

IN RE: PETITION FOR VARIANCE

(404 Campbell Lane)

9th Election District

5th Council District

Marguerite W. Forner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0063-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§ 400.3 and 400.1 as follows: (1) to permit a height of 22 ft. for a proposed garage in lieu of the required 15 ft.; and (2) to permit a proposed garage to be located in the side yard instead of the required rear yard. At the hearing, the Petition was amended to reflect that the proposed height of the garage will be 20' instead of 22'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was Marguerite W. Forner and Bruce Doak, from Bruce E. Doak Consulting, the firm that prepared the site plan. The Petition was advertised and posted as required by the B.C.Z.R. There were no Protestants or interested citizens in attendance. There were no substantive Zoning Advisory Committee (ZAC) comments received.

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.

ORDER RECEIVED FOR FILING

Date

By

11-6-14
[Signature]

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

Petitioner has met this test. The property is irregularly shaped and is therefore unique. If the B.C.Z.R. were strictly interpreted, the Petitioner would suffer a practical difficulty, given she would be unable to construct the garage in the most appropriate location. 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 County and/or community opposition.

THEREFORE, IT IS ORDERED, this 6th day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §§ 400.3 and 400.1 as follows: (1) to permit a height of 20 ft. for a proposed garage in lieu of the required 15 ft.; and (2) to permit a proposed garage to be located in the side yard instead of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

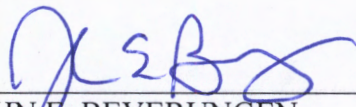
ORDER RECEIVED FOR FILING

Date 11-6-14

By sln

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 11-10-14

By slh



KEVIN KAMENETZ
County Executive

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

November 6, 2014

Marguerite Forner
404 Campbell Lane
Towson, Maryland 21204

RE: Petition for Variance
Property: 404 Campbell Lane
Case No. 2015-0063-A

Dear Mrs. Forner:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



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 404 CAMPBELL LANE which is presently zoned DR 3.5
Deed References: SM 23625/610 10 Digit Tax Account # 2400013471
Property Owner(s) Printed Name(s) MARGUERITE W. FORNER

(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
3. X a Variance from Section(s)

SEE ATTACHED SHEET

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 THE 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 _____

Attorney for Petitioner:

Name- Type or Print _____
Signature _____ Date 11-10-14
By Den
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

MARGUERITE W. FORNER
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 [Signature] Signature #2 _____
404 CAMPBELL LANE TOWSON MO
Mailing Address _____ City _____ State _____
(BRUCE)
21204 / 410-919-9906 /
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING
Name - Type or Print _____
Signature [Signature]
3801 BAKER SCHOOLHOUSE ROAD FREELAND MO
Mailing Address _____ City _____ State _____
2053 / 410-919-9906 /
Zip Code _____ Telephone # _____ Email Address _____
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2015-0063-A Filing Date 9/23/14 Do Not Schedule Dates: _____ Reviewer GH

VARIANCES REQUESTED

20 gsb

1. To permit a height of ~~22~~' feet for a proposed garage in lieu of the required 15 feet per section 400.3 BCZR.
2. To permit a proposed garage to be located in the side yard instead of the required rear yard per section 400.1 BCZR.

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

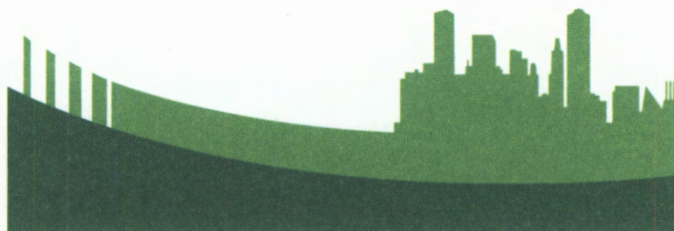
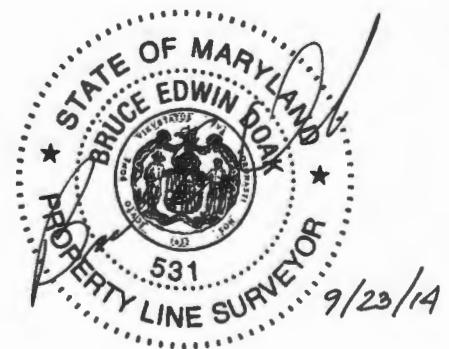
Zoning Description

404 Campbell Lane- 0.482 of an Acre
Ninth Election District Fifth Councilmanic District
Baltimore County, Maryland

Beginning at a point on the west side of Campbell Lane, 15 feet wide, approximately 227 feet northerly of the centerline of Chesapeake Avenue, thence leaving Campbell Lane and running with and binding on the outlines of the subject property, the three following courses and distances, viz 1) North 83 degrees 39 minutes 13 seconds West 204.62 feet, 2) North 18 degrees 34 minutes 20 seconds East 111.33 feet, and 3) South 83 degrees 47 minutes 35 seconds East 180.78 feet to the west side of Campbell Lane, Thence binding on the west side of Campbell Lane 4) South 06 degrees 12 minutes 14 seconds West 109.24 feet to the point of beginning.

Containing 0.482 of an acre of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

2015-0063-A

No. 117515

Date: 9/23/14

PAID RECEIPT

9/23/2014 9:23:00 12

REG. MED. WALKER, JR., JR.

RECEIVED 1 8 23 1964

5. 528 3001.45 1301100000

0.00175

Sept 1st 178.00

175.00 00 1.00 CA

Baltimore County, Maryland

Total: 75.2

For: Variance

2015-0063-A

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 16, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 14, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2015-0063-A

404 Campbell Lane

W/s Campbell Lane, 227 feet +/- to centerline of Chesapeake Avenue

9th Election District - 5th Councilmanic District

Legal Owner(s): Marguerite Forner

Variance: to permit a height of 22 feet for a proposed garage in lieu of the required 15 feet; to permit a proposed garage to be located in the side yard instead of the required rear yard.

Hearing: Monday, November 3, 2014 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 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 10/651 Oct. 14

997372

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

October 12, 2014

Re:

Case Number: 2015- 0063-A

Petitioner / Developer: Marguerite Forner

Hearing date: November 3, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

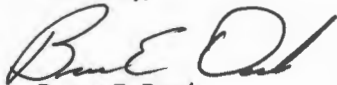
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **404 Campbell Lane**.

The sign(s) were posted on **October 10, 2014**.

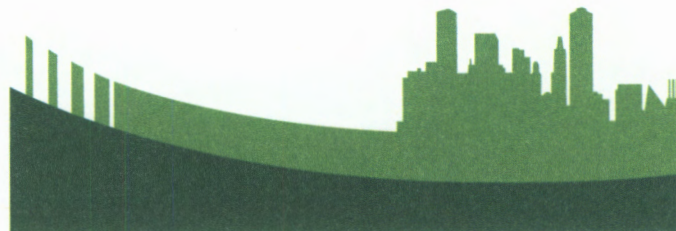
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 legal owner/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 legal owner/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:

Case Number: 2015-0063-A
Property Address: 404 CAMPBELL LANE
Property Description: WEST SIDE OF CAMPBELL LANE, 227' NORTH OF
CENTERLINE OF CHESAPEAKE AVENUE
Legal Owners (Petitioners): MARGUERITE W. FORNER
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARGUERITE FORNER
Company/Firm (if applicable): _____
Address: 404 CAMPBELL LANE
TOWSON, MD 21204

Telephone Number: 410-919-9906

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 14, 2014 Issue - Jeffersonian

Please forward billing to:
Marguerite Forner
404 Campbell Lane
Towson, MD 21204

410-419-4906

NOTICE OF ZONING HEARING

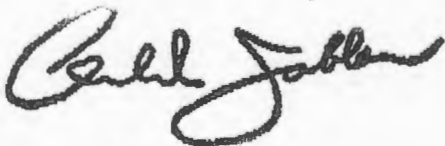
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0063-A

404 Campbell Lane
W/s Campbell Lane, 227 feet +/- to centerline of Chesapeake Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Marguerite Forner

Variance to permit a height of 22 feet for a proposed garage in lieu of the required 15 feet; to permit a proposed garage to be located in the side yard instead of the required rear yard.

Hearing: Monday, November 3, 2014 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.



KEVIN KAMENETZ
County Executive

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

October 3, 2014

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: 2015-0063-A

404 Campbell Lane

W/s Campbell Lane, 227 feet +/- to centerline of Chesapeake Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Marguerite Forner

Variance to permit a height of 22 feet for a proposed garage in lieu of the required 15 feet; to permit a proposed garage to be located in the side yard instead of the required rear yard.

Hearing: Monday, November 3, 2014 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: Marquerite Forner, 404 Campbell Lane, Towson 21204
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 14, 2014.**
- (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.



KEVIN KAMENETZ
County Executive

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

October 30, 2014

Marguerite W Forner
404 Campbell Lane
Towson MD 21204

RE: Case Number: 2015-0063 A, Address: 404 Campbell Lane

Dear Ms. Forner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 23, 2014. 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: jaw

Enclosures

c: People's Counsel
Bruce E Doak, Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 9/29/14

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

RE: Baltimore County
Item No. 2015-0063-A
Variance
Marguerite W. Forner
404 Campbell Lane

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. 2015-0063-A.

