

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Carroll Manor Road, at intersection
with SW side of Devon Brook Road
11th Election District
3rd Councilmanic District
(4455 Carroll Manor Road)

Mark D. and Laura M. Nemec
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2009-0298-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 owners of the subject property, Mark D. and Laura M. Nemec for property located at 4455 Carroll Manor Road. The variance request is from Section 202.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing carport addition to be enclosed (as a garage) with a side yard setback as close as 40 feet, and a street centerline setback as close as 65 feet in lieu of the minimum required 50 feet and 75 feet respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to enclose the existing carport. The property is a corner lot and the carport is accessed via the driveway off Devonbrook Road. The existing carport is attractive with a shingle roof and brick work that architecturally matches the dwelling. The rear yard contains the septic and septic reserve area. A well is located in the front yard.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

~~REMOVED FROM RECORD~~
6-11-09
m

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 24, 2009 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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 11th day of June, 2009 that a variance from Section 202.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing carport addition to be enclosed (as a garage) with a side yard setback as close as 40 feet, and a street centerline setback as close as 65 feet in lieu of the minimum required 50 feet and 75 feet respectively is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

RECEIVED FOR FILING
100-6-11-09
[Signature]

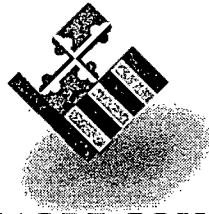
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILING
6.11.09
pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 11, 2009

MARK D. AND LAURA M. NEMEC
4455 CARROLL MANOR ROAD
BALDWIN MD 21013

Re: Petition for Administrative Variance
Case No. 2009-0298-A
Property: 4455 Carroll Manor Road

Dear Mr. and Mrs. Nemec:

Enclosed please find the decision rendered in the above-captioned case.

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 cursive script, appearing to read "J. H. Bostwick", written in dark ink.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

ORIGINAL KEEP

TAX. ACCOUNT #

113077770



IN FILE

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4455 Carroll Manor Rd. 21013
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) 202.3 BCZR (1955-1971 REGS)

TO PERMIT AN EXISTING CARPORT ADDITION TO BE ENCLOSED (AS A GARAGE)
WITH A SIDE YARD SETBACK OF AS CLOSE AS 40 FT AND A STREET CENTER LINE
SETBACK AS CLOSE AS 65 FT. IN LIEU OF THE MINIMUM REQUIRED 50 FT.
AND 75 FT. RESPECTIVELY.

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):

Mark Nemec

Name - Type or Print

Signature

Laura Nemec

Name - Type or Print

Signature

4455 Carroll Manor Rd. 410 817-6964

Address

Telephone No.

Baldwin

City

MD

State

21013

Zip Code

Representative to be Contacted:

Mark Nemec

Name

4455 Carroll Manor Rd. 410 591-3051

Address

Telephone No.

Baldwin

City

MD

State

21013

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 6/11/09 day of June 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. 2009 0298 A

Reviewed By JL

Date

5/15/09

REV 10/25/01

Estimated Posting Date

5/24/09

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

4455 Carroll Manor Rd.
Address
Baldwin Md. 21013
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):

Variance is required because the existing carport is being enclosed, becoming a garage. The hardship that exist would require the existing carport to be torn down or relocated. Cannot relocate based on the well at the front of the house and septic at the rear of the house. Can not tear down attached carport.

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

* Mark Nemec
Name - Type or Print

* [Signature]
Signature

* Laura Nemec
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of April, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 12/20/2012

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 4455 Carroll Manor Rd.
Address
Baldwin MD 21013
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):

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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
* Mark Nemec
Name - Type or Print

* [Signature]
Signature
* Laura Nemec
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of April, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 12/20/2012



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4455 Carroll Manor Rd. 21013
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) 202.3 BCZR (1955-1971 REGS)

TO PERMIT AN EXISTING CARPORT ADDITION TO BE ENCLOSED (AS A GARAGE)
WITH A SIDE YARD SETBACK OF AS CLOSE AS 40 FT AND A STREET CENTER LINE
SETBACK AS CLOSE AS 65 FT. IN LIEU OF THE MINIMUM REQUIRED 50 FT.
AND 75 FT. RESPECTIVELY,

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

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 6 day of 11 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.

