



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

November 7, 2012

Roger L. Elliott  
P.O. Box 147  
Butler, Maryland 21023

RE: Petition for Variance  
Case No.: 2013-0052-A  
Property: 15815 Falls Road

Dear Mr. Elliott:

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 black ink, appearing to read "JEB", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure

c: Alonzo Childress, 418 Clubside Drive, Taneytown, MD 21787

RE: PETITION FOR VARIANCE  
15815 Falls Road; E/S Falls Road,  
3.35 miles SE Benson Mill Road  
5<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts  
Legal Owner(s): Roger & Gregory Elliott  
Petitioner(s)

\* BEFORE THE OFFICE  
\* OF ADMINSTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2013-052-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED  
SEP 13 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 13th day of September, 2012, a copy of the foregoing Entry of Appearance was mailed to Roger Elliott, P.O. Box 147, Butler, MD 21023, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**IN RE: PETITION FOR VARIANCE**  
**(15815 Falls Road)**  
5<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
Roger L. and C. Gregory Elliott  
Petitioners

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* **CASE NO. 2013-0052-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by the legal owners of the subject property, Roger L. and C. Gregory Elliott. The Petitioners are requesting Variance relief pursuant to Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing shed and barn to be located in the front yard in lieu of the required rear yard, and for the barn to have a height of 42' in lieu of the permitted 15' as an accessory structure. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing held for this case was Roger L. Elliott and Alonzo Childress. 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 interested persons in attendance, and the file does not contain any letters of opposition. In fact, Petitioners' immediate neighbor indicated she supports the petition. (Exhibit 3).

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. A ZAC comment was received on October 2, 2012 indicating that any future building permits will need to be reviewed by Groundwater Management, since the property is served by

**ORDER RECEIVED FOR FILING**

Date 11-7-12  
By [Signature]

well and septic.

Testimony and evidence revealed that the subject property is 39.348 acres and is zoned RC 2. The Petitioners are in the process of a minor subdivision on the property (creating just one additional lot), and in doing so were informed by county officials they would need variance relief for the existing barn, which is approximately 100 years old.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Trinity Assembly of God v. People's Counsel*, 407 Md. 53, 80 (2008).

Petitioners have met this test. As seen on the site plan, the property is uniquely shaped and the Petitioners are dealing with existing site conditions. If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship, in that they would need to raze a barn that has stood for over 100 years. 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. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 7<sup>th</sup> day of November, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Sections

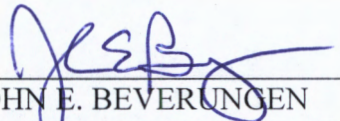
**ORDER RECEIVED FOR FILING**

Date 11-7-12

By pw

400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing shed and barn to be located in the front yard in lieu of the required rear yard, and for the barn to have a height of 42' in lieu of the permitted 15' as an accessory structure, be and is hereby GRANTED.

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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-7-12

By DLW



# 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 15815 FALLS Rd SPARKS, MD 21152 which is presently zoned RC 2  
Deed References: 20103/514 10 Digit Tax Account # 1600005049  
Property Owner(s) Printed Name(s) ROGER L. ELLIOTT ; C. GREGORY ELLIOTT

(SELECT THE HEARING(S) BY MARKING **X** 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

3.  a Variance from Section(s) 400.1, BCZR, TO PERMIT AN EXISTING SHED AND BARN TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD, AND FOR THE BARN TO HAVE A HEIGHT OF 42 FT. IN LIEU OF THE PERMITTED 15 FT. AS AN ACCESSORY STRUCTURE.

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)

TO BE PRESENTED AT HEARING

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:

Name- Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Legal Owners (Petitioners):

ROGER L. ELLIOTT , C. GREGORY ELLIOTT  
 Name #1 - Type or Print Name #2 - Type or Print  
[Signature] , [Signature]  
 Signature #1 Signature #2  
PO BOX 147 BUTLER, MD  
 Mailing Address City State  
21023, 410771.4244 elliottslaw@gmail.com  
 Zip Code Telephone # Email Address

### Attorney for Petitioner:

Name- Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Representative to be contacted:

ROGER L. ELLIOTT  
 Name - Type or Print  
[Signature]  
 Signature  
PO BOX 147 BUTLER, MD  
 Mailing Address City State  
21023, 410.771.4244 elliottslaw@gmail.com  
 Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING  
11-7-12

CASE NUMBER 2013-0052A Filing Date 8/30/12 Do Not Schedule Dates: \_\_\_\_\_ Reviewer JCM



# 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 15815 FALLS Rd SPARKS MD 21152 which is presently zoned RC 2  
Deed References: 20103/514 10 Digit Tax Account # 1600005049  
Property Owner(s) Printed Name(s) ROGER L. ELLIOTT ; C. GREGORY ELLIOTT

(SELECT THE HEARING(S) BY MARKING **X** 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
3.  a **Variance** from Section(s) 400.1; BCZR, TO PERMIT AN EXISTING SHED AND BARN TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD, AND FOR THE BARN TO HAVE A HEIGHT OF 42 FT. IN LIEU OF THE PERMITTED 15 FT. AS AN ACCESSORY STRUCTURE.

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)

TO BE PRESENTED AT HEARING

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:

Name- Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Legal Owners (Petitioners):

ROGER L. ELLIOTT , C. GREGORY ELLIOTT  
 Name #1 - Type or Print \_\_\_\_\_ Name #2 - Type or Print \_\_\_\_\_  
[Signature] , [Signature]  
 Signature #1 \_\_\_\_\_ Signature #2 \_\_\_\_\_  
PO BOX 147 BUTLER, MD  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21023, 410771.4244 elliottslaw@gmail.com  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Attorney for Petitioner:

Name- Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Representative to be contacted:

ROGER L. ELLIOTT  
 Name - Type or Print \_\_\_\_\_  
[Signature]  
 Signature \_\_\_\_\_  
PO BOX 147 BUTLER, MD  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21023, 410771.4244 elliottslaw@gmail.com  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

ORDER RECEIVED FOR FILING  
11-7-12  
[Signature]

CASE NUMBER 2013-0052A Filing Date 8/30/12 Do Not Schedule Dates: \_\_\_\_\_ Reviewer JCM



# 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 15815 FALLS Rd SPARKS, MD 21154 which is presently zoned RC 2  
Deed References: 20103/514 10 Digit Tax Account # 1600005049  
Property Owner(s) Printed Name(s) ROGER L. ELLIOTT, C. GREGORY ELLIOTT

(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:

- a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
- a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
- a Variance from Section(s) 400.1, BCZR, TO PERMIT AN EXISTING SHED AND BARN TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD, AND FOR THE BARN TO HAVE A HEIGHT OF 42 FT. IN LIEU OF THE PERMITTED 15 FT. AS AN ACCESSORY STRUCTURE.

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)

TO BE PRESENTED AT HEARING

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:

Name- Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Legal Owners (Petitioners):

ROGER L. ELLIOTT, C. GREGORY ELLIOTT  
 Name #1 - Type or Print \_\_\_\_\_ Name #2 - Type or Print \_\_\_\_\_  
[Signature] \_\_\_\_\_ COREY ELLIOTT  
 Signature #1 \_\_\_\_\_ Signature #2 \_\_\_\_\_  
PO BOX 147 BUTLER, MD  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21023, 410771.4244 elliottslaw@gmail.com  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Attorney for Petitioner:

Name- Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Representative to be contacted:

ROGER L. ELLIOTT  
 Name - Type or Print \_\_\_\_\_  
[Signature]  
 Signature \_\_\_\_\_  
PO BOX 147 BUTLER, MD  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21023, 410771.4244 elliottslaw@gmail.com  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

ORDER RECEIVED FOR FILING  
11-7-12

CASE NUMBER 2013-0052-A Filing Date 8/30/12 Do Not Schedule Dates: \_\_\_\_\_ Reviewer JCM



**R. A. Childress & Associates, Inc.**  
**Civil Engineering Consultants**  
418 Clubside Drive Taneytown, Maryland 21787  
(443) 504-3367 email: rachildress@comcast.net

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August 30, 2012

15815 Falls Road

ZONING DESCRIPTION FOR  
Roger, Doris & Gregory Elliott  
15815 Falls Road  
Sparks, Maryland 21152-9581

Beginning at a point on the centerline of Falls Road, 3,359+/- feet south from the centerline of the intersection of Benson Mill Road. Thence leaving said road the following courses and distances:

- |    |                |              |
|----|----------------|--------------|
| 1. | N 65 42' 50" E | 1,947.45 ft. |
| 2. | S 29 57' 53" E | 959.88 ft.   |
| 3. | S 55 29' 34" W | 766.44 ft.   |
| 4. | N 89 08' 17" W | 1,545.65 ft. |

To the centerline of Falls Road and thence along centerline of Falls Road

- |    |                |           |
|----|----------------|-----------|
| 5, | N 12 18' 58" W | 30.81 ft. |
|----|----------------|-----------|

Thence leaving said road the following courses and distances:

- |    |                |            |
|----|----------------|------------|
| 6. | S 89 08' 17" E | 207.68 ft. |
| 7. | N 00 51' 43" E | 248.14 ft. |
| 8. | N 89 08' 17" W | 185.00 ft. |
| 9. | S 77 36' 43" W | 75.00 ft.  |

To the centerline of Falls Road and thence along centerline of Falls Road the following courses and distances:

- |     |                        |                     |
|-----|------------------------|---------------------|
| 10. | N 10 30' 36" W         | 52.61 ft.           |
| 11. | N 08 13' 46" W         | 61.21 ft.           |
| 12. | Curve Length 67.70 ft. | Radius 1,224.09 ft. |

To the Point of Beginning.

