



KEVIN KAMENETZ
County Executive

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

April 23, 2013

Richard Laufer
733 Bentley Road
Parkton, Maryland 21120

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(733 Bentley Road)
Case No. 2013-0213-A

Dear Mr. Laufer:

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".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *

6th Election District
3rd Councilmanic District
(733 Bentley Road)
Richard Laufer
Petitioner

*
*
*
*
*

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0213-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Richard Laufer, for property located at 733 Bentley Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit existing and proposed detached accessory structures (storage buildings) to be located in the front and side yards of the principal dwelling in lieu of the required rear. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated April 5, 2013, indicating that development of the property must comply with Forest Conservation Law (Sections 33-6-101 through 33-6-122 of the Baltimore County Code [B.C.C.]), and that Forest Conservation Law may be met for this project by executing and filing a Single Lot Declaration of Intent with DEPS.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 30, 2013, and there being no request for a public hearing,

a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-23-13

By DJ

The Petitioner has 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 Petitioner.

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 23rd day of April, 2013 that a Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit existing and proposed detached accessory structures (storage buildings) to be located in the front and side yards of the principal dwelling in lieu of the required rear, be and is hereby GRANTED, subject to the following:

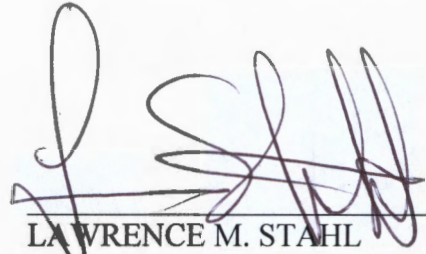
1. The Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner must comply with the ZAC comments submitted by DEPS, dated April 5, 2013; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 4-23-13

By EW

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 4-23-13

By low



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 733 Bentley Road

which is presently zoned RC 8

Deed Reference 13422/139

10 Digit Tax Account # 06120000075

Property Owner(s) Printed Name(s) RICHARD LAUFER DEBORAH JEON

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

Section 400.1 - to permit existing and proposed detached accessory structures (storage buildings) to be located in the front and side yards of the principal dwelling in lieu of the required rear

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:

RICHARD LAUFER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

733 Bentley Rd

Bentley Sp

MD

Mailing Address

City

State

21120

443 255 6967

RICHARD.LAUFER@

Zip Code

Telephone #

Email Address

COMCAST.NET

Representative to be contacted:

RICHARD LAUFER

Name - Type or Print

Signature

733 BENTLEY RD

Bentley Sp

21120

Mailing Address

City

State

21120

443 255 6967

RICHARD.LAUFER@

Zip Code

Telephone #

Email Address

COMCAST.NET

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 2013-0213-A

Filing Date 3/21/13

Estimated Posting Date 3/31/13

Reviewer RJ

ZONING PROPERTY DESCRIPTION FOR: 733 Bentley Road.

Beginning at a point on the south side of Bentley Road which is 22 feet wide at the distance of 1160 feet north of the centerline of the nearest improved intersecting street Eagle Mill Road which is 22 feet wide.

Thence the following courses and distances: south 34.5 degrees west 462.5 feet;
Thence north 40 degrees west 152.5 feet; north 38 degrees west 148.5 feet; north 35 degrees west 181.5 feet; north 24 degrees west 200 feet;
thence north 70 degrees east 330 feet;
thence south 22.5 degrees east 188 feet; south 32.5 degrees east 81.5 feet, and south 60.5 degrees east 211.75 feet to starting point.

Containing 4 acres and 136 square perches of land.

Located in Election District No. 6 and Councilmanic District No. 3.

Item # 0213

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: 2013-0213-A
Petitioner: RICHARD LAUFER
Address or Location: 733 Bentley RD Bentley Spr 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD LAUFER
Address: 733 Bentley RD 21120

Telephone Number: 410 357 0996

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

No. **96208**

Date: **3/31/13**

PAID RECEIPT

BUSINESS DATE TIME DAY
 3/22/2013 3:21:40 1142344 2
 REG NAME MARYLAND NEW REC
 RECEIPT # 918047 DATE 3/21/2013 OFFIC
 DENT 5 530 ZONING VERIFICATION
 OR NO. 096208
 Recpt Tot 475.00
 475.00 CR 1.00 CA
 Baltimore County, Maryland

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
0001	806	0000		6150				575.00

Total: **575.00**

Rec
 From:

For: **Zoning hearing - case # 2013-0213-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2013-0213-A

Petitioner: R. Laufer

Hearing / Closing Date: 4/15/13

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

RECEIVED

APR 24 2013

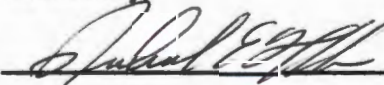
OFFICE OF ADMINISTRATIVE HEARINGS

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

733 Bentley Road

_____ on 3/30/13

Sincerely,

 3/30/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

410-879-3122

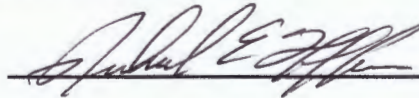
Certificate of Posting

Case No. 2013-0213-A



733 Bentley Road

(posted 3/30/13)

 3/30/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

M E M O R A N D U M

DATE: May 28, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0213-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 23, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>A-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>A-5</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>A-4</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>3-30-13</u> by <u>Hoffman</u>	
<u>Spoke to Mr. Lauger 1:26 PM; he'll contact signposter. Previously spoke to June Foster, Zon. R. they do have not</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0213 -A Address 733 Bentley Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/21/13 Posting Date: 3/31/13 Closing Date: 4/15/13

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **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.
2. **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.
3. **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.
4. **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- 0213 -A Address 733 Bentley Rd
Petitioner's Name Richard Laufer Telephone 443-255-6967
Posting Date: 3/31/13 Closing Date: 4/15/13
Wording for Sign: To Permit existing and proposed detached accessory
structures (storage buildings) to be located in the
front and side yards of the principal dwelling in lieu of
the required rear

Revised 7/06/11

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: April 5, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0213-A
Address 733 Bentley Road
(Laufer Property)

Zoning Advisory Committee Meeting of April 1, 2013.

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

X Development of this property must comply with the Forest Conservation Law (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation Law may be met for this project by executing and filing a Single Lot Declaration of Intent with EPS.

Reviewer: *Glenn Shaffer - Environmental Impact Review*

RECEIVED

APR 05 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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: April 5, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0213-A
Address 733 Bentley Road
(Laufer Property)

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

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Additional Comments:

Forest Conservation Law may be met for this project by executing and filing a Single Lot Declaration of Intent with EPS.

Reviewer: Glenn Shaffer - Environmental Impact Review

RECEIVED

APR 05 2013

ORDER RECEIVED FOR FILING

OFFICE OF ADMINISTRATIVE HEARINGS

Date 4-23-13

By DW

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 04, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2013
Item Nos. 2013- 0210, 0211, 0212, 0213, 0215 and 0216.

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

DAK:CEN
Cc: file



KEVIN KAMENETZ
County Executive

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

April 16, 2013

Richard Laufer
733 Bentley Road
Bentley Springs MD 21120

RE: Case Number: 2013-0213 A, Address: 733 Bentley Road

Dear Mr. Laufer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 21, 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." 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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4-4-13

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

RE: Baltimore County
Item No 2013-0213-A
Administrative Variance
Richard Lawler
733 Bentley 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. 2013-0213-A.

