



KEVIN KAMENETZ
County Executive

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

January 23, 2015

David Preller, Esquire
307 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
Property: 134 Cockeysville Road
Case No. 2015-0111-A

Dear Mr. Preller:

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 a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR VARIANCE
(134 Cockeysville Road)
8th Election District
3rd Council District
134 Cockeysville, LLC
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2015-0111-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.) §§255.1, 238.1 and 238.2 to permit a proposed building (storage shed) with side and rear setbacks of 3 ft., a rear building to front building setback of 35 ft. and a side building to side building setback of 17 ft. in lieu of the required 30 ft., 55 ft. and 60 ft., respectively. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Rick Richardson, a licensed professional engineer whose firm prepared the plan, attended the hearing in support of the request. David Preller, Esquire, represented the Petitioner. There were no Protestants in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR), and that agency noted a landscape plan would be required prior to permit approval.

The subject property is approximately 0.699 acres and is zoned ML-IM. The property is improved with a large single family dwelling constructed in 1906, which the Petitioner has restored. The Petitioner owns and operates a commercial landscaping company, and will use the

ORDER RECEIVED FOR FILING

Date 1/23/15
By ASD

renovated dwelling as an office for the business. In addition, the Petitioner would like to store equipment and materials in a storage building on the site. The proposed building must be situated to the rear of the lot, to accommodate trucks and trailers for pick-up and loading of materials. This necessitates the side and rear yard variances.

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).

Petitioner has met this test. The site is very narrow and deep, and is therefore unique. If the B.C.Z.R. were strictly interpreted, the Petitioner would suffer a practical difficulty, given it would be unable to construct the shed in an accessible 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 23rd day of January, 2015, 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.") §§255.1, 238.1 and 238.2 to permit a proposed building (storage shed) with side and rear setbacks of 3 ft., a rear building to front building setback of 35 ft. and a side building to side building setback of 17 ft. in lieu of the required 30 ft., 55 ft. and 60 ft., be and is hereby GRANTED.

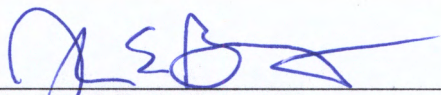
ORDER RECEIVED FOR FILING
Date 1/23/15
By sln

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must submit for approval by the County's landscape architect a landscape plan for the site.

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

11/23/15

By

slh

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 134 Cockeysville Road which is presently zoned ML-IM
Deed References: 33470/ 00022 10 Digit Tax Account # 0803002880
Property Owner(s) Printed Name(s) 134 Cockeysville, LLC

(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. X a **Variance** from Sections 255.1, 238.1 and 238.2 – to permit a proposed building (storage shed) with side and rear yard setbacks of 3 feet, a rear building to front building setback of 35 feet, and a side building to side building setback of 17 feet in lieu of the required 30 feet, 55 feet, and 60 feet, 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)
The new storage building is located behind the existing office structure and in order to allow access to the building it needs to be set to the rear of the property. Having a 30' rear setback would present a practical difficulty and hardship in gaining access to the building and using it for the intended purpose.

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 DAVID PREUER

Signature [Signature]

Mailing Address 307 W PENNSYLVANIA AVE TOWSON MD City _____ State _____

Zip Code 21204 / Telephone # 410-494-1494 / Email Address _____

CASE NUMBER 2015-0111-A Filing Date 11/13/14

Legal Owners (Petitioners):

134 Cockeysville, LLC (Todd Sachs Managing Member)

Name #1- Type or Print _____

Signature #1 [Signature] / Signature #2 _____

134 Cockeysville Road Cockeysville MD
Mailing Address _____ City _____ State _____

21030 / 410-599-8323 / tfsachs@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richardson Engineering, LLC

Name- Type or Print _____

Signature [Signature]

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address _____ City _____ State _____

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code _____ Telephone # _____ Email Address _____

Do Not Stamp Here **ORDER RECEIVED FOR FILING** RD

Date 11/23/15 REV. 10/4/11

By Sen

**ZONING DESCRIPTION FOR
134 COCKEYSVILLE ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the North side of Cockeysville Road (60' ultimate width R.O.W.) at a distance of 95 feet east of the centerline intersection of Cockeysville Road and Williamson Lane, thence parallel to the north side of Cockeysville Road (1) North 77 1/4 degrees East 144 feet, (2) North 11 1/4 degrees West 208.75 feet; (3) South 77 1/4 degrees West 144.3 feet, thence (4) South 11 1/4 degrees East 212.5 feet to the point of beginning;

Containing a net area of 30,437 square feet, or 0.70 acres of land, more or less.



