

IN RE: PETITION FOR ADMIN. VARIANCE *
(1951 Freeland Road)
6th Election District *
3rd Council District *
Derrick and Leah Wettstein *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0227-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Derrick and Leah Wettstein ("Petitioners"). The Petitioners are requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to be located in the front yard of the principal dwelling and have a height of 24 ft. in lieu of the required rear yard and maximum allowed 15 ft. 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 18, 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

ORDER RECEIVED FOR FILING

Date 6-5-14

By DW

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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the addition (garage) not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 5th day of June, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to be located in the front yard of the principal dwelling and have a height of 24 ft. in lieu of the required rear yard and maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their 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.

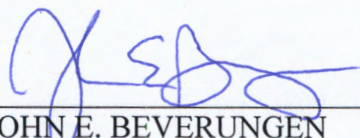
ORDER RECEIVED FOR FILING

Date 6-5-14

By 127

2. The Petitioners or subsequent owners shall not convert the subject addition (garage) into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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

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Date 6-5-14

By ps

KEVIN KAMENETZ
County Executive



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

June 5, 2014

Derrick and Leah Wettstein
1951 Freeland Road
Freeland, Maryland 21053

RE: Petition for Administrative Variance
Case No. 2014-0227-A
Property: 1951 Freeland Road

Dear Mr. and Mrs. Wettstein:

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 of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 1951 FREELAND RD FREELAND MD 21053 which is presently zoned RC-2 / RC-8

Deed Reference 34201 / 00105 10 Digit Tax Account # 2000010710

Property Owner(s) Printed Name(s) DERRICK WETTSTEIN AND LEAH WETTSTEIN

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

Section 400.1 and 400.3 - to permit a proposed detached accessory structure (garage) to be located in the front yard of the principal dwelling and have a height of 24 feet in lieu of the required rear yard and maximum allowed 15 feet

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

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

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 2014-0227-A

Filing Date 5/5/14

Estimated Posting Date 5/18/14

Reviewer [Signature]

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: 1951 FREELAND RD FREELAND MD 21053
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)

WE WOULD LIKE TO ERECT A 30' WIDE X 40' LONG X 24' TALL STORAGE BARN IN THE SIDE YARD OF OUR RESIDENCE WHICH WE PURCHASED IN AUGUST OF LAST YEAR, 2013. THE BARN IS BEST SUITED TO BE BUILT IN THE LOCATION WE'VE CHOSEN DUE TO ITS FAIRLY LEVEL SITE, AND THE SURROUNDING AREA BEHIND OUR HOUSE IS OUR LEASED FARMLAND WHICH BACKS UP TO OUR WOOD FENCE IN THE BACK YARD. THE BARN WOULD BE IN LINE WITH OUR FENCE ON THE SOUTH SIDE OF OUR YARD AND ITS ARCHITECTURE WOULD BE AESTHETICALLY APPROPRIATE FOR OUR FARMHOUSE SO AS NOT TO LOOK OUT OF PLACE ON OUR PROPERTY, ALSO NOT IMPEDING SIGHT LINE TO THE HOUSE FROM THE ROAD. THE NEED FOR THE BARN IS TO ACT AS NEW STORAGE FOR OUR LAWNMOWER, TRACTOR AND ITS IMPLEMENTS AND FIREWOOD DUE TO THE POOR STATE OF OUR MUCH SMALLER CURRENT OUTBUILDINGS. THE SECOND FLOOR WOULD ACT AS HOUSEHOLD STORAGE DUE TO VERY LIMITED IN-HOUSE STORAGE.

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

[Signature]
Signature of Affiant

DERRICK WETTSTEIN
Name- Print or Type

[Signature]
Signature of Affiant

Leah Wettstein
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

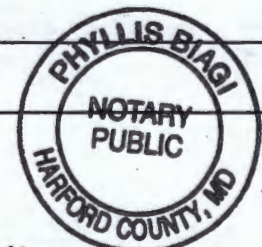
Harford MD
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of May, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Leah Wettstein & Derrick Wettstein
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

[Signature]
Notary Public
7/28/2016
My Commission Expires



My Commission Expires
7/28/2016

ZONING PROPERTY DESCRIPTION FOR: 1951 Freeland Rd. Freeland, MD 21053

Property Owners: Derrick and Leah Wettstein

Beginning at a point on the ^{east}~~South~~ side of Freeland Rd. which is 50' wide at the distance of 812' North of the centerline of the nearest improved intersecting street, Hesson Rd. which is 25' wide.

