



KEVIN KAMENETZ
County Executive

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

May 8, 2012

John P. and Denice M. Rice
2420 Bulls Sawmill Road
Freeland, Maryland 21053

RE: Petition for Special Hearing
Case No.: 2012-0232-SPH
Property: 2420 Bulls Sawmill Road

Dear Mr. and Mrs. Rice:

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

c: Michael Fuller, 2219 Bulls Sawmill Road, Freeland, MD 21053

IN RE: PETITION FOR SPECIAL HEARING *

NE side of Bulls Sawmill Road, c/line 1,735'
SE of Spooks Hill Road *
(2420 Bulls Sawmill Road) *
6th Election District *
3rd Council District *

John P. and Denice M. Rice
Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0232-SPH

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Special Hearing filed by the legal owners of the property, John P. and Denice M. Rice. The Petitioners are requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an accessory building with a building footprint that is larger than the principal dwelling. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing held for this case were Petitioner John P. Rice and Michael Fuller, a friend who is assisting Petitioner with the project. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of opposition or protest.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. There were no adverse ZAC comments from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 2.72 acres and is zoned RC 2. The property is in the Parkton area, and is part of a much larger tract that has been in Petitioner's family for over 60 years.

ORDER RECEIVED FOR FILING

Date 5-8-12

By aw

Petitioner submitted a document (Exhibit 3) showing a floor plan of his residence and proposed garage. The home is a modest rancher (approximately 1,829 square feet) and the proposed garage will be 2,220 square feet. Petitioner wants to enlarge the existing garage (approximately 1,500 square feet) shown on Exhibit 3, to accommodate a tractor and some other large farm and garden equipment used for mowing and farming on the site. The Petitioner's immediate neighbor at 2432 Bulls Sawmill Road indicated he has no objection to the relief requested.

The Petitioner's request is entirely reasonable, and the garage will only be approximately 300 square feet larger than the dwelling. In any event, both are modest structures, and the enlarged garage will not detract from the rural setting or negatively impact the community in any way. Therefore, the petition will be granted.

Although the Office of Planning did not make any recommendations related to the garage 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.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 8th day of May, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an accessory building with a building footprint that is larger than the principal dwelling, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 5-8-12

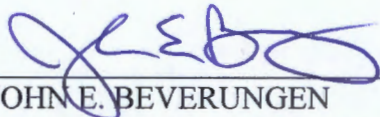
By DW

The relief granted herein shall be subject to and conditioned upon the following:

1. The Petitioners may apply for their building permits and may be granted same upon receipt of this Order; however the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. 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.

JEB:dlw


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 5-8-12

By 192



PETITION FOR ZONING HEARING(S)

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 2420 Bulls Saw Mill Rd 21053 which is presently zoned RC 2
 Deed References: 30882 P-76 10 Digit Tax Account # 1600007238
 Property Owner(s) Printed Name(s) JOHN PHILLIP RICE + DENICE MARIE RICE

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an accessory building with a building footprint that is larger than the principal dwelling

2. _____ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. _____ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition) NEED ADDITION TO DETACHED RESIDENTIAL GARAGE FOR TRACTOR + EQUIPMENT STORAGE, ADDITION WOULD MAKE GARAGE FOOTPRINT, LARGER THAN RESIDENCE FOOTPRINT. BOTH BUILDINGS LESS THAN 15' HIGH.

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 (Petitioners):

John P. Rice / Denice M. Rice
 Name #1 - Type or Print Name #2 - Type or Print

John Phillip Rice / Denice M. Rice
 Signature #1 Signature #2

2420 Bulls-Sawmill Rd FreeLand MD 21053
 Mailing Address City State

21053 / 410-357-8952 / RICE2420@COMCAST.NET
 Zip Code Telephone # Email Address

Representative to be contacted:

JOHN P. RICE
 Name - Type or Print

John Phillip Rice
 Signature

2420 Bulls-Sawmill Rd FreeLand MD 21053
 Mailing Address City State

21053 / 410-357-8952 / RICE2420@comcast.net
 Zip Code Telephone # Email Address

CASE NUMBER 2012-0233-SPH Filing Date 3/26/12 Do Not Schedule Dates: _____ Reviewer CAH/AT

