

IN RE: PETITION FOR ADMIN. VARIANCE *
SE/Side of Abell Lane, 2,500' (+/-) SW of *
c/line of Yeoho Road *
(2207 Abell Lane) *
5th Election District *
3rd Council District *

Steve and Maria Danielczyk *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2012-0048-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Steve and Maria Danielczyk. The Petitioners are requesting Variance relief pursuant to Sections 400.1 and 400.3 to permit a proposed detached accessory structure (shed) to be located partially on the side yard of the dwelling with a height of 19 feet in lieu of the required rear yard and maximum allowed 15 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1. The Petitioners wish to construct a proposed detached accessory structure (shed) 28' x 20' x 19' in size to be located approximately .05 miles from the main road. A photograph submitted by the Petitioners show that the proposed accessory building is restricted due to the sloping of the property and will be no more than 7 feet forward of the rear foundation of the existing dwelling. The subject property is 3.019 acres, zoned R.C.2 and is located in the Sparks area of northern Baltimore County.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability (DEPS), dated September 13, 2011, which indicate:

"A future building permit for this site will require review by Groundwater Mgmt."

ORDER RECEIVED FOR FILING
Date 9-19-11
By [Signature]

Although the Office of Planning did not make any recommendations related to the shed height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 28, 2011, 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 Administrative Law Judge, 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 Petitioners.

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

THEREFORE, IT IS ORDERED, this 19th day of September, 2011 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 400.1 and 400.3 to permit a proposed detached accessory structure (shed) to be located partially on the side yard of the dwelling with a height of 19 feet in lieu of the required rear yard and maximum allowed 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date

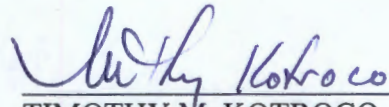
9-19-11

By

103

1. Petitioner 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner shall comply with the ZAC comment received from the Department of Environmental Protection and Sustainability (DEPS), dated September 13, 2011; a copy of which is attached hereto and made a part hereof.
3. The Petitioner or subsequent owners shall not convert the subject accessory structure (shed) into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
4. The accessory structure shall not be used for commercial purposes.

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



TIMOTHY M. KOTROCO
Administrative Law Judge for
Baltimore County

TMK:dlw

ORDER RECEIVED FOR FILING

Date

9-19-11

By

DLW

AV 9/12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 13, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-048-A
Address 2207 Abell Lane
(Danielczyk Property)

Zoning Advisory Committee Meeting of August 29, 2011.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. A future building permit for this site will require review by Groundwater Mgmt.

Reviewer: Dan Esser; Groundwater Management

ORDER RECEIVED FOR FILING

Date 9-19-11

By 193

RECEIVED

SEP 14 2011

OFFICE OF ADMINISTRATIVE HEARINGS



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

September 19, 2011

Steve and Maria Danielczyk
2207 Abell Lane
Sparks, Maryland 21152

RE: PETITION FOR ADMIN. VARIANCE

SE/Side of Abell Lane, 2,500' (+/-) SW of centerline of Yeoho Road

(2207 Abell Lane)

5th Election District - 3rd Council District

Steve and Maria Danielczyk – Petitioners

CASE NO. 2012-0048-A

Dear Mr. and Mrs. Danielczyk:

Enclosed please find a copy of the decision rendered in the above-captioned matter

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 "Timothy Kotroco", is written over a faint circular stamp.

TIMOTY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:dlw
Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2207 Abell Lane Sparks MD 21152
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) 400.1 and 400.3 - to permit a

proposed detached accessory structure (shed) to be located partially on the side yard of the dwelling with a height of 19 feet in lieu of the required rear yard and maximum allowed 15 feet

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:

Legal Owner(s):

Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Steve Danielczyk
Name - Type or Print
[Signature]
Signature
Maria Danielczyk
Name - Type or Print
Maria Danielczyk
Signature

Attorney For Petitioner:

2207 Abell Lane 410.472.3370
Address Telephone No.
Sparks MD 21152
City State Zip Code

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

ORDER RECEIVED FOR FILING
9-19-11
[Signature]

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 ___ 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. 2012-0048-A

Zoning Commissioner of Baltimore County
Reviewed By [Signature] Date 8/19/11
Estimated Posting Date 8/28/11

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 2207 Abell Lane
Address
Sparks MD 21152
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):

- ① The future structure to be constructed will be 19 feet tall where the zoning regulations state that the structure be no more than 15 feet tall. To minimize the foot print of the structure, the increased height would allow for additional storage. The storage area within the existing density is very small due to the vaulted ceiling and future finished basement.
- ② Due to the slope of the ground the structure will be no more than 7 feet forward (toward the front of the house) of the back of the house. At this distance toward the front of the house the back corner of the structure will be approximately two feet above subgrade not four feet.

