



KEVIN KAMENETZ
County Executive

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

August 19, 2014

Joseph P. and Patricia A. Ambrose
13901 Bottom Road
Hydes, Maryland 21082

RE: Petition for Administrative Variance
Case No. 2015-0019-A
Property: 13901 Bottom Road

Dear Mr. and Mrs. Ambrose:

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 typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(13901 Bottom Road)
11th Election District *
3rd Council District *
Joseph P. and Patricia A. Ambrose *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0019-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, Joseph P. and Patricia A. Ambrose (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“B.C.Z.R”) to permit a proposed pole barn to be located in the front and side yard in lieu of the rear yard, and a height of 17’ in lieu of the required 15’. 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. However, it is to be noted that a ZAC comment was received on August 6, 2014 from the Department of Planning (DOP). Their comment indicated that the property is mostly wooded that is zoned RC 2, is within an Agricultural Preservation Priority Area, and is adjacent to other similar sized or larger lots including the Gunpowder State Park. DOP opined that the distance between the proposed pole barn storage building and the nearest house is 550’, and that the relief is compatible with the area and will not be detrimental to the health, safety, or

ORDER RECEIVED FOR FILING

Date 8/19/14
By Ben

general welfare of the surrounding community.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 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 § 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 § 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 accessory structure height and usage, I will impose conditions that the barn shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 19th day of August, 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 pole barn to be located in the front and side yard in lieu of the rear yard, and a height of 17' in lieu of the

ORDER RECEIVED FOR FILING

Date 8/19/14

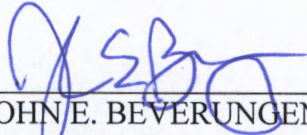
By Den

required 15', 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.
2. The Petitioners or subsequent owners shall not convert the pole barn into a dwelling unit or apartment. The accessory structure/pole barn shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 _____

By _____



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 Hearings for Baltimore County for the property located at:

Address 13901 BOTTOM RD HYDES, MD 21082 Currently zoned RC-2
Deed Reference 25075 100020 10 Digit Tax Account # 1108004111
Owner(s) Printed Name(s) JOSEPH AMBROSE + PATRICIA AMBROSE

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **ADMINISTRATIVE VARIANCE** from Section(s)

SBE Attached

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

ORDER RECEIVED FOR FILING
Date 8/19/14
By SEN

Owner(s)/Petitioner(s):

JOSEPH AMBROSE / PATRICIA AMBROSE
Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

13901 BOTTOM RD HYDES MD
Mailing Address City State

21082 / 443-253-1189 / JOEAMBROSE99@GMAIL.COM
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

JOE AMBROSE
Name Type or Print

[Signature]
Signature

13901 BOTTOM RD HYDES MD
Mailing Address City State

21082 / 443-253-1189 / JOEAMBROSE99@GMAIL.COM
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0019A Filing Date 7.23.2014 Estimated Posting Date 8.3.14 Reviewer GH

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 13901 BOTTOM RD HYDES MD 21082
Print or Type Address of property City State Zip Code

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

THIS VARIANCE REQUEST IS FOR A POLE BARN BUILDING TO HOUSE OUTDOOR POWER EQUIPMENT, TRACTORS AND WOODWORKING TOOLS. THE PROPOSED BUILD AREA IS 100+ FEET TO THE RIGHT OF THE HOUSE (NECESSITATING THIS REQUEST SINCE IT IS NOT BEHIND THE HOUSE). AREAS BEHIND THE HOUSE ARE CURRENTLY OCCUPIED BY A SEPTIC FIELD, SOLAR PANEL ARRAY GARDEN, AND EXTENSIVE FOREST. THE SELECTED BUILD AREA IS THE MOST CONDUCIVE SPOT TO MINIMIZE TREE REMOVAL, YARD-SCAPE ISSUES, AND NEGATIVE IMPACT TO THE LOOK OF THE PROPERTY. THIS IS AN 8 ACRE PARCEL WITH ONE NEIGHBORING RESIDENCE THAT IS APPROXIMATELY 700+ FEET AWAY FROM THE PROPOSED STRUCTURE.

