

IN RE: PETITION FOR ADMIN. VARIANCE

SE corner of Harford Road and Mt.
Vista Road
11th Election District
3rd Council District
(12301 Harford Road)

George and Tracy Mink
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2012-0318-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, George and Tracy Mink. The Petitioners are requesting Variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d(2)(A) of the Zoning Commissioner's Policy Manual to permit a proposed accessory building (detached garage) to be located in the portion of the lot closest to any side street with a height of 25 feet and a street right-of-way line setback of 27 feet in lieu of the required location in the third of the lot farthest removed from any side street, a maximum height of 15 feet, and a street right-of-way line setback of 50 feet, respectively. 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. Comments were received from the Department of Environmental Protection and Sustainability dated July 11, 2012, which state:

Groundwater Mgmt. must review any proposed bldg. permits for this site, since the house is served by well and septic. Also, in this case - the proposed garage may be close to the septic area.

ORDER RECEIVED FOR FILING

Date 7-18-12

By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 24, 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 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.

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 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 18 day of July, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d(2)(A) of the Zoning Commissioner's Policy Manual to permit a proposed accessory building (detached garage) to be located in the portion of the lot closest to any side street with a height of 25 feet and a street right-of-way line setback of 27 feet in lieu of the required location in the third of the lot farthest removed

ORDER RECEIVED FOR FILING

Date 7-18-12 2

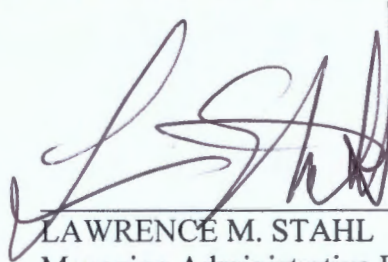
By [Signature]

form any side street, a maximum height of 15 feet, and a street right-of-way line setback of 50 feet, respectively, 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.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Groundwater Management must review any proposed building permits for this site since the house is served by well and septic. Also, in this case, the proposed garage may be close to the septic area.

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 7-18-12

By mg



KEVIN KAMENETZ
County Executive

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

July 18, 2012

GEORGE AND TRACY MINK
12301 HARFORD ROAD
KINGSVILLE MD 21078

RE: Petition For Administrative Variance
Case No. 2012-0318-A
Property: 12301 Harford Road

Dear Mr. and Mrs. Mink:

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 "LMS", is written over the typed name of Lawrence M. Stahl.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure

c: Maryland Building Permits, Inc., 1602 Pinnacle Road, Towson MD 21286



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 12301 HARFORD RD. Kingsville which is presently zoned RC 5 (Vested RDP)

Deed Reference 30778/0087 10 Digit Tax Account # 1700010968

Property Owner(s) Printed Name(s) George and Tracy Mink

(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 + 400.3, BCZR + Sect. 400.1.d(2)(A), ZONING
Commissioners Policy Manual (2 cpm) to permit a proposed ACCESSORY Bldg. (DETACHED GARAGE)
to be located in the portion of lot closest to any side street, with HT. of 25' + A STREET RT. OF WAY LINE
SETBACK OF 27'; in lieu of Req.'s location in the third of the lot furthest removed from any side street,
A MAX. HT. OF 15' + STREET RIGHT OF WAY LINE SETBACK OF 50'.
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 bound 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

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 7-18-10 day of July, 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

Legal Owners:

George Mink

Name #1 - Type or Print

Signature #1

Tracy Mink

Name #2 - Type or Print

Signature #2

12301 HARFORD RD., KINGSVILLE, MD 21078

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Victoria Meyer, Md Bldg. Permits, Inc.

Name - Type or Print

and Ms. Lee Giroux ph. 443-564-8875

Signature

1602 Pinnacle Rd., Towson, MD 21286

Mailing Address

City

State

Zip Code

Telephone #

Email Address

MdBldgpermits@comcast.net

ORDER RECEIVED FOR FILING

Date

7-18-10

CASE NUMBER 2012-318-A

Filing Date 6/12/12

Estimated Posting Date 6/24/12

Reviewer BR

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: 12301 HARFORD RD., KINGSVILLE, MD 21078
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)

Homeowners want to construct a two story 3 car detached garage (size 40' x 30') 25' Ht.
1,200 square feet with 2nd floor for storage. The property is a corner lot.
House faces 12301 Harford Rd. property's driveway comes out on Mt. Vista Rd.
and this is where owners want to locate the garage on their driveway. The hardship is
the shape of their lot and location of driveway limits where to place garage.

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

Signature of Affiant

George Mink

Name- Print or Type

Signature of Affiant

Tracy Mink

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 28th day of April, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

George Mink and Tracy Mink
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

[Signature]
Notary Public

10-27-15
My Commission Expires

ZONING DESCRIPTION

Zoning Description For 12301 Harford Road

Beginning at a point on the southeast corner of Harford Road, which is 70 ft. wide and Mt. Vista Road, which is 70 feet wide. Being Lot # 28 in the subdivision of Mount Vista Estates and resubdivision of Beechmont - Section 2, as recorded in Baltimore County Plat Book #0040, Folio# 0006, containing 1.964 acres and located in the 11th Election District, 3rd Councilmanic District.

