

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Beckleysville Road, 1750 feet N
of Dave Rill Road
5th Election District
3rd Councilmanic District
(18503 Upper Beckleysville Road)

George W. Aberts
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0116-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, George W. Aberts for property located at 18503 Upper Beckleysville Road. The variance request is from Sections 400.1 and 101 (Accessory Structures) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage to be located in the front and side yard in lieu of the required rear, and a footprint larger than that of the principal dwelling. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a 40 foot wide by 60 foot long by 23 foot high storage garage. The proposed garage cannot be constructed behind the rear most exterior wall of the existing dwelling due to its close proximity with the rear property boundary. This proposed garage location was arrived at in an attempt to avoid the steeper slopes found on the northeastern corner of the property. Additionally, the proposed location will require less site grading and less paving to connect to the current driveway. The proposed garage will be located in the northern most side yard and extend to the front of the dwelling. This proposed garage will be used to store classic automobiles and antique farm equipment. All currently available storage space has been used. The property contains 1.28 acres and is located in the Hampstead area of the County.

12-4-08

pm

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated December 3, 2008 which indicates they do not oppose the Petitioner's request. Conditions similar to that which is requested by the Petitioner are existing in the community and does not negatively impact adjacent neighbors or the community at large.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 1, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

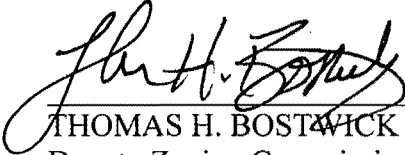
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 4th day of December, 2008 that a variance from Sections 400.1 and 101 (Accessory Structures) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage to be located in the front and side yard in lieu of the required rear, and a footprint larger than that of the principal dwelling is hereby GRANTED, subject to the following:

~~12-408~~
~~m~~

1. The Petitioner may apply for his building permit 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, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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

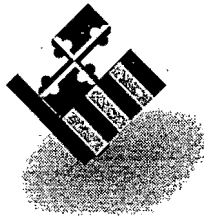

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORIGINAL RECEIVED FOR FILING

12-4-08





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 4, 2008

GEORGE W. ABERTS
18503 UPPER BECKLEYSVILLE ROAD
HAMPSTEAD MD 21074

Re: Petition for Administrative Variance
Case No. 2009-0116-A
Property: 18503 Upper Beckleysville Road

Dear Mr. Aberts:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Tom H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 18503 Upper Backleysville Rd. 21074
which is presently zoned RC2

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; BCZR, 101, (Accessory Structures) BCZR,

To permit a Garage to be Located in the Front and side yard in Lieu of the required rear and a Footprint larger than that of the principle Dwelling.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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):

George W. Aberts Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

18503 Upper Backleysville Rd. 374-8151

Address

Telephone No.

Hampstead, MD. 21074

City

State

Zip Code

Representative to be Contacted:

George W. Aberts Jr.

Name

18503 Upper Backleysville Rd. 374-8151

Address

Telephone No.

Hampstead, MD. 21074

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12 day of April that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2009-0116-A

REV 10/25/01

12-4-08

pm

Reviewed By W

Date

10/23/08

Estimated Posting Date

11/2/08

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

18503 Upper Backleysville RD.
Address
Hampstead MD 21074
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

This Baltimore County property owner requests a zoning variance for the construction of a 40 Foot wide by 60 Foot long by 12 Foot high storage garage. A variance is necessary as the proposed building cannot be constructed behind the rear most exterior wall of the existing dwelling due to its close proximity with the rear property boundary. The proposed garage location was arrived at in an attempt to avoid the steeper slopes found on the northeastern corner of the property. Additionally, the proposed location will require less site grading and less paving to connect to the current driveway. The proposed garage will be located in the northernmost side-yard and extends to the front of the residential dwelling. The proposed garage will be used to store classic automobiles and antique farm equipment. All currently available storage space has been used.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of October, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George W. Aberts Jr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 18503 Upper Backleysville RD.
Address
Hampstead MD. 21074
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

