

IN RE: PETITION FOR VARIANCE

SW/side of Country Farm Road, 30' W
of c/l of Red Lion Road, NW corner
11th Election District
5th Council District
(5710 Country Farm Road)

Boycutt F. and Tocarra K. Frederick
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0242-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by the legal owners, Boycutt F. and Tocarra K. Frederick. The Petitioners are requesting Variance relief from §§ 427.1.B.1 and 427.1.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed fence 6' in height (in lieu of the maximum allowed 42") to be located in the rear yard that adjoins a front yard and within 10' of the adjoining front yard property line. 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 in support of the variance request were Petitioners Boycutt F. and Tocarra K. Frederick. There were no Protestants or other interested parties in attendance. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

Testimony and evidence revealed that the subject property is 16,580 square feet (0.381 acres) and split-zoned DR 3.5 and M.L. Petitioners testified theirs is the only home in the subdivision that has a rear yard abutting the front yard of an adjoining dwelling.

ORDER RECEIVED FOR FILING

Date 5-24-12

By [Signature]

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

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Indeed, as noted above, the Petitioners' home is the only dwelling in the entire subdivision whose rear yard abuts the front yard of another dwelling – that pre-dated the Red Lions Farm subdivision. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioners. In this regard, Petitioners testified the neighbor who resides in the dwelling abutting the rear of their home has threatened and harassed them repeatedly. Apparently, that neighbor lived in the area for many years and is angry that this new subdivision was constructed, and his behavior became so threatening that the developer secured a peace order against the gentleman. See Zoning Petition attachment.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

Petitioners have met this test.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is amply demonstrated by the support of the adjacent neighbors, as well as the absence of comments by County reviewing agencies. See Petitioners' Exhibit 2.

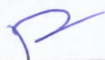
ORDER RECEIVED FOR FILING

2

Date

5-24-12

By

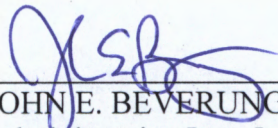


Pursuant to the advertisement, posting of the property and public hearing on this Petition, and after considering the testimony and evidence offered by the Petitioners, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 24 day of May, 2012, by this Administrative Law Judge that Petitioners' Variance request from §§ 427.1.B.1 and 427.1.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed fence 6' in height (in lieu of the maximum height of 42") to be located in the rear yard that adjoins a front yard and within 10' of the adjoining front yard property line, be and is hereby GRANTED.

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

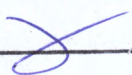
JEB:pz



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5-24-12 3

By 



KEVIN KAMENETZ
County Executive

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

May 24, 2012

BOYCUTT F. AND TOCARRA K. FREDERICK
5710 COUNTRY FARM ROAD
WHITE MARSH MD 21162

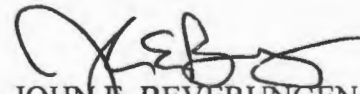
RE: Petition for Variance
Case No.: 2012-0242-A
Property: 5710 Country Farm Road

Dear Mr. and Mrs. Frederick:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure



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 5710 Country Farm Road which is presently zoned DR3.5/ML
Deed References: 30780/06133 10 Digit Tax Account # 2500004238
Property Owner(s) Printed Name(s) Boycutt Frederick + Tocarra Frederick

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. ☒ a Variance from Section(s)

Sections 427.1.B.1 & 427.1.B.2 – to permit a proposed fence 6 feet in height to be located in the rear yard that adjoins a front yard in lieu of the maximum allowed 42 inches and within 10 feet of adjoining front yard property line

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)

See Attachment

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

Date

Signature

By

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2012-0242-A Filing Date 4, 5, 12

Legal Owners (Petitioners):

Boycutt F. Frederick / Tocarra K. Frederick

Name #1 – Type or Print

Name #2 – Type or Print

Boycutt F. Frederick
Signature #1

Tocarra K. Frederick
Signature #2

5710 Country Farm Rd White Marsh MD
Mailing Address City State

21162 / 919-395-0428 / jay.frederick@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Boycutt F. Frederick

Name – Type or Print

5710 Country Farm Rd
Signature

5710 Country Farm Rd White Marsh MD
Mailing Address City State

21162 / 919-395-0428 / jay.frederick@gmail.com
Zip Code Telephone # Email Address

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

Indicated Hardship or Practical Difficulty

Due to the following reasons we are unable to enjoy and beautify our property:

