

**IN RE: PETITION FOR SPECIAL HEARING *
AND VARIANCE**

NE side of Thornton Mill Road *
8th Election District *
3rd Councilmanic District *
(14423 Thornton Mill Road) *

Sandra Joan and Donald E. Warrener, Jr. *
Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2011-0355-SPHA

* * * * *

OPINION AND ORDER

This matter comes before this Administrative Law Judge for consideration of a Petition for Special Hearing filed by Sandra Joan and Donald E. Warrener, Jr., legal owners of the subject property. The Petition for Special Hearing was filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a detached accessory structure (proposed garage) in an M.L. zoned portion of a residential (R.C.6 zoned) lot and also approve the size to be larger than the principal dwelling (2,606 square feet as compared to the 1,464 square feet dwelling) as limited by the definition of an accessory building structure under Section 101.1 of the B.C.Z.R. In addition, Variance relief is being requested from Section 400.3 of the B.C.Z.R. to permit a garage (detached accessory) building with a height of 22.5 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more fully described on the site plan, which was marked and accepted into evidence as Petitioners' Exhibit 1.

It should be noted that this matter came before me as a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management.¹ A Code Inspections and Enforcement Correction Notice was issued to Petitioners on April 21, 2011 requiring valid permit for pole barn and grading plan per Sediment Control. Hence, Petitioners filed the instant variance request.

¹ CO-0092041

ORDER RECEIVED FOR FILING

Date 7-25-11

By 

Appearing at the public hearing on this Petition were Donald E. and Sandra Joan Warrener, legal owners, and their son, Jason Warrener. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other persons present.

The Zoning Advisory Committee (ZAC) comments were made a part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

Testimony and evidence presented demonstrated that the property which is the subject of this special hearing and variance request consists of 1.2421 acres, more or less, and is split zoned RC 6 and ML. The owner's 18 year old son, Jason, received a permit and constructed a 2,606 square feet pole barn on the portion of the property zoned ML. He hopes to use the pole barn for storage and for his hobbies. The actual building is larger and taller than that which was originally applied for, so the instant Petitions are filed to bring the building into compliance with the permit. In addition, the pole barn is larger than the dwelling located on the property.

I find that the special hearing relief should be granted as the approval of this request will not adversely impact the surrounding community. Pole barns, especially in the rural areas of the County such as this, are typically larger than the dwelling on the property. As such, the special hearing shall be granted.

As to the variance relief, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioners. As stated earlier, pole barns built in the rural areas typically exceed 15 feet in height. It should also be noted that while this lot is not a farm in and of itself, it is adjacent to and contiguous to other lands owned by the Warrener family.

ORDER RECEIVED FOR FILING

Date 7-27-11

By [Signature]

I further find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety, and general welfare. Thus, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

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

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 25th day of July, 2011, that the Petitioners' request for Special Hearing relief, filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a detached accessory structure (proposed garage) in an M.L. zoned portion of a residential (R.C.6 zoned) lot and also approve the size to be larger than the principal dwelling (2,606 square feet as compared to the 1,464 square feet dwelling) as limited by the definition of an accessory building structure under Section 101.1 of the B.C.Z.R., be and is hereby GRANTED.

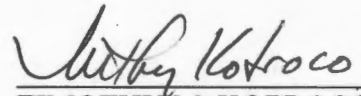
IT IS FURTHER ORDERED that the Variance request pursuant to Section 400.3 of the B.C.Z.R. to permit a garage (detached accessory) building with a height of 22.5 feet in lieu of the maximum allowed 15 feet, be and is hereby GRANTED, subject to the following:

1. Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (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.

ORDER RECEIVED FOR FILING

Date 7-27-11
By [Signature] 3

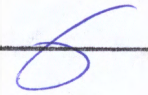
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/dlw

ORDER RECEIVED FOR FILING

Date 7-27-11

By  _____



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

July 25, 2011

SANDRA JOAN AND DONALD E. WARRENER, JR.
14503 THORNTON MILL ROAD
SPARKS MD 21152

Re: Petition for Special Hearing and Variance
Case No. 2011-0355-SPHA
Property: 14423 Thornton Mill Road

Dear Mr. and Mrs. Warrenner:

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 with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, reading "Timothy Kotroco". The signature is written in a cursive, flowing style.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure

ORIGINAL KEPT IN FILE



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County for the property located at 14423 & 14425 Thornton Mill Rd. Sparks, Md. 21152 which is presently zoned ML & ~~RC-6~~ RC-6

Deed Reference: 19359/560 Tax Account # 2400005017

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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

(This box to be completed by planner)

A DETACHED ACCESSORY STRUCTURE (PROPOSED GARAGE) IN AN ML ZONED PORTION OF A RESIDENTIAL (RC-6 ZONED) LOT AND ALSO APPROVE THE SIZE TO BE LARGER THAN THE PRINCIPAL DWELLING (2,606 SQ. FT. AS COMPARED TO THE 1,464 SQ. FT. DWELLING) AS LIMITED BY THE DEFINITION OF ACCESSORY BUILDING STRUCTURE UNDER SECTION 101.1. BCZR.

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 N/A _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
Date 7-27-11
City _____ State _____ Zip Code _____
By [Signature]

Legal Owner(s):

Donald E. Warrenner, JR.
Name - Type or Print _____
Signature [Signature] _____
Sandra Joan Warrenner
Name - Type or Print _____
Signature [Signature] _____
14503 Thornton Mill Rd. 410357-5911
Address _____ Telephone No. _____
Sparks Md. 21152
City _____ State _____ Zip Code _____

Representative to be Contacted:

Donald E. Warrenner, JR.
Name _____
21336 York Road 443 324-5304
Address _____ Telephone No. _____
Parkton Md. 21120
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr

UNAVAILABLE FOR HEARING July 2-5

Reviewed By JL Date 6/14/11

Case No. 2011-0355-SPHA
REV 07/27/07

ORIGINAL KEEP IN FILE

TAX COUNT # 2400005017



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1423 & 1425 Thornton Mill Rd.

which is presently zoned ML + ~~RC~~ RC-6

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

GARAGE (DETACHED ACCESSORY BUILDING) WITH A HT. OF 22 1/2 FT.
IN LIEU OF THE MAXIMUM ALLOWED 15 FT.

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

TO BE DETERMINED AT HEARING.

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 N/A
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
7-27-11

Date

By

Legal Owner(s):

Donald E. Warrenner, JR.
Name - Type or Print _____
Signature Donald Warrenner
Sandra Joan Warrenner
Name - Type or Print _____
Signature Sandra Joan Warrenner
14503 Thornton Mill Rd. 4D
Address _____ Telephone No. 357-5911
Sparks, Md. 21152
City _____ State _____ Zip Code _____

Representative to be Contacted:

Donald E. Warrenner, JR.
Name _____
21336 York Road 443324-5304
Address _____ Telephone No. _____
Parkton, Md. 21120
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING JULY 2-5

Reviewed By JK Date 6/10/11

Case No. 2011-0355-SPHA



A² Geomatics & Surveying

Geomatics, Surveying, Landscape Architecture
& Environmental Science

P.O. Box 10160 • Towson, Maryland 21285-0160

410.666.7448 • 1-866-660-7448 • fax: 410.666.0373

email: info@A2geomatics.com

www.A2geomatics.com

June 8, 2011

Zoning Hearing Description
No.'s 14423 & 14425 Thornton Mill Road
Property of
Donald E. Warrener, Jr. & Sandra J. Warrener
Tax Acc. No.: 2400005017

BEGINNING at a point on the northeasterly side of Thornton Mill Road, 50 feet wide as shown on the State Roads Commission of Maryland Plat No. 8869, which is recorded among the Plat Records of Baltimore County, said point being distant North 41 degrees 06 minutes 25 seconds East 29.73 feet from the intersection of the center of Rocky Hill Road as now paved and the center of Thornton Mill Road, thence leaving said northeasterly side of Thornton Mill Road and binding on the outlines of the property of the petitioners, the eight following courses and distances viz:

1. **North 80 degrees 01 minute 47 seconds East 208.27 feet, thence;**
2. **South 11 degrees 11 minutes 13 seconds East 10.78 feet, thence;**
3. **North 86 degrees 21 minutes 50 seconds East 123.94 feet, thence;**
4. **South 27 degrees 55 minutes 55 seconds West 18.50 feet, thence;**
5. **South 27 degrees 00 minutes 55 seconds West 236.75 feet, thence;**
6. **North 89 degrees 21 minutes 05 seconds West 179.87 feet** to the easterly right of way line of Thornton Mill Road as shown on the State Roads Commission of Maryland Plat No. 8869 which is recorded among the Plat Records of Baltimore County, thence binding on the said easterly right of way line and continuing to bind on the outlines of the property of the petitioners;
7. **North 06 degrees 38 minutes 17 seconds West 53.56 feet, and thence;**
8. **By a line curving to the left having a Radius of 806.31 feet for an Arc Distance of 141.79 feet, the chord of said arc bearing North 11 degrees 40 minutes 33 seconds West 141.61 feet, to the point of beginning.**

CONTAINING 1.2421 acres of land more or less.

