

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Falls Road, 237.22 feet S of
the c/l Ivy Hill Road
8th Election District
2nd Councilmanic District
(12515 Falls Road)

Scott E. and Patricia L. Harman
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0177-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Scott E. and Patricia L. Harman for property located at 12515 Falls Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (shed/garage) with a height of 24 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an accessory structure 24 feet high to accommodate the storage of belongings. Photographs show that the proposed structure will be shielded from view by dense vegetation. The property contains 1.45 acres and is served by private sewer and water.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated December 1, 2010, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 17, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 12-13-10

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of December, 2010 that an Administrative Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (shed/garage) with a height of 24 feet in lieu of the maximum permitted 15 feet is hereby GRANTED, subject to the following:

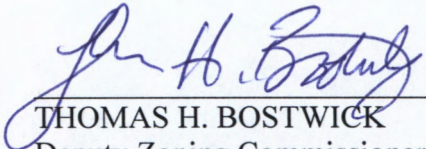
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 12-13-10

By ps

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 12-13-10

By pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 13, 2010

SCOTT E. AND PATRICIA L. HARMAN
12515 FALLS ROAD
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance
Case No. 2011-0177-A
Property: 12515 Falls Road

Dear Mr. and Mrs. Harman:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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.

Sincerely,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12515 FALLS RD
which is presently zoned RC.5 + R.C.4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (SHED/GARAGE) WITH A HEIGHT OF 24-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 _____

ORDER RECEIVED FOR FILING
Date 12-13-10
By [Signature]

Legal Owner(s):

SCOTT HARMAN
Name - Type or Print _____
Signature _____
PATRICIA HARMAN
Name - Type or Print _____
Signature [Signature]
12515 FALLS RD 410 560 3224
Address Telephone No.
COCKEYSVILLE MD 21030
City State Zip Code

Representative to be Contacted:

SCOTT HARMAN
Name _____
12515 FALLS RD 410 456 0639
Address Telephone No.
COCKEYSVILLE MD 21030
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2011-0177-A

Reviewed By D.T. Date 11/10/10

REV 10/25/01

Estimated Posting Date 11/21/10

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

12515 FALLS RD
Address
COCKEYSVILLE MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

CURRENT CODE ALLOWS FOR A FREE STANDING STRUCTURE UP TO 15 FEET HIGH. WE WISH TO CONSTRUCT AN OUT BUILDING APPROX. 24' TALL. THE BUILDING IS TO BE USED AS STORAGE AND THE TALLER STRUCTURE WILL BE THE BEST USE OF FLOOR AND OVERHEAD SPACE. WE DO NOT HAVE A GARAGE AND NEED ADDITIONAL STORAGE

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

SCOTT E. HARMAN
Name - Type or Print

Signature

PATRICIA L. HARMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of November, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Scott E. Harman and Patricia L. Harman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 3/30/2011

ZONING DESCRIPTION for 12515 Falls Road

Beginning at a point on the East side of Falls Road which is 40' wide at the distance of 237.22' South of the centerline of the nearest improved intersecting street Ivy Hill Road which is 30 ' wide. *Being Lot #3, In the sub division of Frank as recorded in Baltimore County Plat Book 35, Folio #41, containing 1.45 acres. Also known as 12515 Falls Road and located in the 8th Election District, 2nd Councilmanic District.

2011-0177-A

ZONING DESCRIPTION for 12515 Falls Road

Beginning at a point on the East side of Falls Road which is 40' wide at the distance of 237.22' South of the centerline of the nearest improved intersecting street Ivy Hill Road which is 30 ' wide. *Being Lot #3, In the sub division of Frank as recorded in Baltimore County Plat Book 35, Folio #41, containing 1.45 acres. Also known as 12515 Falls Road and located in the 8th Election District, 2nd Councilmanic District.

2011-0177-A

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

No. 61048

Date: 11/10/10

PAID RECEIPT

BUSINESS ACTUAL TIME DNM
11/12/2010 11/10/2010 14:39:16 2

REG W505 WALKIN DOCL DND
>> RECEIPT # 552334 11/10/2010 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount	Dept
001	806	0000		6150					65.00	5

Total: 65.00

Rec From: SCOTT HARMAN

For: 2011-0177-A
12515 FALLS RD.

D. THOMPSON

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

REG NO. 061048
Recpt Tot \$65.00
\$1.00 CK \$80.00 CA
\$15.00- CB
Baltimore County, Maryland

CASHIER'S
VALIDATION

**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: 2011-0177-A

Petitioner: HARMAN

Address or Location: 12515 FALLS RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. SCOTT HARMAN

Address: 12515 FALLS RD.

