

KEVIN KAMENETZ
County Executive



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

October 15, 2014

J. Neil Lanzi, Esquire
409 Washington Avenue
Suite 617
Towson, Maryland 21204

RE: Petition for Special Hearing
Property: 4242 and 4244 Butler Road
Case No.: 2015-0039-SPH

Dear Mr. Lanzi:

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:sln
Enclosure

IN RE: **PETITION FOR SPECIAL HEARING** *
(4242 and 4244 Butler Road)
4th Election District *
3rd Councilmanic District *
NTKT, LLC *
Legal Owner *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0039-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of NTKT, LLC, Legal Owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a non-density transfer of 4.71 acres from the NTKT, LLC property known as 4244 Butler Road to the NTKT, LLC property known as 4242 Butler Road.

Appearing at the public hearing in support of the requests was Todd Morrill and surveyor Scott Lindgren, whose firm prepared the site plan. J. Neil Lanzi, Esquire, represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP). That agency did not oppose the request, but requested that it be clarified that no additional density or development rights would arise as a result of the proposed transfer.

The subject property is zoned RC-2. The improved property at 4242 Butler Road is presently 1.68 Ac +/-, while the unimproved property at 4244 Butler Road is presently 7.09 Ac +/- . The property is comprised of two lots, described in separate deeds and assigned unique tax account numbers. The Petitioner proposes to transfer 4.71 acres from one of the lots to the other,

ORDER RECEIVED FOR FILING

Date 10/15/14
By Sen

as noted above. Todd Morrill (a principal of the entity owner) testified that the transfer would provide the dwelling at 4242 Butler with an appropriate front yard and fee simple access to the public road.

The only reference to "non-density transfers" is found in the Zoning Commissioner's Policy Manual (ZCPM), p. 1A-3. The Manual indicates that such transfers may be approved for access or agricultural purposes, but provides little else in terms of what standards apply to such requests. Here, the DOP does not oppose the request, and Petitioner submitted letters of support from three (3) of his nearest neighbors. Ex. Nos. 3A-3C. The Petitioner proposes the transfer to improve the appearance, yard area and access to the dwelling at 4242 Butler Road, which will be offered for sale. This is in my opinion a reasonable request, and it will not result in increased density or development potential for either lot. The R.C.-2 regulations provide that no "lot having a gross area of between two and 100 acres may be subdivided into more than two lots (total)." B.C.Z.R. § 1A01.3.B.1. In this case, the original parcel of approximately 8.340 acres was "subdivided" by a "saving and excepting" clause in a 1976 deed (Liber 5712, folio 622), which created the second lot of 1.679 acres, now known as 4242 Butler Road. Thus, under the current zoning, no further subdivision is possible, and a condition to that effect will be included in the Order below.

THEREFORE, IT IS ORDERED this 15th day of October, 2014, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a non-density transfer of 4.71 acres from the property known as 4244 Butler Road to the property known as 4242 Butler Road, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

10/15/14

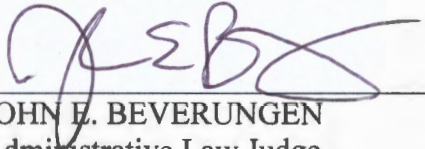
By

sen

The relief granted herein is expressly conditioned upon the following:

1. The 4.71 acre transfer approved herein shall not provide any additional density or right of subdivision for either of the lots/parcels known as 4242 & 4244 Butler Road.
2. The property described herein was subdivided by deed in 1976, creating the two lots known as 4242 & 4244 Butler Road. Under the R.C.-2 zoning classification, neither of the lots known as 4242 & 4244 Butler Road can be subdivided.

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/sln

ORDER RECEIVED FOR FILING

Date 10/15/14
By sln



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 4242 and 4244 Butler Road which is presently zoned RC-2
Deed References: 34577/00215 34577/00210 10 Digit Tax Account # 1700012408 0402086510
Property Owner(s) Printed Name(s) NKT, LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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

a non-density transfer. (See attached)

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

3. ☐ a Variance from Section(s)

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

To Be Presented At Hearing

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:

J. Neil Lanzi

Name- Type or Print

Signature

409 Washington Ave Suite 617 Towson MD

Mailing Address City State

21204 410-296-0686

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

NKT, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2401 Benson Mill Road Sparks MD

Mailing Address City State

21152 443-275-8052

Zip Code Telephone # Email Address

Representative to be contacted:

Scott Lindgren

Name - Type or Print

Signature

320 East Towsontown Blvd Ste 100 Towson MD

Mailing Address City State

21286 410-823-4470

Zip Code Telephone # Email Address

CASE NUMBER 2015-0039-SPH Filing Date 8/18/14

Do Not Schedule Dates:

Rep 410-296-0686

ORDER RECEIVED FOR FILING

Date

By

REV. 10/4/11

Petition for Special Hearing

NTKT, LLC, Petitioner, files this Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations requesting the Administrative Law Judge as follows:

1. To permit a non-density transfer of 4.71 acres from the NTKT, LLC property known as 4244 Butler Road (tax account number 04- 0402086510) to the NTKT, LLC property known as 4242 Butler Road (tax account number 04-1700012408).
2. For such other and further relief as may be required by the Administrative Law Judge.

Petitioner's property is zoned RC-2. Due to the existence of the residence on the 4242 Butler Road property, environmental constraints and the proposed Forest Buffer Easement, the non-density parcel is unable to be developed but will provide the property of the Petitioner with a more attractive lot while eliminating the necessity for a potential side yard variance.

Item #0039



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

July 23, 2014

ZONING DESCRIPTION FOR 4244 BUTLER ROAD

Beginning at a point on the north side of Butler Road, at the distance of 1,620 feet, more or less, west of the centerline of Longnecker Road, thence leaving Butler Road and running the nine following courses and distances, viz: (1) North 03 degrees 49 minutes 30 seconds West 353.20 feet, (2) North 46 degrees 06 minutes 13 seconds West 345.46 feet, (3) North 05 degrees 20 minutes 20 seconds East 203.50 feet, (4) North 86 degrees 10 minutes 30 seconds East 200.00 feet, (5) North 03 degrees 49 minutes 30 seconds West 136.30 feet, (6) North 34 degrees 09 minutes West 370 feet, (7) South 11 degrees 25 minutes West 1090.3 feet, (8) South 68 degrees 54 minutes East 198.7 feet, and, (9) South 43 degrees 38 minutes East 193.45 feet, to the north side of Butler Road, thence binding on the north side of Butler Road, (10) North 79 degrees 47 minutes East 170 feet, to the place of beginning, containing 7.08 acres of land, more or less, located in the 4th Election District and 3rd Council District.



