



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

June 2, 2004

CORRECTED 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: 04-468-A

5607 Ranelagh Road
S/side of Ranelagh Road, 10 ft. w/of Larch Road
11th Election District – 5th Councilmanic District
Legal Owners: Albert Samuel Mayfield, Jr.

Administrative Variance to permit a detached garage in front in lieu of rear yard and street front setback of 25 feet in lieu of 40 feet.

Hearing: Wednesday, July 21, 2004, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Albert Samuel Mayfield, Jr., 5607 Ranelagh Road, White Marsh 21162
Dennis Eckerd, Perry Hall Improvement Association, P.O. Box 63, Perry Hall 21128

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 6, 2004.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 6, 2004 Issue - Jeffersonian

Please forward billing to:
Albert Mayfield, Jr.
5607 Ranelagh Road
White Marsh, MD 21162

410-256-9198

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Hearing: Wednesday, July 21, 2004, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5607 RANELAGH RD ^{WHITE MARSH MD} 21162
which is presently zoned DR2

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) 1 B02, 3, C, 1 BCZR AND 400.1

TO PERMIT A DETACHED GARAGE IN FRONT YARD IN ~~WELL~~ WELL
OF REAR YARD AND A STREET FRONT SET BACK OF 25 FT. +
IN WELL OF 40 FT. (AS REQUIRED IN A DR 2 ZONE)

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:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

ALBERT SAMUEL MAYFIELD JR
Name - Type or Print _____

Albert Samuel Mayfield Jr.
Signature _____

Name - Type or Print _____

Signature _____

5607 RANELAGH RD 410-256-9198
Address _____ Telephone No. _____

WHITE MARSH MD 21162
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ 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.

Zoning Commissioner of Baltimore County

CASE NO. 04 468 A

REV 10/25/01

Reviewed By JL Date 4/13/04

Estimated Posting Date 4/25/04

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

Address

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):

my Home is Located AS SHOWN, Towards the back of my building Lot. For the last 28 years, there is no reasonable access to the back yard, my driveway is long coming From Road up To my home. To the left of driveway my property Provides ample space For a three CAR garage, which will be dug into hill, Thereby minimizing height garage on wood line Towards NEXT building LOT which is a wooded lot. Requesting a VARIANCE To build a three CAR GARAGE For my Antiques Collected CARS, this will improve my Property & enhance my Home.

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.

Albert Samuel Mayfield Jr.
Signature

Signature

ALBERT SAMUEL MAYFIELD JR
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of MARCH, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ALBERT SAMUEL MAYFIELD JR

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Barbara Brown
Notary Public

My Commission Expires

4/1/2008

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

Address

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):

my home is located AS SHOWN TOWARDS THE BACK OF MY BUILDING LOT. FOR THE LAST 28 YEARS, THERE IS NO REASONABLE ACCESS TO THE BACKYARD. MY DRIVEWAY IS LONG COMING FROM ROAD UP TO MY HOME. TO THE LEFT OF DRIVEWAY, MY PROPERTY PROVIDES AMPLE SPACE FOR A THREE CAR GARAGE, WHICH WILL BE DUG INTO HILL, THEREBY MINIMIZING HEIGHT OF GARAGE ON WOOD LINE TOWARDS NEXT BUILDING LOT, WHICH IS A WOODED LOT.

REQUESTING A VARIANCE TO BUILD A THREE CAR GARAGE FOR MY CARS I COLLECT. THE BUILDING WILL IMPROVE MY PROPERTY AND ENHANCE MY HOME.

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.

Albert Samuel Mayfield Jr.
Signature

Signature

ALBERT SAMUEL MAYFIELD JR.
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31ST day of MARCH, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ALBERT SAMUEL MAYFIELD JR.
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AS WITNESS my hand and Notarial Seal

Barbara Brown
Notary Public

My Commission Expires

4/1/2008



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to the Zoning Commissioner of Baltimore County

for the property located at 5607 RADELAGH RD ^{WHITE MARSH MD}
21162
which is presently zoned DR2

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) 1302, 3, C. 1. BCZR AND 400.1
TO PERMIT A DETACHED GARAGE IN FRONT YARD IN LIEU OF REAR YARD
AND A STREET FRONT SETBACK OF 25 FT. + IN LIEU OF 40 FT.
(AS REQUIRED IN A DR. 2 ZONE)

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.
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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):

ALBERT SAMUEL MAYFIELD JR
Name - Type or Print

Albert Samuel Mayfield Jr.
Signature

Name - Type or Print

Signature

5607 RADELAGH RD 410-256-9198
Address Telephone No

WHITE MARSH MD 21162
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ 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

CASE NO. 04 468 A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JL Date 4/13/04

Estimated Posting Date 4/25/04

468

following form:

ZONING DESCRIPTION FOR 5607 RAWELAGH RD WHITE MARSH MD 21162
(address)

Beginning at a point on the SOUTH SIDE side of
(north, south, east or west)

