



KEVIN KAMENETZ
County Executive

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

March 29, 2013

Carol S. Daisey
16347 Trenton Road
Upperco, Maryland 21155

RE: Petition for Special Hearing
Case No.: 2013-0177-SPH
Property: 1406 Mount Carmel Road

Dear Mrs. Daisey:

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.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Bruce E. Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053

IN RE: PETITION FOR SPECIAL HEARING *
(1406 Mount Carmel Road)
7th Election District *
3rd Councilmanic District *
Carol S. Daisey *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0177-SPH

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Hearing filed by Carol S. Daisey, legal owner. The Petitioner is requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve proposed agricultural structures (barn & shed/tack room) on the subject property without a principal structure existing. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Carol Daisey and Bruce E. Doak from Bruce E. Doak Consulting, LLC, the firm that prepared the site plan. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no interested citizens in attendance, and the file does not contain any letters of protest or opposition. In fact, the Petitioner submitted letters from her adjoining neighbors, both of whom expressed support for the petition. Exhibits 4 & 5.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. The only substantive comment was received from the Department of Environmental Protection and Sustainability (DEPS), which noted Petitioner must comply with forest

ORDER RECEIVED FOR FILING

Date 3-29-13

By Den

conservation regulations prior to issuance of permits.

Testimony and evidence revealed that the subject property is approximately 11.53 acres and is zoned RC 2. The Petitioner indicated the property was a "mess" prior to her acquisition, and photos were admitted showing the unfortunate condition of the property at that time. Exhibits 2 & 3. Since purchasing the property, the Petitioner has invested significant sums of money and has removed a massive amount of junk & debris, and her neighbors appear to be eternally grateful. The land is now unimproved, and the Petitioner proposes to board her 3 horses on the property, and to construct a barn, tack room & fencing to facilitate that use.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing request should be GRANTED

THEREFORE, IT IS ORDERED, this 29th day of March, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve proposed agricultural structures (barn & shed/tack room) on the subject property without a principal structure existing, be and is hereby **GRANTED**.

ORDER RECEIVED FOR FILING

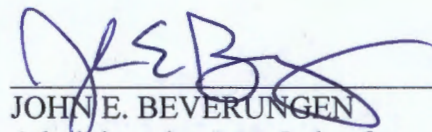
Date 3-29-13

By den

The relief granted herein shall be subject to the following:

1. Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 3-29-13

By slh



PETITION FOR ZONING HEARING(S)

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 1406 MOUNT CARMEL ROAD which is presently zoned RC2
 Deed References: SM 32699 / 464 10 Digit Tax Account # 0706020126
 Property Owner(s) Printed Name(s) CAROL S. DAISY

(SELECT THE HEARING(S) BY MARKING X 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. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
PROPOSED AGRICULTURAL ASSESSORY STRUCTURES (BARN & SHED / TACK ROOM) ON THE SUBJECT PROPERTY WITHOUT A PRINCIPAL STRUCTURE EXISTING.
2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. _____ a **Variance** from Section(s)

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 THE 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):

CAROL S. DAISY / Name #1 - Type or Print _____ Name #2 - Type or Print _____

Carol S. Daisy / Signature #1 _____ Signature #2 _____

16397 TRELTON ROAD UPPERCO MD / Mailing Address _____ City _____ State _____

21155 (443) 294-1287 / Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

BRUCE E. DOAK / Name - Type or Print _____

BRUCE E. DOAK CONSULTING, LLC / Signature _____

3801 BAKER SCHOOLHOUSE ROAD FREELAND MO. / Mailing Address _____ City _____ State _____

21053 / 410-419-4906 / Zip Code _____ Telephone # _____ Email Address _____

BDOAK@BRUCEDOAKCONSULTING.COM /

CASE NUMBER 2013-0177-KPA Filing Date 1/24/2013

Do Not Schedule Dates: _____ Reviewer W

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

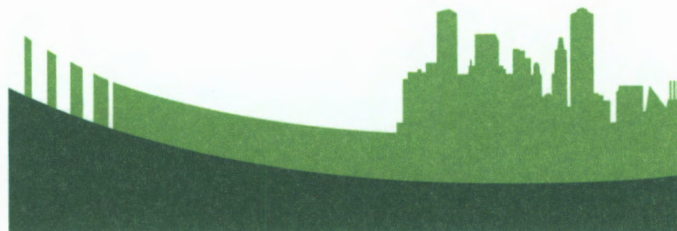
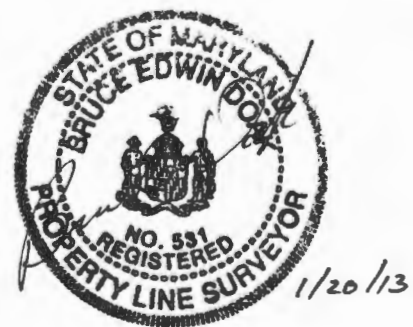
Zoning Description