Minor Subdivision Lot Description:

Thence the following courses and distances: (1) South 52° 07' 30" East 499.74', (2) North 73° 30' 00" East 264.00', (3) North 54° 44' 54" East 348.07', (4) South 38° 30' 00" East 52.80', (5) South 7° 37' 00" East 395.56', (6) South 70° 40' 00" West 689.47', (7) North 54° 15' 00" West 664.03', (8) North 29° 30' 00" East 350.00' back to the point of beginning as recorded in Deed Liber (33518), Folio (432), containing (10.032 acres). Located in the 6th Election District and 3rd Council District. Also know as Lot (#2) in the minor subdivision of the (Dippold Property), minor subdivision (#04-118-M), as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

Item # 0227

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: 2014-0227-A
Petitioner: Derrick Wettstein
Address or Location: 1951 Freeland Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Derrick Wettstein
Address: 1951 Freeland Rd
Freeland Md
21053
Telephone Number: 908 500 2530

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

No. **109888**

Date: **5/5/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/05/2014 5/05/2014 10:21:51

MSOL WILKIN LONG LTR
 RECEIPT # 505541 5/05/2014

Dept 5 528 ZONING VERIFICATION

MSL 109888

Recpt Tot \$75.00
 \$75.00 OK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	906	0000		6150				\$75.00

Total: **\$75.00**

Rec From:

For: **zoning hearing - case # 2014-0227-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

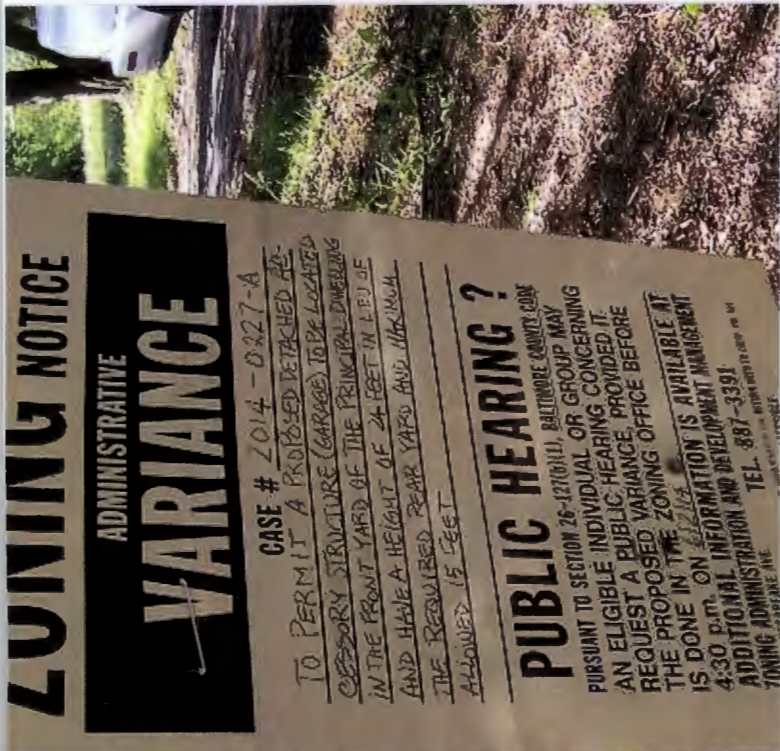
Date: 5-18-14

RE: Case Number: 2014-0227-A

Petitioner/Developer: Derrick Wettstein

Date of Hearing/Closing: 6-2-14

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at PS/Freeland Rd



5-18-14

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)

MEMORANDUM

DATE: July 8, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0227-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 7, 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

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>5-14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-12</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>5-18-14</u> by <u>P. Wilson</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- 0227 -A Address 1951 Freeland Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/5/14 Posting Date: 5/18/14 Closing Date: 6/2/14

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- 0227 -A Address 1951 Freeland Rd
Petitioner's Name D + L Wettstein Telephone 908 500 2530
Posting Date: 5/18/14 Closing Date: 6/2/14
Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located in the front yard of the principal dwelling
and have a height of 24 feet in lieu of the required rear yard
and maximum allowed 15 feet

