

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Bulls Sawmill Road, 2900'
W of Middletown Road * ZONING COMMISSIONER
2024 Bulls Sawmill Road
6th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Albert W. Hartlove, Jr., et ux* Case No. 95-128-A
Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 2024 Bulls Sawmill Road in northern Baltimore County. Variance relief is requested from the application of Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (identified as a two story garage) with a height of 23 ft. in lieu of the permitted 15 ft. The Petition is filed by Albert W. Hartlove, Jr., and Elizabeth Anne Hartlove, his wife, property owners. The requested relief and subject property are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the public hearing held for this case was the Petitioner/property owner, Albert W. Hartlove, Jr. There were no interested persons or Protestants present.

Testimony and evidence presented was that the subject lot is approximately 2.077 acres in area and is zoned R.C.2. The property is improved with an existing dwelling, driveway and attached deck. The property is a large rural residentially developed lot located in northern Baltimore County. The surrounding uses include agricultural properties and some residential development.

The Petitioner proposes constructing a garage to the rear of the property. The proposed garage will be 26 ft. wide and 40 ft. deep and

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will be 23 ft. tall. Mr. Hartlove indicated that he is retired and suffers from impaired vision. He proposes to construct a garage to provide both additional storage area and living space. He indicated that the existing dwelling is quite old and has suffered significant water damage to the basement. In order to more fully utilize his property, he proposes construction of the garage as shown on the plan. The first floor will be used for storage and the second story will be added to add room for a recreational area. He proposes placing a large screen TV in the living room area shown. Because of the proposed second floor, relief is necessary from height limitations imposed by the BCZR.

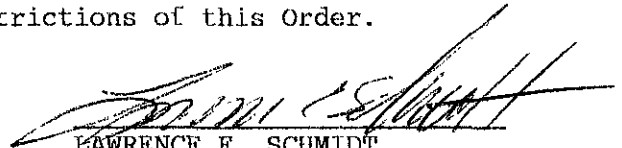
Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of November, 1994 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (two story garage) with a height of 23 ft., in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the follow-

ing restrictions which are conditions precedent to the relief granted herein:

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmm

ORDER RECEIVED FOR FILING
11/18/94
M. G. G. G.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 15, 1994

Mr. and Mrs. Albert W. Hartlove, Jr.
2024 Bulls Sawmill Road
Freeland, Maryland 21053

RE: Case No. 95-128-A
Petition for Variance
Property: 2024 Bulls Sawmill Road, Freeland

Dear Mr. and Mrs. Hartlove:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

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Petition for Variance

95-128-A
to the Zoning Commissioner of Baltimore County

for the property located at

2024 Bulls Sawmill Road

which is presently zoned

RC 2

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)

400-3 to permit an accessory structure (2 story garage) with a height of 23 feet in lieu of the permitted 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) I wish to construct a detached garage with a 2nd story recreation room. The existing recreation room in the basement has suffered damage because of excessive dampness. In addition there is insufficient light because of vision disability. The garage cannot be attached to the principle dwelling because of the location of the septic system and the existing woods, which I wish to retain.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/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.

Legal Owner(s):

Albert William Hartlove Jr.
(Type or Print Name)

Signature

Elizabeth Anne Hartlove
(Type or Print Name)

Signature

2024 Bulls Sawmill Rd. 343-1256
Address Phone No

Freeland Maryland 21053
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

SON

DATE

10-4-94



Printed with Soybean Ink
on Recycled Paper



Zoning Description

Journal of Management Studies, 19(6), 709-728.

1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-128 A

District 6th Date of Posting 10/21/94
Posted for: Variance
Petitioner: Albert & Eliza Hartman
Location of property: 2024 Bulls Sound Rd, N/2
Location of Signs: Facing roadway on property being zoned
Remarks: No pole used - nailed to tree
Posted by M. H. Harty Date of return: 10/28/94
Signature
Number of Signs: 1

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:

95-128-A (Item 127)
2024 Bulls Sawmill Road
N/S Bulls Sawmill Road
2900' W of Middletown Rd
6th Election District
3rd Councilmanic

Legal Owner:

William Hartlove, Jr. &
Elizabeth Anne Hartlove
HEARING: WEDNESDAY,
NOVEMBER 8, 1994 at
9:00 a.m. in Rm. 106,
County Office Building.

