

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Parkfield Road; 821.87 feet

NE of the c/l of Byron Road

2nd Election District

2nd Council District

(3732 Parkfield Road)

Stephen and Amanda Osborne

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0279-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Stephen and Amanda Osborne. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0.5 feet in lieu of the required 10 feet for a garage. 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.

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 May 12, 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 the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 6-8-12

By BM

information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 8th day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0.5 feet in lieu of the required 10 feet for a garage, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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, 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.



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 6-8-12

2

By [Signature]



KEVIN KAMENETZ
County Executive

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

June 8, 2012

STEPHEN AND AMANDA OSBORNE
3732 PARKFIELD ROAD
PIKESVILLE MD 21208

RE: Petition For Administrative Variance
Case No. 2012-0279-A
Property: 3732 Parkfield Road

Dear Mr. and Mrs. Osborne:

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 "L. Stahl", is written over the name Lawrence M. Stahl.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS: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 3732 Parkfield Rd

which is presently zoned DR-5.5

Deed Reference 26085/00656

10 Digit Tax Account # 0212000620

Property Owner(s) Printed Name(s) Stephen Osborne

Amanda Osborne

(SELECT THE HEARING(S) BY MARKING **X** 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. **X** **ADMINISTRATIVE VARIANCE** from section(s) 1802.3.C.1; BCZR, TO PERMIT A SIDEYARD SETBACK OF 0.5 FT FOR A GARAGE IN LIEU OF THE REQUIRED 10 FT

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

Legal Owners:

Stephen Osborne

Amanda Osborne

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

3732 Parkfield Rd Pikesville MD

Mailing Address City State

21208 410-935-4996 STEROBX@yahoo.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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 68.10 day of October, 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 2012-0279-A

Filing Date 5, 3, 12

Estimated Posting Date 5, 13, 12

Reviewer CM

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:

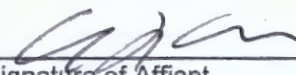
Address: 3732 Parkfield Rd Pikesville Maryland 21208
Print or Type Address of property. City State Zip Code

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)

We would like to add a garage onto our existing house. The
storage space within the house is not adequate, so the garage would
serve as both a car storage, and a household item storage area.
Due to current set back requirements, garage construction is not possible,
therefore we are requesting this variance.

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


Signature of Affiant
Stephen Osborne
Name- Print or Type


Signature of Affiant
Amanda L. Osborne
Name- Print or Type

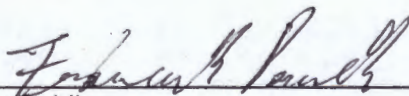
The following information is to be completed by a Notary Public of the State of Maryland

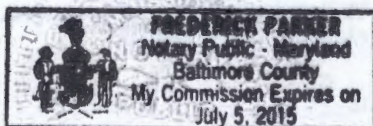
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of May, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Stephen + Amanda Osborne
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 5, 2015
My Commission Expires



Property Description

Part A

ZONING PROPERTY DESCRIPTION FOR 3732 Parkfield Rd, Pikesville Maryland,
21208

Beginning at a point on the west side of Parkfield Rd which is 50 feet wide at the distance of 821.87 feet northeast of the centerline of the nearest improved intersecting street (Byron Road) which is 50 feet wide.

Part B

Being Lot #5, Block A, Section #1 in the subdivision of Courthaven in Baltimore County Plat Book #25, Folio #37, containing 7475 total square feet. Located in the 2nd Election District and 2nd Council District.

MORE COUNTY, MARYLAND
DEPT. OF BUDGET AND FINANCE
VARIOUS MISCELLANEOUS CASH RECEIPT

No. **83445**

Date: **5/3/12**

Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
806	0000		6150						75.00

Total: **75.00**

S. OSBORNE

2012-0279-A

NOTATION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DPM
 5/04/2012 5/03/2012 19:21:25 8
 DEPT 0004 WALKIN SHIL SAN
 RECEIPT # 528614 5/03/2012 DFLN
 Dept 3 528 ZONING VERIFICATION
 NO. 083445

Recpt Tot \$75.00
 \$75.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0279 -A Address 3732 Parkfield Rd.

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

Filing Date: 5/3/12 Posting Date: 5/13 Closing Date: 5/28

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **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.
2. **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.
3. **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.
4. **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- 0279 -A Address 3732 Parkfield Rd.

