

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Stonewall Road, 78 feet

W of Radstock Road

1st Election District

1st Councilmanic District

(224 Stonewall Road)

Betty L. Karl

Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0101-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owner of the subject property, Betty L. Karl for property located at 224 Stonewall Road. The variance request is from Sections 1B02.3.C.1 and 301.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback 1 foot in lieu of the required 7.5 feet for a carport. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Rich English, the contractor proposing to build the carport. Mrs. Karl, the owner of the property did not appear. She was under the impression that Mr. English, her contractor, was to give her a ride to Towson. Due to a miscommunication, she was not picked up. She was called from the courtroom and indicated that it was okay to proceed with the case in her absence. Mr. English presented the case on her behalf. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations (B.C.Z.R.). Appearing in opposition to the request was Dylan Murray of 222 Stonewall Road.

This matter was originally filed as an Administrative Variance, with a closing date of October 31, 2011. On October 26, 2011, Dylan Murray of 222 Stonewall Road filed the formal

ORDER RECEIVED FOR FILING

Date 12-12-11

By SMA

demand for hearing. The hearing was subsequently scheduled for Monday, November 21, 2011 at 10:00 AM, in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. In addition, a sign was posted at the property and an advertisement was published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

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.

Testimony and evidence offered revealed that the property which is the subject of this request, consists of 12,600 square feet of land zoned DR 5.5. The property is improved with a single family dwelling wherein Mrs. Karl has resided for many decades. She is believed to be the original owner of the house. She desires to build a small carport on the side of her house and needs a variance to allow the carport to be situated 1 foot from her neighbor's property. Mrs. Karl lives by herself and would like to park her car under cover out of the snow and rain. She is prevented from putting the carport in the rear yard due to the slope and grade of her backyard. As stated earlier, Mr. Dylan Murray appeared in opposition to the variance request. Mr. Murray is a good neighbor to Mrs. Karl and even called her on her phone when she did not show up at Court. His concern is with the next owners of the house if Mrs. Karl ever sells. He has no problem with Mrs. Karl, but fears the next owners of this property could misuse the carport, possibly enclose it and perform service work on their vehicles. This carport would sit only 1 foot off of Mr. Murray's property line. He requests that the variance be denied.

After considering the testimony and evidence offered at the hearing, both in support and in opposition to this request. I find that the Petitioners request should be denied. The granting of a variance for this carport would have an adverse impact upon Mr. Murray given that the

ORDER RECEIVED FOR FILING

Date 12-12-11

By SMA

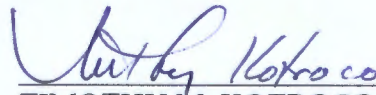
structure would sit a mere 1 foot from his property line. There simply is not enough room between these houses for this type of structure. As such, the variance shall be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's variance request should be denied.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 12th day of December, 2011 that a variance from Sections 1B02.3.C.1 and 301.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback 1 foot in lieu of the required 7.5 feet for a carport, be and is hereby DENIED.

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

TMK/sma


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 12-12-11

By SMA



KEVIN KAMENETZ
County Executive

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

December 12, 2011

BETTY L. KARL
224 STONEWALL ROAD
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Formal Demand for Hearing
Case No. 2012-0101-A
Property: 224 Stonewall Road

Dear Ms. Karl:

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 with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact the appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:sma

Enclosure

c: Rich English, 11 Newburg Avenue, Catonsville MD 21228
Dylan Murray, 222 Stonewall Road, Catonsville MD 21228



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 224 STONE WALL ROAD CATONSVILLE MD 21228 which is presently zoned DR 5.5

Deed Reference: 041091533 Tax Account # 0111001380

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) 1802.3, 4.1 AND 301.A BRR, TO PERMIT A SIDE YARD SETBACK ONE FOOT IN LIEU OF THE REQUIRED 7.5 FT, FOR A CARPORT.