Variance: to permit an accessory structure (2-story garage) with a height of 25 feet in lieu of the permitted 15 feet.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

10/227 - October 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Oct. 20, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct. 20, 1994

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

10/227-10/227



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

receipt

95-128-A

Account: R-001-6150

Number

127.

Date 10.4.94.

ALBERT & ELIZABETH HARTLOVE.
2024. Bulls Sawmill Rd.

OIC VANALLO

OIC P. SION

TERNO

h.s.s

RECEIVED

03A03M0332MICHRC
BA 0010219AM10-04-94

\$107.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

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.: 127.

Petitioner: Albert William Hartlove Jr.

Location: 2024 Bulls Sawmill Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Albert W. Hartlove Jr.

ADDRESS: 2024 Bulls Sawmill Rd

Freeland Maryland 21053

PHONE NUMBER: 410 343 1256

AJ:ggs

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(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 14, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-128-A (Item 127)

2024 Bulls Sawmill Road

N/S Bulls Sawmill Road, 2900' W of Middletown Road

6th Election District - 3rd Councilmanic

Legal Owner: Albert William Hartlove, Jr. & Elizabeth Anne Hartlove

HEARING: WEDNESDAY, NOVEMBER 9, 1994 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit an accessory structure (2-story garage) with a height of 25 feet in lieu of the permitted 15 feet.

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

Arnold Jablon
Director

cc: Albert and Elizabeth Hartlove

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Mr. and Mrs. Albert Hartlove
2024 Bulls Sawmill Road
Freeland, Maryland 21053

NOV. 2 1994

RE: Case No. 95-128A, Item No. 127
Petitioner: Albert and Elizabeth Hartlove

Dear Mr. and Mrs. Hartlove:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 4, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is 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 the Office of Zoning Administration and Development Management has instituted a system whereby 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.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,
W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

October 26, 1994

TO: Mr. Arnold Jablon, Director
 Zoning Administration and
 Development Management

FROM: J. Lawrence Pilson *JLP*
 Development Coordinator, DEPRM

SUBJECT: Zoning Item #127 - Hartlove Property
 2024 Bulls Sawmill Road
 Zoning Advisory Committee Meeting of October 17, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

/
JLP:DL:sp

HARTLOVE/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 24, 1994
Zoning Administration and Development Management

RWB FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 24, 1994
Items 125, 126, 127, 130, 132, 134 and 135

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning



DATE: October 19, 1994

SUBJECT: 2024 Bulls Sawmill Road

INFORMATION:

Item Number: 127

Petitioner: Hartlove Property

Property Size: _____

Zoning: R.C. 2

Requested Action: _____

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request provided a restriction is placed in the order to insure that the garage is not converted in the future for dwelling purposes.

Prepared by: Jeffrey W. Long

Division Chief: Carol Kern

PK/JL:lw

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/19/94

Division of Fire
Director
Fire Administration and
Development Management
Baltimore County Office Building
Towson, MD 21201
NOTE: SEE ATTACH

File: From: By: Owner: (410) 887-4880

COPIES: 10/19/94 (10/17/94)

Item No.: SEE 10/19/94 (10/17/94) (10/17/94)

Per: (410) 887-4880

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

1. The referenced property has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 125, 126, 127, 128, 129,
130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 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1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 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2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 221



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

10-14-94

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

Re: Baltimore County
Item No.: *127 (JRA)*

Dear Ms. Winiarski:

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 effected 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

David Ramsey, Acting 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

RE: PETITION FOR VARIANCE	*	BEFORE THE
2024 Bulls Sawmill Road, N/S Bulls		
Sawmill Road, 2900' W of Middletown	*	ZONING COMMISSIONER
Road, 6th Election District, 3rd		
Councilmanic	*	OF BALTIMORE COUNTY
Albert W. Hartlove, Jr., et ux.	*	CASE NO. 95-128-A
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed Albert and Elizabeth Hartlove, 2024 Bulls Sawmill Road, Freeland, MD 21053, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