This Baltimore County property owner requests a zoning variance for the construction of a 40 Foot wide by 60 Foot long by 12 Foot high storage garage. A variance is necessary as the proposed building cannot be constructed behind the rear most exterior wall of the existing dwelling due to its close proximity with the rear property boundary. The proposed garage location was arrived at in an attempt to avoid the steeper slopes found on the northeastern corner of the property. Additionally, the proposed location will require less site grading and less paving to connect to the current driveway. The proposed garage will be located in the northernmost side yard and extends to the front of the residential dwelling. The proposed garage will be used to store classic automobiles and antique farm equipment. All currently available storage space has been used.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature
George W. Aberts Jr.
Name - Type or Print

Signature

Name - Type or Print

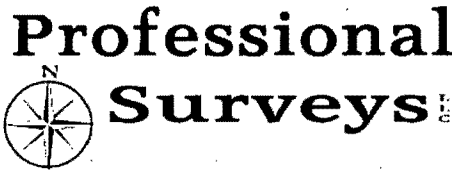
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of October, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George W. Aberts Jr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Shirley K. Cairns
Notary Public
My Commission Expires 03/31/09



1711 Hughes Shop Road
Westminster, MD 21158
Ph: 410-751-8795
Fax: 410-751-8796

**Zoning Description for
#18503 Upper Beckleysville Road
(The Aberts Property)**

September 26, 2008

Beginning at a point in or near the center of Upper Beckleysville Road (ultimate right-of-way width of 60 feet) at a distance of approximately 1750 feet north of the centerline of the nearest improved intersecting street, Dave Rill Road (ultimate right-of-way width of 60 feet); thence running with Upper Beckleysville Road,

- 1.) North 00 degrees 52 minutes 15 seconds East 165.03 feet; thence leaving said road and running for the following three courses,
- 2.) North 89 degrees 59 minutes 06 seconds East 190.10 feet; thence,
- 3.) South 00 degrees 43 minutes 49 seconds West 424.62 feet; thence,
- 4.) North 35 degrees 48 minutes 08 seconds West 320.00 feet to the point of beginning.

Containing 1.288 acres (56,127 sq. ft.) of land, more or less.

Being all the same parcel of land conveyed by George W. Aberts, Sr. and Sharon Aberts, his wife, to George W. Aberts, Jr. by deed dated April 20, 2004 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 19977 folio 405, etc. Also known as #18503 Upper Beckleysville Road and located in the 5th Election District and the 3rd Councilmanic District.

X:\Jobs\2008\2008054\Desc\Zoning Description-09262008.doc



2009-0116-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 23975

Date: 10/23/08

PAID RECEIPT

DATE/TIME: 10/23/2008 11:25:46
 USER: JHULIEN TONG (60)
 RECEIPT NO: 467560 10/23/2008 (61)
 5. 320 CASHIER VERIFICATION
 02375
 Amount: \$65.00
 \$65.00 / 10/23/08
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					65.00

Total: 65.00

Rec From:

George W. Aberts, Jr.

For:

18503 Upper Buckleysville Rd.

21074

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: NOVEMBER 3, 2008

Case Number: 2009-0116-A

Petitioner / Developer: GEORGE W. ABERTS

Date of Hearing (Closing): NOVEMBER 17, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
18503 UPPER BECKLEYSVILLE ROAD

The sign(s) were posted on: NOVEMBER 1, 2008



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0116 -A Address 18503 Upper Beckleyville Rd.
Contact Person: LEONARD Wasilowski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/23/08 Posting Date: 11/02/08 Closing Date: 11/17/08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

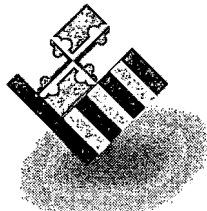
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0116 -A Address 18503 Upper Beckleyville Rd.
Petitioner's Name George W. Aberts Telephone 410-374-8151

Posting Date: 11/02/08 Closing Date: 11/17/08

Wording for Sign: To Permit A Garage to be located in the front and side yard in lieu of the required rear yard and a footprint larger than that of the principle Dwelling.

