

IN RE: PETITION FOR VARIANCE

N side Cockeys Mill Road,
380 feet W c/I Franklin Valley Circle
4th Election District
4th Councilmanic District
(608 Cockeys Mill Road)

Neil Miller
Legal Owner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-310-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Edward B. Boyle, Jr. Petitioner is requesting variance relief from Sections 402.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (shed) be located in the front yard with a height of 16 feet in lieu of the required rear yard and 15 feet height, respectively. The subject property and the requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance requests were Petitioner Neil Miller. There were no Protestants or other interested persons in attendance at the hearing.

This matter is currently the subject of an active violation case (Case No. 07-8771) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter due to the fact that a barn, shed and deck addition are being built without permits.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioner cannot use the fact that a structure has been built to set a precedent in order to allow it to continue. Nor does the fact that a structure

STAMP RECEIVED FOR FILE

3-18-08

ms

may be costly to remove or modify come into consideration of the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something may have been done which could violate the law is not held against the Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this office.

Testimony and evidence offered revealed that the subject property is irregularly shaped and contains 2.514 acres zoned RC 4. The property is accessed via a panhandle driveway from Cockeys Mill Road. The Petitioner needs the height variance of 16 feet versus 15 feet and location variance to place the shed in the front yard instead of the rear yard. The shed measures 16 feet x 20 feet and is presently located in the front yard area. As shown on the site plan, Petitioner's Exhibit 1, the property has a panhandle driveway from Cockeys Mill Road and opens up to an irregular shaped property. Petitioner's Exhibit 2, an aerial photograph, shows the configuration of the property. The property is improved with the existing single family dwelling and a pool located in the backyard. There is also fencing around the backyard. Petitioner's Exhibit 3A shows the existing shed which is located to the left of the Petitioner's driveway. A separate narrow paved area serves the shed. The structure is used for storage of lawn equipment, gardening tools and antiques. The Petitioner's wife is an avid antique collector. Petitioner explained that the shed needs to be located in the front yard rather than the rear yard is due to site constraints on the property which are visible in the aerial photograph, Petitioner's Exhibit 2. The subject property is served by private water well and septic system.

ORDER RECEIVED FOR PLANS
3-18-08
m

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. No adverse ZAC comments were received on this matter.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. The existing dwelling was built in the 1980's and was placed in the far southwest corner of the site due to environmental constraints. The existing septic system (see Petitioner's Exhibit 3B) and drainfield in the backyard, combined with a pool located in the backyard, makes placing the shed in the back prohibitive. The topography of the site as shown on the aerial photo (Petitioner's Exhibit 2) shows that it slopes severely from the rear yard to the edge of the property line to the north which is heavily wooded. The property also slopes to an existing stream known as Keyser's Run. BGE has a 10 to 20 foot wide right-of-way that runs perpendicular to Cockeys Mill Road north to the subject property and through the backyard. All of these factors make the property unique and make it very difficult to place the subject shed at any other location.

Hence, the imposition of zoning on this property disproportionately impacts the subject property as compared to others in the zoning district. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. I will require that landscaping be provided around the shed to screen it from neighbors' views.

STREET REVIEWED FOR FILMS

3-18-08

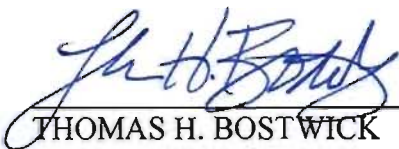
(P)

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

THEREFORE, IT IS ORDERED this 18th day of March, 2008 by this Deputy Zoning Commissioner, that Petitioners' variance request from Sections 402.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (shed) be located in the front yard with a height of 16 feet in lieu of the required rear yard and 15 feet height, respectively be and are hereby GRANTED, subject to the following.

1. Petitioner is advised that he may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, 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.
4. Petitioner shall install appropriate landscaping around the existing shed to screen it from neighbors' views, particularly at 604 Cockeys Mill Road. The shrubs shall be three to four feet high and shall be planted on each side of the shed to lessen the impact of the shed's appearance.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
3-18-08
P3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 18, 2008

NEIL MILLER
608 COCKEYS MILL ROAD
REISTERSTOWN MD 21136

Re: Petition for Variance
Case No. 08-310-A
Property: 608 Cockeys Mill Road

Dear Mr. Miller:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



TAX. ACCOUNT #

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 608 Cockeys Mill Rd.

