

IN RE: PETITION FOR VARIANCE

S of Trenton Road; SE corner of Trenton
Road and Trenton Church Road
5th Election District
3rd Councilmanic District
(16603 Trenton Road)

Leslie E. Townsend
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2011-0082-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 owner of the subject property, Leslie E. Townsend. Petitioner is requesting Variance relief from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing accessory structure (open-air storage shed) and a proposed accessory structure (carport) in a residential zone to be placed in the rear of the dwelling and in the third of the lot closest to the street in lieu of being in the third of the lot farthest removed from the street. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Leslie E. Townsend. Also appearing was Bernadette Moskunas with Site Rite Surveying, Inc., the firm that prepared the site plan. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is irregular shaped and consists of approximately 2 acres zoned R.C.2. The property is located at the southeast corner of Trenton Road and Trenton Church Road, southwest of Blackrock Road, in the Upperco area of rural northwest Baltimore County. The property is improved with an existing dwelling and

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Date

By

11-26-10
123

access is from Trenton Road via a loose stone driveway as depicted on the site plan. As also shown on the site plan, there are existing accessory structures on the property.

Petitioner has owned the property for over 30 years and during that time over the years, has accumulated large quantities of junk, trash, household items, tools, lawn equipment, and other debris that is out in the open on the property or stored in the shed immediately behind the dwelling or the open-air storage shed along Trenton Church Road. As a result of the condition of the property, Petitioner has been cited by the Division of Code Inspections and Enforcement. In particular, on January 5, 2009, a Code Inspector issued to Petitioner a Correction Notice to remove the junk, trash and debris from the property, and on February 25, 2009 issued a Citation for failing to remove the same trash, junk and debris.¹ A hearing was held before the Code Enforcement Hearing Officer on March 25, 2009, who found evidence of the violations and imposed a civil penalty of \$500, and ordered that the penalty be suspended if Petitioner corrected the violations by June 15, 2009.

Thereafter, a second Citation under the previous case number was issued on January 25, 2010 for violations of the Zoning Regulations and County Code for outside storage of unlicensed/inoperative motor vehicles and failure to remove debris from the property. A hearing was once again held before the Code Enforcement Hearing Officer on March 10, 2010 who found evidence of significant junk and debris throughout the yard, as well as several vehicles in various states of disrepair on the property. At that hearing, the Code Inspector, Robin Clark, indicated that Petitioner had been cooperative and made some progress, but had difficulty organizing the property and getting things cleaned up. Petitioner indicated at that hearing that he has trouble getting rid of things, but that he would continue to work to clean up the property.

Civil Citation No. 54819.

ORDER RECEIVED FOR FILING

Date

11-26-10

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As a result of the aforementioned Code Enforcement issues, Petitioner is attempting to alleviate the situation, at least in part, by requesting to keep the existing accessory structure (open-air shed) that is located on the Trenton Church Road side of his property, and by erecting another accessory structure (carport) next to the shed, as delineated on the site plan. Photographs of the subject property were marked and accepted into evidence as Petitioner's Exhibits 3A through 3J. They document a less than desirable situation, to say the least, with the similar condition described by the Code Enforcement Hearing Officer of junk, trash, building materials, household items, tools, lawn equipment, and debris on the property, especially in and around the open-air shed located along Trenton Church Road. Petitioner believes that if he can keep the existing accessory structure and also erect a carport, he can organize and store his junk and debris and other items out of view and improve his property's overall appearance. Also in support of the requested relief were supportive letters that were collectively marked and accepted into evidence as Petitioner's Exhibit 4. These letters are from members of the church located on the other side of Trenton Church Road and nearby neighbors, who generally do not object to the location of the existing accessory structure along Trenton Church Road or the proposed carport.

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 October 28, 2010 which states that the existing dwelling is located 39 feet from Trenton Road while the proposed 20 foot by 30 foot carport is 160 feet from the dwelling. The use opposite the proposed carport is Mount Zion Lutheran Church, not an existing dwelling as shown on the site plan. The church's side yard is Trenton Church Road. The property in question has an active Code Enforcement case with a complaint involving trash on the property. That case is ongoing. The Planning Office recommends denial of the variance to permit a carport in a wooded area 160 feet

ORDER RECEIVED FOR FILING

Date

11-26-10

By

123

from the existing dwelling. The Planning Office would support a variance request for a carport in the side yard in proximity to the loose stone driveway. The very dilapidated structures shown as existing accessory structures on Trenton Church Road should be razed. Comments were also received from the Department of Environmental Protection and Resource Management dated October 12, 2010 and offers the following: 1) the proposed building permit will be reviewed by Groundwater Management for well and septic setbacks; 2) the landowner has requested approval for a carport of a 20 foot by 35 foot dimension on R.C.2 property. The property is under a Zoning Enforcement Action for junk and debris; 3) this request raises questions as to what the need is and what the status of the compliance with the existing enforcement issues are. The structure is not located near the dwelling and thus raises question as to whether the use is for a carport or for some other use. The property is zoned for agricultural use not for commercial or industrial uses.

Clearly, this is a difficult case. I presided over the instant zoning request for variance and had the opportunity to see and hear Mr. Townsend. He is an elderly gentleman who does not seem to mean anyone harm or ill will. He is what he described as a "hoarder." Judging from his testimony and the visual evidence from pictures of his property, he obviously does not like to throw anything away. On the surface, it appears he is endeavoring to get a handle on the situation by erecting a carport and keeping his existing open-air shed. However, based on the testimony and evidence presented, I am only willing to meet Petitioner to an extent. Specifically, I am willing to permit a variance to allow a replacement accessory structure (storage shed) where the current open-air shed is located on the site plan along Trenton Church Road. But I do not find the evidence persuasive to allow the carport at all. I believe this would exacerbate the problem of keeping unlicensed and inoperative vehicles on the property. Moreover, as to the

ORDER RECEIVED FOR FILING

Date 11-26-10

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existing open-air shed, based on the photographs of the shed and nearby junk and debris that were presented, Petitioner must remove that structure. He can replace the existing open-air shed with a new shed in the same footprint that has four structural walls and a proper roof that will completely shield the junk and debris from outside view. Petitioner must also find a way to throw out or otherwise dispose of the trash, junk and debris that are littering the property. In my judgment, any other result is not within the spirit and intent of the B.C.Z.R.

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 denied in part and granted in part.