WCR - Revised 7/7/08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
November 17, 2008

George W. Aberts Jr.
18503 Upper Beckleysville Rd.
Hampstead, MD 21074

Dear: George W. Aberts Jr.

RE: Case Number 2009-0116-A, 18503 Upper Beckleysville Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 23, 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,

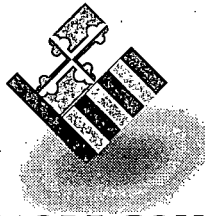
A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

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

November 10, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 03, 2008

Item Numbers: Item Number 0109 through ¹¹⁶0125

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 3, 2008

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

RECEIVED

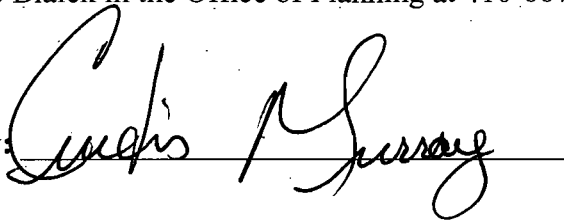
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-116- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. Conditions similar to that which is requested by the petitioner are existing in the community and does not negatively impact adjacent neighbors or the community at large.

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

Prepared By:
CM/LL



From: Debra Wiley
To: Matthews, Kristen
Date: 09/16/08 1:37:47 PM
Subject: Search

*Res. 10-08
possible Public
disclosure
at
a-15
C-1000*

Hi Kristen,

We just received a copy of a Resolution for public disclosure of a co. employee (Police Dept.) - George W. :
Alberts, Jr., 18503 Upper Beckleysville Road, Hampstead, MD. (I thought Hampstead was in Carroll Co.
but perhaps close to the line ...)

Apparently he has applied for a zoning variance to construct a garage at his residence.

Are you showing if this has been received and if so, when this has been scheduled ?

Thanks.

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

Debra Wiley - Re: Fwd: Search

From: Kristen Matthews
To: Wiley, Debra
Date: 09/23/08 3:17 PM
Subject: Re: Fwd: Search

There are no cases for that property or legal owner.

>>>> Debra Wiley 9/23/2008 12:16 PM >>>>

Hi Kristen,

Did you happen to find out anything on this ? Thanks.

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

Patricia Zook - Case 2009-0116-A - OP comments needed for administrative variance

From: Patricia Zook
To: Murray, Curtis
Date: 12/2/2008 10:42 AM
Subject: Case 2009-0116-A - OP comments needed for administrative variance

Hello again Curtis -

This administrative variance closed November 17, 2008 and the file is missing comments from the Office of Planning. The property is located at 18503 Upper Beckleysville Road.

The Petitioner is an employee of the Baltimore County Police Dept.

Hello Curtis -

This administrative variance closed November 17, 2008 and the file is missing comments from the Office of Planning. The property is located at 18503 Upper Beckleysville Road.

The Petitioner is an employee of the Baltimore County Police Dept.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

From: Debra Wiley
To: Matthews, Kristen
Date: 09/23/08 3:25:14 PM
Subject: Re: Fwd: Search

Okay, thanks for searching. I'll continue to hold for a while.

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

>>> Kristen Matthews 09/23/08 3:17 PM >>>
There are no cases for that property or legal owner.

>>> Debra Wiley 9/23/2008 12:16 PM >>>
Hi Kristen,

Did you happen to find out anything on this ? Thanks.

