

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Forge Acre Drive; 35 feet E
of the c/l of Perry Hall Drive
11th Election District
5th Councilmanic District
(4821 Forge Acre Drive)

Michael S. Ferger Sr.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0136-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Michael S. Ferger Sr. for property located at 4821 Forge Acre Drive. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (pool) to be partially located on the third of the lot closest to a road in lieu of the the required third of the lot farthest removed, and to amend the Final Development Plan of Perry Hall Farms, Section 1, Lot 1 only. Petitioner desires to construct an in-ground swimming pool with only a small portion of that swimming pool within in the above-referenced restricted area, but not within the building restriction line. The rear and side of the property will have a fence as per County Code. Photographs submitted with the Petition clearly show that a portion of the rear yard is heavily wooded with tall trees.

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.

ORDER RECEIVED FOR FILING

Date 11-12-10

By 

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 21, 2010 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.

Moreover, I am appreciative of the Petitioner's concerns that the removal of mature, specimen trees is not warranted in this case. The preservation of trees is an appropriate justification for zoning relief. *See McLean v. Soley*, 270 Md. 208 (1973). Furthermore, I find that due to the removal of the numerous aforementioned mature trees, the Petitioner would suffer a "practical difficulty" if strict adherence to the regulation were required.

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 12th day of November, 2010 that a variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (pool) to be partially located on the third of the lot closest to a road in lieu of the the

ORDER RECEIVED FOR FILING

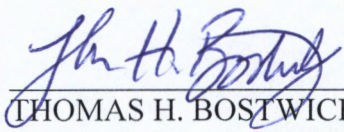
Date 11-12-10

By B 2

required third of the lot farthest removed, and to amend the Final Development Plan of Perry Hall Farms, Section 1, Lot 1 only is hereby GRANTED, subject to the following:

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

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 11-12-10

By B



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 12, 2010

MICHAEL S. FERGER SR.
4821 FORGE ACRE DRIVE
PERRY HALL MD 21128

Re: Petition for Administrative Variance
Case No. 2011-0136-A
Property: 4821 Forge Acre Drive

Dear Mr. Ferger:

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

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

Sincerely,

A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 4821 Forge Acre Drive Perry Hall which is presently zoned DR 3.5 H

Deed Reference: _____ / _____ Tax Account # 2300002324

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) 400.1 - to permit a proposed detached

accessory structure (pool) to be partially located on the third of the lot closest to a road in lieu of the required third of the lot farthest removed; and to amend the final development plan of Perry Hall Farms, Section 1, Lot 1, only

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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):

Michael S. Ferger Sr.

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

4821 Forge Acre Drive 410-256-4155

Address _____ Telephone No. _____

Perry Hall Md 21128

City _____ State _____ Zip Code _____

Representative to be Contacted:

Michael S. Ferger Sr.

Name _____

4821 Forge Acre Dr 410-256-4155

Address _____ Telephone No. _____

Perry Hall Md. 21128

City _____ State _____ Zip Code _____

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

Case No. 2011-0136-A

Zoning Commissioner of Baltimore County
Reviewed By [Signature] Date 10/13/10

Estimated Posting Date 10/24/10

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.

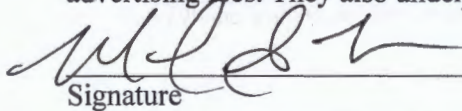
That the Affiant(s) does/do presently own and reside at 4821 Forge Acre Drive
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) _____

The practical difficulty to install the pool and spa in a different location as shown would be the removal of too many trees as shown on the drawing

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.


