

IN RE: **PETITIONS FOR SPECIAL HEARING and
VARIANCE** - N/S of Mt. Carmel Road,
2,050' E of the c/l Grace Road
(4614 Mt. Carmel Road)
5th Election District
3rd Council District

Carol Regina Lawson
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-458-SPHA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Carol Regina Lawson. As originally filed, the Petitioner requested a special hearing to approve an accessory structure (garage) with an area larger than the footprint of the principal structure (4,000 sq.ft. and 2,353 sq. ft., respectively). However, the Petitioner amended her request in open hearing. Specifically, a rectangular shaped building, 100' x 40' in dimension was originally proposed; however, the Petitioner reconfigured the structure to a slightly larger, square shaped structure, 80' x 56' in dimension. Thus, the Petition and site plan were amended accordingly. In addition, variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure height of 20 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on the redlined site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing and testifying in support of the request were Carol Lawson, property owner, David Billingsley, the consultant who prepared the site plan for this property, and Robert Infussi, who assisted the Petitioner in the application process. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangular-shaped parcel located on the north side of Mt. Carmel Road, east of Grace Road, in Hampstead. The property contains a gross area of 1.828 acres, more or less, zoned R.C.2 and is improved with a two-story dwelling. Other improvements on the site include an inground swimming pool

ORDER RECEIVED FOR FILING
Date 5-18-06
By [Signature]

immediately to the rear of the dwelling, and a macadam driveway that leads into the property from Mt. Carmel Road. The Petitioner has owned and resided on the property for the past nine years, having acquired same from her father, Robert W. Tracey, in April 1997. In fact, testimony indicated that Mr. Tracey owns all of the surrounding land, some 400 plus acres, as shown on the plan. Ms. Lawson is desirous of constructing the proposed garage in the rear northern corner of her yard. It was indicated that the building will be used to house an antique car collection, fishing boats, firewood, lawn tractors/mowers, etc. and other personal items. Given that the proposed garage will be greater in area than the existing dwelling, the requested special hearing relief is necessary. In addition, the proposed structure will have a height of 20 feet, which exceeds the 15-foot maximum height allowed by the regulations for accessory structures. It was indicated that the additional height will accommodate the size of the items that will be stored therein and that the pitch of the roof will handle snow loads, given the size and metal fabrication of the building. In support of the request, testimony indicated that the rear of the property is sloped and surrounded by woods; thus, the structure will not be visible from the road or adjacent properties.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief. I find that strict compliance with the zoning regulations would be unnecessarily burdensome and that the relief requested will not cause any injury to the public health, safety or general welfare. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. As noted above, Ms. Lawson's father owns all of the surrounding land, thus, no other adjacent neighbor will be impacted by the proposed garage. Moreover, the building will not be visible from the road, given the slope of the property to the rear. It is also of note that the Office of Planning reviewed the revised proposal and has no objections to the increased size. Thus, it appears 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 these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

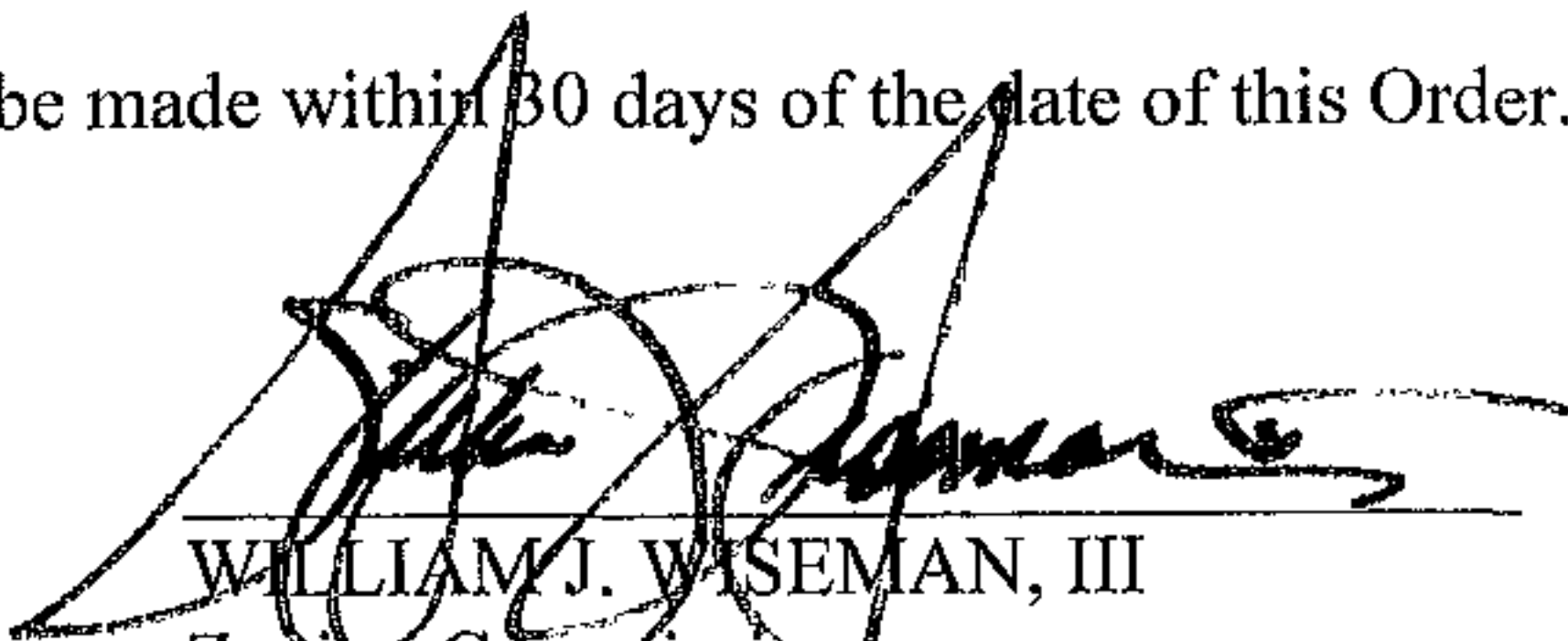
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of May 2006 that the Petition for Special Hearing to approve an accessory structure with an area larger than the footprint of the principal dwelling (4,480 sq. ft. and 2,353 sq. ft., respectively) in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations, to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her 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 structure shall be limited to uses accessory to the residential use of the subject property and shall not be utilized for commercial purposes. The Petitioner shall not allow or cause the structure to be converted into a separate dwelling unit and/or apartments. There shall be no living or sleeping quarters, kitchen or bathroom facilities contained therein.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this Decision must be made within 30 days of the date of this Order.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

RECEIVED FOR FILING
Date 5-18-06
By Reginald L. Smith



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4614 MT. CARMEL ROAD
which is presently zoned R.C.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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

NAME - Type or Print CAROL REGINA LAWSON
Signature Carol Regina Lawson

Name - Type or Print _____
Signature _____
4614 MT. CARMEL RD. (443) 250-0224
Address _____ Telephone No. _____
HAMPSTEAD MD. 21074
City _____ State _____ Zip Code _____

Representative to be Contacted:

NAME ROBERT INFUSSI
Name _____
P.O. BOX 1043-7043 (410) 812-2236
Address _____ Telephone No. _____
BELAIR MD. 21014
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BM Date 3/21/06

Case No. 06-458-SPHA

REV 9/15/98

DATE RECEIVED FOR FILING
Date 5-18-06
By [Signature]

SPECIAL HEARING

An accessory structure (storage building) with an area larger than that of the principal structure (dwelling) 4,000 square feet and 2,353 square feet respectively.

4480




Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4614 MT. CARMEL ROAD
which is presently zoned RC2

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)

SEE ATTACHED

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

SEE ATTACHED

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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

CAROL REGINA LAWSON

Name - Type or Print _____
Signature Carol Regina Lawson

Name - Type or Print _____
Signature _____
Address 4614 MT CARMEL RD Telephone No. (443) 250-0224
HAMPSTEAD MO. 21074
State Zip Code

Representative to be Contacted:

ROBERT INFLESSI
Name _____
Address P.O. BOX 1043-7043 Telephone No. (410) 812-2236
BEL AIR MD 21014
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By BK Date 3/21/06

NOTED RECEIVED FOR FILING

Date 3/21/06
By [Signature]
Case No. 06-458-S014
REV 9/98

Section 400.3 to permit an accessory building with a height of 20 feet in lieu of the permitted 15 feet

#458

**DESCRIPTION TO ACCOMPANY
ZONING PETITION
4614 MT. CARMEL ROAD**

Beginning at a point on the north side of Mt. Carmel Road (future 60 feet wide) said point being distant northeasterly 2050 feet from the center of Grace Road (future 50 feet wide), thence: (1) N 20°37'44" E 521.10 feet, thence: (2) S 78°20'30" E 135.00 feet, thence: (3) S 08°55'34" W 403.26 feet, thence: (4) N 80°24'55" W 41.43 feet, thence: (5) S 75°57'08" W 192.40 feet, thence: (6) S 49°10'27" W 34.00 feet to the place of beginning. Containing 79,628 square feet or 1.828 acres of land, more or less.

Being known as 4614 Mt. Carmel Road. Located in the 5th Election District, 3rd Councilmanic District of Baltimore County

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: #06-458-SPHA

4614 Mt. Carmel Road

North side of Mt. Carmel Road, 2,000 feet east centerline Mt. Grace Road

5th Election District - 3rd Councilmanic District

Legal Owner(s): Carol Regina Lawson

Special Hearing: to permit an accessory structure (storage building) with an area larger than that of the principal structure (dwelling) 4,000 square feet and 2,353 square feet respectively. **Variance:** to permit an accessory building with a height of 20 feet in lieu of the permitted 15 feet.

Hearing: Tuesday, May 2, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

* NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/14/06 Apr. 13 91401

CERTIFICATE OF PUBLICATION

4/13/2006

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 4/13/2006.

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

S. Wilkinson

LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **4981**

DATE 5/21/86 ACCOUNT 201-202-5122

AMOUNT \$ 120.00

RECEIVED FROM: Raymond J. Jones

FOR: Spa Party in Jan. 1986

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-458-SPHA

Petitioner/Developer: REGINA
LAWSON

Date Of Hearing/Closing: 5/2/06

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

Attention:

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
at 4614 MT. CARMEL ROAD

This sign(s) were posted on April 17, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 4/17/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

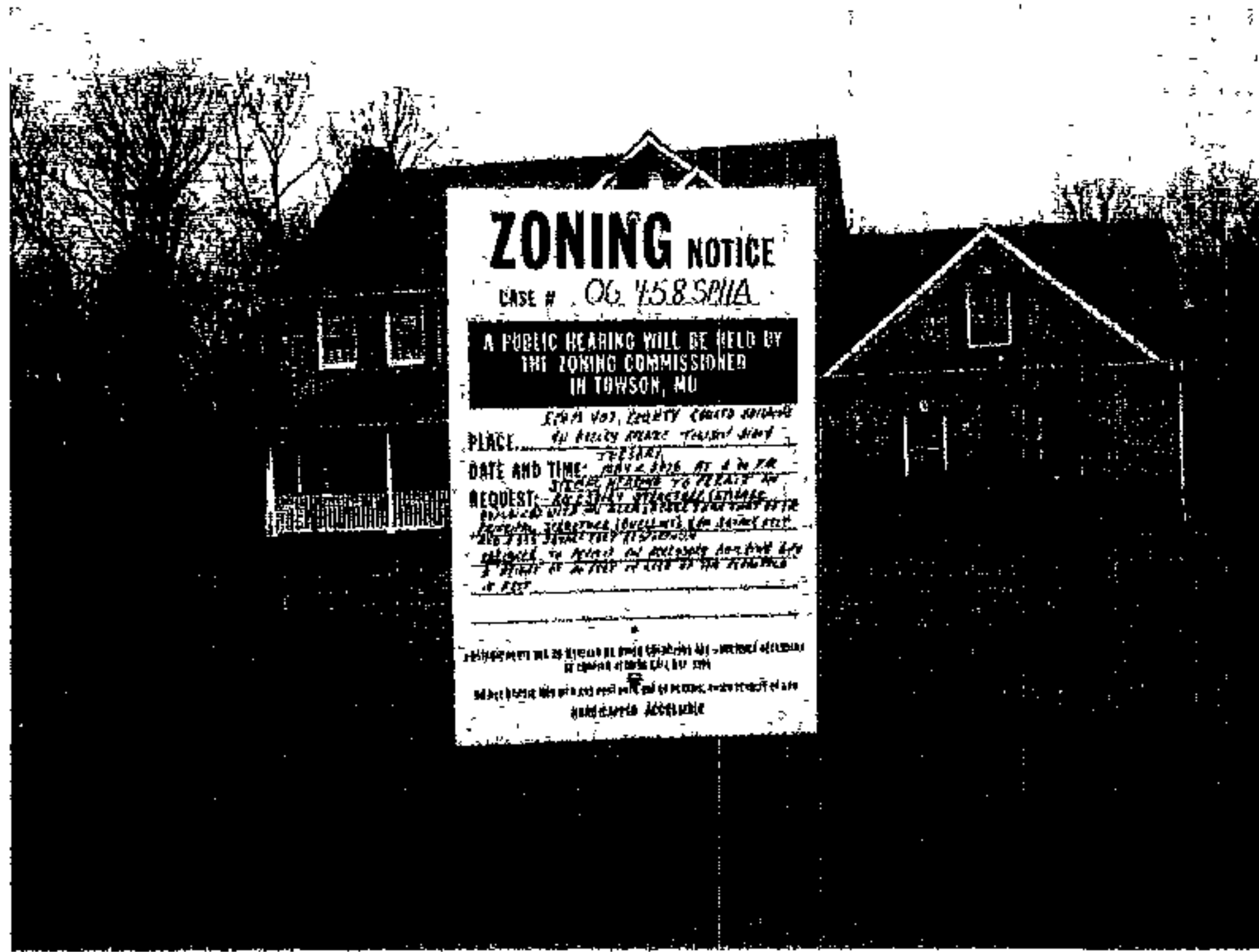
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000634 (1152x864x24b jpeg)



Yesterdays 4/17/06

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 13, 2006 Issue - Jeffersonian

Please forward billing to:
Carol Lawson (443-250-0224)
4614 Mt. Carmel Road
Hampstead, MD 21074

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:

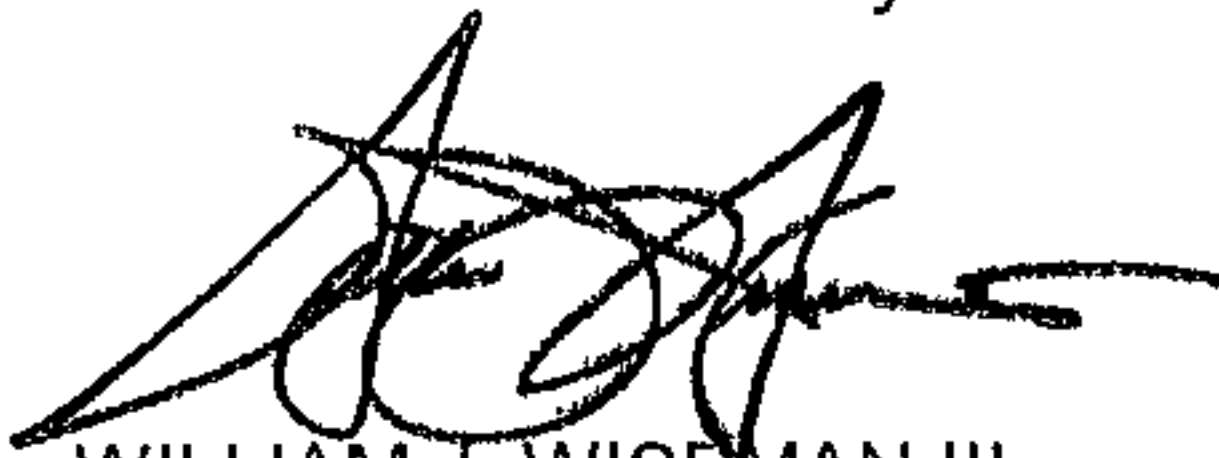
CASE NUMBER: 06-458-SPHA

4614 Mt. Carmel Road
North side of Mt. Carmel Road, 2,000 feet east centerline Mt. Grace Road
5th Election District – 3rd Councilmanic District
Legal Owner: Carol Regina Lawson

Special Hearing to permit an accessory structure (storage building) with an area larger than that of the principal structure (dwelling) 4,000 square feet and 2,353 square feet respectively.