RAWELAGH RD which is 50'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 10' ± WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street LARCH RD
(name of street)

which is 20' wide. *Being Lot # 24,
(number of feet of right-of-way width)

Block /, Section # / in the subdivision of DARRYL GARDENS
(name of subdivision)

as recorded in Baltimore County Plat Book # 13, Folio # 150,

containing 90 AC. ±. Also known as 5607 RAWELAGH RD
(square feet or acres) (property address)
WHITE MARSH MD

and located in the 11 Election District, 5 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

04-A68-A No. 35703

DATE 4/13/04 ACCOUNT 001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: MAYFIELD

FOR: Residential Filing

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME ORIO
4/14/2004 4/13/2004 14:54:39 1

REQ 0601 WALKIN JRIC JHR
>>RECEIPT # 182462 4/13/2004 OFLN

Dept 5 520 ZONING VERIFICATION

CR NO. 035703

Receipt Tot. \$65.00
\$5.00 CK \$100.00 CA
\$35.00 CD

Baltimore County, Maryland

CASHIER'S VALIDATION

**CORRECTED
NOTICE OF ZONING
HEARING**

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Case: #04-468-A
5607 Ranelagh Road
S/side of Ranelagh Road,
10 ft. w/of Larch Road
11th Election District
5th Councilmanic District
Legal Owner(s): Albert
Samuel Mayfield, Jr.
Administrative Variance:
to permit a detached garage in front in lieu of the rear yard and street front setback of 25 feet in lieu of 40 feet.
Hearing: Wednesday, July 21, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. 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.

JT 7/606 July 6 11742

CERTIFICATE OF PUBLICATION

7/8/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/6/, 2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

**NOTICE OF ZONING
HEARING**

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LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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6/009 June 3 7401

CERTIFICATE OF PUBLICATION

6/3/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/3/, 2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-468-A

Petitioner/Developer: ALBERT

MAYFIELD JR

Date of Hearing/Closing: 5/10/04

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

5607 RANELAGH DR

The sign(s) were posted on

4/24/04
(Month, Day, Year)

Sincerely,

Robert Black 4/24/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

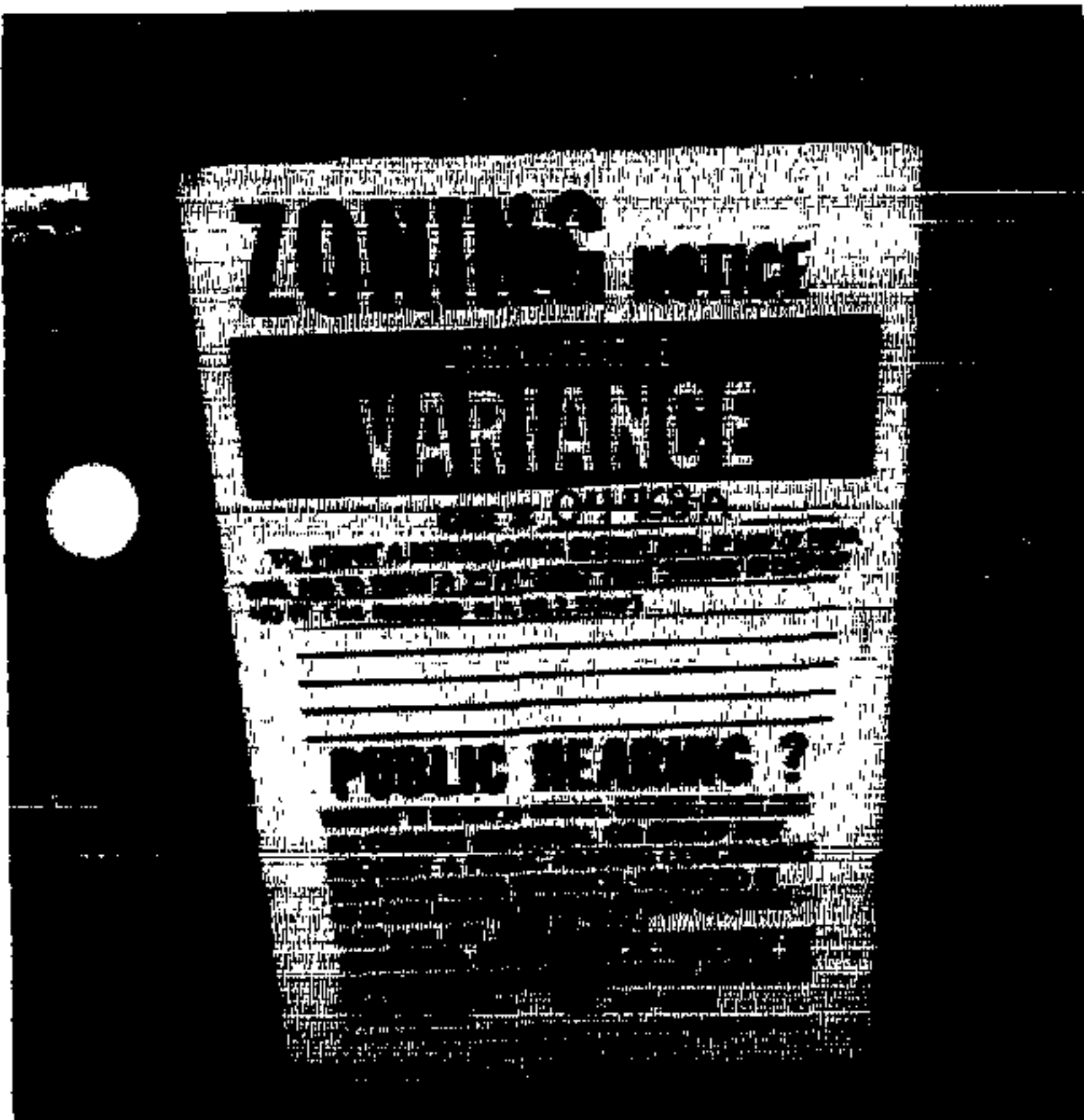
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