Signature

Michael S. Ferger

Name- print or type

Signature

Name- print or type

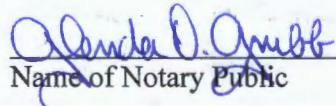
A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 11th day of October, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): MICHAEL S. FERGER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Name of Notary Public

06-28-2013
Commission expires

PLACE SEAL HERE:

ZONING DESCRIPTION

Beginning at a point on the south side of Forge Acre Drive, which is 50 feet wide, at the distance of 35 feet east of the centerline of the nearest improved intersecting street Perry Farm Drive, which is 70 feet wide (i.e.: the southeast corner of intersection). Being Lot #181, Section #1 in the subdivision of Perry Hall Farms as recorded in Baltimore County Plat Book #70, Folio #50, containing 16,417 square feet. Also known as 4821 Forge Acre Drive and located in the 11th Election District, 5th Councilmanic District.

Item #0136

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

No. **60799**

Date: **10/13/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 10/14/2010 10/13/2010 11:42:32 3

IS: MG03 WALKIN RIDE LRD
 >> RECEIPT # 484044 10/13/2010 OFLH

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$115.00

Dept 5 528 ZONING VERIFICATION

CR NO. 060799

Receipt Tot \$115.00
 \$115.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **\$115.00**

Rec From:

For: **Zoning hearing - case # 2011-0136-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011-0136-A Address 4821 Forge Acre Dr
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/13/10 Posting Date: 10/24/10 Closing Date: 11/8/10

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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.

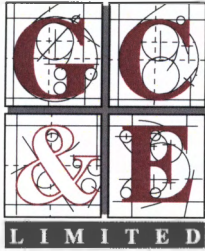
(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011-0136-A Address 4821 Forge Acre Dr
Petitioner's Name: Michael S. Ferger, Sr Telephone: 410 256 4155
Posting Date: 10/24/10 Closing Date: 11/8/10
Wording for Sign: To Permit a proposed detached accessory structure (pool) to be partially located on the third of the lot closest to a road in lieu of the required third of the lot farthest removed; and to amend the final development plan of Perry Hall Farms, Section 1, Lot 1 only

WCR - Revised 7/7/08



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: Case #2011-0136 A

PETITIONER: Michael S. Ferger, Sr.

CLOSING DATE: November 8, 2010

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:

4821 Forge Acre Drive

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: October 21, 2010

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 2011-0136-A

To permit: A proposed detached accessory structure (pool) to be partially located on the third of the lot closest to a road in lieu of the required third of the lot farthest removed; and to amend the final development plan of Perry Hall Farms, Section 1, Lot 1, only.

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON November 8, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL 410-887-3391



ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 1931-100-1
The applicant has applied for a variance from the zoning ordinance for the use of the property as a single-family residence. The variance is requested for the use of the property as a single-family residence. The variance is requested for the use of the property as a single-family residence. The variance is requested for the use of the property as a single-family residence.
PUBLIC HEARING?
The public hearing will be held on the 10th day of the month of June, 1991, at 7:00 P.M. at the City of Louisville, Kentucky, at the City Hall, 100 N. 2nd St., Louisville, KY 40202. The public hearing will be held on the 10th day of the month of June, 1991, at 7:00 P.M. at the City of Louisville, Kentucky, at the City Hall, 100 N. 2nd St., Louisville, KY 40202. The public hearing will be held on the 10th day of the month of June, 1991, at 7:00 P.M. at the City of Louisville, Kentucky, at the City Hall, 100 N. 2nd St., Louisville, KY 40202.

AV
118-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 01 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 1, 2010
SUBJECT: Zoning Item # 11-136-A
Address 4821 Forge Acre Drive
(Ferber Property)

Zoning Advisory Committee Meeting of October 18, 2010.