11/11/14

Item #0111

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

No. **116287**

Date: **11/13/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 11/17/2014 11/13/2014 11:26:43

REG NS05 WALKIN RBOS LRB
 > RECEIPT # 771311 11/13/2014 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
201	906	0000		6150						5500 ⁰⁰

Dept. 5: 528 ZONING VERIFICATION

CR NO. 116287

Recpt Tot: 5500.00
 5500.00 CK 1.00 CA
 Baltimore County, Maryland

Total: **5500⁰⁰**

Rec From: **134 Cockeysville LLC**
 For: **Zoning hearing - case # 2015-0111-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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: 2015-0111-A

Petitioner: 134 COCKEYSVILLE, LLC

Address or Location: 134 COCKEYSVILLE RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: TODD SACHS

Address: 134 COCKEYSVILLE, LLC

134 COCKEYSVILLE RD

COCKEYSVILLE, MD 21030

Telephone Number: 410-509-8323

CERTIFICATE OF POSTING

2015-0111-A

RE: Case No.: _____

Petitioner/Developer: _____

134 Cockeysville, LLC Todd Soahs, Managing Member

January 21, 2015

Date of Hearing/Closing: _____

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

Attn: 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: _____

134 Cockeysville Rd

January 1, 2015

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

January 1, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2927561

Sold To:

Todd Sachs - CU00403277
134 Cockeysville Rd
Cockeysville, MD 21030

Bill To:

Todd Sachs - CU00403277
134 Cockeysville Rd
Cockeysville, MD 21030

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 30, 2014

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

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: # 2015-0111-A

134 Cockeysville Road

N/s Cockeysville Road, 95 ft. e/of Williamson Lane

8th Election District - 3rd Councilmanic District

Legal Owner(s) 134 Cockeysville, LLC, Todd Sachs,

Managing Member

Variance: to permit a proposed building (storage shed) with side and rear setbacks of 3ft., a rear building to front building setback of 35 ft. and a side building to side building setback of 17 ft. in lieu of the required 30 ft., 55 ft. & 60 ft. respectively.

Hearing: Wednesday, January 21, 2015 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 12/25 December 30

2927561



KEVIN KAMENETZ
County Executive

December 1, 2014

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

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: 2015-0111-A

134 Cockeysville Road
N/s Cockeysville Road, 95 ft. e/of Williamson Lane
8th Election District – 3rd Councilmanic District
Legal Owners: 134 Cockeysville, LLC, Todd Sachs, Managing Member

Variance to permit a proposed building (storage shed) with side and rear setbacks of 3 ft., a rear building to front building setback of 35 ft. and a side building to side building setback of 17 ft. in lieu of the required 30 ft., 55 ft. & 60 ft. respectively.

Hearing: Wednesday, January 21, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Preller, 307 W. Pennsylvania Avenue, Towson 21204
Todd Sachs, 134 Cockeysville Rd., Cockeysville 21030
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 1, 2015.**
- (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
Tuesday, December 30, 2014 Issue - Jeffersonian

Please forward billing to:

Todd Sachs
134 Cockeysville Road
Cockeysville, MD 21030

410-599-8323

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: 2015-0111-A

134 Cockeysville Road

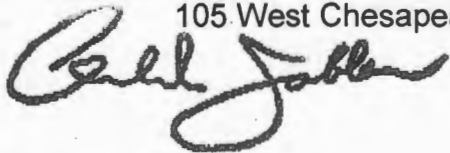
N/s Cockeysville Road, 95 ft. e/of Williamson Lane

8th Election District – 3rd Councilmanic District

Legal Owners: 134 Cockeysville, LLC, Todd Sachs, Managing Member

Variance to permit a proposed building (storage shed) with side and rear setbacks of 3 ft., a rear building to front building setback of 35 ft. and a side building to side building setback of 17 ft. in lieu of the required 30 ft., 55 ft. & 60 ft. respectively.

Hearing: Wednesday, January 21, 2015 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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
134 Cockeysville Road; N/S Cockeysville Road,	*	
95' E of c/line Williamson Lane	*	OF ADMINISTRATIVE
8 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): 134 Cockeysville LLC	*	HEARINGS FOR
By Todd Sachs, Managing Member	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-111-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.

