

IN RE: PETITION FOR VARIANCE

N side of Warren Road, 240' W of the
c/line of Abbey Road
8th Election District
3rd Council District
(508 Warren Road)

Charles R. Casper, *Legal Owner*
George C. Huber, Jr.,
Contract Purchaser/Lessee
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR
* BALTIMORE COUNTY
* CASE NO. 2012-0209-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Variance filed by the legal owner, Charles R. Casper, and the contract purchaser/lessee, George C. Huber, Jr., the ("Petitioners"). The Petition for Variance seeks variance relief from Sections 101 (Definitions), 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a garage addition to an existing garage in the rear yard of a single family dwelling that will be larger than the footprint of the existing house with a height of 20 feet and a zero (0) foot side yard setback in lieu of being smaller than the footprint of the existing house 15 feet of height and 2.5 feet side yard setback, respectively. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requested relief was George C. Huber, Jr., the contract purchaser of the property. There were no Protestants or other persons in attendance.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

ORDER RECEIVED FOR FILING

Date 4-12-12

By BM

Testimony and evidence revealed that the subject property consists of 13,080 square feet and is zoned DR 3.5. The property is improved with a single family dwelling and a small garage. The contract purchaser intends to build a larger garage to house his 28 foot motor home. The new garage will be constructed as an attachment to the existing smaller garage. Mr. Huber submitted a letter of support from his neighbor, which was accepted as Petitioners' Exhibit 3.

Based on the evidence presented, 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). I find based on the testimony presented that the property is unique. I also find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioners.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County this 12th day of April, 2012 that the Petition for Variance relief from Sections 101 (Definitions), 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a garage addition to an existing garage in the rear yard of a single family dwelling that will be larger than the footprint of the existing house with a height of 20 feet and a zero (0) foot side yard setback

ORDER RECEIVED FOR FILING

Date 4-12-12

2

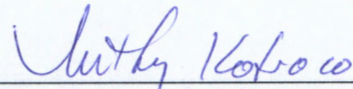
By pm

in lieu of being smaller than the footprint of the existing house 15 feet of height and 2.5 feet side yard setback, respectively, be and is hereby GRANTED.

The relief granted herein is subject to the following condition:

1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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/pz

ORDER RECEIVED FOR FILING

Date 4-12-12

By [Signature]



KEVIN KAMENETZ
County Executive

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

April 12, 2012

GEORGE C. HUBER, JR.,
2209 WESTRIDGE ROAD
TIMONIUM MD 21093

RE: Petition For Variance
Case No. 2012-0209-A
Property: 508 Warren Road

Dear Mr. Huber:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Charles R. Casper, 17515 Masemore Road, Parkton MD 21120



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 508 Warren RD which is presently zoned DR3.5

Deed References: _____ 10 Digit Tax Account # 0803002510

Property Owner(s) Printed Name(s) Charles R Casper Sandra Dell

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

Section 101 Definition "accessory structure"; 400.1 and 400.3

3. ☒ a Variance To permit a garage addition to an existing garage in the rear yard of a single family dwelling that will be larger than the foot print of the existing house with a height of 20 feet and a zero foot side yard setback in lieu of being smaller than the foot print of the existing house 15ft of height and 2 1/2 ft side yard set back respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

I wish to build an addition to the existing 24'x 24' garage. The proposed addition will be 24'x 55'. This will accommodate a motor home.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

George C Huber Jr
Name- Type or Print

George C Huber Jr
Signature

2209 Westridge RD Timonium MD
Mailing Address City State

21093, 4105615932
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

4-12-10
Date

Mailing Address City State

By
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Charles R. Casper
Name #1 - Type or Print Name #2 - Type or Print

Charles R Casper
Signature #1 Signature #2

17515 Masemore Rd, Parkton, MD
Mailing Address City State

21120
Zip Code Telephone # Email Address

Representative to be contacted:

Sandra Dell
Name - Type or Print

Sandra Dell
Signature

17515 Masemore Rd, Parkton, MD
Mailing Address City State

21120, (443) 845-1113
Zip Code Telephone # Email Address

CASE NUMBER 2012-0209-A Filing Date 3/5/12 Do Not Schedule Dates: _____ Reviewer W

Zoning property description for 508 Warren Rd

Beginning on the North side of Warren Rd at the distance of 240 feet West of the centerline of the nearest improved intersecting street which is Abbey Road.

Thence the following courses and distance, BEGINNING for the same at the end of the third line of the lot conveyed by John F.M. Frantz al. to James N. Frantz by deed dated May 31, 1894 and recorded among the land records of Baltimore County in Liber L.M.B. No. 204 folio 375 and binding reversely on said line North $11-7/8$ degrees East 218 feet to a planted stone on the South side of an 18 foot road leading from the Warren Factory Road to the rear or backside of herein described lot over the lands of said John F.M. Frantz to be used and enjoyed in common with other lot owners abutting on said road, thence binding on the South side of said road South $79-1/4$ degrees East 60 feet to a planted stone, thence by lines of division South $11-7/8$ degrees West 218 feet to a planted stone standing on the North side of said road, North $79-1/2$ degrees West 60 feet to the first place of beginning. Containing 3 tenths of an acre more or less.

The improvements thereon being known as 508 Warren Road Cockeysville MD 21030 as recorded in Liber 0028393, Folio 332 containing 13,080 sq. feet of land and is located in the 8th Election District and 3rd Council District

2012-0209-A

M E M O R A N D U M

DATE: May 21, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0209-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 14, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

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: 2012-0209-A

Petitioner: George C Huber Jr

Address or Location: 508 WARREN ROAD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: George C Huber Jr

Address: 2209 Westridge Rd
Timonium MD 21093

Telephone Number: 410 561 5932

Revised 2/17/11 DT

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: # 2012-0209-A

508 Warren Road
N/side of Warren Road, 240 feet west of the centerline of Abbey Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Charles Casper

Contract Purchaser: George Huber, Jr.

Variance: to permit a garage addition to an existing garage in the rear yard of a single family dwelling will be larger than the foot print of the existing house with a height of 20 ft. and a zero ft. side yard setback in lieu of being smaller than the footprint of the existing house 15 ft. of height and 2.5 ft. side yard setback, respectively.

Hearing: Thursday, April 12, 2012 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, Contact the Zoning Review Office at (410) 887-3391.

JT/3/703 Mar. 27

300255

CERTIFICATE OF PUBLICATION

3/29/, 2012

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 3/27/, 2012.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/30/2012

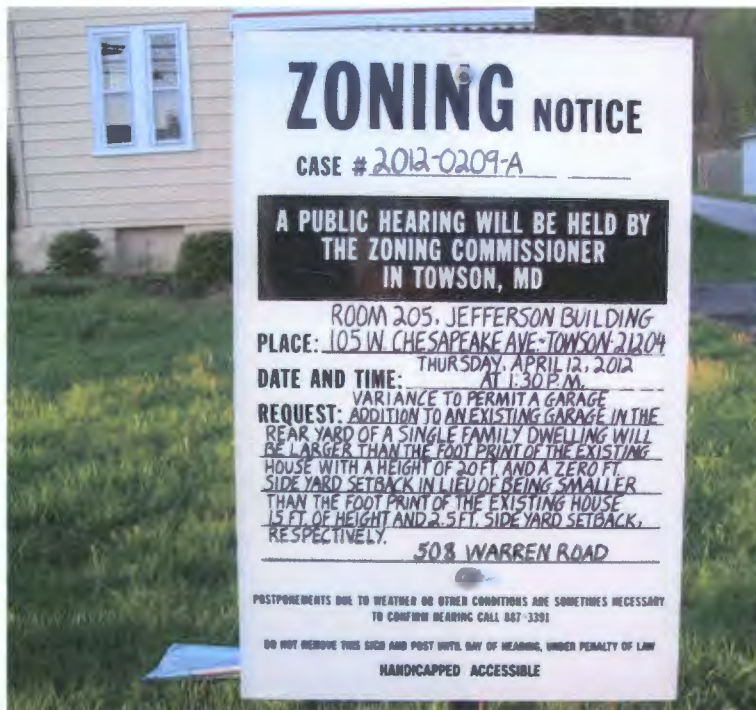
Case Number: 2012-0209-A

Petitioner / Developer: CHARLES CASPER~GEORGE HUBER~
SANDRA DELL

Date of Hearing (Closing): APRIL 12, 2012

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:
508 WARREN ROAD

The sign(s) were posted on: MARCH 28, 2012



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, March 27, 2012 Issue - Jeffersonian

