

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Mt. Carmel Road, 844' E of the c/l
Grace Road
(4800 Mt. Carmel Road)
5th Election District
3rd Council District

Martin George Ziegler, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-023-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Martin G. Ziegler, and his wife, Deneen M. Ziegler, through their attorney, Michael P. Smith, Esquire. The Petitioners request relief from Section 100.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum total lot area of 2.33 acres in lieu of the required 3.00 acres of grazing area in an R.C.2/R.C.4 zone. The subject property and relief requested are more particularly described on the site plan submitted with the Petition filed which has been accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the 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.

ORDER RECEIVED FOR FILING

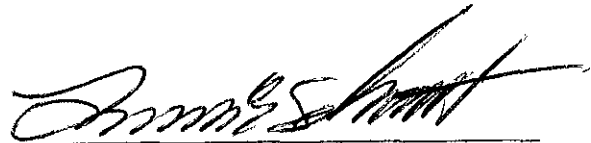
Date

By

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 Zoning Commissioner for Baltimore County this 18th day of August, 2000 that the Petition for Administrative Variance seeking relief from Section 100.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum total lot area of 2.33 acres in lieu of the required 3.00 acres of grazing area in an R.C.2/R.C.4 zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their use 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date _____

By _____



Baltimore County
Zoning Commissioner

August 18, 2000

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Michael P. Smith, Esquire
Bodie, Nagle, Dolina, Smith & Hobbs, P.A.
143 Main Street
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Mt. Carmel Road, 844' E of the c/l Grace Road
(4800 Mt. Carmel Road)
5th Election District - 3rd Councilmanic District
Martin George Ziegler, et ux - Petitioners
Case No. 01-023-A

Dear Mr. Smith:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Martin G. Ziegler
4800 Mt. Carmel Road, Hampstead, Md. 21074

People's Counsel; Case File

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

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 4800 Mt. Carmel Road
Address
Hampstead MD 21074
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):

See Attached

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

Martin George Ziegler
Signature
Martin George Ziegler
Name - Type or Print

Deneen Marie Ziegler
Signature
Deneen Marie Ziegler
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Martin G. Ziegler and Deneen M. Ziegler
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

17 July 2000
Date

[Signature]
Notary Public
My Commission Expires 4/27/02

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Martin George Ziegler
Signature
Martin George Ziegler
Name - Type or Print

Deneen Marie Ziegler
Signature
Deneen Marie Ziegler
Name - Type or Print

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Martin G. Ziegler and Deneen M. Ziegler
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AS WITNESS my hand and Notarial Seal

17 July 2000
Date

[Signature]
Notary Public
My Commission Expires 4/27/02



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4800 Mt. Carmel Road

which is presently zoned RC2 / RC4

This Petition shall be filed with the Department of Permits and 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)

Baltimore County Zoning Regulation 100.6 to permit a minimum ^{TOTAL} lot area of 2.33 acres in lieu of the required 3.00 acres ~~OF~~ GRAZING AREA.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, 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.

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.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Michael Paul Smith

Name - Type or Print

Signature

Bodie, Nagle, Dolina, Smith & Hobbs P.A.
Company

148 Main Street

410-833-1221

Address

Telephone No.

Reisterstown

MD

21136

City

State

Zip Code

On this 8/13/98 day of August, 1998, having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Martin George Ziegler

Name - Type or Print

Signature

Doreen Marie Ziegler

Name - Type or Print

Signature

4800 Mt. Carmel Road

410-239-2601

Address

Telephone No.

Hampstead

MD

21074

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By MTA

Date

7/17/98

Estimated Posting Date

7/30/98

CASE NO. 01-023-A

Date

8/13/98

ORDER RECEIVED FOR FILING

The property is somewhat irregularly shaped. RC2 properties in our area of the county are more often larger tracts than our property. While our lot is not 3.00 acres, our property is an appropriate property for a horse because it will blend with the surrounding area in that neighboring properties often have horses and the area is generally an agricultural type of community. This rural/horse characteristic is not often shared by properties in other areas of the county in that lots of less than 3 acres are generally, not a rural setting such as our property.

If we are not permitted to have the minimum lot area required for a horse varied on our property we will suffer a practical difficulty and unreasonable hardship in that we will not be able to stable and pasture a horse on our property. We purchased our property recently and were advised by a veteran real estate agent prior to contract that we could have a horse on the property.

Unfortunately the agent was not aware of BCZR Section 100.6. The ability to have and ride a horse on our property is vital, both then and now because we have a daughter, who has been diagnosed with a severe neurological condition which is regressing. As such both she and her Mother are required to be at home a substantial amount of the time. The horse was to be a form of therapy for Mother and Daughter, if she is able. As such the operation of Section 100.6 on this particular property, and the situation is unique and creates a hardship.