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,

for Steven D. Foster, Chief/
Development Manager
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: October 1, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For October 6, 2014
Item No. 2015-0061, 0062, 0063, 0064, 0065, 0066, 0067 and 0068

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\ZAC10062014 -.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 14 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

OCT 14 2014

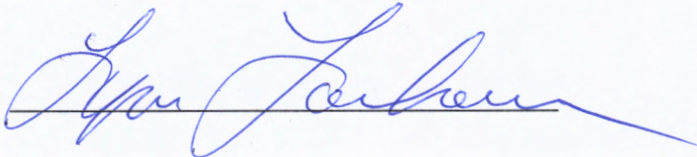
OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: Zoning Advisory Petition(s) for
Item No: 15-063 and 15-068

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By:



LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

MEMORANDUM

DATE: December 12, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0063-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 8, 2014. 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

RE: PETITION FOR VARIANCE
404 Campbell Lane; W/S Campbell Lane,
N 227' to c/line Chesapeake Avenue
9th Election & 5th Councilmanic Districts
Legal Owner(s): Marguerite W Forner
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-063-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

OCT 02 2014

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 2nd day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, MD 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

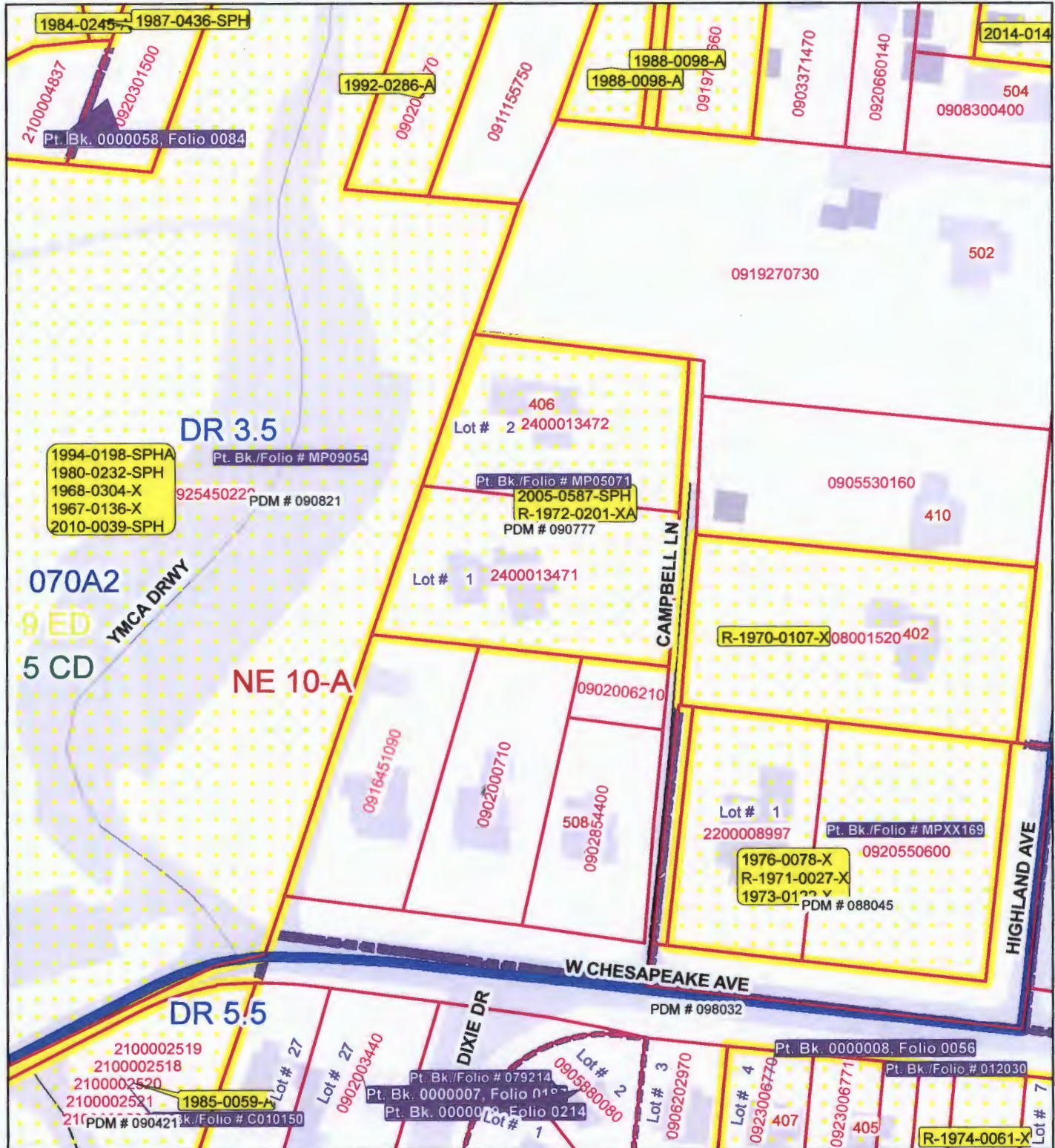
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 2400013471			
Owner Information					
Owner Name:	FORNER MARGUERITE W		Use:	RESIDENTIAL	
Mailing Address:	404 CAMPBELL LN TOWSON MD 21204-4213		Principal Residence:	YES	
			Deed Reference:	/23625/ 00610	
Location & Structure Information					
Premises Address:		404 CAMPBELL LN 0-0000		Legal Description:	
				.482 AC 404 CAMPBELL LN 200 FT N CHESAPEAKE AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0070	0007	0875		0000	1
					Assessment Year:
					2014
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
			NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
2007		3,296 SF		20,996 SF	
				Property Land Area	
				20,996 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	FRAME	3 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014	
				As of 07/01/2015	
Land:		155,200	125,200		
Improvements		407,900	394,200		
Total:		563,100	519,400	519,400	519,400
Preferential Land:		0			0
Transfer Information					
Seller: FORNER MARGUERITE W		Date: 04/04/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /23625/ 00610		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 06/28/2008					