COCKEYSVILLE, MD 21030

Telephone Number: 410-560-3224

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0177 -A Address 12515 FALLS RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/10/10 Posting Date: 11/21/10 Closing Date: 12/6/10

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011- 0177 -A Address 12515 FALLS RD.

Petitioner's Name HARMAN Telephone 410-560-3224

Posting Date: 11/21/10 Closing Date: 12/6/10

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (SHED / GARAGE) WITH A
HEIGHT OF 24-FEET IN LIEU OF THE MAXIMUM PERMITTED
15-FEET.

WCR - Revised 7/7/08

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 11/21/10

Case Number: 2011-0177-A

Petitioner / Developer: SCOTT HARMAN

Date of Hearing (Closing): DECEMBER 6, 2010 ZONING COMMISSIONER

RECEIVED

DEC 13 2010

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
12515 FALLS ROAD

The sign(s) were posted on: NOVEMBER 17, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

November 24, 2010

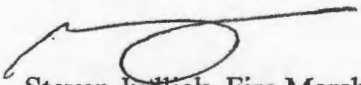
Dept of PDM
Room 111, County Office Building
111 West Chesapeake Ave.
Towson, MD 21204
MS #1105

Attention Kristen Matthews

The Fire Marshal's office has no comment on the following zoning cases:

2011-0159-A, 2011-0160-A, 2011-0161-A, 2011-0162-A, 2011-0163-A, 2011-0163-A,
2011-0165-A, 2011-0166-A, 2011-0167-A, 2011-0168-SPH, 2011-0169-A, 2011-0170-A
2011-0171-XA, 2011-0172-A, 2011-0173-SPH, 2011-0174-A, 2011-0175-A,
2011-0176-SPH, 2011-0177-A, 2011-0178-A, 2011-0179-A.

Thank you,


Steven Judlick, Fire Marshal
Baltimore County Fire Department
Office of the Fire Marshal
410-887-4880

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper



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

Beverley K. Swain-Staley, Secretary
Nell J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 24, 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. 2011-0177-A
MD 25 (FALLS RD)
12515 FALLS ROAD
HARMAN PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 11-22-2010. A field inspection and internal review reveals that an entrance onto MD 25 is consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 12515 FALLS ROAD, Case Number 2011-0177-A.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may email him at m Bailey@sha.state.md.us. Thank you for your attention.

Very truly yours,

A handwritten signature in black ink, appearing to read "Steven D. Foster".

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

My telephone number/toll-free number is
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

November 24, 2010

Dept of PDM
Room 111, County Office Building
111 West Chesapeake Ave.
Towson, MD 21204
MS #1105

Attention Kristen Matthews

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2011-0165-A, 2011-0166-A, 2011-0167-A, 2011-0168-SPH, 2011-0169-A, 2011-0170-A,
2011-0171-XA, 2011-0172-A, 2011-0173-SPH, 2011-0174-A, 2011-0175-A,
2011-0176-SPH, 2011-0177-A, 2011-0178-A, 2011-0179-A.

Thank you,

A handwritten signature in black ink, appearing to read "Steven Judlick".

Steven Judlick, Fire Marshal
Baltimore County Fire Department
Office of the Fire Marshal
410-887-4880

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

12-6

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2010
Item Nos. 2011- 160, 161, 162, 163,
164, 165, 166, 167, 168, 169, 170,
171, 173, 174, 175, 177, 178 and 179

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-11292010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

AV
12-6-10

Closing 12/6/10



RECEIVED

DEC 23 2010

ZONING COMMISSIONER

TO: Zoning Commissioner's Office
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 22, 2010
SUBJECT: Zoning Item # 11-177-A
Address 12515 Falls Road
(Harman Property)

Zoning Advisory Committee Meeting of November 15, 2010.

