

IN RE: **PETITION FOR ADMIN. VARIANCE** \* BEFORE THE  
 N/S Bulls Sawmill Road, 2,600' W of the c/l  
 Penn Dell Court \* ZONING COMMISSIONER  
**(2026 Bulls Sawmill Road)**  
 6<sup>th</sup> Election District \* OF BALTIMORE COUNTY  
 3<sup>rd</sup> Council District \*  
 \* Case No. 06-288-A  
 James R. Nelson, et ux  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, James R. Nelson, and his wife, Agnes A. Nelson. The Petitioners request a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setbacks of 30 feet in lieu of the required 35 feet each for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted which marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING  
 Date 1/10/06  
 By [Signature]



Based upon all of the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the layout and location of the existing dwelling. As shown on the site plan, a 36' x 52' addition is proposed on the west side of the existing dwelling. The addition will contain two bedrooms, two bathrooms, and a living area; however there will be no kitchen. It was indicated that the addition is intended to provide separate living quarters for Mr. & Mrs. Nelson, who currently share their home with their daughter, her husband, and their three children, who need more living space. Due to the layout and location of the existing dwelling, the proposed addition will be located within the required 35-foot side yard setback. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and the neighbors have no objections as evidenced by signed affidavits contained within the case file. Thus, I find that relief can be granted without detrimental impact to adjacent properties or the surrounding locale.

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

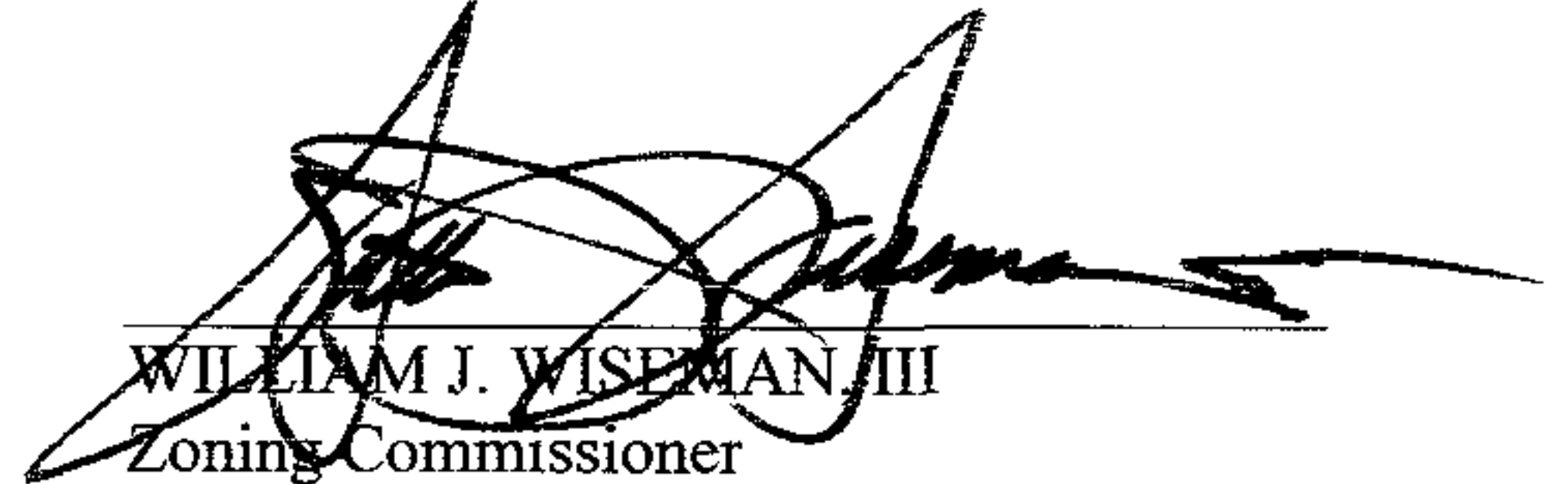
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of January 2006 that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 20 feet in lieu of the required 35 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed addition shall be limited to the use and enjoyment of Mr. & Mrs. Nelson and shall not be converted for use as a second dwelling unit or apartment for use by any other family member without a new public hearing. There shall be no kitchen or cooking facilities contained within the addition.

OFFICE OF THE ZONING COMMISSIONER  
1/10/06  
Jep



- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING  
Date 1/10/16  
By [Signature]





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

January 10, 2006

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

Mr. & Mrs. James R. Nelson  
2026 Bulls Sawmill Road  
Freeland, Maryland 21053

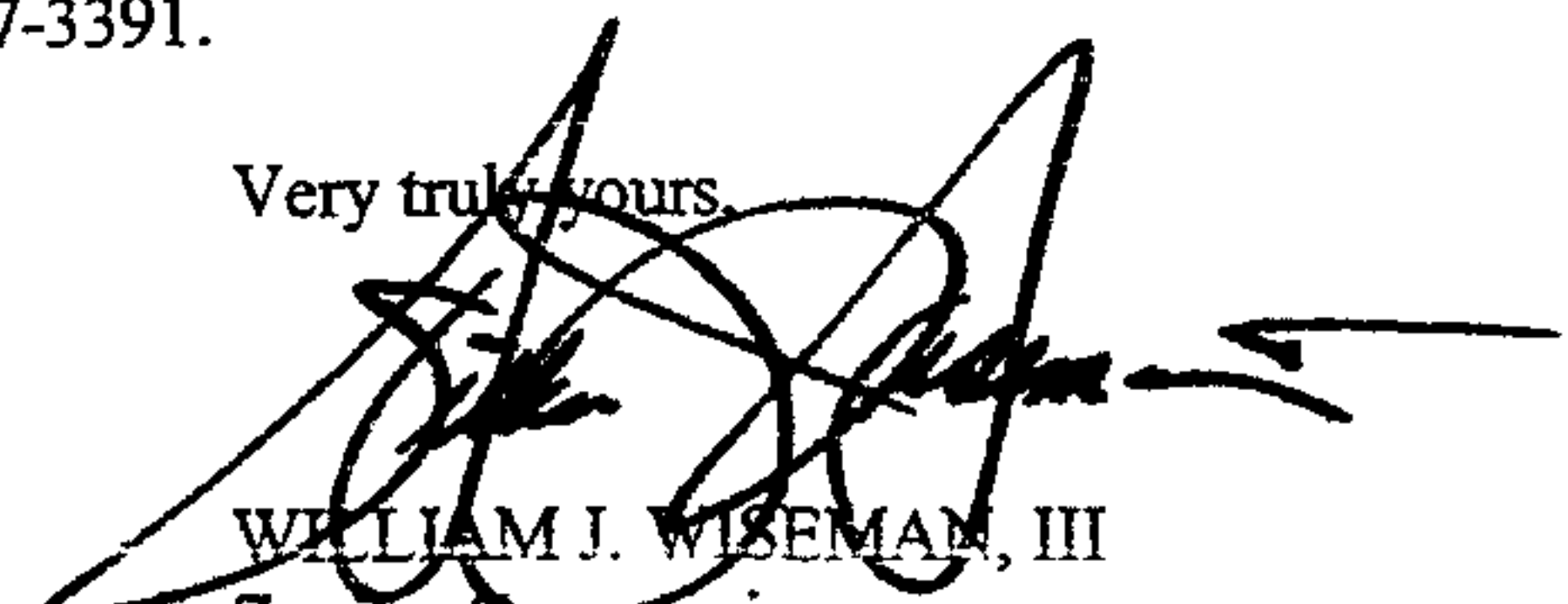
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**  
N/S Bulls Sawmill Road, 2,600' W of the c/l Penn Dell Court  
**(2026 Bulls Sawmill Road)**  
6<sup>th</sup> Election District – 3<sup>rd</sup> Council District  
James R. Nelson, et ux - Petitioners  
Case No. 06-288-A

