

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
SE/Side Jarrettsville Pike, 545' S c/line	*	ZONING COMMISSIONER
Whitesworth Road	*	
(14009 Jarrettsville Pike)	*	OF
10 th Election District	*	
3 rd Council District	*	BALTIMORE COUNTY
LCO Services, LLC	*	Case No. 2010-0135-A
Petitioner		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Allan W. Laird, managing member of LCO Services, LLC, the owner of the subject property. Petitioner is requesting Variance relief from Section 1A07.8.B.5.a(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 63 feet (southwest) and 34 feet (northeast) from neighboring principal buildings in lieu of the minimum required 80 feet. The subject property and requested relief are more fully depicted on the amended site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.¹

Appearing at the requisite public hearing in support of the variance request were Allan and Sophie Laird on behalf of LCO Services, LLC. Also appearing in support of the requested relief was J. Scott Dallas of J.S. Dallas, Inc., the professional land use and zoning consultant who prepared the site plan for this property. There were no Protestants or other interested persons in attendance nor were there any adverse Zoning Advisory Committee (ZAC) comments received from any of the County reviewing agencies.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel containing approximately 0.6 acres of land zoned R.C.6. The currently unimproved

¹ The plan was amended in response to a Zoning Advisory Committee (ZAC) comment received from the Office of Planning requesting the eliminating of the front-loaded garage.

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 Date 12-17-09
 BY 123

property is located in a residential area on the southeast side of Jarrettsville Pike (Md. Rt. 146) near the intersection of Sweet Air Road in the Phoenix area of the County. While the property is currently zoned R.C.6, testimony revealed that it has been a lot of record since 1971, prior to the passage of County Council Bill 73-2000, now codified as Section 1A07.8.B.4 of the B.C.Z.R., which permits a single-family building on a lot of record in existence prior to the adoption of the new R.C.6 zoning ordinance.

Further evidence revealed that the Laird family purchased this property through a corporate entity, LCO Services, LLC, and originally intended to operate a business on the site. When the family was unable to gain approval to operate a business, they determined that the property could be used in character with the surrounding neighborhood if it was improved with a single-family dwelling in which one of their children could reside. Mr. Laird was clear at the public hearing that while the property is owned by a corporate entity, the family solely intends to use the property for residential purposes. Accordingly, the Petitioner had a site plan prepared illustrating a proposed building envelope for a single family dwelling which was presented at the hearing.

In an effort to assist the undersigned, Mr. Dallas marked the site plan in green to show the location and size of the proposed dwelling, and in pink to show the shape of the revised driveway and side loaded garage. Due to the size and shape of the property, and the 80-foot building-to-building separation imposed on properties in the R.C.6 zone, Petitioner was advised to apply for a variance from the principal building setbacks on each of adjacent properties.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. As earlier noted, a comment was received from the Office of Planning dated November 9, 2009, which indicated no opposition to the variance request. The property

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Date 12-17-09

By 1903

has existed prior to the effective date of Bill 73-2000 and can therefore be developed with a single-family dwelling. However, because of the small lot size the Planning Office will not support any further variance relief for this property. Planning also recommends that the property be kept within the character of the community by placing the garage to the side or rear of the dwelling, not in the front. Existing dwellings in the area do not have garages in front of the principal building line. If this cannot be accomplished then Planning recommended that the garage feature be removed. To further assure compatibility with the performance standards, their comment continued to specify: (1) The building shall reflect the traditional rural character of the area in architectural form, scale, materials, and detailing and in landscaping concept, (2) All exterior walls of the building shall be treated similarly with respect to architectural details and materials, (3) Accessory structures, including solar panels, antennas, and storage sheds will not be permitted in the front yard of any principal use, and (4) Fencing shall be in keeping with the rural character and that any fence must be either split rail or board on post and be consistent throughout the property. Comments were also received from the State Highway Administration, dated October 30, 2009, which indicated no opposition to the requested relief. The comment stated that the applicant must contact the Administration to obtain an entrance permit for the property.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The property has been a lot of record since 1971, well before Council Bill 73-2000 was passed. Section 1A07.8.B.4 of the B.C.Z.R. provides for the construction of single-family dwellings on a previously recorded lot in the R.C.6 zone. Considering the layout of this property, I find that imposing an 80-foot building-

to-building setback from each adjacent property would cause the Petitioner to suffer practical difficulty and undue hardship. The building envelope would be so constricted without the requested variance that the property would not be buildable, contrary to the intent of Bill 73-2000.

I further find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. The property to the northeast of the subject property where a 34-foot setback is proposed is owned by Mr. and Mrs. Laird's son. He indicated no opposition to the construction of a reasonably sized single-family dwelling on the LLC-owned property. Mr. Dallas also indicated that the neighbor to the southwest, where a 63-foot setback is proposed, likewise had no objection to the requested variance. Petitioner is requesting relief to build a single-family dwelling in a residential neighborhood where the neighboring owners have no objection, the pattern of development is similar, and the law specifically permits single-family dwellings on lots of record. Thus, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as construed in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

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

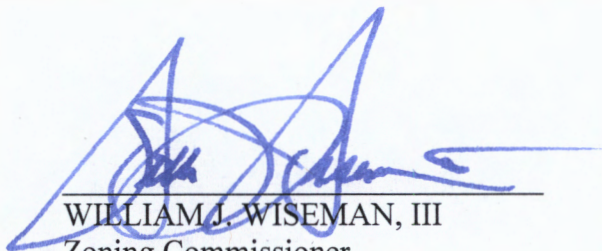
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of December, 2009 that the Petition for Variance seeking relief from Section 1A07.8.B.5.a(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 63 feet (southwest - side) and 34 feet (northeast - side) from neighboring principal

buildings in lieu of the minimum required 80 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following:

1. Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner must contact the State Highway Administration to obtain approval for a use-in-common driveway or obtain an entrance permit.
3. Petitioner must meet the R.C.6 performance standards as indicated in the Office of Planning comment dated November 9, 2009 by submitting building elevation drawings for review and approval.

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

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

UNDER RECEIVED FOR FILING
Date 12-17-09
By [Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 17, 2009

Allan Laird
Sophie Laird
LCO Services, Inc.
6 Hunt Valley View Terrace
Phoenix, Maryland 21013

RE: PETITION FOR VARIANCE

SE/Side Jarrettsville Pike, 545' S of c/line of Whitesworth Road
(14009 Jarrettsville Pike)
10th Election District - 3rd Council District
LCO Services, LLC – Petitioner
Case No. 2010-0135-A

Dear Mr. and Mrs. Laird:

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: J. Scott Dallas, J.S. Dallas, Inc., P.O. Box 26, Baldwin, Maryland 21013
Steven D. Foster, Chief, Engineering Access Permits Division, State Highway Administration,
Maryland Department of Transportation, 707 N. Calvert St., Baltimore, MD 21202
People's Counsel; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at #14009 Jarrettsville Pike

which is presently zoned R.C.6

Deed Reference: 23753 / 284 Tax Account # 1600003409

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)

1A07.8.B.5.a (2) to allow a setback of 63 feet (southwest) and 34 feet (northeast) from the neighboring principal buildings in lieu of the required minimum 80 feet each

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

The existing neighboring dwelling setbacks of 80 feet intersect in the practical building area of the lot, generally in line with the neighboring dwellings and above the proposed septic reserve area. The proposed dwelling location will be in harmony with the neighborhood. Strict compliance with the 80 foot setback would create a very small envelope in the lowest, steepest portion of the subject property.

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):

LCO Services, LLC

Name - Type or Print

Signature

Allan Laird, Resident Agent

Name - Type or Print

Signature

6 Hunt Valley Terrace

410-785-7909

Address

Telephone No.

Phoenix

MD

21131

City

State

Zip Code

Representative to be Contacted:

J. Scott Dallas (J.S. Dallas, Inc.)

Name

P.O. Box 26

410-817-4600

Address

Telephone No.