BEING all of that parcel of land which by a deed dated December 23, 2003 and recorded among the Land Records of Baltimore County in Liber S.M. No. 19359 folio 560 was granted and conveyed by Emory P. Stroh to Donald E. Warrener, Jr. and Sandra Joan Warrener, his wife.

0355

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

✓✓

70318

No.

Date:

6/10/11

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				150.00

Total: 150.00

Rec

From: WINTER

For:

RES.
 1941# 0355 SPECIAL MEMORIAL + VETERAN
 14425 AND 11223 FORTY-NINE MILL RD.

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

2011 0355 7-3

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2011-0355-SPHA

14423 & 14425 Thornton Mill Road

N/east side of Thornton Mill Road

8th Election District — 3rd Councilmanic District

Legal Owner(s): Donald & Sandra Warrenner, Jr.

Special Hearing: to permit a detached accessory structure (proposed garage) in an ML zoned portion of a residential (RC-6 zoned) lot and also approve the size to be larger than the principal dwelling (2,606 sq. ft. as compared to the 1,464 sq. ft dwelling) as limited by the definition of accessory building structure under Section 101.1 BCZR. **Variance:** to permit a garage (detached accessory) with a height of 22½ feet in lieu of the maximum allowed 15 feet.

Hearing: Wednesday, July 13, 2011 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing.

CERTIFICATE OF PUBLICATION

6/30/ 2011

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 6/28/ 2011.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 06/28/2011

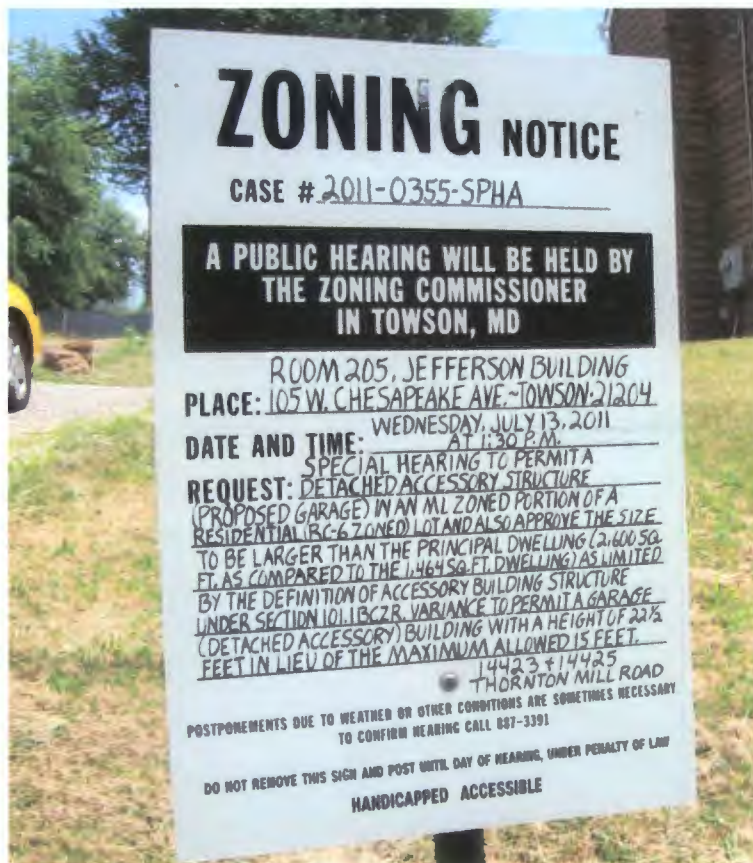
Case Number: 2011-0355-SPHA

Petitioner / Developer: JASON WARRENER

Date of Hearing (Closing): JULY 13, 2011

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:
14423 & 14425 THORNTON MILL ROAD

The sign(s) were posted on: JUNE 28, 2011



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)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 28, 2011 Issue - Jeffersonian

Please forward billing to:
Donald Warrener, Jr.
14503 Thornton Mill Road
Sparks, MD 21152

443-324-5304

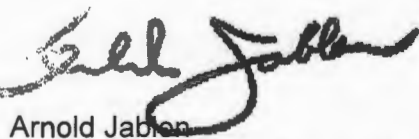
NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2011-0355-SPHA
14423 & 14425 Thornton Mill Road
N/east side of Thornton Mill Road
8th Election District – 3rd Councilmanic District
Legal Owners: Donald & Sandra Warrener, Jr.

Special Hearing to permit a detached accessory structure (proposed garage) in an ML zoned portion of a residential (RC-6 zoned) lot and also approve the size to be larger than the principal dwelling (2,606 sq. ft. as compared to the 1,464 sq. ft. dwelling) as limited by the definition of accessory building structure under Section 101.1. BCZR. Variance to permit a garage (detached accessory) building with a height of 22 ½ feet in lieu of the maximum allowed 15 feet.

Hearing: Wednesday, July 13, 2011 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 21, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0355-SPHA

14423 & 14425 Thornton Mill Road
N/east side of Thornton Mill Road
8th Election District – 3rd Councilmanic District
Legal Owners: Donald & Sandra Warrener, Jr.

Special Hearing to permit a detached accessory structure (proposed garage) in an ML zoned portion of a residential (RC-6 zoned) lot and also approve the size to be larger than the principal dwelling (2,606 sq. ft. as compared to the 1,464 sq. ft. dwelling) as limited by the definition of accessory building structure under Section 101.1. BCZR. Variance to permit a garage (detached accessory) building with a height of 22 ½ feet in lieu of the maximum allowed 15 feet.

Hearing: Wednesday, July 13, 2011 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Warrener, Jr., 14503 Thornton Mill Road, Sparks 21152
Mr. Warrener, 21336 York Road, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 28, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2011-0355-SPHA

Petitioner: x WARRENER

Address or Location: 14423 44425 Thornton mill Rd. Sparks MD 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: Donald warner

Address: 14503 Thornton mill Rd Sparks MD 21152

Telephone Number: 443-324-5304

Revised 2/17/11 DT



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

July 6, 2011

Mr. & Mrs. Warrener, Jr.
14503 Thornton Mill Road
Sparks, MD 21152

RE: Case Number 2011-0355-SPHA, 14423 & 14425 Thornton Mill Road

Dear Mr. & Mrs. Warrener, Jr.,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 10, 2011. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Donald Warrener, Jr., 21336 York Road, Parkton, MD 21120



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 6-22-2011

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

RE: Baltimore County
Item No 2011-0355 SPHA
14425-14423 THORNTON MILL RD
WARRENER PROPERTY
SPECIAL HEARING -
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. 2011-0355-SPHA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Fop¹ Steven D. Foster, Chief
Access Management 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.marylandroads.com



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

June 28, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **June 20, 2011**

Item No.:

Special Hearing: 2011-0355-SPHA, 2011-0357-SPHA

Administrative Variance: 2011-0352A – 0354A

Variance: 2011-0355-SPHA, 2011-0356A, 2011-0357-SPHA, 2011-0358A

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: June22, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For July 05, 2011
Item Nos. 2011-138, 352, 353, 354, 355, 356, 357
And 358.