2009 0298 A

Reviewed By

VL

Date

5/15/09

REV 10/25/01

Estimated Posting Date

5/24/09

6-11-09

m

0278

N

FROM THE DESK OF MARK NEMEC

**Zoning Review Application
Property Description**

04/30/2009

**This is a zoning description for:
4455 Carroll Manor Rd. Baldwin, MD 21013
(property fronts Carroll Manor Rd.)**

**Beginning at the Southeast side, the intersection of the Carroll Manor Rd.
which is a 30' paving with Southwest side of Devonbrook Rd, a 50' right
of way.**

**Being Lot # 20 on Plat 031 "Carroll Manor Extension" Folio #036.
The property is shown in Zone C on the FIRM map of Baltimore County
Maryland on Community Panel 2400100150B. Property is located in the
11th Election District and the 3rd Councilmanic District.**

Mark Nemec

4455 Carroll Manor Rd.

Baldwin, MD 21013

Cell: 410-591-3051

Phone: 443-901-0592

Fax: 443-901-0594

Email: marknemecinsurane@comcast.net

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

2009-0298 A
 JL

No. 39923

Date: 5/15/09

		Rev		Sub							
		Source/		Rev/							
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount		
001	806	0000		6150					65.00		

Total: 65.00

Rec
 From:

For: RV FILMING 4455 Carroll Manor Rd.

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/18/2009 5/15/2009 10:31:48
 G 8604 WALKIN JOHN KRM
 RECEIPT # 460619 5/15/2009 OFUN
 Dept 5 528 ZIRING VERIFICATION
 NO. 039923
 Receipt Tot \$45.00
 \$45.00 CK \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
410-530-6293

LETTER OF TRANSMITTAL

TO: ZONING OFFICE

DATE: May 24, 2009
JOB NO. 2009-016
RE: Case No. 2009-0298-A
4455 Carroll Manor Road

ATTENTION: Ms. Kristen Matthews / Mr. John Lewis

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☐ Prints ☐ Documents ☐ Other ☐

No. of Copies	Date	Description
1	May 24, 2009	Certificate Of Posting
2	May 24, 2009	Site Photos

TRANSMITTALS are as checked below:

☒ For approval ☒ For your use ☐ As requested ☐ For review & comment
☐ Other ☐

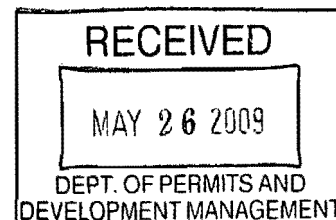
REMARKS:

SIGNED:

William D. Gulick, Jr.
WILLIAM D. GULICK, JR.

cc: Mr. Mark Nemec

File #



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0298-A

TO PERMIT AN EXISTING LANDSCAPE ADDITION
TO BE ENCLOSED (AS A GARAGE) WITH A SIDE
YARD SETBACK AS CLOSE AS 40 FT. AND A
STREET CENTER LINE SETBACK AS CLOSE AS
65 FT. IN LIEU OF THE MINIMUM REQUIRED
50 FT. AND 75 FT. RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON JUNE 15, 2009

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CARROLL MANSOR ROAD



CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

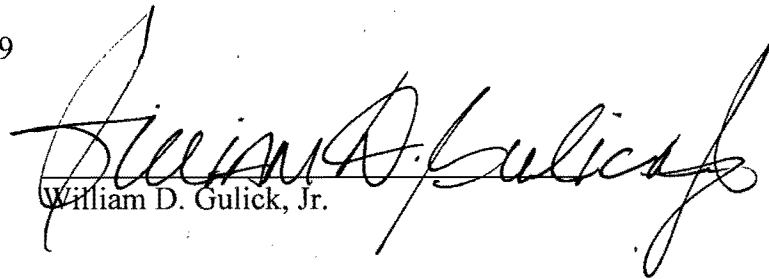
Date: May 24, 2009

Zoning Office
Attention: Ms. Kristen Matthews / Mr. John Lewis

Re: Case Number: 2009-0298-A
Petitioner/Developer: Mark & Laura Nemec
Date of Hearing/Closing: June 08, 2009

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: 4455 Carroll Manor Road

The sign (s) were posted on: May 24, 2009



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 2009- 0298 -AAddress 4455 CARRAL MANOR RD.Contact Person: Brian Lewis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/15/09Posting Date: 5/24/09Closing Date: 6/08/09

