

May 13, 2014

Baltimore County Office of Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case # 2014-0217-SPH

To whom it may concern,

I am writing this letter to request that Case #2017-0217-SPH be withdrawn. I would like to pick up the submitted items when possible.

Thank you for your attention to this request.

With regards,

Bruce E. Doak

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



PETITION FOR ZONING HEARING(S)

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

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

Address 4511 Mt. Carmel Road which is presently zoned RC2
Deed References: SM 16486 / 471 10 Digit Tax Account # 1900002490
Property Owner(s) Printed Name(s) DANIE E. WAREHIME & LYNDA C. WAREHIME

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED SHEET

2. _____ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. _____ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

DANIE E. WAREHIME / LYNDA C. WAREHIME

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

4511 Mt. Carmel Road Hampstead Md
(Bruce)

Mailing Address City State

21074 / 410-419-4906 / BRUCE

Zip Code Telephone # Email Address

BD0AK@BRUCEE-DOAKCONSULTING.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address City State

21053 / 410-419-4906 /

Zip Code Telephone # Email Address

BD0AK@BRUCEE-DOAKCONSULTING.COM

CASE NUMBER 2014-0217-SPH Filing Date 4/22/2014

Do Not Schedule Dates:

Reviewer AK

PETITION REQUEST:

Special Hearing

To determine if the 2.980 acre lot was created on April 5, 1978 and therefore can be subdivided under the current RC 2 regulations.

2014-0217-SPH

Bruce E. Doak Consulting, LLC

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

Zoning Description

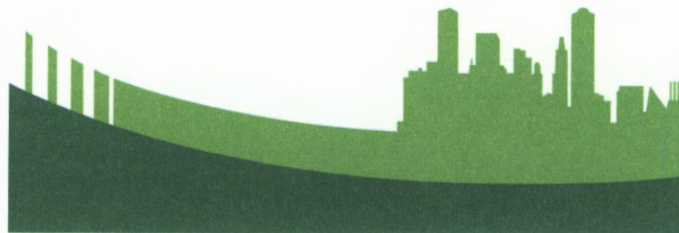
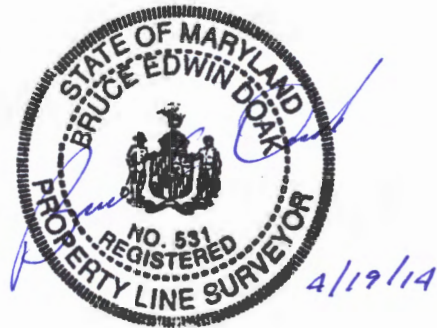
4511 Mt. Carmel Road
Fifth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the south side of Mt. Carmel Road, said point of beginning being 1)
Westerly 2095'+- from the center line of Gunpowder Road and then at right angle
2) Southerly 30'+- from the center line of Mt. Carmel Road

The subject property being Lot 2-A of "Resubdivision of Lot 2 and Tract "A" Mainster Property"
as recorded in the land records of Baltimore County in Plat Book EHK, Jr.47, page 146.

Containing 2.980 acres of land, more or less.

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



Land Use Expert and Surveyor

CASE # 2014-0217-SPH

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2014-0217 - SPL

Petitioner: DANE E. & LYARA C. WAREHIME

Address or Location: 4511 MT. CARMEL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DANE E. WAREHIME

Address: 4511 MT. CARMEL ROAD
HAMPSTEAD, MO 21074

Telephone Number: 413-286-2028

Revised 2/20/98 - SCJ

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

109877

No.

Date:

4/22/14

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/23/2014 4/22/2014 07:32:57

FIG 0002 WALKIN JEAN EE

RECEIPT # 876900 4/22/2014

Dept 3 22 ZONING VERIFICATION

NO. 109877

Recpt Tot 75.00

475.07 CA 1.00 CA

Baltimore County, Maryland

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

Total:

75.00

Rec

From:

Bruce Dook

For:

4511 Mc Carmel Rd

2014-0217-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ZAC AGENDA

Case Number: 2014-0217-SPH

Primary Use: Residential

Reviewer: LW

Type: SPECIAL HEARING

Legal Owner: Dane E. & Linda C. Warehime

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 5th **Councilmanic Dist:** 3rd

Property Address: 4511 Mt. Carmel Rd

Location: S/S Mt. Carmel Road, 2095 ft. from the centerline Gunpowder Road

Existing Zoning: RC 2

Area: 2.980 acres

Proposed Zoning: SPECIAL HEARING To determine if the 2.980 acre lot was created on April 5, 1978 and therefore can be subdivided under the current RC 2 regulations.