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

RECEIVED

NOV 25 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of November, 2014, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093 and David Preller, Esquire, 307 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: February 24, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0111-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 23, 2015. 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

PLEASE PRINT CLEARLY

CASE NAME 134 COCKEYSVILLE RD

CASE NUMBER 2015-0111-A

DATE 1/21/15

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2015- 0111A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

11/21

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

C

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

FIRE DEPARTMENT

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

11/17

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/30/14

SIGN POSTING

Date:

1/1/15

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

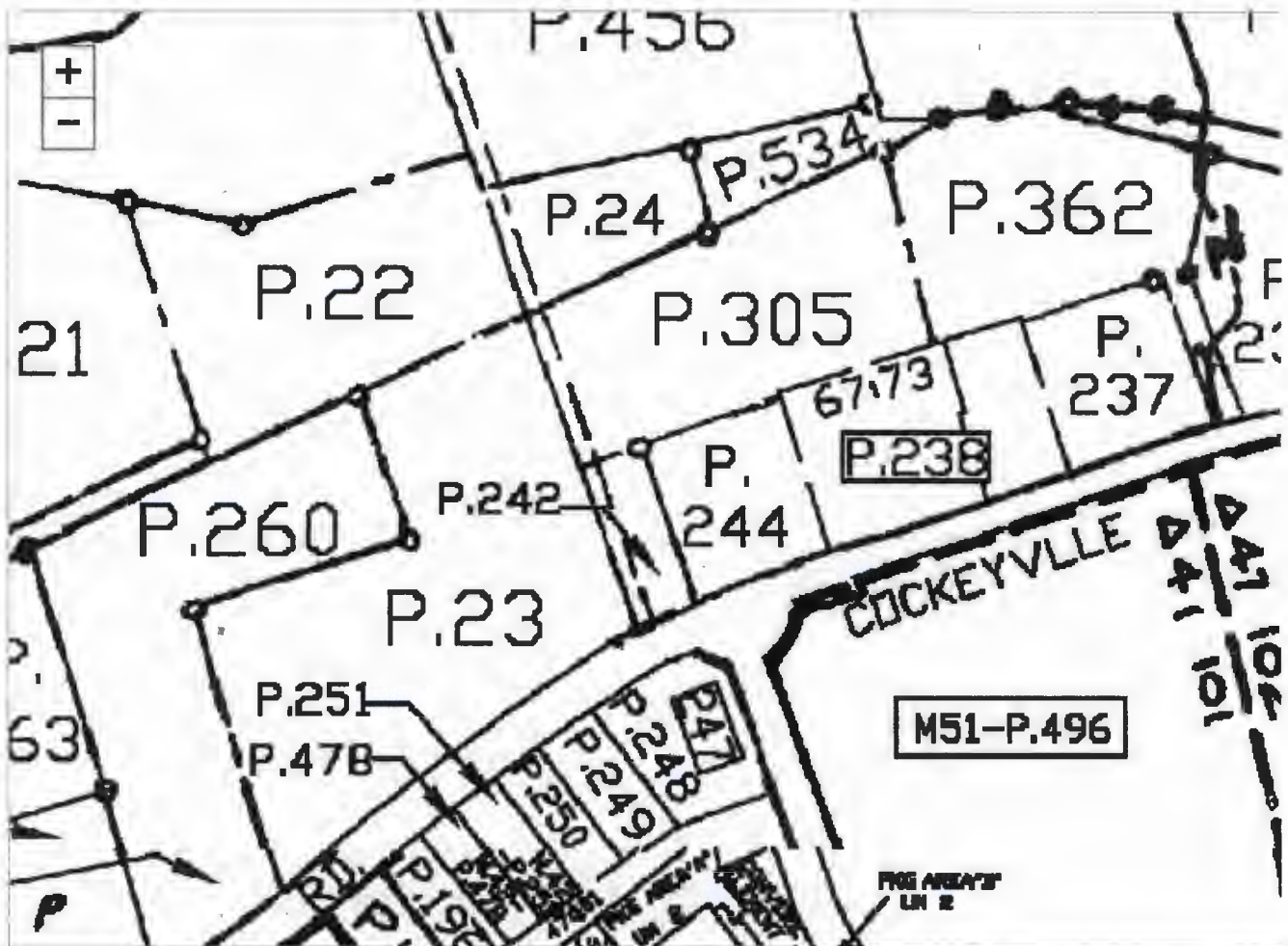
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 0803002880			
Owner Information					
Owner Name:		134 COCKEYSVILLE ROAD LLC		Use:	RESIDENTIAL
Mailing Address:		134 COCKEYSVILLE RD COCKEYSVILLE MD 21030-		Principal Residence:	NO
				Deed Reference:	/33470/ 00022
Location & Structure Information					
Premises Address:		134 COCKEYSVILLE RD 0-0000		Legal Description:	LT N COCKYSVILLE RD 50 E STENERSON LA
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0042	0021	0241		0000	
				Assessment Year:	2014
				Plat No:	
				Plat Ref:	
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1906	1,971 SF		29,520 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	1 full	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014		
			As of 07/01/2015		
Land:	113,800	125,800			
Improvements	123,000	130,200			
Total:	236,800	256,000	243,200	249,600	
Preferential Land:	0			0	
Transfer Information					
Seller: EMICH JANE N		Date: 04/12/2013		Price: \$350,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /33470/ 00022		Deed2:	
Seller: CAMPBELL JANE N		Date: 11/09/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13279/ 00498		Deed2:	
Seller: NORRIS ROBERT A & ALMA L		Date: 11/13/1959		Price: \$3,000	
Type: ARMS LENGTH IMPROVED		Deed1: /03626/ 00508		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: No Application					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **08** Account Number: **0803002880**