No. 83493

Date: 6/12/12

PAID RECEIPT

BUSINESS WE'RE THE OWN
4/14/2012 4/15/2012 15:11:51 2

NO 6 WOOD, HALL JOHN JEE
 RECEIPT # 701008 6/12/02 OPEN
 Apt 5 528 BUNKER VERIFICATION
 CB NO. 083493

Recpt tot 475.00
 475.00 CH 4.00 CA
 Baltimore County, Maryland

CK385T

**CASHIER'S
VALIDATION**

[illegible]

*Total: 16 75 00

Rec
From:

For:

Zoning hearing - case # 2012-0318-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

RE: Case No 2012-0318-A

Petitioner/Developer _____
LEE GIRoux

Date Of Hearing/Closing: 7/9/12

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 12301 HARPO RD

This sign(s) were posted on June 24, 2012
Month, Day, Year

Sincerely,

Martin Ogle 6/24/12
Signature of Sign Poster and Date
Martin Ogle

60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2012-0318-A

TO PERMIT A PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE PORTION OF THE LOT CLOSEST TO ANY SIDE
STREET, WITH A HEIGHT OF 15 FEET, AND A STREET RIGHT-OF-WAY
LINE SETBACK OF 27 FEET, IN LIEU OF THE REQUIRED LOCATION IN
THE THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET,
A MAXIMUM HEIGHT OF 15 FEET, AND A STREET RIGHT-OF-WAY
LINE SETBACK OF 50 FEET, RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON JULY 9, 2012 MONDAY

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

MEETING IS HANDICAPPED ACCESSIBLE

Yalms 6/24/12

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 318 -A Address 12301 Harford Rd
Contact Person: Bruno Rudatis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/12/12 Posting Date: 6/24/12 Closing Date: 7/9/12

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- 318 -A Address 12301 Harford Rd
Petitioner's Name George & Tracy Mink Telephone 410 382 1991
Posting Date: 6/24/12 Closing Date: 7/9/12

Wording for Sign: To Permit a proposed detached accessory structure (garage) to be located in the portion of the lot closest to any side street, with a height of 25 feet, and a street right-of-way line setback of 27 feet, in lieu of the required location in the third of the lot farthest removed from any street, a maximum height of 15 feet, and a street right-of-way line setback of 50 feet, respectively

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: 2012-0318-A

Petitioner: Lee Giroux

Address or Location: 733 Camberley Cir A-3 Towson, Md. 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE + TRACY MINK

Address: 12301 HARFORD Rd.

B Kingsville, Md. 21087

Telephone Number: 410-382-1991

MEMORANDUM

DATE: August 21, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0318-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 17, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-27</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
<u>7-11</u>	DEPS (if not received, date e-mail sent _____)	<u>comment</u>
_____	FIRE DEPARTMENT	<u>—</u>
_____	PLANNING (if not received, date e-mail sent _____)	<u>—</u>
<u>6-19</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>—</u>
_____	ADJACENT PROPERTY OWNERS	<u>—</u>
ZONING VIOLATION	(Case No. <u>—</u>)	
PRIOR ZONING	(Case No. <u>—</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>6-24</u>	by <u>Ogle</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Debra Wiley - ZAC Comments - Distribution Mtg. of June 18, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/19/2012 8:28 AM
Subject: ZAC Comments - Distribution Mtg. of June 18, 2012

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.

2012-0310-A - 32 Bramleigh Rd.
Administrative Variance - Closing Date: 7/2

2012-0311-A - 6624 Baltimore National Pike
No hearing date in data base as of 6/18

2012-0312-A - 7313 Holabird Avenue - **CRITICAL AREA**
Administrative Variance - Closing Date: 7/9

2012-0313-SPH - 6915 Markel Avenue
No hearing date in data base as of 6/18

2012-0314-A - 12235 Jerico Road - **HISTORIC**
Administrative Variance - Closing Date: 7/9

2012-0315-X - 9831 Van Buren Lane
No hearing date in data base as of 6/18

2012-0316-A - 6 Saxony Court
Administrative Variance - Closing Date: 7/9

2012-0318-A - 12301 Harford Road
Administrative Variance - Closing Date: 7/9

2012-0319-A - 313 Weatherbee
Administrative Variance - Closing Date: 7/9

2012-0320-X - 6850 Sunshine Avenue
No hearing date in data base as of 6/18

2012-0321-A - 6506 Hal Court
Administrative Variance - Closing Date: 7/9

2012-0322-X - 10307 Davis Avenue
No hearing date in data base as of 6/18

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

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

2012-0318-A

Account Identifier:

District - 11 Account Number - 1700010968

Owner Information

<u>Owner Name:</u>	MINK GEORGE MINK TRACY	<u>Use:</u>	RESIDENTIAL
<u>Mailing Address:</u>	12301 HARFORD RD KINGSVILLE MD 21078-	<u>Principal Residence:</u>	YES
		<u>Deed Reference:</u>	1) /30778/ 00087 2)

Location & Structure Information

<u>Premises Address</u>	<u>Legal Description</u>
12301 HARFORD RD 0-0000	1.964 AC SE MT VISTA RD MOUNT VISTA ESTATES

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u>	A
0054	0016	0394		0000	2		28	3	<u>Plat Ref:</u>	0040/ 0006

Town NONESpecial Tax Areas

Ad Valorem
Tax Class

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
1977	2,184 SF	1.9600 AC	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
<u>Land</u>	164,400	164,400		
<u>Improvements:</u>	218,500	196,300		
<u>Total:</u>	382,900	360,700	382,900	360,700
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	WELLS FARGO BANK NA	<u>Date:</u>	05/05/2011	<u>Price:</u>	\$300,000
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/30778/ 00087	<u>Deed2:</u>	
<u>Seller:</u>	KANG JIN HO	<u>Date:</u>	01/05/2011	<u>Price:</u>	\$388,723
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/30340/ 00013	<u>Deed2:</u>	
<u>Seller:</u>	M & J HOMES INC	<u>Date:</u>	08/23/1979	<u>Price:</u>	\$96,900
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/06066/ 00494	<u>Deed2:</u>	

Exemption Information

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

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information

<u>Homestead Application Status:</u>	Application received
--------------------------------------	----------------------

AU
7-9-12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: July 11, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0318-A
Address 12301 Harford Road
(Mink Property)

Zoning Advisory Committee Meeting of June 18, 2012.

The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Groundwater Mgmt. must review any proposed bldg. permits for this site, since the house is served by well and septic. Also, in this case – the proposed garage may be close to the septic area.

