

IN RE: PETITION FOR VARIANCE
S/S Farmfield Court, 1,080.80' E of the c/l
Dairydale Court
(4313 Farmfield Court)
10th Election District
3rd Council District

Philip T. Maher, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-063-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Philip T. Maher, Jr., and his wife, Ann M. Maher. The Petitioners request a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached shed) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Philip and Ann Maher, property owners. Appearing as Protestants in the matter were Francis Shiwka and Mr. & Mrs. Al Erdi, adjacent property owners who reside on opposite sides of the subject property.

Testimony and evidence offered revealed that the subject property is a rectangular shaped lot located on the southeast side of Farmfield Court, east of Dairydale Court in the subdivision known as Sweet Air Manor in northern Baltimore County. The property contains a gross area of 2.7 acres, more or less, zoned R.C.5 and is improved with a single family dwelling in which the Petitioners have resided for the past 8 years. At issue in the instant case is a 10' x 16' shed that was constructed in the side yard within the past few months, without a permit. Numerous photographs of the property and surrounding locale were submitted at the hearing by both sides.

ORDER RECEIVED FOR FILING

Date

By

9/16/12
[Signature]

Mr. & Mrs. Maher testified that they have four active children and that the shed was constructed primarily to provide storage space for their toys and other household items. They testified that the shed was constructed in the side yard so that it could be easily accessed by their children near where they play, and in a visible location close to the house. Mr. Maher admitted that the shed could be located further into the rear yard, if necessary, as required by the Code; however, the septic field and a mature tree immediately behind the house limits the shed's location. Moreover, the property slopes toward the rear of the site, which is heavily wooded so that it is not the preferred location.

Mr. & Mrs. Erdi testified in opposition to the request. They reside immediately adjacent to the subject property and are the most impacted by the shed. Mr. & Mrs. Erdi expressed concern over a decrease in their property's value as a result of the shed and its visibility from their property. It is to be noted, however, that there is a relatively heavy landscape screen between the Erdi property and the Petitioners' property. Mr. Shiwka also testified in opposition to the request. He offered similar testimony and is particularly concerned about the negative impact on property values caused by the shed, due to its visibility from Farmfield Court.

In my view, from a strictly practical standpoint, the location of the shed does not appear problematic. There was no definitive testimony or evidence offered that this attractive structure would adversely impact property values. This is a community of substantially sized homes on large lots. The shed does not appear out of place and its visibility from the Erdi property is limited, particularly given the landscaping along the shared common property line.

Nonetheless, the undersigned is required to consider the request in accordance with the provisions set forth in Section 307 of the B.C.Z.R. Variance relief can only be granted if the Petitioner meets the requirements set forth therein. The Court of Special Appeals discussed the Baltimore County ordinance in Cromwell v. Ward, 102 Md. App. 691 (1995). Therein the Court stated "The variance process is at least a two-step sequential process: (1) the first requires a finding that the property whereon structures are to be placed (or uses conducted) is, in and of itself, unique and unusual in a manner different from the nature of the surrounding properties such that

ORDER RECOMMENDED FOR FILING
10/16/12
[Signature]

the uniqueness or peculiarity of the property causes the zoning provision to impact disproportionately upon this property. If this finding cannot be made, the process stops and the variance must be denied." The Court then went on to state that the second step of the process requires a determination that a reasonable hardship or practical difficulty would result if the ordinance was strictly applied.

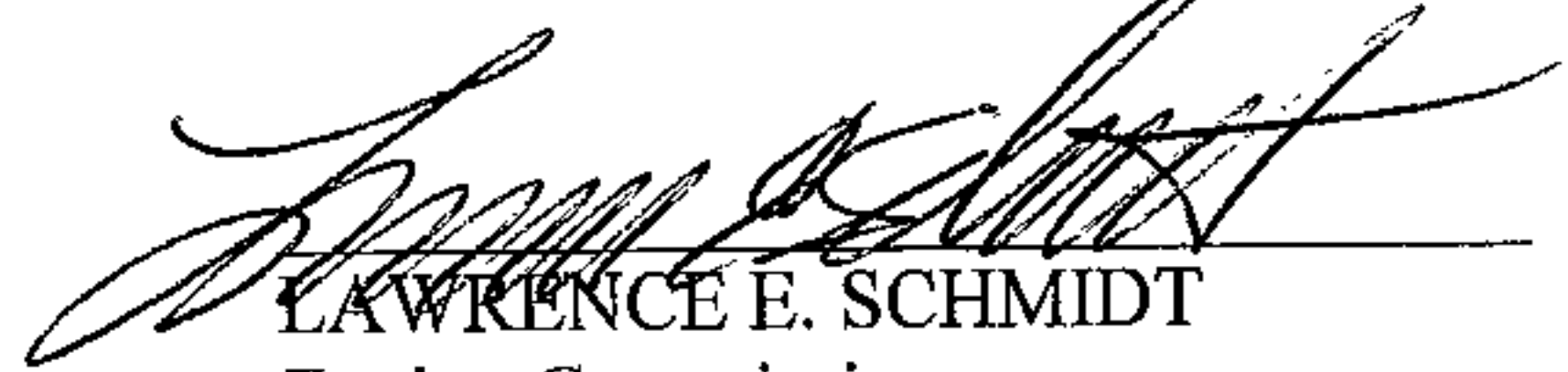
In this case, there was no persuasive testimony or evidence offered that the property is unique to the extent that would justify variance relief. The Petitioners' rear yard is quite large; indeed, the entire site is 2.7 acres in area. Although mature trees are located in the rear yard and a portion thereof is sloped, Mr. Maher admitted during testimony that the shed could be relocated to the rear yard if necessary. A variance cannot be granted for matters of convenience or preference. The strict rationale set out by the Court in Cromwell v. Ward, *infra*, must be applied. Therefore, although I am appreciative of the Petitioners' reasons for choosing the existing location, the variance cannot be granted and the Petition must be denied.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of September, 2002 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached shed) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the shed be moved to a location in compliance with the B.C.Z.R. within 120 days of the date of this Order.

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


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

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

September 16, 2002

Mr. & Mrs. Philip T. Maher, Jr.
4313 Farmfield Court
Baldwin, Maryland 21013

RE: PETITION FOR VARIANCE
S/S Farmfield Court, 1,080.80' E of the c/l Dairydale Court
((4313 Farmfield Court)
10th Election District – 3rd Council District
Philip T. Maher, Jr., et ux - Petitioners
Case No. 03-063-A

Dear Mr. & Mrs. Maher:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Al Erdi
4311 Farmfield Court, Baldwin, Md. 21013
Mr. Francis Shiwka
4315 Farmfield Court, Baldwin, Md. 21013
People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4313 Farmfield Ct

which is presently zoned RCS

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)

400.1 To allow an accessory structure (detached shed) to be located in the side yard in lieu of the required rear yard.

(400) we request permission to place a shed in our sideyard (10x16')

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

Please See Attached Statement

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1. hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 8-05-02

ORDER RECEIVED FOR FILING

Date

By

Case No. 03-063-A

REV 9/15/98

Petition for Variance statement regarding 4313 Farmfield Court

Our intended use of the shed is to store the toys and play things of our four children, bikes, scooters, skates, sports equipment, nets, balls, bats, etc. The property's natural play area is in the front, side yard and the driveway area. Otherwise, two trees and three septic tanks would require placing the shed well into the rear yard which we feel defeats the entire purpose of using the shed. It also concerns us as a safety issue since it would add another area for monitoring our children and neighbor children. Strict compliance would unreasonably prevent and limit the everyday use and enjoyment of our property and a relaxation of the ordinance would not violate the spirit of the law. There will be no detrimental or negative effect to the adjacent property owners.