Attorney:

Prior Zoning Cases: R 1979-0013-2, R-1979-0202

Concurrent Cases:

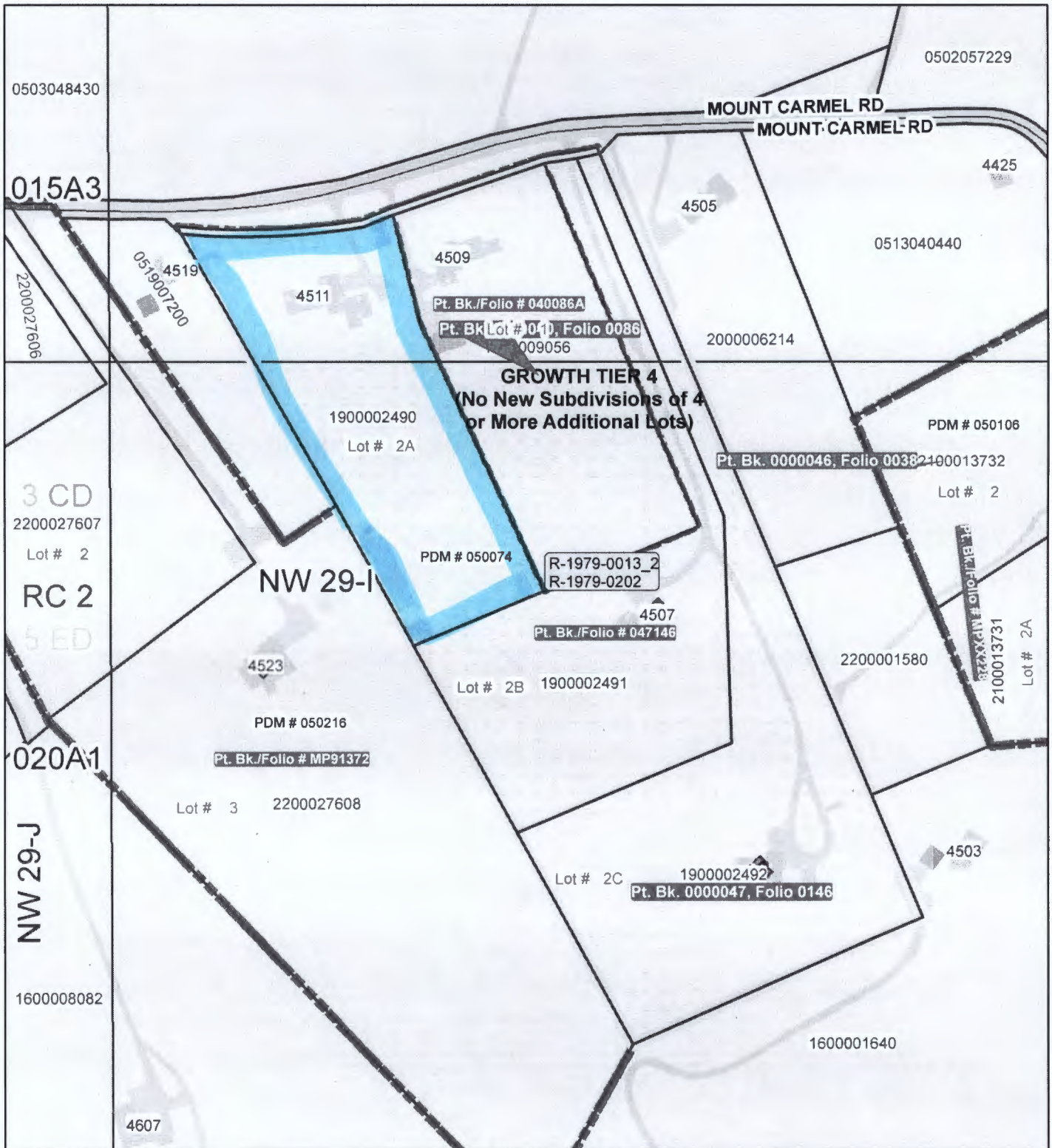
Violation Cases:

Closing Date:

Miscellaneous: Addition to Related (Prior and Future) Cases: The above cases are: Reclass RC 4 to RC 2

4511 Mount Carmel Road

2014-0217-SPH



Publication Date: 4/22/2014

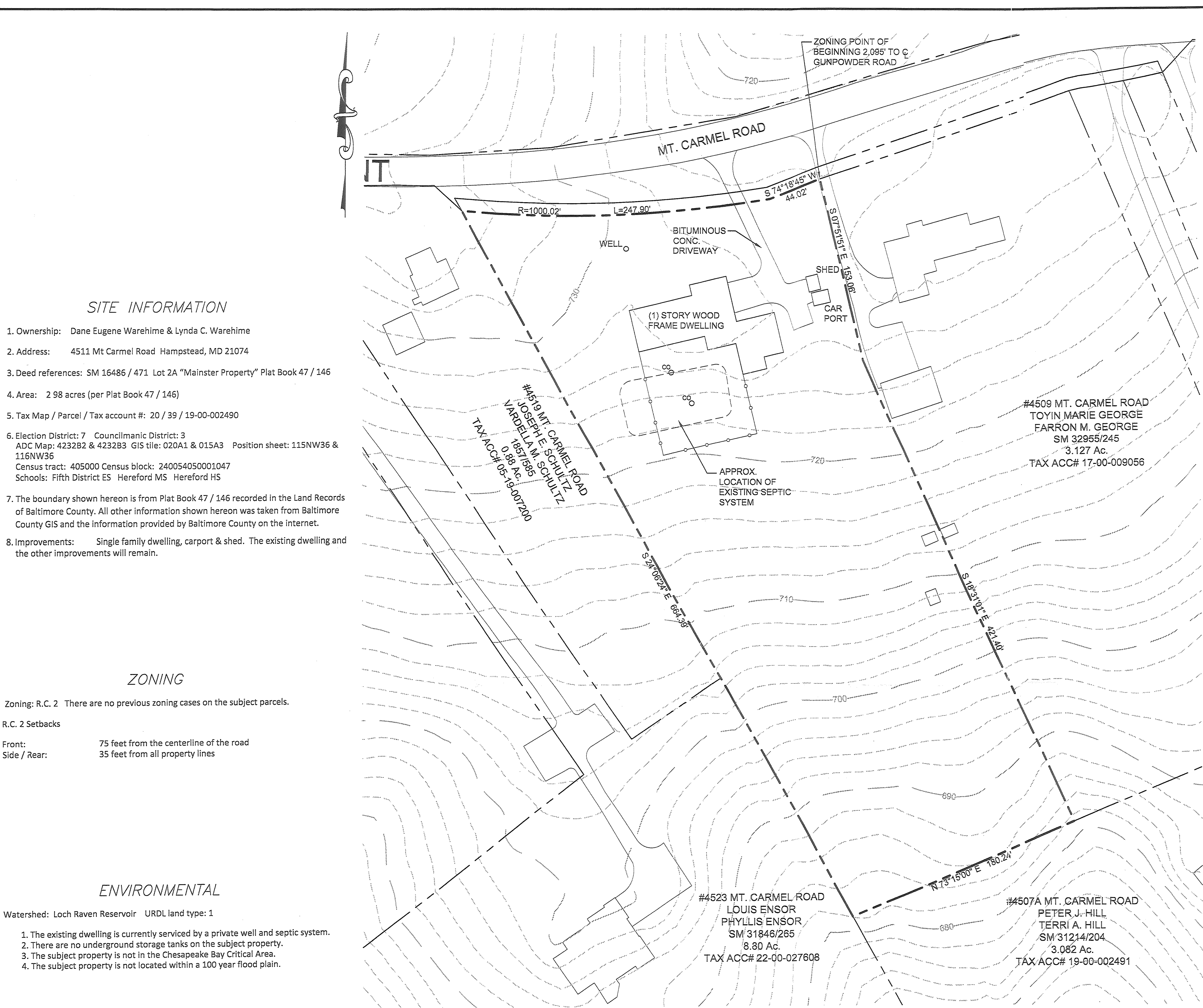


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 200 300 400 Feet

1 inch = 200 feet



SITE INFORMATION

- Ownership: Dane Eugene Warehime & Lynda C. Warehime
- Address: 4511 Mt Carmel Road Hampstead, MD 21074
- Deed references: SM 16486 / 471 Lot 2A "Mainster Property" Plat Book 47 / 146
- Area: 2.98 acres (per Plat Book 47 / 146)
- Tax Map / Parcel / Tax account #: 20 / 39 / 19-00-002490
- Election District: 7 Councilmanic District: 3
ADC Map: 4232B2 & 4232B3 GIS tile: 020A1 & 015A3 Position sheet: 115NW36 & 116NW36
Census tract: 405000 Census block: 240054050001047
Schools: Fifth District ES Hereford MS Hereford HS
- The boundary shown hereon is from Plat Book 47 / 146 recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling, carport & shed. The existing dwelling and the other improvements will remain.

ZONING

Zoning: R.C.2 There are no previous zoning cases on the subject parcels.

R.C. 2 Setbacks

Front: 75 feet from the centerline of the road
Side / Rear: 35 feet from all property lines

ENVIRONMENTAL

Watershed: Loch Raven Reservoir URDL land type: 1

- The existing dwelling is currently serviced by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

