

**IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

NW side of Manor Road; 350 feet S
of Meadowhill Court
3rd Election District
5th Councilmanic District
(14614 Manor Road)

William and Katharine Foard
Legal Owners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* CASE NO. 2010-0115-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the legal owners of the subject property, William and Katharine Foard. The Special Hearing request was filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a proposed accessory building that is larger than the principal dwelling in light of the definition limits for accessory buildings in Section 101 of the B.C.Z.R. The Variance request is from Sections 400.1 and 400.3 of the B.C.Z.R. to permit a proposed detached garage with a height of 22 feet and located in the front yard in lieu of the maximum allowed height of 15 feet and required location in the rear yard. The subject property and 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 requested Special Hearing and Variance petitions on behalf of Petitioners was Stuart Foard. Mr. Foard is Petitioners' son. There were no Protestants or other interested persons in attendance.

Testimony and evidence presented revealed that the subject property is irregular-shaped and consists of two parcels containing a total of approximately 11.166 acres of land zoned R.C.5.

12-11-09

pm

The property is improved with an existing two-story wood frame single-family dwelling and is located on the west side of Manor Road, north of Sweet Air Road, in the Jacksonville/Phoenix area of northern Baltimore County. The dwelling is situated at the northernmost area of the property on the main parcel that consists of 10.4279 acres. Access to the property from Manor Road is by way of the second parcel -- Parcel "B."

Petitioners purchased the subject property in 1975 and have resided there ever since. Due to the large amount of property, Petitioners have significant lawn and garden equipment that they use to maintain the property. In order to store this equipment out of the weather, Petitioners desire to construct a large barn/shed. As shown on the site plan, the barn would be located at the northwest corner of the property. Due to the placement of the dwelling facing south, the barn would be situated in the front yard of the property. The barn would also be up to 22 feet in height in order to store large tractors; hence, Petitioners have requested the instant variance relief. The barn would also be approximately 1,800 square feet in size, slightly larger than the principal dwelling ground floor area of just under 1,700 square feet. Therefore, Petitioners are also in need of special hearing relief.

In support of the requested relief, Mr. Foard pointed out that the property has a very unusual shape. This, coupled with the age of the dwelling dating back to 1872 and the location of the dwelling so near the northern property line, limits the ability of Petitioners to place improvements on the property anywhere but the front yard. As shown in the photographs that were marked and accepted into evidence as Petitioners' Exhibits 2A through 2D, the front yard of the property is substantial. The topographical markings on the site plan and the photographs also illustrate the significant slopes to the property, also limiting the location of accessory structures or other improvements. Additional photographs marked and accepted into evidence as

Petitioners' Exhibits 3A through 3D show the expanse of property beyond the principal dwelling and also depict the general location of the proposed barn. Mr. Foard also submitted elevation drawings that were marked and accepted into evidence as Petitioners' Exhibit 5. These drawings depict the proposed 1½-story barn with a rustic look that would fit in with the rural-residential character of the area.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. The comment dated November 12, 2009 from the Office of Planning indicates it does not oppose Petitioners' request to permit an accessory structure to be larger than the principal dwelling with a height of 22 feet and located in the front yard in lieu of the rear yard provided certain conditions are met, including that Petitioner or subsequent owners shall not convert the accessory structure into a dwelling unit or apartment, nor shall it be used for commercial purposes.

Considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. It is evident that Petitioners are in a difficult situation because of the shape of the property and the location of the principal dwelling, which affords them little opportunity to locate improvements in the required rear yard. Indeed, the vast majority of the property consists of the front yard. The available area for an accessory structure is further limited by the topography of the property with significant slopes, in addition to well and septic areas. These unusual circumstances cause the subject property to be disproportionately impacted by the Zoning Regulations as compared with other properties in the District. Hence, I find the property to be unique in a zoning sense. I also find that undue

hardship would befall Petitioners if the requested relief were not granted; that is, Petitioners would be unable to adequately store their lawn and garden equipment out of the weather.

I further find that the requested variances 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.