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

Joseph Ambrose
Signature of Owner (Affiant)

JOSEPH AMBROSE
Name- Print or Type

Patricia Ambrose
Signature of Owner (Affiant)

PATRICIA AMBROSE
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 20th day of July, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JOSEPH AMBROSE PATRICIA AMBROSE

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Judith Ann Glebas
Notary Public
11.15.16
My Commission Expires

Administrative Variance

Sections 400.1 & 400.3 (BCZR) . To permit a proposed pole barn to be located in the front and side yard in lieu of the rear yard, and a height of 17 feet in lieu of the required 15 feet.

ZONING PROPERTY DESCRIPTION FOR 13901 BOTTOM RD, HYDES, MD 21082

Beginning at a point on the east side of BOTTOM RD which is 18 feet wide at the distance of 1.2 miles northeast of the centerline of the nearest improved intersecting street ECK ROAD which is 18 feet wide. Thence the following courses and distances: (1st Point of Call--"POC") N.75 42' 30" E. 950.74.00', (2nd POC) N.52 40' 00" W. 882.94', (3rd POC) S.17 20' 00" W. 115.25', (4th POC) S.19 53' 00" W. 300.00', (5th POC) S.06 45' 00" W. 200.00', (6th POC) S.18 58' 00" W. 100.00', (7th POC) S.27 22' 00" W. 100.00', back to the point of beginning as recorded in Deed Liber (25075), Folio (00020), containing 8 acres. Located in the 11th Election District and 3rd Council District.

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

No. 115511
 Date: 7/23/14

PAID RECEIPT

BUSINESS ACTUAL TIME (60)
 7/23/2014 7/23/2014 11:11:54 3

DE NS03 WALTON ACPA AND
 RECEIPT # 660344 7/23/2014 OFLN
 CR NO. 115511

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

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: 75.00

Rec From: Joseph Ambrose
 For: 13901 Bottom Rd
2015-0019-A

**CASHIER'S
 VALIDATION**

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

M E M O R A N D U M

DATE: September 22, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0019-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 18, 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

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/neighbor 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: 2015-0019-A

Petitioner: JOSEPH AMBROSE

Address or Location: 13901 BOTTOM RD, HYDES, MD 21082

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH AMBROSE

Address: 13901 BOTTOM RD

HYDES, MD 21082

Telephone Number: 443-253-1189

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0019 -A Address 13901 Bottom Rd 21082

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

Filing Date: 7/23/14 Posting Date: 8/3/14 Closing Date: 8/18/14

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

- 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 2015- 0019 -A Address 13901 Bottom Rd 21082

Petitioner's Name Joseph Ambrose Telephone 443-253-1189

Posting Date: 8/3/14 Closing Date: 8/18/14

Wording for Sign: To permit a proposed Pole barn located in the front and side yard in lieu of the required rear yard, and to allow a height of 17 feet in lieu of the maximum height of 15 feet

Revised 7/18/14

CERTIFICATE OF POSTING

Date: 8-3-14

RE: Case Number: 2015-0019-A

Petitioner/Developer: Joseph Ambrose

Date of Hearing/Closing: 8-19-14

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 13901 Bottom Rd



ADMINISTRATIVE VARIANCE

CASE # 2015-0019-A

TO PERMIT A PROPOSED POLE BARN LOCATED IN THE FRONT AND SIDE YARD IN LIEU OF THE REQUIRED REAR YARD, AND TO ALLOW A HEIGHT OF 17 FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15 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 THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 8/18/14

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, 111 WEST CHESTER AVE.



8-19-14
(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)

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>8-1</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>8-6</u>	PLANNING (if not received, date e-mail sent _____)	<u>S</u>
<u>7-31</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: 8-3-14 by Pison

