

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S of Ivy Hill Road, 960 ft. +/-
N/E centerline of Broadmeade Court
8th Election District
3rd Councilmanic District
(1423 Ivy Hill Road)

Dale Kohler
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-525-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Dale Kohler. The administrative variance is requested for property located at 1423 Ivy Hill Road in the Cockeysville area of Baltimore County. The administrative variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an attached garage with a side yard setback of 8 ft. in lieu of the minimum required 50 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 23, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. 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 public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER RECEIVED FOR FILING

5/17/05

Ray

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17 day of May, 2005, that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an attached garage with a side yard setback of 8 ft. in lieu of the minimum required 50 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

RECEIVED FOR FILE
5/17/05
raj

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

May 17, 2005

Mr. Dale Kohler
1423 Ivy Hill Road
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 05-525-A
Property: 1423 Ivy Hill Road

Dear Mr. Kohler:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy". The signature is written in a cursive style.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1423 Ivy Hill Road
which is presently zoned RC 5

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 AD4.3.B.2.6.

TO ALLOW AN ATTACHED GARAGE WITH A SIDEYARD SETBACK OF 8 FT. IN LIEU OF THE MINIMUM REQUIRED 50 FT.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 05-525A

Reviewed By [Signature]

Date

4-14-05

Estimated Posting Date

4-24-05

REV 10/25/01

RECEIVED FOR FILING
5/17/05
[Signature]

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 1423 IVY HILL ROAD
City COCKEYSVILLE State MD Zip Code 21030

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

THE CURRENT HOUSE IS LOCATED ON THE PROPERTY IN SUCH A FASHION THAT THE PROPOSED GARAGE ADDITION WILL BE LOCATED TOO CLOSE TO PROPERTY LINE AND WILL BE IN VIOLATION OF CURRENT ZONING RESTRICTIONS. THE PROPOSED 2.5 CAR GARAGE WILL BE CONNECTED TO EXISTING HOME WITH A COVERED WALKWAY. THE LOCATION OF THE HOUSE (ORIGINAL) AND SUBSEQUENT IMPROVEMENTS MAKE IT IMPOSSIBLE TO LOCATE GARAGE ANYWHERE ELSE... PRACTICALLY SPEAKING, NEIGHBORING PROPERTIES ARE PLACED WITH GARAGES THAT CONFORM TO CURRENT ZONING. ANY OTHER APPROACH TO ADDING PROPOSED GARAGE WOULD RESULT IN UNDUE HARDSHIP, EXPENSE & JUST PURE AESTHETICS. PLACEMENT OR LOCATION OF PROPOSED IMPROVEMENT (GARAGE) IS LIMITED ALSO DUE TO CURRENT LOCATION OF EXISTING WELL (WATER SUPPLY), DRAIN FIELD AND SEPTIC SYSTEM. ALL OF THIS ADDS UP TO PRACTICAL DIFFICULTY.

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.

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11TH day of APRIL, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

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 1423 IVY HILL ROAD
City COCKEYSVILLE State MD Zip Code 21030

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

THE CURRENT HOUSE IS LOCATED ON THE PROPERTY IN SUCH A FASHION THAT THE PROMISED GARAGE ADDITION WILL BE LOCATED TOO CLOSE TO PROPERTY LINE AND WILL BE IN VIOLATION OF CURRENT ZONING RESTRICTIONS. THE PROPOSED 2.5 CAR GARAGE WILL BE CONNECTED TO EXISTING HOME WITH A COVERED WALKWAY. THE LOCATION OF THE HOUSE (ORIGINAL) AND SUBSEQUENT IMPROVEMENTS MAKE IT IMPOSSIBLE TO LOCATE GARAGE ANYWHERE ELSE... PRACTICALLY SPEAKING, NEIGHBORING PROPERTIES ARE PLACED WITH GARAGES THAT CONFORM TO CURRENT ZONING. ANY OTHER APPROACH TO ADDING PROPOSED GARAGE WOULD RESULT IN UNDOE HARDSHIP, EXPENSE & JUST POOR AESTHETICS. PLACEMENT OR LOCATION OF PROPOSED IMPROVEMENT (GARAGE) IS LIMITED ALSO DUE TO CURRENT LOCATION OF EXISTING WELL (WATER SUPPLY), DRAIN FIELD AND SEPTIC SYSTEM. ALL OF THIS ADDS UP TO PRACTICAL DIFFICULTY.

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.

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10TH day of APRIL, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1423 Ivy Hill Road
which is presently zoned RC 5

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 A04.3.B.2.6.

TO ALLOW AN ATTACHED GARAGE WITH A SIDEYARD SETBACK OF 8ft. IN LIEU OF THE MINIMUM REQUIRED 50 ft.

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):

DALE W. Kohler

Name - Type or Print

Dale W. Kohler

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 05-14-05 day of May, 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. 05-525 A

Reviewed By [Signature] Date 4-14-05

Estimated Posting Date 4-24-05

ZONING DESCRIPTION
1423 Ivy Hill Road

Beginning at a point on the southeast side of Ivy Hill Road, 960 ft. +/- northeast of the centerline of Broadmeade Ct., thence running northeast 220 ft., thence southeast 288.69 ft., thence southwest 220 ft., thence northwest 288.69 ft. to the point of the beginning. Containing 1.34 acres and located in the 8th Election District

525

LEGAL DESCRIPTION

BEGINNING FOR THE SAME AT A PIPE HERETOFORE SET ON THE SOUTHEAST SIDE OF IVY HILL ROAD, and at the end of the fourth line of a parcel of land which by deed dated May 15, 1937 and recorded among the land records of Baltimore County in Liber CWB JR No. 999 folio 339, was conveyed by George H. Ehlers and wife to Lewis F. Watkins, and wife and running thence and binding reversely on the fourth and third lines of said parcel of land the two following courses and distances, viz, South 34 degrees 25 minutes East 200.75 feet to a pipe and South 10 degrees 45 minutes West 124 feet to a pipe heretofore set at the beginning of said third line thence leaving said outlines and running for lines of division the two following courses and distances viz; North 55 degrees 55 minutes East running parallel to Ivy Hill Road 467.94 feet to a pipe and North 34 degrees 25 minutes West 288.69 feet to a pipe set on the Southeast side of Ivy Hill Road at the distance of 380 feet measured Northeasterly along the Southeast side of said road from the place of beginning and thence binding on the southeast side of Ivy Hill Road, South 55 degrees 55 minutes West 380 feet to the place of beginning.

CONTAINING 2.607 ACRES OF LAND, MORE OR LESS.

SAVING AND EXCEPTING THEREFROM , the lot of ground which was granted and conveyed by Homer C. Wadsworth and Dorothy Y. Wadsworth his wife to Nathan Sirkin and Selma B. Sirkin, his wife by Deed dated April 26, 1956 and recorded among the land records of Baltimore County in liber 2917 folio 443, more particularly described as follows:

BEGINNING FOR THE SAME AT A PIPE HERETOFORE SET ON THE SOUTHEAST SIDE OF IVY HILL ROAD, said point being the point of beginning of the parcel of land described in a Deed from Henry G. Meredith and wife to Homer C. Wadsworth and wife dated December 18, 1941 and recorded among the land records of Baltimore County in Liber CHK JR. No. 1204 folio 349, and thence binding on the first, second and part of the third lines of the land described in the aforesaid Deed, the three following courses and distances viz: South 34 degrees 25 minutes East 200.75 feet South 10 degrees 45 minutes West 124 feet and North 55 degrees 55 minutes East 247.94 feet to a point thence running for a line of division North 34 degrees 25 minutes West 288.69 feet to the southeast side of Ivy Hill Road, and to intersect the last or South 55 degrees 55 minutes West 380 foot line of the aforesaid Deed from Meredith to Wadsworth thence along the southeast side of Ivy Hill Road, and along the last or South 55 degrees 55 minutes West 380 foot line of the aforesaid Deed, South 55 degrees 55 minutes West 160 feet to the place of beginning.

THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 1423 IVY HILL ROAD.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
SCCELLANEOUS RECEIPT

Check No. 443689
05525A

4-14-05 ACCOUNT *R 001-006-4150*
AMOUNT \$ *65.00*

RECEIVED BY *Mr. D. Kobler*
1423 Ivy Hill Rd - Resubmitted
Variance Filing Fee

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME PER
4/15/2005 4:19 PM 1544431
RECEIPT # 30241 4/15/05 0411
Dept 5 520 ONLINE VERIFICATION
COUN 403430
Receipt for \$65.00
\$65.00 00 \$65.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date April 25, 2005

RE: Case Number 05-525-A

Petitioner/Developer DALE KOHLER

Date of Hearing (Closing) MAY 9, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1423 IVY HILL ROAD

The sign(s) were posted on April 23, 2005

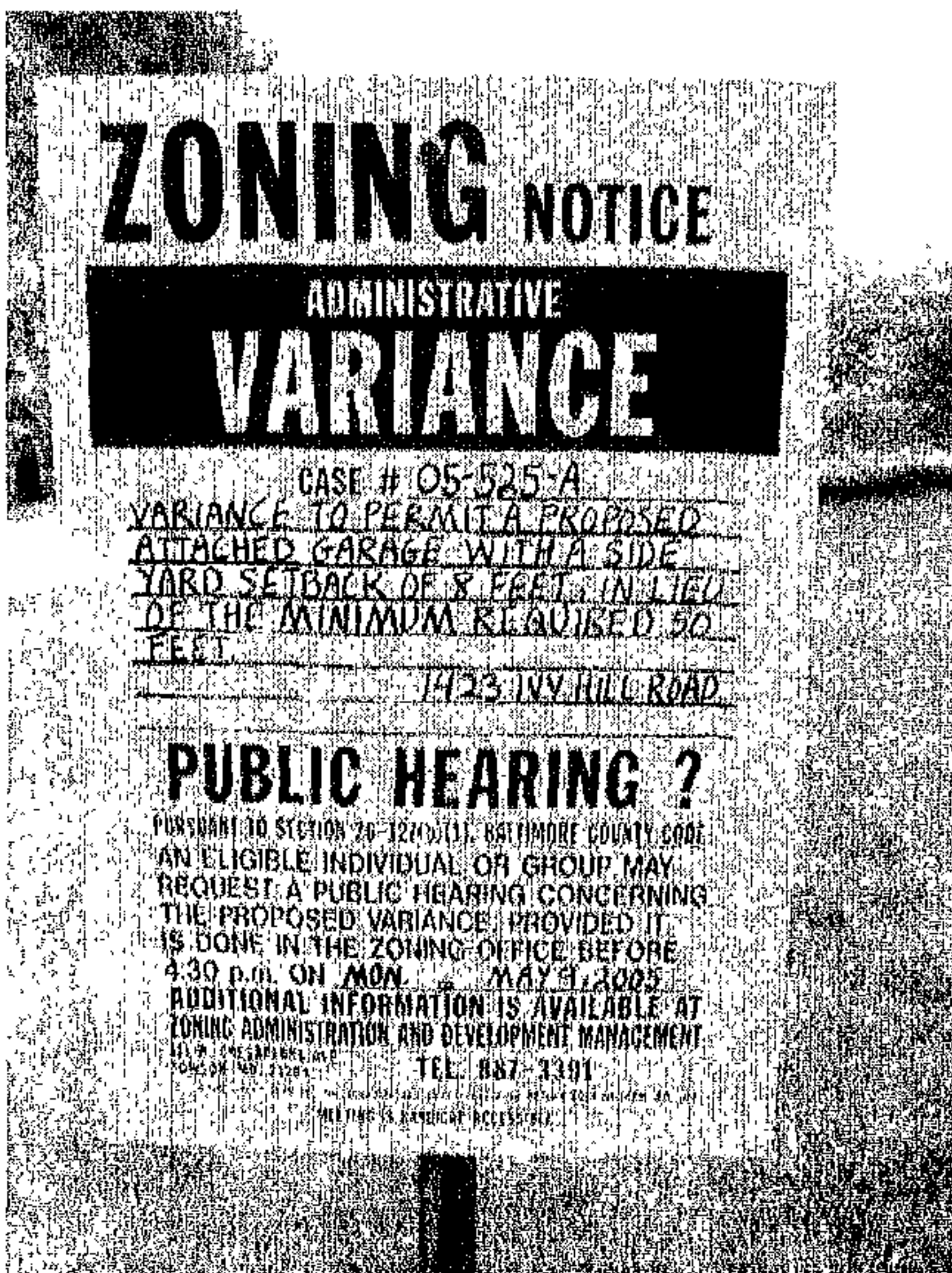
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 525 -A

Address 1423 Ivy Hill Rd

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4-14-05

Posting Date: 4-24-05

Closing Date: 5-09-05

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 05- 525 -A

Address 1423 Ivy Hill Rd

Petitioner's Name DALE Kohler

Telephone 410 207-1884 (cell)
454-0131 (bus)

Posting Date: 4-24-05

Closing Date: 5-09-05

Wording for Sign: To Permit on a proposed attached garage with a
sideyard setback of 8 ft. in lieu of the minimum required
50 ft.

**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

May 9, 2005

Dale W. Kohler
1423 Ivy Hill Road
Cockeysville, Maryland 21030

Dear Mr. Kohler:

RE: Case Number: 05-525-A, 1423 Ivy Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 14, 2005.

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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



April 21, 2005

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

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 25, 2005

Item No.: 517, 518, 520, 521, 522, 523, 524, 525, 526, 527, 528

Pursuant to your request, this Office has reviewed the referenced plan(s) 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.

Acting Lieutenant William F. Connolly, Jr.
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: May 2, 2005
Department of Permits & Development
Management

FROM: ^{Dak} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2005
Item No. 520, 521, 523, 525

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

Dak:CEN:clw
cc: file
ZAC-NO COMMENTS-05022005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr ^{JOE}
DEPRM

DATE: May 23, 2005

SUBJECT: Zoning Item # 05-525
Address 1423 Ivy Hill Road

Zoning Advisory Committee Meeting of April 25, 2005

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (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).
- X 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).

Additional Comments:

The proposed garage must be at least 30-feet from the well or the owner must apply for a variance from the Groundwater Management Section of this Department.