As to the special hearing, I am also persuaded to grant this relief. Although the property consists of over 11 acres, the ground floor area of the principal dwelling is fairly small, consisting of only 1,700 square feet. In order to construct an accessory structure of sufficient size to meet their needs in maintaining the property, Petitioners desire to construct a barn of approximately 1,800 square feet. As shown on the elevation drawings, the barn will be very functional, with a large sliding door and a garage door for moving equipment in and out of the barn, as well as aesthetic accents such as windows and a wind vane on the roof. In my judgment, although the barn will be slightly larger than the ground floor footprint of the principal dwelling, it will certainly not overwhelm the property or the dwelling. Moreover, it will be located far enough away on this large tract of land so as not to crowd the dwelling.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered, I find that Petitioners' Special Hearing and Variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 11th day of December, 2009 that Petitioners' request for Special Hearing relief filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a proposed accessory building that is larger than the principal dwelling be and is hereby **GRANTED**; and

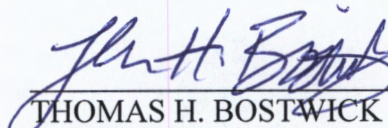
~~RECEIVED FOR FILING~~
12-11-09
[Signature]

IT IS FURTHER ORDERED that Petitioners' request for Variance from Sections 400.1 and 400.3 of the B.C.Z.R. to permit a proposed detached garage with a height of 22 feet and located in the front yard in lieu of the maximum allowed height of 15 feet and required location in the rear yard be and are hereby **GRANTED**.

The relief granted herein is subject to the following:

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

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 11, 2009

WILLIAM AND KATHARINE FOARD
14614 MANOR ROAD
PHOENIX MD 21131

Re: Petition for Special Hearing and Variance
Case No. 2010-0115-SPHA
Property: 14614 Manor Road

Dear Mr. and Mrs. Foard:

Enclosed please find the decision rendered in the above-captioned case.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Stuart Foard, 3825 Bond Farm Drive, Reisterstown MD 21136

ORIGINAL KEEP IN FILE



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Y 14614 MANOR RD

which is presently zoned X R C 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A PROPOSED ACCESSORY

BUILDING THAT IS LARGER THAN THE PRINCIPAL DWELLING IN
LIGHT OF THE DEFINITION LIMITS FOR ACCESSORY BUILDING IN SECTION 101 BCZR.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

X WILLIAM C. FOARD

Name - Type or Print

X

Signature

X

KATHARINE A. FOARD

Name - Type or Print

X

KATHARINE A. FOARD

Signature

410

X 14614 MANOR RD

Address

446-1379

Telephone No.

X

PHOENIX

MD

City

State

X 21131

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 hr

UNAVAILABLE FOR HEARING

Case No. 2010 0115 SPHA

REV 9/15/98

Reviewed By JL

Date 9/30/09

12-11-09

pm



ORIGINAL FILED IN FILE

TAX. ACCOUNT # 1013008910

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 14614 MANOR RD
which is presently zoned RC-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) 400.1 AND 400.3 BCZR TO PERMIT

A PROPOSED DETACHED GARAGE WITH A HT. OF 22 FT AND LOCATED IN FRONT YARD IN LIEU OF THE MAXIMUM HEIGHT OF 15 FT AND REQUIRED LOCATION IN REAR YARD. ALLOWED

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 DETERMINED AT 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):

William C. Foard

Name - Type or Print

Signature

KATHARINE A. FOARD

Name - Type or Print

Katharine A. Foard

Signature

14614 MANOR RD

Address

PHOENIX

City

MD

State

410

410-1379

Telephone No.

21131

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Date 9/30/09

Case No. 2010 0115 SPHA

REV 9/15/98

Reviewed By DL

12.11.09

0115

September 19, 2009

Zoning Description

William and Katharine Foard

Zoning description for 14614 Manor Road

Beginning at a point on the north west side Manor Street 30 feet wide at the distance of 350 feet south of the centerline of the nearest improved intersecting street of Meadowhill Court which is 30 feet wide.

As recorded in Deed Liber 5526, Folio 970 containing 10.42 acres . Also know as 14614 Manor Road, Phoenix MD 21131 located in 10 Election District, 3 Councilman District.