P-2 PETITION FOR ZONING HEARING(S)

1. x SPECIAL HEARING

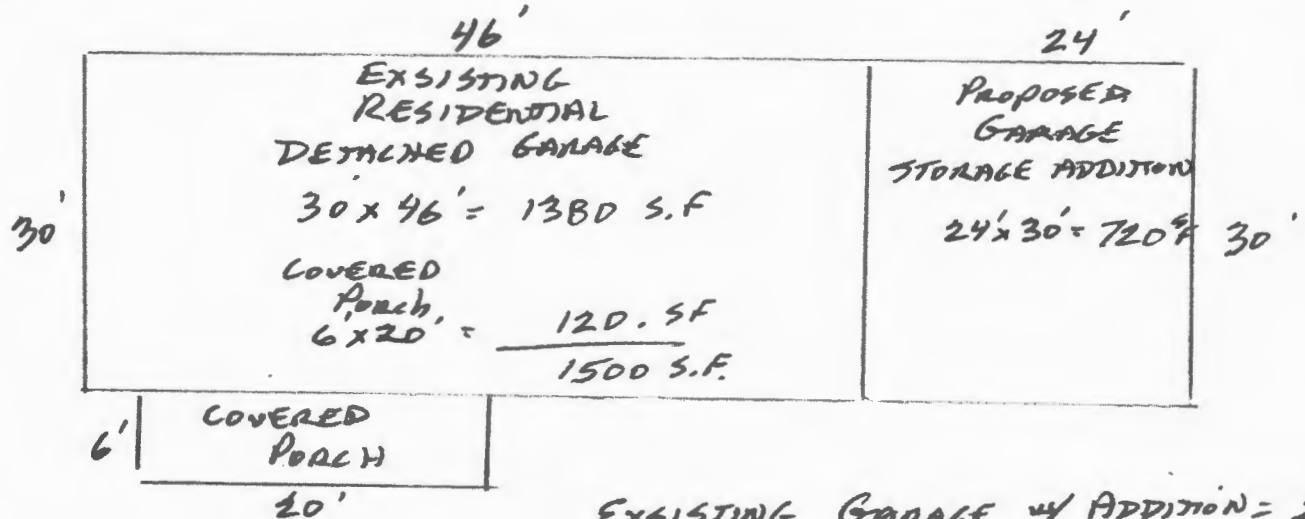
TAX # 1600007238

2420 Bulls Saw Mill Road, FREELAND, MD 21053

JOHN PHILLIP RICE + DENICE RICE T/P- 410-357-8952

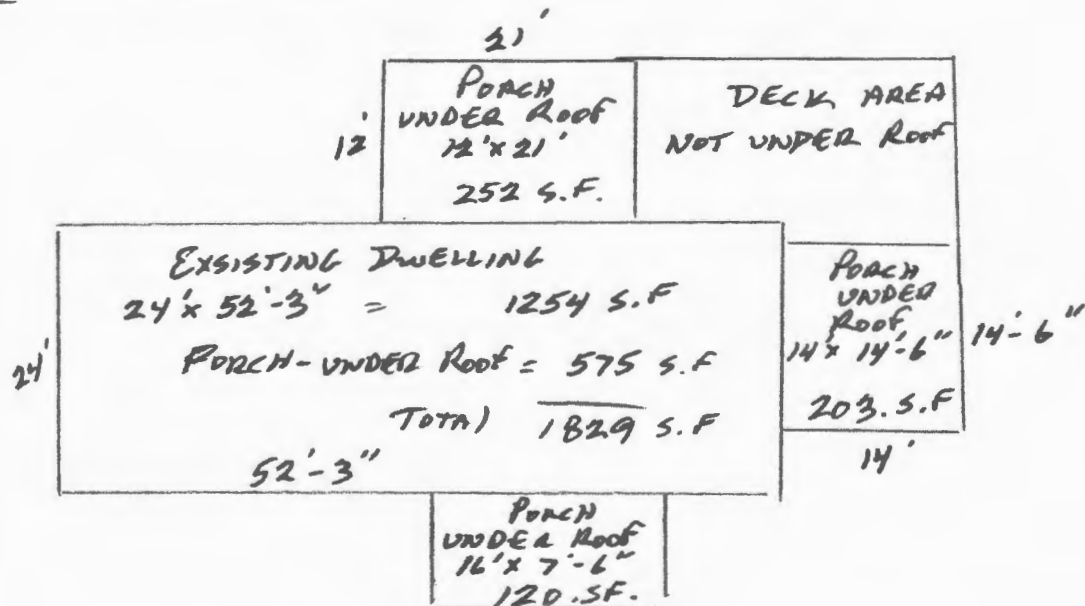
= NOT TO SCALE =

EXISTING DETACHED GARAGE / PROPOSED ADDITION



EXISTING GARAGE w/ ADDITION = 2100 S.
+ INCLUDE COVERED PORCH = 2220 S.

EXISTING RESIDENTIAL DWELLING



2012-0232-SAN

ZONING HEARING PROPERTY DESCRIPTION – SPECIAL HEARING

OWNER – JOHN AND DENICE RICE

10 DIGIT TAX # 1600007238

Zoning Property Description for 2420 Bulls-Sawmill Road, Freeland, MD 21053; *North East of Bulls
Saw Mill RD*
1735' SE of Spooks-Hill Road. (Formerly named Mt-Carmel Road). *JPN*

Property (1st POC) South 29 degrees 10 minutes 08 seconds east 200.99'

Property (2nd POC) South 66 degrees 31 minutes 32 seconds west 626.75'

Property (3rd POC) North 5 degrees, 41 minutes west 54.60'

Property (4th POC) North 14 degrees 20 minutes 17 seconds west 149.93'

Property (5th POC) North 66 degrees 31 minutes 32 seconds east 566.32'

Back to (1st POC) or Point of Beginning as recorded in Deed Liber #1915 Folio 121,
containing 2.721 acres. Located in the 6th Election District and 3rd Council District.

2012-0232-SDH

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

No. **81371**

Date: **3/26/12**

PAID RECEIPT

BUSINESS - #100 - THE - 000
 3/27/2012 5:00 PM 10/0000 2

NO. 0002 - 000000 - 000000
 RECEIPT # 000000 - 000000 - 000000
 DEPT. 5 - 000000 - 000000
 OF NO. 000000

Receipt for 175.00
 175.00 of 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	000		6150					75.00

Total: **75.00**