Reviewer: Sue Farinetti

Date: May 23, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

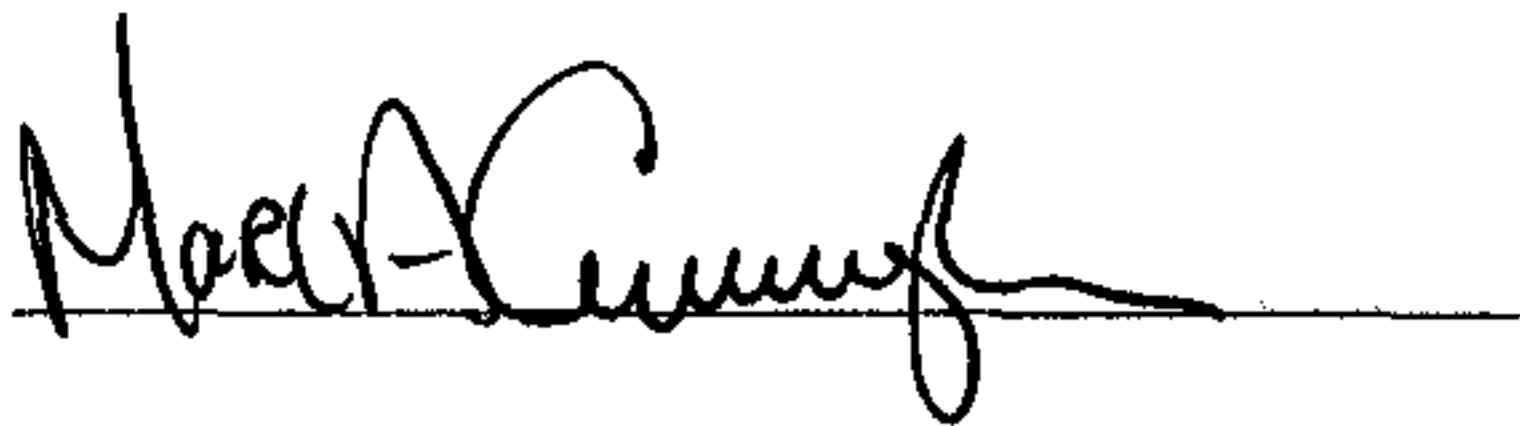
DATE: April 28, 2005

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

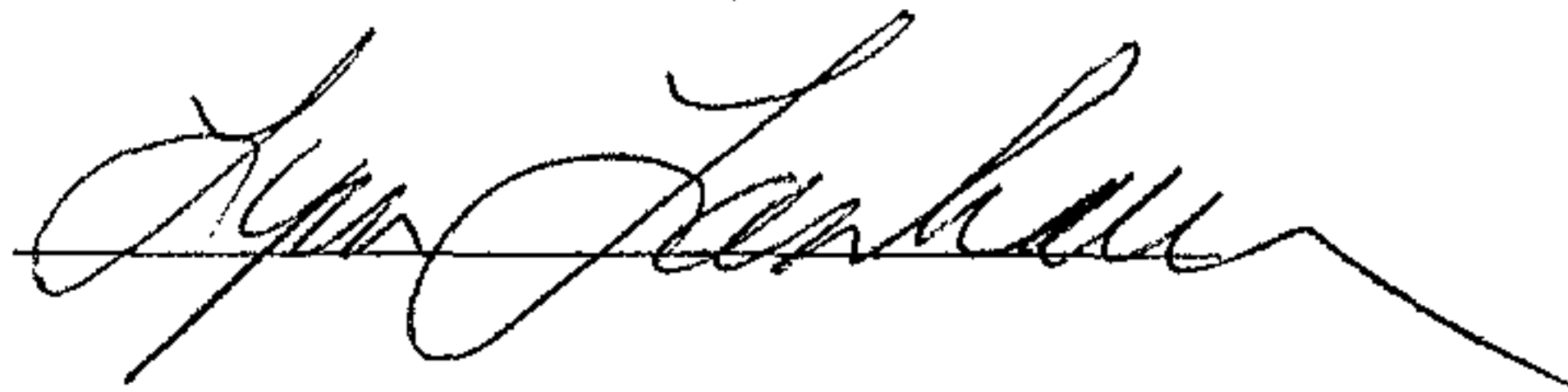
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-520, 5-523, and 5-525
Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

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



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

Maryland Department of Transportation

Date: 4.22.05

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

RE: Baltimore County
Item No. 525 JJ5

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,

Steven D. Foster, Chief
Engineering Access Permits Division

PROPERTY ADDRESS 1423 Ivy Hill Rd.

