

IN RE: **PETITION FOR VARIANCE**

SE/S Summer Woods Way, 230' E c/line
Reisterstown Road

(130 Summer Woods Way)

4th Election District

2nd Council District

Kent G. Phagan, et ux

Petitioners

*

*

*

*

*

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2009-0064-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Kent G. Phagan, and his wife, Cynthia M. Phagan. The Petitioners request a variance from Section 415A.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (pop-up camper/trailer) to be stored in the front yard in lieu of the required side or rear yard. The subject property and requested relief are more particularly described on the site plan, which was submitted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the hearing in support of the request was Kent Phagan, property owner. There were no Protestants or other interested persons present. The Zoning Advisory Committee (ZAC) comments made part of the record of this case indicate no opposition, however, it is noted that an active violation case is pending with the Division of Code Inspections and Enforcement (Case No. 08-1646).

Testimony and evidence presented disclosed that the subject property is a rectangular shaped parcel located on the southeast side of Summer Woods Way, just east of Reisterstown Road in the Summer Woods subdivision in Owings Mills. The property contains an area of .208 acres, more or less, zoned D.R.10.5, and improved with a two-story frame/vinyl home with basement. The Petitioners have owned and resided on the property since 2000. Since that time, they have parked their 1994 "Jayco" pop-up camper/trailer, approximately 12'-6" long x 7'-6" wide, with a gross vehicle weight of 3,000 lbs. that can sleep up to seven (7) people. This camper

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Date 10-17-08
By [Signature]

has been kept on the subject property without complaint for many years. Apparently, an anonymous call was received by the Code Enforcement and Inspections Division who issued a Citation to the Petitioners for failing to properly tag and store the recreational vehicle. Mr. Phagan testified that an existing chimney alongside the dwelling (west side) would interfere with allowing him to store the camper on that side. He also indicated that due to the County's 10-foot drainage and utility easement (east side), he couldn't store the camper on that side of the dwelling. Mr. Phagan points out that in the family's eight (8) years of ownership, they have never experienced any complaints regarding the camper. Thus, the Petitioners seek variance relief as noted above to allow continued storage of the vehicle in its present location. The definitions of Recreational Vehicle and Camping Trailer are set out in Section 101 of the B.C.Z.R. The subject trailer meets both of these requirements as it is "A vehicular portable unit mounted on wheels and constructed with collapsible side walls which fold down for towing by another vehicle and unfold at campsite to provide temporary living quarters." See Petitioners' Exhibit 2.

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. As noted, there were no adverse comments submitted by any County reviewing agency. I find that strict compliance with the regulations would be unduly burdensome and that the Petitioners would suffer a practical difficulty and unreasonable hardship. I am persuaded that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. Moreover, testimony indicated that the subject recreational vehicle has been stored in its present location for eight (8) years without complaint. However, as a condition of approval, I will require removal of the camper at such time as the property is sold or within ten years of the date hereof, or its relocation on the property in compliance with the regulations.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

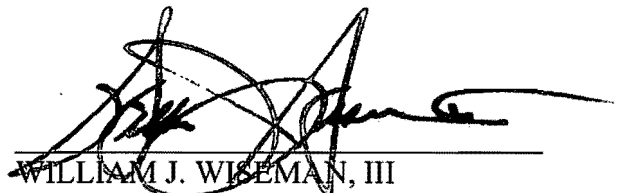
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October 2008 that the Petition for Variance seeking relief from Section 415A.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational

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Date 10-17-08
By 3

vehicle (pop-up camper/trailer) to be stored in the front yard in lieu of the required side or rear yard, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted:

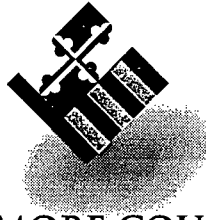
1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The variance relief granted herein is personal and limited to the recreational vehicle the Petitioners currently own. At such time as the subject property is sold, or within ten (10) years of the date hereof, Petitioners shall either remove the subject camper from its present location or relocate same to the side or rear of their property in compliance with the B.C.Z.R.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