Baldwin

MD

21013

City

State

Zip Code

Office Use Only

Estimated Length of Hearing

Unavailable For Hearing

Reviewed by

Date

10/19/09

REV 8/20/07

UNDER RECEIVED FOR FILING

Date

12-17-09

By

10

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

ZONING DESCRIPTION **#14009 JARRETTSVILLE PIKE**

BEGINNING for the same at a point on the southeast side of Jarrettsville Pike, Md. Rt. No. 146 (width varies), at the distance of 899± southwest of the centerline of Hillendale Heights, 70' wide, as shown on Plat Three "Overshot" as recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 55 folio 74, thence leaving said southeast side of said Jarrettsville Pike and running the four following courses and distances: **(1) Southeasterly 260 feet, more or less (2) Southwesterly 100 feet, more or less (3) Northwesterly 260 feet, more or less to said southeast side of said Jarrettsville Pike thence binding thereon (4) Northeasterly 100 feet, more or less to the place of beginning.**

CONTAINING 26,000 square feet or 0.59 acres of land, more or less.

ALSO KNOWN AS #14009 Jarrettsville Pike and located in the 10th Election District, 3rd Councilmanic District.

BEING all of that parcel of land which by deed dated March 31st, 2006 and recorded among the Land Records of Baltimore County in Liber S.M. No. 23753 folio 284 etc. was conveyed by Kenneth A. Campbell to LCO Services, LLC.

Note: above description is for zoning purposes only.



Item #0135

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 2010-0135A
Petitioner: LCD Services, LLC
Address or Location: #14009 Jarrettsville Pike

PLEASE FORWARD ADVERTISING BILL TO

Name: Allan Laird
Address: 6 Hunt Valley Terrace
Phoenix, MD. 21131
Telephone Number: 410785-7909

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

No. 47500

Date: 6/2/01

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				
000	300	1000							15.00

Total: 15.00

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**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: # 2010-0135-A
14009 Jarrettsville Pike
S/east side of Jarrettsville
Pike, 545 ft. +/- south of
centerline of Whitesworth
Road
10th Election District
3rd Councilmanic District
Legal Owner(s): LCO Ser-
vices, LLC

Variance: to allow a set-
back of 63 feet (southwest)
and 34 feet (northeast)
from the neighboring princi-
pal building in lieu of the re-
quired minimum 80 feet
each.

Hearing: Thursday, De-
cember 10, 2009 at 10:00
a.m. In Room 106, Coun-
ty Office Building, 111
West Chesapeake Ave-
nue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/11/901 Nov 24 222399

CERTIFICATE OF PUBLICATION

11/26/, 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 11/24/, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 11/21/09

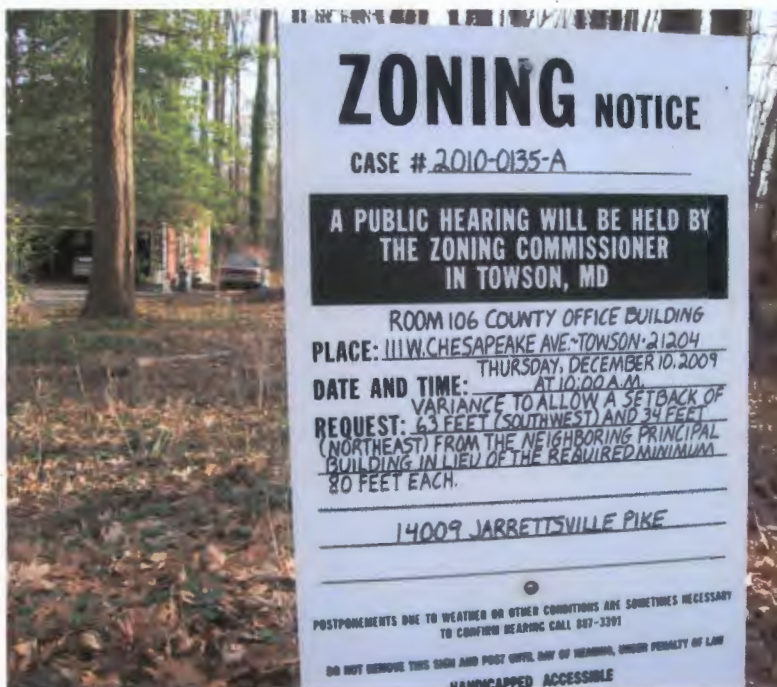
Case Number: 2010-0135-A

Petitioner / Developer: ALLAN LAIRD, LCO SERVICES~
J. SCOTT DALLAS

Date of Hearing (Closing): DECEMBER 10, 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:
14009 JARRETTSVILLE PIKE

