



KEVIN KAMENETZ
County Executive

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

October 1, 2014

Kurt E. Nachtman, Esq.
Michelle A. Nachtman
1 Lamont Place
Glen Arm, Maryland 21057

RE: Petition for Variance
Property: 1 Lamont Place
Case No. 2015-0033-A

Dear Mr. and Mrs. Nachtman:

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

c: Maxwell R. Collins, II, Esq., 606 Baltimore Avenue, Ste. 306, Towson, MD 21204
Paul Cohen, Code Inspector, Division of Code Inspections and Enforcement,
Department of Permits, Approvals and Inspections, 111 W. Chesapeake Ave.,
Towson, MD 21204

IN RE: PETITION FOR VARIANCE
(1 Lamont Place)
11th Election District
3rd Councilman District
Kurt E. & Michelle A. Nachtman
Petitioners

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0033-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 100.6 to permit the housing of chickens on a property smaller than one (1) acre. The property is approximately 34,848 sq. ft., while the regulations require one (1) acre (43,560 sq. 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.

Appearing at the public hearing in support of the request was Kurt and Michelle Nachtman. An adjoining neighbor, represented by Maxwell Collins, Esquire, opposed the petition. The Petition was advertised and posted as required by the B.C.Z.R. A Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP) dated September 4, 2014, indicating that agency did not support the petition.

The subject property is zoned RC 5. This classification, like all RC zone designations, indicates the property is considered "rural Baltimore County." B.C.Z.R. § 1A00.1.G. Keeping and raising chickens, as well as other forms of farming, agriculture and animal husbandry, are appropriate uses in rural areas of Baltimore County. But the regulations require one (1) acre,

ORDER RECEIVED FOR FILING

Date 10-2-14
By [Signature]

while the Petitioners' lot is just 0.8 acre. As such, zoning relief is required.

Mr. Collins objected to the Petition, and argued that the prohibition on keeping chickens is also contained in the Baltimore County Code (B.C.C.) (§ 13-7-311). This, he argued, means the Administrative Law Judge (ALJ) is without authority to grant zoning relief. I disagree. The B.C.Z.R., like the B.C.C., is enacted by the Baltimore County Council, and has the force of law. B.C.Z.R. § 307 provides this office with authority to grant variances to (among other things) "area" regulations. In this case, the one acre requirement is an area regulation, and thus in keeping with this Office's long-standing practice, I believe the request is proper.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. As shown on the plan, the Petitioners' lot is of irregular dimensions and is bound on two sides by public roadways. But more importantly, it is the size of the lot, relative to those in the community, that makes the property unique. Petitioners submitted tax records indicating that the other homes in the Honeysuckle Hill subdivision are at least one acre in size. Indeed, current RC 5 regulations specify a 1.5 acre minimum lot size for a dwelling in the zone. B.C.Z.R. § 1A04.3.B.1. What this means is that nearly every other owner in the community, except for Petitioners, are permitted as of right to keep chickens on their property (with "no numerical limit"). B.C.Z.R. § 100.6. Thus I believe the property is unique.

If the B.C.Z.R. were strictly interpreted, the Petitioners would suffer a practical difficulty, given they would be unable to keep chickens, a privilege enjoyed by all neighboring owners. Variance relief is especially appropriate in such circumstances. I find that the variance

ORDER RECEIVED FOR FILING

Date 10-1-14 2

By SW

can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. I will impose additional restrictions in the Order which follows in an effort to ensure that the use will not have a detrimental impact upon the neighborhood.


THEREFORE, IT IS ORDERED, this 1st day of October, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") § 100.6 to permit the housing of chickens on a lot smaller than one (1) acre, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for 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. No roosters may be kept on the premises.
3. Petitioners may keep no more than three (3) chickens on the property.
4. Petitioners shall not allow the chickens off of their property.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 10-1-14

By dlw



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 1 Lamont Place, Glen Arm, MD 21057 which is presently zoned RC-5
Deed References: 32676/6192 10 Digit Tax Account # 1116003510
Property Owner(s) Printed Name(s) Michelle and Kurt Nachtman

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

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

3. ^x a Variance from Section(s) 100.6 (BCZE)
to permit the housing of 1 chicken coop, not to house more than 6 chickens. The property is appx. 34848 sq. ft. Zoning regulations require 1 acre (43,580 sq. ft.).

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)

Because we wish to raise and keep chickens for the organic eggs they will provide.

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):

Kurt E. Nachtman Michelle A. Nachtman

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

1 Lamont Place Glen Arm MD

Mailing Address City State

21057 443-838-4136 kurt@enlawyers.com

Zip Code Telephone # Email Address

Representative to be contacted:

Kurt E. Nachtman

Name - Type or Print

Signature

1 Lamont Place Glen Arm MD

Mailing Address City State

21057 443-838-4136 kurt@enlawyers.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0033-A Filing Date 8/11/14 Do Not Schedule Dates: _____ Reviewer GA

The property description for 1 Lamont Place:

Beginning at a point on the northeast side of Lamont Place and the corner of the southwest side of Old Carriage Road, which is a 50 foot right of way.

Designated as Lot No. 19, as shown on a plat entitled "Honeysuckle Hill" Which plat is recorded among the Land Records of Baltimore County in Plat Book GLB No. 20 at folio 33, containing .8 of an acre, more or less. The improvements being known as 1 Lamont Place. This is also the same recorded among Baltimore County Land Records Liber OTG 4786, at Folio 90, recorded July 20, 1967.

2015-0033-A

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

No. 115517
 Date: 8/11/14

PAID RECEIPT
 BUSINESS ACTUAL TIME
 8/11/2014 8/11/2014 09:06:55
 WALKIN LARS LOR
 RECEIPT # 552497 8/11/2014
 5 500 ZUNIGA MEMORIAL DR
 BALTIMORE, MD 21201
 Recpt tot 175.00
 \$75.00 US \$ 1.00 LA
 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: Kurt Nachtmann
 For: 1 Lamont PL
2015-0033-A

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

CASHIER'S VALIDATION



Baltimore, Maryland 21278-0001

September 11, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on September 9, 2014

The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2015-0033-A

1 Lamont Place

NE corner of Lamont Place and SW corner of Carriage Road

11th Election District - 3rd Councilmanic District

Legal Owner(s): Kurt & Michelle Nachtman

Variance: to permit the housing of 1 chicken coop, not to house more than 6 chickens; the property is approximately 34,848 sq. ft. Zoning regulations require 1 acre (43,560 sq. ft.)