Variance to permit an accessory building with a height of 20 feet in lieu of the permitted 15 feet.

Hearing: Tuesday, May 2, 2006 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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

March 31, 2006

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: 06-458-SPHA

4614 Mt. Carmel Road

North side of Mt. Carmel Road, 2,000 feet east centerline Mt. Grace Road

5th Election District – 3rd Councilmanic District

Legal Owner: Carol Regina Lawson

Special Hearing to permit an accessory structure (storage building) with an area larger than that of the principal structure (dwelling) ~~4,000~~ square feet and 2,353 square feet respectively.

4,480

Variance to permit an accessory building with a height of 20 feet in lieu of the permitted 15 feet.

Hearing: Tuesday, May 2, 2006 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:raj

C: Carol Regina Lawson, 4614 Mt. Carmel Road, Hampstead, MD 21074
Robert Infussi, P.O. Box 1043-7043, Bel Air, MD 21014

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 17, 2006.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 06-458-SPH A
Petitioner: CAROL LAWSON
Address or Location: 4614 MT. CARMEL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CAROL LAWSON
Address: 4614 MT. CARMEL ROAD
HAMPSTEAD, MD. 21074
Telephone Number: (443) 250-1224

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 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 3, 2006

Item Numbers: 446, 457-470
458

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.

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

Lieutenant Roland P. Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 6, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For April 10, 2006
Item Nos. 446, 457, ~~458~~ 459, 462, 463,
464, 465, 467, 468, 469, and 470

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-04062006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 1, 2006

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

SUBJECT: 6-458 -- Special Hearing

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (storage building) with an area larger than that of the principal structure provided the following conditions are met:

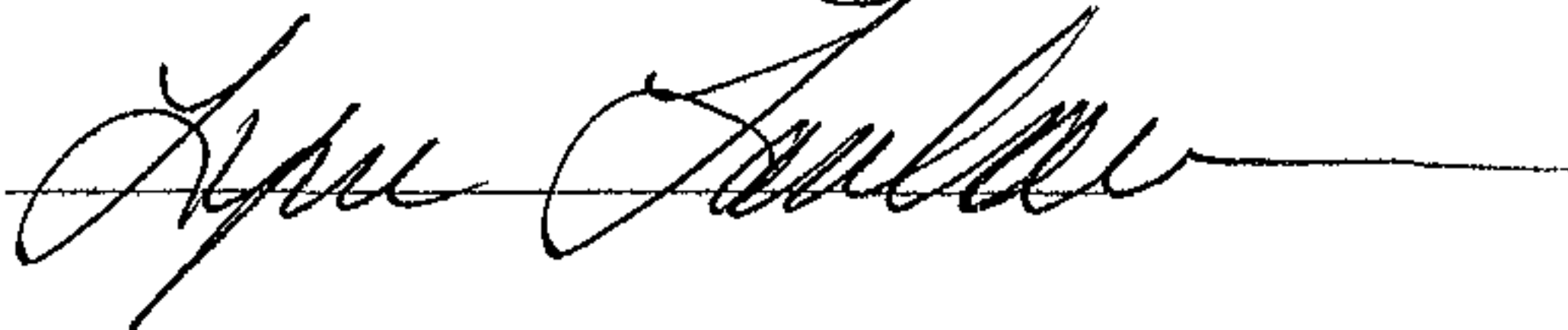
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Bill Hughey at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 19, 2005

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

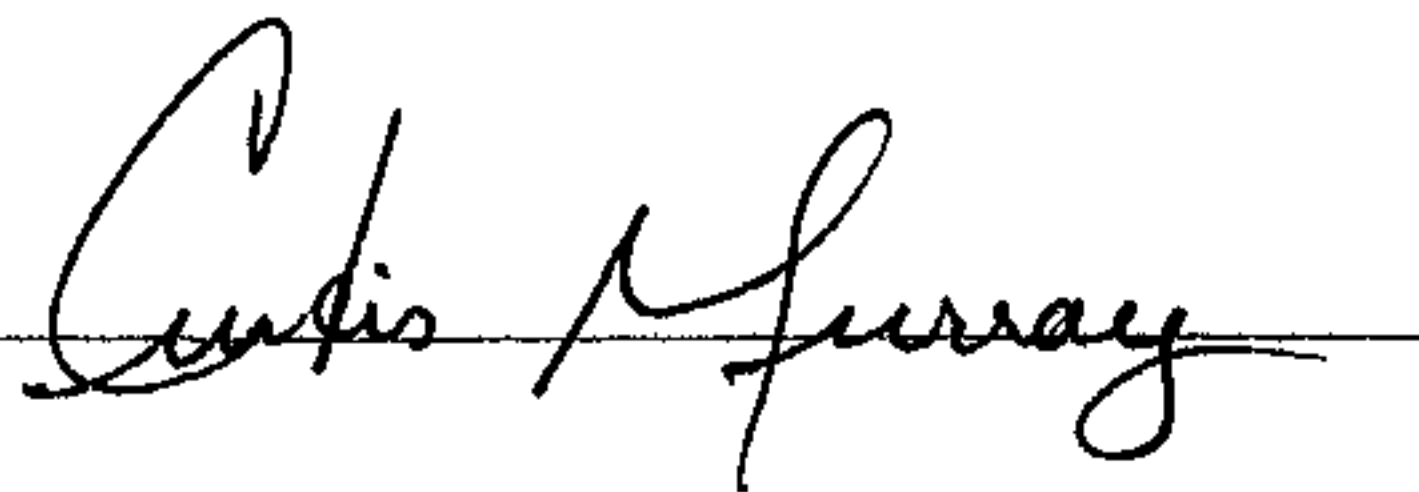
SUBJECT: ⁴⁵⁸
~~6-122~~ - Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (storage building) with an area larger than that of the principal structure provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Bill Hughey at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM



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

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

Maryland Department of Transportation

Date: 3.31.06

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

RE: Baltimore County
Item No. 458 BPR

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
4614 Mount Carmel Road; N/S Mt. Carmel Rd, * ZONING COMMISSIONER
2,000' E c/line Mt. Grace Road *
5th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): Carol Regina Lawson *
Petitioner(s) * BALTIMORE COUNTY
* 06-458-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of April, 2006, a copy of the foregoing Entry of Appearance was mailed Robert Infussi, P.O. Box 1043-7043, Bel Air, MD 21014, Representative for Petitioner(s).

RECEIVED

APR 07 2006

Per *Ylm*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

[Click here for a plain text ADA compliant screen.](#)



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 05 **Account Number -** 2200029081

Owner Information

Owner Name: LAWSON CAROL REGINA **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 4614 MOUNT CARMEL RD **Deed Reference:** 1) /12146/ 656
 HAMPSTEAD MD 21074-2933 2)

Both Sides

Location & Structure Information

Premises Address
 4614 MT CARMEL RD

Legal Description

1.828 AC
 NS MT CARMEL RD
 6776 FT W FALLS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
14	24	75					1	2		

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
 1997

Enclosed Area
 3,360 SF

Property Land Area
 1.83 AC

County Use
 04

Stories
 2

Basement
 YES

Type
 STANDARD UNIT

Exterior
 SIDING

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	54,150	86,640		
Improvements:	237,930	268,630		
Total:	292,080	355,270	313,143	334,206
Preferential Land:	0	0	0	0

Transfer Information

Seller: TRACEY ROBERT W	Date: 04/28/1997	Price: \$35,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /12146/ 656	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

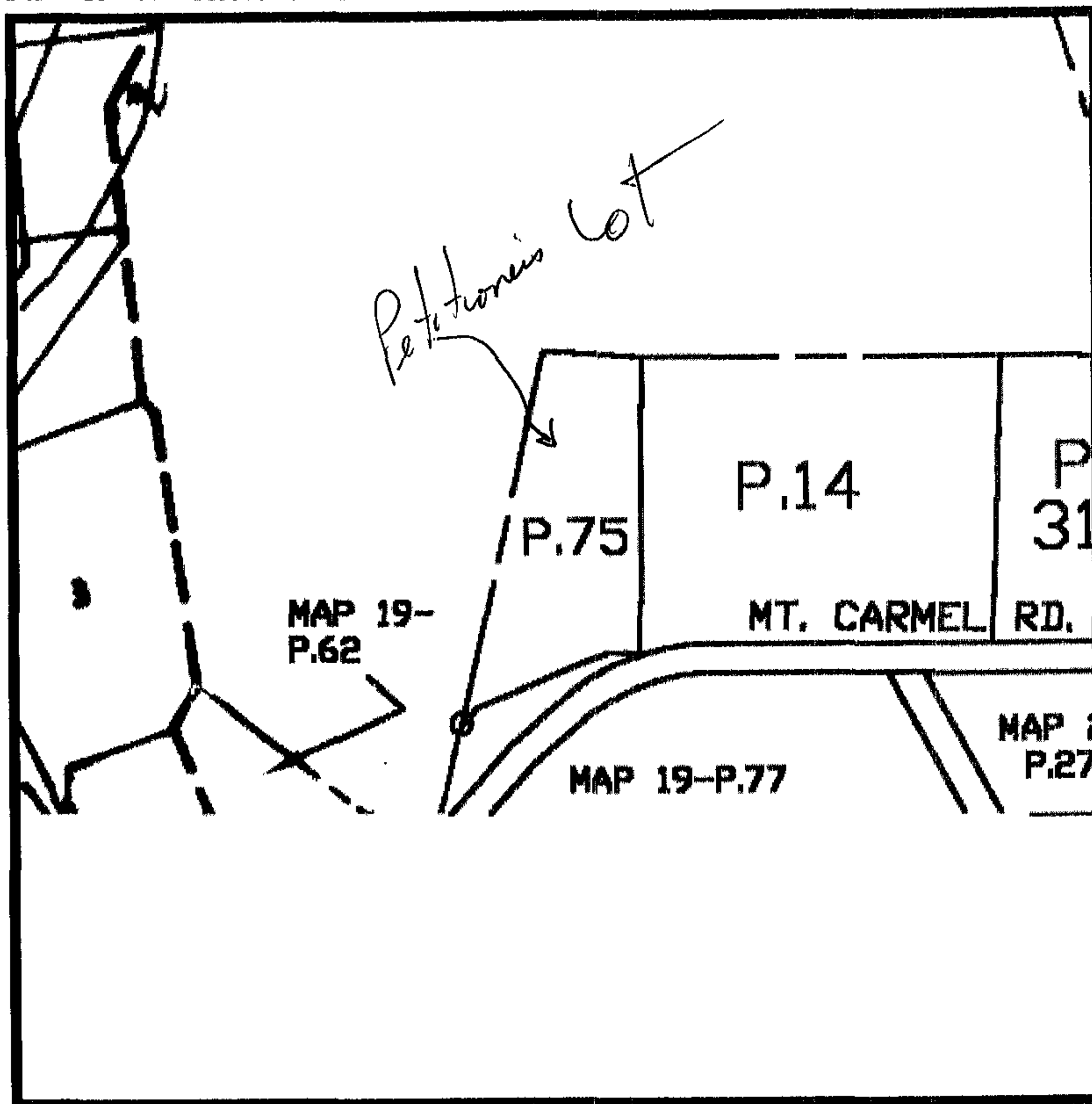
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 05 Account Number - 2200029081