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

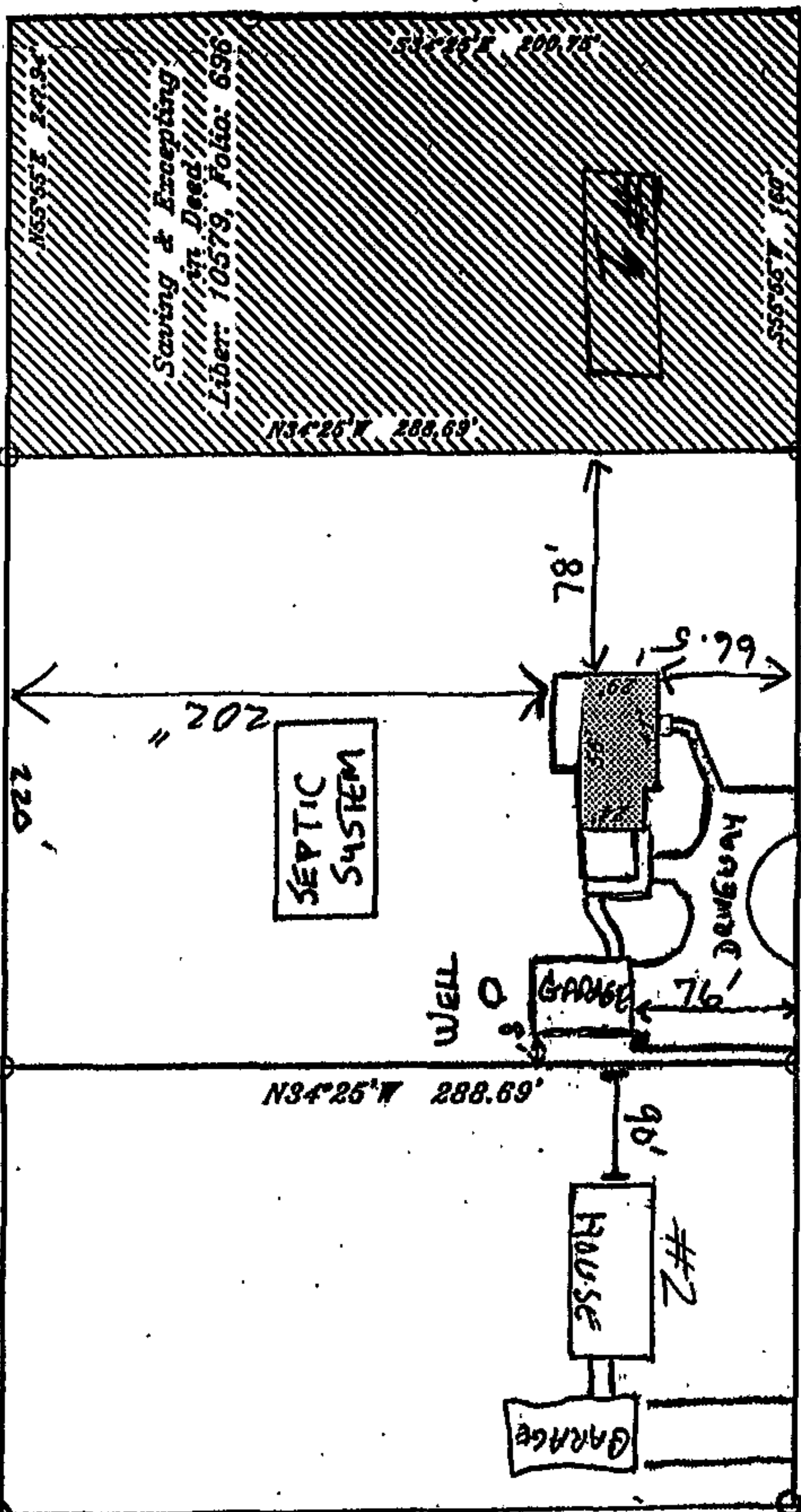
SUBDIVISION NAME

PLAT BOOK # FOLIO # 676 LOT # SECTION #

OWNER DALE W. KUTLER

FALLS ROAD

IVY HILL ROAD
220' 8"



NORTH

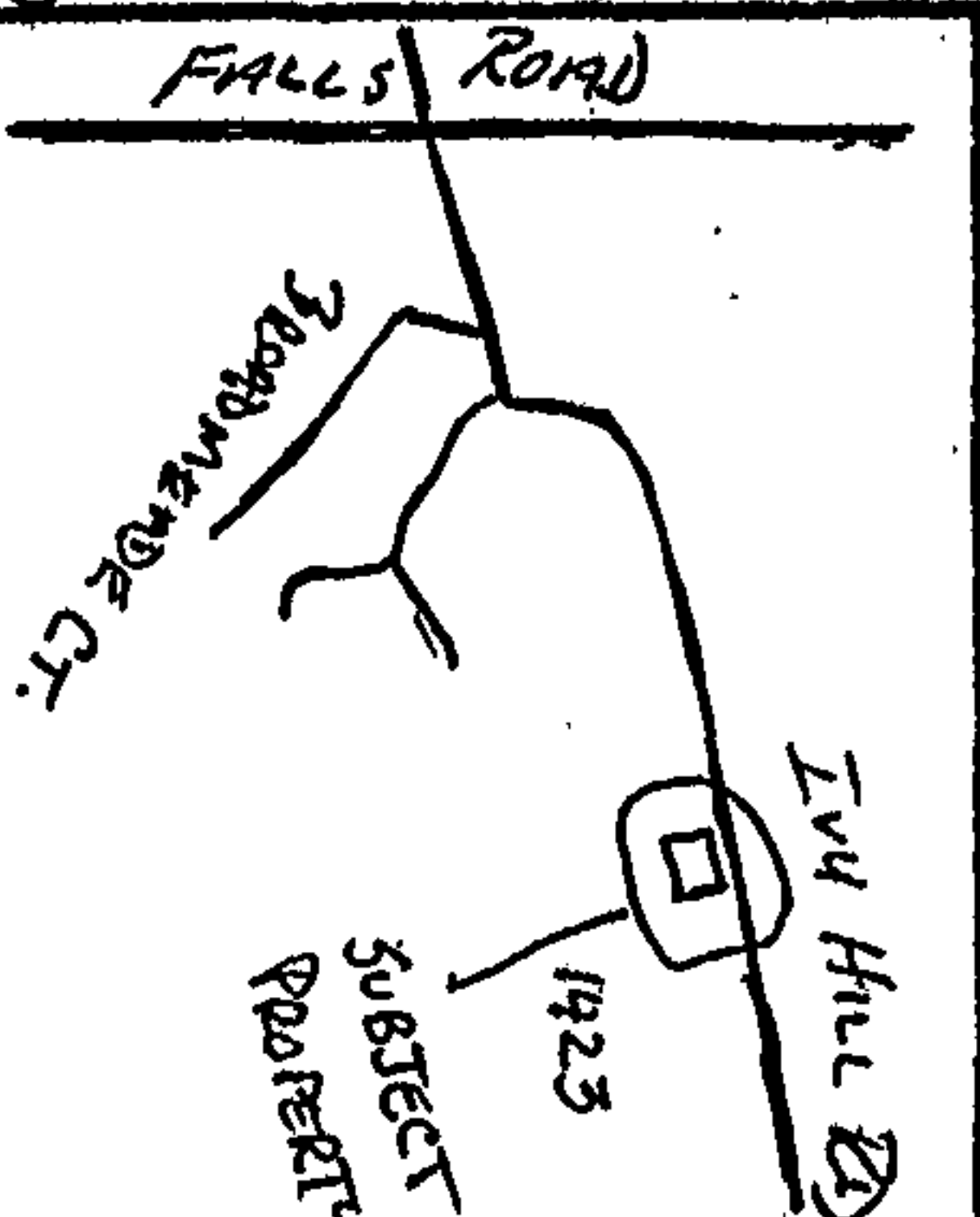
PREPARED BY

DALE KOHLER

SCALE OF DRAWING: 1" = 80'