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

Sincerely,

A handwritten signature in blue ink that reads "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 06 Account Number - 0612000075

Owner Information

Owner Name: JEON DEBORAH A
LAUFER RICHARD A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 733 BENTLEY RD
PARKTON MD 21120-9027
Deed Reference: 1) /20865/ 00033
2)

Location & Structure Information

Premises Address: 733 BENTLEY RD
0-0000
Legal Description: 4.850 AC SS
BENTLEY RD
880 W EAGLE MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0012	0001	0018		0000				2	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1906	1,976 SF	4.8500 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	193,900	131,500		
Improvements:	108,670	111,200		
Total:	302,570	242,700	242,700	242,700
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
LAMBERT PAUL P	10/21/2004	\$285,000
Type: ARMS LENGTH IMPROVED	Deed1: /20865/ 00033	Deed2:
LAMBERT PAUL P	01/05/1999	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13422/ 00139	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

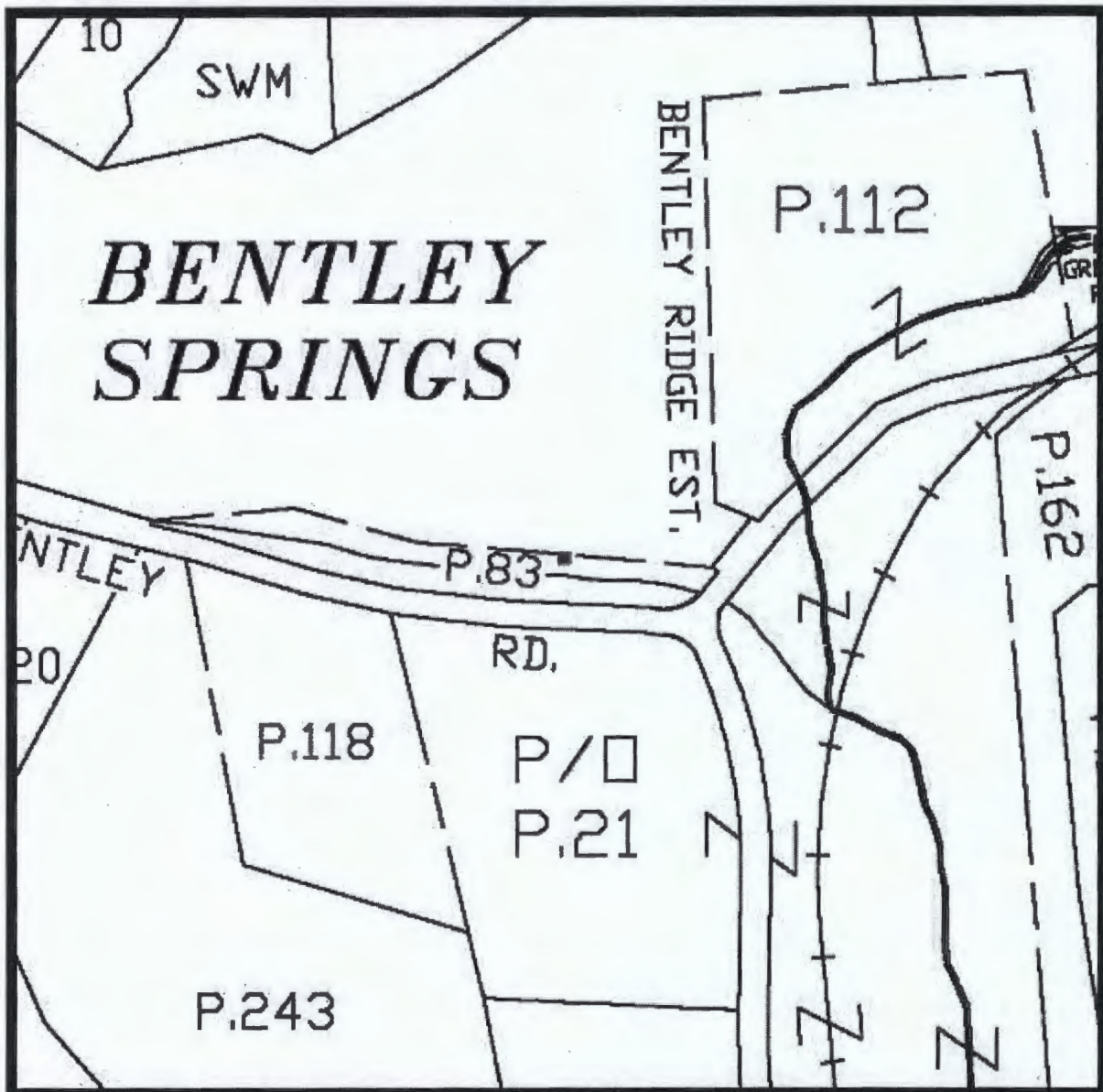
Homestead Application Status: Approved 09/15/2008



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

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

District - 06 Account Number - 0612000075



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



VIEW of property from street
property elevation was from 570' at left to 640' Top

Item #0213

Street
 Existing Open
 Near proposed driveway behind existing barn
 House



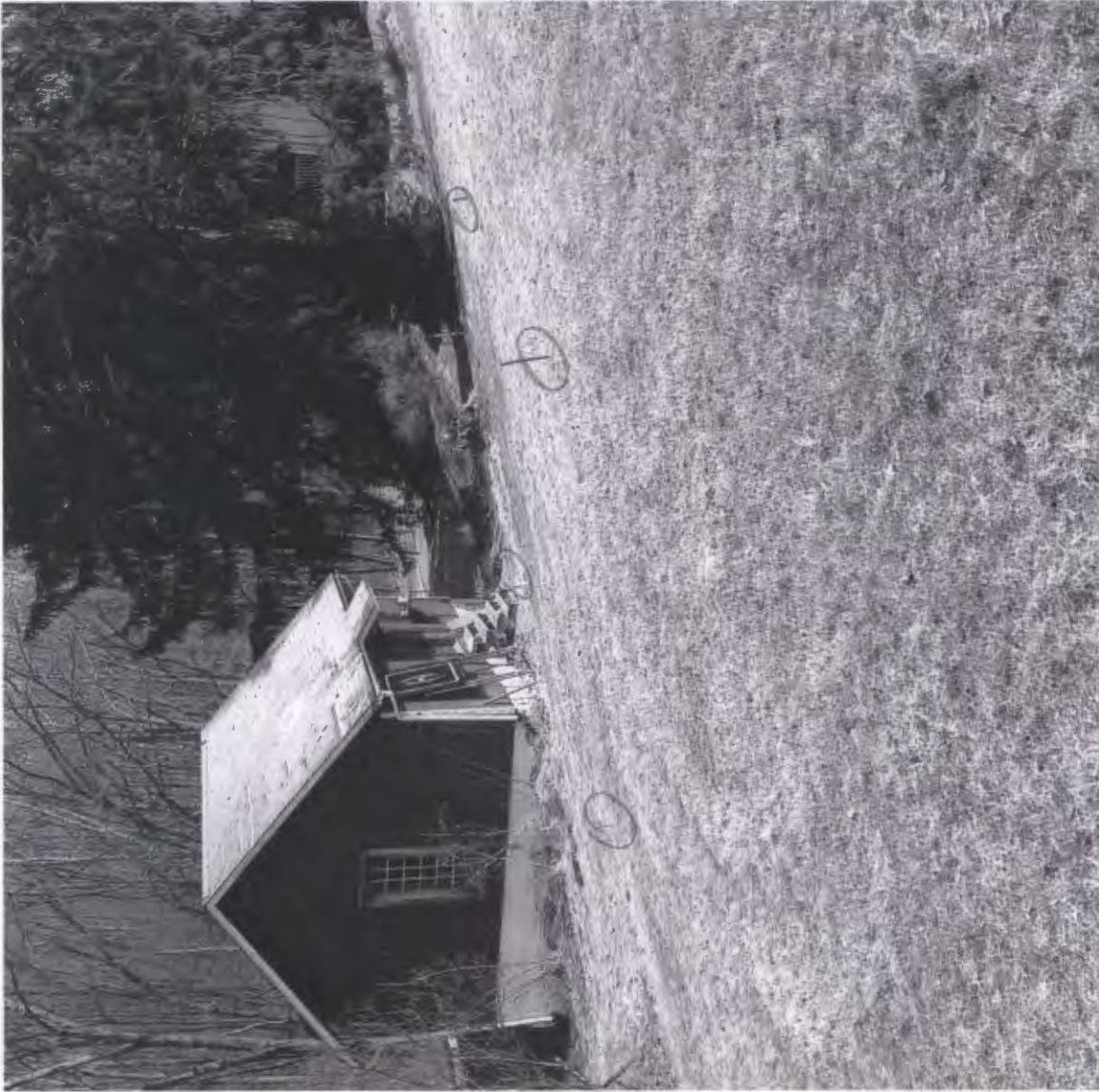
Approximate Foundation Line

Hill elevation 570'-640'

Building outbuilding to right of Line would require path or driveway up the hill.
 Building would either be in middle of open area on hill or would
 require tree cutting on top of hill. Open area on top of hill is location of
 drainfield)

Item #0213

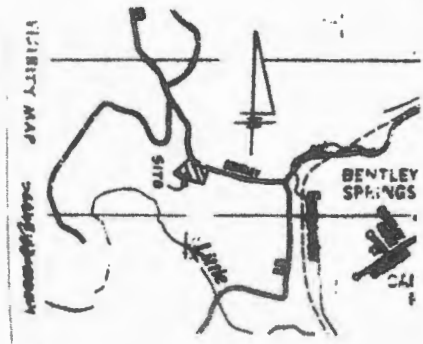
— House —



EXISTING BARN
PROPOSED OUT BUILDING TO GO TO RIGHT (SOUTH)
of EXISTING BARN - AWAY FROM STREET

Item #0213

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
 ADDRESS 733 BEATLEY RD OWNER(S) NAME(S) RICHARD LAUFER + DEBORAH JEON
 SUBDIVISION NAME N/A LOT # BLOCK # SECTION #
 PLAT BOOK # FOLIO # 10 DIGIT TAX # 0612 00007.5 DEED REF. # 134 221 159



↑ MAP IS NOT TO SCALE
 ZONING MAP# 011C1
 SITE ZONED RC8
 ELECTION DISTRICT 6
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 4.85
 OR SQUARE FEET
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING?
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

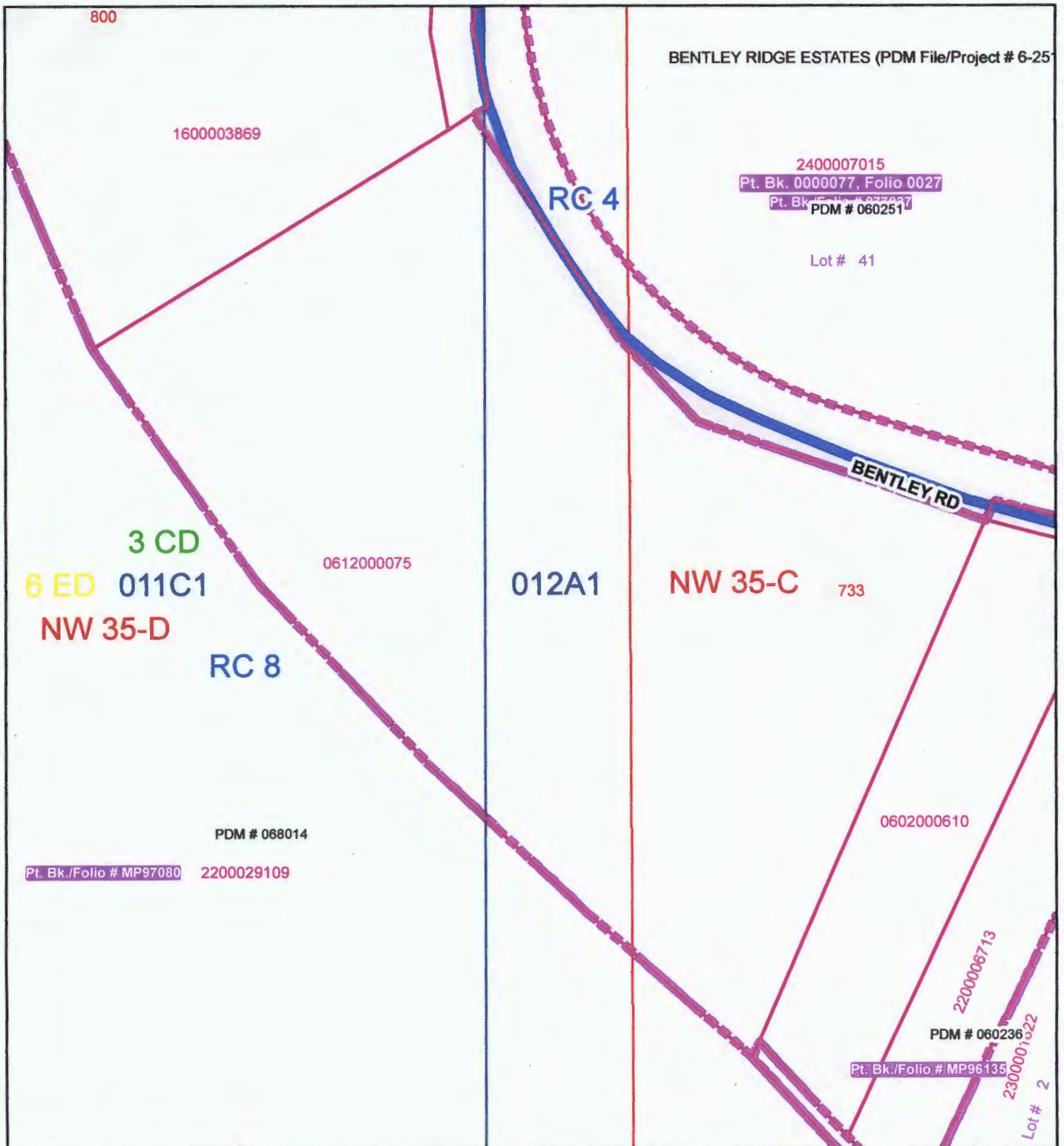


PLAN DRAWN BY RICHARD LAUFER DATE 3-15-13 SCALE: 1 INCH = 100 FEET

#2013-0213-A

VIOLATION CASE INFO:

733 Bentley Road



Publication Date: 3/20/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

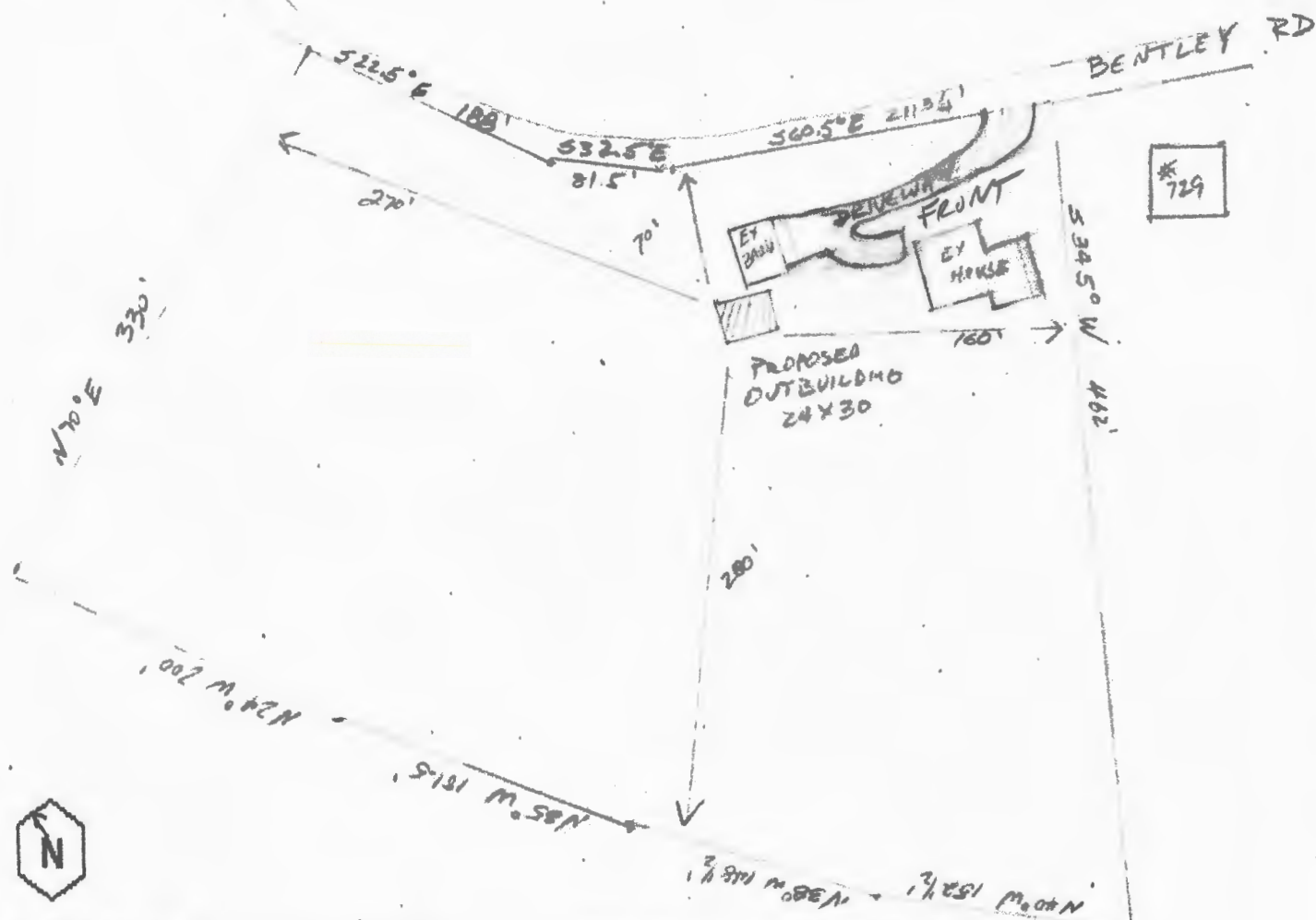


0 25 50 100 150 200 Feet

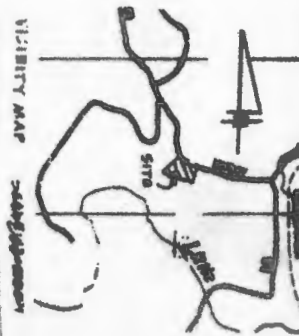
1 inch = 100 feet

Item # 0213

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
 ADDRESS 733 BEATLEY RD OWNER(S) NAME(S) RICHARD LAUFER + DEBORAH JEFF
 SUBDIVISION NAME N/A LOT # BLOCK # SECTION #
 PLAT BOOK # FOLIO # 10 DIGIT TAX # 0612000075 DEED REF. # 134221159