Dear Mr. & Mrs. Nelson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

cc: People's Counsel; Case File





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 2026 Bulls Sawmill Rd  
which is presently zoned RC 2

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) 1A01.3.B.3 BC2R

*To permit an addition with a side yard setback of 20'  
in lieu of required 35'*

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):

James R. Nelson  
Name - Type or Print

Signature

Agnes A. Nelson  
Name - Type or Print

Signature

2026 Bulls Sawmill Rd (410) 3431311  
Address Telephone No.

Freeland MD 21053  
City State Zip Code

### Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

Reviewed By JF Date 12/5/05

Estimated Posting Date 12/18/05

ORDER RECEIVED FOR FILING  
DATE 11/10/05  
BY [Signature]

CASE NO. 06-288-A

FILED 10/25/01



# 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 2026 Bulls Sawmill Road  
Address  
Freeland MD 21053  
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): We currently reside in the existing house with our daughter, her husband and children. The children are getting older, and we require more room. We propose to build an addition for my husband and myself to include 2 bedrooms, 2 baths and a living area (No Kitchen). The proposed location of the addition was chosen to accommodate access to the house and driveway. The interior layout of the house accommodates the addition better from this side of the property. The well is on the other side and therefore not as useful for the addition. The proposed site is preferred because the other side has a steeper grade. Also, we wish to reside together as a family, but currently require more living space. We are planning for the future when it may become medically and emotionally advantageous to live in close proximity with family. Part of dwelling will be a single car garage.

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

James R. Nelson

Name - Type or Print

Signature

Agnes A. Nelson

Agnes A. Nelson

Name - Type or Print

James R. Nelson  
CITY

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of OCTOBER, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES R. NELSON and AGNES A. NELSON

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

Jessica M. Gawarek

July 1, 2008



## ZONING DESCRIPTION

### ZONING DESCRIPTION FOR 2026 BULLS SAWMILL ROAD

BEGINNING at a point on the north side of Bulls Sawmill Road which is N.66° 27'50" E. with a distance of ~~145.97'~~ 2,600'± W. N.09° 23'10" W. 541.17', 561°39'50" W. 230.17', N.18° 00'00" W.508.44' to the place of beginning.  
*from the E of Penn Del Ct.*

BEING Lot #2 on a plat entitled "Mickey Property" as recorded among the plat records of Baltimore County in Liber E.H.K., Jr. 47 at folio 130. Containing 2.201 acres of land, more or less.

BEING a part of the parcel of land as described in a Deed dated April 28, 1972 and recorded among aforesaid Land Records on May 3, 1972 in Liber 5265 at folio 61 and also by Confirmatory Deed dated June 26, 1972 and recorded in Liber E.H.K. 5279 at folio 550.

BEING the same parcel of land as described in a Deed dated July 29, 1981 and recorded in the Land Records in Liber 6319 folio 715 granted and conveyed from Harry S. Mickey, Jr. and Mary L. Mickey, his wife unto James R. Nelson and Agnes A. Nelson, his wife.

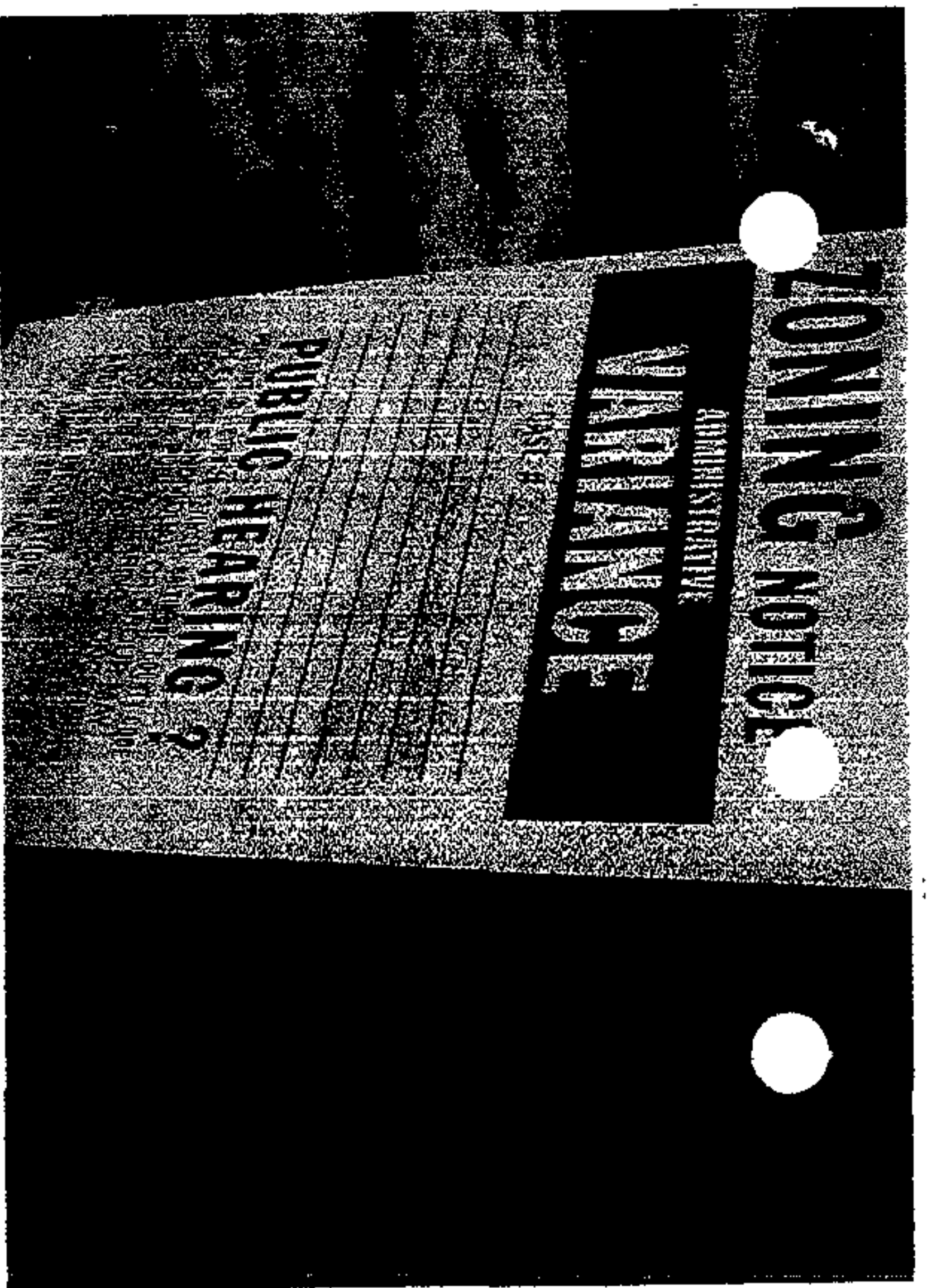
Property known as Lot 2 Bulls Sawmill Road, Baltimore County.