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

June 3, 2014

Derrick & Leah Wettstein
1951 Freeland Road
Freeland MD 21053

RE: Case Number: 2014-0227 A, Address: 1951 Freeland Road

Dear Mr. & Ms. Wettstein:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 5, 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, 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



Maryland Department of Transportation

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

Date: 5/12/14

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

RE: Baltimore County
Item No 2014-0227-A -
Administrative Variance
Derrick & Leah Wettstein
1951 Free Land 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. 2014-0227-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 black ink, appearing to read "Steven D. Foster".
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: May 14, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For May 19, 2014
Item No. 2014-0226, 0227, 0228, 0229, 0230, 0231 and 0232

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC05142014 -.doc

Real Property Data Search (w3)

[Search Help](#)Your feedback is important to us. [Please take our short survey.](#)

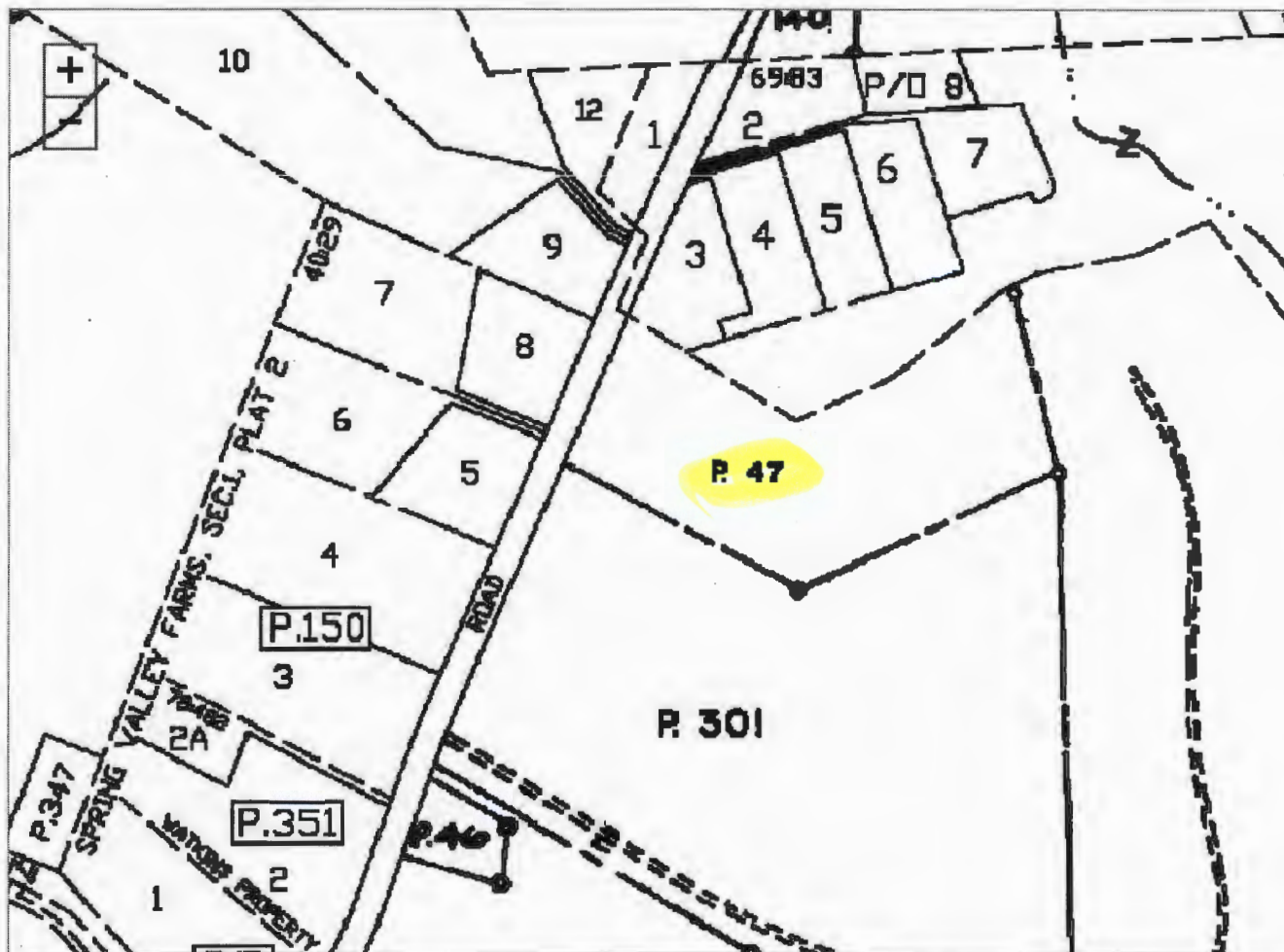
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 06 Account Number - 2000010710	
Owner Information		
Owner Name:	WETTSTEIN DERRICK	Use: AGRICULTURAL
	WETTSTEIN LEAH	Principal Residence: YES
Mailing Address:	1951 FREELAND RD	Deed Reference: 1) /34201/ 00105
	FREELAND MD 21053-9567	2)
Location & Structure Information		
Premises Address:	1951 FREELAND RD	Legal Description: 10.032 AC ES 1951 FREELAND RD ES 3200 S MILLERS MILL RD
Map: 0006	Grid: 0021	Parcel: 0047
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built 1895	Above Grade Enclosed Area 2,455 SF	Finished Basement Area
Property Land Area 10.0300 AC	County Use 05	
Stories 2.000000	Basement NO	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 2 full	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2014
Land:	98,300	88,800
Improvements	183,900	163,700
Total:	282,200	252,500
Phase-in Assessments		As of 07/01/2013
As of 07/01/2014		
Land:	98,300	88,800
Improvements	183,900	163,700
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Land:	98,300	88,800
Improvements	183,900	163,700
Total:	282,200	252,500
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Land: </		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 06 Account Number: 2000010710