June 2, 2004

Albert Samuel Mayfield, Jr.
5607 Ranelagh Road
White Marsh, MD 21162

Dear Mr. Mayfield:

RE: Case Number: 04-468-A, 5607 Ranelagh Road

The above matter, previously scheduled for June 21, 2004, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over a horizontal line.

Timothy Kotroco
Director

TK:klm

C: Dennis Eckerd, Perry Hall Improvement Assoc., P.O. Box 63, Perry Hall 21128
William Libercci, Perry Hall Improvement Assoc., P.O. Box 63, Perry Hall 21128



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

May 11, 2004

NOTICE OF ZONING HEARING

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Hearing: Monday, June 21, 2004, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Albert Samuel Mayfield, Jr., 5607 Ranelagh Road, White Marsh 21162
Dennis Eckerd, Perry Hall Improvement Association, P.O. Box 63, Perry Hall 21128

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 5, 2004.**
(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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, June 3, 2004 Issue - Jeffersonian

Please forward billing to:
Albert Mayfield, Jr.
5607 Ranelagh Road
White Marsh, MD 21162

410-256-9198

NOTICE OF ZONING HEARING

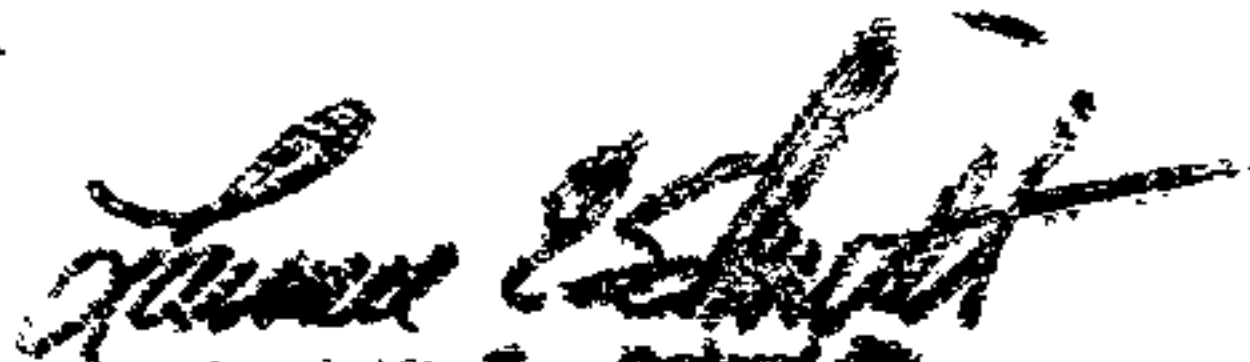
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LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

May 11, 2004

Albert Samuel Mayfield, Jr.
5607 Ranelah Road
White Marsh, MD 21162

Dear Mr. Mayfield:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 04-468-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand requiring that a public hearing concerning the above-proposed variance be held.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact John Lewis at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Dennis Eckerd, Perry Hall Improv. Assoc., P.O. 63, Perry Hall 21128

Visit the County's Website at www.baltimorecountyonline.info



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 468 -A Address 5607 RANELAGH DR.

Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/13/04 Posting Date: 4/25/04 Closing Date: 5/10/04

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 04- 468 -A Address 5607 RANELAGH DR

Petitioner's Name ALBERT MAYFIELD JR. Telephone 410 256 9198

Posting Date: 4/25/04 Closing Date: 5/10/04

Wording for Sign: To Permit A DETACHED GARAGE IN FRONT YARD IN LIEU OF
REAR YARD AND TO PERMIT A 25 FT. + STREET FRONT SETBACK IN LIEU
OF 40 FT. (AS REQUIRED IN A DR-2 ZONE.)