The sign(s) were posted on: NOVEMBER 21, 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
November 16, 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: 2010-0135-A

14009 Jarrettsville Pike

S/east side of Jarrettsville Pike, 545 ft. +/- south of centerline of Whitesworth Road

10th Election District – 3rd Councilmanic District

Legal Owners: LCO Services, LLC

Variance to allow a setback of 63 feet (southwest) and 34 feet (northeast) from the neighboring principal building in lieu of the required minimum 80 feet each.

Hearing: Thursday, December 10, 2009 at 10:00 a.m. in Room 106, County Office Building,
105 West Chesapeake Avenue, Towson 21204

u

Timothy Kotroco
Director

TK:klm

C: Allan Laird, LCO Services, LLC, 6 Hunt Valley Terrace, Phoenix 21131
J. Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 25, 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
Wednesday, November 25, 2009 Issue - Jeffersonian

Please forward billing to:

Allan Laird
6 Hunt Valley Terrace
Phoenix, MD 21131

410-785-7909

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: 2010-0135-A

14009 Jarrettsville Pike

S/east side of Jarrettsville Pike, 545 ft. +/- south of centerline of Whitesworth Road

10th Election District – 3rd Councilmanic District

Legal Owners: LCO Services, LLC

Variance to allow a setback of 63 feet (southwest) and 34 feet (northeast) from the neighboring principal building in lieu of the required minimum 80 feet each.

Hearing: Thursday, December 10, 2009 at 10:00 a.m. in Room 106, County Office 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

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

December 1, 2009

Allan Laird
LCO Service, LLC
6 Hunt Valley Terrace
Phoenix, MD 21131

Dear: Allan Laird

RE: Case Number 2010-0135-A, 14009 Jarrettsville Pike

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 19, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
J. Scott Dallas: J.S. Dallas Inc.; P.O. Box 26; Baldwin, MD 21013

BW 12/10
10 am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

NOV 27 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: November 27, 2009
SUBJECT: Zoning Item # 10-135-A

Address 14009 Jarrettsville Pike
(LCO Services, LLC Property)

Zoning Advisory Committee Meeting of October 19, 2009

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

Reviewer: JWL

Date: 11/27/09

BW 12/10
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 9, 2009

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

SUBJECT: 14009 Jarrettsville Pike

Item Number: 10-135

Petitioner: LCO Services, LLC

Zoning: RC 6

Requested Action: Variance

RECEIVED

NOV 13 2009

ZONING COMMISSIONER

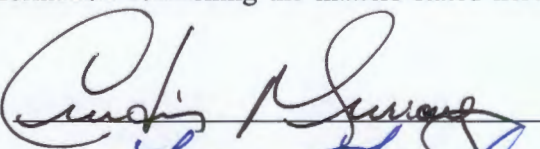
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's variance request. This property has lawfully existed since the effective date of Bill 73-2000 and can therefore be developed with a single-family dwelling. However because of the small lot size this Office does not support any further variance relief for this property. This Office also recommends that the property be kept within the character of the community; the proposed garage should be placed on the side or rear of the dwelling, not the front. Existing dwellings in the area do not have garages in the front yard. If this cannot be accomplished then this Office recommends that the garage feature be removed. This Office also requests that all DEPRM requirements be adhered to.

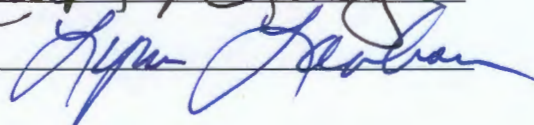
Furthermore the following performance standards from the RC 6 zone apply:

1. The building shall reflect the traditional rural character of the area in architectural form, scale, materials, and detailing and in landscaping concept.
2. All exterior walls of the building shall be treated similarly with respect to architectural details and materials.
3. Accessory structures, including solar panels, antennas, and storage sheds will not be permitted in the front yard of any principal use.
4. Fencing shall be in keeping with the rural character and that any fence must be either split rail or board on post and be consistent throughout the property.