THEREFORE, IT IS ORDERED this 26th day of November, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance request from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing accessory structure (open-air storage shed) and a proposed accessory structure (carport) in a residential zone to be placed in the rear of the dwelling and in the third of the lot closest to the street in lieu of being in the third of the lot farthest removed from the streets be and is hereby **DENIED**;

IT IS FURTHER ORDERED that a Variance from Section 400.1 of the B.C.Z.R. to permit a replacement accessory structure (storage shed) in the same footprint as the previously denied accessory structure with four structural walls and a proper roof in a residential zone to be placed in the rear of the dwelling and in the third of the lot closest to the street in lieu of being in the third of the lot farthest removed from the streets, be and is hereby **GRANTED**.

The following shall be conditions precedent to the relief granted herein:

1. Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If,

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Date

11-26-10

By

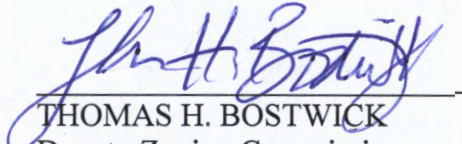
123

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. Within the next five (5) months, Petitioner shall remove the existing accessory structures (except for the existing accessory building identified on the site plan immediately behind the dwelling), and shall also remove or otherwise legally and properly dispose of the trash, junk, and debris identified and referenced in the previous Code Enforcement Hearing Officer Orders dated March 25, 2009 and March 10, 2010, respectively, in Civil Citation No. 54819. Failure to do so shall render the relief granted null and void.

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 11-26-10

By 103



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 26, 2010

LESLIE E. TOWNSEND
16603 TRENTON ROAD
UPPERCO MD 21155

Re: Petition for Variance
Case No. 2011-0082-A
Property: 16603 Trenton Road

Dear Mr. Townsend:

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, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB/pz

Enclosure

c: Bernadette Moskunus, Site Rite Surveying, Inc., 200 East Joppa Road, Room 101,
Towson MD 21286
Margaret Z. Ferguson, Code Enforcement Hearing Officer, DPDM
Robyn Clark, Division of Code Enforcement & Inspections, DPDM



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 16603 Trenton Road
which is presently zoned PC2

Deed Reference: 11 0001214 Tax Account # 0518030025

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 OF BC2R TO PERMIT AN EXISTING ACCESSORY STRUCTURE AND A PROPOSED ACCESSORY STRUCTURE (CARPORT) IN A RESIDENTIAL ZONE TO BE PLACED IN THE REAR OF THE DWELLING AND IN THE THIRD OF THE LOT CLOSEST TO THE STREET IN LIEU OF BEING IN THE THIRD OF THE LOT FARTHEST REMOVED FROM THE STREET.

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

per Code Enforcement Case # 54819

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

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, Room 101 410.828.9060

Address

Towson, MD 21286

City

State

Zip Code

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by A TSUI Date 8/24/2010

Case No. 2011-0082-A

ORDER RECEIVED FOR FILING

REV 8/20/07

Date 11-26-10

By [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 28, 2010

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



SUBJECT: 16603 Trenton Road

INFORMATION:

Item Number: 11-082

Petitioner: Leslie Townsend

Zoning: RC 2

Requested Action: Variance

The petitioner requests a variance to allow an accessory structure, carport in the third of the lot closest to the side street. The existing dwelling is located 39 feet from Trenton Road while the proposed 20' x 30' carport is 160 feet from the dwelling. The use opposite the proposed carport is Mount Zion Lutheran church, not an existing dwelling as shown on the site plan. The church's side yard is Trenton Church Road.

The property in question has an active Code Enforcement Case 54819 in which the complaint involved trash on the property. The case has not been closed out as of the date of these comments.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends denial of the variance to permit a carport in a wooded area 160 feet from the existing dwelling.

The Office of Planning would support a variance request for a carport in the side yard in proximity to the loose stone driveway.

The very dilapidated structures shown as existing accessory structures on Trenton Church Road should be razed.

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

Prepared by: CTM by LL

Division Chief:
AFK/LL: CM

Leslie Townsend

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

Account Identifier:

District - 05 Account Number - 0518030025

Owner Information

Owner Name:	TOWNSEND LESLIE E	Use:	R
		Principal Residence:	YI
Mailing Address:	16603 TRENTON RD UPPERCO MD 21155-9534	Deed Reference:	1) 2)

Location & Structure Information

Premises Address
16603 TRENTON RD

Legal Description
2 AC
16603 TRENTON RD
SE COR OF CHURCH RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
26	1	81						2

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	
1866	1,440 SF	2.00 AC	0

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2010	07/01/2011
Land	176,000	176,000		
Improvements:	77,960	77,960		
Total:	253,960	253,960	253,960	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	TOWNSEND LESLIE E	Date:	05/23/1996	Price:
Type:	NOT ARMS-LENGTH	Deed1:	/11600/ 214	Deed2:
Seller:	RHOTEN AGNES LOUISE	Date:	05/03/1977	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 5748/ 641	Deed2:
Seller:		Date:		Price:
Type:		Deed1:		Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Reca
*** NONE ***



2011-0082-A



PETITIONER'S

EXHIBIT NO.

2



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

10-26
JOHN J. HOHMAN, Chief
Fire Department

September 1, 2010

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: August 30, 2010

Item No.:

Administrative Variance: 2011-0073A

Variance: 2011-0026SPHXA, 2011-0074A – 0078A, 2011-0079SPHA, 2011-0081SPHA,
2011-0082A

Special Exception: 2011-0026SPHXA

Special Hearing: 2011-0026SPHXA, 2011-0079SPHA, 2011-0080SPH,, 2011-0081SPHA

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
Mail Stop 1102

cc: File

Case No.: 23U-0082-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	aerial photograph	
No. 3 A-J	photos of property	
No. 4	letters from neighbors	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLEASE PRINT CLEARLY

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>9-7-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>10-12-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>comment</u>
<u>9-1-10</u>	FIRE DEPARTMENT	<u>nc</u>
_____	PLANNING (if not received, date e-mail sent _____)	<u>rec denied</u>
<u>9-13-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. <u>54819</u>)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10-19-10</u>	
SIGN POSTING	Date: <u>10-19-10</u> <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

TB
11-3-10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 28, 2010

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

RECEIVED

SUBJECT: 16603 Trenton Road

OCT 29 2010

INFORMATION:

Item Number: 11-082

ZONING COMMISSIONER

Petitioner: Leslie Townsend

Zoning: RC 2

Requested Action: Variance

The petitioner requests a variance to allow an accessory structure, carport in the third of the lot closest to the side street. The existing dwelling is located 39 feet from Trenton Road while the proposed 20' x 30' carport is 160 feet from the dwelling. The use opposite the proposed carport is Mount Zion Lutheran church, not an existing dwelling as shown on the site plan. The church's side yard is Trenton Church Road.