Please forward billing to:
George Huber, Jr.
2209 Westridge Road
Timonium, MD 21093

410-561-5932

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: 2012-0209-A

508 Warren Road

N/side of Warren Road, 240 feet west of the centerline of Abbey Road

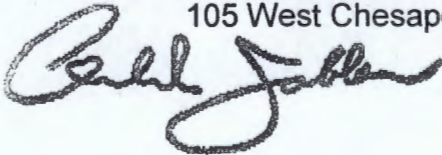
8th Election District – 3rd Councilmanic District

Legal Owners: Charles Casper

Contract Purchaser: George Huber, Jr.

Variance to permit a garage addition to an existing garage in the rear yard of a single family dwelling will be larger than the foot print of the existing house with a height of 20 ft. and a zero ft. side yard setback in lieu of being smaller than the footprint of the existing house 15 ft. of height and 2.5 ft. side yard setback, respectively.

Hearing: Thursday, April 12, 2012 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

March 20, 2012

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: 2012-0209-A

508 Warren Road

N/side of Warren Road, 240 feet west of the centerline of Abbey Road

8th Election District – 3rd Councilmanic District

Legal Owners: Charles Casper

Contract Purchaser: George Huber, Jr.

Variance to permit a garage addition to an existing garage in the rear yard of a single family dwelling will be larger than the foot print of the existing house with a height of 20 ft. and a zero ft. side yard setback in lieu of being smaller than the footprint of the existing house 15 ft. of height and 2.5 ft. side yard setback, respectively.

Hearing: Thursday, April 12, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Charles Casper, 17515 Masemore Road, Parkton 21120
George Huber, 2209 Westridge Road, Timonium 21093
Sandra Dell, 17515 Masemore Road, Parkton 21120

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 28, 2012.**
- (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.

TK 4-12 1:30, 205

CASE NO. 2012-

0209-SHA A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-13</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>3-27-12</u>	
SIGN POSTING	Date: <u>3-28-12</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any:

See photos

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 - 0803002510 ✓

Owner Information**Owner Name:**

CASPER CHARLES RUSSELL

Use:

RESIDENTIAL

Mailing Address:508 WARREN RD
COCKEYSVILLE MD 21030-2712**Principal Residence:**

YES

Deed Reference:1) /28393/ 00332
2)**Location & Structure Information****Premises Address**508 WARREN RD
0-0000**Legal Description**LT NS WARREN RD
508 WARREN RD
1700 W SHERWOOD RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0051	0006	0277		0000				2	

Special Tax Areas

Town	Ad Valorem	Tax Class
		NONE

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1912	1,242 SF	13,080 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2011	As Of 07/01/2012
Land	145,080	121,000		
Improvements:	115,280	104,800		
Total:	260,360	225,800	225,800	225,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
CASPER CHARLES R	07/15/2009	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28393/ 00332	Deed2:
Seller: HARMAN WALTER C & CATHERI	Date: 11/17/1956	Price: \$7,500
Type: ARMS LENGTH IMPROVED	Deed1: /03055/ 00400	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:**Exempt Class:****Special Tax Recapture:**

