKEMAN
12333 MICHAELSFORD ROAD
COCKEYSVILLE, MD 21030

PLAN TO ACCOMPANY PHOTOGRAPHS

PLAN TO ACCOMPANY A VARIANCE REQUEST
WAKEMAN PROPERTY

PLAT 61/113 "SECTION 3 LAUREL FORD"
12333 MICHAELSFORD ROAD
Deed Ref: S.M. No. 15433 folio 593
Tax Account No.: 21-00-014956
Zoned R.C. 4 & R.C. 5; GIS Tile 051A1
Tax Map 51; Grid 7; Parcel 330; Lot 19
8th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND
BRUCE EDWIN DORF
No. 511
REGISTERED
PROFESSIONAL
LAND SURVEYOR
3/27/07

Scale: 1"=40' Date: MARCH 12, 2007

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE	COMPUTED:	DRAWN: SMH	CHECKED:

PETITIONER'S EXHIBIT NO. 3

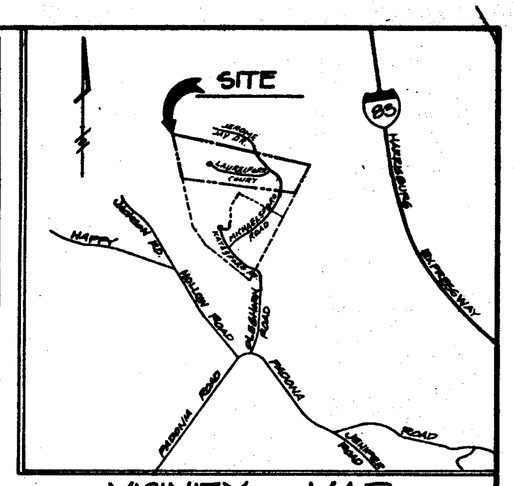
GENERAL NOTES

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON PLAT.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 OF THE BALTIMORE COUNTY CODE
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE CO.
4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING OR THE DEPARTMENT OF PUBLIC WORKS.
6. HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENT, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER, AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND AT NO COST.
7. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
8. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100 YEAR WATER SURFACE.
9. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.
10. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTO. CO. OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

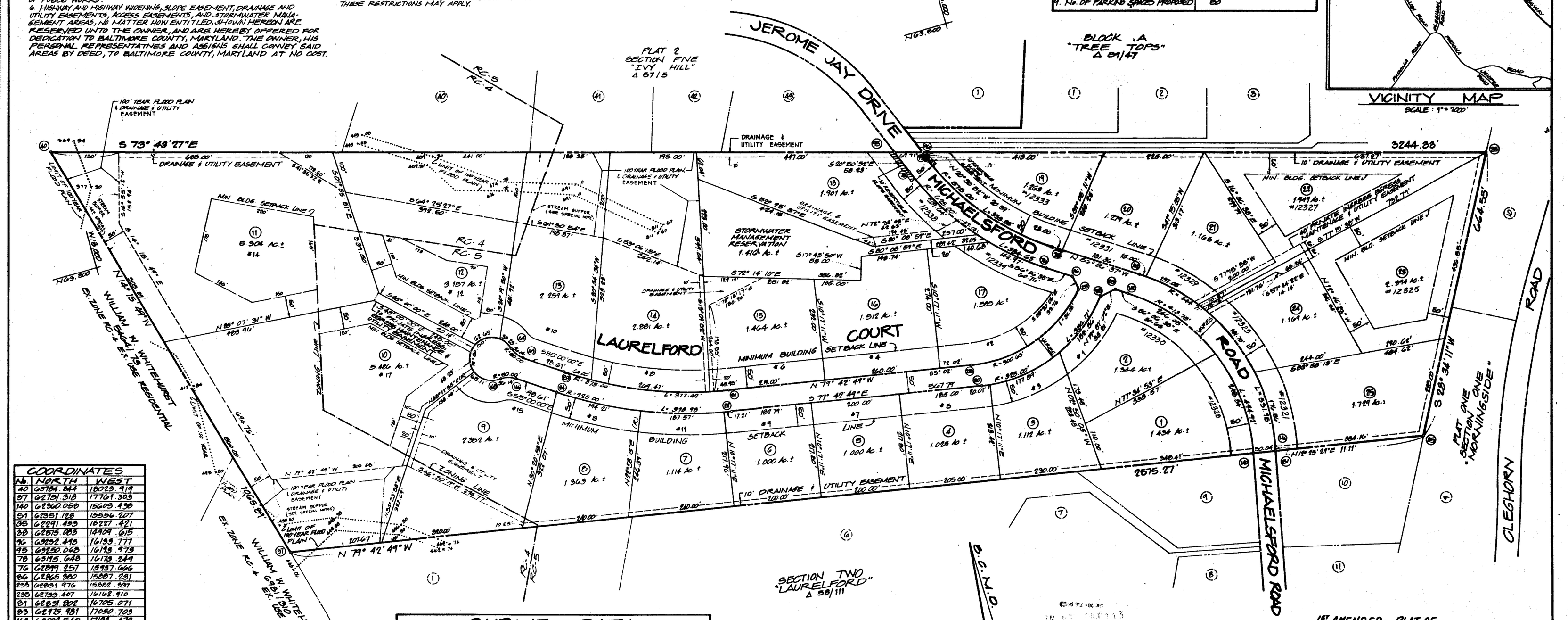
SPECIAL NOTE:
NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IS ALLOWED IN THE 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT, AND STREAM BUFFER AREA EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

