

MEMORANDUM

DATE: June 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0209-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on June 8, 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

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(7126 Dogwood Road)
2nd Election District
4th Council District
Eduardo Dubois

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Petitioner

Case No. 2015-0209-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow existing and proposed detached accessory structures with a combined area footprint greater than that of the principal building. In addition, a Petition for Variance pursuant to B.C.Z.R. §400.3 seeks to permit a proposed detached accessory structure (storage building) with a height of 24 feet in lieu of the maximum allowed 15 feet. 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 requests was Eduardo Dubois. There were no Protestants or interested citizens in attendance, and the Petitioner indicated his adjoining neighbors support the request. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP), and that agency's recommendations will be included as conditions in the Order below.

ORDER RECEIVED FOR FILING

Date

5/8/15

By

Sen

PETITION FOR SPECIAL HEARING

Petitioner purchased the subject property two years ago, at which time it was improved with a small single family dwelling in poor condition. He razed that dwelling and constructed in its place a much larger new home. Petitioner collects and restores vintage autos, and would like to have a garage for this purpose. Though the proposed garage is large (50' x 100'), the site (1+/- acre) and new dwelling (6,300 sq. ft.) are also substantial, and the accessory structure will therefore be compatible with its surroundings. As such, the petition for special hearing will be granted.

VARIANCE

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 property is of irregular dimensions and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given he would be unable to construct the proposed garage. 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 County and/or community opposition.

THEREFORE, IT IS ORDERED this 8th day of May, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to allow existing and proposed detached accessory structures with a combined area footprint greater than that of the principal building, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

2

Date

5/8/15

By

Sen

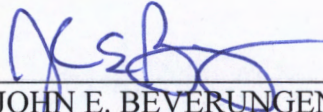
IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. §400.3 to permit a proposed detached accessory structure (storage building) with a height of 24 feet in lieu of the maximum allowed 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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 his 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. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Petitioner shall provide appropriate landscaping or vegetative screening between the proposed garage and the property at 7130 Dogwood Road, as determined in the sole discretion of the DOP.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5/8/15
By sln



KEVIN KAMENETZ
County Executive

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

May 8, 2015

Eduardo DuBois
7126 Dogwood Road
Windsor Mill, Maryland 21244

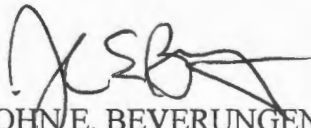
RE: Petition for Special Hearing and Variance
Property: 7126 Dogwood Road
Case No. 2015-0209-SPHA

Dear Mr. DuBois:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
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 7126 DOGWOOD RD. 21244 which is presently zoned DR5.5

Deed References: 34686 10 Digit Tax Account # 0216001420

Property Owner(s) Printed Name(s) EDUARDO DUBOIS

(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 allow existing and proposed detached accessory structures with a combined area footprint greater than that of the principal building.
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

Section 400.3 – to permit a proposed detached accessory structure (storage building) with a height of 24 feet in lieu of the maximum allowed 15 feet.

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)

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

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

EDUARDO DUBOIS

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

7126 DOGWOOD RD. WINDSOR MILL MD

Mailing Address City State

21244 301.452.3525 ED@DUBOISCO.COM

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2005-0.201-SPHA

Filing Date 3, 25, 15

Do Not Schedule Dates:

Reviewer RD

ZONING PROPERTY DESCRIPTION FOR 7126 DOGWOOD ROAD

Beginning at a point on the north side of Dogwood Road which is approximately 45 feet wide at the distance of approximately 600 feet west of the centerline of the nearest improved intersecting street Rolling Run Drive which is 40 feet wide.

Thence the following courses and distances: (1st Point of Call "POC") N.73 99' 55" W. 28.96', (2nd POC) N.85 13' 55" W. 71.16', (3rd POC) S.84 25' 05" W. 49.94', (4th POC) N.10 15' 08" E. 309.62', (5th POC) S.77 33' 36" E. 148', (6th POC) S.10 17' 46" W. 286.61' back to the point of beginning as recorded deed reference # 34686/00050, containing 0.99 acres. Located in the 2nd election district and 4th council district.