PROPOSED GARAGE
FURNITURE, COVERED
BARBECUE

GARAGE



SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT ~~#~~ 8

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # ALW 16-17

ZONING
K.C.3

LOT SIZE 1.37 28310-

	PUBLIC	PRIVATE
1. <i>Age</i>		
2. <i>Gender</i>		
3. <i>Marital status</i>		
4. <i>Education</i>		
5. <i>Occupation</i>		
6. <i>Income</i>		
7. <i>Health</i>		
8. <i>Religion</i>		
9. <i>Political affiliation</i>		
10. <i>Attitudes toward the environment</i>		
11. <i>Attitudes toward the government</i>		
12. <i>Attitudes toward the military</i>		
13. <i>Attitudes toward the economy</i>		
14. <i>Attitudes toward the social system</i>		
15. <i>Attitudes toward the culture</i>		
16. <i>Attitudes toward the family</i>		
17. <i>Attitudes toward the community</i>		
18. <i>Attitudes toward the nation</i>		
19. <i>Attitudes toward the world</i>		
20. <i>Attitudes toward the future</i>		
21. <i>Attitudes toward the past</i>		
22. <i>Attitudes toward the present</i>		
23. <i>Attitudes toward the future of the country</i>		
24. <i>Attitudes toward the future of the world</i>		
25. <i>Attitudes toward the future of the human race</i>		
26. <i>Attitudes toward the future of the universe</i>		
27. <i>Attitudes toward the future of the earth</i>		
28. <i>Attitudes toward the future of the planet</i>		
29. <i>Attitudes toward the future of the solar system</i>		
30. <i>Attitudes toward the future of the galaxy</i>		
31. <i>Attitudes toward the future of the universe</i>		
32. <i>Attitudes toward the future of the cosmos</i>		
33. <i>Attitudes toward the future of the universe</i>		
34. <i>Attitudes toward the future of the universe</i>		
35. <i>Attitudes toward the future of the universe</i>		
36. <i>Attitudes toward the future of the universe</i>		
37. <i>Attitudes toward the future of the universe</i>		
38. <i>Attitudes toward the future of the universe</i>		
39. <i>Attitudes toward the future of the universe</i>		
40. <i>Attitudes toward the future of the universe</i>		
41. <i>Attitudes toward the future of the universe</i>		
42. <i>Attitudes toward the future of the universe</i>		
43. <i>Attitudes toward the future of the universe</i>		
44. <i>Attitudes toward the future of the universe</i>		
45. <i>Attitudes toward the future of the universe</i>		
46. <i>Attitudes toward the future of the universe</i>		
47. <i>Attitudes toward the future of the universe</i>		
48. <i>Attitudes toward the future of the universe</i>		
49. <i>Attitudes toward the future of the universe</i>		
50. <i>Attitudes toward the future of the universe</i>		
51. <i>Attitudes toward the future of the universe</i>		
52. <i>Attitudes toward the future of the universe</i>		
53. <i>Attitudes toward the future of the universe</i>		
54. <i>Attitudes toward the future of the universe</i>		
55. <i>Attitudes toward the future of the universe</i>		
56. <i>Attitudes toward the future of the universe</i>		
57. <i>Attitudes toward the future of the universe</i>		
58. <i>Attitudes toward the future of the universe</i>		
59. <i>Attitudes toward the future of the universe</i>		
60. <i>Attitudes toward the future of the universe</i>		
61. <i>Attitudes toward the future of the universe</i>		
62. <i>Attitudes toward the future of the universe</i>		
63. <i>Attitudes toward the future of the universe</i>		
64. <i>Attitudes toward the future of the universe</i>		
65. <i>Attitudes toward the future of the universe</i>		
66. <i>Attitudes toward the future of the universe</i>		
67. <i>Attitudes toward the future of the universe</i>		
68. <i>Attitudes toward the future of the universe</i>		
69. <i>Attitudes toward the future of the universe</i>		
70. <i>Attitudes toward the future of the universe</i>		
71. <i>Attitudes toward the future of the universe</i>		
72. <i>Attitudes toward the future of the universe</i>		
73. <i>Attitudes toward the future of the universe</i>		
74. <i>Attitudes toward the future of the universe</i>		
75. <i>Attitudes toward the future of the universe</i>		
76. <i>Attitudes toward the future of the universe</i>		
77. <i>Attitudes toward the future of the universe</i>		
78. <i>Attitudes toward the future of the universe</i>		
79. <i>Attitudes toward the future of the universe</i>		
80. <i>Attitudes toward the future of the universe</i>		
81. <i>Attitudes toward the future of the universe</i>		
82. <i>Attitudes toward the future of the universe</i>		
83. <i>Attitudes toward the future of the universe</i>		
84. <i>Attitudes toward the future of the universe</i>		
85. <i>Attitudes toward the future of the universe</i>		
86. <i>Attitudes toward the future of the universe</i>		
87. <i>Attitudes toward the future of the universe</i>		
88. <i>Attitudes toward the future of the universe</i>		
89. <i>Attitudes toward the future of the universe</i>		
90. <i>Attitudes toward the future of the universe</i>		
91. <i>Attitudes toward the future of the universe</i>		
92. <i>Attitudes toward the future of the universe</i>		
93. <i>Attitudes toward the future of the universe</i>		
94. <i>Attitudes toward the future of the universe</i>		
95. <i>Attitudes toward the future of the universe</i>		
96. <i>Attitudes toward the future of the universe</i>		
97. <i>Attitudes toward the future of the universe</i>		
98. <i>Attitudes toward the future of the universe</i>		
99. <i>Attitudes toward the future of the universe</i>		
100. <i>Attitudes toward the future of the universe</i>		

SEWER ☐ ☒

WATER ☐ ☒

**CHESAPEAKE BAY
CRITICAL AREA**

100 YEAR FLOOD PLAIN

HISTORIC PROPER 11/ BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

REVIEWED BY

IT 战略

CASE #

Det Ex #1

N-64,000
W-24,000
R.C. 4
N-597,000
R.C. 5
N-63,000
RD.
Site
ROAD
PRIVATE
HILL
IVY
Broadmeade St
ROAD
R.C. 4
N-62,000
NW 16 D