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 04-468-A

Petitioner X ALBERT SAMUEL MAYFIELD

Address or Location X 5607 RANELAGH RD

PLEASE FORWARD ADVERTISING BILL TO

Name X ALBERT SAMUEL MAYFIELD JR

Address X 5607 RANELAGH RD

X WHITE MARSH MD 21162

X

Telephone Number X 410-256-9198

**Department of Permits
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

May 6, 2004

Albert Samuel Mayfield
5607 Ranelagh Road
White Marsh, Maryland 21162

Dear Mr. Mayfield:

RE: Case Number: 04-468-A, 5607 Ranelagh Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 13, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: April 26, 2004

Item No.: 457-469⁴⁶⁸

Dear Ms. Hart:

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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

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Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Date: 4.12.04

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

RE: Baltimore County
Item No. 468 JLL

Dear Ms. Matthews:

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,

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS/TDD*

DATE: April 5, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-457

04-458

04-459

04-460

04-461

04-462

04-465

04-466

04-467

04-468

04-468

04-469

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For April 26, 2004
Item Nos. 457, 458, 459, 460, 461, 462,
465, 466, 468, and 469

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

RWB:CEN:jrb

cc: File

Est. 1776
PERRY HALL
IMPROVEMENT ASSOCIATION, INC.

P.O. Box 63 Perry Hall, MD 21128

phia@mail.bcpl.net

www.bcpl.net/~phia

May 6, 2004

Mr. W. Carl Richards, Chief
Baltimore County Zoning Review Bureau
Room 111 County Office Building
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 04 468 A

Dear Mr. Richards

Thank you for taking my call today regarding the procedures for administrative variances.

Please accept this and the enclosed check for \$50.00 as a request from the Perry Hall Improvement Association (Association) for a public hearing in regard to Case No 04 468 A, petition for administrative variance by Albert Samuel Mayfield

Not being familiar with this process, we would like to be apprised of whether the property needs to be reposted with the time and date of the hearing in order for the neighbors to prepare to attend.

Thank you for your attention to this matter. If there is anything else that needs to be done by the Association to have this set for a hearing please let me know.

Sincerely,



William M. Libercci, Chairman
Zoning and Development Committee

Enclosure:

The proposed building does not meet County Standards. It is a building that would be a detriment to the community.

Paid



FORMAL DEMAND FOR HEARING

CASE NUMBER: 04-468-A

Address: 5607 Ranelagh Rd.

Petitioner(s): PERRY HALL IMP. ASSOC.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

(We) PERRY HALL IMP. ASSOC.
Name - Type or Print

() Legal Owner OR () Resident of

P.O. Box 63
Address

PERRY HALL MD. 21128
City State Zip Code

(410) 256 6871
Telephone Number

which is located approximately _____ feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Dennis E. King Pres. 5-10-04
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

From: libercci <libercci@bcpl.net>
To: <tkotroco@co.ba.md.us>
Date: 5/30/2004 4:04:56 PM
Subject: Zoning Case Number 04-468-A

Mr. Kotroco:

The purpose of this letter is to ask you to reschedule the hearing date in the subject case.

This case is a request for an Administrative Variance in which, due to neighbors concerns, the Perry Hall Improvement Association posted a \$50,00 fee and requested a hearing before the Zoning Commissioner.

The case has been set for a hearing on June 21, 2004. The neighbors have a conflict with this date. Therefore, we respectfully request that a new date for this hearing be established.

Thank you for your cooperation.

