

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Ellis Road; 156 feet W of
the c/l of Richmond Avenue
9th Election District
5th Councilmanic District
(2449 Ellis Road)

Alberta and William Edward Hensel, Sr.
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0188-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Alberta and William Edward Hensel, Sr. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (detached garage) in the side yard of an existing dwelling and 2 feet from a side lot line in lieu of the required rear yard location and 2.5 feet from a side lot line, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 19, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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

ORDER RECEIVED FOR FILING

Date 3-9-12
By PM

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, by the Administrative Law Judge for Baltimore County, this 9 day of March, 2012 that a Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (detached garage) in the side yard of an existing dwelling and 2 feet from a side lot line in lieu of the required rear yard location and 2.5 feet from a side lot line, respectively, be and is hereby GRANTED, subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/pz

ORDER RECEIVED FOR FILING

Date 3-9-12

By [Signature]



KEVIN KAMENETZ
County Executive

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

March 9 2012

ALBERTA AND WILLIAM EDWARD HENSEL, SR.
2449 ELLIS ROAD
PARKVILLE MD 21234

Re: Petition for Administrative Variance
Case No. 2012-0188-A
Property: 2449 Ellis Road

Dear Mr. and Mrs. Hensel:

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 with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the name John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2449 ELLIS RD which is presently zoned DR 5.5

Deed Reference 29287100125 10 Digit Tax Account # 0907472810

Property Owner(s) Printed Name(s) WILLIAM E. & ALBERTA HENSEL

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ ADMINISTRATIVE VARIANCE from section(s) 400.1 OF BC2R TO PERMIT A DETACHED GARAGE IN THE SIDE YARD OF EXISTING DWELLING AND 2 FEET FROM SIDE LOT LINE IN LIEU OF THE REQUIRED IN THE REAR YARD AND 2 1/2 FEET FROM SIDE LOT LINE RESPECTIVELY.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 29 day of March, 2012 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.

Administrative Law Judge of Baltimore County

CASE NUMBER

2012-0188-A

Filing Date

2/9/12

Estimated Posting Date

2/19/12

Reviewer

AT

-3/5/12

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 2449 ELLIS Rd PARKVILLE MD 21234
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

REQUEST VARIANCE TO SIDE YARD SETBACK,

TO CONSTRUCT GARAGE TO STORE ANTIQUE

MOTOR VEHICLE.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

W.E. HENSEL

Signature of Affiant

WILLIAM E. HENSEL

Name- Print or Type

Alberta HENSEL

Signature of Affiant

Alberta HENSEL

Name- Print or Type

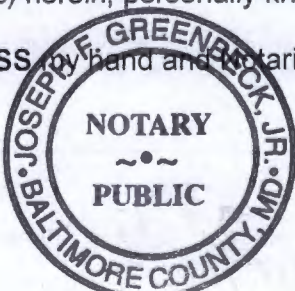
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9TH day of FEB, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

WILLIAM + ALBERTA HENSEL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Notary Public

July 21, 2015

My Commission Expires

Zoning Hearing Property Description

PART A

ZONING PROPERTY DESCRIPTION FOR 2449 ELLIS ROAD, PARKVILLE, MD., 21234

Wet "Beginning at a point on the South side of Ellis Road (Parkville, Md., 21234) which is 50 feet wide at the distance of ~~190~~¹⁵⁶ feet West of the centerline of the nearest improved intersecting street (Richmond Ave) which is 60 feet wide.

PART B

Option 2

Being Lot #17, Block F, Section IV in the subdivision of Woodcroft as recorded in Baltimore County Platt Book #GLB No. 19, Folio #21, containing 8,125 square feet. Located in the 9th Election District and 5th Council District.