N-64,000
W-24,000
R.C. 4
N-597,000
R.C. 5
N-63,000
N-62,000
W-22,500
RD.
HILL
PRIVATE ROAD
ROAD
Broadmeade St
ROAD
NW 16 D

N-64,000
W-24,000
R.C. 4
N-597,000
R.C. 5
N-63,000
N-62,000
W-22,500
RD.
HILL
PRIVATE ROAD
ROAD
Broadmeade St
ROAD
NW 16 D

N-64,000
W-24,000
R.C. 4
N-597,000
R.C. 5
N-63,000
N-62,000
W-22,500
RD.
HILL
PRIVATE ROAD
ROAD
Broadmeade St
ROAD
NW 16 D



Maryland Department of Assessments and Taxation
Baltimore County
Real Property Data Search

Account Identifier: District - 08 **Account Number -** 0823001050

Owner Information

Owner Name: KOHLER DALE WILLIAM **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1423 IVY HILL RD **Deed Reference:** 1) /16713/ 653
HUNT VALLEY MD 21030-1415 2)

Location & Structure Information

Premises Address

1423 IVY HILL RD

Legal Description

1.342 AC
1423 IVY HILL RD SE
1950 E FALLS RD

Map	Grid	Parcel	Sub-District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
50	5	96						2	Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area		Property Land Area		County Use	
1960				2,886 SF		1.34 AC		04	
Stories		Basement		Type				Exterior	
1		NO		STANDARD UNIT				FRAME	

Value Information

	Base Value	Value As Of 01/01/2005	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	103,400	155,100		
Improvements:	252,260	305,190		
Total:	355,660	460,290	355,660	390,536
Preferential Land:	0	0	0	0

Transfer Information

Seller: PARKER TIM	Date: 08/15/2002	Price: \$325,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16713/ 653	Deed2:
Seller: WADSWORTH DOROTHY Y/TRUSTEE	Date: 06/10/1994	Price: \$186,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10579/ 696	Deed2:
Seller: WADSWORTH HOMER C	Date: 01/10/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10271/ 705	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

#1



Maryland Department of Assessments and Taxation
Baltimore County
Real Property Data Search

Account Identifier: District - 08 **Account Number -** 0819039360

Owner Information

Owner Name: SIRKIN ZELMA B **Use:** RESIDENTIAL
Mailing Address: 1425 IVY HILL RD **Principal Residence:** YES
 COCKEYSVILLE MD 21030-1415 **Deed Reference:** 1) / 2917/ 443
 2)

Location & Structure Information

Premises Address **Legal Description**
 1425 IVY HILL RD 1.253 AC
 IVY HILL RD
 1750 E FALLS RD

Map 50	Grid 11	Parcel 95	Sub-District	Subdivision	Section	Block	Lot	Assessment Area 2	Plat No: Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built 1947				Enclosed Area 2,142 SF		Property Land Area 1.34 AC		County Use 04	
Stories 1 1/2		Basement YES		Type STANDARD UNIT				Exterior BRICK	

Value Information

	Base Value	Value As Of	Phase-In Assessments	
		01/01/2005	As Of	As Of
			07/01/2004	07/01/2005
Land:	98,230	147,600		
Improvements:	117,030	155,280		
Total:	215,260	302,880	215,260	244,466
Preferential Land:	0	0	0	0

Transfer Information

Seller: WADSWORTH HOMER C **Date:** 04/27/1956 **Price:** \$28,500
Type: UNKNOWN **Deed1:** / 2917/ 443 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

#2



Maryland Department of Assessments and Taxation
Baltimore County
Real Property Data Search

Account Identifier: District - 08 **Account Number -** 0807030260

Owner Information

Owner Name: MEREDITH MICHAEL P
 MEREDITH HELEN P
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1415 IVY HILL RD
 COCKEYSVILLE MD 21030-1415
Deed Reference: 1) /17459/ 454
 2)

Location & Structure Information

Premises Address
 1415 IVY HILL RD
Legal Description
 1.248 AC SES
 1415 IVY HILL RD
 2150 E FALLS RD

Map	Grid	Parcel	Sub-District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
50	5	97						2	Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area		Property Land Area		County Use	
1953				2,014 SF		1.24 AC		04	
Stories		Basement		Type				Exterior	
1 1/2		YES		STANDARD UNIT				BRICK	

Value Information

	Base Value	Value As Of 01/01/2005	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	102,400	138,600		
Improvements:	135,340	149,920		
Total:	237,740	288,520	237,740	254,666
Preferential Land:	0	0	0	0

Transfer Information

Seller: GILL ERNEST W
Type: NOT ARMS-LENGTH
Date: 01/29/2003
Deed1: /17459/ 454
Price: \$212,000
Deed2:
Seller: O CONNOR EUGENE F
Type: UNKNOWN
Date: 09/29/1960
Deed1: / 3759/ 542
Price: \$25,000
Deed2:
Seller:
Type:
Date:
Deed1:
Price:
Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

FEE SIMPLE DEED

THIS DEED, Made this 31st day of July, 2002, by and between **TIM PARKER AND KAREN MARIE OLSON, HIS WIFE**, parties of the first part; and **DALE WILLIAM KOHLER**, party of the second part, at 1423 IVY HILL ROAD, COCKEYSVILLE, MD.

WITNESSETH, That in consideration of the sum of **Three Hundred Twenty Five Thousand dollars and Zero cents \$325,000.00**, the said parties of the first part do(es) grant and convey to the said party of the second part, his personal representatives and assigns, in fee simple, all that property situate in Baltimore County, State of Maryland, that is to say:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY WHICH BY DEED DATED JUNE 8, 1994 AND recorded among the land records of Baltimore County in Liber SM 10579 folio 696, was granted and conveyed by Dorothy Y. Wadsworth and Charles Stephen Wadsworth, trustees of the Dorothy Y. Wadsworth Charitable Remainder Trust unto Tim Parker and Karen Marie Olsen.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, his personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted, and they will execute such further assurances as may be requisite.

WITNESS the hand and seal of the said parties of the first part.

WITNESS:

Michael E. Roche

Mary C. Harman

Tim Parker (SEAL)

TIM PARKER

Karen Marie Olson (SEAL)

KAREN MARIE OLSON

_____ (SEAL)

_____ (SEAL)

STATE OF MARYLAND

{ To Wit:

~~CITY/COUNTY OF~~ BALTIMORE

I HEREBY CERTIFY, that on this JULY 31, 2002, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared TIM PARKER AND KAREN MARIE OLSON, HIS WIFE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Michael E. Roche
Notary Public

My Commission Expires: July 1, 2006



This is to certify that the within instrument has been prepared by, or under the supervision, of the undersigned Maryland Attorney, or by a party to this instrument.

Michael E. Roche
Michael E. Roche, Esq.

Front From Road

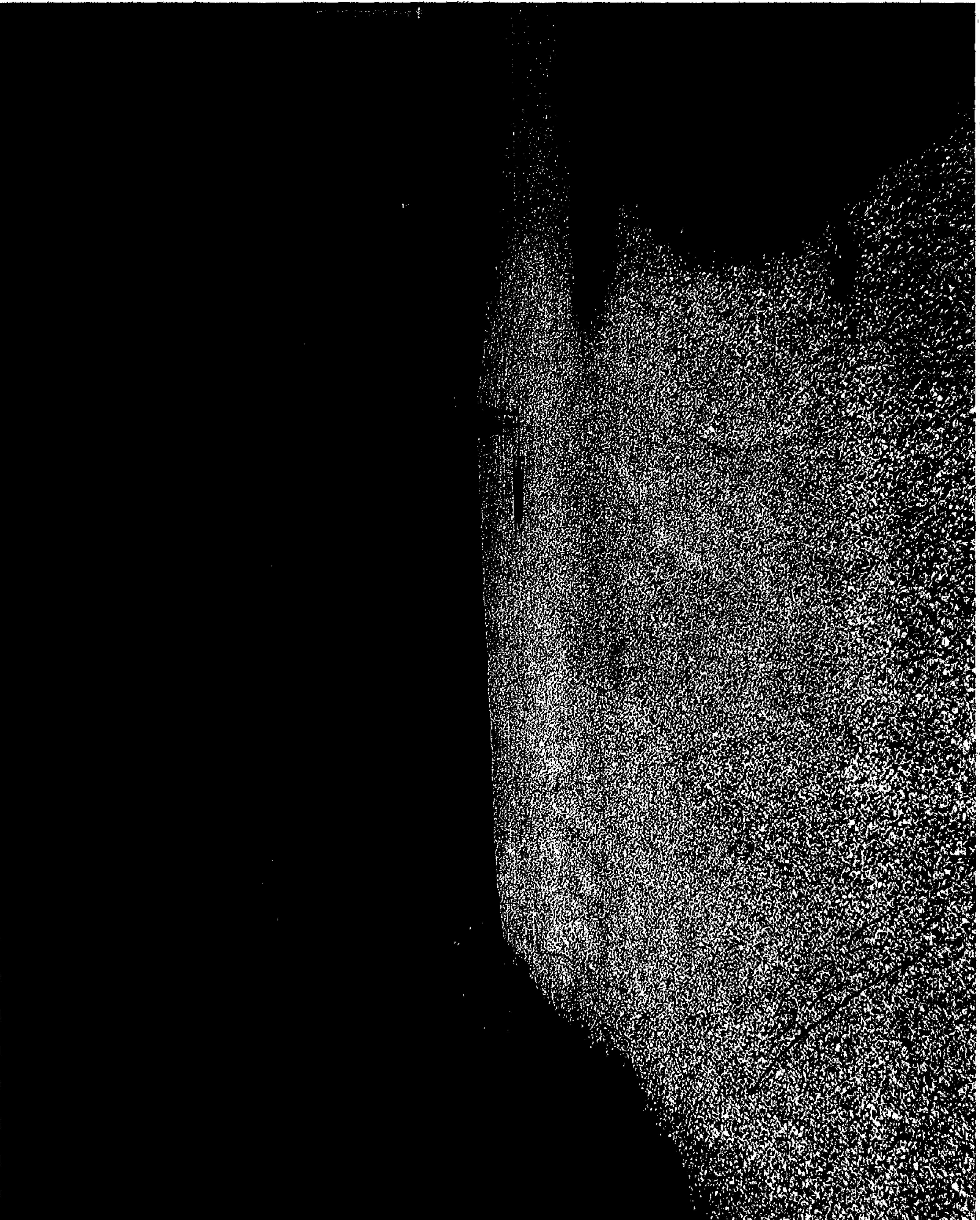


Front Hill Rd

#525

2.

Front From Road



525

Front From Road



525

July 4th PM

525

Front from Road - NEIGHBOR'S HOUSE

4.

525

#525

REAR SHOT LOOKING TO ROAD-IVY HILL

5.

Proposed
Attachment

Day Hill Rd



Rear yard

525

REAR LOOKING TO ROAD-IVY HILL



#525

PEAR LOOKING TO ROAD - IVY HILL W/ NEIGHBORS HOUSE



#525