



KEVIN KAMENETZ
County Executive

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

October 22, 2014

Richard and Sarah Telljohann
4824 Carroll Manor Road
Baldwin, Maryland 21013

RE: Petition for Special Hearing
Property: 4824 Carroll Manor Road
Case No.: 2015-0045-SPH

Dear Mr. and Mrs. Telljohann:

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:sln
Enclosure

IN RE: **PETITION FOR SPECIAL HEARING** *
(4824 Carroll Manor Road)
10th Election District *
3rd Councilmanic District *
Richard and Sarah Telljohann *
Legal Owners *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. **2015-0045-SPH**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Richard and Sarah Telljohann, legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a side setback of 8' in lieu of the required 50' (also see §1A04.3.B.1.b.1) for an addition.

Appearing at the public hearing in support of the requests was Richard Telljohann. 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 provided two proposed conditions for inclusion in the final Order.

The subject property is zoned RC-5. The property is 1 acre in size, and is improved with a single family dwelling constructed in 1968. Petitioners would like to construct an attached garage for storage of vehicles and household items. Given the increased setback requirements of the RC-5 zone, Petitioners require zoning relief.

Under the RC-5 regulations, it is a petition for special hearing, rather than variance, that is required to alter the setbacks for a dwelling. Here, the regulations require 50', which is a

ORDER RECEIVED FOR FILING

Date 10/22/14
By Sen

substantially greater setback than found in most residential zones. In any event, the current side yard is 36' (i.e., nonconforming) and Petitioners propose to construct a 28' wide garage addition. This would leave an 8' setback to the property boundary. According to the plan, the nearest dwelling (4900ⁱ Carroll Manor Road) is situated 45' from the common boundary, which would mean that the building-to-building setback would be 53'. In my opinion, this is more than sufficient, especially considering the mature and dense vegetative buffer between the homes, as referenced in the DOP's comment. Mr. Telljohann stated that neither of his adjoining neighbors opposed the request.

THEREFORE, IT IS ORDERED this 22nd 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 approve a side setback of 8' in lieu of the required 50' for an addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.
- Petitioners must comply with the ZAC comment of the DOP, which is attached and incorporated herein.

ORDER RECEIVED FOR FILING

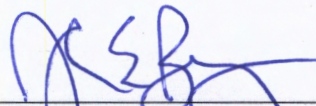
Date

10/22/14

By

sen

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 10/22/14

By sln

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 2, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

OCT 03 2014

SUBJECT: 4824 Carroll Manor Road

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-045

Petitioner: Richard and Sarah Telljohan, Jr.

Zoning: RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Planning Office has reviewed the subject request, conducted a field examination of the site, and spoke with the applicant by telephone. The applicant is seeking relief for side setback variances in order to construct an attached garage (28' x 28') that will be constructed on the existing parking pad and accessed from the existing driveway to facilitate direct entry to the dwelling and to improve the value of the property.

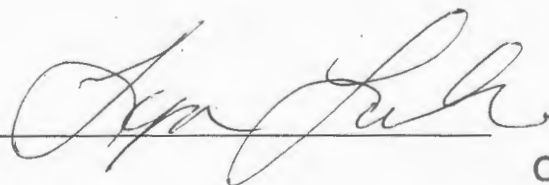
The Department of Planning does not oppose the petitioner's request for a special hearing, provided the following conditions are met:

- The buffer of existing trees should be maintained between the proposed garage and neighboring dwelling located at 4900 Carroll Manor Road
- The existing driveway should be utilized (if possible) and shown on the plan

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

For further information concerning the matters stated here in, please contact Carmela Iacovelli at 410-887-3480.

