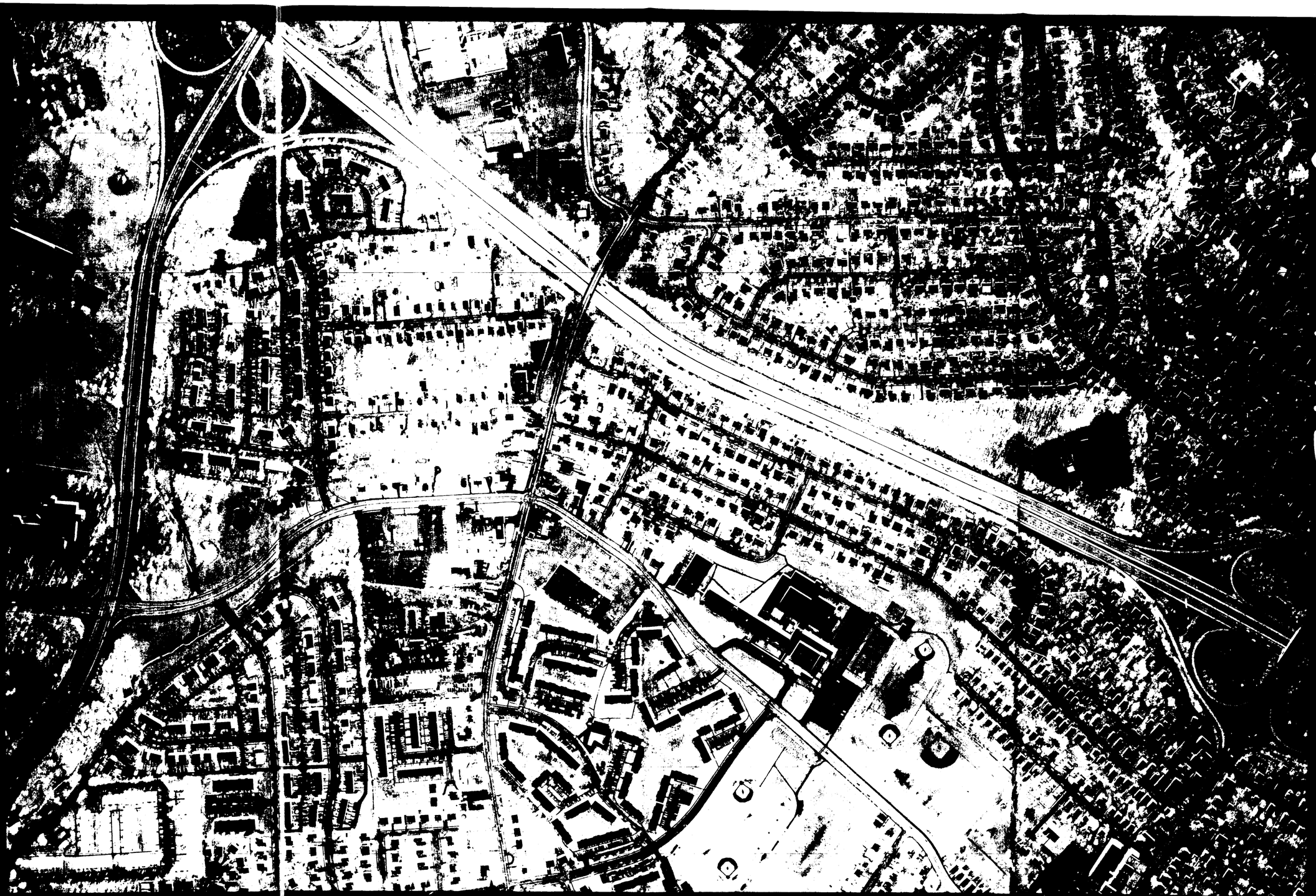


94-403-A

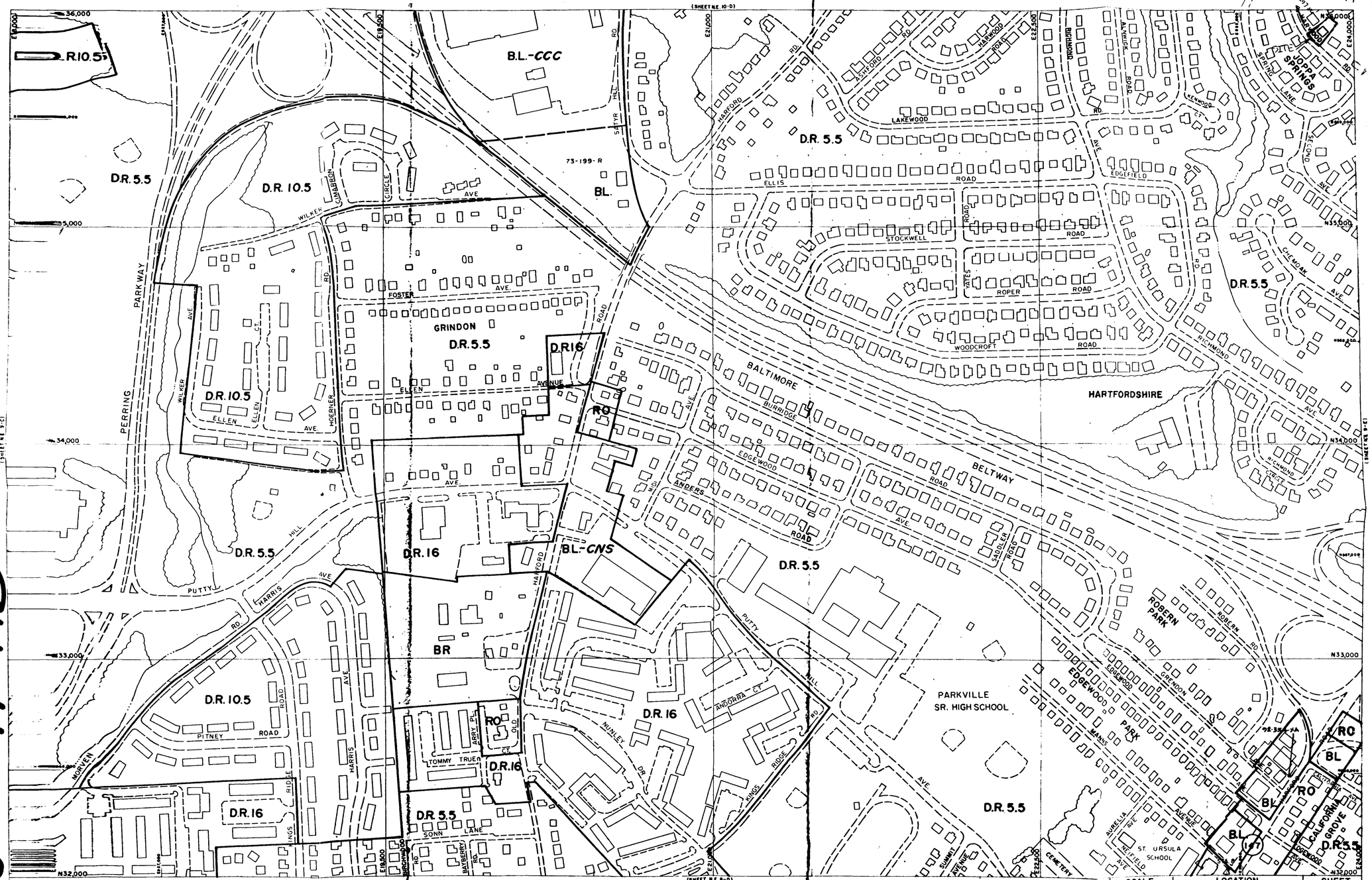
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	PARKVILLE	N.E. 9-D

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

#394