1406 Mount Carmel Road- 11.53 Acre Parcel
Seventh Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point in the bed of Mount Carmel Road, approximately 250 feet westerly of the centerline of Sunswept Lane, thence running in the bed of Mount Carmel Road and running with and binding on the outlines of the subject property, the following course and distance, viz 1) South 73 degrees 56 minutes 50 seconds West 225 feet, thence leaving Mount Carmel Road and continuing to run and bind on the outlines of the subject property, the five following courses and distances, viz. 2) North 20 degrees 29 minutes 30 seconds West 1025.09 feet, 3) North 60 degrees 44 minutes 10 seconds East 898 feet, 4) South 03 degrees 29 minutes 10 seconds West 453 feet, 4) South 86 degrees 55 minutes 30 seconds West 272.53 feet and 5) South 06 degrees East 875 feet to the point of beginning.

Containing 11.53 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



2013-0177-SPH

Land Use Expert and Surveyor

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 2013-0177-SPH

Petitioner: CAROL S. DAISEY

Address or Location: 1906 MOUNT CAMEL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CAROL S. DAISEY

Address: 16347 TRENTON ROAD

UPPERCO MD 21155

Telephone Number: 443-694-1287

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

No. **94037**

Date: **1/24/13**

DUPLICATE CASH RECEIPT

BUSINESS ACTUAL TIME 0000

1/24/2013 1:24:04 PM 44:25 6

REG W006 WALKIN TIAN TSY

RECEIPT # 481277 1/24/2013

REP 3 520 CASHIER VERIFICATION

CH NO. 094037

Receipt Tot \$75.00

\$75.00 CR 1.00 CA

Baltimore County, Maryland

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

Total: **75.00**

Rec From: **Bruce Donk**

For: **1406 Mt. Carmel Rd**

2013-0177-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

December 10, 2012

Re:

Case Number: 2013- 0177-SPH

Petitioner / Developer: Carol Daisey

Date of Hearing: March 28, 2013

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

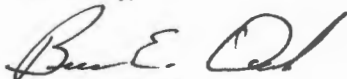
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **1406 Mt. Carmel Road**.

The sign(s) were posted on **March 7, 2013**.

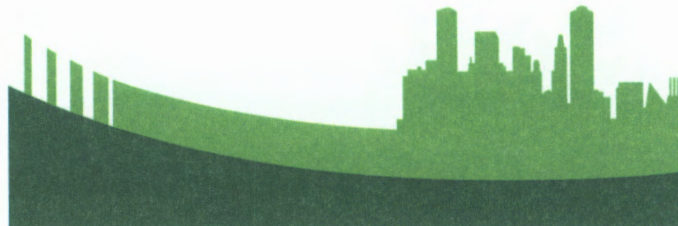
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2013-0177-SPH

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

DATE&TIME: Thursday March 28, 2013 11:00AM

**SPECIAL HEARING for proposed agricultural accessory structures
(barn & shed / tack room) on the subject property without a principal
structure existing.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-867-3391. THE HEARING IS
HANDICAPPED ACCESSIBLE**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

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: #2013-0177-SPH

1406 Mount Carmel Road

N/s Mount Carmel Road, 250 ft. +/- w/of the centerline of Sunswapt Lane

7th Election District - 3rd Councilmanic District

Legal Owner(s): Carol Daisey

Special Hearing for proposed agricultural accessory structures (barn & shed/tack room) on the subject property without a principal structure existing.

Hearing: Thursday, March 28, 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.
03/009 March 7 908159



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 7, 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



KEVIN KAMENETZ
County Executive

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

February 25, 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: 2013-0177-SPH

1406 Mount Carmel Road

N/s Mount Carmel Road, 250 ft. +/- w/of the centerline of Sunswept Lane

7th Election District – 3rd Councilmanic District

Legal Owners: Carol Daisey

Special Hearing for proposed agricultural accessory structures (barn & shed/tack room) on the subject property without a principal structure existing.