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

PLEASE PRINT CLEARLY

NAME

E-MAIL

1

EDG EK000 MO 21040

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 06-458 SPHA

Date Completed/Initials

3/21/06

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

3/31/06
raj

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

4/13

4/17

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Case No.: 06-458-SPHA

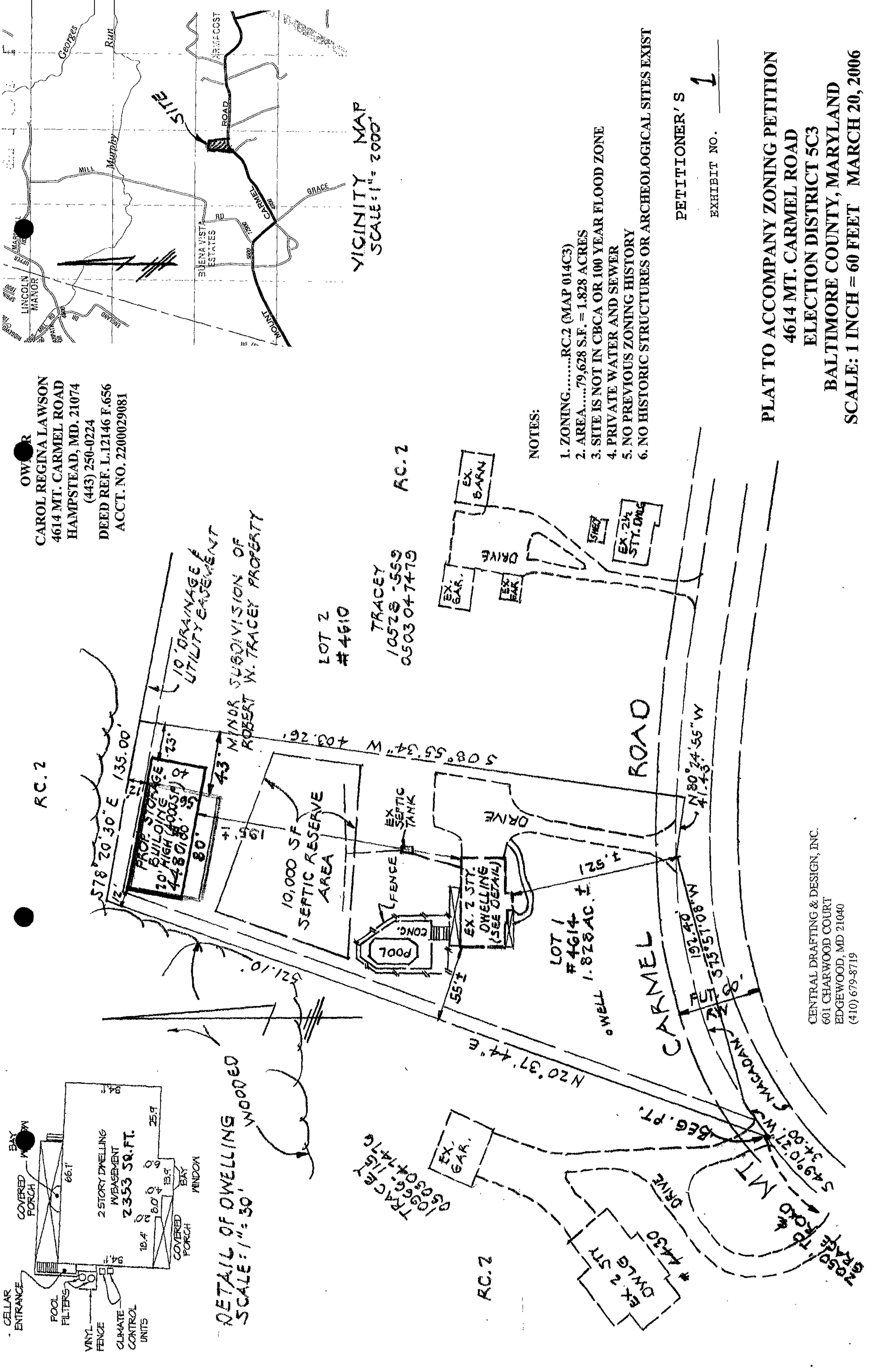
Exhibit Sheet

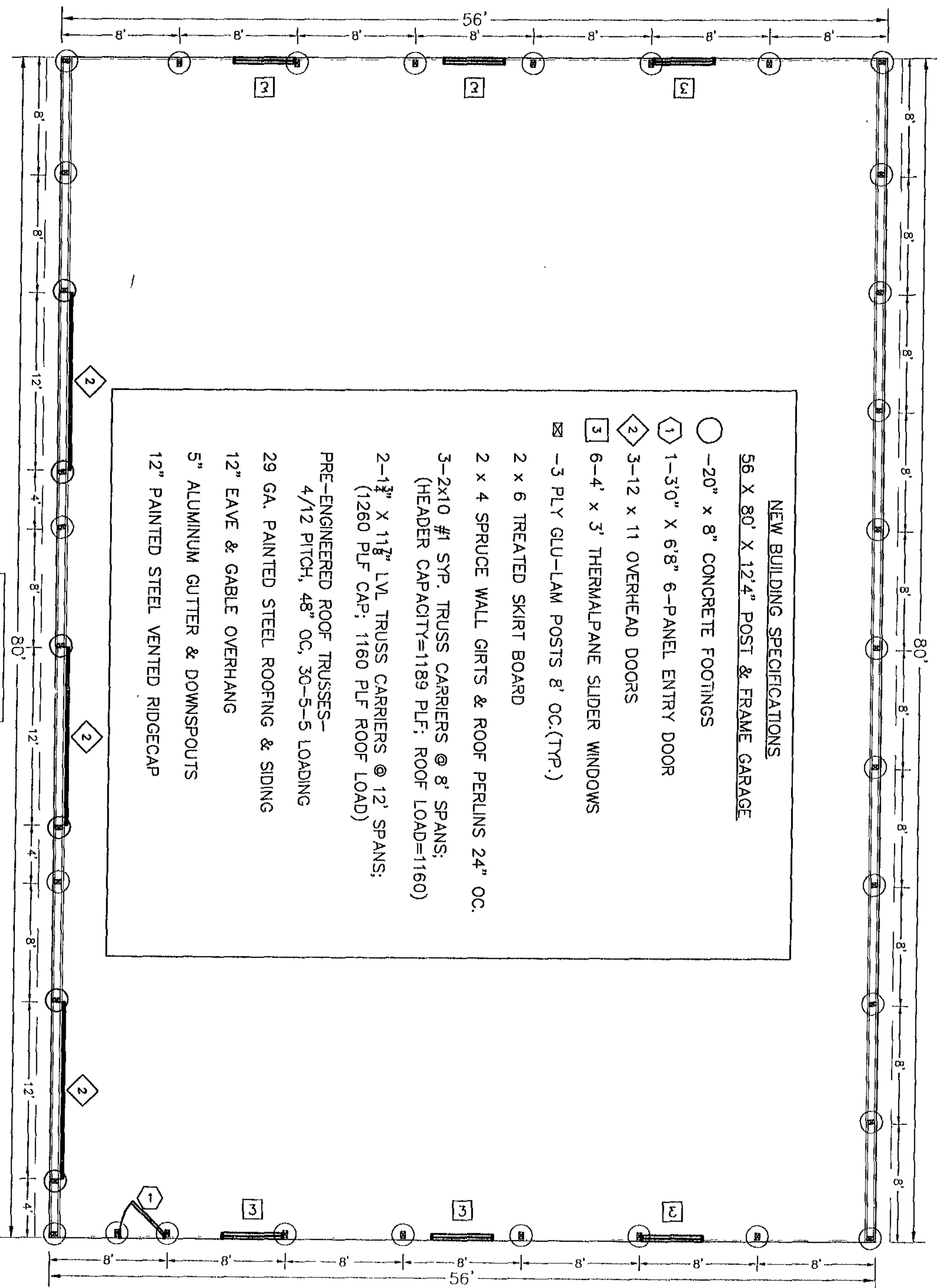
Petitioner/Developer

Protestant

No. 1	REVISED SITE PLAN	
No. 2	BLDG Elevations.	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719





- NEW BUILDING SPECIFICATIONS**
56' X 80' X 12'4" POST & FRAME GARAGE
- -20" x 8" CONCRETE FOOTINGS
 - ◇ 1-3'0" X 6'8" 6-PANEL ENTRY DOOR
 - ◇ 2-3-12 x 11 OVERHEAD DOORS
 - 3 6-4' x 3' THERMALPANE SLIDER WINDOWS
 - ☒ -3 PLY GLU-LAM POSTS 8' OC.(TYP.)
 - 2 x 6 TREATED SKIRT BOARD
 - 2 x 4 SPRUCE WALL GIRTS & ROOF PERLINS 24" OC.
 - 3-2x10 #1 SYP. TRUSS CARRIERS @ 8' SPANS;
 (HEADER CAPACITY=1189 PLF; ROOF LOAD=1160)
 - 2-1 3/4" X 11 7/8" LVL TRUSS CARRIERS @ 12' SPANS;
 (1260 PLF CAP; 1160 PLF ROOF LOAD)
 - PRE-ENGINEERED ROOF TRUSSES-
 4/12 PITCH, 48" OC, 30-5-5 LOADING
 - 29 GA. PAINTED STEEL ROOFING & SIDING
 - 12" EAVE & GABLE OVERHANG
 - 5" ALUMINUM GUTTER & DOWNSPOUTS
 - 12" PAINTED STEEL VENTED RIDGECAP

FLOOR PLAN
 SCALE: 3/16" = 1'0"

