

IN RE: PETITION FOR VARIANCE

W side of Hanover Road; 300 feet N
of Westminster Pike
11th Election District
3rd Councilmanic District
(19 Hanover Road)

John D. and Laura D. Heim
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2010-0155-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, John and Laura Heim. Petitioners are requesting Variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure with a height of 23.5 feet in lieu of the permitted 15 feet. 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 variance request was Petitioner John Heim. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is rectangular in shape and contains approximately 0.5 acre, more or less, zoned B.M. (Business, Major). The property is located on the west side of Hanover Road, just north of the intersection of Westminster Pike (Route 140) and Main Street in the historic Reisterstown area of Baltimore County. The property is currently improved with an existing dwelling and a garage. The property is also improved with a partially completed shed that is the subject of the instant zoning relief.

Petitioner has resided at the property for the past 12 years. The three-story home has three apartments. The first floor is separated into two apartments and the second and third floors

1-11-10
P

and basement consist of Petitioner's residence. Petitioner began construction of the subject shed located to the rear of the property a number of months ago. During the fall, Petitioner was informed by a Baltimore County Code Inspector that the height of the shed exceeded the 15 foot height permitted by the Zoning Regulations; hence Petitioner filed the instant Petition.

In support of the requested relief, Petitioner described the unusual characteristics of his property. He indicated that although his property is zoned for business/commercial uses, it has always been used as a residence, albeit with three apartment units. In fact, the zoning map that was marked and accepted into evidence as Petitioner's Exhibit 2 shows the zoning immediately adjacent to and north of the subject property is D.R.3.5. The properties above the subject property are used residentially, while the uses just below the property to the south are used commercially and include a large Royal Farms Store with a fuel service station at the northwest corner of Westminster Pike and Main Street. In effect, the subject property serves as a buffer for the residential developments to the north from the commercial uses to the south.

By way of illustration, photographs of the area surrounding the subject property were submitted by Petitioner and marked and accepted into evidence as Petitioners' Exhibits 3A through 3J. They show that adjacent to the rear of Petitioner's property is a Napa Auto Parts store with a sea container and dumpster located to the rear of that property, next to the location of Petitioner's shed. Just south of Petitioner's property is an apartment house that sits close to the property line, and also a dumpster that sits right at the property line. The photographs also show the aforementioned Royal Farms Store property.

Petitioner desires to build the shed at the height of 23.5 feet in order to store the equipment and "junk" that he has strewn about his property. He is a small contractor and the shed will allow him to clean up his yard of tools and shop equipment and organize his property.

At the same time, the shed will give Petitioner more of a buffer from his home to some of the commercial uses that surround his property. Although his property acts as a buffer and screening for the nearby residential areas, Petitioner has no such buffer of his own. The shed height will give Petitioner at least a modicum of screening and privacy from the adjacent commercial uses. Petitioner also stressed that he is building the shed himself and will be constructed with wood materials that fit in with the older character of his property.

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 8, 2009 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

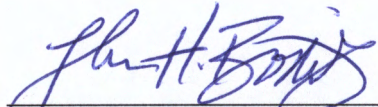
Considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. In my view, the proximity of Petitioner's property to both residential and commercial uses, and the manner in which his property appears to serve as a buffer for each use from the other, renders the property unique in a zoning sense. I also find Petitioners would suffer practical difficulty and undue hardship if the variance was to be denied. Petitioners would be denied an accessory structure that is otherwise permitted by the Regulations. Finally, I find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

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

THEREFORE, IT IS ORDERED this 11th day of January, 2010 by this Deputy Zoning Commissioner, that Petitioners' Variance request from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure with a height of 23.5 feet in lieu of the permitted 15 feet be is hereby **GRANTED**, subject to the following:

1. Petitioners are advised that they may apply for any required building 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. Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 11, 2010

JOHN AND LAURA HEIM
19 HANOVER ROAD
REISTERSTOWN MD 21136

Re: Petition for Variance
Case No. 2010-0155-A
Property: 19 Hanover Road

Dear Mr. and Mrs. Heim:

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 cursive script, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure



VIOLATION CASE

TAX ACCOUNT # 0418072075

Petition for Variance

to the Zoning Commissioner of Baltimore County**for the property located at** 19 Hanover Road**which is presently zoned** BL CCC

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) 400.3; BCZR, To Permit A SHED

With A HEIGHT of 23.5 ft. in Lieu of THE Permitted 15 ft

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

KATHRYN M. BRYAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 3, 2011

Kathryn M. Bryan

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No. 2010-0155-A

REV 9/15/98

1.11.10pr

Reason to apply for a variance

1. Excessive noise and smell of dumpsters (very early in the morning)
2. Blocks some of the veterinarian Hospital noise (dogs bark 24/7)
3. The fall and winter are the worst for the noise and lack of privacy.
4. We are surrounded on two sides with commercial parking lots. Up to our fence.
5. The transient tenants at 17 Hanover Road cause a theft issue. (This will inable me to lock up bikes, lawn mower, tiller shovels and rakes.)
6. The bank and The Farm Store have been robbed (this has been documented) and theft in the neighborhood has become an issue and concern of mine.
7. The proposed shed will illuminate 90% of these issues for us and our neighbors will also reep the benefits of smell.
- 8.

Mr. and Mrs. John D. Heim
19 Hanover Pike
Reisterstown, Maryland 21136
(410) 236-3637

March 30, 2009

Zoning Description Code

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Citation/Case No. CO 0057359 Property No. 0418072075

Zoning description for 19 Hanover Road Reisterstown, Maryland 21136. Beginning: North-West side of Hanover Pike, 670' +/- north of centerline intersecting Westminster Pike (route 140) and Hanover Pike (Route 30). For the same in the centre of the Hanover Turnpike Road at the end of a line drawn South eighty-two and a half degrees east from a stone planted in the ground on the west side of said Turnpike Road and reversing said line and running over said stone feet to a stone North eighty-two and a half degrees West three hundred and eleven feet to a stone:: then North ten degrees East and parallel to said Turnpike seventy feet; then parallel to the first line South eighty-two and a half degrees East three hundred and eleven feet to said Turnpike to the first place of Beginning, containing a half acre of land, more or less. The improvements thereon being known as 19 Hanover Road and located in the 04 election district. Councilmanic District 3.

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 2010-0155-A

Petitioner: John Heim

Address or Location: 19 HANOVER Rd, REISTERSTOWN, Md. 21136

PLEASE FORWARD ADVERTISING BILL TO

Name: _____

Address: _____

Same

Telephone Number: 410-236-3637

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

No. _____

Date: _____

Rev Sub
Source/ Rev/
Obj Sub Obj

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount

Total: _____

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: # 2010-0155-A

19 Hanover Road
W/side of Hanover Road,
300 feet +/- north of Westminster Pike
4th Election District
3rd Councilmanic District
Legal Owner(s): John &
Laura Helm

Variance: to permit a shed with a height of 23.5 feet in lieu of the permitted 115 feet.

Hearing: Monday, January 4, 2010 at 10:00 a.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.

12/258 Dec. 17 224387

CERTIFICATE OF PUBLICATION

12/17/2009

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 12/17/2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2010-0155-A

RE: Case No.: _____

Petitioner/Developer: _____
John and Laura Heim

January 4, 2010
Date of Hearing/Closing: _____

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

Attn: Kristin Matthews

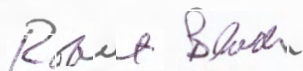
Ladies and Gentlemen:

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

19 Hanover Road

December 18, 2009
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

 Dec 18, 2009

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2010-0155-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: Room 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: MONDAY, JANUARY 4, 2010 AT 10:00^{A.M.}

REQUEST: VARIANCE TO PERMIT A SHED WITH A HEIGHT
OF 23.5 FEET IN LIEU OF THE PERMITTED 15 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



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 2, 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: 2010-0155-A

19 Hanover Road

W/side of Hanover road, 300 feet +/- north of Westminster Pike

4th Election District – 3rd Councilmanic District

Legal Owners: John & Laura Heim

Variance to permit a shed with a height of 23.5 feet in lieu of the permitted 115 feet.

Hearing: Monday, January 4, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: John & Laura Heim, 19 Hanover Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., JANUARY 19, 2010.**
- (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, December 17, 2010 Issue - Jeffersonian

Please forward billing to:
John Heim
19 Hanover Road
Reisterstown, MD 21136

410-236-3637

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: 2010-0155-A

19 Hanover Road

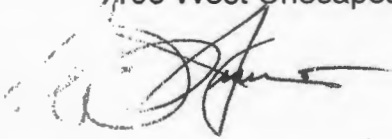
W/side of Hanover road, 300 feet +/- north of Westminster Pike

4th Election District – 3rd Councilmanic District

Legal Owners: John & Laura Heim

Variance to permit a shed with a height of 23.5 feet in lieu of the permitted 115 feet.

Hearing: Monday, January 4, 2010 at 10:00 a.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

December 30, 2009

John & Laura Heim
19 Hanover Rd.
Reisterstown, MD 21136

Dear: John & Laura Heim

RE: Case Number 2010-0155-A; 19 Handover Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 18, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 7, 2009
Item Nos. 2010-0141, 148, 149, 151,
152, 153, 154 and 155

DATE: November 25, 2009

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12072009 -NO COMMENTS.doc

TB 114
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 8, 2009

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

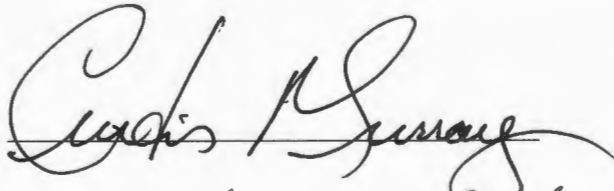
SUBJECT: 10-155 -Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (shed) with a height of 23.5 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

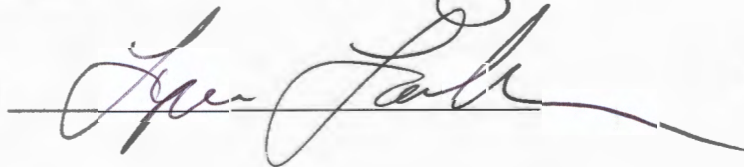
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



RECEIVED

DEC 10 2009

ZONING COMMISSIONER

AFK/LL: CM

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



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

Date: November 30, 2009

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

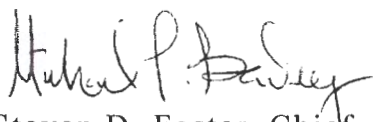
RE: Baltimore County
Item No. 2010-0155A
MD 30 (Hanover Road)
West of MD 128 (Butler RD)
Heim Property
Site Plan
Variance -

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 November 23rd. A field inspection and internal review reveals that the existing entrance onto MD 30 (Hanover Road) is consistent with current State Highway Administration requirements. Therefore, this office has no objection to John & Laura Heim Property at 19 Hanover Road, Case Number 2010-0155- A approval.

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,


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.marylandroads.com



RE: PETITION FOR VARIANCE * BEFORE THE
19 Hanover Road; W/S Hanover Road, * ZONING COMMISSIONER
300' N Westminster Pike * FOR
5th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): John & Laura Heim *
Petitioner(s) * 10-155-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

NOV 23 2009

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of November, 2009, a copy of the foregoing Entry of Appearance was mailed to John & Laura Heim, 19 Hanover Road, Reisterstown, MD 21136, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 2010-0155-A
DATE 1-4-10

[illegible]

Case No.: 2010-0155-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Zoning Map	
No. 3 A-J	Photographs of area	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEA

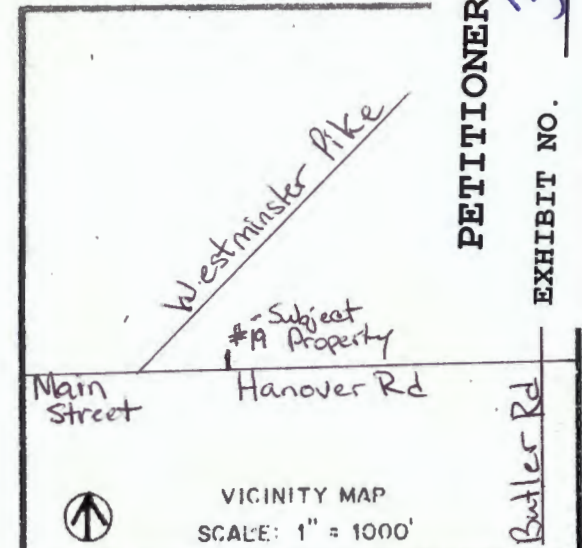
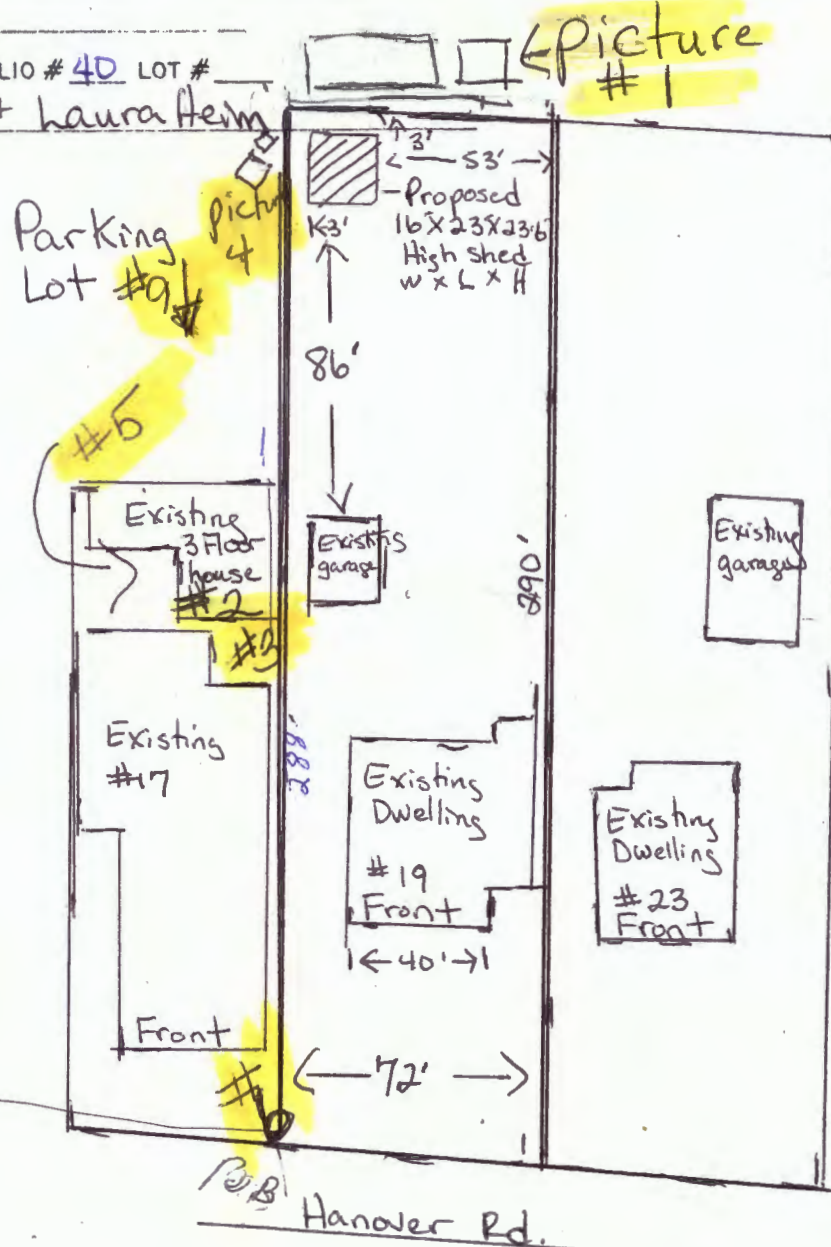
PROPERTY ADDRESS 19 Hanover Road

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

SUBDIVISION NAME _____

PLAT BOOK # 51 FOLIO # 40 LOT # _____

OWNER John & Laura Heim



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 048B1

ZONING BM

LOT SIZE

ACREAGE

21780

SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	☐	☒
100 YEAR FLOOD PLAIN		

	☒	☐
HISTORIC PROPERTY/ BUILDING		

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

PREPARED BY JDH

SCALE OF DRAWING: 1" = 52.36'

PETITIONER'S

EXHIBIT NO. 3A-J

Mr. and Mrs. John D. Heim
19 Hanover Road
Reisterstown, Maryland 21136
(410) 236-3637

November 17, 2009

Reference: Pictures to accompany the request for zoning variance for 19 Hanover Pike. Using an extra copy of the Plat for Zoning Variance I have marked the picture location using the following numbers and have highlighted in yellow.

Picture 1 Napa Auto Parts: Sea container and dumpster

Picture 2 House next to garage

Picture 3 Right hand rail (17 Hanover Road) is on property line

Picture 4 Facing South of New Shed Two more dumpsters for Apartment complex @ 17 Hanover Road

Picture 5 Shed next to Apartment house 17 Hanover Road

Picture 6 This picture is facing eastward of Hanover Road

Picture 7 Royal Farm store's front façade

Picture 8 The Royal Farm store's gas station

Picture 9 Picture facing West from back Parking lot

Picture 10 This shed is located directly across the street from my house. Mr and Mrs Yinger's home located at 20 Hanover Road.

#1



#2



#3



#4



#5



#6



#17



#18



#9



#10



2

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 19 Hanover Road

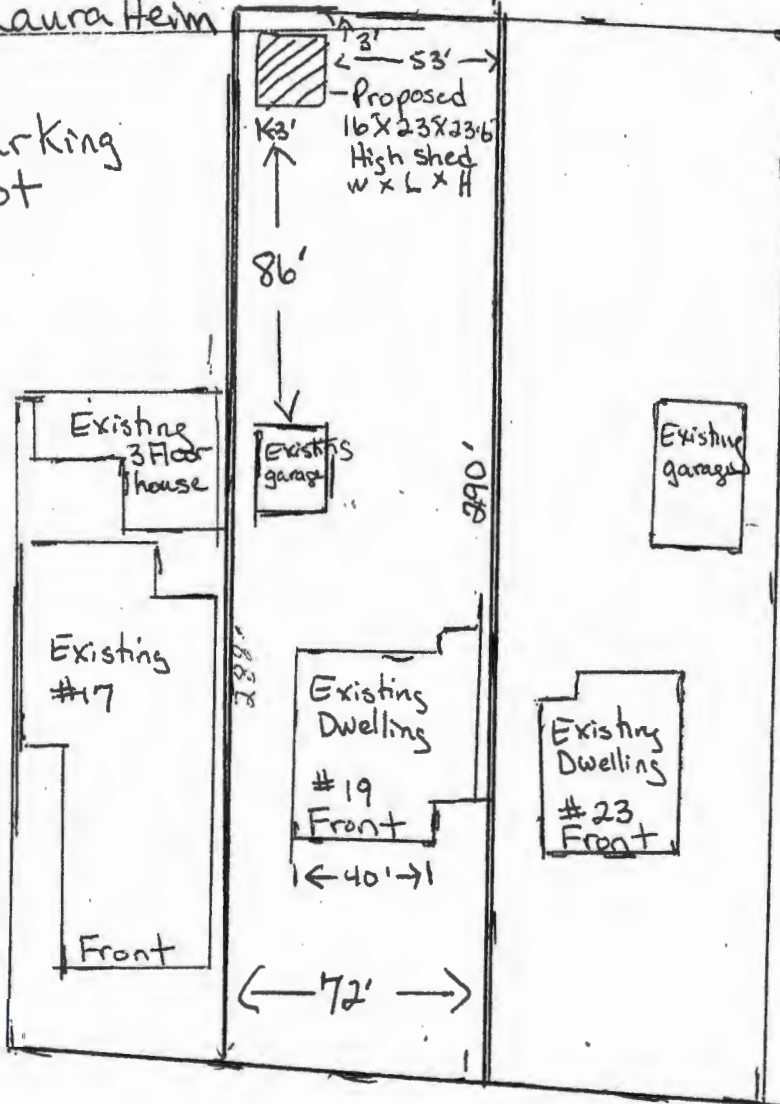
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # 51 FOLIO # 40 LOT # _____ Section # _____

OWNER John & Laura Herm

Parking Lot



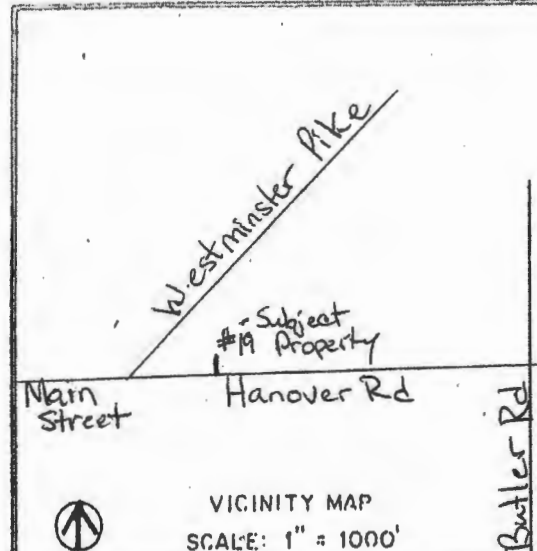
Hanover Rd.



NORTH

PREPARED BY JDH

SCALE OF DRAWING: 1" = 52.36'



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 048B1

ZONING DM

LOT SIZE .5 ACRES 21780 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

PRIOR ZONING HEARING None

PETITIONER'S

EXHIBIT NO. 1