RECEIVED FOR FILING
Date 10-17-98
By 193



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 17, 2008

Kent G. Phagan
Cynthia M. Phagan
130 Summer Woods Way
Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE

SE/S Summer Woods Way, 230' E c/line Reisterstown Road
(130 Summer Woods Way)
4th Election District - 2nd Council District
Kent G. Phagan, et ux - Petitioners
Case No. 2009-0064-A

Dear Mr. and Mrs. Phagan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: People's Counsel; Division of Code Inspections and Enforcement, DPDM; File

TAX. ACCOUNT # 2200027014

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 130 Summer Woods Way
which is presently zoned D.R. 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 415A.1A. (BCZR)

TO PERMIT A RECREATIONAL VEHICLE (POP-UP CAMPER) TO BE STORED
IN THE FRONT YARD IN LIEU OF THE REQUIRED SIDE OR REAR YARD.

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):

x KENT G. PHAGAN

Name - Type or Print

Signature

x CYNTHIA M. PHAGAN

Name - Type or Print

Signature

130 Summer Woods Way 410.356.4670

Address

Telephone No.

Quinys Mills MD 21117

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

D.T. Date 9/2/08

Case No. 2009-0064-A

COPIES RECEIVED FOR FILING

Date 10-17-08 Reviewed By

By DW

zoning Description 130 Summer Woods Way
Beginning at a point on the South EAST side
of Summer Woods Way which is 50 ft
wide at the distance of 230 ft EAST of the
centerline of the nearest improved intersecting
street Reisterstown which is ~~230~~^{239.5} Ft wide.

*Being Lot #15 Block 15 Section #130 in the
subdivision of Summer Woods as recorded in
Baltimore County Plat Book # 68, Folio #100
containing 9060 sq ft. Also known as 130 Summer
Woods Way + located in the 4 Election District,
2 Councilmanic District.

2009-0064-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No.

18416

PAID RECEIPT

Date:

7/3/08

BUSINESS ACTUAL TIME
 7/03/2008 7/03/2008 09:20:13

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65. ⁰⁰ 50.00

REC 1905 WALKIN HOOL TMO
 RECEIPT # 450545 7/03/2008
 5 509 JOURNAL VERIFICATION
 DISBUR
 Recpt Amt \$65.00
 1.00 01 \$65.00
 Baltimore County, Maryland

Total:

65.⁰⁰ ~~50.00~~

Rec

From:

For:

0064
 2009-0064-A

130 SUMMER WOODS WAY

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**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: #2009-0064-A

130 Summer Woods Way
S/east side of Summer Woods
Way, 230 feet east of centerline
of Reisterstown Road
4th Election District
2nd Councilmanic District
Legal Owner(s): Kent & Cynthia
Phagan

Variance: to permit a recreational vehicle (pop-up camper) to be stored in the front yard in lieu of the required side or rear yard.

Hearing: Wednesday, October 15, 2008 at 2:00 p.m. in Hearing Room 1, Jefferson Building, 105 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/9/742 Sept. 30 185002

CERTIFICATE OF PUBLICATION

10/2/2008

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 9/30/2008.

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

S. Wilkinson

LEGAL ADVERTISING

RE: Case No. 2009-0064-A

Petitioner/Developer: _____

KENT & CYNTHIA PHAGANDate of Hearing/Closing: 10/15/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

Attention:

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 at

130 SUMMER WOODS WAYOWINGS MILLS MD 21117

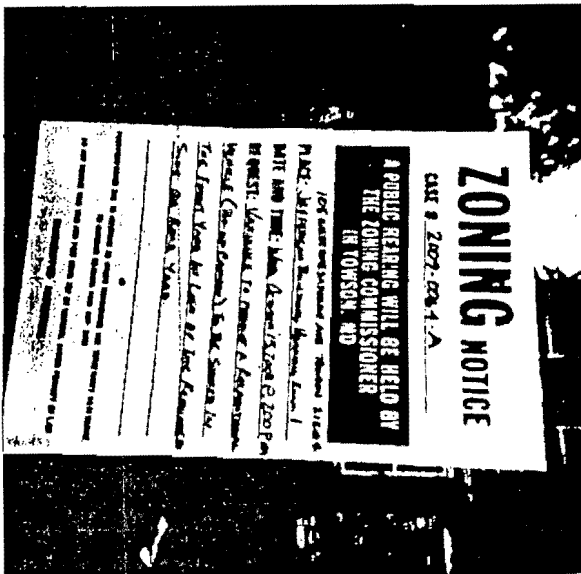
The sign(s) were posted on 9/29/08
(Month/Day/Year)