License expires/renews 2/26/15

Item #0039

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

No. **116240**

Date: **8/8/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 8/19/2014 8/19/2014 11:14:11 2

REG MOD WALKIN JEN JEE

>> RECEIPT # 887081 8/19/2014 0FLN

Net 5 528 ZONING VERIFICATION

CH NO. 116240

Receipt Tot \$75.00

\$75.00 CH 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
00	806	0000		6150						675

Total: **575**

Rec From:

For: **zoning hearing - case #2015-0039-SPH**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0039-SPH

Petitioner: NTKT, LLC

Address or Location: 4242 & 4244 BUTLER ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: NTKT, LLC

Address: 2401 BENSON MILL ROAD

SPARKS, MD 21152

Telephone Number: 410-357-5488

MEMORANDUM

DATE: November 24, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0039-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on November 14, 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

CERTIFICATE OF POSTING

September 21, 2014

Re:

Case Number: 2015- 0039-SPH

Petitioner / Developer: NTKT, LLC

Hearing date: October 9, 2014

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **4242 & 4244 Butler Road**.

The sign(s) were posted on **September 18, 2014**.

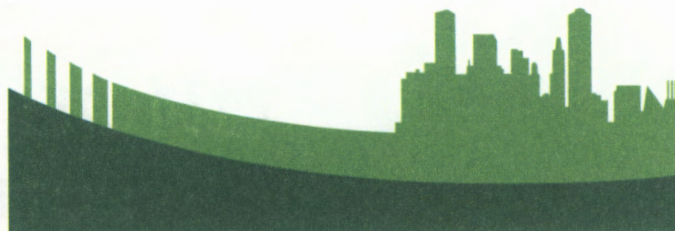
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2015-0039-SPH

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

DATE&TIME: Thursday October 09, 2014, 11:00 AM

REQUEST:

**SPECIAL HEARING TO PERMIT A NON-DENSITY
TRANSFER OF 4.71 ACRES FROM THE NTKT, LLC
PROPERTY KNOWN AS 4244 BUTLER ROAD, (tax
acct. #04-0402086510) TO THE NTKT, LLC
PROPERTY KNOWN AS 4242 BUTLER ROAD (tax
acct. #04-1700012408); FOR SUCH OTHER AND
FURTHER RELIEF AS MAY BE REQUIRED BY THE
ADMINISTRATIVE LAW JUDGE.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3381.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

September 18, 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 18, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2015-0039-SPH

4242 & 4244 Butler Road

Northside of Butler Road, west of Longnecker Road

4th Election District - 3rd Councilmanic District

Legal Owner(s): NTKT, LLC

Special Hearing: to permit a non-density transfer of 4.71 acres from the NTKT, LLC property known as 4244 Butler Road, (tax acct. # 04-0402086510) to the NTKT, LLC property known as 4242 Butler Road (tax acct. #04-1700012408); for such other and further relief as may be required by the administrative Law Judge.

Hearing: Thursday, October 9, 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.

9/380 Sept. 18

994677



KEVIN KAMENETZ
County Executive

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

September 15, 2014

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4242 & 4244 Butler Road
Northside of Butler Road, west of Longnecker Road
4th Election District – 3rd Councilmanic District
Legal Owners: NTKT, LLC

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

Arnold Jablon
Director

AJ:kl

C: Neil Lanzi, 409 Washington Avenue, Ste. 617, Towson 21204
NTKT, LLC, 2401 Benson Mill Road, Sparks 21152
Scott Lindgren, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 19, 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.**



KEVIN KAMENETZ
County Executive

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

September 15, 2014

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TO: PATUXENT PUBLISHING COMPANY
Thursday, September 18, 2014 Issue - Jeffersonian

Please forward billing to:

NTKT, LLC
2401 Benson Mill Road
Sparks, MD 21152

410-357-5488

NOTICE OF ZONING HEARING

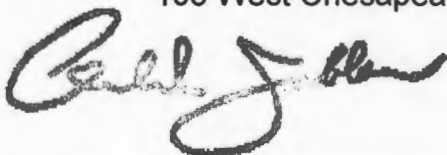
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Legal Owners: NTKT, LLC

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING
4242 & 4244 Butler Road; N/S Butler Road,
1620' W of Longnecker Road
4th Election & 3rd Councilmanic Districts
Legal Owner(s): NTKT LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-039-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

AUG 28 2014

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of August, 2014, a copy of the foregoing Entry of Appearance was mailed to Scott Lindgren, 320 East Towsontown Boulevard, Suite 100, Towson, MD 21284 and J. Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2015-0039-SPH

Exhibit Sheet

Petitioner/Developer

DW
11-24-14

Protestant

slw
10/15/14

No. 1	Site plan	
No. 2	2A-2R Photos	
No. 3	3A-3C Letters of Support	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

House Across Street (MATT RIETH)

2A



2B



LOOKING UP DRIVEWAY FROM BUTLER ROAD



2C



2D

House ACROSS STREET ON Butler #4243

WOODS IN BACK FROM WEST SIDE OF HOUSE



2E



2F

ZONING NOTICE

FRONT YARD



2G



2H

LOOKING SOUTH TOWARD BUTLER RD.

DRIVEWAY TO EAST



21



22

HOUSE FROM FRONT

HILL TO EAST OF HOUSE



ZK

07-10-2014 20:13



ZL

07-10-2014 20:13

BACK PATIO

WOODS ON WEST ; House IN DISTANCE



ZM

07.10.2014 20:09



ZM

07 10 2014 20 09

LOOKING WEST FROM FRONT YARD TOWARD CLARK FARM

Looking Down Driveway From House
Woods To BE INCLUDED IN LOT W/ RESIDENCE



20

07.10.2014 20.12



29

07.10.2014 20.13

BACK YARD FROM SIDE OF HOUSE - House TO BE BUILT
at TOP OF HILL

BUILDING LOT TO BE AT TOP OF HILL
BEHIND HOUSE



07 10 2014 20 14

ZG



07 10 2014 20 15

ZR

WOODS FROM WEST SIDE OF HOUSE, DRIVEWAY IN DISTANCE

Residential Neighbor
Address

HENRY CLARK 3RD
4330 Butler Rd.

John E. Beverungen, Administrative Law Judge
Office of Administrative Hearings
Suite 103, Jefferson Building
105 West Chesapeake Avenue
Towson, MD 21204

Re: Case No.: 2015-0039-SPH

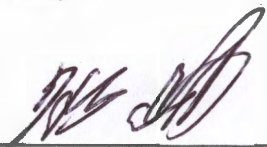
Dear Judge Beverungen:

This letter is to advise you that I reside in the immediate neighborhood of the properties known as 4242 and 4244 Butler Road in Baltimore County, Maryland as owned by NTKT, LLC.

By signing this letter, I hereby acknowledge that I am familiar with the existing residence and property known as 4242 Butler Road and the vacant rear residential building lot known as 4244 Butler Road. I further acknowledge that I have seen the plans for the non-density transfer of approximately 4.71 acres from the rear parcel (4244 Butler Road) to the front parcel (4242 Butler Road). By signing this letter, I am expressing my support of any and all zoning relief necessary for the aforementioned non-density transfer of the NTKT, LLC properties, including the special hearing relief necessary for the proposed non-density transfer.

Thank you for your consideration.

Very truly yours,



Date 9/24/14

PETITIONER'S

EXHIBIT NO.

3A-3C

3A

Residential Neighbor
Address

MATTHEW RIEHL
4243 Butler Rd.

John E. Beverungen, Administrative Law Judge
Office of Administrative Hearings
Suite 103, Jefferson Building
105 West Chesapeake Avenue
Towson, MD 21204

Re: Case No.: 2015-0039-SPH

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Thank you for your consideration.

Very truly yours,

Matthew L Riehl 10-2-14
Date

Residential Neighbor
Address

ARISTIDES MELISSARATOS
13224 LONGNECKER RD.

John E. Beverungen, Administrative Law Judge
Office of Administrative Hearings
Suite 103, Jefferson Building
105 West Chesapeake Avenue
Towson, MD 21204

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Thank you for your consideration.

Very truly yours,

Aristides Melissaratos 9-30-14
Date

CASE NAME _____
CASE NUMBER 2015-0039 SP4
DATE 10/9/14

[illegible]

THIS DEED, Made this 18th day of October, in the year one thousand nine hundred and sixty-seven, by and between SAMUEL K. GOFFMAN and ESTHER G. GOFFMAN, his wife, of Baltimore County, in the State of Maryland, of the first part, and HARRY G. BUTLER and MATILDA K. BUTLER, his wife, of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Samuel K. Goffman and Esther G. Goffman, his wife, do grant and convey unto the said Harry G. Butler and Matilda K. Butler, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs and assigns, in fee simple, all that tract or parcel of ground, situate, lying and being in the Fourth Election District of Baltimore County, State aforesaid, and described as folbws, that is to say:-

BEGINNING for the outlines to include the same at an old boundary limestone at the end of the first or North $8\frac{1}{4}$ degrees East $83\text{-}3\frac{1}{4}$ perches line described in a deed from Eugene A. Thomas, unmarried, to Andrew S. Wilson and wife dated June 6, 1916 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 461 folio 578 etc., running thence binding on that line reversely as now surveyed by magnetic bearings of 1951 with due allowance for the magnetic declination to follow the same South 11 degrees 25 minutes West 1090.3 feet to an old boundary pipe at the beginning point of that parcel of land conveyed by deed from Andrew S. Wilson and wife to Everett Paul Brose, Jr. and wife, dated February 23, 1951 and recorded among the Land Records aforesaid in Liber G.L.B. No. 1938 folio 175 running thence binding on that deed reversely the two following lines South 68 degrees 54 minutes East 198.7 feet to an old boundary pipe and South 43 degrees 38 minutes East 193.45 feet to an old boundary pipe 20 feet north of the center of Butler Road running thence along the north side of that road right of way as now surveyed North 79 degrees 47 minutes East 170 feet to a pipe thence by a line of division as now surveyed North 03 degrees 49 minutes 30 seconds West 946 feet to a pipe and to intersect the South $37\frac{1}{4}$ degrees East 85 perches line of the above mentioned deed from Thomas to Wilson running thence binding on that line reversely as now surveyed North 34 degrees 09 minutes West 370 feet to the place of beginning. **Containing 8.340 acres** of land, more or less.

BEING all and the same property which by deed dated June 21, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2505, folio 191 was granted and conveyed by Andrew S. Wilson and Hester S. Wilson, his wife, to Samuel K.

Goffman and Esther G. Goffman, his wife, within Grantors.

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

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Harry G. Butler and Matilda K. Butler, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

TEST:

<u>Samuel K. Goffman</u>	<u>Samuel K. Goffman</u> (SEAL)
<u>Esther G. Goffman</u>	<u>Esther G. Goffman</u> (SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I Hereby Certify that on this 18th day of October, 1967, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Samuel K. Goffman and Esther G. Goffman, his wife, the above named grantors, and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Rec'd for record OCT 20 1967 at 11²⁵ AM

Rec'd by Orville T. Gosnell, Clerk

Mail to Smith, Bottom, Smith

Receipt No. 148671 \$ 6

Notary Public

LIBER 5712 PAGE 22

NO CONSIDERATIONNO TITLE EXAMINATION

THIS DEED, Made this 10th day of December, in the year one thousand nine hundred and seventy-six, by and between HARRY G. BUTLER and MATILDA K. BUTLER, his wife, of Baltimore County, in the State of Maryland, of the first part, and CAROLYN E. BUTLER, of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said HARRY G. BUTLER and MATILDA K. BUTLER, his wife, do grant and convey unto the said CAROLYN E. BUTLER, her heirs, personal representatives and assigns, in fee simple, all that tract or parcel of ground, situate, lying and being in the Fourth Election District of Baltimore County, State aforesaid, and described as follows, that is to say:-

0501**** 00444 1
0501**** 00444 1

BEGINNING for the outlines to include the same at an old boundary limestone at the end of the first or North 8-1/2 degrees East 83-3/4 perches line described in a deed from Eugene A. Thomas, unmarried, to Andrew S. Wilson and wife dated June 6, 1916 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 461 folio 578 etc., running thence binding on that line reversely as now surveyed by magnetic bearings of 1951 with due allowance for the magnetic declination to follow the same South 11 degrees 25 minutes West 1090.3 feet to an old boundary pipe at the beginning point of that parcel of land conveyed by deed from Andrew S. Wilson and wife to Everett Paul Brose, Jr. and wife, dated February 23, 1951 and recorded among the Land Records aforesaid in Liber G.L.B. No. 1938 folio 175 running thence binding on that deed reversely the two following lines South 68 degrees 54 minutes East 198.7 feet to an old boundary pipe and South 43 degrees 38 minutes East 193.45 feet to an old boundary pipe 20 feet north of the center of Butler Road running thence along the north side of that road right of way as now surveyed North 79 degrees 47 minutes East 170 feet to a pipe thence by a line of division as now surveyed North 03 degrees 49 minutes 30 seconds West 946 feet to a pipe and to intersect the South 37-1/4 degrees East 85 perches line of the above mentioned deed from Thomas to Wilson running thence binding on that line reversely as now surveyed North 34 degrees 09 minutes West 370 feet to the place of beginning. Containing 8.340 acres or land, more or less.

TRANSFER TAX NOT REQUIRED
12-30-76

Walter R. Richardson
Director of Finance

Per: Bonnie C. De Luca
Authorized Signature

Res 11-83-C

BEING all and the same property which by deed dated October 1, 1967 and recorded among the Land Records of Baltimore County in Liber 4816, folio 11 was granted and conveyed by Samuel K. Goffman and Esther G. Goffman, his wife, to Harry G. Butler and Matilda K. Butler, his wife, the within Grantors.

SAVING AND EXCEPTING THEREFROM a tract of land and improvements described as follows:

BEGINNING for the same at a stake heretofore set on the fifth or North 3 degrees 49 minutes 30 seconds West 946.00 feet line of that same land which by deed dated October 18, 1967 and recorded among the Land Records of Baltimore County in Liber No. 4816, folio 11 was conveyed by Samuel K. Goffman and wife unto Harry G. Butler and wife and of which the herein described parcel is a part, said point being distant 353.20 feet from the beginning of said line and running thence as now surveyed and binding on said fifth line in part North 3 degrees 49 minutes 30 seconds West 456.50 feet to a pipe now set, thence leaving said outline and running for three lines of division as follows viz; South 86 degrees 10 minutes 30 seconds West 200.00 feet to a pipe now set, thence South 5 degrees 20 minutes 20 seconds West 203.50 feet to a stake now set and thence South 46 degrees 06 minutes 13 seconds East 345.46 feet to the place of beginning....containing 1.6790 acres of land, more or less.

TOGETHER with the use in common of a right of way twenty feet wide centered on the centerline of a 9.0 foot black-top drive leading from the Butler Road to the above described parcel and said centerline being described as follows viz; Beginning for the same at a point on the northernmost side of Butler Road, said point being on the fourth line of the abovementioned conveyance distant 28.00 feet measured reversely from the end of said line, said point being also in the center of a black-top driveway 9.0 feet wide and thence binding on the centerline of said driveway North 4 degrees 20 minutes 04 seconds West 390.07 feet to intersect the fourth line of the above described 1.6790 acres parcel at a point distant 46.54 feet measured reversely from the end of said fourth line.

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

LIBER 5712 PAGE 624

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Carolyn E. Butler, her heirs, personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

WITNESS:

Raymond E. Butler Harry G. Butler (SEAL)
Raymond E. Butler Matilda K. Butler (SEAL)

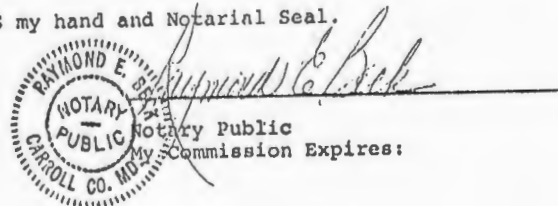
STATE OF MARYLAND

COUNTY OF Carroll

To Wit:

I HEREBY CERTIFY That on this 10th day of December, 1976, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared HARRY G. BUTLER and MATILDA K. BUTLER, his wife, the above named grantors, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.



Rec'd
Per
Mail
Receiv

203
3-12
10-5
10-5

NO CONSIDERATION
NO TITLE EXAMINATION

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 04 Account Number - 0402086510							
Owner Information									
Owner Name:		NTKT LLC			Use:		RESIDENTIAL		
Mailing Address:		2401 BENSON MILL RD SPARKS MD 21152-			Principal Residence:		NO		
					Deed Reference:		/34577/ 00210		
Location & Structure Information									
Premises Address:		BUTLER RD 0-0000			Legal Description:		6.661 AC NS BUTLER R 1578 W LONGNECKER RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0040	0019	0054		0000				2013	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
							6.6600 AC		05
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2013	07/01/2014		07/01/2015		
Land:			133,400	133,400					
Improvements			0	0					
Total:			133,400	133,400	133,400		133,400		
Preferential Land:			0		0				
Transfer Information									
Seller: BUTLER CAROLYN E				Date: 01/06/2014			Price: \$105,750		
Type: ARMS LENGTH IMPROVED				Deed1: /34577/ 00210			Deed2:		
Seller: BUTLER CAROLYN E				Date: 05/21/1998			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /12875/ 00539			Deed2:		
Seller: BUTLER CAROLYN E				Date: 09/13/1983			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /06591/ 00112			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			0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		FCMA PENALTY							
Homestead Application Information									
Homestead Application Status: No Application									

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

9/4

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

N/C

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

9/8

PLANNING

(if not received, date e-mail sent _____)

not opposed
w/ comment

9/3

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/18/14

SIGN POSTING

Date:

9/18/14

by

DRAK

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

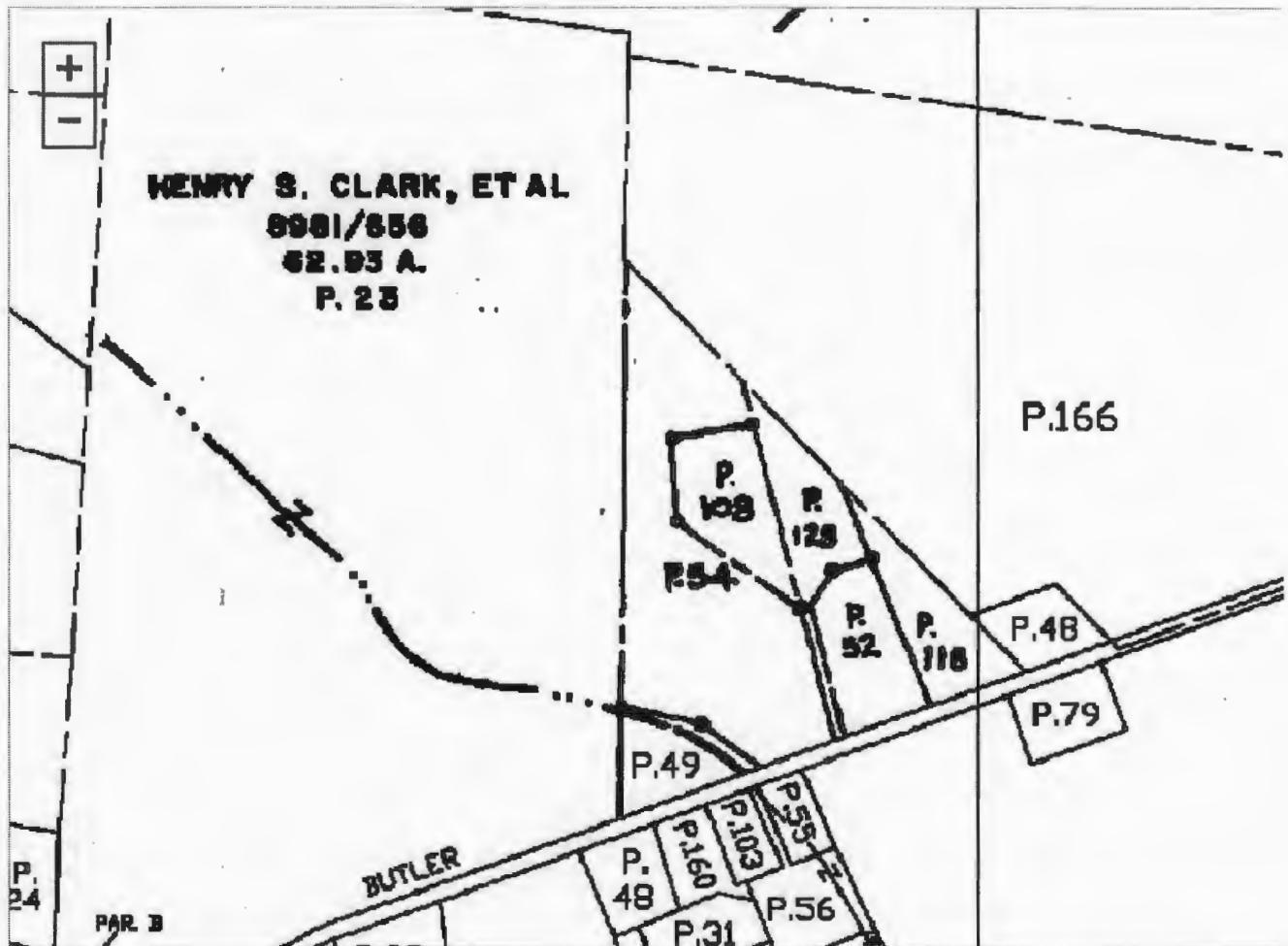
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 04 Account Number - 1700012408							
Owner Information									
Owner Name:		NTKT LLC		Use:		RESIDENTIAL			
Mailing Address:		2401 BENSON MILL RD SPARKS MD 21152-		Principal Residence:		NO			
				Deed Reference:		/34577/ 00215			
Location & Structure Information									
Premises Address:		4242 BUTLER RD 0-0000		Legal Description:		1.6790 AC BUTLER RD 1650 W LONGNECKER RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0040	0019	0108		0000				2013	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1971		1,568 SF				1.6700 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	BRICK	2 full	1 Attached				
Value Information									
		Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		108,800		81,600					
Improvements		77,800		57,100					
Total:		186,600		138,700		138,700		138,700	
Preferential Land:		0						0	
Transfer Information									
Seller: GREYERS CAROLYN E BUTLER				Date: 01/06/2014		Price: \$175,000			
Type: ARMS LENGTH IMPROVED				Deed1: /34577/ 00215		Deed2:			
Seller: BUTLER HARRY G				Date: 06/14/1994		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /10587/ 00202		Deed2:			
Seller: BUTLER CAROLYN E				Date: 07/08/1977		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /04816/ 00011		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		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)District: **04** Account Number: **1700012408**

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/>)

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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 - 04 Account Number - 0402086510							
Owner Information									
Owner Name:		NTKT LLC			Use:		RESIDENTIAL		
Mailing Address:		2401 BENSON MILL RD SPARKS MD 21152-			Principal Residence:		NO		
					Deed Reference:		/34577/ 00210		
Location & Structure Information									
Premises Address:		BUTLER RD 0-0000			Legal Description:		6.661 AC NS BUTLER R 1578 W LONGNECKER RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0040	0019	0054		0000				2013	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
							6.6600 AC		05
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2013	07/01/2014		07/01/2015		
Land:			133,400	133,400					
Improvements			0	0					
Total:			133,400	133,400	133,400		133,400		
Preferential Land:			0		0				
Transfer Information									
Seller: BUTLER CAROLYN E				Date: 01/06/2014			Price: \$105,750		
Type: ARMS LENGTH IMPROVED				Deed1: /34577/ 00210			Deed2:		
Seller: BUTLER CAROLYN E				Date: 05/21/1998			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /12875/ 00539			Deed2:		
Seller: BUTLER CAROLYN E				Date: 09/13/1983			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /06691/ 00112			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			0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		FCMA PENALTY							
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **04** Account Number: **0402086510**

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://lmsweb05.mdp.state.md.us/website/mosp/>)

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KEVIN KAMENETZ
County Executive

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

October 2, 2014

NTKT LLC
2401 Benson Mill Road
Sparks MD 21152

RE: Case Number: 2015-0039 SPH, Address: 4242 and 4244 Butler Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 18, 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 stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson MD 21204
Scott Lindgren, 320 E. Towsontown Boulevard, Suite 100, Towson MD 21286

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



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

Date: 9/3/14

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2015-0039-SPH
Special Hearing
NTKT, LLC
4242 & 4244 Better Road
IND128

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 9/3/14. A field inspection and internal review reveals that an entrance onto IND128 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing. Case Number 2015-0039-SPH.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Steven D. Foster', is written over a horizontal line.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

10/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 8, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 4242 and 4244 Butler Road

RECEIVED

INFORMATION:

SEP 12 2014

Item Number: 15-039

Petitioner: NTKT, LLC

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RC 2

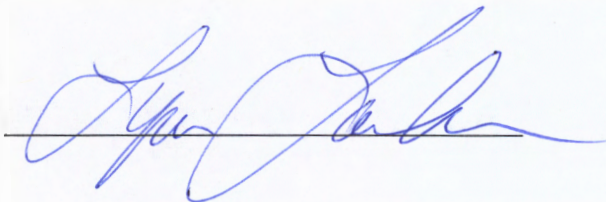
Requested Action: Special Hearing

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 a non-density transfer provided the approval is conditioned upon documentation that 4242 Butler Road has only one development right and that regardless of the additional acreage cannot be further subdivided. Subject to these conditions approval of this request 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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For September 1, 2014
Item No. 2015-0037, 0039, 0040, 0041 and 0043

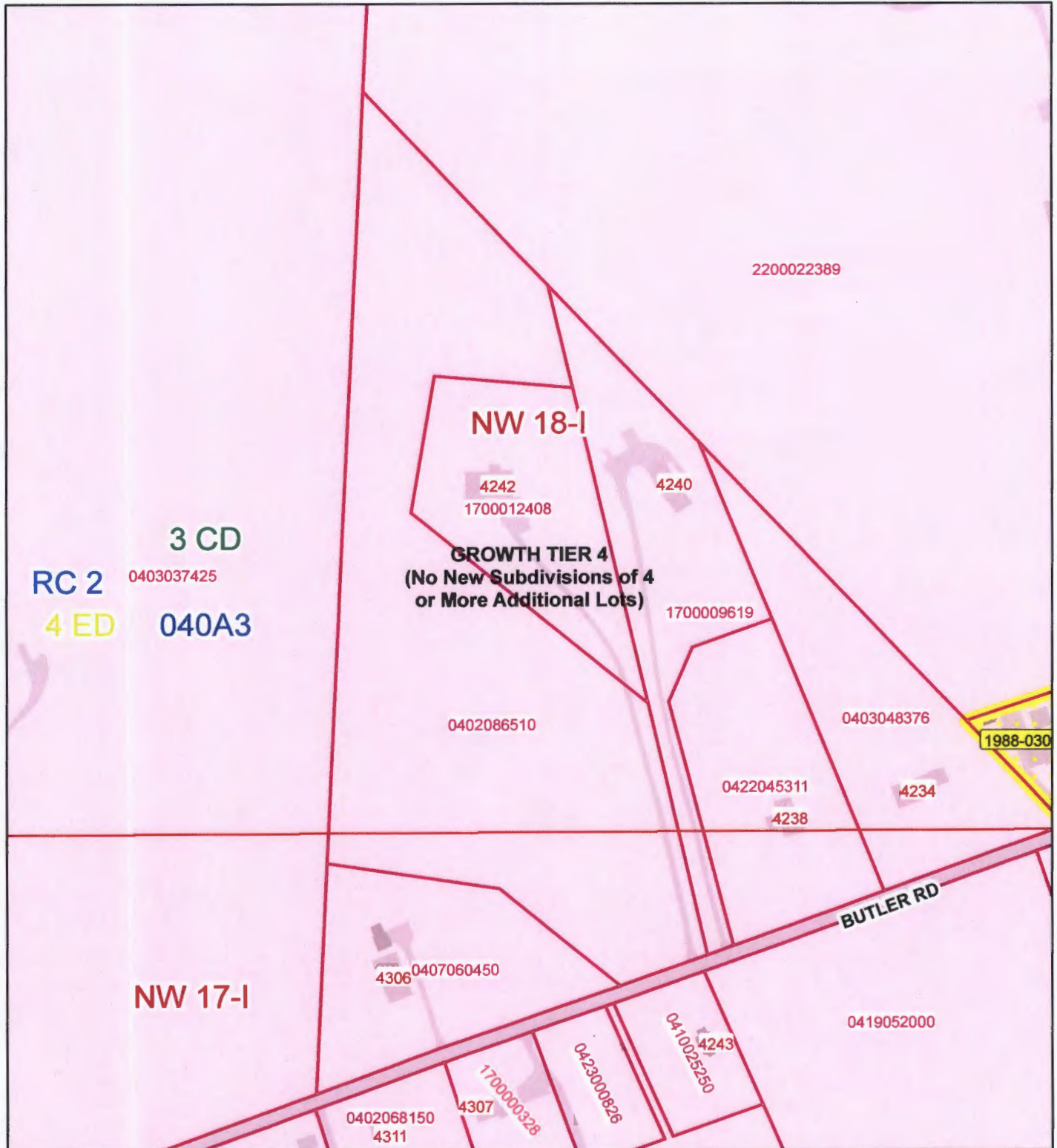
DATE: September 4, 2014

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC09012014 -.doc

4242 & 4244 Butler Road



Publication Date: 8/18/2014



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



0 50 100 200 300 400 Feet

1 inch = 200 feet

Item #0039

1990-0112-A

0423051151

NW 18-I

13224

2200022389

0403037425

040A3
3 CD

RC 2
4 ED

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

99999

4330

0402086510

0422046311

