

IN RE: PETITION FOR ADMIN. VARIANCE *

(15901 Trenton Road)

5th Election District

3rd Councilmanic District

Michael Barrett

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0164 -A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Michael Barrett. The Petitioner is requesting Variance relief from § 100.6 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit the accessory pasturing of chickens (hens) on a tract of land which is 21,692 sq. ft. in size in lieu of the required 1 acre.

The subject property and requested relief is more fully depicted on the amended site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of February 4, 2013. On February 12, 2013, the Office of Administrative Hearings requested a formal hearing on this matter.

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

Appearing at the public hearing in support for this case was Michael Barrett, property owner. There were no interested citizens in attendance, and the file does not contain any letters of protest or opposition. In fact, the Petitioner indicated his neighbors supported his request.

ORDER RECEIVED FOR FILING

Date

3-28-13

By

Sen

Testimony and evidence revealed that the subject property is 21,692 square feet and is zoned RC 2. The Petitioner would like to have chickens to provide his family with healthy meat and eggs. As shown on the site plan, Petitioner proposes to have a coop and run at the rear of his lot to house no more than 10 chickens.

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).

The Petitioners have met this test. The Petitioner's lot is of irregular dimensions, and is bordered by 80 & 100 acre farms. As such it is unique for zoning purposes. If the regulations were strictly enforced, the Petitioner would experience a practical difficulty, given that he would be unable to provide healthy, affordable, chemical free poultry & eggs for his family. The grant of relief is appropriate in this case, and will not negatively impact the health and welfare of the neighborhood. The property is zoned RC 2, and the regulations indicate that agricultural uses are welcomed in such a zone. B.C.Z.R. §1A01.1. In addition, the Petitioner's property is bordered by 100 and 80 acre farms, so the setting is particularly appropriate for the proposed use.

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

ORDER RECEIVED FOR FILING

Date 3-28-13

By Den

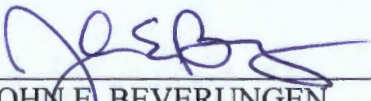
THEREFORE, IT IS ORDERED, this 28th day of March, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §100.6 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit the accessory pasturing of chickens (hens) on a tract of land which is 21,692 sq. ft. in size in lieu of the required 1 acre, be and is hereby GRANTED.

The relief granted herein shall be subject to and expressly conditioned upon the following:

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and to be responsible for returning, said property to its original condition.
2. The Petitioner shall be limited to no more than ten (10) hens on the property.
3. No roosters shall be kept on the subject property.

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 3-28-13

By sln



KEVIN KAMENETZ
County Executive

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

March 28, 2013

Michael Barrett
15901 Trenton Road
Upperco, Maryland 21155

RE: Petition for Variance
Case No.: 2013-0164-A
Property: 15901 Trenton Road

Dear Mr. Barrett:

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 "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 15901 TRENTON ROAD

which is presently zoned RC2

Deed Reference 24224/00408

10 Digit Tax Account # 0513055550

Property Owner(s) Printed Name(s) MICHAEL BARRETT

(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. ☒ **ADMINISTRATIVE VARIANCE** from section(s)
Section: 100.6

To permit the accessory stabling and pasturing of chickens (hens) on a tract of land which is 21,692 square feet in size in lieu of the required 1 acre.

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

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

MICHAEL BARRETT

Name #1 - Type or Print

Name #2 - Type or Print

Michael Barrett

Signature #1

Signature #2

15901 TRENTON ROAD UPPERCOD MD

Mailing Address

City

State

21155 410 977-9755 M.BARRETT5@HOT

Zip Code

Telephone #

Email Address MAIL.COM

Representative to be contacted:

SAME AS ABOVE

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 2013-0164-A

Filing Date 1/11/2013

Estimated Posting Date 1/11/2013

Reviewer M

Rev 10/12/11

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: 15901 TRENTON ROAD UPPERCO MD 21155
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)

LOOKING TO RAISE CHICKENS FOR OUR OWN USE FOR
THE 1990s AND MEAT. THEY WILL BE IN A COOP AND
RUN AND WILL BE AT THE REAR OF OUR PROPERTY.
THE REAR OF OUR PROPERTY IS A FARM USED TO
GROW CORN.