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

+ Search done
+ No results 10/17
+ Also researched ZAC agenda's
from mtgs of
9-8 thru 10-13
+ Kristen has
nothing via email 9/23



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

S.G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

RECEIVED
SEP 16 2008

BY:

September 16, 2008

William J. Wiseman, Esquire
Baltimore County Zoning Commissioner
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Wiseman:

Attached please find a copy of Resolution 70-08 concerning the public disclosure of George W. Aberts, Jr., an employee of the Baltimore County Police Department who has applied for a zoning variance to construct a garage at his residence at 18503 Upper Beckleysville Road, Hampstead, Maryland 21074.

This Resolution was approved by the County Council at its September 15, 2008 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: George W. Aberts, Jr.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2008, Legislative Day No. 16

Resolution No. 70-08

Mr. T. Bryan McIntire, Councilman

By the County Council, September 15, 2008

A RESOLUTION concerning the public disclosure of George W. Aberts, Jr., an employee of the Baltimore County Police Department.

WHEREAS, George W. Aberts, Jr., an employee of the Baltimore County Police Department, has applied for a zoning variance to construct a garage at his residence at 18503 Upper Beckleysville Road, Hampstead, Maryland 21074; and

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a zoning variance filed by George W. Aberts, Jr. does not contravene the public welfare.

014C1

2100005533

0513014511

18507

18506

Flood Zone X

NW 31-J RC 2
3 CD 5 ED

2100005532

18502

014C2

0523050100

18503

0503048230

18501

0519058120

0523050750

UPPER BECKLEYSVILLE RD

Pt. Bk. 52 Folio 18 1900014133
DIXON, DONALD J. PROPERTY (PDM File/Project #)

2009-0116-A



*
Numbers on over-
head view
location snapshots
were taken from.