404 Campbell Lane



Publication Date: 9/23/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

2015-0063-A

CASE NAME FERNER
CASE NUMBER 2015-0063-A
DATE 11/03/14

CASE NAME FERNER
CASE NUMBER 2015-0063-A
DATE 11/03/14

[illegible]

Case No.: 2015-0063-A

Exhibit Sheet

Petitioner/Developer

10w
12-12-14

Protestants

Slr
11-6-14

No. 1	Plan	
No. 2	Aerial photo	
No. 3	Plan to accompany photos	
No. 4	Photos of property	
No. 5	Elevation - proposed garage	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

Created By
Baltimore County
My Neighborhood

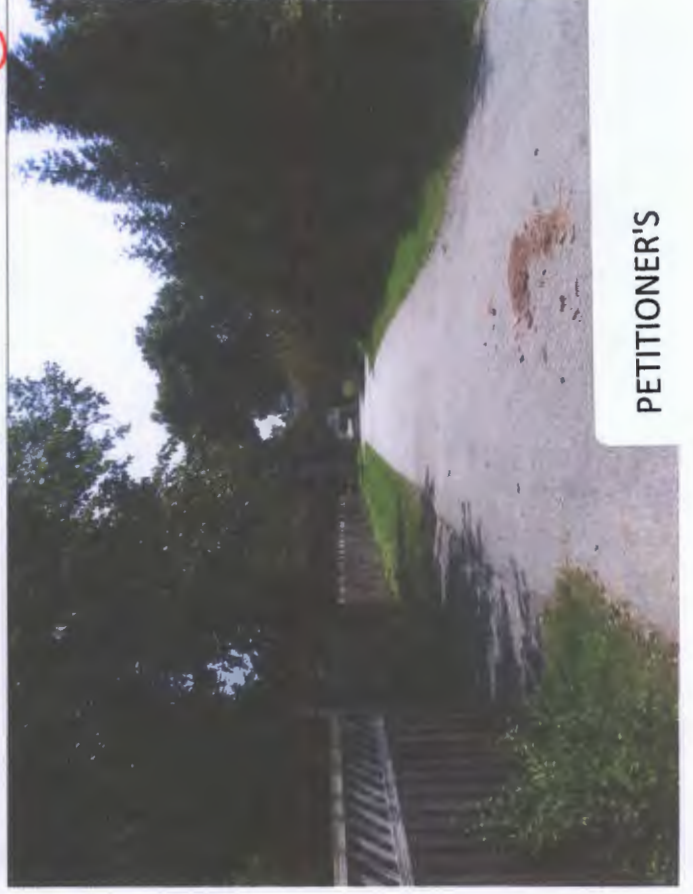


This data is only for general information purposes only. This data may be inaccurate or warrant the i regard to the implied, of r County, Mar but not limit attorneys' ar from or in co