PETITIONER'S
 EXHIBIT NO. 2



CAROL LAWSON
 4614 MT. CARAMEL RD.
 HAMPSTEAD MD 21074

SEAL

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JOB NO. DRAWN BY
 A. SHIRK

ENGINEER OF RECORD

REVISIONS

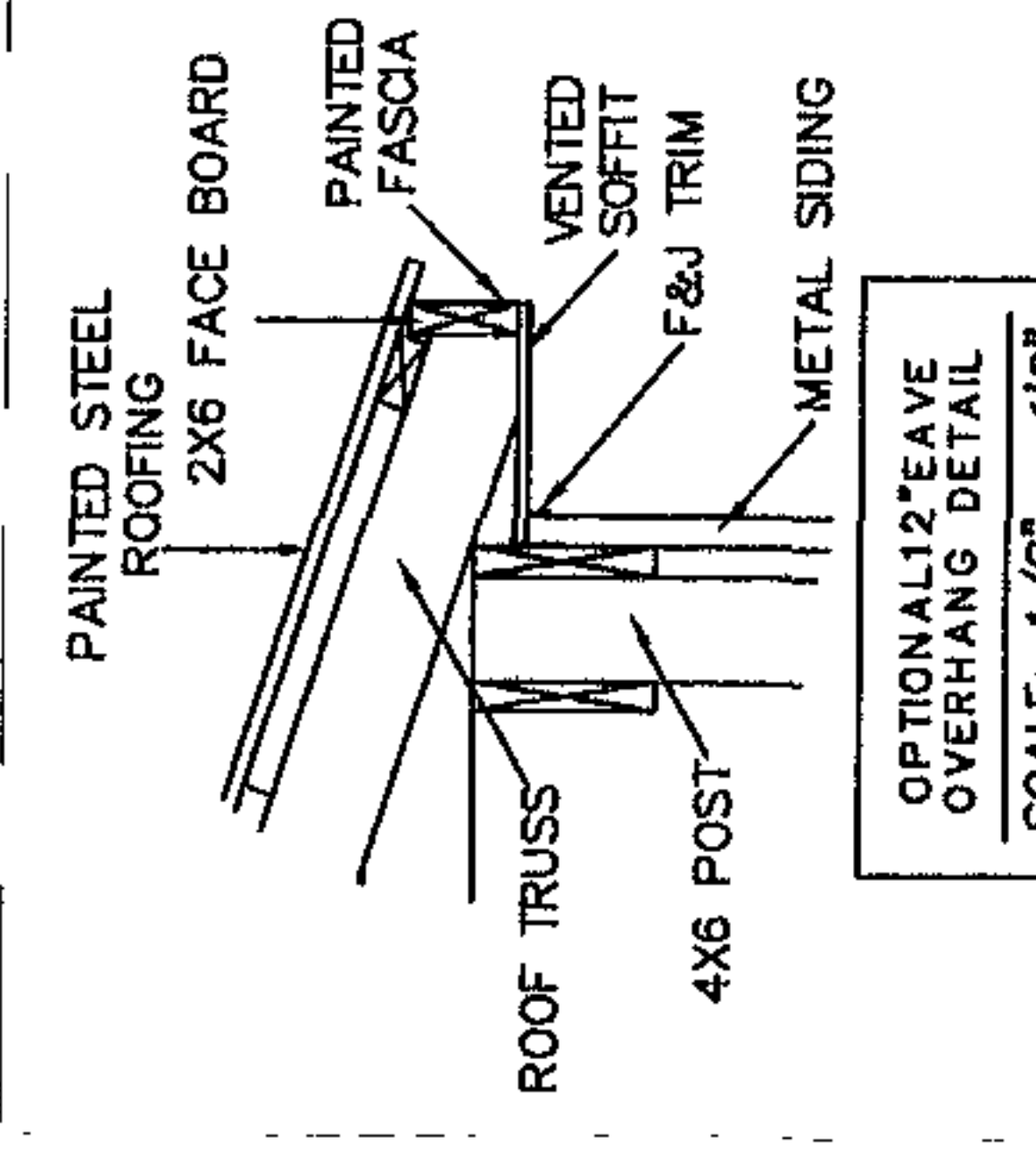
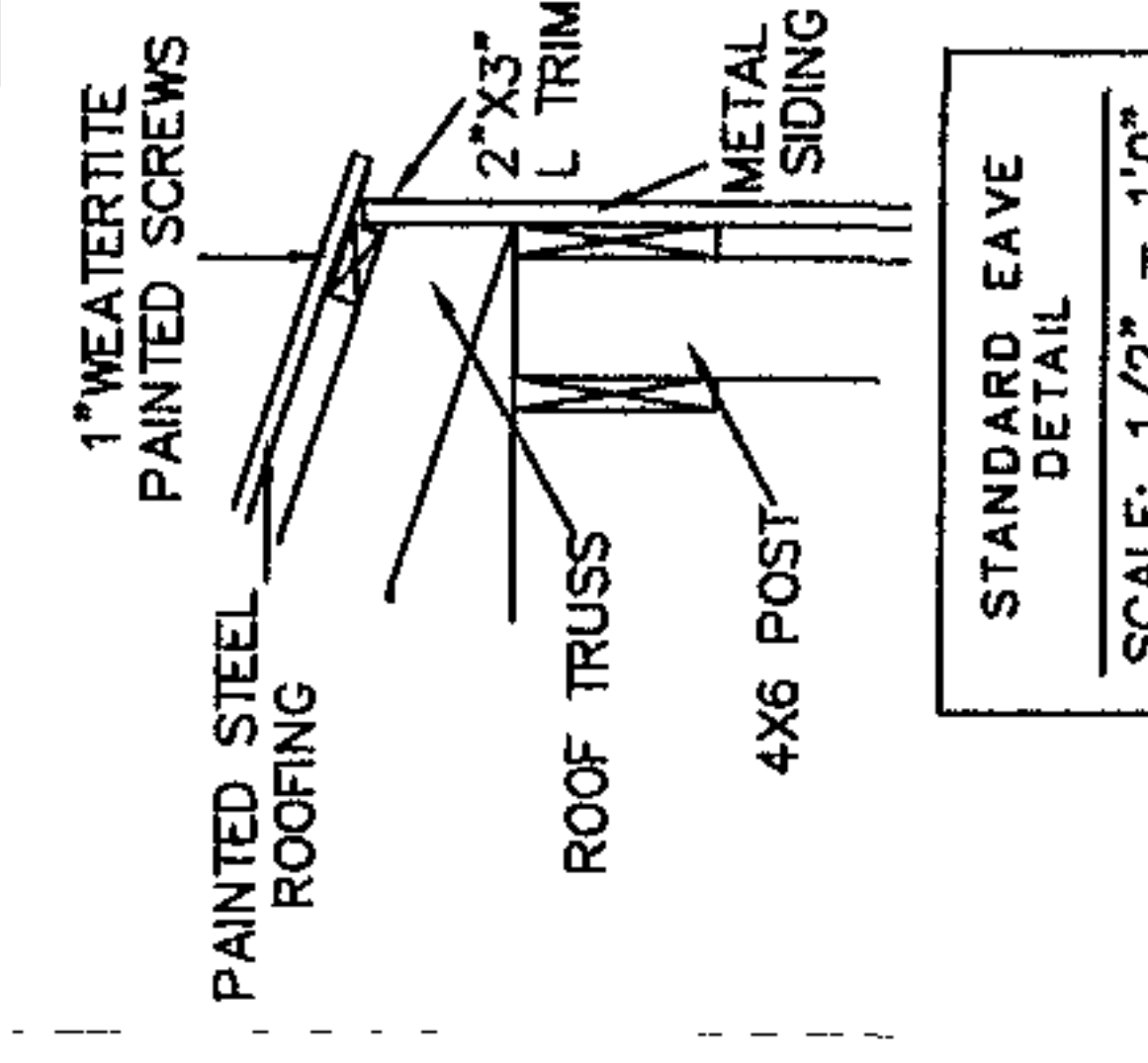
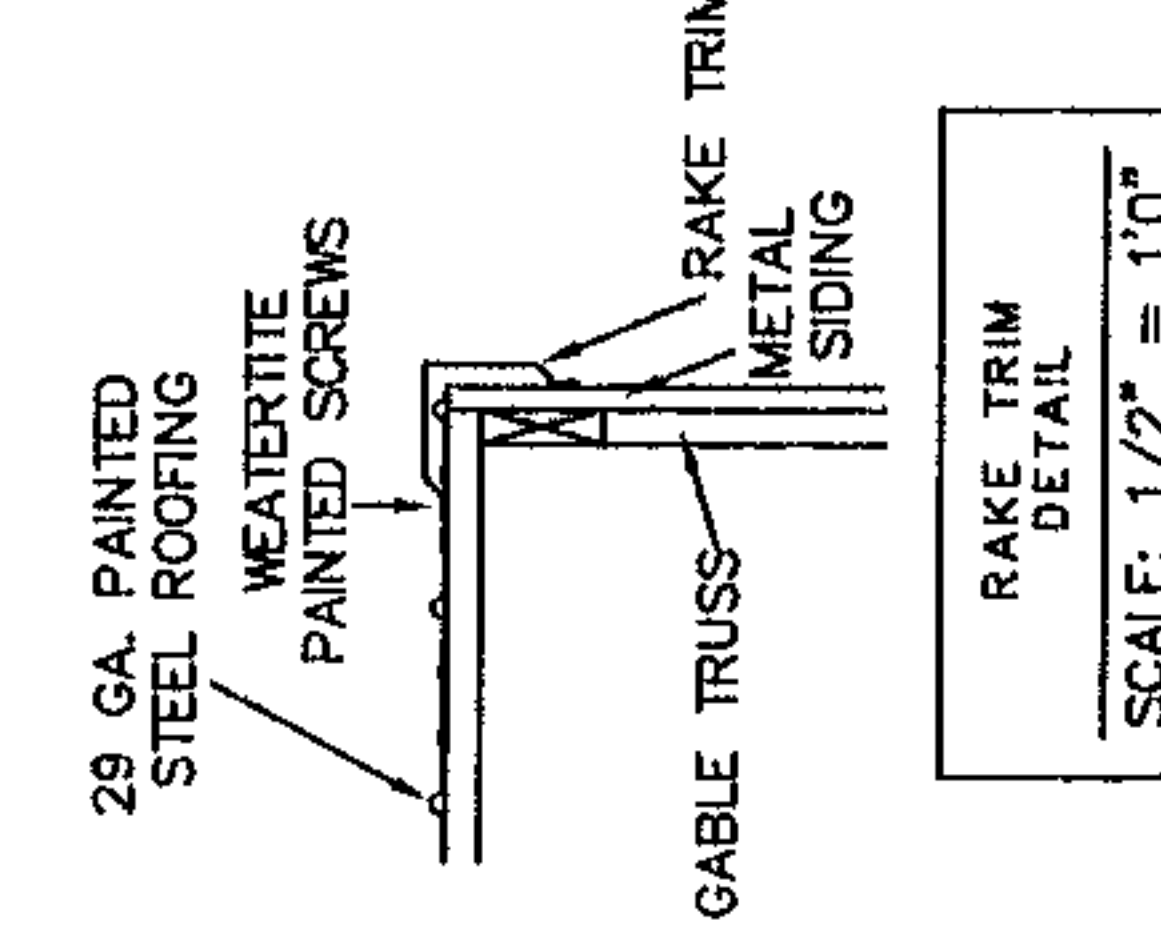
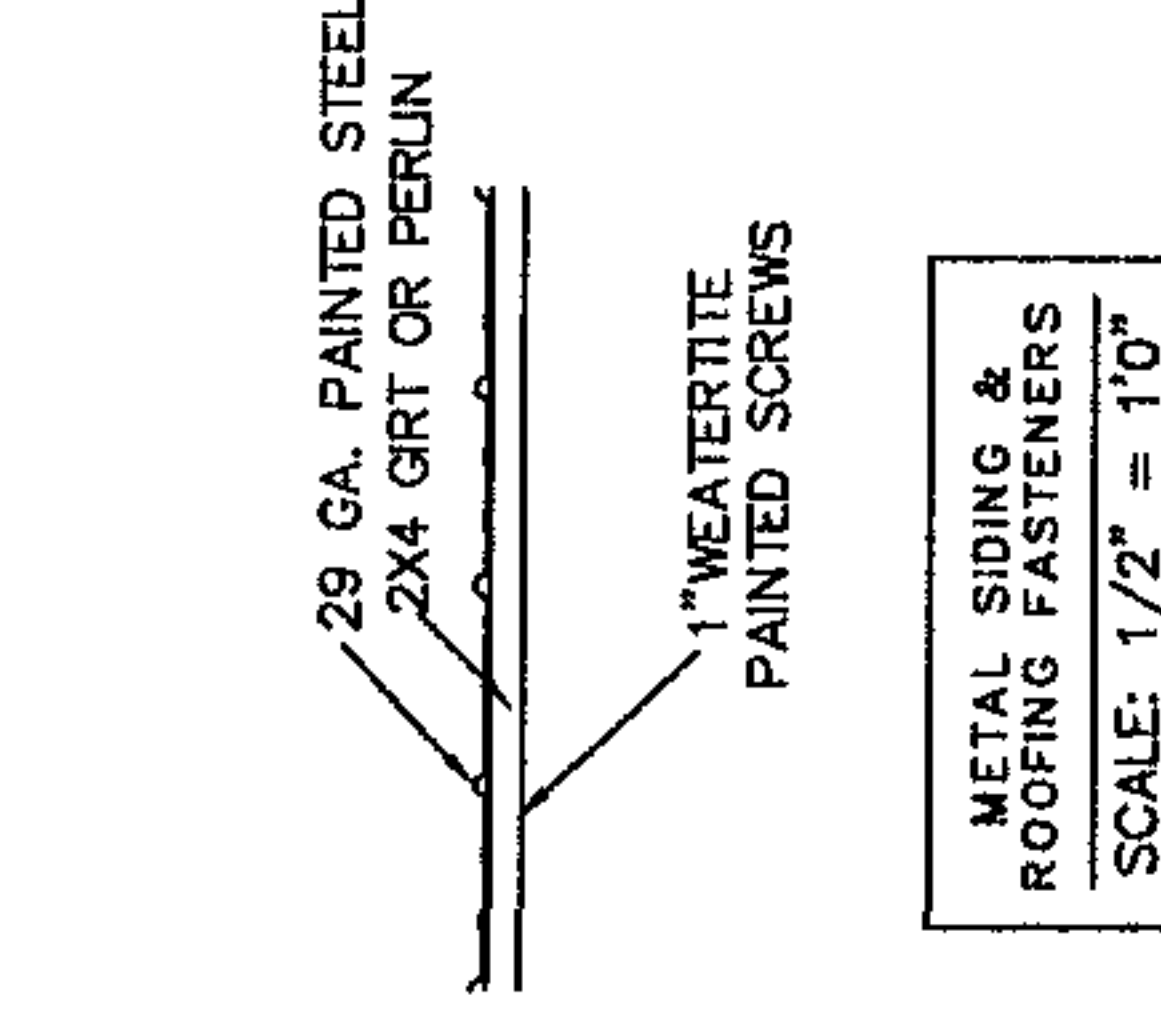