William Libercci
Vice President Perry Hall Improvement Association

*To Kristen:
phase postponed
reset this case.
Call Bill Libercci*

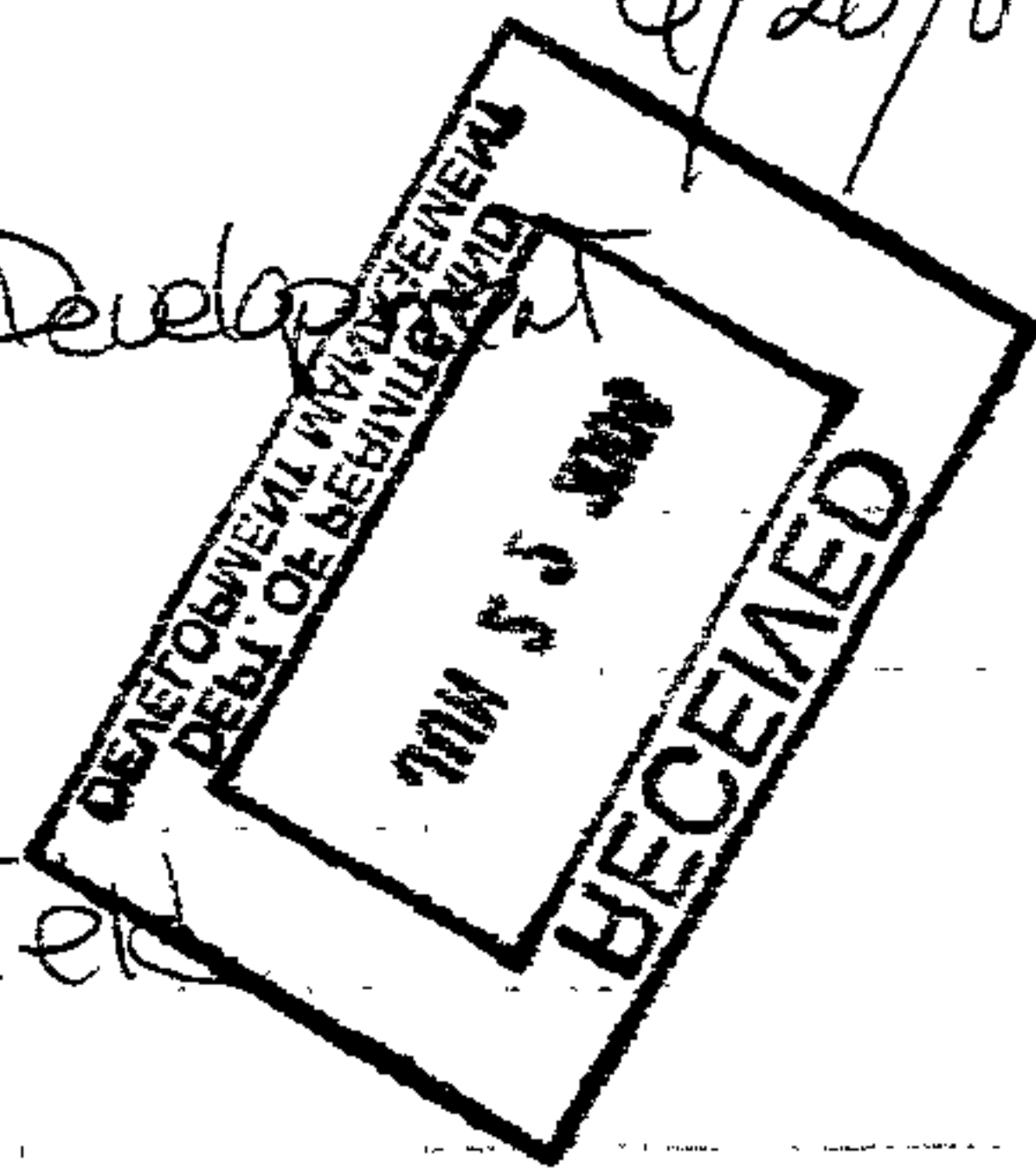
TE

rec'd

6/22/04

6/20/04

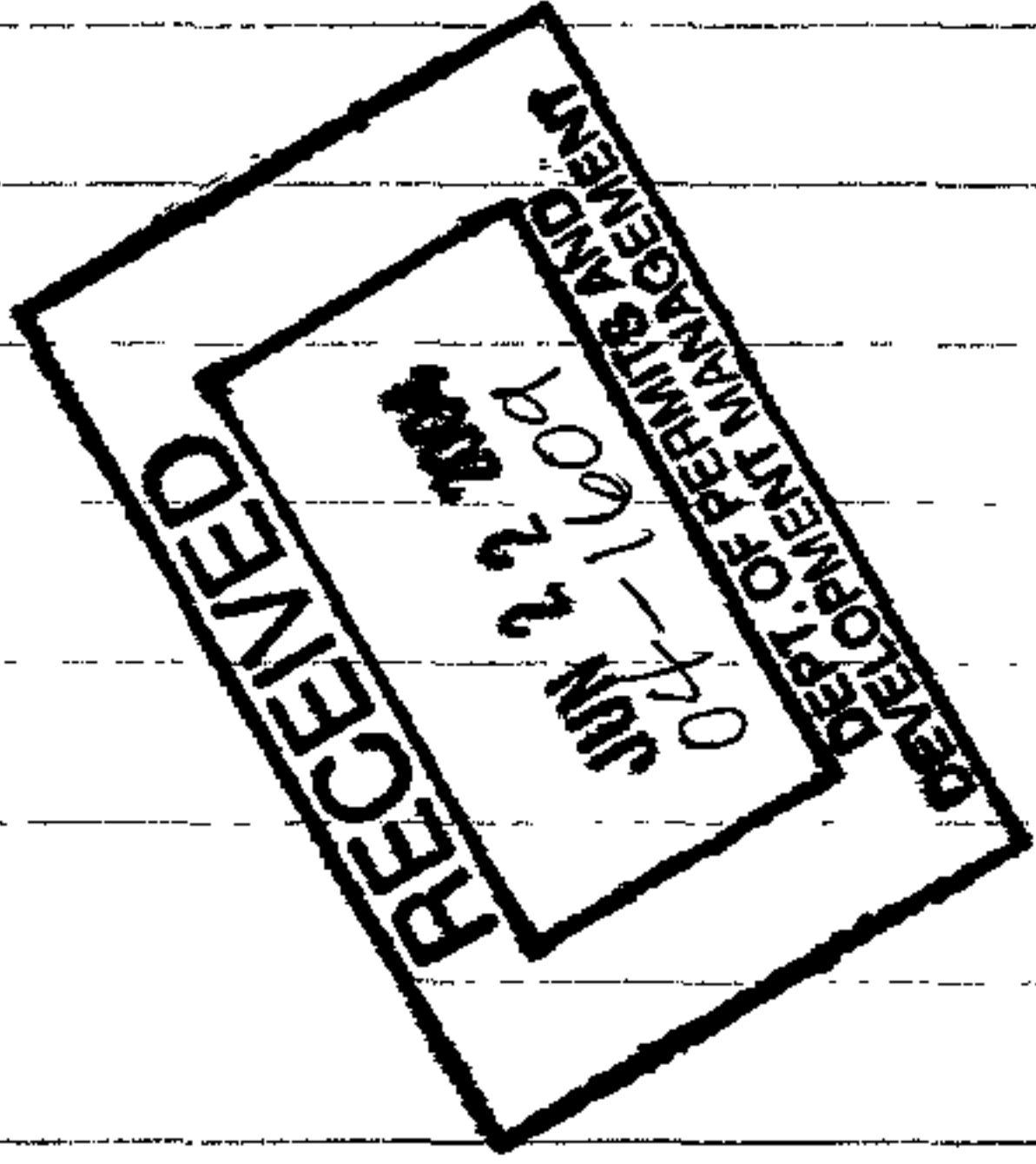
TO: John Lewis
Department of Permits & Development
Towson MD 21204