Typical metes and bounds: S05°. 00'52"E. 335.03' S76 °37'06"W., 217.79' S23°08'06"W., 850.67' S21°09'55"W., 272.42' N89°42'47"W., 889.46' N01°20'45"E., 259.46' N60°58'30"E., 245.22' N89°14'00"E., 60' N00°46'00"W., 68.5' N89°14'00"E., 441.83' N76°37'06"E., 30.06' N35°27'21"E., S05°. 00'52"E 80.64' to place of beginning .

DEPARTMENT OF PERMITS AND DEVELOPMENT
MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING
HEARINGS

Baltimore County Zoning Regulations (BCZR) require that notice be given to the adjacent public/neighborhood property owners relative to property which is the subject of the coming zoning hearing. For those petitions which require a public hearing, this 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.

The 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 upon receipt and should be remitted directly to the newspaper.

PERMITS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Newspaper Advertising:

Number or Case Number 2010-0115-SPHA

Owner: FOARD

Address or Location: 14614 MANOR RD

PLEASE FORWARD ADVERTISING BILL TO:

WILLIAM FOARD

Address: 14614 MANOR RD

PHOENIX MD 21131

Phone Number: _____

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

No. 45909

Date: 9/30/09

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	BOL	0000		6150					50.00
									130.00

Total: 130.00

Rec

From: FEARD

For:

RES SPHA 14614 MANOR RD. 65.00 EACH x 2

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 0/02/2009 9/30/2009 14:45:20 5
 REC NO. MAIL RING LK
 RECEIPT # 423046 9/30/2009 UFLR
 Dept: 5 528 BONDING VERIFICATION
 CR NO. 045909
 Recpt Tot: \$130.00
 \$130.00 CK \$1.00 CA
 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: # 2010-0115-SPHA

14614 Manor Road

N/West side of Manor Road, 350 feet south of Meadowhill Court

3rd Election District — 5th Councilmanic District

Legal Owner(s): William & Katherine Foard

Special Hearing: for a proposed accessory building that is larger than the principal dwelling in light of the definition limits for accessory building in section 101 of the BCZR. **Variance:** to permit a proposed detached garage with a height of 22 feet and located in the front yard in lieu of the maximum allowed height of 15 feet and required location in rear yard.

Hearing: Monday, November 16, 2009 at 2:00 p.m. in Room 104, 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.

10/526 October 29

219314

CERTIFICATE OF PUBLICATION

10/29/, 2009

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 10/29/, 2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 11/02/09

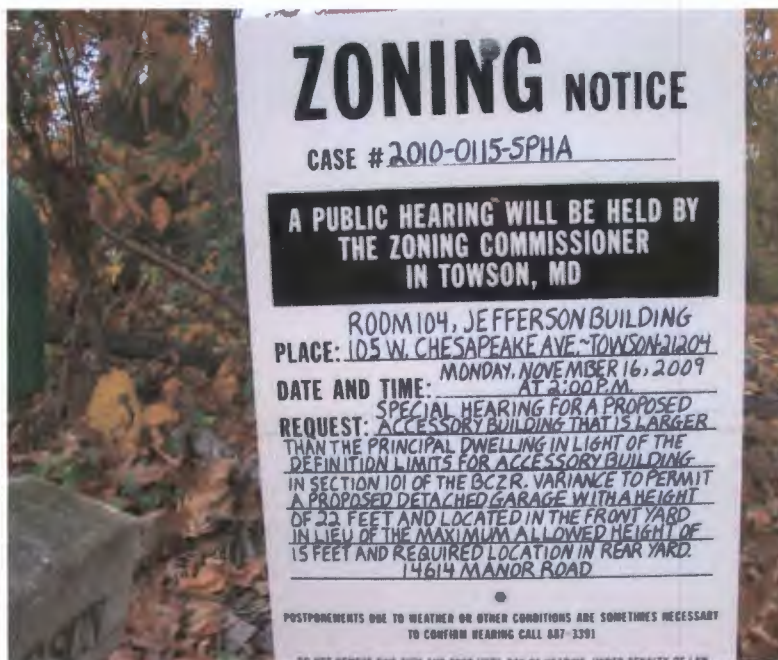
Case Number: 2019-0115-SPHA

Petitioner / Developer: MR. & MRS. FOARD

Date of Hearing (Closing): NOVEMBER 16, 2009

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:
14614 MANOR ROAD

The sign(s) were posted on: OCTOBER 30, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
October 14, 2009

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: 2010-0115-SPHA

14614 Manor Road

N/west side of Manor Road, 350 feet south of Meadowhill Court

3rd Election District – 5th Councilmanic District

Legal Owners: William & Katherine Foard

Special Hearing for a proposed accessory building that is larger than the principal dwelling in light of the definition limits for accessory building in section 101 of the BCZR. Variance to permit a proposed detached garage with a height of 22 feet and located in the front yard in lieu of the maximum allowed height of 15 feet and required location in rear yard.