4238

0403048376

4234

1988-0306-A

0413041050

4231

0419071550

BUTLER RD

0407060450

0410025250

4243

0419052000

NW 17-I

4315

0402068150

0408080175

0408030377

0401035050

4333

0423015200

4313

0408031530

0407030030

0403000100

0408030376

0408002001

0401002450

4405

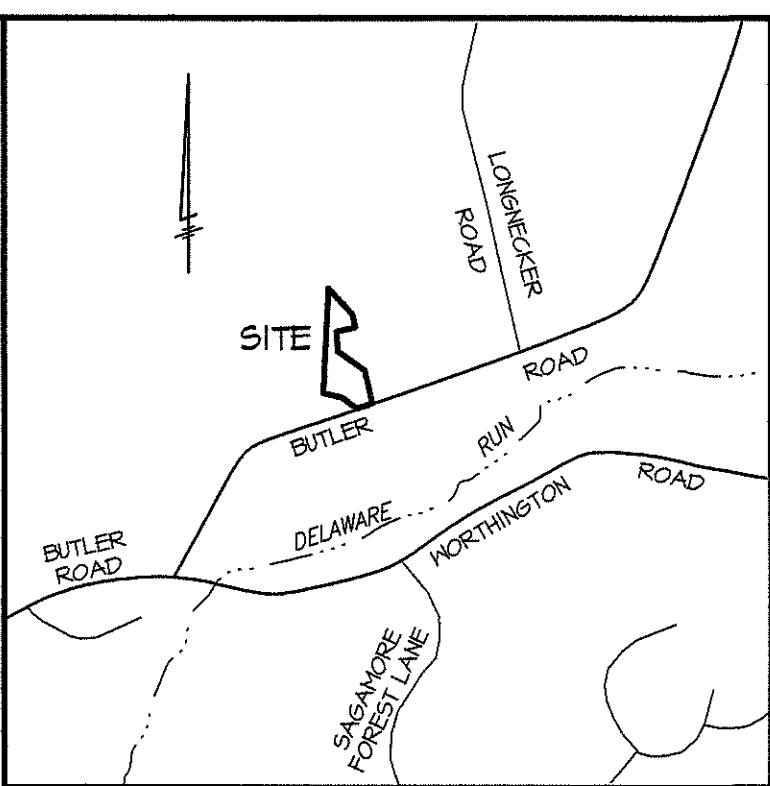
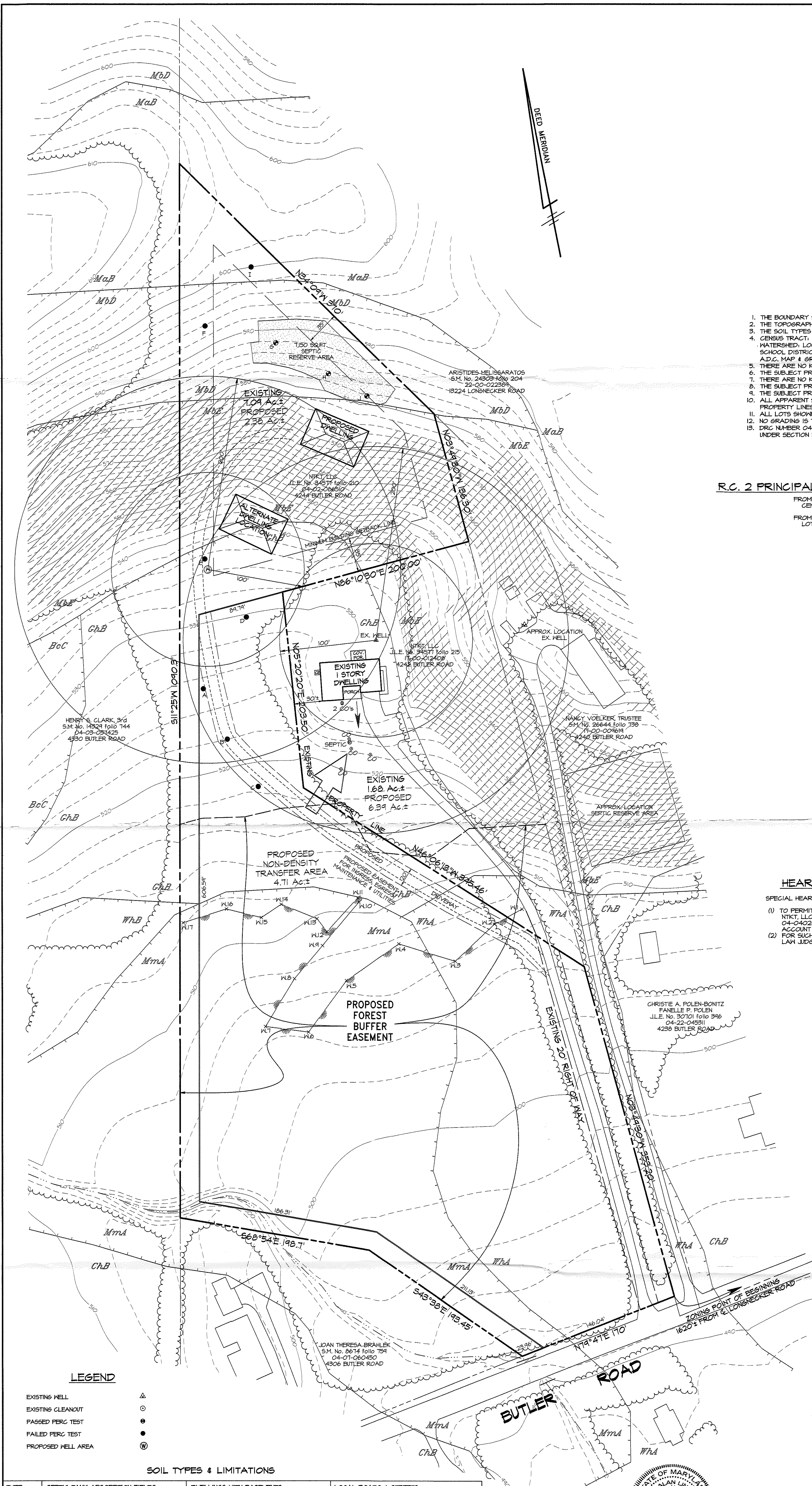
2008-0549-A

0406045810

0401002236

4204

Item #0039



VICINITY MAP
1" = 2000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 040A3.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM THE NRCS WEB SOIL SURVEY.
4. CENSUS TRACT: 404402 REGIONAL PLANNING DISTRICT: 306
WATERSHED: LOCH RAVEN RESERVOIR SUBWED: DELAWARE RUN
SCHOOL DISTRICT: ELEMENTARY - FRANKLIN MIDDLE - FRANKLIN HIGH - FRANKLIN
A.D.C. MAP # GRID: 16 E-4
5. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
10. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
11. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
12. NO GRADING IS TO BE DONE IN THE SEPTIC RESERVE AREAS.
13. DRC NUMBER 040B14-LLA2 (2014-00048) DENIED A REQUEST FOR A LIMITED EXEMPTION UNDER SECTION 32-4-106(a)(1) EGC FOR A LOT LINE ADJUSTMENT.