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>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

January 15, 2014

134 Cockeysville LLC
Todd Sachs
134 Cockeysville Road
Cockeysville MD 21030

RE: Case Number: 2015-0111 AX, Address: 134 Cockeysville Road

Dear Mr. Sachs:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 3 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Preller, Esquire, 307 W Pennsylvania Avenue, Towson MD 21204
Richardson Engineering LLC, Patrick Richardson, 30 E. Padonia Road, Suite 500, Timonium MD 21093

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 11/17/14

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

RE: Baltimore County

Item No. 2015-0111-A

Variance

134 Cockeysville LLC, Todd Sedis

134 Cockeysville 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. 2015-0111-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2014
Item No. 2015-0111

DATE: November 21, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

A Landscape Plan is required since the proposed 2400 square foot building is greater than 50% of existing building.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0111-11242014.doc

Case No.:

2015-0111-A

Exhibit Sheet

DW
2-24-15

1/23/15
Sen

Petitioner/Developer

Protestants

No. 1	Site plan	
No. 2	photos of site	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

#2









My Neighborhood Map

Created By
Baltimore County
My Neighborhood



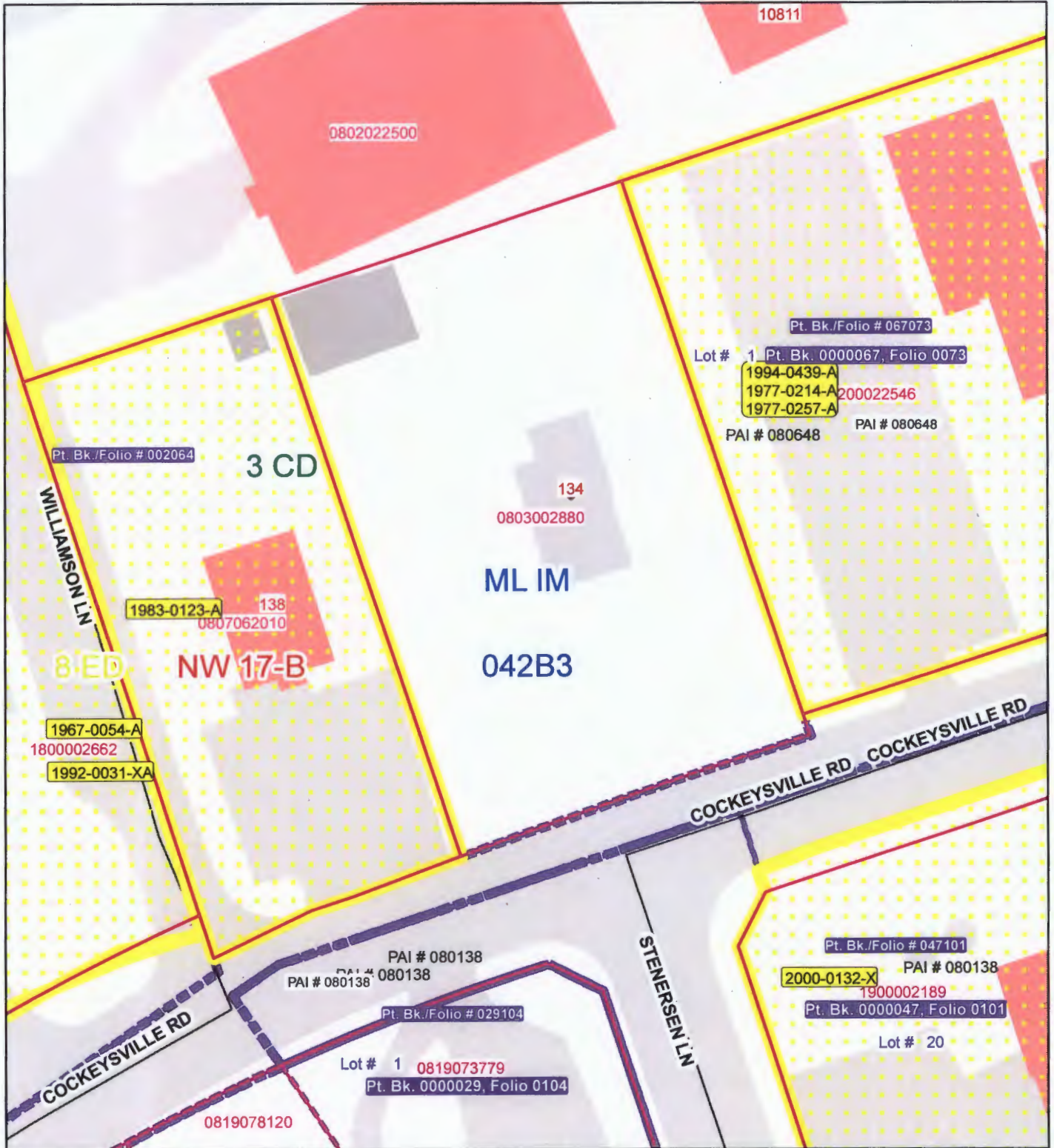
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Printed 1/19/2015