File=C:/Users/BFD21234/Butch's Items/Zoning Hearing Property Description.doc

2012--0188-A

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

No. **73633**

Date: **2/9/12**

PAID RECEIPT

BUSINESS ACTUAL TIME W/M
 2/09/2012 2/09/2012 14:22:11 2

REC RECD WALTON DRG AND

>> RECEIPT # 61008 2/09/2012 09:14

Dept 5 524 ZONING VERIFICATION

OR NO. 073633

Sept tot 175.00

F.M. 13 100.00 CA

15.00-06

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75-

Total:

\$75-

Rec From:

WILLIAM HENSEL

For:

3449 ELLIS RD

2012-0188-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 2012-0188-A

Petitioner/Developer _____

William Hensel

Date of Hearing/Closing 3/5/12

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

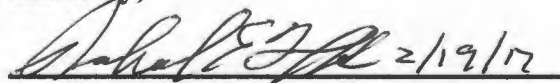
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

2449 Ellis Road

The sign(s) were posted on 2/19/12
(Month, Day, Year)

Sincerely,

 2/19/12
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2012-0188-A

Petitioner/Developer: _____

William Hensel

Date of Hearing/Closing: 3/5/12



2449 Ellis Road.

Posting Date: 2/19/12

[Signature]
(Signature and date of sign poster)

M E M O R A N D U M

DATE: April 10, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0188-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 9, 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