Ziegler
4800 Mt. Carmel Road
Hampstead, MD 21074

Zoning Description
for 4800 Mount Carmel Road
Hampstead, MD 21074

Beginning at a point on the north side of Mt. Carmel Road which is 60 feet wide at the distance of 844 feet east of the centerline of Grace Road which is the nearest improved intersecting street which is 30 feet wide. Being Lot #2 as laid out and shown on the "Plat of Section One Cooper Valley" as recorded among the Land Records of Baltimore County in Plat Book 40 Page 56 and containing 2.3344 acres. Also known as 4800 Mount Carmel Road, Hampstead, MD 21074 and located in the 5th Election District and 3rd Councilmanic District.

June 20, 2000

G:\WORD\DRS\PROJECT\99325D00.WPD

623

01-023-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083544

DATE 7/17/00 ACCOUNT 001-6150

Item: 023

By mail

AMOUNT \$ 50.00

RECEIVED FROM: John W. ...

FOR: 010-200 ... \$ 50.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
7/17/2000 7/17/2000 10:20:26
REC 432 CASHIER DEPT DAD DRAGS
PAGE 5 536 MISCELLANEOUS
FUND 143300
D. NO. 003544
Receipt Tot 50.00
50.00 OK
Baltimore County, Maryland

01-023-A

CASHIER'S VALIDATION

A-ES0-10

BodieNagle

ATTORNEYS AT LAW

MICHAEL PAUL SMITH

BODIE, NAGLE, DOLINA, SMITH & HOBBS, P.A.

REISTERSTOWN OFFICE:

143 MAIN STREET

REISTERSTOWN, MD 21136

410.833.1221

410.833.0026 FAX

WEB SITE: <http://www.bodienagle.com>

e-mail: MPSMITH@BODIENAGLE.COM

8/2/00
sls
8

August 1, 2000

Baltimore County Zoning Office
Department of Planning and Development
111 W. Chesapeake Avenue, Room 111
Towson, MD 21204

RE: Case No. 01-023-A, Martin George Ziegler, 4800 Mt. Carmel Road

Please file the enclosed invoice from Shannon Baum Signs, Inc. for posting the property in the above-referenced file.

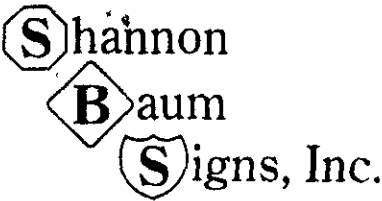
If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,



Michael Paul Smith

sls
Enclosure



Traffic Control Materials • Reflective Products
105 Competitive Goals Drive
Eldersburg, MD 21784
410-781-4000 / 1-800-368-2295
Fax 410-781-4673 / www.shannonbaum.com
FED. ID. # 52-1047662

Quality Signs & Graphics Since 1950

***** INVOICE *****
PAGE: 1
INVOICE NUMBER: 0117130-IN
INVOICE DATE: 07/31/00
ORDER NUMBER: 0047867
ORDER DATE: 07/25/00

BODIE NAGEL 143 MAIN STREET REISTERSTOWN MD 21136	MARTIN GEORGE ZIEGLER 4800 MT. CARMEL RD. HAMPSTEAD MD 21074
---	--

CONFIRM TO: SHIRLEY SHIFFLET 410-833-1221 CUSTOMER NO: 03-BODIE00

CUSTOMER P.O.	SHIP VIA INSTALLATION	F.O.B HERE	TERMS NET 10 DAYS	ORDER SHIPPED 07/28/00
---------------	--------------------------	---------------	----------------------	---------------------------

ITEM NO.	UNIT	ORDERED	SHIPPED	BACK ORDER	PRICE	AMOUNT
24X36CUSTOM 24"X36"XMASONITE SIGN N/R BALTIMORE COUNTY ZONING SIGN EXHIBIT A CASE #01-023-A	EACH	1	1	0	35.00	35.00
72005GRN 5'1.12/FT U-CHANNEL POST, GREEN INCLUDED IN ABOVE PRICE	EACH	1	1	0	.00	.00
5/16HARD 5/16X2"HARDWARE SET (2) INCLUDED IN ABOVE PRICE	EACH	1	1	0	.00	.00
INSTALLATION INSTALL ABOVE IN DIRT	EACH	1	1	0	34.00	34.00

Pd 8/1/00 CK# 9875

Look for green background on the front of this check, and the ImageSafe® logo on back. If not present, do not cash.