NONE

Homestead Application Information**Homestead Application Status:**

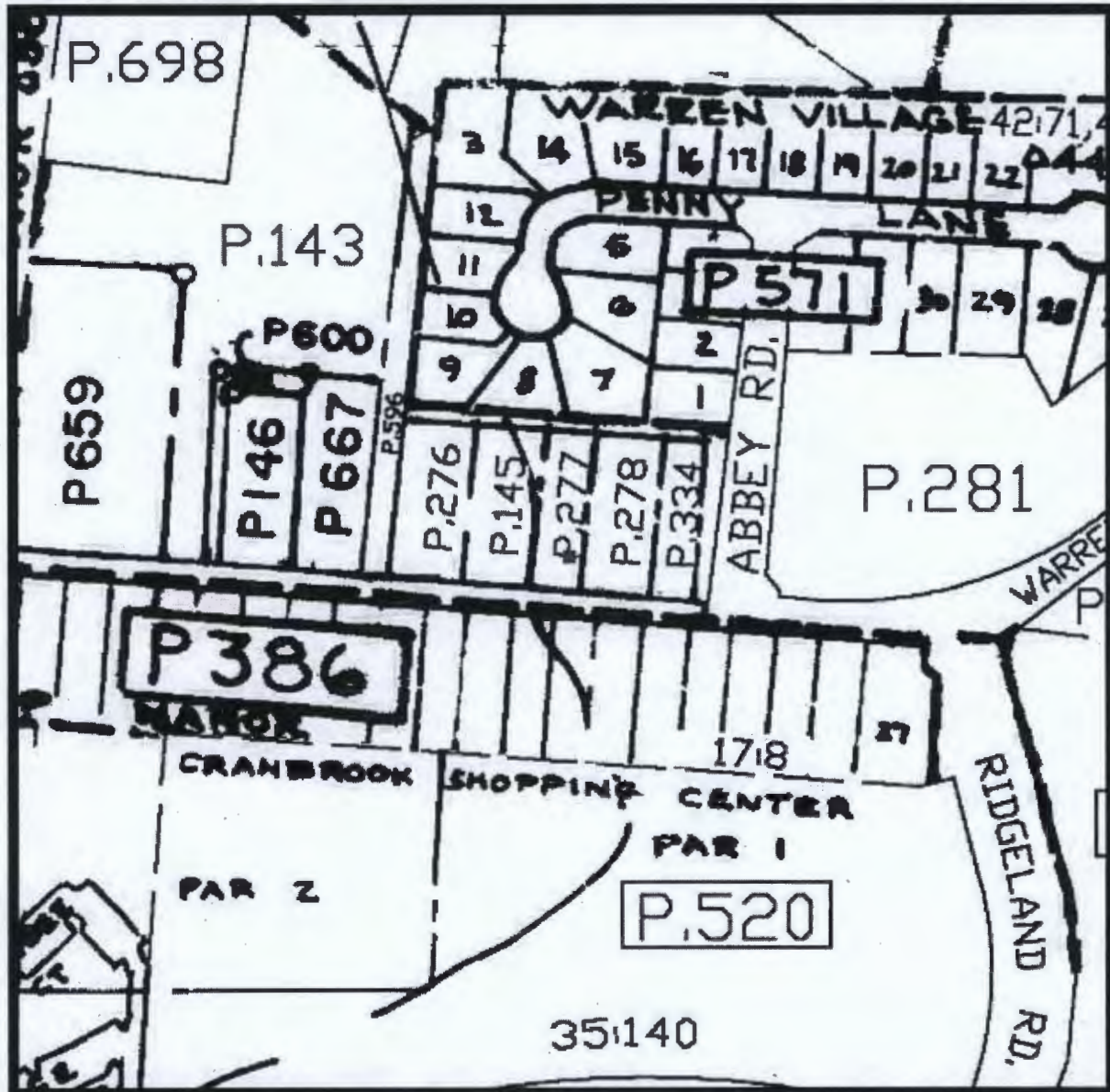
Approved 10/11/2008



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 08 Account Number - 0803002510



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

TK 4-12 1:30 pm, 205

Debra Wiley - ZAC Comments - Distribution Mtg. of 3/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 3/9/2012 11:02 AM
Subject: ZAC Comments - Distribution Mtg. of 3/12

Good Morning,

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.

2012-0178-SPHA - 2301 York Road
No hearing date assigned as of today

2012-0207-SPHA - 18827 Spooks Hill Road
No hearing date assigned as of today

2012-0208-A - 12519 Falls Road
Administrative Variance - Closing Date: 3/26/12

2012-0209-SPH - 508 Warren Road
No hearing date assigned as of today

2012-0210-A - 7731 North Cove Road - **CRITICAL AREA & FLOODPLAIN**
No hearing date assigned as of today

2012-0211-A - 19007 Hopkins / 605 Calder Castle Court
No hearing date assigned as of today

2012-0212-A - 702 Stevenson Lane
Administrative Variance - Closing Date: 4/2/12

2012-0213-A - 7418 Eastern Avenue
No hearing date assigned as of today

Thanks.