Rec From: **John Phillip Rio**
 For: **For SP Hearing**
2012-0232 SPH

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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- 0232- SPH
Petitioner: John Phillip Rice
Address or Location: 2420 Bulls Saw Mill RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Phillip Rice
Address: 2420 Bulls Saw Mill RD
Free land MD 21053
Telephone Number: 410- 357- 8952

CERTIFICATE OF POSTING

Date: 4-15-12

RE: Case Number: 2012-0232-SPH

Petitioner/Developer: John Rice

Date of Hearing/Closing: 5/7/12 1:30 PM

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 2420 Bulls Sawmill Rd

ZONING NOTICE

CASE # 2012-0232-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BUILDING - PHASE
PLACE: 105W. CHESAPEAKE AVE., TOWSON 21204

DATE AND TIME: MON. MAY 7, 2012 1:30 PM

REQUEST: SPECIAL HEARING TO DETER-

MINE WHETHER OR NOT THE ADMINIS-

TRATIVE LAW JUDGE SHOULD APPROVE AN ACCESS-

ORY BUILDING FOOTPRINT THAT IS LARGER THAN

THE PRINCIPAL DWELLING

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CANCEL HEARING CALL 887-3331

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

(Telephone Number of Sign Poster)

**NOTICE OF ZONING
HEARING**

The Administrative Law Judge 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: # 2012-0232-SPH
2420 Bulls Sawmill Road
N/east side of Bulls Sawmill Road, centerline, 1,735 feet
S/east of Spooks Hill Road
6th Election District
3rd Councilmanic District
Legal Owner(s): John & Denise Rice

Special Hearing: to determine whether or not the Administrative law Judge should approve an accessory building footprint that is larger than the principal dwelling.

Hearing: Monday, May 7, 2012 at 1:30 p.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.

4/228 Apr. 19 302145

CERTIFICATE OF PUBLICATION

4/19/ 2012

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 4/19/ 2012.

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

J. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 19, 2012 Issue - Jeffersonian

Please forward billing to:

John Rice
2420 Bulls Sawmill Road
Freeland, MD 21053

410-357-8952

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0232-SPH

2420 Bulls Sawmill Road

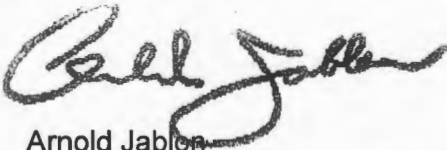
N/east side of Bulls Sawmill Road, centerline, 1,735 feet S/east of Spooks Hill Road

6th Election District – 3rd Councilmanic District

Legal Owners: John & Denice Rice

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory building footprint that is larger than the principal dwelling.

Hearing: Monday, May 7, 2012 at 1:30 p.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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
2420 Bulls-Sawmill Road; NE/S Bulls Sawmill *
Road, 1735' S/E of Spooks Hill Road * OF ADMINISTRATIVE
6th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): John & Denise Rice * BALTIMORE COUNTY
Petitioner(s) *
* 2012-232-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

APR 02 2012



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 2012, a copy of the foregoing Entry of Appearance was mailed to John Rice, 2420 Bulls-Sawmill Road, Freeland, MD 21053, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 2012-232-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

PZ 6-12-12
DW 5-8-12

No. 1	Site Plan	
No. 2	Sketch of Garage	
No. 3	Sketch of Exist. Dwelling and Garage	
No. 4	Letter from neighbor	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

MEMORANDUM

DATE: June 11, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0232-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on June 7, 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 NAME 2420 Bulls Sawmill
CASE NUMBER 2012-232-SPH
DATE 5-7-12

CITIZEN'S SIGN-IN SHEET

[illegible]

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

<u>4-10</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-3-12</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 4-19-12

SIGN POSTING Date: 4-15-12 by Pilson

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

SDAT: Real Property Search

Go Back
View Map
New Search
GroundRent
Redemption
GroundRent
Registration

Maryland Department of Assessments and Taxation
Real Property Data Search (v1.1A)
BALTIMORE COUNTY

Account Identifier:

Owner Name:

Mailing Address:

2420 BULLS SAWMILL RD
FREELAND MD 21053-9417

Map
0011

Grid
0008

Parcel
0275

Sub District

Town
Ad Valorem
Tax Class

Enclosed Area
1,272 SF

Exterior
STANDARD UNIT SIDING

Value Information
Phase-in Assessments
As Of
07/01/2011

As Of
07/01/2012

Transfer Information
Date:
Deed1: 06/07/2011
Deed2: 130882/00076

Date:
Deed1: 02/24/1983
Deed2: 106491/00554

Date:
Deed1:

Exemption Information
Class
000
000
000

Homestead Application Information
Approved 05/16/2008

Partial Exempt Assessments
County
State
Municipal

Tax Exempt:
Exempt Class:

Homestead Application Status:

rewrite/details.aspx?AccountNumber=

The information shown on this survey. The map should not be used by the Maryland Department of Planning

If a plat for a property is needed, contact the Maryland Department of Planning

Debra Wiley - ZAC Comments - Distribution Meeting of March 26, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 4/4/2012 1:55 PM
Subject: ZAC Comments - Distribution Meeting of March 26, 2012

Good Afternoon,

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.