Hearing: Thursday, March 28, 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: Carol Daisey, 16347 Trenton Road, Upperco 21155
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 8, 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.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 7, 2013 Issue - Jeffersonian

Please forward billing to:
Carol Daisey
16347 Trenton Road
Upperco, MD 21155

443-694-1287

NOTICE OF ZONING HEARING

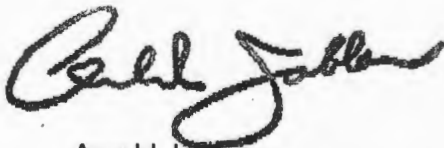
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0177-SPH

1406 Mount Carmel Road
N/s Mount Carmel Road, 250 ft. +/- w/of the centerline of Sunswept Lane
7th Election District – 3rd Councilmanic District
Legal Owners: Carol Daisey

Special Hearing for proposed agricultural accessory structures (barn & shed/tack room) on the subject property without a principal structure existing.

Hearing: Thursday, March 28, 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.

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. 2013-0177-SPH - 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

CASE NO. 2013-

0177-SPH

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

3/7/13

SIGN POSTING

Date:

3/7/13

by

DOAK

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

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: March 12, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0177-SPH
Address 1406 Mount Carmel Road
(Daisey Property)

Zoning Advisory Committee Meeting of January 28, 2012.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. Forest Conservation may be addressed by filing an Agricultural Declaration of Intent. Recordation of a Forest Buffer Easement will not be required for the agricultural support buildings as proposed on the plan accompanying the zoning request.
Glenn Shaffer – Environmental Impact Review (EIR)
2. Also, any future bldg. permits must be reviewed by Groundwater Mgmt.
Dan Esser – Groundwater Management

RECEIVED

MAR 12 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 30, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For February 04, 2013
Item Nos. 2013-0173, 0175, and 0177.

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

DAK:CEN
Cc: file

March 18,2013

Administrative Law Judges of Balto. Co.
Arnold Jablon, Deputy Administrative Officer
County Office Bldg.
111 West Chesapeake Ave.,Rm. 111
Towson,Md. 21204
RE: Case #2013-0177-SPH, March 28, 2013

Dear Mr. Jablon and Administrative Law Judges,

We fully support Ms. Daisey's proposal to build a horse barn and accessory structure without a principal structure on her property located at 1406 Mount Carmel road in rural Parkton Maryland.

This 11.5 acre tract of land was previously a horse farm with pasture land. The owners were unable to maintain the property and it fell into horrible disarray.

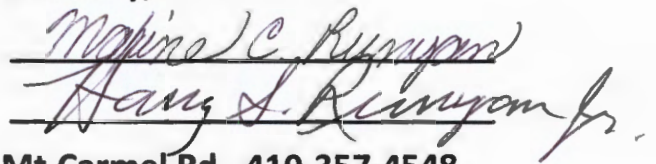
Our "neighborhood" currently has dog kennels, cattle farms, and agricultural crop farms. Equestrian farms are common place here in northern Baltimore County.

My wife and I have had several discussions with Ms.Daisey about her project and we welcome her commitment to restoring the horse farm. She has demonstrated her intentions with friendly open communication, careful planning and her hard work cleaning and clearing the pasture. She has taken a dilapidated run down situation across the street from us and transformed it into a peaceful country setting.

We appreciate her investment in our community and look forward to having Ms. Daisey and her horses as neighbors.

Please feel free to call us if you have any questions in this matter.

Sincerely,


Mary S. Remy

1405 Mt.Carmel Rd. ,410-357-4548

PETITIONER' S

EXHIBIT NO. 4

March 6, 2013

Administrative Law Judges of Baltimore County
Arnold Jablon, Deputy Administrative Officer
County Office Building
111 West Chesapeake Ave., Room 111
Towson, Md. 21204

RE: Case # 2013-0177-SPH, March 28, 2013

Dear Mr. Jablon and Administrative Law Judges,

I am writing to ask that you grant Ms. Daisey's request to build a barn and accessory structure without a principal structure on her 11 1/2 acres located at 1406 Mt. Carmel Road in Parkton Maryland.

I have watched her clean and clear her land which had been neglected for decades. This property was formally used as pasture for ponies and horses for many years by people who did not take care of the property. I have personally discussed her ideas with her and the idea of having horses as neighbors is very exciting and I look forward to having her as my neighbor. Please feel free to call me if you have any questions in this regard.

Thank you.

Sincerely,

Robert H. Nubola
17008 SUNSET LN
PARKTON, MD 21208 — 410-357-5229

NAME, ADDRESS AND PHONE NUMBER

PETITIONER'S

EXHIBIT NO. 5



KEVIN KAMENETZ
County Executive

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

March 21, 2013

Carol S. Daisey
16347 Trenton Road
Upperco MD 21155

RE: Case Number: 2013-0177 SPH, Address: 1406 Mt. Carmel Road

Dear Ms. Daisey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 24, 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, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Bruce E. Doak, 3801 Baker Schoolhouse Road, Freeland MD 21053

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-30-13

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

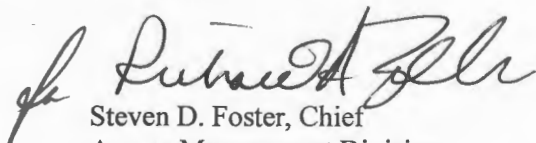
RE: Baltimore County
Item No. 2013-0177 SPH.
Special Hearing
Carol S. Daisey
1406 Mount Carmel Road
MD 137

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 1-28-13. A field inspection and internal review reveals that an entrance onto MD 137 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing. Case Number 2013-0177-SPH.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

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

CASE NAME DAISY PROP.
CASE NUMBER 2013-0177-SP4
DATE 3/28/13

[illegible]

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 07 Account Number - 0706020126

Owner Information

Owner Name: DAISEY CAROL S **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 16347 TRENTON RD **Deed Reference:** 1) /32669/ 00464
UPPERCO MD 21155- 2)

Location & Structure Information

Premises Address **Legal Description**
1406 MT CARMEL RD 11.53 AC
0-0000 1406 MT CARMEL RD NS
250 W SUNSWEPT LA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0021	0017	0036		0000				2	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		11.5300 AC	33

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	276,240	189,900		
Improvements:	0	0		
Total:	276,240	189,900	189,900	189,900
Preferential Land:	0			0

Transfer Information

Seller:	3 BROTHERS AND A SISTER LLC	Date:	10/16/2012	Price:	\$250,000
Type:	ARMS LENGTH VACANT	Deed1:	/32669/ 00464	Deed2:	
Seller:	FITEZ SHIRLEY M	Date:	04/14/2011	Price:	\$250,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/30714/ 00414	Deed2:	
Seller:	FITEZ MAURICE E,JR	Date:	04/04/2006	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/23622/ 00152	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