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
Steve Danielczyk
Name - Type or Print

[Signature]
Signature
Maria D. Danielczyk
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of August, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steve Danielczyk and Maria Danielczyk
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 4-25-2012

Zoning Description

Zoning description for 2207 Abell Lane Sparks, MD 21152 beginning at the point on the south east side of Abell Lane which is 20 feet wide at a distance of 2,508 feet south west of the centerline of the nearest improved intersecting street, Yeoho Road which is 30 feet wide.

As recorded in deed liber 6030, Folio 134:

Beginning for the same in the center of Abell Lane formerly called a farm road 20 feet wide at the beginning of the second line of the parcel of land which by a deed dated March 29, 1975 and recorded among the Land records of Baltimore County in liber E.H.K., Jr. No 5518 folio 61 was conveyed by Ruth J. Drummond to Randall C. Puckett and wife thence binding in or near the center of Abell Lane with the right and use in common with others entitled thereto and running with and binding on the aforesaid second line and binding reversely on the last line of the parcel of land which by a deed dated May 26, 1979 and recorded among the Land records of Baltimore County in Liber E.H.K., Jr. No 6030 folio 134 was conveyed by Ruth J. Drummond to Randall C. Puckett and wife and also running with and binding on the second line of the parcel of land which by a deed dated October 1, 1979 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No 6123 folio 775 was conveyed by Ruth J. Drummond to Randall C. Puckett and wife, as this Description is now compiled from various Surveys and Deeds of Record, one course and distance in all, South 51 degrees 53 minutes West 352.74 feet to the beginning of the third line of the last mentioned parcel of land which was conveyed by Drummond to Puckett, thence Leaving Abell Lane and running with and binding on the said last mentioned third line, South 32 degrees 31 minutes East 352.78 feet to the beginning of the last line of the aforesaid last mentioned parcel of land, running thence and binding on the rear or Southeasternmost outlines of the aforesaid three parcels of lands that were conveyed by Drummond to Puckett one course and distance in all, North 52 degrees 42 minutes 30 seconds East 385.30 feet to the of beginning of the firstly herein mentioned parcel of land which was conveyed by Drummond to Puckett and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No 5518 folio 64 and thence running with and binding on the first line of said parcel of land, North 37 degrees 48 minutes West 356.67 to the place of beginning.

Also known as 2207 Abell Lane containing 3 acres and located in the 5th election district, 3rd councilmanic district.

Item #0048

CERTIFICATE OF POSTING

Date: 8/27/11

RE: Case Number: 2012-0048-A

Petitioner/Developer: Steve Danielczyk

Date of Hearing/Closing: 9/12/11

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 2207 Abell Lane

The signs(s) were posted on 8/28/11
(Month, Day, Year)

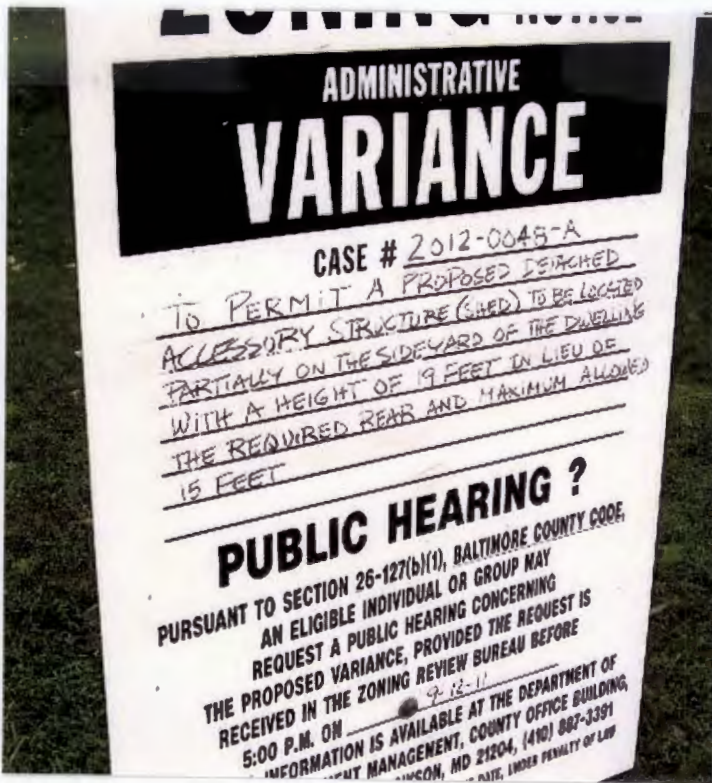
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