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

Reviewer: JWL Date: 12/22/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 1, 2010

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

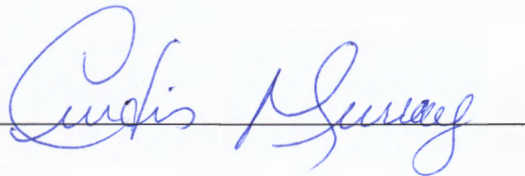
SUBJECT: 11-177 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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

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

Prepared by:
AFK/LL: CM



RECEIVED

DEC 02 2010

ZONING COMMISSIONER



2011-0177-A

Rear
view
of
forest



2011-0177-A

5000
3/1
0.0
5100
BE
(To
Rena)



2011-0177-A

2011-0177-A



[Get Directions](#) [My Maps](#)

LOCATION OF PROPOSED
BONDING



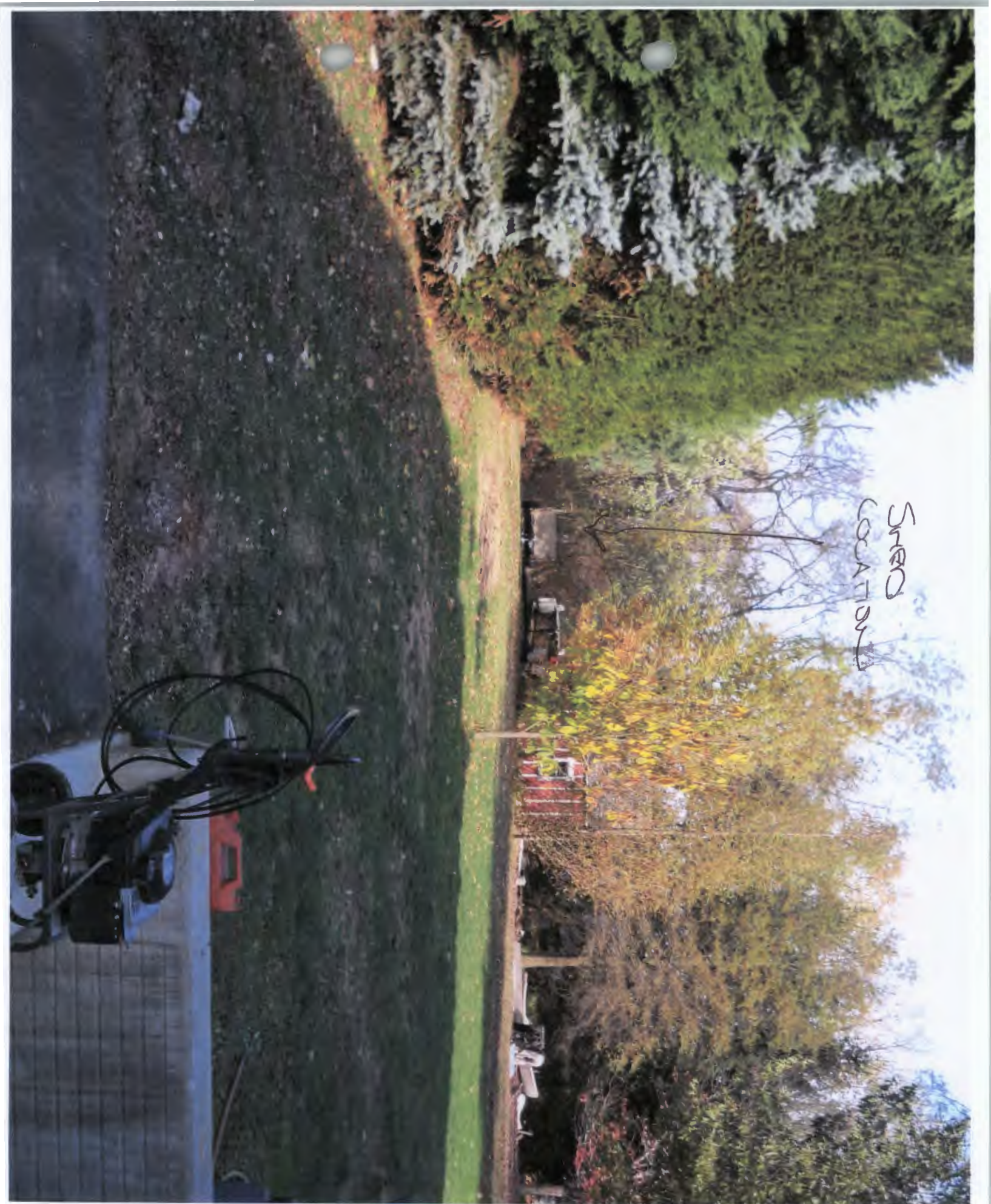
HARMAN DRIVEWAY HARMAN HOUSE
FALLS RD

2011-0177-A

SWED
LOCATION

VIEW
FROM
DENSE
BAY

2011-0177-A



IN RE: PETITION FOR ADMIN. VARIANCE • BEFORE THE
 E/S of Falls Road, 237.22 ft. S •
 centerline of Ivy Hill Road • DEPUTY ZONING COMMISSIONER
 8th Election District •
 2nd Councilmanic District • OF BALTIMORE COUNTY
 (12515 Falls Road) •
 Patricia L. & Scott E. Harman • CASE NO. 05-159-A
 Petitioners •