Mrs. Karl is requesting variance for the side yard setback which now is a minimum of 8 foot to be changed to 1' setback to allow for a 12' x 22' carport to be built over her existing concrete driveway. APPROPRIATE RAIN GUTTER WILL BE PROVIDED,

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):

BETTY KARL

Name - Type or Print

X

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

RICH ENGLISH

Nr

Address

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 12 day of 12 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. 2012-0101-A
ORDER RECEIVED FOR FILING

Date 12-12-11

By SMA

Reviewed By [Signature] Date 12/7/11

Estimated Posting Date 12/16/11

Rev 3/09

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 own and reside at 224 STONEWALL ROAD
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) _____

As I get older the need for car to be closer to the house for personal safety, security and to be covered and shaded from the harsh weather elements this area has had deal with over the last few years.

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.

Betty Karl
Signature

Betty KARL
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:

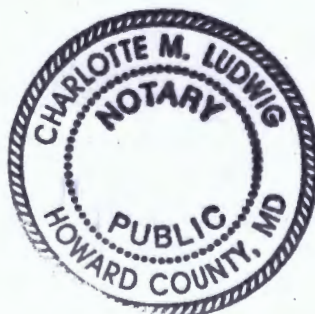
I HEREBY CERTIFY, this 10th day of October, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

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

AS WITNESS my hand and Notarial Seal

Charlotte M. Ludwig 4/27/2014
Name of Notary Public Commission expires

PLACE SEAL HERE:



ZONING DESCRIPTION FOR

KARL RESIDENCE, 224 STONEWALL ROAD, CATONSVILLE, MD 21228.

Located on the **Southwest** side of **Stonewall Road** which is **50'** wide and **78'** west of the intersection of the **Southern most end of Radstock Road** and **Stonewall Road**
Being Lot # **24**, Block **D** section **#1** in the subdivision of **DEVERE ESTATES** as recorded in Baltimore County Plat Book # **24**, Folio # **124**, Containing **12,600 Square feet.**

Also known as **224 STONEWALL ROAD** and located in the **1st** Election District, **1st** Councilmanic District.

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

No. **74486**

Date: **10/7/11**

PAID RECEIPT

BUSINESS ACTUAL TIME INH
 10/11/2011 10/07/2011 10:20:32 2

REV #302 MAIL JENI JEE
 RECEIPT # 747888 10/07/2011 0FLA

5 528 ZONING VERIFICATION
 CR NO. 074486

Receipt Tot \$75.00
 \$75.00 CK \$4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	906	0000		6150					75.00

Total: **75.00**

Rec From: **BETTY KARL**

For: **2012-0101-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**NOTICE OF ZONING
HEARING**

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2012-0101-A

224 Stonewall Road
S/west side of Stonewall
Road, 78 feet west of
Radstock Road

1st Election District

1st Councilmanic District

Legal Owner(s): Betty Karl

Variance: to permit a side yard setback of one foot in lieu of the required 7.5 feet for a carport; for the side yard setback which now is a minimum of 8 foot to be changed to 1 foot setback to allow for a 12'x22' carport to be built over her existing concrete driveway. Appropriate rain gutter will be provided.

Hearing: Monday, November 21, 2011 at 10 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

11/022 Nov. 3 290058

CERTIFICATE OF PUBLICATION

11/3/, 2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/3/, 2011.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2012-0101-A

RE: Case No.: _____

Petitioner/Developer: _____

Betty Karl

October 31, 2011

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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: _____

224 Stonewall Road

October 16, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

October 17, 2011


(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2012-0101-A

TO PERMIT A SIDEYARD SET OF ONE FOOT
IN LIEU OF THE REQUIRED 7.5 FOOT FOR A CARPORT.

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 10-31-11

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

MEETING IS HANDICAP ACCESSIBLE



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2012-0101-A

Address: 224 Stonewall Road

Petitioner(s): Betty Karl

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Dylan Murray
Name - Type or Print

☒ Legal Owner ^{and} ☒ Resident of

222 Stonewall Road

Address

Baltimore Maryland 21228

City State Zip Code

X 410-979-4873

Telephone Number

which is located approximately 0 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Dylan Murray 12/26/11
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