134 Cockeysville Road



Publication Date: 11/12/2014



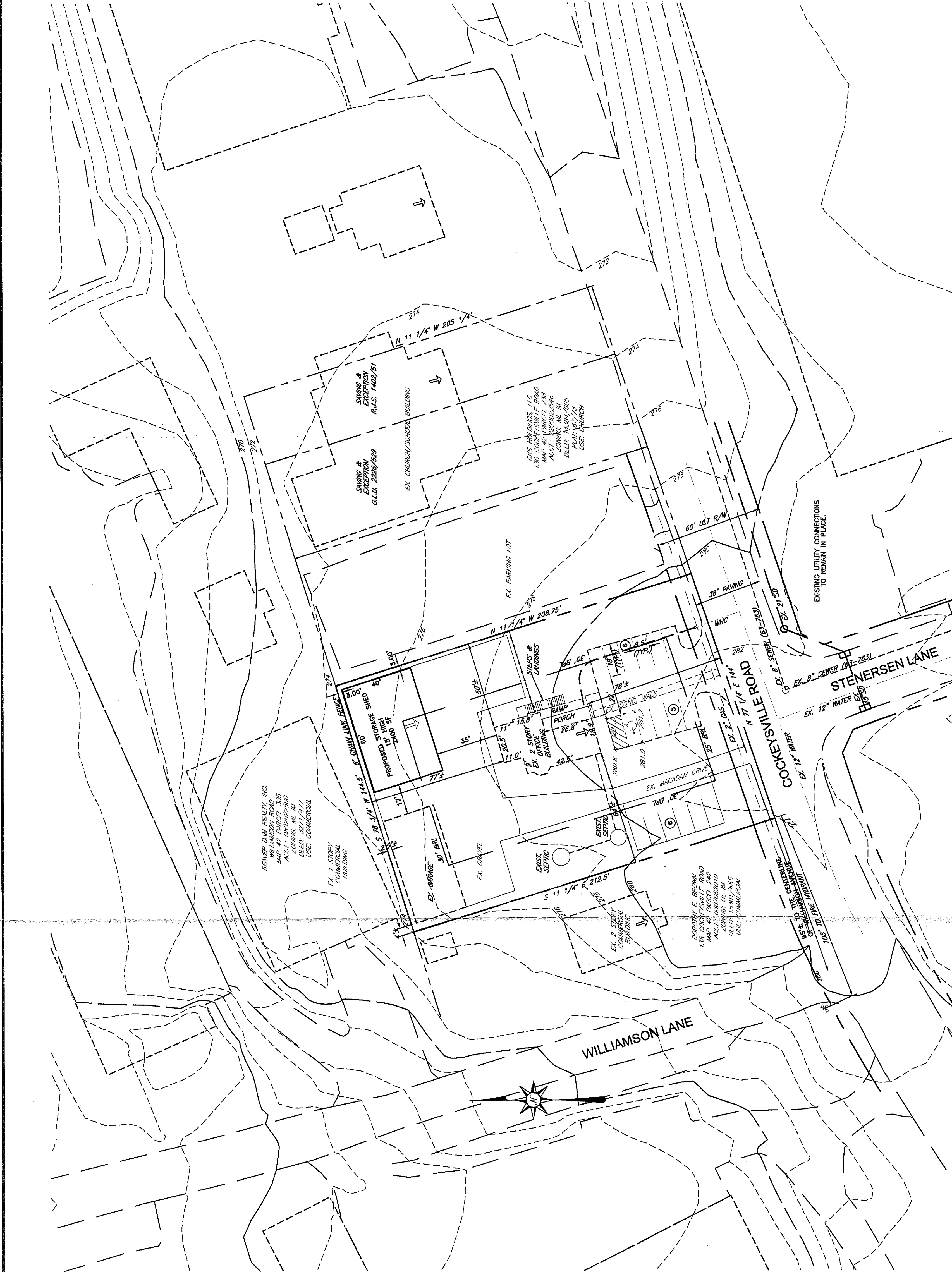
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