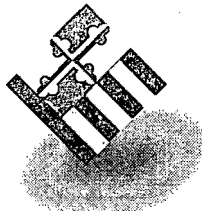
Sincerely,

B. Liddon
(Signature of Sign Poster/Date)

B. LIDDON
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

September 16, 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: 2009-0064-A

130 Summer Woods Way

S/east side of Summer Woods Way, 230 feet east of centerline of Reisterstown Road

4th Election District – 2nd Councilmanic District

Legal Owners: Kent & Cynthia Phagan

Variance to permit a recreational vehicle (pop-up camper) to be stored in the front yard in lieu of the required side or rear yard.

Hearing: Wednesday, October 15, 2008 at 2:00 p.m. in Hearing Room 1, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Phagan, 130 Summer Woods Way, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 30, 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, September 30, 2008 Issue - Jeffersonian

Please forward billing to:

Kent Phagan
130 Summer Woods Way
Owings Mills, MD 21117

410-356-4670

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: 2009-0064-A

130 Summer Woods Way

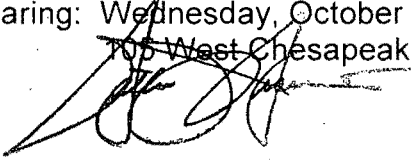
S/east side of Summer Woods Way, 230 feet east of centerline of Reisterstown Road

4th Election District – 2nd Councilmanic District

Legal Owners: Kent & Cynthia Phagan

Variance to permit a recreational vehicle (pop-up camper) to be stored in the front yard in lieu of the required side or rear yard.

Hearing: Wednesday, October 15, 2008 at 2:00 p.m. in Hearing Room 1, Jefferson Building,
705 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.

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: 2009-0064-A

Petitioner: PHAGAN

Address or Location: 130 SUMMER WOODS WAY

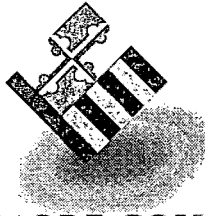
PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. KENT G. PHAGAN

Address: 130 SUMMER WOODS WAY

OWINGS MILLS, MD 21117

Telephone Number: 410-356-4670



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
October 8, 2008

Kent & Cynthia Phagan
130 Summer Woods Way
Owings Mills, MD 21117

Dear: Kent & Cynthia Phagan

RE: Case Number 2009-0064-A, 130 Summer Woods Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 2, 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,

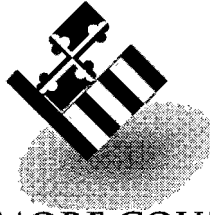
A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

September 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 8, 2008

Item Number: 0059, 0060, 0063, 0062, 0064

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

Pursuant to your request, this Bureau has reviewed the referenced plan(s) and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 9, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For September 15, 2008
Item Nos. 09-0058, 0059, 0060, 0061,
0062, 0063, and 0064

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

DAK:CEN:lrk
cc: File
ZAC-09092008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2008

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

RECEIVED
OCT 15 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-064- Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:

Carol's Murray

Division Chief:
CM/LL

Lynn Leckman



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: 9/12/2008

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

RE: Baltimore County
Item No 2009-0064A
130 SUMMER WOODS Way
PHAGAN 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. 2009-0064A.

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

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



RE: PETITION FOR VARIANCE * BEFORE THE
130 Summer Woods Way; SE/S Summer *
Woods Way, 230' E c/line Reisterstown Rd * ZONING COMMISSIONER
4th Election & 2nd Councilmanic Districts *
Legal Owner(s): Kent & Cynthia Phagan * FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-064-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.