Division Chief:
AVA/LL



ORDER RECEIVED FOR FILING

Date

10/22/14

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 4824 CARROLL MANOR Rd. which is presently zoned RC-5
Deed References: 26116/00175 10 Digit Tax Account # 1010000250
Property Owner(s) Printed Name(s) RICHARD S. JR. AND SARAH TELLJOHN

(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. X 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 SIDE SETBACK OF 8ft. IN LIEU OF THE REQUIRED 50ft. (ALSO SEE SECTION 1A04.3.B.1.b.1; BCZR) FOR AN ADDITION.
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)

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):

Richard Telljohn Jr. Sarah Telljohn
Name #1 - Type or Print Name #2 - Type or Print
Richard Telljohn Sarah Telljohn
Signature #1 Signature #2
4824 Carroll Manor Rd Baltimore MD
Mailing Address City State
21013 443-790-4211 srtelljohn@yahoo.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print SAME
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2015-0045 SPH Filing Date 9/3/14

Do Not Schedule Dates

ORDER RECEIVED FOR FILING

Date

By

10/22/14
Den

ZONING HEARING PROPERTY DESCRIPTION:

PART A:

ZONING PROPERTY DESCRIPTION FOR:

4824 CARROLL MANOR ROAD, BALDWIN, MD 21013

Beginning at a point at an iron pipe planted on the northwest side of Carroll Manor Road which is 34 feet of right-of-way width wide at the distance of 25.65 feet northwest of the centerline measured North 28 degrees 50 minutes West.

PART B:

Metes and Bounds Sample – lot not part of record plat or minor subdivision:

Thence the following courses and distances: (1st Point of Call-"POC") South 65 degrees 47 minutes West 135.00 feet to an iron pipe thence leaving the road and running for the following three lines of division now made viz: (2nd POC) North 24 degrees 13 minutes West 324.82 feet to an iron pipe, (3rd POC) and North 69 degrees 17 minutes East 137.26 feet to an iron pipe, and (4th POC) South 24 degrees 13 minutes East 316.44 feet to the place of the beginning as recorded in Deed Liber 16317, Folio 268, containing 1.008 acres. Located in the 10th Election District and 3rd Council District.

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

No. **116245**

Date: **9/3/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/03/2014 9/03/2014 09:50:12 5

REC W605 WALKIN RDOS LRB
 >> RECEIPT # 759999 9/03/2014 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				100.00
								75.00

Dept 5 528 ZONING VERIFICATION
 MD. 116245

Recpt Tot \$75.00
 \$75.00 CK \$4.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **SARAH Telljohn**

For: **2015-0045-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/neighborhood 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: 2015-0045 SPH

✓ Petitioner: Richard : Sarah Tellyohann Jr

✓ Address or Location: 4824 Carroll Manor Road Baldwin MD 21013

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

SAME

✓ Telephone Number: 443-790-4211

M E M O R A N D U M

DATE: November 24, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0045-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on November 21, 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

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

September 23, 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: 2015-0045-SPH

4824 Carroll Manor Road

N/w side of Carroll Manor Road, 40 ft. n/w of E. Devonfield Drive

10th Election District – 3rd Councilmanic District

Legal Owners: Richard & Sarah Telljohann

Special Hearing to approve a side setback of 8 feet in lieu of the required 50 ft. for an addition.

Hearing: Monday, October 20, 2014 at 10:00 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. Telljohan, 4824 Carroll Manor Road, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 30, 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 30, 2014 Issue - Jeffersonian

Please forward billing to:

Richard & Sarah Telljohan, Jr.
4824 Carroll Manor Road
Baldwin, MD 21013

443-790-4211

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4824 Carroll Manor Road

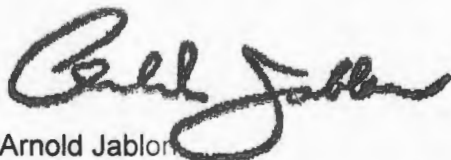
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING
4824 Carroll Manor Road; NW/S of Carroll
Manor Road, 40' NW of Devonfield Drive
10th Election & 3rd Councilmanic Districts
Legal Owner(s): Richard & Sarah Telljohann
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-045-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

SEP 16 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 16th day of September, 2014, a copy of the foregoing Entry of Appearance was mailed to Richard & Sarah Telljohann, 4824 Carroll Manor Road, Baldwin, Maryland 21013, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 2, 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 30, 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: #2015-0045-SPH

4824 Carroll Manor Road

N/W side of Carroll Manor Road, 40 ft. n/w of E. Devonfield Drive

10th Election District - 3rd Councilmanic District

Legal Owner(s): Richard & Sarah Telljohann

Special Hearing to approve a side setback of 8 feet in lieu of the required 50 ft. for an addition.

