

## MEMORANDUM

DATE: November 1, 2012  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2013-0020-A - Appeal Period Expired

---

The appeal period for the above-referenced case expired on October 31, 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

**IN RE: PETITION FOR VARIANCE**  
**(8243 Longpoint Road)**  
William J. and Sandra V. Bathgate  
Petitioners

\* BEFORE THE  
\* OFFICE OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* **CASE NO. 2013-0020-A**

\* \* \* \* \*

**ORDER AND OPINION**

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owners, William J. Bathgate and Sandra V. Bathgate. The Petitioners are requesting Variance relief from § 415A.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a recreational vehicle (tow behind trailer) to be stored in the front yard, in lieu of the required storage in the side or rear yard. 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 for this case was William and Sandra Bathgate. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

This matter is currently the subject of a violation case (Case No. CO-112273). It should be noted that the fact that a code violation is issued is generally not considered in a zoning case. Zoning enforcement is conducted by the Department of Permits, Approvals, and Inspections, which has the authority to issue Correction Notices and Citations and to impose fines and other penalties for violation of law. On the other hand, the role of the Administrative Law Judge in this matter is to decide the discreet legal issue of whether the Petitioner is entitled to the requested

**ORDER RECEIVED FOR FILING**

Date 10-1-12

By LOW

zoning relief.

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

Testimony and evidence revealed that the subject property is 5,000 square feet (0.11 acres) and is zoned DR 5.5. The Petitioners have lived at the location since 2004, and they stressed that the trailer has been in its present location for almost two (2) years without complaint. The trailer (which is approximately 18' long and 8' wide) is parked on a parking pad (12' x 23') in the front of Petitioners' single-family dwelling.

Based upon the testimony and evidence presented, I will grant the request for variance relief. 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. Their lot is narrow (50') and the current positioning of the travel trailer is the only available location given the site constraints. If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship. Indeed, the Petitioners would be forced to lease a commercial site for storage of the trailer, which has been in the driveway of their home for the past two (2) years.

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 demonstrated by the petition of support from the community, which contains signatures from approximately 30 nearby residents. See Exhibit 2.

ORDER RECEIVED FOR FILING

Date 10-1-12

By aw

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

THEREFORE, IT IS ORDERED, this 1<sup>st</sup> day of October, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 415A.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a recreational vehicle (tow behind trailer measuring approximately 18' x 8') to be stored in the front yard, in lieu of the required storage in the side or rear yard, be and is hereby GRANTED.

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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

JEB:dlw

**ORDER RECEIVED FOR FILING**

Date 10-1-12

By aw



KEVIN KAMENETZ  
*County Executive*

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

October 1, 2012

William J. Bathgate  
Sandra V. Bathgate  
8243 Longpoint Road  
Baltimore, Maryland 21222

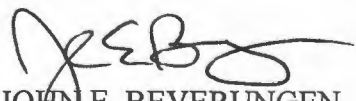
RE: Petition for Variance  
Case No.: 2013-0020-A  
Property: 8243 Longpoint Road

Dear Mr. and Mrs. Bathgate:

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:dlw  
Enclosure



# PETITION FOR ZONING HEARING(S)

**FLOOD PLAIN**

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 8243 Longpoint Road, Baltimore, MD 21222 which is presently zoned DR 5.5

Deed References: 1268010197 10 Digit Tax Account # 1208002280

Property Owner(s) Printed Name(s) Sandra Bathgate William Bathgate

(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) 415A.1.A

TO PERMIT ~~MAN~~ A RECREATIONAL VEHICLE (TOW BEHIND TRAILER) TO BE STORED IN THE FRONT YARD, IN LIEU OF THE REQUIRED STORAGE IN THE SIDE OR REAR YARD.

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)

TO BE PRESENTED AT HEARING.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

WILLIAM BATHGATE Sandra Bathgate

Name #1 - Type or Print

Name #2 - Type or Print

William Bathgate

Sandra Bathgate

Signature #1

Signature #2

8243 LONGPOINT RD BAIT MD

Mailing Address City State

21222 410-285-4244 BILL BATHGATE BOC

Zip Code Telephone # Email Address

## Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2013-0020 Filing Date 7/31/12 Do Not Schedule Dates: Reviewer JS

# ZONING DESCRIPTION

SOUTHWEST SIDE OF LONGPOINT RD (50 FT WIDE),  
321 FT. NORTHWEST OF THE CENTERLINE OF  
BULLNECK RD. (50 FT. WIDE).