RECEIVED

SEP 09 2008

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of September, 2008, a copy of the foregoing Entry of Appearance was mailed to Kent & Cynthia Phagan, 130 Summer Woods Way, Owings Mills, MD 21117, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Bill Wiseman - information requested on pop up

From: kent phagan <bucho6942@yahoo.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 10/17/08 11:15 AM
Subject: information requested on pop up

gross vehicle weight 3000
length = 12' 6"
width = 7' 6"

KENT PHAGAN

Do You Yahoo!?

Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

Bill Wiseman - Re: information requested on pop up

From: kent phagan <bucho6942@yahoo.com>
To: Bill Wiseman <wwiseman@baltimorecountymd.gov>
Date: 10/17/08 11:53 AM
Subject: Re: information requested on pop up

it is a 1994 jayco

KENT PHAGAN

----- Original Message -----

From: Bill Wiseman <wwiseman@baltimorecountymd.gov>
To: kent phagan <bucho6942@yahoo.com>
Sent: Friday, October 17, 2008 11:24:16 AM
Subject: Re: information requested on pop up

Thanks Kent-

What "year" is the trailer??

William J. Wiseman, III
Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204

Ph: 410-887-3868 Fax: 410-887-3468
wwiseman@baltimorecountymd.gov

Do You Yahoo!?

Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

BALTIMORE COUNTY ZONING REGULATIONS 1998 Edition Updated 02-25-2008, v19
THE REGULATIONS
ARTICLE 4, SPECIAL REGULATIONS
Section 415A, Recreational Vehicles and Boats [Bill Nos. 29-1974; 54-1993]

Section 415A , Recreational Vehicles and Boats [Bill Nos. 29-1974; 54-1993]

415A.1 Contrary provisions of these regulations notwithstanding, one recreational vehicle may be stored on a residential lot as set forth below. Such vehicle, except a truck camper, shall have a current license, may not be lived in, or otherwise occupied, when stored on a lot and shall be mechanically ready to be moved at any time. A recreational boat, whether mounted on a trailer or stored on land with or without the use of supports, is subject to these provisions. A boat less than 16 feet in length is not subject to these provisions, except when such boat is mounted on a trailer. The space occupied by such a recreational vehicle or boat may be counted as a required parking space.

A. On a lot occupied by a single-family detached or semi-detached dwelling, one such vehicle may be stored 2 1/2 feet from any rear or side lot line; however, when in a side yard it must be situated at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling. Such vehicle may be stored in any garage.

B. On the lot of any individually owned row or group house, one such vehicle may be stored, provided that it is situated entirely in the rear yard, 2 1/2 feet from the side or rear lot lines.

C. Such vehicles may be stored on a specially designed parking area of any multifamily rental or condominium unit. Such areas must be screened from adjacent off-site residential uses, as required by the Director of Permits and Development Management.

D. Except during a twenty-four-hour period for the purpose of loading or unloading, a person may not park or store a recreational vehicle on any street in a residential zone. [Bill No. 84-2006]

415A.2 A residentially used or vacant residentially zoned waterfront lot shall have no more than one pier (whether fixed or floating). As of November 15, 1993, the number of boats, not including those smaller than 16 feet, permitted to be stored at a pier, slip, buoy or any other mooring device in the water at such a lot shall be limited in accordance with the following schedule:

Waterside Lot Line	Number of Boats Permitted
0 to 50 feet	4
51 to 100 feet	5
Over 100 feet	6

415A.3 Exceptions.

A. From November 1 through March 31, out-of-water boat storage on residential waterfront lots is permitted, subject to the setback provisions in Section 415A.1.A or B and in accordance with the following schedule:

Waterside Lot Line	Number of Boats Permitted
---------------------------	----------------------------------

From: Debra Wiley
To: Murray, Curtis
Date: 10/10/08 9:26:13 AM
Subject: Comment Needed - 10/15

*Missing
of
comment
10/10*

Hi Curtis,

Bill has a hearing scheduled for next Wednesday, 10/15 @ 2:00 PM and we're missing a comment from your office. I have provided a case description for your convenience as follows:

Case No. 2009-0064-A

130 Summer Woods Way

S/east side of Summer Woods Way, 230 feet east of c/line of Reisterstown Road

4th Election District - 2nd Councilmanic District

Legal Owners: Kent & Cynthia Phagan

Variance to permit a recreational vehicle (pop-up camper) to be stored in the front yard in lieu of the required side or rear yard.