Petitioner's Name S. OSBORNE Telephone 410-935-4996

Posting Date: 5/13/12 Closing Date: 5/28/12

Wording for Sign: To Permit A SIDEYARD SETBACK of .5ft. in
LIEU of the REQUIRED 10ft for an ATTACHED
GARAGE.

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: 2012-0279-A

Petitioner: STEPHEN OSBORNE

Address or Location: 3732 PARKfield Rd., Pikesville, Md. 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Same

Telephone Number: 410-935-4996

CERTIFICATE OF POSTING

RE: CASE NO: 2012-0279-A

PETITIONER/DEVELOPER _____

S. OSBORNE

DATE OF HEARING/CLOSING: _____

5/28/12

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 3732 PARKFIELD RD

THIS SIGN(S) WERE POSTED ON _____

May 12, 2012
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/12/12
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2012-0279-A

TO PERMIT A SIDEYARD SETBACK OF .5 FT. IN
LIEU OF THE REQUIRED 10 FT FOR AN ATTACHED
GARAGE

PUBLIC HEARING ?

PERMANENT RESIDENTS OF THE BALDWIN RESIDENTS' ASSOCIATION
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

Monday May 28, 2012

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD, 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

05/12/2012

mpulm 5/12/12

MEMORANDUM

DATE: July 10, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0279-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 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.: 2012-0279-A