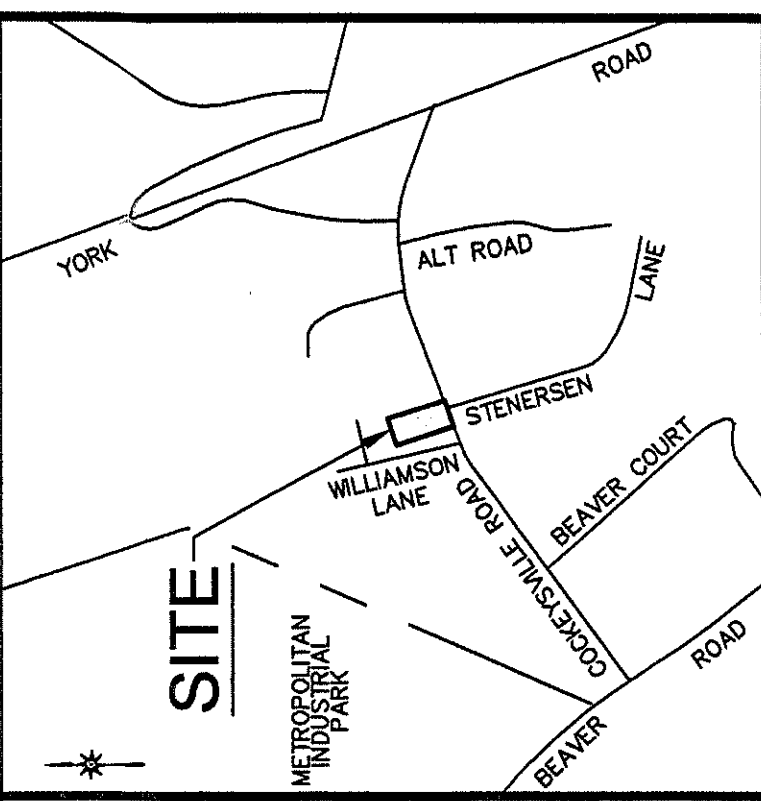
A scale bar with markings at 0, 12.5, 25, 50, 75, and 100 feet. The bar is black with white markings and text.

1 inch = 50 feet

Item #0111



SITE PLAN
SCALE: 1" = 30'



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- 1. OWNER: 134 COCKEYSVILLE, LLC
134 COCKEYSVILLE ROAD
COCKEYSVILLE, MD 21030
- 2. SITE AREA: 30,437 Sq.Ft. or 0.699 Ac.±
- 3. EXISTING: VACANT RESIDENCE BUILDING.
- 4. PROPOSED: 2 STORY OFFICE BUILDING.
- 5. UTILITIES: PUBLIC WATER & PRIVATE SEWER
- 6. DEED REF: 33470/22
- 7. TAX ACCOUNT: #0803002880
- 8. COUNCILMANIC DISTRICT: 3
- 9. ZONING: M.I.M.
(PER 1"=200' ZONING MAP 42B3)
- 10. TAX MAP: 42, PARCEL: 241
- 11. SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #240010025F DATED SEPTEMBER 26, 2008.
- 12. THERE ARE NO KNOWN PREVIOUS ZONING CASES.
- 13. PREVIOUS PERMITS: BBL3835 TO CONVERT EXISTING HOUSE TO OFFICE
- 14. SITE LIES DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 15. THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
- 16. BUILDING FLOOR AREAS:
EXISTING OFFICE: 1,800 Sq.Ft.
EXISTING GARAGE: 1,800 Sq.Ft.
2ND FLOOR: 1,208 Sq.Ft.
TOTAL: 2,408 Sq.Ft.
- 17. PROPOSED SHED: 2,400 Sq.Ft.
TOTAL FLOOR AREA: 6,476 Sq.Ft.
FAR: 6,476 SF / 30,437 SF = 21.3%
- 18. WATERSHED: LOCH RAVEN RESERVOIR
- 19. SETBACKS:
FRONT: 25' 78'±
SIDE: 30' 3'±
REAR: 30' 3'±
- 20. PURPOSE OF PLAN IS TO ADD A NEW STORAGE BUILDING
REQUIRED: 3.3 x 1,000 = 2,476 / 1,000 x 3.3 = 9 SPACES
PROVIDED: 17 SPACES