94-403-A



N-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

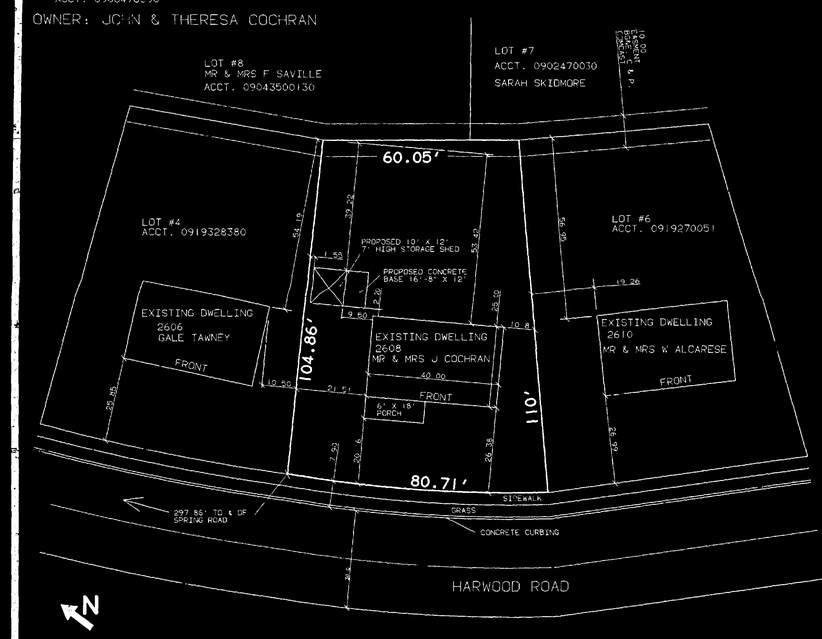
William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	PARKVILLE	N.E. 9-D
DATE OF PHOTOGRAPHY JANUARY 1986		