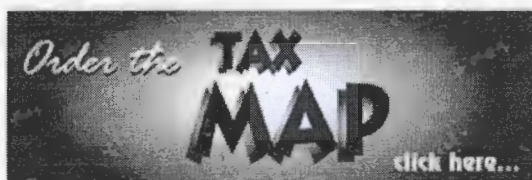


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

DERRICK LEAH.
WETTSTEIN RESIDENCE: 1951 FREELAND RD FREELAND, MD 21053



Item #0227

FROM REAR OF YARD



FROM FRONT OF HOUSE



Item # 0227



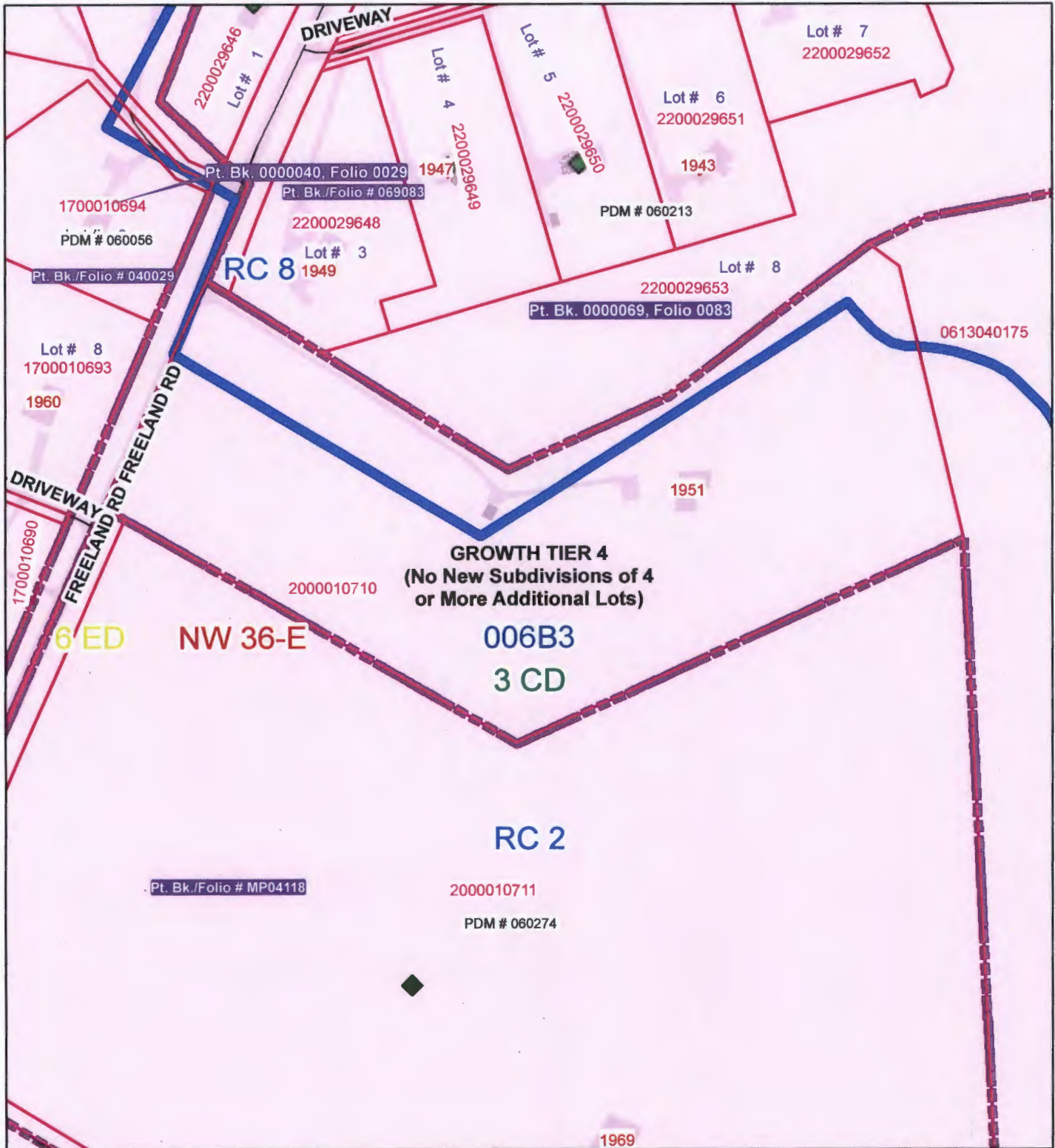
NEIGHBOR TO THE
SOUTH. 1969 FREELAND RD,
JOHN AND JULIA
DIPPOLO TAX # 2000010711
750± FROM SITE.