BENCH MARK
HUB No. X-5245 ELEV. 657.941
DESCRIPTION: U.S.C & G. MON. N.E
CORNER PADONIA & HAPPY HOLLOW

DENSITY NOTES	SECTION III
1. GROSS AREA OF SITE	52.839 Ac.±
2. EXISTING ZONING	RC-4 (11.190 Ac.±) RC-5 (41.649 Ac.±)
3. No. OF LOTS ALLOWED	RC-4 (11.190 × 0.20) = 2 RC-5 (41.649 × .667) = 27
4. No. OF LOTS PROPOSED	25 LOTS
5. ROAD RUN AREA	3.182 Ac.±
6. NET AREA OF LOTS	48.241 Ac.±
7. AVG. LOT SIZE	1.930 Ac.±
8. No. OF PARKING SPACES REQUIRED	(2 PER LOT = 50)
9. No. OF PARKING SPACES PROPOSED	50



VICINITY MAP
SCALE: 1" = 2000'



COORDINATES		
No	NORTH	WEST
40	63784.864	18029.919
87	62751.318	17761.303
140	62360.050	15605.430
51	62351.128	15556.207
35	62291.453	15227.421
30	62015.083	14909.615
96	63252.445	16133.777
95	63250.065	16193.973
78	63195.648	16173.249
76	62899.257	15937.666
86	62865.300	15887.231
255	62831.976	15882.337
235	62733.407	16162.910
81	62831.802	16705.071
83	62915.981	17050.703
163	63032.540	17131.479
165	63021.749	17151.420
168	63020.313	17172.418
166	62991.883	17160.150
84	62835.043	17079.301
82	62782.605	16719.999
80	62681.216	16155.357
88	62808.166	15889.447
85	62801.610	15882.220
142	62792.862	15770.794
144	62961.971	15569.817
143	62886.812	15740.144
75	62940.765	15909.766
77	63215.445	16116.523

CURVE DATA					
FROM TO	RADIUS	DELTA	ARC	TANGENT	CHORD
80 - 82	325.00'	62°47'28"	356.17	198.35'	S68°53'27"W 338.61'
82 - 84	925.00'	24°42'49"	398.96'	202.64'	N67°21'25"W 395.90'
166 - 168	50.00	41°24'35"	36.14'	18.90'	N75°42'17"W 35.36'
168 - 165	50.00'	260°44'18"	227.35'	108.01'	N35°00'00"E 75.00'
165 - 163	50.00'	41°24'35"	36.14'	18.90'	S34°17'49"E 35.36'
83 - 81	875.00'	24°42'49"	377.42'	191.69'	S67°21'25"E 374.50'
235 - 235	300.65'	59°17'12"	311.08'	171.08'	N70°38'35"E 297.38'
76 - 78	625.00'	35°15'45"	384.65'	198.64'	N38°28'45"W 378.64'
77 - 75	575.00'	35°15'45"	353.88	182.75'	S38°28'45"E 348.34'
143 - 144	444.71	68°32'00"	531.95'	302.99'	S21°50'34"E 500.79'
140 - 142	413.75'	68°32'00"	494.92'	281.90'	N21°50'34"W 465.94'