063

Zoning Description for 4313 Farmfield Court

Beginning at a point on the ~~South~~ side of Farmfield Court which is 50 feet wide at

the distance of 1,080.80 feet east of the centerline of the nearest improved intersecting street Dairydale Court which is 50 feet wide. *Being lot # 21, as shown on "Plat of Portion of section 2 and all of section 3, Sweet Air Manor" as recorded in Baltimore County Plat Book OTG No. 35, Folio # 139, containing 2.7 acres. Also known as 4313 Farmfield Court and located in the 10th Election District, 3rd Councilmanic District.

4313

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14352
03-063-A

DATE 8-25-17 ACCOUNT F 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr. Phil Miller

FOR: Residential Van 1127 1/2
4313 Fairview St

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No 03-063 A
 Petitioner/Developer MAHER, ETA
 Date of Hearing/Closing 9/6/02

1" brand fax transmittal memo 7671 # of pages 1	
To <u>BATTIN-KOBIN</u>	From <u>O'KEEFE</u>
Co. <u>ZONING-COMM</u>	Co.
Dept.	Phone # <u>410-466-1111</u>
Fax # <u>410-887-3468</u>	Fax # <u>666-0929</u>

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

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 #4313-FARMFIELD CT.

The sign(s) were posted on _____

8/21/02
 (Month, Day, Year)

Sincerely,

[Signature] 8/22/02
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

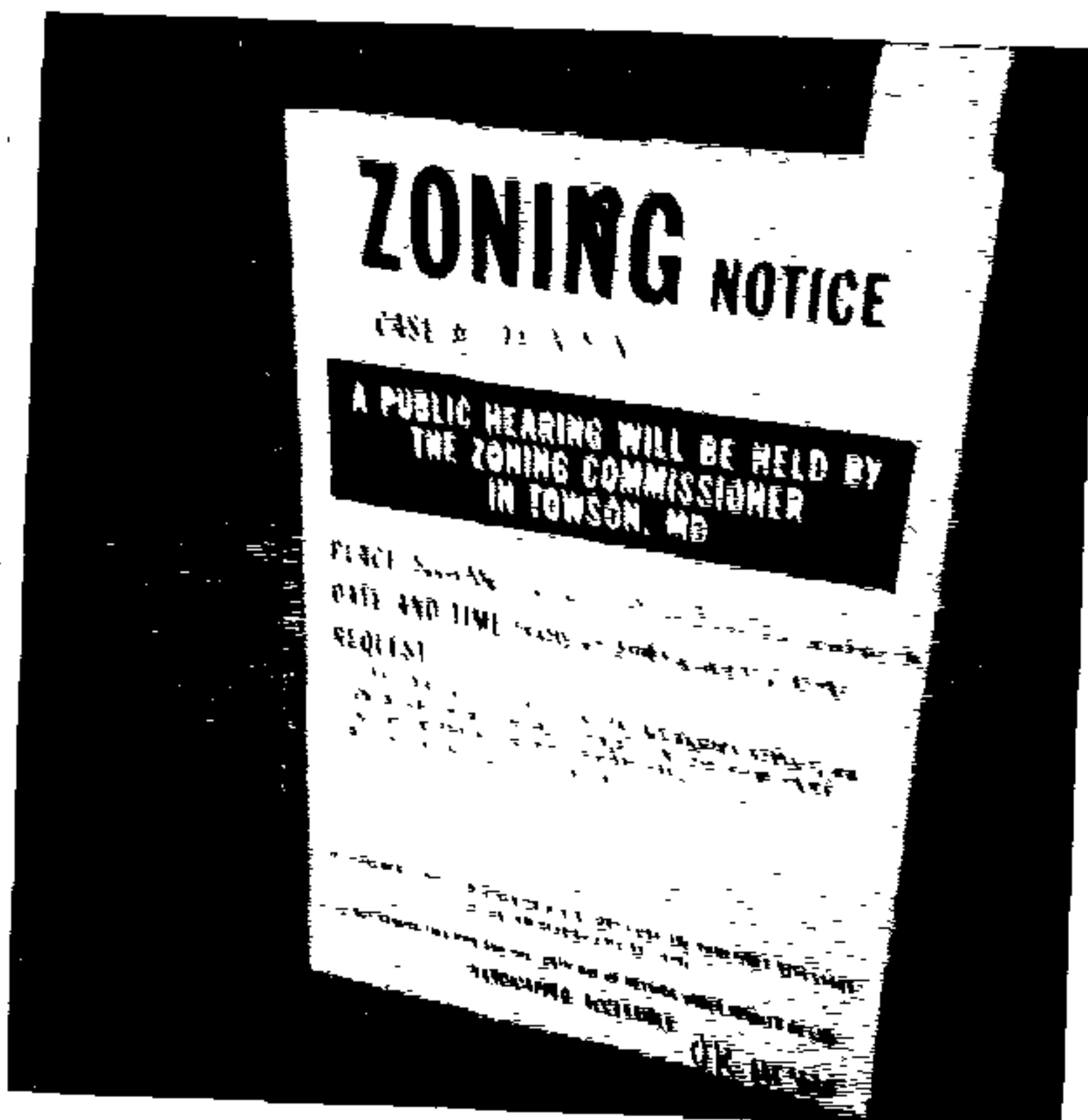
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 CELL: 410-905-8571

(Telephone Number)



MAHER 03 063-A
4313 FARMFIELD CT. 9/6/02

MAHER 03 063-A
4313 FARMFIELD CT. 9/6/02

RE: PETITION FOR VARIANCE.
4313 Farmfield Court
S/side Farmfield Court 1,080.80'
east ctrl of Dairydale Ct.
10th Election District 3rd Councilmanic
District
Legal Owner: Phillip & Ann Maher
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-063-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ 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 20th day of August, 2002, a copy of the foregoing Entry of Appearance was mailed to Phillip and Ann Maher, Jr., 4313 Farmfield Court, Baldwin, MD 21013 Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 22, 2002 Issue – Jeffersonian

Please forward billing to:
Mr. & Mrs. Phillip Maher
4313 Farmfield Court
Baldwin MD 21013

410 592-2119

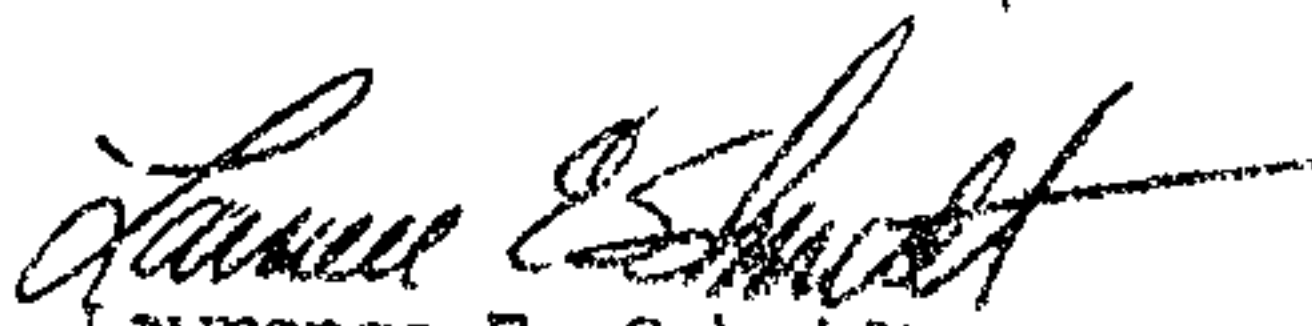
NOTICE OF ZONING HEARING

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

CASE NUMBER: 03-063-A
4313 Farmfield Court
S/S Farmfield Court, 1080.80' E of centerline of Dairydale Court
10th Election District – 3rd Councilmanic District
Legal Owner: Phillip & Ann Maher

Variance to allow an accessory structure (detached shed) to be located in the side yard in lieu of the required rear yard.

HEARING: Friday, September 6, 2002 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 8, 2002

NOTICE OF ZONING HEARING

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

CASE NUMBER: 03-063-A

4313 Farmfield Court

S/S Farmfield Court, 1080.80' E of centerline of Dairydale Court

10th Election District – 3rd Councilmanic District

Legal Owner: Phillip & Ann Maher

Variance to allow an accessory structure (detached shed) to be located in the side yard in lieu of the required rear yard.

HEARING: Friday, September 6, 2002 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Mr. & Mrs. Phillip Maher, 4313 Farmfield Court, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 22, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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: 03-063-A

Petitioner: Mr. & Mrs. Philip Maher JR.

Address or Location: 4313 Farmfield Ct

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: _____

Baldwin, Md. 21013

Telephone Number: 410-592-2119

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 30, 2002

Philip & Ann Maher
4313 Farmfield Court
Baldwin MD 21013

Dear Mr. & Mrs. Maher:

RE: Case Number: 03-063-A, 4313 Farmfield Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 05, 2002.

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.

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

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

August 13, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF August 12, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066 and 067.

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: August 27, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of August 12, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

55,56,57,62,63,67

file
9/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 19, 2002

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

SUBJECT: 4313 Farmfield Court

INFORMATION:

Item Number: 03-063

Petitioner: Philip T. & Ann Maher, Jr.

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the existing trees are retained so as to screen the proposed shed from the view of the adjoining property. Said trees should be protected during the time of construction.

Prepared by: Mark R. Rupp

Section Chief: Hyman L. Lachman

AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.12.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 063 JJS

Dear Mr. Zahner:

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,

1- 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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

August 12, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda - 8/19/02 re: case numbers 03-055-A, 03-056-A, 03-057-A, 03-058-A, 03-059-A, 03-060-A, 03-061-A, 03-062-A, 03-063-A, 03-064-A, 03-065-A, 03-066-A, 03-067-SPH

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/9/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Ann + Phil Maher

ADDRESS

4313 Farmfield Court
Baldwin Md 21013



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

FRANCIS SHIWKA.
4315 FARMFIELD CT

BALDWIN, MD 21013

MR + MRS. AL ERDI

4311 FARMFIELD CT
BALDWIN, MD. 21013

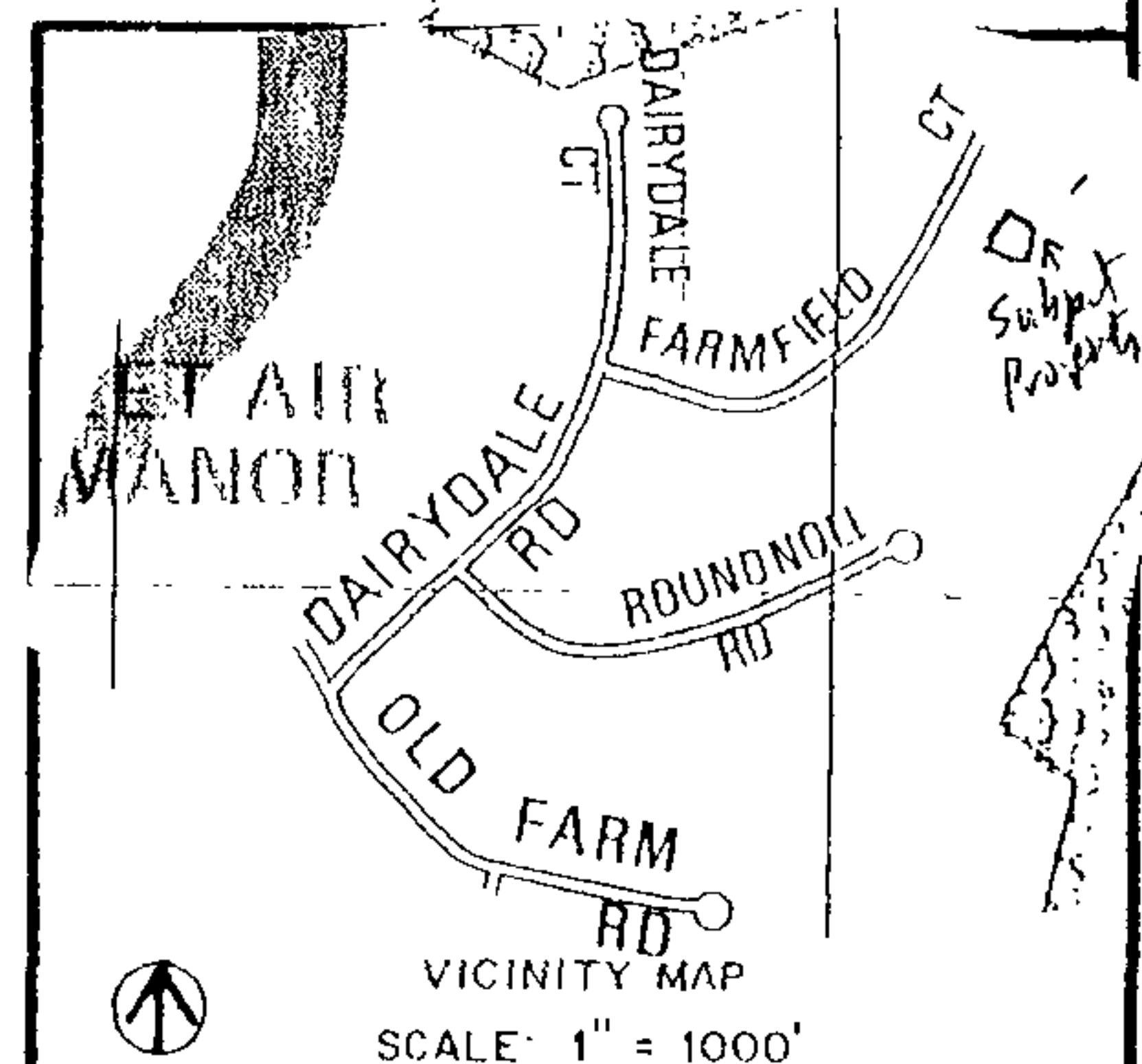
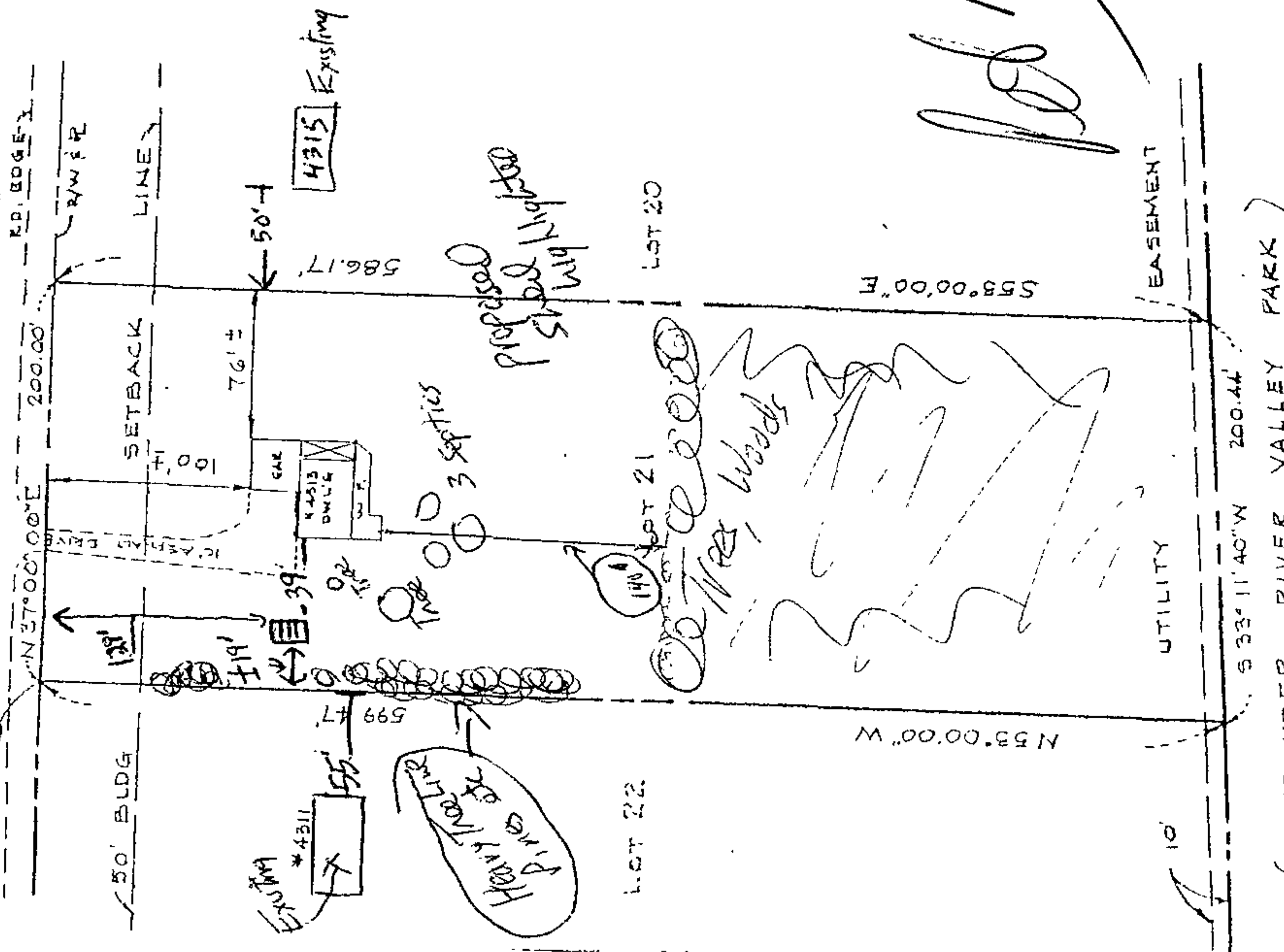


PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4313 Farmfield Ct.
 SUBDIVISION NAME Sweet Air Manor
 PLAT BOOK # 35 FOLIO # 139 LOT # 21 SECTION # 2
 OWNER Philip T. + Ann Maher, Jr.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

FAKMFIELDCOURT
 (50' R/W)
 (50' R/W)
 1080.80' to
 DAIRYDALE CT



LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NE 21 E

ZONING RC 5

LOT SIZE 2.7 118,000
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY

REVIEWED BY PA 2 ITEM # 063 CASE #

PREPARED BY

SCALE OF DRAWING: 1" = 100'

We do not oppose the Variance request of the Maher Family to place their shed in the side yard area of their home, 4313 Farmfield Court.

Name

Address

Dan Behnke

4312 Formfield Ct. Baldwin, md

John + Andrew McCormick 4314 Farmfield Ct Baldwin, MD

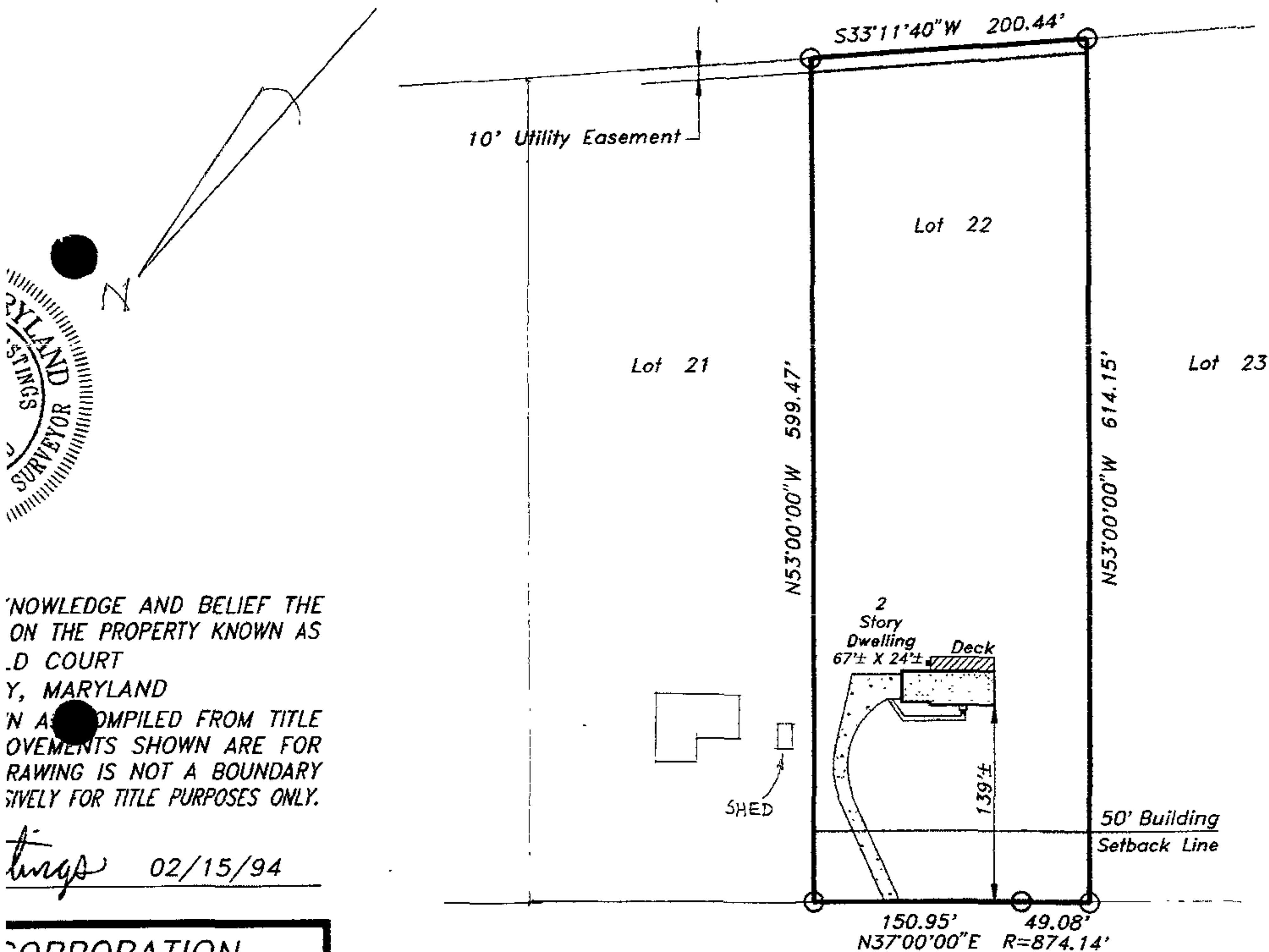
Bose & Michael Wall 4306 Farmfield Ct., Baldwin, MD

Candy & Rick Kidwell 4308 Farmfield Ct, Baldwin, MD 21013

David & Jean Cardek 4319 Farmfield Ct. Baldwin, MD 21013

MORTGAGE INSPECTION DRAWING

Lot Number : 22
 Block/Section : -
 Plat Reference : Book : 35 Page : 139
 Title of Plat : Plat of Portion of Section 2 and all of Section 3, Sweet Air Manor



KNOWLEDGE AND BELIEF THE
 ON THE PROPERTY KNOWN AS
 D COURT
 Y, MARYLAND
 N A COMPILED FROM TITLE
 OVEMENTS SHOWN ARE FOR
 RAWING IS NOT A BOUNDARY
 SIVELY FOR TITLE PURPOSES ONLY.

02/15/94

CORPORATION
 A LANE
 AND 21204
 5000

SCALE: 1" = 120'

FARMFIELD COURT

Prod.
 NO

Property Lies in
 Flood Zone C

LISTING OF
ADJACENT PROPERTY OWNERS
FOR VARIANCE REQUEST
REGARDING
4313 FARMFIELD COURT

#063

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

07/19/2002

OWNER INFORMATION

DISTRICT: 10 ACCT NO: 1600009115

USE: RESIDENTIAL

OWNER NAME: ERDI AL
ERDI ROSE M
MAILING ADDRESS: 4311 FARMFIELD CT
BALDWIN MD 21013PRINCIPAL
RESIDENCE
YESTRANSFERRED
FROM: ERDI AL

DATE: 07/05/1985 PRICE: \$0

DEED REFERENCE: 1) / 5951/ 694
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTYM.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

07/19/2002

LOCATION INFORMATION

DISTRICT: 10 ACCT NO: 1600009115
NAME: ERDI AL

USE: RESIDENTIAL

PREMISES ADDRESS
4311 FARMFIELD CT

ZONING

LEGAL DESCRIPTION

956 SE DAIRY DALE COURT
SWEET AIR MANORMAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
36 21 178 2& 22 81PLAT NO :
PLAT REF: 35/ 139

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1977 2,256 SFPROPERTY LAND AREA
2.79 ACCOUNTY
USE
04PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

07/19/2002

OWNER INFORMATION

DISTRICT: 10 ACCT NO: 2200028598

USE: RESIDENTIAL

OWNER NAME: WALL MICHAEL A
WALL ROSALIE E
MAILING ADDRESS: 4306 FARMFIELD CT
BALDWIN

MD 21013-9638

PRINCIPAL
RESIDENCE
YES

TRANSFERRED

FROM: DONATI ROBERT CHARLES

DATE: 08/06/1998 PRICE: \$231,500

DEED REFERENCE: 1) /13058/ 40
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTYM.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

07/19/2002

LOCATION INFORMATION

DISTRICT: 10 ACCT NO: 2200028598
NAME: WALL MICHAEL A

USE: RESIDENTIAL

PREMISES ADDRESS
4306 FARMFIELD CT

ZONING

LEGAL DESCRIPTION
1.797 AC PRT LT 13
NWS FARMFIELD CT
SWEET AIR MANORMAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
36 21 178 13 81PLAT NO : MS
PLAT REF: 35/ 139

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1977 1,644 SFPROPERTY LAND AREA
1.80 ACCOUNTY
USE
04PRESS: <F1> OWNER INFO <F2> VALUE INFO
<F5> RETURN TO LIST SCR N<F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

07/19/2002

OWNER INFORMATION

DISTRICT: 10 ACCT NO: 1600009107

USE: RESIDENTIAL

OWNER NAME: KIDWELL RICHARD P
KIDWELL CANDICE A
MAILING ADDRESS: 4308 FARMFIELD CT
BALDWIN

MD 21013

PRINCIPAL
RESIDENCE
YES

TRANSFERRED

FROM: MILLER MICHAEL M

DATE: 05/27/1986 PRICE: \$159,000

DEED REFERENCE: 1) / 7166/ 577
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTYM.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

07/19/2002

LOCATION INFORMATION

DISTRICT: 10 ACCT NO: 1600009107
NAME: KIDWELL RICHARD P

USE: RESIDENTIAL

PREMISES ADDRESS
4308 FARMFIELD CT

ZONING

LEGAL DESCRIPTION

1103 E DAIRY DALE COURT
SWEET AIR MANORMAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
36 21 178 2& 14 81PLAT NO :
PLAT REF: 35/ 139

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1979 3,004 SFPROPERTY LAND AREA
3.22 ACCOUNTY
USE
04PRESS: <F1> OWNER INFO <F2> VALUE INFO
<F5> RETURN TO LIST SCR N<F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

07/19/2002

OWNER INFORMATION

DISTRICT: 10 ACCT NO: 1600009108

USE: RESIDENTIAL

OWNER NAME: FEERICK ROBERT D
FEERICK ANGELA
MAILING ADDRESS: 4310 FARMFIELD CT
BALDWINPRINCIPAL
RESIDENCE
YES
MD 21013-9638

TRANSFERRED

FROM: BESCHORNER WILLIAM E

DATE: 01/15/1998 PRICE: \$232,500

DEED REFERENCE: 1) /12610/ 398
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTYM.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

07/19/2002

LOCATION INFORMATION

DISTRICT: 10 ACCT NO: 1600009108
NAME: FEERICK ROBERT D

USE: RESIDENTIAL

PREMISES ADDRESS
4310 FARMFIELD CT

ZONING

LEGAL DESCRIPTION

4310 FARMFIELD CT
SWEET AIR MANORMAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
36 21 178 2& 15 81PLAT NO :
PLAT REF: 35/ 139

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1979 2,140 SFPROPERTY LAND AREA
5.41 ACCOUNTY
USE
04PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

07/19/2002

OWNER INFORMATION

DISTRICT: 10 ACCT NO: 1600009113

USE: RESIDENTIAL

OWNER NAME: SLIWKA FRANCIS E
SLIWKA HEDWIG E
MAILING ADDRESS: 4315 FARMFIELD CT
BALDWIN MD 21013PRINCIPAL
RESIDENCE
YES

TRANSFERRED

FROM: ROMMEL BUILDERS INC

DATE: 11/26/1986 PRICE: \$40,000

DEED REFERENCE: 1) / 7340/ 220
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: PARTIAL COUNTY AND STATE
CLASS: BLINDPRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTYM.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

07/19/2002

LOCATION INFORMATION

DISTRICT: 10 ACCT NO: 1600009113
NAME: SLIWKA FRANCIS E

USE: RESIDENTIAL

PREMISES ADDRESS
4315 FARMFIELD CT

ZONING

LEGAL DESCRIPTION

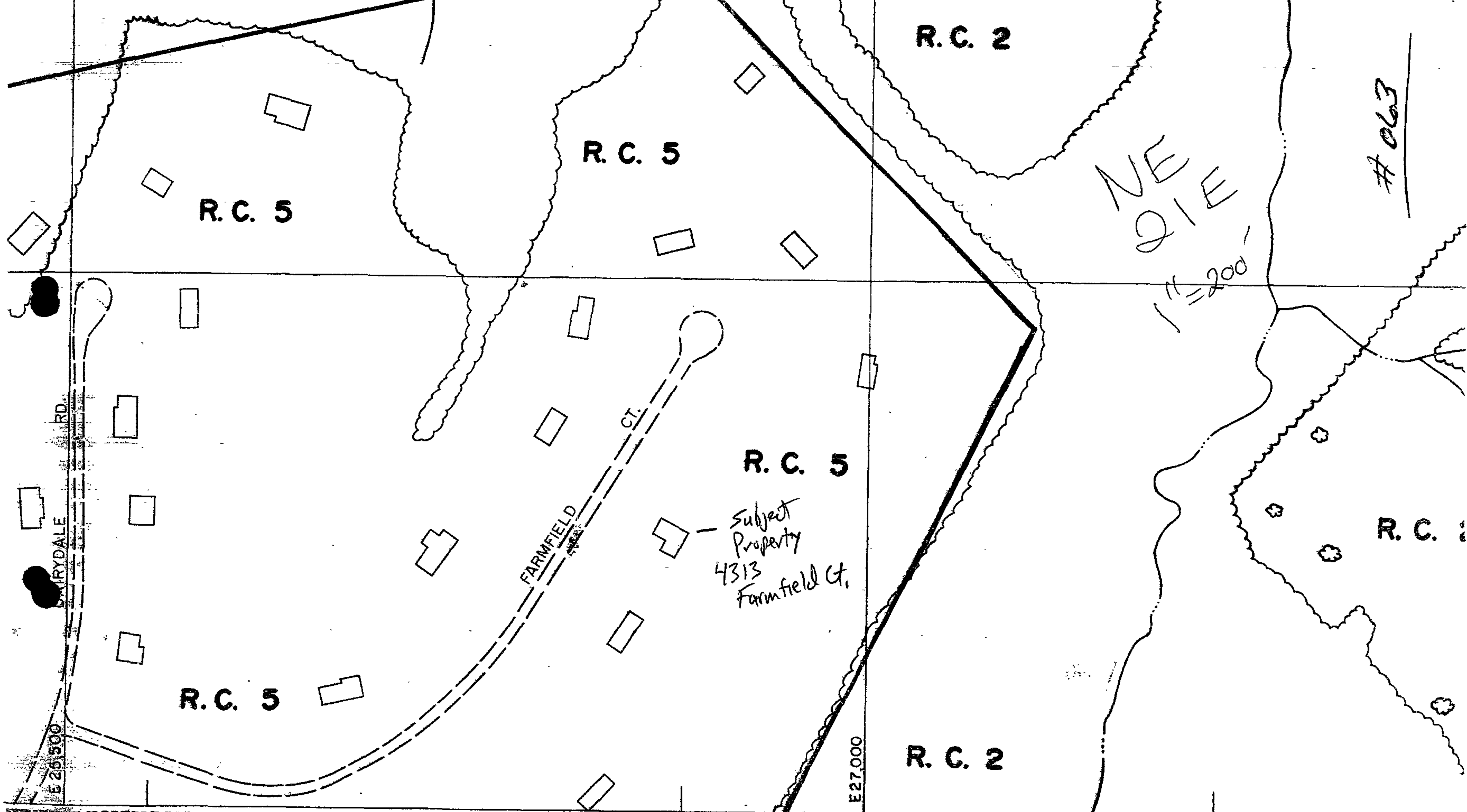
1356 SE DAIRY DALE CT
SWEET AIR MANOR

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	GROUP
36	21	178		2&		20	81

PLAT NO :
PLAT REF: 35/ 139

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1987 2,684 SFPROPERTY LAND AREA
2.67 ACCOUNTY
USE
04PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTY

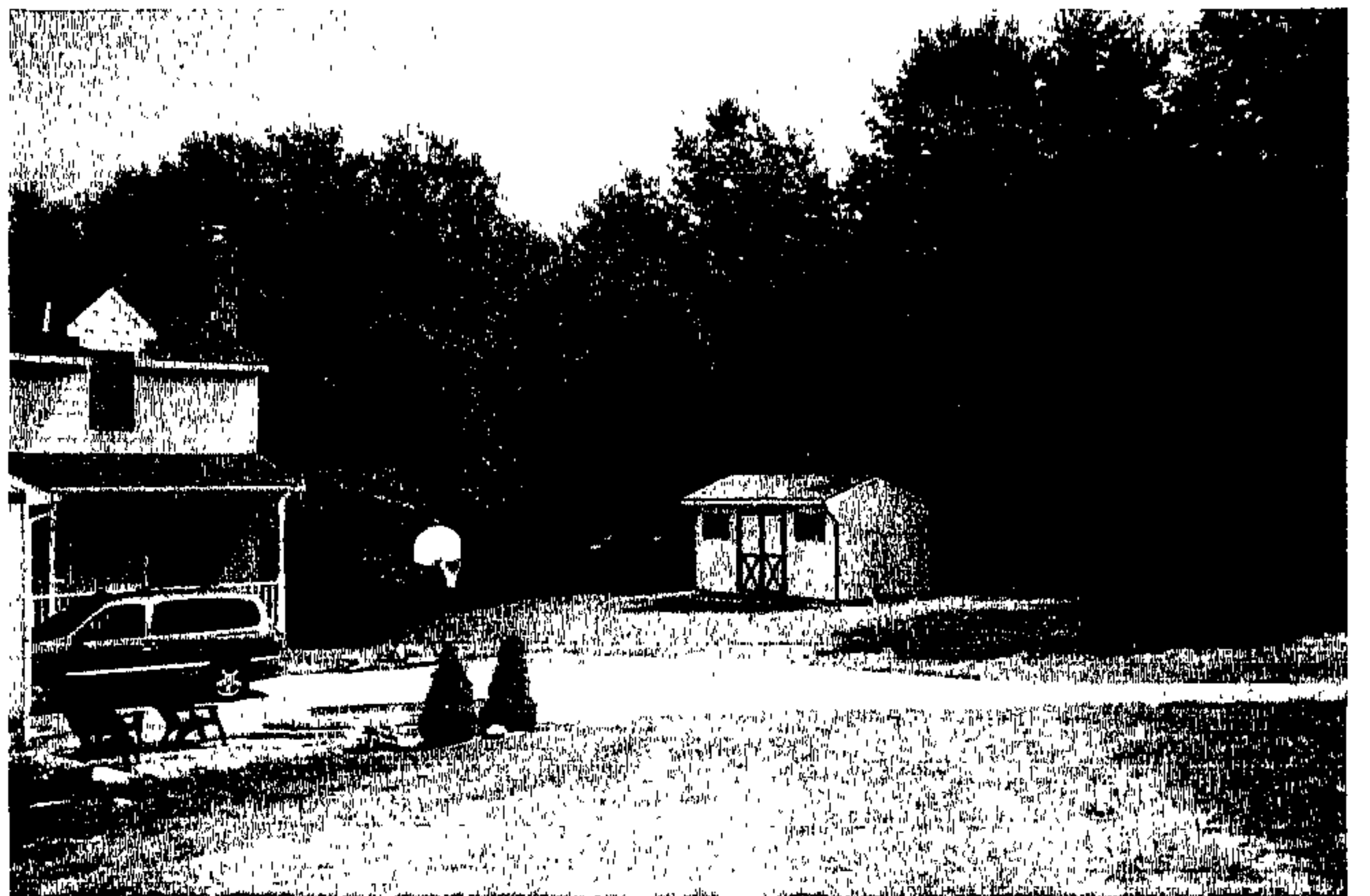
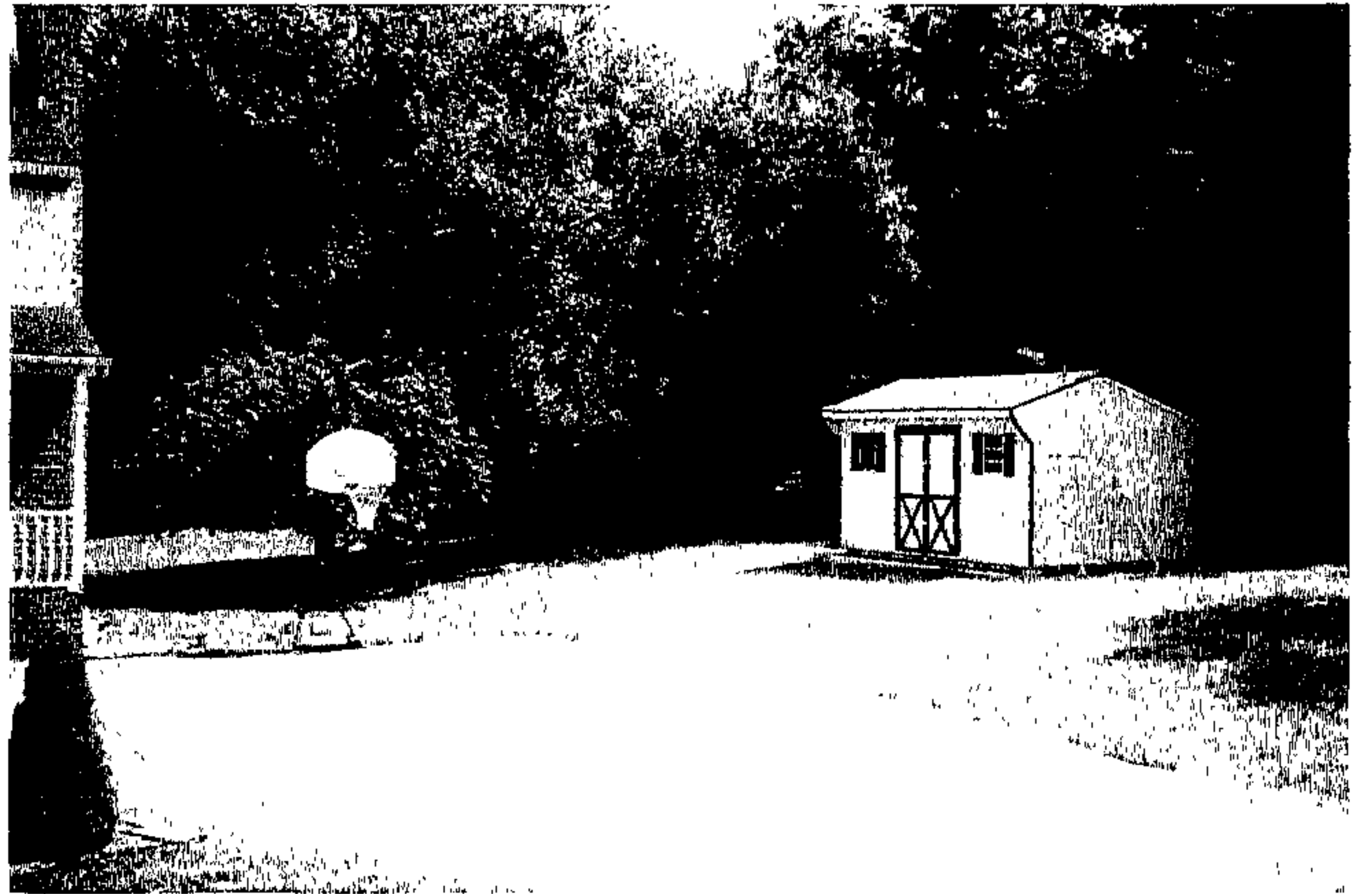


ENSIVE ZONING MAP
OPTED by
RE COUNTY COUNCIL
BER 10, 2000

(SHEET N.E. 20-E)

BALTIMORE COUNTY

Pictures of 4313 Farmfield Ct - Shed Site + Adjacent Property



063



#063

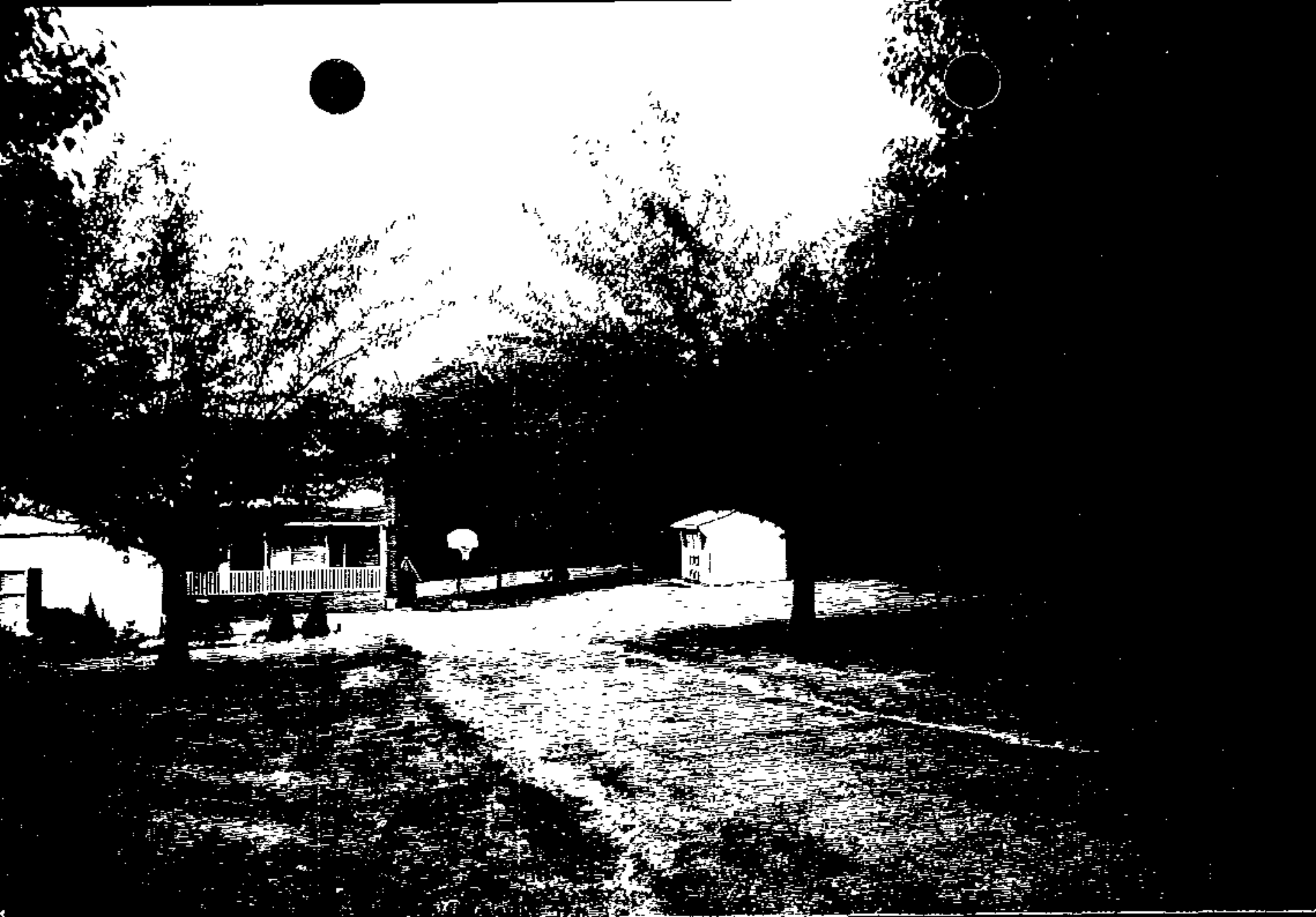


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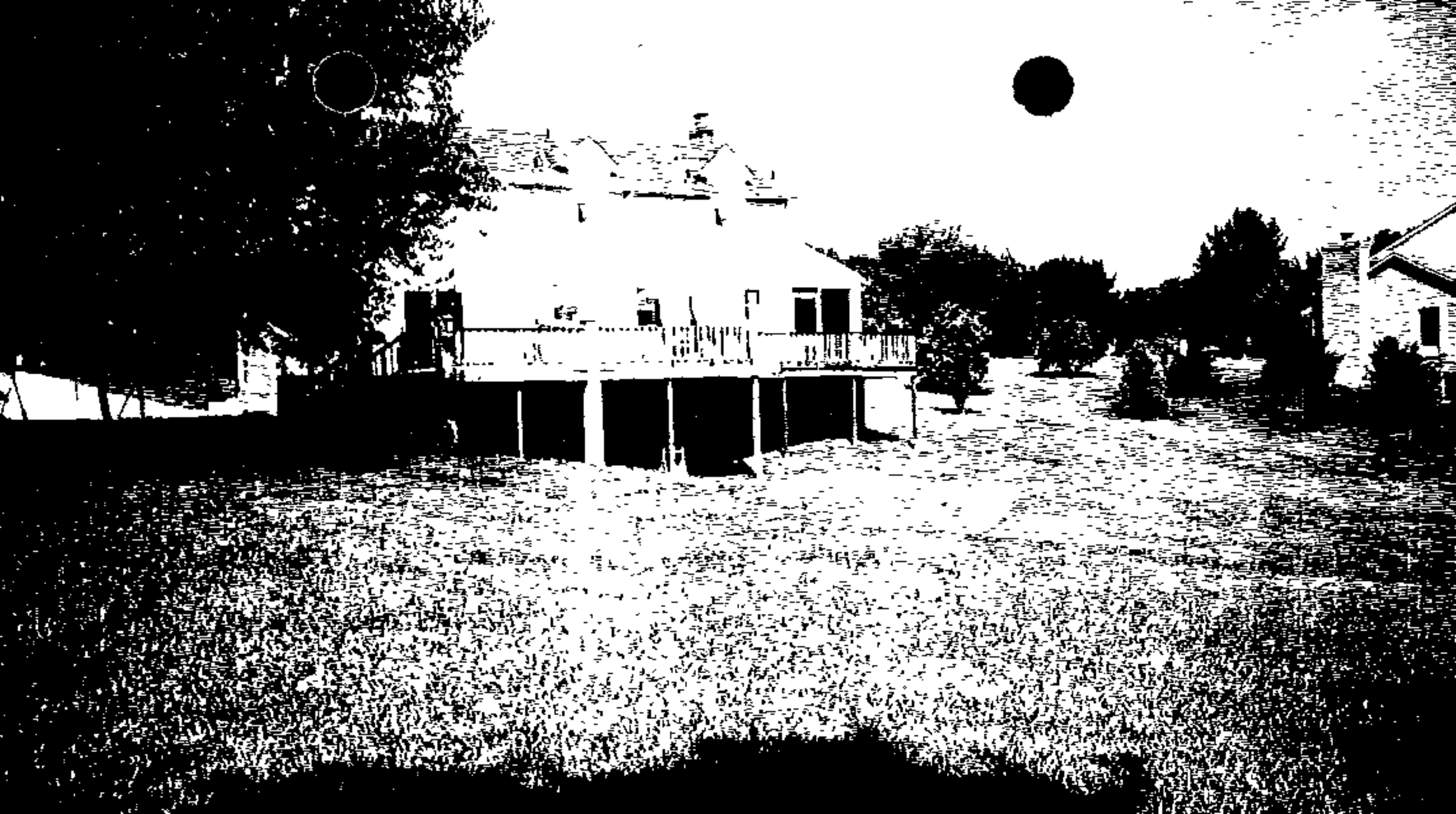


View From Front Yard
 + Driveway Area
 of Adjacent Property (^{= the} Complement)
 4311 Farmfield Ct

#063



LOOKING SOUTH
FROM STREET



Rob Noz



Lab No 3 A



Leaf 3B



Lab 3c