Hearing: Monday, September 29, 2014 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/663 September 9

993130

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/6/2014

Case Number: CASE # 2015-0033-A

Petitioner / Developer: MR. & MRS. NACHTMAN

Date of Hearing (Closing): SEPTEMBER 29, 2014

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:
1 LAMONT PLACE

The sign(s) were posted on: SEPTEMBER 6, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

August 20, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0033-A

1 Lamont Place

NE corner of Lamont Place and SW corner of Carriage Road

11th Election District – 3rd Councilmanic District

Legal Owners: Kurt & Michelle Nachtman

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Hearing: Monday, September 29, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Nachtman, 1 Lamont Place, Glen Arm 21057

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 9, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 9, 2014 Issue - Jeffersonian

Please forward billing to:
Kurt Nachtman
1 Lamont Place
Glen Arm, MD 21057

443-838-4136

NOTICE OF ZONING HEARING

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NE corner of Lamont Place and SW corner of Carriage Road

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0033-A

Property Address: 1 Lamont Place, Glen Arm, MD 21057

Property Description: Single Family Residence

Legal Owners (Petitioners): Kurt & Michelle Nachtman

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kurt Nachtman

Company/Firm (if applicable): _____

Address: 1 Lamont Place

Glen Arm, MD 21057

Telephone Number: 443-838-4136

Revised 5/20/2014

M E M O R A N D U M

DATE: November 3, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0033-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 31, 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

Case No.: 2015-0033-A

Exhibit Sheet

Petitioner/Developer

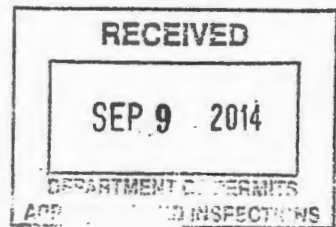
PW
10-1-14

PW
11-3-14

Protestants

No. 1	Plan	ZAC comment- Planning dated 9-4-2014
No. 2	Revised Plan	Perkins Affidavit
No. 3	Petition of Support	Code Enforcement Correction Notice
No. 4	9-23-14 letter from S-Traugott	
No. 5	(2) maps from "My Neighborhood" site.	
No. 6	(7) color photos	
No. 7	Photo - proposed chicken coop.	
No. 8	SDAT records of neighboring owners	
No. 9		
No. 10		
No. 11		
No. 12		

9/6/14
WCR



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: September 4, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1 Lamont Place

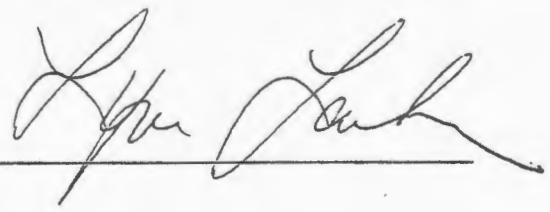
INFORMATION:

Item Number: 15-033
Petitioner: Kurt E. and Michell A. Nachtman
Zoning: RC 5
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan to permit one chicken coop, not to house more than six chickens on a lot less than one acre. The Department of Planning does not support the petitioner's request for a variance at this time. Please be advised that County Council Resolution 73-13 calls for the consideration of the keeping of small livestock and poultry. Furthermore, in addition to the prohibition in the BC Zoning Regulations, there is a prohibition on maintaining poultry on lots of less than 1 acre (Sec 13-7-311).

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

Division Chief: 
AVA/LL

PROTESTANT'S
EXHIBIT NO. 1

RE: PETITION FOR VARIANCE
1 Lamont Place: NE corner of Lamont Place
and SW/S corner of Old Carriage Road
11TH Election & 3RD Councilmanic Districts
Legal Owner(s): Kurt & Michelle Nachtman
Petitioner(s)

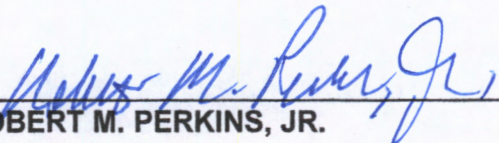
* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-033-A

* * * * *

AFFIDAVIT OF ROBERT MITCHELL PERKINS, JR.

1. I live at 4 Lamont Place, Glen Arm, Maryland 21057. I have lived there since January 13, 2005.
2. I am the sole title holder to my property which is in a suburban area. I am over the age of eighteen.
3. My property is at a lower elevation, South/South West, of the Petitioners 's property.
4. My household utilizes well water. The storm drain runoff flows to Loch Raven Reservoir.
5. I am adamantly opposed to any variance which would allow the Petitioners's to keep or raise chickens on their property.
6. During heavy rains, the runoff from the Petitioners's property flows over my property and into the storm drains surrounding our properties.
7. Waste from poultry has been demonstrated to contain large amounts of bacteria, ammonia, phosphorous and other microbes which contaminate soil and water. EPA reports have cited poultry manure as the largest source of excess phosphorus and nitrogen in the Chesapeake Bay.
8. I oppose the Petition as I do not want poultry litter, consisting of fecal & urinary excretions and bedding material for the disposition of manure, to be washed onto my property during heavy rains and contaminate my well water and the reservoir.
9. I further oppose the Petition because the chickens are a public nuisance. Prior to the Petitioners's citation for violating the Baltimore County Code, they allowed their chickens to free range through the neighborhood and on the public roads.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing affidavit are true.



ROBERT M. PERKINS, JR.

PROTESTANT' S

EXHIBIT NO. 2

Permits, Approvals, and Inspections
 Code Inspections & Enforcement
 County Office Building, Rm. 213
 111 West Chesapeake Ave
 Towson, Maryland 21204
 www.baltimorecountymd.gov/Agencies/permits/



Code Enforcement 410-887-3351
 Electrical Inspection 410-887-3960
 Plumbing Inspection 410-887-3620
 Building Inspection 410-887-3953

CODE ENFORCEMENT CORRECTION NOTICE

NACHTMAN KURT E NACHTMAN MICHELLE A
 1 LAMONT PL
 GLEN ARM, MD 21057

CASE NUMBER CC1407628	PROP.TAX ID 1116003510
VIOLATION ADDRESS 1 LAMONT PL GLEN ARM, MD 21057-9421	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.Z.R 100.6: Non permitted livestock / fowl / poultry	Property lacks the required acreage (3 acres) to contain chickens on the premise (34848sf) remove chickens

Failure to comply with this correction notice, may result in a **\$200.00** fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE: 08/18/2014	INSPECTOR NAME: Paul Cohen
	ISSUED DATE: 07/18/2014

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

- It is important that you read this document carefully, as it charges you with the commission of a crime.
- If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
- If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
- A lawyer can give important assistance to you:
 - on how to correct the violation(s) in order to avoid trial or
 - at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
- A conviction for each violation will subject you to potential fines of \$200, \$500, \$1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
- It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
- Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector normally

PROTESTANT' S

EXHIBIT NO. 3



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CC1407628

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CC1407628	Paul Cohen		07/11/2014	Correction Notice Mailed	08/18/2014	

Complaint Description: CHICKENS ON LESS THAN 1 ACRE

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
1 LAMONT PL GLEN ARM, MD 21057-9421 Tax Id: 1116003510	NACHTMAN KURT E NACHTMAN MICHELLE A 1 LAMONT PL GLEN ARM, MD 21057	MAX COLLINS 606 BALTIMORE AVE, SUITE 306 TOWSON MD, 21204