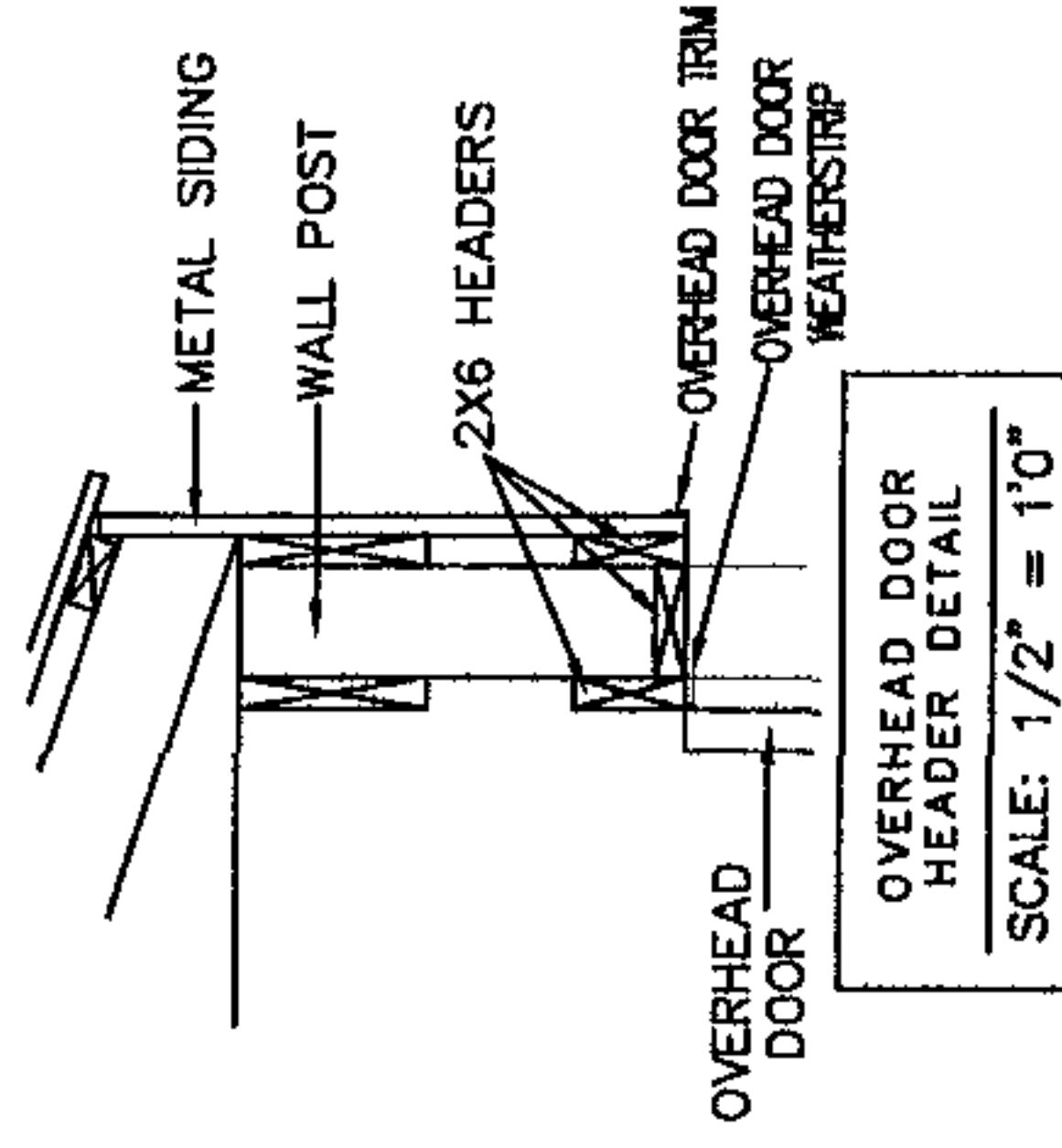
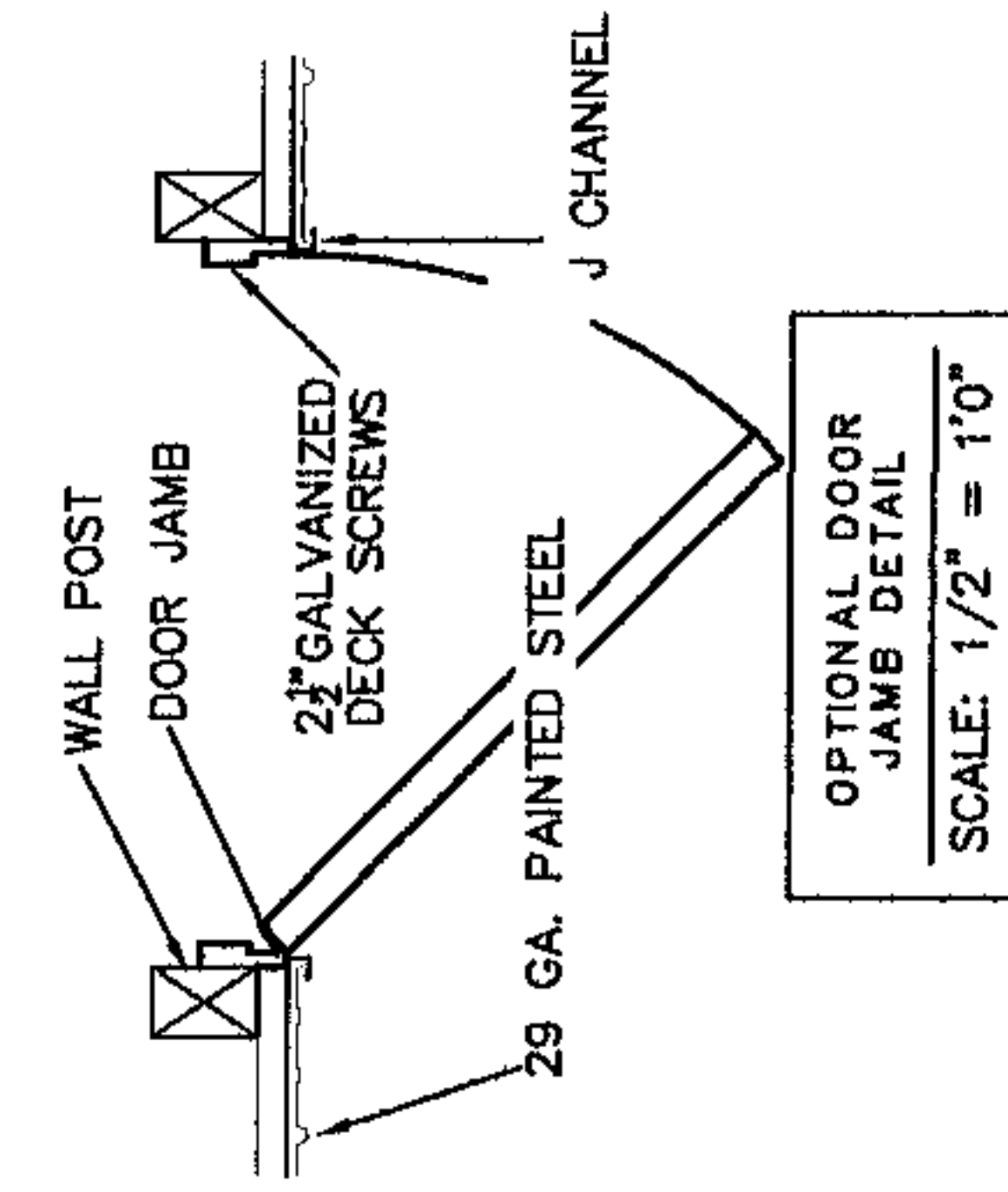
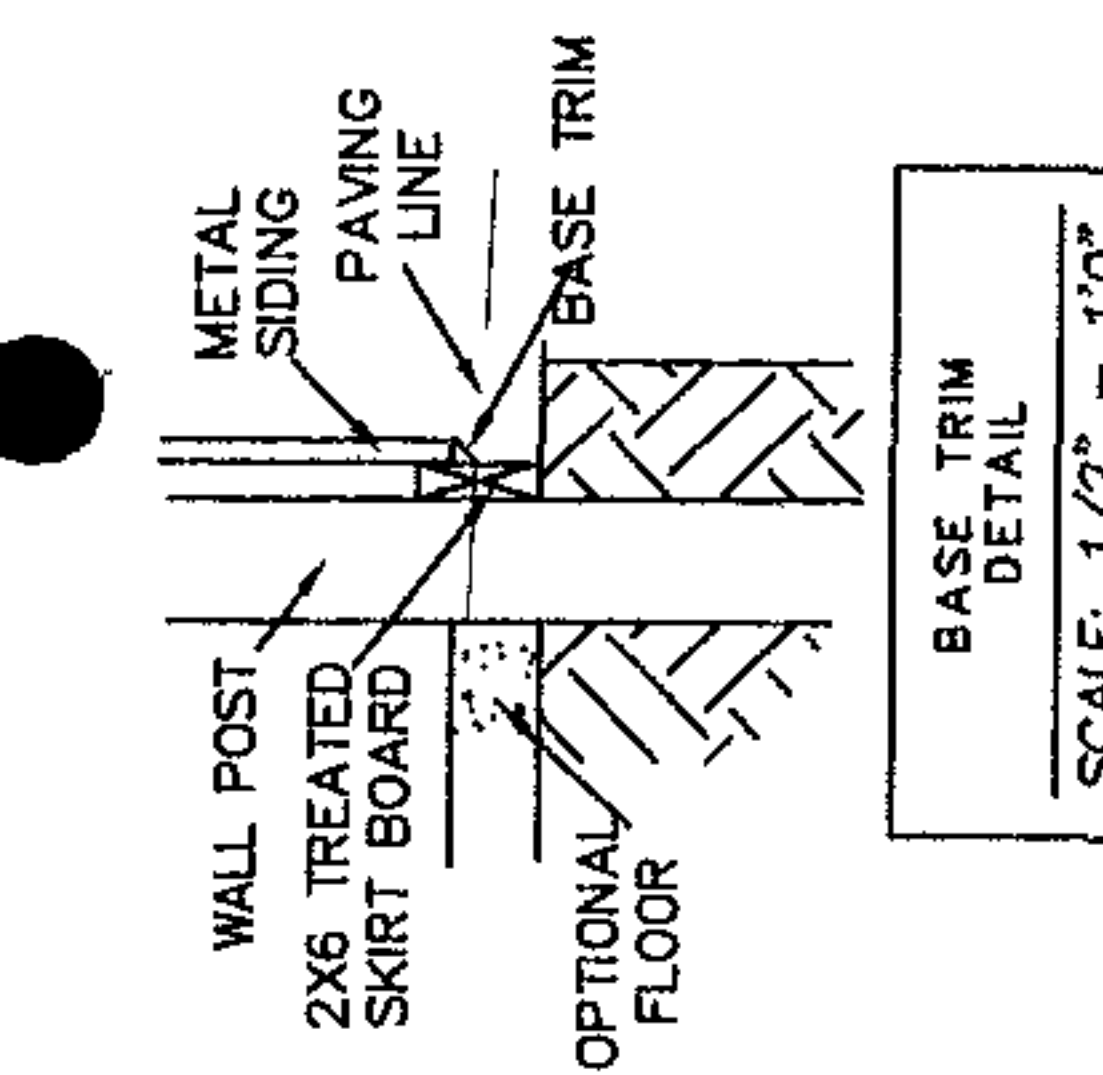
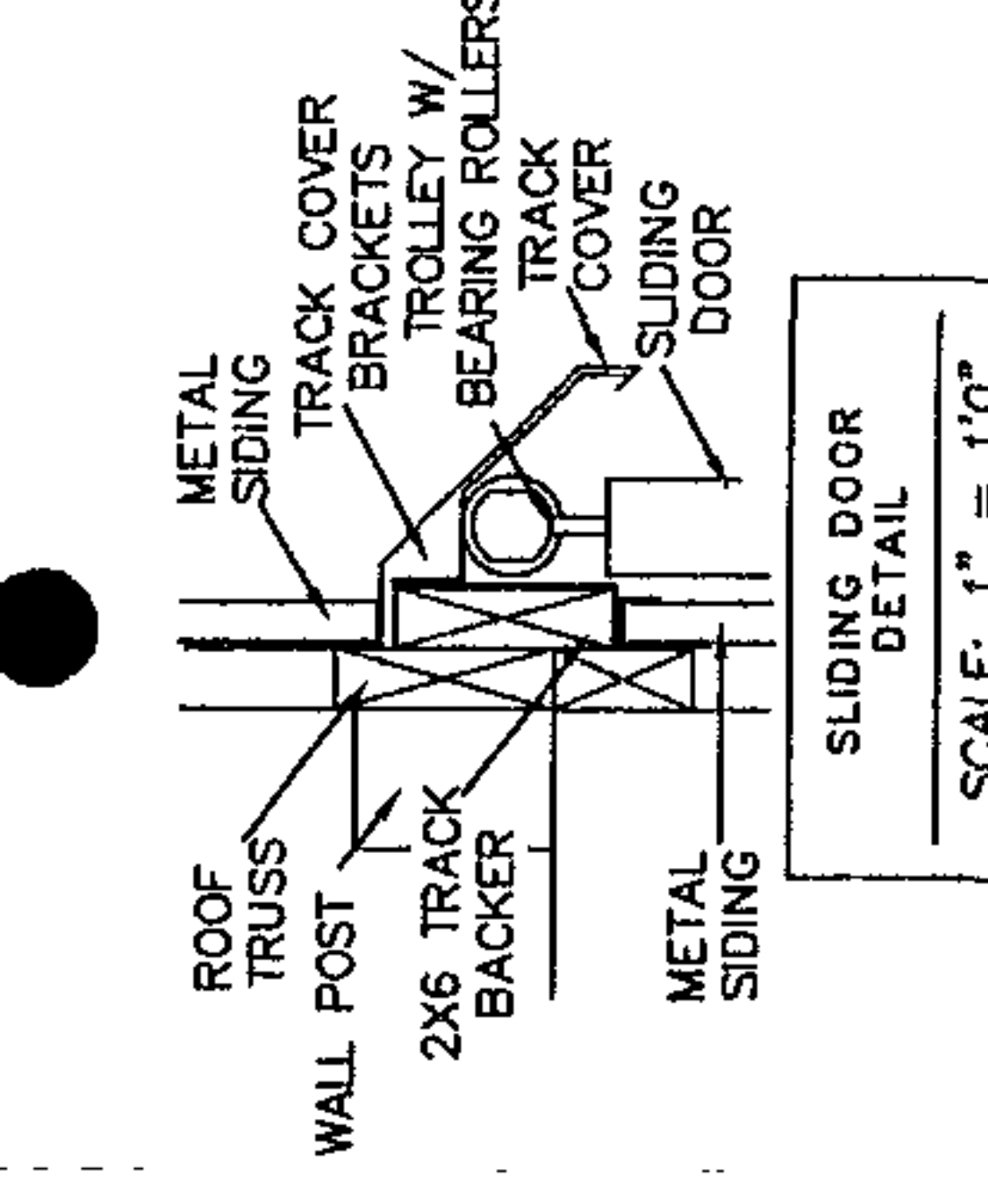
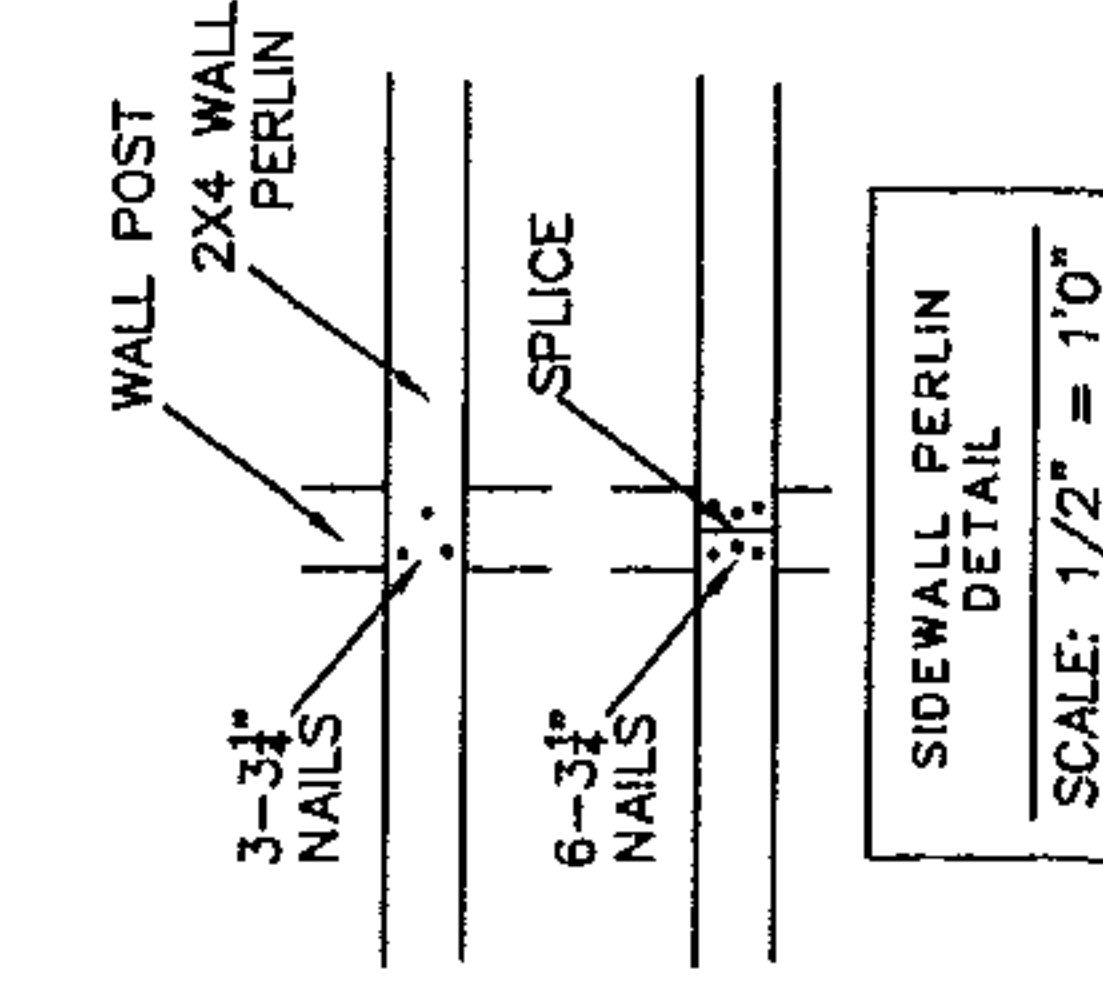
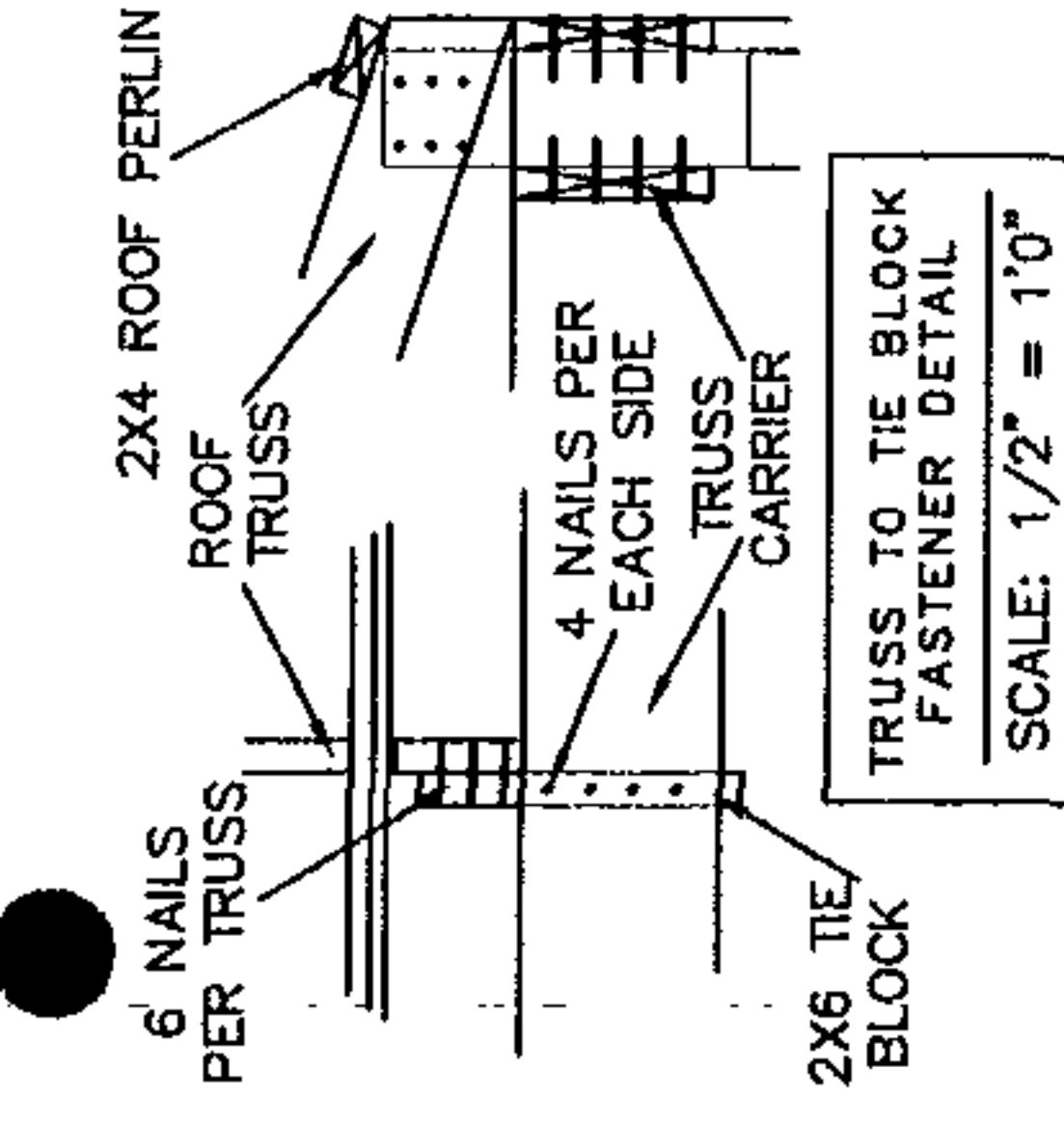
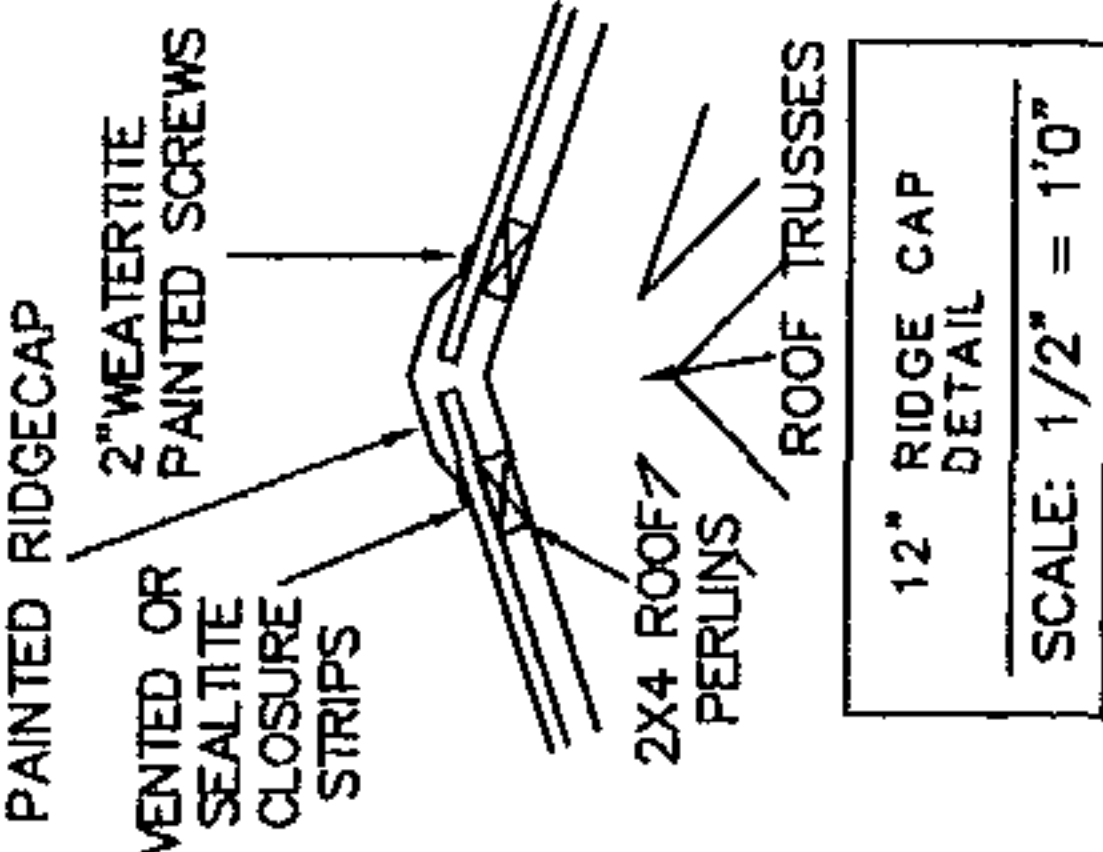
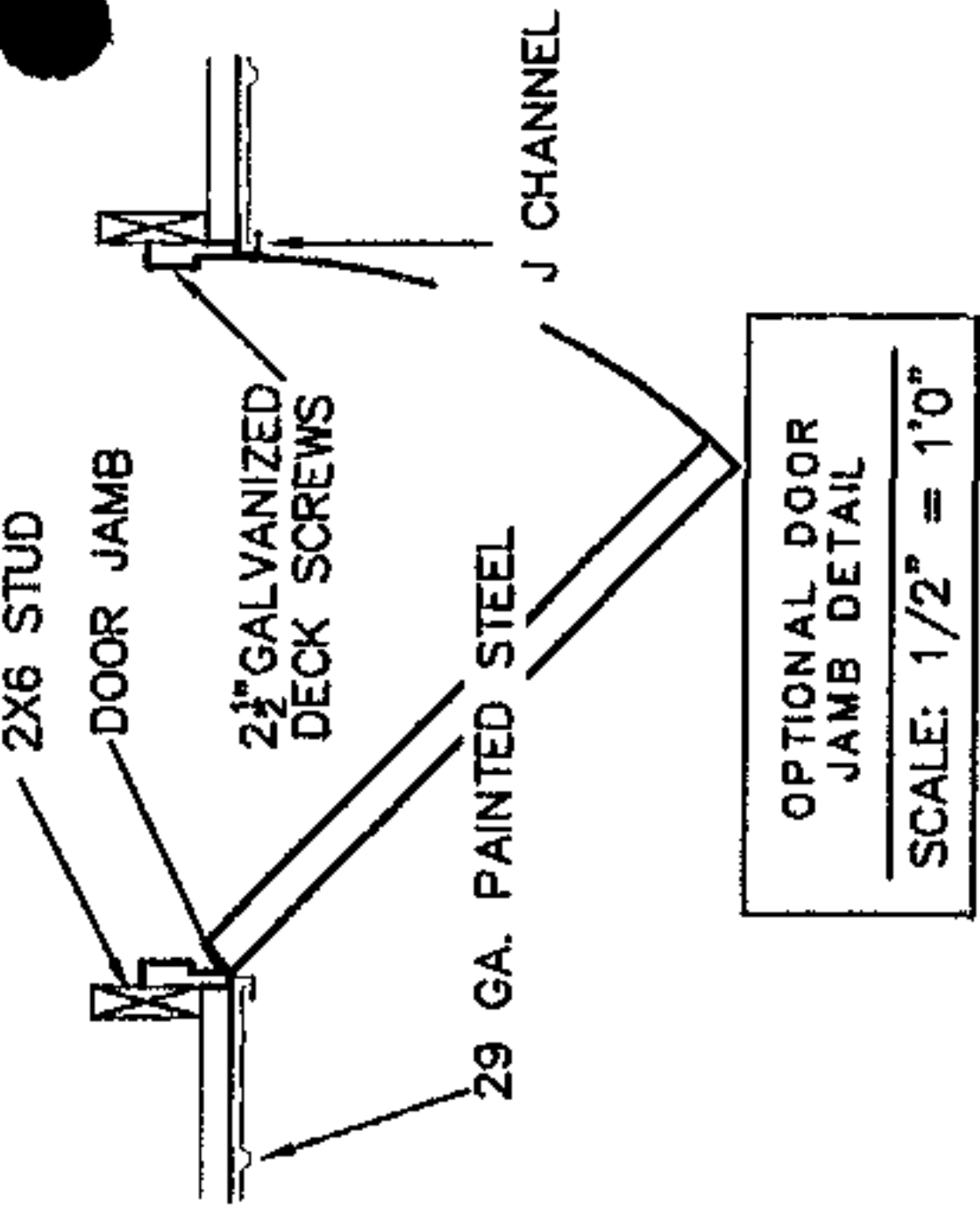
DATE: 04/25/06