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

No. **76074**

Date: **10/26/11**

PAID RECEIPT

ADDRESS: ACHSA TIME: 15:47:52

RECEIPT # 76074 10/26/2011 0918

REPT 5 SSI ZIMED VERIFICATION

REPT 07/20/11

Rept Tot 450.00

450.00 CH 4.00 CH

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				60.00

Total: **60.00**

Rec From: **X Dylan Murray**

For: **222 Stone wall Rd., 21228**

Formal
[Signature]

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

2012-0101-A

RE: Case No.:

Petitioner/Developer: _____

Betty Karl

November 21, 2011

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

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:

224 Stonewall Rd

November 5, 1011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

~~November 5, 2011~~

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

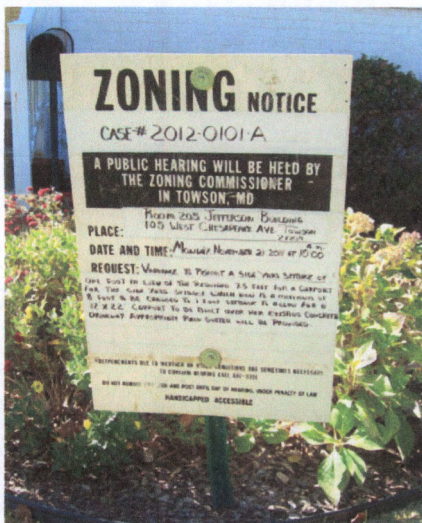
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Thursday, November 3, 2011 Issue - Jeffersonian

Please forward billing to:

Betty Karl
224 Stonewall Road
Catonsville, MD 21228

410-744-4490

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0101-A

224 Stonewall Road

S/west side of Stonewall Road, 78 feet west of Radstock Road

1st Election District – 1st Councilmanic District

Legal Owners: Betty Karl

Variance to permit a side yard setback of one foot in lieu of the required 7.5 feet for a carport; for the side yard setback which now is a minimum of 8 foot to be changed to 1 foot setback to allow for a 12'x22' carport to be built over her existing concrete driveway. Appropriate rain gutter will be provided.

Hearing: Monday, November 21, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



KEVIN KAMENETZ
County Executive

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

October 27, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0101-A

224 Stonewall Road

S/west side of Stonewall Road, 78 feet west of Radstock Road

1st Election District – 1st Councilmanic District

Legal Owners: Betty Karl

Variance to permit a side yard setback of one foot in lieu of the required 7.5 feet for a carport; for the side yard setback which now is a minimum of 8 foot to be changed to 1 foot setback to allow for a 12'x22' carport to be built over her existing concrete driveway. Appropriate rain gutter will be provided.

Hearing: Monday, November 21, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the hearing information.

Arnold Jablon
Director

AJ:kl

C: Betty Karl, 224 Stonewall Rd., Catonsville 21228
Rich English, 11 Newburg Avenue, Catonsville 21228
Dylan Murray, 222 Stonewall Road, Baltimore 21228

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 5, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0101 -A Address 224 STONEWALL Rd.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/7/11 Posting Date: 10/16 Closing Date: 10/31

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- 0101 -A Address 224 STONEWALL Rd.

Petitioner's Name BETTY KARL Telephone 410-744-4490

Posting Date: 10/16/11 Closing Date: 10/31/11

Wording for Sign: To Permit A SIDEYARD SET OF ONE FOOT IN
LIEU of THE REQUIRED 7.5 ft. for A CARPORT.

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2012-0101-A

Petitioner: BETTY KARL.

Address or Location: 224 STONEWALL Rd. CATONSVILLE, Md. 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: SAME

Telephone Number: 410-744-4490



KEVIN KAMENETZ
County Executive

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

October 24, 2011

Betty Karl
224 Stonewall Road
Catonsville, MD 21228

RE: Case Number 2012-0101-A, 224 Stonewall Road

Dear Betty Karl,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 7, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Rich English, 11 Newburg Avenue, Catonsville, MD 21228

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-18-11

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

RE: Baltimore County
Item No. 2012-0101-A
Administrative Variance
Betty Karl
224 Stonewall Road

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. 2012-0101-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

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^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 31, 2011
Item Nos. 2012-098,099,100, 101, 102
And 103.