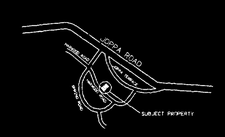
PLAT TO ACCOMPANY ZONING ☐ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 2608 HARWOOD ROAD
SUBDIVISION NAME: JOPPA MANOR
PLAT BOOK #:23,FOLIO #:25 , LOT #5, SECTION #:B
ACCT. 0903478390

OWNER: JOHN & THERESA COCHRAN



PREPARED BY: J COCHRAN DATE: SCALE OF DRAWING:1"=20'



NORTH

VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 2
1"=200' SCALE MAP #: NE-9D
ZONING: D.R. 5.5
LOT SIZE: .172 ACREAGE / 7560 SQUARE FEET

	PUBLIC	PRIVATE
SEWER:	☒	☐
WATER:	☒	☐

	YES	NO
CHEASAPEAKE BAY CRITICAL AREA:	☐	☒

PRIOR ZONING HEARINGS: NONE

PET. CH.

ZONING OFFICE USE ONLY

REVIEWED BY:	ITEM #:	CASE #:
JJ	394	

94-403-A

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 29, 1994

Mr. and Mrs. John R. Cochran
2608 Harwood Road
Baltimore, Maryland 21234

RE: Case No. 94-403-A, Item No. 394
Petitioner: John R. Cochran, et ux.
Petition for Administrative Variance

Dear Mr. and Mrs. John R. Cochran:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 15, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-22-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: # 394 (JRC)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Kenneth A. Kohler, Acting Chief
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204 5500

(301) 887-4500

DATE: 04/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.: Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Prevention Bureau has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 387,389,393,AND 394.

RECEIVED
APR 28 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 22, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item 374, 7736 South Cove Road - 94-389-A AV 5/2
Item 381, 2209 Headland Avenue (94-395-A) 2 Zone 5/17
Item 382, 6000 Hamilton Avenue (94-396 SPH)
Item 383, 6732 Charles Street Avenue (94-396-A) AV 5/2
Item 387, 1 Brigantine Court (94-466-A) AV 5/9
Item 389, 1044 Green Hill Farm Road 94-461-A "
Item 391, 10 Blueleaf Court 94-464-SPHA 5/24
Item 393, 100 Sunny Meadow Lane 94-462-A AV 5/9
Item 394, 2608 Harwood Road 94-463 A "

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Carl G. Richards

PK/JL:pat

374NC.ZAC/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: John and Theresa Cochran
2608 Harwood Road
Baltimore, MD 21234

Re: CASE NUMBER: 94-403-A (Item 394)
2608 Harwood Road
E/S Harwood Road, 297.86' S of c/l Spring Road
9th Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 24, 1994. The closing date (May 9, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a $60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

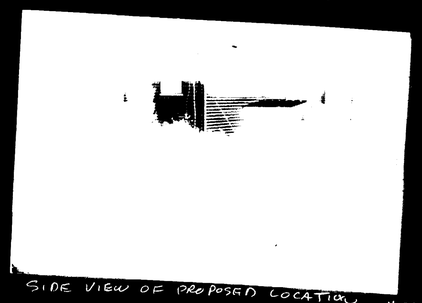
Arnold Jablon
Director

Printed with Soybean Ink on Recycled Paper

REAR VIEW OF PROPOSED LOCATION OF SHED

PROPOSED LOCATION SHOWING NEIGHBOR'S HOUSE (TAWNEY) #394

VIEW FROM REAR OF PROPERTY SHOWING PROPOSED LOCATION OF SHED



SIDE VIEW OF PROPOSED LOCATION #394

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Harwood Road, 297.86' S of
the c/l of Spring Road
(2608 Harwood Road)
9th Election District
6th Councilmanic District