Exhibit Sheet

6-13-12 *[initials]*

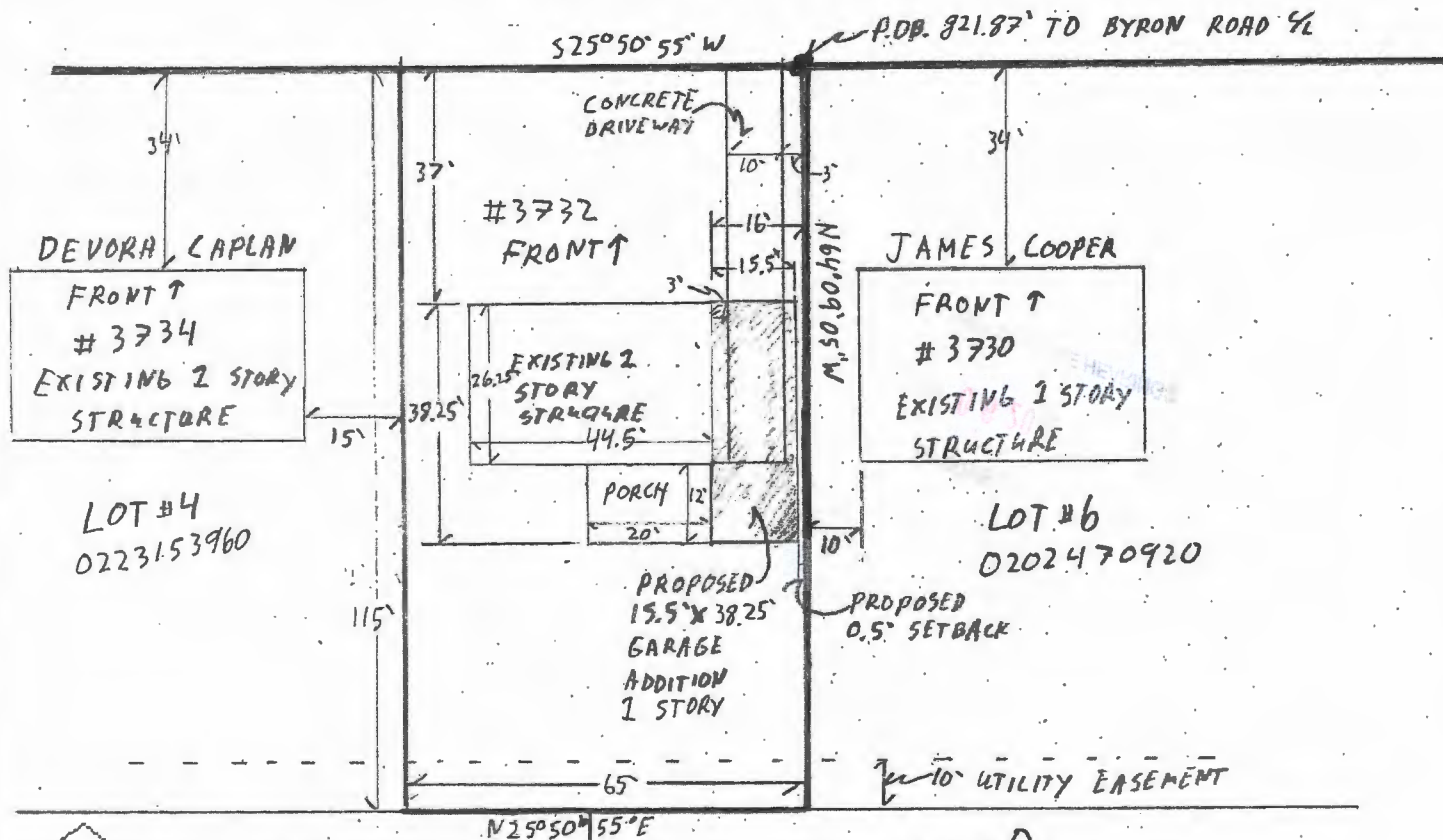
Petitioner/Developer

Protestant *DW 7/10/12*

No. 1	<i>site plan</i>	
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 3732 PARKFIELD ROAD OWNER(S) NAME(S) STEPHEN + AMANDA OSBORNE
SUBDIVISION NAME COURTHAVEN LOT # 5 BLOCK # A SECTION # 1
PLAT BOOK # 25 FOLIO # 37 10 DIGIT TAX # 0212000620 DEED REF. # 26085100656

PARKFIELD ROAD 50 FT. NW



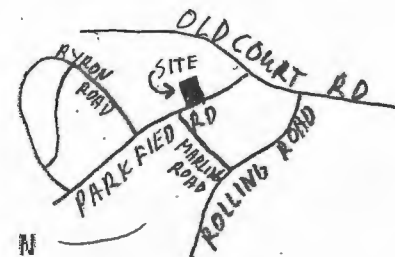
LOT # 3
23000000453
JOYCE WEBSTER

LOT # 0
23000000457
SWM-STORM WATER MANAGEMENT

PLAN DRAWN BY STEPHEN OSBORNE

DATE 4/16/12 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 108C1

SITE ZONED DR 5.5

ELECTION DISTRICT 2

COUNCIL DISTRICT 2

LOT AREA ACREAGE -

OR SQUARE FEET 7475

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? N/A

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CASE NO. 2012- 0279-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
-----------------------------	-------------------	---

5-17

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NC

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

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

5-15

STATE HIGHWAY ADMINISTRATION

NC

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 5-12 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Patricia Zook - Case 2012-0279-A - AV that closed 5-28

From: Patricia Zook
To: Fisher, June; Lewis, Kristen
Date: 6/4/2012 10:13 AM
Subject: Case 2012-0279-A - AV that closed 5-28
CC: Wiley, Debra

This case is also missing site plans.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



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