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

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



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0048 -A Address 2207 Abell Lane

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/19/11 Posting Date: 8/28/11 Closing Date: 9/12/11

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 2012- 0048 -A Address 2207 Abell Lane

Petitioner's Name Steve Danielczyk Telephone (410) 472-3370

Posting Date: 8/28/11 Closing Date: 9/12/11

Wording for Sign: To Permit a proposed detached accessory structure (shed)
to be located partially on the side yard of the dwelling with
a height of 19 feet in lieu of the required rear and maximum
allowed 15 feet

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0048-A
Petitioner: Steven Danielczyk
Address or Location: 2207 Abell Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steven Danielczyk
Address: 2207 Abell Lane
Sparks MD 21152
Telephone Number: 410.472.3370



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

September 7, 2011

Mr. & Ms. Danielczyk
2207 Abell Lane
Sparks, MD 21152

RE: Case Number 2012-0048-A, 2207 Abell Lane

Dear Mr. & Ms. Danielczyk,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 19, 2011. 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

AV 9/12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 13, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-048-A
Address 2207 Abell Lane
(Danielczyk Property)

Zoning Advisory Committee Meeting of August 29, 2011.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. A future building permit for this site will require review by Groundwater Mgmt.

Reviewer: Dan Esser; Groundwater Management

RECEIVED

SEP 14 2011

OFFICE OF ADMINISTRATIVE HEARINGS



State Highway Administration

MARYLAND DEPARTMENT OF TRANSPORTATION

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

Beverley K. Swain-Staley, Secretary
Darrell B. Mobley, Acting Administrator

Date: 8-24-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2012-0048-A
Administrative Variance
Steve & Maria Domelszyk
2207 Abell Lane

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. 2012-0048-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/rz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For September 06, 2011
Item Nos. 2012-046, 047, 048, 049, 050
And 051.

DATE: September 2, 2011

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09122011 -NO COMMENTS.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 25, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **August 29, 2011**

Item No.:

Administrative Variance: 2012-0045A, 2012-0047A – 0048A

Variance: 2012-0046A, 2012-0049-SPHA

Special Hearing: 2012-0049-SPHA – 0050-SPHA

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 SE/S Abell Lane, 2550 ft. +/- SW * ZONING COMMISSIONER
 of Yeoho Road *
 5th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District *
 Hazel Puckett, Petitioner * Case No. 97-216-SPH
 * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the properties located on the southeast side of Abell Lane, approximately 2550 ft. southwest of Yeoho Road in northern Baltimore County. The Petition is filed by Hazel Puckett, property owner. The Petitioner seeks approval of the incorporation of two non-density parcels with a third parcel (which contains one density) to allow the location of the building envelope and proposed dwelling within the former non-density area. The subject properties and requested relief are more particularly shown on the plat for the Puckett property, which accompanied the Petition for Special Hearing and was received at the hearing as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Hazel Puckett, property owner. Her interests were represented by Bruce E. Doak, a land surveyor from Gerhold, Cross and Etzel, Ltd. Also appearing was Richard Collier, Steven Danielczyk, George V. Palmer, and David Marshall, all interested parties and/or residents of the surrounding locale. Jim Kline, an engineer of G.W. Stephens & Associates, who was engaged by Mr. Palmer, an adjoining property owner, also participated at the hearing.