PETITIONER'S

EXHIBIT NO. 2

Printed 11/3/2014



PETITIONER'S



6



5



7



8



13



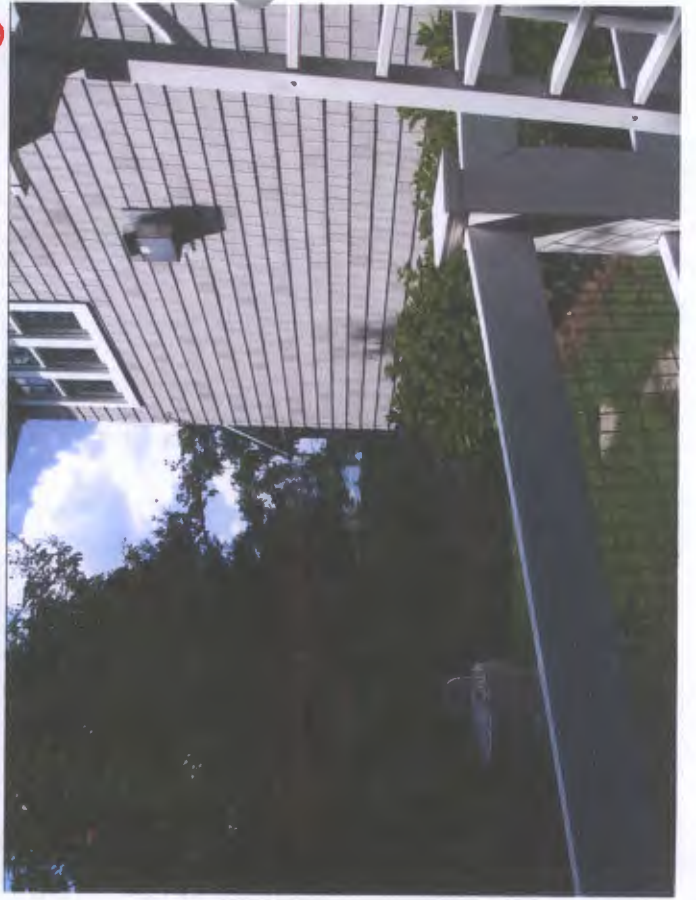
14



15



16



(P)



(P)



(P)



6



5



7



12



⑤

SITE INFORMATION

1. Ownership: Marguerite W. Forner
2. Address of owners: 404 Campbell Lane Towson, MD 21204
3. Deed references / Tax acc. #s / Acreage / Tax Map / Parcel:
SM 23625 / 610 24-00-013471 0.482 Acre (deed) TM 70 / Parcel 875
4. Proposed use of the subject property: Single family residence
5. Election District: 09 Councilmanic District: 05
ADC Map: 579 B6 GIS tile: 070A2 Position sheet: 38NE1
Census tract: 490703 Census block: 240054907031013
Schools: West Towson ES Dumbarton MS Towson HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 070A2 and the information provided by Baltimore County on the internet.
8. Improvements: 1 Story Dwelling

ZONING

Zoning: DR 3.5
Previous zoning case.

Case No. 05-587-SPHA approval for the use of an easement for access in lieu of an in fee ownership.

ENVIRONMENTAL

Watershed: Jones Falls URDL Land Type: 0

1. The existing dwelling is served by public water and sewer.
2. The subject property is not in the Chesapeake Bay Critical Area.
3. The subject property is not in a 100 year flood plain.