CLOSEST NEIGHBOR TO THE NORTH
JOSEPH AND KIMBERLY SCHMITT
TAX # 2200029650
1945 FREELAND RD.
560± FROM SITE

Item #0227

1951 Freeland Road



Publication Date: 5/5/2014



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

Item #0227

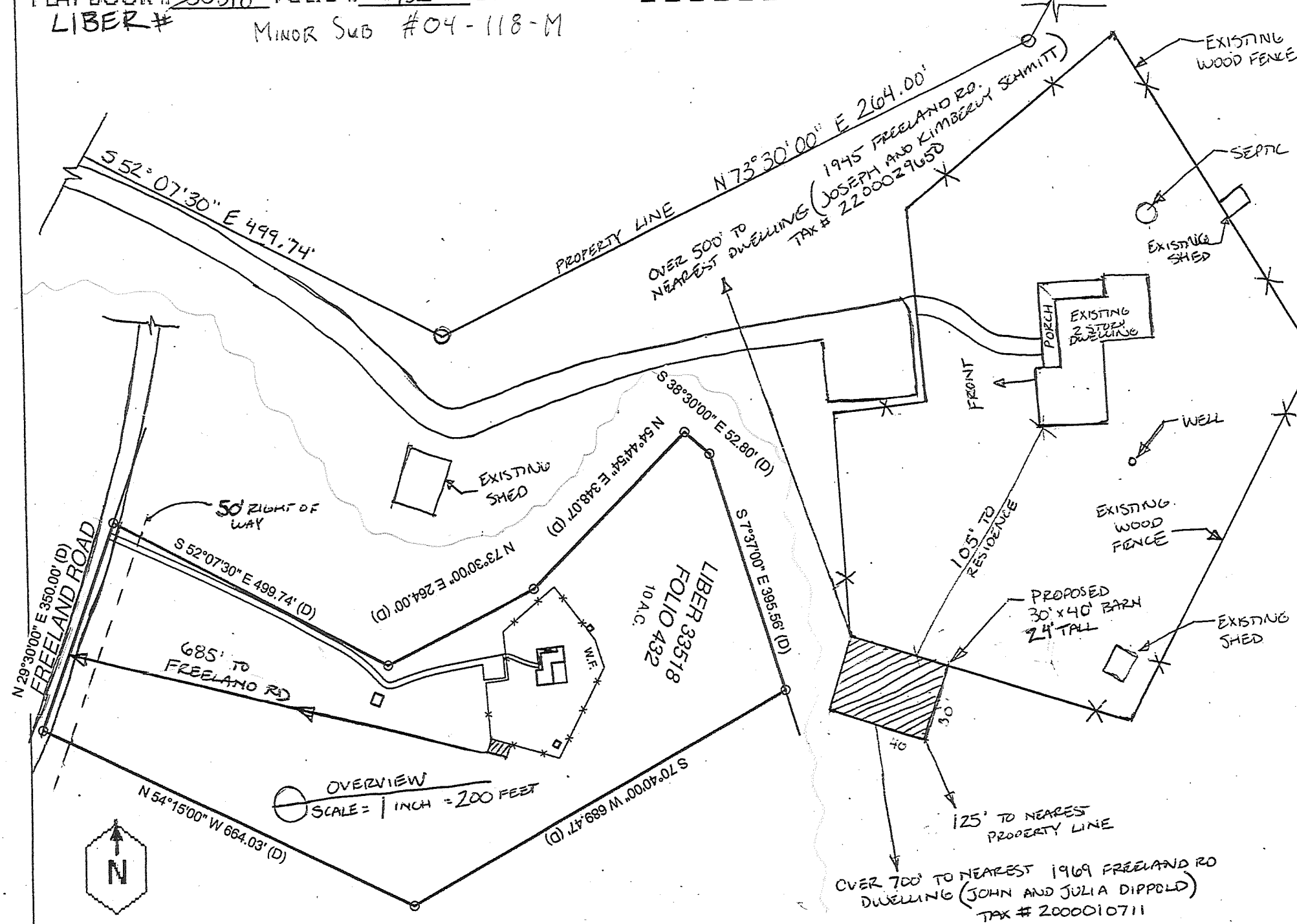


ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

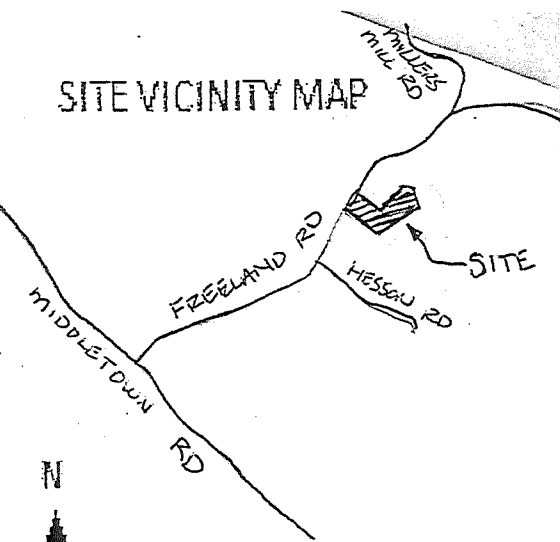
ADDRESS 1951 FREELAND RD FREELAND MD 21053 OWNER(S) NAME(S) DERRICK AND LEAH WETTSTEIN

SUBDIVISION NAME DIPPOLD RESIDENCE LOT # 2 BLOCK # _____ SECTION # _____

PLAT BOOK # 33518 FOLIO # 432 10 DIGIT TAX # 2000010710 DEED REF. # 34201/00105
LIBER # _____ MINOR SUB # 04-118-M



SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 006 B3

SITE ZONED RC-2/RC-8

ELECTION DISTRICT 6

COUNCIL DISTRICT 3

LOT AREA ACREAGE 10.032 AC

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? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLETION CASE INFO:

PLAN DRAWN BY DERRICK WETTSTEIN DATE 4/28/14 SCALE: 1 INCH = 50 FEET

#2014-0227-A

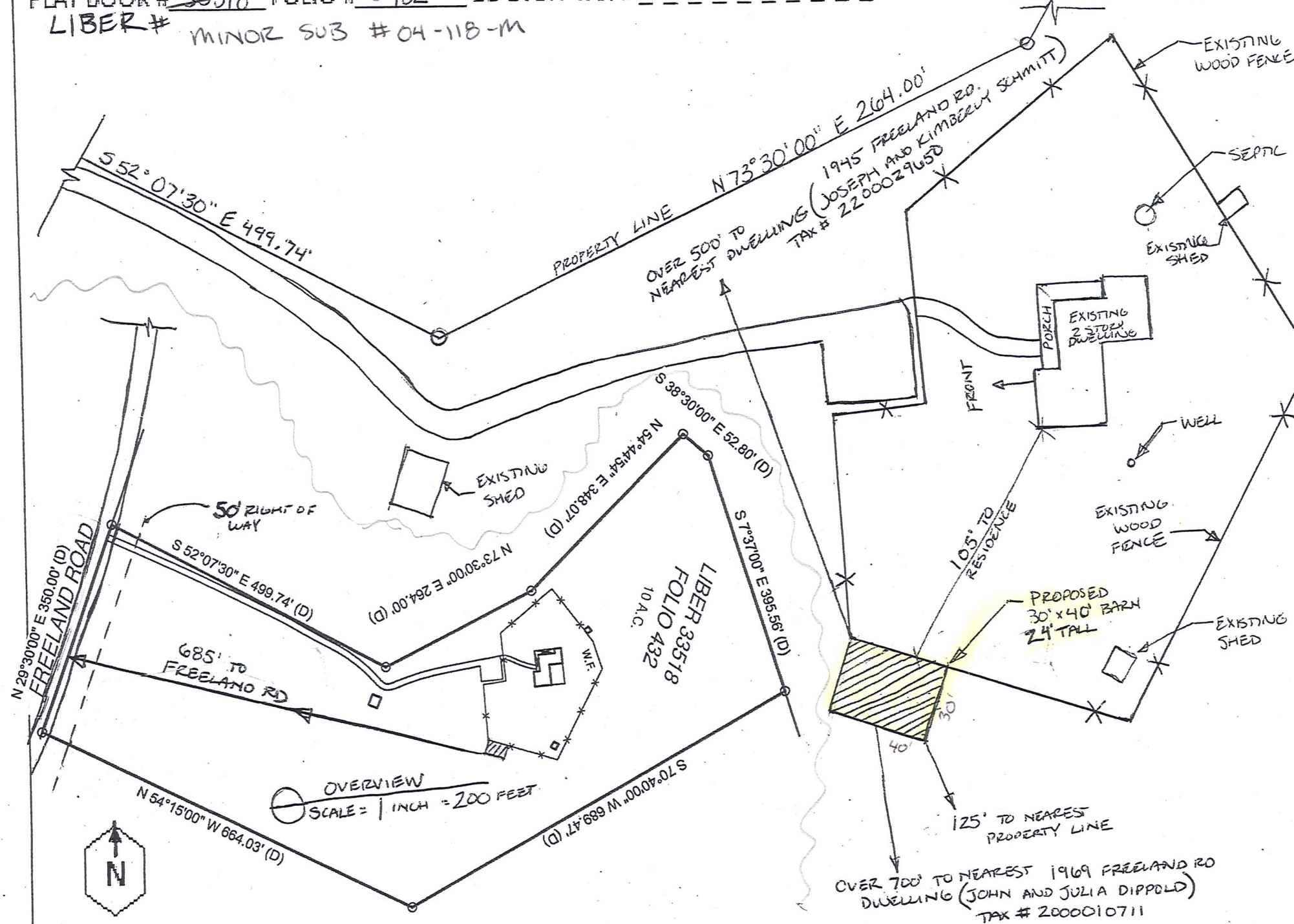
[Signature]

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1951 FREELAND RD FREELAND MD 21053 OWNER(S) NAME(S) DERRICK AND LEAH WETTSTEIN

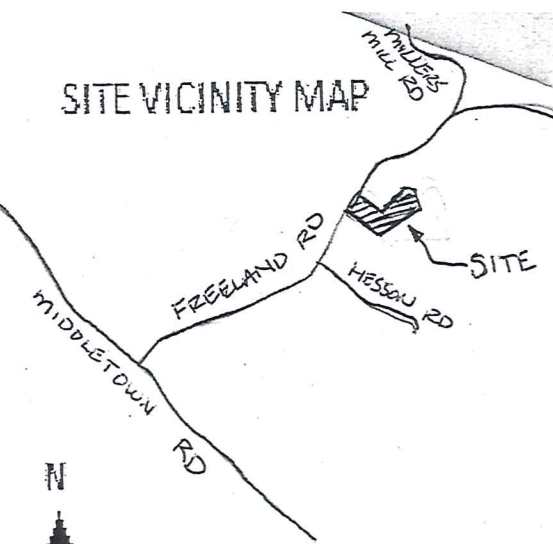
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PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2014-0227-A

R.W.

Per. Ech. 4