The facts of this case are relatively undisputed, however, the interesting issue presented requires an examination of the evolution of the Baltimore County Zoning Regulations as they relate to rural properties. Mrs. Puckett and her husband, now deceased, purchased a 1.7 acre parcel

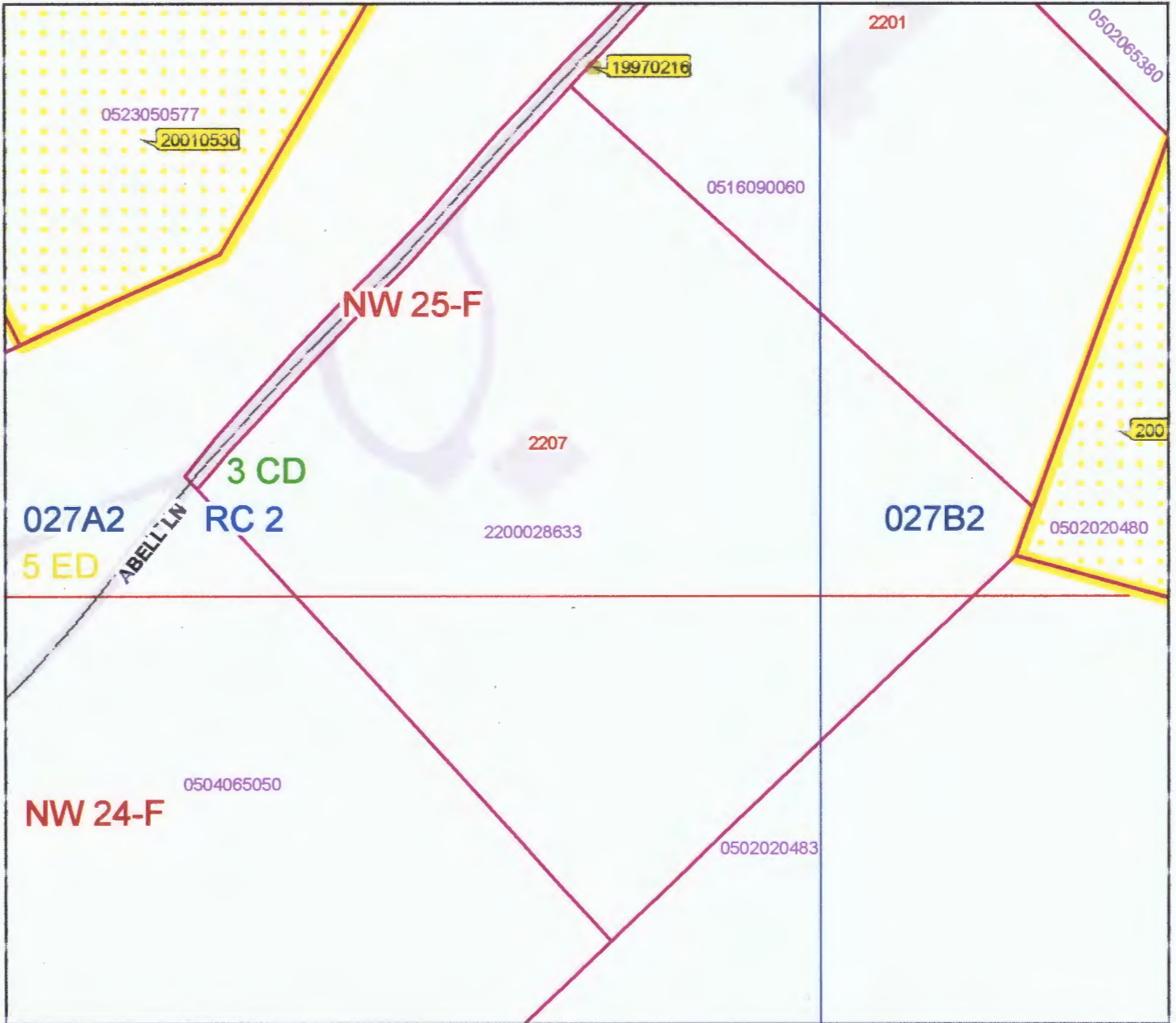
ORDER RECEIVED FOR FILING
 Date 1/22/97
 By M. Mark