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

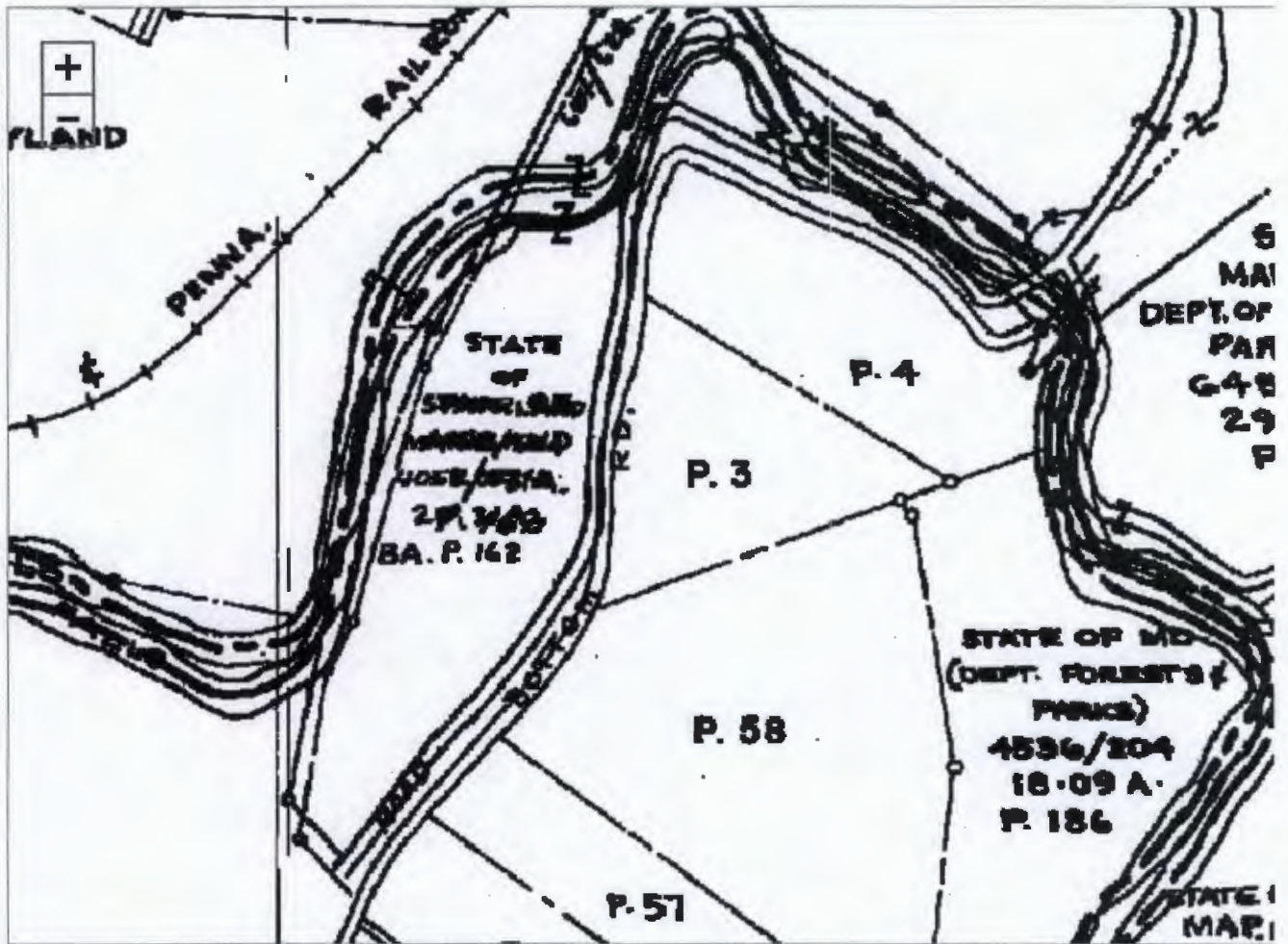
Comments, if any: _____

Real Property Data Search (w4)				Guide to searching the database			
Search Result for BALTIMORE COUNTY							
View Map		View GroundRent Redemption			View GroundRent Registration		
Account Identifier:		District - 11 Account Number - 1108004111					
Owner Information							
Owner Name:		AMBROSE PATRICIA A AMBROSE JOSEPH P		Use:		RESIDENTIAL YES	
Mailing Address:		13901 BOTTOM RD HYDES MD 21082-9706		Principal Residence:		YES	
				Deed Reference:		/25075/ 00020	
Location & Structure Information							
Premises Address:		13901 BOTTOM RD 0-0000		Legal Description:		8 AC 13901 BOTTOM RD AT LITTLE GUNPOWD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:
0045	0012	0003		0000			
Assessment Year:				Plat No:		Plat Ref:	
2015							
Special Tax Areas:				Town:		NONE	
				Ad Valorem:			
				Tax Class:			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area	
1946		2,624 SF				8.0000 AC	
County Use		04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation	
2.000000	YES	STANDARD UNIT	1/2 BRICK FRAME	1 full/ 1 half	1 Attached		
Value Information							
		Base Value		Value As of		Phase-in Assessments	
				As of		As of	
				01/01/2012		07/01/2014	
				As of		As of	
				07/01/2015			
Land:		186,000		186,000			
Improvements		146,400		146,400			
Total:		332,400		332,400		332,400	
Preferential Land:		0					
Transfer Information							
Seller:		REICH PATRICIA A		Date:		01/17/2007	
Type:		NON-ARMS LENGTH OTHER		Deed1:		/25075/ 00020	
				Price:		\$0	
				Deed2:			
Seller:		HARDESTY LEROY H		Date:		08/29/2002	
Type:		ARMS LENGTH MULTIPLE		Deed1:		/16766/ 00104	
				Price:		\$248,200	
				Deed2:			
Seller:		PARRIS RUSSELL J		Date:		06/10/1959	
Type:		ARMS LENGTH IMPROVED		Deed1:		/03540/ 00647	
				Price:		\$31,500	
				Deed2:			
Exemption Information							
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015	
County:		000		0.00			
State:		000		0.00			
Municipal:		000		0.00		0.00	
Tax Exempt:		Special Tax Recapture:					
Exempt Class:		NONE					
Homestead Application Information							
Homestead Application Status: Approved 01/06/2009							