BODIE, NAGLE, DOLINA, SMITH AND HOBBS PA
410-823-1250
21 W. SUSQUEHANNA AVE.
TOWSON, MD 21204

9875

PAY TO THE ORDER OF Shannon Baum Signs DATE 7/25/2000 7-183/520 MD 2899

70 \$ 70.75

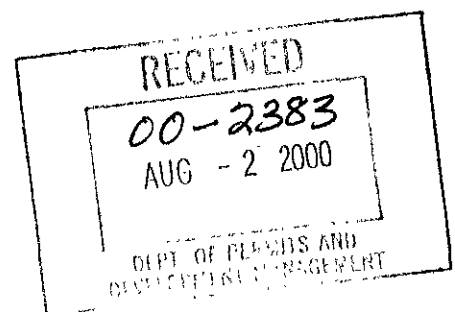
Bank of America
ACH R/T 052001033

FOR Ziegler 20361.01

EXACTLY 70 AND 75 CTS

DOLLARS

009875 052001633 002003019270



CERTIFICATE OF POSTING

RE: Case No.: 01-023-A

Petitioner/Developer: _____

Martin G. Ziegler

Date of Hearing/Closing: 8-14-00

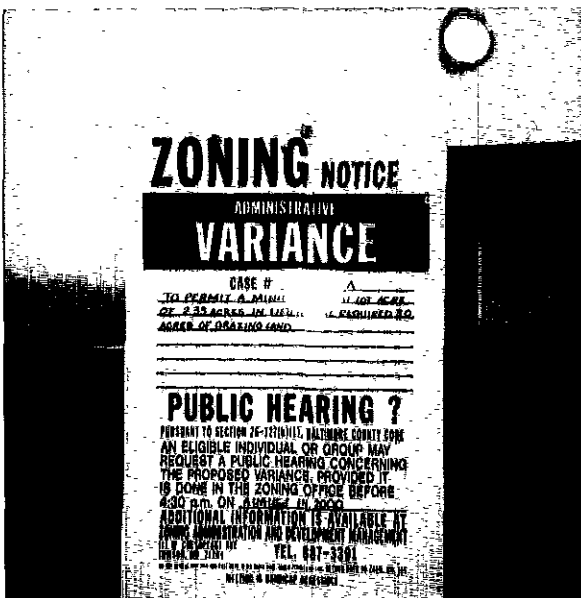
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 4800 Mt. Carmel Rd.
Hampstead, MD 21074

The sign(s) were posted on July 28, 2000
(Month, Day, Year)



Sincerely,

Stacy Gardner 7/31/00
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)
Shannon-Balun Signs
105 Competitive Goals Dr.
(Address)

Eldersburg, MD 21784
(City, State, Zip Code)

410.781.4000
(Telephone Number)

RE: PETITION FOR VARIANCE
4800 Mt. Carmel Road, N/S Mt. Carmel Rd,
844' E of c/l Grace Rd
5th Election District, 3rd Councilmanic

Legal Owner: Martin G. & Deneen M. Ziegler
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-23-A

* * * * *

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of August, 2000 a copy of the foregoing Entry of Appearance was mailed to Michael Paul Smith, Esq., Bodie, Nagle, Dolina, 143 Main Street, Reisterstown, MD 21136, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 023 -A

Address 4800 Mt. Carmel Road

Contact Person: Mitch Kellman
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/17/05

Posting Date: 7/30/05

Closing Date: 8/14/05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 023 -A

Address 4800 Mt. Carmel Road

Petitioner's Name Martin George Ziegler

Telephone (410) 239-2661

Posting Date: 7/30/05

Closing Date: 8/14/05

Wording for Sign: To Permit a minimum total lot area of

2.33 acres in lieu of the required 3.0 acres
of grazing land

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 023

Petitioner: DENEEN AND MARTIN ZIEGLER

Address or Location: 4800 Mt CARMEL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ^{DENEEN AND MARTIN ZIEGLER}
c/o MICHAEL PAUL SMITH

Address: 143 MAIN ST

REISTERSTOWN, MD 21136

Telephone Number: 410-833-1221

Revised 2/20/98 - SCJ

01-023-A - 10 -

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
 acreage square feet

SEWER:

Public	private
☐	☐

WATER:

☐	☐
--------------------------	--------------------------

Chesapeake Bay Critical Area:

yes	no
☐	☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

01-05-2010
X-230-10



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 9, 2000

Michael Paul Smith, Esquire
Bodie, Nagle, Dolina, Smith & Hobbs, P.A.
143 Main Street
Reisterstown, MD 21136

Dear Mr. Smith:

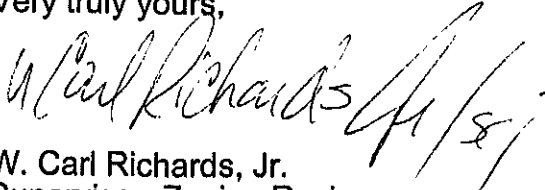
RE: Case Number: 01-023-A, 4800 Mt. Carmel Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 30, 2000.

