

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4 Broadridge Lane)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Evan S. and Cheryl A. Mickel	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2014-0143-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Evan S. and Cheryl A. Mickel. The Petitioners are requesting Variance relief pursuant to Section 1A03.4.B.2.a of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a side addition on the existing dwelling with a side yard setback of 15 feet in lieu of the required 25 feet. In addition, the Petitioners are requesting relief to rescind the setback variance granted in prior Case No. 85-247-A. However, this request was only reflected on the petition and was not properly posted as such. In addition, Section 32-3-303 of the Baltimore County Code ("B.C.C.") states that the Administrative Law Judge (Zoning Commissioner) may grant height and area variances only in proceedings such as this. As such, the request to rescind the prior variance is inappropriate in a Petition for Administrative Variance. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

ORDER RECEIVED FOR FILING

Date 1-28-14

By BW

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 3, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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, this 28th day of January, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1A03.4.B.2.a of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a side addition on the existing dwelling with a side yard setback of 15 feet in lieu of the required 25 feet, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the request to rescind the setback variance from prior Case No. 85-247-A, be and is hereby DISMISSED WITHOUT PREJUDICE.

ORDER RECEIVED FOR FILING

Date 1-28-14

By bw

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any 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:dlw

ORDER RECEIVED FOR FILING

Date 1-28-14

By EW

KEVIN KAMENETZ
County Executive



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

January 28, 2014

Evan S. Mickel
Cheryl A. Mickel
4 Broadridge Lane
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 2014-0143-A
Property: 4 Broadridge Lane

Dear Mr. and Mrs. Mickel:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in blue 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:dlw
Enclosure

c: Bruce E. Doak, Bruce E. Doak Consulting, LLC, 3801 Baker Schoolhouse Road,
Freeland, MD 21053



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 4 BROADRIDGE LANE which is presently zoned RC4 & RC5
Deed Reference SM 18674/746 10 Digit Tax Account # 1 9 0 0 0 1 0 B B 9
Property Owner(s) Printed Name(s) EVAN S. MICKEL AND CHERYL A. MICKEL

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. X **ADMINISTRATIVE VARIANCE** from section(s) 1A03.4B2a

SEE ATTACHED SHEET

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:

NA
Name- Type or Print

Signature

Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

NA
Name- Type or Print

Signature

Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners:

EVAN S. MICKEL / CHERYL A. MICKEL
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 _____ Signature #2 _____
4 BROADRIDGE LANE LUTHERVILLE MO
Mailing Address City State
21093 / 410-561-9937 /
Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
Name – Type or Print

Signature Bruce E. Doak
3801 BAKER SCHOOLHOUSE ROAD FREELAND MO
Mailing Address City State
21053 / 410-919-9906 /
Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM

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 2014-0143-A Filing Date 12/3/13 Estimated Posting Date 1/5/2014 Reviewer AT
~1/20/2014 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: 4 BROADRIDGE LANE LUTHERVILLE MD 21093
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHED SHEET

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

Signature of Affiant

EVAN S. MICKEL

Name- Print or Type

Signature of Affiant

CHERYL A. MICKEL

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:

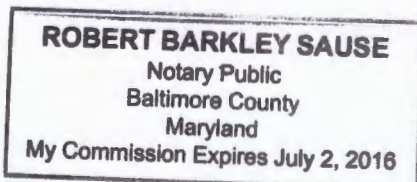
I HEREBY CERTIFY, this 13th day of December, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Evan S. Mickel; Cheryl A Mickel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



ADMINISTRATIVE VARIANCES REQUESTED
FOR #4 BROADRIDGE LANE
CASE # 2014- 0143 A

- 1) To rescind the setback variance from Case #85-247-A
- 2) To allow a side yard setback of 15 feet in lieu of the required 25 feet from any lot line per Section 1A03.4B2a BCZR for a proposed one story screen porch

PRACTICAL DIFFICULTY & HARDSHIP

- 1) The location of the existing house is binding on the side yard setback per a previous case and also on the front yard setback, therefore any addition to the rear or south side of the house would require a variance. The positioning of the house was not the decision of the current owners.
- 2) The topography on the subject lot does not allow for the construction of an addition to the rear or the northern side of the house.
- 3) An existing pool would need to be removed if an addition was built on the rear of the house.

REASONING FOR PROPOSED PLACEMENT

- 1) The house adjoining to the south is positioned so the proposed addition would not impact them.
- 2) The southwest side of the property is lined with evergreen trees, therefore the sight of the proposed addition would be blocked.
- 3) The interior footprint and the use of the rooms in the house would require the addition to be placed on the south side of the house.

ZONING DESCRIPTION

For #4 Broadridge Lane

Case #2014- 0143 4

Commencing at the intersection of Barthel Court and Broadridge Lane, thence running southwesterly 490' +/- to a point in Broadridge Lane, thence running northwesterly 30' +/- to the northeasterly most corner of Lot 23 of Section 1 "Broadridge" as recorded in the Land Records of Baltimore County in Plat Book EHK Jr. 50 page 120.