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07052011 -NO COMMENTS.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
14423-14425 Thornton Mill Road; NE/Side * ADMINISTRATIVE LAW
Of Thornton Mill Road *
8th Election & 3rd Councilmanic Districts * JUDGE FOR
Legal Owner(s): Donald Warrener, Jr *
Petitioner(s) * BALTIMORE COUNTY
* 2011-355-SPHA

* * * * *

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

JUN 21 2011

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 21st day of June, 2011, a copy of the foregoing Entry of Appearance was mailed to Donald Warrener, Jr., 21336 York Road, Parkton, Maryland 21120, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Debra Wiley - Re: ZAC Comments

From: Dennis Kennedy
To: Wiley, Debra
Date: 6/24/2011 2:22 PM
Subject: Re: ZAC Comments

Deb:

These are just going to the Zoning Office today.

Dennis

>>> Debra Wiley 6/23/2011 3:48 PM >>>

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

Thanks and feel free to contact me should you have any questions or concerns.

2011-0138-SPHA - 9601 Liberty Road
(REMANDED back to OAH from Board of Appeals)

2011-0352-A (Administrative Variance) - 13 Campitelli Court (Closing Date 7/4/10)
2011-0353-A (Administrative Variance) - 7512 Knollwood Rd. (Closing Date 7/4/10)
2011-0354-A (Administrative Variance) - 5701 Emory Rd. (Closing Date 7/4/10)

2011-0355-SPHA -14425-14423 Thornton Mill Road
(No Hearing Date reflected in data base as of today)

2011-0356-A - 68 Del Rio Road
(No Hearing Date reflected in data base as of today)

2011-0357-SPHA - 1407 Vesper Ave.
(No Hearing Date reflected in data base as of today)

2011-0358-A - 802 Overbrook Rd.
(No Hearing Date reflected in data base as of today)

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 08 Account Number - 2400005017

Owner Information

Owner Name: WARRENER DONALD E JR
WARRENER SANDRA JOAN
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 14503 THORNTON MILL RD
SPARKS MD 21152-9640
Deed Reference: 1)/19359/ 00560
2)

Location & Structure Information

Premises Address
14425 THORNTON MILL RD
0-0000

Legal Description
1.37 AC
ES THORNTON MILL RD ES
END OF ROCKY HILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0034	0021	0115		0000				2	Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1876	1,948 SF	1.3700 AC	04

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	217,770	181,400		
Improvements:	188,600	137,400		
Total:	406,370	318,800	406,370	318,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
STROH EMORY P	12/30/2003	\$115,000
Type:	Deed1:	Deed2:
ARMS LENGTH VACANT	/19359/ 00560	

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: * NONE *

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

2011-0355-SPHA

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: June 23, 2011

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Glenn Berry, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2011-0355-SPHA
Legal Owner/Petitioner: Donald E. Warrener, Jr.
Contract Purchaser: N/A
Property Address: 14425 14423 Thornton Mill Road
Location Description:

VIIOLATION INFORMATION: Case No. 2011-0355-SPHA
Defendants: Donald Warrener

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | |
|-------------------------------------|---|
| ☐ | 1. Complaint letter/memo/email/fax (if applicable) |
| ☒ | 2. Complaint Intake Form/Code Enforcement Officer's report and notes |
| ☒ | 3. State Tax Assessment printout |
| ☐ | 4. State Tax Parcel Map (if applicable) |
| ☐ | 5. MVA Registration printout (if applicable) |
| ☐ | 6. Deed (if applicable) |
| ☐ | 7. Lease-Residential or Commercial (if applicable) |
| ☒ | 8. Photographs including dates taken |
| ☒ | 9. Correction Notice/Code Violation Notice |
| ☐ | 10. Citation and Proof of Service (if applicable) |
| ☐ | 11. Certified Mail Receipt (if applicable) |
| ☐ | 12. Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| ☒ | 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/rw
C: Code Enforcement Officer

ZAC AGENDA

2011-0354-A

Primary Use: Residential

Reviewer: BPR

ADMINISTRATIVE VARIANCE

Applicant: Casey and Jennifer Allender

Purchaser:

Area: NO Flood Plain: NO Historic: NO Election Dist: 4th

Councilmanic Dist: 3rd

Property Address: 5701 Emory Rd.

Location: S/S Emory Road; 1,000 feet SW of centerline Parrish Road.

Existing Zoning: RC 2

Area: 1,190 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit an accessory structure (shed with loft) with a height of 20 feet in lieu of the required 15 feet.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 7/4/2011

Miscellaneous:

Case Number: 2011-0355-SPHA

Primary Use: Residential

Reviewer: JLL

Type: SPECIAL HEARING VARIANCE

Legal Owner: Donald e. Warren, Jr.

Contract Purchaser:

Critical Area: NO Flood Plain: NO Historic: NO Election Dist: 8th

Councilmanic Dist: 3rd

Property Address: 14425 14423 Thornton Mill Rd

Location: N/east side

Existing Zoning: RC-6 & ML

Area: .2421 Acres

Proposed Zoning: SPECIAL HEARING to permit a detached accessory structure (proposed garage) in an ML zoned portion of a residential (RC-6 zoned) lot and also approve the size to be larger than the principal dwelling (2,606 sq. ft. as compared to the 1,464 sq. ft. dwelling) as limited by the definition of accessory building structure under Section 101.1 BCZR.

VARIANCE to permit a garage (detached accessory) building with a height of 22 1/2 feet in lieu of the maximum allowed 15 feet.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:



Department of Permits, Approvals & Inspections Complaint Report

Report Criteria:
Complaint Record ID: CO0092041

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0092041		Jim Garland	05/23/2011		Nicholette Shelton	04/21/2011	Open - Normal		

Complaint Description: HEIGHT OF BUILDING EXCEEDS REQUIRED MAX. 15 FT PER PERMIT B751235. (UNINVENTORIED)

<u>Facility:</u>	<u>Owner :</u>	<u>Complainant:</u>
14425 THORNTON MILL RD - UNINVENTORI		DPRM

Daily Activity Details

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
0106833	Jim Garland	06/14/2011	REINSPECTION	NOT APPLICABLE	NO ACTION TAKEN

Inspector Notes: 6/14/11 SPOKE WITH JASON, PAPERWORK FILED FOR VARIANCE. HEARING DATE NOT SCHEDULED. P/U 6/28/11 J.GARLAND/RW

Violation Details - No Data

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0104262	Jim Garland	05/26/2011	REINSPECTION	FACT FINDING	WORK IN PROGRESS

Inspector Notes: 5/26/11 GRADING PERMIT OBTAINED. SEE B761634. SPOKE WITH JASON. STATES HE HAS HIRED A SURVEYER AND WILL BE FILING PAPERWORK FOR VARIANCE A.S.A.P. P/U 6/3/2011 J.GARLAND/NS***

Violation Details

Violation Record ID:	IV0054034	Comply By:	06/28/2011	Complied On:		Status:	NOT IN COMPLIANCE
Program Category/Section Source:	Building Inspection/IBC	Violation Description	IBC Violation				
Correction Text:							
Violation Text:							
Violation Comment:							

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0099417	Jim Garland	04/21/2011	REINSPECTION	FACT FINDING	MONITOR

Inspector Notes: 4/21/11 SEE B757263 CANCELS B751235 CHANGE IN WORDING. JASON WARRENER M/W ZONING. VARIANCE BY PUBLIC HEARING WILL BE REQUIRED. HE RECEIVED NECESSARY PAPERWORK AND AGREED TO F/U IMMEDIATELY. P/U 5/23/11 J.GARLAND/NS***

Violation Details - No Data

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0099167	Jim Garland	04/20/2011	INITIAL INSPECTION	NOT IN COMPLIANCE	MONITOR