Hearing: Monday, November 16, 2009 at 2:00 p.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Foard, 14614 Manor Road, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 31, 2009.**
- (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
Thursday, October 29, 2009 Issue - Jeffersonian

Please forward billing to:
William Foard
14614 Manor Road
Phoenix, MD 21131

410-666-1379

NOTICE OF ZONING HEARING

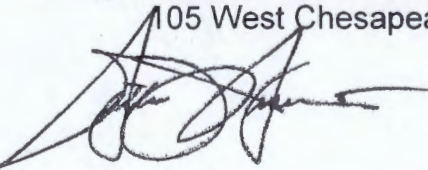
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0115-SPHA

14614 Manor Road
N/west side of Manor Road, 350 feet south of Meadowhill Court
3rd Election District – 5th Councilmanic District
Legal Owners: William & Katherine Foard

Special Hearing for a proposed accessory building that is larger than the principal dwelling in light of the definition limits for accessory building in section 101 of the BCZR. Variance to permit a proposed detached garage with a height of 22 feet and located in the front yard in lieu of the maximum allowed height of 15 feet and required location in rear yard.

Hearing: Monday, November 16, 2009 at 2:00 p.m. in Room 104, 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 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 10, 2009

William & Katharine Foard
14614 Manor Rd.
Phoenix, MD 21131

Dear: William & Katharine Foard

RE: Case Number 2010-0115-SPHA, 14614 Manor Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 30, 2009. 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 12, 2009

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

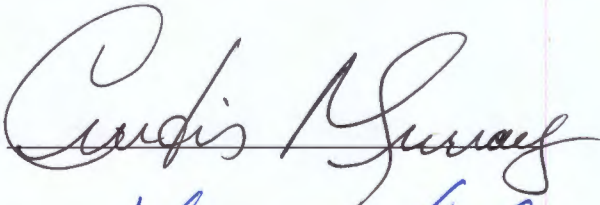
SUBJECT: 10-115 –Variance and Special Hearing

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (detached garage) to be larger than the principle building with a height of 22 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:

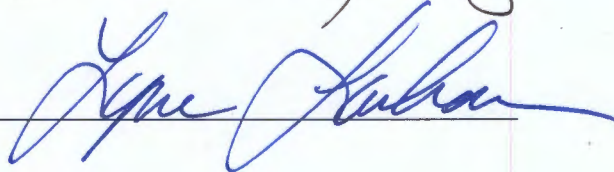
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



RECEIVED

NOV 13 2009

ZONING COMMISSIONER

AFK/LL: CM

TB
Btu
11-16-09
2pm

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence****RECEIVED****NOV 04 2009****ZONING COMMISSIONER**

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: November 3, 2009
SUBJECT: Zoning Item # 10-115-SPHA
Address 14614 Manor Road
(Ford Property)

Zoning Advisory Committee Meeting of October 5, 2009

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

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: October 23, 2009

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 9, 2009

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

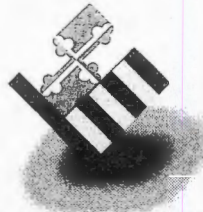
SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10192009.b -NO COMMENTS.doc



BALTIMORE COUNTY
MARYLAND

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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

ItemNumbers

0006, 0034, 0088, 0096, 0097, 0098, 0099, 0100, 0102, 0103, 0104, 0106, 0107, 0108, 0109, 0111, 0113 and 0115

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
410-887-488 (C) 443-829-2946
MS-1102F

cc: File

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



Beverly K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 7, 2009

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

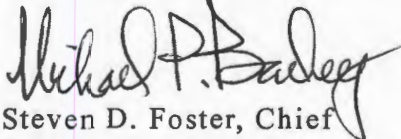
RE: Baltimore County
Item No. 2010-0115-SPHA
14614 MANOR RD
FORD PROPERTY
VARIANCE SPECIAL HEARING -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0115-SPHA.