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0298 -A, Address 4455 CARRAL MANOR RD.Petitioner's Name MARK & LAURA NEMEC Telephone 410 817 6964Posting Date: 5/24/09 Closing Date: 6/08/09Wording for Sign: To Permit AN EXISTING CARPORT ADDITION TO BE ENCLOSED
(AS A GARAGE) WITH A SIDE YARD SETBACK AS CLOSE AS 40 FT. AND A STREET CENTER
LINE SETBACK AS CLOSE AS 65 FT. IN LIEU OF THE MINIMUM REQUIRED
50 FT. AND 75 FT. RESPECTIVELY

WCR - Revised 7/7/08

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/neighbor 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: 20090298A

Petitioner: NEMEC

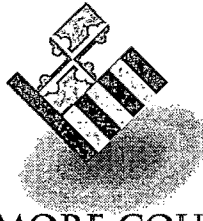
Address or Location: A455 CARROLL MANOR RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mark NemeC

Address: 4455 Carroll Manor Rd.
Baldwin, Md. 21013

Telephone Number: 410-591-3051



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
June 9, 2009

Mark & Laura Nemec
4455 Carroll Manor Rd.
Baldwin, MD 21013

Dear: Mark & Laura Nemec

RE: Case Number 2009-0298-A, 4455 Carroll Manor Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 15, 2009. This letter is not an approval, but only a **NOTIFICATION**.

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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2009

RECEIVED

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

JUN 09 2009

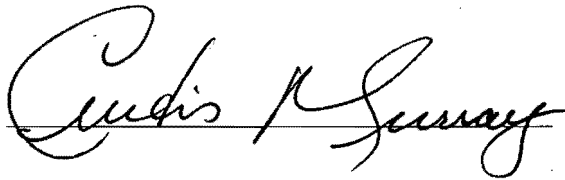
ZONING COMMISSIONER

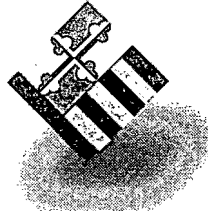
SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-298- Administrative Variance**

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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

June 4, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 26, 2009

Item Numbers 0293, 0294, 0295, 0296, 0297, ~~0298~~, 0299, 0300 and 0301

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2009
Item Nos. 2009-293, 294, 295, 296,
297, ~~298~~, 299, 300 and 301

DATE: June 1, 2009

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

DAK:CEN:cab
cc: File
ZAC-06012009 -NO COMMENTS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: June 4, 2009

SUBJECT: Zoning Item # 09-298-A
Address 4455 Carroll Manor Road
(Nemec Property)

Zoning Advisory Committee Meeting of May 26, 2009

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 6/4/09

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2009

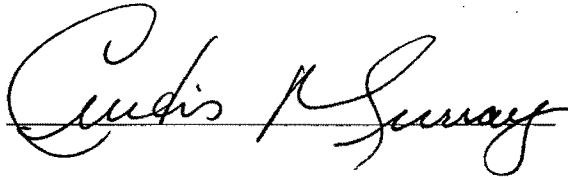
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-298- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in cursive script, appearing to read "Curtis R. Gurney", written over a horizontal line.



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JUNE 1, 2009

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

RE: Baltimore County
Item No 2009-0298-A
4455 CARROLL MANOR RD
NERMEC PROPERTY
ADMIN. VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0298-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



MODE = MEMORY TRANSMISSION

START=JUN-17 13:52

END=JUN-17 13:54

FILE NO.=430

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
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-ZONING COMMISSIONER OFF M-

- ***** -

410 887 3468- *****



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 11, 2009

MARK D. AND LAURA M. NEMEC
4455 CARROLL MANOR ROAD
BALDWIN MD 21013

Re: Petition for Administrative Variance
Case No. 2009-0298-A
Property: 4455 Carroll Manor Road

Dear Mr. and Mrs. Nemic:

Enclosed please find the decision rendered in the above-captioned case.