Being Lot # ( 22 ) Block # ( 4 ) section # ( B ) in subdivision of  
Murry Point as recored in Baltimore county plat book C. H. K.  
( 12 ) Folil # ( 19 ) 5,000 square feet - 0.11 acres, located in # 12  
election district and ( 007 ) council district.

William Bathgate William Bathgate  
Sandra Bathgate Sandra Bathgate

Date 7-30-2012

# 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: 2013-0020-A  
Petitioner: WILLIAM & SANDRA BATHGATE  
Address or Location: 8243 LONG POINT RD BALTO MD 21222

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM & SANDRA BATHGATE  
Address: 8243 LONGPOINT RD  
BALTO MD 21222

Telephone Number: 410-285-4244 443 220-6351

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
8243 Longpoint Road; SW/S of Longpoint \*  
Road, 321' NW of c/line of Bullneck Road \* OF ADMINISTRATIVE  
12<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts \* HEARINGS FOR  
Legal Owner(s): William & Sandra Bathgate \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2013-020-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.

RECEIVED

AUG 13 2012

\*\*\*\*\*

*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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13th day of August, 2012, a copy of the foregoing Entry of Appearance was mailed to William & Sandra Bathgate, 8243 Longpoint Road, Baltimore, MD 21222, Petitioner(s).

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

No. 87113

Date: 7-31-12

PAID RECEIPT

BUSINESS ACTUAL TIME  
7/31/2012 7/31/2012 11:44:39

REC W604 WALKIN SHIL SAN  
>>RECEIPT # 537940 7/31/2012  
Dept 5 528 ZONING VERIFICATION  
CR NO. 087113

Recpt Tot \$75.00  
\$75.00 CK \$1.00  
Baltimore County, Maryland

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

Total: \$75.00

Rec From: BATHGATE

For: 2013-0020-A

DISTRIBUTION

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

CASHIER'S  
VALIDATION

CERTIFICATE OF POSTING

RE: Case No 2013-0020-A

Petitioner/Developer WILLIAM  
SANDRA BATHGATE

Date Of Hearing/Closing: 10/1/12

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 8243 LONG POINT RD

This sign(s) were posted on September 10, 2012  
Month, Day, Year  
Sincerely,

Martin Ogle 9/10/12  
Signature of Sign Poster and Date  
Martin Ogle

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



KEVIN KAMENETZ  
County Executive

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

August 23, 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: 2013-0020-A**

8243 Longpoint Road

SW/s of Longpoint Road, 321 ft. NW of the centerline of Bullneck Road

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: William & Sandra Bathgate

Variance to permit a recreational vehicle (tow behind trailer) to be stored in the front yard, in lieu of the required storage in the side or rear yard.

Hearing: Monday, October 1, 2012 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Bathgate, 8243 Longpoint Road, Baltimore 21222

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUES., SEPTEMBER 11, 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.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, September 11, 2012 Issue - Jeffersonian

Please forward billing to:  
William & Sandra Bathgate  
8243 Longpoint Road  
Baltimore, MD 21222

410-285-4244

---

### NOTICE OF ZONING HEARING

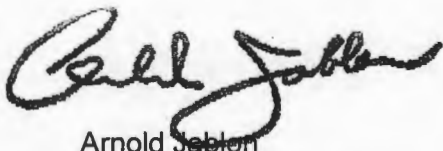
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2013-0020-A**

8243 Longpoint Road  
SW/s of Longpoint Road, 321 ft. NW of the centerline of Bullneck Road  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: William & Sandra Bathgate

Variance to permit a recreational vehicle (tow behind trailer) to be stored in the front yard, in lieu of the required storage in the side or rear yard.