The Property (15815 Falls Road) located in the 5th Election District, 3th Councilmanic District, is recorded in:

<u>Deed</u>	<u>Tax Map</u>	<u>Parcel</u>
Liber 20103 Folio 511	27	267

Containing 39.35 acres of land more or less.

# 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.**

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#### For Newspaper Advertising:

Item Number or Case Number: 2013 - 0052  
Petitioner: ROGER L. ELLIOTT et al.  
Address or Location: 15815 FALLS Rd.

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: ROGER L. ELLIOTT  
Address: PO BOX 147  
BUTLER, MD 21023  
Telephone Number: 410.771.4244

**Debra Wiley - Re: Fwd: Missing Newspaper Advertisements for Hearings on Thursday, November 1st**

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013-52

**From:** Kristen Lewis  
**To:** Wiley, Debra  
**Date:** 11/1/2012 12:00 PM  
**Subject:** Re: Fwd: Missing Newspaper Advertisements for Hearings on Thursday, November 1st

---

Hi Debbie,

All I have is the cover sheet and the copies that I faxed to you yesterday, its possible that the confirmation went in the recycle bin because I can't locate them, they have a tendency to recycle those papers from the fax in this office because they aren't addressed to anyone if I don't get to them first.

>>> Debra Wiley 11/1/2012 11:55 AM >>>  
Hi Kristen,

John is asking if you have the "fax confirmation sheets" that reflect these were faxed to Patuxent; we need them for the file in the event Pete Zimmerman questions.

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

## Debra Wiley - Missing Newspaper Advertisements for Hearings on Thursday, November 1st

---

**From:** Debra Wiley  
**To:** Fisher, June; Lewis, Kristen  
**Date:** 10/29/2012 11:56 AM  
**Subject:** Missing Newspaper Advertisements for Hearings on Thursday, November 1st  
**CC:** Beverungen, John

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Good Morning,

Please be advised that the hearings scheduled for Thursday, November 1st are all missing the newspaper advertisements. They are as follows:

10 AM - 2013-0053-SPHA

11 AM - 2013-0052-A

1:30 PM - 2013-0056-A

Please let me know ASAP. Thanks in advance.

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

**BALTIMORE COUNTY, MARYLAND**  
 DEPARTMENT OF BUDGET AND FINANCE  
 MISCELLANEOUS CASH RECEIPT

No. **88939**

Date: **8.30.12**

PAID RECEIPT

MUSTINESS CONTROL FILE 000  
 8/31/2012 8:01:07 AM 48:50 2  
 ALB #502 MAIL 7/15/12  
 RECEIPT # 0052-A 8/30/2012 OPEN  
 5 520 ADMIN VERIFICATION  
 (B-10) 0052-A  
 Receipt Total \$75.00  
 \$75.00 - 00 1.00 04  
 Baltimore County, Maryland

Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
806	0000		6150				75. -

Total: 75. -

**R. ELLIOTT**

**2012 - 0052-A**

**CASHIER'S  
 VALIDATION**

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

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 10/8/2012

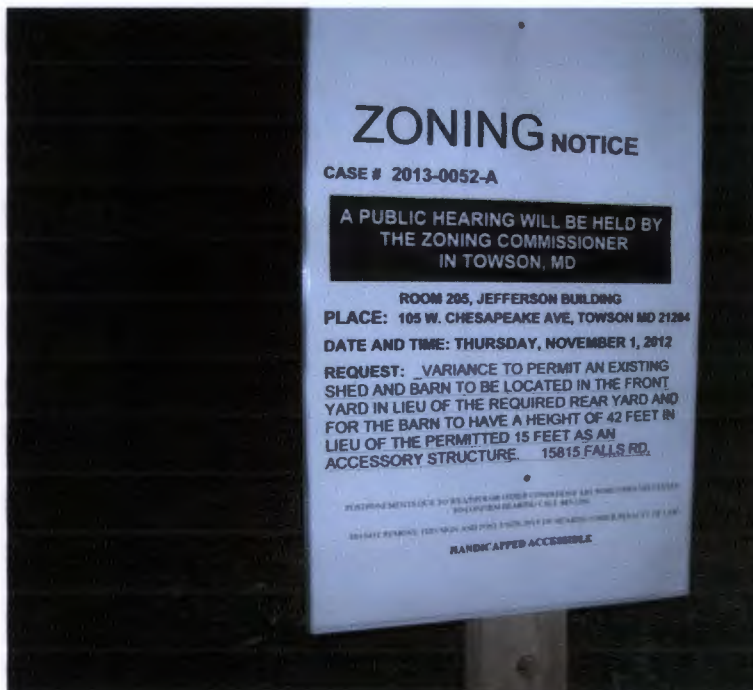
**Case Number:** 2013-0052-A

**Petitioner / Developer:** ROGER ELLIOTT

**Date of Hearing (Closing):** NOVEMBER 1, 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:  
15815 FALLS ROAD

**The sign(s) were posted on: OCTOBER 6, 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)



KEVIN KAMENETZ  
County Executive

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

September 28, 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: 2013-0052-A**

15815 Falls Road

E/s of Falls Road, 3.35 miles SE of Benson Mill Road

5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Roger & C. Gregory Elliott

Variance to permit an existing shed and barn to be located in the front yard in lieu of the required rear yard, and for the barn to have a height of 42 feet in lieu of the permitted 15 feet as an accessory structure.

Hearing: Thursday, November 1, 2012 at 11:00 a.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: Roger Elliott, P.O. Box 147, Butler MD 21023

- NOTES:** (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 12, 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.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, October 11, 2012 Issue - Jeffersonian

Please forward billing to:

Barry Koluch  
P.O. Box 65  
Fort Howard, MD 21052

443-865-2467

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### 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: 2013-0056-A**

6920 River Drive Road

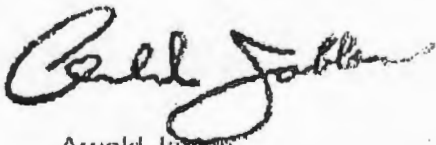
NE/s of River Drive Road, 70 ft. NE of the centerline of Alice Avenue

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Barry & Darlene Koluch

Variance to permit an open porch and steps with a 1 foot side yard setback in lieu of the required 7.5 feet.

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



Arnold Jabron

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.



TO: PATUXENT PUBLISHING COMPANY  
Thursday, October 11, 2012 Issue - Jeffersonian

Please forward billing to:

Matt Bishop  
Morris & Ritchie Associates  
1220 C- East Joppa Road  
Towson, MD 21286

410-821-1690

---

## 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: 2013-0053-SPHA**

9401, 9403, 9405, 9407, 9409 & 9411 Silver Charm Drive

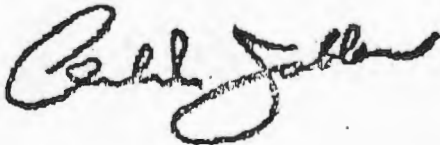
2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

W/s of Silver Charm Dr., 100 feet s/of centerline of intersection with Master Derby Dr.

Legal Owners: CT Carriage Hills Business Trust

Special Hearing to amend the 1<sup>st</sup> Amended Final Development Plan to reflect the variance requests listed below: to re affirm the existing approved variances for lots #33-38 and for such other and further relief as may be necessary. Variance to allow a minimum setback of 18' from a front building face to a public street right of way or property line for garage units in lieu of the required 25' for lots 33-38.

Hearing: Thursday, November 1, 2012 at 10:00 a.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.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, October 11, 2012 Issue - Jeffersonian

Please forward billing to:  
Roger Elliott  
P.O. Box 147  
Butler, MD 21023

410-771-4244

---

### 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: 2013-0052-A**

15815 Falls Road

E/s of Falls Road, 3.35 miles SE of Benson Mill Road

5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Roger & C. Gregory Elliott

Variance to permit an existing shed and barn to be located in the front yard in lieu of the required rear yard, and for the barn to have a height of 42 feet in lieu of the permitted 15 feet as an accessory structure.

Hearing: Thursday, November 1, 2012 at 11:00 a.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.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, October 11, 2012 Issue - Jeffersonian

*New notice issued  
please disregard  
this request.*

Please forward billing to:  
Clint Huhra  
P.O. Box 1187  
Bel Air, MD 21014

410-322-1501

**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: 2013-0060-SPH**

21043 York Road

N/e side of York Road, 1218 ft. +/- S/e of the centerline of Old York Road

7<sup>th</sup> Election District - 3<sup>rd</sup> Councilmanic District

Legal Owners: Clint Huhra

Special Hearing to permit a garage addition with a side yard setback of 25 feet in lieu of the required 50 feet.

Hearing: Thursday, November 1, 2012 at 2:30 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

October 24, 2012

Roger L. & C. Gregory Elliott  
P O Box 147  
Butler MD 21023

RE: Case Number: 2013-0052 A, Address: 15815 Falls Road, 21152

Dear Sirs:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 30, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

**Debra Wiley - ZAC Comments - Distribution Mtg. of 9/24**

---

**From:** Debra Wiley  
**To:** Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...  
**Date:** 9/18/2012 9:45 AM  
**Subject:** ZAC Comments - Distribution Mtg. of 9/24

---

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.

2013-0043-SPHA - (Floodplain)  
1472 Martin Blvd.

2013-0048-A - Administrative Variance - Closing Date: 9/24  
825 Queens Park Drive

2013-0049-SPHA  
734 Essex Ave.

2013-0050-A - Administrative Variance - Closing Date: 9/24 (Critical Area & Floodplain)  
1907 Cape May Road

2013-0051-A - Administrative Variance - Closing Date: 9/24  
12220 Dover Rd.

2013-0052-A  
15815 Falls Rd.

2013-0053-SPHA  
9401, 9403, 9405, 9407, 9409, 9411 Silver Charm Dr.

2013-0055-A - Administrative Variance - Closing Date: 10/1  
2909 Knoll Acres Dr.

2013-0056-A (Critical Area & Floodplain)  
6920 River Drive Rd.

2013-0057-A - Administrative Variance - Closing Date: 10/1 (Critical Area & Floodplain)  
3 Kingston Cove Rd.

2013-0058-A - Administrative Variance - Closing Date: 10/1  
6523 Darnell Rd.

2013-0059-A - Administrative Variance - Closing Date: 10/1  
119 Williams Ave.

2013-0060-SPH



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

Darrell B. Mobley, Acting Secretary  
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-11-12

Ms. Kristen Lewis  
Baltimore County Department of  
Permits, Approvals & Inspections  
County Office Building, Room 109  
Towson, Maryland 21204

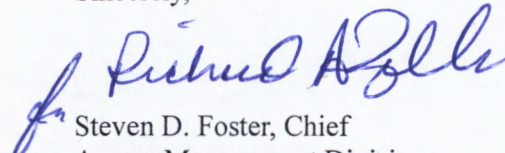
RE: Baltimore County  
Item No. 2013-0052-A  
Variance  
Roger L. & C. Gregory Elliott  
15815 Falls Road.  
MD25

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 9-10-12. A field inspection and internal review reveals that an entrance onto MD25 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013-0052A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

  
Steven D. Foster, Chief  
Access Management Division

SDF/raz

11-1-12 11am

**BALTIMORE COUNTY, MARYLAND**

RECEIVED

**Inter-Office Correspondence**

OCT 02 2012

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability  
(DEPS) - Development Coordination

DATE: October 2, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0052-A  
Address 15815 Falls Road  
(Elliott Property)

Zoning Advisory Committee Meeting of September 10, 2012.

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

1. Any future building permits will need to be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: *Dan Esser – Groundwater Management*

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

**DATE:** September 17, 2012

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 24, 2012  
Item Nos. 2013-0043, 0048,0049,0050,0051,0052,0053,0055,0057, 0058,  
0059 and 0060.

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-09242012-NO COMMENTS.doc



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 - 05 Account Number - 1600005049

**Owner Information**

**Owner Name:** ELLIOTT ROGER L ELLIOTT C GREGORY  
 ELLIOTT DORIS T  
**Use:** AGRICULTURAL  
**Principal Residence:** YES  
**Mailing Address:** 15815 FALLS RD  
 SPARKS MD 21152-9581  
**Deed Reference:** 1) /20103/ 00519  
 2)

**Location & Structure Information**

**Premises Address** 15815 FALLS RD  
 0-0000  
**Legal Description** 39.345 AC  
 ES FALLS RD  
 4000FT N BLACK ROCK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0027	0013	0267		0000				2	Plat Ref;

**Special Tax Areas**  
**Town** NONE  
**Ad Valorem**  
**Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1973	2,228 SF	39,3400 AC	05

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT FRAME	

**Value Information**

	Base Value	Value As Of 01/01/2011	Phase-in Assessments		PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
			As Of 07/01/2012	As Of 07/01/2013	
<b>Land</b>	171,020	116,000			
<b>Improvements:</b>	242,600	215,800			
<b>Total:</b>	413,620	331,800	331,800	331,800	
<b>Preferential Land:</b>	11,020			11,000	

**Transfer Information**

**Seller:** ELLIOTT MAURICE L  
**Type:** NON-ARMS LENGTH OTHER  
**Date:** 05/21/2004  
**Deed1:** /20103/ 00519  
**Price:** \$0  
**Deed2:**  
**Seller:** ELLIN MORTON J A G USE 83-84  
**Type:** ARMS LENGTH IMPROVED  
**Date:** 12/07/1971  
**Deed1:** /05236/ 00050  
**Price:** \$15,000  
**Deed2:**  
**Seller:**  
**Type:**  
**Date:**  
**Deed1:**  
**Price:**  
**Deed2:**

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
<b>County</b>	000	0.00	
<b>State</b>	000	0.00	
<b>Municipal</b>	000	0.00	0.00

**Tax Exempt:**  
**Exempt Class:**  
**Special Tax Recapture:** AGRICULTURAL TRANSFER TAX

**Homestead Application Information**

**Homestead Application Status:** No Application



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

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

District - 05 Account Number - 1600005049



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](http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning ©2011.  
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml)

11-1  
11AM

CASE NO. 2013- 0052-A

**C H E C K L I S T**

Support/Oppose/  
Conditions/  
Comments/  
No Comment

Comment  
Received

Department

9-17

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

NO

10-2

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

C

FIRE DEPARTMENT

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

9-11

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT *Amusing 10/29*  
Date: \_\_\_\_\_

SIGN POSTING Date: 10-6-12 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes  No

PEOPLE'S COUNSEL COMMENT LETTER Yes  No

Comments, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**M E M O R A N D U M**

DATE: December 12, 2012  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2013-0052-A - Appeal Period Expired

---

The appeal period for the above-referenced case expired on December 7, 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



FAX COVER SHEET

*Public, I  
This is what I  
sent to Jeffersonian  
Krieten*

Date: 10/1/12

To: Legals/Patuxent

Fax number: 410-332-6446

From: Krieten - PA I

Fax number: 410 887-3048

Number of pages  
(including this  
cover sheet): 5

Message: Please publish accordingly

*thanks*

If any part of this fax transmission  
is missing or not clearly received  
please call:

Name: Krieten

Phone number: 410 887-3391

Case No.: 2013 - 0052 - A

Exhibit Sheet

Petitioner/Developer

Protestant

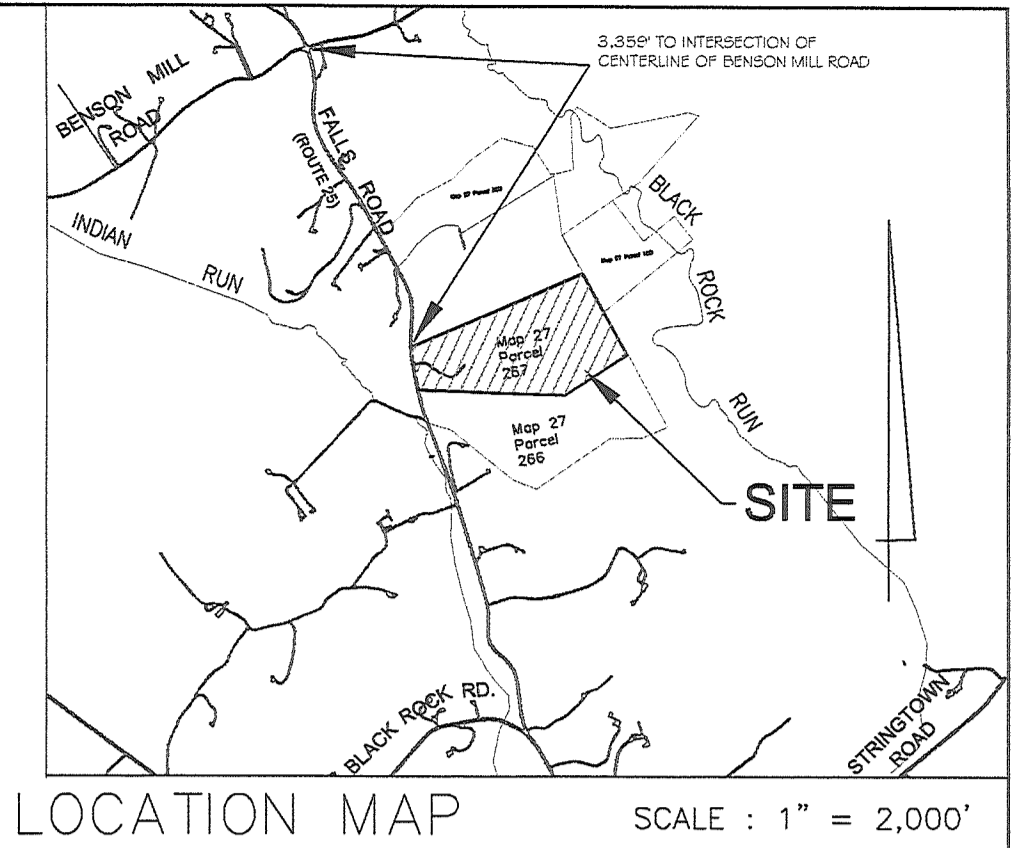
19W12-12-12  
DW.11-7-12

No. 1	Sitz Plan	
No. 2	Color Photos (#5)	
No. 3	Letter from neighbor	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CURVE TABLE (AT FALLS RD.)				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD
C1	67.70	1224.09	N04°50'10"W	67.69

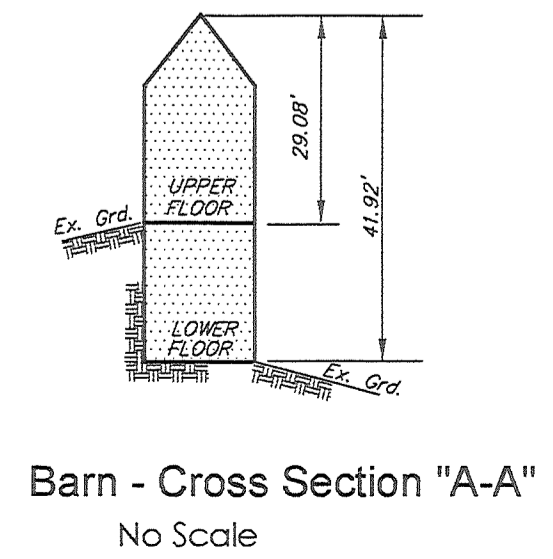
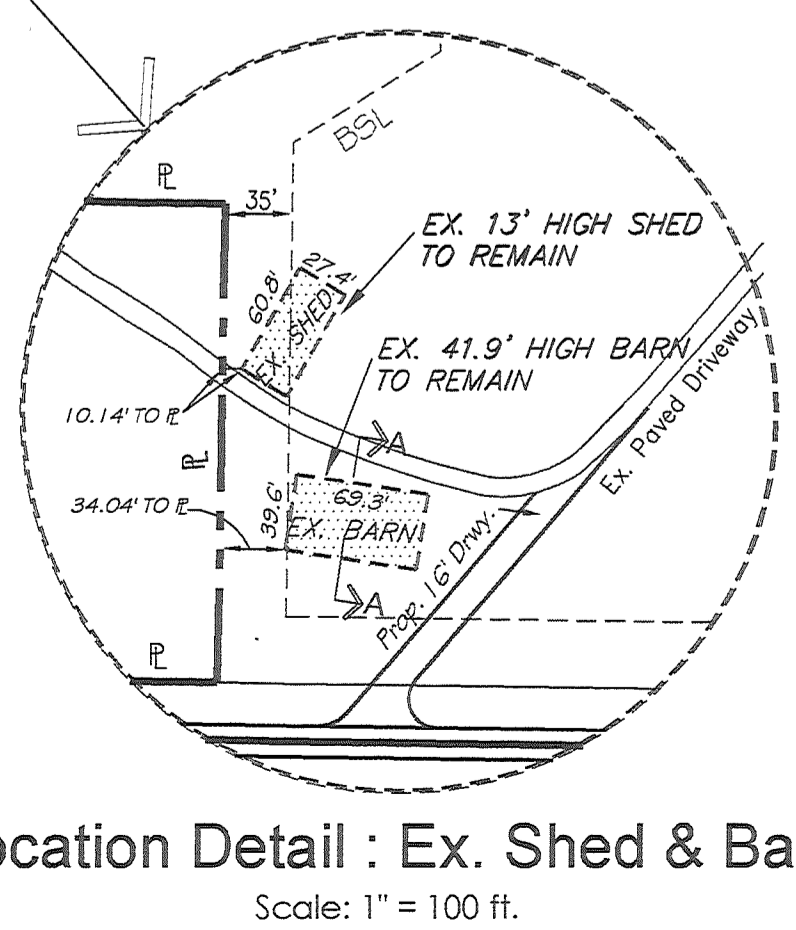
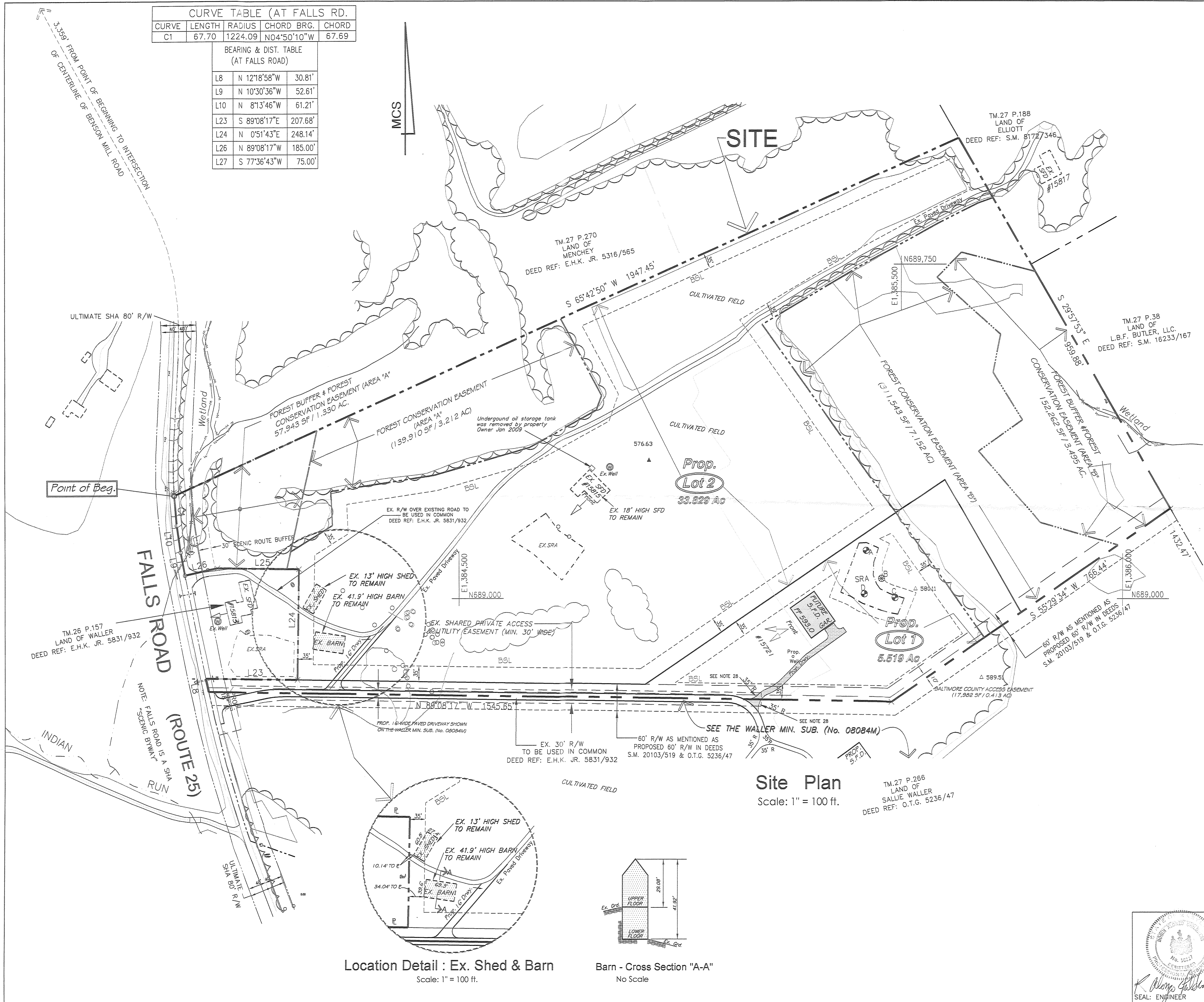
  