Reviewer: *Dan Esser; Groundwater Management*

RECEIVED

JUL 11 2012

OFFICE OF ADMINISTRATIVE HEARINGS



KEVIN KAMENETZ
County Executive

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

July 10, 2012

George & Tracy Mink
12301 Harford Road
Kingsville MD 21087

RE: Case Number: 2012-0318-A, Address: 12301 Harford Road, 21087

Dear Mr. & Ms. Mink:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 12, 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: jaf

Enclosures

c: People's Counsel
Victoria Meyer, MD Building Permits, Inc., 1602 Pinnacle Road, Towson MD 21286

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



Maryland Department of Transportation

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

Date: 6-19-12

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

RE: Baltimore County
Item No 2012-0318-A
Administrative Variance
George & Tracy Mink.
12301 Hartford 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. 2012-0318-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, appearing to read "Steven 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: June 27, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item Nos. 2012-0310, 0311, 0312, 0313, 0314, 0315, 0316, 0318, 0319
0321 and 0322

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-07022012-NO COMMENTS.doc

To: Joe Murray, Baltimore County Zoning Dept.

From: Lee Giroux and Victoria Meyer *V, M*

Date: June 14, 2012

Re: Zoning case hearing #2012-0318-A

Joe, attached are the required pictures for the above case that I submitted on June 12th, 2012. Please contact me if you have any issues at 443-564-8875 or email permitmgmtllc@yahoo.com

Thank you, for your attention on this matter.

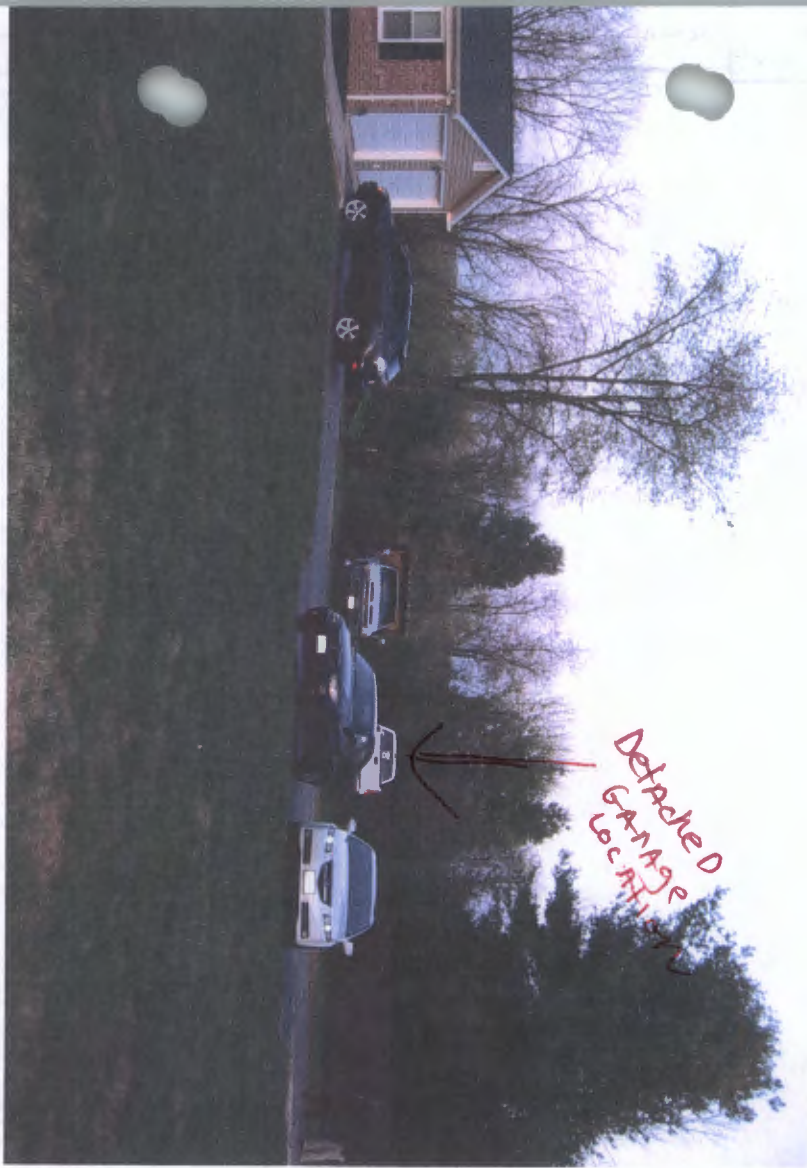


Detached GARAGE
location.



Mink Residence
12301 Hayford Rd,
Kingsville MD 21087

For
Zoning case # 2012-0318-A
Detached Garage.







1112059325

1123052501

NE 16-H

RC 2

1111047500

6240

6242 1111047525

1113075576

1118000325

12324

ROAD

GLEN ARM R D E

Lot # 3
2300012015
PDM # 110577

Pt. Bk./Folio # MP97047

11 ED

Lot # 1
2300012013

054B2

1118072791

6288

12306

12312

12316

12318

1116000250

HARFORD RD

1700010965
Lot # 25

12317

Lot # 26
1700010966

Lot # 27
1700010967
Pt. Bk./Folio # 040006

PDM # 110254

12301

Lot # 28

1700010968

19491455

19650251

19870459

MOUNT VISTA RD
MOUNT VISTA RD

3 CD

197'

