



KEVIN KAMENETZ
County Executive

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

November 21, 2014

Hiroshki and Mineko Nakazawa
10509 Stevenson Road
Stevenson, Maryland 21153

RE: Petition for Administrative Variance
Case No. 2015-0073-A
Property: 10509 Stevenson Road

Dear Petitioners:

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 name John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Richard Davis, C B Structures, Inc., 202 Orlan Road, New Holland, PA 17557

IN RE: PETITION FOR ADMIN. VARIANCE *
(10509 Stevenson Road)
3rd Election District
2nd Council District
Hiroshi and Mineko Nakazawa
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0073-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Hiroshi and Mineko Nakazawa ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an accessory structure (barn) to be re-built in the front/side of the property at a height of 28 ft. in lieu of the required rear yard placement and maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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 October 25, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 11-21-14

By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the barn shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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

THEREFORE, IT IS ORDERED, this 21st day of November, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit an accessory structure (barn) to be re-built in the front/side of the property at a height of 28 ft. in lieu of the required rear yard placement and maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

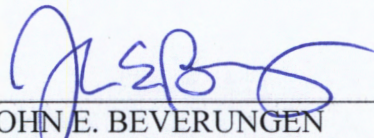
ORDER RECEIVED FOR FILING

Date 11-21-14

By [Signature]

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-21-14

By EW



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 10509 STEVENSON RD, STEVENSON MD 21153 Currently zoned RC 2
 Deed Reference 04916 100535 10 Digit Tax Account # 0314001260
 Owner(s) Printed Name(s) NAKAZAWA, HIROSHI AND MINEKO

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s)
 BCZR: 400.1 & 400.3 -> To permit an accessory structure (barn) to be re-built in the front/side of the property at a height of 28 feet, in lieu of the required rear yard placement and maximum height of 15 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

NAKAZAWA, HIROSHI + MINEKO
 Name #1 - Type or Print Name #2 - Type or Print

[Signature]
 Signature #1 Signature #2

10509 STEVENSON RD STEVENSON MD
 Mailing Address City State

21153 4107447172 4104863335
 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:

RICHARD DAVIS, CB STRUCTURES, INC
 Name - Type or Print

[Signature]
 Signature

202 ORLAN RD, NEW HOLLAND PA 17557
 Mailing Address City State

17557 717 3440103 RDavis@CBSTRUCTURES INC.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 21 day of 11 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 2015-0073-A Filing Date 9/30/14 Estimated Posting Date 10/26/14 Reviewer JS

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: 10509 STEVENSON RD, STEVENSON MD 21153
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)

OWNER WAS ASKED TO REMOVE EXISTING 2 STORY BARN
AND MOVE IT AWAY FROM SEPTIC FIELD SYSTEM
(NEW)

WE ARE SIMPLY ASKING TO PUT THE BARN BACK
IN THE SAME BASIC AREA MOVED SLIGHTLY TO STAY
AWAY FROM SEPTIC SYSTEM

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

[Signature]
Signature of Owner (Affiant)

Hiroschi Nakazawa
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

MINEKO NAKAZAWA
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 22nd day of September, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Mineko Nakazawa Hiroschi Nakazawa

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

04-27-2015
My Commission Expires

DESCRIPTION OF 9.3875 ACRES
PARCEL 1

BEGINNING for the same at an iron pipe found at the end of the third or South 89 degrees 5 minutes West 100 foot line of the third parcel of land which by deed dated September 4, 1968 and recorded among the Land Records of Baltimore County in Liber 4916 page 535 was conveyed by C. Marshall Barton Jr. and Louise Barroll Barton, his wife, to Hiroshi Nakazawa and Mineko Nakazawa, his wife, thence running reversely with said third line and also running reversely with the third or South 89 degrees 5 minutes West 435 foot line of the second parcel of the aforementioned deed the two following courses and distances,