Item #0209

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: 2015-0209-SPHA
Petitioner: ED DUBOIS
Address or Location: 7126 DOGWOOD RD, WINDSOR MILL, MD 21244

PLEASE FORWARD ADVERTISING BILL TO:

Name: ED DUBOIS
Address: 7126 DOGWOOD RD.
WINDSOR MILL, MD 21244
Telephone Number: 301-452-3525

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

No. 123580

Date: 3/25/15

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		6150						8150

Total: 8150

Rec
From:

For:

Zoning Hearing - Case #2015-0209-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

Case No.: 2015-0209-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

pw
6-10-15

Alv
5-8-15

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

PLEASE PRINT CLEARLY

7126 Dogwood Rd
CASE NAME DuBois
CASE NUMBER 2015-0209-SPHA
DATE 5-7-15

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2015- 0209-SPHA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3/31/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>4/13/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Obj w/cond</u>
<u>3/30/15</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>4/16/15</u>	
SIGN POSTING	Date: <u>4/16/15</u> by <u>DOAK</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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 - 02 Account Number - 0216001420							
Owner Information									
Owner Name:		7126 LLC			Use:		RESIDENTIAL		
Mailing Address:		7126 DOGWOOD RD			Principal Residence:		NO		
		BALTIMORE MD 21244-			Deed Reference:		/34686/ 00050		
Location & Structure Information									
Premises Address:		7126 DOGWOOD RD BALTIMORE 21244-			Legal Description:		1.01 AC 7126 DOGWOOD RD NS 965 W ROLLING RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0087	0023	0527		0000				2013	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	
2014		6,300 SF				1.0100 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2 1/2	YES	STANDARD UNIT	SIDING	4 full/ 1 half					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2013		07/01/2014		07/01/2015	
Land:		115,100		86,200					
Improvements		425,300		416,200					
Total:		540,400		502,400		502,400		502,400	
Preferential Land:		0						0	
Transfer Information									
Seller: DUBOIS EDUARDO				Date: 02/12/2014			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /34686/ 00050			Deed2:		
Seller: THE SECRETARY OF HOUSING				Date: 07/25/2011			Price: \$75,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /31028/ 00342			Deed2:		
Seller: KAPER CHRISTOPHER				Date: 10/27/2010			Price: \$266,934		
Type: ARMS LENGTH IMPROVED				Deed1: /30057/ 00139			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: Denied									

New Search (<http://sdat.resiusa.org/RealProperty>)

Order the **TAX MAP** [click here...](#)

(<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*

April 29, 2015

Eduardo Dubois
7126 Dogwood Road
Windsor Mill MD 21244

RE: Case Number: 2015-0209 SPHA, Address: 7126 Dogwood Road

Dear Mr. Dubois:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 25, 2015. 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

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/30/15

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

RE: Baltimore County
Item No 2015-0209-SPHA
Special Hearing Variance
Eduardo Dubois
7126 Dogwood 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. 2015-0209-SPHA.

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,

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

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 13, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 7126 Dogwood Road

APR 17 2015

INFORMATION:

Item Number: 15-209

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Eduardo Dubois

Zoning: DR 5.5

Requested Action: Variance, Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petition and accompanying site plan requesting a Special Hearing to determine whether the Administrative Law Judge should allow existing and proposed detached accessory structures with a combined area footprint greater than that of the principal building and a variance to permit said proposed detached accessory structure to have a height of 24 feet in lieu of the required 15 feet.

The Department of Planning has no objection to the granting of the requested relief subject to the following conditions:

- The accessory structure shall not be used for commercial purposes. Specifically, no major auto repair of vehicles not owned by the petitioner should occur on site.
- The accessory structure shall not be converted into a dwelling unit or apartment, and it shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
- There should be no signage or advertisement of a commercial nature on site.
- Provide vegetative screening in the area of the proposed garage between the subject property and 7130 Dogwood Road.