Hearing: Monday, October 20, 2014 at 10:00 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.
JTS 9/9/38 September 30

99579

CERTIFICATE OF POSTING

Date: 9-28-14

RE: Case Number: 2015-0045-SPH

Petitioner/Developer: Sarah Telljohann

Date of Hearing/Closing: 10-20-14 10AM

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 4824 Carroll Manor Rd

ZONING NOTICE

CASE # 2015-0045 SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BLDG. ROOM 205
PLACE: 105 N. CHESTNUT AVE

DATE AND TIME: MONDAY OCT 20, 2014 10AM

REQUEST: SPECIAL HEARING TO APPROVE

A SIDE SETBACK OF 8 FEET IN LIEU OF

THE REQUIRED 50 FEET FOR AN ADDITION

PROPOSED USE IS TO BE HELD ON OTHER CONDITIONS AND SOME TIMES NECESSARY
TO CONSIDER MEETING CALL 800-230-2301
DO NOT APPROVE THIS SIGN AND NOT WITH ANY OF THEM
MUNICIPALITY

28-14

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

DATE 10-20-2014

[illegible]

C H E C K L I S T

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

9/12

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

N/C

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

FIRE DEPARTMENT

10/2/14

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

C

9/8/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/30/14

SIGN POSTING

Date:

9/28/14

by Pulson

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

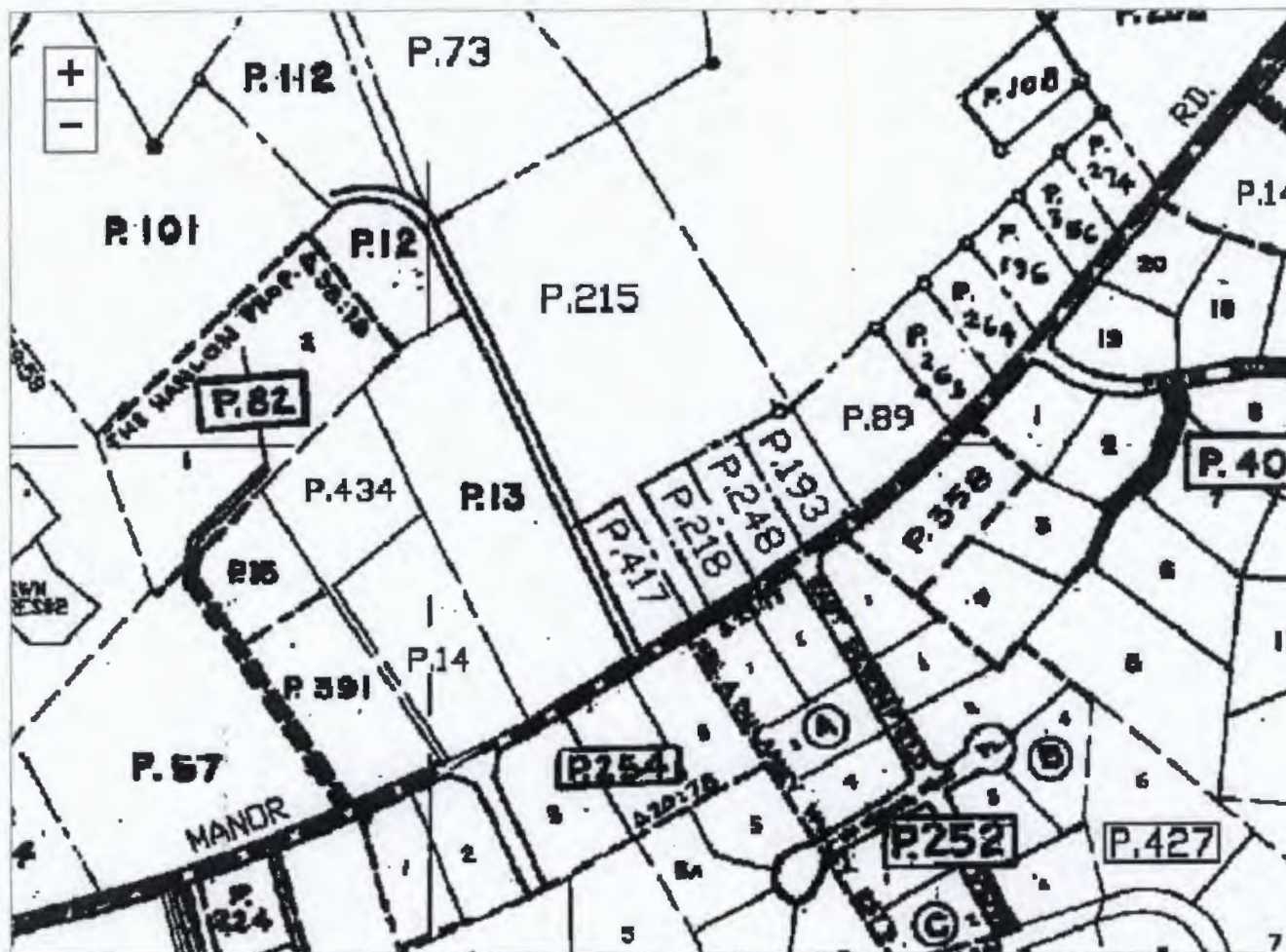
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 10 Account Number - 1010000250							
Owner Information									
Owner Name:		TELLJOHANN RICHARD JR TELLJOHANN SARAH R			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		4824 CARROLL MANOR RD BALDWIN MD 21131-1312			Deed Reference:		/26116/ 00175		
Location & Structure Information									
Premises Address:		4824 CARROLL MANOR RD 0-0000			Legal Description:		1.008 AC 4824 CARROLL MANOR RD NS 1850 SW SWEET AIR ROAD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0044	0011	0248		0000				2014	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 1968		Above Grade Enclosed Area 2,382 SF		Finished Basement Area 387 SF		Property Land Area 1.0000 AC		County Use 04	
Stories 2	Basement YES	Type STANDARD UNIT		Exterior BRICK	Full/Half Bath 3 full/ 1 half	Garage	Last Major Renovation		
Value Information									
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		150,000		135,000					
Improvements		201,600		191,800					
Total:		351,600		326,800		326,800		326,800	
Preferential Land:		0						0	
Transfer Information									
Seller: ROCKWELL NORMAN E, JR Type: ARMS LENGTH IMPROVED				Date: 08/30/2007 Deed1: /26116/ 00175		Price: \$350,000 Deed2:			
Seller: JACKSON JOSEPH M Type: NON-ARMS LENGTH OTHER				Date: 04/15/2002 Deed1: /16317/ 00268		Price: \$195,000 Deed2:			
Seller: MILLER CHARLES F Type: ARMS LENGTH IMPROVED				Date: 05/08/1964 Deed1: /04296/ 00438		Price: \$3,600 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: Approved 09/09/2008									

Baltimore County

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

District: 10 Account Number: 1010000250



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://msweb05.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

October 16, 2014

Richard & Sarah Telljohann
4824 Carroll Manor Road
Baldwin MD 21013

RE: Case Number: 2015-0045 SPH, Address: 4824 Carroll Manor Road

Dear Mr. & Ms. Telljohann:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 3, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 9/8/14

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

RE: Baltimore County
Item No. 2015-0045-SHA
Special Hearing
Richard & Sarah Telljohann
4824 Carroll Manor Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0045-SHA.

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 2, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

OCT 03 2014

SUBJECT: 4824 Carroll Manor Road

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-045

Petitioner: Richard and Sarah Telljohan, Jr.

Zoning: RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Planning Office has reviewed the subject request, conducted a field examination of the site, and spoke with the applicant by telephone. The applicant is seeking relief for side setback variances in order to construct an attached garage (28' x 28') that will be constructed on the existing parking pad and accessed from the existing driveway to facilitate direct entry to the dwelling and to improve the value of the property.

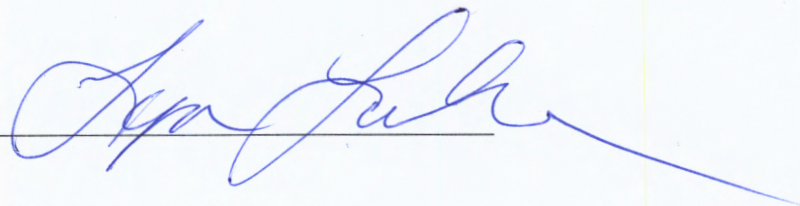
The Department of Planning does not oppose the petitioner's request for a special hearing, provided the following conditions are met:

- The buffer of existing trees should be maintained between the proposed garage and neighboring dwelling located at 4900 Carroll Manor Road
- The existing driveway should be utilized (if possible) and shown on the plan

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

For further information concerning the matters stated here in, please contact Carmela Iacovelli at 410-887-3480.

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 12, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For September 15, 2014
Item No. 2015-0044, 0045, 0046, 0047 and 0048

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\ZAC09152014 -.doc

10/05/14
wcr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 2, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 4824 Carroll Manor Road

INFORMATION:

Item Number: 15-045
Petitioner: Richard and Sarah Telljohan, Jr.
Zoning: RC 5
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Planning Office has reviewed the subject request, conducted a field examination of the site, and spoke with the applicant by telephone. The applicant is seeking relief for side setback variances in order to construct an attached garage (28' x 28') that will be constructed on the existing parking pad and accessed from the existing driveway to facilitate direct entry to the dwelling and to improve the value of the property.

The Department of Planning does not oppose the petitioner's request for a special hearing, provided the following conditions are met:

- The buffer of existing trees should be maintained between the proposed garage and neighboring dwelling located at 4900 Carroll Manor Road
- The existing driveway should be utilized (if possible) and shown on the plan

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

For further information concerning the matters stated here in, please contact Carmela Iacovelli at 410-887-3480.

Division Chief:
AVA/LL



Case No.:

2015-0045-SPH

Exhibit Sheet

Petitioner/Developer

DW
11-24-14

Protestants

Sen
10/22/14

No. 1	Plan	
No. 2	Color Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





using existing footprint
of driveway

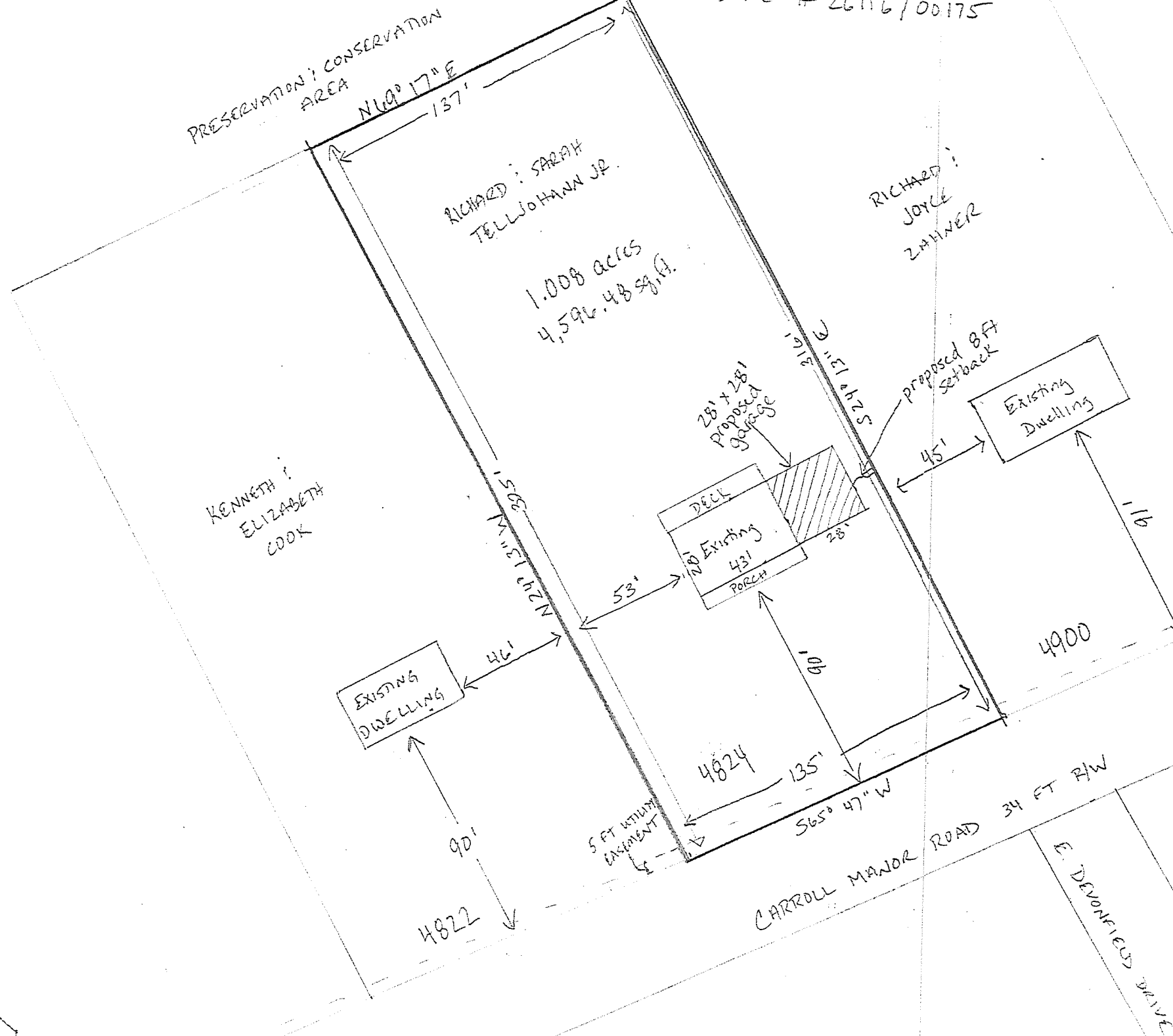


4900
also has garage

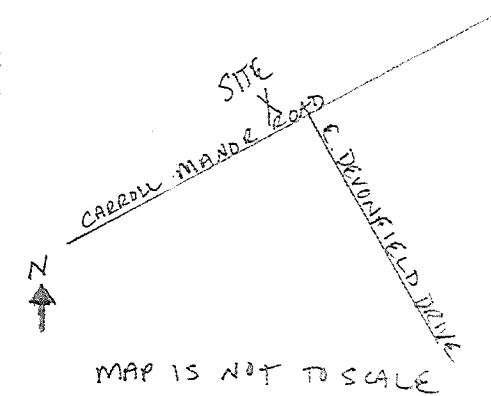




ZONING HEARING FOR VARIANCE X FOR SPECIAL HEARING — (MARK TYPE REQUESTED WITH X)
 ADDRESS: 4824 CARROLL MANOR ROAD OWNERS NAMES RICHARD : SARAH TELLJOHANN JR.
 PLAT BOOK # ~~112~~ FOLIO # ~~268~~ 10 DIGIT TAX # 1010000250 DEED REF # 26116/00175



SITE VICINITY MAP



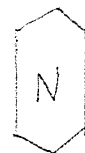
ZONING MAP # 044C1
 SITE ZONED RC5
 ELECTION DISTRICT 10
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 1.008
 OR SQUARE FEET
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC — PRIVATE X
 SEWER IS:
 PUBLIC — PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
N/A
 VIOLATION CASE INFO: N/A

PETITIONER'S

EXHIBIT NO. 1

PLAN DRAWN BY SARAH TELLJOHANN DATE 8/28/14 SCALE: 1 INCH = 50 FEET

PLAT BOOK # ~~16311~~ FOLIO # ~~258~~ 10 DIGIT TAX # 1010000250 DEED REF # 26116/00175



A hand-drawn sketch map on a grid background. A line labeled "CARRON MADE LEAD" runs diagonally from the bottom left towards the top right. Another line labeled "E. DEANFIELD DRAIN" runs diagonally from the top left towards the bottom right, intersecting the first line. The intersection point is marked with an 'X' and labeled "SITE X". In the bottom left corner, there is a north arrow pointing upwards, labeled with a capital "N".

VIOLATION CASE INFO: N/A