The property in question has an active Code Enforcement Case 54819 in which the complaint involved trash on the property. The case has not been closed out as of the date of these comments.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends denial of the variance to permit a carport in a wooded area 160 feet from the existing dwelling.

The Office of Planning would support a variance request for a carport in the side yard in proximity to the loose stone driveway.

The very dilapidated structures shown as existing accessory structures on Trenton Church Road should be razed.

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

Prepared by: CTM by LL

Division Chief: Jessie Bialek
AFK/LL: CM

TB
11-3-10
11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 12 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 12, 2010
SUBJECT: Zoning Item # 11-082-A
Address 16603 Trenton Road
(Townsend Property)

Zoning Advisory Committee Meeting of August 30, 2010.

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

1. The proposed bldg. permit will be reviewed by Groundwater Mgmt., for well and septic setbacks. – *Dan Esser; Groundwater Management*
2. The landowner has requested approval for a carport of a 20' x35' dimension on RC 2 property located at 16603 Trenton Road. The property is under a Zoning Enforcement Action for junk and debris.

This request raises questions as to what the need is and what the status of the compliance with the existing enforcement issues are. The structure is not located near the dwelling and thus raises question as to whether the use is for a carport or for some other use. The property is zoned for Agricultural use not for commercial or industrial uses. – *W.S. Lippincott; Agricultural Preservation*



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

October 27, 2010

Leslie Townsend
16603 Trenton Rd.
Upperco, MD 21155

Dear: Leslie Townsend

RE: Case Number 2011-0082-A, 16603 Trenton Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 24, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Site Rite Surveying, Inc; 200 E. Joppa Rd. Rm. 101, Towson, MD 21286

Permits and Development Management
Code Inspections and Enforcement
County Office Building, Rm.
111 West Chesapeake Ave.
Towson, Maryland 21204



Code Enforcement 410-887-3351
Building Ins. 410-887-3953
Electrical Ins. 410-887-3960
Plumbing Inspection 410-887-3620
Signs/Fences 410-887-3896

CODE ENFORCEMENT & INSPECTIONS CITATION

CASE NUMBER 54819	PROPERTY TAX ID 05-18-030025	ZONE
NAME(S): Jessie E. Townsend		
MAILING ADDRESS: 16603 Trenton Rd.		
CITY Upperco	STATE MD.	ZIP CODE 21155
VIOLATION ADDRESS: Same		
CITY	STATE MARYLAND	ZIP CODE
VIOLATION DATES: 6-15-09 thru 1-20-10		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCZR 428 BCC 13-7-310, 312

**Outside storage of unlicensed/
inoperative motor vehicles**

**Failure to remove debris from
property**

Pursuant to Section 1-2-217, Baltimore County Code, civil penalty has been assessed, as a result of the violation(s) cited herein, in the amount indicated:

\$ **5000.00**

A quasi-judicial hearing has been pre-scheduled in room 116, 111 W. Chesapeake Ave, Towson, Maryland, 21204, for:

DATE: **2/10/10**

TIME: **9:00** A.M. / P.M.

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Inspector Printed Name: **Robyn Clark**

INSPECTOR SIGNATURE: **Robyn Clark** Date: **1/25/10**

CODE ENF

PRINT NAME

AGENCY

4108872824

08/23/2010 07:56

2011-0082-A

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

In the Matter of
Leslie Townsend
Respondent

Civil Citation No. 54819
16603 Trenton Road

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on March 10, 2010 for a Hearing on a citation for violations under the Baltimore County Zoning Regulations (BCZR) section 428; Baltimore County Code (BCC) section 13-7-310, 312, failure to cease the outside storage of unlicensed/inoperative motor vehicles, failure to remove debris from residential property known as 16603 Trenton Road, 21155.

On January 25, 2010, pursuant to Baltimore County Code §3-6-205, Inspector Robyn Clark issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$5,000.00 (five thousand dollars).

The following persons appeared for the Hearing and testified: Leslie Townsend, Respondent and, Robyn Clark, Baltimore County Code Enforcement Officer.

16603 Trenton Road
Page 2

After proper consideration of all the evidence and testimony presented, the Hearing Officer finds:

A. This Citation was issued without prior Correction Notice pursuant to the Department's adopted criteria, to a property owner who has consistently violated the same code within the year or consecutive years. BCC Section 3-6-205. A Final Order was issued April 2, 2009 enforcing a citation for similar violations.

B. Photographs in the file show large quantities of junk, trash, household items, furniture, gutters, storm windows, tires, construction equipment and materials, tools, and other debris in piles on the porch and throughout the large yard. This violates prohibitions against the accumulation of junk, trash and debris on residential property, and prohibitions against creation of possible harborage for rats. BCC Section 13-4-201, Section 13-7-309, Section 13-7-310.

C. Photographs also show a rusty blue van without valid tags, and other vehicles including at least one covered by a tarpaulin that may not have tags. County zoning regulations prohibit the outside storage of inoperative motor vehicles on a residential lot. BCZR Section 428.1(A). The outside storage of unlicensed motor vehicles is also prohibited, except for one vehicle per dwelling unit for a period not exceeding 15 days in any calendar year. Section 428.1(B). Respondent has exceeded this limitation. Respondent must put valid tags on all vehicles and make them operable, or remove them from the property.

D. Inspector Robyn Clark testified that this is a long standing code enforcement case and that Mr. Townsend has been cooperative but that he collects things and has problems with organizing and getting things cleaned up. She testified that some progress has been made in cleaning up the property, but that more cleanup needs to be done.

E. Respondent Townsend testified that he has trouble getting rid of things but that he will work to clean up the property. He does not want assistance from the Department of Aging or the Department of Social Services.

16603 Trenton Road
Page 3

F. Respondent has been given significant extensions of time to clean up this property. Because compliance is the goal of code enforcement, this Final Order will give him one more opportunity to clean up the property and avoid a civil penalty. If he does not voluntarily comply, the County will be authorized to enter the property if necessary to remove untagged or inoperative vehicles and to clean up the property, at Respondent's expense.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$500.00 (five hundred dollars).

IT IS FURTHER ORDERED that the civil penalty will be RESCINDED and reduced to zero dollars if the violations are corrected on the timeline provided below:

1. By April 20: all motor vehicles on the property must be properly tagged and must be operable.
2. By May 4: the open dump conditions in the front yard must be corrected, with all junk, trash, debris, household items, and other impermissible items removed.
3. By June 1: the open dump conditions in the entire yard must be corrected.

IT IS FURTHER ORDERED that after April 20, 2010, the County may enter the property for the purpose of removing any untagged or inoperative vehicles, at Respondent's expense.