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 dark ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

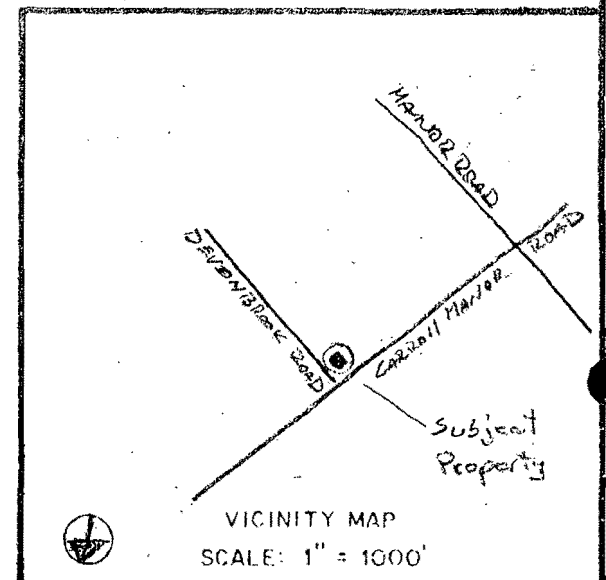
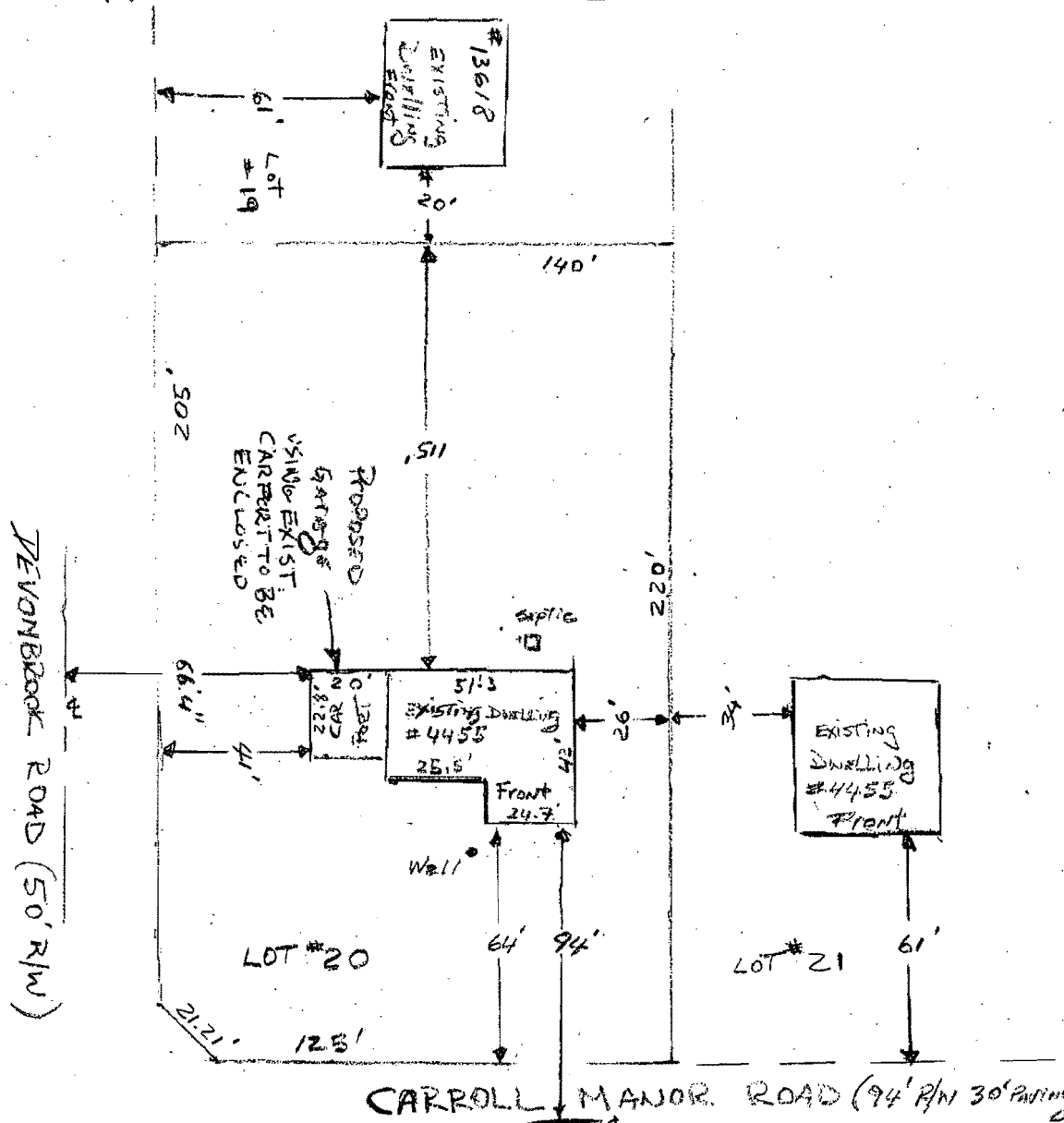
PROPERTY ADDRESS 4455 CARROLL MANOR ROAD