JAMES R NELSON, ET UX
LOT 2, MICKEY PROPERTY 47/130
DEED REF: 6319/715

B39290 REAL PROPERTY RECORD INFORMATION -- BALTIMORE 09/20/94 PAGE 01
* PRIMARY INFORMATION *
ACCOUNT NO: 06 1900002334 NAME KEY: NELSON JAMES R 10/23/92

TOWN: 000 SUB-DIST: SUB-DIV: GEO CODE: 01 AD-VALOR CODE: 000
FIELD CARD NO. 422 LAND USE: R OWNER OCC: H TAX CLASS:
EXEMPT STATUS/CLASS: N 000 DELETE IND/DATE:

OWNER NAME 1ST LINE: NELSON JAMES R PLAT :
OWNER NAME 2ND LINE: NELSON AGNES A SECTION:
ADDRESS 1ST LINE : 2026 BULLS SAWMILL RD BLOCK :
ADDRESS 2ND LINE : LOT : 2
CITY STATE ZIP : FREELAND MD 21053 9409 MAP : 11
GRID : 15
PARCEL : 173
HOMEOwner APPL DATE:

ACTIVITY DATE MARKET VALUE DATE : DEED REF 1: / 6319/ 715
1) R 08/17/94 LETTER INTENT DATE: DEED REF 2:
2) R 08/25/93 COUNTY SERVICE IND: ADDN REF :
3) PLAT REF : 47/ 130

F2 = VALUES F5 = TAX/NEW CONS F8 = NOTICES F11 = APPEALS
F3 = LOCATION F6 = ENTRY SCREEN F12 = PRINT LABEL
F4 = TRANSFERS F7 = NAME LIST F10 = PERMITS

B39290 REAL PROPERTY RECORD INFORMATION BALTIMORE 09/20/94 PAGE 03

* LOCATION AND PROPERTY FACTORS *

ACCOUNT NO: 06 1900002334 NAME KEY: NELSON JAMES R

PREMISE ADDRESS

LEGAL DESC 1: IMPS 2.201 AC 95875 SQ FT NUMBER: 2026 SUFFIX: DIR:
LEGAL DESC 2: STREET: BULLS SAWMILL
LEGAL DESC 3: MICKEY PROPERTY TYPE : RD
CITY :
ZIP :