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Patricia L. and Scott E. Harman. The variance request is for property located at 12515 Falls Road in the Cockeysville area of Baltimore County. The variance request is from Section 1A00.4 (103.3, 1A003.B.3, 1970 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition with a side yard setback of 47 ft. and a proposed attached garage with a side yard setback of 13 ft. in lieu of the minimum required 50 ft each. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 9, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated October 26, 2004, a copy of which is attached hereto and made a part hereto.

Applicable Law

Section 307 of the B.C.Z.R. - *Variances.*

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3 day of November, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for administrative variance from Section 1A00.4 (103.3, 1A003.B.3, 1970 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a

ORDER RECEIVED FOR FILING
 Date 11/3/04
 By Ray

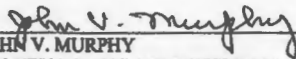
ORDER RECEIVED FOR FILING
 Date 11/3/04
 By Ray

2011-0177-A

proposed addition with a side yard setback of 47 ft. and a proposed attached garage with a side yard setback of 13 ft. in lieu of the minimum required 50 ft each, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by DEPRM dated October 26, 2004, a copy of which is attached hereto and made a part hereof; and
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 11/3/04
By Raj

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

Account Identifier: District - 08 Account Number - 1600005868

Owner Information

Owner Name: HARMAN SCOTT E Use:
HARMAN PATRICIA L Principal Residence:
Mailing Address: 12515 FALLS RD Deed Reference:
COCKEYSVILLE MD 21030-1617

Location & Structure Information

Premises Address Legal Description
12515 FALLS RD 1.45 AC
257 SE IVY HILL RD
FRANK PLAT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
50	11	88					3	2

Special Tax Town
Areas Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area
1972	3,405 SF	1.45 AC

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	209,000	209,000		
Improvements:	385,000	385,000		
Total:	594,000	594,000	594,000	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
JONES DAVID W	06/22/1992	
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/ 9234/ 123	
Seller:	Date:	Price:
Type:	Deed1:	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 Res
* NONE