2012-0229-A - 11206 Ridgeway Avenue South Avenue
Administrative Variance - Closing Date: No closing date reflected in data base 4/4

2012-0230-XA - 6216 Ebenezer Road
No date reflected in data base 4/4

2012-0231-SPHA - 1655 Belmont Avenue
No date reflected in data base 4/4

2012-0232-A - 2420 Bulls-Sawmill Road
No date reflected in data base 4/4

2012-0233-X - 6709 White Stone Road
No date reflected in data base 4/4

2012-0234-A - 311 Railroad Avenue
No date reflected in data base 4/4

2012-0235-A - 1218 Elm Ridge Avenue
No date reflected in data base 4/4

2012-0236-SPHA - 16928 York Road
No date reflected in data base 4/4

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



KEVIN KAMENETZ
County Executive

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

May 1, 2012

John & Denice Rice
2420 Bulls Sawmill Road
Freeland MD 21053

RE: Case Number: 2012-0232 SPHA, Address: 2420 Bulls Saw Mill Road, 21053

Dear Mr. & Ms. Rice:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 26, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 4-3-2012

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

RE: Baltimore County
Item No 2012-0232-A
Special Hearing
John P. Denise M. Rice
2420 Bulls-Sawmill 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. 2012-0232-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).

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 10, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For April 09, 2012
Item Nos. 2012-218, 229, 231, 232, 233, 235
And 236

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-04092012-NO COMMENTS.doc

1/4" = 1'

John P. Rice

2420 Bulls Sawmill

Road,

Faeland, MD

21053

TP-410-357-8952

Existing

DETACHED

Garage



24'

Proposed
Tractor Shed (Garage)
Addition



30'

12' opening

PETITIONER'S

EXHIBIT NO.

2

P-2 PETITION FOR ZONING HEARING(S)