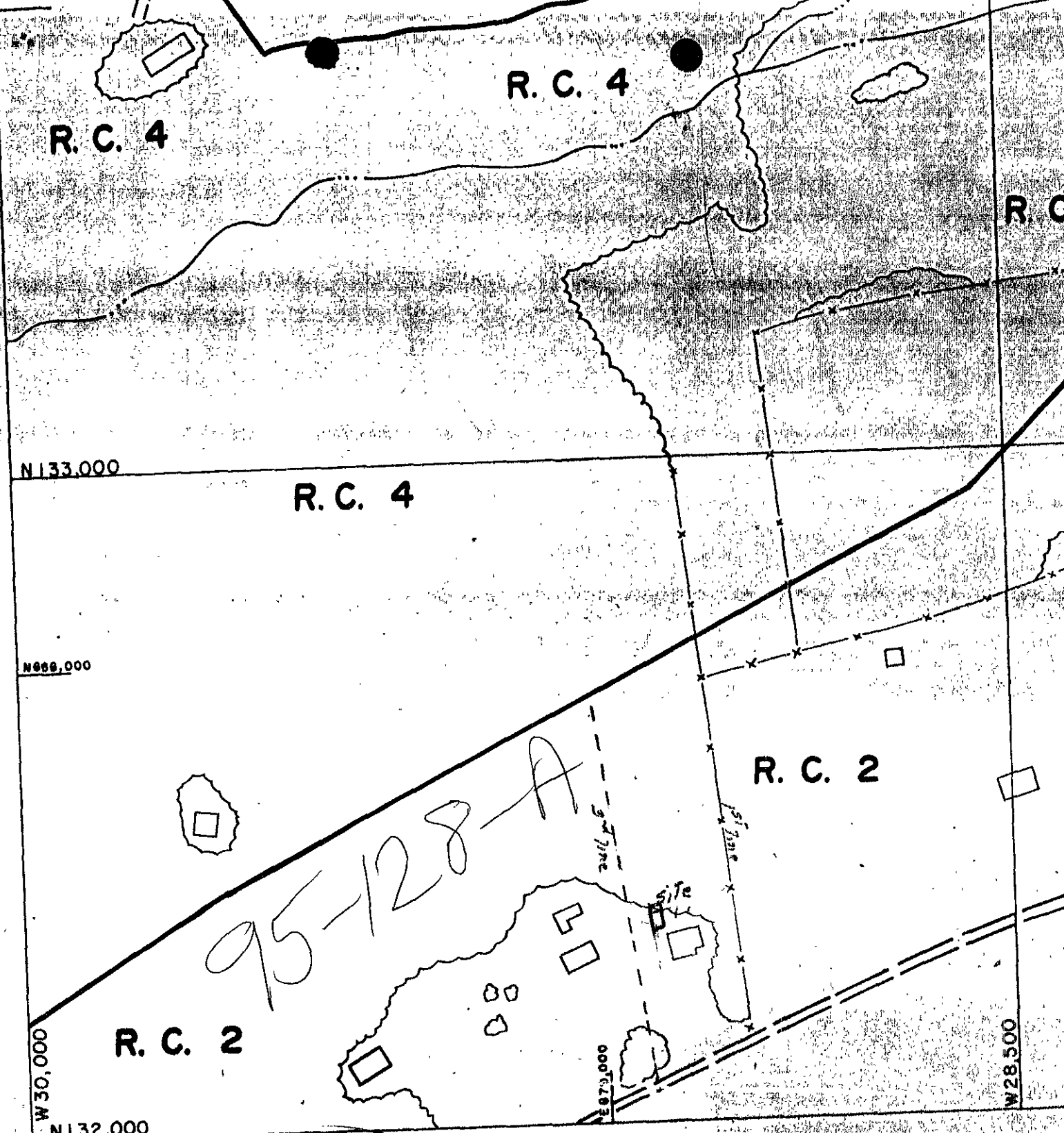
ZONING: DATE CHANGED:
MULT ZONE IND: MULT FAMILY IND:

PROPERTY FACTORS

BPRUC : 00000	PRIMARY STRUCTURE DATA	UTIL WATER SEWER:
COUNTY PROP CD: 04	GRADE : 4 YEAR BUILT:	LOCAT WTRFT: 0 REAR :
CAMA SET : 00603	CONSTR: 01 1978	STREET PAVED: UNPVD:
CAMA SUBSET : 00007	STORY : 06	INFLU COM/IN: HISTR:
	TYPE : 01	TOPOG LEVEL: ROLL6:
	COND : 3	SHAPE RECT6: IRREG:
LAND DATA		
AREA: 2.201 A	ENCLOSED AREA: 2058 SF	MULTIPLE LAND CLASS: 0
W/D: 145.97	ADDITIONAL STRUCTURE DATA	RECREATIONAL CODE:
CAMA VALUATION UNIT: 2	UNITS: STORIES:	CRITICAL AREA CODE:

F1 = PRIMARY F5 = TAX/NEW CONS F8 = NOTICES F11 = APPEALS
F2 = VALUES F6 = ENTRY SCREEN
F4 = TRANSFERS F7 = NAME LIST F10 = PERMITS

#127



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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