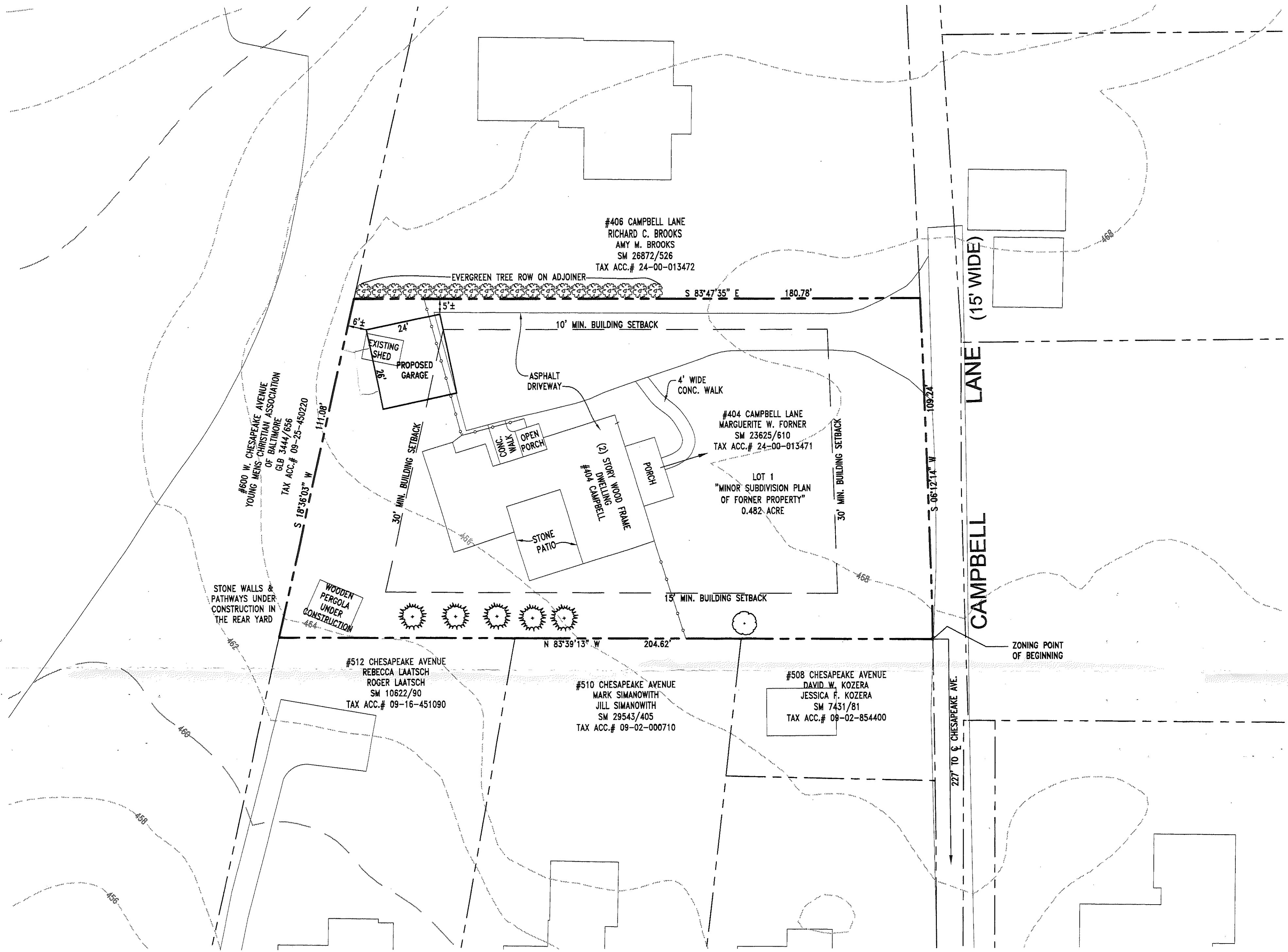
PLANNING

Regional Planning District: Towson District Code: 315 Growth Tier: Public sewer & inside URDL Area

The subject property is not located in a National Register Historic District or on any list.

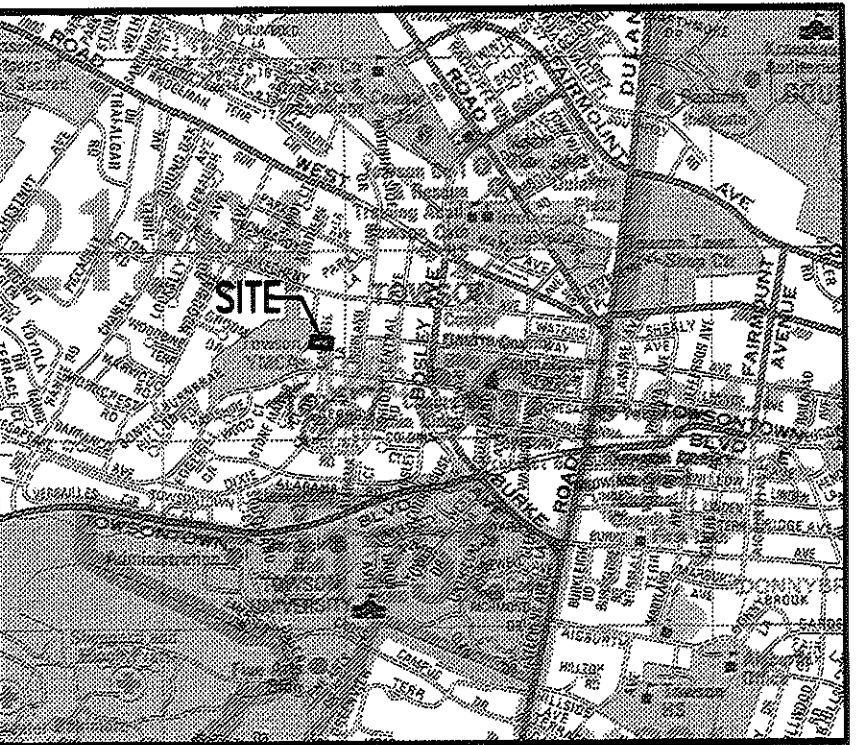
PROPOSED DEVELOPMENT

To construct a two-story addition garage



PLAN

SCALE: 1"=20'



Vicinity Map - Scale: 1' = 2000'
ADC The Map People - Permitted Use # 20612205

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

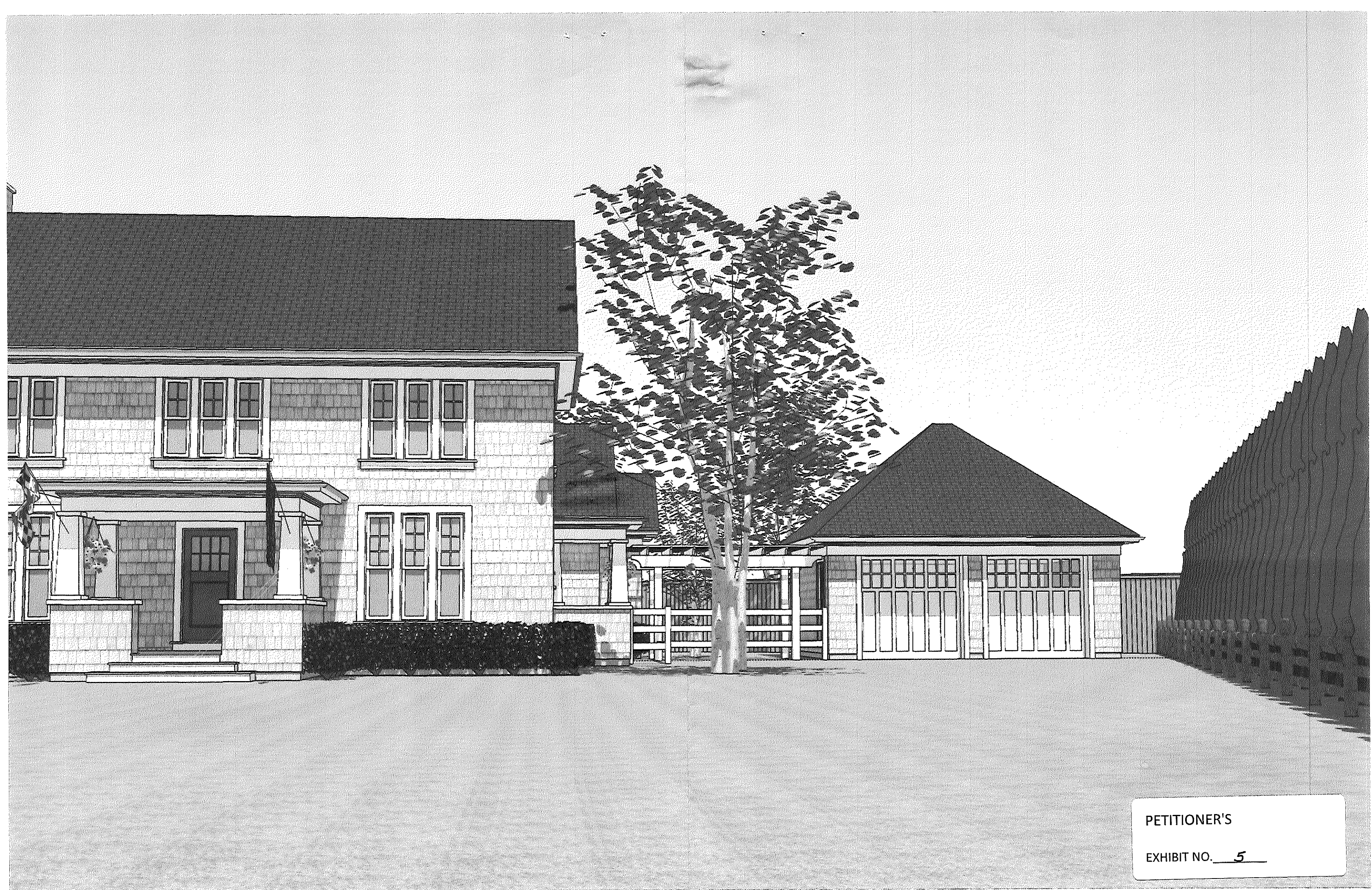
PLAN TO ACCOMPANY
A ZONING PETITION
FOR THE
FORNER PROPERTY
404 CAMPBELL LANE
BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT

Date: 8/29/2014
Scale: 1"=20'

PETITIONER'S
EXHIBIT NO. 1

VARIANCES REQUESTED

1. To permit a height of 22' feet for a proposed garage in lieu of the required 15 feet per section 400.3 BCZR.
2. To permit a proposed garage to be located in the side yard instead of the required rear yard per section 400.1 BCZR.



SITE INFORMATION

1. Ownership: Marguerite W. Forner
2. Address of owners: 404 Campbell Lane Towson, MD 21204
3. Deed references / Tax acc. #s / Acreage / Tax Map / Parcel:
SM 23625 / 610 24-00-013471 0.482 Acre (deed) TM 70 / Parcel 875
4. Proposed use of the subject property: Single family residence
5. Election District: 09 Councilmanic District: 05
ADC Map: 579 B6 GIS tile: 070A2 Position sheet: 38NE1
Census tract: 490703 Census block: 240054907031013
Schools: West Towson ES Dumbarton MS Towson HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 070A2 and the information provided by Baltimore County on the internet.
8. Improvements: 1 Story Dwelling

ZONING

Zoning: DR 3.5
Previous zoning case:
Case No. 05-587-SPHA approval for the use of an easement for access in lieu of an in fee ownership.

ENVIRONMENTAL

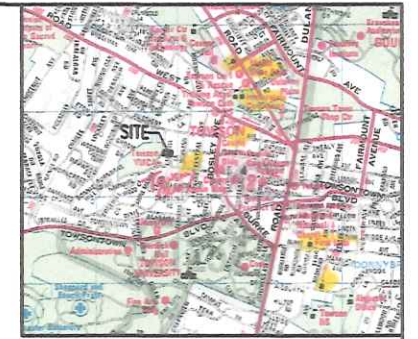
Watershed: Jones Falls URDL Land Type: 0
1. The existing dwelling is served by public water and sewer.
2. The subject property is not in the Chesapeake Bay Critical Area.
3. The subject property is not in a 100 year flood plain.