Case No.: 2012-0188-A

Exhibit Sheet

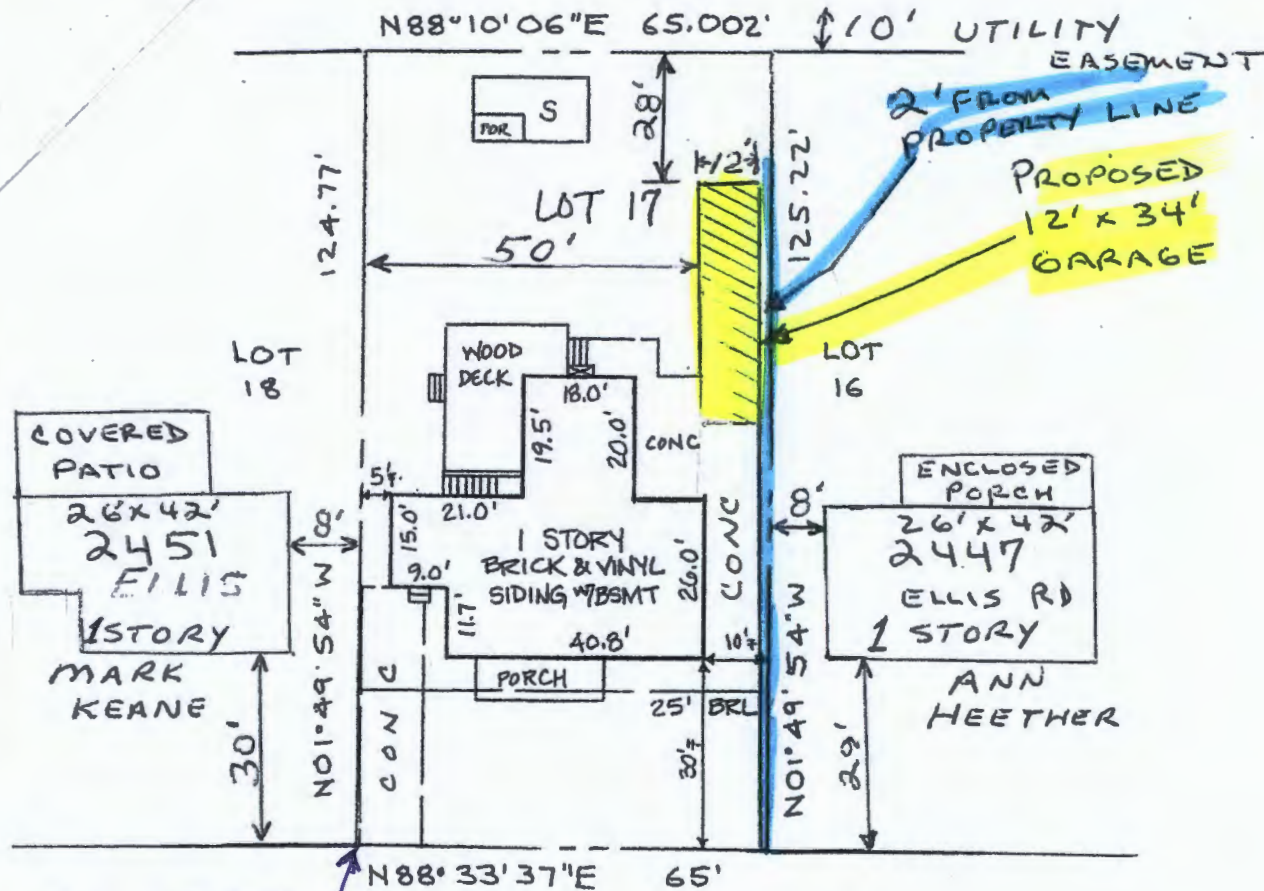
4/10/12
DW 4-10-12

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2449 ELLIS RD OWNER(S) NAME(S) WILLIAM + ALBERTA HENSEL
 SUBDIVISION NAME WOODCROFT LOT # 17 BLOCK # F SECTION # IV
 PLAT BOOK # 19 FOLIO # 121 10 DIGIT TAX # 0907472870 DEED REF. # 29287/00125

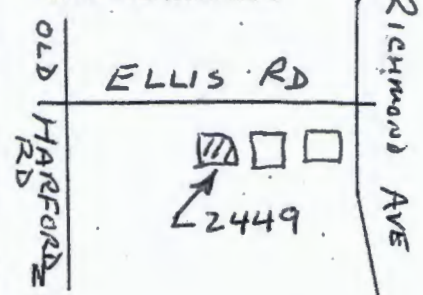


156' + 0'
 Richmond Ave
 POB

ELLIS RD
 50' R/W

PLAN DRAWN BY William Hensel DATE _____ SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 071A2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 9th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE 0.186
 OR SQUARE FEET 8,125
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NONE
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

N/A

Petitioner's Exhibit 1

2012-0188-A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2-21DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)nc3-5DEPS
(if not received, date e-mail sent _____)nc

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)2-22

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

4 support
letters

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 2-19 by HoffmanPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

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

2012-0188-A

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 09 Account Number - 0907472870

Owner Information

Owner Name: HENSEL WILLIAM EDWARD SR
HENSEL ALBERTA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2449 ELLIS RD
BALTIMORE MD 21234-2828
Deed Reference: 1) /29287/ 00125
2)

Location & Structure Information**Premises Address**

2449 ELLIS RD
0-0000

Legal Description

2449 ELLIS RD
WOODCROFT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0071	0014	1126		0000	4	F	17	2	Plat Ref: 0019/0121

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,572 SF	8,125 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	74,030	74,000		
Improvements:	175,880	149,500		
Total:	249,910	223,500	223,500	223,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
KOSIK ADNE M	03/18/2010	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29287/ 00125	Deed2:
ROZANKOWSKI REHA A	02/04/2002	\$149,900
Type: ARMS LENGTH IMPROVED	Deed1: /16062/ 00127	Deed2:
ROZANKOWSKI JOSEPH J, JR	10/24/2000	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14768/ 00361	Deed2:

Exemption Information

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

Tax Exempt:
Exempt Class:

Special Tax Recapture:

Debra Wiley - ZAC Comments - Distribution Mtg. of 2/20/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 2/21/2012 11:11 AM
Subject: ZAC Comments - Distribution Mtg. of 2/20/12

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0184-A - 9514 Oakbranch Way
(Administrative Variance) - Closing Date: 2/27/12

2012-0185-A - 500 Durando Road
(Administrative Variance) - Closing Date: 3/5/12

2012-0186-SPH - 7927 Belair Road
No hearing date in database as of 2/21

2012-0187-SPHX - BGE Carol Dodson 2900 Lord Baltimore Drive
No hearing date in database as of 2/21

^A
2012-0188-SPHX - 2449 Ellis Road
(Administrative Variance) - 3/5/12

2012-0189-A - 2521 Hillcrest Avenue
No hearing date in database as of 2/21

2012-0190-A - 11 Fir Drive
(Administrative Variance) - Closing Date: 3/12/12

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 05 2012

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: March 5, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0188-SPHX
Address 2449 Ellis Road
(Hensel Property)

Zoning Advisory Committee Meeting of February 20, 2012.