DATE: October 20, 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-10302011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

NOV 02 2011

OFFICE OF ADMINISTRATIVE HEARINGS

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: November 2, 2011

SUBJECT: DEPS Comment for Zoning Item # 2012-0101-A
Address 224 Stonewall Road
(Karl Property)

Zoning Advisory Committee Meeting of October 17, 2011.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

MEMORANDUM

DATE: January 13, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0101-A

The appeal period for the above-referenced case expired on January 12, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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Account Identifier: District - 01 Account Number - 0111001380

Owner Information

Owner Name: KARL DARREL J
KARL BETTY L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 224 STONEWALL RD
BALTIMORE MD 21228
Deed Reference: 1) /04109/ 00533
2)

Location & Structure Information

Premises Address

224 STONEWALL RD
0-0000

Legal Description

DEVERE ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0100	0010	0654		0000	1	D	24	1	Plat Ref: 0024/0124

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	1,634 SF	12,600 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	129,150	129,100		
Improvements:	199,490	170,900		
Total:	328,640	300,000	300,000	300,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	0.00
State	000	0.00	0.00
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class:

CASE NAME Karl
CASE NUMBER 2012-0101-A
DATE 11-21-11

[illegible]

CASE NAME Kare
CASE NUMBER 2012-0101-A
DATE _____

[illegible]

Pt. Bk. 24, Folio 125



Pt. Bk. 24, Folio 125



Case No.:

2012 - 0101

Exhibit Sheet

Petitioner/Developer

12/17/11
P3
12-12-11
SMA -
Protestant

No. 1	Site Plan of the property	4 Photos of the property
No. 2	Photos of the neighborhood	
No. 3	Drawing of the Carport	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Plot #1



Prot. #1



Case No.:

2012-0101

Exhibit Sheet

Petitioner/Developer

Protestant

12/7/11
P3
12-12-11
SMA-

DW 1/13/12

No. 1	Site Plan of the property	4 Photos of the property
No. 2	Photos of the neighborhood	
No. 3	Drawing of the Carport	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