Hearing: Monday, October 1, 2012 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

# ZONING NOTICE

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

CASE # 2009-0020-A

FROM 205 JEFFERSON BARNARD 25 WEST  
PLACE - CHERRYLAKE AVENUE, TUNSON 21204

DATE/TIME: MONDAY, OCTOBER 1, 2012 AT 11:00 AM

REQUEST: VARIANCE TO PERMIT A RECREATIONAL  
VEHICLE TRAILER TO BE STORED IN  
THE FRONT YARD, IN LIEU OF THE REQUIRED STORAGE  
IN THE REAR OR SIDE YARD

ADDITIONAL INFORMATION IS AVAILABLE BY  
CONTACTING THE ZONING COMMISSIONER  
OR THE TOWN ENGINEER

TEL: 410-807-3311

NOTICE IS HEREBY GIVEN

*myachin@le 9/10/12*



KEVIN KAMENETZ  
*County Executive*

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

September 26, 2012

William & Sandra Bathgate  
8243 Longpoint Road  
Baltimore MD 21222

RE: Case Number: 2013-0020 A, Address: 8243 Longpoint Road

Dear Mr. & Ms. Bathgate:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 31, 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

**Debra Wiley - ZAC Comments - Distribution Mtg. of 8/6**

**From:** Debra Wiley  
**To:** Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...  
**Date:** 8/14/2012 12:05 PM  
**Subject:** ZAC Comments - Distribution Mtg. of 8/6

---

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.

2013-0018-SPH - 1312 Burkeigh Rd.  
No hearing in data base as of 8/14

2013-0019-A - 3601 Buckingham Rd.  
Administrative Variance - Closing Date: 8/27

2013-0020-A - 8243 Longpoint Road  
No hearing in data base as of 8/14

2013-0021-A - 12519 Falls Rd.  
Administrative Variance - Closing Date: 8/27

2013-0023-A - 20-22 W. Timonium Rd.  
No hearing in data base as of 8/14

Thanks.

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

Maryland Department of Assessments and Taxation  
Real Property Data Search (vw4.2A)  
BALTIMORE COUNTY

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

**Account Identifier:** District - 12 Account Number - 1208002280

**Owner Information**

**Owner Name:** BATHGATE WILLIAM J  
HOLEWINSKI SANDRA V  
**Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 8243 LONGPOINT RD  
BALTIMORE MD 21222-6018  
**Deed Reference:** 1) /17680/ 00197  
2)

**Location & Structure Information**

**Premises Address**

8243 LONGPOINT RD  
0-0000

**Legal Description**

8243 LONGPOINT RD  
MURRAY POINT

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:             |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------------------|
| 0110 | 0006 | 0032   |              | 0000        | B       | 4     | 22  | 3               | Plat Ref: 0013/ 0019 |

**Special Tax Areas** **Town** NONE  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1944                    | 1,545 SF      | 5,000 SF           | 04         |

| Stories  | Basement | Type          | Exterior |
|----------|----------|---------------|----------|
| 1.500000 | NO       | STANDARD UNIT | SIDING   |

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of:     | As Of                | As Of      |
|                           |            | 01/01/2012 | 07/01/2011           | 07/01/2012 |
| <b>Land</b>               | 49,000     | 49,000     |                      |            |
| <b>Improvements:</b>      | 151,200    | 92,300     |                      |            |
| <b>Total:</b>             | 200,200    | 141,300    | 200,200              | 141,300    |
| <b>Preferential Land:</b> | 0          |            |                      | 0          |

**Transfer Information**

|                                    |                             |                        |
|------------------------------------|-----------------------------|------------------------|
| <b>Seller:</b> COX SANDRA D        | <b>Date:</b> 03/14/2003     | <b>Price:</b> \$97,000 |
| <b>Type:</b> ARMS LENGTH IMPROVED  | <b>Deed1:</b> /17680/ 00197 | <b>Deed2:</b>          |
| <b>Seller:</b> BLAND JOSEPH        | <b>Date:</b> 11/10/1999     | <b>Price:</b> \$80,000 |
| <b>Type:</b> ARMS LENGTH IMPROVED  | <b>Deed1:</b> /14145/ 00161 | <b>Deed2:</b>          |
| <b>Seller:</b> HARRISON EDWARD, JR | <b>Date:</b> 04/13/1983     | <b>Price:</b> \$0      |
| <b>Type:</b> NON-ARMS LENGTH OTHER | <b>Deed1:</b> /06511/ 00562 | <b>Deed2:</b>          |

**Exemption Information**

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

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** NONE

**Homestead Application Information**

**Homestead Application Status:** Approved 07/01/2009



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search**

[Go Back](#)  
[View Map](#)  
[New Search](#)

District - 12 Account Number - 1208002280



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning ©2011.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml)

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



Maryland Department of Transportation

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

Date: 8-6-12

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

RE: Baltimore County  
Item No 2013-0020-A  
Variance  
William & Sandra Bathgate  
8243 Longpoint 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. 2013-0020-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 dark ink, appearing to read "Richard Zeller", is written over a printed name.