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

Reviewer: *Jeff Livingston; Development Coordination*

To: Baltimore County Zoning Review

111 West Chesapeake Ave

Room 111

Towson, Md., 21204

From:

Ann M. Heether

2447 Ellis Road

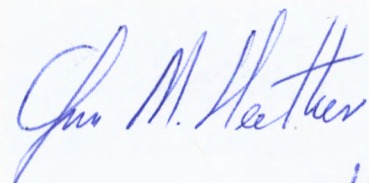
Parkville, Md., 21234

Subject: Zoning Appeal to erect a Garage at 2449 Ellis Rd, 21234

To Zoning Board:

I do not have any objection to my neighbor, Mr. William Hensel from constructing a garage on his property at 2449 Ellis Rd, 21234.

I do not have any objection to his request for a variance in the 5 foot side property line set back that adjoins my property at 2447 Ellis Rd.


1/27/12

2012-0188 A

To: Baltimore County Zoning Review

111 West Chesapeake Ave

Room 111

Towson, Md., 21204

From:

John J Knighton Jr

2450 Ellis Road

Parkville, Md., 21234

Subject: Zoning Appeal to erect a Garage at 2449 Ellis Rd, 21234

To Zoning Board:

I do not have any objection to my neighbor, Mr. William Hensel from constructing a garage on his property at 2449 Ellis Rd, 21234.

A handwritten signature in black ink, appearing to read "John J Knighton Jr". The signature is written in a cursive style with a long horizontal line extending from the end.

2012-0188-A

To: Baltimore County Zoning Review

111 West Chesapeake Ave

Room 111

Towson, Md., 21204

From:

Mark E. Keane

2451 Ellis Road

Parkville, Md., 21234

Subject: Zoning Appeal to erect a Garage at 2449 Ellis Rd, 21234

To Zoning Board:

I do not have any objection to my neighbor, Mr. William Hensel from constructing a garage on his property at 2449 Ellis Rd, 21234.

Mark E. Keane
2451 Ellis Rd.
Parkville, MD 21234
Jan 31st, 2012

2012-0188-A

From:

Mr. Philip Schlothauer's and Regina Vaeth

2452 Ellis Road

Parkville, Md., 21234

To: Baltimore County Zoning Review

111 West Chesapeake Ave

Room 111

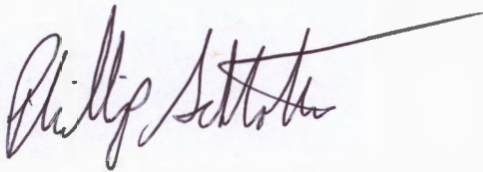
Towson, Md., 21204

JAN 28, 2012

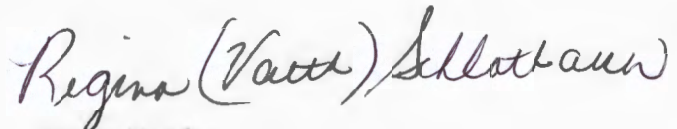
Subject: Zoning Appeal to erect a Garage at 2449 Ellis Rd, 21234

To Zoning Board:

We do not have any objection to my neighbor, Mr. William Hensel from constructing a garage on his property at 2449 Ellis Rd, 21234.



Philip Schlothauer



Regina Vaeth

2012-0188-A



2012-0188-A



2012-0188-A



KEVIN KAMENETZ
County Executive

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

March 6, 2012

William & Alberta Hensel
2449 Ellis Road
Parkville, MD 21234

RE: Case Number: 2012-0188A, Address: 2449 Ellis Road

Dear Mr. & Ms. Hensel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 9, 2012. 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." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 21 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For February 06, 2012
Item Nos. 2012-184,185,186,187,188,189
And 190

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-03052012-NO COMMENTS.doc

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 2-22-12

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

RE: Baltimore County
Item No. 2012-0188-SPHX
Administrative Variance
William & Alberta Hensel
2449 Ellis Road.