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



KEVIN KAMENETZ
County Executive

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

April 4, 2012

Charles R. Casper
17515 Masemore Road
Parkton, MD 21120

RE: Case Number: 2012-0209 A, Address: 508 Warren Rd

Dear Mr. Casper:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 5, 2012. 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: jaf

Enclosures

c: People's Counsel
Sandra Dell, 17515 Masemore Road, Parkton, MD 21120
George C. Huber Jr., 2209 Westridge Road, Timonium, MD 21093

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 3-13-12

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

RE: Baltimore County
Item No 2012-0209-SPH
Variance
Charles R. Casper
508 Warren Road

Dear Ms. Lewis:

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. 2012-0209-SPH.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 13, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2012
Item Nos. 2012-178,207,208,209,211
And 213

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-03262012-NO COMMENTS.doc

RE: PETITION FOR VARIANCE
508 Warren Road; N/S Warren Road,
240' W of c/line of Abbey Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Charles Casper
Contract Purchaser(s): George Huber, Jr.
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-209-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

MAR 09 2012

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 9th day of March, 2012, a copy of the foregoing Entry of Appearance was mailed to Sandra Dell, 17515 Masemore Road, Parkton, MD 21120, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

508 Warren Road



Publication Date: January 05, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 Feet

1 inch = 50 feet

Case No.: 2012-0209 A

Exhibit Sheet

4/23/12 ⁹³
5-21-12 DW

Petitioner/Developer

Protestant

No. 1	Site Plan of Property	
No. 2	Photos of Property	
No. 3	Letter of Support from Neighbor	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Pet Co #2

30/08/2068



30/08/2068



30/08/2068



30/08/2068



30/08/2068

Pet Ex #3

Bryan Wilhelm
504 Warren Road
Cockeysville, MD 21030

April 9, 2012

To whom it may concern:

My name is Bryan Wilhelm. I live at and own 504-506 Warren Road.

I understand that Mr. George Huber has a contract to buy the property next to my own at 508 Warren Road subject to the approval of a plan to build a garage on the property. The garage plan, construction and placement require approval by the Baltimore County. I am writing this letter today to say that I agree with Mr. Huber's plan and support his proposed land use.

I welcome Mr. Huber as a neighbor.