For further information concerning the matters stated here in, please contact Troy Leftwich at 410-887-3480.

Division Chief:
AVA/KS

Kathy Schabach

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 April 6, 2015
Item No. 2015-0206, 0208 and 0209

DATE: March 31, 2015

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\ZAC04062015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: April 13, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 7126 Dogwood Road

INFORMATION:

Item Number: 15-209

Petitioner: Eduardo Dubois

Zoning: DR 5.5

Requested Action: Variance, Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petition and accompanying site plan requesting a Special Hearing to determine whether the Administrative Law Judge should allow existing and proposed detached accessory structures with a combined area footprint greater than that of the principal building and a variance to permit said proposed detached accessory structure to have a height of 24 feet in lieu of the required 15 feet.

The Department of Planning has no objection to the granting of the requested relief subject to the following conditions:

- The accessory structure shall not be used for commercial purposes. Specifically, no major auto repair of vehicles not owned by the petitioner should occur on site.
- The accessory structure shall not be converted into a dwelling unit or apartment, and it shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
- There should be no signage or advertisement of a commercial nature on site.
- Provide vegetative screening in the area of the proposed garage between the subject property and 7130 Dogwood Road.

For further information concerning the matters stated here in, please contact Troy Leftwich at 410-887-3480.

Division Chief: Kathy Schalken
AVA/KS

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
7126 Dogwood Road; N/S Dogwood Road, * HEARINGS FOR
600' W of the c/line Rolling Run Drive * BALTIMORE COUNTY
2nd Election & 4th Election Districts *
Legal Owner(s): Eduardo Dubois *
Petitioner(s) * 2015-209-SPHA

* * * * *

ENTRY OF APPEARANCE

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

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

02 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 2015, a copy of the foregoing Entry of Appearance was mailed to Eduardo Dubois, 7126 Dogwood Road, Windsor Mill, Maryland 21244, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 16, 2015 Issue - Jeffersonian

Please forward billing to:
Eduardo Dubois
7126 Dogwood Road
Windsor Mill, MD 21244

301-452-3525

NOTICE OF ZONING HEARING

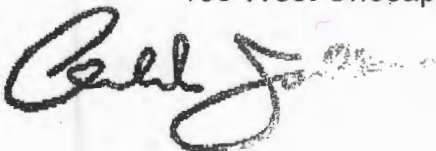
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0209-SPHA

7126 Dogwood Road
N/s Dogwood Road, 600 ft. w/of centerline of Rolling Run Drive
2nd Election District – 4th Councilmanic District
Legal Owners: Eduardo Dubois

Special Hearing to allow existing and proposed detached accessory structures with a combined area footprint greater than that of the principal building. **Variance** to permit a proposed detached accessory structure (storage building) with a height of 24 ft. in lieu of the maximum allowed 15 ft.

Hearing: Thursday, May 7, 2015 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.



KEVIN KAMENETZ
County Executive

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

April 7, 2015

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: 2015-0209-SPHA

7126 Dogwood Road

N/s Dogwood Road, 600 ft. w/of centerline of Rolling Run Drive

2nd Election District – 4th Councilmanic District

Legal Owners: Eduardo Dubois

Special Hearing to allow existing and proposed detached accessory structures with a combined area footprint greater than that of the principal building. **Variance** to permit a proposed detached accessory structure (storage building) with a height of 24 ft. in lieu of the maximum allowed 15 ft.

Hearing: Thursday, May 7, 2015 at 10:00 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: Eduardo Dubois, 7126 Dogwood Road, Windsor Mill 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, APRIL 17, 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.