LAWSON

FLOOR PLAN

4430

A.1



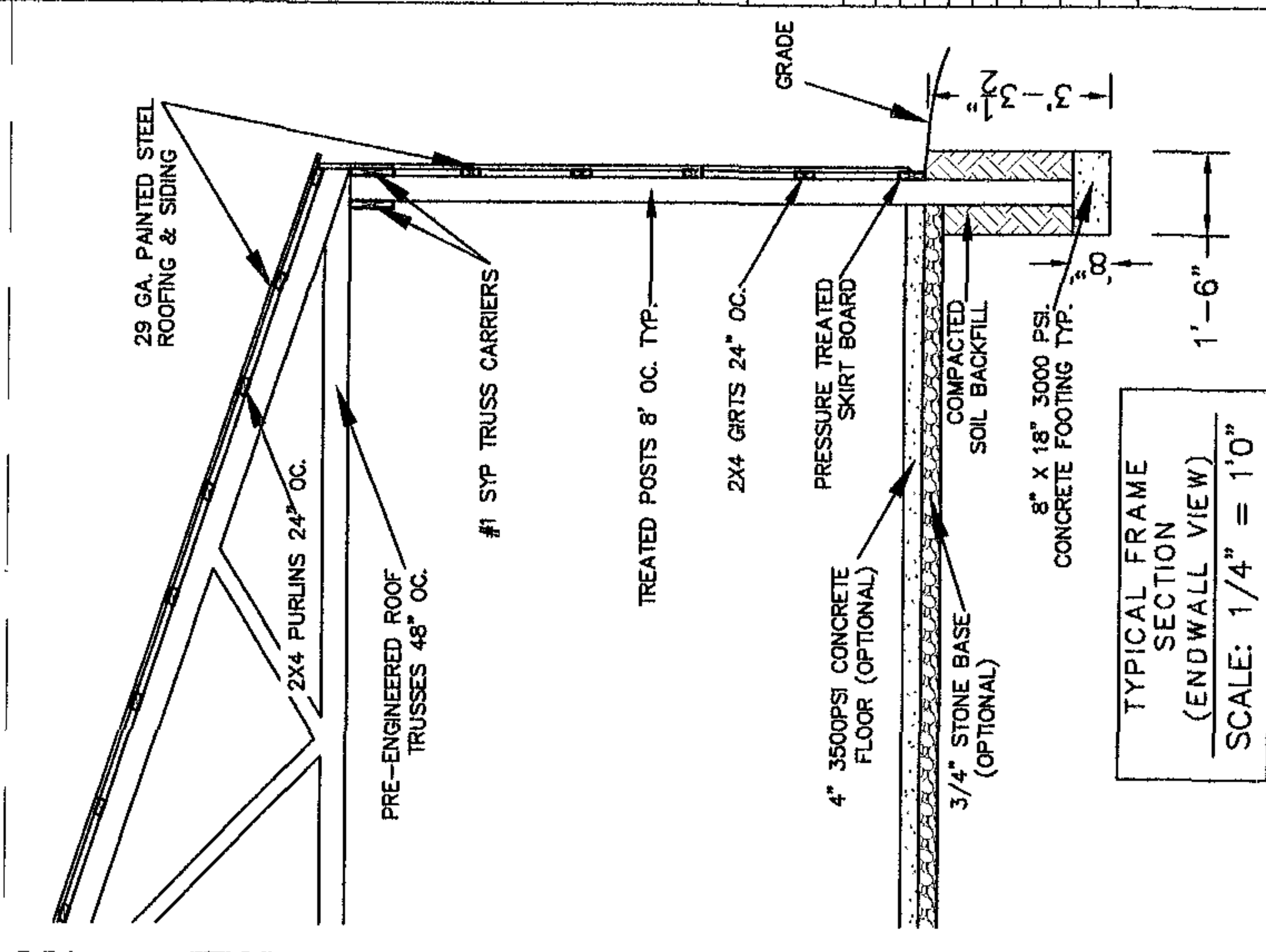
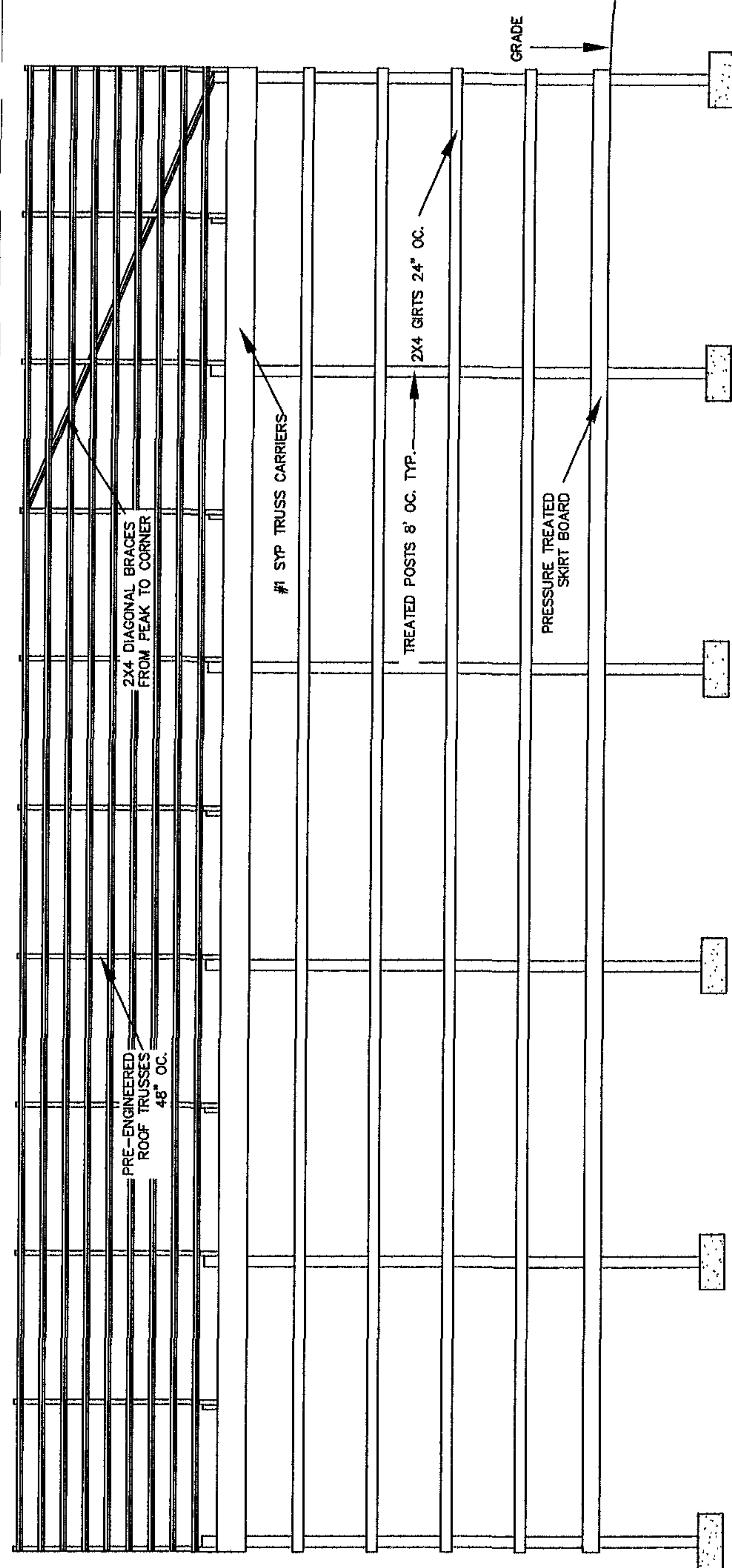
CAROL LAWSON
4614 MT. CARMEL RD.
HAMPSTEAD MD 21074