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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosure

C: Martin and Deneen Ziegler, 4800 Mt. Carmel Road, Hampstead, MD 21074
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 17, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item Nos. 022, 023, 024, 026, 027, 028
030, 031, 032, 033, 034, 035, 036

and

00-550-A, Revised 7/14/2000

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

August 8, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 31, 2000

Item No.: See Below

Dear Ms. Stephens:

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 Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

023, 026, 028, 030, 031, 032,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RS*
DATE: September 8, 2000
SUBJECT: Zoning Item #023
4800 Mount Carmel Road

Zoning Advisory Committee Meeting of July 31, 2000

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Agricultural Preservation: There is concern for maintaining large animals properly on this small acreage. There is also concern for environmental degradation if the animal(s) overgraze and are poorly managed. Degradation could include soil erosion and pollutants from the animal waste. An additional potential problem could be conflict with neighbors if the animals are not properly managed. This petition should demonstrate that these problems can be avoided and, if granted, the use should be limited to the petitioner and not to the property.

Reviewer: Dave Lykens
Reviewer: Wally Lippincott

Date: August 3, 2000
Date: September 5, 2000

AV
8/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: August 11, 2000

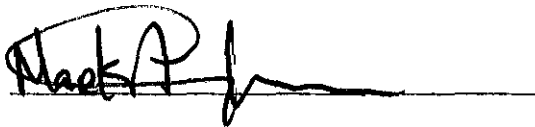
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-023, 01-024

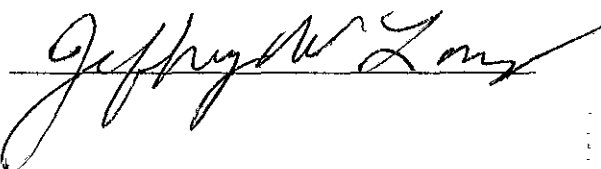
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AUG 11

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.31.00

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

RE: Baltimore County
Item No. 023 MSK

Dear. Ms. Jackson:

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 projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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 MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 17, 2000

AUG 22

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 023
Legal Owner/Petitioner: Martin George & Deneen Marie Ziegler
Contract Purchaser: NA
Property Address: 4800 Mt. Carmel Rd.
Location Description: N/S of Mt. Carmel Rd., 834 ft E of centerline of Grace Rd.

VIOLATION INFORMATION: Case No.: 00-3737
Defendants: Martin George & Deneen Marie Ziegler

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Mark Herman	4712 Mt. Carmel Rd., Hampstead, MD 21074

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

1. Complaint letter/memo/email/fax (if applicable)
- x 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- x 3. State Tax Assessment printout
4. State Tax Parcel Map (if applicable)
5. MVA Registration printout (if applicable)
6. Deed (if applicable)
7. Lease-Residential or Commercial (if applicable)
8. Photographs including dates taken
- x 9. Correction Notice/Code Violation Notice
10. Citation and Proof of Service (if applicable)
11. Certified Mail Receipt (if applicable)
12. Final Order of the Code Official/Hearing Officer (if applicable)
13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).
- x 15. Other: General Permit Application Data

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/co
C: Hunter Rowe

CODE ENFORCEMENT REPORT

N/E

DATE: 5/30/00 INTAKE BY: CF CASE #: 00-3737 INSPEC: 11

COMPLAINT LOCATION: 4718 Mount Carmel RD
4800 ZIP CODE: 21074 DIST: _____

COMPLAINANT NAME: MARK HERMAN PHONE #: (H) 410-239-4026 ^{ALGER} ~~(W)~~ 410-447-6038

ADDRESS: 4712 Mount Carmel RD ZIP CODE: 21074

PROBLEM: COMMERCIAL VEHICLE ON PROPERTY

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: N/A ZONING: _____

INSPECTION: 08-15-00 — Re-open Case
Tractor trailer is there more often
than not — Evening Insp After 6:30
pm off

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

RA1001F

DATE: 06/01/2000

ASSESSMENT TAXPAYER SERVICE

TIME: 09:44:10

PROPERTY NO. DIST GROUP CLASS OCC. HIST

DEL LOAD DATE

18 00 004572 05

2-2

04-00

N

NO

04/25/00

ZIEGLER MARTIN G

DESC-1.. 2.3344 AC

ZIEGLER DENEEN N

DESC-2.. COOPER VALLEY

428 MADINGLEY RD

PREMISE. 00000 MT CARMEL

RD

00000-0000

LINTHICUM

MD 21090-2037 FORMER OWNER: ABBOTT PAUL E, SR

-----FCV-----

-----TRANSFER DATA-----

---PROPERTY ID---

PRIOR PROPOSED

NUMBER..... 177373

LOT..... 2

LAND: 40,320 40,320

DATE..... 11/15/99

BLOCK....