IT IS FURTHER ORDERED that after May 4, 2010, the County may enter the property for the purpose of removing all junk, trash, and debris from the front yard, at Respondent's expense.

IT IS FURTHER ORDERED that after June 1, 2010, the County may enter the property for the purpose of removing all junk, trash, and debris from the premises, at Respondent's expense.

16603 Trenton Road
Page 4

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 31st day of March 2010

Signed: 

Margaret Z. Ferguson
Baltimore County Hearing Officer

NOTICE TO RESPONDENT: The Respondent is advised that (1) pursuant to §3-6-206(g)(2) of the Baltimore County Code, the Respondent may make written application to the Director of the Department of Permits & Development Management within 10 days to modify or amend this order and (2) pursuant to §3-6-301(a), Baltimore County Code, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.

MZF/jaf

57

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

In the Matter of

Civil Citation No. 54819

Leslie E. Townsend

16603 Trenton Road

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on March 25, 2009, for a hearing on a citation for violations under the Baltimore County Code (BCC) section 13-7-112, 115, 310, 312, failure to abate nuisance, failure to remove accumulation of trash, debris material etc. on residential property known as 16603 Trenton Road, 21155.

On February 25, 2009, pursuant to §3-6-205, Baltimore County Code, Code Enforcement Officer, issued a code enforcement citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$500.00 (five hundred dollars).

The following persons appeared for the Hearing and testified: the Respondent, Leslie E. Townsend and Robyn Clark, Baltimore County Code Enforcement Officer.

Townsend
Page 2

After proper consideration of all the evidence and testimony presented, the Hearing Officer finds:

A. A Correction Notice was issued to Respondent on January 5, 2009 for removal of junk, trash, and debris from the property. This Citation was issued on February 25, 2009 for failure to remove the accumulated junk, trash, and debris. Photographs in the file show large quantities of junk, trash, household items, furniture, construction materials, tools, wood, and other debris in piles on the porch, next to the house, and throughout the large yard. The County Inspector, Robyn Clark, testified that she has talked with Respondent and that he agreed to clean up the property. Inspector Clark further testified that some work had been done since the Citation was issued, but mostly just straightening up and covering some of the piles.

B. Mr. Townsend testified that he is working on the problem and is doing what the County inspector requested. He noted that the weather had been freezing. He lives in the house by himself. Mr. Townsend testified that he is having shoulder surgery in May 2009.

C. Based on the photographs in the file and testimony presented, it is clear that the nature and quantity of the junk and debris in Respondent's yard and porch violates County codes prohibiting open dump conditions, prohibiting outside storage of junk and trash, and prohibiting conditions that are conducive to rat harborage and rodent infestation.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$500.00 (five hundred dollars).

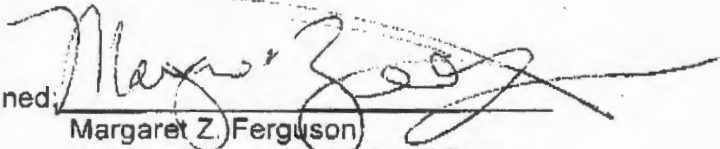
IT IS FURTHER ORDERED that the civil penalty will be reduced to \$0 (zero dollars) if the violations are corrected by June 15, 2009. If the Respondent fails to correct the violations, the civil penalty shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County may enter the property at any time after May 4, 2009 for the purpose of removing accumulated trash, garbage, junk, and debris, at the expense of the property owner, if Respondent is unwilling or unable to correct the code violations.

Townsend
Page 3

IT IS FURTHER ORDERED that Baltimore County shall re-inspect the property to determine whether the violations have been corrected.

ORDERED this 2nd day of April 2009.

Signed: 

Margaret Z. Ferguson
Baltimore County Hearing Officer

NOTICE TO VIOLATOR: The violator is advised that (1) pursuant to §3-6-206(g)(2) of the Baltimore County Code, the Violator may make written application to the Director of the Department of Permits & Development Management within 10 days to modify or amend this order and (2) pursuant to §3-6-301(a), Baltimore County Code, the Violator may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order. Any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.

MZF/jaf

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 13, 2010
Item Nos. 2011- 026, 073, 076, 077,
078, 079, 081 and 082

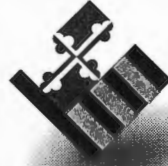
DATE: September 7, 2010

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-09132010 -NO COMMENTS.doc



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

September 1, 2010

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: August 30, 2010

Item No.:

Administrative Variance: 2011-0073A

Variance: 2011-0026SPHXA, 2011-0074A – 0078A, 2011-0079SPHA, 2011-0081SPHA,
2011-0082A

Special Exception: 2011-0026SPHXA

Special Hearing: 2011-0026SPHXA, 2011-0079SPHA, 2011-0080SPH,, 2011-0081SPHA

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
Mail Stop 1102

cc: File



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 13, 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. 2011-0082-A
16603 TRENTON RD
LESLIE TOWNSEND
VARIANCE -

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. 2011-0082-A.

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".

For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

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

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

RE: PETITION FOR VARIANCE * BEFORE THE
16603 Trenton Road; S of Trenton Road, *
SE cor of Trenton Rd & Trenton Church Rd * ZONING COMMISSIONER
5th Election & 3rd Councilmanic Districts *
Legal Owner(s): Leslie Townsend * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2011-082-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.

RECEIVED

SEP 08 2010

.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of September, 2010, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

443-629-3411

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: # 2011-0082-A

16603 Trenton Road

South of Trenton Road, s/east corner of Trenton Road and Trenton Church Road

5th Election District — 3rd Councilmanic District

Legal Owner(s): Leslie Townsend

Variance: to permit an existing accessory structure and a proposed accessory structure (carport) in a residential zone to be placed in the rear of the dwelling and in the third of the lot closest to the street in lieu of being in the third of the lot farthest removed from the streets.

Hearing: Wednesday, November 3, 2010 at 11:00 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.

JT 10/721 October 19

258346

CERTIFICATE OF PUBLICATION

10/21, 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 10/19, 2010.

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

S. Wilkinson

LEGAL ADVERTISING



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
September 29, 2010

NOTICE OF ZONING HEARING

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16603 Trenton Road

South of Trenton Road, s/east corner of Trenton Road and Trenton Church Road

5th Election District – 3rd Councilmanic District

Legal Owners: Leslie Townsend

Variance to permit an existing accessory structure and a proposed accessory structure (carport) in a residential zone to be placed in the rear of the dwelling and in the third of the lot closet to the street in lieu of being in the third of the lot farthest removed from the streets.