John R. Cochran, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-403-A

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, John R. and Theresa A. Cochran. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1.55 feet in lieu of the minimum required 5 feet for a proposed accessory structure (shed) in accordance with the plat to accompany the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(.) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of May, 1994 that the Petition for Administrative Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1.55 feet in lieu of the minimum required 5 feet for a proposed accessory structure (shed), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/11/94
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 11, 1994

Mr. & Mrs. John R. Cochran
2608 Harwood Road
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Harwood Road, 297.86' S of the c/l of Spring Road
(2608 Harwood Road)
9th Election District - 6th Councilmanic District
John R. Cochran, et ux - Petitioners
Case No. 94-403-A

Dear Mr. & Mrs. Cochran:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
File

Printed on Recycled Paper

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

94-403-A

for the property located at 2608 Harwood Road Baltimore County
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 BCZR (1955) To permit a side yard setback of 1.55 ft. for an accessory structure (shed) in lieu of the required 5 ft. (1956).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. A drainage swale for part of the development runs across and parallel to the rear boundry of the property.
2. If the storage shed were to be placed in this area, an expensive complicated drainage system would be required to carry water under the shed.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do 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 Petition.)

Contract Purchaser/Lessee: (Type or Print Name) Signature Address City State Zipcode

Legal Owner(s): John R. Cochran (Type or Print Name) Signature; Theresa A. Cochran (Type or Print Name) Signature; 716-2743 Work; 2608 Harwood Road 6618631 Home (Address, Phone No.); Baltimore, Maryland 21234 (City, State, Zipcode)

Attorney for Petitioner: (Type or Print Name) Signature Address Phone No. City State Zipcode

Name, Address and phone number of representative to be contacted: Name Address Phone No.

A Public Hearing has/has been requested and/or found to be required. It is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19__, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 4/15/94
By

REVIEWED BY: ___ DATE: 4/15/94
ESTIMATED POSTING DATE 4/24/94

Printed with Soybean Ink on Recycled Paper

ITEM #: 394

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2608 Harwood Road (address)
Baltimore Maryland 21234 (City, State, Zip Code)

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The area where present zoning permits construction of a storage shed has a drainage swale running through it. An extensive and very expensive drain system would be required to carry run-off water under the building. The property assessment of the land was reduced because of the wet nature of this area.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Theresa A. Cochran (Signature) Theresa A. Cochran (Type or print name)
John R. Cochran (Signature) John R. Cochran (Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of April, 19 94, before me a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Theresa & John Cochran

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
April 5, 1994 (date) Notary Public
My Commission Expires. 4/1/98

94-403-A

ZONING DESCRIPTION FOR 2608 HARWOOD ROAD (address)
Election District 9 Councilmanic District 2

Beginning at a point on the EAST (north, south, east or west) side of HARWOOD ROAD (street on which property fronts) which is 30' (number of feet of right-of way width) wide at a distance of 297.86' SOUTH (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street SPRING ROAD (name of street) which is 30' (number of feet of right-of-way width) wide. *Being Lot # 5, Block E, Section # B in the subdivision of JOPPA MANOR (name of subdivision) as recorded in Baltimore County Plat Book # 23, Folio # 25, containing 7560 S.F. (.174 ACRES) (square feet and acres).

#394

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
94-403-A

Account: R-001-6150
Number 394

Date 4/15/94

Taken by: JRF

COCHRAN - 2608 Harwood Rd.

010 -- Variance = $50.00
080 -- Sign = $35.00

#85.00

01A01#0036MICHRC $85.00
CA C003:00PM04-15-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 94-403-A
Towson, Maryland

District 9th Date of Posting 4/23/94
Posted for: Variance
Petitioner: John + Theresa Cochran
Location of property: 2608 Harwood Rd, E/S
Location of Signs: Facing roadway on property being posted
Remarks:
Posted by (Signature) Date of return: 4/24/94
Number of Signs: 1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