6406

Lot # 29
Pt. Bk. 40, Folio 6
1700010969

12265

NE 15-H

Subject Property
RC 5

1102004010

RC 2

Lot # 2

19990347

1106045532

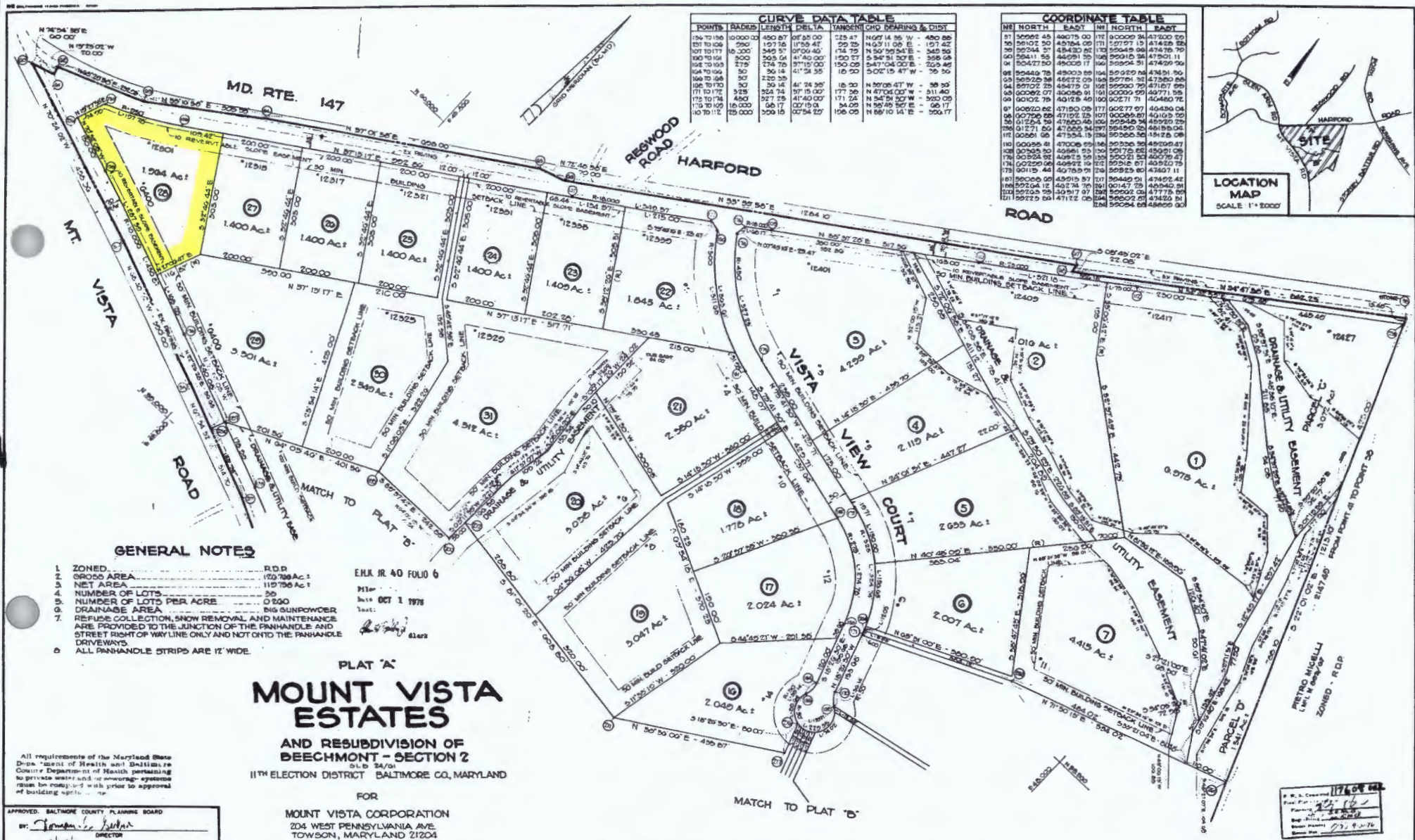
PDM # 110783

2200029192

1119073450

Pt. Bk. 40, Folio 7
Pt. Bk./Folio # 040007

Item # 318



CURVE DATA TABLE

POINTS	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARINGS & DIST
154 TO 155	10000.00	490.87	07°35'00"	225.47	N 67°14'35" W - 480.88
155 TO 156	2900.00	127.58	17°58'45"	22.28	N 67°11'08" E - 107.42
156 TO 157	10000.00	349.51	07°00'40"	174.75	N 50°35'54" E - 345.50
157 TO 158	3000.00	205.04	47°40'00"	150.27	N 54°31'50" E - 356.08
158 TO 159	2700.00	274.78	37°19'00"	150.09	S 47°04'00" E - 220.46
159 TO 160	300.00	30.14	41°24'35"	18.20	S 02°15'47" W - 30.50
160 TO 161	220.00	22.28	30.14	18.20	N 50°05'47" W - 38.20
161 TO 162	325.74	325.74	37°15'00"	177.36	N 47°04'00" W - 311.40
162 TO 163	480.00	327.78	41°42'00"	171.74	N 54°31'52" W - 300.00
163 TO 164	300.00	30.17	07°19'01"	34.09	N 55°49'50" E - 60.17
164 TO 165	300.00	30.15	07°54'27"	106.09	N 55°10'14" E - 250.17