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

SUBDIVISION NAME CARROLL MANOR

PLAT BOOK # 031 FOLIO # 026 LOT # 20 SECTION #

OWNER MARK & LINDA NEMEC



LOCATION INFORMATION

ELECTION DISTRICT 11ED

COUNCILMANIC DISTRICT 3CD

1" = 200' SCALE MAP # 044B2

ZONING RC5

LOT SIZE .95 ACREAGE 30.800 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE
WATER ☐ PUBLIC ☒ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY JL ITEM # 20090298A CASE #

PREPARED BY MARK NEMEC

SCALE OF DRAWING: 1" = 50'

2009-0298-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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

Account Identifier: District - 11 Account Number - 1113077770

Owner Information

Owner Name: NEMEC MARK D
 NEMEC LAURA M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 4455 CARROLL MANOR RD
 BALDWIN MD 21013-9774
Deed Reference: 1) /11791/ 619
 2)

Location & Structure Information

Premises Address 4455 CARROLL MANOR RD
Legal Description 4455 CARROLL MANOR RD
 CARROLL MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
44	11	177					20	3		31/ 36

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	2,068 SF	29,838.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2008	07/01/2009
Land	126,450	126,450		
Improvements:	269,050	278,160		
Total:	395,500	404,610	395,500	398,536
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
MORALES BERTRAM H	09/10/1996	\$200,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11791/ 619	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

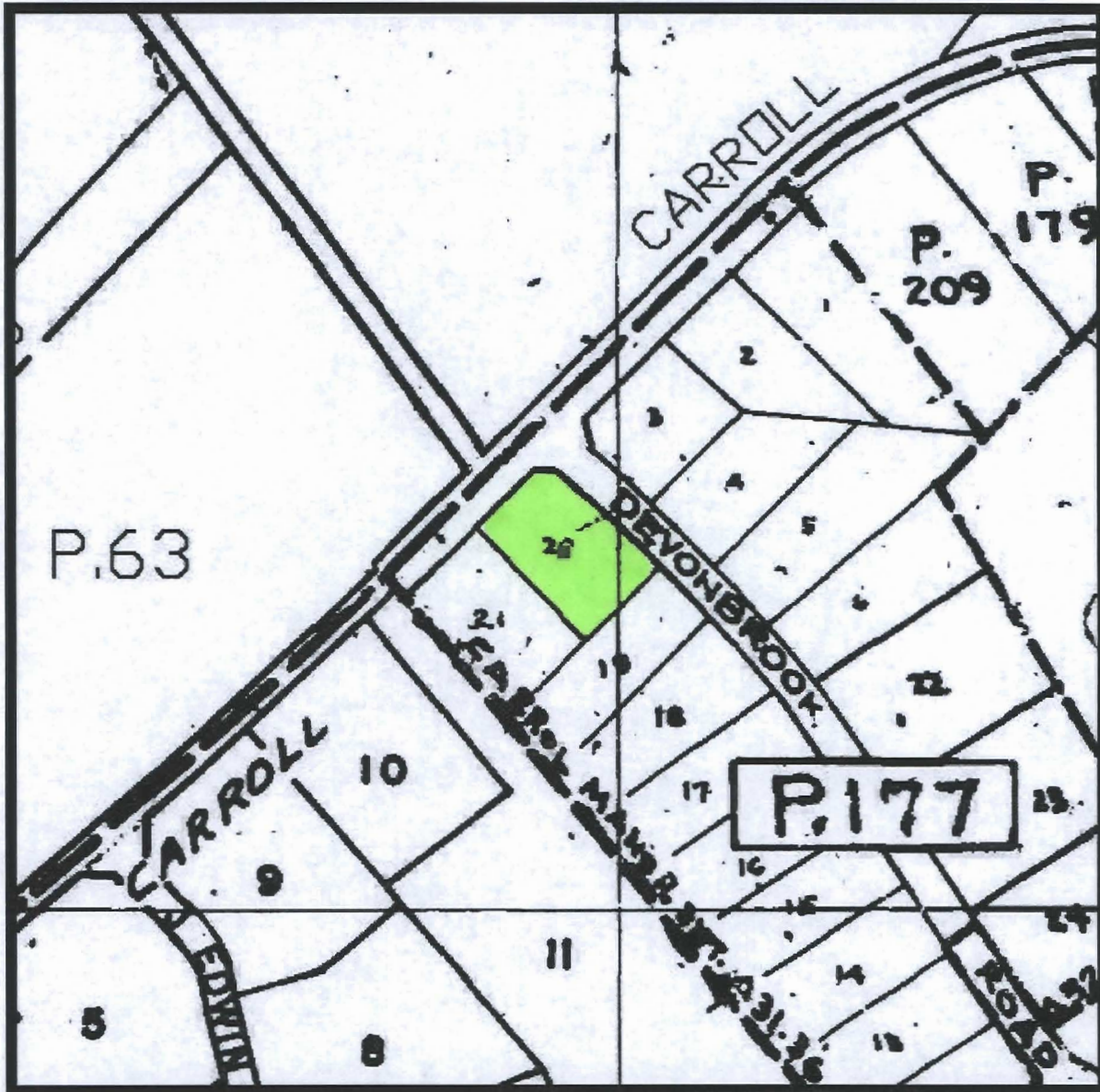
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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District - 11 Account Number - 1113077770