Inspector Notes: 4/20/11 ON SITE INSPECTION M/W JASON WARRENER AT SITE (443-677-8530). BUILDING DOES EXCEED 15FT IN HEIGHT. MR.WARRENER HAS AGREED TO COME TO PERMIT APPLICATIONS AND FILE FOR PERMIT TO COMPLY WITH REGULATIONS. J.GARLAND/NS***

Violation Details

Violation Record ID:	IV0051330	Comply By:		Complied On:		Status:	NOT IN COMPLIANCE
Program Category/Section Source:	Building Inspection/IBC	Violation Description	IBC Violation				
Correction Text:							
Violation Text:							
Violation Comment:							



Department of Permits, Approvals & Inspections Complaint Report

Report Criteria:
Complaint Record ID: CO0092041

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0092041		Jim Garland	05/23/2011		Nichollette Shelton	04/21/2011	Open - Normal		

Complaint Description: HEIGHT OF BUILDING EXCEEDS REQUIRED MAX. 15 FT PER PERMIT B751235. (UNINVENTORIED)

<u>Facility:</u>	<u>Owner :</u>	<u>Complainant:</u>
14425 THORNTON MILL RD - UNINVENTORI		DPRM

Daily Activity Details

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0106833	Jim Garland	06/14/2011	REINSPECTION	NOT APPLICABLE	NO ACTION TAKEN

Inspector Notes: 6/14/11 SPOKE WITH JASON, PAPERWORK FILED FOR VARIANCE. HEARING DATE NOT SCHEDULED. P/U 6/28/11 J.GARLAND/RW

Violation Details - No Data

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0104262	Jim Garland	05/26/2011	REINSPECTION	FACT FINDING	WORK IN PROGRESS

Inspector Notes: 5/26/11 GRADING PERMIT OBTAINED. SEE B761634. SPOKE WITH JASON. STATES HE HAS HIRED A SURVEYER AND WILL BE FILING PAPERWORK FOR VARIANCE A.S.A.P. P/U 6/3/2011 J.GARLAND/NS***

Violation Details

Violation Record ID:	IV0054034	Comply By:	06/28/2011	Complied On:		Status:	NOT IN COMPLIANCE
Program Category/Section Source:	Building Inspection/IBC			Violation Description	IBC Violation		
Correction Text:							
Violation Text:							
Violation Comment:							

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0099417	Jim Garland	04/21/2011	REINSPECTION	FACT FINDING	MONITOR

Inspector Notes: 4/21/11 SEE B757263 CANCELS B751235 CHANGE IN WORDING. JASON WARRENER M/W ZONING. VARIANCE BY PUBLIC HEARING WILL BE REQUIRED. HE RECEIVED NECESSARY PAPERWORK AND AGREED TO F/U IMMEDIATELY. P/U 5/23/11 J.GARLAND/NS***

Violation Details - No Data

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0099167	Jim Garland	04/20/2011	INITIAL INSPECTION	NOT IN COMPLIANCE	MONITOR

Inspector Notes: 4/20/11 ON SITE INSPECTION M/W JASON WARRENER AT SITE (443-677-8530). BUILDING DOES EXCEED 15FT IN HEIGHT. MR.WARRENER HAS AGREED TO COME TO PERMIT APPLICATIONS AND FILE FOR PERMIT TO COMPLY WITH REGULATIONS. J.GARLAND/NS***

Violation Details

Violation Record ID:	IV0051330	Comply By:		Complied On:		Status:	NOT IN COMPLIANCE
Program Category/Section Source:	Building Inspection/IBC			Violation Description	IBC Violation		
Correction Text:							
Violation Text:							
Violation Comment:							

CODE ENFORCEMENT REPORT

DATE: 4/20/11 INTAKE BY: GARLAND CASE #: C00092041 INSPEC: _____

COMPLAINT LOCATION: 14425 Thornton Mill Rd.

ZIP CODE: 21152 DIST: _____

COMPLAINANT NAME: Deprum PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Height of Building exceeds required
Max 15' per permit B751235

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 2400005017 ZONING: _____

INSPECTION: 4/20 on site Insp. M/W JASON WAZIRENER
@ site (443-677-8530) Building does
exceed 15' in height - Mr. Wazirener
has agreed to come to permit

REINSPECTION: Applications and file for permit
to comply w/ regulations. NA

REINSPECTION: _____

REINSPECTION: _____

STANDARD ASSESSMENT INQUIRY (2)

DEL LOAD DATE
06/15/11 .00
LOT WIDTH..... .00
LOT DEPTH..... 1.370 A
LAND AREA.. 76
YEAR BUILT.....

06/23/2011
07:35:03
PROPERTY NO. 00 005017

DIST 08
GR 0
IO...

CLASS 04-00
OCC. HISTORIC N
MAP..... 0034
GRID..... 0021
PARCEL.. 0115

LOT.....
BLOCK..
SECTION..
PLAT..

OFFER DATA-----
..... 254723
..... 12/30/03
..... 115,000
..... 0

NUMBER PRICE.....
DATE.....
REF LIBER..... 19359
REF FOLIO..... 0560
CONVEYED IND..... 2
TOT-PART TRAN IND.....
GRANTOR ACCT NO..
CRITICAL
AREAS CODE
NEW CONST
YEAR

EXEMPT DATA-----
STATUS.....
CLASS CODE.....
STATE EXEMPT CODE..... 000
COUNTY EXEMPT CODE..... 000
CURR STATE EX ASMT....
PRIOR STATE EX ASMT...
CURR COUNTY EX ASMT...
PRIOR COUNTY EX ASMT...
0
0
0
0

STRUCTURE-----
CODE SQ. FEET
1948

ENTER-INQUIRY3 PA1-PRINT CARD NO 00591
PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CRO

Permits, Approvals & Inspection History Report

Owner:
NGUYEN ANH THU TRUON
906 RACHAEI JORDAN

UIRY1

PA1-PRINT

PF2-INQUIRY2

PF4-MENU

PF5-QUIT

PF7-CRO

BLE ASSESS
318,800
406,370
0

DATE...
04/20/11
06/15/11

06/15/11

STANDARD ASSESSMENT INQUIRY (3)
CLASS OCC. HISTORIC
04-00 N NO

GEO CODE
81 NO N/A

LAND-USE
R

DEL LOAD DA
06/15/11



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Executive Building
111 West Chesapeake Avenue
Towson, MD 21204

8th R

OFFICE HOURS 7:30 am - 3:30 pm
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No.	Property No.	Zoning
0092041	2400005017	

Name(s): Donald WARRENER
SANDRA WARRENER

Address: 14425 Thornton Mill Rd 21152

Violation Location: 14425 Thornton Mill Rd 21152

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Council Bill 47-10
2010 - Part 119 False Statement
SEE B757263 Pole Barn exceeds
Width, Length & Height - existing
structure measures 76 x 46 x 22'6"

Baltimore County Code 35-2-301
Permit Required 35-2-304 Penalty
For Action without a permit

Grading Plan Required Per sediment
Control - must seed, mulch &
stabilize site immediately -

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 5/23/2011	DATE ISSUED: 4/21/2011
-------------------------	------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: JAMES GARLAND

INSPECTOR: [Signature]