Baltimore County

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

District: **11** Account Number: **1108004111**



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.

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AV 8-18-14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 13901 Bottom Road

RECEIVED

INFORMATION:

AUG 06 2014

Item Number: 15-019

Petitioner: Joseph and Patricia Ambrose

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RC 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

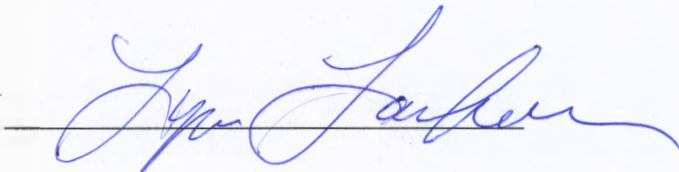
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for an Administrative Zoning Petition for the pole barn to be located in the front and side yard and for a height of 17 feet.

The property is an 8 acre, mostly wooded property that is zoned RC 2 and is within an Agricultural Preservation Priority Area. It is adjacent to other similar sized or larger lots including the Gunpowder State Park. The distance between the proposed pole barn storage building and the nearest house is 550 feet.

It is the Department's opinion that the requested relief is compatible with the area and will not be detrimental to the health, safety, or general welfare of the surrounding community.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief:
AVA/LL





KEVIN KAMENETZ
County Executive

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

August 19, 2014

Joseph & Patricia Ambrose
13901 Bottom Road
Hydes MD 21082

RE: Case Number: 2015-0019 A, Address: 13901 Bottom Road

Dear Mr. & Ms. Ambrose:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 23, 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, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel



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

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

Date: 7/31/14

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

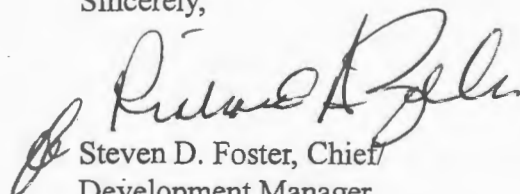
RE: Baltimore County
Item No 2015-0019-A -
Administrative Variance
Joseph & Patricia Ambrose
13901 Bottom Road.

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. 2015-0019-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



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

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

Maryland Department of Transportation

Date: 7/31/14

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

RE: Baltimore County
Item No 2015-0019 A. —
Administrative Variance
Joseph & Patricia Ambrose
13901 Bottom Road

Dear Ms. Lewis:

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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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections **DATE:** August 1, 2014

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

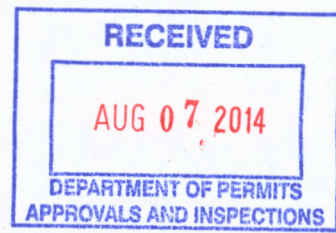
SUBJECT: Zoning Advisory Committee Meeting
For August 04, 2014
Item No. 2015- 0013, 0014, 0015, 0016, 0017 and 0019

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

DAK:CEN
cc:file

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8/7/14
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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 13901 Bottom Road

INFORMATION:

Item Number: 15-019
Petitioner: Joseph and Patricia Ambrose
Zoning: RC 2
Requested Action: Administrative Variance


SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for an Administrative Zoning Petition for the pole barn to be located in the front and side yard and for a height of 17 feet.

The property is an 8 acre, mostly wooded property that is zoned RC 2 and is within an Agricultural Preservation Priority Area. It is adjacent to other similar sized or larger lots including the Gunpowder State Park. The distance between the proposed pole barn storage building and the nearest house is 550 feet.