BEARING & DIST. TABLE (AT FALLS ROAD)		
L8	N 12°18'58"W	30.81'
L9	N 10°30'36"W	52.61'
L10	N 8°13'46"W	61.21'
L23	S 89°08'17"E	207.68'
L24	N 0°51'43"E	248.14'
L26	N 89°08'17"W	185.00'
L27	S 77°36'43"W	75.00'



**GENERAL NOTES**

- SITE**
- DEED REFERENCE : 20103/511
  - TAX ACCOUNT No. #1600005049
  - TAX MAP 27, GRID BLOCK 13, PARCEL 267
  - ELECTION DISTRICT: 5, COUNCILMANIC DISTRICT 3
  - TOTAL AREA OF PROPERTY : 39.348 A.C. ±
- ENVIRONMENTAL**
- THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE SITE, TO THE BEST OF OUR KNOWLEDGE. THE SITE IS NOT WITHIN 100 YR. FLOODPLAIN.
  - CRITICAL SLOPES OF 25 PER CENT OR GREATER EXIST ON SITE.
  - THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE EXCEPT AS SHOWN. ALL EXISTING KNOWN WELL(S), SEPTIC SYSTEM(S), AND UNDERGROUND (FUEL) STORAGE TANK(S) WITHIN 100 FT. OF PROPERTY LINES ARE SHOWN.
  - WETLANDS EXIST ON-SITE AS DELINEATED BY ECO-SCIENCE PROFESSIONAL, INC.
  - FOREST EXIST ON SITE.
  - THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL
  - PUBLIC WATER AND SEWER DO NOT SERVE THIS SITE.
- ZONING**
- EXISTING ZONING OF SUBJECT PROPERTY: RC 2
  - EXISTING USE: RESIDENTIAL & AGRICULTURAL
  - PROPOSED USE: RESIDENTIAL & AGRICULTURAL
  - THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP NW 33-E (GIS TILE No. 11B2)
  - ALL PARKING SPACES WILL BE A MINIMUM OF 8.5' X 18' UNLESS OTHERWISE NOTED.
  - ZONING HISTORY - NONE
  - PARKING TOTAL REQUIRED : 2 PARKING SPACES PER DWELLING
  - TOTAL PROVIDED : 2 SPACES PER DWELLING
  - THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
  - TOPOGRAPHY SHOWN WAS TAKEN FROM COUNTY GIS MAPPING AND PARTIAL FIELD RUN SURVEY.
  - FRONT OF DWELLING -> SYMBOL
  - THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.



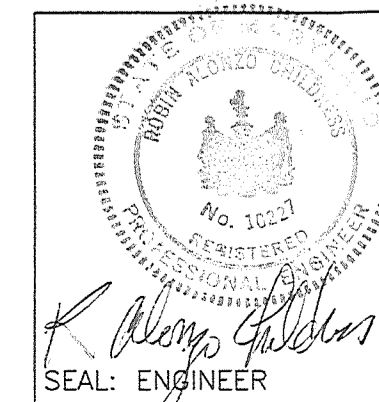
**PETITION FOR ZONING HEARING**  
**CASE # 2013-0052-A**

- VARIANCE TO PERMIT AN EXISTING SHED AND BARN TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD AND FOR THE BARN TO HAVE A HEIGHT OF 42 FEET IN LIEU OF THE PERMITTED 15 FEET AS AN ACCESSORY STRUCTURE

MARYLAND COORDINATE SYSTEM (MCS)		
DATE	REVISION DESCRIPTION	BY
10/30/2012	Added Zoning Case # and purpose of Hearing. Revised zoning notes.	RAC

<b>Plan to Accompany Petition for Zoning Variances for Roger, Doris &amp; Gregory Elliott Property 15815 FALLS RD. - TAX MAP 27 PARCEL 267</b>		
BALTIMORE COUNTY SCALE: 1" = 100 ft.	DISTRICT 5 C3	MARYLAND DATE: 8/27/12
ENGINEER: R. A. CHILDRESS & ASSOC. INC. 713 PHEASANT DRIVE FOREST HILL, MD. 21050 (410) 803-0304	OWNERS: C. GREGORY ELLIOTT, ROGER & DORIS ELLIOTT 15815 FALLS ROAD SPARKS MD. 21152-9581 PHONE (410) 207-7964	DWG. NO. <b>Z-1</b> SHEET 1 OF 1



P.#2



#2



10/30/12

①



10/30/12

②



10/30/12 (3)

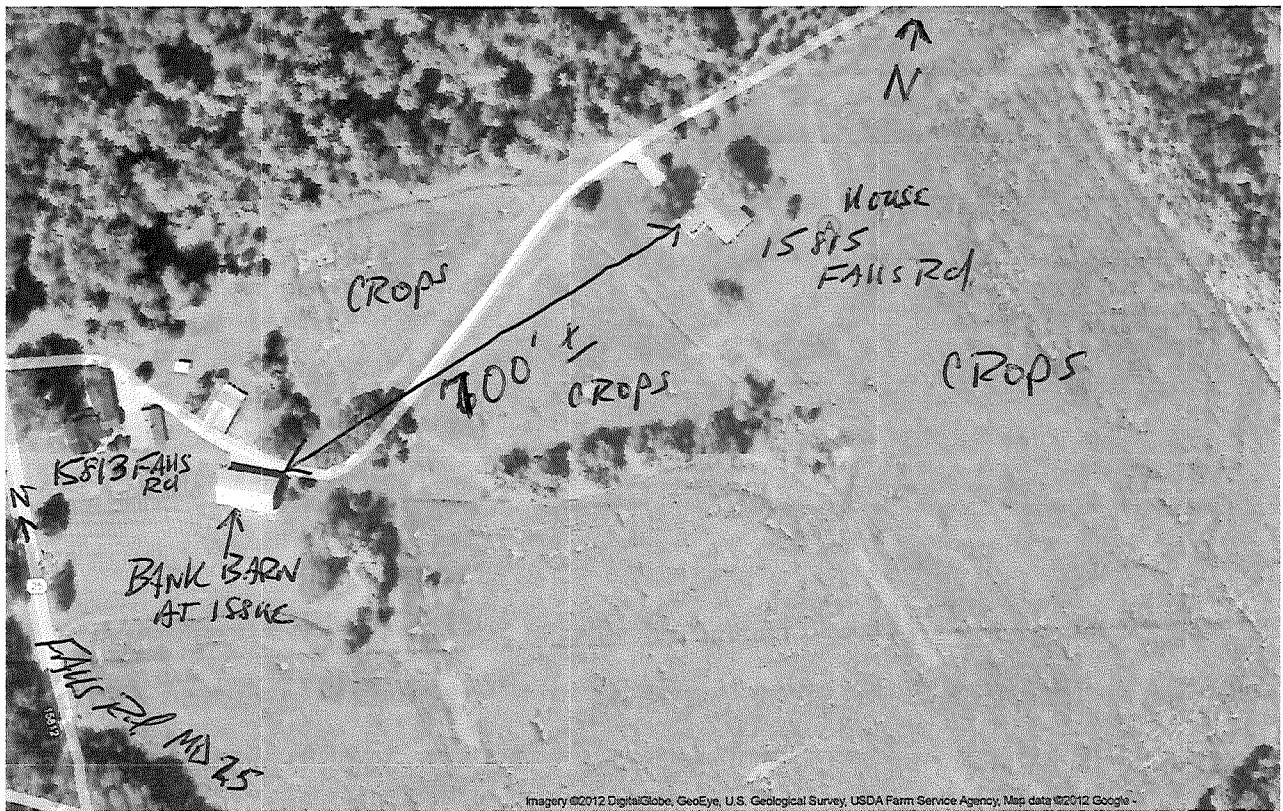


10/30/12

④

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



5

#3

August 20, 2012

RE: Elliott Property- Minor Subdivision No. 10 – 018- M ; Dist. 5 C 3  
15815 Falls Rd. Sparks, MD 21152

To whom it may concern:

I am the owner of 15813 Falls Rd., Sparks , MD 21152 as well as the unimproved 40 +/- acre parcel to the south which both adjoin the Elliott property referenced above. I reside at 15813 Falls Rd. and have owned these properties for approximately forty (40) years. I participated in the location of the property line between 15815 and 15813 Falls Rd.