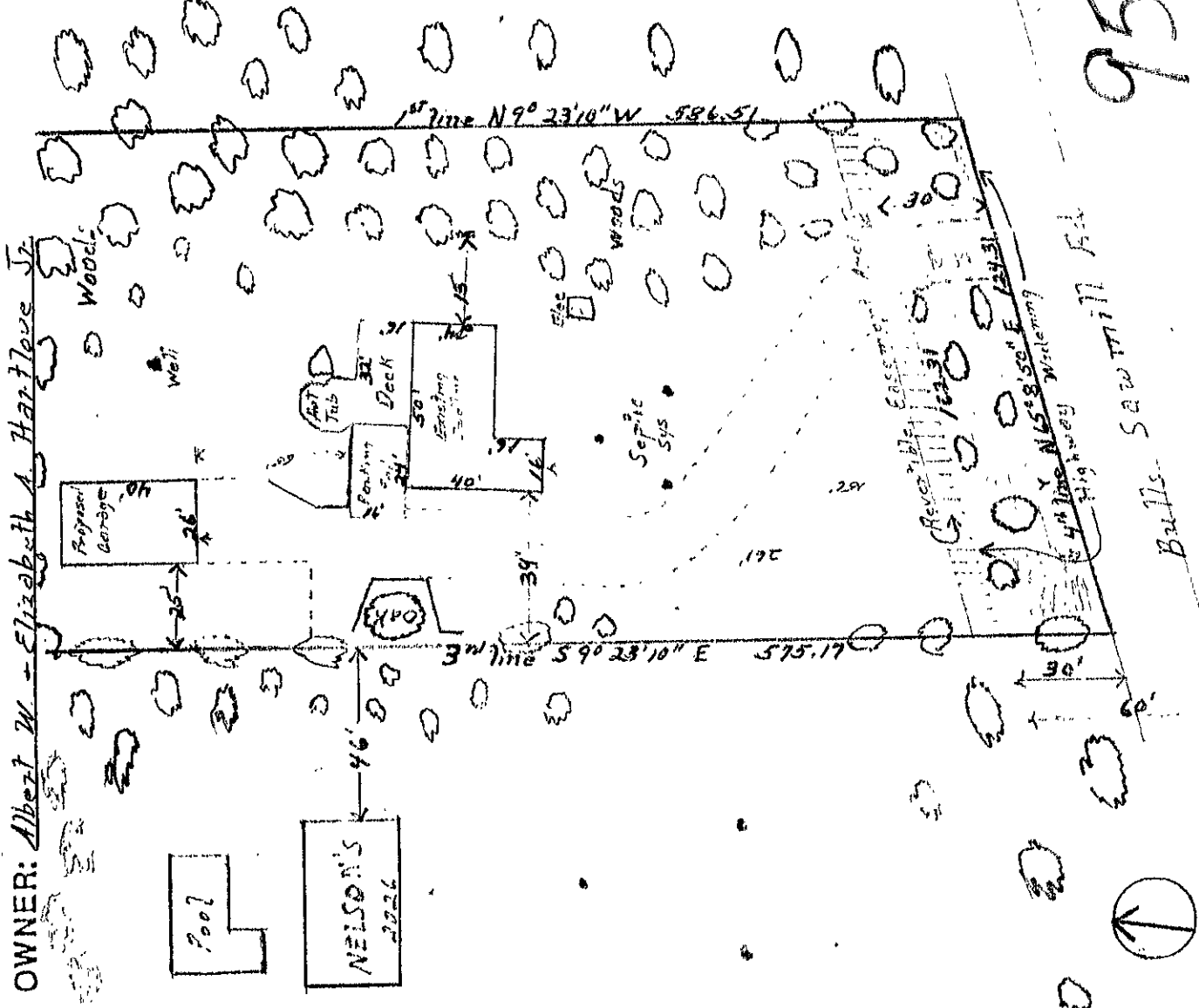
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 2024 Bulls Sawmill Rd.

Subdivision name:

plat book#	folio#	lot#	section#
5531	708		

OWNER: Albert W. + Elizabeth A. Hartlove Jr.



LOCATION INFORMATION

Election District: 6th.

Councilman District: 3rd

$r=200'$ scale map#: NW34E

Zoning: RC2

Lot size: 2.077 acreage
90.474 square feet

public private

SEWER:

WATER:

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

North

10-4-24

prepared by: April 2, 1964

Scale of Drawing: 1" = 50'