It is the Department's opinion that the requested relief is compatible with the area and will not be detrimental to the health, safety, or general welfare of the surrounding community.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: 
AVALL

13901 BOTTOM RD



13901 BOTTOM RD



VIEW FROM BACK PATIO FACING SIDE OF EXISTING DWELLING

13901 BOTTOM RD



FRONT OF EXISTING DWELLING

13901 BOTTOM RD



EXISTING BACKYARD

13901 BOTTOM RD



VIEW FROM BOTTOM RD

13901 BOTTOM RD



VIEW FROM TOP OF DRIVEWAY

13845 BOTTOM RD



13901 BOTTOM RD



SATELLITE

OVERHEAD



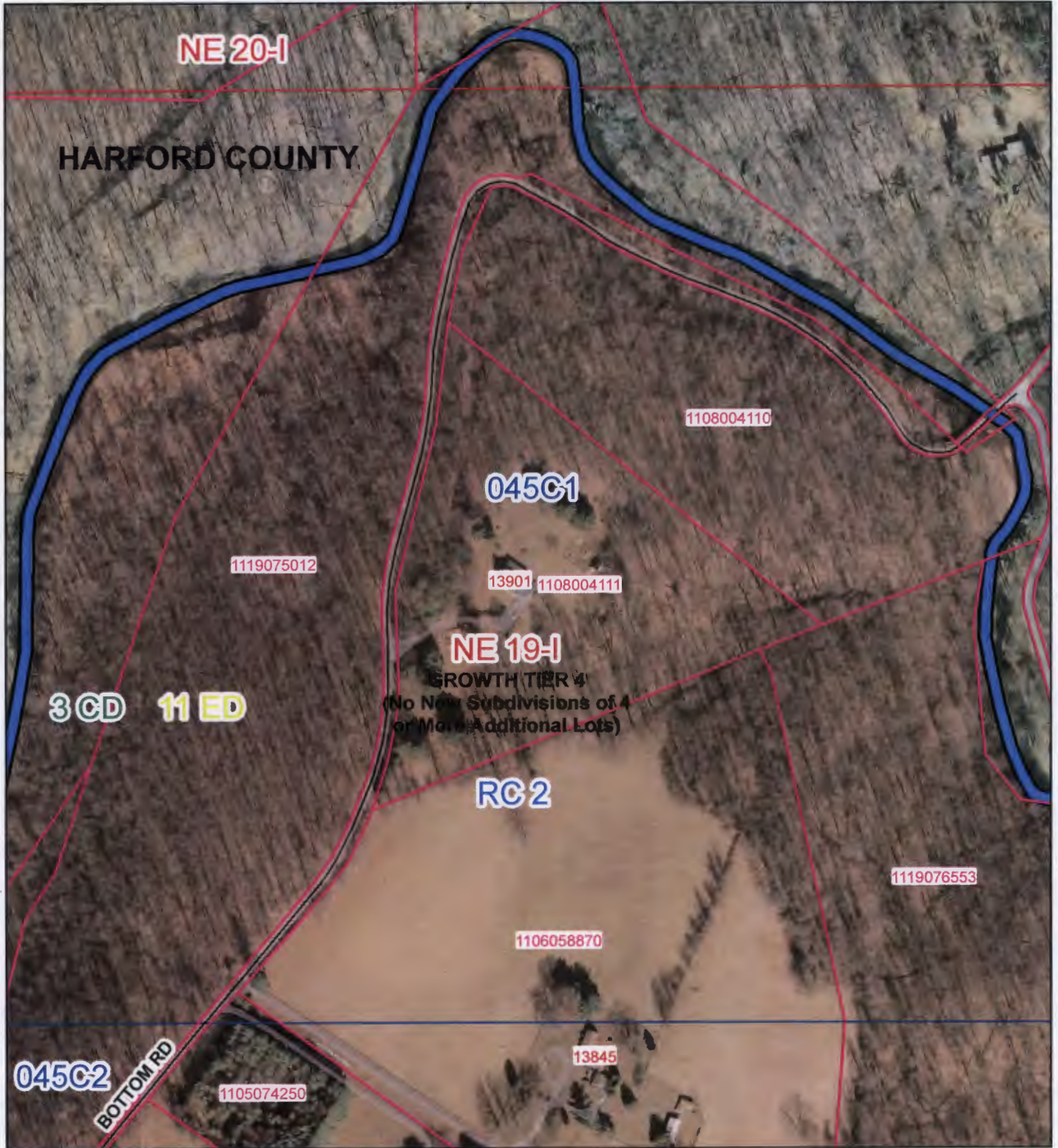