Also known as 2026 Bulls Sawmill Road and located in the 6<sup>th</sup> Election District, 3rd Councilmanic District.

\* = degrees

288





BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

NO. 1000

DATE 10-5-05

ACCOUNT 091-2100-4750

AMOUNT \$ 65.00

RECEIVED FROM

John A. Nelson

FOR

2026 Bells Section III Rd.

Theresa Zet

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 12/16/2005 ACTION TIME 1

12/16/2005 12/16/2005 11:29:17

RECEIPT # 26165 12/16/2005

Dept 5 500 BUDGET VERIFICATION

DR NO. 001593

Receipt Tot \$65.00

\$65.00 1.00

Baltimore County, Maryland

CASHIER'S VALIDATION



# CERTIFICATE OF POSTING

Date: 12-18-05

RE: Case Number 06-288-A

Petitioner/Developer: James and Agnes Nelson

Date of Hearing/Closing: 1-2-06

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 2026 Bulls Sawmill Rd

The sign(s) were posted on 12-18-05

(Month, Day, Year)

J. Lawrence Pilson, R.S.  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

1015 Old Barn Rd  
(Street Address of Sign Poster)

Parkton, Md 21120  
(City, State, Zip Code of Sign Poster)

410-343-1443  
(Telephone Number of Sign Poster)

ATTACH PHOTOGRAPH OF  
SIGN POSTED ON PROPERTY  
HERE



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 06- 288 -A Address 2026 Bulls Sawmill Rd

Contact Person: JUN FERNANDO Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 12-5-05 Posting Date: 12-18-05 Closing Date: 1-2-06

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 06- 288 -A Address 2026 Bulls Sawmill Rd

Petitioner's Name James & Agnes Nelson Telephone 410-343-1311

Posting Date: 12-18-05 Closing Date: 1-2-06

Wording for Sign: To Permit an addition with a side yard setback  
of 20' in lieu of the required 35'

WCR - Revised 6/25/04



# 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.

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#### For Newspaper Advertising:

Item Number or Case Number OC - 288-A  
Petitioner James R. + Agnes Nelson  
Address or Location 2026 Bulls Sawmill Road

PLEASE FORWARD ADVERTISING BILL TO

Name James R. Nelson  
Address 2026 Bulls Sawmill Rd  
Freeland, Mo 21053  
Telephone Number (410) 343-1311



**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*

January 2, 2006

James R. Nelson  
Agnes A. Nelson  
2026 Bulls Sawmill Road  
Freeland, Maryland 21053

Dear Mr. and Mrs. Nelson:

RE: Case Number: 06-288-A, 2026 Bulls Sawmill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 5, 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.", written in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel





# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 12, 2005

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

DEC 15 2005

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 6-288- 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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: CSM by JZ

Division Chief: [Signature]

CM/LL





Baltimore County  
Fire Department

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

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

December 15, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **December 05, 2005**

Item No.: 281, 287-293

*288*

Pursuant to your request, the referenced plan(s) have been reviewed 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.

Lieutenant J.D. Mezick  
Fire Marshal's Office  
410-887-4880  
MS-1102F

cc: File





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



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

Maryland Department of Transportation

Date: 12.9.05

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

RE: Baltimore County  
Item No. 288 JRF

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](mailto:lgredlein@sha.state.md.us)).

Very truly yours,

Steven D. Foster, Chief  
Engineering Access Permits Division



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** December 16, 2005

**FROM:** Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 12, 2005  
Item Nos. 281, 287, 288, 291, 292, 293

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-12162005 doc



TIME: 10:17:25      AUTOMATED PERMIT TRACKING SYSTEM      LAST UPDATE 03/22/2006  
DATE: 06/26/2006      GENERAL PERMIT APPLICATION DATA      PLX      12:30:17

PERMIT #: B624483      PROPERTY ADDRESS  
RECEIPT #: A540178      2026      BULLS SAWMILL RD  
CONTROL #: MR      SUBDIV: MICKEY PROPERTY  
XREF #: B624483      TAX ACCOUNT #: 1900002334      DISTRICT/PRECINCT 06      01  
OWNERS INFORMATION (LAST, FIRST)  
FEE: 65.00      NAME: NELSON, JAMES & AGNES  
PAID: 65.00      ADDR: 2026 BULLS SAWMILL RD  
PAID BY: APP

DATES      APPLICANT INFORMATION  
APPLIED: 03/22/2006      NAME: JOHN M HERBERT JR  
ISSUED: 04/27/2006      COMPANY: JOHN HERBERT INC  
OCCPNY:      ADDR1: 18805 HREBIK RD  
FINAL INSPECT:      ADDR2: STEWARTSTOWN PA 17363  
INSPECTOR: 06B      PHONE #: 410-357-8988      LICENSE #: 1431  
NOTES: MR/JT

PASSWORD :

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

6/26/06

Electrical Permit updated with similar  
wording stating: NO 2ND DWELLING UNIT/APT. &  
NO 2ND KITCHEN/COOKING FACILITIES



TIME: 10:17:42 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/22/2006  
DATE: 06/26/2006 BUILDING DETAIL 1 PLX 12:39:11

DRC#

PERMIT # B624483 PLANS: CONST 2 PLOT 3 PLAT 0 DATA 0 EL 1 PL 1

TENANT

BUILDING CODE: CONTR: JOHN BERBERT INC

IMPRV 2 ENGNR:

USE 01 SELLR:

FOUNDATION BASE WORK: CONST 2ND STY ADD OVER EX GARAGE ON SFD. TO BE  
2 1 MSTR BEDRM&BATH, HOME OFFICE (24'X25'10). CONST  
CONSTRUC FUEL SEWAGE WATER 1STY&UNFIN BSMT ADD ON REAR OF SFD(36'X52'X24')  
2 2E 2E TO BE 1CAR FR LOAD GARAGE, GREAT RM, BEDRM, 2BATHS  
CENTRAL AIR LAUNDRY RM, DEN, COV'D PORCH & WALKWAY TO REAR OF  
ESTIMATED COST SFD, BSMT-STORAGE. 4346 TOTAL SF

300,000 PROPOSED USE: SFD & ADDITION (SEE VARIANCE CASE#06-288-A)

OWNERSHIP: 1 EXISTING USE: SFD ADD'N NOT USED AS APT/2ND LIV QTRS

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

-----  
ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU



TIME: 10:17:48      AUTOMATED PERMIT TRACKING SYSTEM      LAST UPDATE 03/22/2006  
DATE: 06/26/2006      BUILDING DETAIL 2      PLX      12:39:11