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Paul Cohen	07/18/2014	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
Paul Cohen	08/19/2014	Re-Inspection	In Compliance	In Compliance	08/19/2014

Lien Information - No Lien

Comments Detail

7/18/2014: 7/18/14 notice posted /mailed to remove chickens from the premise (less than 1 acre) pop up 18/14/14
 8/19/2014: 8/19/14 the cited chicken and coop has been removed
 7/18/2014: Property lacks the required acreage(3acres) to contain chickens on the premise (34848sf) remove chickens

Case No.: 2015-0033-A

Exhibit Sheet

Petitioner/Developer

DW
10-1-14

DW
11-3-14

Protestants

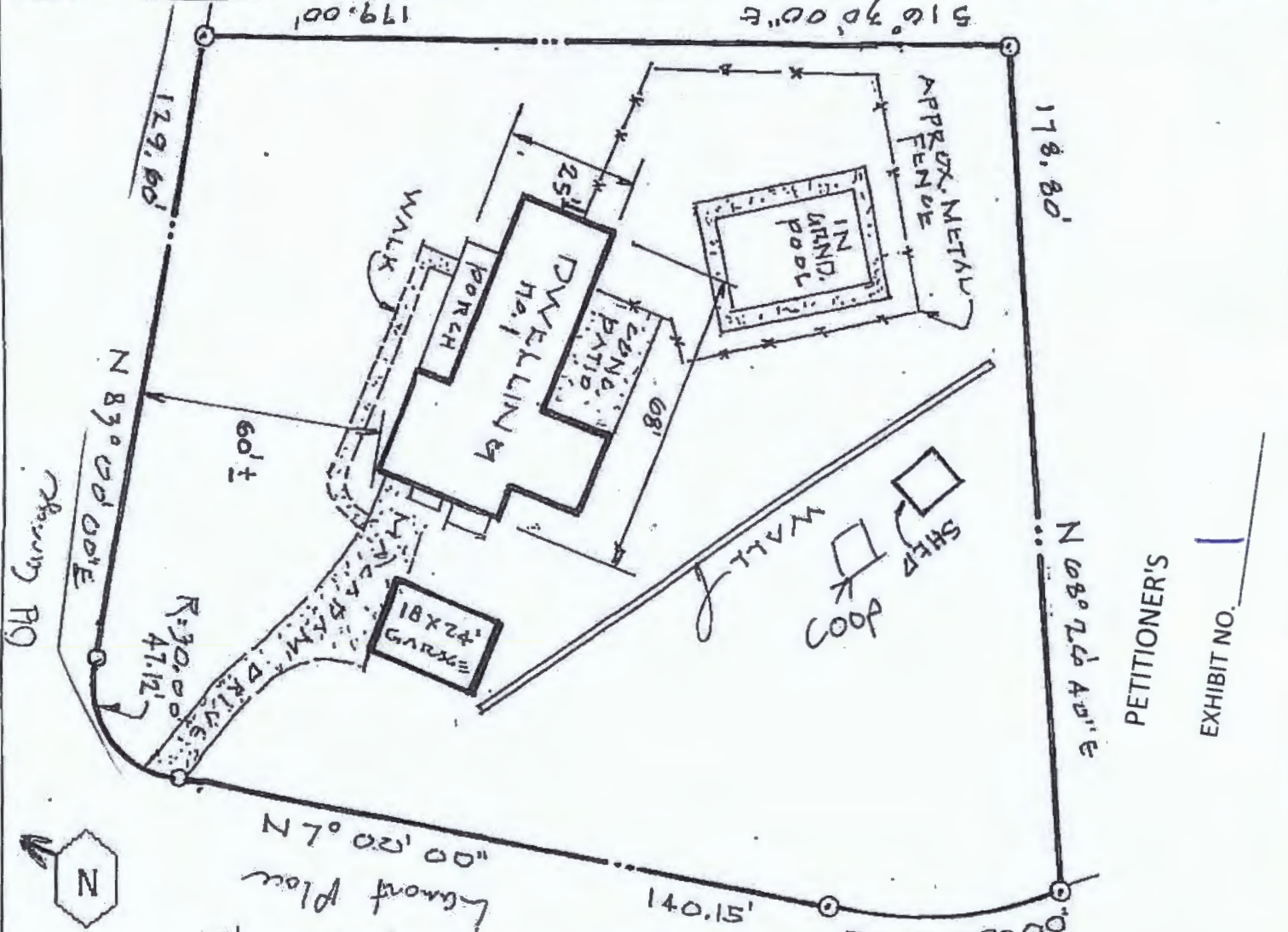
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No. 9		
No. 10		
No. 11		
No. 12		

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

ADDRESS 1 Lamont Place OWNER(S) NAME(S) Kurt + Michelle Nachtmann

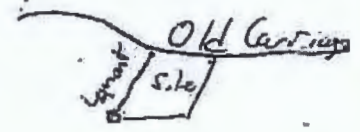
SUBDIVISION NAME Honeysuckle Hill LOT# 19 BLOCK# _____ SECTION# _____

PLAT BOOK # 20 FOLIO # 33 10 DIGIT TAX # 1116003510 DEED REF. # 326761-6192



PLAN DRAWN BY Steven K. Brayles DATE 9/24/12 SCALE: 1 INCH = 40' FEET

SITE VICINITY MAP



N
 MAP IS NOT TO SCALE
 ZONING MAP# 0062B2
 SITE ZONED RC5
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE .8
 OR SQUARE FEET 34,848
 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