045C1

PROPOSED



BOTTOM RD

13901 Bottom Road



Publication Date: 7/23/2014



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



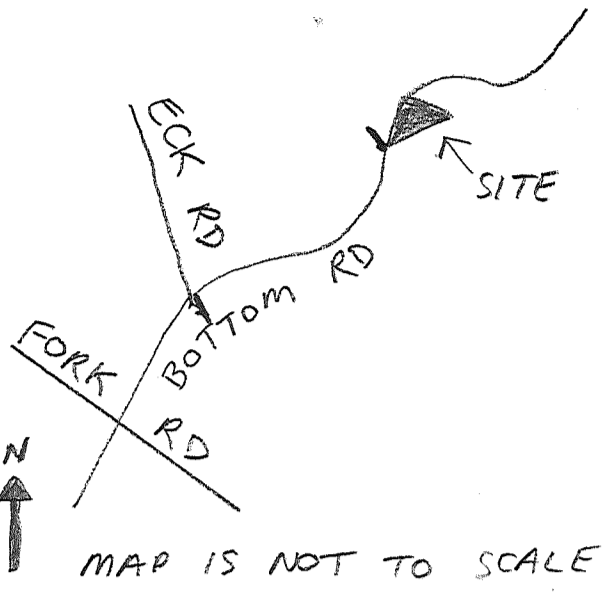
0 62.5125 250 375 500 Feet

1 inch = 250 feet

ZONING HEARING PLAN FOR VARIANCE

ADDRESS 13901 BOTTOM RD, HYDES, MD 21082 OWNER NAMES JOSEPH + PATRICIA AMBROSE
 SUBDIVISION NAME N/A LOT# N/A BLOCK# N/A SECTION# N/A
 PLAT BOOK# 16766 FOLIO# 104 10 DIGIT TAX# 1108004111 DEED REF 25075/00020

SITE VICINITY MAP



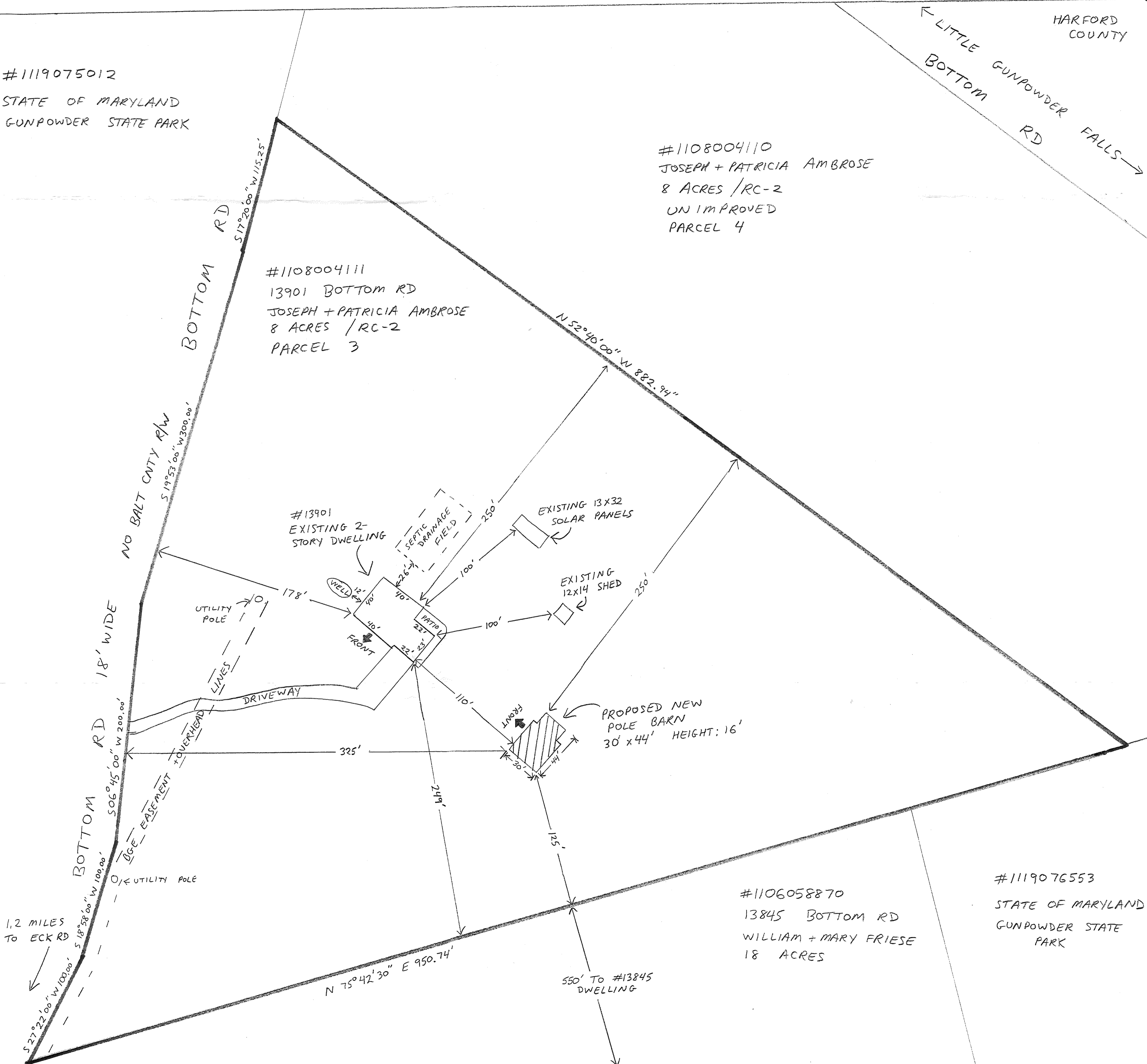
#1119075012
 STATE OF MARYLAND
 GUNPOWDER STATE PARK