Dear Ms. Lewis:

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. 2012-0188-SPHX

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).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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

Certificate of Posting

RE: Case NO. 2012-0188-A

Petitioner/Developer _____

William Hensel

Date of Hearing/Closing 3/5/12

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

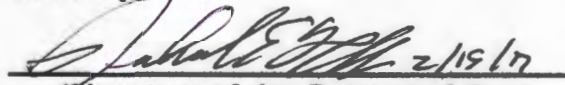
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

2449 Ellis Road

The sign(s) were posted on 2/19/12
(Month, Day, Year)

Sincerely,

 2/19/12
(Signature of sign Poster and date)

Richard E. Hoffman

(Printed Name)

See Attached
Photograph

904 Dellwood Drive

(Address)

Fallston, Md. 21047

(City, State, Zip Code)

410-879-3122

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0188 -A Address 2449 ELLIS ROAD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/9/2012 Posting Date: 2/19/12 Closing Date: 3/5/12

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- 0188 -A Address 2449 ELLIS ROAD

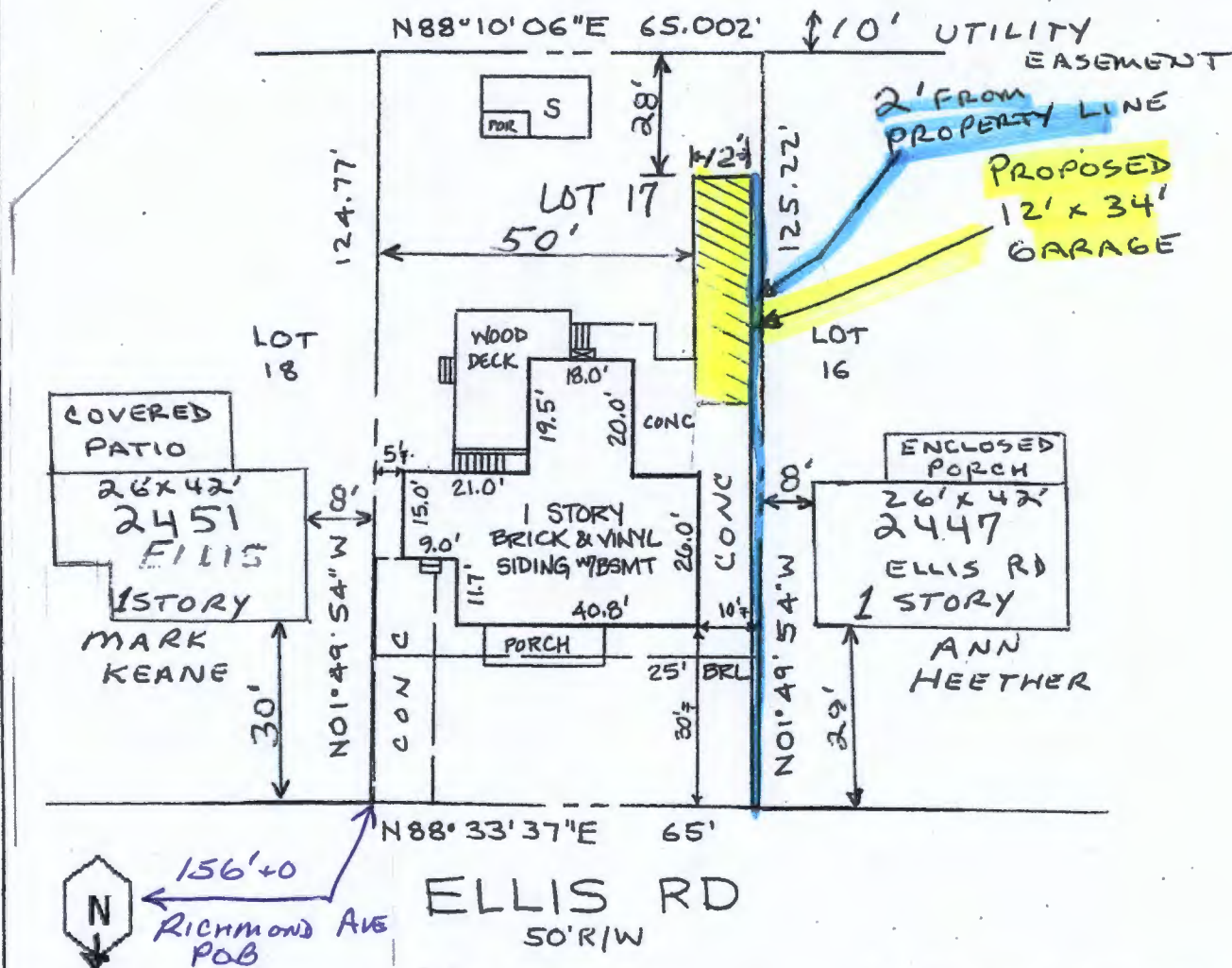
Petitioner's Name WILLIAM HENSEL Telephone 410.371.9331