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 Variance from Section(s)

400.1 and 400.3 to permit an existing accessory structure (shed) be located in the front yard with a height of 16 ft. in lieu of the required rear yard and 15 ft height, respectively.

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

To be presented at the hearing

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No.

08-310-A

REV 9/15/98

Reviewed By

3/11

Date

1/15/08

ZONING DESCRIPTION

Zoning Description For 608 Cockeys Mill Road

BEGINNING FOR THE SAME at a railroad spike set forth at the end of the South 29 degrees 15 minutes West 291.6 foot line of the first saving and excepting thereout as described in a tract of land conveyed to W. Fenwick Geyser by Deed dated June 10, 1962 and recorded among the Land Records of Baltimore County in Liber 4005, folio 319; running thence on said line reversely . North 29 degrees 17 minutes 10 seconds East 25.00 feet to a pipe set; continuing thence on said line North 29 degrees 17 minutes 10 seconds East 264.59 feet to a pipe set; thence North 51 degrees 50 minutes 40 seconds East 500.40 feet to a pipe found; thence South 65 degrees 40 minutes 20 seconds East 115.00 feet to a pipe set at the end North 20 degrees 20 minutes East 724.5 foot line of the aforesaid Keyser conveyance; said pipe also being at the end of the North 15 degrees East 44 perch line of a tract of land conveyed to James A. Zimmerman by Deed dated June 29, 1962 and recorded among the aforesaid Land Records in Liber 4855, folio 170; thence reversely on part of said lines South 21 degrees 01 minutes 50 seconds West 424.54 feet to a pipe set; thence with the two following lines of division now made. (1) North 69 degrees 33 minutes 58 seconds West 260.00 feet to a pipe set; continuing thence South 29 degrees 17 minutes 10 seconds West 25.00 feet to a railroad spike set in the center of Corkey's Mill Road; thence with the center of said road North 66 degrees, 55 minutes. 00 seconds West 15.09 feet to the place of beginning. Containing 2.514 acres of land more or less. Surveyed and platted by Robert T. Fishpaugh, Registered Land Surveyor No. 6034 in July 1972. The improvement thereon being know as No. 608 Cockeys Mill Road, Reisterstown, Maryland 21136.

BEING the same lot of ground which by Deed dated April 14, 1987 and recorded among the Land Records of Baltimore County in Liber 11162, folio 167 was granted and conveyed by Rothman Earl to the within Grantor.

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: #08-310-A

608 Cockeys Mill Road

N/side of Cockeys Mill Road, 380 feet west of centerline Franklin Valley Circle

4th Election District - 4th Councilmanic District

Legal Owner(s): Neil Miller

Variance: to permit an existing accessory structure (shed) to be located in the front yard with a height of 16 feet in lieu of the required rear yard and 15 feet height, respectively.

Hearing: Wednesday, March 12, 2008 at 10:00 a.m. In Room 106, County Office Building, 111 West Chesapeake 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/2/813 Feb. 26

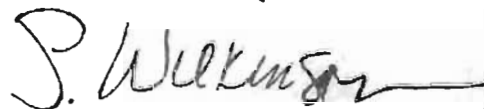
164813

CERTIFICATE OF PUBLICATION

2/28/, 2008

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 2/26/, 2008.

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



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09739**

Date: **1/15/08**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount

Total: **165.00**

Rec

From: **Nail Salon**

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADDRESS DATE ORN
 15/2000 1/15/2008 00-00000
 005 MARLIN ESTE 138
 RECEIPT R 430664 1/15/2008 00-00
 00739
 5.00 000000 VERIFICATION
 00739
 Recpt tot 165.00
 1.00 0 166.00 00
 165.00 00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

File # 310

CERTIFICATE OF POSTING

RE: Case No.: 08-310-A

Petitioner/Developer: NEEL

MILLER

Date of Hearing/Closing: _____

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

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

Ladies and Gentlemen:

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

608 COCKEYSMILL RD

The sign(s) were posted on _____

2-26-08

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

2-26-08
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

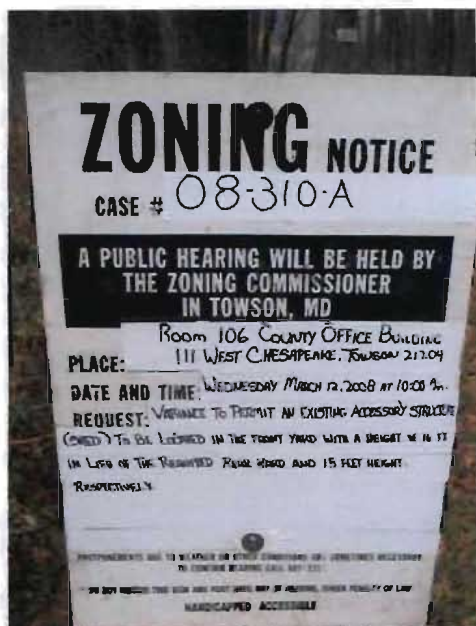
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 08-310-A

Petitioner: Neil Miller

Address or Location: 608 Cockeys Mill Rd

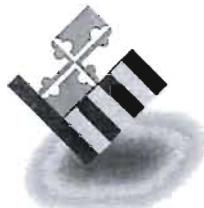
PLEASE FORWARD ADVERTISING BILL TO:

Name: Neil Miller

Address: 608 Cockeys Mill Rd

PETTERSTOWN, MD 21136

Telephone Number: 410-252-0900



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 30, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

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: 08-310-A

608 Cockeys Mill Road

N/side of Cockeys Mill Road, 380 feet west of centerline Franklin Valley Circle

4th Election District – 4th Councilmanic District

Legal Owners: Neil Miller

Variance to permit an existing accessory structure (shed) to be located in the front yard with a height of 16 feet in lieu of the required rear yard and 15 feet height, respectively.

Hearing: Wednesday, March 12, 2008 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Neil Miller, 608 Cockeys Mill Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 26, 2008.**
- (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, February 26, 2008 Issue - Jeffersonian

Please forward billing to:

Neil Miller
608 Cockeys Mill Road
Reisterstown, MD 21136

410-252-0900

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: 08-310-A

608 Cockeys Mill Road
N/side of Cockeys Mill Road, 380 feet west of centerline Franklin Valley Circle
4th Election District – 4th Councilmanic District
Legal Owners: Neil Miller

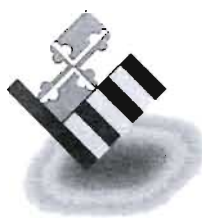
Variance to permit an existing accessory structure (shed) to be located in the front yard with a height of 16 feet in lieu of the required rear yard and 15 feet height, respectively.

Hearing: Wednesday, March 12, 2008 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

March 5, 2008

Neil Miller
608 Cockeys Mill Road
Reisterstown, MD 21136

Dear Mr. Miller:

RE: Case Number: 08-310-A, 608 Cockeys Mill Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 15, 2008. 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 1, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 4, 2008
Item Nos. 08-298, 299, 300, 301, 302, 304,
306, 307, 308, 309, 310, 311, 312, 313, 314,
316, 317, 318, 319, 320, 321, 322 and 323

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS- 02042008.doc



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

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

Maryland Department of Transportation

Date: Jan. 30, 2008

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

RE: Baltimore County
Item No. 8-310-A
608 COCKEYS MILL RD
MILLER PROPERTY
VARIANCE

Dear Ms. Matthews:

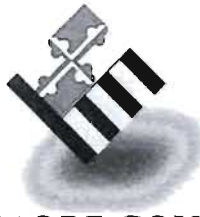
Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-310-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,

Fol Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 29, 2008

Item Number:

298, 299, 300, 301, 302, 303, 305, 306, 307, 308, 309, 310, 311, 312, 314, 315,
316, 317, 318, 319, 320, 322, 323, 324

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.