PLANNING

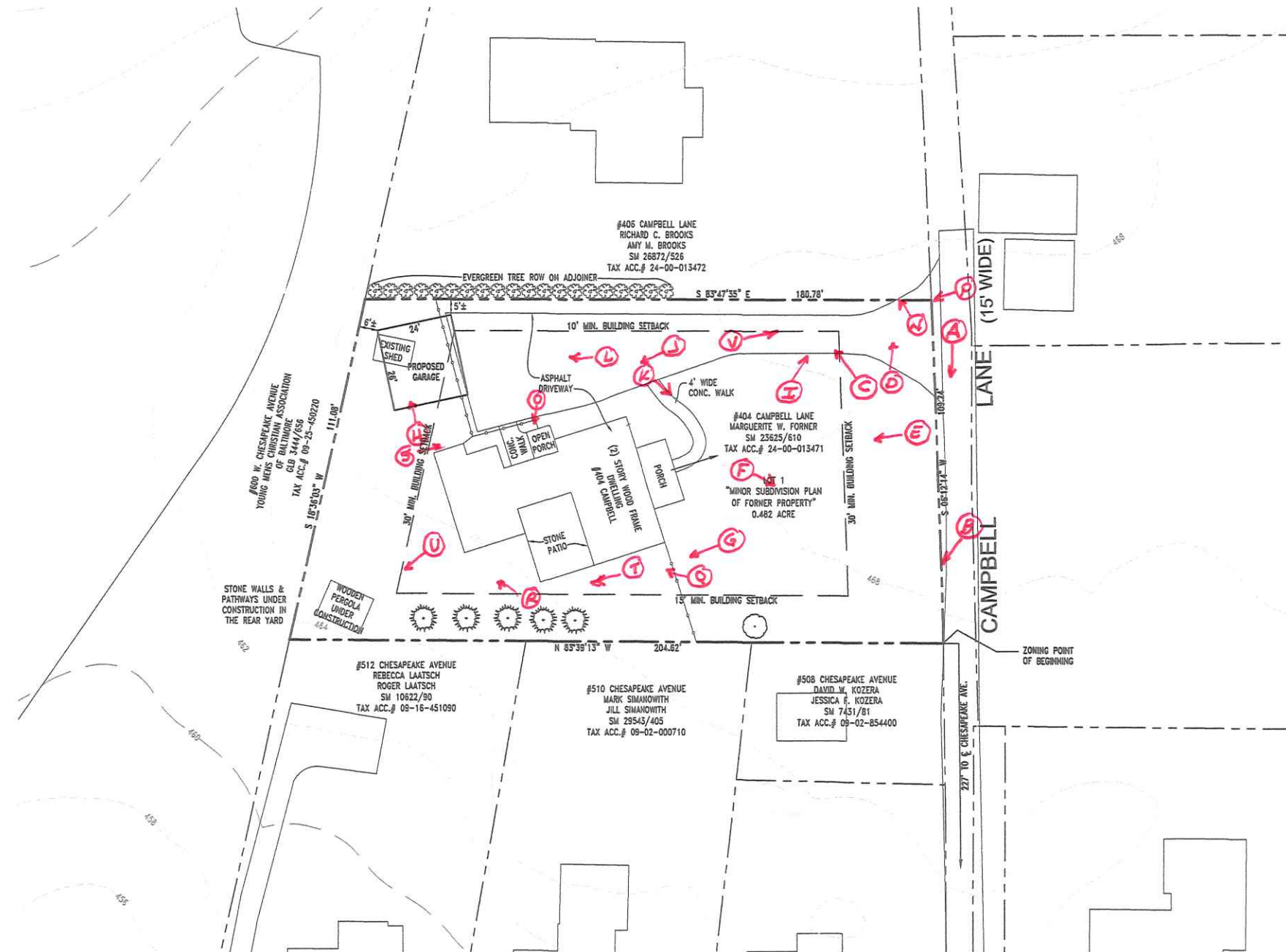
Regional Planning District: Towson District Code: 315 Growth Tier: Public sewer & inside URDL Area
The subject property is not located in a National Register Historic District or on any list.

PROPOSED DEVELOPMENT

To construct a garage.



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205



PLAN TO ACCOMPANY
PHOTOGRAPHS



PLAN
SCALE: 1"=20'



VARIANCES REQUESTED

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PLAN TO ACCOMPANY
A ZONING PETITION
FOR THE
FORNER PROPERTY
404 CAMPBELL LANE
BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT

Date: 8/29/2014

PETITIONER'S

EXHIBIT NO. 3



PETITIONER'S

EXHIBIT NO. 5