COORDINATE TABLE					
NR	NORTH	EAST	NR	NORTH	EAST
51	50595.45	48075.00	117	50000.00	347300.00
52	50595.45	48154.09	118	50771.13	474428.28
53	50595.45	48233.18	119	50949.96	474787.79
54	50595.45	48312.27	120	50910.54	474750.11
55	50595.45	48391.36	121	50871.13	474712.43
56	50595.45	48470.45	122	50831.72	474674.75
57	50595.45	48549.54	123	50792.31	474637.07
58	50595.45	48628.63	124	50752.90	474599.39
59	50595.45	48707.72	125	50713.49	474561.71
60	50595.45	48786.81	126	50674.08	474524.03
61	50595.45	48865.90	127	50634.67	474486.35
62	50595.45	48944.99	128	50595.26	474448.67
63	50595.45	49024.08	129	50555.85	474410.99
64	50595.45	49103.17	130	50516.44	474373.31
65	50595.45	49182.26	131	50477.03	474335.63
66	50595.45	49261.35	132	50437.62	474297.95
67	50595.45	49340.44	133	50398.21	474260.27
68	50595.45	49419.53	134	50358.80	474222.59
69	50595.45	49498.62	135	50319.39	474184.91
70	50595.45	49577.71	136	50279.98	474147.23
71	50595.45	49656.80	137	50240.57	474109.55
72	50595.45	49735.89	138	50201.16	474071.87
73	50595.45	49814.98	139	50161.75	474034.19
74	50595.45	49894.07	140	50122.34	473996.51
75	50595.45	49973.16	141	50082.93	473958.83
76	50595.45	50052.25	142	50043.52	473921.15
77	50595.45	50131.34	143	50004.11	473883.47
78	50595.45	50210.43	144	49964.70	473845.79
79	50595.45	50289.52	145	49925.29	473808.11
80	50595.45	50368.61	146	49885.88	473770.43
81	50595.45	50447.70	147	49846.47	473732.75
82	50595.45	50526.79	148	49807.06	473695.07
83	50595.45	50605.88	149	49767.65	473657.39
84	50595.45	50684.97	150	49728.24	473619.71
85	50595.45	50764.06	151	49688.83	473582.03
86	50595.45	50843.15	152	49649.42	473544.35
87	50595.45	50922.24	153	49610.01	473506.67
88	50595.45	51001.33	154	49570.60	473468.99
89	50595.45	51080.42	155	49531.19	473431.31
90	50595.45	51159.51	156	49491.78	473393.63
91	50595.45	51238.60	157	49452.37	473355.95
92	50595.45	51317.69	158	49412.96	473318.27
93	50595.45	51396.78	159	49373.55	473280.59
94	50595.45	51475.87	160	49334.14	473242.91
95	50595.45	51554.96	161	49294.73	473205.23
96	50595.45	51634.05	162	49255.32	473167.55
97	50595.45	51713.14	163	49215.91	473129.87
98	50595.45	51792.23	164	49176.50	473092.19
99	50595.45	51871.32	165	49137.09	473054.51
100	50595.45	51950.41	166	49097.68	473016.83
101	50595.45	52029.50	167	49058.27	472979.15
102	50595.45	52108.59	168	49018.86	472941.47
103	50595.45	52187.68	169	48979.45	472903.79
104	50595.45	52266.77	170	48940.04	472866.11
105	50595.45	52345.86	171	48900.63	472828.43
106	50595.45	52424.95	172	48861.22	472790.75
107	50595.45	52504.04	173	48821.81	472753.07
108	50595.45	52583.13	174	48782.40	472715.39
109	50595.45	52662.22	175	48742.99	472677.71
110	50595.45	52741.31	176	48703.58	472640.03
111	50595.45	52820.40	177	48664.17	472602.35
112	50595.45	52899.49	178	48624.76	472564.67
113	50595.45	52978.58	179	48585.35	472526.99
114	50595.45	53057.67	180	48545.94	472489.31
115	50595.45	53136.76	181	48506.53	472451.63
116	50595.45	53215.85	182	48467.12	472413.95
117	50595.45	53294.94	183	48427.71	472376.27
118	50595.45	53374.03	184	48388.30	472338.59
119	50595.45	53453.12	185	48348.89	472300.91
120	50595.45	53532.21	186	48309.48	472263.23
121	50595.45	53611.30	187	48270.07	472225.55
122	50595.45	53690.39	188	48230.66	472187.87
123	50595.45	53769.48	189	48191.25	472150.19
124	50595.45	53848.57	190	48151.84	472112.51
125	50595.45	53927.66	191	48112.43	472074.83
126	50595.45	54006.75	192	48073.02	472037.15
127	50595.45	54085.84	193	48033.61	471999.47
128	50595.45	54164.93	194	47994.20	471961.79
129	50595.45	54244.02	195	47954.79	471924.11
130	50595.45	54323.11	196	47915.38	471886.43
131	50595.45	54402.20	197	47875.97	471848.75
132	50595.45	54481.29	198	47836.56	471811.07
133	50595.45	54560.38	199	47797.15	471773.39
134	50595.45	54639.47	200	47757.74	471735.71
135	50595.45	54718.56	201	47718.33	471698.03
136	50595.45	54797.65	202	47678.92	471660.35
137	50595.45	54876.74	203	47639.51	471622.67
138	50595.45	54955.83	204	47599.10	471584.99
139	50595.45	55034.92	205	47559.69	471547.31
140	50595.45	55114.01	206	47520.28	471509.63
141	50595.45	55193.10	207	47480.87	471471.95
142	50595.45	55272.19	208	47441.46	471434.27
143	50595.45	55351.28	209	47402.05	471396.59
144	50595.45	55430.37	210	47362.64	471358.91
145	50595.45	55509.46	211	47323.23	471321.23
146	50595.45	55588.55	212	47283.82	471283.55
147	50595.45	55667.64	213	47244.41	471245.87
148	50595.45	55746.73	214	47205.00	471208.19
149	50595.45	55825.82	215	47165.59	471170.51
150	50595.45	55904.91	216	47126.18	471132.83
151	50595.45	55984.00	217	47086.77	471095.15
152	50595.45	56063.09	218	47047.36	471057.47
153	50595.45	56142.18	219	47007.95	471019.79
154	50595.45	56221.27	220	46968.54	470982.11
155	50595.45	56300.36	221	46929.13	470944.43
156	50595.45	56379.45	222	46889.72	470906.75
157	50595.45	56458.54	223	46850.31	470869.07
158	50595.45	56537.63	224	46810.90	470831.39
159	50595.45	56616.72	225	46771.49	470793.71
160	50595.45	56695.81	226	46732.08	470756.03
161	50595.45	56774.90	227	46692.67	470718.35
162	50595.45	56854.00	228	46653.26	470680.67
163	50595.45	56933.09	229	46613.85	470642.99
164	50595.45	57012.18	230	46574.44	470605.31
165	50595.45	57091.27	231	46535.03	470567.63
166	50595.45	57170.36	232	46495.62	470529.95
167	50595.45	57249.45	233	46456.21	470492.27
168	50595.45	57328.54	234	46416.80	470454.59
169	50595.45	57407.63	235	46377.39	470416.91
170	50595.45	57486.72	236	46337.98	470379.23
171	50595.45	57565.81	237	46298.57	470341.55
172	50595.45	57644.90	238	46259.16	470303.87
173	50595.45	57724.00	239	46219.75	470266.19
174	50595.45	57803.09	240	46180.34	470228.51
175	50595.45	57882.18	241	46140.93	470190.83
176	50595.45	57961.27	242	46101.52	470153.15
177	50595.45	58040.36	243	46062.11	470115.47
178	50595.45	58119.45	244	46022.70	470077.79
179	50595.45	58198.54	245	45983.29	470040.11
180	50595.45	58277.63	246	45943.88	470002.43
181	50595.45	58356.72	247	45904.47	469964.75
182	50595.45	58435.81	248	45865.06	469927.07
183	50595.45	58514.90	249	45825.65	469889.39
184	50595.45	58594.00	250	45786.24	469851.71
185	50595.45	58673.09	251		