. 1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 21, 2008

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

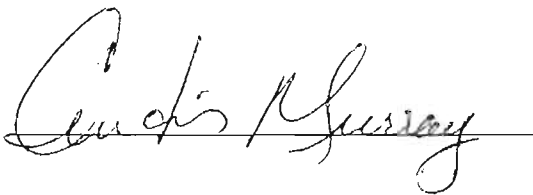
SUBJECT: 8-310-Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 16 feet in lieu of the maximum permitted 15 feet and to be located in the front yard in lieu of the required rear yard 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 Dave Green at 410-887-3480.

Prepared by:



AFK/LL: CM

RE: PETITION FOR VARIANCE * BEFORE THE
608 Cockeys Mill Road; N/S Cockeys Mill *
Road, 380' W c/line Franklin Valley Circle * ZONING COMMISSIONER
4th Election & 4th Councilmanic Districts *
Legal Owner(s): Neil Miller * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-310-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 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 25th day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to, Neil Miller, 608 Cockeys Mill Road, Reisterstown, MD 21136, Petitioner(s).

RECEIVED

JAN 25 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

To: Patty

410-887-3468

RE: CASE # 07-8771

From: Katty O'Donnell
Code Enforcement

3 Pages

PDLV0102F

Permits & Development - Livability System

View Cases

Case No: 07-8771Address: 00608 COCKEYS MILL RD 21136Insp Area: 017 Dist: 000 Date Rcv: 8/08/2007 Grp: ENF Intk: BERRY, GInspec: PROFILI, C Inspec2: Date Inspec: 3/17/2008Close: 0/00/0000 Activity: Delete:

Problem: BARN & SHED BEING BLD. W/O PERMITS - B625244-POOL, B627482-FENCE 8/
16/07 RE-OPEN CASE. BLDG SHED & DECK ADDITION W/O PERMIT(S)

CL Name: FAXCL Address: 00000CL Home Phone: CL Work Phone: Tax Acct. 1600007445Owner: MILLER, NEIL

Enter=Continue F12=Cancel

View Cases

* ~~(NEXT PAGE)~~ >>>>>>>>>>>

Enter=Continue F12=Cancel

PLEASE PRINT CLEARLY

PETITIONER'S

CASE NAME

CASE NUMBER 08-310-A

DATE 3-12-08

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

NEIL MILLER

608 COCKEYS MILL RD

REISTERSTOWN, MD 21136

048A1

HYDROLOGY AREA

0419032925

KEYSERS

KEYSER PROPERTY (PDM File/Project # 4-692)

Liberty Hydrology 100 Foot Stream Buffer

PDM # 040692

0411016093

KEYSERS RUN (PDM File/Project #)