- Since we purchased the home in April 2011, neighbor (who resides behind our lot and not part of Red Lion Farm Subdivision) has verbally expressed discontent with our presence. Neighbor accuses us of "taking his land." He has strategically positioned, for us to view, multiple threatening signs that read, "Never mind the dog beware of owner" (picture of hand holding gun). Additionally, he's posted numerous "no trespassing" signs throughout his property. Family is currently unable to enjoy back yard of property due to the possibility of encountering neighbor.
- Red Lion Farms developer placed a peace order (case #0804SP063852010) against neighbor due to various unpleasant encounters experienced by workers, homeowners, and potential homeowners.
- Within the Red Lion Farm Subdivision, our lot is the only lot that backs up to the front yard of a residence. All other lots have forest or a developer provided fence that line the back of property line.

Example of sign posted on neighbor's property:



Item # 242

The Zoning Hearing Property Description

Part A

Zoning property description for 5710 Country Farm Road White Marsh, MD 21162

Located on the south east corner where Red Lion Road and Country Farm Road intersect.

Part B

Option 2

Being Lot #1 in the subdivision of Red Lion Farm as recorded in Baltimore County

Plat Book 78, Folio 358, containing 16,580 sq. ft. Located in the 11 Election

District and 5 Council District.

Item #0242-

CERTIFICATE OF POSTING

RE:CASE NO: 2012-0242-A

PETITIONER/DEVELOPER _____

JAY FREDERICK

DATE OF HEARING/CLOSING: _____

5/23/12

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

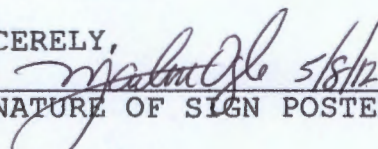
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 5710 COUNTRY FARM ROAD

THIS SIGN(S) WERE POSTED ON _____

May 8, 2012
(MONTH, DAY, YEAR)

SINCERELY,

 5/8/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2012-0242-A

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

PLACE: ROOM 104 JEFFERSON BUILDING 105
WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: WEDNESDAY, MAY, 23, 2012
AT 10:00 A.M.

REQUEST:
VARIANCE TO PERMIT A PROPOSED FENCE 6 FEET IN
HEIGHT TO BE LOCATED IN THE REAR YARD THAT ADJOINS
A FRONT YARD IN LIEU OF THE MAXIMUM ALLOWED 42
INCHES AND WITHIN 10 FEET ADJOINING FRONT YARD
PROPERTY LINE

POSTPONEMENTS DUE TO WEATHER AND OTHER CONDITIONS ARE SOONEST POSSIBLE NECESSARY
TO CONFIRM HEARING CALL 410-875-3381

DO NOT REMOVE THIS SIGN AND POST HEARING DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

05/08/2012

Myalugo 5/8/12

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

No. **82113**

Date: **4/5/12**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/06/2012 4/05/2012 09:40:58

REG 1803 WALKIN 8505 LRB
 RECEIPT # 583803 4/05/2012 OFF
 Dept 5 528 ZONING VERIFICATION
 CR NO. 002113

Receipt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						075.00

Total: **\$75.00**

Rec From:

For:

Zoning hearing - case # 2012-0242-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: # 2012-0242-A
5710 Country Farm Road
SW/s Country Farm Road,
30' W/of centerline of Red
Lion Road, N/w corner
11th Election District
5th Councilmanic District
Legal Owner(s): Boycutt &
Tocarra Frederick

Variance: to permit a proposed fence 6 feet in height to be located in the rear yard that adjoins a front yard in lieu of the maximum allowed 42 inches and within 10 feet adjoining front yard property line.

Hearing: Wednesday,
May 23, 2012 at 10:00
a.m. in Room 104, 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.

JT 05/656 May 8 303029

CERTIFICATE OF PUBLICATION

5/10/, 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 5/8/, 2012.

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



LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 8, 2012 Issue - Jeffersonian

Please forward billing to:
Boycutt Frederick
5710 Country Farm Road
White Marsh, MD 21162

919-395-0428

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: 2012-0242-A

5710 Country Farm Road
SW/s Country Farm Road, 30' W/of centerline of Red Lion Road, N/w corner
11th Election District – 5th Councilmanic District
Legal Owners: Boycutt & Tocarra Frederick

Variance to permit a proposed fence 6 feet in height to be located in the rear yard that adjoins a front yard in lieu of the maximum allowed 42 inches and within 10 feet adjoining front yard property line.