PETITIONER'S EXHIBIT NO. _____

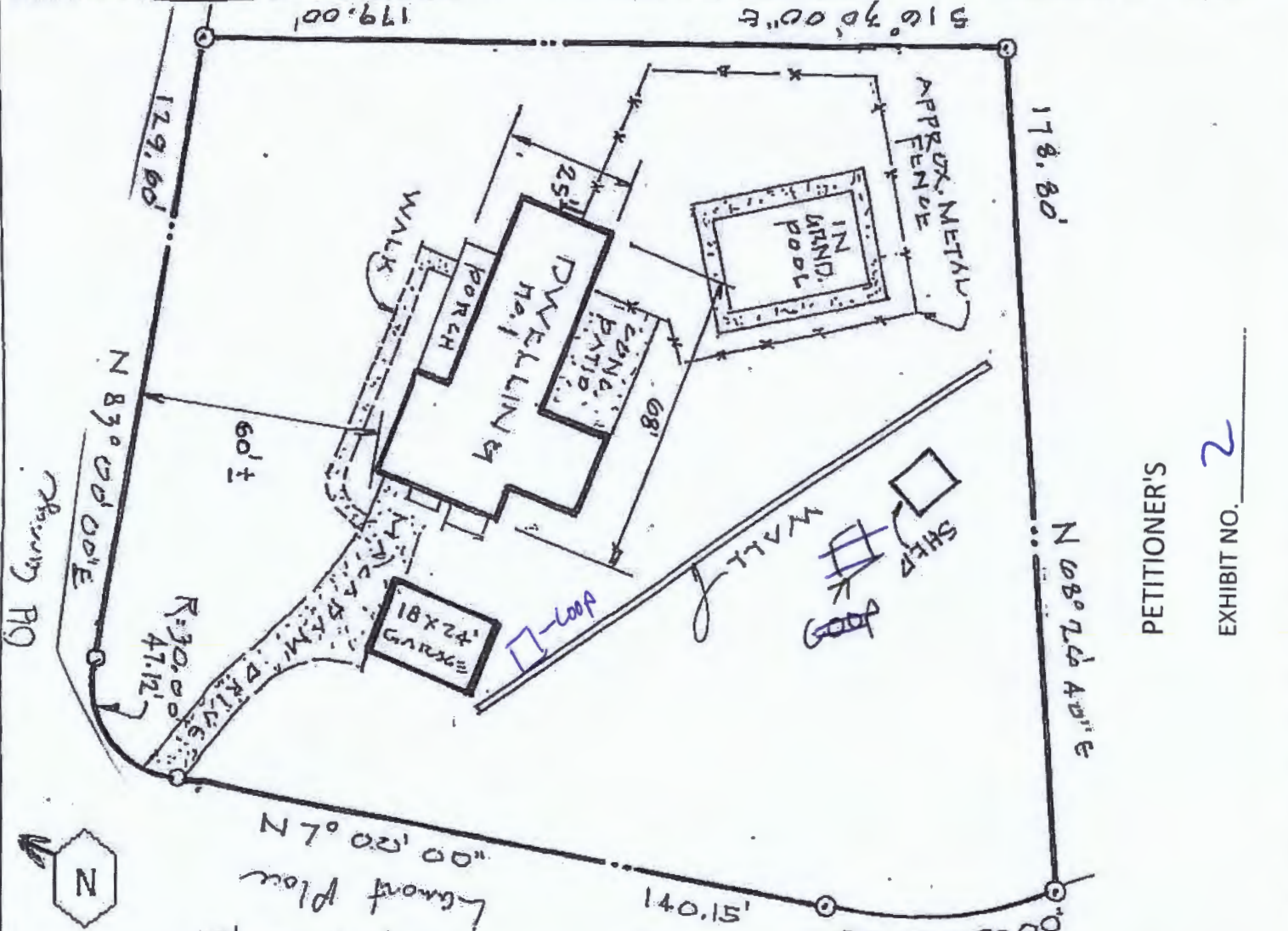
2015-0033-A VIOLATION CASE INFO: CC 1407628 Paul Cohen

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

ADDRESS 1 Lamont Place OWNER(S) NAME(S) Rust + Michelle Nachtmann

SUBDIVISION NAME Honeysuckle Hill LOT# 19 BLOCK# _____ SECTION# _____

PLAT BOOK # 20 FOLIO # 33 10 DIGIT TAX # 1116003510 DEED REF. # 326761-6192



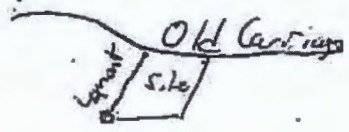
PETITIONER'S

EXHIBIT NO. 2

PLAN DRAWN BY Steven K. Brayles DATE 9/24/12 SCALE: 1 INCH = 40' FEET

2015-0033-A

SITE VICINITY MAP



N
 MAP IS NOT TO SCALE
 ZONING MAP# 062 B2
 SITE ZONED RC5
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE .8
 OR SQUARE FEET 34,848
 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:
CC 1407628
Paul Cohen

We support the variance for chickens on the property of 1 Lamont Place, Glen Arm, MD 21057.

Name	Address	Distance from property	Signature
Catherine Frome	1116 Old Carriage Rd	1 mile	Catherine Frome
Tom Matte	11309 Old Carriage	4th house down	Thomas P. Matte
LARRY GANTON	11300 Old Carriage	directly across the street	L. Ganton
Trace L. in	11220 Old Carriage Rd	across 1 street	Trace L. in
Fred Brown	"	across street	Fred Brown
Stephen Traugott	11219 Old Carriage	next door	Stephen C. Traugott
Heather Keatley	11303 Old Carriage Rd	next door	Mike Keatley
Chris Harsch	11303 Old Carriage Rd	next door	Chris Harsch
Kelly Breschi	11304 Old Carriage Rd	across the street	Kelly Breschi
Becky Crawford	11109 Old Carriage Rd	~1 mi.	Becky Crawford
Vicki Weaver	11111 Old Carriage	~1 mi.	Vicki Weaver
Xandra Garcia	11217 Old Carriage Rd.	2 houses down	Xandra Garcia
MARK CLARK	11130 Old Carriage Rd	7 houses down	Mark Clark
Crystal Mumaw	11300 Old Carriage Rd	across the street	Crystal Mumaw
Chris Cunzeman	11302 Old Carriage Rd	across the street	Chris Cunzeman

Aly Grabner 11307 Old Carriage Rd Down Street

Aly H. M.

Scott Grabner 11307 Old Carriage Rd

Down Street

Scott Grabner

PETITIONER'S

EXHIBIT NO. 3

Sept. 23, 17

Kurt Nachtman

1 Lamont Place

I am sorry that you had a complaint about your chickens. As a close neighbor, they were in no way a problem for me in any way.

I wish you success in the effort to keep chickens, understanding that their number and location is essentially the same as in the past.

Steve

Stephen TRAUGOTT
11219 Old Carriage Rd

PETITIONER'S

EXHIBIT NO. 4



PETITIONER'S
 EXHIBIT NO. 5



My Neighborhood Map

Created By
 Baltimore County
 My Neighborhood



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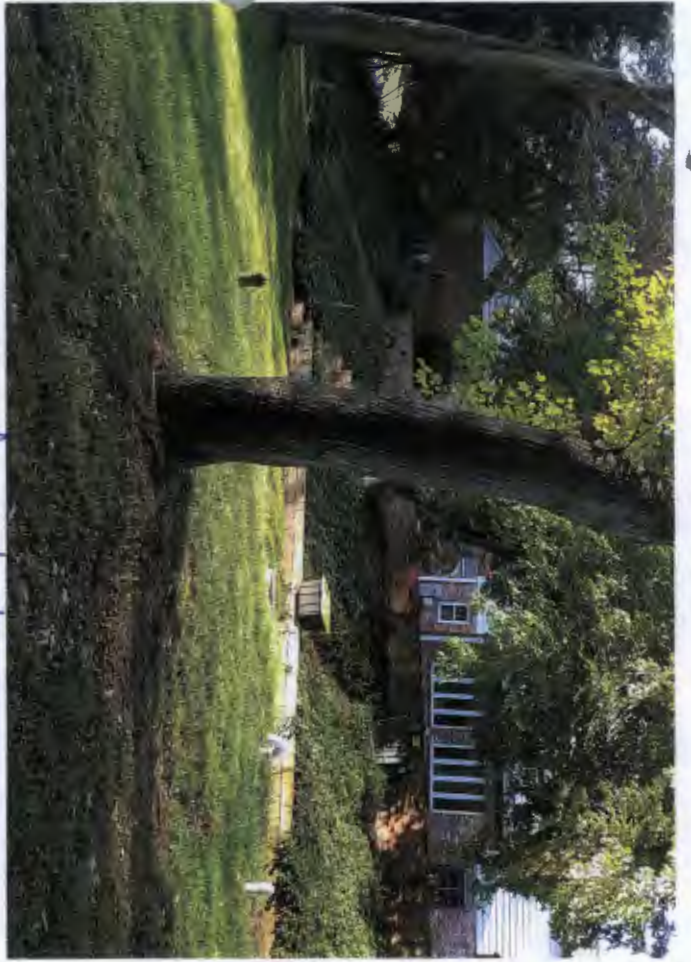
Land Development Map