From: Albert Samuel Mayfield
5607 RANGLAND RD
WHITE MARSH MD 21162

This letter is to confirm that I
SAM MAYFIELD HAVE WITHDRAWN MY
ORIGINAL REQUEST FOR A VARIANCE
CASE # 04-468-A. Hearing before
THE ZONING COMMISSIONER IS NO LONGER
NECESSARY. DATE OF HEARING WAS
SCHEDULED FOR JUNE 21-04. I UNDERSTAND
ANOTHER PUBLICATION WILL BE POSTED
ON MY WITHDRAWAL.

MY NEW PLANS WERE APPROVED - PERMITS
WERE GRANTED BECAUSE I AM NOW CODE #
BUILDING WITHIN THE BALTO. COUNTY REGULATIONS
PLEASE CONTACT ME IF ANY OTHER
INFORMATION IS NEEDED
Sincerely
Albert Samuel Mayfield Jr.



TIME: 08:30:24 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/15/2004
DATE: 07/08/2004 GENERAL PERMIT APPLICATION DATA MXR 10:04:10

PERMIT #: B559601 PROPERTY ADDRESS
RECEIPT #: A497342 5607 RANELAGH RD
CONTROL #: MR SUBDIV: DARRYL GARDENS
XREF #: B559601 TAX ACCOUNT #: 1107084010 DISTRICT/PRECINCT 11 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: MAYFIELD ALBERT SAMUEL & JOANN W
PAID: 65.00 ADDR: 5607 RANELAGH RD.WHITE MARSH,MD.21162
PAID BY: APPLICANT

DATES

APPLICANT INFORMATION

APPLIED: 06/15/2004 NAME: ALBERT SAMUEL MAYFIELD
ISSUED: 06/15/2004 COMPANY:
OCCPNY: ADDR1: 5607 RANELAGH RD.

ADDR2: WHITE MARSH,MD.21162

INSPECTOR: 11R PHONE #: 410-256-9198 LICENSE #:

NOTES: KRA/AKT/MR

PASSWORD :

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

04 468-A
7/21/04
GAM

ZAC AGENDA

Item Number: 468 Case Number: 4-468-A Primary Use: Residential Reviewer: JLL

Type: Administrative Variance

Legal Owner: Albert Samuel Mayfield, Jr.

Contract Purchaser

Critical Area: No Flood Plain: No Historic: No Election Dist 11th Councilmanic Dist 5th

Property Address: 5607 Ranelagh Road

Location: South side of Ranelagh Road, 10-feet West of Larch Road.

Existing Zoning: DR 2

Area: .9 AC +/-

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit a detached garage in front yard in lieu of rear yard and a street front setback of 25-feet in lieu of 40-feet.

Attorney:

Miscellaneous:

*Rec'd Bill
for ad again.*

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

June 10, 2004

Samuel Mayfield
5607 Raneleigh Road (aka Ranelagh Road)
Baltimore, Maryland 21162

RE: 5607 Raneleigh Road (aka Ranelagh Road)
11th Election District

Dear Mr. Mayfield,

This is a response to your letter dated May 19, 2004 in which you requested a zoning determination that construction of a proposed attached garage at the above location (as shown on the provided plan) would comply with the Baltimore County Zoning Regulations (BCZR).

Based on the review of your letter and plan, clarification of certain issues by conversation and on on-site review by a code enforcement inspector, staff has established that your proposal for an addition with a 15ft. side setback is permitted under the BCZR subject to the following conditions being shown on plans for building permit.

The building permit must agree with the plan which you submitted for zoning review and for which subsequent information was provided in our conversations. This plan is highlighted, and being returned to you for revision.

Please be aware that this response is for zoning review only and it is not intended for any other purpose. When applying for permit bring this response and highlighted plan with all other permit requirements.