Item #0048 MICROFILMED

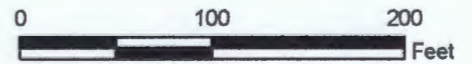


Item # 0048

2207 Abell Lane

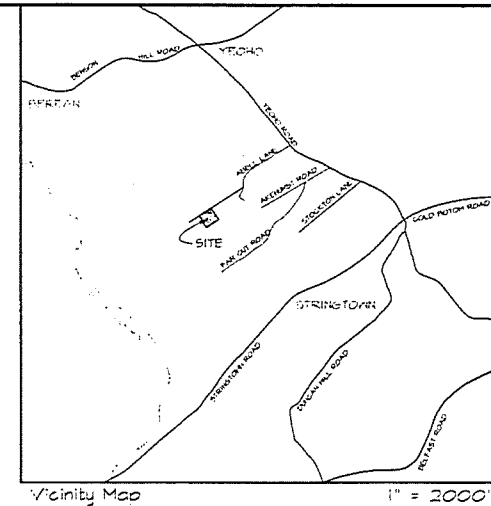
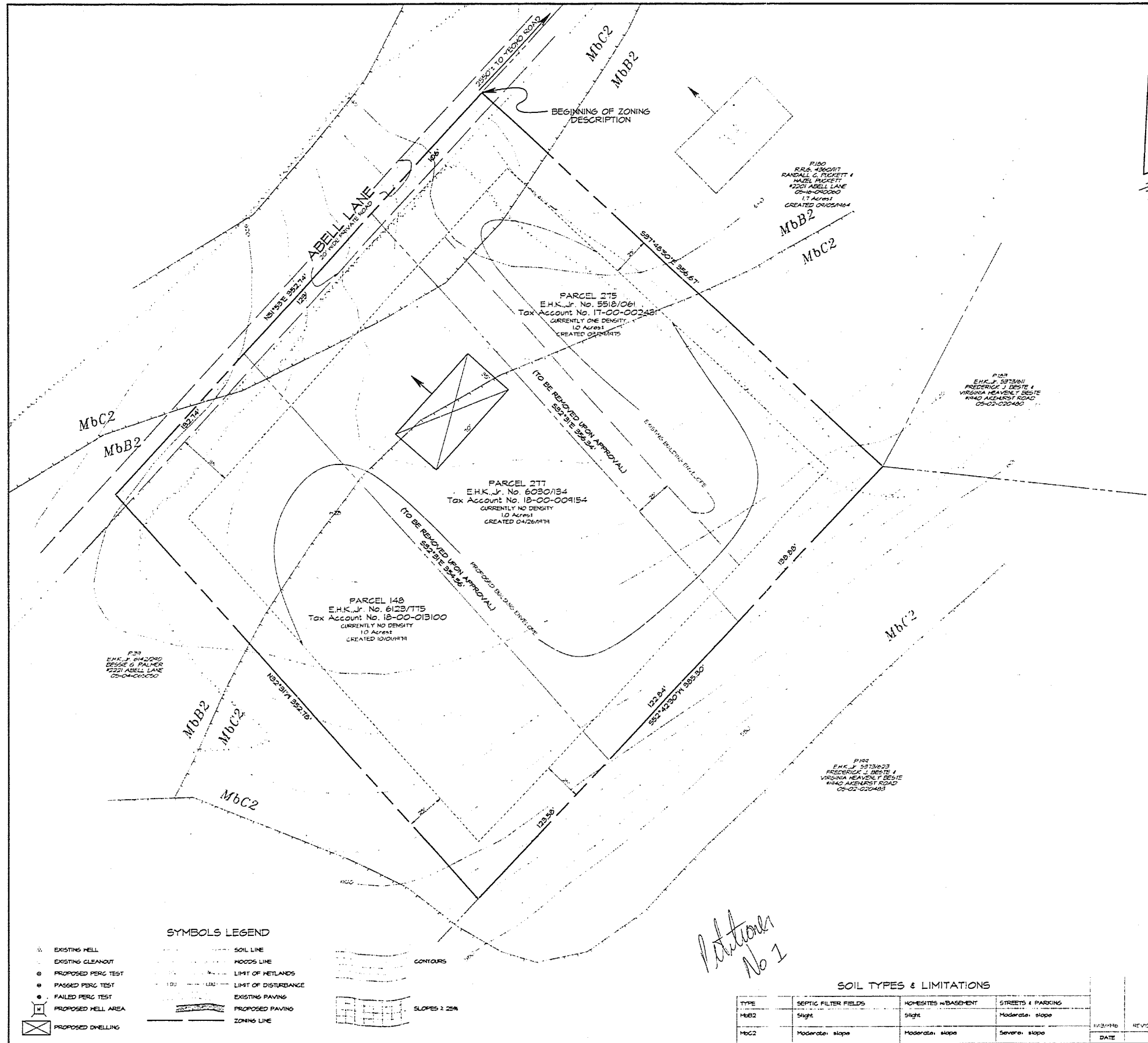