REASON FOR 1ST AMENDMENT
TO CHANGE HOUSE NUMBERS ON LOTS 1, 2, 17, 18, 19, 20, 21 22, 23, 24, & 25.

1ST AMENDED - PLAT OF
SECTION THREE
LAURELFORD

8TH ELECTION DISTRICT — FORMERLY RECORDED S.M. 61:13 — BALTO. CO. MD.
SCALE: 1" = 100' — JANUARY 10, 1990

DATE OF C.R.G. APPROVAL: 12/22/88
DEED REFERENCE: 8306/90 ACCOUNT No. 21-00-014938 thru 21-00-014963

BEAVER DAM RUN SEWERSHED

The streets and/or roads shown hereon and the mention thereof in deeds are for the purposes of description only, and the same are not intended to be dedicated to public use. The fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this Plat is attached, their heirs and assigns.

Coordinates and bearings shown on this Plat are referred to the system of coordinates established in the Baltimore County Metropolitan District, and are based on the following traverse stations:
1.) HUB NO. X-5245 N 58,674.550 W 16550.595
2.) HUB NO. X-5246 N 58,683.930 W 16035.930

SURVEYOR'S CERTIFICATION

The undersigned, a Registered Land Surveyor of the State of Maryland does hereby certify that he is the surveyor who prepared this Plat and that the land shown hereon has been laid out and the Plat thereof has been prepared in compliance with Subsection (C) Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of Plat and marker setting.

James W. McKee — Date

OWNER'S CERTIFICATION

The undersigned, owner of the land shown hereon, hereby certifies that to the best of his knowledge, the requirements of Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland has been complied with, as same concerns the making of the Plat and setting of markers.

Owner — Date

OWNER

MARBLE HILL PARTNERSHIP
JAMES W. McKEE-PARTNER
5 SHAWAN ROAD
HUNT VALLEY, MARYLAND 21030

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
DIRECTOR — DATE 2-21-90

APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING & ZONING.
DIRECTOR — DATE