HARFORD COUNTY

#1108004110
 JOSEPH + PATRICIA AMBROSE
 8 ACRES /RC-2
 UNIMPROVED
 PARCEL 4

#1108004111
 13901 BOTTOM RD
 JOSEPH + PATRICIA AMBROSE
 8 ACRES /RC-2
 PARCEL 3

ZONING MAP# 045C1
 SITE ZONED RC-2
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 8
 OR SQUARE FEET 348,480
 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



VIOLATION CASE INFO

PLAN DRAWN BY JOSEPH AMBROSE DATE 7/20/14 SCALE: 1 INCH = 50 FEET

Part. ECR. 1

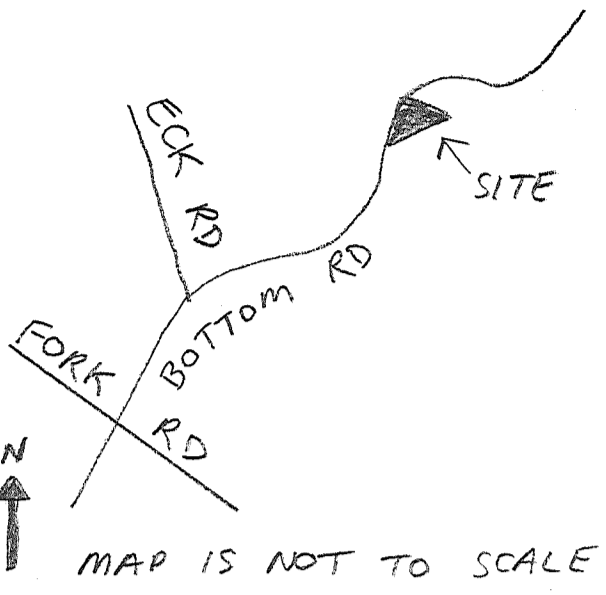
ZONING HEARING PLAN FOR VARIANCE

ADDRESS 13901 BOTTOM RD, HYDES, MD 21082 OWNER NAMES JOSEPH + PATRICIA AMBROSE

SUBDIVISION NAME N/A LOT# N/A BLOCK# N/A SECTION# N/A