Created By
Baltimore County
My Neighborhood



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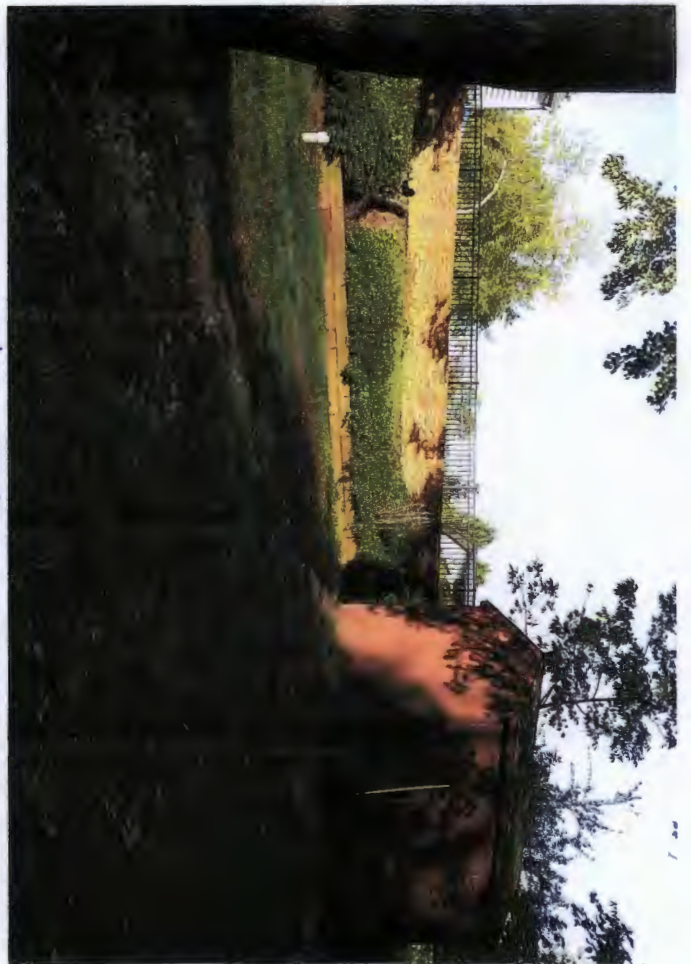
1-1



Overview of new location



New location



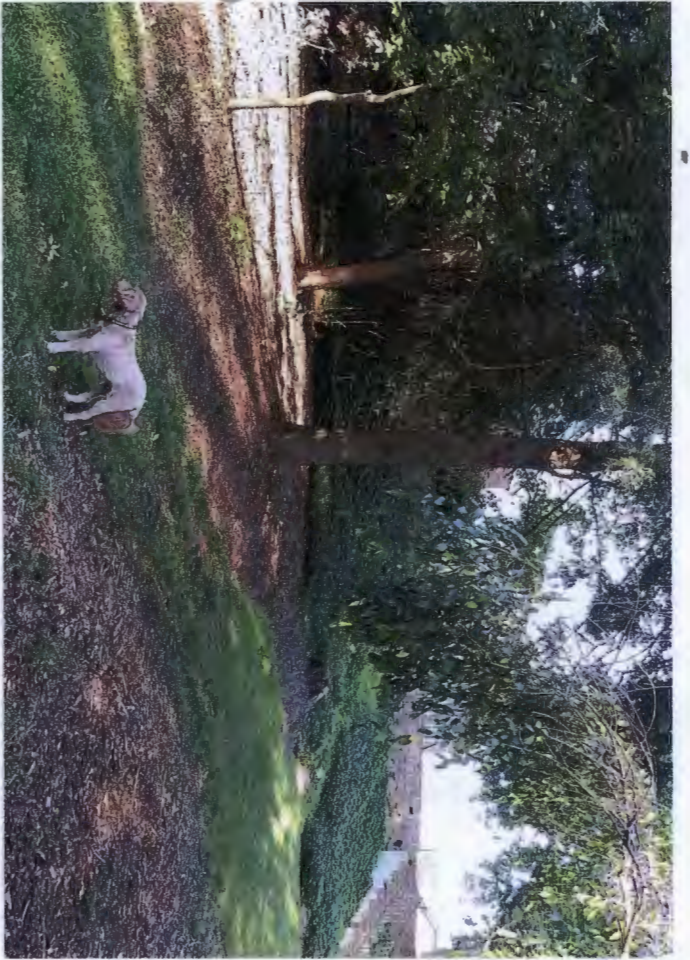
Old location



Overview of new location

PETITIONER'S

EXHIBIT NO. 6



View from street



View from Street
↓



3 X 4 OUAKEER WITH RUN

PETITIONER'S

EXHIBIT NO. 2

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 - 1113024200							
Owner Information									
Owner Name:		TRIANTAFILOS COSTAS N TRIANTAFILOS MARY TSAMBIKA			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		11222 OLD CARRIAGE RD GLEN ARM MD 21057-9415			Deed Reference:		/05382/ 00767		
Location & Structure Information									
Premises Address:		11222 OLD CARRIAGE RD 0-0000			Legal Description:		1471 W MANOR RD HONEYSUCKLE HILL		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0062	0008	0108		0000			6	2015	Plat Ref: 0026/0080
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1973		2,404 SF		1000 SF		1.3800 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Split Foyer	YES	SPLIT FOYER	1/2 BRICK FRAME	3 full/ 1 half	1 Attached				
Value Information									
		Base Value		Value As of 01/01/2012		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		155,700		155,700					
Improvements		292,800		292,800					
Total:		448,500		448,500		448,500			
Preferential Land:		0							
Transfer Information									
Seller: MACIS SYLVESTER G				Date: 08/03/1973		Price: \$92,000			
Type: ARMS LENGTH IMPROVED				Deed1: /05382/ 00767		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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 04/05/2012									