2012-0279-A

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

Account Identifier: District - 02 Account Number - 0212000620

Owner Information

Owner Name:	OSBORNE STEPHEN OSBORNE AMANDA	Use:	RESIDENTIAL
Mailing Address:	3732 PARKFIELD RD BALTIMORE MD 21208-2338	Principal Residence:	YES
		Deed Reference:	1)/26085/ 00656 2)

Location & Structure Information

Premises Address	Legal Description
3732 PARKFIELD RD 0-0000	3732 PARKFIELD RD COURTHAVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0077	0014	0372		0000	1	A	5	1	Plat Ref: 0025/ 0037

Special Tax Areas	Town
	NONE
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,648 SF	7,475 SF	04

Stories	Basement	Type	Exterior
2.000000	NO	SPLIT LEVEL	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	76,470	76,400		
Improvements:	164,470	111,100		
Total:	240,940	187,500	187,500	187,500
Preferential Land:	0			0

Transfer Information

Seller:	HUGGINS IRMA	Date:	08/22/2007	Price:	\$240,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/26085/ 00656	Deed2:	
Seller:	CROSBY SCOTT	Date:	09/08/2006	Price:	\$259,560
Type:	ARMS LENGTH IMPROVED	Deed1:	/24440/ 00247	Deed2:	
Seller:	GARCIA YOLANDE M	Date:	07/26/2006	Price:	\$190,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/24208/ 00287	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:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	Approved 02/02/2010
--------------------------------------	---------------------

Desired location
for garage
addition

Existing structure at
3732 Parkfield Road



Desired garage location
outline- Even with front
of existing structure at
3732, within 6" of
property line