Hearing: Wednesday, November 3, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Leslie Townsend, 16603 Trenton Road, Upperco 21155
Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDY, OCTOBER 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
Tuesday, October 19, 2010 Issue - Jeffersonian

Please forward billing to:
Leslie Townsend
16603 Trenton Road
Upperco, MD 21155

410-239-7878

NOTICE OF ZONING HEARING

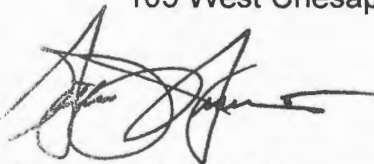
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16603 Trenton Road
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5th Election District – 3rd Councilmanic District
Legal Owners: Leslie Townsend

Variance to permit an existing accessory structure and a proposed accessory structure (carport) in a residential zone to be placed in the rear of the dwelling and in the third of the lot closet to the street in lieu of being in the third of the lot farthest removed from the streets.

Hearing: Wednesday, November 3, 2010 at 11:00 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.

**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: 2011-0082-A
Petitioner: Leshé Townsend
Address or Location: 16603 Trenton Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Leshé Townsend
Address: 16603 Trenton Road
Upperco, MD 21155
Telephone Number: 410 239-7878

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

No. 70300

Date: 8/24/10

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	406		0000		6150			465-

Total: 465-

Rec From: LESLIE TOWNSEND

For: 2011-0082-A

16603 TRENTON RD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

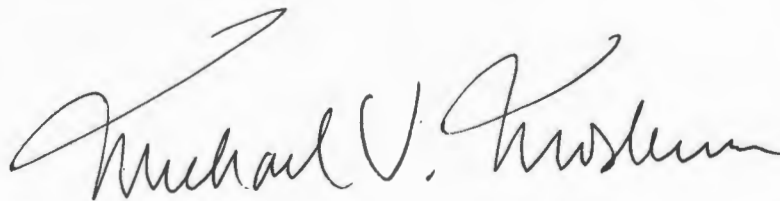
**CASHIER'S
 VALIDATION**

**ZONING DESCRIPTION FOR
#16603 TRENTON ROAD**

BEGINNING at a point in the centerline of the southeast corner of Trenton Road, 50 feet wide and Trenton Church Road, 50 feet wide.

As recorded in Deed Liber 11600, folio 214, as discussed as follows: North 60° 07' 30" East, 49.50 feet to the centerline of Trenton Road; thence North 56° 45' East, 193.88 feet; thence South 33° 07' 30" East, 140.25 feet; thence South 43° 30' East, 412.50 feet; thence South 53° 30' East, 70.125 feet; thence binding on the centerline of Trenton Church Road North 62° 07' 30" West, 276.39 feet (erroneous distance) thence continuing along the centerline of said road North 53° 30' West, 330.00 feet to the **POINT OF BEGINNING**, containing 2 acres of land, more or less.

Also known as #16603 Trenton Road and located in the 5th Election District, 3rd Councilmanic District.



Michael V. Moskunas
Registration No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

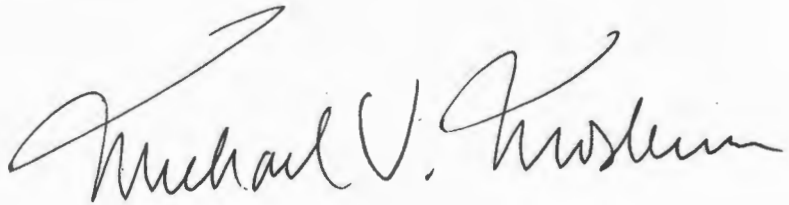
2011-0082-A

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Also known as #16603 Trenton Road and located in the 5th Election District, 3rd Councilmanic District.



Michael V. Moskunas
Registration No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

2011-0082-A

9-15-10

I, LES TOWNSEND PLAN TO HAVE A 20' X 35' STRUCTURE BUILT ON MY PROPERTY. THIS STRUCTURE WILL BE A METAL INCLOSED CARPORT DESIGN. IT WILL BE USED FOR STORAGE AND A GARAGE FOR MY EQUIPMENT, LAWN MOWER, RIDEING LAWN MOWER, HAND TOOLS, CEMENT MIXER, ETC. I WANTED TO HAVE THIS STRUCTURE BUILT IN THE MIDDLE OF MY PROPERTY ON THE TRENTON CHURCH SIDE, IN THE WOODED AREA, BECAUSE OF THE BUSHES AND TREES IT WILL NOT BE VISIBABLE FROM THE ROAD OR THE CHURCH IN SPRING, SUMMER, OR FALL.

BALTIMORE COUNTY ZONEING WANTS THIS STRUCTURE BUILT IN THE FRONT. I THINK THIS METAL BUILDING WILL LOOK OUT OF PLACE IN TRENTON IN MY SIDE YARD ON ANDY WARNER SIDE

HOW DO YOU FEEL	Church
SIDE YARD OK	TRENTON ROAD SIDE OK
	NO COMMENT

I think a property owner should be able to build a garage next to or where the building is that the county wants torn down

John Kingma

16546 TRENTON Rd
CHURCH MEMBER

PETITIONER'S

EXHIBIT NO.

4

9-15-10

I, LES TOWNSEND PLAN TO HAVE A 20' X 35' STRUCTURE BUILT ON MY PROPERTY. THIS STRUCTURE WILL BE A METAL INCLOSED CARPORT DESIGN. IT WILL BE USED FOR STORAGE AND A GARAGE FOR MY EQUIPMENT, LAWN MOWER, RIDEING LAWN MOWER, HAND TOOLS, CEMENT MIXER, ETC. I WANTED TO HAVE THIS STRUCTURE BUILT IN THE MIDDLE OF MY PROPERTY ON THE TRENTON CHURCH SIDE, IN THE WOODED AREA, BECAUSE OF THE BUSHES AND TREES IT WILL NOT BE VISIBABLE FROM THE ROAD OR THE CHURCH IN SPRING, SUMMER, OR FALL.

BALTIMORE COUNTY ZONEING WANTS THIS STRUCTURE BUILT IN THE FRONT. I THINK THIS METAL BUILDING WILL LOOK OUT OF PLACE IN TRENTON IN MY SIDE YARD ON ANDY WARNER SIDE

HOW DO YOU FEEL	CHURCH
SIDE YARD OK	TRENTON ROAD SIDE OK
	NO COMMENT

N/A

Preferable.