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

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

January 5, 2014

Re:

Case Number: 2014- 0143-A

Petitioner / Developer: Evan Mickel

Date of Closing: January 20, 2014

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

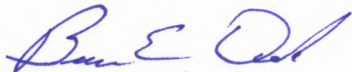
Attention: Kristen Lewis

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 **4 Broadridge Lane**.

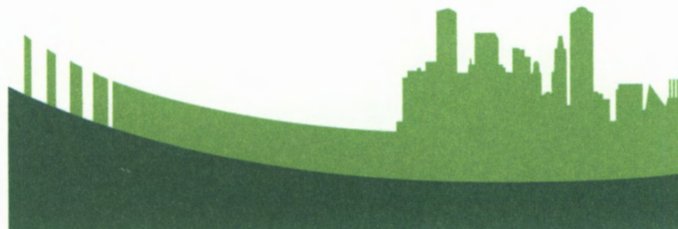
The sign(s) were posted on **January 3, 2014**.

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

ADMINISTRATIVE VARIANCE

CASE NO. 2014-0143-A

REQUEST: TO PERMIT A SIDE ADDITION ON THE
EXISTING DWELLING WITH A SIDE YARD SETBACK
OF 15 FEET IN LIEU OF THE REQUIRED 25 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE
IN THE ZONING OFFICE BEFORE JANUARY 20, 2014.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-887 3811



MEMORANDUM

DATE: March 4, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0143-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 27, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-15</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>1985-0247-A</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>1-3-14</u> by <u>Dook</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 2014- 0143 -A Address 4 BROADRIDGE LANE

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/23/2013 Posting Date: 1/5/2014 Closing Date: 1/20/2014

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 2014- 0143 -A Address 4 BROADRIDGE LANE
Petitioner's Name EVAN MICKEL Telephone 410-561-9937

Posting Date: 1/5/2014 Closing Date: 1/20/2014

Wording for Sign: To Permit A SIDE ADDITION ON THE EXISTING
DWELLING WITH A SIDE YARD SETBACK OF 15
FEET IN LIEU OF THE REQUIRED 25 FEET.

Revised 7/06/11

Baltimore County, MD
Tuesday, January 28, 2014

ARTICLE 1A. RESOURCE CONSERVATION ZONES

SECTION 1A03. R.C.4 (Watershed Protection) Zone

§ 1A03.4. Height and area regulations.

A. Height. No structure hereafter erected in an R.C.4 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.

B. Area regulations.

[Bill Nos. 178-1979; 113-1992]

1. Lot density.

a. A tract to be developed in an R.C.4 Zone with a gross area of less than six acres may not be subdivided, and a tract to be developed with a gross area of at least six acres but not more than 10 acres may not be subdivided into more than two lots (total), each of which must be at least three acres, except as otherwise provided in Section 103.3 or in Paragraph 4 below.

b. The maximum gross density of a tract to be developed with a gross area of more than 10 acres is 0.2 lot per acre. Any lots created hereafter, except as provided in Paragraph 4 below, shall be in accordance with the following standards for rural cluster development:

- (1) A minimum of 70% of the gross area of the tract to be developed shall be designated as the conservancy area. Only one of the permitted dwelling units, including any existing dwellings, may be located in the conservancy area. The conservancy area is subject to the standards contained in Section 1A03.5.
- (2) All of the remaining permitted density shall be located in the building area on lots with a minimum lot size of one acre.
- (3) Subject to the conditions of the performance standards of Section 1A03.5.G, any building or structure officially included on the preliminary or final list of the Landmarks Preservation Commission or the National Register of Historic Areas, and included in the conservancy area, need not be included in the calculation of the total permitted density, subject to the following requirements:
 - (a) There is an area of sufficient size surrounding the building, structure or landmark to preserve the integrity of its historic setting;
 - (b) An overall photographic and written description of the building, structure or landmark identified for preservation has been submitted; and

- (c) Documentation of the preservation, restoration and protection for the building, structure or landmark has been submitted and approved by the Director of Planning prior to issuance of any building permit for the development.
- 2. Building setbacks. Except for agricultural buildings, any nonresidential principal building hereafter constructed in an R.C.4 Zone shall be situated at least 100 feet from the center line of any street and at least 50 feet from any lot line other than a street line, except as otherwise provided in Paragraph 4, below. Any residential principal building shall be set back according to the following minimum setback requirements:
 - a. Twenty-five feet from any building face to a public street right-of-way or property line.
 - b. Thirty-five feet from a front building face to the edge of paving of a private road.
 - c. Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.
 - d. One hundred feet between a building face and an adjacent R.C.2 Zone line.
 - e. One hundred feet between a building face and a reservoir property line.
 - f. Fifty feet between a building face and an adjacent conservancy area which will be used for agricultural purposes.
- 3. Coverage. Except for a rural cluster development, which is subject to the performance standards contained in Section 1A03.5, no more than 10% of any lot in an R.C.4 Zone may be covered by impermeable surfaces (such as structures or pavement). No more than 25% of the natural vegetation may be removed from any lot in an R.C.4 Zone.
- 4. Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the land records of Baltimore County with the approval of the Baltimore County Department of Planning *Editor's Note: Formerly the "Office of Planning," this Department was renamed by Bill No. 55-2011, effective 10-16-2011.* on or before December 22, 1975, and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone, may be approved for residential development in accordance with the standards prescribed and in force at the time of the lot recordation.
[Bill No. 55-2011]
- 5. Dwelling units per lot. No more than one dwelling unit shall be located on any lot in an R.C.4 Zone, except that tenant dwellings may be approved if the Land Preservation Advisory Board certifies that:
 - a. Any such proposed dwelling is required for the operation of the farm for the use of bona fide tenant farmers; and
 - b. That any such dwelling, in the location proposed, will not interfere with the operation of the farm.

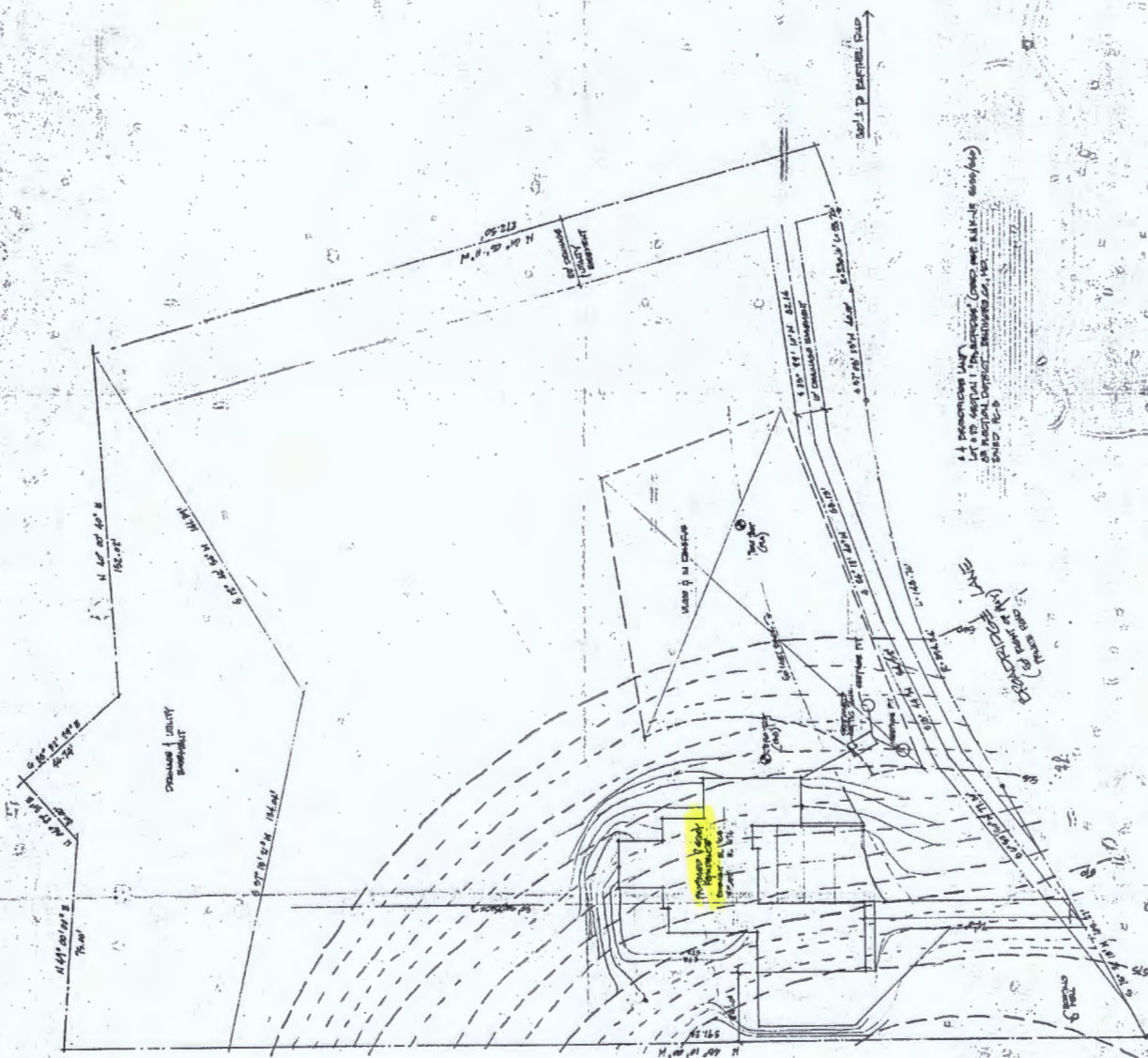
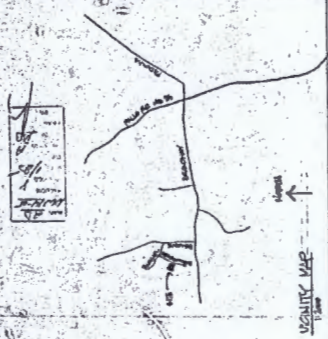
108

RESIDENCE FOR
MR. & MRS. NICHOL

MRS. & MRS. NICHOLAS MITTOS

ZIGER/HOOPES Architects

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-04-2001 BY 60322 UCBAW

[illegible]

[Handwritten signature]

proposals & end
reference



Debra Wiley - Re: Case 1985-0247-A

From: Jeffrey Perlow
To: Wiley, Debra
Date: 1/28/2014 1:45 PM
Subject: Re: Case 1985-0247-A
Attachments: 19850247.pdf

The case is attached. Just double click to open.
Jeff

>>> Debra Wiley 1/28/2014 12:29 PM >>>
Hi,

I've just gone into the Zoning data base and wanted to retrieve a copy of the above case since it is referred to in an administrative variance I'm currently working on. Unfortunately, I am receiving a message as follows:

"Microsoft Access, Run-time error 76: Path not found"

Does this sound like something normal that occurs. Just asking because OIT just brought my computer back yesterday and perhaps it's something they need to fix.

Also, can anyone quickly get me a copy of this 1985 case while we figure this out.

Thanks in advance.

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

Note to File
2014-043-A

3/14

Decision mailed to Petitioners twice
and returned from Post office
reflecting "Temporarily Away"
2/20/14 and 3/13/14

Rep. for Petitioners, Bruce Root,
did receive his copy. D. Wiley



Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Jefferson Building
Towson, Maryland, 21204

EX01/31/14 BAL TOWNE12

PRESORTED
FIRST CLASS



Hasler

016H26512962

\$00.381

01/30/2014

Mailed From 21204
US POSTAGE

RECEIVED

FEB 20 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Return Service Requested

Evan S. Mickel
Cheryl A. Mickel
4 Broadridge
Lutherville,

MICKEL

UTF
T 212 NFE 176011410002/06/14
RETURN TO SENDER

TEMPORARILY AWAY

RETURN TO SENDER

BC: 21204471028 *0727-01761-06-01

728

ALH-3557 12109



KEVIN KAMENETZ
County Executive

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

January 23, 2014

Evan S. & Cheryl A. Mickel
4 Broadridge Lane
Lutherville MD 21093

RE: Case Number: 2014-0143 A, Address: 4 Broadridge Lane

Dear Mr. & Ms. Mickel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 23, 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." The signature is written in a cursive style with a large, stylized "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

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

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 1/15/14

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

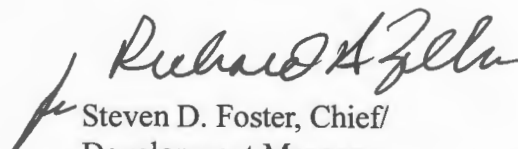
RE: Baltimore County
Item No 2014-0143-A
Administrative Variance
Evan S. & Cheryl A. Mickel
4 Broadridge Lane

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. 2014-0143-A

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

Sincerely,


Steven D. Foster, Chief/
Development Manager
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 15, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For January 13, 2014
Item No. 2014-0142, 0143, 0145, 0147, and 0148

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

DAK:CEN:cab
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC01132014 -.doc

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 1900010889	
Owner Information		
Owner Name:	MICKEL EVAN S MICKEL CHERYL A	Use: RESIDENTIAL
Mailing Address:	4 BROADRIDGE LN LUTHERVILLE TIMONIUM MD 21093-1541	Principal Residence: YES Deed Reference: 1) /18674/ 00746 2)
Location & Structure Information		
Premises Address:	4 BROADRIDGE LN 0-0000	Legal Description: 2.085 AC 4 BROADRIDGE LN WS BROADRIDGE
Map: 0050	Grid: 0022	Parcel: 0367
Sub District:	Subdivision: 0000	Section: 1
Block:	Lot: 23	Assessment Year: 2014
Plat No:	Plat Ref: 0050/ 0120	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built 1986	Above Grade Enclosed Area 5,021 SF	Finished Basement Area 1439 SF
Property Land Area 2.0800 AC	County Use 04	
Stories 2.000000	Basement NO	Type STANDARD UNIT
Exterior FRAME	Full/Half Bath 5 full/ 1 half	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
Land:	193,900	01/01/2014
Improvements	602,300	193,900
Total:	796,200	462,200
Preferential Land:	0	656,100
		796,200
		656,100
		0
Transfer Information		
Seller: BENJAMIN SALLY K	Date: 08/27/2003	Price: \$631,000
Type: ARMS LENGTH IMPROVED	Deed1: /18674/ 00746	Deed2:
Seller: CHENOWETH JEAN	Date: 08/30/2000	Price: \$500,000
Type: ARMS LENGTH IMPROVED	Deed1: /14668/ 00206	Deed2:
Seller: MITSOS NICHOLAS J	Date: 06/28/1993	Price: \$410,000
Type: ARMS LENGTH IMPROVED	Deed1: /09853/ 00364	Deed2:
Exemption Information		
Partial Exempt Assessments: Class		07/01/2013
County: 000		07/01/2014
State: 000		0.00
Municipal: 000		0.00
Tax Exempt:	Special Tax Recapture:	0.00/0.00
Exempt Class:	NONE	0.00/0.00
Homestead Application Information		
Homestead Application Status: Approved	04/08/2011	