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 410.543.0300 • www.roads.maryland.gov

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** August 09, 2012

**FROM:** Dennis A. Kennedy<sup>DAK</sup>, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 20, 2012  
Item Nos. 2013-0018, 0019, 0020, 0021 and 0023.

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-08202012-NO COMMENTS.doc

**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: #2013-0020-A**

8243 Longpoint Road  
SW/s of Longpoint Road, 321 ft. NW of the centerline of  
Bullneck Road  
12th Election District - 7th Councilmanic District

Legal Owner(s): William & Sandra Bathgate

**Variance:** to permit a recreational vehicle (tow behind trailer) to be stored in the front yard, in lieu of the required storage in the side or rear yard.

**Hearing: Monday, October 1, 2012 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 09/636 September 11

873733



501 N. Calvert Street, Baltimore, MD 21278

September 13, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on September 13, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

*Susan Wilkinson*

**Debra Wiley - Code Violation - 8243 Longpoint Rd., 21222**

---

**From:** Debra Wiley  
**To:** Adams, Sarah  
**Date:** 9/27/2012 5:16 PM  
**Subject:** Code Violation - 8243 Longpoint Rd., 21222

---

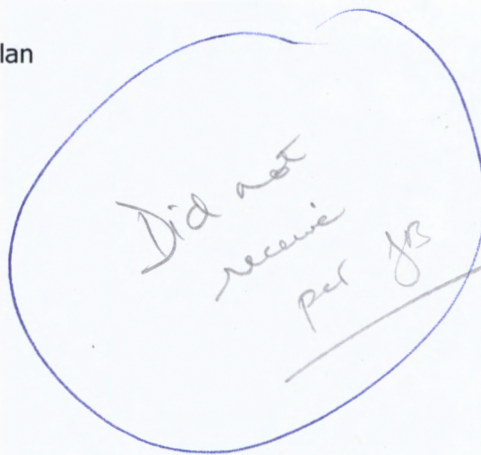
Hi Sarah,

John has Case No. 2013-0020-A at 11 AM on Monday, October 1st that refers to a code violation, which is not contained in the case file. Can you pull up these numbers and print out whatever you can in order to make it part of his file. The numbers are as follows:

112273 (case no.) and 0086123 (FA no.) - these were obtained from site plan

Thanks in advance.

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



**Subject:** Code Violation - 8243 Longpoint Rd., 21222  
**Created By:** dwiley@baltimorecountymd.gov  
**Scheduled Date:**  
**Creation Date:** 9/27/2012 5:16 PM  
**From:** Debra Wiley

| Recipient                                               | Action | Date & Time       | Comment |
|---------------------------------------------------------|--------|-------------------|---------|
| BC: John Beverungen (jbeverungen@baltimorecountymd.gov) | Read   | 9/28/2012 1:43 PM |         |
| To: Sarah Adams (sadams@baltimorecountymd.gov)          | Read   | 9/28/2012 8:23 AM |         |

10/1 11 AM

CASE NO. 2013- 0020-A

# CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>8-9</u>                      | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>NC</u>                                               |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                   |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>8-6</u>                      | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                     |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| <hr/>                           |                                                                       |                                                         |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| <hr/>                           |                                                                       |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: <u>9-13-12</u>                                                  | <u>The Jeffersonian</u>                                 |
| SIGN POSTING                    | Date: <u>9-10-12</u>                                                  | by <u>Ogle</u> <u>(21 days)</u>                         |
| <hr/>                           |                                                                       |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| <hr/>                           |                                                                       |                                                         |
| Comments, if any:               | <u>* See Petition signed by neighbors</u>                             |                                                         |
| <hr/>                           |                                                                       |                                                         |
| <hr/>                           |                                                                       |                                                         |

CASE NAME Longpoint Rd  
CASE NUMBER 2013-0020-A  
DATE 10-1-2012

[illegible]

Case No.: 2013-0020-A

Exhibit Sheet

Petitioner/Developer

Protestant

10-1-12 *AW*

|        |                       |  |
|--------|-----------------------|--|
| No. 1  | Site Plan             |  |
| No. 2  | Neighborhood Petition |  |
| No. 3  |                       |  |
| No. 4  |                       |  |
| No. 5  |                       |  |
| No. 6  |                       |  |
| No. 7  |                       |  |
| No. 8  |                       |  |
| No. 9  |                       |  |
| No. 10 |                       |  |
| No. 11 |                       |  |
| No. 12 |                       |  |

PETITIONER'S

EXHIBIT NO.