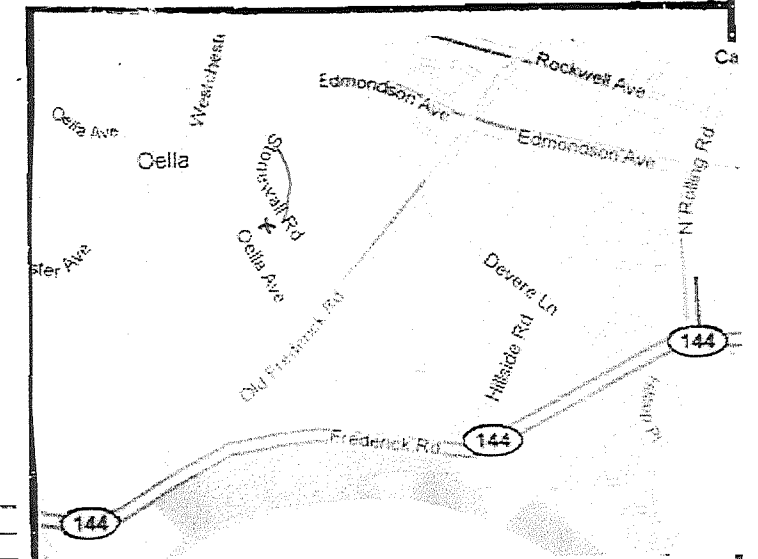
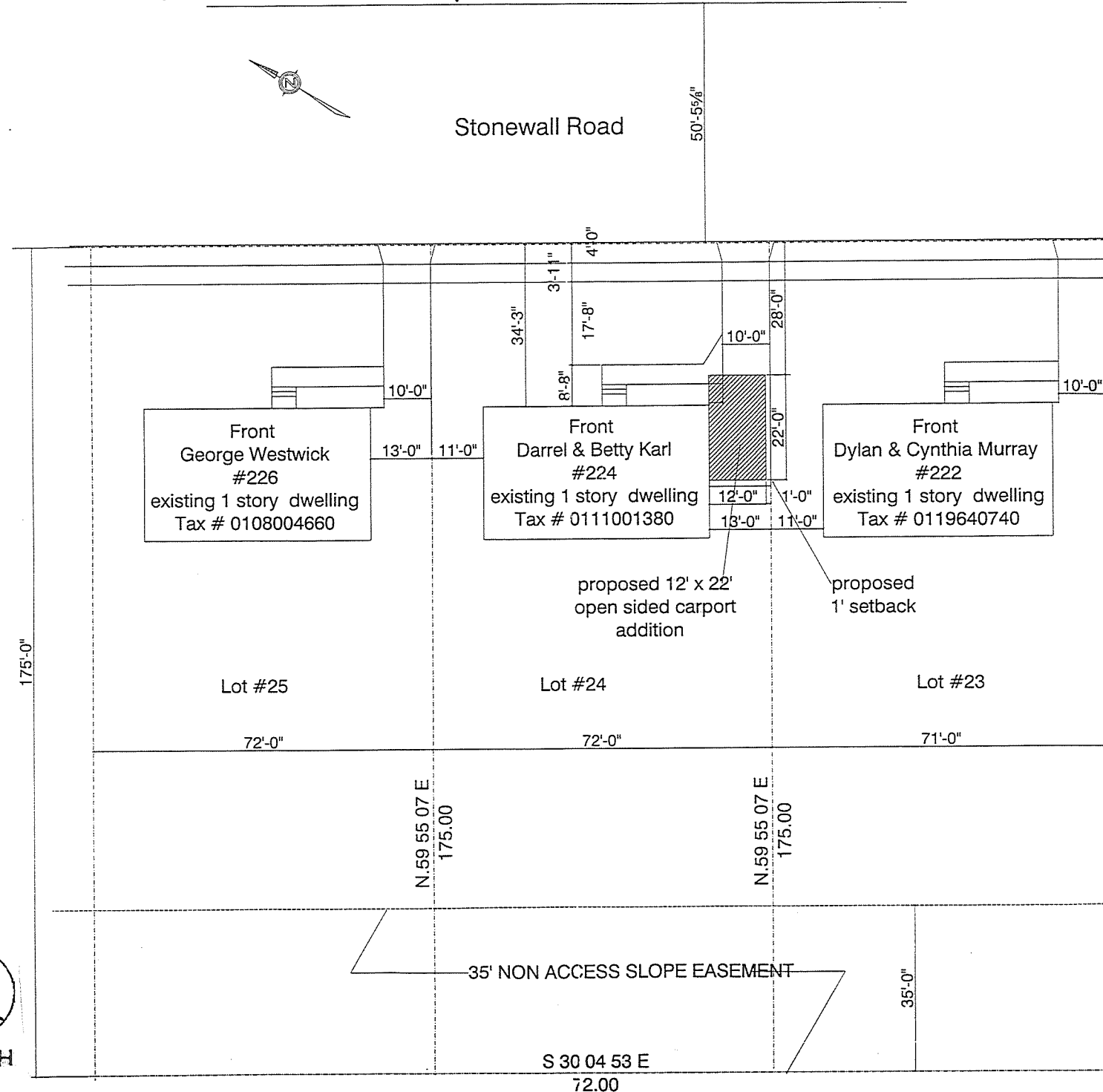
PROPERTY ADDRESS 224 STONEWALL ROAD

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

SUBDIVISION NAME DEVERE ESTATES

PLAT BOOK # 24 FOLIO # 124 LOT # 24 SECTION # 1

OWNER DARREL & BETTY KARL



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP #

ZONING DR5.5

LOT SIZE 12,600
ACREAGE 0.286 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

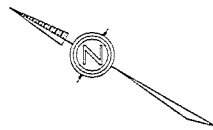
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PETITIONER'S