Hearing: Wednesday, May 23, 2012 at 10:00 a.m. in Room 104, 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

April 27, 2012

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: 2012-0242-A

5710 Country Farm Road
SW/s Country Farm Road, 30' W/of centerline of Red Lion Road, N/w corner
11th Election District – 5th Councilmanic District
Legal Owners: Boycutt & Tocarra Frederick

Variance to permit a proposed fence 6 feet in height to be located in the rear yard that adjoins a front yard in lieu of the maximum allowed 42 inches and within 10 feet adjoining front yard property line.

Hearing: Wednesday, May 23, 2012 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Frederick, 5710 Country Farm Road, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 8, 2012.**
- (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.

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 - 0242 - A

Petitioner: Boycutt Frederick

Address or Location: 5710 Country Farm Rd White Marsh, MD 21162

PLEASE FORWARD ADVERTISING BILL TO:

Name: Boycutt Frederick

Address: 5710 Country Farm Rd

White Marsh, MD 21162

Telephone Number: 919-395-0428



KEVIN KAMENETZ
County Executive

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

May 15, 2012

Boycutt F. and Tocarra Frederick
5710 Country Farm Road
White Marsh MD 21162

RE: Case Number 2012-0242-A, Address: 5710 Country Farm Road, 21162

Dear Mr. & Ms. Frederick:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 5, 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, reading "W. Carl Richards, Jr.", is written over a dark, textured background.

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: 4-19-12

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

RE: Baltimore County
Item No 2012-0242-A
Variance
Baycutter F. & Tocarra R.
Frederick
5710 Country Farm 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. 2012-0242-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,

A handwritten signature in blue ink that reads "Richard D. Foster".
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 26, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2012
Item Nos. 2012-0208, 0241, 0242, 0243, 0244, 0245, 0246, 0247, 0248,
0249, 0250 And 0252.

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-04302012-NO COMMENTS.doc

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
5710 Country Farm Road; SW/S Country	*	
Farm Road, 30' W of c/line Red Lion Road	*	OF ADMINSTRATIVE
11 th Election & 5 th Councilmanic Districts	*	
Legal Owner(s): Boycutt & Tocarra Frederick	*	HEARINGS FOR
Petitioner(s)	*	
	*	BALTIMORE COUNTY
	*	
	*	2012-242-A

* * * * *

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 19 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of April, 2012, a copy of the foregoing Entry of Appearance was mailed to Boycutt Frederick, 5710 County Farm Road, White Marsh, MD 21162, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

5/23 @ 10 AM

file**Debra Wiley - ZAC Comments - Distribution Mtg. of April 16th**

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 4/23/2012 9:38 AM
Subject: ZAC Comments - Distribution Mtg. of April 16th

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.

2012-0208-A - 12519 Falls Road
No hearing date assigned in data base as of today

2012-0241-A - 238 Colgate Avenue
Administrative Variance - Closing Date: 4/30

2012-0242-A - 5710 Country Farm Road
No hearing date assigned in data base as of today

2012-0243-A - 6600 Baltimore National Pike
No hearing date assigned in data base as of today

2012-0244-A - 3023 Taylor Avenue
No hearing date assigned in data base as of today

2012-0245-A - 519 Maryland Avenue
Administrative Variance - Closing Date: None reflected in data base as of today

2012-0246-SPHA - 7933 Eastern Avenue
No hearing date assigned in data base as of today

2012-0247-A - 601 Goucher Avenue
Administrative Variance - Closing Date: 5/7/12

2012-0248-SPHA - 2204 Lodge Forest Drive - **CRITICAL AREA**
No hearing date assigned in data base as of today

2012-0249-A - 2206 Lodge Forest Drive - **CRITICAL AREA**
No hearing date assigned in data base as of today

2012-0250-A - 513 Piccadilly Road
Administrative Variance - Closing Date: 5/7/12

2012-0251-A - 3516 Bay Drive - **CRITICAL AREA**
Administrative Variance - Closing Date: 5/7/12

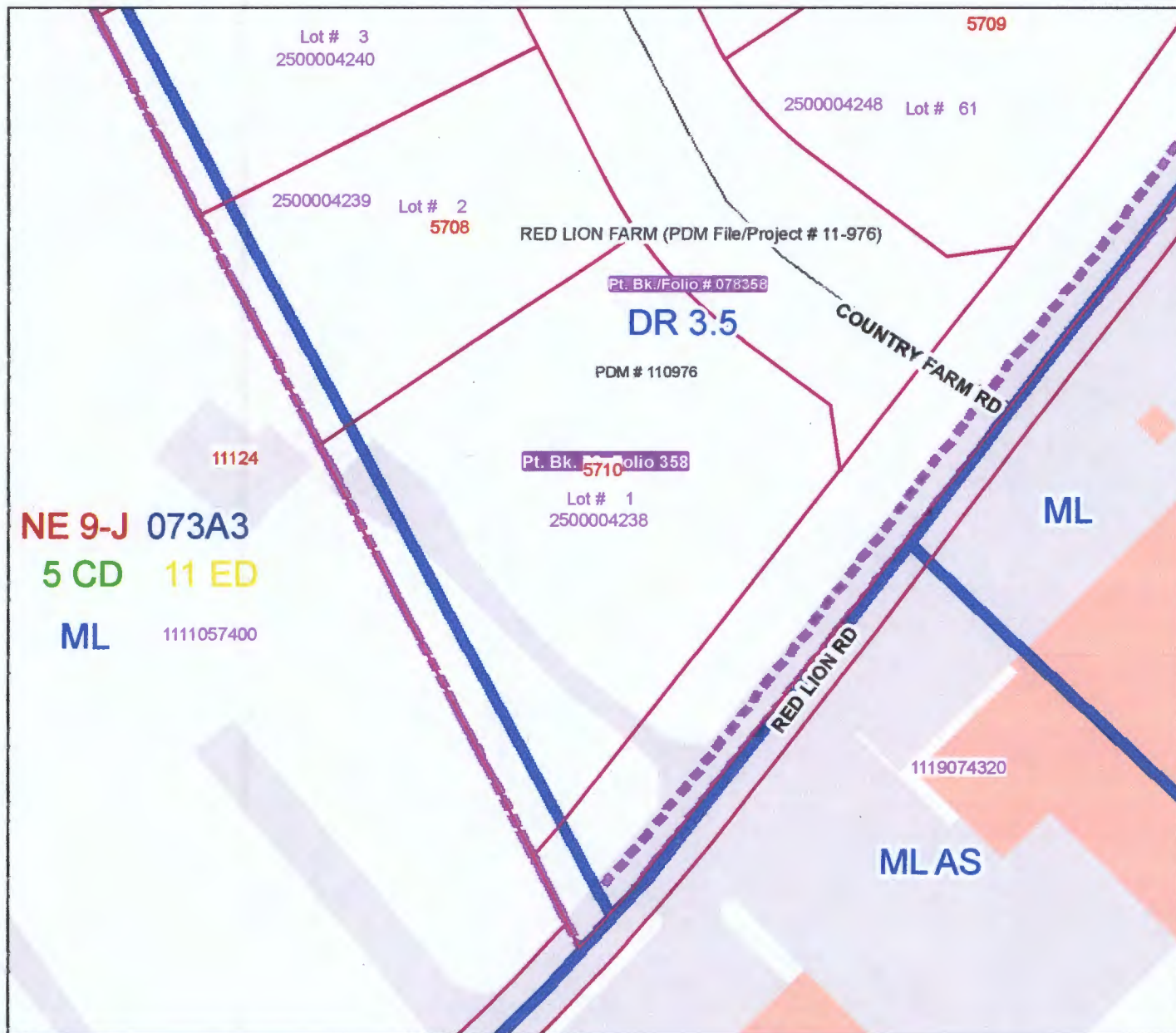
M E M O R A N D U M

DATE: June 18, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0242-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 25, 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

5710 Country Farm Road



Publication Date: April 05, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

Item # 0242

prior to those lots surrounding yours -
being complete. Yard grades may
need to be blended into yours

COUNTRY FARM ROAD

RED LION ROAD

NARLES STD.
ELEV. C = 47.74
BSMT. = 39.00
W/W
FP
MORN ROOM
#5708
8,745 S.F.
0.201 Ac.

MILAN STD.
ELEV. C = 47.74
BSMT. = 39.00
W/W
FP
MORNING ROOM
#5710
16,580 S.F.
0.381 Ac.