2

This Petition is pertaining to a Rockwood Roo Trailer that is in William and Sandra Bathgate's Driveway at 8243 Longpoint Road

We Would like to know if anyone, meaning our neighbors have a problem or a concern with the Trailer being in our driveway that has been there for almost two years.

| Agree to having the trailer in driveway   | Do not want the trailer in driveway |
|-------------------------------------------|-------------------------------------|
| Jeff PHIPPS 8255 LONGPOINT RD             |                                     |
| JAMES GILLELAND 8253 LONGPOINT RD         |                                     |
| Jason Hyle 8251 Longpoint Rd              |                                     |
| Bob NELSON 8249 Longpoint Rd.             |                                     |
| Mrs. Mrs. Harold J. Dietz                 |                                     |
| 8247 Longpoint Rd. Dundalk, Md. 21222     |                                     |
| Darlene D. Stauch                         |                                     |
| 8210 Longpoint Rd., 21222                 |                                     |
| Sandra Cook                               |                                     |
| 8245 Longpoint Rd 21222                   |                                     |
| 8250 Longpoint Rd. 21222 Priamale         |                                     |
| 8241 Longpoint Rd. 21222 Dariusia Marzouk |                                     |
| Mrs. & Mrs. Ken Hagler                    |                                     |
| 8239 Longpoint Rd                         |                                     |
| Dundalk, Maryland 21222                   |                                     |
| Deann Simms                               |                                     |
| 8240 Longpoint Rd                         |                                     |
| Balto, Md 21222                           |                                     |
| Bonnie Smith                              |                                     |
| 8240 Longpoint Rd.                        |                                     |
| Balto MD 21222                            |                                     |

2013-0020-A

This Petition is pertaining to a Rockwood Roo  
Trailer that is in William and Sandra Bathgate's

Driveway at 8243 Longpoint Road

We Would like to know if anyone, meaning our  
neighbors have a problem or a concern with the  
Trailer being in our driveway that has been there  
for almost two years.

| Agree to having the trailer in driveway | Do not want the trailer in driveway |
|-----------------------------------------|-------------------------------------|
| Lucy Whitlow 8238 Longpoint Rd          |                                     |
| Stanley James Adams 8237 Longpoint      |                                     |
| Donna W. Gault 8237 Longpoint           |                                     |
| Rouise N. Nicaula 8239 Longpoint        |                                     |
| Alma Dickson 8236 Longpoint Rd          |                                     |
| Len P. White 8234 Longpoint Rd.         |                                     |
| Marilyn Smith 8242 Longpoint Rd.        |                                     |
| Alma Boon 8248 Longpoint Rd             |                                     |
| Teressa Lee 8250 Longpoint Rd.          |                                     |
| Walter 8251 Longpoint Rd.               |                                     |
| Ashley Lee 8250 Longpoint Rd            |                                     |
| Deanna Boyan 8254 Bullnose Rd.          |                                     |
|                                         |                                     |
|                                         |                                     |
|                                         |                                     |
|                                         |                                     |
|                                         |                                     |
|                                         |                                     |
|                                         |                                     |
|                                         |                                     |