Publication Date: August 17, 2011
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 100 feet

Item # 0048



GENERAL NOTES

- BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS & ETZEL, NOVEMBER 20, 1972.
- TOPOGRAPHY SHOWN IS FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRIC MAP NO. 144 25-F & 144 24-F.
- ALL LOTS SHOWN HEREON TO BE SERVED BY PRIVATE WELL AND SEPTIC.
- SOIL TYPES TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 21.
- GENESIS TRACT 10 3027 COUNCILMANS DISTRICT 3
- WATERSHED 15 SUPERSEDED 31
- SCHOOL DISTRICT 52 REGIONAL PLANNING DISTRICT 302
- THERE IS NO ZONING HISTORY ON THE SUBJECT NOR THE ADJOINING PARCELS.

EXPLANATION FOR SPECIAL HEARING
PETITION FOR SPECIAL HEARING TO APPROVE THE INCORPORATION OF TWO NON-DENSITY PARCELS WITH A THIRD PARCEL, WITH ONE DENSITY WITH THE LOCATION OF THE BUILDING ENVELOPE AND A PROPOSED DWELLING WITHIN THE FORMER NON-DENSITY AREA.

97-216-SPH

OWNER/DEVELOPER
HAZEL PUCKETT
118 HEDGEWOOD ROAD
LUTH-TIMONIUM, MARYLAND 21093
(410) 821-7027

**PLAT TO ACCOMPANY
A PETITION FOR
SPECIAL HEARING FOR THE
PUCKETT PROPERTY**

Southeast side of ABELL LANE
Deed Ref: E.H.K., Jr. No. 6123 folio 775
Tax Account No. 18-00-013100
Deed Ref: E.H.K., Jr. No. 5518 folio 061
Tax Account No. 17-00-002451
Deed Ref: E.H.K., Jr. No. 6030 folio 134
Tax Account No. 18-00-009154
Zoned R.C. 4
Tax Map 27; Grid 14; Parcels 148, 275 & 277
5th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'
OCTOBER 24, 1996

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOUSES w/BASEMENT	STREETS & PARKING
MbB2	Slight	Slight	Moderate slope
MbC2	Moderate slope	Moderate slope	Severe slope