IMPV: 0 0

PURCHASE PRICE.. 71,500

SECTION.. 1

TOTL: 40,320 40,320

GROUND RENT..... 0

PLAT.....

PREF: 0 0

DEED REF LIBR.. 14153

BOOK..... 0040

CURT: 0 0

DEED REF FOLIO.. 232

FOLIO.... 0056

DATE: 10/95 12/97

YEAR BUILT.....

MAP..... 0019

NEW CONSTR YR...

GRID..... 0006

PARCEL... 0076

TAXABLE BASIS

00/01 16,120

LOT WIDTH.. 159.66

SB

99/00 16,120

LOT DEPTH.. .00

WB

98/99 16,120

LAND AREA.. 2.330 A

SS

ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT

WD



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension 7292
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No.

119782

Case No.:

06-3737

Election District: _____ Permit No. _____

Name (s) MARTIN & DENISE ZIEGLER
Address 4900 MT CARMEL Rd. HAMPSHIRE MD

Location of Violation (if different than address) 21074

Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ _____
§§ _____

Zoning Regulations:

§§ 101, 102, 1, 1801, 1A
§§ 431

Building Code (BOCA):

§§ _____
§§ _____

Livability Code (18-66):

§§ _____
§§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC):

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

① CEASE PARKING OF COMMERCIAL
VEHICLE IN RESIDENTIAL ZONE

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
6/14/00 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 6/11/00 INSPECTOR: Rowe

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: _____

DATE ISSUED: _____ INSPECTOR: _____

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
PLEASE READ CAREFULLY.

AGENCY

PANEL BP1003M

TIME: 09:12:29 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/27/1999
DATE: 05/31/2000 GENERAL PERMIT APPLICATION DATA PDM 12:26:46

PERMIT #: B400833 PROPERTY ADDRESS
RECEIPT #: A401599 4800 MT CARMEL RD
CONTROL #: NR SUBDIV: COOPER VALLEY
XREF #: B400833 TAX ACCOUNT #: 1800004572 DISTRICT/PRECINCT 05 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 45.00 NAME: ZIEGLER, MARTIN & DENEEN
PAID: 45.00 ADDR:
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 12/27/1999 NAME: SUSAN FEESER
ISSUED: 01/06/2000 COMPANY: MASONRY HOMES INC
OCCPNY: 04/05/2000 ADDR1: 4219 HANOVER PIKE
ADDR2: MANCHESTER MD 21102
INSPECTOR: 05B PHONE #: 410-239-8330 LICENSE #:
NOTES: TLB/TLM

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

#023

R. C. 2

R. C. 4

R. C. 4

Lot 2

Lot 1

Parcel A

R. C. 2

CARMEL

MT.

STA. F

RD.

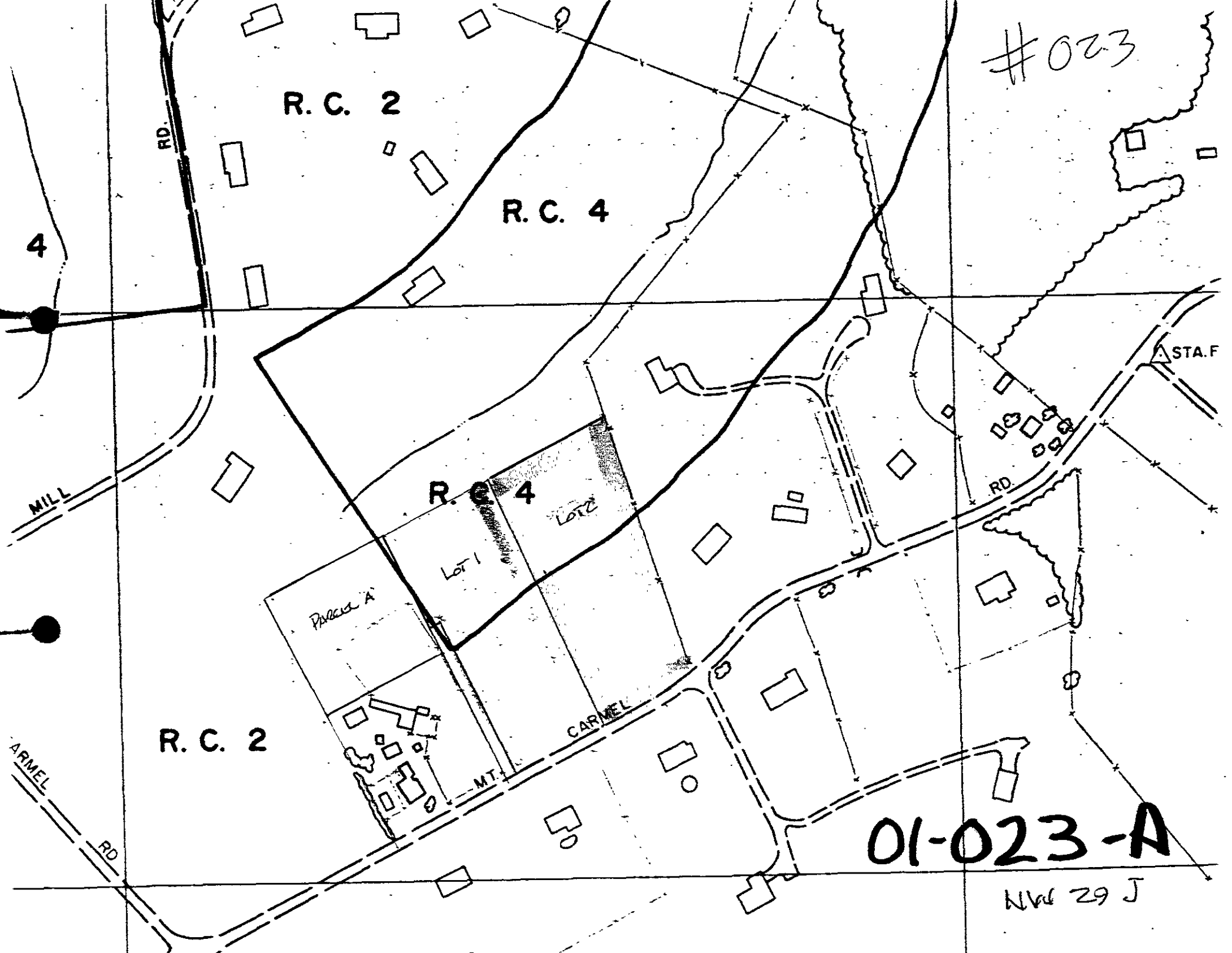
RD.