Existing structure at
3730 Parkfield Rd



Desired location
for garage
addition

Existing structure at
3732 Parkfield Road



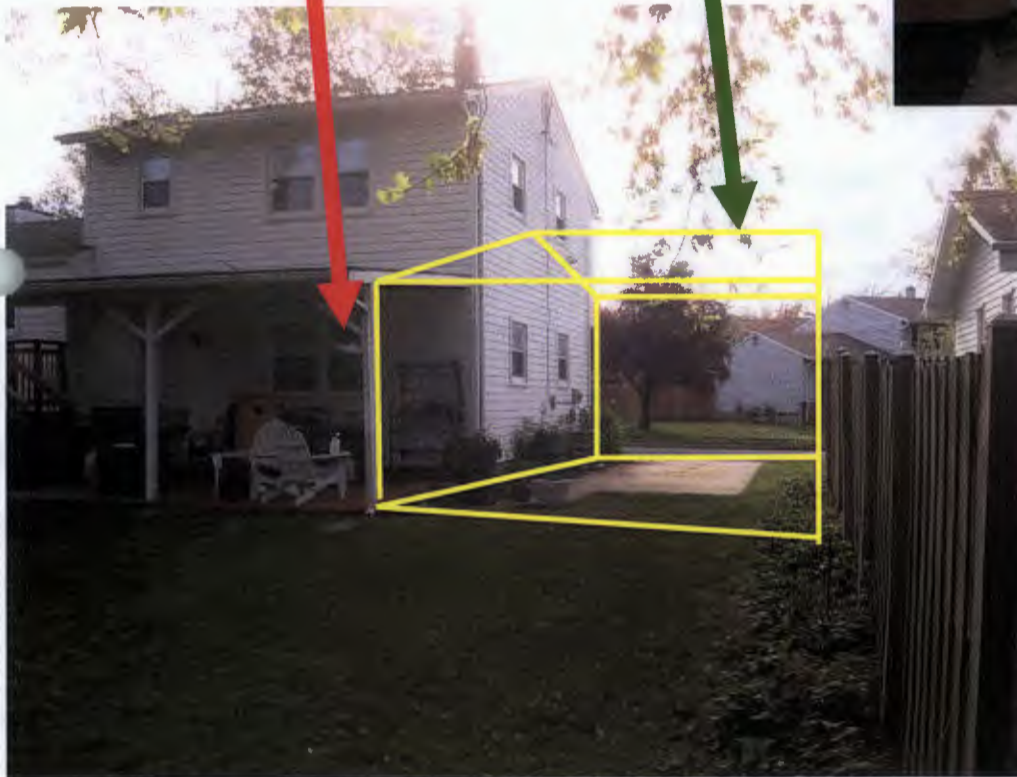
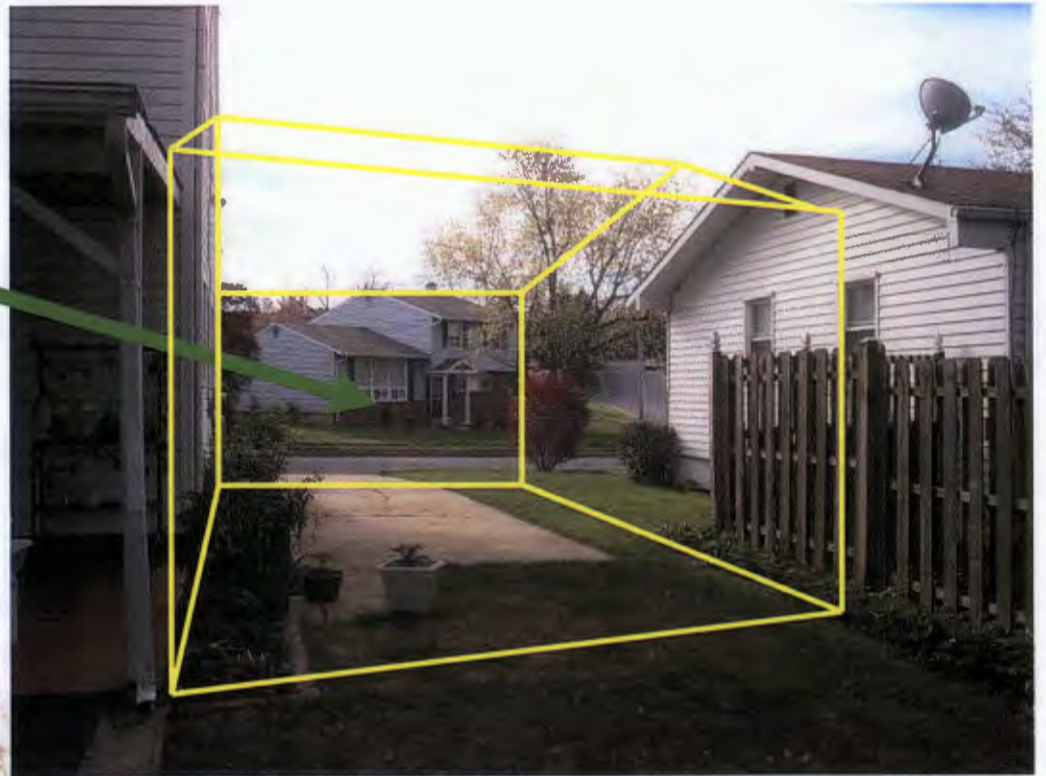
Desired garage location
outline- Even with front
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3732, within 6" of
property line