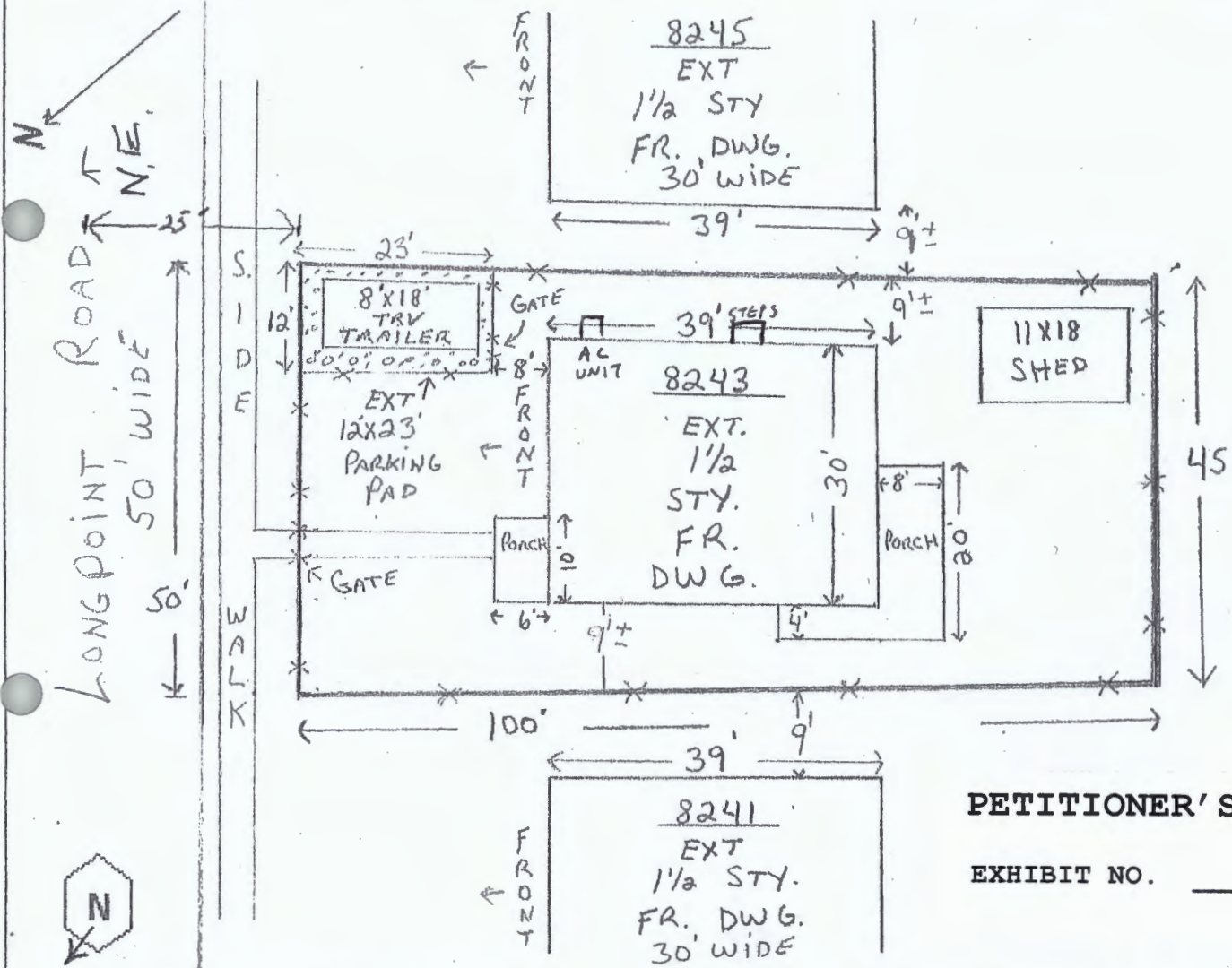
2013-0020-A

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

ADDRESS 8243 Longpoint Road OWNER(S) NAME(S) William Bathgate Sandra Bathgate

SUBDIVISION NAME MURRY Point LOT # 22 BLOCK # 4 SECTION # B

PLAT BOOK # CHK 13 FOLIO # 19 10 DIGIT TAX # 1208002280 DEED REF. # 1768010197



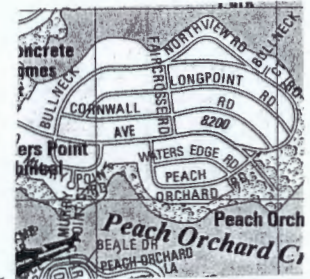
PETITIONER'S

EXHIBIT NO. 1

PLAN DRAWN BY J. BATHGATE

DATE 7-28-12 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 110C1

SITE ZONED DR 5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE 0.11

OR SQUARE FEET 5000

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? yes

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:

112273 Case #

0086123 FA #

2013-0070-A