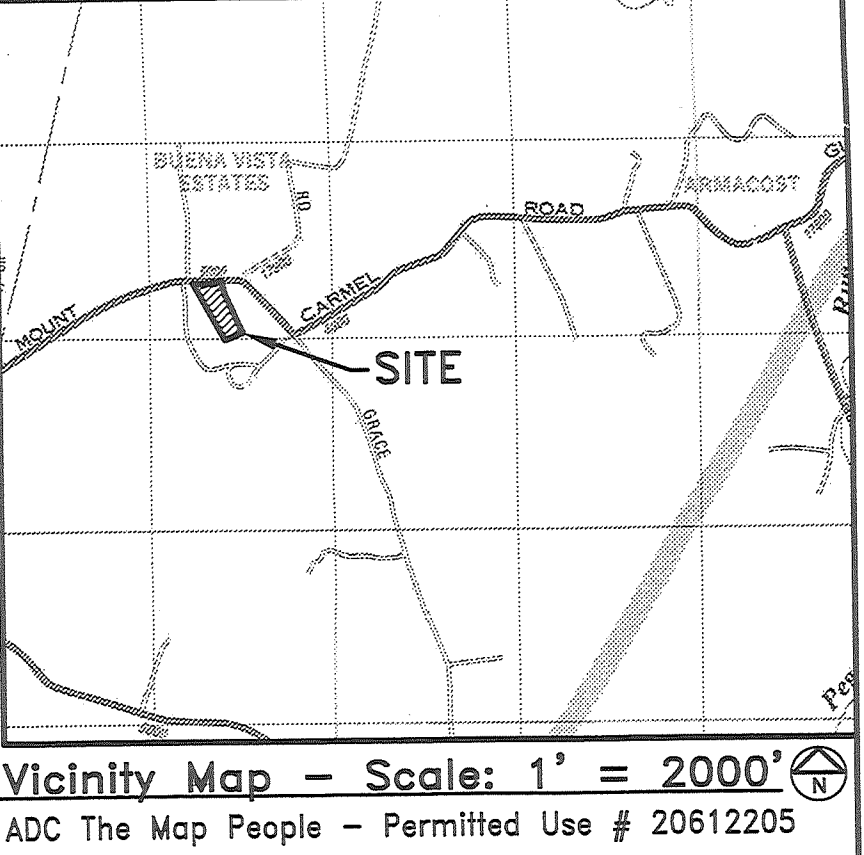
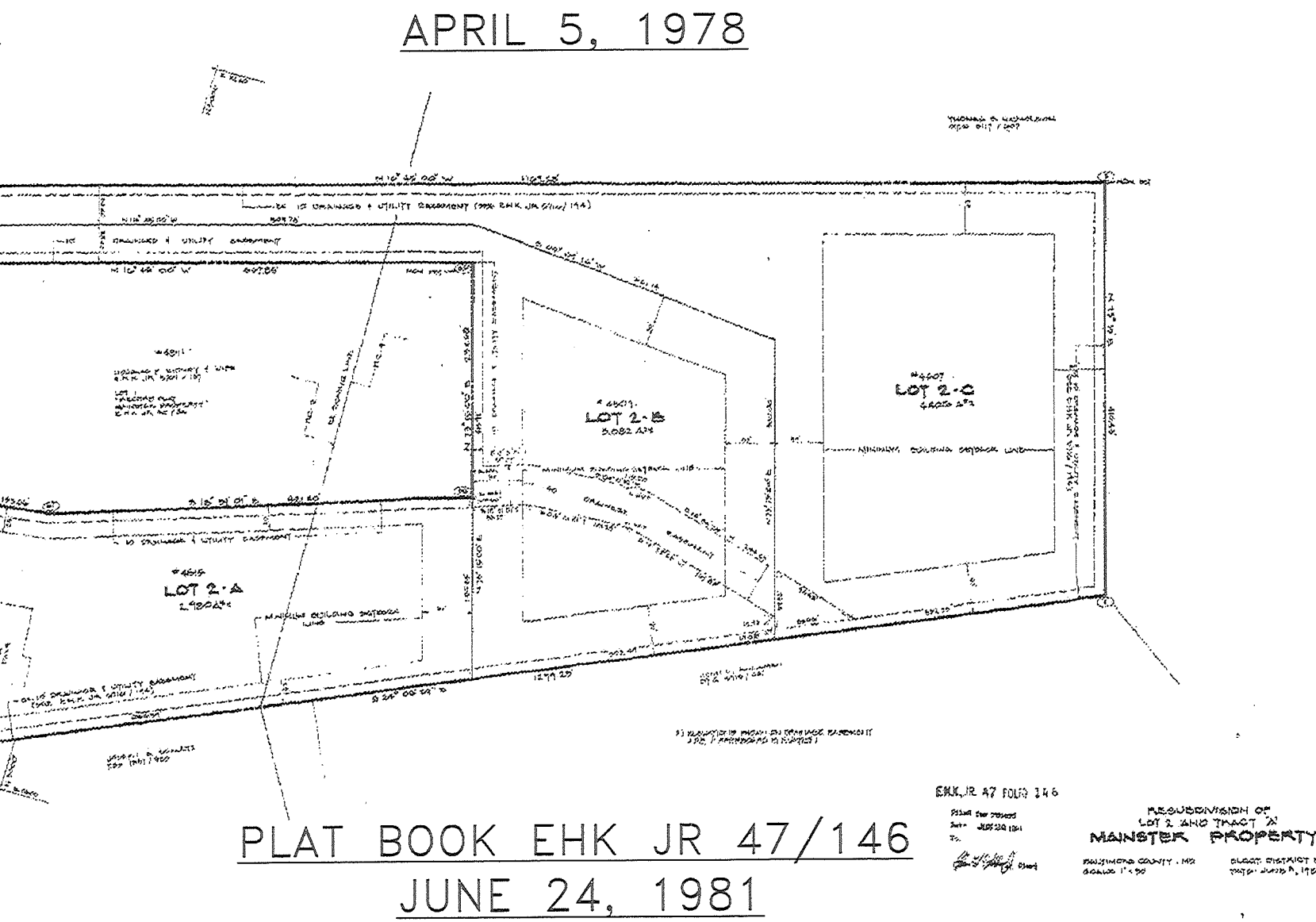
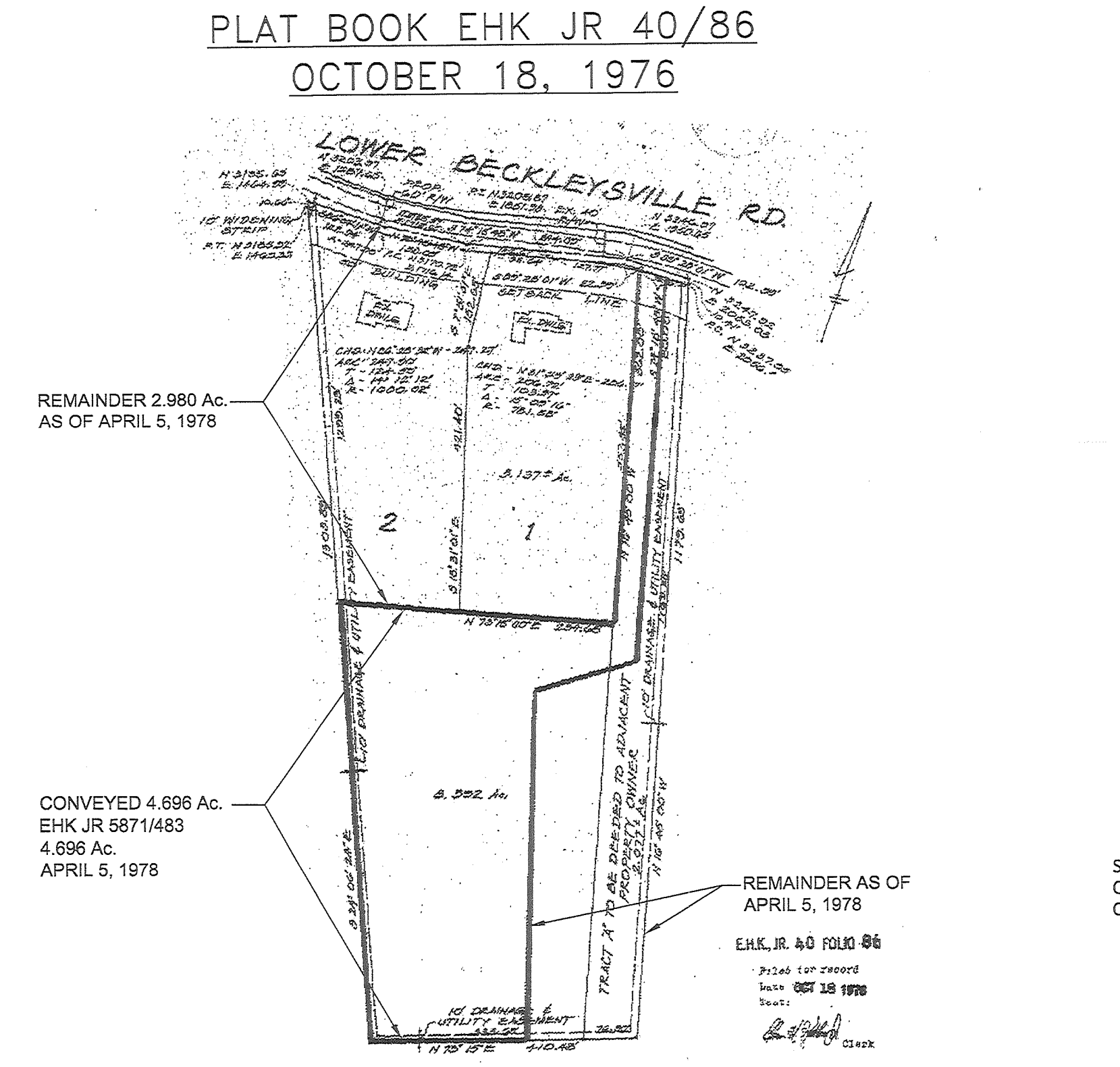
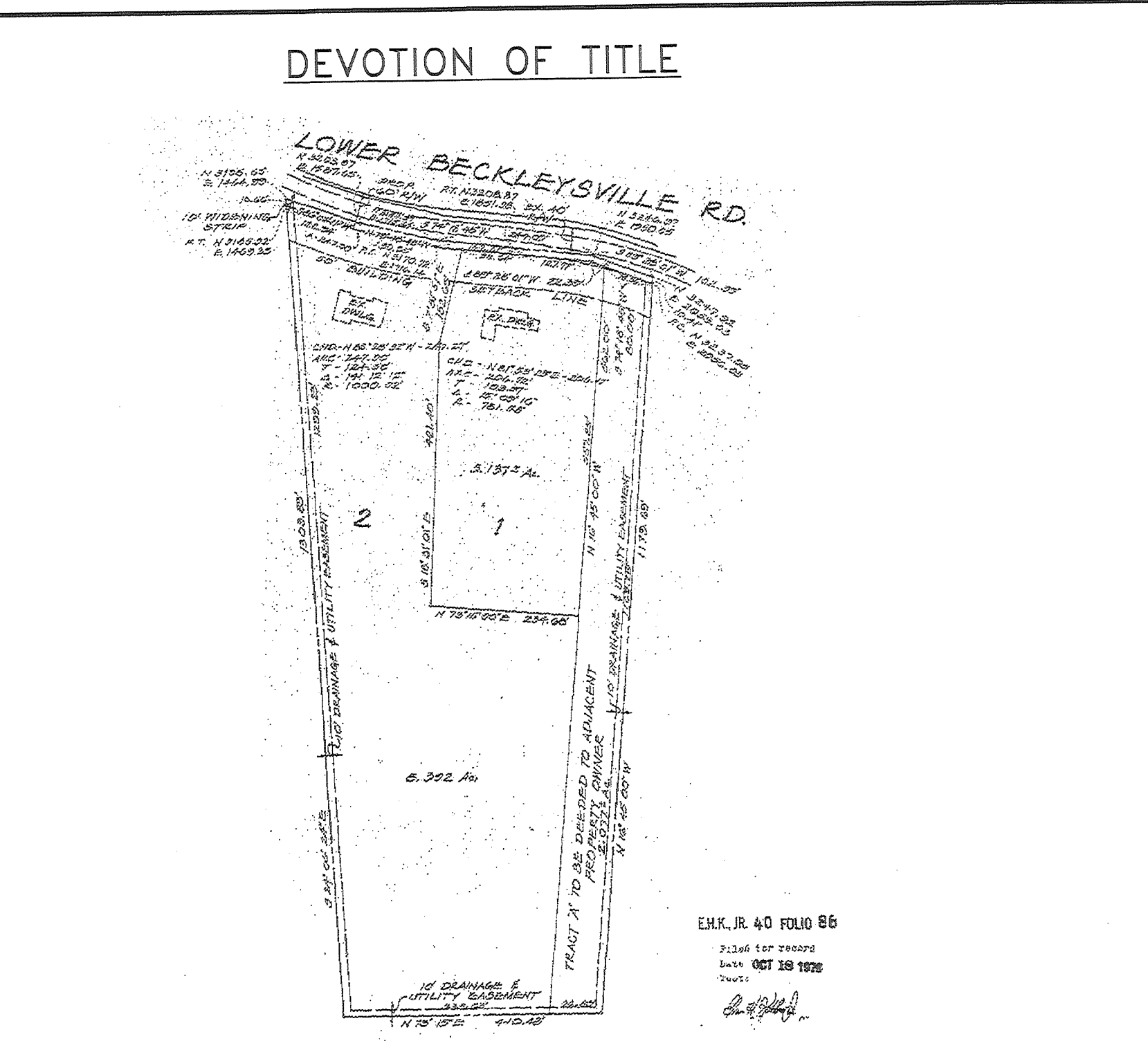
PLANNING

Regional Planning District: Prettyboy District Code: 302

- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

The possible subdivision of the subject property for an additional dwelling (family member)



PETITION REQUESTED

SPECIAL HEARING TO DETERMINE IF THE 2.980 ACRE LOT WAS CREATED ON APRIL 5, 1978 AND THEREFORE CAN BE SUBDIVIDED UNDER THE CURRENT RC 2 REGULATIONS.

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

**PLAN TO ACCOMPANY
A PETITION
FOR THE
WAREHIME PROPERTY
4511 MT. CARMEL ROAD
BALTIMORE COUNTY, MARYLAND
5th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT**

**License Renewal 2/22/15 Date: 4/14/2014
Scale: AS SHOWN**

**STATE OF MARYLAND
BRUCE E. DOAK
REGISTERED
PROPERTY LINE SURVEYOR
4/22/14**