EX. SAN.
WHC
SHC
EX. WAT.
WHC
SHC
D.S.D.
EX. S.D.
CONC WALK
B.R.L.
BASEMENT
SLOPE EASEMENT
DR 3.5

L=20.09'
L=48.37'

7%
14'
20.0'
46x0
42.0'
82.19'
119.84'

11%
18'
20.29'
17.71'
38.0'
22.0'
16.0'
45.4'
46.0'
44'
143.87'
12.66'

SITE PLAN REVIEW
DATE: 1/5/11
BY: Anthony Paske
DRAWN BY: J.W. Miller, Bryant
FOUNDATION CONTRACTOR: DICO

Your responsibility to maintain and repair all sediment traps damaged during your phase of construction. All

DATE: 1/3/11
PM: Anthony Parks (AP)
BUYER:
CC Wills, Miller, Bryant
EXCAVATOR: B+M
FOUNDATION
CONTRACTOR: DICO

"It is your responsibility to maintain and repair all sediment controls damaged during your phase of construction. All issues left not in compliance will be billed to your company."

	D.R. 3.5 (FEET)
FROM FRONT OF BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE, ARTERIAL COLLECTOR	25
FROM SIDE OF BUILDING FACE TO: SIDE OF BUILDING FACE PUBLIC STREET RIGHT-OF-WAY PAVING OF PRIVATE ROAD TRACT BOUNDARY	16<20 HIGH 20>20 HIGH 15 25 15
FROM REAR OF BUILDING FACE TO: REAR OF PROPERTY LINE PUBLIC STREET RIGHT-OF-WAY	30 30
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET.	

DRIVEWAY	635	SF
LEADWALK	17	SF
PUBLIC WALK	982	SF
SEED	14,339	SF
SOD		SF
WHC	25	LF
SHC	34	LF

BUILDER
RYAN HOMES
8019 CORPORATE DRIVE, SUITE A
BALTIMORE, MD 21236
PHONE: 410.931.6833



SITE AND GRADING PLAN
FOR
RED LION FARM
LOT 1

11TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

JOB NO.: 16827

Case No.: 2012-242-A

Exhibit Sheet

100
6-20-12

5/24/12
R

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Neighbors' Signatures	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

May 14, 2012

Dear Presiding Judge:

I'm a homeowner living in the Red Lion Farms Subdivision and I support Boycutt and Tocarra Frederick's pursuit to obtain a variance as described in Case # 2012-0242-A:

"Variance to permit a proposed fence 6 feet in height to be located in the rear of yard that adjoins a front yard in lieu of the maximum allowed 42 inches and within 10 feet adjoining front yard property line"

Red Lion Farm Residents That Support Case #2012-0242-A

Name: Bosede & Kehinde Olayinka
Signature: [Signature]
Address: 5700 Country Farm Rd
White Marsh MD 21162
Date: 5/16/12

Name: Alexandra Beem
Signature: [Signature]
Address: 5635 Country Farm Rd
Date: 5/16/12

Name: Tom Beem
Signature: [Signature]
Address: 5635 Country Farm Rd
Date: 5/16/2012

Name: Kerry Button
Signature: [Signature]
Address: 5653 Country Farm Rd
Date: 5/16/12

Name: OMAR R. CORDIAL
Signature: [Signature]
Address: 5629 COUNTRY FARM ROAD
Date: MAY 16, 2012

Name: GEYER MARC
Signature: [Signature]
Address: 5649 Country Farm Rd White Marsh 21162
Date: 5/18/12

Name: Margaret Alexandra Marc
Signature: [Signature]
Address: 5649 Country Farm Rd
White Marsh MD 21162
Date: 5/18/12

Name: Charlaine Johnson
Signature: [Signature]
Address: 5708 Country Farm Road
Date: 5/18/12

Name: Jay Wilson / Diana Schmidt
Signature: Jay Wilson / Diana Schmidt
Address: 5709 Country Farm Rd
Date: 5/21/2012

Name: Carol Masrysoch
Signature: Carol Masrysoch
Address: 5633 Country Farm Rd
Date: 5/21/2012

Name: Melheret & Rob Canthers
Signature: Canthers Rob Canth
Address: 5637 Country Farm Rd
Date: 05/21/2012

Name: _____
Signature: _____
Address: _____
Date: _____

Name: _____
Signature: _____
Address: _____
Date: _____

Name: _____
Signature: _____
Address: _____
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Signature: _____
Address: _____
Date: _____