Posting Date: 2/19/12 Closing Date: 3/5/12

Wording for Sign: To Permit A PROPOSED DETACHED GARAGE IN THE
SIDE YARD AND 2 FEET FROM SIDE LOT LINE IN LIEU
OF THE REQUIRED IN THE REAR YARD AND 2 1/2 FEET
FROM SIDE LOT LINE RESPECTIVELY.

Revised 7/06/11

PLAT BOOK # 19 FOLIO # 121 10 DIGIT TAX # 0907472870 DEED REF. # 29287100125



PLAN DRAWN BY William Hensel DATE _____ SCALE: 1 INCH = 30 FEET

ELLIS RD

2449

OLD HARFORD RD

1 CHIMOND AVE

MAP IS NOT TO SCALE

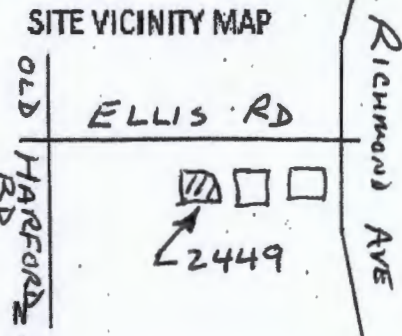
AND ORDER RESULT BELOW

VIOLETION CASE INFO:

N/A

2012-0188-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2449 ELLIS RD OWNER(S) NAME(S) WILLIAM + ALBERTA HENSEL
 SUBDIVISION NAME WOODCROFT LOT # 17 BLOCK # F SECTION # IV
 PLAT BOOK # 19 FOLIO # 121 10 DIGIT TAX # 0207472870 DEED REF. # 29287/00125