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

Reviewer: JWL Date: 12/1/10

Closing 11/8/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 8, 2010

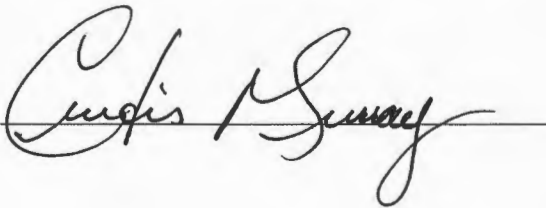
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-136- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Closing 11/8/10

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 1, 2010
Item Nos. 2011- 124, 133, 135, 136
And 138

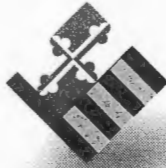
DATE: November 1, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11012010 -NO COMMENTS.doc



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

November 8, 2010

Mr. Michael S. Ferger, Sr
4821 Forge Acre Drive
Perry Hall, Maryland 21128

Dear Mr. Ferger:

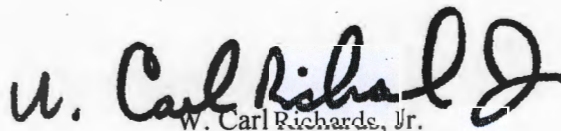
RE: Case Number 20110136, 4821 Forge Acre Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 13, 2010. 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel



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

October 20, 2010

ATTENTION: Kristen Mathews
ZAC 11/1/2010

PDM Number no's.:

2011-0124-A

2011-0433-A

2011-0135-A

2011-0136-A

2011-0138-A

The fire marshal's office has no comments at this time.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 19, 2010

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

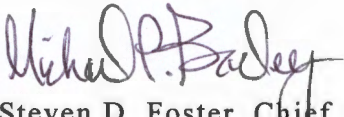
RE: Baltimore County
Item No. 2011-0136 A
4821 FORGE ACRE ROAD
FERGER PROPERTY
ADMIN. VARIANCE -

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. 2011-0136-A.

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

Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 8, 2010

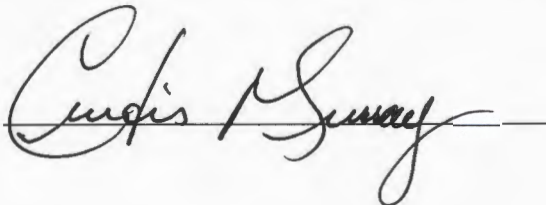
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-136- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

NOV 09 2010

ZONING COMMISSIONER

Patricia Zook - Re: Cases 2011-0136-A and 2011-0139-A - comments needed

From: Dennis Kennedy
To: Zook, Patricia
Date: 11/10/2010 9:30 AM
Subject: Re: Cases 2011-0136-A and 2011-0139-A - comments needed

Patti:

We have no comment on either Item 2011-0136 or 2011-0139.

We sent our comment to the zoning office on Nov. 1 for item 2011-0136 and we never got an item 2011-0139 to review.

Dennis Kennedy

>>> Patricia Zook 11/9/2010 2:35 PM >>>
Good afternoon Dennis -

The following two administrative variance case files were delivered to our office today. Both files are missing comments from your office.

CASE NUMBER: 2011-0136-A

4821 Forge Acre Drive

Location: S side of Forge Acre Drive; 35 feet E of the c/l of Perry Hall Drive.

11th Election District, 5th Councilmanic District

Legal Owner(s): Michael Ferger Sr.

Closing Date: 11/8/2010

ADMINISTRATIVE VARIANCE To permit a proposed detached accessory structure (pool) to be partially located on the third of the lot closest to a road in lieu of the required third of the lot farthest removed; and to amend the Final Development Plan of Perry Hall Farms.

CASE NUMBER: 2011-0139-A

2007 Tufton Avenue

Location: S side of Tufton Road; 2,400 feet W of the c/l of Falls Road.

8th Election District, 2nd Councilmanic District

Legal Owner(s): John Wang and Paula Woo

Closing Date: 11/8/2010

ADMINISTRATIVE VARIANCE To permit a pool to be located in the side yard in lieu of the required rear yard.

If you don't have comments, just reply to this email and I'll place it in the case file(s).