PLAT BOOK# 16766 FOLIO# 104 10 DIGIT TAX# 1108004111 DEED REF 25075/00020

SITE VICINITY MAP



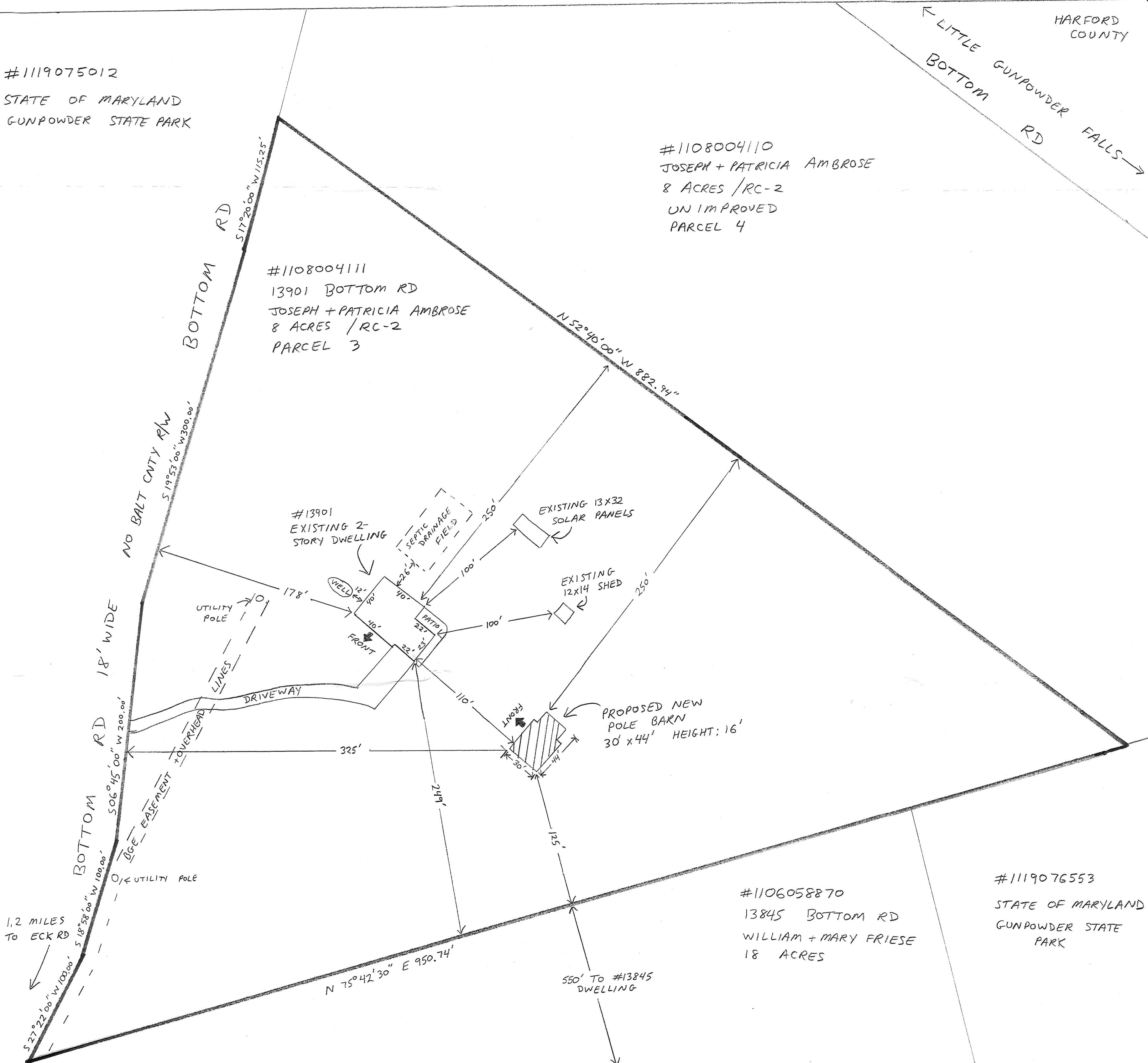
#1119075012
STATE OF MARYLAND
GUNPOWDER STATE PARK

#1108004110
JOSEPH + PATRICIA AMBROSE
8 ACRES /RC-2
UNIMPROVED
PARCEL 4

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13901 BOTTOM RD
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8 ACRES /RC-2
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AND ORDER RESULT BELOW

VIOLATION CASE INFO



PLAN DRAWN BY JOSEPH AMBROSE

DATE 7/20/14 SCALE: 1 INCH = 50 FEET

#1106058870
13845 BOTTOM RD
WILLIAM + MARY FRIESE
18 ACRES

#1119076553
STATE OF MARYLAND
GUNPOWDER STATE
PARK