Hearing: Wednesday, October 15, 2008 at 2:00 p.m. in Hearing Room 1, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Thanks and have a wonderfully, long weekend !! You too Kathy !

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CC: Are, Kathy

CODE ENFORCEMENT & INSPECTIONS CITATION

CASE NUMBER 08-1646	PROPERTY TAX ID 2200027014	ZONING DR
NAME(S): KENT G. PHAGAN CYNTHIA M. PHAGAN		
MAILING ADDRESS: 130 SUMMER WOODS WAY		
CITY OWINGS MILLS	STATE MD	ZIP CODE 21117
VIOLATION ADDRESS: SAME		
CITY OWINGS MILLS	STATE MARYLAND	ZIP CODE 21117
VIOLATION DATES: 3/12/08 thru 4/23/08		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

101-102.1 - 101.1 - 415A - 13-7-112 -
13-7-115 - 13-7-310.

Failure to Properly Tie And Stow
Recreational Vehicle.

Failure To Remove All Trash & Debris.

Pursuant to Section 1-2-217, Baltimore County Code, civil penalty has been assessed, as a result of the violation(s) cited herein, in the amount indicated:

\$ 1000.00

A quasi-judicial hearing has been pre-announced in room 116,
111 W. Chesapeake Ave., Towson, MD 21204, for:

DATE: 4/23/08

TIME: 9:00 A.M. P.M.

I do solemnly declare and swear under the penalty of perjury that the contents stated above are true and correct to the best of my knowledge, information and belief.

Inspector Printed Name:

W. Kirby

INSPECTOR SIGNATURE:

PRINT NAME

Date:

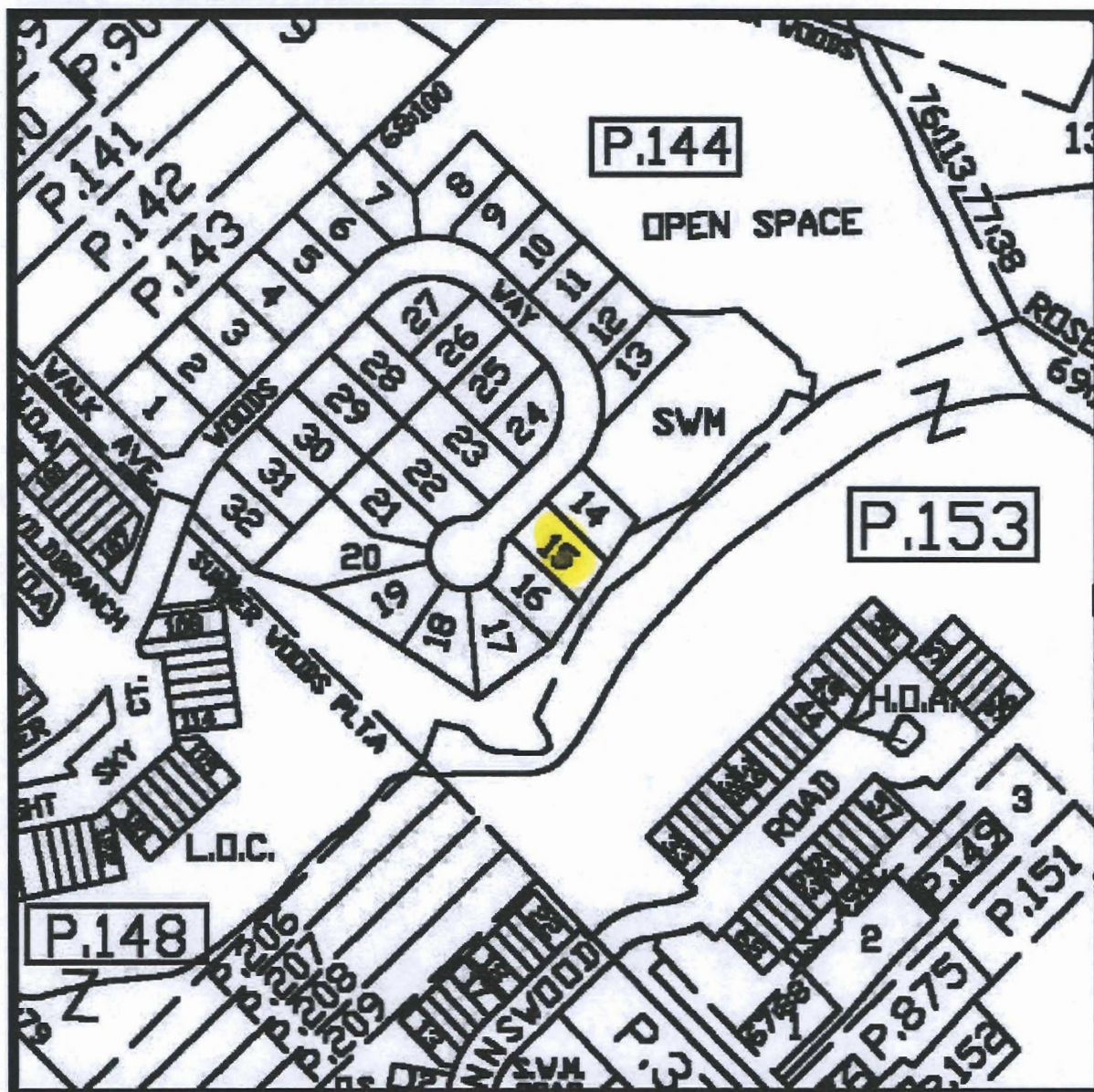
4/23/08



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 04 Account Number - 2200027014



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web
site at www.mdp.state.md.us/webcom/index.html



DR 3.5

SUMMER WOODS WAY

Flood Zone A

Pt. Bk. 68 Folio 100 2200027033

Flood Zone X
NW 13-I 058A2
2 CD 4 ED

SUMMER WOODS (PHASE I & II) (PDM File/Project # 4-475)

DR 10.5

Pt. Bk. 71 Folio 147 2300006865

Gwynns Falls Hydrology 100 Foot Stream Buffer

2300005749
Pt. Bk. 71 Folio 79

OR 2

GWYNSWOOD RD

DR

2009-0064-A

Case No.: 2009-0064-A 130 Summer Woods Way

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Photo of Jayco Camper	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 2