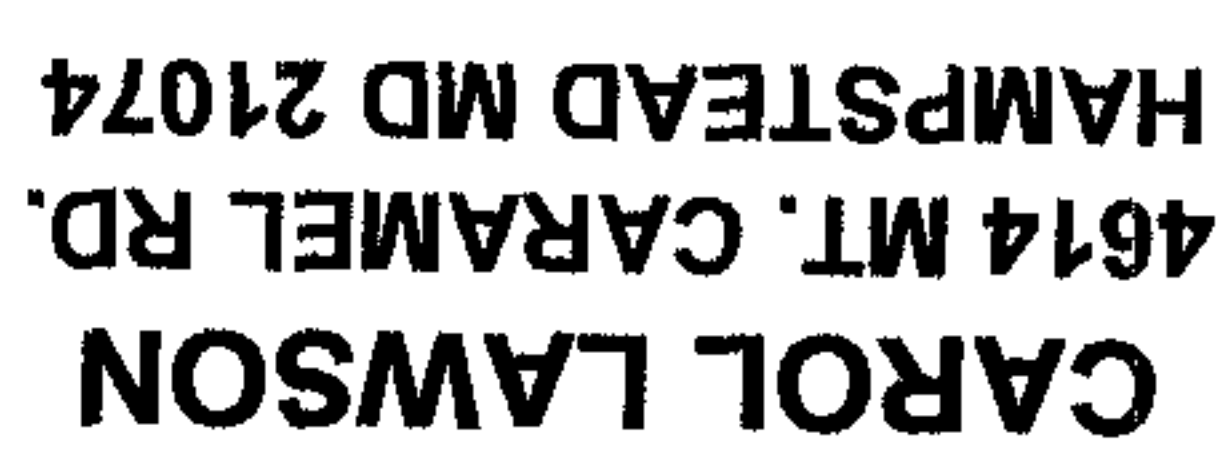
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JOB NO. _____ DRAWN BY A. SHIRK
ENGINEER OF RECORD _____

REVISIONS
DATE: 04/25/06
LAWSON
SECTIONS

A.3





SEAL

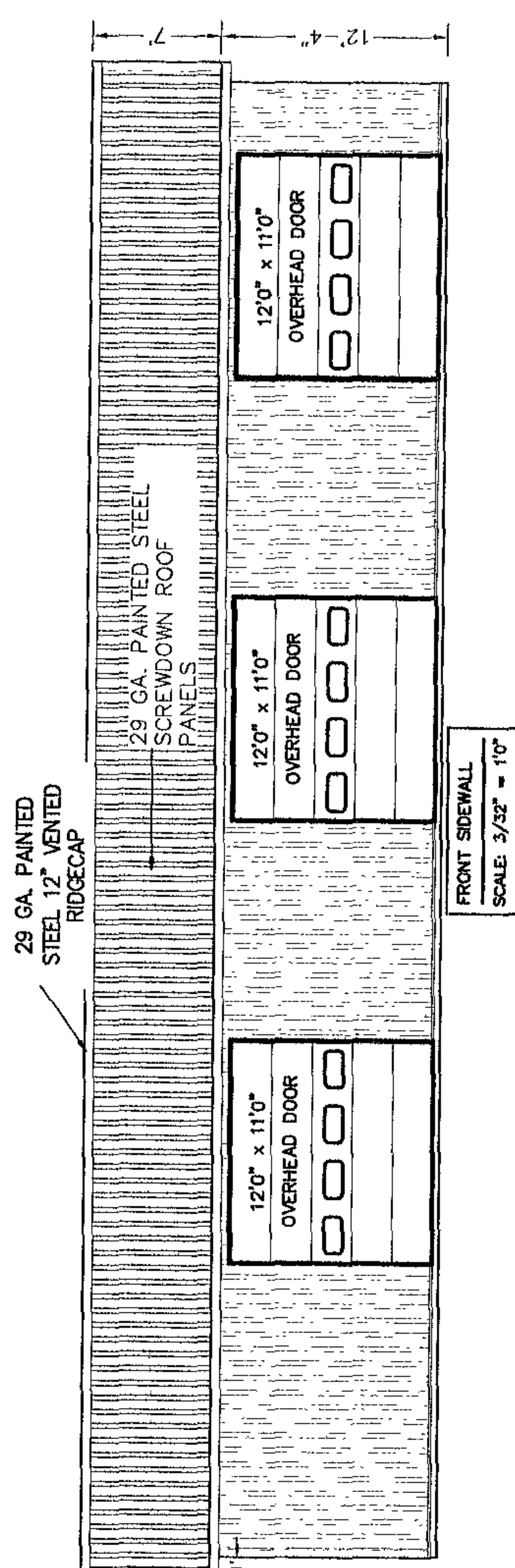
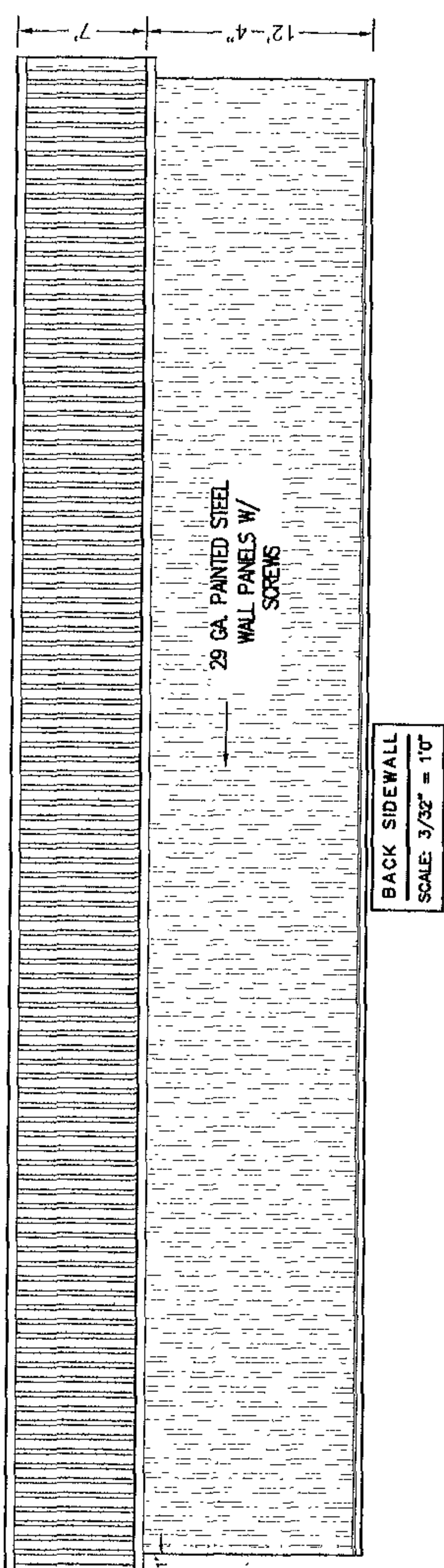
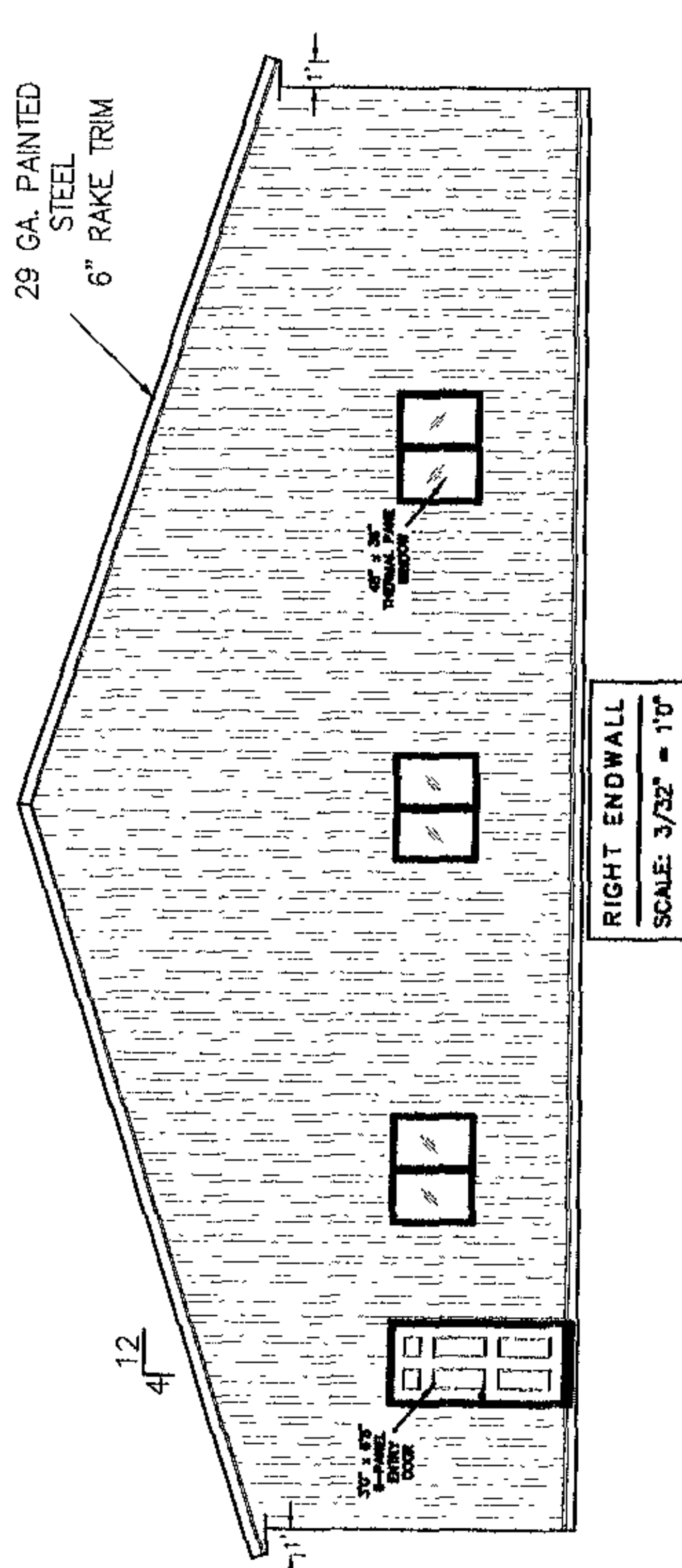
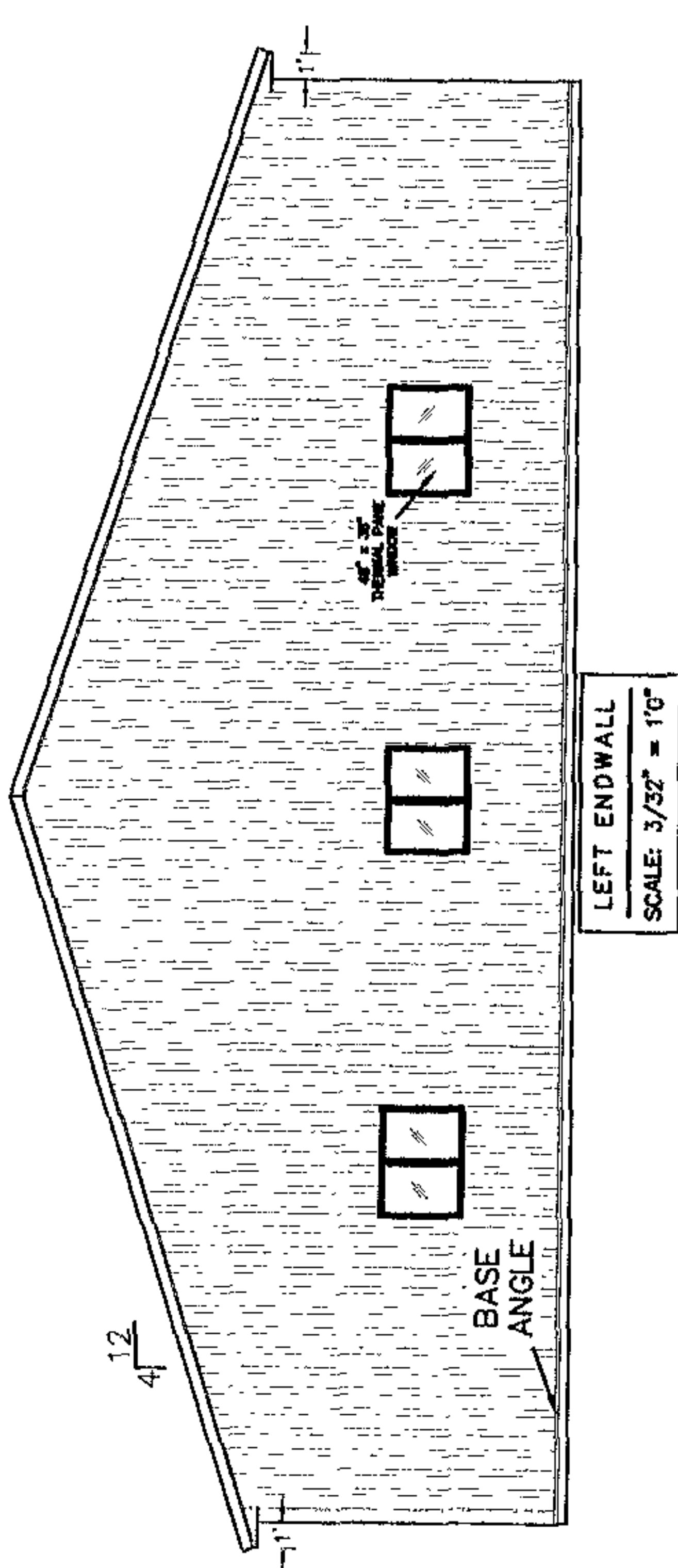
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JOB NO.	DRAWN BY A. SHIRK
ENGINEER OF RECORD	

REVISIONS

DATE: 04/25/06
AWSON
ELEVATIONS



BUILDING DESIGN NOTES AND DETAILS

EXCAVATION

FOOTINGS SHALL BE CIRCULAR (UNLESS NOTED OTHERWISE) AUGERED TO THE DEPTH AND DIAMETER SPECIFIED, WITH ALL LOOSE FILL REMOVED BEFORE CONCRETE FOOTING MATERIAL IS PLACED.