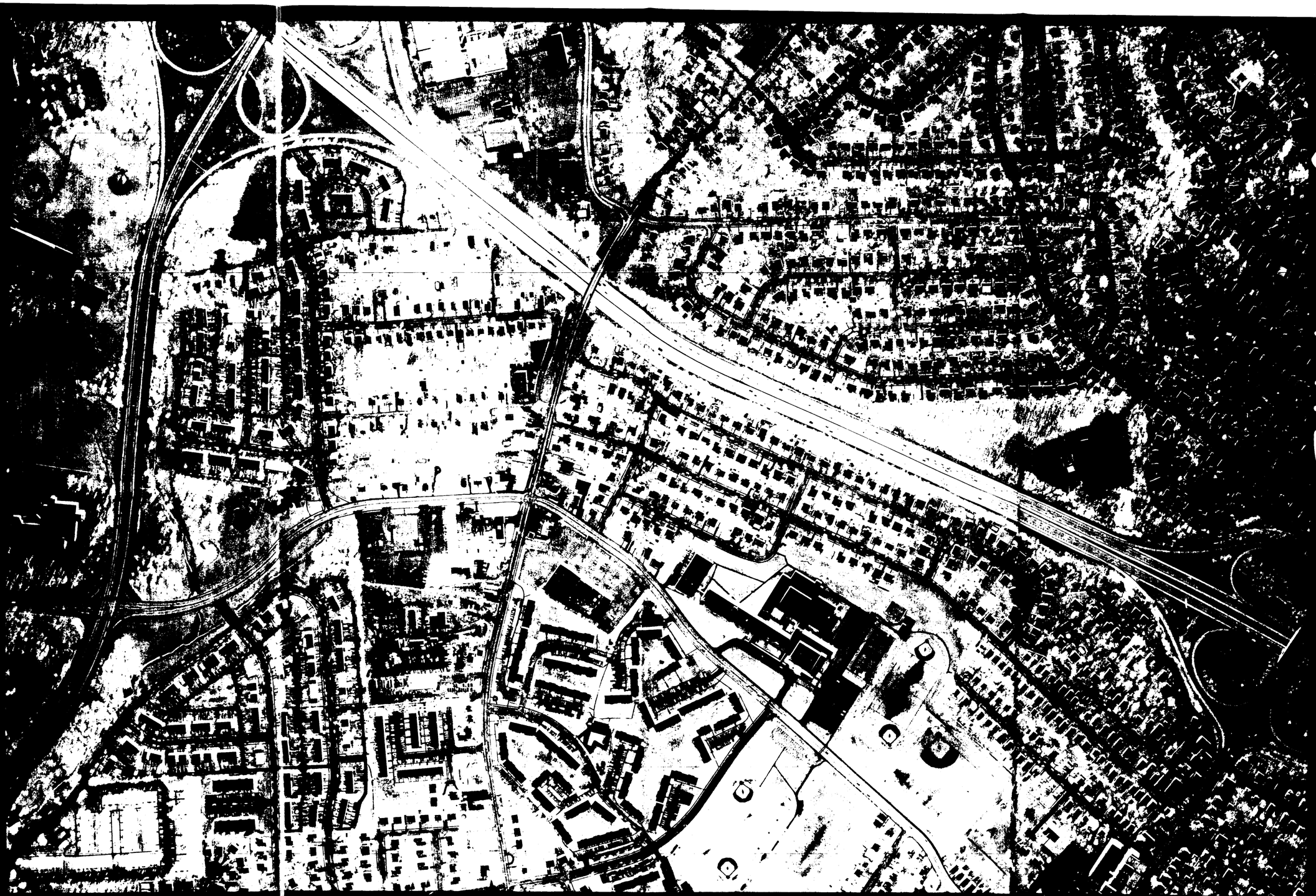
For newspaper advertising.
Item No.: 394
Petitioner: JOHN R COCHRAN
Location: 2608 HARWOOD ROAD BALTIMORE MD 21234

PLEASE FORWARD ADVERTISING BILL TO:
NAME: JOHN R COCHRAN
ADDRESS: 2608 HARWOOD ROAD
BALTIMORE MARYLAND 21234
PHONE NUMBER: 6618631

AJ:ggs

(Revised 04/09/93)