2015-0111-A

12.77

Richardson Engineering, LLC

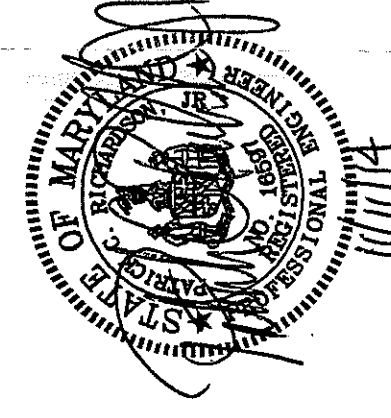
30 East Pedonia Road, Suite 500
Thermopylae, Maryland 21083
Phone: 410-580-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY
ZONING PETITION
FOR

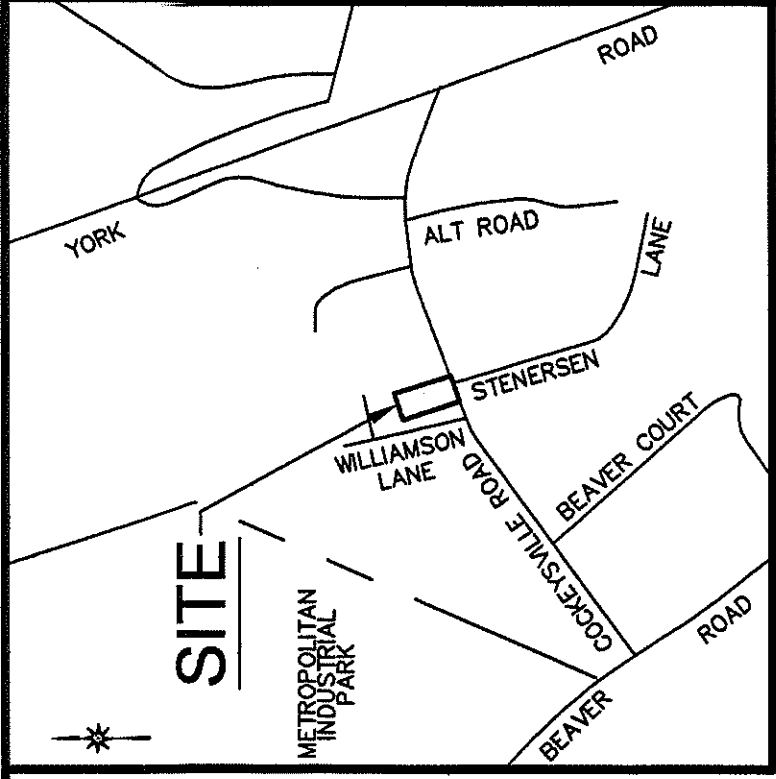
134 COCKEYSVILLE, LLC
OFFICES
134 COCKEYSVILLE ROAD
COCKEYSVILLE, MARYLAND 21030

REVISIONS	8TH ELECTION DISTRICT			BALTIMORE COUNTY, MARYLAND		
	DRAWN BY:	SE	DESIGNED BY:	PCR	SCALE:	1" = 30'
	DATE:	11-07-14	JOB NO.:	13016	SHEET NO.:	1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR SUPERVISED BY ME
AND I AM A LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NUMBER 16597.
EXPIRATION DATE: 08-15-2015



Richardson #1



LOCATION MAP
SCALE: 1" = 1000'

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134 COCKEYSVILLE ROAD
COCKEYSVILLE, MD 21030
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- TAX ACCOUNT: #0903002800
- COUNCILMANIC DISTRICT: 3
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TOTAL: 5,476 Sq.Ft.
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REQUIRED PROVIDED
FRONT 25' 78'±
SIDE 30' 3'±
REAR 30' 3'±
PURPOSE OF PLAN IS TO ADD A NEW STORAGE BUILDING
PARKING CALCULATIONS:
REQUIRED: 3.3 x 1,000 = 2,476 / 1,000 x 3.3 = 9 SPACES
PROVIDED: 17 SPACES

#2015-0111-A

R.R.