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 3203881

Sold To:

Eduardo Dubois - CU00435745
7126 Dogwood Rd
Windsor Mill, MD 21244

Bill To:

Eduardo Dubois - CU00435745
7126 Dogwood Rd
Windsor Mill, MD 21244

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

Apr 16, 2015

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: # 2015-0209-SPHA	
7126 Dogwood Road	
N/s. Dogwood Road, 600 ft. w/of centerline of Rolling Run Drive	
2nd Election District - 4th Councilmanic District	
Legal Owner(s) Eduardo Dubois	
Special Hearing to allow existing and proposed detached accessory structures with a combined area footprint greater than that of the principal building.	
Variance to permit a proposed detached accessory structure (storage building) with a height of 24 ft. in lieu of the maximum allowed 15 ft.	
Hearing: Thursday, May 7, 2015 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 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.	
4/26/15 April 16	3103881

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

April 17, 2015

Re:

Zoning Case No. 2015-0209-SPHA

Petitioner / Owner: Eduardo Dubois

Date of Hearing: May 7, 2015

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

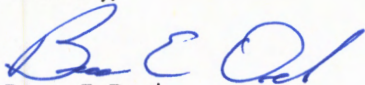
Attention: Kristen Lewis

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 **7126 Dogwood Road**.

The sign(s) were posted on **April 16, 2015**.

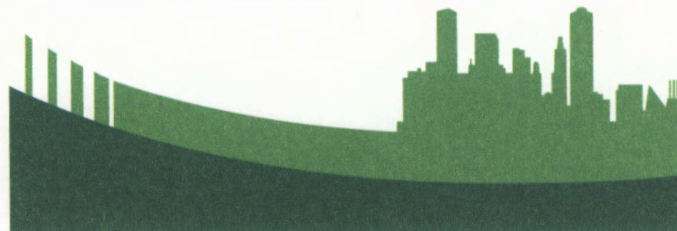
Sincerely,



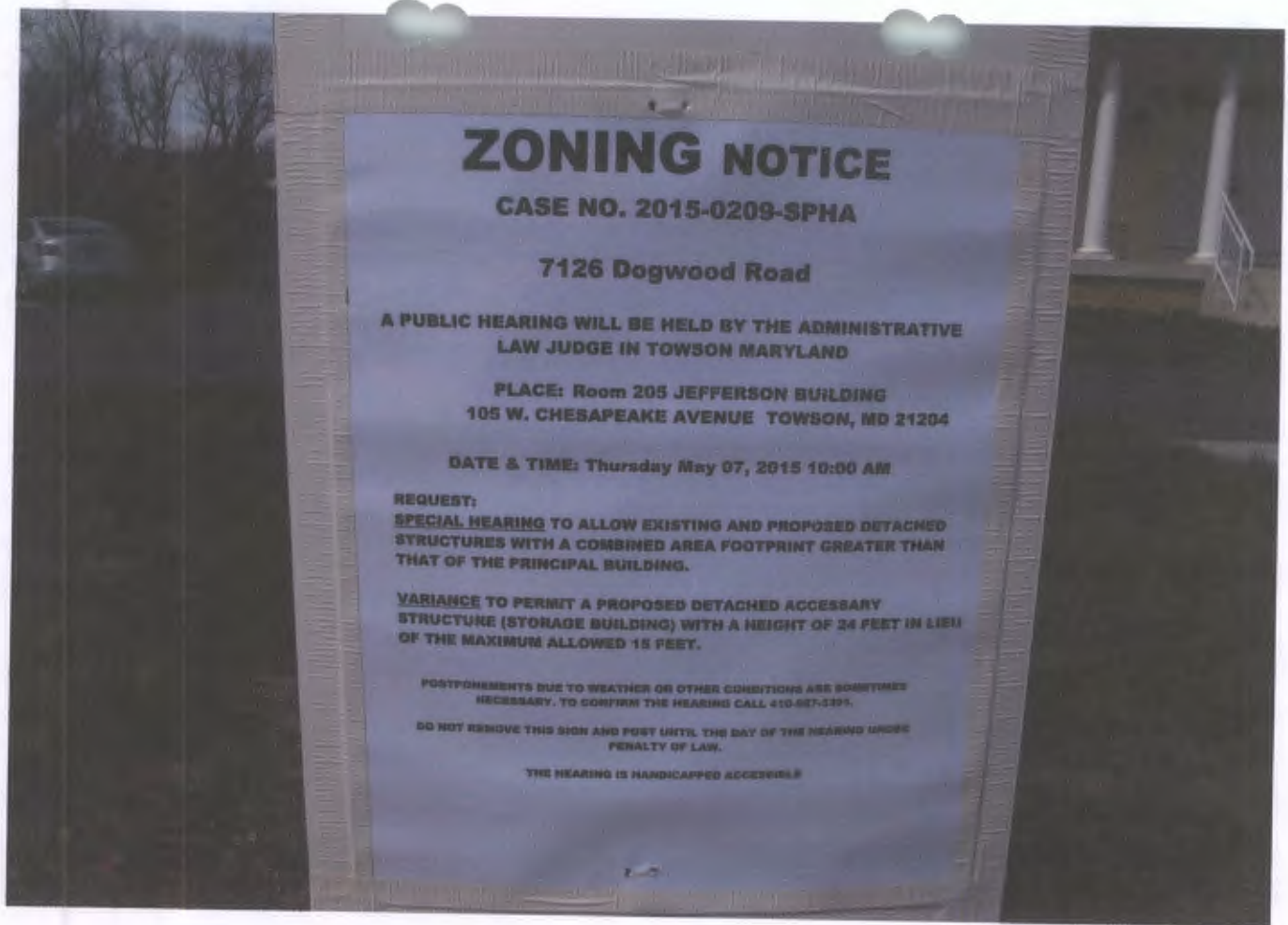
Bruce E. Doak

MD Property Line Surveyor #531

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



Land Use Expert and Surveyor





KEVIN KAMENETZ
County Executive

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

April 7, 2015

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: 2015-0209-SPHA

7126 Dogwood Road

N/s Dogwood Road, 600 ft. w/of centerline of Rolling Run Drive

2nd Election District – 4th Councilmanic District

Legal Owners: Eduardo Dubois

Special Hearing to allow existing and proposed detached accessory structures with a combined area footprint greater than that of the principal building. **Variance** to permit a proposed detached accessory structure (storage building) with a height of 24 ft. in lieu of the maximum allowed 15 ft.

Hearing: Thursday, May 7, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

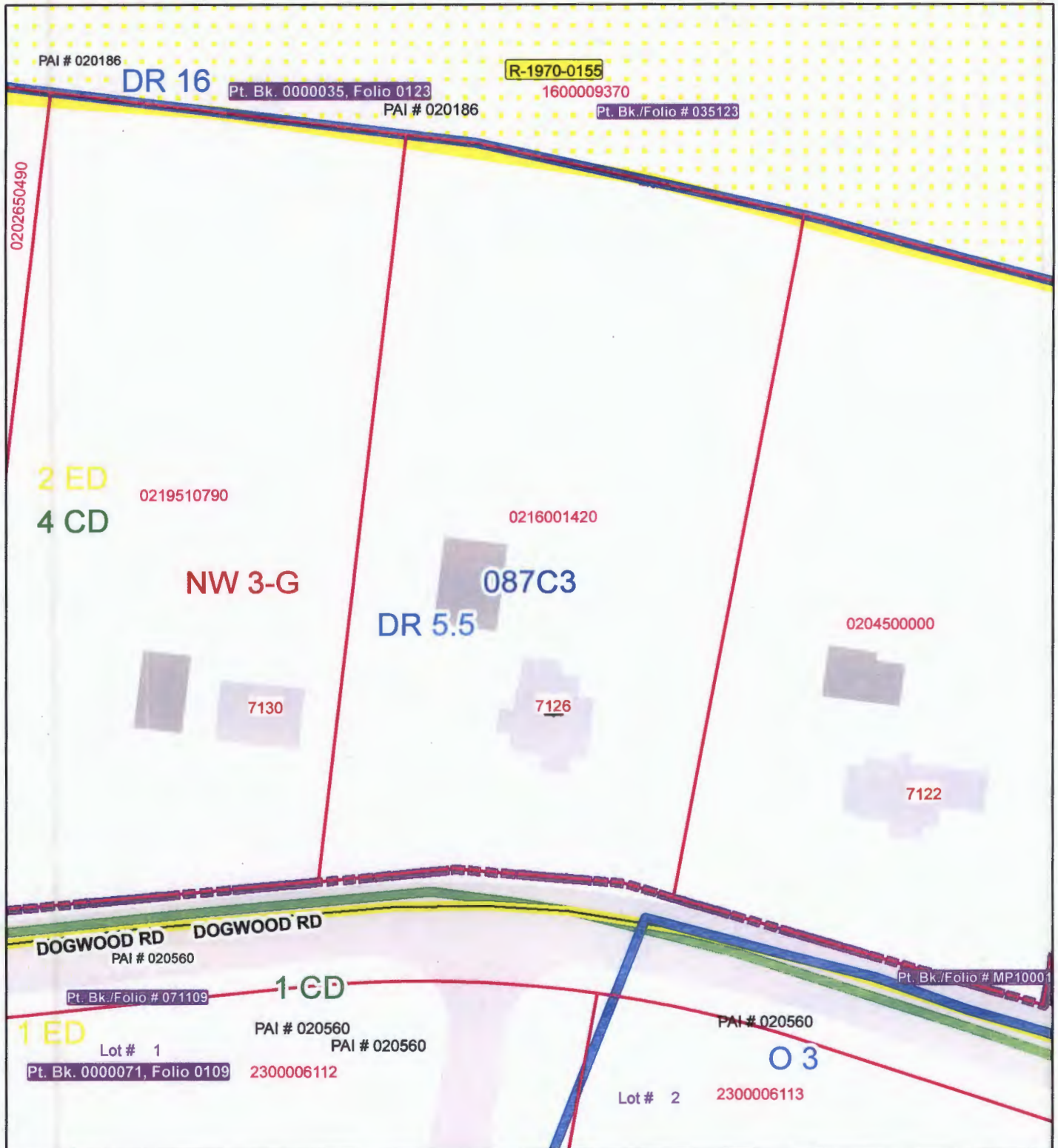
Arnold Jablon
Director

AJ:kl

C: Eduardo Dubois, 7126 Dogwood Road, Windsor Mill 21244

- NOTES:** (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, APRIL 17, 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.**

7126 Dogwood Road



Publication Date: 3/16/2015



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

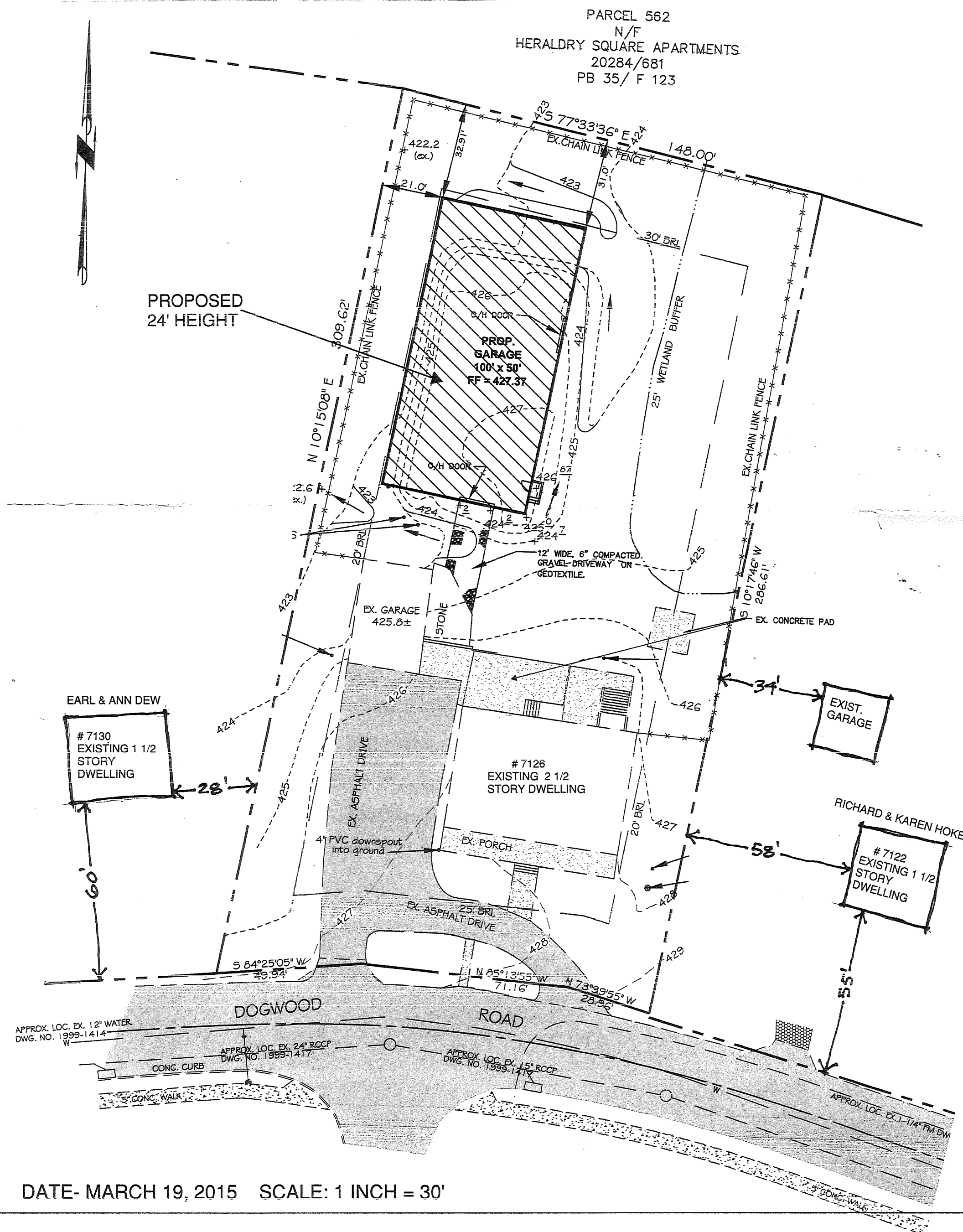


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item # 0209

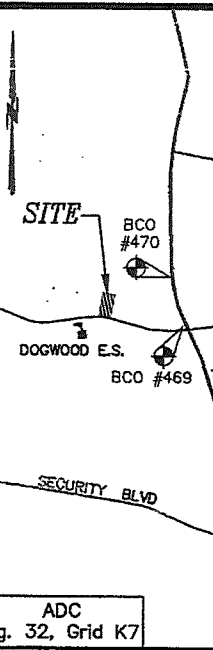
ZONING HEARING FOR VARIANCE X FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS - 7126 DOGWOOD ROAD OWNER(S) NAME(S) - 7126 LLC
 SUBDIVISION NAME - N/A LOT# N/A BLOCK# 0025 SECTION # - N/A
 PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 0216001420 DEED REF # 34686 / 00050



PLAN DRAWN BY - KEN SZPARA

DATE- MARCH 19, 2015 SCALE: 1 INCH = 30'

SITE VICIN



MAP IS

ZONING MAP # 008

SITE ZONED - DR 5.

ELECTION DISTRICT

COUNCIL DISTRICT

LOT AREA ACREAGE

OR SQUARE FEET -

HISTORIC? - NO

IN CBCA? - NO

IN FLOOD PLAIN? -

UTILITIES? MARK W

WATER IS:

PUBLIC - X PRIVATE

SEWER IS:

PUBLIC - X PRIVATE

PRIOR HEARING? -

IF SO GIVE CASE N

ORDER RESULT BE

VIOLATION CASE IN

#2015-020

PETITIONER'S

EXHIBIT NO. 1

DEED REF # 34686 / 00050

ROAD

DATE- MARCH 19, 2015 SCALE: 1 INCH = 30'

#2015-0209-SPHA