1. x SPECIAL HEARING

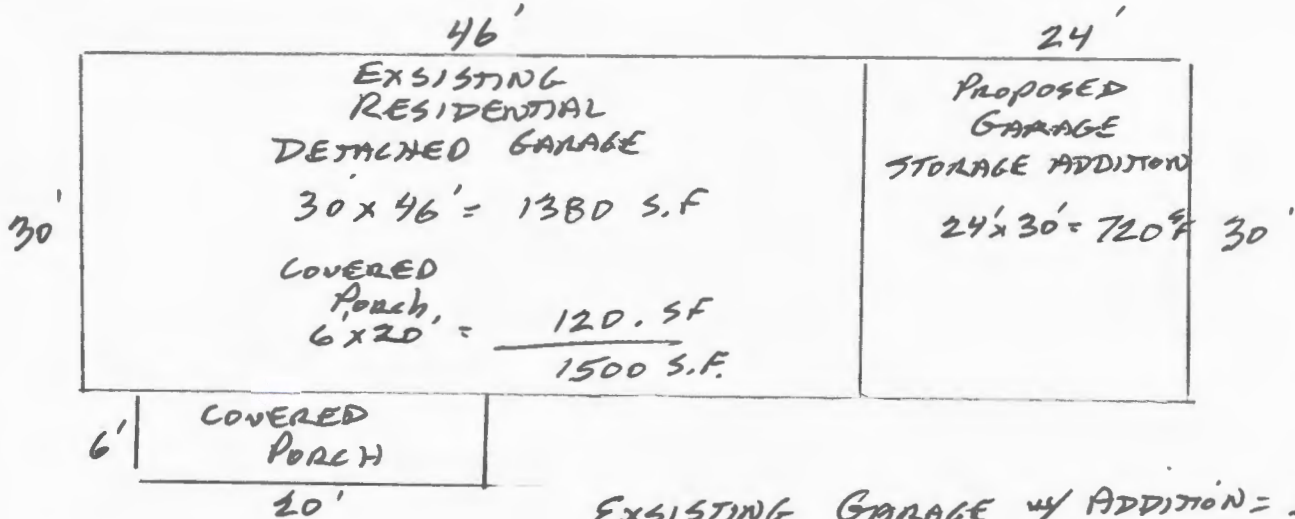
TAX # 1600007238

2420 BULLS SAW MILL ROAD, FREELAND, MD 21053

JOHN PHILLIP RICE & DENICE RICE T/P- 410-357-8952

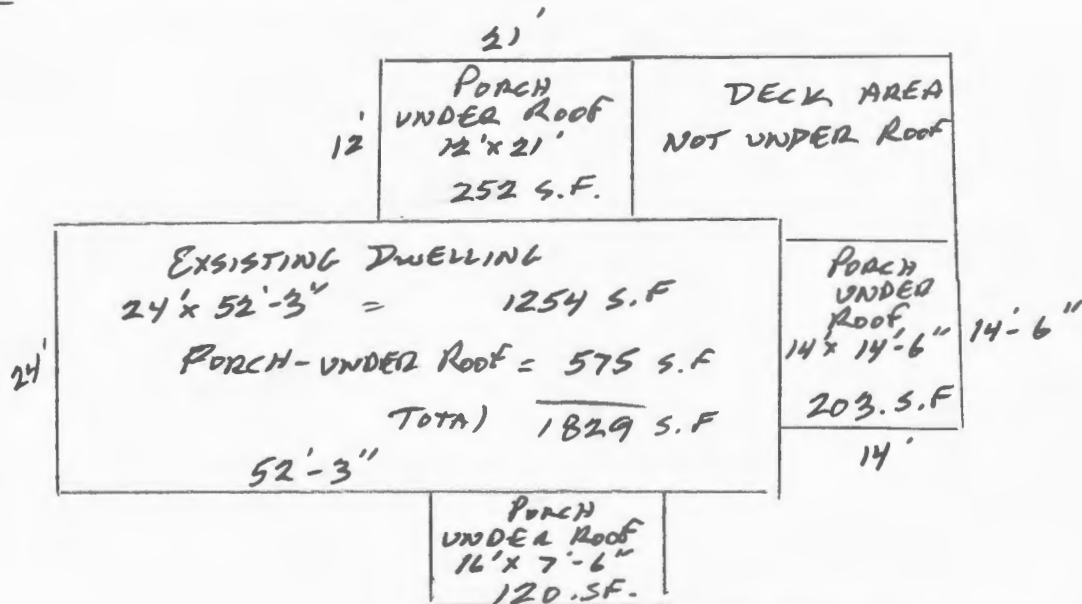
= NOT TO SCALE =

EXISTING DETACHED GARAGE / PROPOSED ADDITION



EXISTING GARAGE w/ ADDITION = 2100 S.F.
+ INCLUDE COVERED PORCH = 2220 S.F.

EXISTING RESIDENTIAL DWELLING



PETITIONER'S

EXHIBIT NO. 3

May 3, 2012

To Whom It May Concern:

I Glen Tracey, the owner of property located 2432 Bulls-Sawmill Rd in Freeland Md. My property is the parcel next to John P. Rice at 2420 Bulls-Sawmill Rd.

I hereby declare that John Rice who is building an addition onto his garage that is more square footage than his principal dwelling; I have no objection to this addition that he wishes to add onto.

Property Owner: Glen Tracey

Glen C. Tracey

Witness:

Sharon Tracey

PETITIONER'S

EXHIBIT NO.

4

Lot # 9

0613020750

Pt. Bk./Folio # 044024
1800002928
Pt. Bk. 44, Folio 24
PDM # 060074

2440
0620066400

2000000158

TRACEY, JEFFERY PROPERTY (PDM File/Project #)