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

Prepared by: 

Division Chief:
AFK/LL: CM



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-30-2009

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

RE: Baltimore County
Item No. 2010-0135-A
MD 146 (JARRETTSVILLE PIKE)
14009 JARRETTSVILLE PIKE
LCO SERVICES, LLC
VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 10-26-09. A field inspection and internal review reveals that an entrance onto MD 146 consistent with current State Highway Administration guidelines is required. As a condition of approval for 14009 JARRETTSVILLE PIKE Case Number 2010-0135 A, the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to 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). Thank you for your attention.

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey".

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

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



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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 26, 2009

Item Numbers: 0134, 0135, 0136, 0137, 0138

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

RE: PETITION FOR VARIANCE
14009 Jarrettsville Pike; SE/S Jarrettsville
Pike, 545' S c/line of Whitesworth Road
10th Election & 3rd Councilmanic Districts
Legal Owner(s): LCO Services, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 10-135-A

* * * * *

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.

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

RECEIVED

OCT 28 2009

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of October, 2009, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME ECO Serv., LLC
CASE NUMBER 2010-0135-A
DATE 12-10-09

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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Account Identifier: District - 10 Account Number - 1600003409

Owner Information

Owner Name: LCO SERVICES LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 6 HUNT VALLEY VIEW TER **Deed Reference:** 1) /23753/ 284
 PHOENIX MD 21131-1539 2)

Location & Structure Information

Premises Address **Legal Description**
 JARRETTSVILLE RD PT LT 30
 2600 NE MERRYMANS MILL R
 DUNGANNON

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
43	6	22						2	Plat Ref:

Special Tax Areas **Town**
 Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		26,005.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	95,500	145,500		
Improvements:	0	0		
Total:	95,500	145,500	128,832	145,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: CAMPBELL KENNETH A	Date: 04/28/2006	Price: \$20,000
Type: NOT ARMS-LENGTH	Deed1: /23753/ 284	Deed2:
Seller: MAZZONI ROBERT A	Date: 06/07/1995	Price: \$8,500
Type: UNIMPROVED ARMS-LENGTH	Deed1: /11073/ 429	Deed2:
Seller: STATE OF MARYLAND FOR USE STATE R	Date: 01/22/1971	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5160/ 289	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