PETITIONER'S

EXHIBIT NO. 8

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 - 1107001570							
Owner Information									
Owner Name:		GARTNER J CARLTON JR KELLY IRMA DIANE TRUSTEES			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		11300 OLD CARRIAGE RD GLEN ARM MD 21057-9414			Deed Reference:		/25761/ 00075		
Location & Structure Information									
Premises Address:		11300 OLD CARRIAGE RD GLEN ARM 21057-9414			Legal Description:		11300 OLD CARRIAGE RD HONEYSUCKLE HILL		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0062	0008	0108		0000			5	2015	Plat Ref: 0026/0080
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1970		2,256 SF				1.0400 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	BRICK	3 full	1 Attached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2012		07/01/2014		07/01/2015	
Land:		150,600		150,600					
Improvements		207,600		207,600					
Total:		358,200		358,200		358,200			
Preferential Land:		0							
Transfer Information									
Seller: GARTNER J CARLTON,SR,TRUSTEE				Date: 06/11/2007			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /25761/ 00075			Deed2:		
Seller: GARTNER J CARLTON				Date: 02/08/2002			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /16086/ 00628			Deed2:		
Seller: PERKINS THOMAS P JR ET AL				Date: 11/03/1959			Price: \$4,000		
Type: ARMS LENGTH IMPROVED				Deed1: /03620/ 00158			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 06/27/2014									

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 - 1106058460							
Owner Information									
Owner Name:		HIRSCH CHRISTOPHER			Use:		RESIDENTIAL		
Mailing Address:		11303 OLD CARRIAGE RD GLEN ARM MD 21057-9422			Principal Residence:		YES		
					Deed Reference:		/31876/ 00483		
Location & Structure Information									
Premises Address:		11303 OLD CARRIAGE RD 0-0000			Legal Description:				
					HONEYSUCKLE HILL				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0062	0008	0297		0000			20	2015	Plat Ref: 0020/0127
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1959		2,104 SF		600 SF		1.5400 AC		04	
Stories	Basement	Type		Exterior	Ful/Half Bath	Garage	Last Major Renovation		
1	YES	STANDARD UNIT		FRAME	2 full	1 Carport			
Value Information									
			Base Value		Value As of 01/01/2012		Phase-in Assessments As of 07/01/2014		
							As of 07/01/2015		
Land:		158,100		158,100					
Improvements		191,700		191,700					
Total:		349,800		349,800		349,800			
Preferential Land:		0							
Transfer Information									
Seller: HIRSCH CHRISTOPHER				Date: 03/28/2012			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /31876/ 00483			Deed2:		
Seller: FRIEND WALTER A,JR				Date: 06/23/2010			Price: \$419,900		
Type: ARMS LENGTH IMPROVED				Deed1: /29612/ 00210			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			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 09/21/2010									

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 - 1112003240							
Owner Information									
Owner Name:		LAMBERT ETHEL C			Use:		RESIDENTIAL		
Mailing Address:		3 LAMONT PL GLEN ARM MD 21057-9421			Principal Residence:		YES		
					Deed Reference:		/07531/ 00671		
Location & Structure Information									
Premises Address:		3 LAMONT PL 0-0000			Legal Description:				
					HONEYSUCKLE HILL				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0062	0008	0297		0000			18	2015	Plat Ref: 0020/0033
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1968		2,069 SF				1.3500 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	BRICK	2 full	1 Attached				
Value Information									
			Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014		As of 07/01/2015		
Land:			155,200	155,200					
Improvements			188,000	188,000					
Total:			343,200	343,200	343,200				
Preferential Land:			0						
Transfer Information									
Seller: LAMBERT ERVEN L,ET AL				Date: 05/18/1987		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /07531/ 00671		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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: No Application									

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 - 1112041825							
Owner Information									
Owner Name:		PERKINS ROBERT M JR PERKINS ROSEANNA V			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		4 LAMONT PL GLEN ARM MD 21057-9421			Deed Reference:		/21269/ 00637		
Location & Structure Information									
Premises Address:		4 LAMONT PL 0-0000			Legal Description: 4 LAMONT PL HONEYSUCKLE HILL				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0062	0008	0297		0000			17	2015	Plat Ref: 0020/0033
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1960		2,380 SF		639 SF		1.0100 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	BRICK	2 full/ 1 half	1 Carport				
Value Information									
		Base Value		Value As of 01/01/2012		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		142,600		142,600					
Improvements		172,300		172,300					
Total:		314,900		314,900		314,900			
Preferential Land:		0							
Transfer Information									
Seller: LINKOUS GUY F, JR				Date: 01/13/2005		Price: \$449,900			
Type: ARMS LENGTH MULTIPLE				Deed1: /21269/ 00637		Deed2:			
Seller: SEVERN LAND CO				Date: 08/31/1960		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /00000/ 00000		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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 04/22/2009									

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 - 1120067310							
Owner Information									
Owner Name:		TRAUGOTT STEPHEN TRUSTEE			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		11219 OLD CARRIAGE RD GLEN ARM MD 21057-9420			Deed Reference:		/34214/ 00390		
Location & Structure Information									
Premises Address:		11219 OLD CARRIAGE RD 0-0000			Legal Description:		SW COR LAMONT PLACE HONEYSUCKLE HILL		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0062	0008	0297		0000			16	2015	Plat Ref: 0020/0033
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1962		1,320 SF		250 SF		1.0600 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Carport				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2012		As of 07/01/2014		As of 07/01/2015	
Land:		150,900		150,900					
Improvements		133,900		133,900					
Total:		284,800		284,800		284,800			
Preferential Land:		0							
Transfer Information									
Seller: TRAUGOTT STEPHEN				Date: 09/16/2013		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /34214/ 00390		Deed2:			
Seller: PARKS HOWARD L				Date: 06/26/1964		Price: \$39,000			
Type: ARMS LENGTH IMPROVED				Deed1: /04320/ 00315		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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 07/01/2009									



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CC1407628

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CC1407628	Paul Cohen		07/11/2014	Correction Notice Mailed	08/18/2014	

Complaint Description: CHICKENS ON LESS THAN 1 ACRE

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
1 LAMONT PL GLEN ARM, MD 21057-9421 Tax Id: 1116003510	NACHTMAN KURT E NACHTMAN MICHELLE A 1 LAMONT PL GLEN ARM, MD 21057	MAX COLLINS 606 BALTIMORE AVE, SUITE 306 TOWSON MD; 21204

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Paul Cohen	07/18/2014	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
Paul Cohen	08/19/2014	Re-Inspection	In Compliance	In Compliance	08/19/2014

Lien Information - No Lien

Comments Detail

7/18/2014: 7/18/14 notice posted /mailed to remove chickens from the premise (less than 1 acre) pop up 18/14/14
 8/19/2014: 8/19/14 the cited chicken and coop has been removed
 7/18/2014: Property lacks the required acreage(3acres) to contain chickens on the premise (34848st) remove chickens