2436

06259

2432

2200020218

1600000917

2420

1600007238

011A2
3 CD

RC 2

6 ED

NW 34-F

1700008880

0618035075

BULLS SAWMILL RD

1700008879

2100002516

RC 8

2416

2000000159

1700008878

RC 8

2012-0232-SPH

ZONING HEARING PLAN FOR SPECIAL HEARING
ADDRESS - 2420 BULLS SAW MILL RD
FREELAND, MD 21053

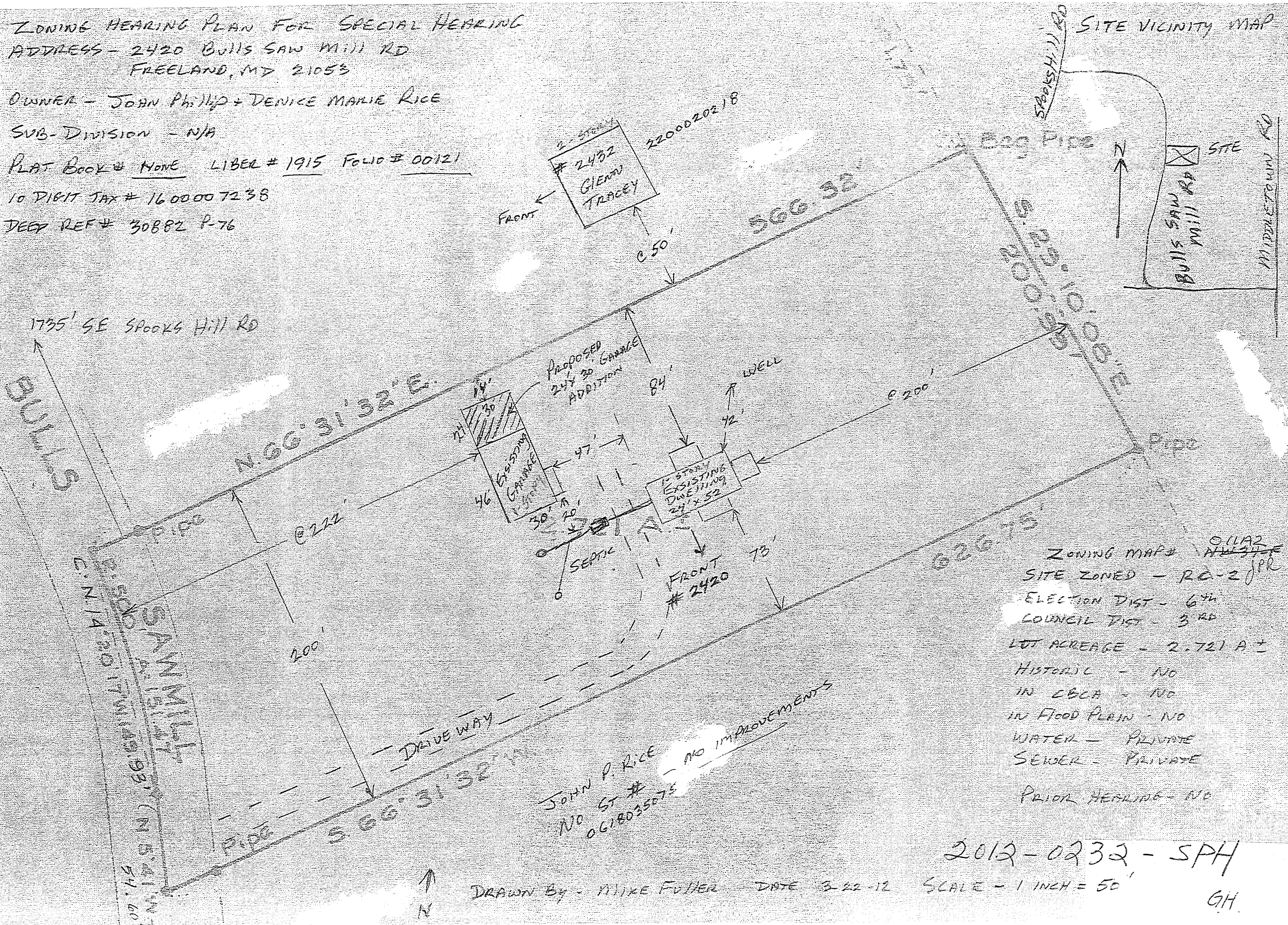
OWNER - JOHN PHILLIP + DENICE MARIE RICE

SUB-DIVISION - N/A

PLAT BOOK # NONE LIBER # 1915 FOLIO # 00121

10 DIGIT TAX # 1600007238

DEED REF # 30882 P-76



ZONING MAP # 011A2
SITE ZONED - RC-2 JPR
ELECTION DIST - 6th
COUNCIL DIST - 3rd
LOT ACREAGE - 2.721 A ±
HISTORIC - NO
IN CBCL - NO
IN FLOOD PLAIN - NO
WATER - PRIVATE
SEWER - PRIVATE
PRIOR HEARING - NO

JOHN P. RICE - NO IMPROVEMENTS
NO ST # 0618035075

2012-0232-SPH

DRAWN BY - MIKE FULLER DATE 3-22-12 SCALE - 1 INCH = 50'

GH

PETITIONER'S
EXHIBIT NO. 1