1. North 82 degrees 38 minutes 28 seconds East 100.21 feet to an Iron pipe found
2. North 81 degrees 55 minutes 55 seconds East passing over an iron bar found at the distance of 250.22 feet thereon in all 434.94 feet to the end of said line, thence reversely with the second line of said second parcel and with the third line of said first parcel of the aforementioned deed.
3. South 01 degrees 34 minutes 54 seconds East passing over the beginning of said second line at the distance of 227 feet, in all 773.99 feet to a point in or near the middle of Jones Falls at the end of the said line, thence running in or near the middle of Jones Falls the four following courses and distances, viz;
4. North 88 degrees 47 minutes 24 seconds West 136.99 feet
5. South 85 degrees 00 minutes 09 seconds West 71.00 feet
6. South 89 degrees 06 minutes 09 seconds West 401.39 feet
7. South 83 degrees 33 minutes 33 seconds West 25.70 feet to a point in the centerline of Stevenson Road and at the beginning of the 11th line of said first parcel, thence with said centerline and with part of said 11th line
8. North 25 degrees 23 minutes 38 seconds West 225.12 feet, thence leaving said road and running for new lines of division through said first parcel the six following courses and distances, viz:
9. North 56 degrees 46 minutes 20 seconds East 285.68 feet.
10. North 15 degrees 38 minutes 56 seconds West 64.35 feet

2015-0073-A

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

No. **117523**

Date: **9/30/14**

PAID RECEIPT

BUSINESS OFFICE TIME
 9/30/2014 9/30/2014 14:07:32

REC: MSD2 WALKER JENNIE
 RECEIPT # 894032 9/30/2014 DFLW

5 520 TRIPS VERIFICATION
 NO. 117523

Receipt Tot: \$75.00
 \$75.00 0.00 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650						\$75.00

Total: **\$75.00**

Rec From: **NAKAZAWA**

For: **2015-0073-A**

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: 2015-0073-4

Petitioner: NAKAZAWI, HIROSHI + MINEKO

Address or Location: 10509 STEVENSON RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: NAKAZAWI, HIROSHI + MINEKO

Address: 10509 STEVENSON RD

STEVENSON, MD 21153

Telephone Number: 410-744-7172

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0073 -A Address 10509 STEVENSON RD.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/30/14 Posting Date: 10/26/14 Closing Date: 11/10/14

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- 0073 -A Address 10509 STEVENSON RD.

Petitioner's Name NAKAZAWI, HIROSHI + MINEKO Telephone 410-744-7172

Posting Date: ~~10/26/14~~ 10/26/14 Closing Date: ~~11/10/14~~ 11/10/14

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (BARN) TO BE
RE-BUILT IN THE FRONT/SIDE YARD OF THE PROPERTY WITH A HEIGHT OF
28 FEET, IN LIEU OF THE REQUIRED REAR YARD PLACEMENT AND MAXIMUM
HEIGHT OF 15 FEET

Revised 7/18/14

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/25/2014

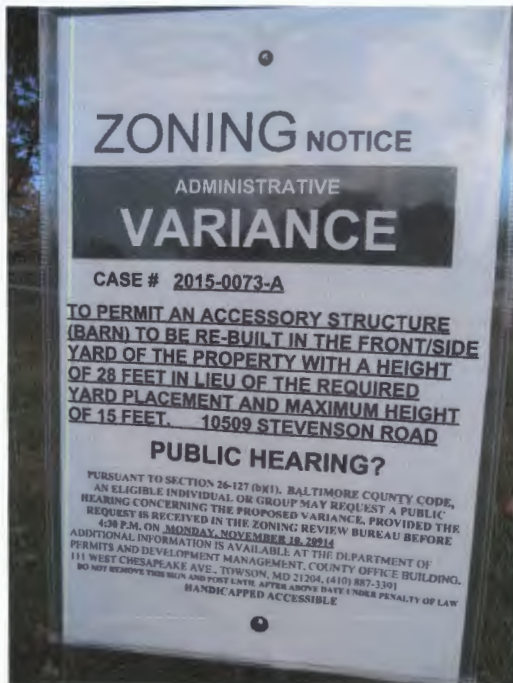
Case Number: 2015-0073-A

Petitioner / Developer: RICHARD DAVIS ~
NAKAZAWI, HIROSHI & MINEKO

Date of Hearing (Closing): NOVEMBER 10, 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:
10509 STEVENSON ROAD