The existing bank barn and shed were on the property when I acquired my properties and I do not object to their size, height, and/ or location. I support the owners' request for any zoning variance, exception, or other relief that they deem appropriate and necessary.

Sincerely,

 8/30/12

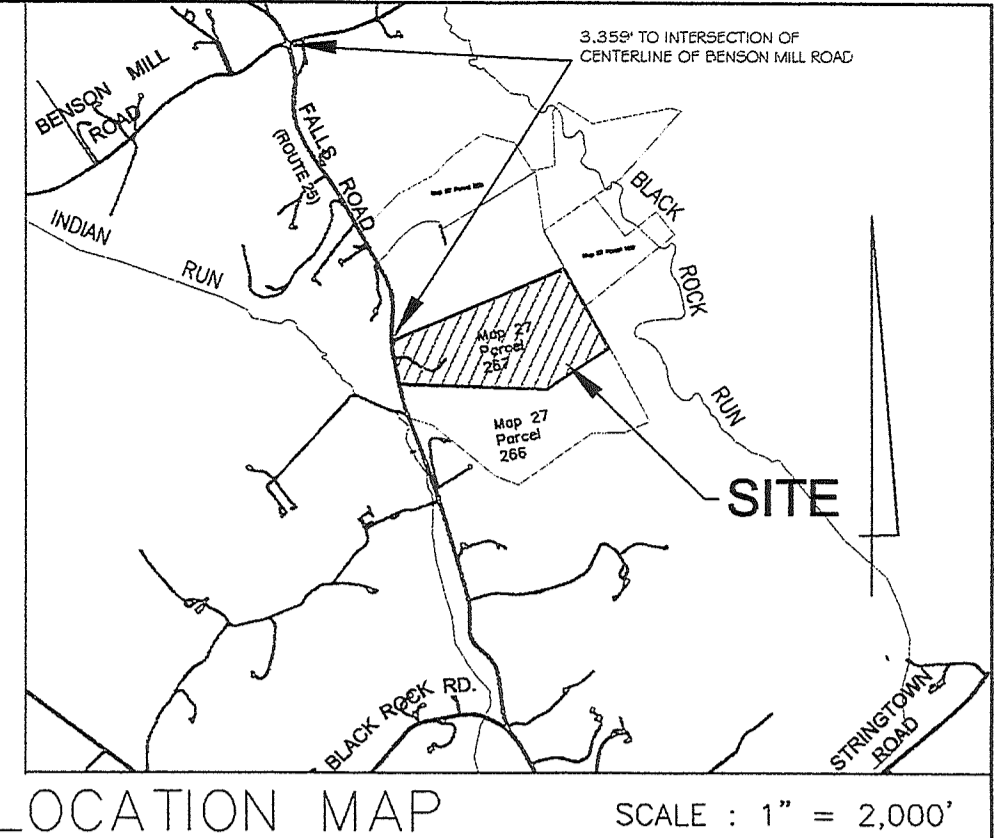
Sallie M. Waller

15813 Falls Rd.

Sparks, MD 21152

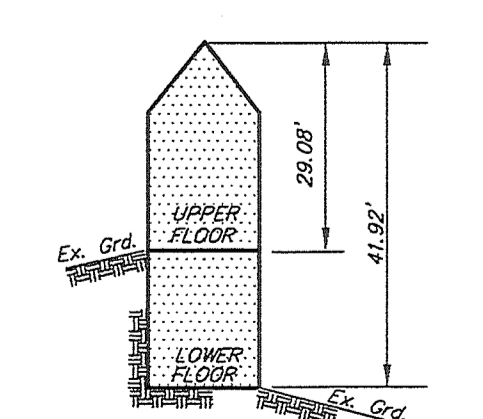
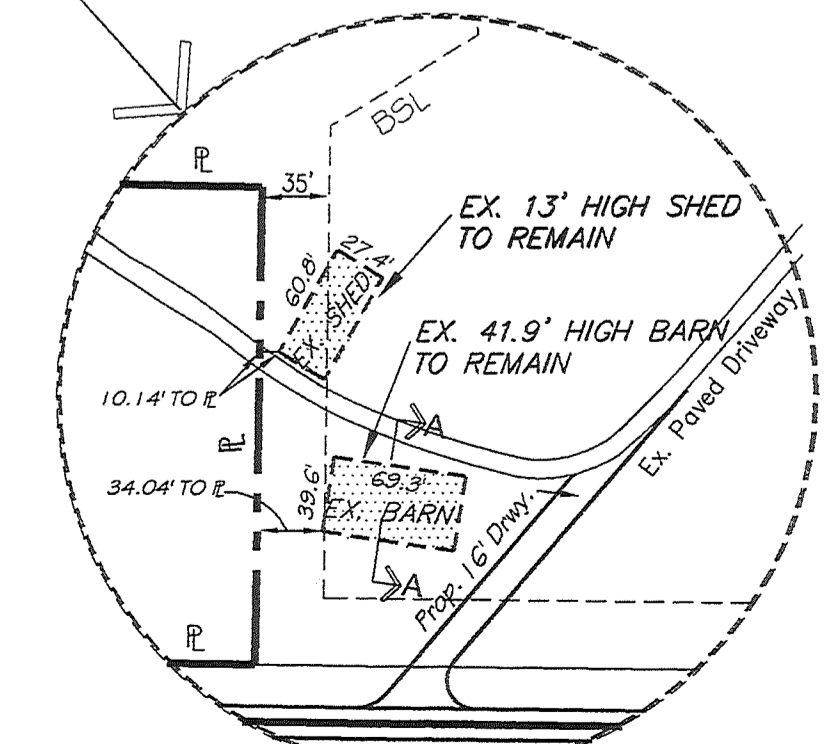
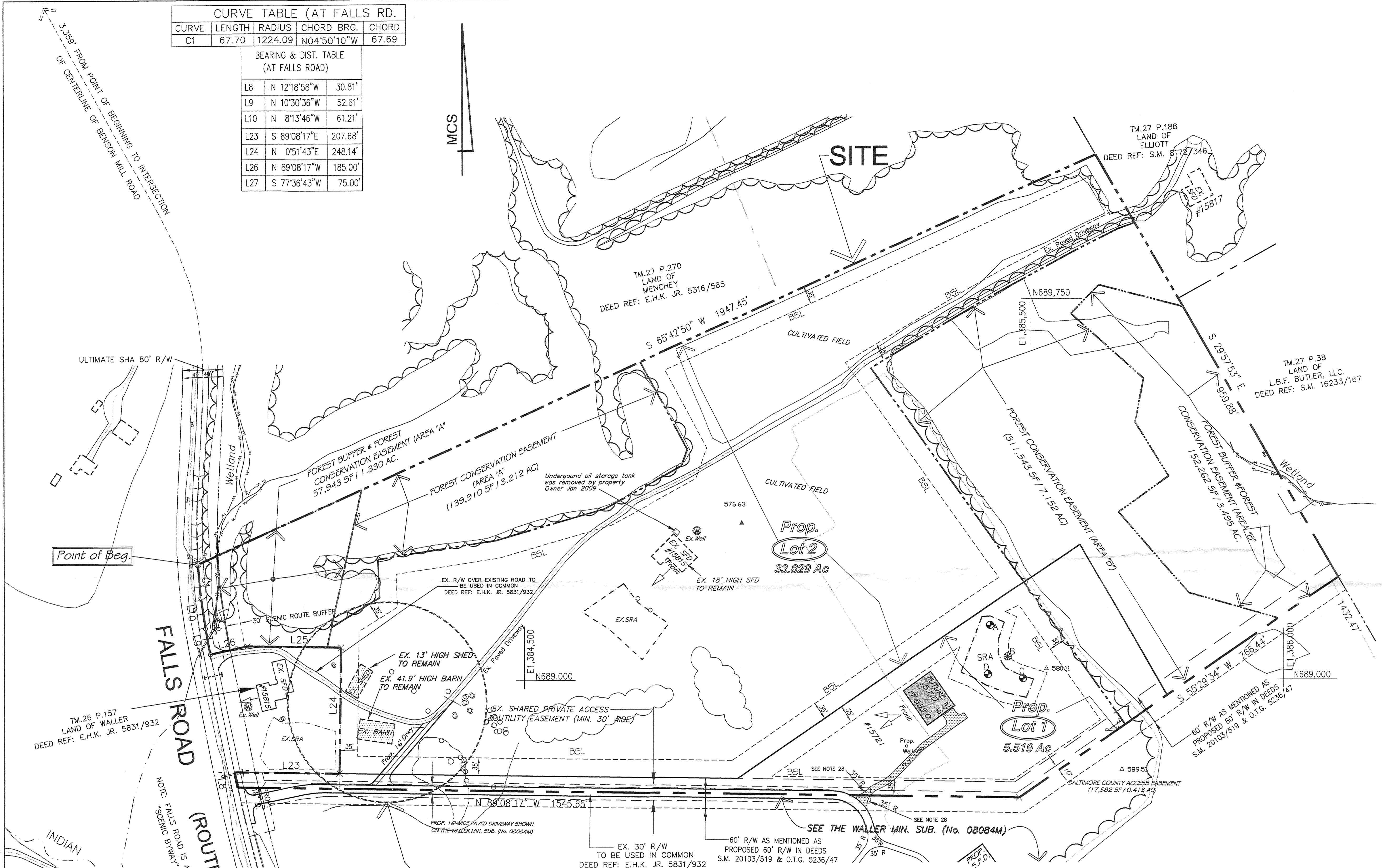
CURVE TABLE (AT FALLS RD.)				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD
C1	67.70	1224.09	N04°50'10"W	67.69