MILL

4

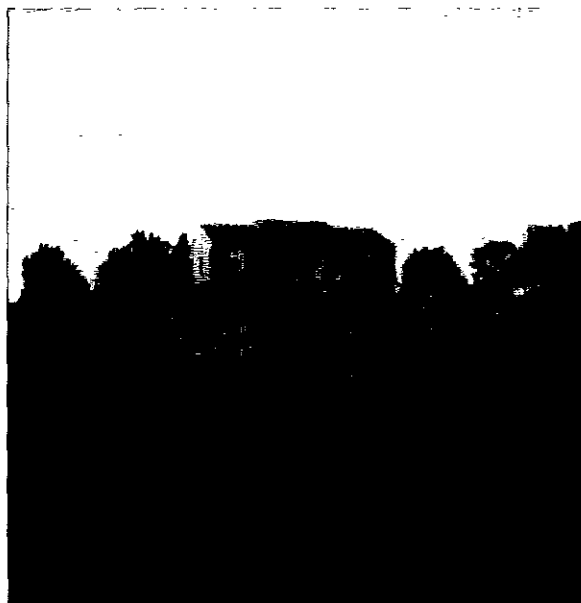
01-023-A

NW 29 J

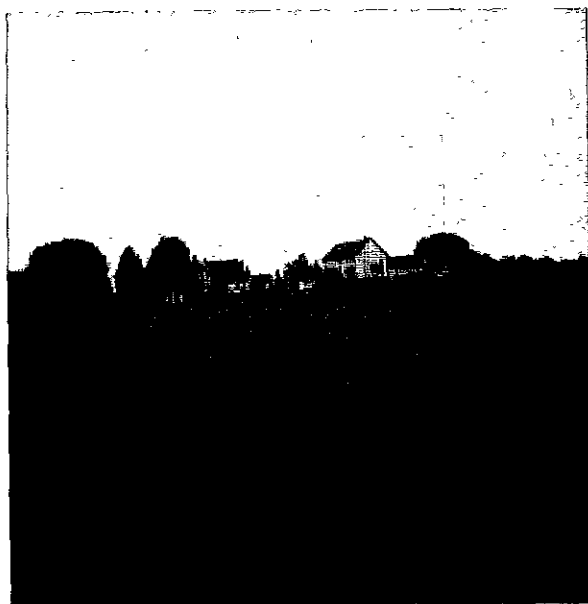




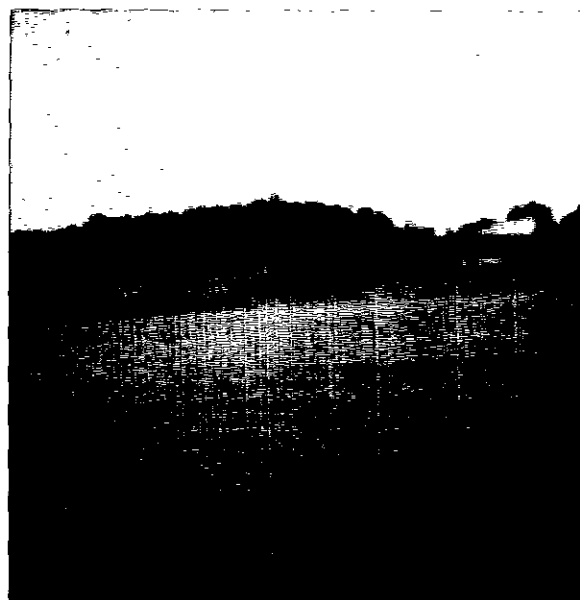
FRONT OF 4800 MT CARMEL



REAR OF 4800 MT CARMEL RD



RIGHT PROPERTY LINE OF 4800 MT CARMEL RD
SHOWING THE HOUSE IMMEDIATELY
TO THE LEFT OF 4800 MT CARMEL RD