Sincerely,



Bryan Wilhelm

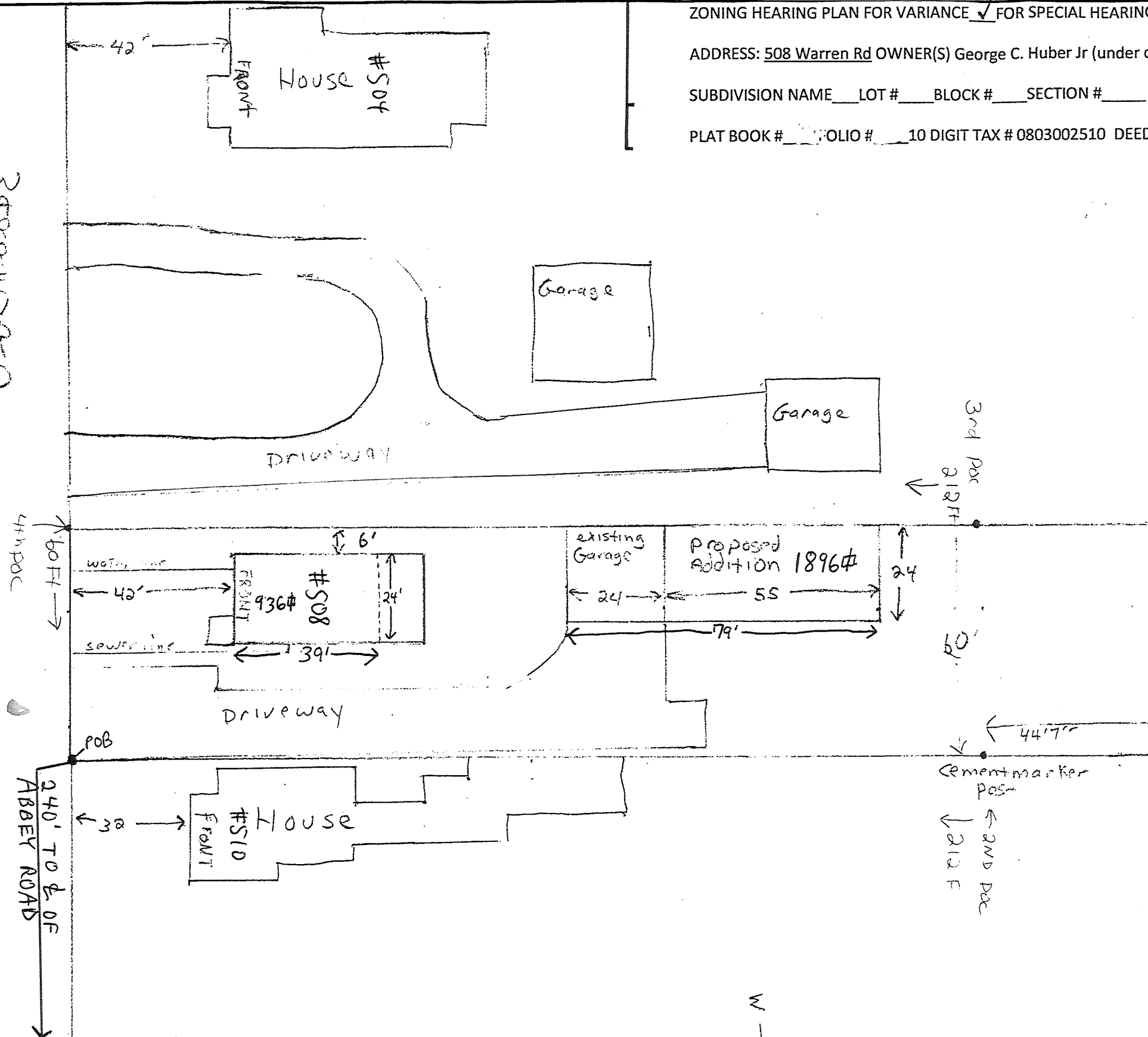
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (mark type requested with X)

ADDRESS: 508 Warren Rd OWNER(S) George C. Huber Jr (under contract) Sandra Dell (owner)

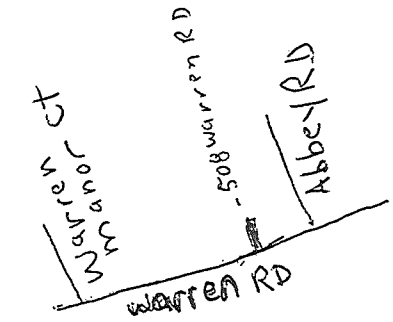
SUBDIVISION NAME LOT # BLOCK # SECTION #

PLAT BOOK # OLIO # 10 DIGIT TAX # 0803002510 DEED REF # 0028393 332

300' WIDE
(R/W 60', R/W 22')



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 051C1

SITE ZONED DR 3.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE .3

OR SQUARE FEET 13080

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

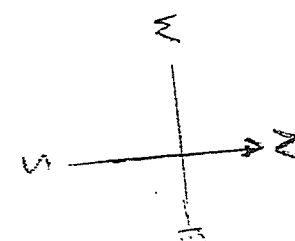
WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? NO

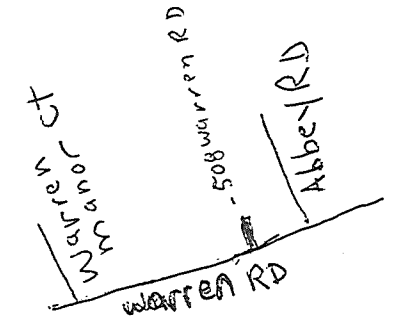


2012-0209-A

SCALE: 1 inch = 30 Feet

PLAT BOOK # 1 FOLIO # 10 DIGIT TAX # 0803002510 DEED REF # 0028393 332

SITE VICINITY MAP



↑
N
MAP IS NOT TO SCALE
ZONING MAP # 051C1

SITE ZONED_ DR 3.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE .3

OR SQUARE FEET 13080

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

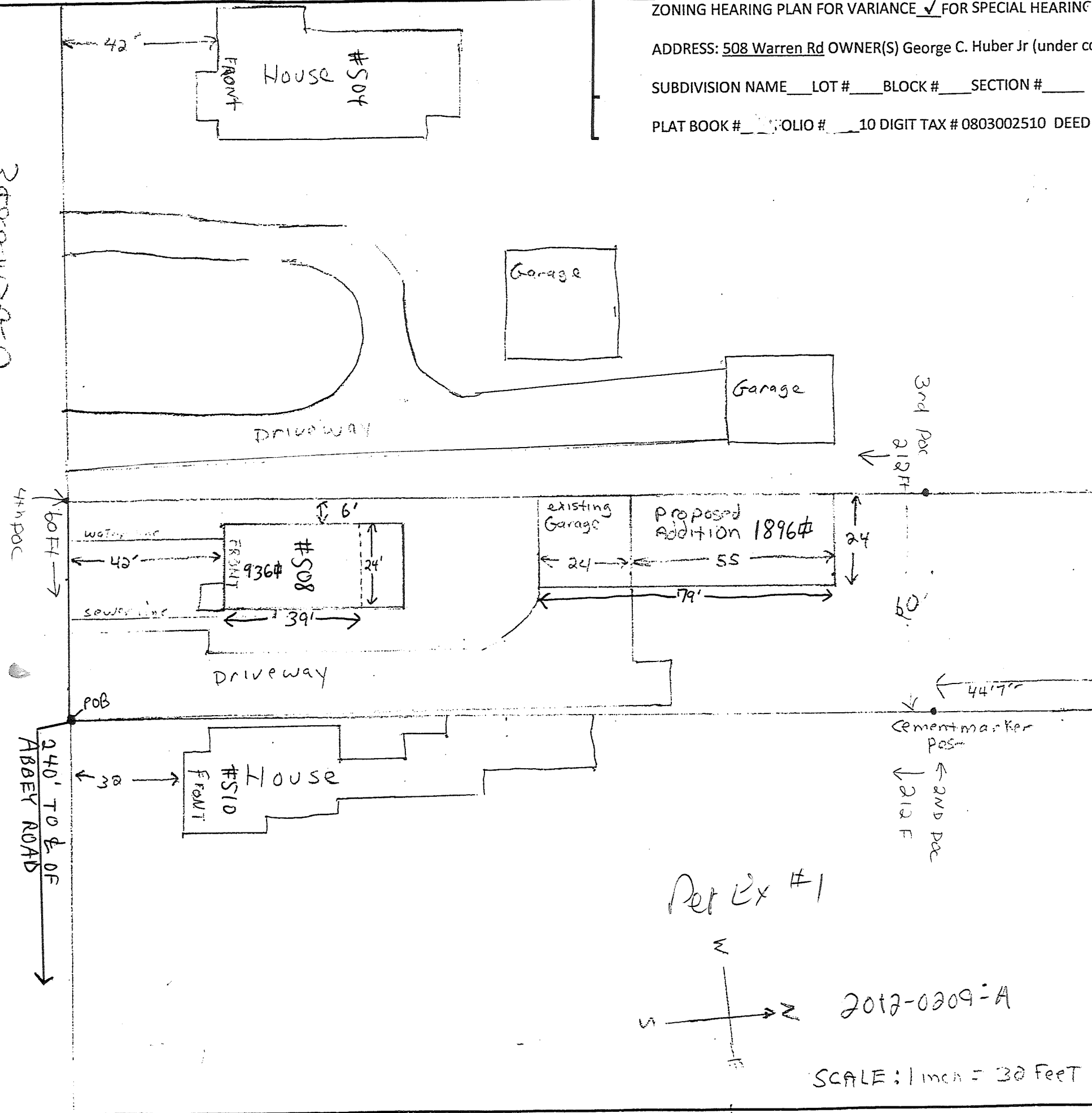
PUBLIC ~~X~~ PRIVATE

SEWER IS :

PUBLIC ☒ PRIVATE

PRIOR HEARING? *No*

300012600
(R/w 60', paving 22')



Per Ex #

2012-0209-A

SCALE: 1 inch = 30 Feet