Case No.: 2012-0318-A

8-21-12 DW
7/18/12
123

Exhibit Sheet

Petitioner/Developer

Protestants

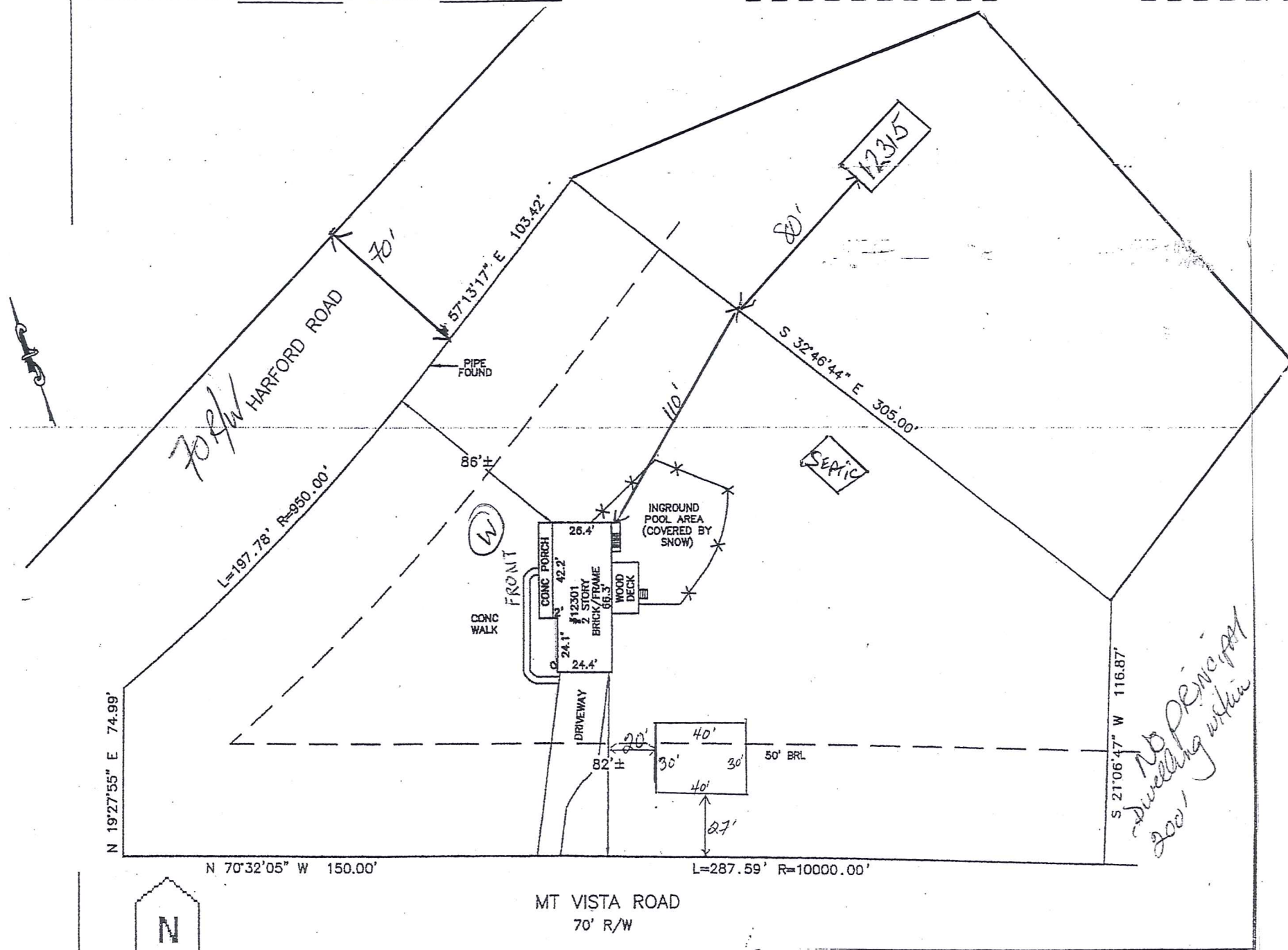
No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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

ADDRESS 12301 Harford Road OWNER(S) NAME(S) George & Tracy Mink

SUBDIVISION NAME MT. VISTA STATES BEACHMONT SECTION 2 LOT # 28 BLOCK # _____ SECTION # 2

PLAT BOOK # 40 FOLIO # 6 10 DIGIT TAX # 1700010968 DEED REF. # 30378/00087



PLAN DRAWN BY Lee Giroux DATE June 11, 2012 SCALE: 1 INCH = 60' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 054B2

SITE ZONED RC5 (Vested RDP)