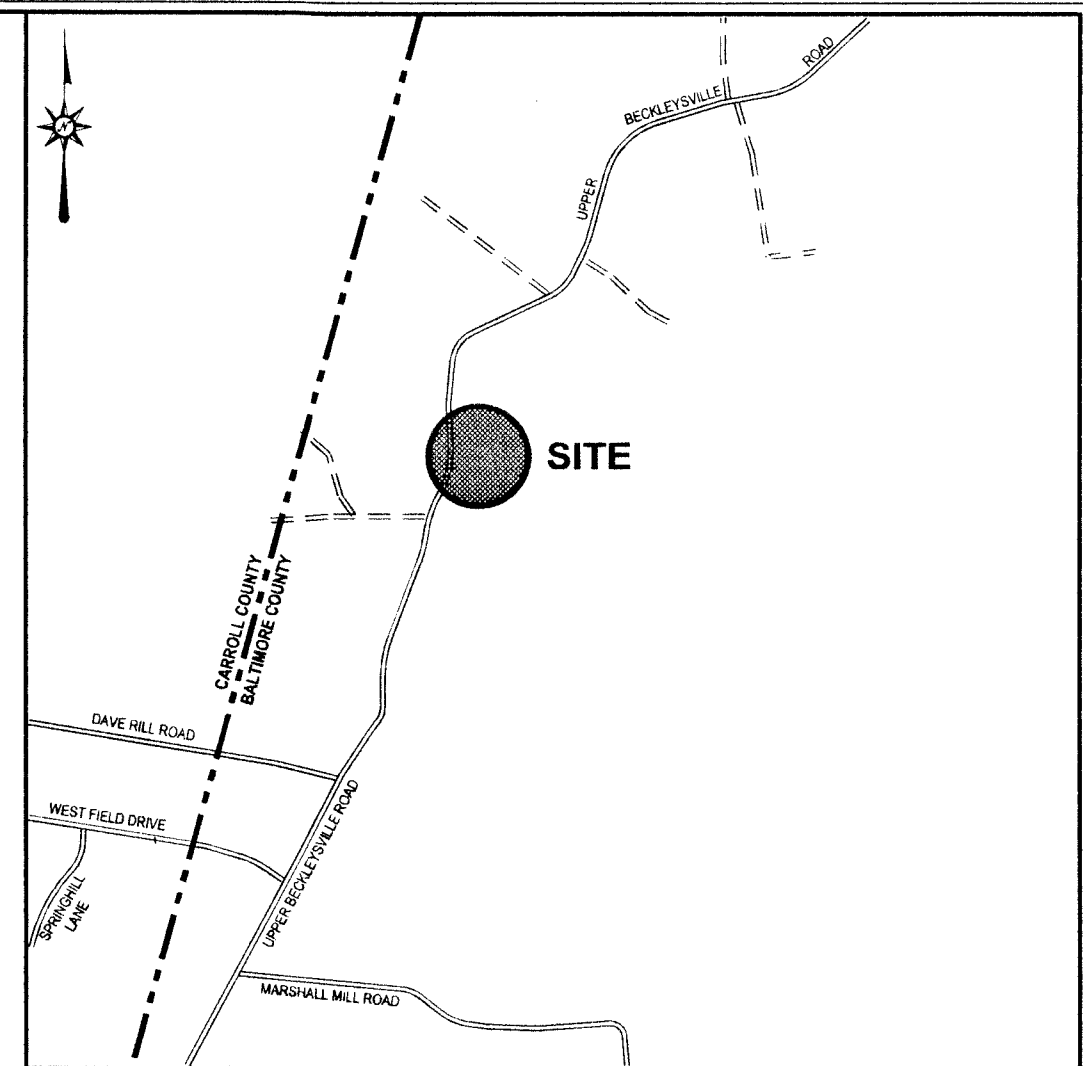
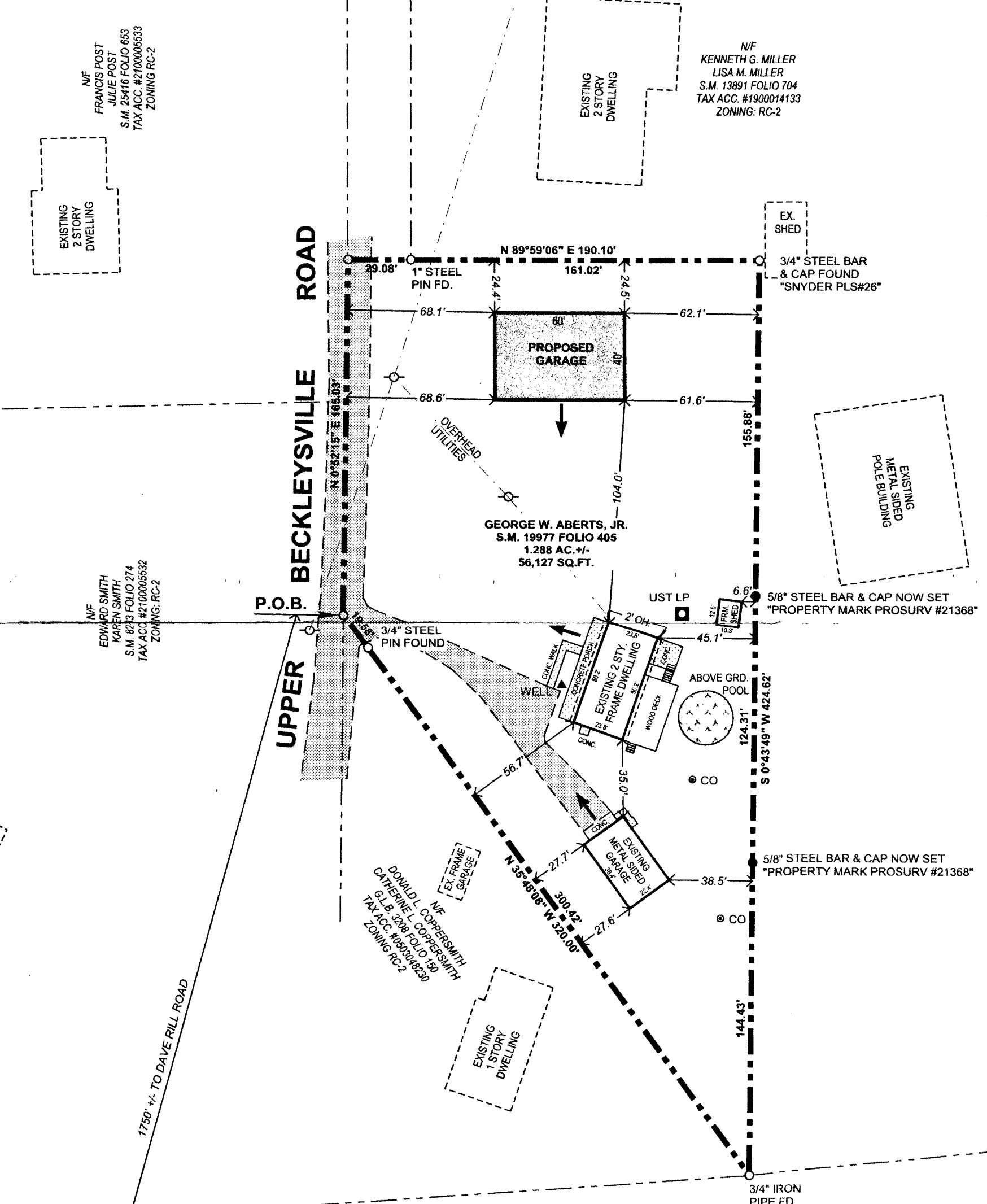