Existing structure at
3730 Parkfield Rd



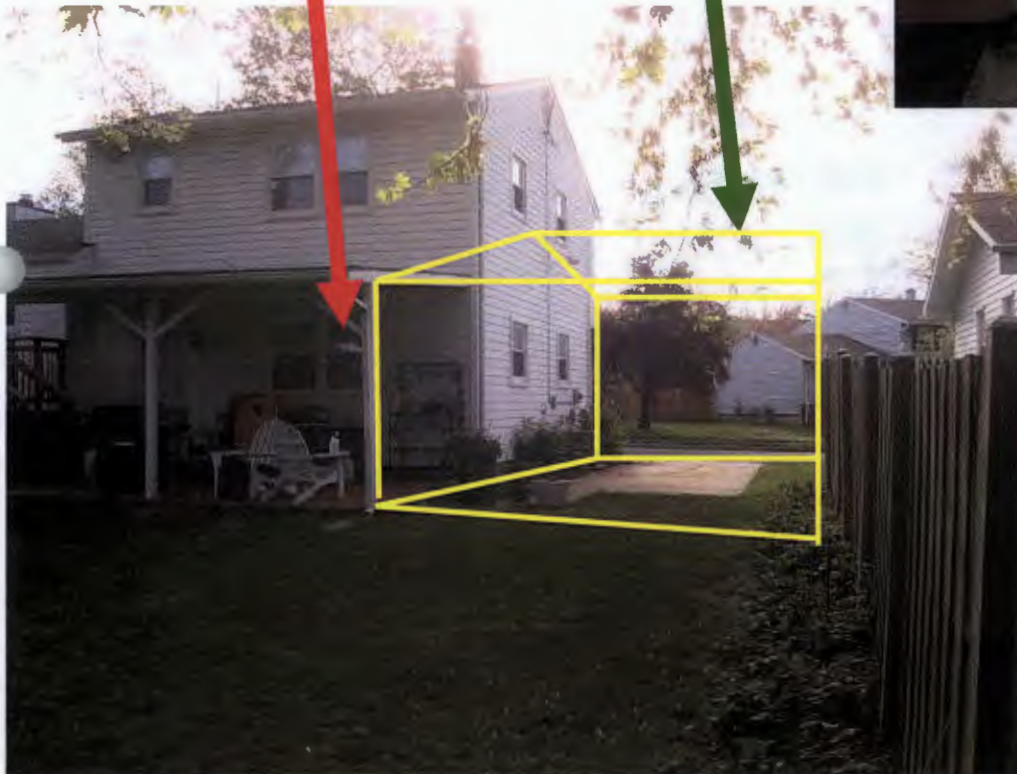
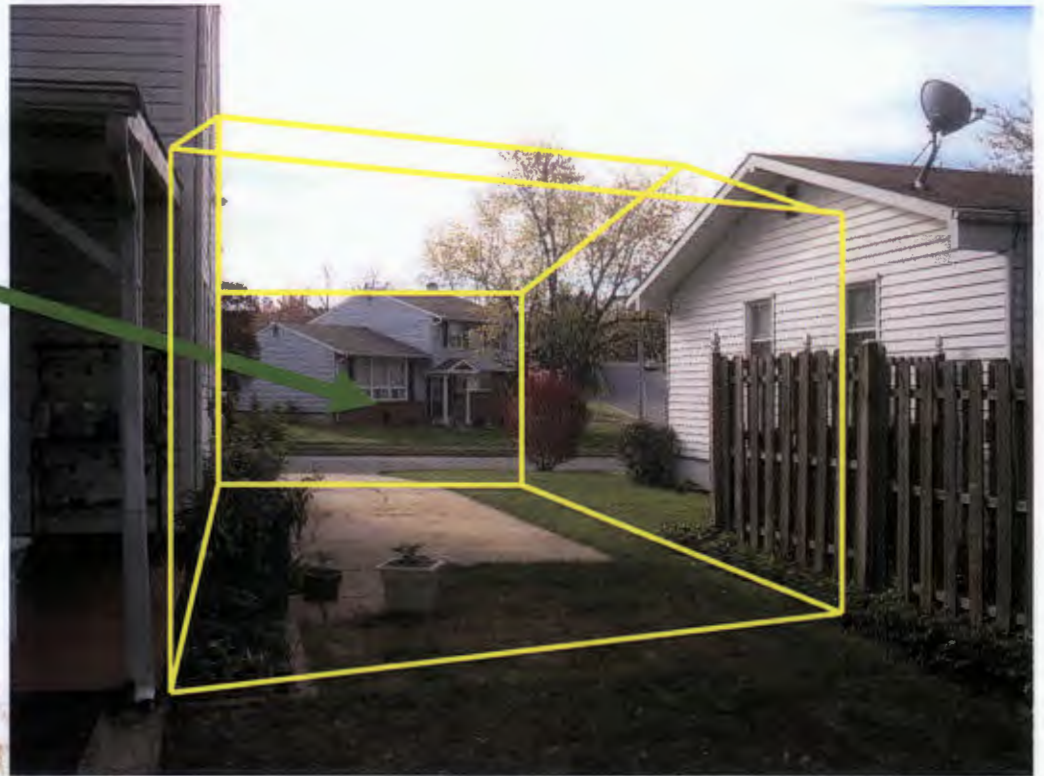
Desired garage location
outline- Even with front
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3732, within 6" of
property line