Thanks again for your help, Dennis.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

Patricia Zook - Cases 2011-0136-A and 2011-0139-A - comments needed

From: Patricia Zook
To: Kennedy, Dennis
Date: 11/9/2010 2:35 PM
Subject: Cases 2011-0136-A and 2011-0139-A - comments needed
CC: Bostwick, Thomas

Good afternoon Dennis -

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Thanks again for your help, Dennis.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 1, 2010

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

SIGNED: Dennis A. Kennedy

SUBJECT: Zoning Advisory Committee Meeting
For November 1, 2010
Item Nos. 2011- 124, 133, 135, 136
And 138

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

DAK: ~~CEN~~:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11012010 -NO COMMENTS.doc

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

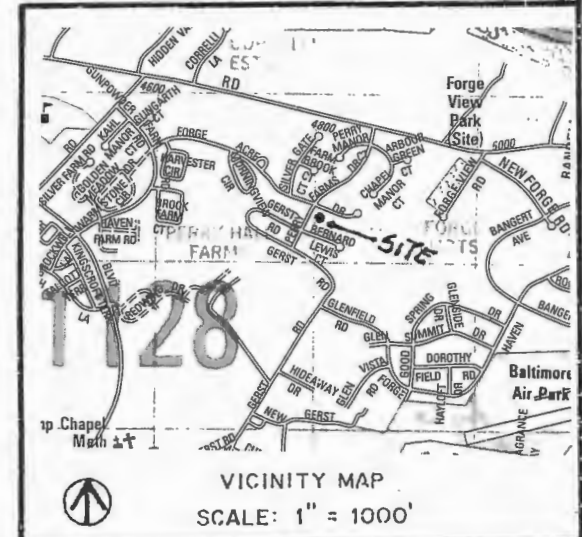
PROPERTY ADDRESS 4821 FORGE ACRE DRIVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME PERRY HALL FARMS