2009-0116-A



2009-0116-A





VICINITY MAP
SCALE: 1" = 1,000'

- GENERAL NOTES:**
1. CURRENT TITLE REFERENCE:
OWNER: GEORGE W. ABERTS, JR.
DEED REF.: S.M. 19977 FOLIO 405
DATE: APRIL 20, 2004
GRANTORS: GEORGE W. ABERTS, SR. & SHARON ABERTS
 2. TAX ACCOUNT #0523050100
 3. CURRENT ZONING CLASSIFICATION: RC-2 (ZONING MAP #014c2)
 4. THIS SITE HAS NO PRIOR ZONING HISTORY.
 5. THE OUTLINE SHOWN HEREON IS FROM A BOUNDARY SURVEY PERFORMED BY PROFESSIONAL SURVEYS, LLC., DATED 09/23/08.
 6. THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 7. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
 8. THERE ARE NO HISTORIC BUILDINGS LOCATED ON OR ADJACENT TO THIS SITE.
 9. THE LOCATION OF ADJOINERS' BUILDINGS SHOWN HEREON IS TAKEN FROM BC GIS DATA.

2009-0116-A
**PLAN TO ACCOMPANY ZONING HEARING
FOR #18503 UPPER BECKLEYSVILLE ROAD**

5TH ELECTION DISTRICT ** 3RD COUNCILMANIC DISTRICT ** BALTIMORE COUNTY, MD.

OWNER/APPLICANT:
GEORGE W. ABERTS, JR.
18503 UPPER BECKLEYSVILLE RD.
HAMPSTEAD, MARYLAND 21074



Professional Surveys

1711 Hughes Shop Road
Westminster, MD 21158
Phone 410-751-8795
fax 410-751-8796

DRAWING NAME: BOUNDARY SURVEY	
SCALE: 1"= 50'	DATE: 09/23/08
JOB: 2008-054	CHECK BY: GJG
COUNTY FILE NO.:	

DRAWN BY: KAH
SHEET: 1/1

The original document contains a purple seal and blue signature. If the seal or signature are not so colored, the drawing is an unauthorized copy and may contain unauthorized alterations. To report an illegal copy, please call: 410-751-8795.

The Licensee either personally prepared this Boundary Survey or was in responsible charge over its preparation & the surveying work reflected in it, all in compliance with requirements set forth in COMAR Regulation 09.13.06.12.

Keith A. Heindel
Professional Land Surveyor
Maryland No. 21189

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