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 130 Summer Woods Way

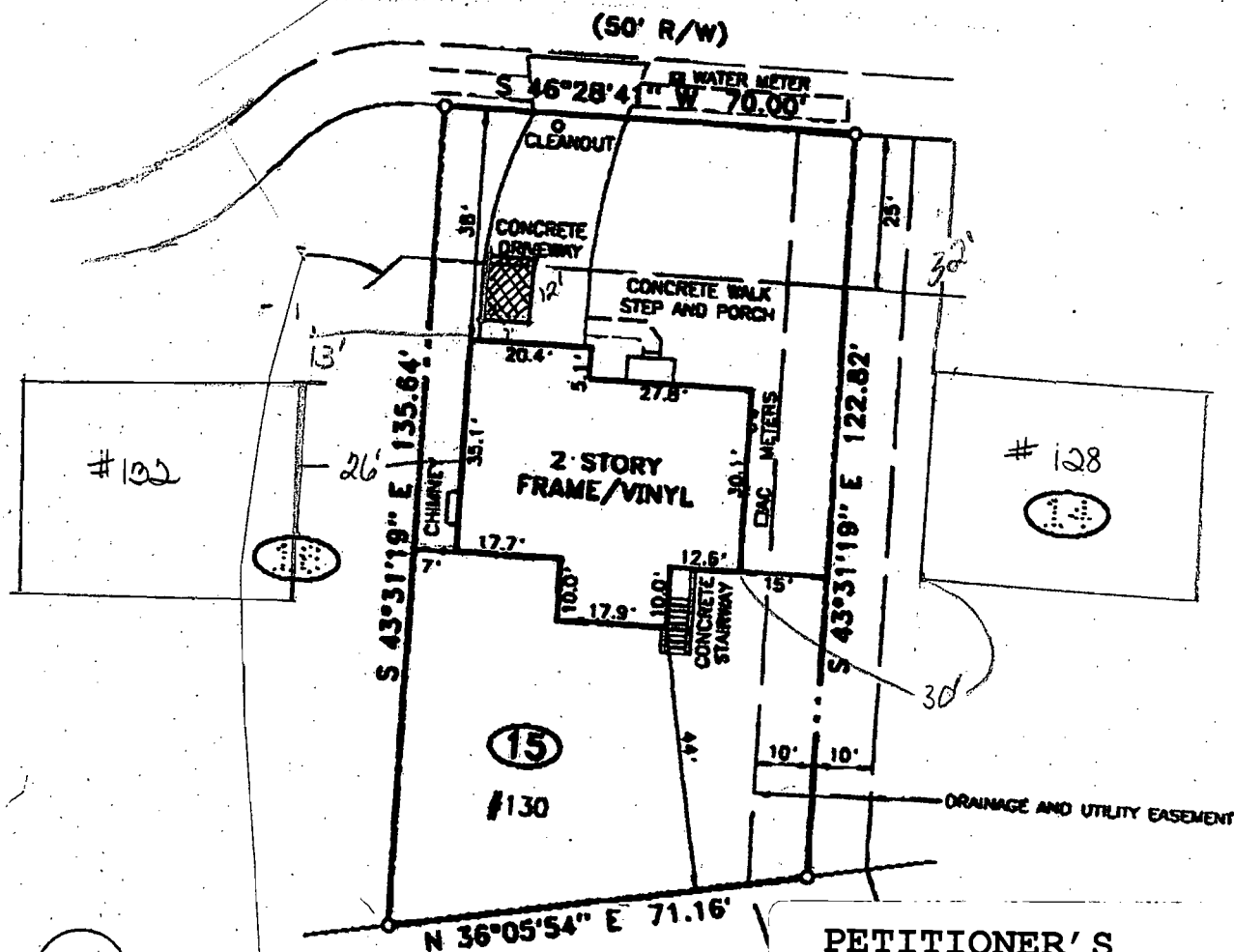
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Summer Woods

PLAT BOOK # 71 FOLIO # 147 LOT # 15 SECTION # 130

OWNER Kent & Cynthia Pagan

TRAILER IS 12'x7'
L X W



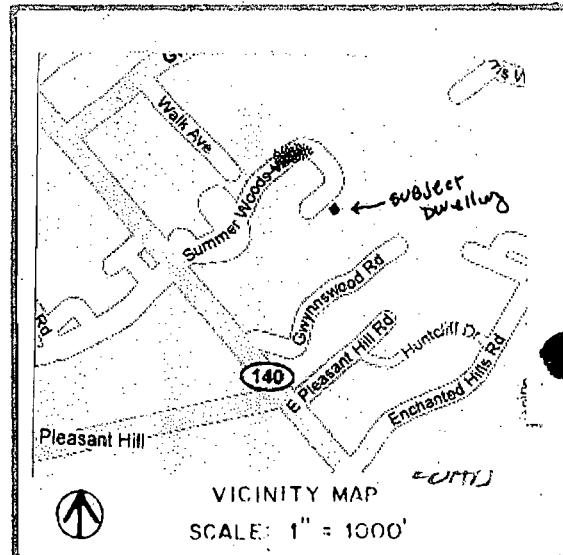
NORTH

PREPARED BY _____

PETITIONER'S

EXHIBIT NO. 1

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP #

ZONING DR 10.5

LOT SIZE .208 9060.00
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

PRIOR ZONING HEARING

NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

D.T. | 0064 | 2009-0064-A