PLAT BOOK # 70 FOLIO # 50 LOT # 181 SECTION # 1

OWNER MICHAEL & LISA FERLER

MAP 72
GRID 6
PARCEL 214



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 072C1

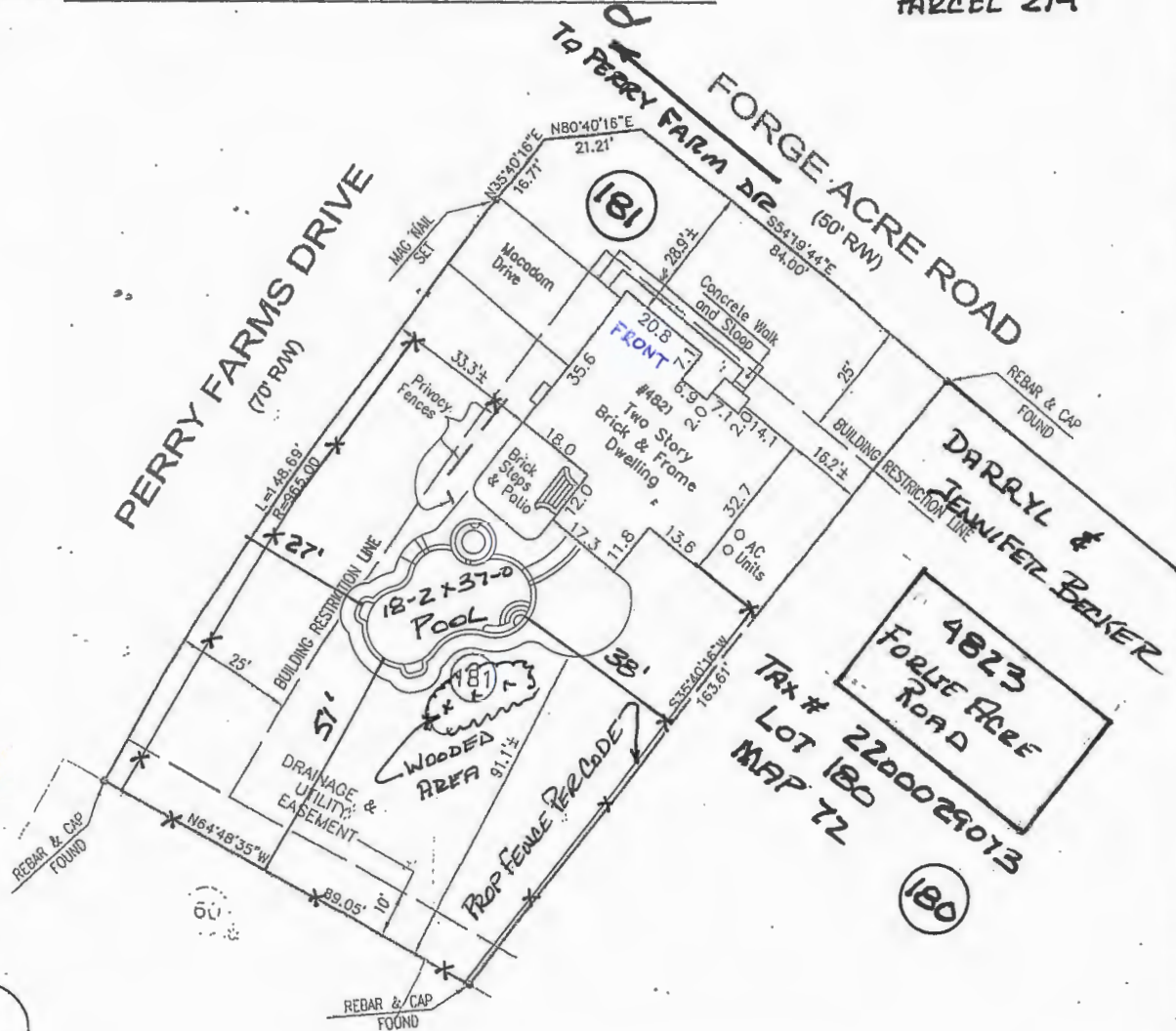
ZONING DR 3.5H

LOT SIZE .3769 16,417
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

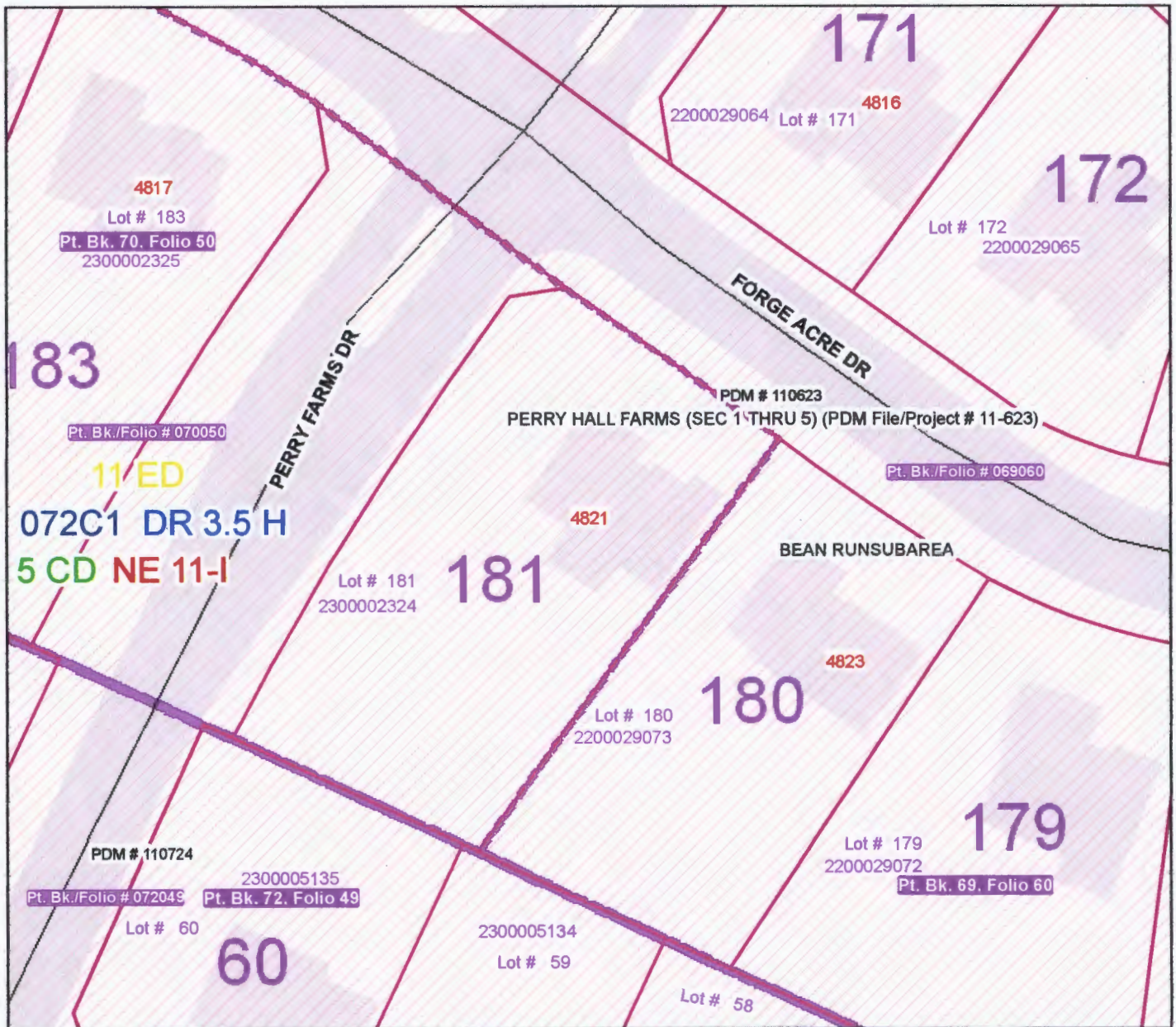
ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # 2011-0136 A CASE # 2011-0136 A



PREPARED BY C.M. BEAVER

SCALE OF DRAWING: 1" = 40'

4821 Forge Acre Drive



Publication Date: October 13, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100
Feet

1 inch = 50 feet

Item #0136

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1)
BALTIMORE COUNTY

Account Identifier:

District - 11 Account Number - 2300002324

Owner Information

Owner Name: FERGER MICHAEL S,SR

Use:

Principal Residence:

Mailing Address: 4821 FORGE ACRE DR
PERRY HALL MD 21128-8800

Deed Reference:

Location & Structure Information

Premises Address

4821 FORGE ACRE DR

Legal Description

.3769 AC

4821 FORGE ACRE DR

PERRY HALL FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
72	6	214					181	3

Special Tax
Areas

Town
Ad Valorem
Tax Class

Primary Structure Built

1999

Enclosed Area

2,272 SF

Property Land Area

16,417.00 SF

Stories Basement Type Exterior

2 YES STANDARD UNIT SIDING

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	154,100	154,100		
Improvements:	304,760	242,860		
Total:	458,860	396,960	396,960	396,960
Preferential Land:	0	0	0	0

Transfer Information

Seller:	FERGER MICHAEL S,SR	Date:	10/25/2010	Price:
Type:	NOT ARMS-LENGTH	Deed1:	/30045/ 68	Deed2:
Seller:	NVR HOMES INC	Date:	02/16/1999	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/13529/ 139	Deed2:
Seller:	PERRY HALL FARMS JOINT VENTURE	Date:	10/09/1998	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/13206/ 340	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	0
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Special Tax Re

Exempt Class:

* NONE

PHOTO D

1. LOOKING FROM PERRY FARMS DRIVE.
POOL WOULD BE PLACED AWAY FROM
TREES

2 WOULD LIKE TO PRESERVE THE
TREES

PHOTO B

1. LOOKING AT PROPOSED POOL
AREA FROM REAR OF LOT

Item #0136

A



SW ↑

B



NE ↑

C SW ↑



D ~~SW~~ SE ↑ Ifew #0136