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

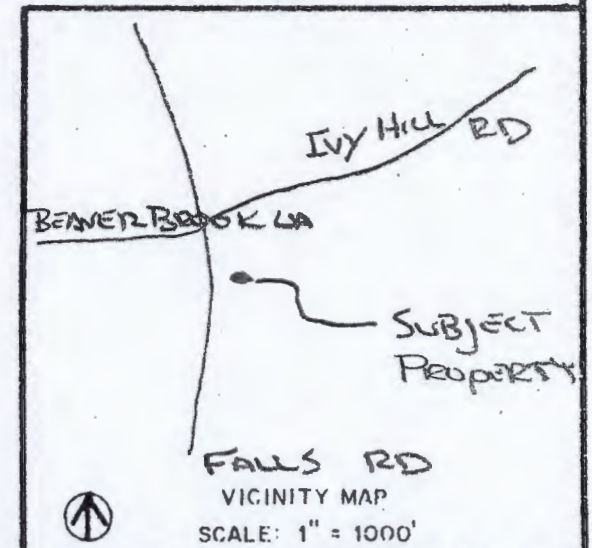
PROPERTY ADDRESS 12515 FALLS RD

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

SUBDIVISION NAME FRANK PLAT

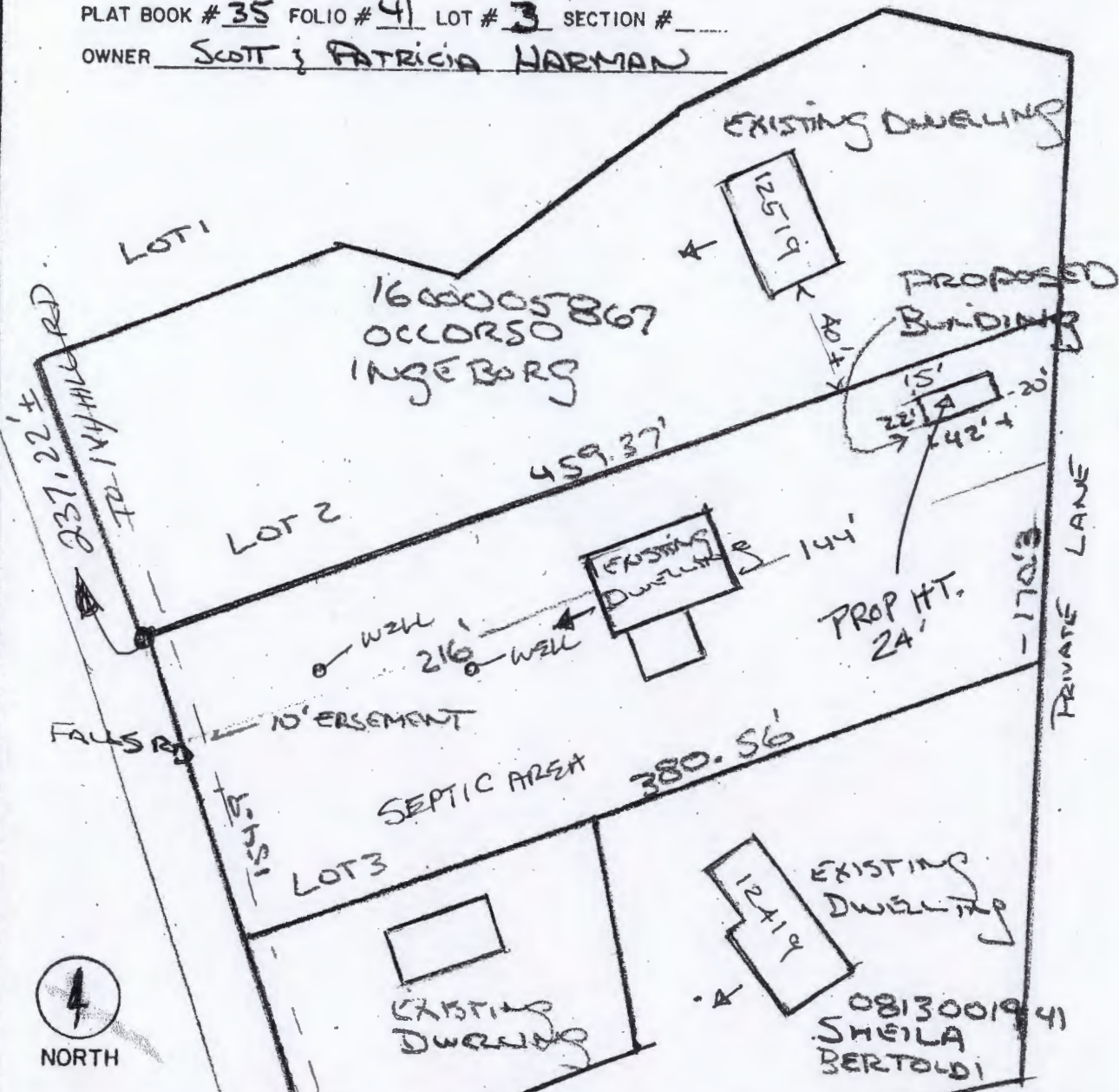
PLAT BOOK # 35 FOLIO # 41 LOT # 3 SECTION #

OWNER SCOTT & PATRICIA HARMAN



LOCATION INFORMATION			
ELECTION DISTRICT	8		
COUNCILMANIC DISTRICT	2		
1" = 200' SCALE MAP #	05CC2		
ZONING	RCS		
LOT SIZE	1.45 ACREAGE	63162 SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	☐	☒	
WATER	☐	☒	
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒	
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/ BUILDING	☐	☒	
PRIOR ZONING HEARING	20050159		

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
D.T.	0177	2011-0177-A



PREPARED BY SCOTT HARMAN

SCALE OF DRAWING: 1" = 80'

Top chord 2x8 SPF #1/#2: T2-T3 2x4 SPF #1/#2
 Bot chord 2x8 SPF #1/#2: B2 2x4 SPF #1/#2
 Webs 2x12 SP Dense W2 2x4 SPF #1/#2
 Li Sider 2x4 SPF #1/#2: BLOCK LENGTH = 1.500'
 Ri Sider 2x4 SPF #1/#2: BLOCK LENGTH = 1.500'

90 mph wind, 15.00 ft Inset Hgt, ASOE 7.28, CLOSED bldg, Located anywhere in roof, CAT: B, EXP: B, Wind TC DL=4.2 psf, wind BC DL=8.0 psf.

Member design & wind reactions based on both MWFRS and C&C.

Roof overhang/cantilever supports 2.00 psf soffit load.

Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-06 section 301.5.

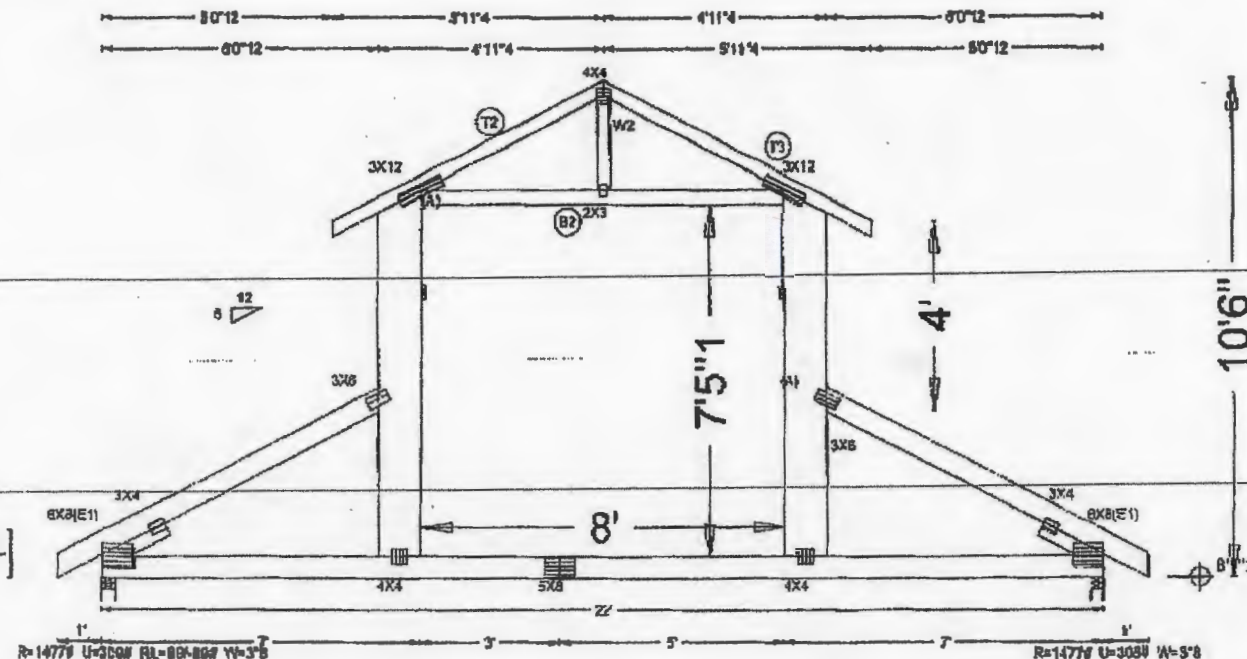
BC static loading: LL = 20.00 psf; DL = 10.00 psf; from 7-0-0 to 13-0-0.

Unbalanced snow loads have not been considered.

(A) Continuous lateral bracing equally spaced on member.

Center line braced with continuous lateral bracing at 24" OC, or rigid ceiling.

Deflection meets L/360 live and L/240 total load.



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LEFT RAKE = 1'1"7

RIGHT RAKE = 1'1"7

DESC. = A22R
 PLT. TYP. -WAVE

QTY = 17 TOTAL = 17

REV. 9.04.03.1122.09

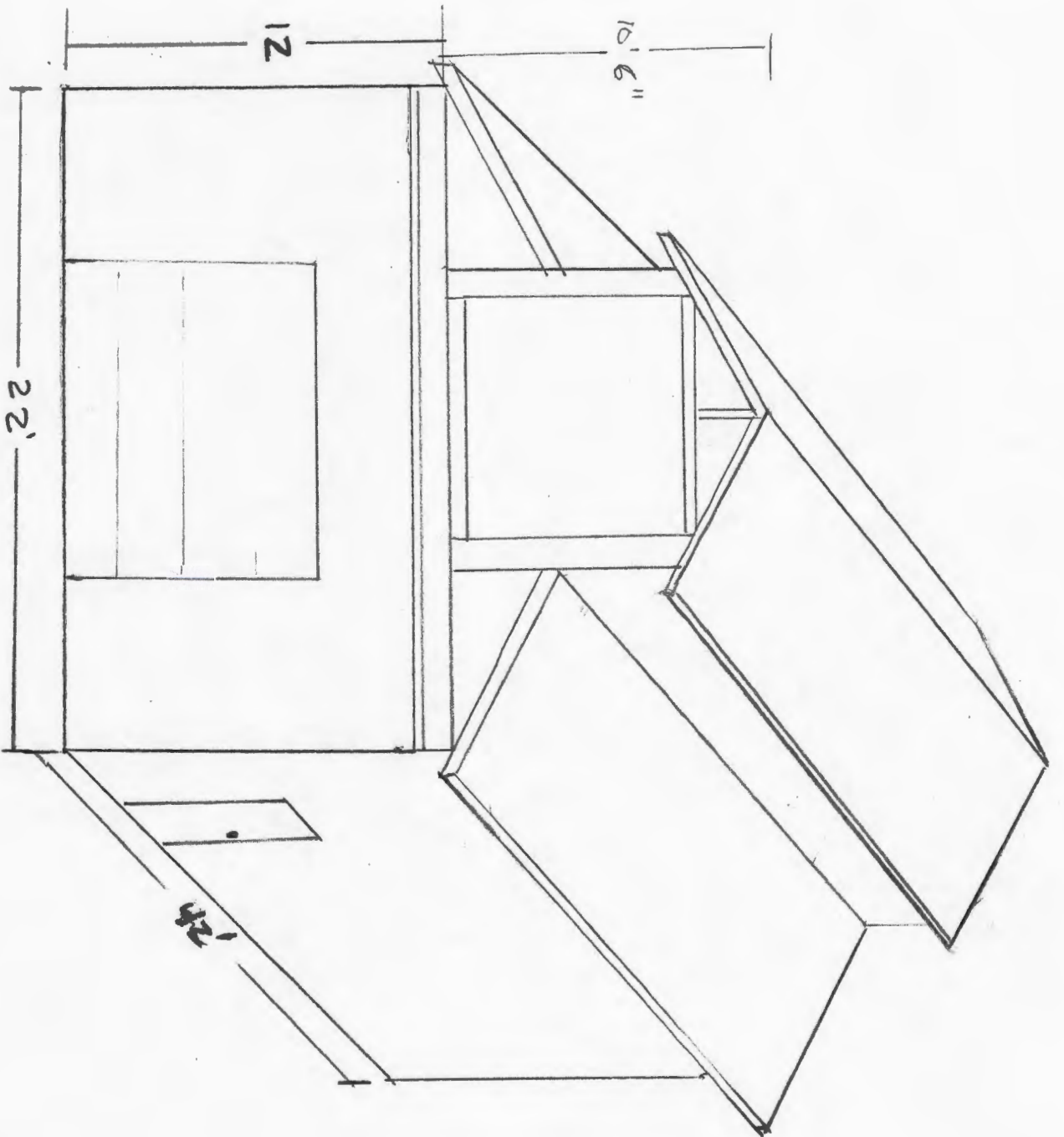
SEQ = 218917
 SCALE = 0.2532



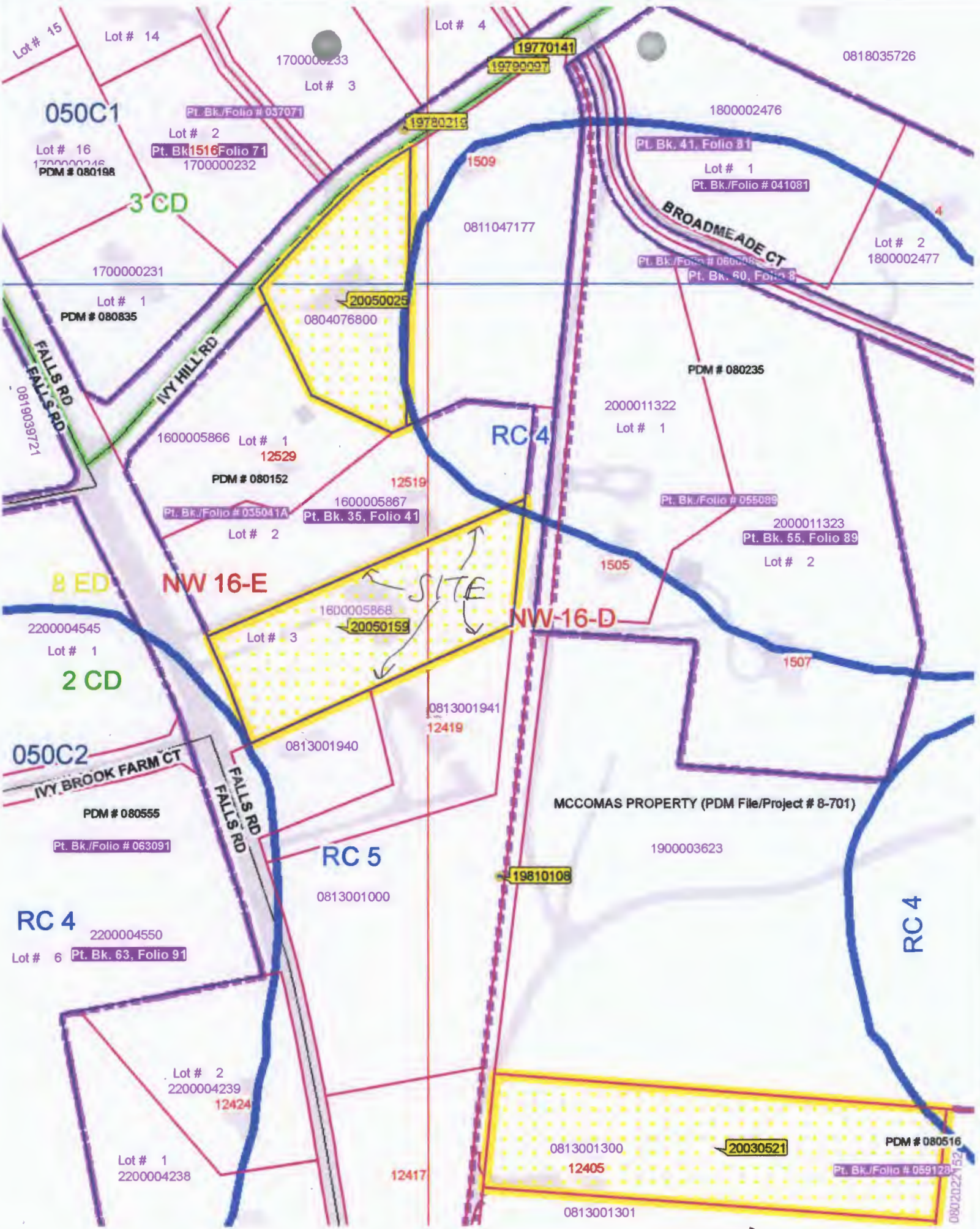
WARNINGS REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLING AND GRACING. REFER TO BCS (BUILDING COMPONENT SAFETY INFORMATION), PUBLISHED BY THE TRUSS PLATE INSTITUTE, 218 NORTH LEE STR., SUITE 312, ALEXANDRIA, VA 22314 AND WICA (WOOD TRUSS COUNCIL OF AMERICA, 6500 ENTERPRISE LN, MADISON, WI 53718) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. DESIGN DIMENSIONS INDICATED, FOR SHOWN SPAN HAVE BEEN ONLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED ROOF CEILING.

THE TRUSS COMPANY COPY OF THIS DESIGN TO INSTALLATION CONTRACTOR. BTV BCG, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THIS DESIGN; ANY FAILURE TO BUILD THE TRUSS IN CONFORMANCE WITH THE OR FABRICATING, HANDLING, SHIPPING, INSTALLING & BRACING OF TRUSSES DESIGN CONFORMS WITH APPLICABLE PROVISIONS OF AISI (NATIONAL DESIGN SPEC. BY AIA) AND TPI (TYPICAL CONNECTOR PLATES ARE MADE OF 2018H59A (W/HSS) ASTM A513 GRADE 1050 (W/HH,SS) GALV. STEEL. APPLY PLATES TO EACH FACE OF TRUSS AND, UNLESS OTHERWISE LOCATED ON THIS DESIGN POSITION PER DRAWINGS 100-2. ANY INSPECTION OF PLATES FOLLOWED BY (I) SHALL BE PER ANNEX A3 OF TPI 1-2002 SEC. 3. A SEAL ON THE DRAWING INDICATES ACCEPTANCE OF PROFESSIONAL ENGINEERING RESPONSIBILITY SOLELY FOR THE TRUSS COMPONENT DESIGN SHOWN. THE SUITABILITY AND USE OF THIS COMPONENT FOR ANY BUILDING IS THE RESPONSIBILITY OF THE BUILDING DESIGNER, PER ANSI/APA 1 SEC. 2.

TC LL	30.0psf	REF
TC DL	10.0psf	DATE 08 18 2010
BC DL	10.0psf	DRWG
BC LL	0.0psf	MC
TOT.LD.	50.0psf	O/A LEN. 22
DUR.FAC.	1.15	JOB #: OMC1040
SPACING	24.0"	TYPE ATIC



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