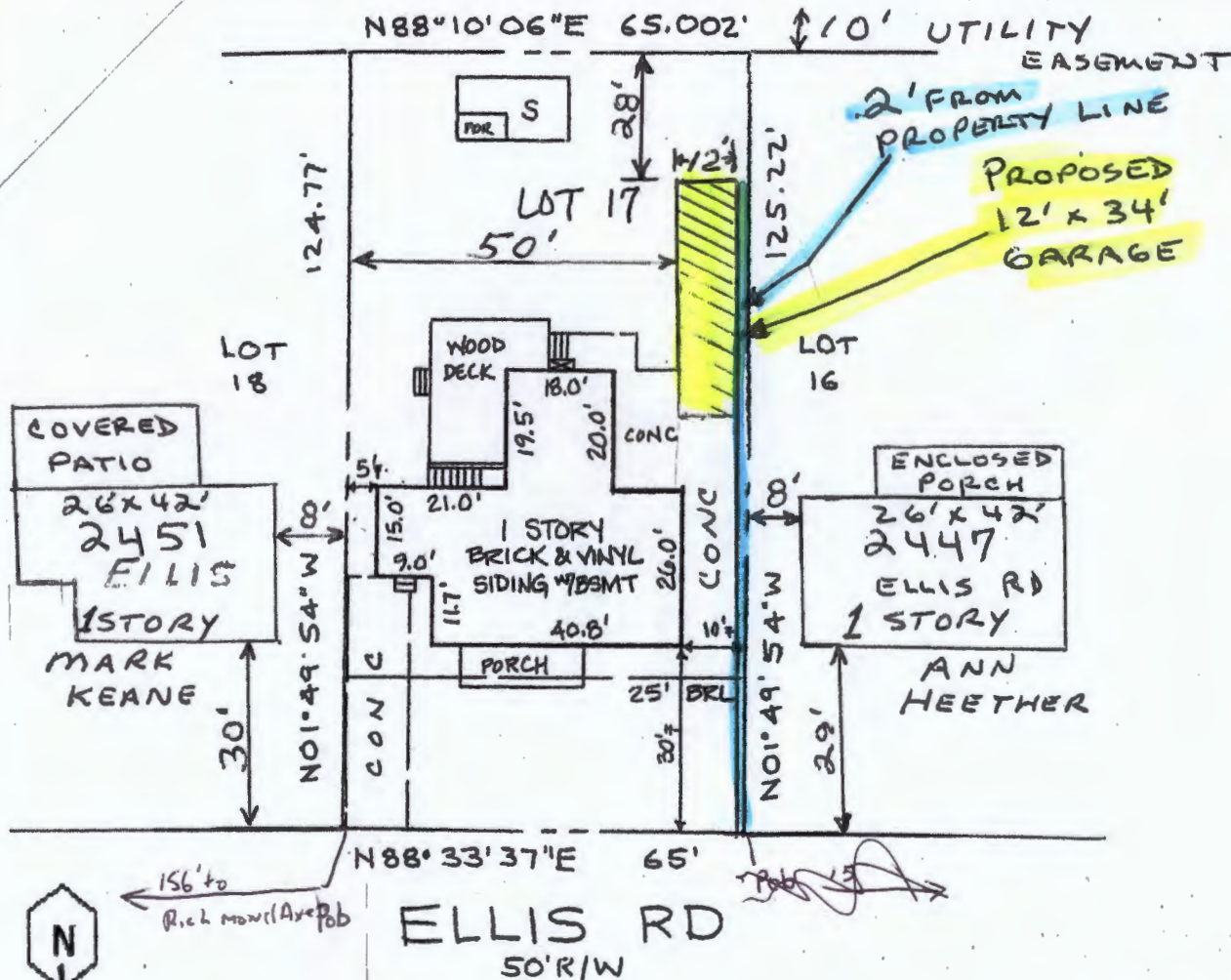


MAP IS NOT TO SCALE
 ZONING MAP # 071A2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 9th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE 0.186
 OR SQUARE FEET 8,125
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NONE
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

N/A

Case # 2012-0188-A



PLAN DRAWN BY William Hensel DATE _____ SCALE: 1 INCH = 30 FEET

Lot # 4

Lot # 3

Lot # 2 0910251340

0920450920 Pt. Bk. 22, Folio 75

Pt. Bk./Folio # 022075

Pt. Bk. 19, Folio 1

RICHMOND AVE

Lot # 5
0915100160

0901740520
Pt. Bk. 19, Folio 121
Lot # 4

Lot # 3
0909050021
2450

Lot # 2
0906201810

Lot # 1
0911671630

Pt. Bk./Folio # 019121

ELLIS RD

5 CD

9 ED

071A2 2445

2447

NE 9-D
DR 5.5 2449

2451

PDM # 090091

Lot # 15
0918353730

Lot # 16
0919712890

Lot # 17
0907472870

Lot # 18
0902574740

Lot # 19
Pt. Bk. 19, Folio 43
0912400750
Pt. Bk./Folio # 019143C

Lot # 14
0907832100

Lot # 6
0916752000

8736
Lot # 5
0916350870

Lot # 4
0902652420

Pt. Bk./Folio # 019064

0923502770
Lot # 3
19910379
Pt. Bk. 19, Folio 64

8742
Lot # 2
0902470610

0920301840
Lot # 1

STOCKWELL RD

0916601950

2012-0188-A