COVENT WOODS (PLAT 1) (PDM File/Project #) 2000014675

Flood Zone X

1600007445

4 ED
4 CD

NW 16-L
048A2

RC 4

604

0413006825

0426040320

0402022830

COCKEYS MILL RD

RD 341D

FRANKLIN VALLEY CIR

52

1700005211

607

1700005212

605

1700005213

603

1700005214

601

1700005215

1700005224

50

1700005216

4

1700005217

6

1700005223

48

1700005222

1700005204

1700005205

527

1700005203

1700005202

PL. BK. 39 Folio 9

1700005201

1700005200

1700008305

536

0402021327

528

528

528

528

523

521

#310

PETITIONER'S

4 C EXHIBIT NO. 2



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE. ☐ SPECIAL HEARING

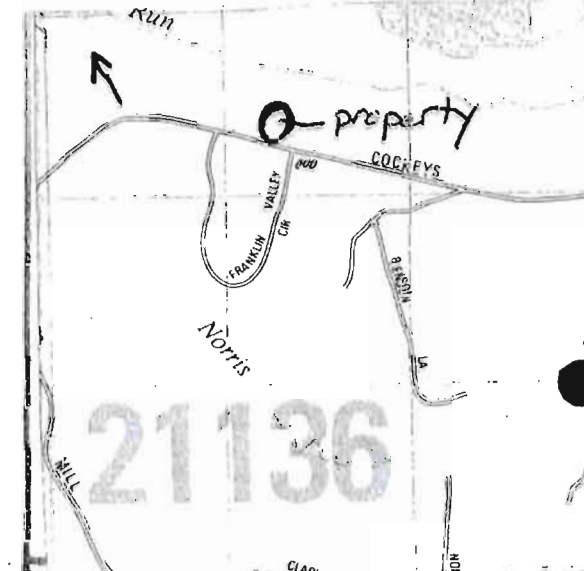
PROPERTY ADDRESS 608 Cockeys Mill Rd

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

SUBDIVISION NAME N/R

PLAT BOOK # N/A FOLIO # N/A LOT # N/A SECTION #

OWNER NEIL MILLER



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 4

1"=200' SCALE MAP # 04842

ZONING RC4

LOT SIZE 2514 109,509
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

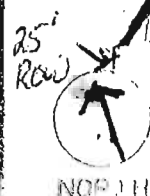
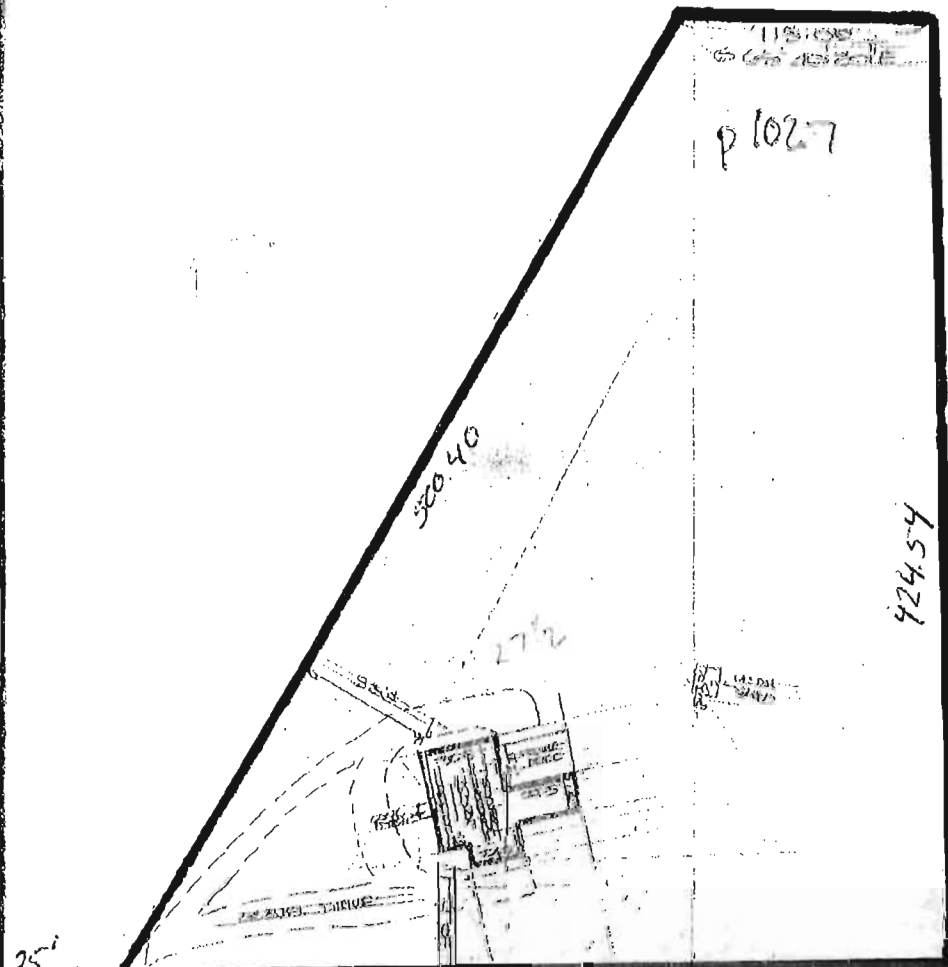
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING

Relocation # 07-8771

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #



PREPARED BY NEIL MILLER

PETITIONER'S

EXHIBIT NO. 1

CR | 7/0 | 08-310-A

1" = 40'



Septic
Drain

FENCE





PETITIONER' S

EXHIBIT NO. 3A

01/06/2008

PETITIONER'S

EXHIBIT NO.

3B

01/06/2008

PETITIONER'S

EXHIBIT NO.

3C



01/06/2008