Existing structure at
3730 Parkfield Rd



Desired garage location
outline- Even with front
of existing structure at
3732, within 6" of
property line

Existing structure at
3730 Parkfield Rd



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2012
Item Nos. 2012-0243, 0278, 0279, 0280, 0281, 0282, 0283
And 0288

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-05282012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
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DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05282012-NO COMMENTS.doc

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



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

Date: 5-15-12

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

RE: Baltimore County
Item No 2012-0279-A
Administrative Variance
Stephen & Amanda Osborne
3732 Parkfield 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. 2012-0279-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

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



State Highway
Administration

Maryland Department of Transportation

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

Date: 5-15-12

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

RE: Baltimore County
Item No 2012-0279-A
Administrative Variance
Stephen & Amanda Osborne
3732 Park Field 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. 2012-0279-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



KEVIN KAMENETZ
County Executive

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

May 31, 2012

Mr. & Mrs. Stephen Osborne
3732 Parkfield Road
Pikesville, MD 21208

RE: Case Number: 2012-0279-A, Address: 3732 Parkfield Road

Dear Mr. & Mrs. Osborne:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 2, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

.1



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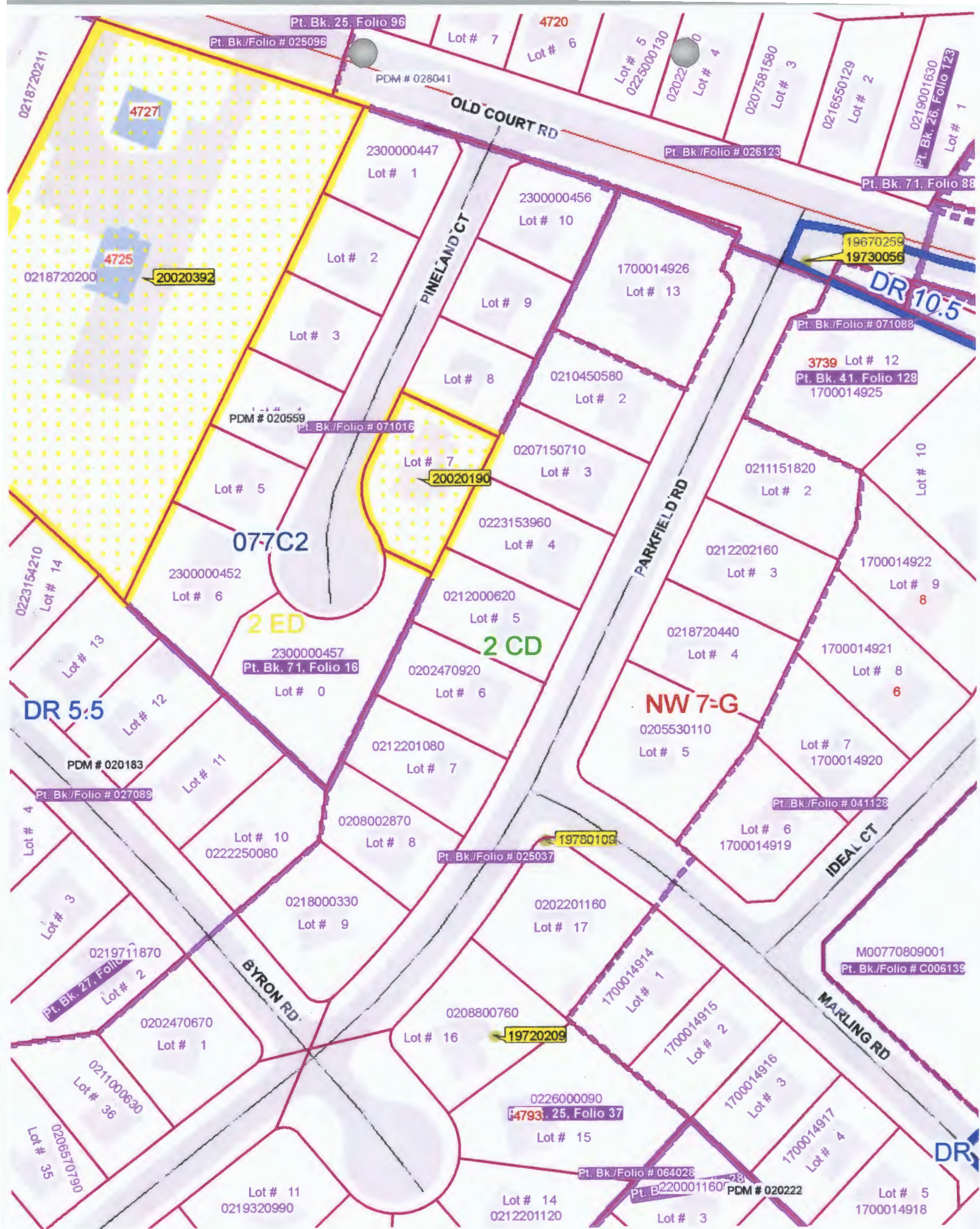
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