STOP WORK NOTICE

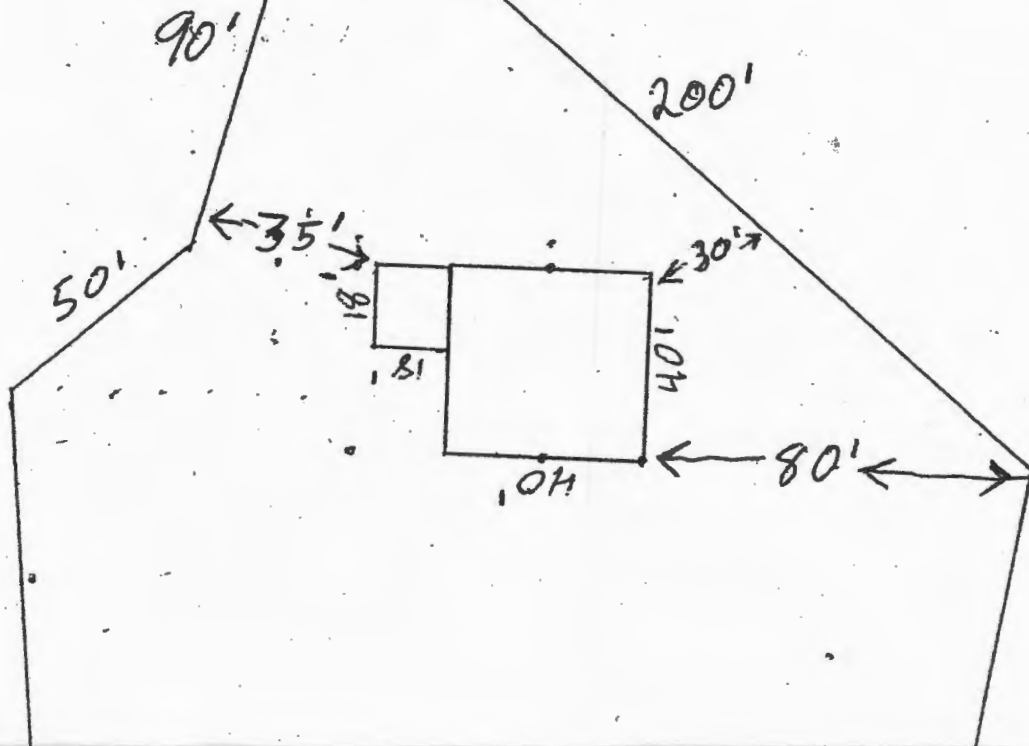
PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE:	DATE ISSUED:
---------------	--------------

INSPECTOR:

1/4" = 10'

8751235



RA1001B

DATE: 06/23/2011

STANDARD ASSESSMENT INQUIRY (1)

TIME: 07:34:56

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
24 00 005017	08	2-0	04-00	N	NO		06/15/11

WARRENER DONALD E JR DESC-1.. 1.37 AC

WARRENER SANDRA JOAN DESC-2.. END OF ROCKY HILL RD

14503 THORNTON MILL RD PREMISE. 14425 THORNTON MILL RD

00000-0000

SPARKS MD 21152-9640 FORMER OWNER: STROH EMORY P

FCV			PHASED IN		
PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	217,770	181,400	FCV	ASSESS	ASSESS
IMPV:	188,600	137,400	TOTAL..	318,800	406,370
TOTL:	406,370	318,800	PREF...	0	0
PREF:	0	0	CURT...	0	0
CURT:	0	0	EXEMPT.	0	0

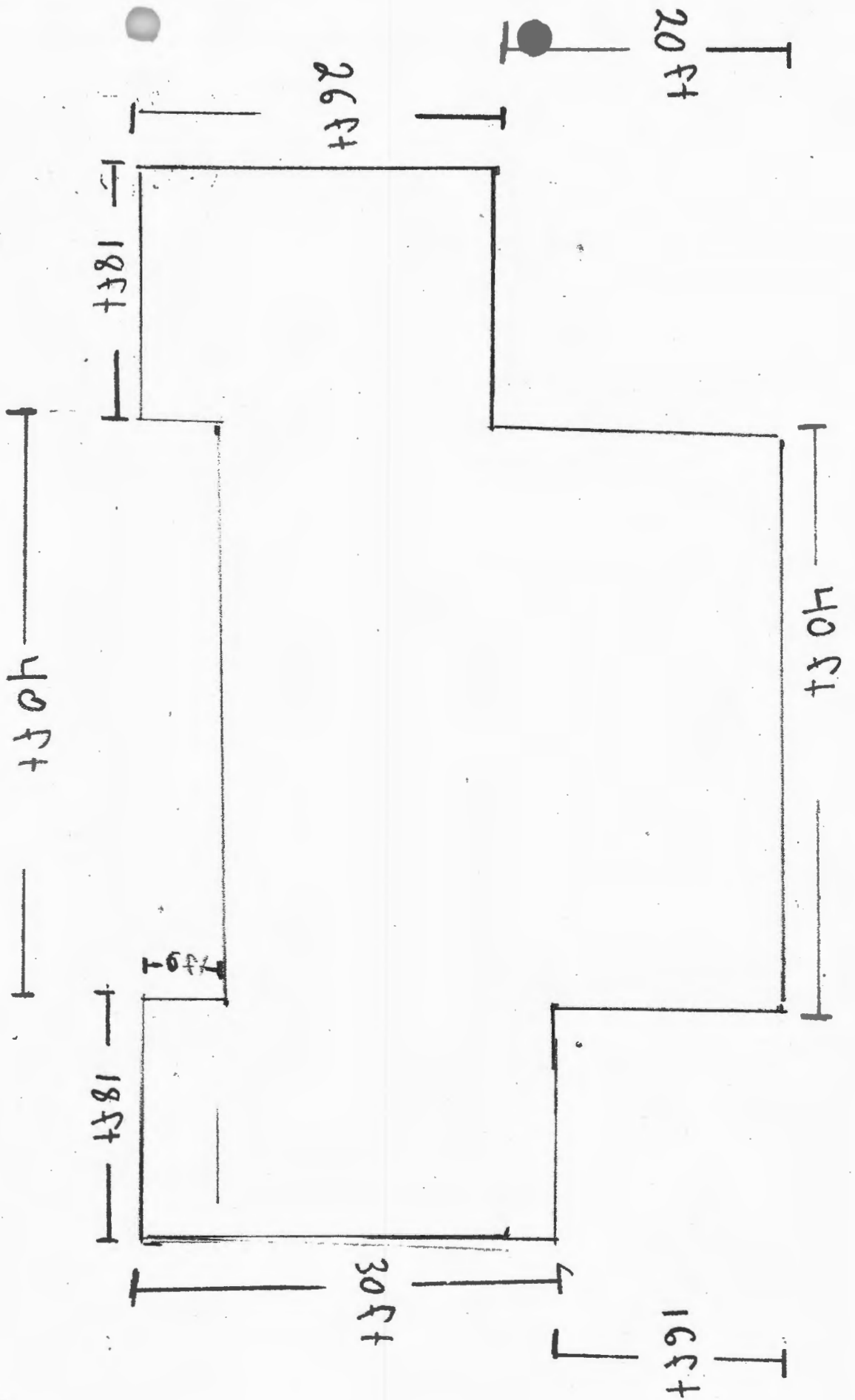
DATE: 06/07 09/10

---- TAXABLE BASIS ---- FM DATE

ASSESS: 318,800

ASSESS: 406,370

ASSESS: 0



22.5 ft tall

Envision (MFC) - 14425 Thornton Mill Rd - 21152

complaint

Owner Name and Address

Facility Name and Address

Facility ID: ***

Record ID: C00091332

Site Location: 14425 THORNTON MILL RD - 21152

Disposition

Emp #	Date	Time	Status	IC	Closed
Received By: EE0000069 --- Palmer, Constance	04/07/11	14:04:40	Program/Element	END1	Code Enforcement Comple
Assigned To: EE0000017 --- Cohen, Paul	04/11/11				

Complaint

Complainant: DAN ESSER

Address:

City, St, Zip:

Country: USA USA

Work Phone: (410) 687-2782 Ext: Fax: () -

Home Phone: () - Ext: Ext:

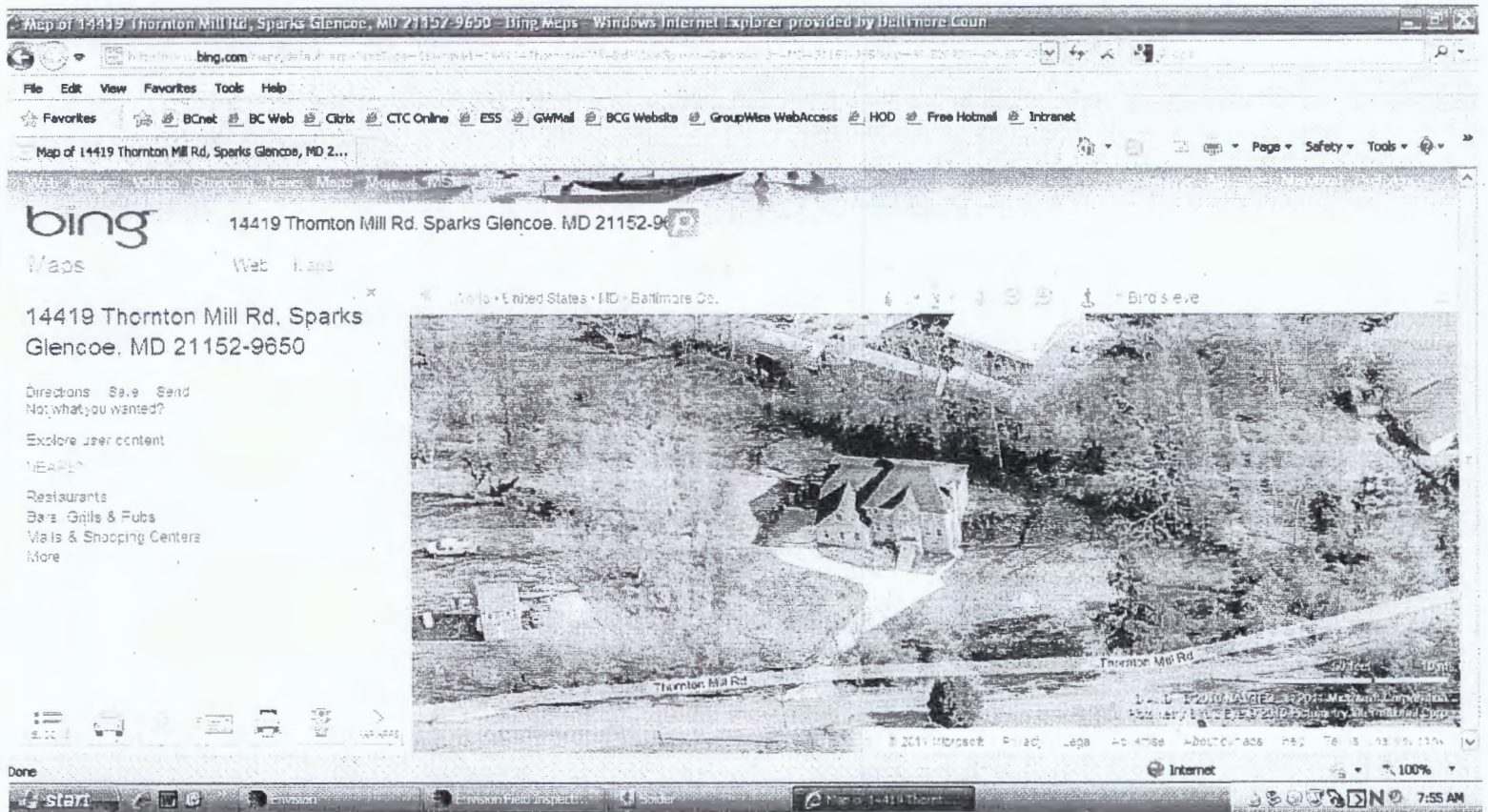
Email Address: FOLDER MADE

Complaint Mode: W WALK-IN

Last Activity: 04/14/2011 (INITIAL INSPECTION)

Complaint Description: 2 HOUSES ON 1.23 ACRES, SEE MAP & TAX SHEET IN FILE

Contact Information Location Financial Referral Dates/Agencies GIS Use-Defined Fields Daily Activities Violations Invoices