[Signature]

16409 TRENTON CHURCH RD

9-15-10

I, LES TOWNSEND PLAN TO HAVE A 20' X 35' STRUCTURE BUILT ON MY PROPERTY. THIS STRUCTURE WILL BE A METAL INCLOSED CARPORT DESIGN. IT WILL BE USED FOR STORAGE AND A GARAGE FOR MY EQUIPMENT, LAWN MOWER, RIDEING LAWN MOWER, HAND TOOLS, CEMENT MIXER, ETC. I WANTED TO HAVE THIS STRUCTURE BUILT IN THE MIDDLE OF MY PROPERTY ON THE TRENTON CHURCH SIDE, IN THE WOODED AREA, BECAUSE OF THE BUSHES AND TREES IT WILL NOT BE VISIBABLE FROM THE ROAD OR THE CHURCH IN SPRING, SUMMER, OR FALL.

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HOW DO YOU FEEL

Front SIDE YARD OK

I agree that the structure should not be built along Trenton Rd.

E E Cunningham

16532 TRENTON Rd

CHURCH
TRENTON ROAD SIDE OK

E E Z/h

CHURCH MEMBER

C. F. Tammey

CHURCH MEMBER

16541 TRENTON Rd

NO COMMENT

T. Shaffer
CHURCH MEMBER
16535

9-15-10

I, LES TOWNSEND PLAN TO HAVE A 20' X 35' STRUCTURE BUILT ON MY PROPERTY. THIS STRUCTURE WILL BE A METAL INCLOSED CARPORT DESIGN. IT WILL BE USED FOR STORAGE AND A GARAGE FOR MY EQUIPMENT, LAWN MOWER, RIDEING LAWN MOWER, HAND TOOLS, CEMENT MIXER, ETC. I WANTED TO HAVE THIS STRUCTURE BUILT IN THE MIDDLE OF MY PROPERTY ON THE TRENTON CHURCH SIDE, IN THE WOODED AREA, BECAUSE OF THE BUSHES AND TREES IT WILL NOT BE VISIBABLE FROM THE ROAD OR THE CHURCH IN SPRING, SUMMER, OR FALL.

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HOW DO YOU FEEL		
	CHURCH	
SIDE YARD OK	TRENTON	ROAD SIDE OK
		NO COMMENT

Mona E. Quimore
President - Christ
Evangelical Lutheran
Council

9-15-10

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HOW DO YOU FEEL
Front or Church
SIDE YARD OK

TRENTON ROAD SIDE OK

NO COMMENT

Stacey Bolt
14613 Trenton Rd
UPPER MD 21155

Michael J. D. Ltr
14613 Trenton Rd
UPPER MD 21155

9-15-10

I, LES TOWNSEND PLAN TO HAVE A 20' X 35' STRUCTURE BUILT ON MY PROPERTY. THIS STRUCTURE WILL BE A METAL INCLOSED CARPORT DESIGN. IT WILL BE USED FOR STORAGE AND A GARAGE FOR MY EQUIPMENT, LAWN MOWER, RIDEING LAWN MOWER, HAND TOOLS, CEMENT MIXER, ETC. I WANTED TO HAVE THIS STRUCTURE BUILT IN THE MIDDLE OF MY PROPERTY ON THE TRENTON CHURCH SIDE, IN THE WOODED AREA, BECAUSE OF THE BUSHES AND TREES IT WILL NOT BE VISIBABLE FROM THE ROAD OR THE CHURCH IN SPRING, SUMMER, OR FALL.

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HOW DO YOU FEEL	CHURCH	TRENTON ROAD SIDE OK	NO COMMENT
SIDE YARD OK			

WAYNE HUDSON

16546 TRENTON RD

St. DAVID'S
16540 TRENTON RD

9-15-10

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HOW DO YOU FLEEL

SIDE YARD OK

WONT look good.
Clean up brush &
trees and there
will be plenty of
room. Worry
about how close
to the property line,
my Septic. There is
plenty of room when
the property gets cleared
up.

TRENTON ^{CHURCH} ROAD SIDE OK

NO COMMENT

16605 TRENTON Rd

9-15-10

I, LES TOWNSEND PLAN TO HAVE A 20' X 35' STRUCTURE BUILT ON MY PROPERTY. THIS STRUCTURE WILL BE A METAL INCLOSED CARPORT DESIGN. IT WILL BE USED FOR STORAGE AND A GARAGE FOR MY EQUIPMENT, LAWN MOWER, RIDEING LAWN MOWER, HAND TOOLS, CEMENT MIXER, ETC. I WANTED TO HAVE THIS STRUCTURE BUILT IN THE MIDDLE OF MY PROPERTY ON THE TRENTON CHURCH SIDE, IN THE WOODED AREA, BECAUSE OF THE BUSHES AND TREES IT WILL NOT BE VISIBABLE FROM THE ROAD OR THE CHURCH IN SPRING, SUMMER, OR FALL.

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HOW DO YOU FLEEL
SIDE YARD OK CHURCH TRENTON ROAD SIDE OK NO CUMMEN

I think it is
fine to build the
structure off of
Trenton Church Rd.
Ging Herring

16539 TRENTON RD
CHURCH MEMBER

9-15-10

I, LES TOWNSEND PLAN TO HAVE A 20' X 35' STRUCTURE BUILT ON MY PROPERTY. THIS STRUCTURE WILL BE A METAL INCLOSED CARPORT DESIGN. IT WILL BE USED FOR STORAGE AND A GARAGE FOR MY EQUIPMENT, LAWN MOWER, RIDEING LAWN MOWER, HAND TOOLS, CEMENT MIXER, ETC. I WANTED TO HAVE THIS STRUCTURE BUILT IN THE MIDDLE OF MY PROPERTY ON THE TRENTON CHURCH SIDE, IN THE WOODED AREA, BECAUSE OF THE BUSHES AND TREES IT WILL NOT BE VISIBABLE FROM THE ROAD OR THE CHURCH IN SPRING, SUMMER, OR FALL.

BALTIMORE COUNTY ZONEING WANTS THIS STRUCTURE BUILT IN THE FRONT. I THINK THIS METAL BUILDING WILL LOOK OUT OF PLACE IN TRENTON IN MY SIDE YARD ON ANDY WARNER SIDE

HOW DO YOU FLEEL

FRONT SIDE YARD OK

CHURCH
TRENTON ROAD SIDE OK

NO COMMENT

Jigann F. Kall
CHURCH MEMBER

Brenda Craft
CHURCH MEMBER
76552 TRENTON Rd
John Colborn

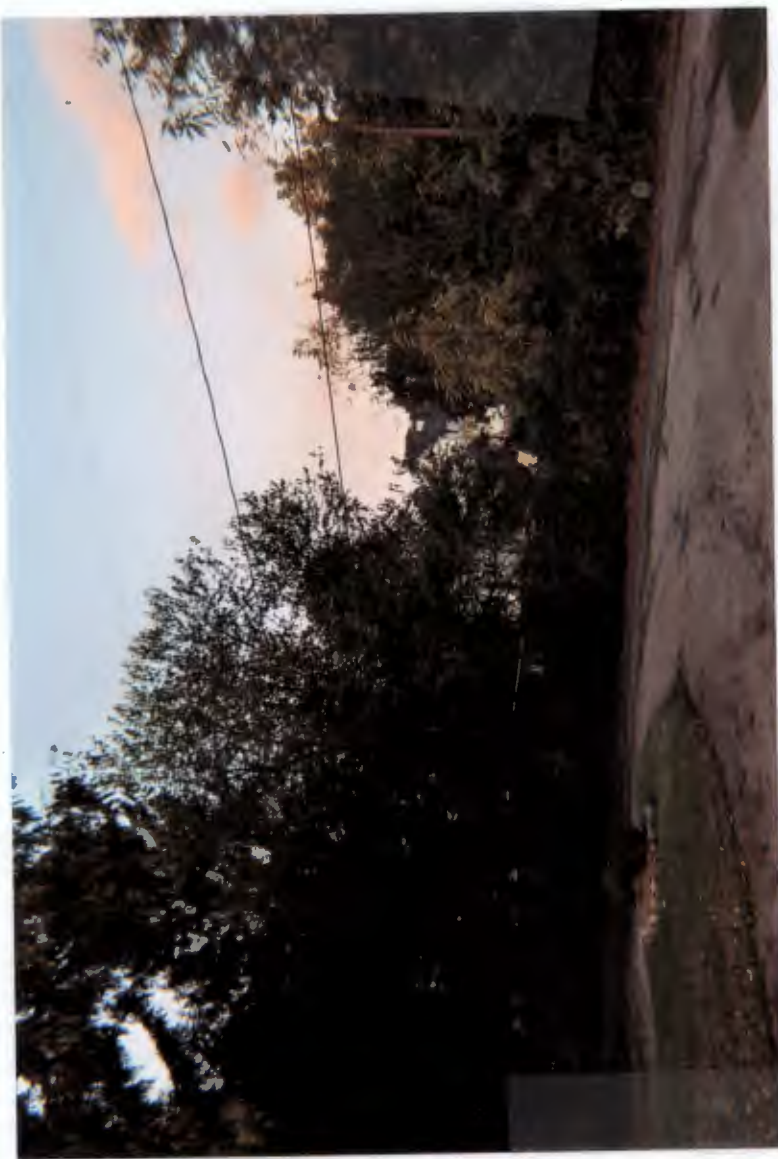
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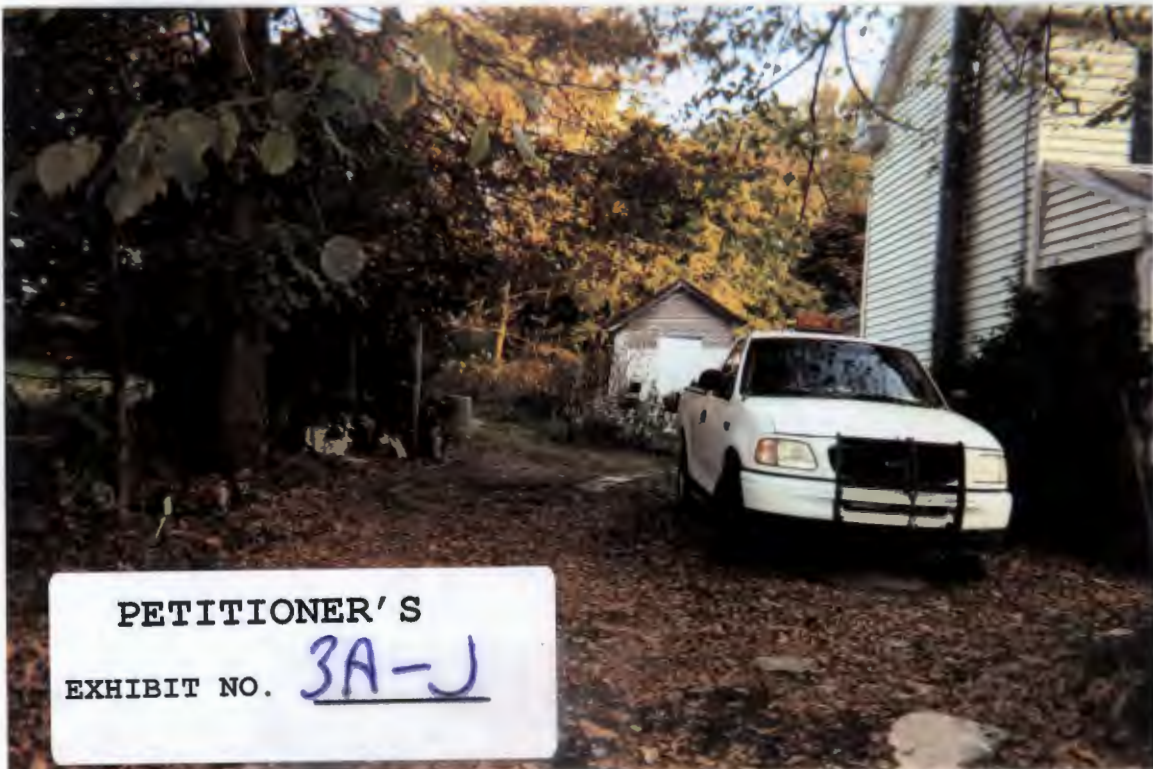
HOW DO YOU FLEEL
SIDE YARD OK CHURCH
TRENTON A ROAD SIDE OK NO COMMEN

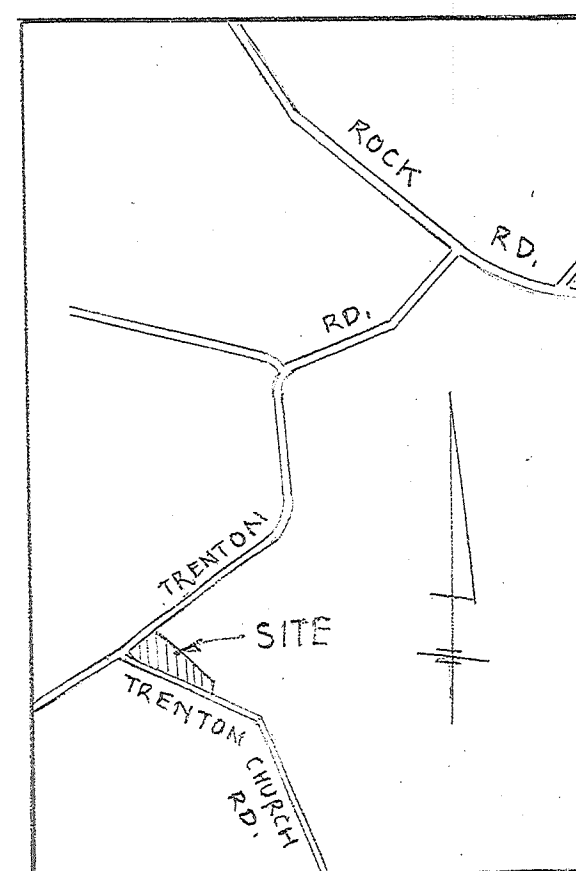
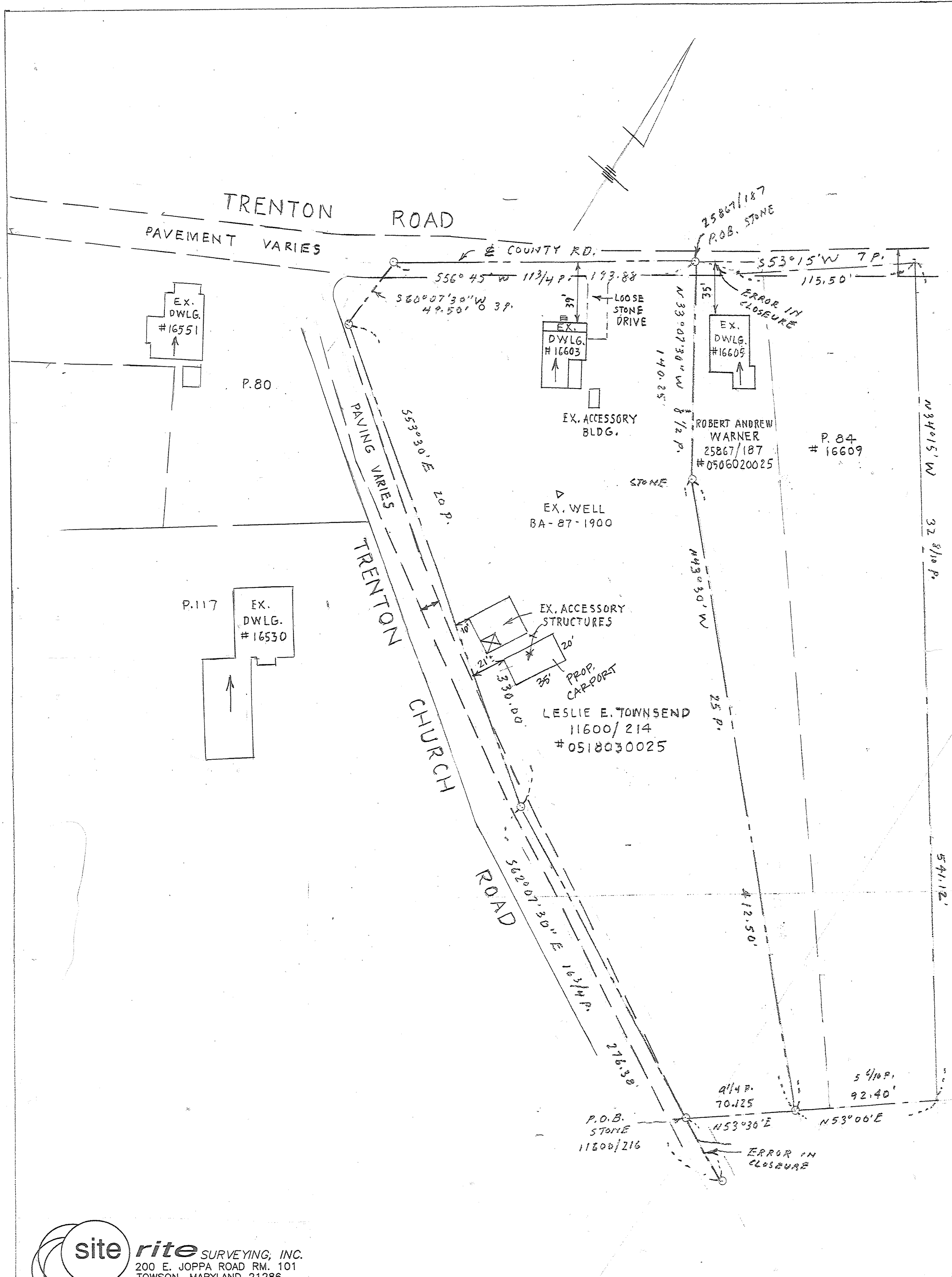
RICHARD &
MARY
Watson
16403 Trenton
Church Rd.
Upperco, MD
21156











VICINITY MAP
SCALE: 1"=1000'

- GENERAL NOTES:**
1. EXISTING ZONING: RC2(026A1)
 2. LOT AREA: 2 Ac +/- 187,210 S.F. +/-
 3. EXISTING USE: SINGLE FAMILY DWELLING WITH ACCESSORY STRUCTURES
PROPOSED USE: SINGLE FAMILY DWELLING W/ACCESSORY STRUCTURES
 4. VIOLATION NOTICE RECEIVED 2/10/2010, CASE #54819, INSPECTOR ROBYN CLARK
CODE ENFORCEMENT HEARING 3/10/2010
 5. THIS PROPERTY IS NOT LOCATED WITHIN THE CBCA, 100 YEAR FLOOD
PLAIN AREA OR AN HISTORIC AREA
 6. COMMUNITY PANEL NO. 2400100085 F ZONE: "X"
 7. PROPERTY IS AN INDIVIDUAL PARCEL OF GROUND HELD INTACT SINCE
1932. THE LEGAL DESCRIPTION DOES NOT MATHEMATICALLY CLOSE
AND WOULD BENEFIT FROM A BOUNDARY SURVEY.
 8. PROPERTY IS SERVICED BY PRIVATE WELL AND SEPTIC SYSTEMS

PETITIONER/ S
EXHIBIT NO. 1

PLAN TO ACCOMPANY
VARIANCE PETITION
TOWNSEND PROPERTY
#16603 TRENTON ROAD
TAX MAP: 26 GRID: 1 PARCEL: 81
TAX ACCT. NO. 0518030025
DEED REF.: 11600 / 214
ELECTION DISTRICT NO. 5 C3
BALTIMORE COUNTY, MD
SCALE: 1" = 50'
JOB #9913

site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066

OWNER: MR. LESLIE TOWNSEND
16603 TRENTON ROAD
UPPERCO MD 21155
(410) 239-7878

2011-0082 A