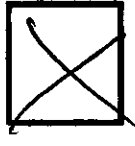


LEFT PROPERTY LINE OF 4800
MT CARMEL RD SHOWING THE
HOUSE IMMEDIATELY TO RIGHT OF 4800
MT CARMEL

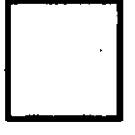
01-023-A

01-023-A

Plat to accompany Petition for Zoning



Variance



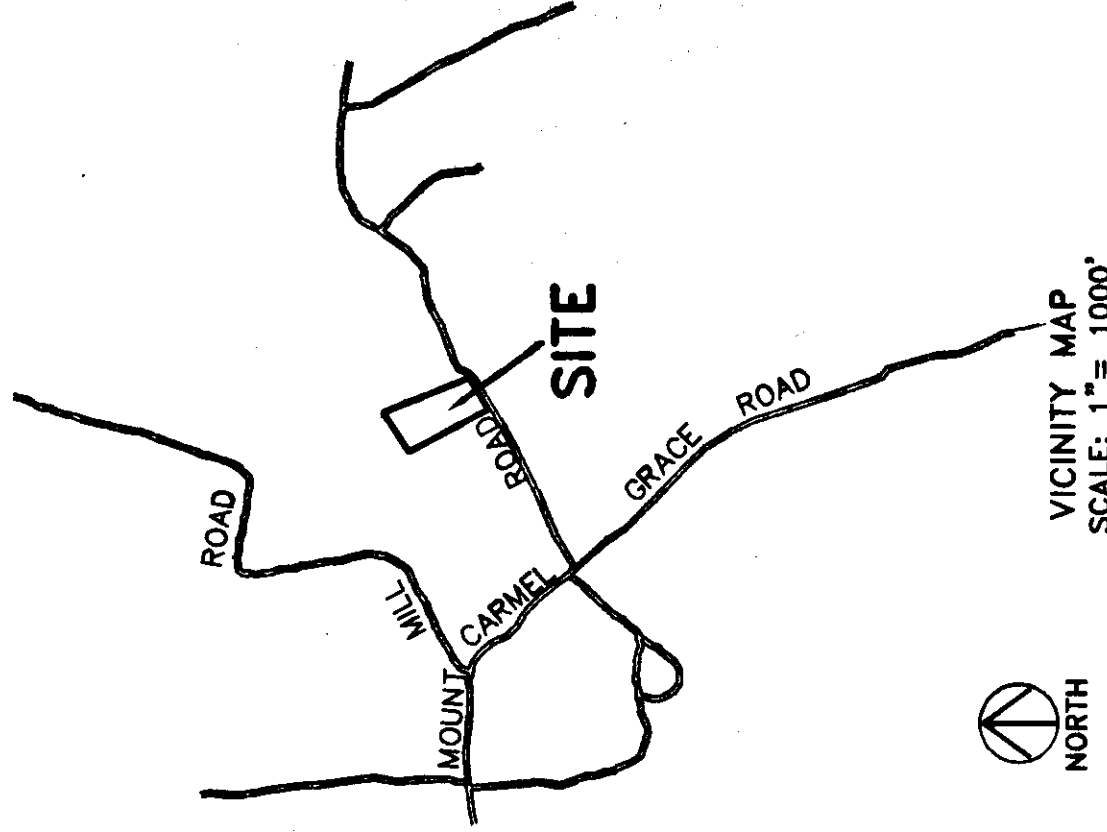
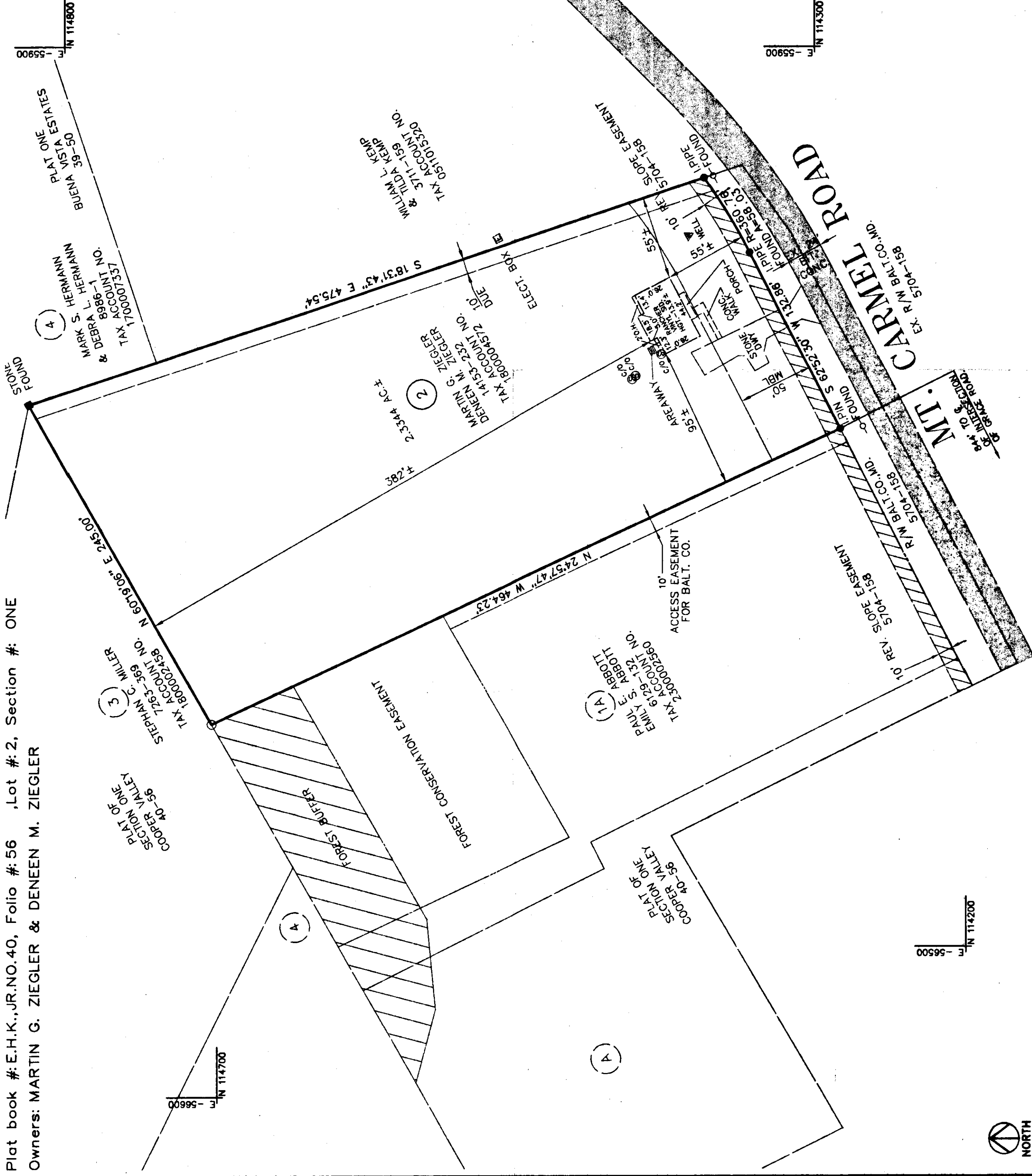
Special Hearing