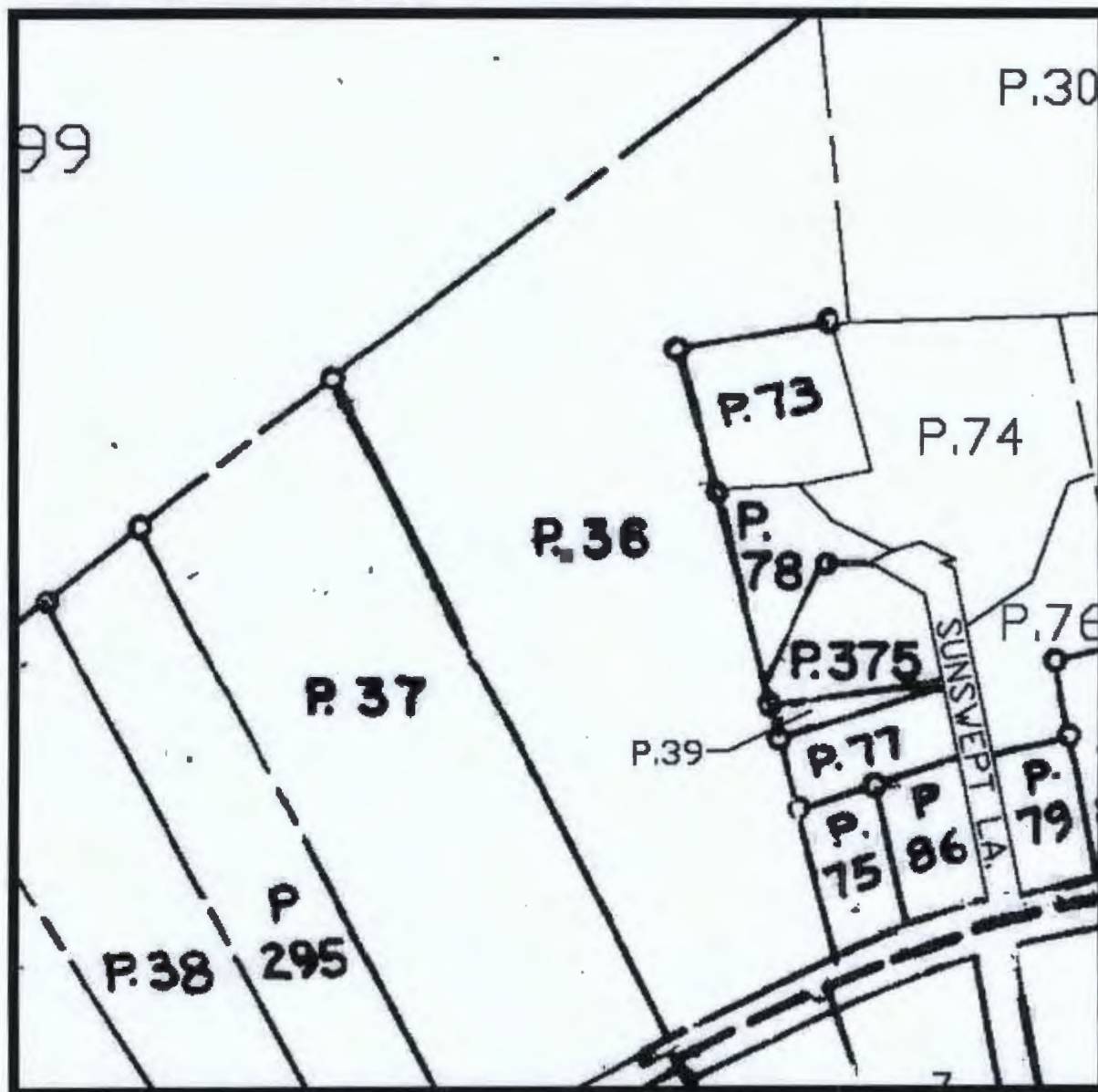
Homestead Application Status: No Application



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

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

District - 07 Account Number - 0706020126



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.

Case No.: 2013-0177-SPH

Exhibit Sheet

DW
5-9-13

3-29-13

Sen

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Aerial Photo	
No. 3	Aerial Photo	
No. 4	Letter - Runyan, 1405 Mt. Carmel	
No. 5	Letter - 17008 Sunswept	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



386 Feet



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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EXHIBIT NO.

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Printed 1/23/2013



My Neighborhood Map

Created By
Baltimore County
My Neighborhood

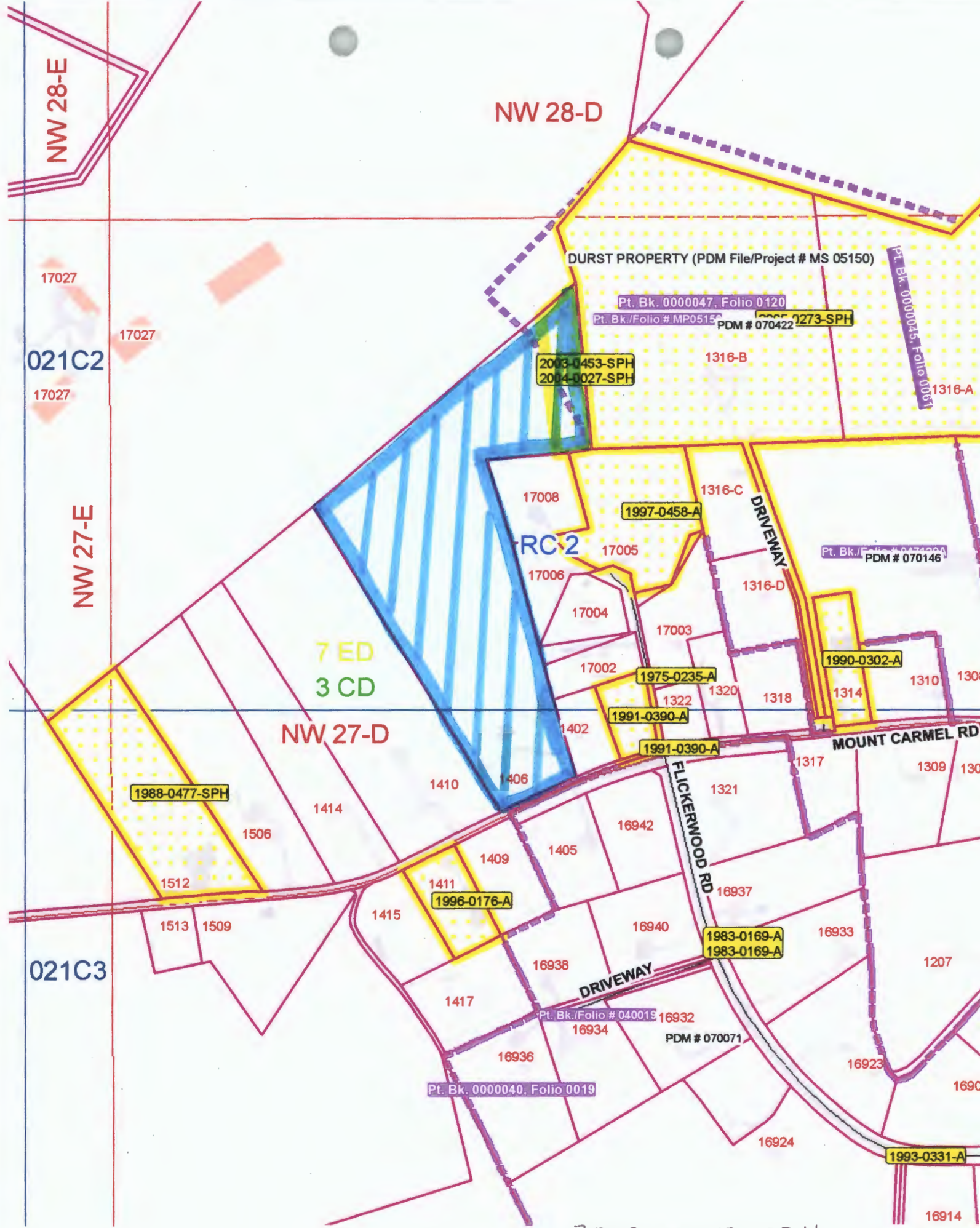


PETITIONER'S

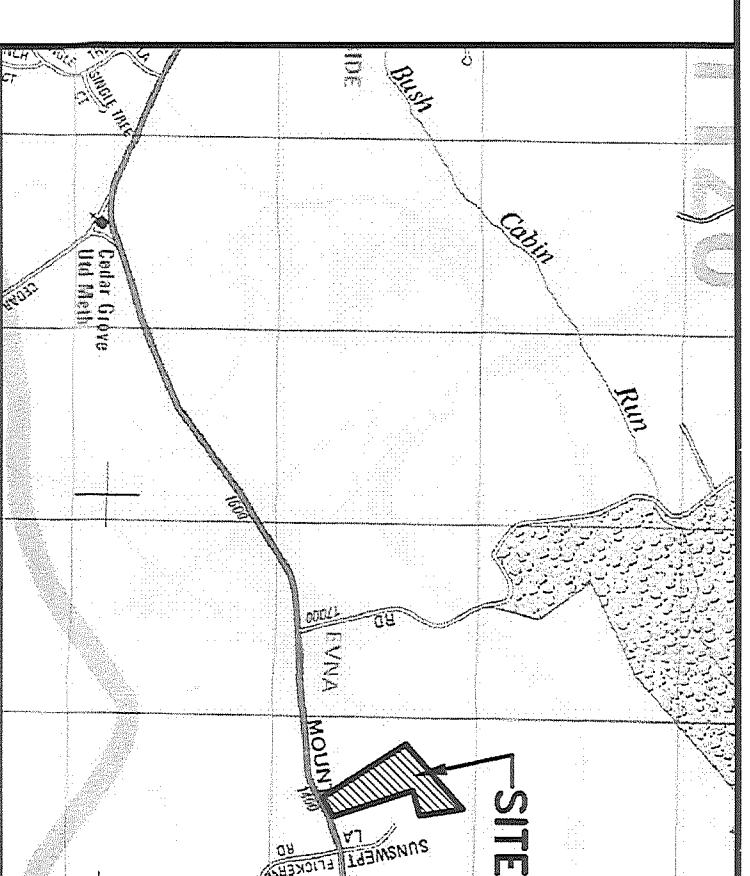
EXHIBIT NO. 3

This map is provided as a service to the public and does not constitute a warranty or representation of any kind. The user assumes all liability for any use of this map, including but not limited to, any use in connection with the use of or reliance upon this map.