I hope that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John Lewis", is written over a horizontal line.

John Lewis
Zoning Review

CC: 04-468-A

Visit the County's Website at www.baltimorecountyonline.info



GARAGE ADDITION
ROOF HT. TO BE MAINTAINED
IN LINE WITH EXISTING DWELLING.

See zoning letter
by VLD

THE APPLICANT FOR PERMIT CONFIRMS:
NO DWELLINGS FACING
RANELAGH RD FOR
200' FRONT AVG. DISTANCE

THE APPLICANT FOR PERMIT CONFIRMS:
NO DWELLINGS FACING
RANELAGH RD FOR
200' FRONT AVG. DISTANCE

RANELAGH ROAD
50' R/W SETBACK WITHIN 200' OF LOT
200'

LOT 1,
BLOCK "D"
N/F
DONALD
& HARRIETTE
WOLLSCHLAGER

EXIST.
PIN & CAP
FOUND HELD

N 35° 54' 30" E 100.00'

S 54° 05' 30" E

SET PIN
& CAP
#623

11.80'

N/F
ALBERT S. MAYFIELD, JR.
&
JO ANN W. MAYFIELD
L. 5964 F. 564

FRONT

#5607
EXISTING HOUSE

LOT 24
BLOCK "D"

N 54° 05' 30" W

200.00'

EXIST.
PIN & CAP
FOUND HELD

BLOCK "D"

LOT 4A
N/F
TIMOTHY & SHERRI MARZOLA
L. 14513 F. 581

LOT 4B
N/F
JOHN & LAURA SNYDER
L. 14567 F. 735

WOOD PRIVACY FENCE

LOT 23
BLOCK "D"
N/F
ANTHONY & DIANA
DUDEK
L. 5910 F. 407

BREEZE-
WAY
ATTACHMENT
10' x 9'

EXISTING
IRON PIPE
HELD

S 35° 54' 30" W 194.10'

SET PIN & CAP #623

15' (SET
BACK)
SIDE

SIDE OF GARAGE
SET INTO
HILL

42 1/2'

PROP GARAGE
WITH JAMMER
DOOR

DOOR

N/F = NOW OR FORMERLY

L = LIBER

F = FOLIO

NOTE: THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF A
TITLE REPORT.

I hereby certify that I have made a survey
of the property shown hereon and have
found or set the monuments so shown.

* 5607 RANELAGH ROAD

TITLE DEED: 5964-564
LOT 24, "DARRYL GARDENS"
PLAT BOOK 13 / 150
BALTIMORE COUNTY, MARYLAND

SCALE

1" = 40'

DATE

9-17-00

JOB No.

E2000-111

BUILDING PERMIT PLAN
BOUNDARY PLAT
FOR A GARAGE ADDITION.

C.A. ELGIN & ASSOCIATES

5645 LEIDEN ROAD
BALTIMORE, MD 21206-2916
410-866-5395



VARIANCE PLAN

5607 RANELAGH RD

SUBDIVISION DARRYL GARDENS

PLAT BOOK 13 FOLIO 150

LOT # 24

OWNER ALBERT S. MAYFIELD JR.

CASE #
04-468-A

RANELAGH ROAD
ROAD WIDTH VARIES 50' R/W
EDGE OF EXIST. ROAD

580°39'24"E 210.41'

554°05'30"E 11.80'

SET PIN & CAP #623

1 DWLG WITHIN 200'

LOT 1 BLOCK "D" N/F

DONALD & HARRIETTE WOLLSCHLAGER

EXIST. PIN & CAP FOUND HELD

18 FT TO R/W
N 55°54'30"E 101.55'

N/F
ALBERT S. MAYFIELD, JR.
JO ANN W. MAYFIELD
L. 5964 F. 564

#5607 EXISTING HOUSE

LOT 24 BLOCK "D"

N 54°05'30"W 200.00'

EXIST. PIN & CAP FOUND HELD

WOOD PRIVACY FENCE

LOT 4A N/F
TIMOTHY & SHERRI MARZOLA
L. 14513 F. 581

LOT 4B N/F
JOHN & LAURA SNYDER
L. 14567 F. 735

EXISTING IRON PIPE HELD

ZONE DR-2
MAP NE 11 J
NOT FLOODPLAIN
NOT HISTORIC
NOT CBCA
11TH ED
5TH CD

LOT 23 BLOCK "D" N/F
ANTHONY & DIANA DUDEK
L. 5910 F. 407

1" = 40'

15' SET BACK

NO DWELLINGS WITHIN 200'

NTS

CENTER OF ROAD
POB 10' TO CL LARCH RD
SET PIN & CAP #623

SUNPOWDER RD
RANELAGH RD
SHE
N
LARCH RD
PHILADELPHIA RD
ALLENDER RD

THE UNDERSIGNED IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION DRAWN & INCLUDED BY BALTO. CO. AS IT RELATES TO THIS PETITION