PLEASE PRINT CLEARLY

CASE NAME 2015-0033-A
CASE NUMBER ~~2014~~ 1 Lamont Place
DATE 9-29-2014

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
ETHEL LAMBERT MAXWELL R. COLLINS, II ESQ REPRESENTING MRS. LAMBERT	#3 LAMONT PLACE 606 BALTIMORE AVE, STE 606	GLEN ARM, MD TOWSON, MD 21204	NONE COLLINSR449@AOL.COM
Michelle Nachtman	#1 LAMONT PLACE Gle	Glen Arm MD 21057	MichelleNachtman@gmail.com
CHRIS HIRSCH	11303 OLD CARRIAGE RD	GLEN ARM MD 21057	CHRISTOPHER_HIRSCH@yahoo.com
Kurt Nachtman	1 Lamont Pl	Glen Arm MD 21057	Kurt@enlawyers.com



KURT NACHTMAN
ATTORNEY
criminal, personal injury, business

1005 North Calvert St.
Baltimore, MD 21202
443.559.4384
kurt@enlawyers.com
enlawyers.com

MAXWELL R. COLLINS, II
ATTORNEY AT LAW

606 BALTIMORE AVENUE
SUITE 306
TOWSON, MARYLAND 21204

410-583-7977



KEVIN KAMENETZ
County Executive

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

September 24, 2014

Kurt E & Michelle A Nachtman
1 Lamont Place
Glen Arm MD 21057

RECEIVED

SEP 29 2014

OFFICE OF ADMINISTRATIVE HEARINGS

RE: Case Number: 2015-0033 A, Address: 1 Lamont Place

Dear Mr. & Ms. Nachtman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 11, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
-------------------------	-------------------	---

<hr/>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<hr/>
-------	---	-------

<hr/>	DEPS (if not received, date e-mail sent _____)	<hr/>
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	FIRE DEPARTMENT	<hr/>
--	-----------------	-------

<u>9/4/14</u>	PLANNING (if not received, date e-mail sent _____)	<u>G</u>
---------------	---	----------

<u>8/18/14</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
----------------	------------------------------	---------------

<hr/>	TRAFFIC ENGINEERING	<hr/>
-------	---------------------	-------

<hr/>	COMMUNITY ASSOCIATION	<hr/>
-------	-----------------------	-------

<hr/>	ADJACENT PROPERTY OWNERS	<hr/>
-------	--------------------------	-------

ZONING VIOLATION	(Case No. <u>407628</u>)	
------------------	---------------------------	--

PRIOR ZONING	(Case No. _____)	
--------------	------------------	--

NEWSPAPER ADVERTISEMENT	Date:	<u>9/9/14</u>
-------------------------	-------	---------------

SIGN POSTING	Date:	<u>9/16/14</u> by <u>O'Keefe</u>
--------------	-------	----------------------------------

PEOPLE'S COUNSEL APPEARANCE	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----------------------------	-----	-------------------------------------	----	--------------------------

PEOPLE'S COUNSEL COMMENT LETTER	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
---------------------------------	-----	--------------------------	----	--------------------------

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 11 Account Number - 1116003510							
Owner Information									
Owner Name:	NACHTMAN KURT E NACHTMAN MICHELLE A			Use:	Principal Residence:			RESIDENTIAL YES	
Mailing Address:	1 LAMONT PL GLEN ARM MD 21057-			Deed Reference:	/32676/ 00192				
Location & Structure Information									
Premises Address:		1 LAMONT PL 0-0000			Legal Description:		SE COR OLD CARRIAGE HONEYSUCKLE HILL		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0062	0008	0297		0000			19	2015	0020/ 0033
Special Tax Areas:				Town:			NONE		
				Ad Valorem:					
				Tax Class:					
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1964	3,932 SF		575 SF		34,848 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	1/2 BRICK FRAME	2 full/ 1 half	1 Detached				
Value Information									
		Base Value		Value As of		Phase-in Assessments As of		As of	
				01/01/2012		07/01/2014		07/01/2015	
Land:	141,400		141,400						
Improvements	301,300		301,300						
Total:	442,700		442,700		442,700				
Preferential Land:	0								
Transfer Information									
Seller: PAZOUREK LAWRENCE J			Date: 10/17/2012			Price: \$450,000			
Type: ARMS LENGTH IMPROVED			Deed1: /32676/ 00192			Deed2:			
Seller: FILICIOTTO JEROME J & FANNIE			Date: 07/27/1967			Price: \$49,500			
Type: ARMS LENGTH IMPROVED			Deed1: /04786/ 00090			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			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 02/18/2014									

Baltimore County

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

District: **11** Account Number: **1116003510**



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 Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

September 24, 2014

Kurt E & Michelle A Nachtman
1 Lamont Place
Glen Arm MD 21057

RE: Case Number: 2015-0033 A, Address: ~~605 Rockaway Beach Road~~

Dear Mr. & Ms. Nachtman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 11, 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." 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

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

Maryland Department of Transportation

Date: 8/18/14

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

RE: Baltimore County
Item No 2015-0033-A
Variance
Kurt E & Michelle A. Nachtmann
& Lamont Place.

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. 2015-0033-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

9/29

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: September 4, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1 Lamont Place

RECEIVED

INFORMATION:

SEP 09 2014

Item Number: 15-033

Petitioner: Kurt E. and Michell A. Nachtman

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RC 5

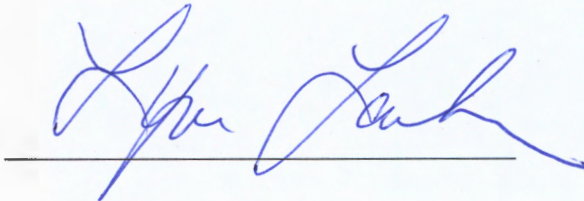
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan to permit one chicken coop, not to house more than six chickens on a lot less than one acre. The Department of Planning does not support the petitioner's request for a variance at this time. Please be advised that County Council Resolution 73-13 calls for the consideration of the keeping of small livestock and poultry. Furthermore, in addition to the prohibition in the BC Zoning Regulations, there is a prohibition on maintaining poultry on lots of less than 1 acre (Sec 13-7-311).