Property maps provided courtesy of the Maryland Department of Planning ©2008.

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

0298

1008080151

10 ED

RC 2

CARROLL MANOR RD

1112060261

4505

4503

1112060262

19950142

1112060260

4501

CARROLL MANOR RD

1112022070

13617

DEVONBROOK RD

Flood Zone X

3 CD 044B2 MAP

NE 19-E

1113077770

4455

11 ED

13615

1103052253

4453

1103003730

13618

1103052267

13616

1103003700

RC 5

MY MELODY LN

4437

Pt. Bk. 63 Folio 10 2200007009

13614

Pt. Bk. 31 Folio 36
1123054390

2200007008

2200007010

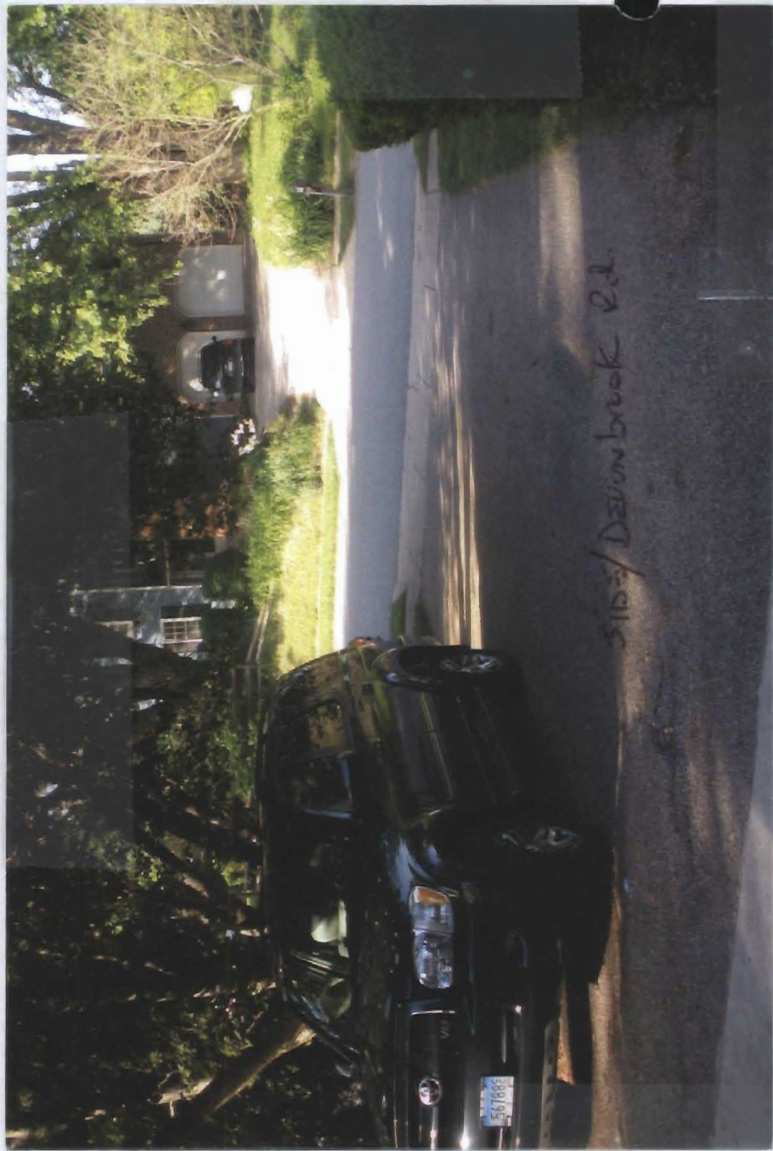
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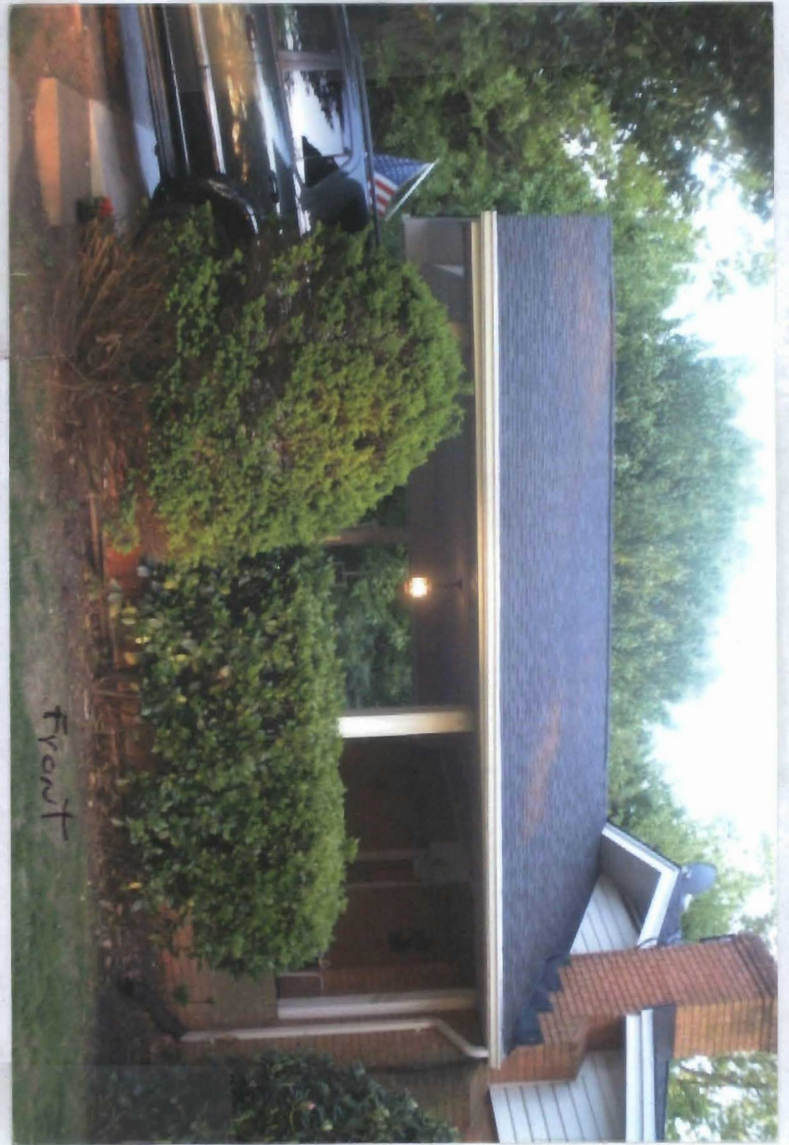
13510







Side/Deerbrook Rd.



Front



Back