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

Michael Barrett
Signature of Affiant

MICHAEL BARRETT
Name- Print or Type

Signature of Affiant

Name- Print or Type

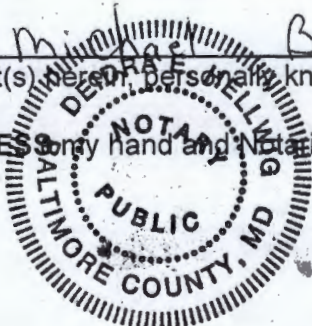
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of January, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Michael Barrett
the Affiant(s) personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESSED by my hand and Notaries Seal



Deidra E. Neely
Notary Public
02-23-2013
My Commission Expires

Zoning Property Description for 15901 Trenton Road

Beginning at a point on the east side of Trenton Road which is 35 feet wide at the distance of 752+/- south west of the centerline of the nearest improved intersecting street Arcadia Avenue which is 30 Feet wide.

Subdivision Lot

Being lot #1 section #A in the subdivision of Fair Meadows as recorded in Baltimore County Plat Book #17, Folio # 95, containing 21692 square feet. Located in the 5th Election District and 3rd Council District.

CASE # 2013-0164-A

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

No. **94025**

Date: **1/11/13**

PAID RECEIPT

BUSINESS NUMBER: 1000
 1/11/2013 1/11/2013 11:11:45
 REG 0005 WALTON BOOK SHOP
 RECEIPT # 94025 1/11/2013 11:11:45
 5.528 JORDAN VERIFICATION
 0130.000025
 Receipt Tot: 115.00
 1.00 0. 120.00 16
 15.00 10
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: **75.00**

Rec From: **M. Barrett**

For: **15901 Trenton Rd**

203-0164-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 01/23/2013

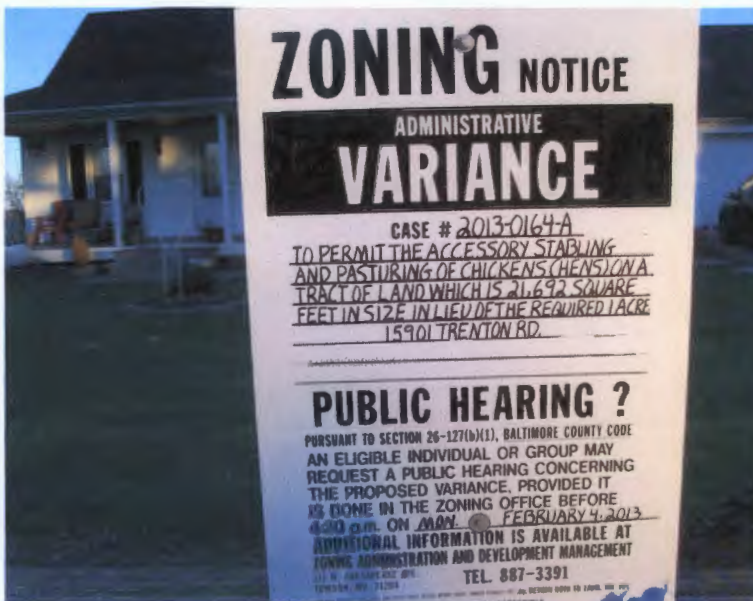
Case Number: 2013-0164-A

Petitioner / Developer: MICHAEL BARRETT

Date of Hearing (Closing): FEBRUARY 4, 2013

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:
15901 TRENTON ROAD

The sign(s) were posted on: JANUARY 19, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 03/04/2013

Case Number: 2013-0164-A

Petitioner / Developer: MICHAEL BARRETT

Date of Hearing (Closing): MARCH 25, 2013

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:
15901 TRENTON ROAD

The sign(s) were posted on: MARCH 1, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

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: #2013-0164-A

15901 Trenton Road

E/s Trenton Road, 752 ft. +/- S/w of centerline of Arcadia Avenue

5th Election District - 3rd Councilmanic District

Legal Owner(s): Michael Barrett

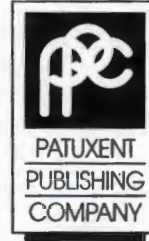
Variance: to permit the accessory stabling and pasturing of chicken (hens) on a tract of land which is 21,692 square feet in size in lieu of the required 1 acre.

Hearing: Monday, March 25, 2013 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 03/01 March 5 907776



501 N. Calvert Street, Baltimore, MD 21278

March 7, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on March 5, 2013.