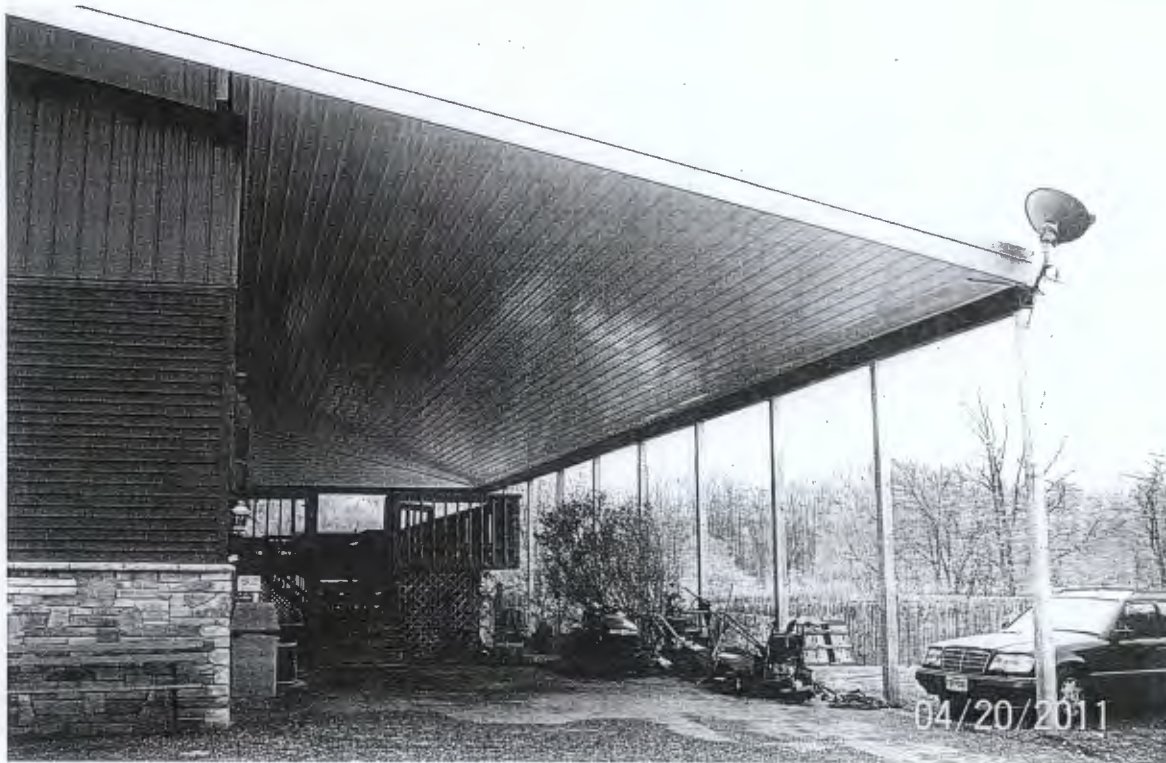




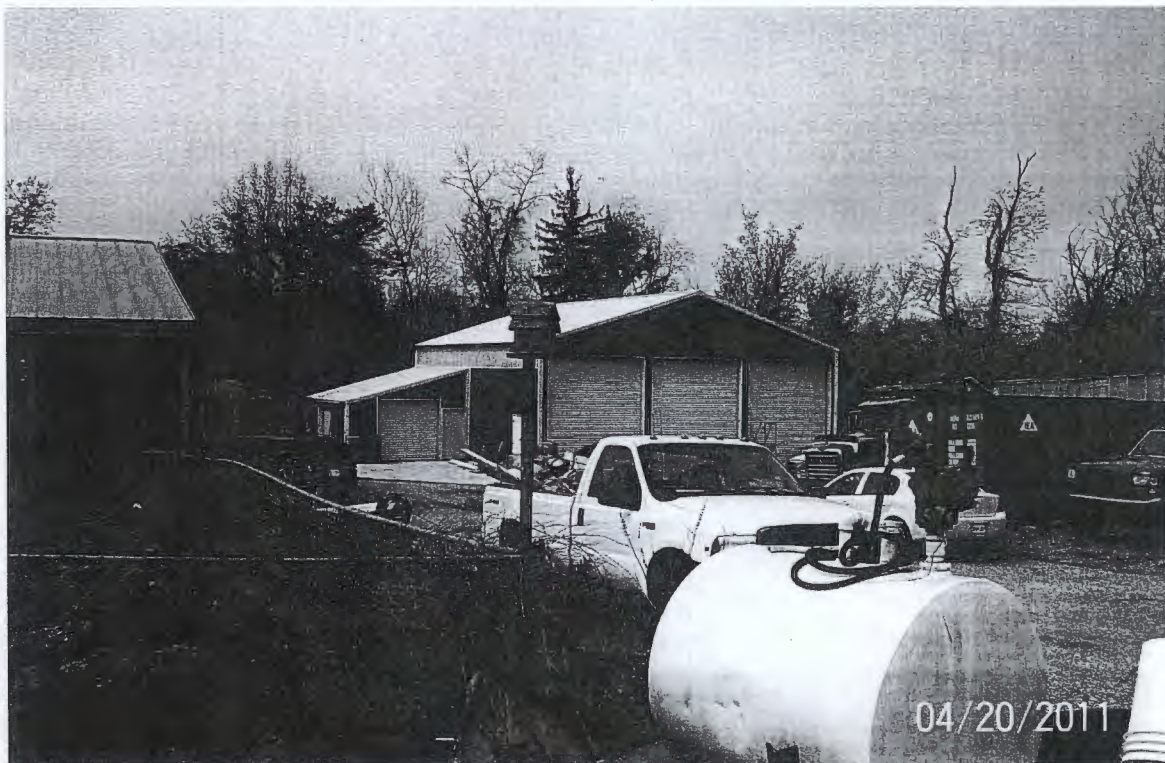
04/20/2011











TIME: 07:41:08 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/06/2007
DATE: 04/20/2011 GENERAL PERMIT APPLICATION DATA VLC 15:42:12

PERMIT #: B683555 PROPERTY ADDRESS
RECEIPT #: A580034 14419 THORNTON MILL RD
CONTROL #: NR SUBDIV: 150 SE ROCKY HILL RD
XREF #: B683555 TAX ACCOUNT #: 0819071476 DISTRICT/PRECINCT 08 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 65.00 NAME: CHOU, EDWARD F. AND BELLLA C.
PAID: 65.00 ADDR: 334 OVERBROOK RD
PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 12/06/2007 NAME: VICTORIA B. CHOU
ISSUED: 12/06/2007 COMPANY:
OCCPNY: 07/22/2008 ADDR1: 334 OVERBROOK RD
FINAL INSPECT: F ADDR2: BALTIMORE, MD 21212
INSPECTOR: 08R PHONE #: 410-409-0892 LICENSE #:
NOTES: VLC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 10:42:03 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/10/2011
DATE: 04/19/2011 GENERAL PERMIT APPLICATION DATA DAS 08:32:41

PERMIT #: B751235 PROPERTY ADDRESS
RECEIPT #: A630646 14425 THORNTON MILL RD
CONTROL #: MR SUBDIV: END OF ROCKY HILL RD
XREF #: B751235 TAX ACCOUNT #: 2400005017 DISTRICT/PRECINCT 08 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 65.00 NAME: WARRENER, DONALD AND SANDRA
PAID: 65.00 ADDR: 14425 THORNTON MILL RD 21152-9640
PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 11/15/2010 NAME: DONALD WARRENER
ISSUED: 11/15/2010 COMPANY:
CANCEL: 03/10/2011 ADDR1: 14425 THORNTON MILL RD
FINAL INSPECT: F ADDR2: SPARKS, MD 21152-9640
INSPECTOR: 08R PHONE #: 443-324-5304 LICENSE #:
NOTES: TLM/AF
REPLACE W/B757263 CHNG IN WORDING 3/9/11...AF

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

14503 Thornton Mill Rd.

JASON WARRENER

443-677-8530

TIME: 10:50:22 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/09/2011
DATE: 04/19/2011 GENERAL PERMIT APPLICATION DATA PDM 14:25:32

PERMIT #: B757263 PROPERTY ADDRESS
RECEIPT #: A635937 14425 THORNTON MILL RD
CONTROL #: MR SUBDIV: END OF ROCKY HILL RD
XREF #: B757263 TAX ACCOUNT #: 2400005017 DISTRICT/PRECINCT 08 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 10.00 NAME: WARREVER, DONALD AND SANDRA
PAID: 10.00 ADDR: 14425 THORNTON MILL RD 21152
PAID BY: APPL

DATES

APPLICANT INFORMATION

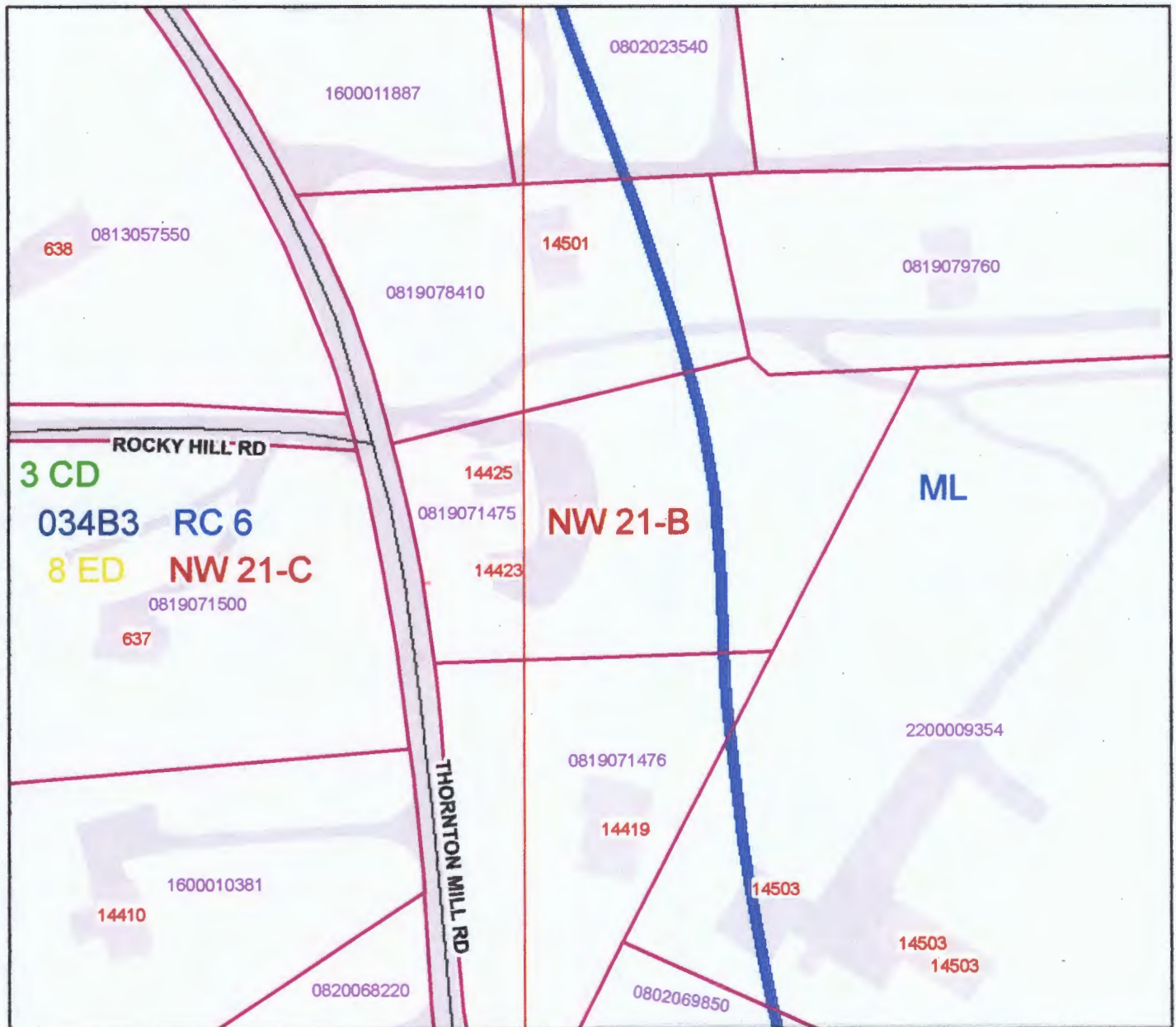
APPLIED: 03/09/2011 NAME: DONALD WARRENER
ISSUED: 03/09/2011 COMPANY:
OCCPNY: ADDR1: 14425 THORNTON MILL RD
FINAL INSPECT: ADDR2: SPARKS, MD 21152-9640
INSPECTOR: 08R PHONE #: 443-324-5304 LICENSE #:
NOTES: VLC/AF

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

REVIEW 3-24-11 GIP

14423 THORNTON MILL ROAD



GIS MAP COPY

Portion of Baltimore County Zoning Map 034B3

Showing Property Owned By
Donald E. Warrenner, Jr. & Wife

Located at
14423 & 14425 Thornton Mill Road
Tax Acc. No.: 2400005017

0355

A²Geomatics & Surveying
P.O. Box 10160
Towson, MD 21285-0160



Publication Date: June 01, 2011
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



0 100 200 Feet

1 inch = 100 feet

Sandra Joan Warrener
Ref: Liber No. 8938 folio 771

Tax Map 34 Grid 21 Parcel 388
Tax Acc. No.: 2200009354

Emory Parlett Stroh, Sr.
Ref: Liber No. 27535 folio 170

Tax Map 34 Grid 21 Parcel 289
Tax Acc. No. 0819079760
&
Tax Map 34 Grid 21 Parcel 428
Tax Acc. No. 2400005018

Sandra Joan Warrener
Ref: Liber No. 8938 folio 771

Tax Map 34 Grid 21 Parcel 388
Tax Acc. No. 2200009354

C. Bella Chou Et Al
Ref: Liber No. 29417 folio 75

Tax Map 34 Grid 20 Parcel 116
Tax Acc. No. 0819071478

Mel J. McCormick
Ref: Liber No. 16682 folio 399
Tax Map 34 Grid 21 Parcel 117
Tax Acc. No.: 0802069820

GENERAL NOTES

1. This plat has been prepared in conjunction with Correction Notice No. 0092041 issued by the Baltimore County Department of Permits & Development Management, Code Inspections and Enforcement. Inspector - James Garland.
2. Active Building Permit No. B-757263.
3. Subject property is not located within the Chesapeake Bay Critical Area.
4. Subject property is not located within a defined flood plain.
5. Subject property is not listed as an historic property.
6. There are no prior zoning cases listed for the subject property.
7. Property is currently split zoned ML and RC-6, See Baltimore County Zoning Map 034B3.
8. Access Easement - Irregular Parcel - Ingress, Egress and Regress Easement from Thornton Mill Road to Stroh Property, used in common with petitioners. Ref.: Liber No. 19539 Folio 546
9. Parcel No. 428 - 11' Strip - Ingress, Egress, and Regress Easement from Thornton Mill Road to Warrener Property. Ref.: Liber No. 19359 folio 546

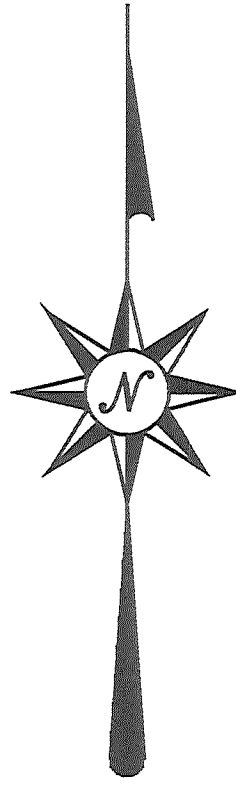
Reason for Zoning Variance

To allow for an accessory structure greater than 15 feet above grade. New Pre-engineered Metal Building is 22.5 feet above grade.

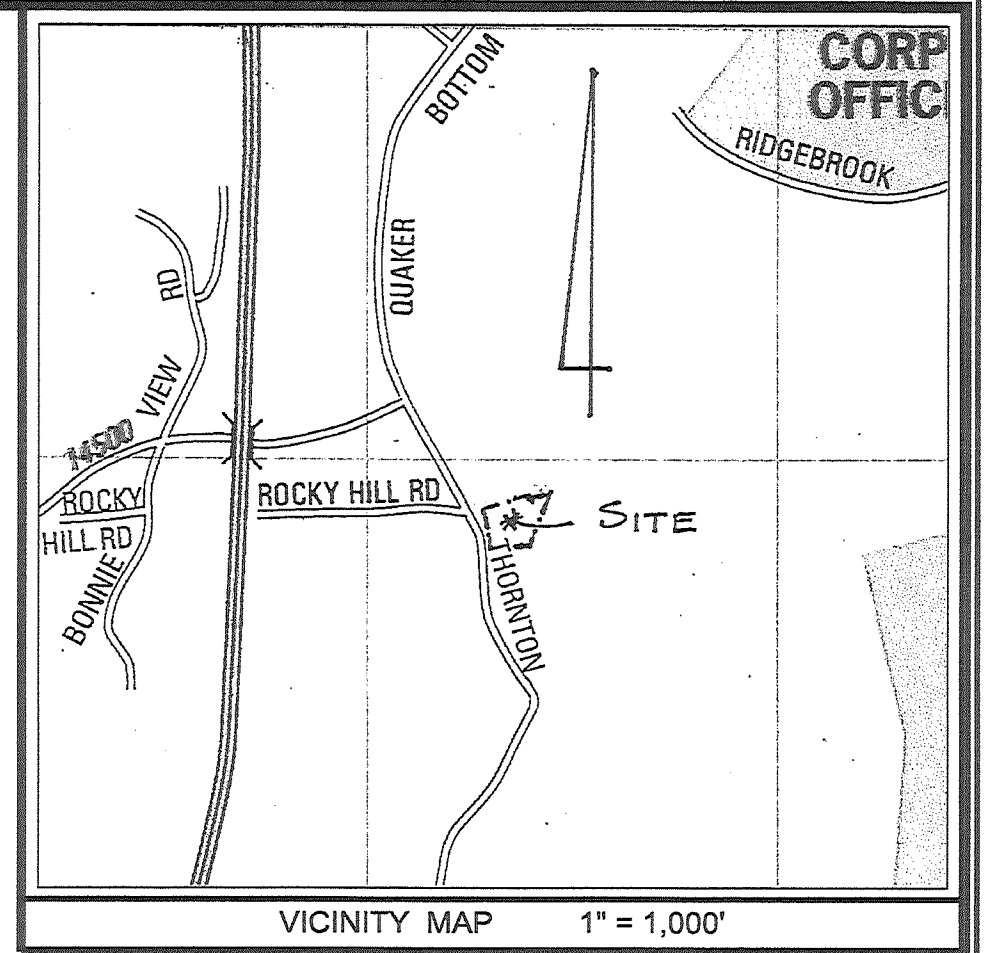
Reason for Special Hearing

To allow for an accessory structure to be 1,142 square feet larger than the principle residence.

State of Maryland Grid Meridian



NAD 83 GRS 80 EPOCH Date 2002.0



Plat to Accompany Petition for Zoning Variance & Special Hearing

Located at

No.'s 14423 & 14425 Thornton Mill Road
Eighth Elaction District Third Councilmanic District
Baltimore County Maryland

Tax Map No. 34 Grid 21 Parcel 115
Tax Acc. No. 2400005017
Ref.: Liber No. 19359 folio 560



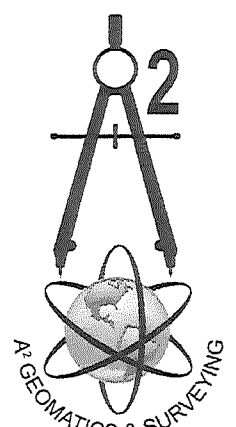
PETITIONER'S
EXHIBIT NO. 1

Owner & Petitioner

Donald E. Warrener, Jr. & Sandra J. Warrener
14503 Thornton Mill Road
Sparks, MD 21152 - 9640

Phone: 443-324-5304

Date: June 6, 2011 Scale : As Noted



**A² Geomatics, Surveying,
Landscape Architecture &
Envinrimental Science**

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Project: 11-03-2207 Drawing: Zoning Plat