1



Pt. Bk. 25, Folio 96

Pt. Bk./Folio # 025096

PDM # 028041

OLD COURT RD

Pt. Bk./Folio # 026123

Pt. Bk. 71, Folio 88

19670259
19730056

DR 10.5

Pt. Bk./Folio # 071088

3739 Lot # 12
Pt. Bk. 41, Folio 128
1700014925

PDM # 020559

Pt. Bk./Folio # 071016

20020190

077C2

2 ED

2300000457
Pt. Bk. 71, Folio 16

2 CD

NW 7-G

DR 5.5

PDM # 020183

Pt. Bk./Folio # 027089

Pt. Bk./Folio # 041128

Pt. Bk./Folio # 025037

19780109

M00770809001
Pt. Bk./Folio # C006139

0219711870
Pt. Bk. 27, Folio 1
Lot # 2

BYRON RD

0202470670
Lot # 1

0208800760
Lot # 16

19720209

0226000090
4793, 25, Folio 37

Lot # 15

Pt. Bk./Folio # 064026

Pt. Bk. 220001160

PDM # 020222

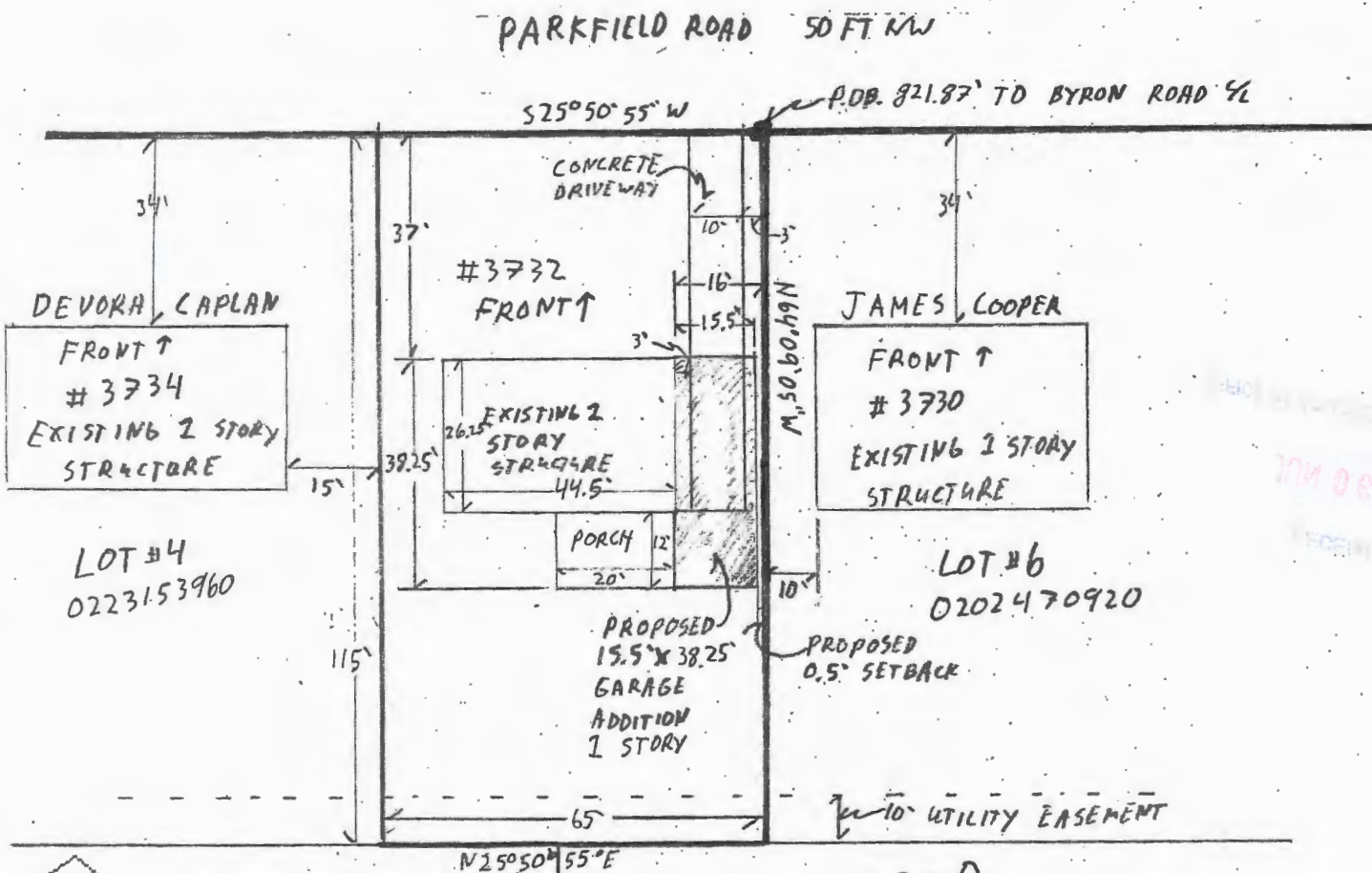
Lot # 14
0212201120

Lot # 3

Lot # 5
1700014918

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 3732 PARKFIELD ROAD OWNER(S) NAME(S) STEPHEN + AMANDA OSBORNE
 SUBDIVISION NAME COURTHAVEN LOT# 5 BLOCK# A SECTION# 1
 PLAT BOOK # 25 FOLIO # 37 10 DIGIT TAX # 0212000620 DEED REF. # 26085100656



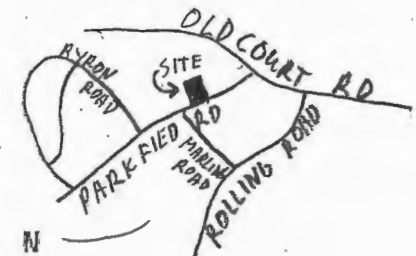
LOT #17
23000000453
JOYCE WEBSTER

LOT #10
23000000453
SWM-STORM WATER MANAGEMENT

PLAN DRAWN BY STEPHEN OSBORNE

DATE 4/16/12 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 108C1
 SITE ZONED DR 5.5
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE -
 OR SQUARE FEET 7475
 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? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO: