

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
E side of Jericho Road; 385 feet N of		
the c/l of Green House Lane	*	DEPUTY ZONING
11 th Election District		
3 rd Councilmanic District	*	COMMISSIONER
(12307 Jericho Road)		
	*	FOR BALTIMORE COUNTY
Lee E. Maglov and Alan B. Entwistle		
<i>Petitioners</i>	*	CASE NO. 2010-0285-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the legal property owners, Lee E. Maglov and Alan B. Entwistle. Petitioners request Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and pursuant to Sections 1A04.3.B.1.b(1) and 1A04.3.B.2.b of the B.C.Z.R. for an addition (garage) with a side yard setback of 26 feet and a front yard setback of 115 feet from the centerline of a collector road in lieu of the required 50 feet and 150 feet, respectively. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing relief was Lee Giroux, land use and zoning consultant and representative for Petitioners, who also prepared the site plan accepted as Petitioners' Exhibit 1. Also appearing at the public hearing was Harry Williams of 12301 Jericho Road, who did not participate in the proceedings or express any opposition to the requested relief. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence presented revealed that the subject property is rectangular in shape consisting of approximately 0.94 acre, more or less, zoned R.C.5 and located in the

ORDER RECEIVED FOR FILING

Date 6-23-10

By pm

Kingsville area of Baltimore County, near the Harford County line, on the east side of Jericho Road with ingress/egress from Jericho Road, which is also designated as a collector road.¹ This designation affects the applicable setback requirements. The subject property is located between sections of Gunpowder Falls State Park to the north and south, with Little Gunpowder Falls running to the east. According to the Real Property Data Search contained in the file, the property is improved with a single-family dwelling built in 1954 consisting of 1,832 square feet. Photographs of the single-family dwelling were marked and accepted into evidence as Petitioner's Exhibits 3A through 3B. Petitioner Ms. Maglov is also an owner of the adjacent property to the north, 12311 Jericho Road.²

Petitioners propose to construct a 25 foot wide by 40 foot long garage addition to the existing single-family dwelling. Elevation drawings of the proposed addition were marked and accepted into evidence as Petitioner's Exhibit 4. Petitioner is requesting special hearing relief pursuant to Sections 1A04.3.B.1.b(1) and 1A04.3.B.2.b of the B.C.Z.R. because this proposed garage would create a side yard setback of 26 feet and a front yard setback of 115 feet from the centerline of a collector road in lieu of the required 50 feet and 150 feet, respectively. Ms. Giroux explained that relief in this instance is appropriate because the subject property is a single lot of record not within a subdivision, existing prior to September 2, 2003, that does not meet the minimum acreage requirement or setback requirements. Ms. Giroux submitted a Deed for the subject property dated May 6, 1953 that was marked and accepted into evidence as Petitioner's Exhibit 2 to evidence that the property was indeed a lot of record existing prior to September 2,

¹ Section 1A04.3.B.2.a of the B.C.Z.R. defines a "collector road" as a street or road that is intended for travel, including commuter travel, between residential neighborhoods, but not for travel within neighborhoods, and is not designated as a principal arterial.

² According to the Real Property Data Search for 12311 Jericho Road contained in the file, said property consists of 1.06 acres, more or less, and is improved with a primary structure built in 1957 with 1,666 square feet, jointly owned by Ronald J. Maglov and Lee E. Maglov.

ORDER RECEIVED FOR FILING

Date 6.23.10

2

By ps

2003. Furthermore, Ms. Giroux pointed out that the lot consists of only 0.944 acre, and therefore does not meet the minimum acreage requirements for the R.C.5 Zone, nor the setback requirements for the R.C.5 Zones.³

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning dated May 13, 2010, which indicate that they do not oppose the Petitioners' request. However, it should be observed that this portion of Jericho Road is scenic and therefore a row of vegetation shall be planted along the front of the property to provide mitigation for the impact to the scenic view. Additionally, fences and walls shall harmonize with the surroundings, indigenous species shall be used when landscaping, and complement existing vegetation with flowering or evergreen trees and shrubs. Building elevations shall be reviewed and approved prior to application of any building permit. Comments were similarly received from the Department of Environmental Protection and Resource Management (DEPRM) dated June 9, 2010, which indicate that the property must comply with the Forest Conservation Regulations. Further, the building permit for the proposed garage must be reviewed by the Groundwater Management Section.

After considering the testimony and evidence presented, I am persuaded to grant the special hearing relief. Section 1A04.3.B.1.b(1) of the B.C.Z.R. states that:

The owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement, or does not meet the setback requirement of Paragraph 2, may apply for a special hearing under Article 5 (500.7) to alter the minimum lot size requirement.

³ Section 1A04.3.B.1.a of the B.C.Z.R. states that "a lot having an area of less than 1 ½ acres may not be created in an R.C.5 Zone. The maximum gross residential density is 0.5 dwelling per acre." Therefore, 2 acres are necessary in order to have a "buildable" lot in compliance with this section. Setback requirements are established by Section 1A04.3.B.2.b.

ORDER RECEIVED FOR FILING

Date 6.23.10

3

By [Signature]

As discussed above, I find that Petitioners have met all the requirements of this Section in order to receive special hearing relief, thereby allowing non-compliance with the setback requirements for the R.C.5 Zone.⁴

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 23rd day of June, 2010, that Petitioners' request for Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") for an addition (garage) with a side yard setback of 26 feet and a front yard setback of 115 feet from the centerline of a collector road in lieu of the required 50 feet and 150 feet, respectively, be and is hereby **GRANTED** subject to the following conditions:

1. Petitioners may apply for 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. A row of vegetation shall be planted along the front of the property to provide mitigation for the impact to the scenic view.

⁴ Although the Special Hearing relief is granted, it is the opinion of this Deputy Zoning Commissioner that the proposed garage and subsequent infringement upon setback requirements necessitates Variance relief pursuant to 307.1 of the B.C.Z.R. Under that Section, the Zoning Commissioner has the power to grant variances from height and area regulations provided certain requirements are met. Section 1A04.3.B.1.b(1), as this Deputy Zoning Commissioner interprets that section, permits Special Hearing *only* to alter the minimum lot size requirement, *not* the setback requirements. This case does not involve altering the minimum lot size requirement. Rather, it involves altering the required 50-foot side yard setback and 150-foot front yard setback from the centerline of a collector road for a proposed garage to be added to the existing principal building. Hence, in my view, the appropriate review for this case is under the Variance standard.

ORDER RECEIVED FOR FILING

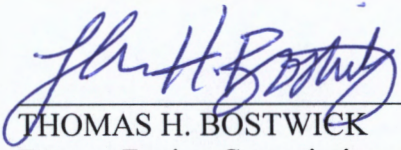
Date 6-23-10

4

By PZ

3. The Petitioners shall design and locate fences and walls to harmonize with the surroundings and to create the least visual impact and that vegetation is used to buffer them as well.
4. Petitioners shall use indigenous species or ones commonly found in the area when landscaping. Planting design shall reinforce the character of the site.
5. Petitioners shall complement existing vegetation with flower or evergreen trees and shrubs, wildflowers, etc., for seasonal interest.
6. Petitioners shall submit building elevations to the Office of Planning for review and approval prior to the application for a building permit.
7. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

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

ORDER RECEIVED FOR FILING

Date 6-23-10

By 



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 23, 2010

LEE E. MAGLOV AND ALAN B. ENTWISTLE
12307 JERICHO ROAD
KINGSVILLE MD 21087

Re: Petition for Special Hearing
Case No. 2010-0285-SPH
Property: 12307 Jericho Road

Dear Messrs. Maglov and Entwistle:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Lee Giroux, 733 Camberly Circle, Towson MD 21204
Harry Williams, 12301 Jericho Road, Kingsville MD 21087



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 12307 Jericho 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an addition (garage) with a side yard setback of 26 feet and a front yard setback of 115 feet from the centerline of a collector road in lieu of the required 50 and 150, respectively

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):

Lee E. Maglov

Name - Type or Print

Lee E. Maglov

Signature

Alan B. Entwistle

Name - Type or Print

Alan B. Entwistle

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Lee Giron

Name

733 Cambridge Cr. 413-564-8875

Address

Telephone No.

Towson, Md. 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 2010-0285-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

6-23-10

By

PJ

Reviewed By

KD

Date

4/19/10

DESCRIPTION of 10307 Jericho Rd.

→ BEGINNING for the same at a point in the middle of the road leading from Jerusalem to Franklinville, said point being North 2 degrees 01 minute 30 seconds East 184 feet from an iron spike set in the middle of said road, at the northwest corner of the lot conveyed by Augustus Unkart to Robert Gifford and wife, and the beginning of the Gifford lot, and running thence binding on the middle of the said road, North 2 degrees 01 minute 30 seconds East 175.00 feet, and thence, leaving the middle of said road, and running for new dividing lines, through and across the land of the Grantor, South 89 degrees 58 minutes 30 seconds East 242 feet to the west side of Little Gunpowder Falls, thence down and with the west bank of said Falls, with the meanders thereof, to a point where the said west side of the Falls is intersected by a line drawn South 89 degrees 58 minutes 30 seconds East from the beginning, and thence from said point North 89 degrees 58 minutes 30 seconds West 228 feet to the place of beginning. Containing 0.944 of an Acre, more or less.

11th Election District

3rd Councilmanic District

Item #0285

**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: 2010-0285-SPH
Petitioner: RONALD J. MAGHOL
Address or Location: 12311 Jericho Rd Kingsville Md. 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: RONALD J. MAGHOL
Address: 12311 Jericho Rd.
Kingsville Md. 21087
Telephone Number: 410-459-8774 ^{CONTACT} Mike Saylor

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

No. 53229

Date: 4/19/11

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
				Obj	Sub Obj				
220	320	000		615					365

Total: 365.00

Rec
From: _____

For: 2007-2010

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: # 2010-0285-SPH
12307 Jericho Road
E/side of Jericho Road, 385
feet +/- north of the
centerline of Green House
Lane
11th Election District
3rd Councilmanic District
Legal Owner(s): Lee Maglov
& Alan Entwistle

Special Hearing: for an addition (garage) with a side yard setback of 26 feet and a front yard setback of 115 feet from the centerline of a collector road in lieu of the required 50 and 150, respectively.

Hearing: Thursday, June 10, 2010 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

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

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

JT/5/952 May 25 241589

CERTIFICATE OF PUBLICATION

5/27/, 2010

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 5/25/, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2010-0285-SPH

Petitioner/Developer LEE
GIRoux

Date Of Hearing/Closing: 6/10/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 12307 JERICHO ROAD

This sign(s) were posted on May 26, 2010

Month, Day, Year

Sincerely,

Martin Ogle 5/26/10
Signature of Sign Poster and

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



05/26/2010

Martin Ogle 5/26/10

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 25, 2010 Issue - Jeffersonian

Please forward billing to:
Ronald Maglov
Mike Saylor
12311 Jericho Road
Kingsville, MD 21087

410-459-8774

NOTICE OF ZONING HEARING

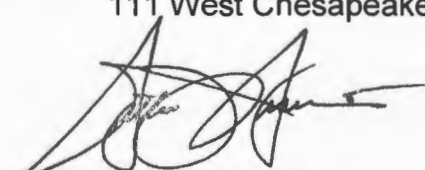
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0285-SPH

12307 Jericho Road
E/side of Jericho Road, 385 feet +/- north of the centerline of Green House Lane
11th Election District – 3rd Councilmanic District
Legal Owners: Lee Maglov & Alan Entwistle

Special Hearing for an addition (garage) with a side yard setback of 26 feet and a front yard setback of 115 feet from the centerline of a collector road in lieu of the required 50 and 150, respectively.

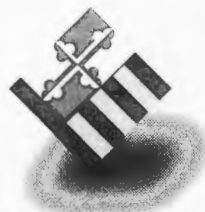
Hearing: Thursday, June 10, 2010 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



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.

410-780-3188



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

May 12, 2010

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: 2010-0285-SPH

12307 Jericho Road

E/side of Jericho Road, 385 feet +/- north of the centerline of Green House Lane

11th Election District – 3rd Councilmanic District

Legal Owners: Lee Maglov & Alan Entwistle

Special Hearing for an addition (garage) with a side yard setback of 26 feet and a front yard setback of 115 feet from the centerline of a collector road in lieu of the required 50 and 150, respectively.

Hearing: Thursday, June 10, 2010 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Ronald Maglov, 12311 Jericho Road, Kingsville 21087
Lee Giroux, 733 Camberley Circle, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 26, 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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 3, 2010

Lee Maglov & Alan Entwistle
12311 Jericho Rd.
Kingsville, MD 21087

Dear: Lee Maglov & Alan Entwistle

RE: Case Number 2010-0285-SPH, 12307 Jericho Rd

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 19, 2010. 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Lee Giroux, 733 Camberley Cir.; Towson, MD 21204

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 May 10, 2010
Item Nos. 2010-283, 284, 285, 286
288 and 289

DATE: April 29, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05102010 -NO COMMENTS.doc



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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 26th , 2010

Item Numbers: 0282, 0283, 0284, 0285, 0286, 0287, 0288 and 0289

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

BW
TB 6/10 11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 13, 2010

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

RECEIVED

SUBJECT: 12307 Jericho Road

MAY 17 2010

INFORMATION:

Item Number: 10-285

ZONING COMMISSIONER

Petitioner: Lee Maglov and Alan Entwistle

Zoning: RC 5

Requested Action: Special Hearing

The petitioner requests a special hearing for an addition (garage) with a side yard setback of 26 feet and a front yard setback of 115 feet from the centerline of a collector road in lieu of the required 50 and 150 feet respectively.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request for a special hearing for an addition (garage) with a side yard setback of 26 feet and a front yard setback of 115 feet from the centerline of a collector road in lieu of the required 50 and 150 feet respectively.

- However it should be observed that this portion of Jericho Road is scenic and therefore, a row of vegetation shall be planted along the front of the property to provide mitigation for the impact to the scenic view.

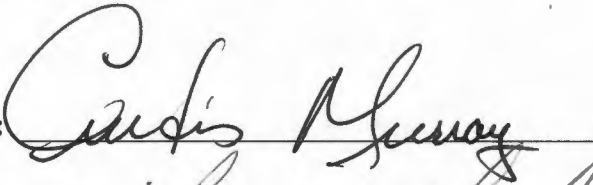
Additionally the petitioner shall:

- Design and locate fences and walls to harmonize with the surroundings and to create the least visual impact and that vegetation is used to buffer them as well.
- Use indigenous species or ones commonly found in the area when landscaping. Planting designs should reinforce the character of the site.
- Complement existing vegetation with flowering or evergreen trees and shrubs, wildflowers, etc., for seasonal interest.

In addition to the aforementioned the petitioner shall submit building elevations for review and approval to the Office of Planning prior to the application of building permit.

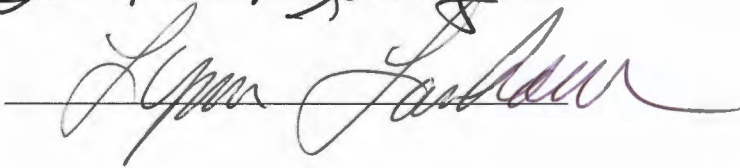
For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared by:

Handwritten signature of Curtis M. Murray in black ink, written over a horizontal line.

Division Chief:

AFK/LL: CM

Handwritten signature of Lynn L. Lander in purple ink, written over a horizontal line.



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4/23/2010

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

RE: Baltimore County
Item No. 2010-0285-SPH
12307 JERICHO RD
MAGLOW PROPERTY
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. 2010-0285-SPH.

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,

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

Foster 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

TB
6-10-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 09 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 9, 2010

SUBJECT: Zoning Item # 10-285-SPH
Address 12307 Jericho Road
(Maglov Property)

Zoning Advisory Committee Meeting of April 26, 2010.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). – *Regina Esslinger; Environmental Impact Review*

Additional Comments:

The proposed garage (bldg. permit) will get reviewed by the Groundwater Mgmt. Section, for set-backs. – *Dan Esser; Groundwater Management*

information
added to the
draft order

6-9-10

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
12307 Jericho Road; W/S Jericho Road, * ZONING COMMISSIONER
385' N of c/line of Green House Lane *
11th Election & 3rd Councilmanic Districts *
Legal Owner(s): Lee Maglov * FOR
Petitioner(s) * BALTIMORE COUNTY
* 10-285-SPH

* * * * *

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

APR 28 2010

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of April, 2010, a copy of the foregoing Entry of Appearance was mailed to Lee Giroux, 733 Camberley Circle, Towson, Md 21204, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment4-29-10

DEVELOPMENT PLANS REVIEW

nc

DEPRM

3-8-10

FIRE DEPARTMENT

nc5-13-10

PLANNING

(if not received, date e-mail sent _____)

my conditions4-23-10

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. -)

NEWSPAPER ADVERTISEMENT

Date: 5-25-10

SIGN POSTING

Date: 5-26-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 11 **Account Number -** 1105061100

Owner Information

Owner Name: ENTWISTLE ALAN B **Use:** RESIDENTIAL
 MALOV LEE E **Principal Residence:** NO
Mailing Address: 12311 JERICO RD **Deed Reference:** 1) /10540/ 578
 KINGSVILLE MD 21087-1911 2)

Location & Structure Information

Premises Address
 12307 JERICO RD

Legal Description
 .944 AC ES JERICO R
 12307 JERICO RD ES
 3800 NE FRANKLINVILLE RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
55	16	35						3	

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,832 SF	.94 AC	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	84,600	99,500		
Improvements:	175,640	192,780		
Total:	260,240	292,280	270,920	281,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: ENTWISTLE DONALD A	Date: 05/20/1994	Price: \$1
Type: NOT ARMS-LENGTH	Deed1: /10540/ 578	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 11 **Account Number -** 1102002275

Owner Information

Owner Name:	MAGLOV RONALD J MAGLOV LEE ELIZABETH	Use:	RESIDENTIAL
Mailing Address:	12311 JERICO RD KINGSVILLE MD 21087-1911	Principal Residence:	YES
		Deed Reference:	1) / 7138/ 559 2)

Location & Structure Information

Premises Address	Legal Description
12311 JERICO RD	1.061 AC ES FRANKLINVILLE RD E FRANKLINVILLE RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
55	16	34						3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,666 SF	1.06 AC	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	90,540	90,540		
Improvements:	198,640	221,280		
Total:	289,180	311,820	296,726	304,272
Preferential Land:	0	0	0	0

Transfer Information

Seller: BARTELS WILLIAM L	Date: 04/21/1986	Price: \$83,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7138/ 559	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *

CASE NAME _____
CASE NUMBER 7010-0285-SPH
DATE 6-10-10

[illegible]

CASE NAME _____
CASE NUMBER 2010-0285-SPH
DATE 6-10-10

[illegible]

Case No.: 0010-0285-SPM

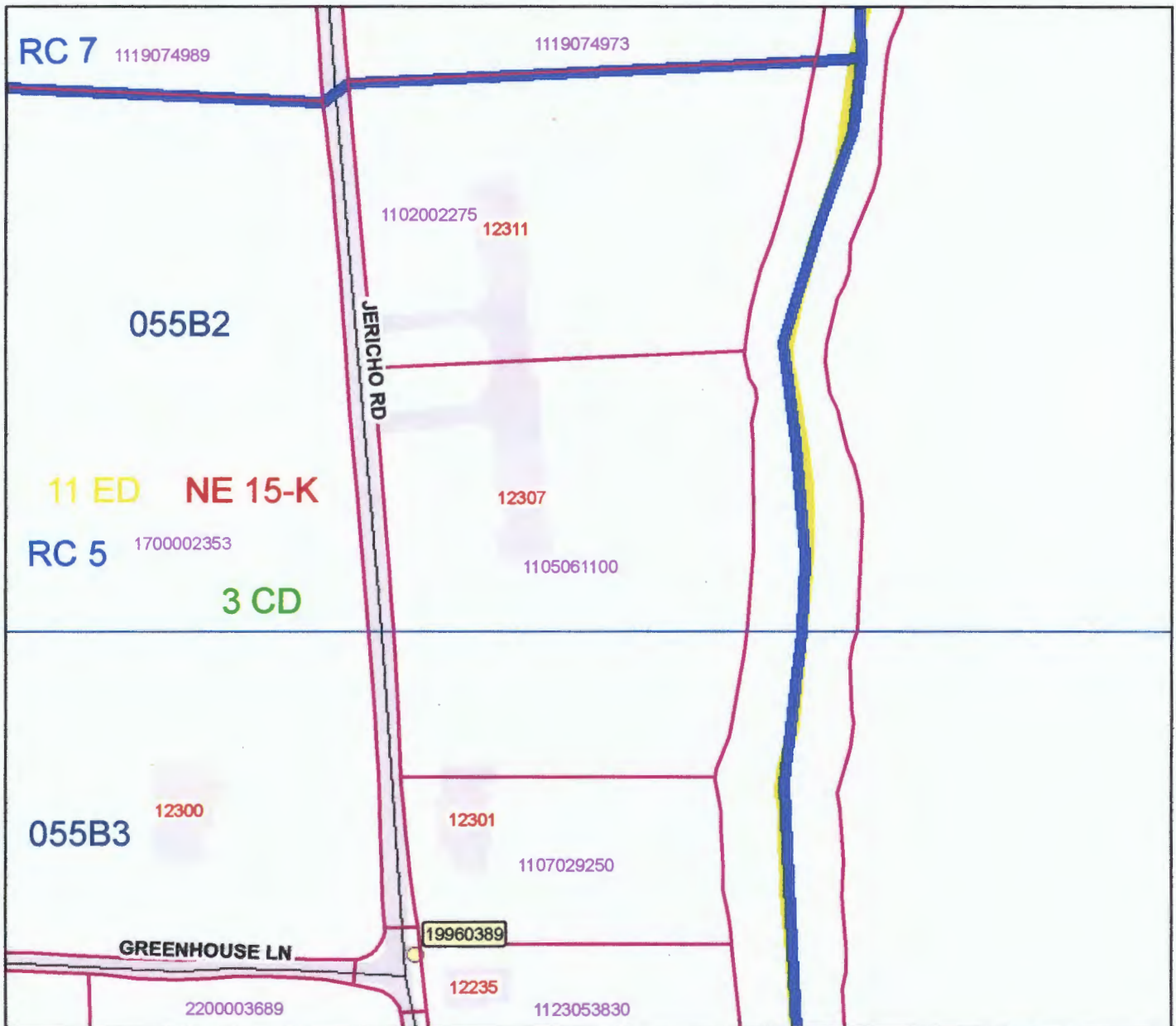
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2 287B	Deed of property to Estwistle	
No. 3 A-B	Photographs of Subject Property	
No. 4	Elevation Drawings	
No. 5	site plan from other nearby case	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

12307 Jericho Road



Publication Date: April 19, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 100 200
Feet

1 inch = 100 feet

Item # 0285

Built 1954

12 SCS

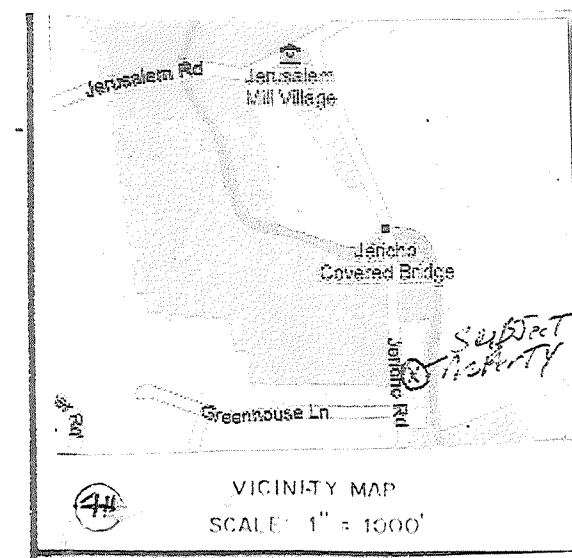
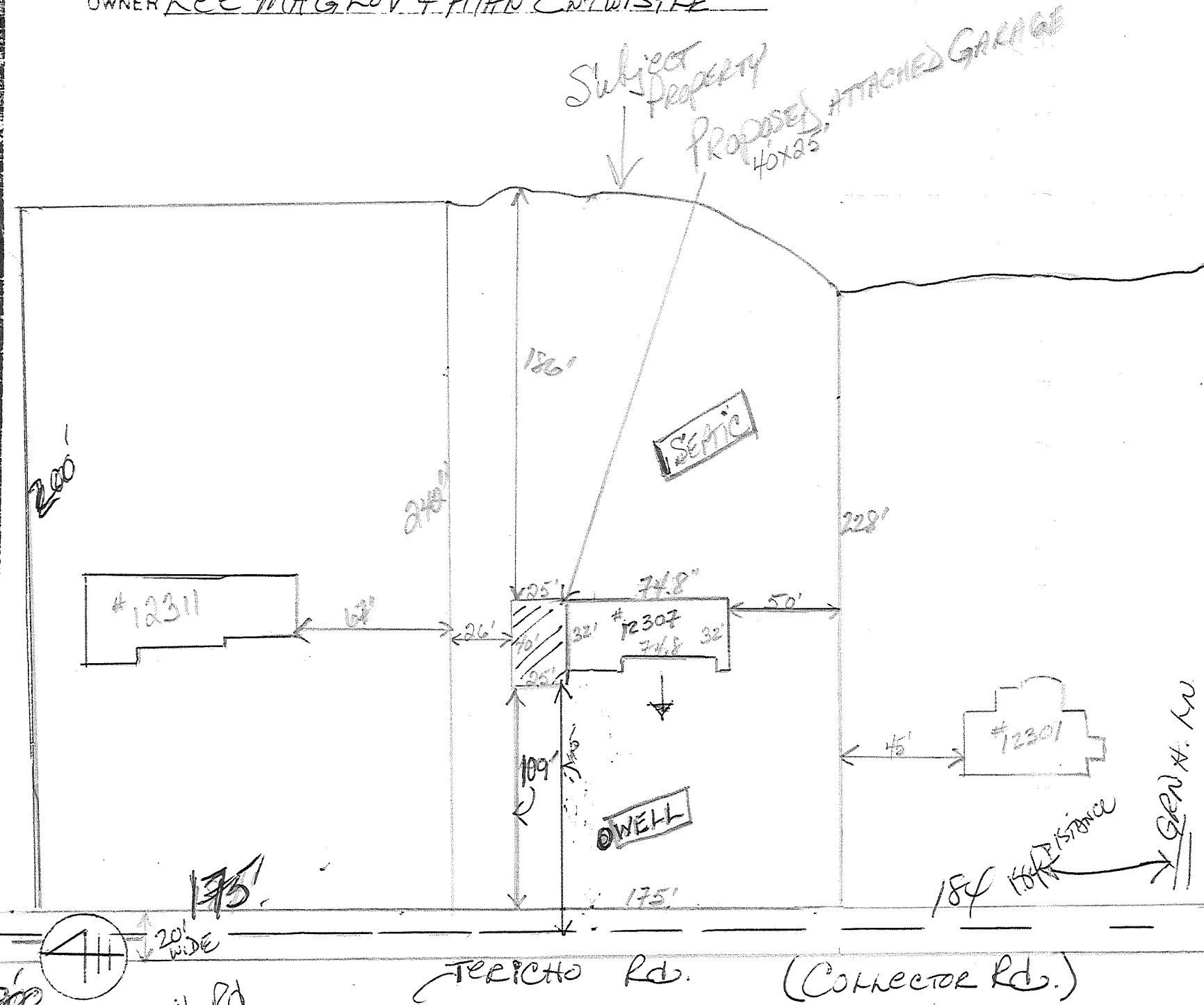
PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 12307 Jericho Rd. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # ~~5097~~ FOLIO # 174 LOT # _____ SECTION # _____

OWNER LEE MAGLOV + ALAN ENTWISTLE



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT	11TH	
COUNCILMANIC DISTRICT	3RD	
1" = 200' SCALE MAP #	055 B2	
ZONING	RC-5	
LOT SIZE	ACREAGE	SQUARE FEET
	.944	41121
SEWER	PUBLIC ☐	PRIVATE ☒
WATER	PUBLIC ☐	PRIVATE ☒
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒
100 YEAR FLOOD PLAIN	YES ☐	NO ☒
HISTORIC PROPERTY / BUILDING	YES ☐	NO ☒
PRIOR ZONING HEARING	None	

PETITIONER'S

EXHIBIT NO. 1

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
<i>[Signature]</i>		2010
		0285-
		SPH

SCALE OF DRAWING: 1" = 60'

3800 NORTH FRANKLINVILLE RD
FROM FRANKLINVILLE RD
TO SHERMAN RD
BY Lee Giron