- ☒ 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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 5, 2013 Issue - Jeffersonian

Please forward billing to:
Michael Barrett
15901 Trenton Road
Upperco, MD 21155

410-977-9755

NOTICE OF ZONING HEARING

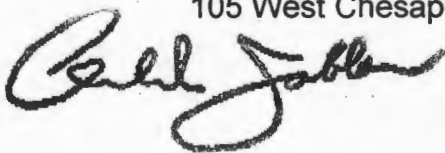
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CASE NUMBER: 2013-0164-A

15901 Trenton Road
E/s Trenton Road, 752 ft. +/- S/w of centerline of Arcadia Avenue
5th Election District – 3rd Councilmanic District
Legal Owners: Michael Barrett

Variance to permit the accessory stabling and pasturing of chicken (hens) on a tract of land which is 21,692 square feet in size in lieu of the required 1 acre.

Hearing: Monday, March 25, 2013 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.



KEVIN KAMENETZ
County Executive

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

February 22, 2013

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: 2013-0164-A

15901 Trenton Road

E/s Trenton Road, 752 ft. +/- S/w of centerline of Arcadia Avenue

5th Election District – 3rd Councilmanic District

Legal Owners: Michael Barrett

Variance to permit the accessory stabling and pasturing of chicken (hens) on a tract of land which is 21,692 square feet in size in lieu of the required 1 acre.

Hearing: Monday, March 25, 2013 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: Michael Barrett, 15901 Trenton Road, Upperco 21155

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 5, 2013.**
- (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.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013 0164 -A Address 15901 Trenton Road

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/11/13 Posting Date: 1/20/13 Closing Date: 2/4/13

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 0164 -A Address 15901 Trenton Road

Petitioner's Name Michael Barrett Telephone 410-977-9755

Posting Date: 1/20/13 Closing Date: 2/4/13

Wording for Sign:

To permit the accessory stabling and pasturing of chickens (hens) on a tract of land which is 21,692 square feet in size in lieu of the required 1 acre.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

February 5, 2013

Michael Barrett
15901 Trenton Road
Upperco, MD 21155

RE: Case Number: 2013-0164 A, Address: 15901 Trenton Road, 21155

Dear Mr. Barrett:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 11, 2013. 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 that reads "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: 1-24-13

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

RE: Baltimore County

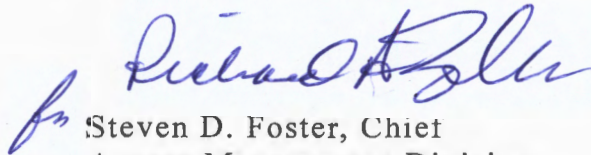
Item No. 2013-0164-A -
Administrative Variance
Michael Barrett
15901 Trenton Road.

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. 2013-0164-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,


for 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: January 30, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For January 28, 2013
Item Nos. 2013-0151, 0153, 0154, 0156, 0157, 0158, 0159, 0160, 0161, 0162,
0163, 0164, 0165, 0166, 0167, 0168, 0169, and 0172.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: February 12, 2013

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings

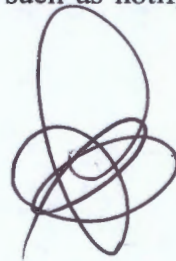
RE: Petition for Administrative Variance – ^{2/4/13}~~1/5/12~~ Closing Date
Case No. 2013-0164-A – 15901 Trenton Road

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel



M E M O R A N D U M

DATE: May 9, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0164-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 29, 2013. 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

RE: PETITION FOR ADMINSTRATIVE * BEFORE THE OFFICE
VARIANCE *
15901 Trenton Road; E/S Trenton Road, * OF ADMINSTRATIVE
752' SW c/line Arcadia Avenue *
5th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Michael Barrett *
Petitioner(s) * BALTIMORE COUNTY
* 2013-164-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 2013, a copy of the foregoing Entry of Appearance was mailed to Michael Barrett, 5901 Trenton Road, Upperco, Maryland 21155, Petitioner(s).

RECEIVED

FEB 27 2013

fl

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 05 Account Number - 0513055550

Owner Information

Owner Name:	BARRETT MICHAEL	Use:	RESIDENTIAL
Mailing Address:	15901 TRENTON RD UPPERCO MD 21155-9520	Principal Residence:	YES
		Deed Reference:	1) /24224/ 00408 2)

Location & Structure Information

Premises Address
15901 TRENTON RD
0-0000

Legal Description

15901 TRENTON RD
FAIR MEADOWS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0025	0010	0191		0000	A		1	2	Plat Ref: 0017/0095

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1951	1,365 SF	21,692 SF	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	124,420	84,400		
Improvements:	210,670	164,600		
Total:	335,090	249,000	249,000	249,000
Preferential Land:	0			0

Transfer Information

Seller:	HUDGINS REDDING GEORGIA L	Date:	07/28/2006	Price:	\$345,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/24224/ 00408	Deed2:	
Seller:	HUDGINS GREGORY A	Date:	10/21/1994	Price:	\$8,400
Type:	NON-ARMS LENGTH OTHER	Deed1:	/10801/ 00641	Deed2:	
Seller:	NEFF FRANK J,3RD	Date:	04/24/1984	Price:	\$77,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/06699/ 00532	Deed2:	

Exemption Information

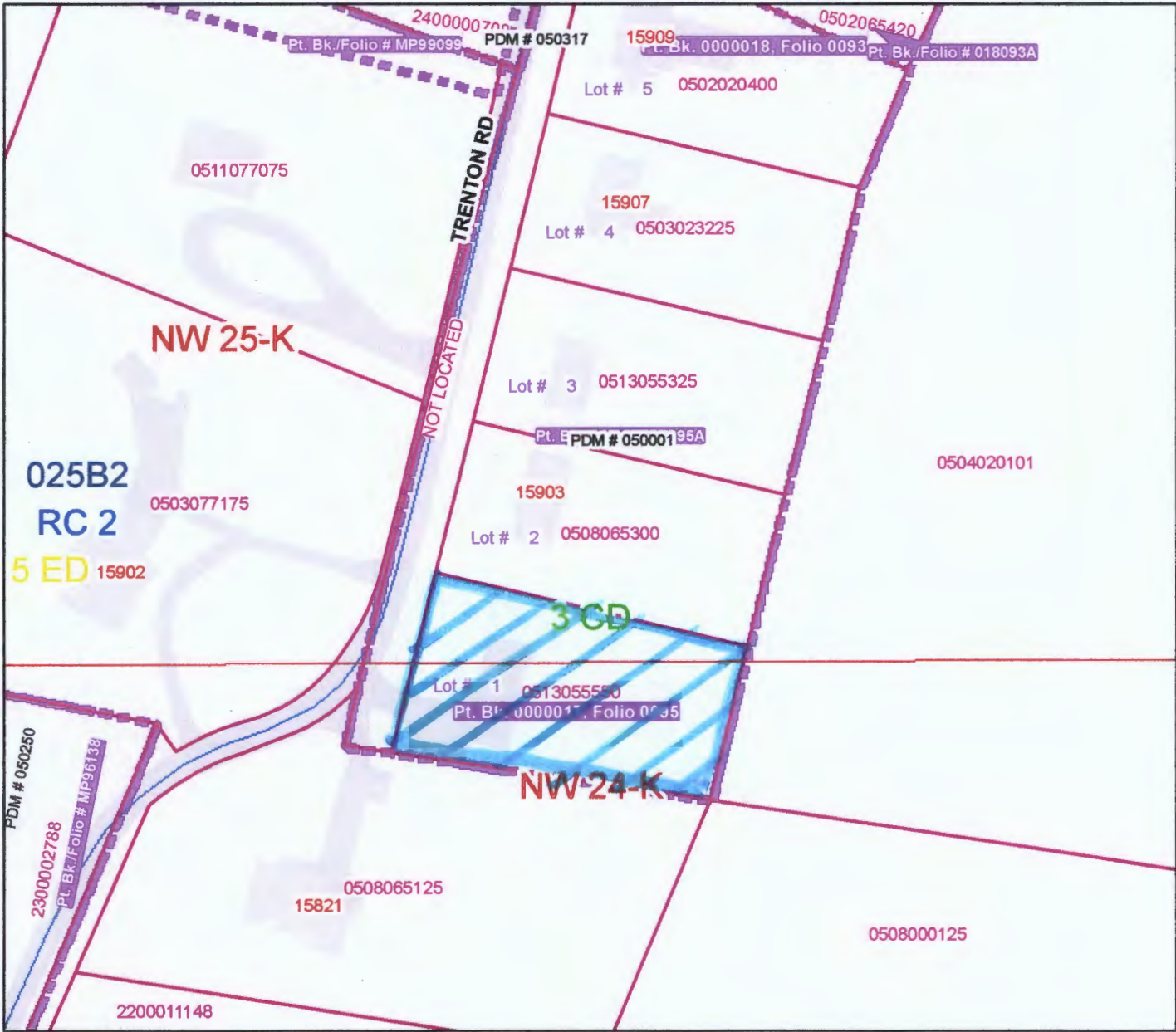
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

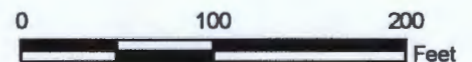
Homestead Application Status:	Approved 05/17/2008
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2013-0164-A



Publication Date: January 11, 2013
Publication Agency: Permits, Approvals and Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



1 inch = 100 feet

Case No.: 2013-0164-A

Exhibit Sheet

PJ
5-9-13

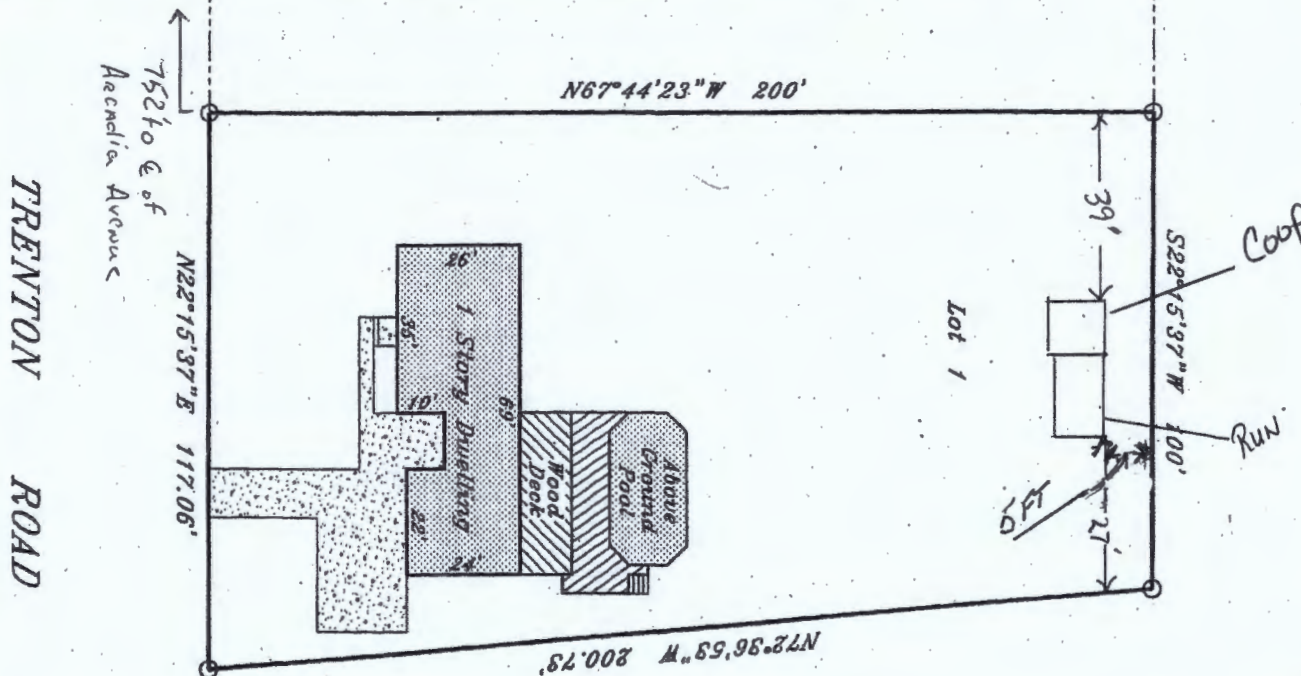
ALN
3-28-13

Petitioner/Developer

Protestant

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 15901 TRENTON ROAD OWNER(S) NAME(S) MICHAEL BARRETT
 SUBDIVISION NAME FAIR MEADOWS LOT # 1 BLOCK # _____ SECTION # A
 PLAT BOOK # 17 FOLIO # _____ 10 DIGIT TAX # 051305555 DEED REF. # 2422410408

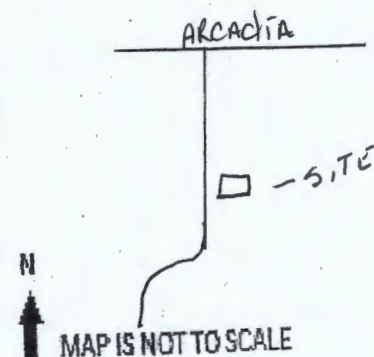


2013-0164-A

PLAN DRAWN BY MICHAEL BARRETT DATE 1-3-2013 SCALE: 1 INCH = 40 FEET

Lot Number: 1
 Block/Section: -
 Plat Reference: Book: 17 Page: 95
 Title of Plat: Section A, Fair Meadows

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 025B2
 SITE ZONED RC 2
 ELECTION DISTRICT 05
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE _____
 OR SQUARE FEET 21692
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE ☒
 SEWER IS:
 PUBLIC _____ PRIVATE ☒
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Petitioner's No. 1