PERMIT #: B624483      BUILDING SIZE      LOT SIZE AND SETBACKS  
FLOOR: 4346      SIZE: 2.200AC  
WIDTH: 36      FRONT STREET:  
GARBAGE DISP:      DEPTH: 52      SIDE STREET:  
POWDER ROOMS:      HEIGHT: 24      FRONT SETB: NC  
BATHROOMS:      STORIES: 1&BSMT      SIDE SETB: 24'5/NC  
KITCHENS:      SIDE STR SETB:  
LOT NOS: 2      REAR SETB: 260'  
CORNER LOT: N

## ZONING INFORMATION

DISTRICT:      BLOCK:      ASSESSMENTS  
PETITION:      SECTION:      LAND: 0089600.00  
DATE:      LIBER: 004      IMPROVEMENTS: 0219180.00  
MAP:      FOLIO: 130      TOTAL ASS.:  
CLASS: 04

## PLANNING INFORMATION

MSTR PLAN AREA:      SUBSEWER:      CRIT AREA:      PASSWORD:

-----  
ENTER - NEXT DETAIL      PF2 - APPROVALS      PF7 - PREV. SCREEN      PF9 - SAVE  
PF1 - GENERAL PERMIT      PF3 - INSPECTIONS      PF8 - NEXT SCREEN      CLEAR - MENU



TIME: 10:17:54      AUTOMATED PERMIT TRACKING SYSTEM      LAST UPDATE 04/27/2006  
DATE: 06/26/2006      APPROVALS DETAIL SCREEN      DAS      13:53:02

PERMIT #: B624483      CONTROL #: MR

| AGENCY   | DATE       | CODE | COMMENTS      |
|----------|------------|------|---------------|
| -----    | -----      | ---- | -----         |
| BLD PLAN | 04/20/2006 | 01   | JOS VENTURINA |
| ZONING   | 03/22/2006 | 01   | JM/JT         |
| PUB SERV | 03/22/2006 | 01   | JM/JT         |
| ENVRMNT  | 03/22/2006 | 01   | DE/JT         |
| PERMITS  | 04/27/2006 | 01   | DAS           |

01 THRU 09 INDICATES AN "APPROVAL" \*\* 10 THRU 99 INDICATES A "DISAPPROVAL"

-----  
ENTER - GENERAL PERMIT      PF4 - ISSUE PERMIT  
PF3 - INSPECTIONS      PF8 - GENERAL SCREEN W/NEXT PERMIT      CLEAR - MENU



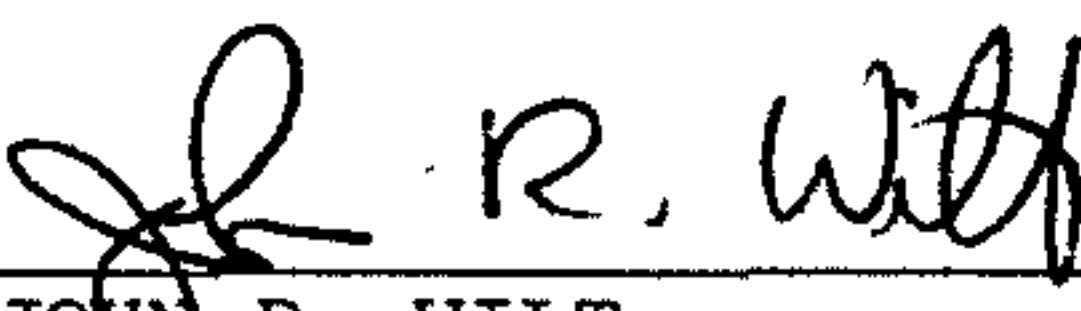
October 25, 2005

Baltimore County Department  
Of Permits & Development  
111 W. Chesapeake Avenue  
Towson, MD 21204

TO WHOM IT MAY CONCERN:

This is to advise that we, Frances D. Wilt and John R. Wilt are the property owners of 2028 Bulls Sawmill Road located immediately next to 2026 Bulls Sawmill Road owned by James R. Nelson and Agnes A. Nelson. We understand that James and Agnes Nelson propose to build an extension to their present home on the side of their property adjacent to ours. The proposed addition will not infringe on our property in any manner and therefore we have absolutely no dispute or objection to the erection of said proposed "addition".

  
FRANCES D. WILT

  
JOHN R. WILT

288



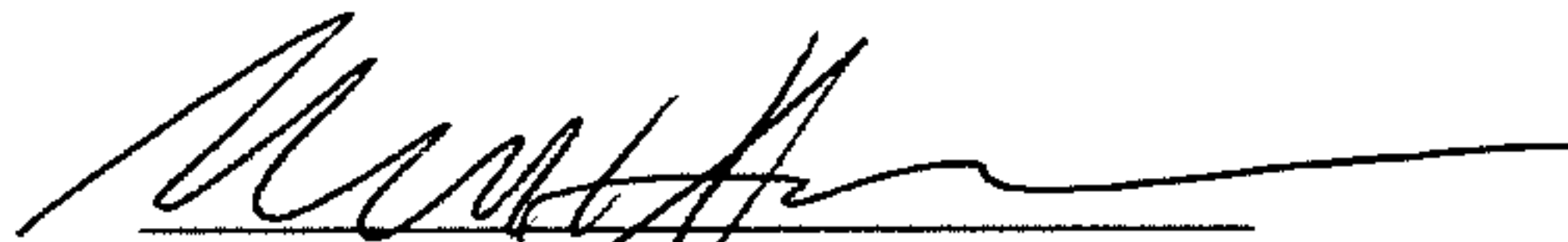
November 4, 2005

Baltimore County Department  
Of Permits & Development  
111 W. Chesapeake Avenue  
Towson, MD 21204

TO WHOM IT MAY CONCERN:

This is to advise that we, Christine Hartlove and Michael Hartlove are the property owners of 2024 Bulls Sawmill Road located immediately next to 2026 Bulls Sawmill Road owned by James R. Nelson and Agnes A. Nelson. We understand that James and Agnes Nelson propose to build an extension to their present home on other side of their property adjacent to ours. The proposed addition will not infringe on our property in any manner and therefore we have absolutely no dispute or objection to the erection of said proposed "addition".

  
CHRISTINE HARTLOVE

  
MICHAEL HARTLOVE

208



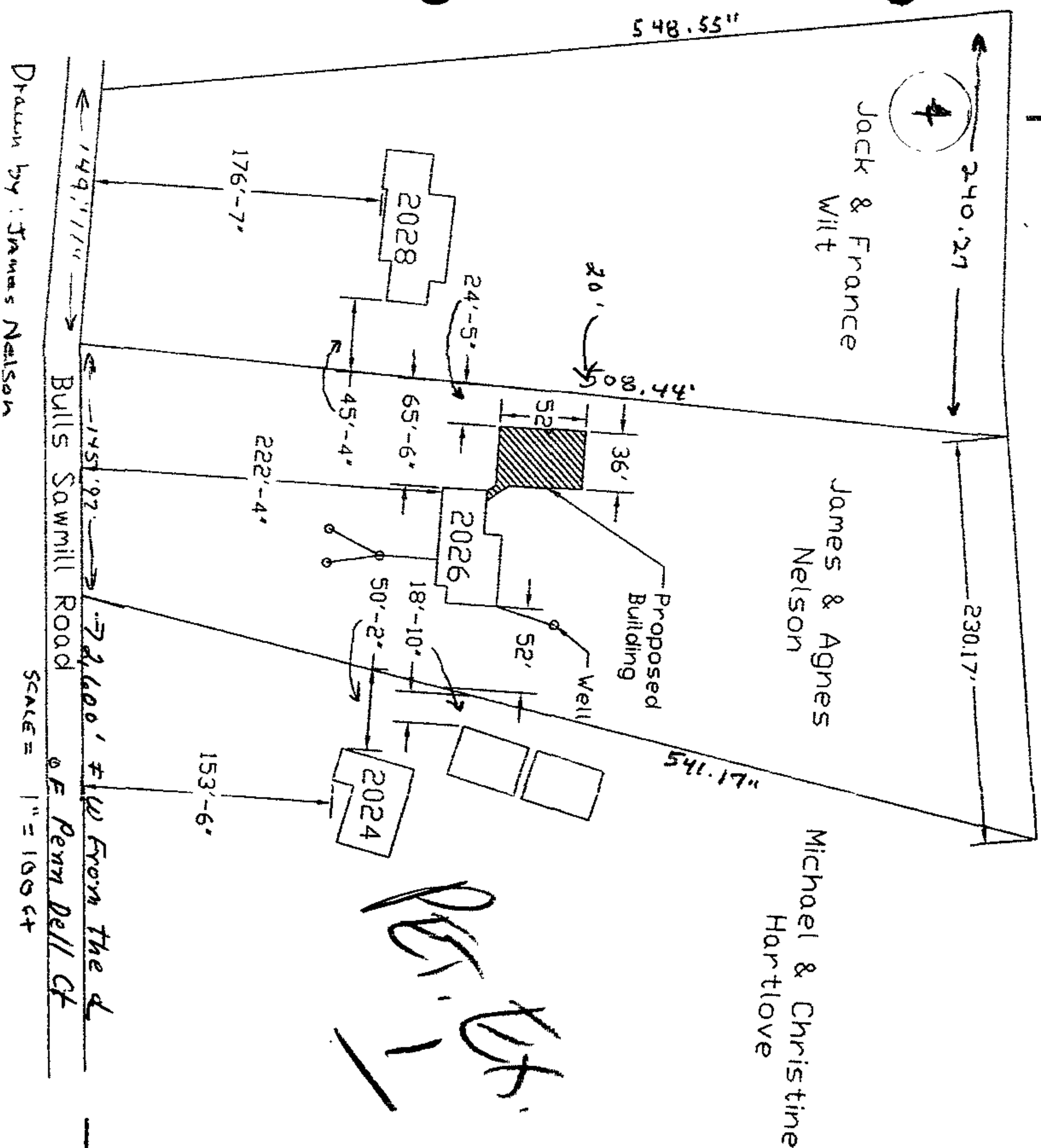
# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2026 Bulls Sawmill Rd SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME (MICKLEY PROPERTY)

PLAT BOOK # 47 FOLIO # 130 LOT # 2 SECTION # 1

OWNER JAMES R & AGNES A. NELSON



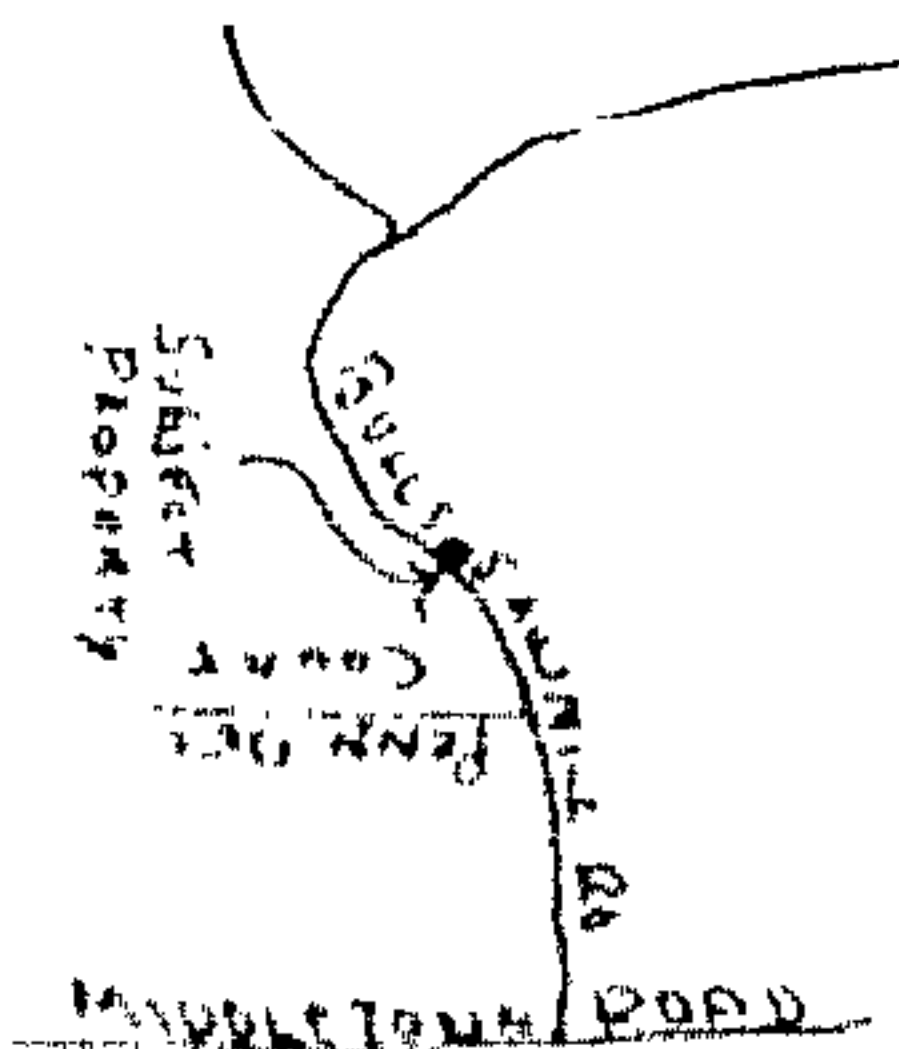
Drawn by: James Nelson

SCALE = 1" = 100 FT

Bulls Sawmill Road 2,600' ± from the d of Penn Bell Ct



SCALE 1" = 1000'



## LOCATION INFORMATION

ELECTION DISTRICT 6

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 011-B-2

ZONING R.C-2

LOT SIZE 2.5 ACRES 350,000 SQ. FT.

SEWER ☒ PUBLIC ☒ PRIVATE  
WATER ☒

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY BUILDING

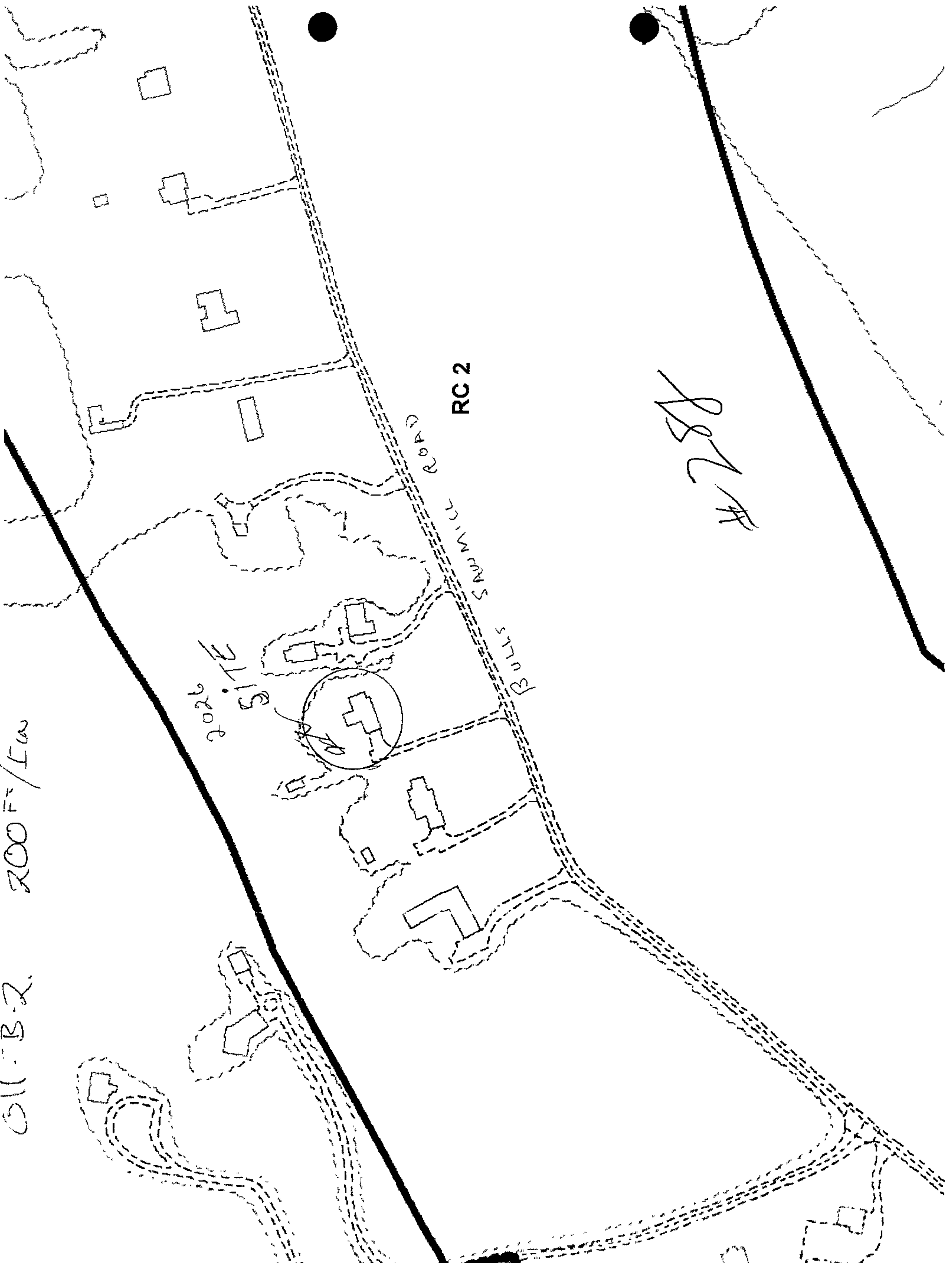
PRIOR ZONING HEARD

NONE

ZONING OFFICE USE ONLY  
REVIEWED BY JE DATE 2/28



Oil-B-2. 200 F<sup>2</sup>/Lw



RC 2

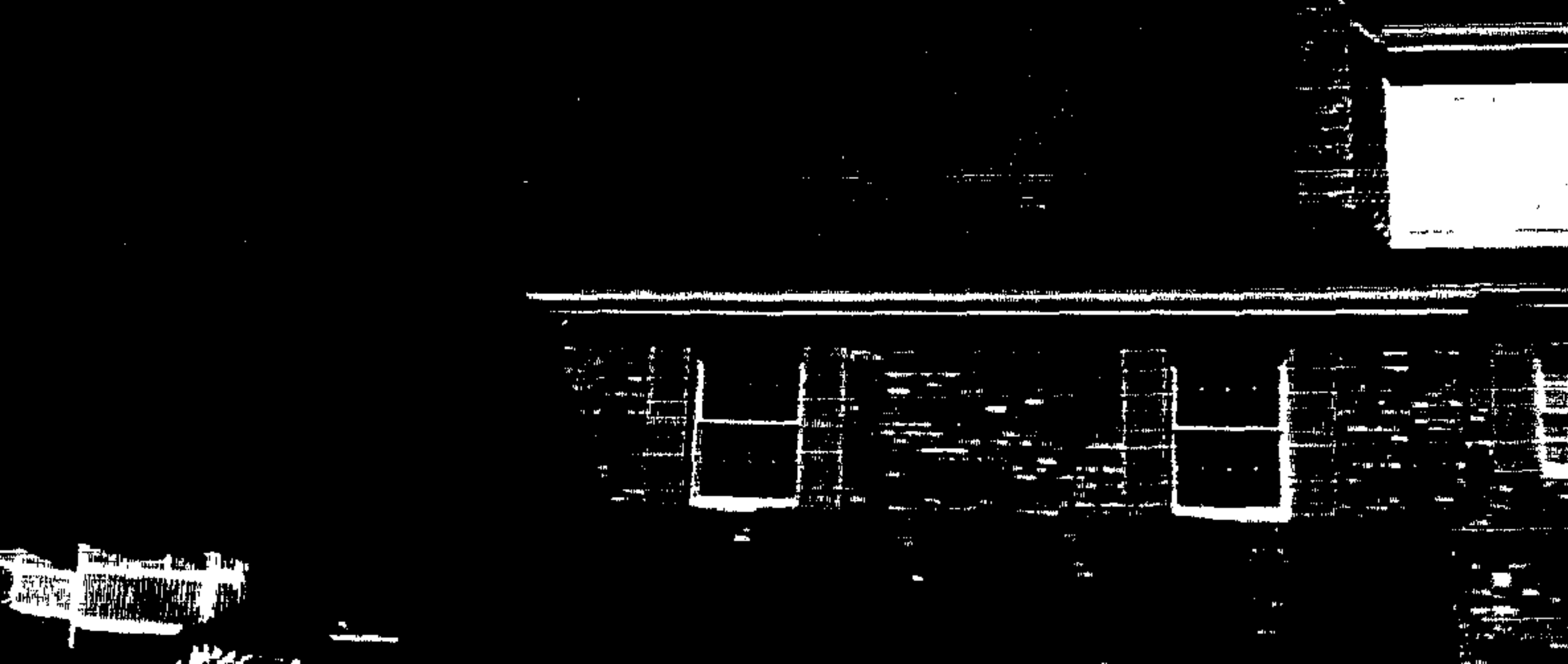
ROAD

COMM

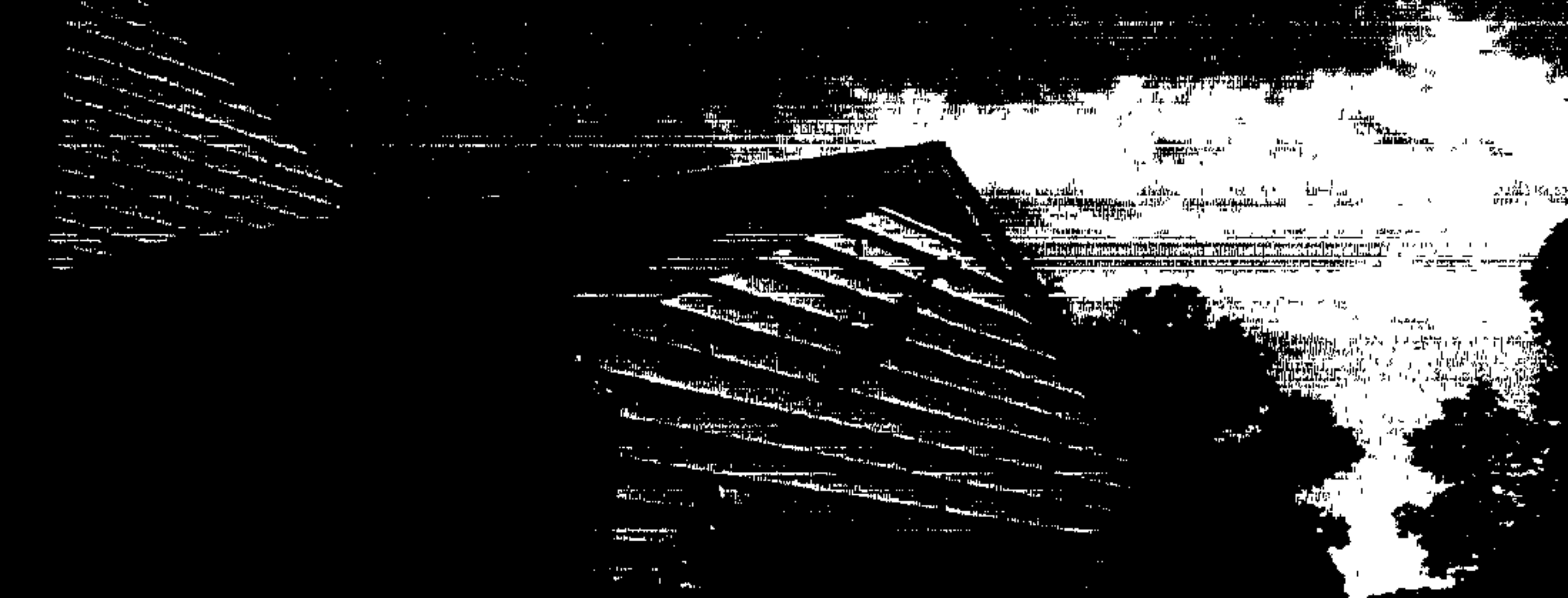
BULLS

202  
215

#288



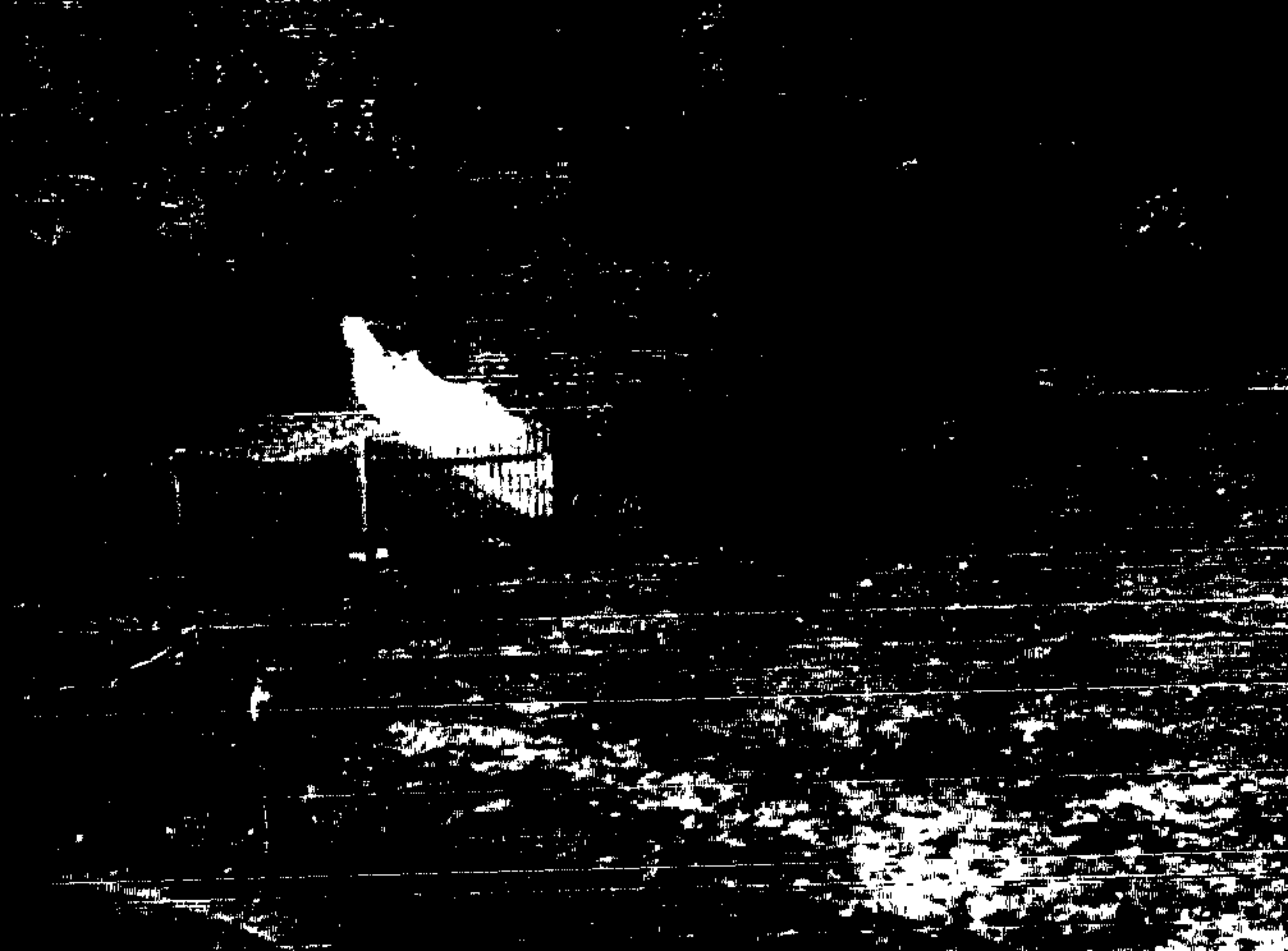




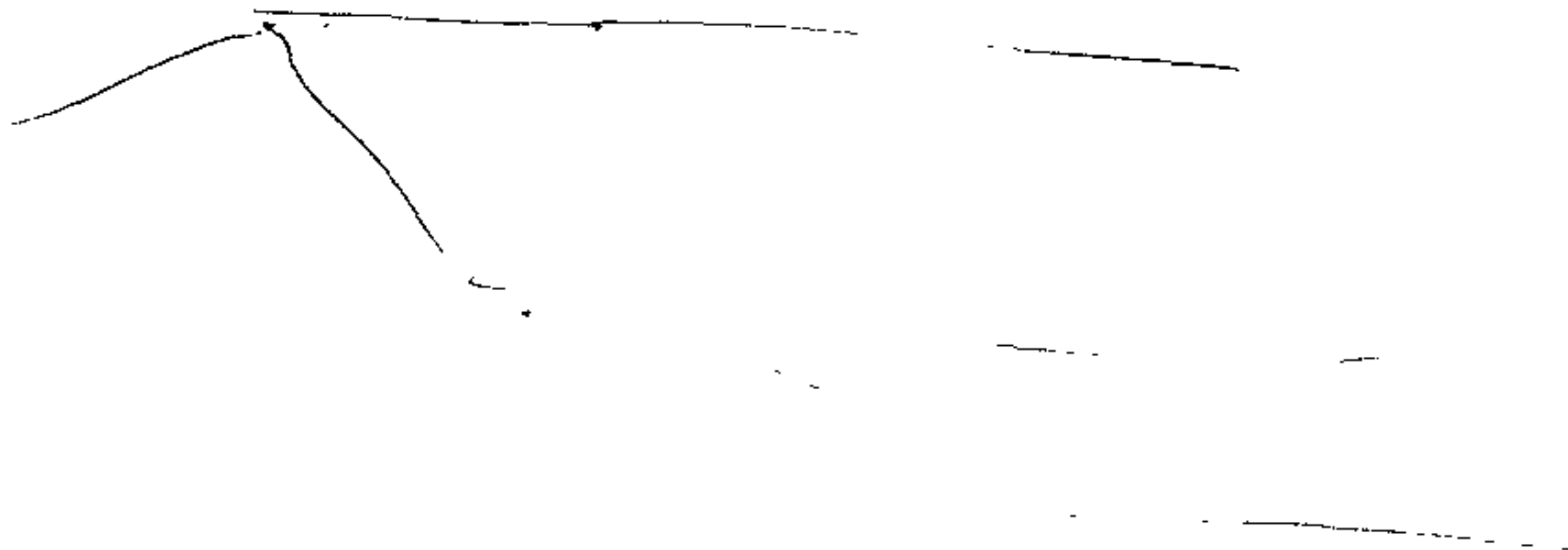
ATTACHER TO

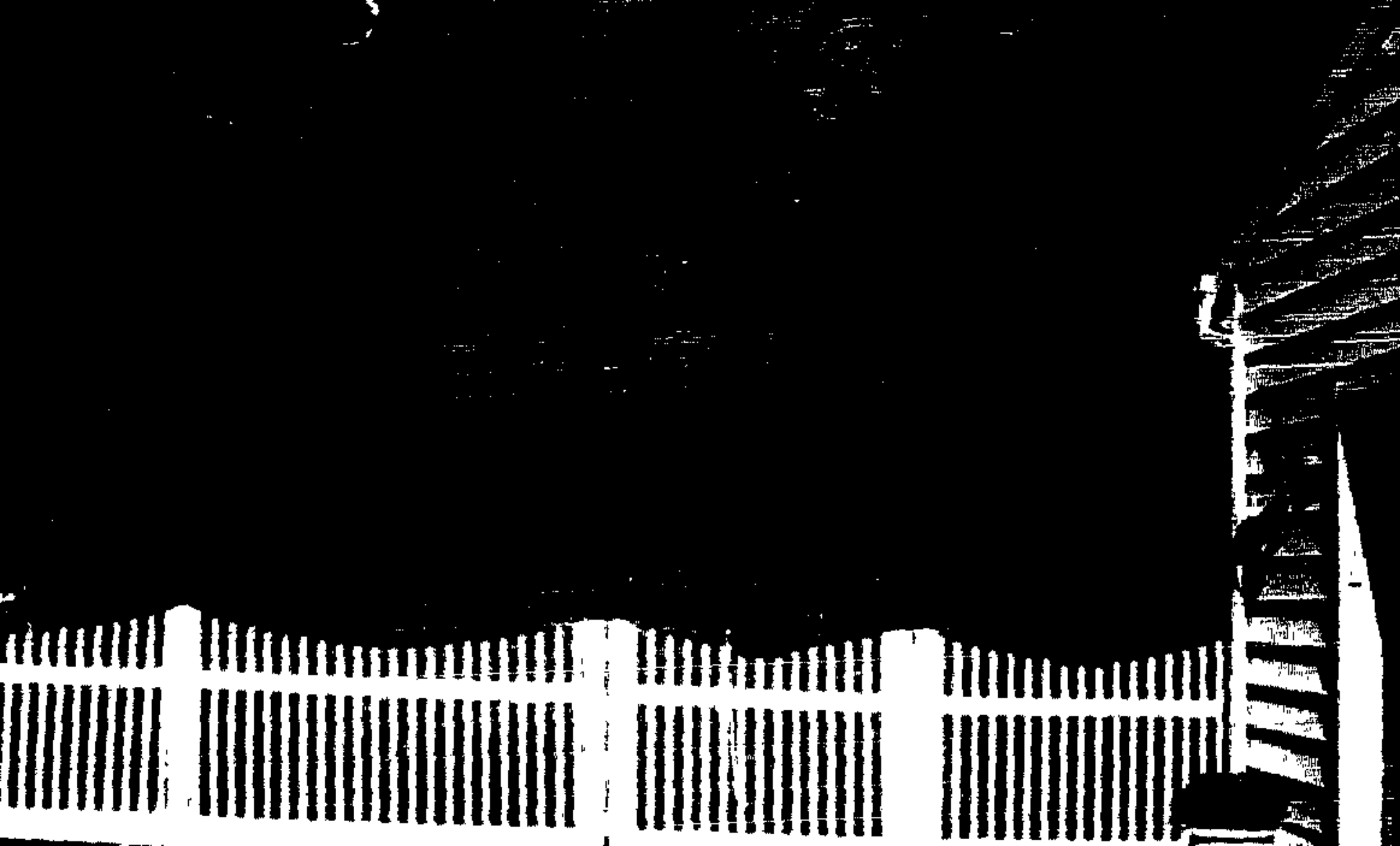
HOUSE

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Looking Down







FACING FRONT OF  
PROPOSED  
STRUCTURE





SIDE OF PROPOSED

STRUCTURE

