

MEMORANDUM

DATE: October 29, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0041-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 29, 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



KEVIN KAMENETZ
County Executive

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

September 25, 2014

Douglas S. Ramer
Michelle L. Ramer
14 Crestline Court
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 2015-0041-A
Property: 14 Crestline Court

Dear Mr. and Mrs. Ramer:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Peter W. Ratcliffe, Ratcliffe Architects, 10404 Stevenson Road, Stevenson, MD 21153

IN RE: PETITION FOR ADMIN. VARIANCE *
(14 Crestline Court)
3rd Election District *
2nd Council District *
Douglas S. and Michelle L. Ramer *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0041-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Douglas S. and Michelle L. Ramer. The Petitioners are requesting Variance relief from § 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a garage in the front yard of an existing single family dwelling in lieu of the rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 28, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

Judge, the information, photographs, and affidavits submitted provide sufficient facts that
ORDER RECEIVED FOR FILING

Date 9-25-14

by DW

comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 25th day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a garage in the front yard of an existing single family dwelling in lieu of the rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

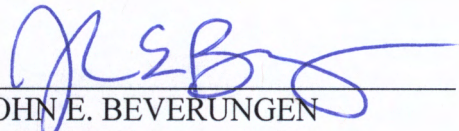
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 9-25-14

By [Signature]

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 9-25-14

By lw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 14 Crestline Ct., Owings Mills, MD 21117 Currently zoned RC2/RC5

Deed Reference 13093, 1 00304 10 Digit Tax Account # _____

Owner(s) Printed Name(s) MICHELLE + DOUGLAS RAMER

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

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

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

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

Section 400.

To permit a garage in the front yard of an existing single family dwelling in lieu of the rear yard.

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

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

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

Owner(s)/Petitioner(s):

X Douglas Ramer, Michelle Ramer
Name #1 – Type or Print Name #2 – Type or Print

X [Signature], [Signature]
Signature #1 Signature #2

X 14 Crestline Ct. Owings Mills MD
Mailing Address City State

X 21117, 443 392 0284, Douglas Ramer Equities, Inc.
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

PETER W. RATCLIFFE, RATCLIFFE ADRI.
Name – Type or Print

[Signature]
Signature

10404 STEVENSON RD STEVENSON MD
Mailing Address City State

21153, 410-484-7010, daw@ratcliffadri.com
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0041A Filing Date 8/21/2014 Estimated Posting Date 8/31/2014 Reviewer [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 14 CRESTLINE CT. OWINGS MILLS MD 21117
Print or Type Address of property City State Zip Code

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

SEE ATTACHMENT 1

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

Douglas S. Ramer
Signature of Owner (Affiant)

Douglas S. Ramer
Name- Print or Type

Michelle Ramer
Signature of Owner (Affiant)

Michelle Ramer
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of August, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Douglas Ramer & Michelle Ramer

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

AS WITNESS my hand and Notaries Seal

Link B. Hymas
Notary Public
My Commission Expires 2/14/16

14 CRESTLINE CT.

PRACTICAL DIFFICULTY/HARDSHIP

Trying to locate a detached garage to the rear of the main house creates a practical difficulty because of steep grades in the areas that placement would be required either to the north or south of the main house. The area north of the main house and the existing garage have grade issues. It is also thought that an extension of the existing detached garage toward the street entry in this area would intrude on the street view of the property, as well as, it may require the removal of one of the two oaks immediately to the west of the existing garage. Extension of the existing garage to the east is also not practical because of the grades.

The area in front of and to the south of the main house is relatively flat and is adjacent to the existing drive. Placement of the garage in this area not only places the garage away from the street entry but will lessen the impact the environmental concerns of a large excavation area as well as the fact that no additional drive will be required.

This detached garage will allow the owner to garage his collection of automobiles rather than having to cover and park them on the drive. This not only creates a hardship for the owner but also for the adjacent neighbors.

08-18-2014

2015-0041-A

**ZONING DESCRIPTION FOR 14 CRESTLINE COURT
OWINGS MILLS, BALTIMORE COUNTY, MD 21117**

Beginning at a point on the East side of Crestline Court which is 50ft wide at a distance of 822ft South of the centerline of the intersection of Brooklawn Road which is 50ft wide.

Being Lot #2 in the subdivision of Eccleston Valley as recorded in Baltimore County Plat Book #0025, Folio #0083, containing 9.89 acres. Located in the 3rd Election District and the 2nd Council District.

08-14-07 CDB

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

No. **116242**

Date: **8/21/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 8/21/2014 8/21/2014 10:00:20
 SER NO.02 WALKIN JENA SEE
 RECEIPT # 887714 - 8/21/2014 OFUN
 Dept 5 SER ZIMING VERIFICATION
 NO. 116242
 Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		6150				75.00

Total: **75.00**

Rec From: **Ratcliffe Architects**

For: **14 Crestline Court**
71117 **2015-00 41-A**

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

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0041 -A Address 14 Crestline Court
Contact Person: LEONARD WASILCWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/21/14 Posting Date: 8/31/14 Closing Date: 9/15/14

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0041 -A Address 14 Crestline Court
Petitioner's Name Douglas & Michelle Kamez Telephone 443-392 0284
Posting Date: 8/21/14 Closing Date: 9/15/14
Wording for Sign: _____

_____ To permit a garage in the front yard of an existing single family dwelling in lieu _____
_____ of the rear yard. _____

Revised 7/18/14

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 - 0041-A

Petitioner: Michelle + Douglas Ramer

Address or Location: 14 CRESTLINE CT., OWINGS MILLS, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michelle + Douglas Ramer

Address: 14 Crestline Ct.
Owings Mills, MD 21117

Telephone Number: 410-404-7010

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/1/2014

Case Number: 2015-0041-A

Petitioner / Developer: DOUGLAS & MICHELLE RAMER~
RATCLIFF ARCHITECTS

Date of Hearing (Closing): SEPTEMBER 15, 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:
14 CRESTLINE COURT

The sign(s) were posted on: AUGUST 28, 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)

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment9-4

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

9-3

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 00-522-A-Attached)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 8-28-14by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

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 - 03 Account Number - 0311018590		
Owner Information		
Owner Name:	RAMER DOUGLAS S RAMER MICHELLE L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	14 CRESTLINE CT OWINGS MILLS MD 21117-4305	Deed Reference: /13093/ 00304
Location & Structure Information		
Premises Address:	14 CRESTLINE CT 0-0000	Legal Description: PT LT 2 9.896 AC 14 CRESTLINE CT ECCLESTON VALLEY
Map:	Grid:	Parcel:
0068	0001	0157
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	2	2014
Plat No:	Plat Ref:	1
	0025/0083	
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1954	7,900 SF	1500 SF
Property Land Area	County Use	
9.8900 AC	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	7 full/ 3 half	1Att/1Det
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2014
Land:	986,700	888,000
Improvements	1,593,100	1,686,800
Total:	2,579,800	2,574,800
Phase-In Assessments As of 07/01/2014		As of 07/01/2015
2,574,800		2,574,800
Preferential Land:	0	0
Transfer Information		
Seller: MCGREGOR DOUGLAS A	Date: 08/21/1998	Price: \$1,300,000
Type: NON-ARMS LENGTH OTHER	Deed1: /13093/ 00304	Deed2:
Seller: WEBER VINCENT P	Date: 03/31/1987	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07467/ 00507	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
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 07/31/2008		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **03** Account Number: **0311018590**

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/>)

☒ Loading... Please

Loading... Please Wait.

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ATTACHMENT 3

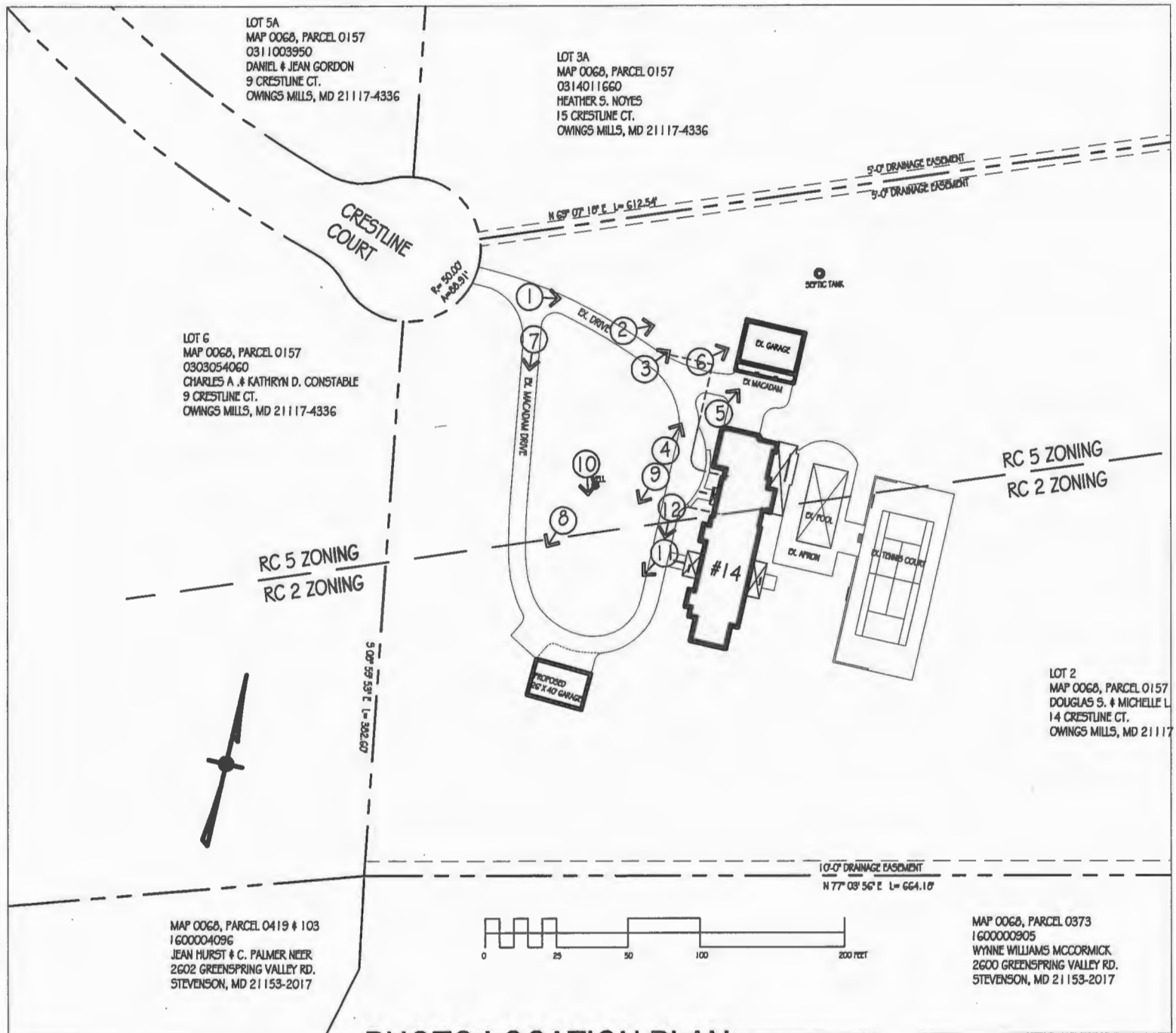


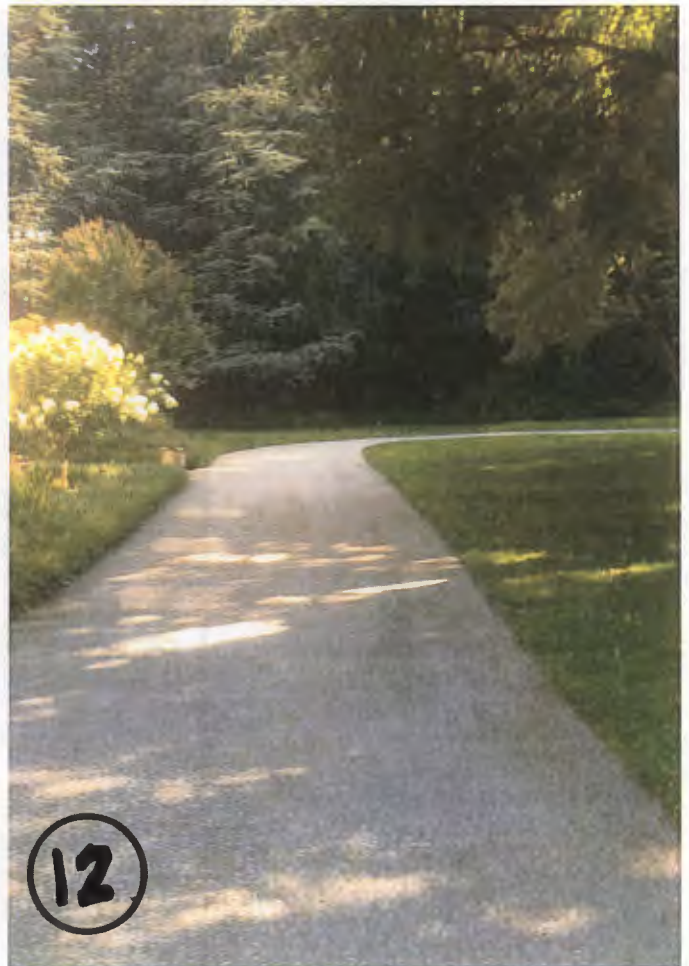
PHOTO LOCATION PLAN

NO SCALE

Case # 2015-0641-A



Case # 2015-0041-A



Apr #2015-0041-A



Cree #2015-0041-A

Prior Zoning In 7/3/00 PV

IN RE: PETITION FOR VARIANCE
NW/S of the intersection of
Brooklawn and Crestline Court
3rd Election District
3rd Councilmanic District
(14 Crestline Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-522-A

Douglas and Michelle Ramer
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Douglas and Michelle Ramer. The variance request is for property located at 14 Crestline Court, in the Owings Mills area of Baltimore County. The variance request is from Sections 1A01.2.B.9, 1A04.2.A.11 and 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory garage/carriage house, a portion with a height of 23 ft. in lieu of the 15 ft. required, and associated patio in the RC5 front yard portion of the property. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDERED FOR FILING

Date

7/11/00

By

R. J. J. J.



KEVIN KAMENETZ
County Executive

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

September 16, 2014

Douglas & Michelle Ramer
14 Crestline Court
Owings Mills MD 21117

RE: Case Number: 2015-0041 A, Address: 14 Crestline Court

Dear Mr. & Ms. Ramer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 21, 2014. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Peter W. Ratcliffe, Ratcliffe Architects, 10404 Stevenson Road, Stevenson MD 21153

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



Maryland Department of Transportation

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

Date: 9/3/14

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

RE: Baltimore County
Item No 2015-0041-A
Administrative Variance
Douglas & Michelle Roman
14 East line Court.

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. 2015-0041-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 4, 2014

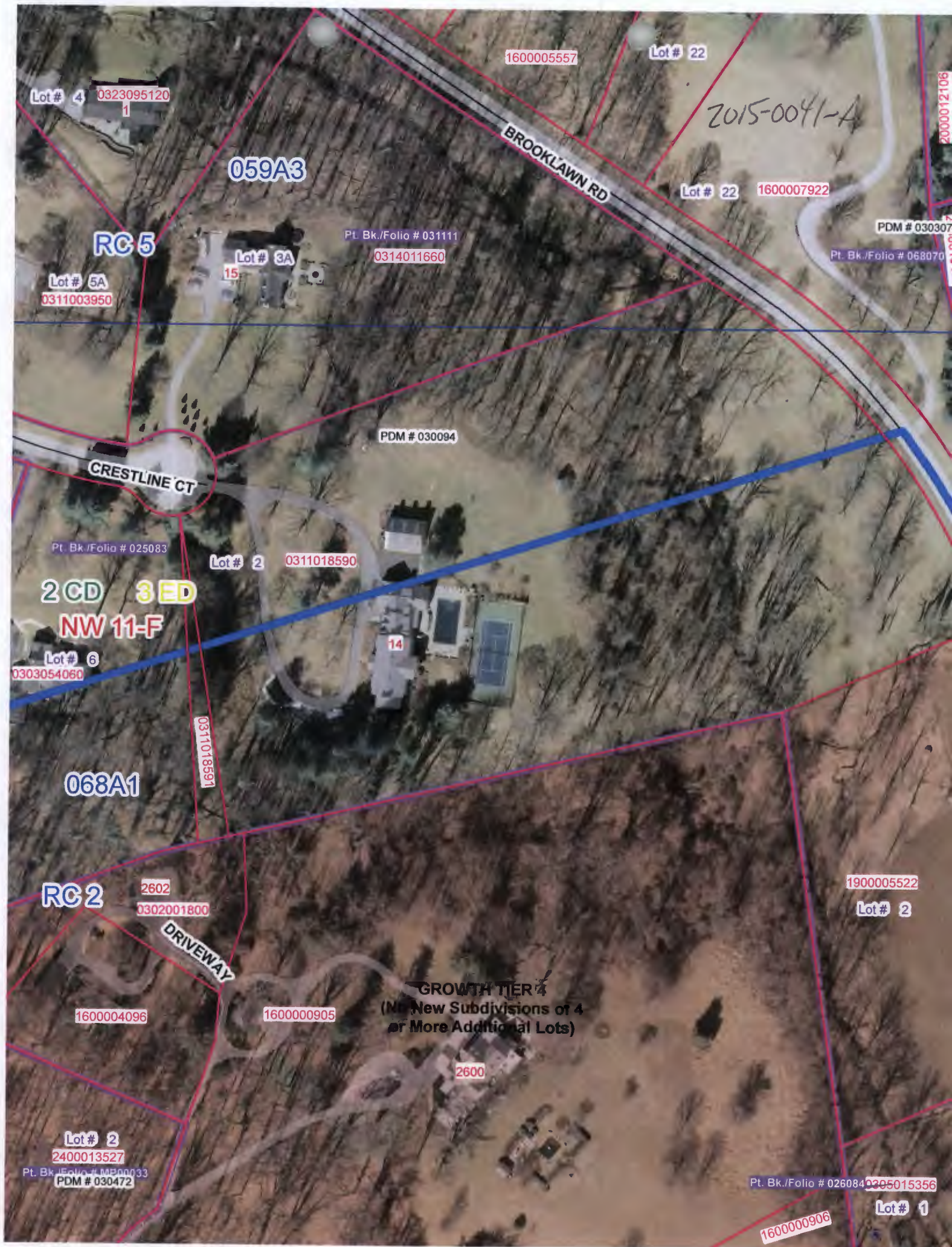
FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

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

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



Lot # 4 0323095120
1

1600005557

Lot # 22

2015-0041-A

059A3

Lot # 22 1600007922

RC 5

Pt. Bk./Folio # 031111

Lot # 3A

0314011660

PDM # 030307

Pt. Bk./Folio # 068070

Lot # 5A
0311003950

15

PDM # 030094

CRESTLINE CT

Pt. Bk./Folio # 025083

Lot # 2 0311018590

2 CD 3 ED
NW 11-F

Lot # 6
0303054060

14

0311018591

068A1

RC 2

2602
0302001800

DRIVEWAY

1600004096

1600000905

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

2600

1900005522

Lot # 2

Lot # 2

2400013527

Pt. Bk./Folio # 030472
PDM # 030472

Pt. Bk./Folio # 026084 0205015356

Lot # 1

1600000906

14 Crestline Court

2015-0041-A



Publication Date: 8/21/2014



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

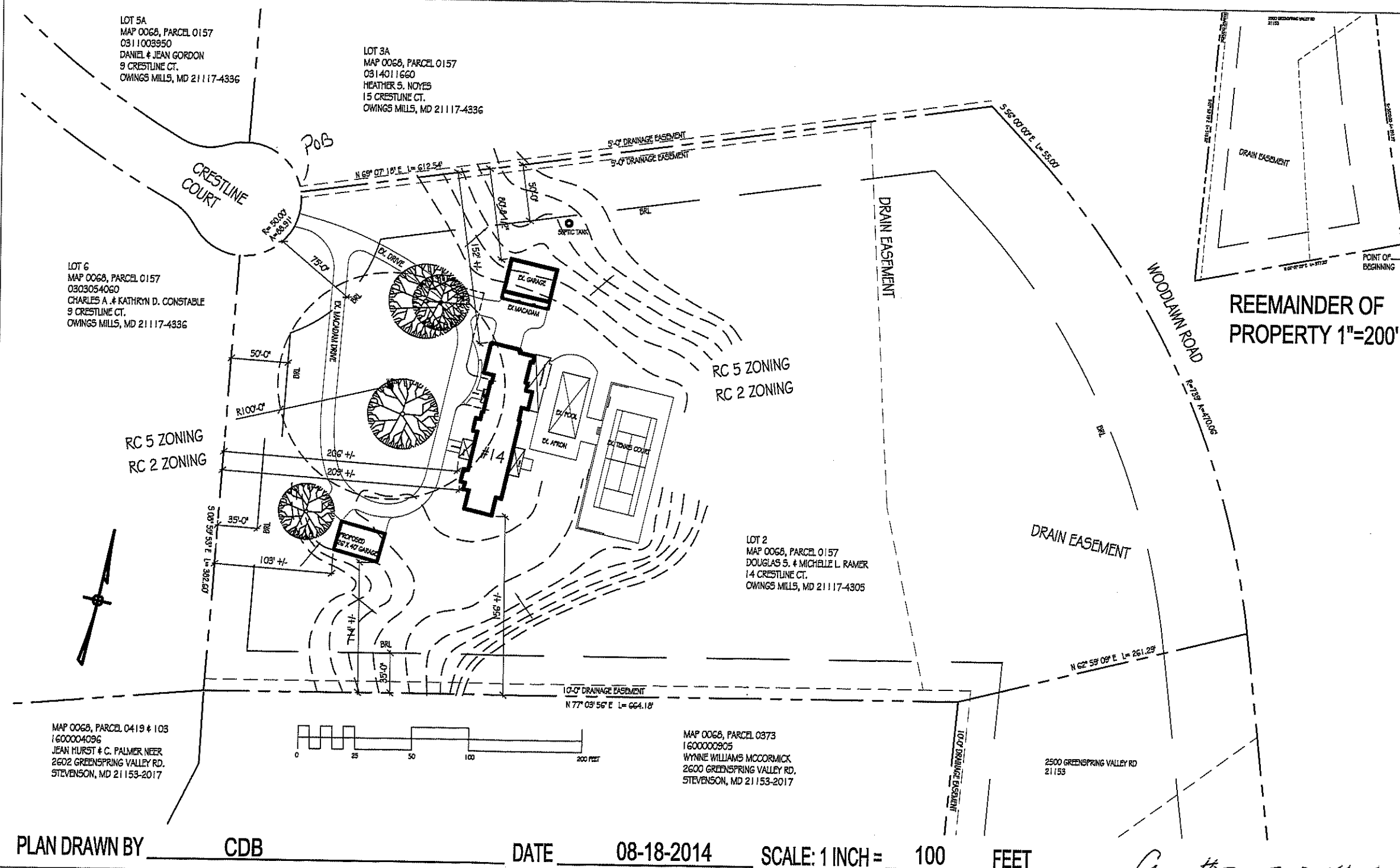
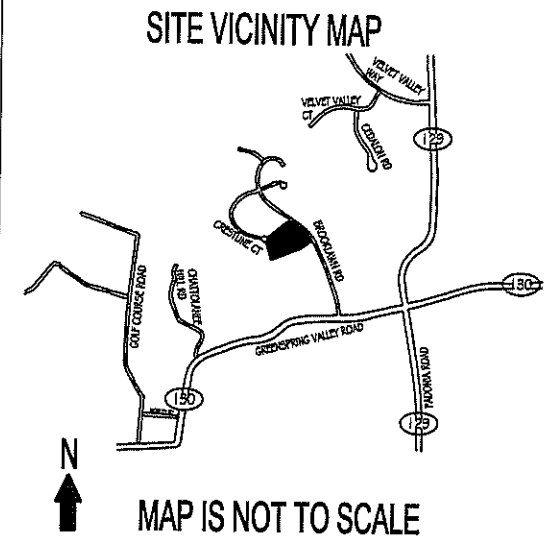
1 inch = 200 feet

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

ADDRESS 14 CRESTLINE CT, OWINGS MILLS, MD 21117 OWNER(S) NAME(S) DOUGLAS S. & MICHELLE L. RAMER

SUBDIVISION NAME ECCLESTON VALLEY LOT # 6 BLOCK # - SECTION # -

PLAT BOOK # 0025 FOLIO # 0083 10 DIGIT TAX # _____ DEED REF # 13093 / 00304



ZONING MAP # 068A1
SITE ZONED RC2/RC5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA ACREAGE 9.89
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
CASE 00-522-A - Approved

VIOLATION CASE INFO:

Case # 2015-0041-A

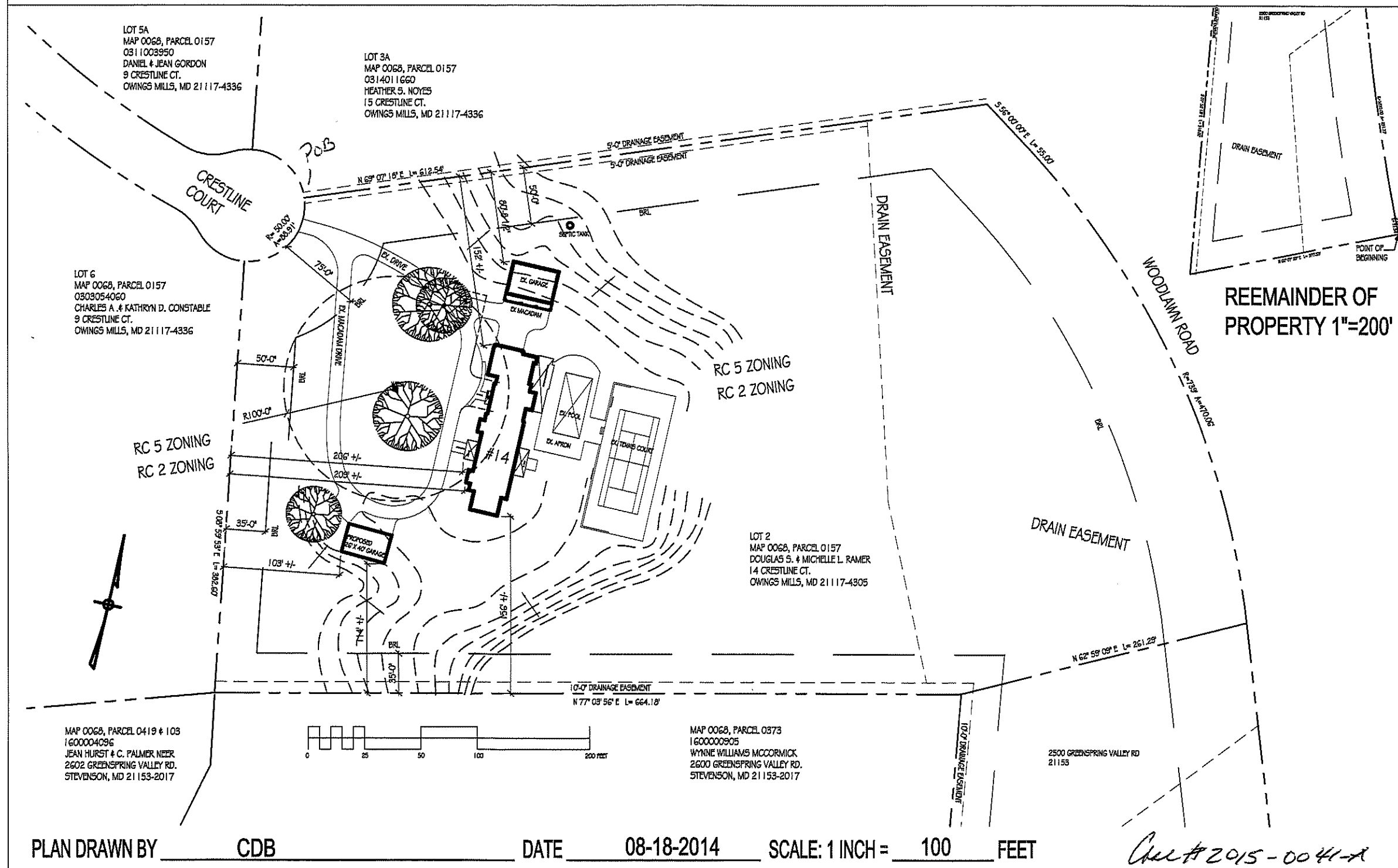
Pet. Exh. 1

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

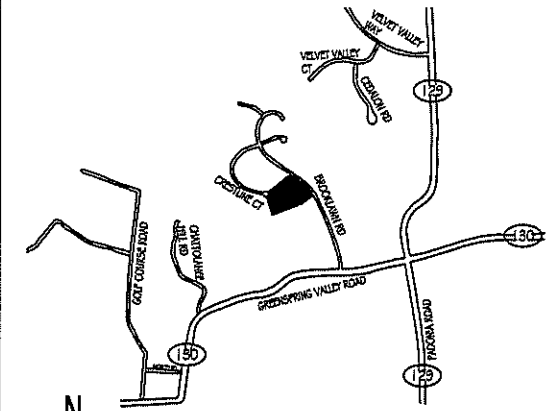
ADDRESS 14 CRESTLINE CT, OWINGS MILLS, MD 21117 OWNER(S) NAME(S) DOUGLAS S. & MICHELLE L. RAMER

SUBDIVISION NAME ECCLESTON VALLEY LOT # 6 BLOCK # - SECTION # -

PLAT BOOK # 0025 FOLIO # 0083 10 DIGIT TAX # _____ DEED REF # 13093 / 00304



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 068A1
SITE ZONED RC 2/RCS
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA ACREAGE 9.89
OR SQUARE FEET _____
HISTORIC ? NO
IN CBCA ? NO
IN FLOOD PLAIN ? NO
UTILITIES ? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING ? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
CASE 00-522-A - Approved

VIOLATION CASE INFO: