

MEMORANDUM

DATE: March 7, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0150-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 6, 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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(15605 Carroll Road)		
10 th Election District	*	OFFICE OF
3 rd Council District		
Laurence H. and Stephanie W. Ross	*	ADMINISTRATIVE HEARINGS
Petitioners		
	*	FOR BALTIMORE COUNTY
	*	Case No. 2014-0150-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 owners of the subject property, Laurence H. and Stephanie W. Ross. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (in-ground pool) located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on 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 comments received from any of the County agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 19, 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. 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

ORDER RECEIVED FOR FILING

Date 2-4-14

By SW

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.

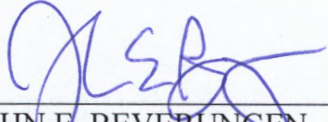
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 4th day of February, 2014, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (in-ground pool) located in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

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 2-4-14

By DLW

KEVIN KAMENETZ
County Executive



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

February 4, 2014

Laurence H. Ross
Stephanie W. Ross
15605 Carroll Road
Monkton, Maryland 21111

RE: Petition for Administrative Variance
Case No. 2014-0150-A
Property: 15605 Carroll Road

Dear Mr. and Mrs. Ross:

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 black ink, appearing to read "JEB", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Zachary S. Casto, Johnson Pools, P.O. Box 667, Columbia, MD 21045



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 15605 Carroll Road which is presently zoned RCZ

Deed Reference 14773/00069 10 Digit Tax Account # 1008065880

Property Owner(s) Printed Name(s) Laurence and Stephanie Ross

(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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.BCZK To permit an accessory structure (inground pool) located in the front yard in lieu of the required rear yard

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Laurence H. Ross Stephanie H. Ross
Name #1 - Type or Print Name #2 - Type or Print

Laurence H. Ross Stephanie H. Ross
Signature #1 Signature #2

15605 Carroll Rd Monkton MD
Mailing Address City State

21111 410.340.7407 laddieross@yahoo.com
Zip Code Telephone # Email Address

Representative to be contacted:

Zachary S. Caste
Name - Type or Print

Zachary S. Caste
Signature

P.O. Box 667 Columbia MD
Mailing Address City State

21045 443.812.1288 zach@jipools.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this ____ day of ____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0150-A Filing Date 1/19/14 Estimated Posting Date 1/19/14 Reviewer G.W.

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: 15605 Carroll Road Menkton MD 21111
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)

Rear of property has a severe slope from the back porch to an
existing pond that roughly bisect the property. The septic tank and
Well are also located on the rear side of the house. Beyond the pond
is an agricultural field and flood plain area for the Carroll Branch Creek.

Please see existing site conditions photos for details.

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

Lawrence H. Ross

Signature of Affiant

Lawrence H. Ross

Name- Print or Type

Stephanie Ross

Signature of Affiant

Stephanie Ross

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 2 day of Jan, 2011, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Stephanie Ross Lawrence Ross
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

Karen Kwoley
Notary Public

4/26/2016
My Commission Expires

Zoning Description

Zoning Description for 15605 Carroll Road, Monkton, MD 21111

Beginning for the same at a point on the south Right of Way line of Carroll Road, as now widened, said point of beginning being the 2nd South 40 degrees 37 minutes 00 seconds East 582.62 foot line of the land which by Deed dated April 29, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4869, folio 722, was conveyed by Asten, Inc. to Bonne Brook Farms, Inc., at the distance of 37.00 feet from the beginning of the said 2nd line, hence leaving Carroll Road and binding on a part of the 2nd, all of the 3rd and 4th and part of the 5th lines of the land in the aforesaid deed the four following course and distances, as now surveyed: 1) South 40 degrees 37 minutes 00 seconds East 545.62 feet; 2) North 30 degrees 51 minutes 10 seconds East 380.40 feet; 3) South 56 degrees 30 minutes 50 seconds East 980.22 feet; 4) South 40 degrees 12 minutes 10 seconds West 975.18 feet; to the southeasterly side of a 60 foot Right of Way, hence leaving the outline of the land in the aforesaid deed and running for lines of division and binding on the southeasterly line of the aforesaid 60 feet Right of Way, with the use thereof in common with others entitled thereto, the seven following courses and distances as now surveyed: 1) northwesterly by a curve to the right with a radius of 470.00 feet for a distance of 118.55 feet (the chord of said arc being North 65 degrees 17 minutes 34 seconds West 118.24 feet); 2) North 58 degrees 04 minutes 00 seconds West 316.12 feet; 3) northwesterly by a curve to the right with a radius of 470.58 feet for a distance of 286.28 feet (the chord of said arc being North 40 degrees 48 minutes 20 seconds West 281.88); 4) northwesterly by a curve to the left with a radius of 530.00 feet for a distance of 317.18 feet (the chord of said arc being North 40 degrees 21 minutes 20 seconds West 312.47 feet); 5) northwesterly by a curve to the right with a radius of 645.00 feet for a distance of 148.03 feet (the chord of said arc being North 50 degrees 55 minutes 30 seconds West 147.71 feet); 6) northwesterly by a curve to the right with a radius of 470.00 feet for a distance of 192.13 feet (the chord of said arc being North 32 degrees 38 minutes 20 seconds West 190.80 feet); 7) North 20 degrees 55 minutes 40 seconds West 245.03 feet to the south side of Carroll Road, as now widened, running hence for a line of division and binding on the south side of Carroll Road, as now surveyed, North 68 degrees 17 minutes 50 seconds East 228.40 feet to the place of beginning. Containing 20.781 acres of land, more or less.

Being Lot # N/A in the subdivision of N/A as recorded in Baltimore County Plat Book # 14773, Folio # 00069 containing 20.871 Acres. Located in the 10th Election District, 3rd Council District.

1/5/2014

2014-0150-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0150 -A Address 15605 Carroll Rd 21111

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/10/14 Posting Date: 1/19/14 Closing Date: 2/3/14

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 2014- 0150 -A Address 15605 Carroll Rd 21111

Petitioner's Name Laurence Ross/Stephanie Ross Telephone 410-340-7407

Posting Date: 1/19/14 Closing Date: 2/3/14

Wording for Sign: To Permit a proposed accessory structure (inground pool)
to be located in the front yard in lieu of the required
rear yard.

Revised 7/06/11

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

No. **108120**
 Date: **11/10/14**

PAID RECEIPT
 BUSINESS
 DATE 11/10/14 1:00 PM
 REG NO. 108120
 RECEIPT & CASH
 11/10/14
 5 329
 108120
 175.00
 1.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	406	0000		6150				75.00

Total: **75.00**

Rec From: **Karen Rowley**

For: **Administrative Variance**

2014-0150-A **15605 Carroll Rd**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2014-0150-A

RE: Case No.: _____

Petitioner/Developer: _____

Lawrenc3e & Stephanie Ross

February 3, 2014

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

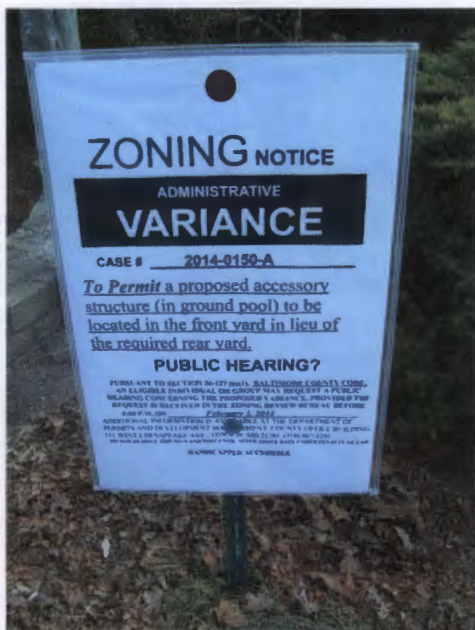
Ladies and Gentlemen:

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: _____

15605 Carroll Rd 2111

January 19, 2014

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **January 19, 2014**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-27</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>1-24</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>1-19-14</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Jan. 8. 2014 3:32PM

0014773 069

No. 4744 P. 1

WHEN RECORDED RETURN TO:

Laurence H. Ross and Stephanie W. Ross
15405 Carnell Road
Monteagle, Md. 21111

00081W

THIS DEED, Made this 13 day of October, 2000, by and between Laurence H. Ross, party of the first part, Grantor, and Laurence H. Ross and Stephanie W. Ross, parties of the second part, Grantees.

WITNESSETH, that in consideration of mutual love and affection and in the sum of No Dollars and 00/100 DOLLARS, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate in Baltimore County, State of Maryland, and described as follows:

SEE SCHEDULE 'A' ATTACHED HERETO AND MADE A PART HEREOF

BEING the same property which by Deed dated August 18, 1999, and recorded among the Land Records of Baltimore County in Liber No. 0014094, folio 739, was granted and conveyed by David J. Houck and Margaret J. Houck, unto Laurence H. Ross, the Grantor herein.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, the heirs, Personal Representatives and assigns of the survivor, in fee simple.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he/she will warrant specially the property granted and that he/she will execute such further assurances of the same as may be requisite.

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland Attorney.

Carol Ann Wildeman
Carol Ann Wildeman, Attorney

2014-0150-A

Jan. 8. 2014 3:32PM

0014773 070

No. 4744 P. 2

SCHEDULE A

BEGINNING for the same at a point on the south Right of Way line of Carroll Road, as now widened, said point of beginning being in the 2nd or South 40 degrees 37 minutes 00 seconds East 582.62 foot line of the land which by Deed dated April 29, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4869, folio 723, was conveyed by Asten, Inc. to Bonnie Brook Farms, Inc., at the distance of 37.00 feet from the beginning of said 2nd line, thence leaving Carroll Road and binding on a part of the 2nd, all of the 3rd and 4th and part of the 5th lines of the land in the aforesaid deed the four following courses and distances, as now surveyed: 1) South 40 degrees 37 minutes 00 seconds East 545.62 feet; 2) North 30 degrees 51 minutes 10 seconds East 380.40 feet; 3) South 56 degrees 30 minutes 50 seconds East 980.22 feet; 4) South 40 degrees 12 minutes 10 seconds West 795.18 feet to the southeasterly side of a 60 foot Right of Way, thence leaving the outline of the land in the aforesaid deed and running for lines of division and binding on the southwesterly line of the aforesaid 60 feet Right of Way, with the use thereof in common with others entitled thereto, the seven following courses and distances as now surveyed: 1) northwesterly by a curve to the right with a radius of 470.00 feet for a distance of 118.55 feet (the chord of said arc being North 65 degrees 17 minutes 34 seconds West 118.24 feet); 2) North 58 degrees 04 minutes 00 seconds West 316.12 feet; 3) northwesterly by a curve to the right with a radius of 470.58 feet for a distance of 286.28 feet (the chord of said arc being North 40 degrees 38 minutes 20 seconds West 281.88 feet); 4) northwesterly by a curve to the left with a radius of 530.00 feet for a distance of 317.18 feet (the chord of said arc being North 40 degrees 21 minutes 20 seconds West 312.47 feet); 5) northwesterly by a curve to the right with a radius of 645.00 feet for a distance of 148.03 feet (the chord of said arc being North 50 degrees 55 minutes 30 seconds West 147.71 feet); 6) northwesterly by a curve to the right with a radius of 470.00 feet for a distance of 192.13 feet (the chord of said arc being North 32 degrees 38 minutes 20 seconds West 190.80 feet); 7) North 20 degrees 55 minutes 40 seconds West 245.03 feet to the south side of Carroll Road, as now widened, running thence for a line of division and binding on the south side of Carroll Road, as now surveyed, North 68 degrees 17 minutes 50 seconds East 228.40 feet to the place of beginning. Containing 20.781 acres of land, more or less.

2014-0150-A

Jan. 8. 2014 3:32PM

0014773 071

No. 4744 P. 3

WITNESS the hand and seal of the within Grantor.

WITNESS:

Linda SchindlerLaurence H Ross (SEAL)
Laurence H. RossSTATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 13 day of October, 2000, before me, the subscriber, a Notary Public of the State and jurisdiction aforesaid, personally appeared Laurence H. Ross, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed the same in my presence, and acknowledged that he/she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Linda Schindler
Notary PublicMy Commission Expires: August 01, 2004

NBT Mid-Atlantic Title Services, LLC
22 W. Padonia Road, Suite B-328
Timonium, MD 21093
410-252-1208

2014-0150-A



KEVIN KAMENETZ
County Executive

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

February 4, 2014

Lawrence H. & Stephanie W. Ross
15605 Carroll Road
Monkton MD 21111

RE: Case Number: 2014-0150 A, Address: 15605 Carroll Road

Dear Mr. & Ms. Ross:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 10, 2014. 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Zachary S. Casto, P. O. Box 667, Columbia MD 21045

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



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

Date: 1/24/14

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

RE: Baltimore County
Item No 2014-0150-A
Administrative Variance
Lawrence H. & Stephanie W.
Ross
15605 Carroll 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. 2014-0150-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, which appears to read 'Steven D. Foster', is written over a faint rectangular stamp.

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 27, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For January 27, 2014
Item No. 2014-0146, 0149, 0150, 0151, 0152, 0153, 0154 and 0156

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

DAK:CEN.
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC01272014 -.doc

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** District - 10 Account Number - 1008065880

Owner Information

Owner Name:	ROSS LAURENCE H	Use:	AGRICULTURAL
	ROSS STEPHANIE W	Principal Residence:	YES
Mailing Address:	15605 CARROLL RD	Deed Reference:	1) /14773/ 00069
	MONKTON MD 21111-2009		2)

Location & Structure Information

Premises Address:	15605 CARROLL RD	Legal Description:	20.781 AC ES CARROLL
	0-0000		1320 S CORBETT RD
Map:	Grid:	Parcel:	Sub District:
0029	0020	0206	
Subdivision:	Section:	Block:	Lot:
0000			
Assessment Year:	Plat No:	Plat Ref:	
2014			

Special Tax Areas:

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

905 176.8

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1968	3,336 SF		20.7800 AC	05

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2.000000	YES	STANDARD UNIT	1/2 BRICK FRAME	3 full/ 1 half	1 Attached	2001

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2011	07/01/2013	07/01/2014
Land:	157,400	157,400		
Improvements	357,700	357,700		
Total:	515,100	515,100	515,100	
Preferential Land:	7,400			

Transfer Information

Seller: ROSS LAURENCE H	Date: 10/26/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14773/ 00069	Deed2:
Seller: HOUCK DAVID J	Date: 10/19/1999	Price: \$575,000
Type: ARMS LENGTH IMPROVED	Deed1: /14096/ 00739	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	AGRICULTURAL TRANSFER TAX		

Homestead Application Information

Homestead Application Status: No Application

2014-0150-A

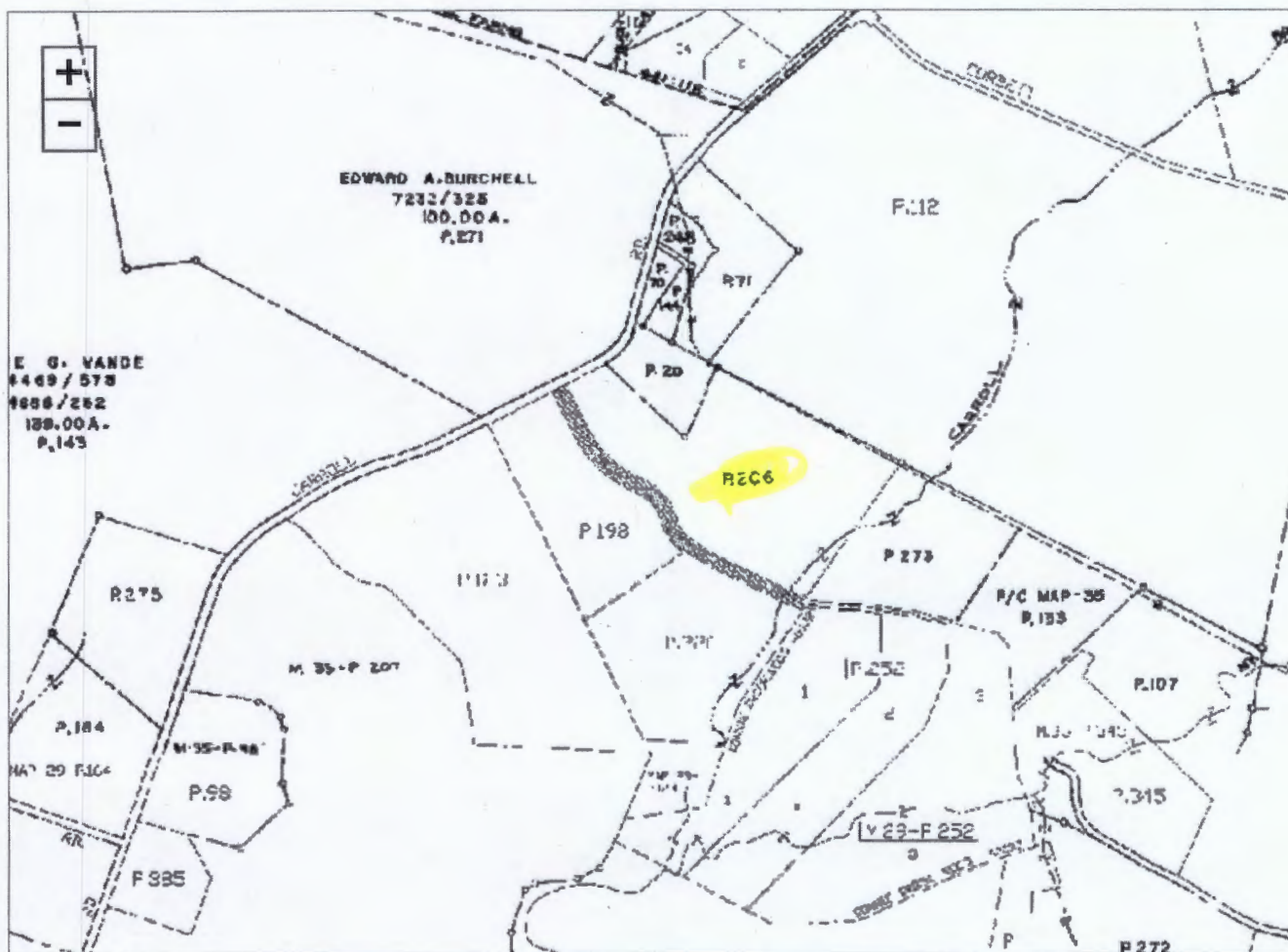
Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 10 Account Number - 1008065880	
Owner Information		
Owner Name:	ROSS LAURENCE H ROSS STEPHANIE W	Use: AGRICULTURAL Principal Residence: YES
Mailing Address:	15605 CARROLL RD MONKTON MD 21111-2009	Deed Reference: 1) /14773/ 00069 2)
Location & Structure Information		
Premises Address:	15605 CARROLL RD 0-0000	Legal Description: 20.781 AC ES CARROLL 1320 S CORBETT RD
Map: 0029	Grid: 0020	Parcel: 0206
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:		
Primary Structure Built 1968	Above Grade Enclosed Area 3,336 SF	Finished Basement Area
Property Land Area 20.7800 AC	County Use 05	Tax Class:
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior 1/2 BRICK FRAME	Full/Half Bath 3 full/ 1 half	Garage 1 Attached
Last Major Renovation 2001		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2014	As of 07/01/2013
Land: 157,400	107,400	
Improvements 357,700	399,300	
Total: 515,100	506,700	515,100
Preferential Land: 7,400		506,700
		7,400
Transfer Information		
Seller: ROSS LAURENCE H	Date: 10/26/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14773/ 00069	Deed2:
Seller: HOUCK DAVID J	Date: 10/19/1999	Price: \$575,000
Type: ARMS LENGTH IMPROVED	Deed1: /14096/ 00739	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	AGRICULTURAL TRANSFER TAX	
Homestead Application Information		
Homestead Application Status:		

Baltimore County

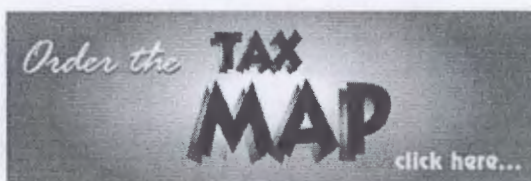
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **10** Account Number: **1008065880**

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/>)

☒ Loading... Please

Loading... Please Wait.

→



P 2014-0130-8



Side view location for pool



204-0150A Location of proposed pool

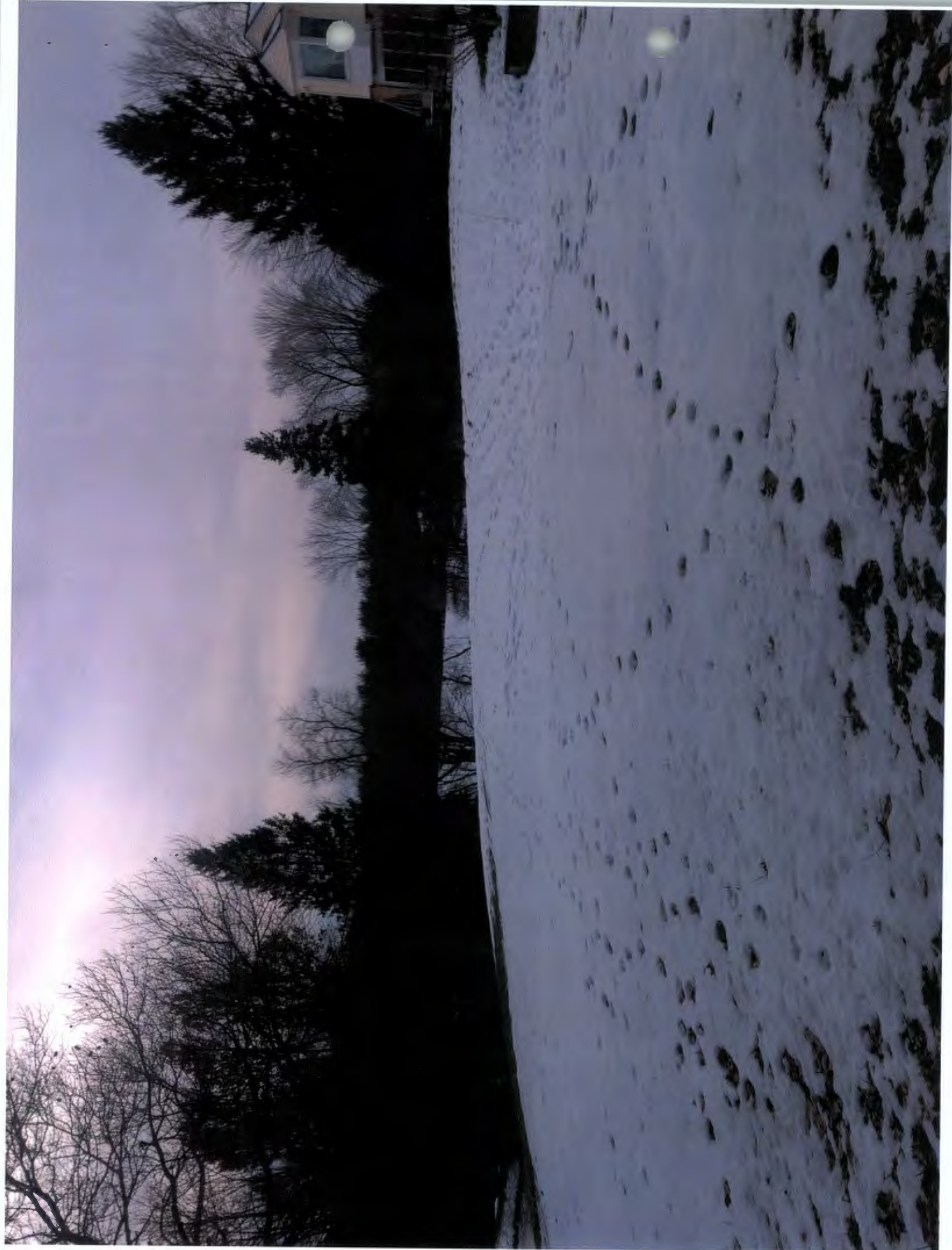




Front

















2014-0150-A

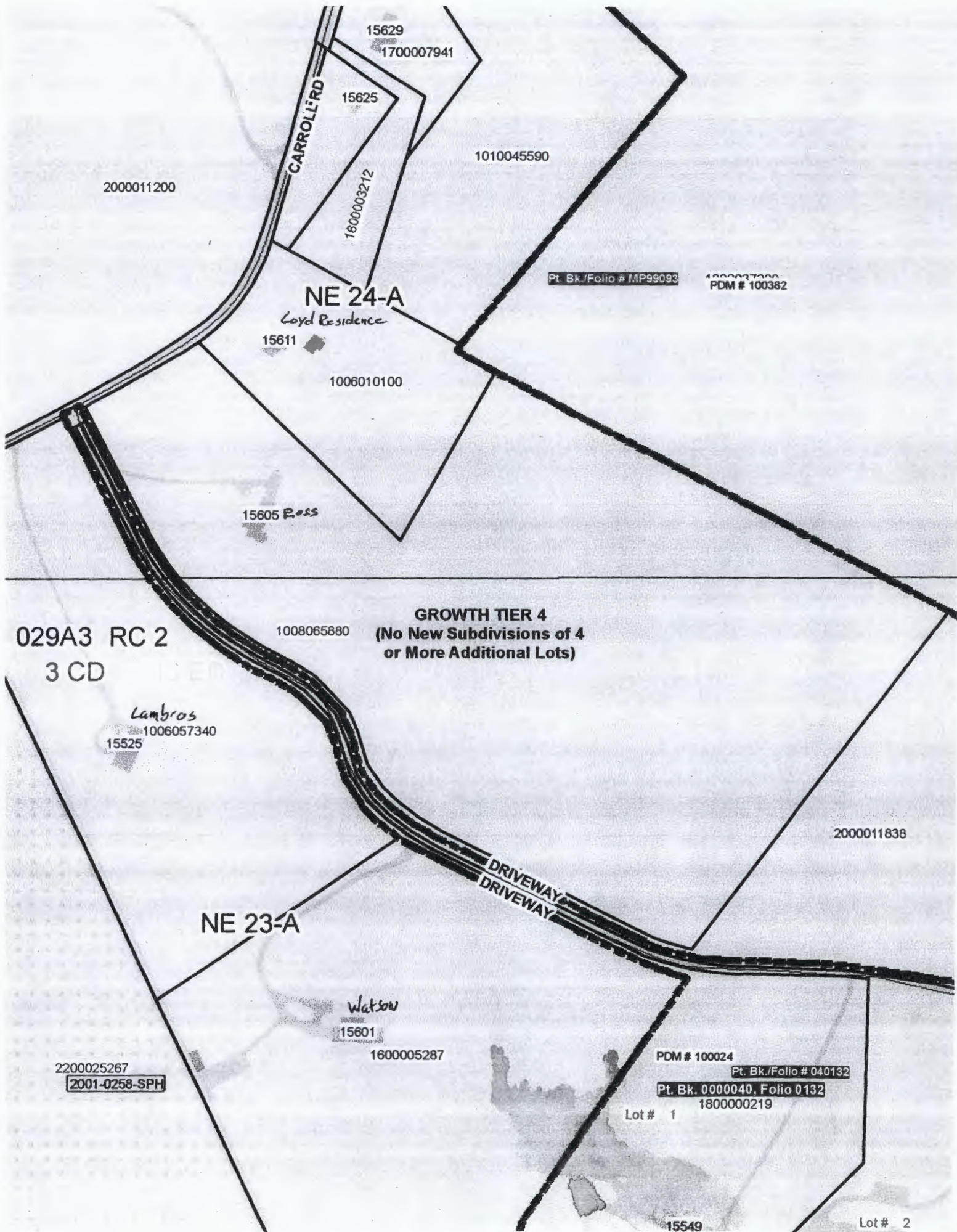












15629

1700007941

15625

1600003212

1010045590

2000011200

CARROLL RD

NE 24-A

Loyd Residence

15611

1006010100

Pt. Bk./Folio # MP99093

PDM # 100382

15605 Ross

029A3 RC 2
3 CD

1008065880

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Lambros

1006057340

15525

2000011838

NE 23-A

DRIVEWAY
DRIVEWAY

Watson

15601

1600005287

2200025267

2001-0258-SPH

PDM # 100024

Pt. Bk./Folio # 040132

Pt. Bk. 0000040, Folio 0132

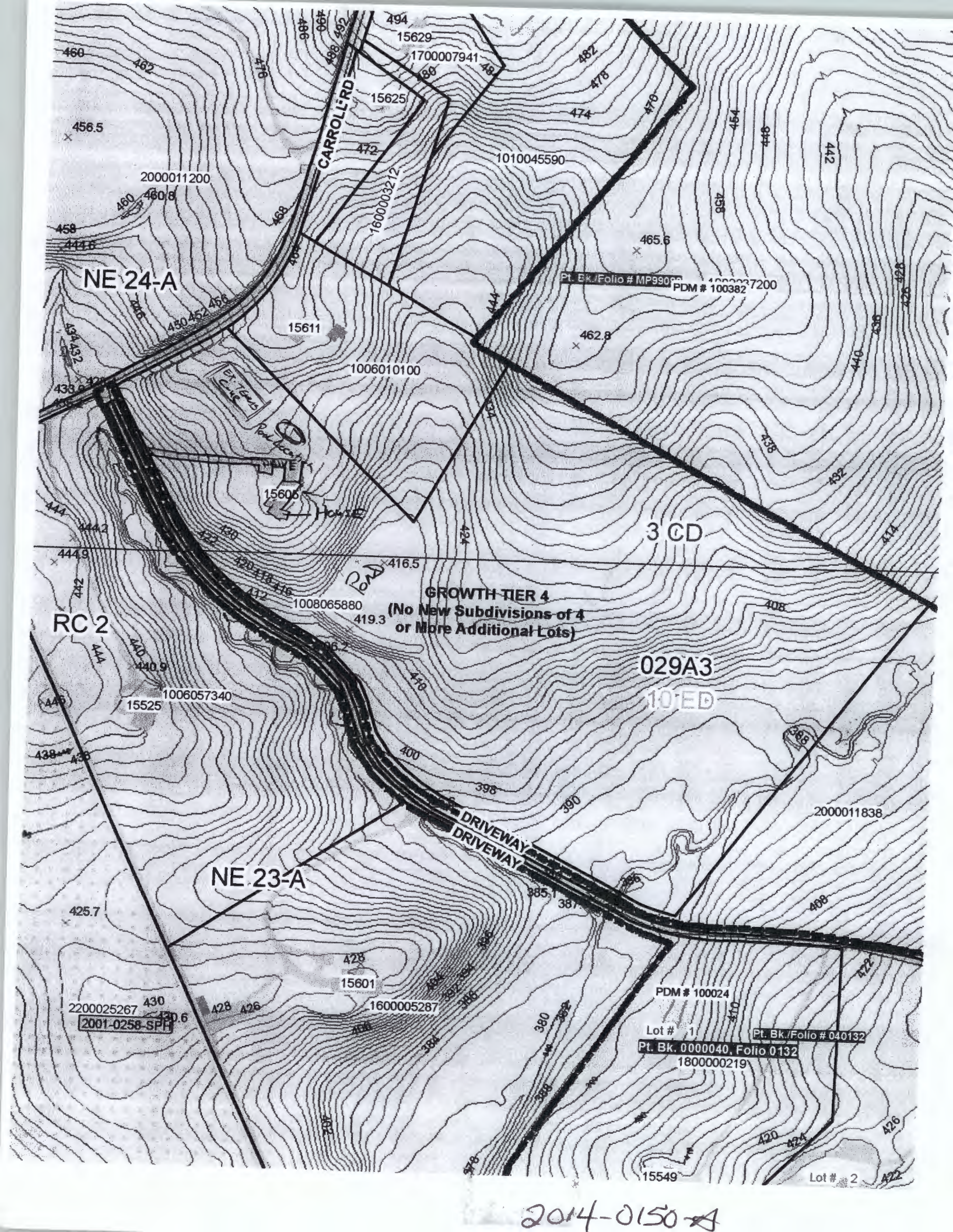
1800000219

Lot # 1

15549

Lot # 2

2000011838



NE 24-A

Pt. Bk./Folio # MP990 PDM # 100382 7200

3 CD

RC 2

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

029A3

101ED

NE 23-A

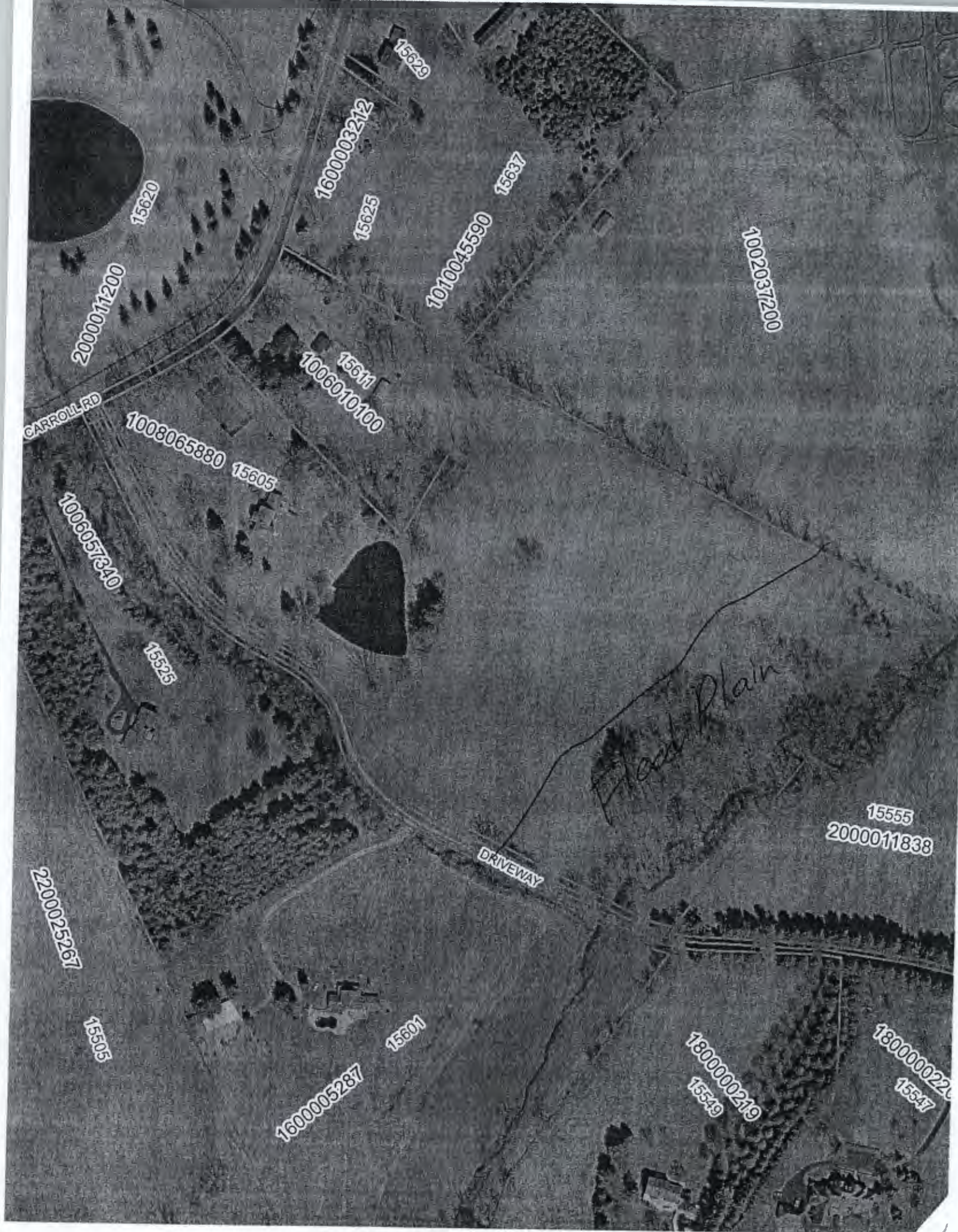
DRIVEWAY
DRIVEWAY

PDM # 100024

Lot # 1
Pt. Bk./Folio # 040132
Pt. Bk. 0000040, Folio 0132
1800000219

Lot # 2

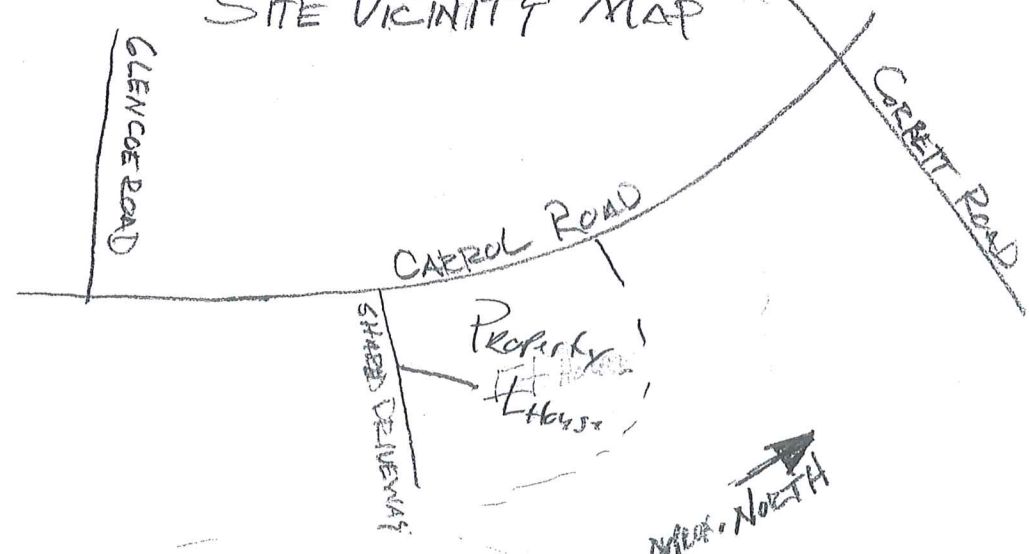
2014-0150-A



3041-0150-A

ZONING HEARING FOR: VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUEST WITH 'X')
 ADDRESS: 15605 CARROLL ROAD OWNER(S) NAME(S): LAURENCE AND STEPHANIE ROSS
 SUBDIVISION NAME: 0000 LOT #: N/A BLOCK: N/A SECTION: N/A
 PLAT BOOK: N/A FOLIO #: N/A 10 DIGIT TAX #: 1008065880 DEED REF #: 14773/00069

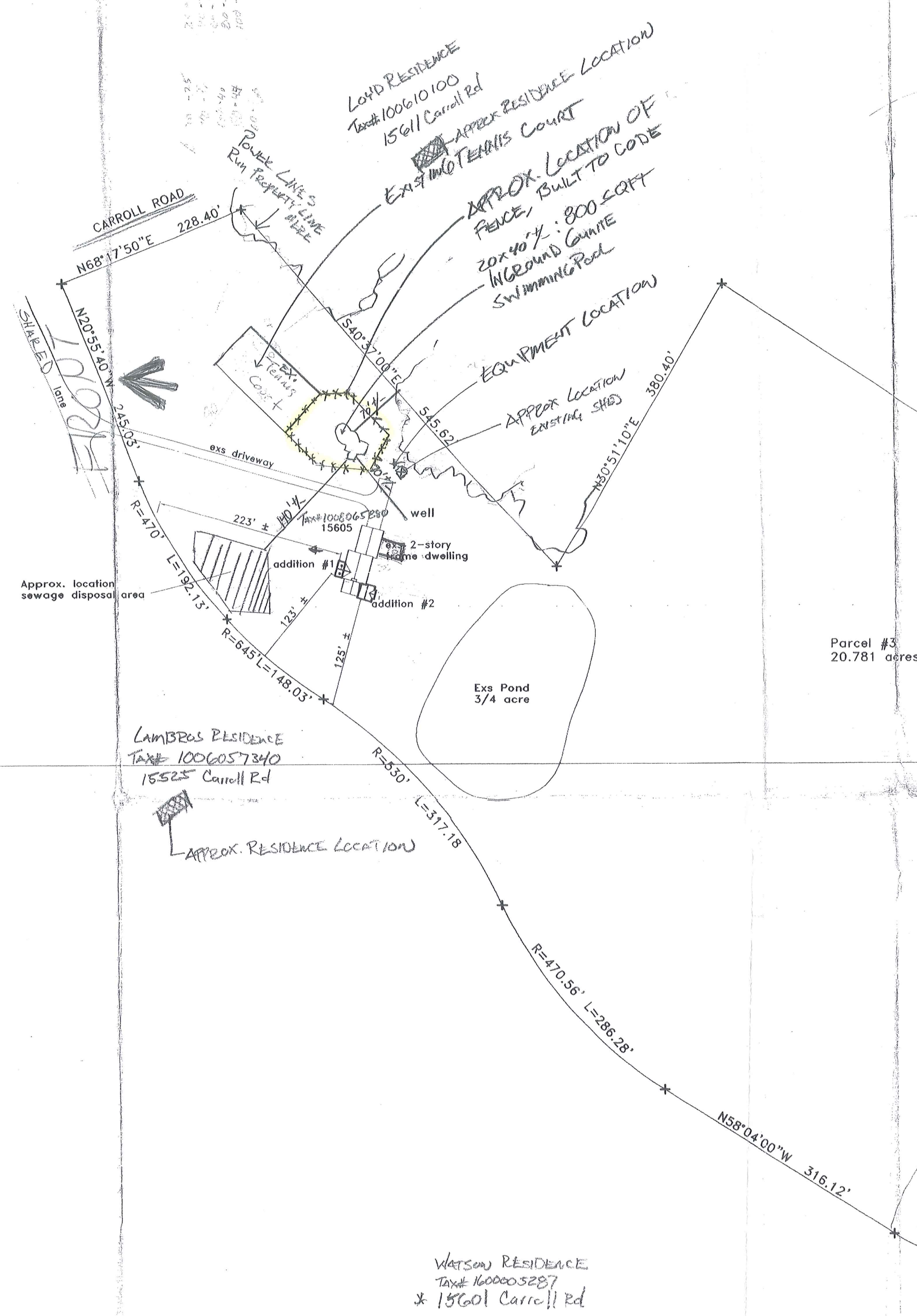
SITE VICINITY MAP



Map Not To Scale:

ZONING MAP: 0029A3
 SITE ZONED: RC2
 ELECTION DISTRICT: 10th
 COUNCIL DISTRICT: 3
 LOT AREA COVERAGE: 20.78 AC
 OR SQ. FT.: 905,176.8
 HISTORIC?: No
 IN CRCA?: No
 IN FLOODPLAIN: AS SHOWN
 UTILITIES? MARK WITH 'X'
 WATER IS: PUBLIC — PRIVATE X
 SEWER IS: PUBLIC — PRIVATE X
 PRIOR HEARING? No
 IF SO, GIVE CASE NUMBER AND ORDERED RESULT BELOW
No

VIOLATION CASE INFO:
No



ANY BOX LOCATION OF FLOOD PLAIN
 SEE AERIAL MAP.
 CARROLL BRANCH

Part of the property of Bonnie Brook Farms, Inc.,
 Parcel 3; Election District 10; Baltimore County,
 Maryland.
 Based on Site Plan drawn by E.F. Raphael &
 Associates, 201 Courland Avenue, Towson, Maryland,
 dated 2 August 1968

PLAN DRAWN BY: ZACHARY S. CASTO DATE: 12/19/13 SCALE: 1" = 100'
 MHIC Sales # 106007
443.813.1288
Zach@jppools.com

SWIMMING POOL BUILDING PERMIT SITE PLAN

JOHNSON POOLS
 P.O. BOX 667
 COLUMBIA, MD 21029
 443.956.3630 office

Contact: ZACHARY S. CASTO MHIC Sales: 106007
443.813.1288
Zach@jppools.com

SP

Site Plan
 1" = 100'
 1 March 2001
 Ross Residence
 15605 Carroll Road
 Monkton, Maryland 21111
 Not Known Architect
 449 East Washington Street
 Baltimore, Maryland 21201
 410.625.0916

2014-0150-1