EXHIBIT NO. 1

PREPARED BY RICH ENGLISH WALLTOWN CONSTRUCTION SCALE OF DRAWING: 1" = 30



Stonewall Road

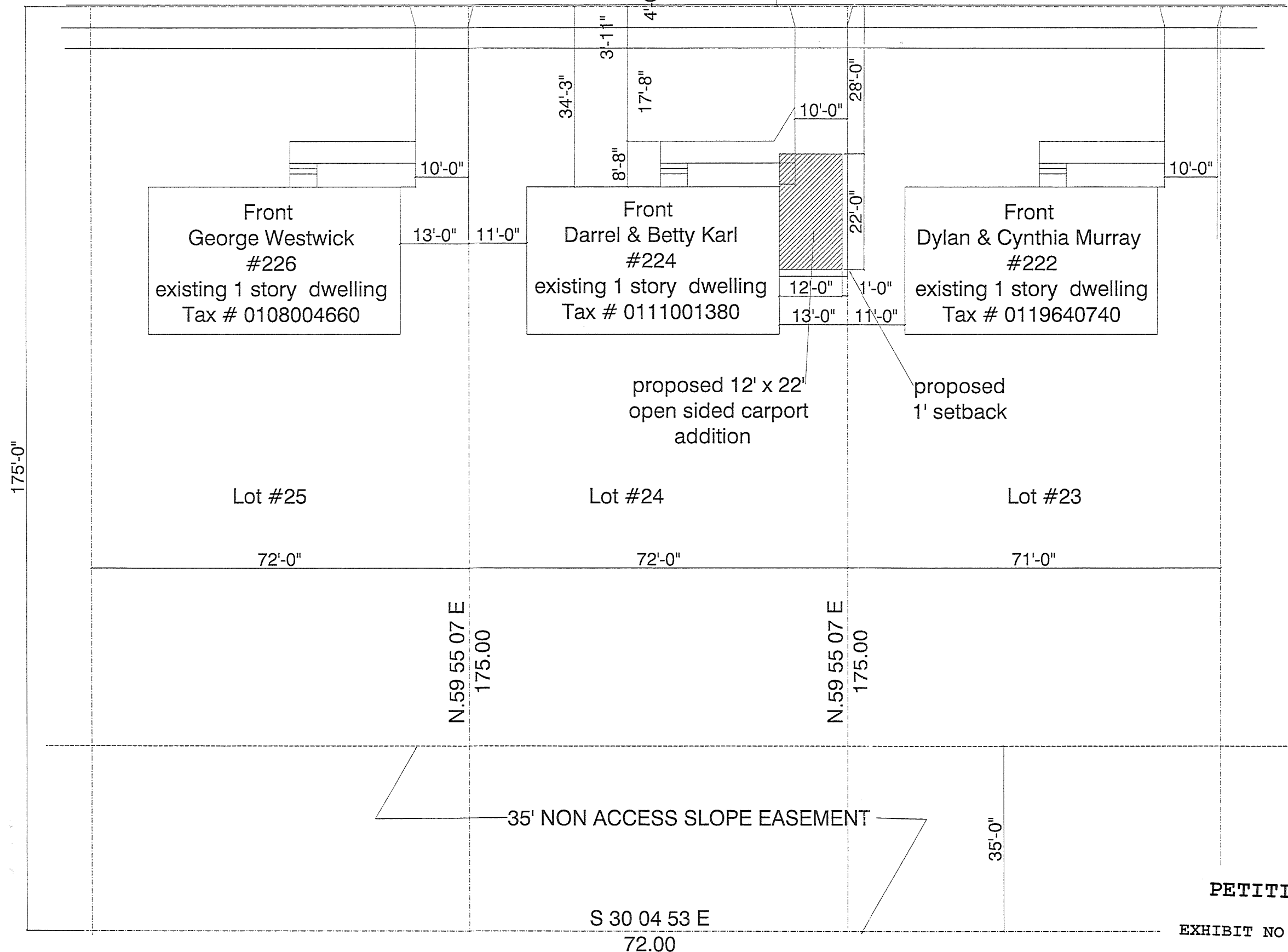


Design Services

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Suite 100
Catonsville, Maryland
21228

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Karl Residence

1925 Drummond Road
Catonsville, Md 21228

- ☒ Review/Permit Drawing
- ☐ Bid Drawing
- ☐ Construction Drawing

Date: June 16, 2010
Revised: November 17, 2011

Title:
Site Plan

Drawing No: S1.1

PETITIONER'S

EXHIBIT NO.

3