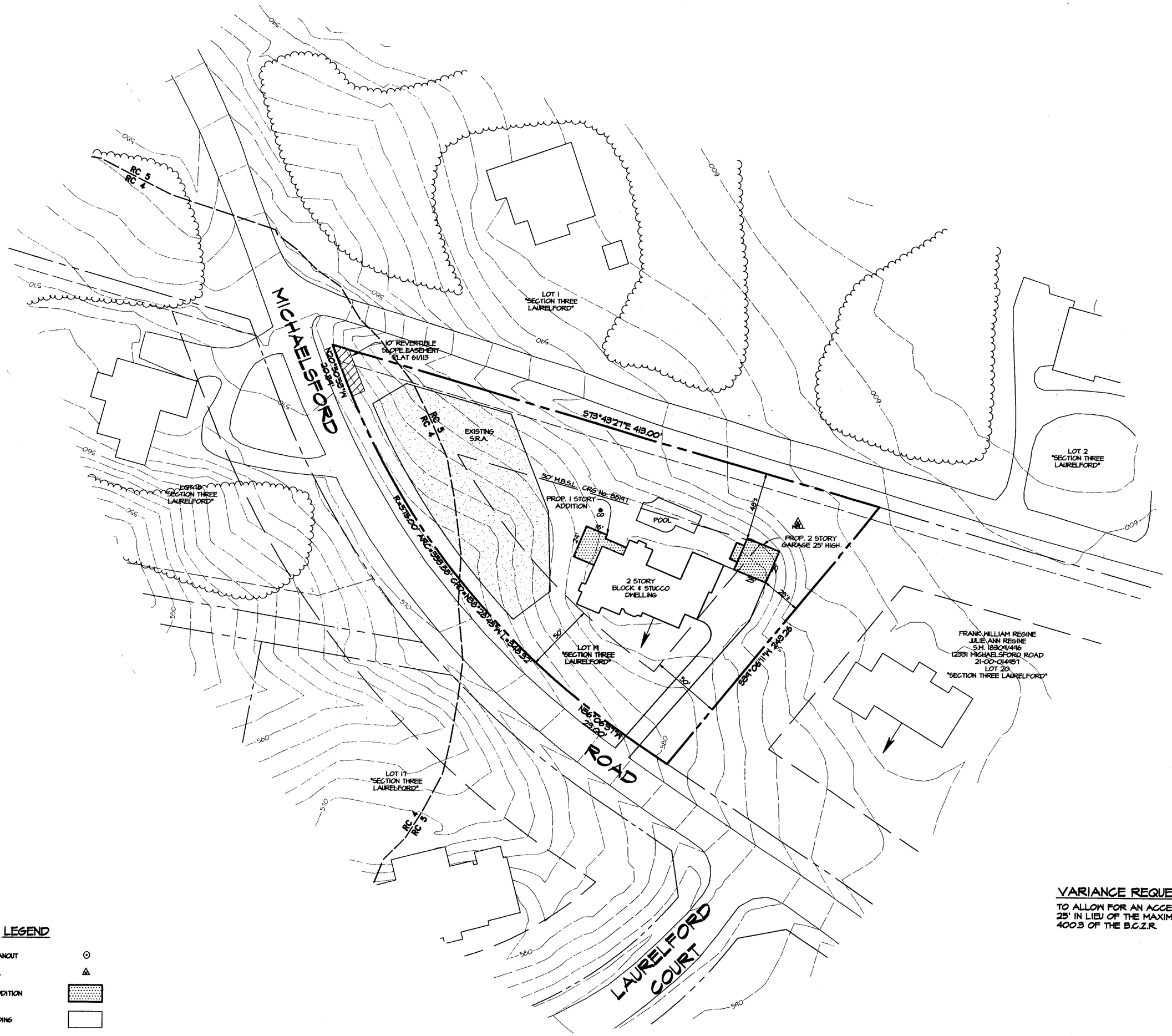
APPROVED: DEPARTMENT OF PUBLIC WORKS.
DIRECTOR, D.E.P. — DATE 1/23/90

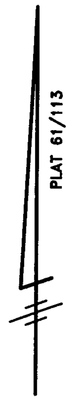
McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD — HUNT VALLEY, MARYLAND 21030
(301) 527-1555

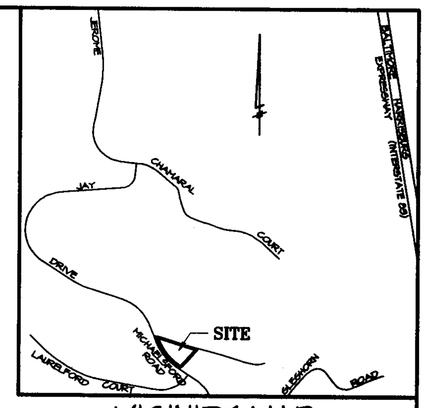
P.W.A. COMPLETED: #88301-2MW
FINAL PLAT CHECKED:
PLANNING:
ENGINEERING: BDT
HOUSE NUMBERS: 1-17-90
COMPUTED BY: GCS
DRAWN BY: JSK
CHECKED BY: GCS
JOB NUMBER: 88-92

MSA SSU 1236-88 30 — 61-113

PETITIONER'S EXHIBIT NO. 2







VICINITY MAP
1" = 2000'

PLAT 61/113

GENERAL NOTES

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3. CENSUS TRACT 408301 REGIONAL PLANNING DISTRICT 307
   WATERSHED LOCH RAVEN SUBSENERSHED 36N
   SCHOOL DISTRICT, ELEMENTARY - PINEWOOD E.S., MIDDLE - RIDGELY M.S., HIGH - DULANEY H.S.
   A.D.C. MAP & GRID 18 C7
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OWNER\DEVELOPER

JOHN F. WAKEMAN
BARBARA L. WAKEMAN
12333 MICHAELSFORD ROAD
COCKEYSVILLE, MD 21030

VARIANCE REQUESTED

TO ALLOW FOR AN ACCESSORY BUILDING HEIGHT OF 25' IN LIEU OF THE MAXIMUM OF 15' PER SECTION 400.3 OF THE B.C.Z.R.

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- EXISTING WELL
- PROPOSED ADDITION
- EXISTING BUILDING
- WOODS LINE
- EXISTING PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS

STATE OF MARYLAND
BRUCE EDWIN MORRIS
No. 931
REGISTERED
PROFESSIONAL
LAND SURVEYOR
3/27/07

PLAN TO ACCOMPANY A VARIANCE REQUEST
WAKEMAN PROPERTY

PLAT 61/113 "SECTION 3 LAURELFORD"
12333 MICHAELSFORD ROAD
Deed Ref: S.M. No. 15433 folio 593
Tax Account No.: 21-00-014956
Zoned R.C. 4 & R.C. 5; GIS Tile 051A1
Tax Map 51; Grid 7; Parcel 330; Lot 19
8th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

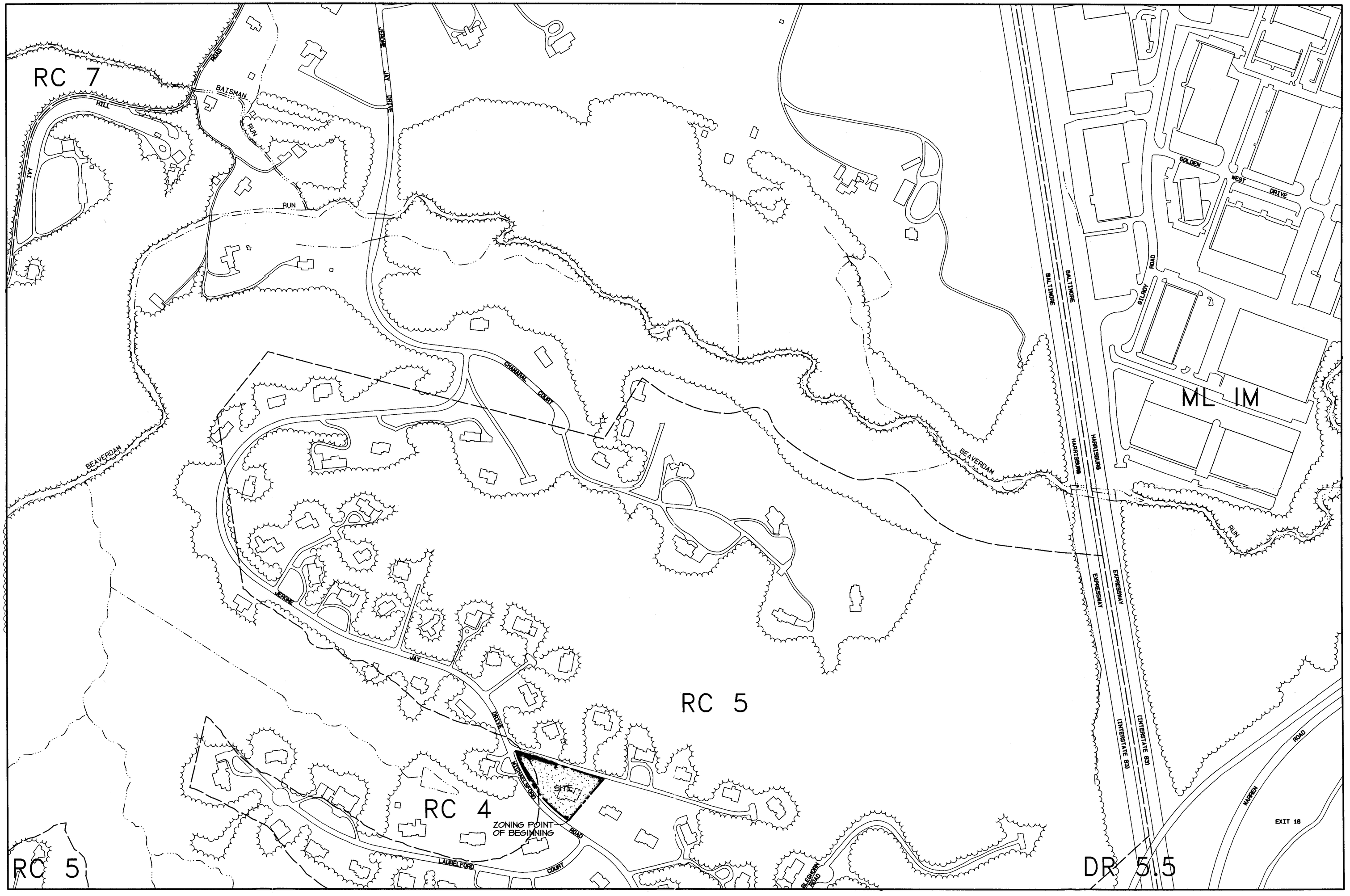
Scale: 1"=40' Date: MARCH 12, 2007

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE	COMPUTED:	DRAWN: SMH	CHECK	PLAN.pro