ELECTION DISTRICT 11th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.964

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

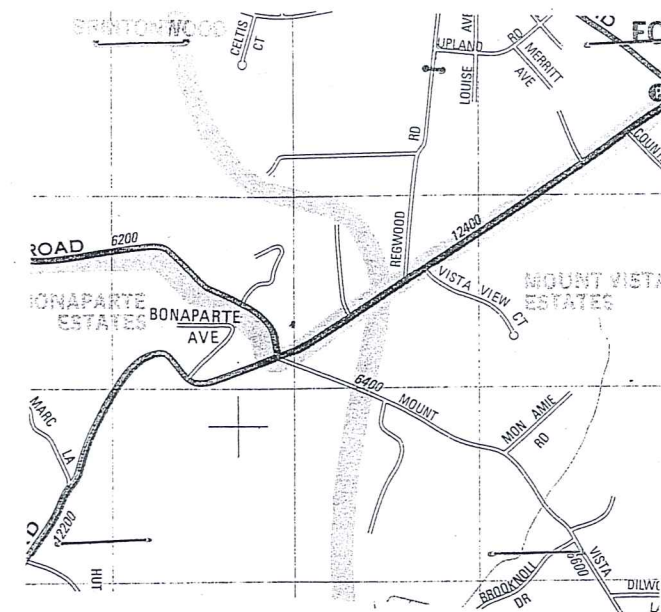
AND ORDER RESULT BELOW

N/A

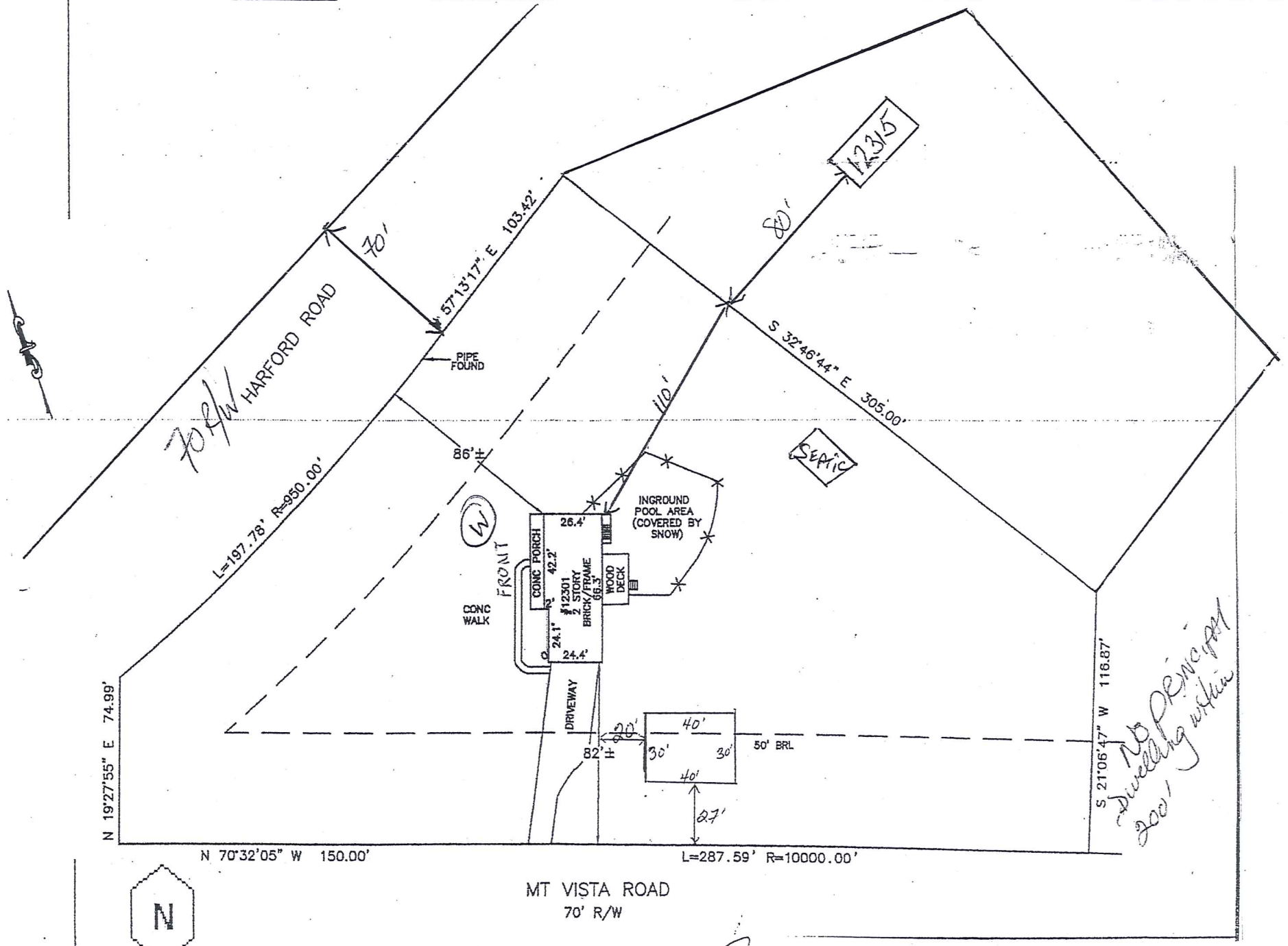
VIOLATION CASE INFO:

None

318

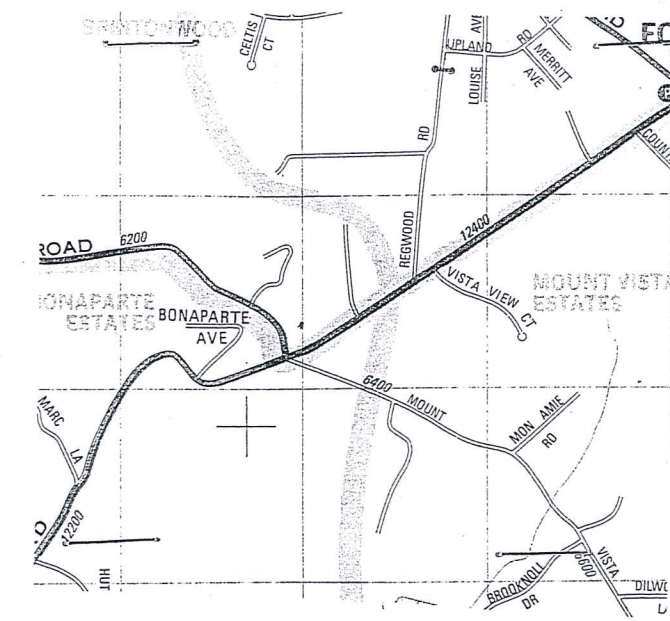


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 12301 Harford Road OWNER(S) NAME(S) George & Tracy Think
 SUBDIVISION NAME MT. VISTA STATES-BEACHMONT Section 2 LOT # 28 BLOCK # _____ SECTION # 2
 PLAT BOOK # 40 FOLIO # 6 10 DIGIT TAX # 1700010968 DEED REF. # 30318/00087



PLAN DRAWN BY Lee Giroux DATE June 11, 2014 SCALE: 1 INCH = 60' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 05482
 SITE ZONED RC5 (Vested RDP)
 ELECTION DISTRICT 11th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 1.964
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
N/A

VIOLATION CASE INFO:

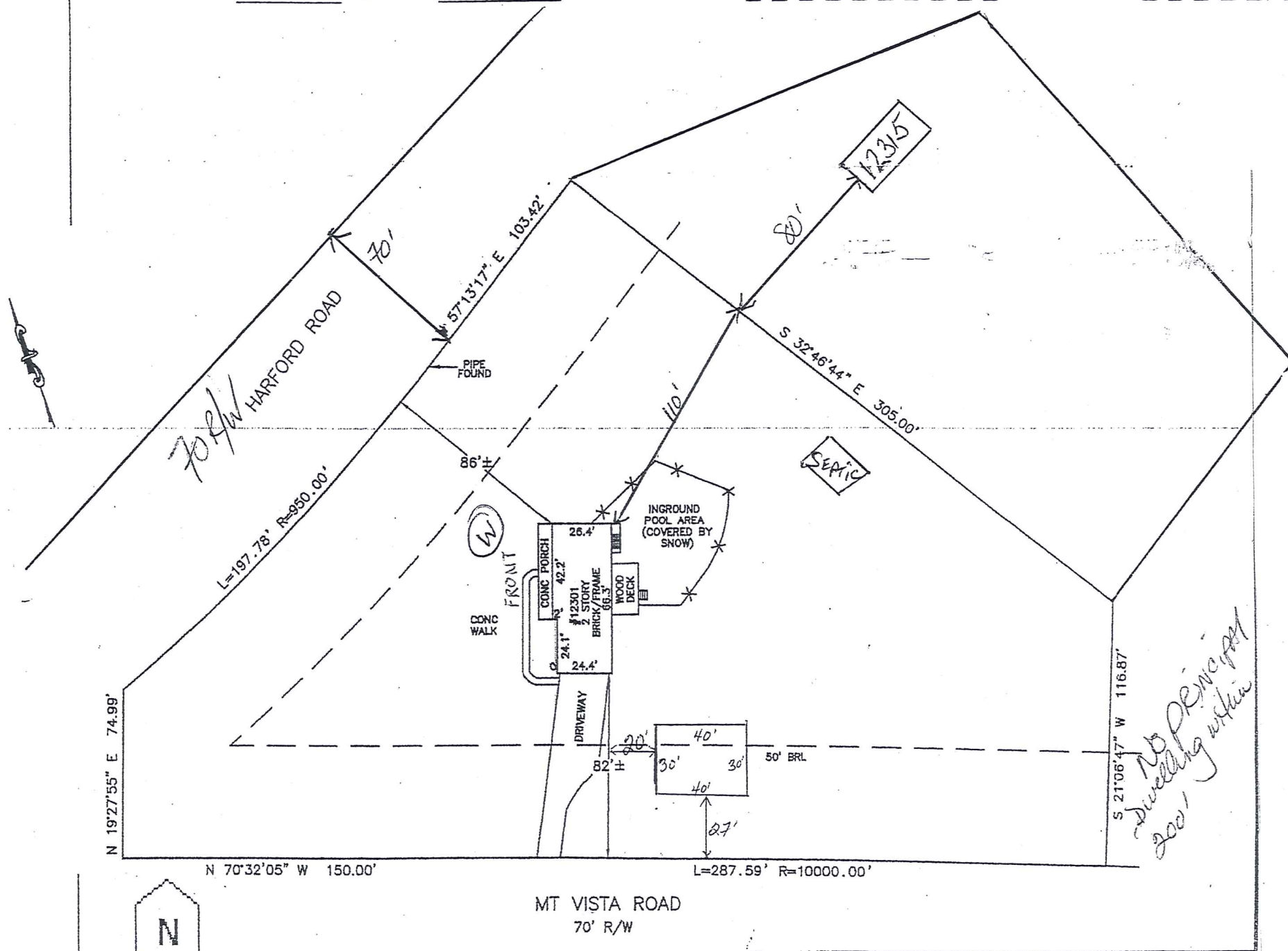
None
318

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

ADDRESS 12301 Harford Road OWNER(S) NAME(S) George & Tracy Mink

SUBDIVISION NAME MT. VISTA STATES BEACHMONT SECTION 2 LOT # 28 BLOCK # _____ SECTION # 2

PLAT BOOK # 40 FOLIO # 6 10 DIGIT TAX # 1700010968 DEED REF. # 30378/00087



PLAN DRAWN BY Lee Giroux DATE June 11, 12 SCALE: 1 INCH = 60' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 054B2

SITE ZONED RC5 (Vested RDP)

ELECTION DISTRICT 11th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.964

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

None

318