Albert S. Mayfield Jr.
4-13-04

#5607 RANELAGH ROAD

TITLE DEED: 5964-564

LOT 24, "DARRYL GARDENS"

PLAT BOOK 13 / 150

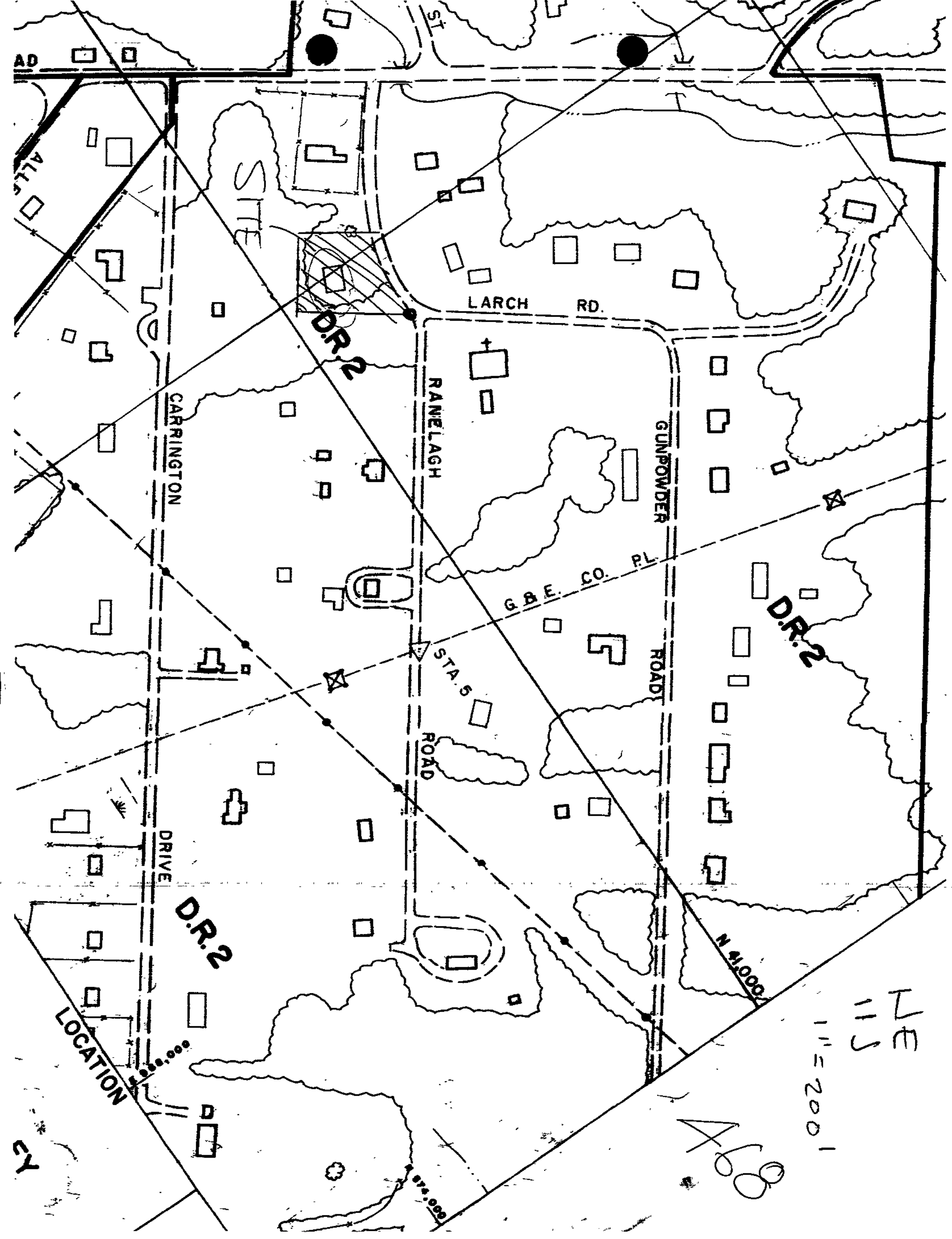
BALTIMORE COUNTY, MARYLAND

N/F = NOW OR FORMERLY
L = LIBER
F = FOLIO

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.

I hereby certify that I have made a survey of the property shown hereon and have found or set the monuments so shown.

SCALE





looking up From the

Angle of RT-7

MAY Field Property

Case # 04-468-A



From MAY Field Property
Angle Look Down To
Well Schlager Property Approx.
250 FEET

MAY Field Property
Case # 04-468-A



looking up From Rt-7

may Field Property

CASE # 04-468-A



Proposed Site From
END of Driveway
May Field Project
CASE # 04-468-A



Pro Proved Site From
LARCH Rd.

May Field Property

CASE # 04-468-A



Empty lot To The LEFT
OF MAYFIELD Property
IF FACING Front

MAYFIELD Property

CASE # 04-468-A



Proposed Site From
Ranelagh Rd.

MAYFIELD PROPERTY
CASE # 04-468-A