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 4, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1 Lamont Place

INFORMATION:

Item Number: 15-033

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Division Chief: _____
AVA/LL

RECEIVED

SEP 10 2014

OFFICE OF ADMINISTRATIVE HEARINGS

9/10/14
WAC



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: September 4, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1 Lamont Place

INFORMATION:

Item Number: 15-033
Petitioner: Kurt E. and Michell A. Nachtman
Zoning: RC 5
Requested Action: Variance

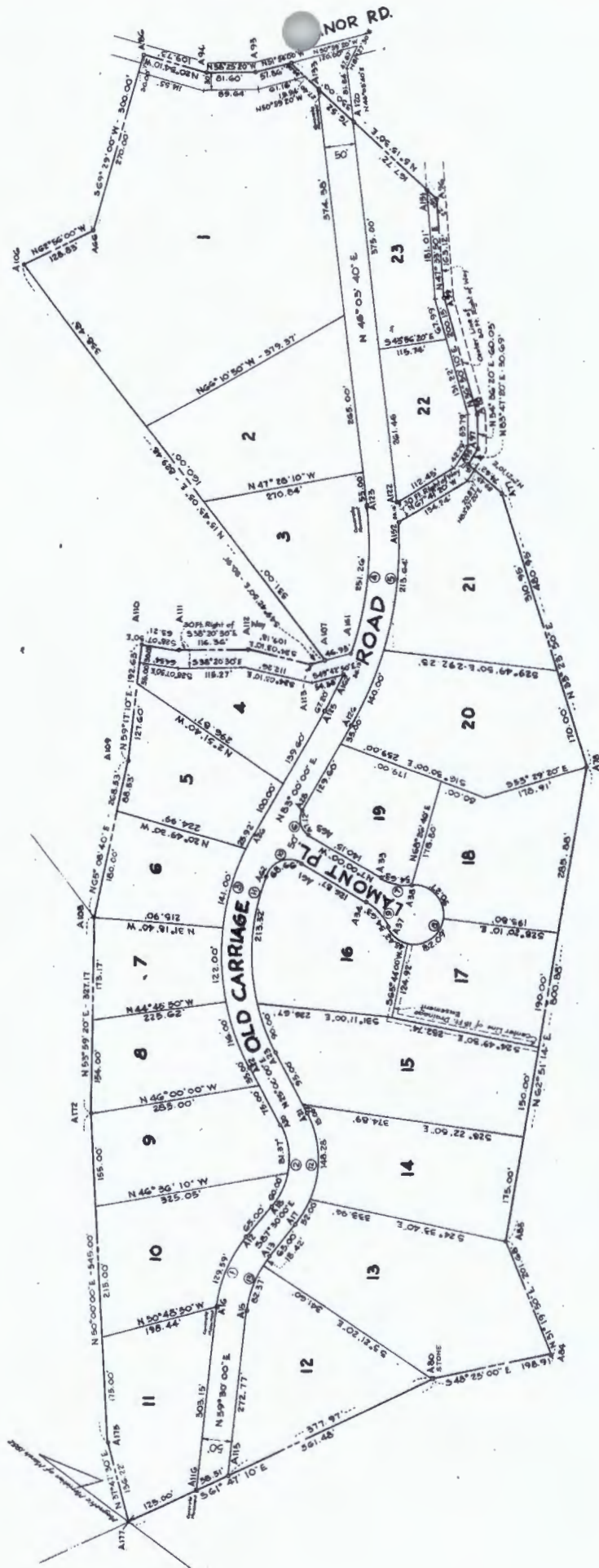
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Division Chief:
AVA/LL

"HONEYSUCKLE I"
 11th DISTRICT
 BALTIMORE COUNTY, MD
 THE SEVERN LAND COMI
 4810 ROLAND AVE
 BALTIMORE 10, MD.



CURVE DATA

No.	R	A	D	Ch. E.
1	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00

COORDINATES

Point	N	E	S	W
A100	100.00	100.00	100.00	100.00
A101	100.00	100.00	100.00	100.00
A102	100.00	100.00	100.00	100.00
A103	100.00	100.00	100.00	100.00
A104	100.00	100.00	100.00	100.00
A105	100.00	100.00	100.00	100.00
A106	100.00	100.00	100.00	100.00
A107	100.00	100.00	100.00	100.00
A108	100.00	100.00	100.00	100.00
A109	100.00	100.00	100.00	100.00
A110	100.00	100.00	100.00	100.00

COORDINATES

Point	N	E	S	W
A111	100.00	100.00	100.00	100.00
A112	100.00	100.00	100.00	100.00
A113	100.00	100.00	100.00	100.00
A114	100.00	100.00	100.00	100.00
A115	100.00	100.00	100.00	100.00
A116	100.00	100.00	100.00	100.00
A117	100.00	100.00	100.00	100.00
A118	100.00	100.00	100.00	100.00
A119	100.00	100.00	100.00	100.00
A120	100.00	100.00	100.00	100.00

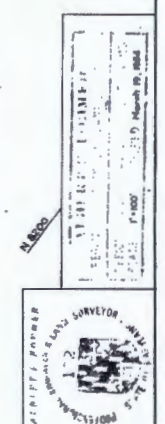
COORDINATES

Point	N	E	S	W
A121	100.00	100.00	100.00	100.00
A122	100.00	100.00	100.00	100.00
A123	100.00	100.00	100.00	100.00
A124	100.00	100.00	100.00	100.00
A125	100.00	100.00	100.00	100.00
A126	100.00	100.00	100.00	100.00
A127	100.00	100.00	100.00	100.00
A128	100.00	100.00	100.00	100.00
A129	100.00	100.00	100.00	100.00
A130	100.00	100.00	100.00	100.00

The streets and/or roads as shown hereon and the mention thereof in deeds are for information only and do not constitute a warranty. Use not intended to be a substitute for a survey. The simple title to the beds thereof is hereby given in the center of the deed to which this plat is attached, their heirs and assigns.

Coordinates and bearings shown on this plat are referred to an assumed meridian by the Surveyor.

FILED FOR RECORD DATE: JUN 18 1964
 FROM: THE SEVERN LAND COMPANY
 BY: [Signature] Clerk.



PLAT PREPARED BY
 [Signature]
 COUNTY SURVEYOR ENGINEER

THE SEVERN LAND COMPANY
 [Signature]
 DIRECTOR OF PLANNING COMMISSION

APPROVED BY:
 [Signature]
 COUNTY SURVEYOR ENGINEER

Lot # 4A 1106058540

1102023670

1106058541
Lot # 3A

Pt. Bk. 0000026, Folio 0080
Lot # 3 1113024420

Pt. Bk./Folio # 026080

Lot # 4 1104051200

11308

Lot # 5 1107001570

11302

11300

1113024200
Lot # 6

PDM # 110037

Lot # 21 1118050110

OLD CARRIAGE RD

3 CD 11 ED

NE 13-D

Pt. Bk./Folio # 020127

1107049400

1

062B2

11303

Lot # 19
1116003510

Lot # 20 1106058460

Pt. Bk. 0000020, Folio 0127

062A2

RC 5

LAMONT PL

11219
Lot # 16 1120067310

Pt. Bk./Folio # 020033

Pt. Bk. 0000020, Folio 0033

1112003240
Lot # 18

3

11217

Lot # 15 1120020430

Lot # 17 1112041825

Pt. Bk. 0000021, Folio 0075
2300003884
Pt. Bk./Folio # MP96137

PDM # 110811

4

Pt. Bk./Folio # 027013
Pt. Bk. 0000027, Folio 0013

Pt. Bk./Folio # 021075

1110061680

2015-0033-A