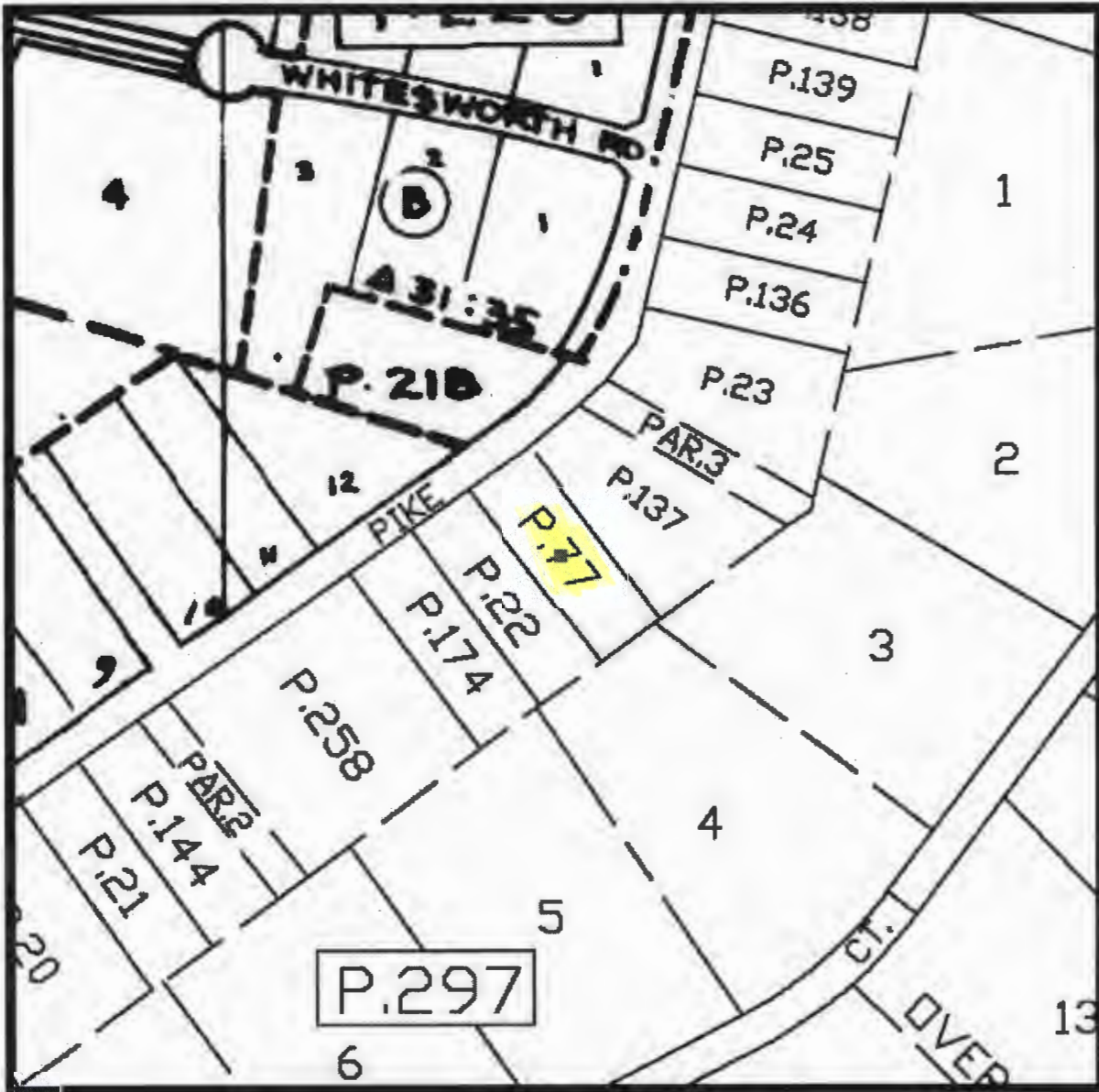
Special Tax Recapture:
 * NONE *



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Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Case No.:

2010-0135-A

14009 Jarrettsville Pike

Exhibit Sheet

Petitioner/Developer

Protestant

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



#14009 JARRETTSVILLE PIKE

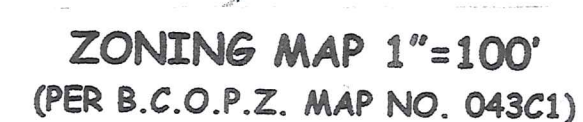
**10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD**