PETITIONER'S EXHIBIT NO. 1

#452

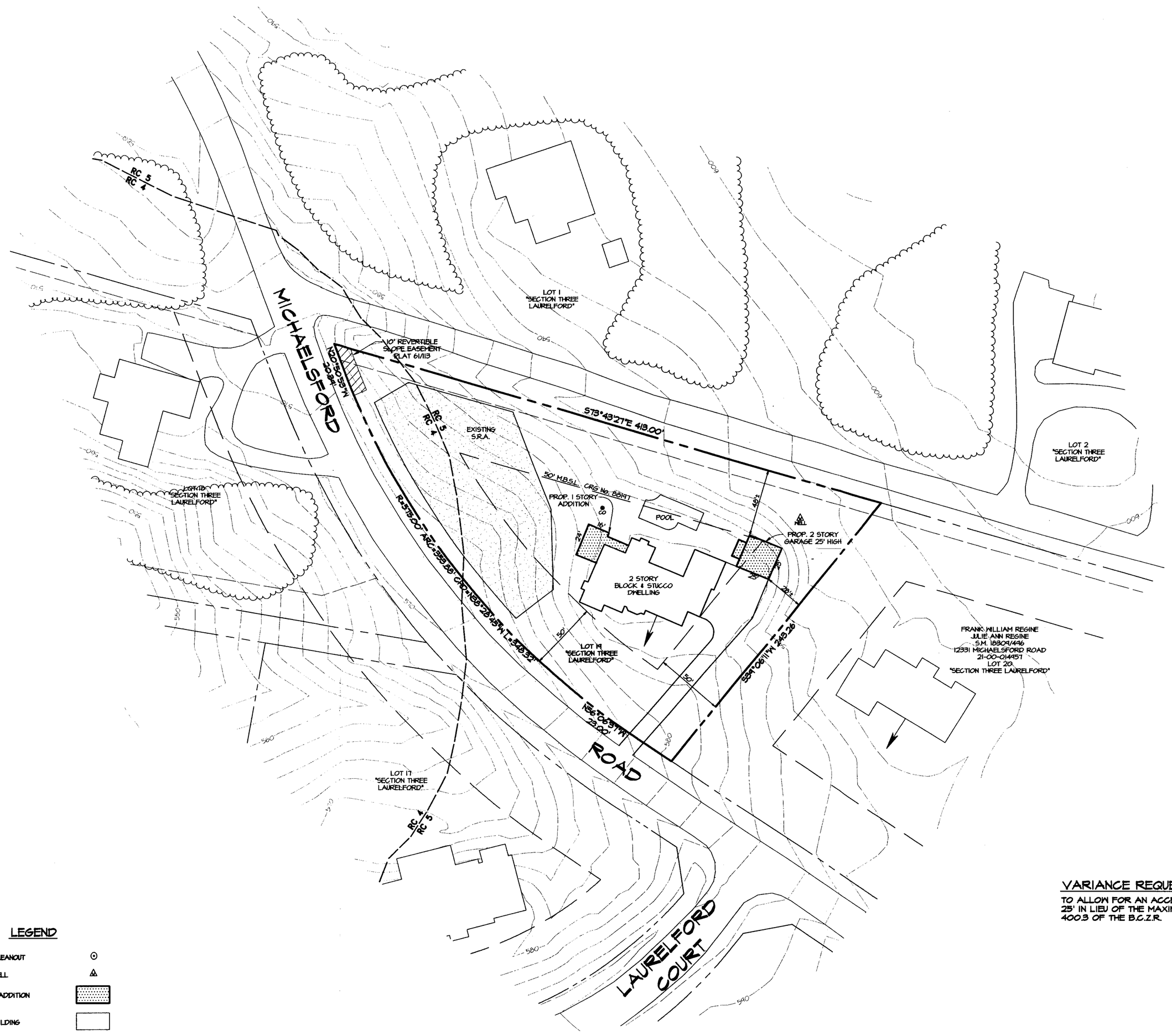


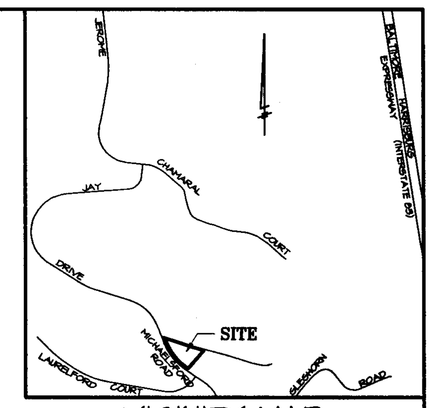
ZONING MAP

GIS TILE: 051A1

SCALE: 1" = 200'

#452





VICINITY MAP
1" = 2000'

PLAT 61/113

PLAT NORTH

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM PLAT 61/113.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 051A1.
3. CENSUS TRACT 408301 REGIONAL PLANNING DISTRICT 507
   WATERSHED LOCH RAVEN SUBSENERSHED 36N
   SCHOOL DISTRICT: ELEMENTARY - PINEWOOD E.S.; MIDDLE - RIDGELY M.S.; HIGH - DULANEY H.S.
   A.D.C. MAP & GRID 18 C7
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. BUILDING ELEVATIONS SHOWING BUILDING MATERIALS FOR THE PROPOSED DWELLING MUST BE REVIEWED AND APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

OWNER\DEVELOPER
JOHN F. WAKEMAN
BARBARA L. WAKEMAN
12333 MICHAELSFORD ROAD
COCKEYSVILLE, MD 21030

VARIANCE REQUESTED

TO ALLOW FOR AN ACCESSORY BUILDING HEIGHT OF 25' IN LIEU OF THE MAXIMUM OF 15' PER SECTION 400.3 OF THE B.C.Z.R.

LEGEND

- EXISTING CLEANOUT
- EXISTING WELL
- PROPOSED ADDITION
- EXISTING BUILDING
- WOODS LINE
- EXISTING PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS

STATE OF MARYLAND
DALE EDWIN DOLL
No. 591
REGISTERED PROPERTY LINE SURVEYOR
3/27/07

PLAN TO ACCOMPANY
A VARIANCE REQUEST

WAKEMAN PROPERTY

PLAT 61/113 "SECTION 3 LAUREL FORD"
12333 MICHAELSFORD ROAD
Deed Ref: S.M. No. 15433 folio 593
Tax Account No.: 21-00-014956
Zoned R.C. 4 & R.C. 5; GIS Tile 051A1
Tax Map 51; Grid 7; Parcel 330; Lot 19
8th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=40' Date: MARCH 12, 2007

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE	COMPUTED:	DRAWN: SMH	CHECKED:	FILE:X:\WAKEMAN\ZONING PLAN.pro

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