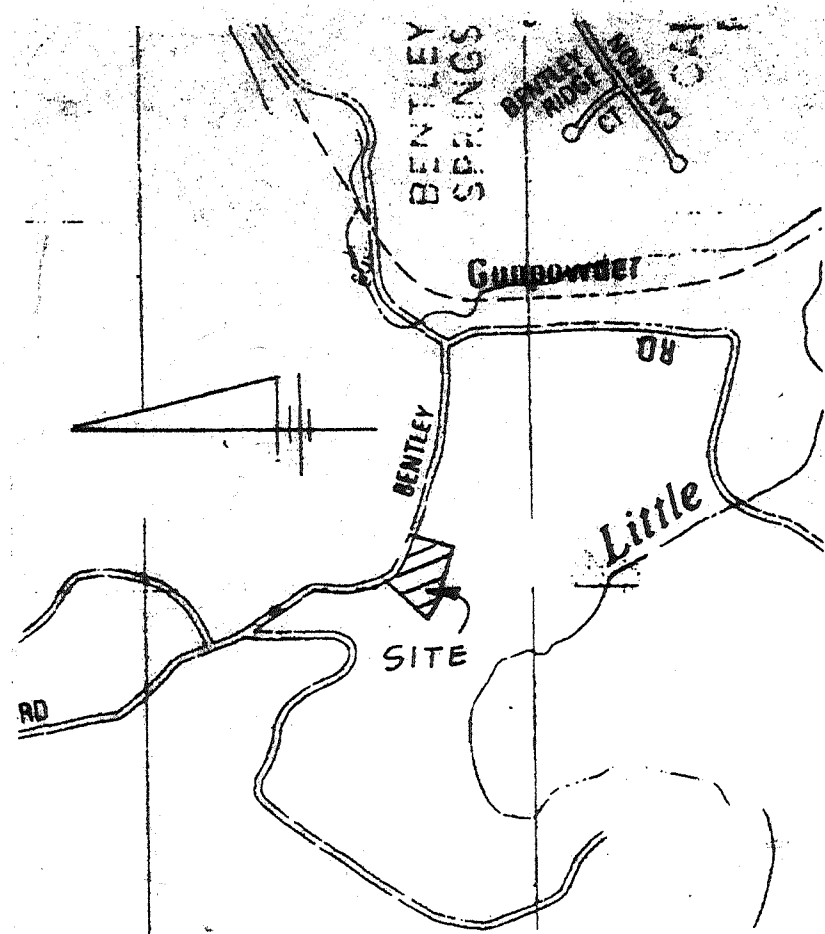
PLAN DRAWN BY RICHARD LAUFER DATE 3-15-13 SCALE: 1 INCH = 100 FEET



MAP IS NOT TO SCALE
 ZONING MAP# 011C1
 SITE ZONED RC8
 ELECTION DISTRICT 6
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 4.8
 OR SQUARE FEET
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE
 PRIOR HEARING?
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BE

VIOLATION CASE INFO

RDD #2013-0213-A
 Per-Ed 1



VICINITY MAP SCALE: 1" = 1000'

GENERAL NOTES:

1. Existing Zoning: RC4
2. Lot Area: 4.85 AC±
3. Existing well on site
4. Existing dwelling on site built in 1906
5. There is no septic system on this property
6. Not located in The Chesapeake Bay Critical Area
7. Not located in a 100 Year Flood Plain Area
8. Not located in a Historic Area

FIELD LOCATED PERC TESTS
APPROXIMATE STEEP SLOPES

P. 204
ROBERT RYAN
1600603869
5.16 AC±

- SEPTIC SYSTEM SPECIFICATIONS
1. 1500 GAL. 2 COMPARTMENT TOP SEAM SEPTIC TANK
 2. 1000 GAL. TOP SEAM PUMP CHAMBER
 3. DISTRIBUTION BOX

PLAN TO ACCOMPANY PERC TEST APPLICATION
#733 BENTLEY ROAD
TAX MAP: 12 GRID: 1 PARCEL: 18
TAX ACCT. NO.: 06120000765
DEED REF.: 13422/139
ELECTION DISTRICT NO. 6
COUNCILMANIC DISTRICT NO. 3
BALTIMORE COUNTY, MD
SCALE: 1" = 50'
AUGUST 3, 2004
8961

Item #0213

REVISED 9/7/04 REV. SEPTEMBER 21, 2004