10-05-2009

JOB NO. 09-1269

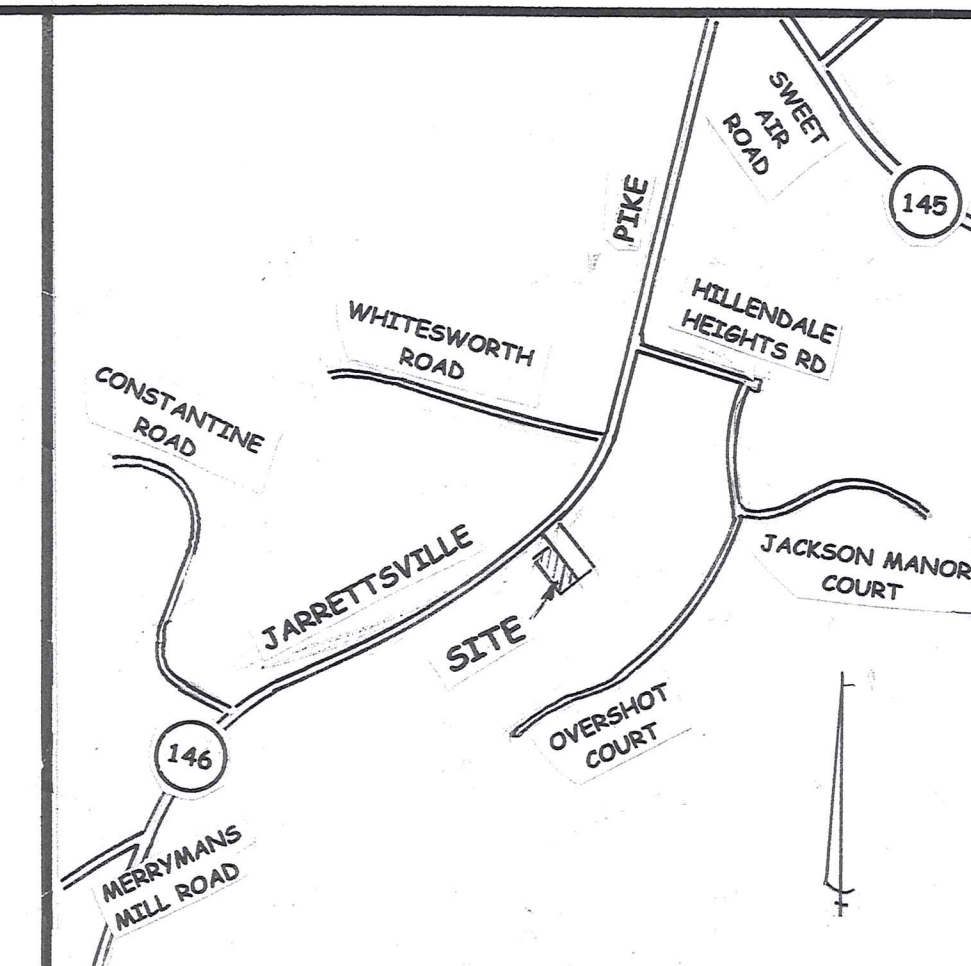
**ZONING MAP 1"=100'
(PER B.C.O.P.Z. MAP NO. 043C1)**

Item #0135



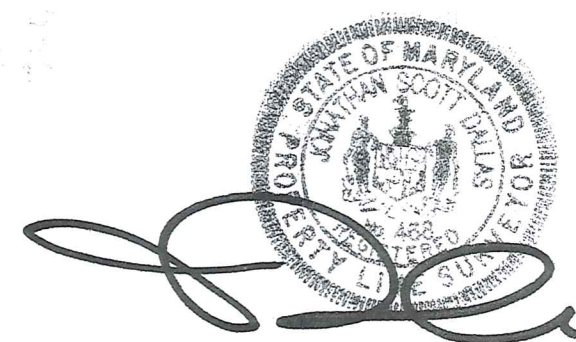
- NOTES:
1. OWNERSHIP:
LCO SERVICES LLC
6 HUNT VALLEY TERRACE
PHOENIX MD 21131-1539
PHONE: 410-785-7909 (ALLEN LAIRD)
 2. PROPERTY INFORMATION:
TAX MAP 43 GRID 6 PARCEL 22
TAX ACCOUNT NO. 1600003409
 3. DEED REFERENCE: 23753-284

AREA OF SUBJECT PROPERTY : 0.59 AC. ±
26,000 S.F. ±
 4. WELLS AND SEPTIC SHOWN HEREON PER FIELD LOCATION AND D.E.P.R.M. BACKFILES.
 5. SITE LIES IN FLOOD ZONE X PER F.I.R.M. 2400100148F.
 6. SOILS SHOWN HEREON PER U.S.D.A. SOILS MAP NO. 18
 7. EXISTING ZONING OF SITE RC6 (NO KNOWN ZONING HISTORY)
 8. SITE DOES NOT LIE IN C.B.A.
 9. TOPOGRAPHY SHOWN HEREON PER BALTIMORE COUNTY G.I.S. TOPO (FILE ID 043C1)
 10. NOT A HISTORIC SITE.



LOCATION MAP
1"=1000'

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



PETITIONER'S
EXHIBIT NO.

SITE PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
#14009 JARRETTSVILLE PIKE
10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD
SCALE: 1"=40' 10-05-2009 JOB NO. 09-1269