Name: _____
Signature: _____
Address: _____
Date: _____

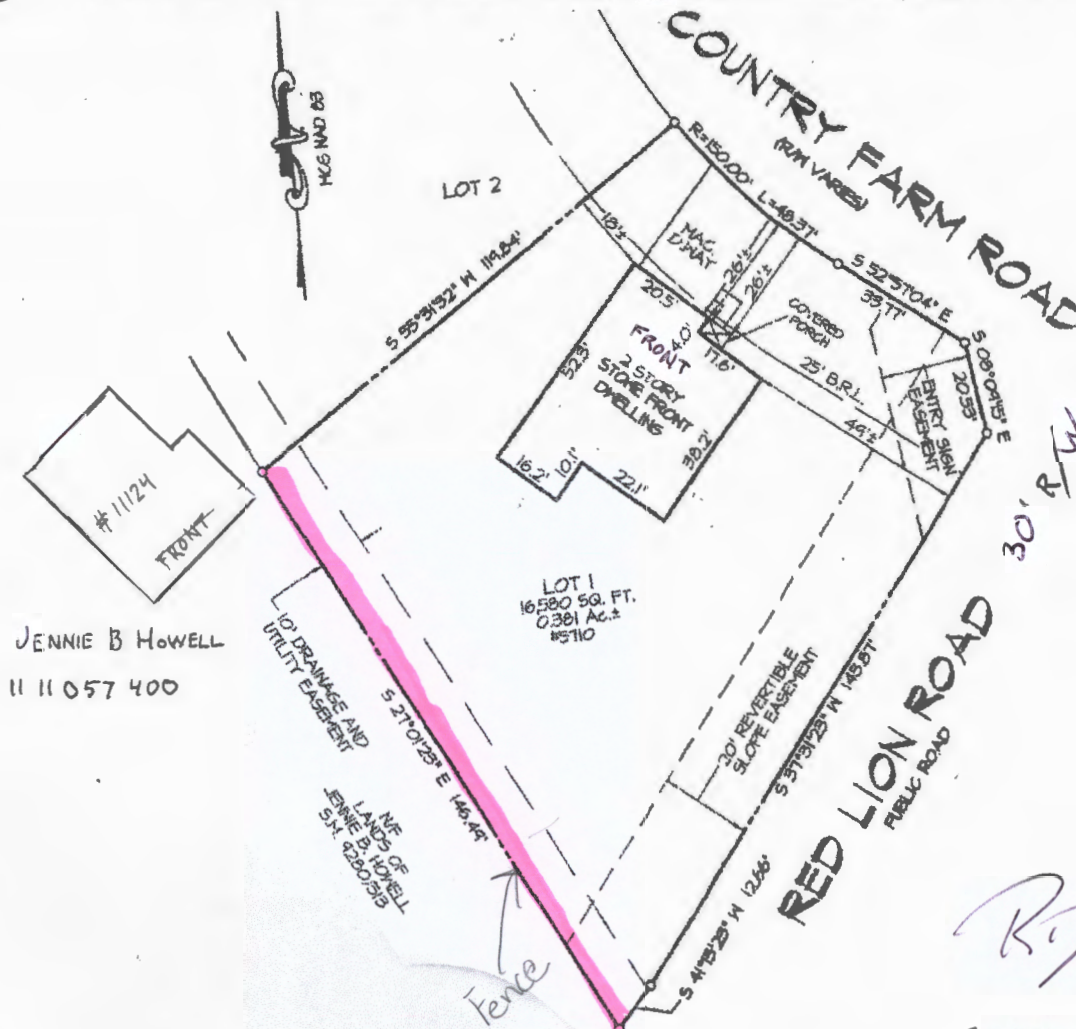
Name: _____
Signature: _____
Address: _____
Date: _____

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 5710 Country Farm Rd White Marsh, MD 21162 OWNER(S) NAME(S) Boycutt + Tocarra Frederick

SUBDIVISION NAME Red Lion Farm LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 78 FOLIO # 358 10 DIGIT TAX # 2500004238 DEED REF. # 30780/00133



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 073A3

SITE ZONED DR3.5/ML

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.381

OR SQUARE FEET 16,580 sq. ft.

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? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY

Reproduced by
Boycutt Frederick

DATE

4/3/12

SCALE: 1 INCH = 40 FEET

Original by: Morris + Ribbie
Associates, Inc.

EX 1