Baltimore County

New Search (<http://sdad.resiusa.org/RealProperty>)District: **08** Account Number: **1900010889**

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

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

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

<http://imsweb05.mdp.state.md.us/website/mosp/>

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2014-0143-A

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2014-0143-A

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R



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R

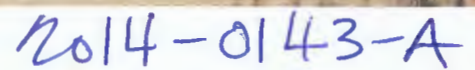


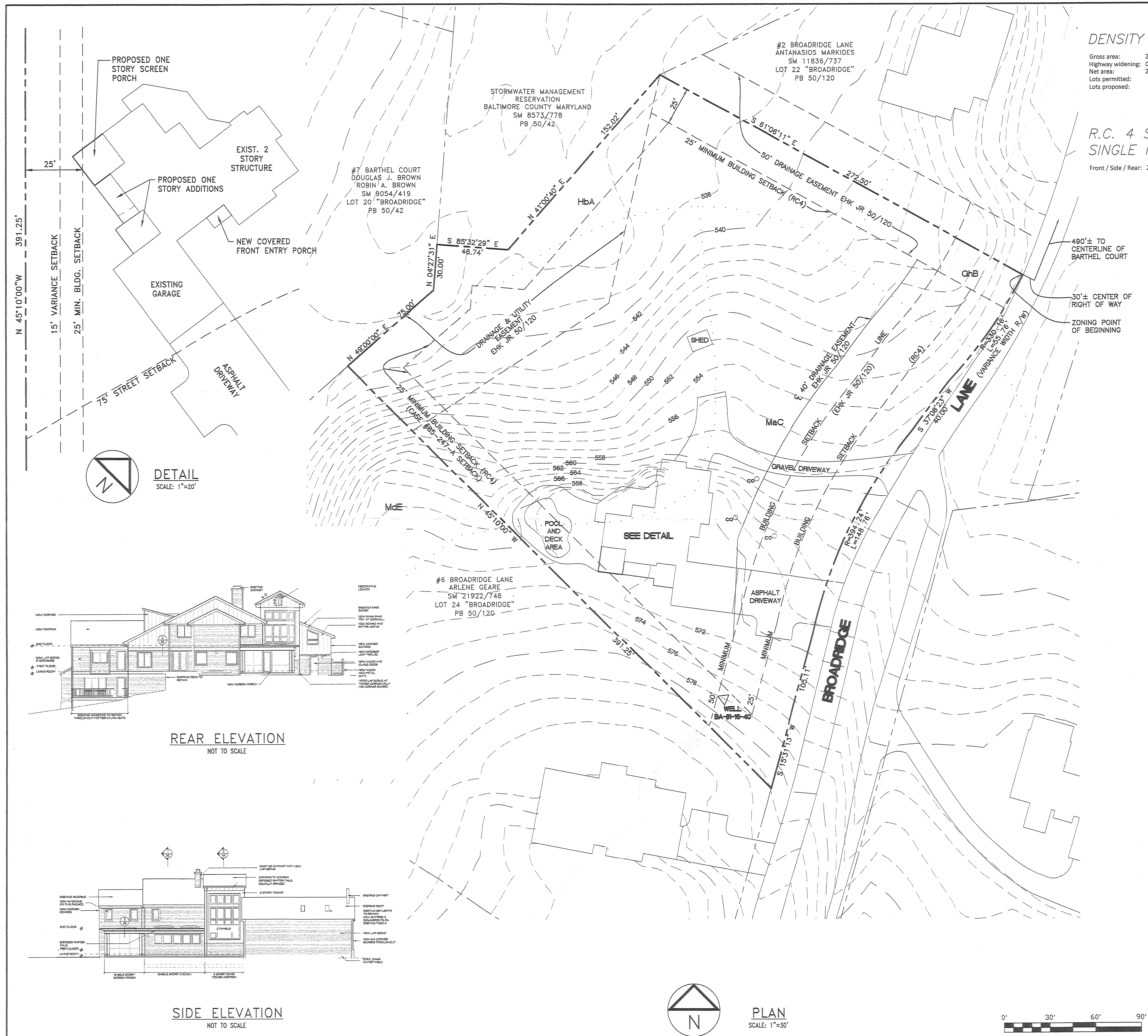
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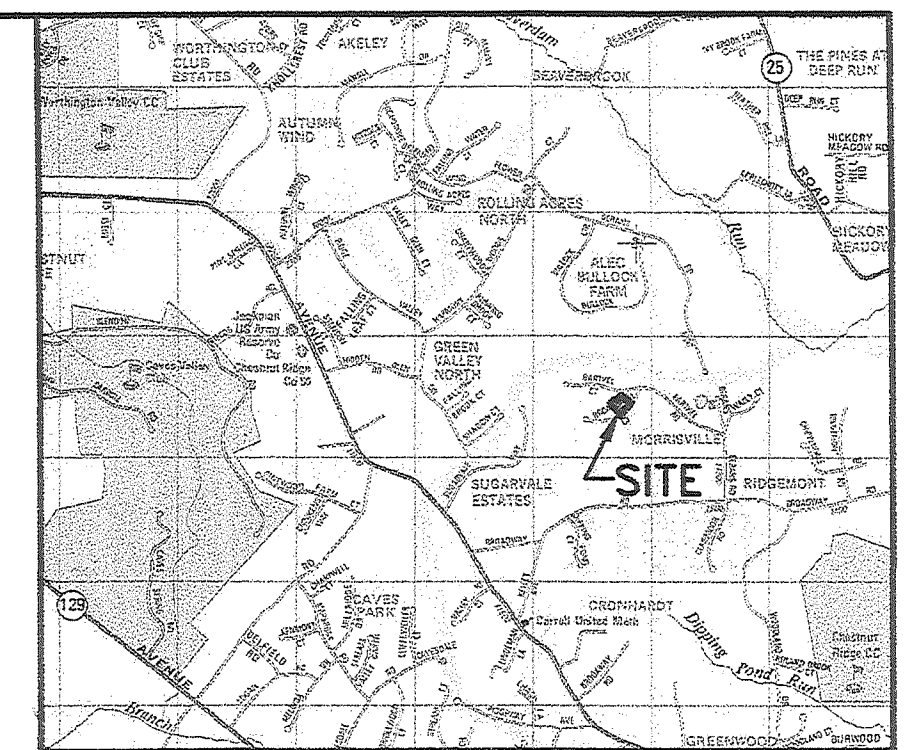


DENSITY CALCULATIONS FOR R.C. 4

Gross area: 2.085 acres (calculated)
Highway widening: 0 acres
Net area: 2.085 acres
Lots permitted: 1
Lots proposed: 1

R.C. 4 SETBACKS FOR RESIDENTIAL SINGLE FAMILY DWELLINGS

Front / Side / Rear: 25' from any building face to a public street right-of-way or property line



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

GENERAL NOTES

- Ownership: Evan S. Mickel and Cheryl A. Mickel
- Address: 4 Broadbridge Lane
- Deed references: SM 18674 / 746
- Tax Map / Parcel / Tax account #: 50 / 367 / 19-00-010889 (2.085 acres)
- Zoning: RC 4 & RC 5
- Previous zoning case: #85-247-A - permits a 25' side yard setback in lieu of the required 50'.
- The boundary shown hereon is from the recorded plat of Section 1 "Broadbridge" in Plat Book EHK Jr 50 / 120 in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS files 050A1 and the information provided by Baltimore County on the Internet.
- Improvements: Single family dwelling.
- The existing dwelling is not historic. The subject property is not historic or in a historic district.
- The existing dwelling is currently serviced by private well and a private septic system.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

PROPOSED DEVELOPMENT

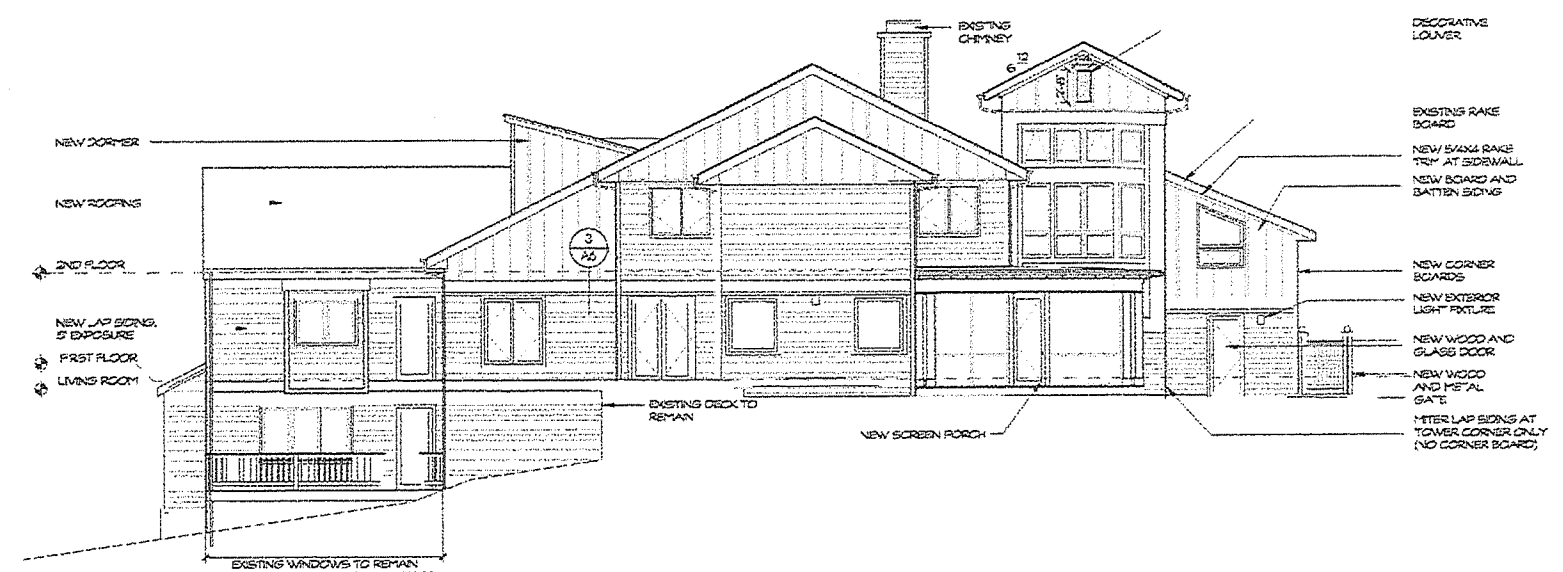
The construction of a one story addition and a one story screen porch.

VARIANCES REQUESTED

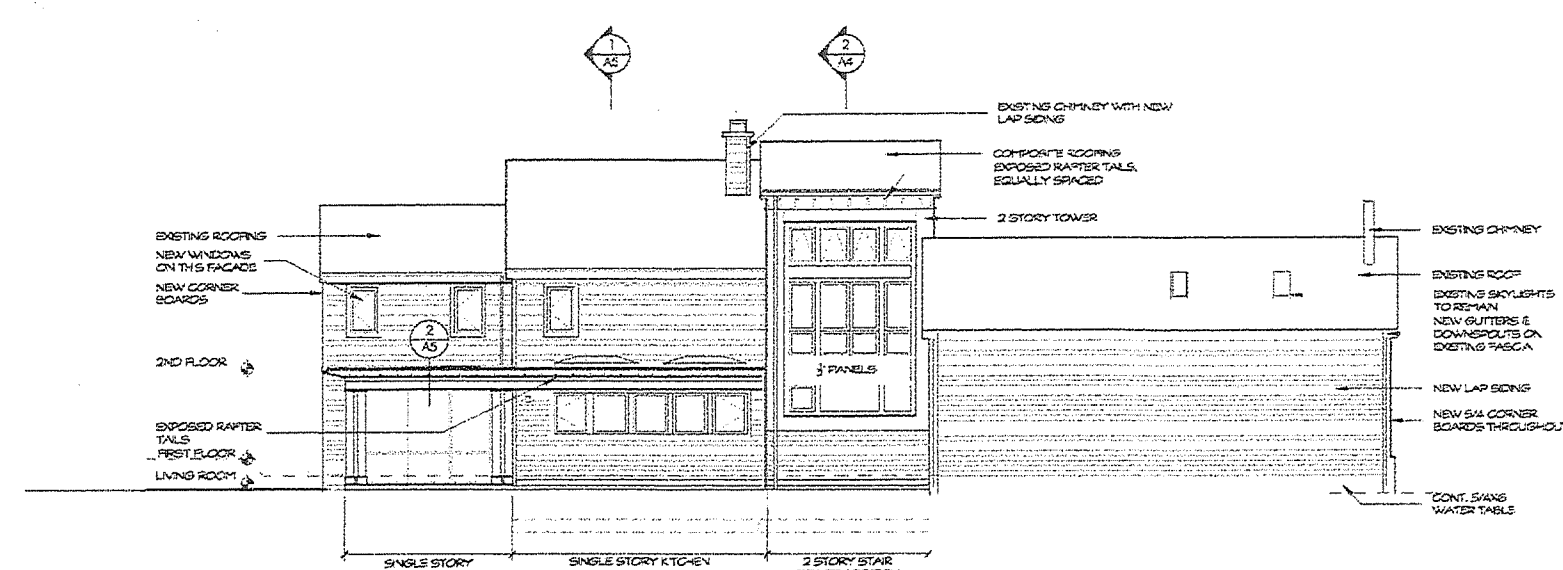
- To rescind the setback variance from case #85-247-A.
- To allow a side yard setback of 15 feet in lieu of the required 25 feet from any lot line per Section 1A03.4B2a BCZR for a proposed one story screen porch.

ADDITIONAL REQUEST

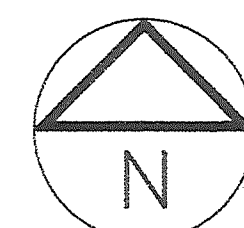
For any further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.



REAR ELEVATION
NOT TO SCALE



SIDE ELEVATION
NOT TO SCALE



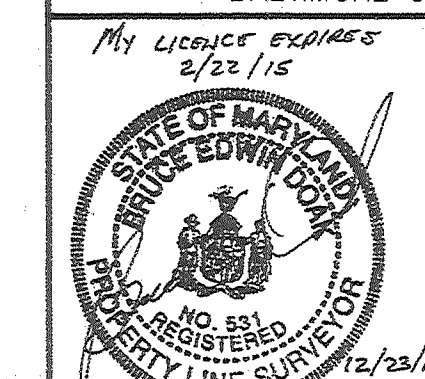
PLAN
SCALE: 1"=30'



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
bdoak@bruceedoakconsulting.com

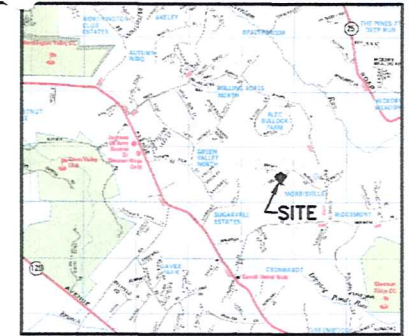
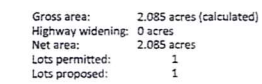
DRAFTED BY: **Tesseract**
Tesseract Sites, Inc.
402 Washington Ave. Suite 300
Baltimore, Maryland, 21201
P. 410-221-7900
F. 410-221-7909

PLAN TO ACCOMPANY A PETITION
#4 BROADBRIDGE LANE
LOT 23 SECTION 1
"BROADBRIDGE"
8th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Date: 11/20/2013
Scale: AS SHOWN

CASE # 2014-0143-A



Vicinity Map - Scale: 1' = 2000'
ADC The Map People - Permitted Use # 20612205

1. Ownership: Evan S. Mickel and Cheryl A. Mickel
2. Address: 4 Broadridge Lane
3. Deed references: SM 18674 & 745
4. Tax Map / Parcel / Tax account #: 50 / 367 / 19-00-010889 (2.085 acres)
5. Zoning: RC 4 & RC 5.
6. Previous zoning case: #85-247-A--permits a 25' side yard setback in lieu of the required 50'.
8. The boundary shown hereon is from the recorded plat of Section 1 "Broadridge" in Plat Book EHK Jr 50 / 120 in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS files 050A1 and the information provided by Baltimore County on the internet.
9. Improvements: Single family dwelling.
10. The existing dwelling is not historic. The subject property is not historic or in a historic district.
11. The existing dwelling is currently serviced by private well and a private septic system.
12. The subject property is not in the Chesapeake Bay Critical Area.
13. The subject property is not located within a 100 year flood plain.

The construction of a one story addition and a one story screen porch.

- 1) To rescind the setback variance from case #85-247-A.
- 2) To allow a side yard setback of 15 feet in lieu of the required 25 feet from any lot line per Section 1A03.4B2 a BCZR for a proposed one story screen porch.

For any further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

PLAN TO ACCOMPANY SITE PHOTOGRAPHS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
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o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

DRAFTED BY:  **Tesseract**
Tesseract Sites, Inc.

PLAN TO ACCOMPANY A PETITION
#4 BROADRIDGE LANE
LOT 23 SECTION 1
"BROADRIDGE"
8th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

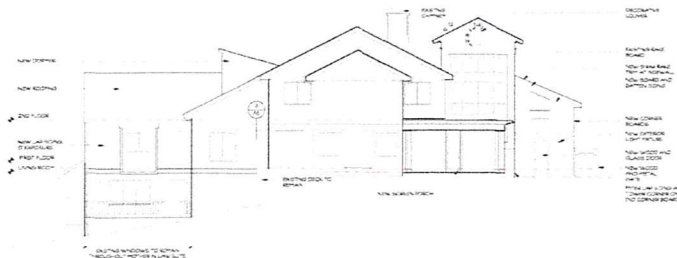
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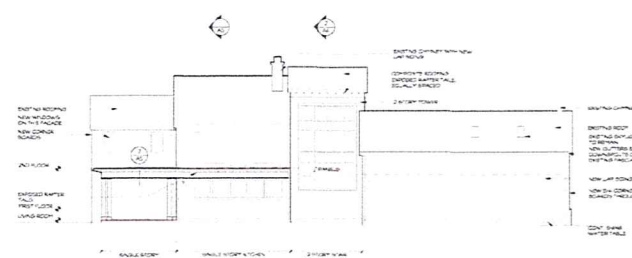
PLAN
SCALE: 1"=30'



DETAIL
SCALE: 1"=20'



REAR ELEVATION



SIDE ELEVATION
NOT TO SCALE

2014-0143-A