PROPERTY ADDRESS: 4800 MOUNT CARMEL ROAD HAMPSTEAD, MD 21074

Subdivision Name: COOPER VALLEY

Plat book #: E.H.K., JR. NO. 40, Folio # 56, Lot # 2, Section #: ONE

Owners: MARTIN G. ZIEGLER & DENEEN M. ZIEGLER



LOCATION INFORMATION

Election District: 5 TH

Councilmanic District: 3

1"=200' Scale map #: *UW 29J*

Zoning: R.C.2

Lot Sizes: 2.3344

Acreage 101,686 Square feet

PER EX

Public Private

SEWER: ☐ YES ☒ NO

WATER: ☐ YES ☒ NO

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: N/A

PRINT MADE

JUN 20 2000

BY D.R.S

Zoning Office USE ONLY

Reviewed by: *WMA*

ITEM #

CASE #

023

01-023-A

Date: 06-09-00

Scale of Drawing: 1" = 50'

Prepared by: D.R.S. & ASSOCIATES

52 WINTERS STREET

WESTMINSTER, MARYLAND 21157

410-848-4060 410-876-6040

FAX 410-876-7603



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

WEST OF
ARMACOST
023

SHEET

N.W.
29-J

01-023-A



FRONT (ON ANGLE) OF 4800
MT CARMEL RD

01-023-A