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

Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE * ZONING COMMISSIONER
14614 Manor Road; NW/S Manor Road, *
350' S of Meadowhill Court *
3rd Election & 5th Councilmanic Districts * FOR
Legal Owner(s): William & Katherine Ford *
Petitioner(s) * BALTIMORE COUNTY
* 10-115-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

OCT 14 2009

.....

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 14th day of October, 2009, a copy of the foregoing Entry of Appearance was mailed to William & Katherine Ford, 14614 Manor Road, Phoenix, MD 21131, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME FORD
CASE NUMBER 2010 0115 SP1A
DATE 11.16.09

[illegible]

Case No.: 2010-0115-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Photographs	
No. 3	Photographs	
No. 4	Photographs	
No. 5	Elevation Drawings	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 2A-D





PETITIONER'S

EXHIBIT NO.

3A40



10/18

PETITIONER'S

EXHIBIT NO.

4

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 14614 MANOR RD 21131

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

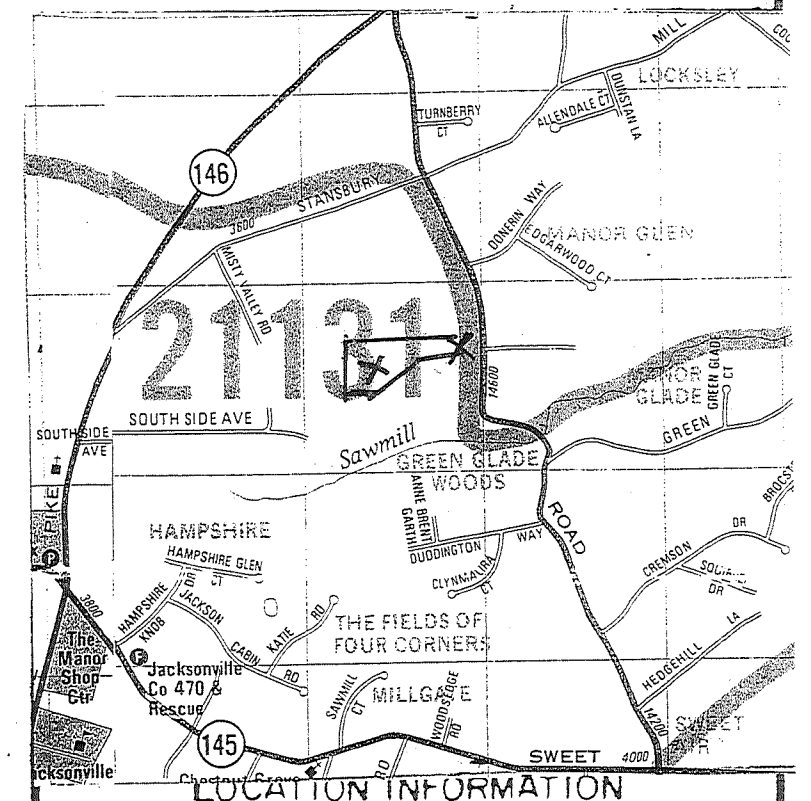
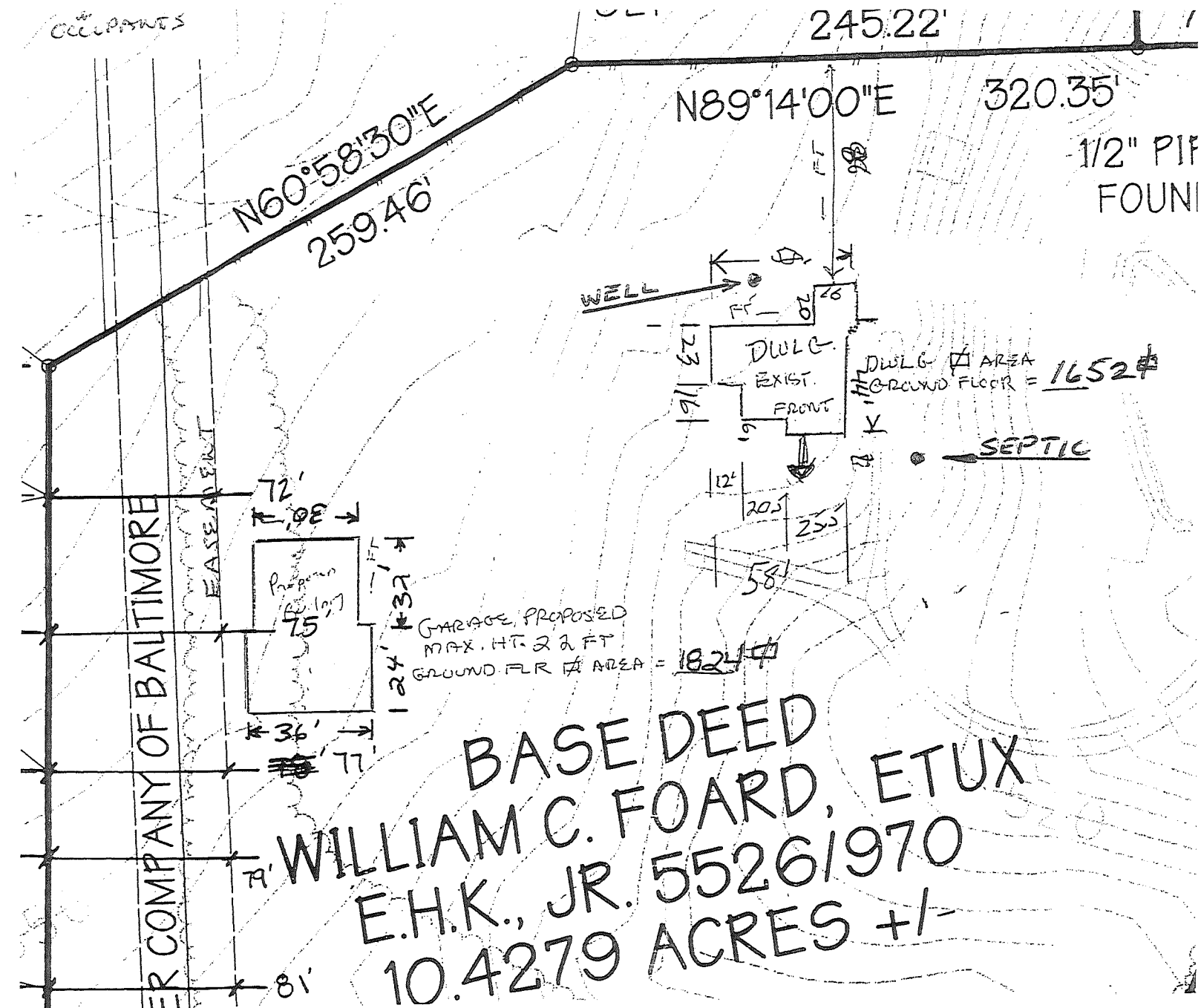
SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER William C. & KATHARINE A. FOARD 14614 MANOR RD.

