



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 8, 2012

Carleton J. Michenfelder
Barbara A. Michenfelder
1144 Dairy Road
Parkton, Maryland 21120

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(1144 Dairy Road)
Case No. 2013-0073-A

Dear Mr. and Mrs. Michenfelder:

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(1144 Dairy Road)
6th Election District *
3rd Councilmanic District
Carleton J. and Barbara A. Michenfelder *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0073-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Carleton J. and Barbara A. Michenfelder. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a side yard addition (garage) with a side setback of 42 feet in lieu of the required 50. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. ZAC comments were received from the Department of Environmental Protection and Sustainability (DEPS) on October 15, 2012, indicating that any future building permits must be reviewed by Groundwater Management, since the property is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 7, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-8-12

By DSW

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 Department 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, by the Administrative Law Judge for Baltimore County, this 8th day of November, 2012 that the Variance request from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a side yard addition (garage) with a side setback of 42 feet in lieu of the required 50, be and is hereby GRANTED, subject to the following:

1. The 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

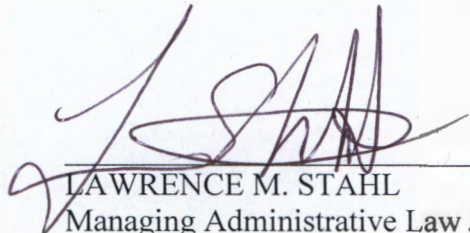
ORDER RECEIVED FOR FILING

Date 11-8-12

By [Signature]

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. The Petitioners shall comply with the ZAC comment received from DEPS on October 15, 2012, indicating that any future building permits must be reviewed by Groundwater Management, since the property is served by well and septic; a copy of which is attached and made a part hereto.

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:dlw

ORDER RECEIVED FOR FILING

Date 11-8-12

By aw

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: October 12, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0073-A
Address 1144 Dairy Road
(Michenfelder Property)

Zoning Advisory Committee Meeting of October 1, 2012.

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

1. Any future building permits must be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: *Dan Esser – Groundwater Management*

RECEIVED

OCT 15 2012

OFFICE OF ADMINISTRATIVE HEARINGS

ORDER RECEIVED FOR FILING

Date 11-8-12

By DW



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 1144 DAIRY ROAD, PARKTON, MD which is presently zoned RC 4

Deed Reference 22078 / 735

21120

10 Digit Tax Account # 22-00-006581

Property Owner(s) Printed Name(s) CARLETON J. MICHEMFELDER BARBARA A. HAYES MICHEMFELDER

(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) BCZR: 1A04.3-B.2.b.
TO PERMIT A SIDEYARD ADDITION (GARAGE) WITH A SIDE SETBACK
OF 42' IN LIEU OF THE REQUIRED 50' SETBACK.

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

Attorney for Petitioner:

Name- Type or Print

Signature

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

CARLETON J. MICHEMFELDER

BARBARA A. HAYES-MICHEMFELDER

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

1144 DAIRY ROAD

PARKTON

MARYLAND

Mailing Address

City

State

21120
Zip Code

443-392-2671
Telephone #

16rumay409115@
Email Address

How
com

Representative to be contacted:

SAME AS LEGAL OWNERS

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 _____ day of _____, 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 2013-0073-A

Filing Date 9/24/12

Estimated Posting Date 10/7/12

Reviewer JS

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: 1144 DAILY ROAD PARKTON MARYLAND 2120
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)

SEE ATTACHED

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

Carlton J. Michenfelder
Signature of Affiant

CARLETON J. MICHENFELDER
Name- Print or Type

Barbara Hayes Michenfelder
Signature of Affiant

BARBARA A. HAYES-MICHENFELDER
Name- Print or Type

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

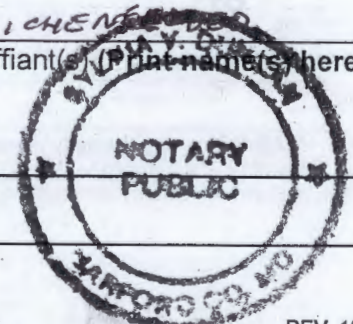
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20TH day of SEPTEMBER 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

CARLETON J. MICHENFELDER + BARBARA A. HAYES-MICHENFELDER
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

Sophia Duncan
Notary Public
December 03 2012
My Commission Expires



The owners of this property and occupants of the existing structure wish to add a two car garage, 28 feet wide by 30 feet deep. The existing home structure has a 12 inch roof pitch (see attached photos). The building code regulations limit the roof height of a detached garage to 15 feet. Based on that restriction, the garage roof would have a 5 inch roof pitch and would be an eye sore next to the existing house. An attached garage can have a roof as tall as the existing house. The owners/occupants wish to construct a garage connected to the house by a maximum 10 feet door to door breezeway. The distance from the house to the side set back is 80 feet. $80 \text{ feet} - 10 \text{ feet breezeway} = 70 \text{ feet}$ minus the width of the garage, 28 feet = 42 foot side set back. That is the reason for the request of a 40 feet side set back variance. The owners hope that the administrative variance procedure for an owner occupied residential lot can be utilized.

2013-0073-A

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

No. **90155**

Date: **9-24-12**

PAID RECEIPT

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				75.00

Total: **\$75.00**

Rec From: **MICHAELICA**

For: **2013-0073-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BUSINESS # 0002 MAIL / ADM REC
 9/24/2012 9/24/2012 0910:45 2
 RECEIPT # 90155 9/24/2012 0910
 Dept 5 533 ADMINISTRATION
 CR NO. 090155
 Recpt Tot \$75.00
 \$75.00 \$0 \$0.00 CA
 Baltimore County, Maryland

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0073 -A

Address 1144 DAIRY RD

Contact Person: JASON SCHEM
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/9/12

Posting Date: 10/7/12

Closing Date: 10/22/12

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 2013- 0073 -A

Address 1144 DAIRY RD

Petitioner's Name CARLETON MICHELFELDER

Telephone 410 443-392-2671

Posting Date: 10/7/12

Closing Date: 10/22/12

Wording for Sign: To Permit A SIDE YARD ADDITION (GARAGE) WITH A SIDE SETBACK OF 42' IN LIEU OF THE REQUIRED 50' SETBACK.

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: 2013-0073-A

Petitioner: EARLETON S. MICKENFELDER

Address or Location: 1144 DAIRY ROAD, PARKTON, MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLETON S. MICKENFELDER

Address: 1144 DAIRY ROAD

PARKTON, MD. 21120

Telephone Number: 443-392-2671

410-343-0008

CERTIFICATE OF POSTING

Date: 10/7/12

RE: Case Number: 2013-0073-A

Petitioner/Developer: Carlton Mischenfelder

Date of Hearing/Closing: 10/22/12

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1144 Darry Rd

The signs(s) were posted on 10/7/12
(Month, Day, Year)

ADMINISTRATIVE VARIANCE

CASE # 2013-0073-A
TO PERMIT A SIDEYARD ADDITION
(GARAGE) WITH A SIDE SETBACK OF 42 FEET
IN LIEU OF THE REQUIRED 50 FT SETBACK

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 10/22/12
AVAILABLE AT THE DEPARTMENT OF

Nelson
(Sign Poster)
SON
(Sign Poster)
d
(Sign Poster)
20
(Sign Poster)
20
(Sign Poster)

M E M O R A N D U M

DATE: December 12, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0073-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 10, 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>10-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-12</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-1</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-7</u> by <u>Pison</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 06 Account Number - 2200006581

Owner Information

Owner Name: MICHENFELDER CARLETON J
HAYES-MICHENFELDER BARBARA A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1144 DAIRY RD
PARKTON MD 21120-9507
Deed Reference: 1) /22078/ 00735
2)

Location & Structure Information

Premises Address
1144 DAIRY RD
0-0000
Legal Description
1.964 AC PT LT 1
1144 DAIRY RD
EVANSWARD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0011	0024	0263		0000			1	2	Plat Ref:	0034/ 0093

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	2,592 SF	1.9600 AC	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	164,400	120,500		
Improvements:	215,360	170,200		
Total:	379,760	290,700	290,700	290,700
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
MICHENFELDER CARLETON J	06/22/2005	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /22078/ 00735	Deed2:
GAREY MELISSA ANN	03/07/1995	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10964/ 00493	Deed2:
EVANS EVAN E	10/02/1992	\$58,000
Type: ARMS LENGTH IMPROVED	Deed1: /09392/ 00337	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Approved 10/17/2008



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

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

District - 06 Account Number - 2200006581



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.

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

2013-0073-A



2013-0073-A





2013-0073-A

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: October 12, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0073-A
Address 1144 Dairy Road
(Michenfelder Property)

Zoning Advisory Committee Meeting of October 1, 2012.

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

1. Any future building permits must be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: *Dan Esser – Groundwater Management*

RECEIVED

OCT 15 2012

OFFICE OF ADMINISTRATIVE HEARINGS



KEVIN KAMENETZ
County Executive

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

October 23, 2012

Carleton J. Michenfelder
Barbara A. Hayes Michenfelder
1144 Dairy Road
Parkton MD 21120

RE: Case Number: 2013-0073 A, Address: 1144 Dairy Road

Dear Mr. & Ms. Michenfelder:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 24, 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



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

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-1-12

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

RE: Baltimore County
Item No 2013-0073-A
Administrative Variance
Carleton S. Michenfelder
Barbara A. Hayes-Michenfelder
1144 Denny 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. 2013-0073-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 4, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2012
Item Nos. 2013-0072, 0073, 0074 and 0077

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK
cc: File

1700000770

Lot # 3
2400006020

PDM # 060253

Lot # 3 1700005504

Pt. Bk./Folio # MP01030
PDM # 060047

Lot # 4 Pt. Bk. 0000039, Folio 0001
1989-0218-A 00005505

PDM # 060169

Lot # 10

2200008329

Pt. Bk. 0000063, Folio 0072
Pt. Bk./Folio # 065088

1600000697

1600000700

* SITE

1212

NW 33-D

1220

Lot # 1
2200006581

PDM # 060173

Pt. Bk./Folio # MP90272

Lot # 1A
2200006580

EVANS, EVAN E. PROPERTY (PDM File/Project #)

1144

RC 4

6 ED

1977-0021-A

011C3

2004-0434-A

1209

Lot # 6
2300011647

1140

Lot # 2
PDM # 060016

Pt. Bk. 0000034, Folio 0093
1600002797
Pt. Bk./Folio # 034093A

1133

1130

1600000734

Lot # 7

Pt. Bk. 0000073, Folio 0124
2300011648

PDM # 060111

Folio # 073124

2001 CATTAIL POND (PDM File/Project # 6-111)

1131

PDM # 060095

Pt. Bk./Folio # 050055

1972-0031-X

2300011649

Lot # 8

1127

Lot # 12

1900010685
Pt. Bk. 0000050, Folio 0055

DAIRY RD

1972-

NW 32-D

2300011646

Lot # 5

1135

1900010684

Lot # 11

2200025491

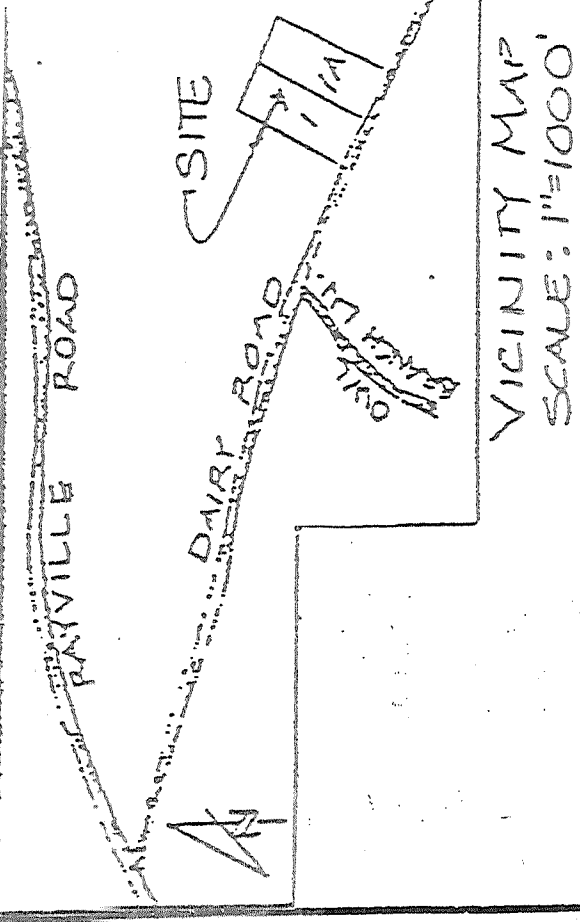
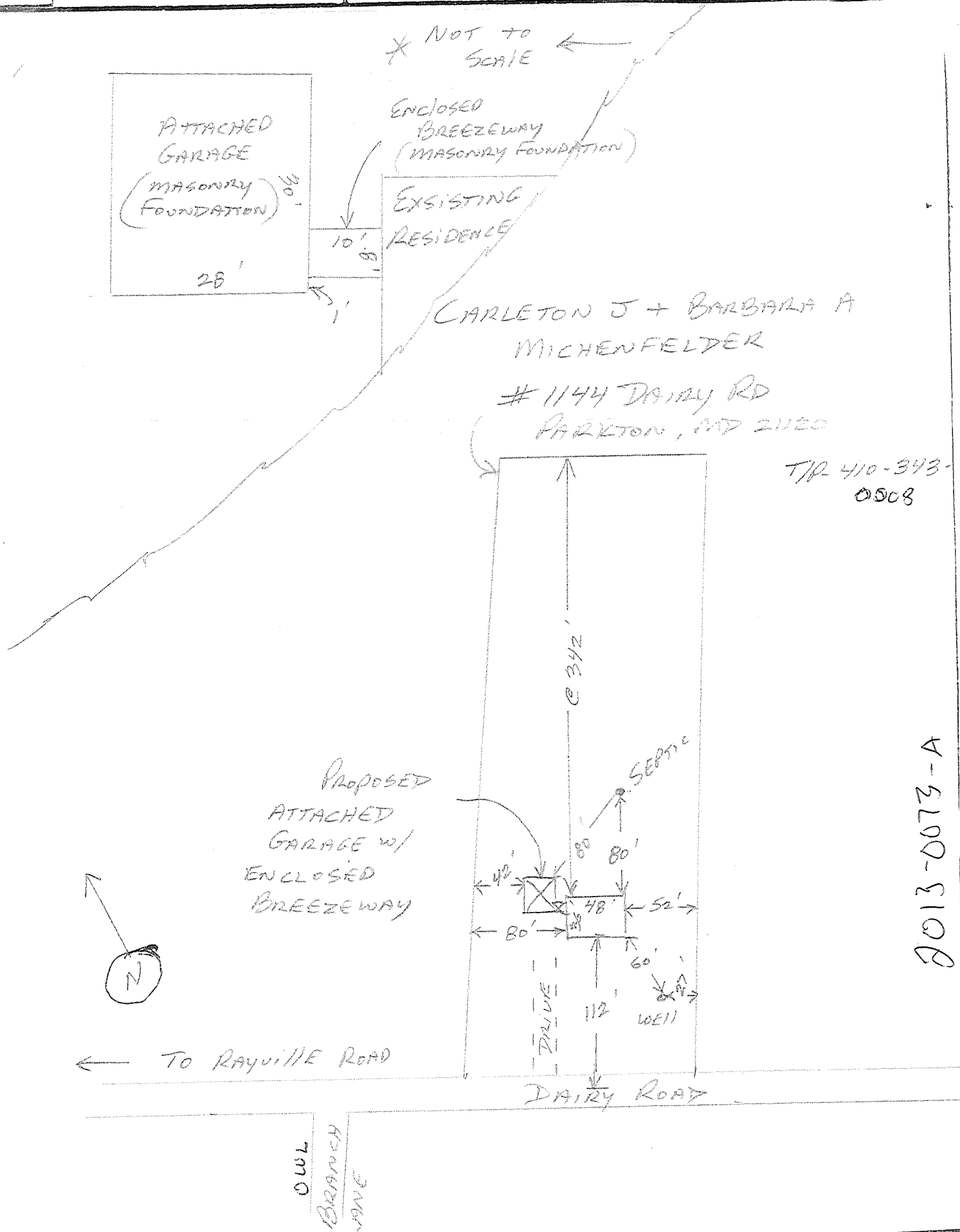
Pt. Bk./Folio # MP95087

DRIVEWAY
DRIVEWAY

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1144 DAIRY ROAD, PARKTON, MD 21120 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: EVANSWARD
plot book# 24133 folio# 0735 lot# 1 section# —
34493 LIBER# 220783
OWNER: CARLETON J. MICHEMFELDER BARBARA A. HAYES-
MICHEMFELDER



LOCATION INFORMATION

Election District: 06 PRIVATE
Councilmanic District: 3 WATER + SEWER

1" = 200' scale map#:
Zoning: R C 4
Lot size: 1,964 ± square feet

SEWER: ☐ PUBLIC ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

2013-0073-A

date: 9-20-12
prepared by: MIKE FULLER
Scale of Drawing: 1" = 100'