Printed on Recycled Paper



94-403-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	PARKVILLE	N.E. 9-D

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MARTINSBURG, W.V. 25401

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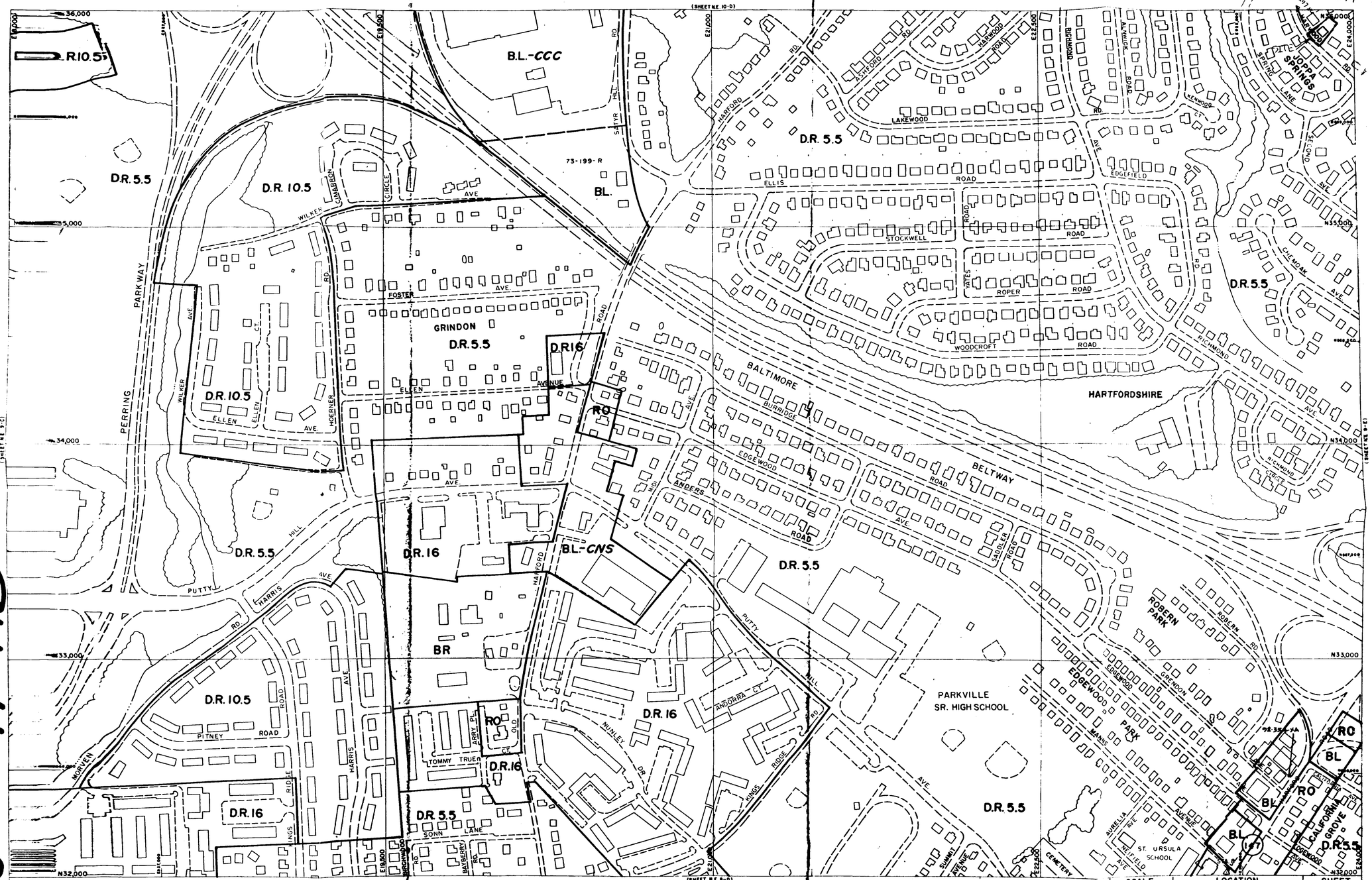

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1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
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William A. Howard IV
Chairman, County Council