OCCUPANTS _____

FOR
14614 MANOR
RD.



ELECTION DISTRICT 10
COUNCILMANIC DISTRICT 3
1" = 200' SCALE MAP # 036A2 & 036A3
ZONING RC5
LOT SIZE 10.4279 +/- AND 0.7381 AC
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

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

PETITIONER'S

EXHIBIT NO. 1

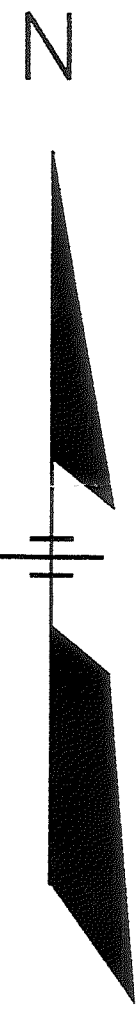
NORTH

SHEET 1 OF 2, SEE 2 OF 2 FOR OVERALL SITE AREA

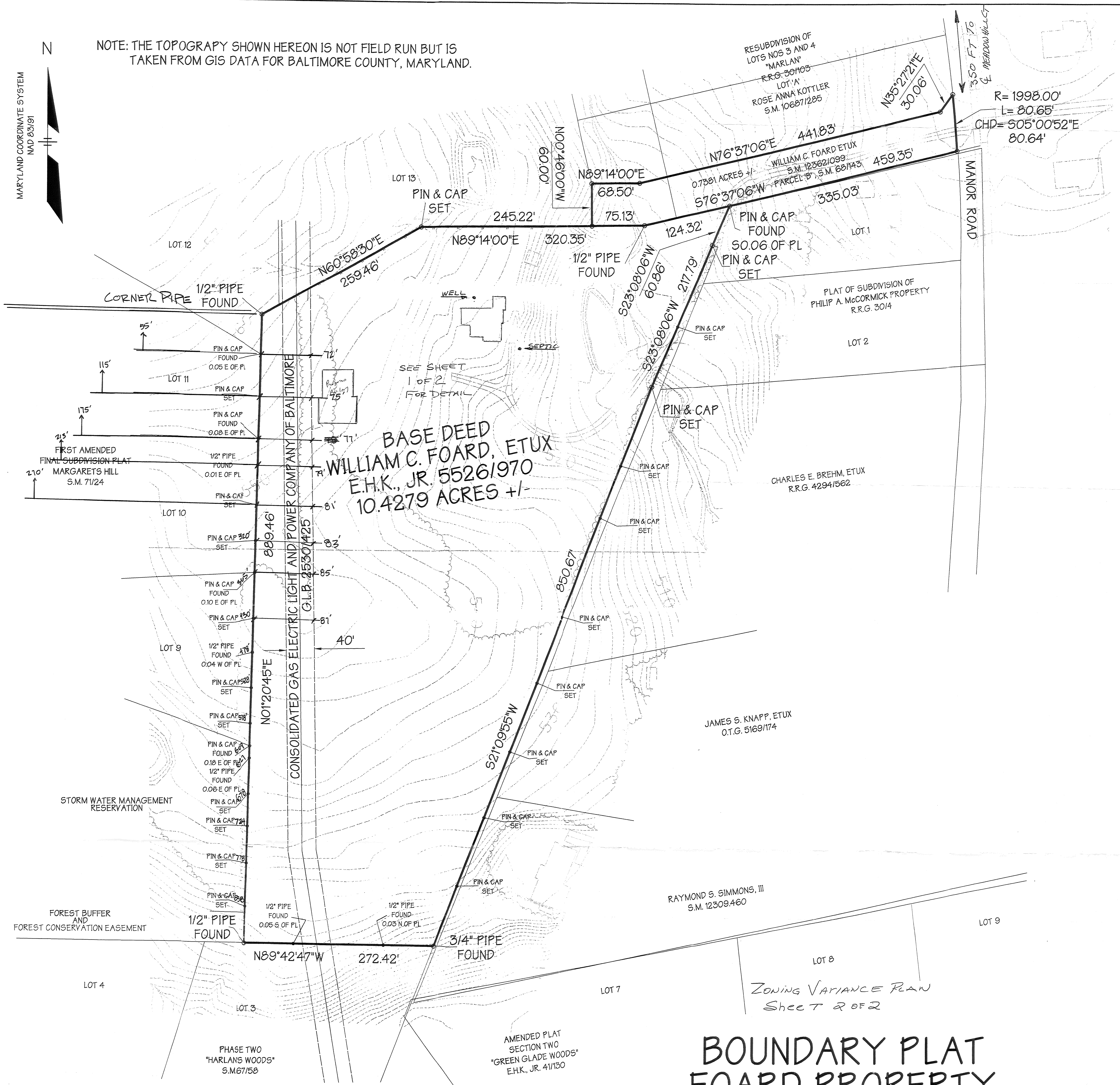
PREPARED BY SEE ATTACHED

SCALE OF DRAWING: 1" = 60 FT. SHT 1

MARYLAND COORDINATE SYSTEM
NAD 83/91



NOTE: THE TOPOGRAPHY SHOWN HEREON IS NOT FIELD RUN BUT IS
TAKEN FROM GIS DATA FOR BALTIMORE COUNTY, MARYLAND.



BOUNDARY PLAT FOARD PROPERTY 14614 MANOR ROAD

ELECTION DISTRICT NO. 10 BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'
DATE: MARCH 19, 2004