FOOTINGS

STANDARD DEPTH FOR FOOTING EXCAVATION IS 44" FROM FINISH FLOOR HEIGHT FOOTINGS SHALL BE A MINIMUM OF 36" DEPTH FOR FROST PROTECTION OR; LOCAL BUILDING CODE DEPTH REQUIREMENTS FOR FROST PROTECTION WILL BE FOLLOWED.

DRY MIX CONCRETE WILL BE USED UNLESS OTHERWISE SPECIFIED.

FRAMING

LUMBER FOR SIDEWALL GIRTS AND PERLINS SHALL BE #1 SPRUCE OR COMPARABLE.

LUMBER FOR SKIRTBOARD, POSTS AND BEAMS SHALL BE #1 OR BETTER SOUTHERN YELLOW PINE.

LUMBER FOR TRUSS CARRIERS SHALL BE #1 OR BETTER SOUTHERN YELLOW PINE.

ALL GROUND CONTACT LUMBER SHALL BE TREATED TO AWPA STANDARDS .60 ACQ MINIMUM USING #1 OR BETTER SOUTHERN YELLOW PINE.

ROOF TRUSSES

TRUSSES SHALL BE PRE-ENGINEERED WITH A ENGINEERED STAMPED PLAN ATTACHED TO BUILDING PLAN.

GROUND SNOW LOAD, DRIFT LOAD, COLLATERAL LOAD, AND WIND LOAD ARE TO BE IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.

TRUSS ERECTION AND BRACING SHALL BE DONE ACCORDING TO TRUSS PLAN.

FRAMING CONNECTIONS

FRAMING CONNECTIONS SHALL BE OF A SIZE AND DESIGN TO MEET DESIGN LOADS SPECIFIED

EASTENERS/ CONNECTIONS NAILS USED IN .60 ACQ/CCA TREATED WOOD SHALL BE HOT DIPPED GALVANIZED; ASTM A 153 PLATED 1.2 MIL SCREWS, AND A 65 CLASS G 185 HARDWARE. THE MINIMUM AMOUNT OF NAILS IN 2X4 ROOF PERLINS IS 2. THE MINIMUM AMOUNT OF NAILS IN 2X4 WALL GIRTS IS 3. THE MINIMUM AMOUNT OF NAILS IN 1½" STRUCTURAL BEAMS IS 1 PER 1".

METAL SIDING AND ROOFING

METAL SIDING AND ROOFING SHALL BE INSTALLED WITH #9 WOODGRIP, ¼" HEX HEAD, METAL AND RUBBER WASHERED GALVANIZED COLOR MATCHING SCREWS OF SUFFICIENT LENGTH TO PENETRATE THE WOOD TO A DEPTH OF 1".

METAL SIDING AND ROOFING SHALL BE WARRANTED #1 GRADE COORUGATED 29 GAUGE PAINTED STEEL PANELS GALVANIZED TO A MINIMUM OF G-100.

METAL SIDING AND ROOFING SHALL BE TRIMMED WITH CORRECT FLASHINGS AT ALL EXPOSED EDGES, ROOF ENDS, CORNERS, DOORS, WINDOWS AND RIDGES, EXCEPT; LOWER SIDING EDGES ON SOME OPEN STYLE LEANTO'S, AND BOTTOM EDGE OF STANDARD ROOFING MATERIALS.

STRUCTURAL DESIGN PARAMETERS

STRUCTURE IS DESIGNED FOR A MAXIMUM WIND LOAD OF 90 MPH (3 SECOND GUST) UNLESS NOTED OTHERWISE.

SOIL BEARING CALCULATIONS ARE BASED ON 3500 PSI. SOIL BASE CONDITION @48" BELOW GRADE UNLESS NOTED OTHERWISE.

30 PSF (LIVE) MINIMUM SNOW LOAD

MISCELLANEOUS NOTES

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE FOLLOWING BUILDING CODES:

- 1996 BOCA CODE
- 1999 BOCA CODE
- 2000 IBC CODE
- 2003 IBC CODE

DESIGN REFERENCES

- 2004 APA – THE ENGINEERED WOOD ASSOCIATION
- 1997 SOUTHERN PINE COUNCIL (SOUTERN PINE JOISTS & RAFTERS)
- 1998 SOUTHERN PINE COUNCIL (SOUTERN PINE HEADERS & BEAMS)
- THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION

WARRANTY NOTES

ANY DESIGN MODIFICATION OR ANY STRUCTURAL MODIFICATION BEFORE, DURING, OR AFTER CONSTRUCTION TO BUILDING BY ANY PERSON(S) OR COMPANY OTHER THAN WORK PERFORMED OR APPROVED BY SHIRK POLE BUILDINGS WILL VOID ANY AND ALL WARRANTIES PROVIDED BY MANUFACTURERS AND/OR SHIRK POLE BUILDINGS. SUCH DESIGN MODIFICATIONS AND/OR STRUCTURAL MODIFICATIONS INCLUDE: DRILLING, REMOVING, CUTTING, SAWING, SPLINTERING OR DAMAGING ANY STRUCTURAL MEMBERS INCLUDING FOOTINGS, POSTS, GIRTS, BEAMS, TRUSSES, PERLINS, PANELS, WINDOWS, DOORS, NAILS, SCREWS, AND BOLTS.

SUCH DESIGN MODIFICATIONS AND/OR STRUCTURAL MODIFICATIONS ALSO INCLUDE: ADDING ADDITONS, SNOW DRIFT LOAD FROM ADDITIONS, LEAN-TO'S, ATTIC STORAGE, CHAIN HOISTS, OPENINGS, SKYLIGHTS, ROOF VENTS, AND LOUVERS. SHIRK POLE BUILDINGS WILL NOT BE LIABLE FOR ANY FAILURES RESULTING FROM THOSE MODIFICATIONS LISTED ABOVE, OR FROM ANY OTHER MODIFICATIONS NOT APPROVED BY A CERTIFIED ENGINEER.



CAROL LAWSON
4614 MT. CARMEL RD.
HAMPSTEAD MD 21074

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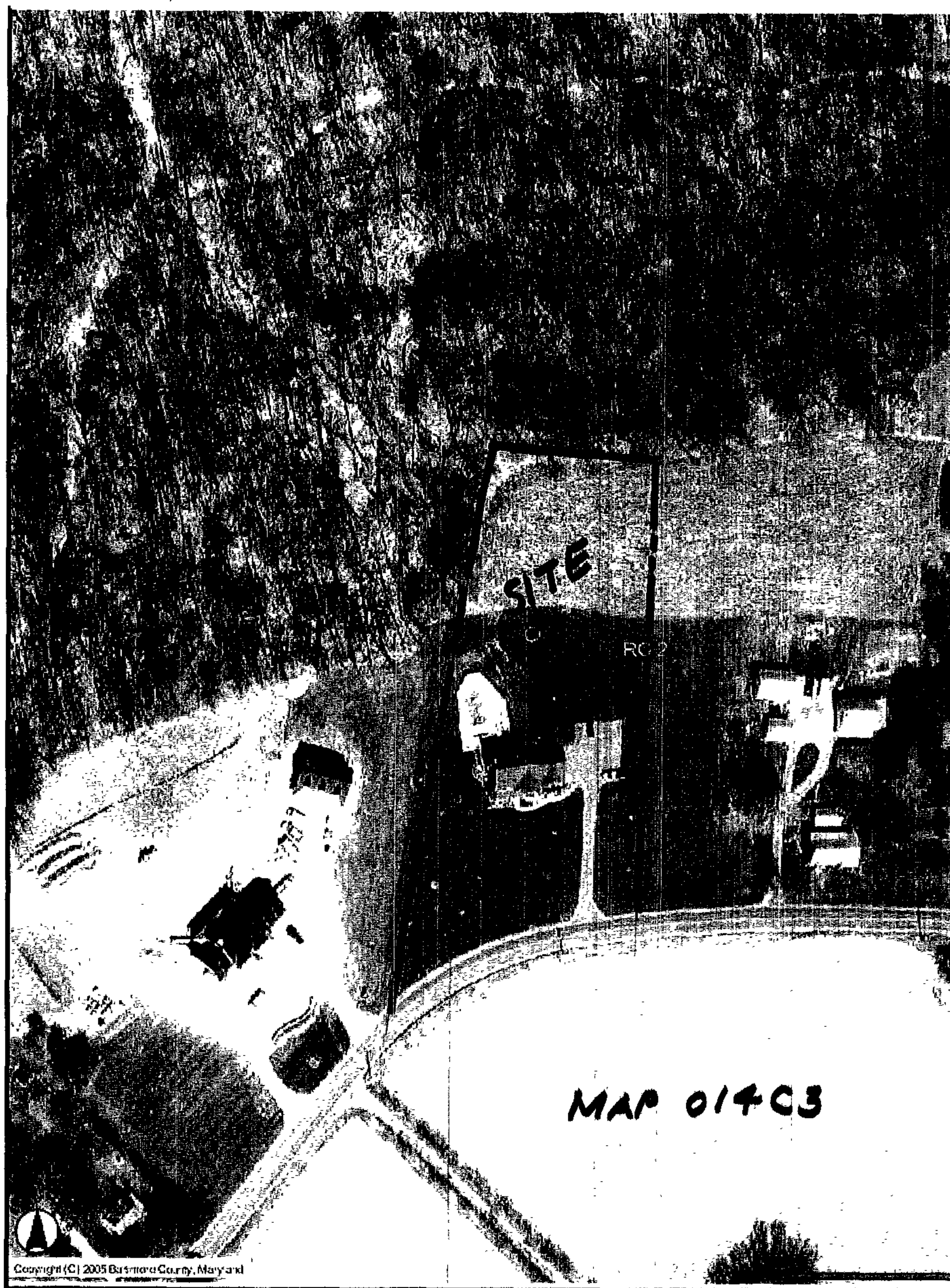
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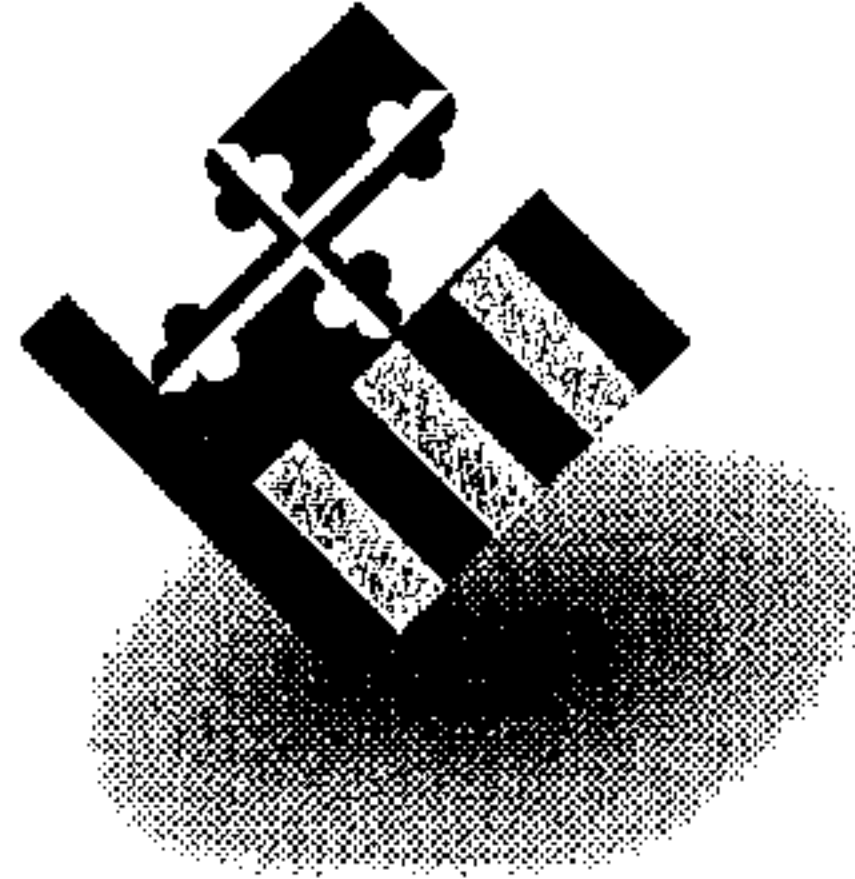
JOB NO. DRAWN BY
A. SHIRK
ENGINEER OF RECORD

REVISIONS

DATE: 04/25/06
LAWSON
DETAILS

A.4





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 18, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Ms. Carol Regina Lawson
4614 Mt. Carmel Road
Hampstead, Maryland 21074

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
N/S Mt. Carmel Road, 2,050' E of the c/l Grace Road
(4614 Mt. Carmel Road)
5th Election District – 3rd Council District
Carol Regina Lawson - Petitioner
Case No. 06-458-SPHA

Dear Ms. Lawson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Robert Infussi, P.O. Box 1043-7043, Bel Air, Md. 21014
Mr. David Billingsley, 601 Charwood Court, Edgewood, Md. 21040
Office of Planning; People's Counsel; Case File

**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*

April 28, 2006

Carol Regina Lawson
4614 Mt. Carmel Road
Hampstead, MD 21074

Dear Ms. Lawson:

RE: Case Number: 06-458-SPHA, 4614 Mt. Carmel Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 21, 2006.

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:amf

Enclosures

c: People's Counsel
Robert Infusi P.O. Box 1043-7043 Bel Air 21014

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