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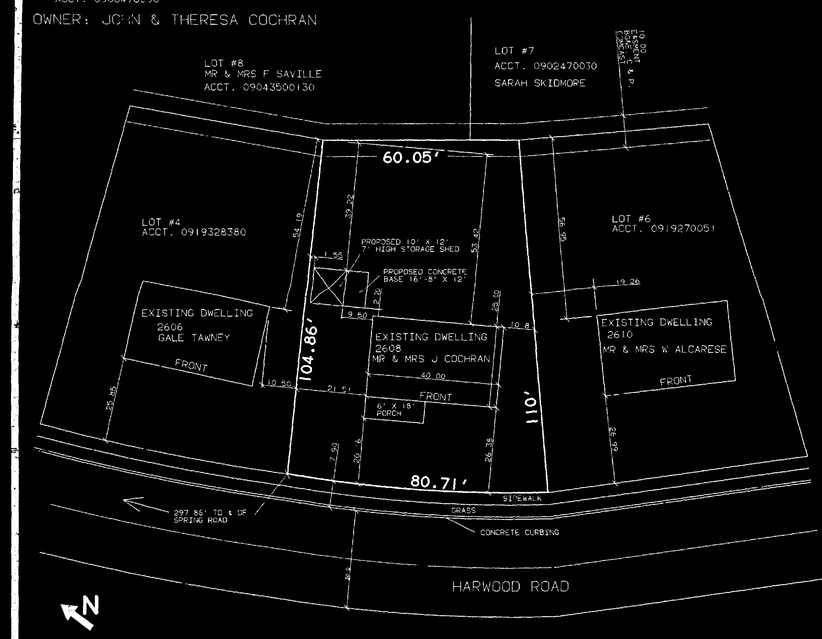
DATE OF PHOTOGRAPHY JANUARY 1986		

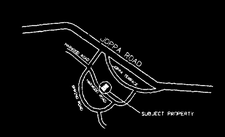
PLAT TO ACCOMPANY ZONING ☐ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 2608 HARWOOD ROAD
SUBDIVISION NAME: JOPPA MANOR
PLAT BOOK #:23,FOLIO #:25 , LOT #5, SECTION #:B
ACCT. 0903478390

OWNER: JOHN & THERESA COCHRAN



PREPARED BY: J COCHRAN DATE: SCALE OF DRAWING:1"=20'



NORTH

VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 2
1"=200' SCALE MAP #: NE-9D
ZONING: D.R. 5.5
LOT SIZE: .172 ACREAGE / 7560 SQUARE FEET

	PUBLIC	PRIVATE
SEWER:	☒	☐
WATER:	☒	☐

	YES	NO
CHEASAPEAKE BAY CRITICAL AREA:	☐	☒

PRIOR ZONING HEARINGS: NONE

PET. CH.

ZONING OFFICE USE ONLY

REVIEWED BY:	ITEM #:	CASE #:
JJ	394	

94-403-A

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 29, 1994

Mr. and Mrs. John R. Cochran
2608 Harwood Road
Baltimore, Maryland 21234

RE: Case No. 94-403-A, Item No. 394
Petitioner: John R. Cochran, et ux.
Petition for Administrative Variance

Dear Mr. and Mrs. John R. Cochran:

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1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-22-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: # 394 (JRC)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Kenneth A. Kohler, Acting Chief
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204 5500

(301) 887-4500

DATE: 04/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.: Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Prevention Bureau has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 387,389,393,AND 394.

RECEIVED
APR 28 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 22, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item 374, 7736 South Cove Road - 94-389-A AV 5/2
Item 381, 2209 Headland Avenue (94-395-A) 2 Zone 5/17
Item 382, 6000 Hamilton Avenue (94-396 SPH)
Item 383, 6732 Charles Street Avenue (94-396-A) AV 5/2
Item 387, 1 Brigantine Court (94-466-A) AV 5/9
Item 389, 1044 Green Hill Farm Road 94-461-A "
Item 391, 10 Blueleaf Court 94-464-SPHA 5/24
Item 393, 100 Sunny Meadow Lane 94-462-A AV 5/9
Item 394, 2608 Harwood Road 94-463 A "

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Carl G. Richards

PK/JL:pat

374NC.ZAC/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: John and Theresa Cochran
2608 Harwood Road
Baltimore, MD 21234

Re: CASE NUMBER: 94-403-A (Item 394)
2608 Harwood Road
E/S Harwood Road, 297.86' S of c/l Spring Road
9th Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 24, 1994. The closing date (May 9, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a $60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

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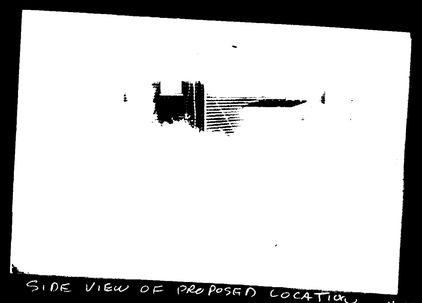
REAR VIEW OF PROPOSED LOCATION OF SHED

PROPOSED LOCATION SHOWING NEIGHBOR'S HOUSE (TAWNEY) #394

VIEW FROM REAR OF PROPERTY SHOWING PROPOSED LOCATION OF SHED



SIDE VIEW OF PROPOSED LOCATION #394

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Harwood Road, 297.86' S of
the c/l of Spring Road
(2608 Harwood Road)
9th Election District
6th Councilmanic District

John R. Cochran, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-403-A

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, John R. and Theresa A. Cochran. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1.55 feet in lieu of the minimum required 5 feet for a proposed accessory structure (shed) in accordance with the plat to accompany the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(.) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of May, 1994 that the Petition for Administrative Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1.55 feet in lieu of the minimum required 5 feet for a proposed accessory structure (shed), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/11/94
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 11, 1994

Mr. & Mrs. John R. Cochran
2608 Harwood Road
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Harwood Road, 297.86' S of the c/l of Spring Road
(2608 Harwood Road)
9th Election District - 6th Councilmanic District
John R. Cochran, et ux - Petitioners
Case No. 94-403-A

Dear Mr. & Mrs. Cochran:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
File

Printed on Recycled Paper

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

94-403-A

for the property located at 2608 Harwood Road Baltimore County
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 BCZR (1955) To permit a side yard setback of 1.55 ft. for an accessory structure (shed) in lieu of the required 5 ft. (1956).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. A drainage swale for part of the development runs across and parallel to the rear boundry of the property.
2. If the storage shed were to be placed in this area, an expensive complicated drainage system would be required to carry water under the shed.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do 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 Petition.)

Contract Purchaser/Lessee: (Type or Print Name) Signature Address City State Zipcode

Legal Owner(s): John R. Cochran (Type or Print Name) Signature; Theresa A. Cochran (Type or Print Name) Signature; 716-2743 Work; 2608 Harwood Road 6618631 Home (Address, Phone No.); Baltimore, Maryland 21234 (City, State, Zipcode)

Attorney for Petitioner: (Type or Print Name) Signature Address Phone No. City State Zipcode

Name, Address and phone number of representative to be contacted: Name Address Phone No.

A Public Hearing has/has been requested and/or found to be required. It is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19__, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 4/15/94
By

REVIEWED BY: ___ DATE: 4/15/94
ESTIMATED POSTING DATE 4/24/94

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ITEM #: 394

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2608 Harwood Road (address)
Baltimore Maryland 21234 (City, State, Zip Code)

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The area where present zoning permits construction of a storage shed has a drainage swale running through it. An extensive and very expensive drain system would be required to carry run-off water under the building. The property assessment of the land was reduced because of the wet nature of this area.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Theresa A. Cochran (Signature) Theresa A. Cochran (Type or print name)
John R. Cochran (Signature) John R. Cochran (Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of April, 19 94, before me a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Theresa & John Cochran

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
April 5, 1994 (date) Notary Public
My Commission Expires. 4/1/98

94-403-A

ZONING DESCRIPTION FOR 2608 HARWOOD ROAD (address)
Election District 9 Councilmanic District 2

Beginning at a point on the EAST (north, south, east or west) side of HARWOOD ROAD (street on which property fronts) which is 30' (number of feet of right-of way width) wide at a distance of 297.86' SOUTH (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street SPRING ROAD (name of street) which is 30' (number of feet of right-of-way width) wide. *Being Lot # 5, Block E, Section # B in the subdivision of JOPPA MANOR (name of subdivision) as recorded in Baltimore County Plat Book # 23, Folio # 25, containing 7560 S.F. (.174 ACRES) (square feet and acres).

#394

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
94-403-A

Account: R-001-6150
Number 394

Date 4/15/94

Taken by: JRF

COCHRAN - 2608 Harwood Rd.

010 -- Variance = $50.00
080 -- Sign = $35.00

#85.00

01A01#0036MICHRC $85.00
CA C003:00PM04-15-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 94-403-A
Towson, Maryland

District 9th Date of Posting 4/23/94
Posted for: Variance
Petitioner: John + Theresa Cochran
Location of property: 2608 Harwood Rd, E/S
Location of Signs: Facing roadway on property being posted
Remarks:
Posted by (Signature) Date of return: 4/24/94
Number of Signs: 1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising.
Item No.: 394
Petitioner: JOHN R COCHRAN
Location: 2608 HARWOOD ROAD BALTIMORE MD 21234

PLEASE FORWARD ADVERTISING BILL TO:
NAME: JOHN R COCHRAN
ADDRESS: 2608 HARWOOD ROAD
BALTIMORE MARYLAND 21234
PHONE NUMBER: 6618631

AJ:ggs

(Revised 04/09/93)

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