Richardson Engineering, LLC

30 East Podoria Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY
ZONING PETITION
FOR

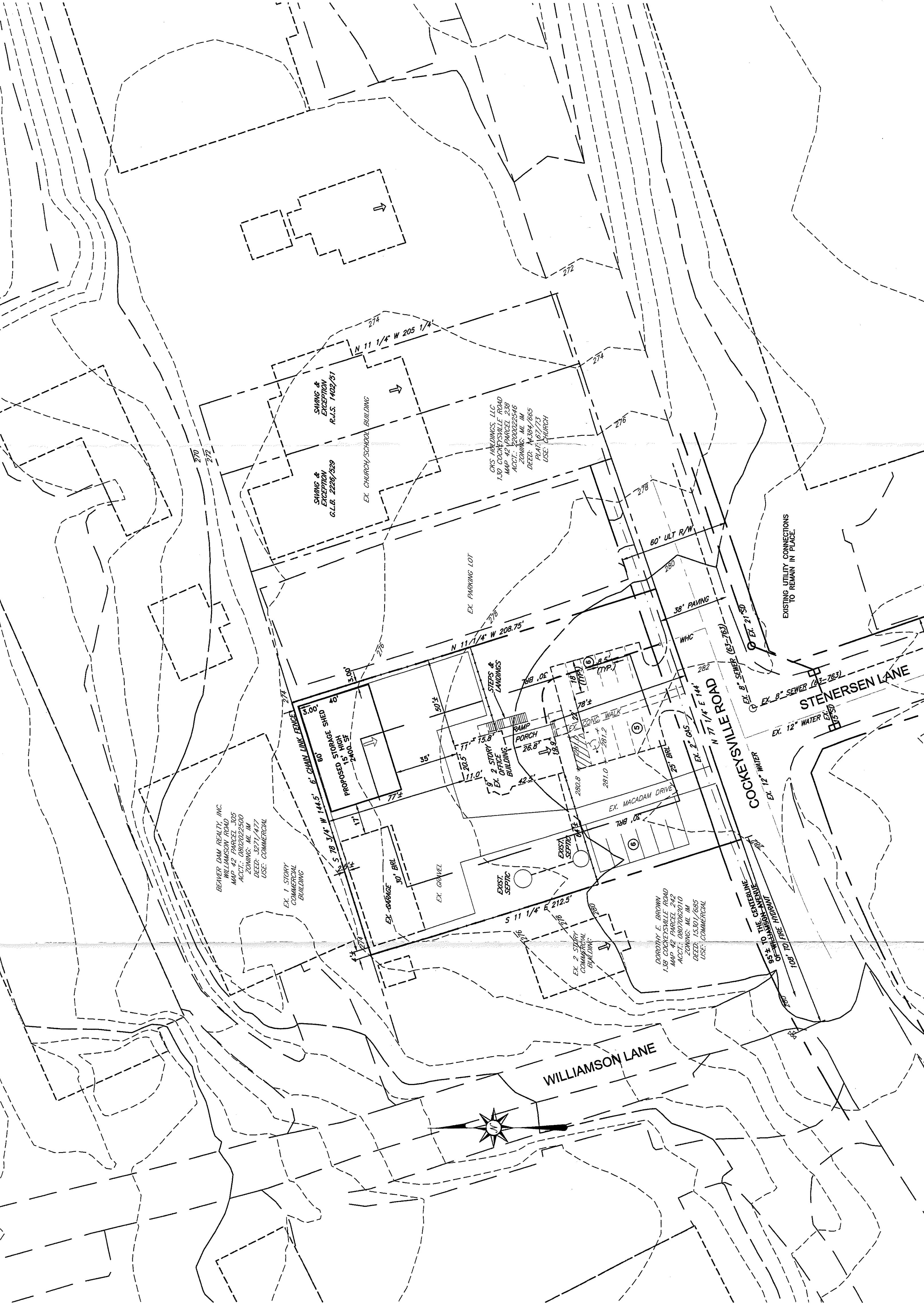
134 COCKEYSVILLE, LLC
OFFICES
134 COCKEYSVILLE ROAD
COCKEYSVILLE, MARYLAND 21030

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWN BY:	SE	DESIGNED BY:	PCR	SCALE:	1" = 30'
DATE:	11-07-14	JOB NO.:	13016	SHEET NO.:	1 OF 1



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SCALE: 1" = 30'