Plat No 1

MICROFILMED

Item # 0048

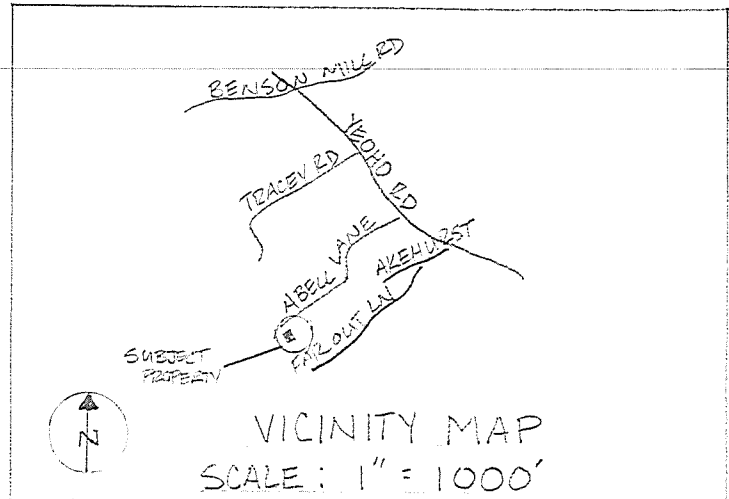
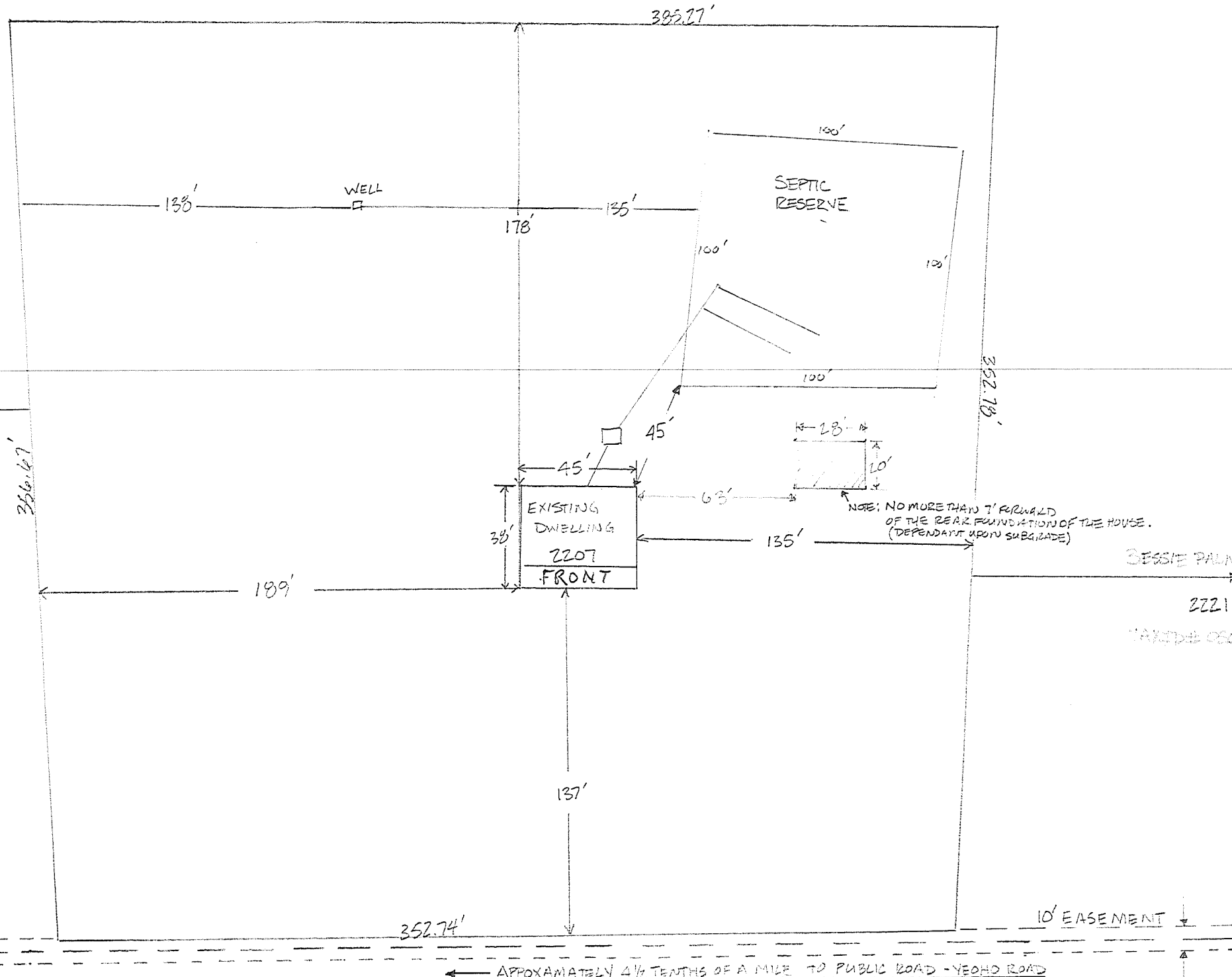
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 2207 ABELL LANE, SPARKS MD 21152

SUBDIVISION NAME NA

PLAT BOOK _____ FOLIO NA LOT _____ SECTION _____

OWNER STEVE & MARIA DANIELCZYK



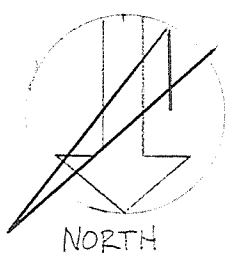
LOCATION INFORMATION

ELECTION DISTRICT 5th
 COUNCILMANIC DISTRICT 3
 1" = 200' SCALE MAP # 027A2/027B2
 ZONING RC2

LOT SIZE	3.019 ACREAGE	131,517.5 SQUARE FEET
SEWER	PUBLIC <input type="checkbox"/>	PRIVATE <input checked="" type="checkbox"/>
WATER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY / BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	<u>19970216</u> <u>97-216-SPH</u>	

SHANE CURREY
 2201 ABELL LANE
 OS16090060 TAX ID #

BESSIE PALMER
 2221 ABELL LANE
 TAX ID # OS16090060



PREPARED BY STEVE DANIELCZYK

SCALE OF DRAWING: 1" = 60'

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM # _____	CASE # <u>2012-0048-A</u>
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