BEARING & DIST. TABLE (AT FALLS ROAD)		
L8	N 12°18'58"W	30.81'
L9	N 10°30'36"W	52.61'
L10	N 8°13'46"W	61.21'
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L26	N 89°08'17"W	185.00'
L27	S 77°36'43"W	75.00'



**GENERAL NOTES**

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- THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE SITE, TO THE BEST OF OUR KNOWLEDGE. THE SITE IS NOT WITHIN 100 YR. FLOODPLAIN.
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  - THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL
  - PUBLIC WATER AND SEWER DO NOT SERVE THIS SITE.
- ZONING**
- EXISTING ZONING OF SUBJECT PROPERTY: DR-5.5
  - EXISTING USE: VACANT
  - PROPOSED USE: RESIDENTIAL
  - THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP SE 7-J (GIS TILE No. 11282)
  - ALL PARKING SPACES WILL BE A MINIMUM OF 8.5' X 18' UNLESS OTHERWISE NOTED.
  - ZONING HISTORY - NONE
  - PARKING TOTAL REQUIRED : 2 PARKING SPACES PER DWELLING
  - TOTAL PROVIDED : 2 SPACES PER DWELLING
  - THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
  - TOPOGRAPHY SHOWN WAS TAKEN FROM COUNTY GIS MAPPING AND PARTIAL FIELD RUN SURVEY.
  - FRONT OF DWELLING " " SYMBOL
  - THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.



Location Detail : Ex. Shed & Barn  
Scale: 1" = 100 ft.

Barn - Cross Section "A-A"  
No Scale

**Site Plan**  
Scale: 1" = 100 ft.

MARYLAND COORDINATE SYSTEM (MCS)		
DATE	REVISION DESCRIPTION	BY
<p><b>Plan to Accompany Petition for Zoning Variances/Special Hearing</b> <b>for Roger, Doris &amp; Gregory Elliott Property</b> <b>15815 FALLS RD.- TAX MAP 27 PARCEL 267</b></p>		
BALTIMORE COUNTY SCALE: 1" = 100 FT.	DISTRICT 5 C3	MARYLAND DATE: 8/27/12
ENGINEER: R. A. CHILDRESS & ASSOC. INC. 713 PHEASANT DRIVE FOREST HILL, MD. 21050 (410) 803-0304	OWNERS: C. GREGORY ELLIOTT, ROGER & DORIS ELLIOTT 15815 FALLS ROAD SPARKS MD. 21152-9581 PHONE (410) 207-7964	DWG. NO. <b>Z-1</b> SHEET 1 OF 1