Printed 3/28/2013



2013-0177-SPH



GENERAL NOTES:

1. OWNER: CAROL S. DALEY
2. ADDRESS: 16347 WILSON TRAIL OFFICHO MD 21155
3. DEED REFERENCE: SN 32689 / 464
4. AREA: 11.53 ACRES
5. PROPERTY ADDRESS: 1408 MOUNT CAMEL ROAD
6. ZONING: R02
7. TAX MAP 21 PARCEL 399
8. PROPERTY USE: AGRICULTURAL
9. THE TOWN SHOWS HEREON IS FROM BALTIMORE COUNTY GIS FILE 02102 & 02103.
10. THE SHED / TACK ROOM WILL HAVE A BATHROOM WHICH WILL UTILIZE THE EXISTING SEPTIC SYSTEM, NO ONE WILL BE IN THE BUILDING.
11. THERE HAVE BEEN NO PREVIOUS ZONING CASES ON THE SUBJECT PROPERTY
12. THE SUBJECT PROPERTY IS NOT IN A HISTORIC DISTRICT.
13. THE SUBJECT PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEM.
14. THE SUBJECT PROPERTY IS NOT IN A FLOOD PLAIN.
15. THE SUBJECT PROPERTY IS NOT IN THE CHEESAPEAKE BAY CRITICAL AREA.

SPECIAL HEARING REQUESTED

TO ALLOW PROPOSED AGRICULTURAL ASSESSORY STRUCTURES (BARN & SHED / TACK ROOM) ON THE SUBJECT PROPERTY WITHOUT A PRINCIPLE STRUCTURE EXISTING.

CASE # 2013-0177-SPH

Bruce E. Doak Consulting, LLC

Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
btdaak@bruceedcaconsulting.com

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bdoak@brucebdoakconsulting.com

0 443-900-5535 m 410-419-4906
bdoak@brucebdoakconsulting.com

DRAFTED BY:  Taco Bell

TESTBACT SYSTEMS, INC.
481 Washington Ave., Suite 383
Torrington, Connecticut 06801
P: 418-324-7600
F: 418-324-7661

ON THE

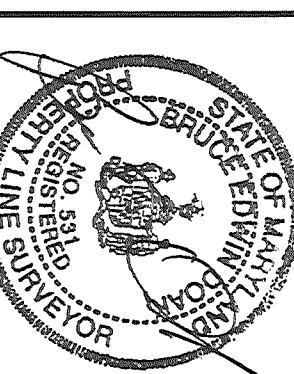
1406 MOUNI CARMEL ROAD
7TH ELECTION DISTRICT 3 COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

7TH ELECTION DISTRICT 3 COUNCILMAN
BALTIMORE COUNTY, MARYLAND

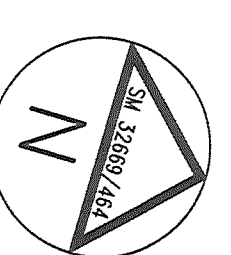
7TH ELECTION DISTRICT 3 COUNCILMAN
BALTIMORE COUNTY, MARYLAND

Date: 1/24/2013

Scale: AS SHOWN

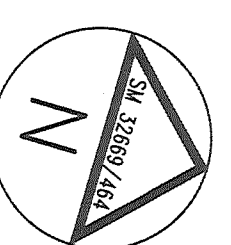
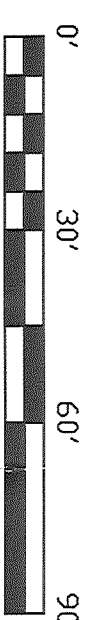


Peterson's No. 1



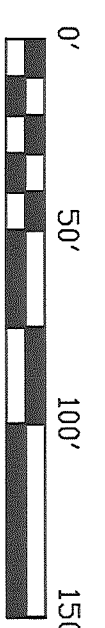
ENLARGEMENT

SCALE: 1"=30'



PLAN

SCALE: 1"=51'



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed property line surveyor under the laws of the State of Maryland
License No. 511 Expiration Date: 2/22/15.

am a duly licensed property line surveyor
License No. 531. Expiration Date: 2/22/15