R.C. 2 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

- FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET 75'
FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 35'

HEARING REQUESTED

- SPECIAL HEARING UNDER SECTION 500.7 BALTIMORE COUNTY ZONING REGULATIONS:
- (1) TO PERMIT A NON-DENSITY TRANSFER OF 4.71 ACRES, MORE OR LESS, FROM THE NTKT, LLC PROPERTY KNOWN AS 4244 BUTLER ROAD (TAX ACCOUNT NUMBER 04-0402066510) TO THE NTKT, LLC PROPERTY KNOWN AS 4242 BUTLER ROAD (TAX ACCOUNT NUMBER 04-100012408)
 - (2) FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE

OWNER/DEVELOPER

NTKT, LLC
2401 BENSON MILL ROAD
SPARKS, MD 21152
410-351-5488

PLAT TO ACCOMPANY A
PETITION FOR SPECIAL HEARING
4242 BUTLER ROAD
4244 BUTLER ROAD

Zoned RC 2; GIS Tile 040A3
Tax Map 40; Grid 19; Parcels 54 & 108
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50'

Date: JULY 22, 2014

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



LICENSE EXPIRES/RENEW 2/26/15

LEGEND

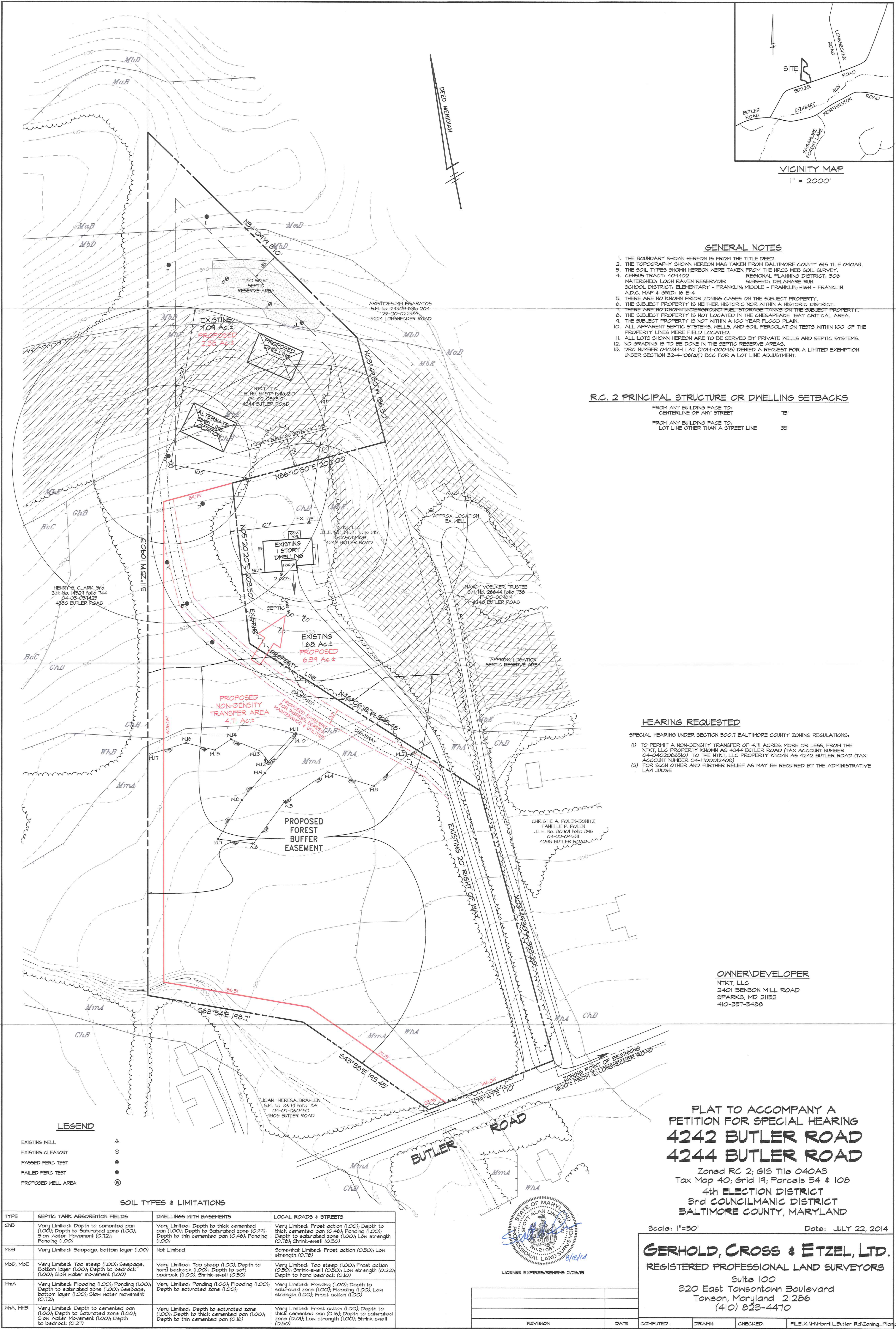
- EXISTING WELL Δ
EXISTING CLEANOUT ○
PASSED PERC TEST ●
FAILED PERC TEST ●
PROPOSED WELL AREA (W)

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC TANK ABSORPTION FIELDS	DWELLINGS WITH BASEMENTS	LOCAL ROADS & STREETS
GhB	Very Limited: Depth to cemented pan (1.00); Depth to saturated zone (1.00); Slow Water Movement (0.12); Ponding (1.00)	Very Limited: Depth to thick cemented pan (1.00); Depth to thin cemented pan (0.46); Ponding (1.00)	Very Limited: Frost action (1.00); Depth to thick cemented pan (0.46); Ponding (1.00); Depth to saturated zone (1.00); Low strength (0.78); Shrink-swell (0.50)
MbB	Very Limited: Seepage, bottom layer (1.00)	Not Limited	Somewhat Limited: Frost action (0.50); Low strength (0.78)
MbD, MbE	Very Limited: Too steep (1.00); Seepage, bottom layer (1.00); Depth to bedrock (1.00); Slow water movement (1.00)	Very Limited: Too steep (1.00); Depth to hard bedrock (1.00); Depth to soft bedrock (1.00); Shrink-swell (0.50)	Very Limited: Too steep (1.00); Frost action (0.50); Shrink-swell (0.50); Low strength (0.22); Depth to hard bedrock (0.10)
MmA	Very Limited: Flooding (1.00); Ponding (1.00); Depth to saturated zone (1.00); Seepage, bottom layer (1.00); Slow water movement (0.12)	Very Limited: Ponding (1.00); Flooding (1.00); Depth to saturated zone (1.00);	Very Limited: Ponding (1.00); Depth to saturated zone (1.00); Flooding (1.00); Low strength (1.00); Frost action (1.00)
MhA, MhB	Very Limited: Depth to cemented pan (1.00); Depth to saturated zone (1.00); Slow Water Movement (1.00); Depth to bedrock (0.27)	Very Limited: Depth to saturated zone (1.00); Depth to thick cemented pan (1.00); Depth to thin cemented pan (0.16)	Very Limited: Frost action (1.00); Depth to thick cemented pan (0.16); Depth to saturated zone (0.01); Low strength (1.00); Shrink-swell (0.50)

PETITIONER'S

EXHIBIT NO. 1



#2015-0039-SPH

B.D.