SEAL: ENGINEER

PDM # 050233

Pt. Bk./Folio # MP98070

15833

PDM # 050326

15837

NW 25-G

DRIVEWAY

15829

NW 25-F

PDM # 050331

PDM # 050334

15825

15908

15904 15900

026C2

027A2

15817

15902

PDM # 050330

15815

5 ED

RC 2

3 CD

R-1991-0363

15813

NW 24-G

NW 24-F

DRIVEWAY

PDM # 050325

PDM # 050081

Pt. Bk. 0000043, Folio 0015

1975-0243-A

2006-0106-X

Pt. Bk./Folio # 043015

026C3

15710

027A3

15635

Pt. Bk. 0000040, Folio 0116

Pt. Bk./Folio # 040116A

15633  
PDM # 050075

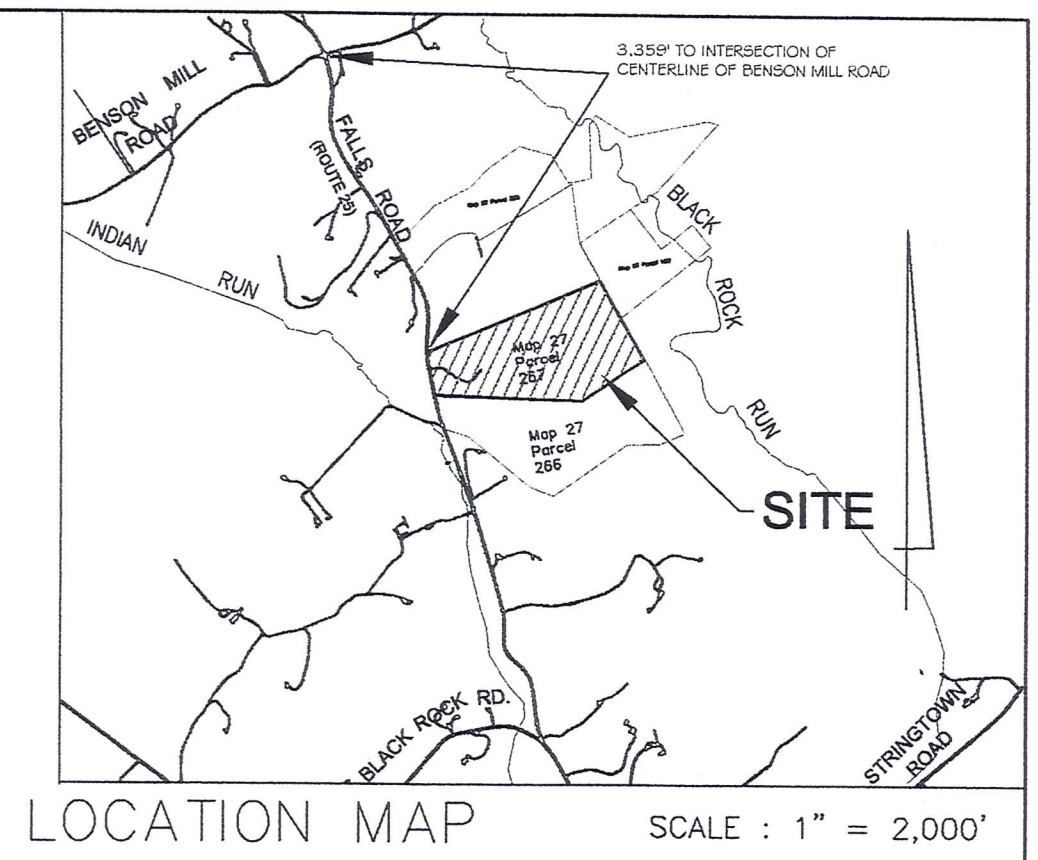
1978-0150-A



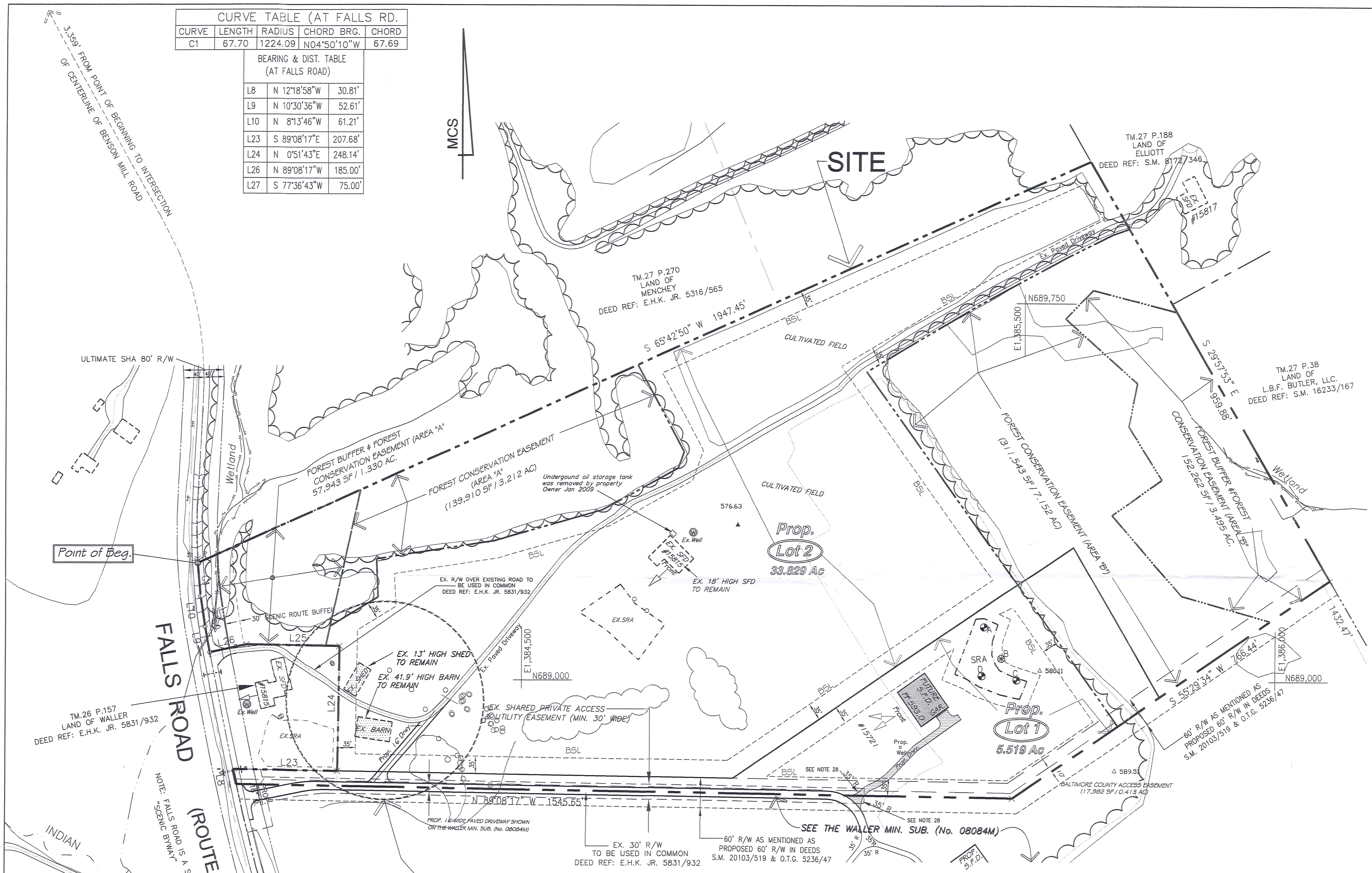
CURVE TABLE (AT FALLS RD.)				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD
C1	67.70	1224.09	N04°50'10"W	67.69

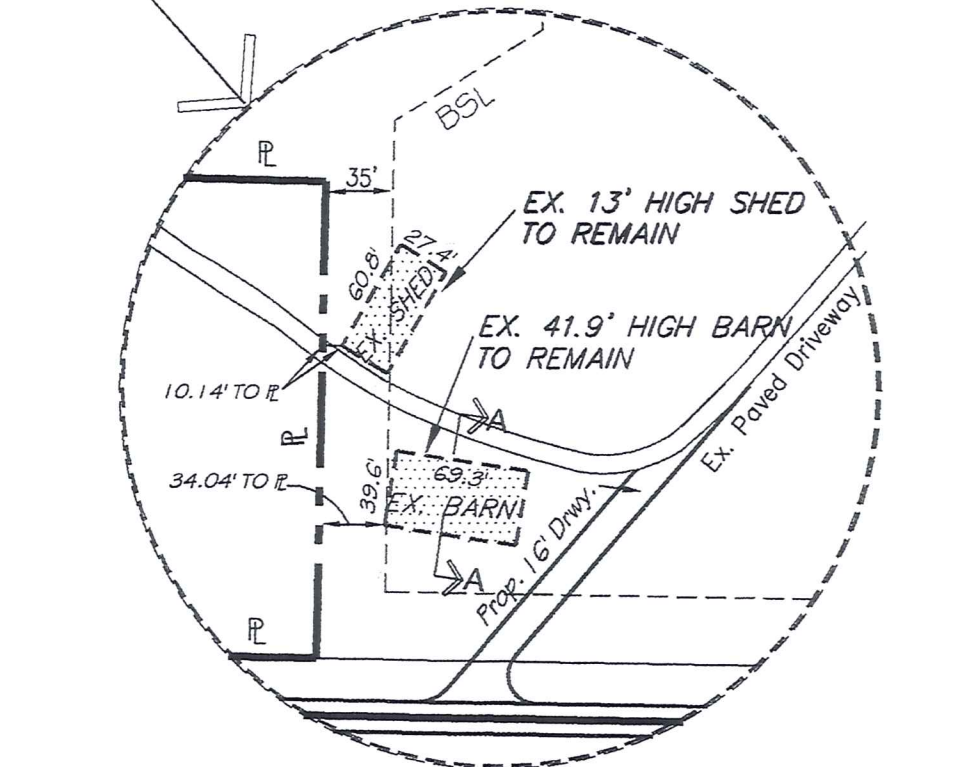
BEARING & DIST. TABLE (AT FALLS ROAD)		
L8	N 12°18'58"W	30.81'
L9	N 10°30'36"W	52.61'
L10	N 8°13'46"W	61.21'
L23	S 89°08'17"E	207.68'
L24	N 0°51'43"E	248.14'
L26	N 89°08'17"W	185.00'
L27	S 77°36'43"W	75.00'



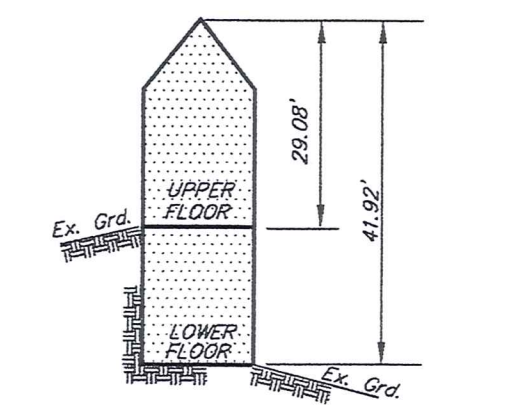
- GENERAL NOTES**
- SITE**
- DEED REFERENCE : 20103/511
  - TAX ACCOUNT No. #1600005049
  - TAX MAP 27, GRID BLOCK 13, PARCEL 267
  - ELECTION DISTRICT: 5 COUNCILMANIC DISTRICT 3
  - TOTAL AREA OF PROPERTY : 39.348 A.C. ±
- ENVIRONMENTAL**
- THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE SITE, TO THE BEST OF OUR KNOWLEDGE. THE SITE IS NOT WITHIN 100 YR. FLOODPLAIN.
  - CRITICAL SLOPES OF 25 PER CENT OR GREATER EXIST ON SITE.
  - THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE EXCEPT AS SHOWN. ALL EXISTING KNOWN WELL(S), SEPTIC SYSTEM(S), AND UNDERGROUND (FUEL) STORAGE TANK(S), WITHIN 100 FT. OF PROPERTY LINES ARE SHOWN.
  - WETLANDS EXIST ON-SITE AS DELINEATED BY ECO-SCIENCE PROFESSIONAL, INC.
  - FOREST EXIST ON SITE.
  - THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL.
  - PUBLIC WATER AND SEWER DO NOT SERVE THIS SITE.
- ZONING**
- EXISTING ZONING OF SUBJECT PROPERTY: DR-5.5
  - EXISTING USE: VACANT
  - PROPOSED USE: RESIDENTIAL
  - THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP SE 7-J (GIS FILE No. 11282)
  - ALL PARKING SPACES WILL BE A MINIMUM OF 8.5' X 18' UNLESS OTHERWISE NOTED.
  - ZONING HISTORY - NONE
  - PARKING TOTAL REQUIRED : 2 PARKING SPACES PER DWELLING
  - TOTAL PROVIDED : 2 SPACES PER DWELLING
  - THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
  - TOPOGRAPHY SHOWN WAS TAKEN FROM COUNTY GIS MAPPING AND PARTIAL FIELD RUN SURVEY.
  - FRONT OF DWELLING "—>" SYMBOL
  - THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.



**Site Plan**  
Scale: 1" = 100 ft.



**Location Detail : Ex. Shed & Barn**  
Scale: 1" = 100 ft.



**Barn - Cross Section "A-A"**  
No Scale

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**Plan to Accompany Petition for Zoning Variances/Special Hearing for Roger, Doris & Gregory Elliott Property 15815 FALLS RD.- TAX MAP 27 PARCEL 267**

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SEAL: ENGINEER