The sign(s) were posted on: OCTOBER 25, 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)

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 9, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0071, 0073, 0074, 0075, 0076, 0078 and 0079

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\ZAC10132014 -.doc

MEMORANDUM

DATE: December 23, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0073-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 22, 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

Debra Wiley

From: Jason Seidelman
Sent: Monday, November 17, 2014 8:02 AM
To: Debra Wiley
Subject: Fwd: FW: Nakazawa pictures --Zoning case 2015-0073 - 10509 Stevenson Road
Attachments: FW: Nakazawa pictures - Zoning case 2015-0073 - 10509 Stevenson Road

Hi Debra, here are the pictures for Nakazawa.....

Thanks,

Jason Seidelman
Zoning Review
Baltimore County, MD
410-887-3391

Debra Wiley

From: Richard Davis <RDavis@cbstructuresinc.com>
Sent: Friday, November 14, 2014 3:57 PM
To: Jason Seidelman
Cc: Richard Davis
Subject: FW: Nakazawa pictures - Zoning case 2015-0073 - 10509 Stevenson Road
Attachments: PICTURES OF THE NAKAZAWA HOME.docx

Hello Jason,
Pictures attached, let me know if this works.

Best regards,

Richard Davis

CB Structures, Inc.

202 Orlan Road

New Holland PA 17557

Office 800-544-9464 x0

Direct 717-344-0103

Fax 717-355-9170

Cell 717-344-0103

RDavis@cbstructuresinc.com

www.CBStructuresinc.com

Hi Jason,

I'm on the road but will send the pictures to you when I get back to my office.

If you need more I can do that over the weekend.

Just let me know how I can help.

Did any neighbors protest the variance?

Thanks

Richard

Sent from my iPhone

On Nov 14, 2014, at 3:11 PM, "Jason Seidelman" <jseidelman@baltimorecountymd.gov> wrote:

Richard,

I just received word from the Hearing Officer's office that they do not have the pictures of the property for 10509 Stevenson Road (Nakazawa property). I honestly don't remember if they were provided or not, or if they got lost here, but we need them ASAP so that the Hearing Officer can make a decision next week. Do you have any available you can send me via e-mail? If not, is it possible to get some soon?

Thanks,

Jason Seidelman

Zoning Review

Baltimore County, MD

410-887-3391

CONNECT WITH BALTIMORE COUNTY

NAKAZAWA FARM AT 10509 Stevenson Road, Stevenson, MD



STANDING ON THE STREET LOOKING UP THE DRIVEWAY AT THE NAKAZAWA HOME



PASSING THROUGH GATES HALF WAY UP THE DRIVEWAY, HOME ON THE LEFT



THE NAKAZAWA HOME FROM THE DRIVEWAY



VIEW OF OLD AND PROPOSED BARN SITE FROM THE HOME



CLOSER VIEW OF BARN SITE



BARN SITE – WAS TO THE LEFT AND NOW IS SLIGHTLY TO THE RIGHT TO STAY OFF OF THE SEPTIC FIELD



CLOSE UP OF OLD BARN FOUNDATION



VIEW OF HOME FROM THE NEW BARN

CHECKLIST**Comment
Received****Department****Support/Oppose/
Conditions/
Comments/
No Comment**10-9DEVELOPMENT 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 _____)

10-7

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 10-25-14 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

SDAT: Real Property Search

Guide to searching the database

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Account Identifier:

District - 03 Account Number - 0314001260

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /04916/ 00535

Owner Name:

NAKAZAWA HIROSHI
NAKAZAWA MINEKO
10509 STEVENSON RD
STEVENSON MD 21153-0676

Legal Description:

9.8871 AC
STEVENSON RD
N COR VALLEY RD
Assessment Year: 2014
Plat No:
Plat Ref:

Mailing Address:

10509 STEVENSON RD
STEVENSON 21153-

Premises Address:

Subdivision: 0000

Section: Block: Lot:

Assessment Year: 2014

Plat No:
Plat Ref:

Map: 0068
Grid: 0003
Parcel: 0241

Sub District:

Town: Ad Valorem:
Tax Class:

Property Land Area
9.8900 AC

County Use
05

Special Tax Areas:

Above Grade Enclosed Area
5,252 SF

Finished Basement Area

Garage
1 Detached

Last Major Renovation

Primary Structure
Built 1901

Basement
YES

Type
STANDARD UNIT

Exterior SIDING

Full/Half Bath
4 full/ 1 half

Phase-In Assessments
As of 07/01/2014

As of 07/01/2015

Stories
2 1/2

Base Value

Value
As of 01/01/2014
272,500
354,500
627,000

627,000

627,000
0

Land: Improvements
Total:

Preferential Land:

302,800
364,400
667,200
0

Transfer Information

Date: Deed1:

Date: Deed1:

Date: Deed1:

Date: Deed1:

Price: Deed2:

Price: Deed2:

Price: Deed2:

Price: Deed2:

07/01/2015

0.00/0.00

Seller:

Type:

Seller:

Type:

Seller:

Type:

Exemption Information

07/01/2014

0.00

0.00

0.00/0.00

Special Tax Recapture:
NONE

Partial Exempt Assessments:

Class
000
000
000

County:

State:

Municipal:

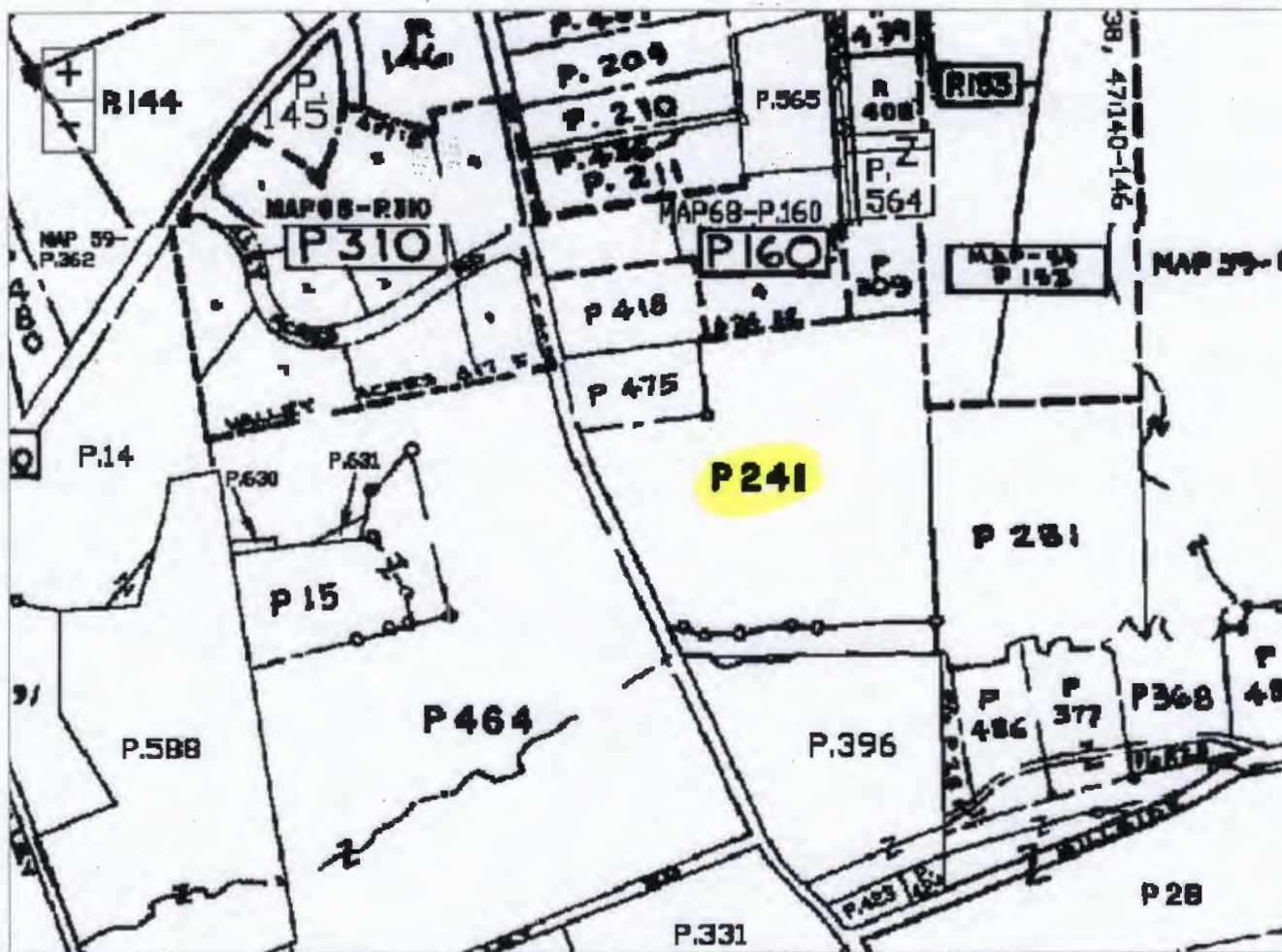
Tax Exempt:

Exempt Class:

Homestead Application Information

Homestead Application Status: Approved 07/01/2010

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **03** Account Number: **0314001260**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

-->

Debra Wiley

From: Debra Wiley
Sent: Friday, November 14, 2014 3:15 PM
To: Jason Seidelman
Subject: RE: Administrative Variance - Case No. 2015-0073-A (Closing date: 11/10)

Thanks Jason. I'll just cross out the history info. marked on the case file.

From: Jason Seidelman
Sent: Friday, November 14, 2014 3:08 PM
To: Debra Wiley
Subject: Re: Administrative Variance - Case No. 2015-0073-A (Closing date: 11/10)

Debra,

I sent an e-mail to the contractor to get some pics. Hopefully we'll have them on Monday.....
As for 2011-0325-SPH, I don't think it ever got heard. We have nothing on that case other than the application and the site plan.

Jason Seidelman
Zoning Review
Baltimore County, MD
410-887-3391

>>> Debra Wiley <dwiley@baltimorecountymd.gov> 11/14/2014 11:10 AM >>>
Hi Jason,

I am in receipt of the above-referenced file and the required photos appear to be missing. Please contact the Petitioners for same as this cannot be processed without them.

In addition, the case file is marked with "History: 2011-0325-SPH" however, we are unable to locate same. The hearing was set for June, 2011 but was postponed. Can you please send the Order if it exists?

Thanks in advance for your usual cooperation.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Debra Wiley

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To: Debra Wiley
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Jason Seidelman
Zoning Review
Baltimore County, MD
410-887-3391

>>> Debra Wiley <dwiley@baltimorecountymd.gov> 11/14/2014 11:10 AM >>>
Hi Jason,

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In addition, the case file is marked with "History: 2011-0325-SPH" however, we are unable to locate same. The hearing was set for June, 2011 but was postponed. Can you please send the Order if it exists?

Thanks in advance for your usual cooperation.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



KEVIN KAMENETZ
County Executive

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

November 12, 2014

Nakazawi, Hiroshi & Mineko
10509 Stevenson Road
Stevenson MD 21153

RE: Case Number: 2015-0073 A, Address: 10509 Stevenson 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 September 30, 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: jaw

Enclosures

c: People's Counsel
Richard Davis, C B Structures Inc., 202 Orlan Road, New Holland PA 17557

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



Maryland Department of Transportation

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

Date: 10/7/14

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

RE: Baltimore County
Item No 2015-0073-A
Administrative Variance
Nakazawa, Hiroshi Minoko
10509 Stevenson 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. *2015-0073-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,

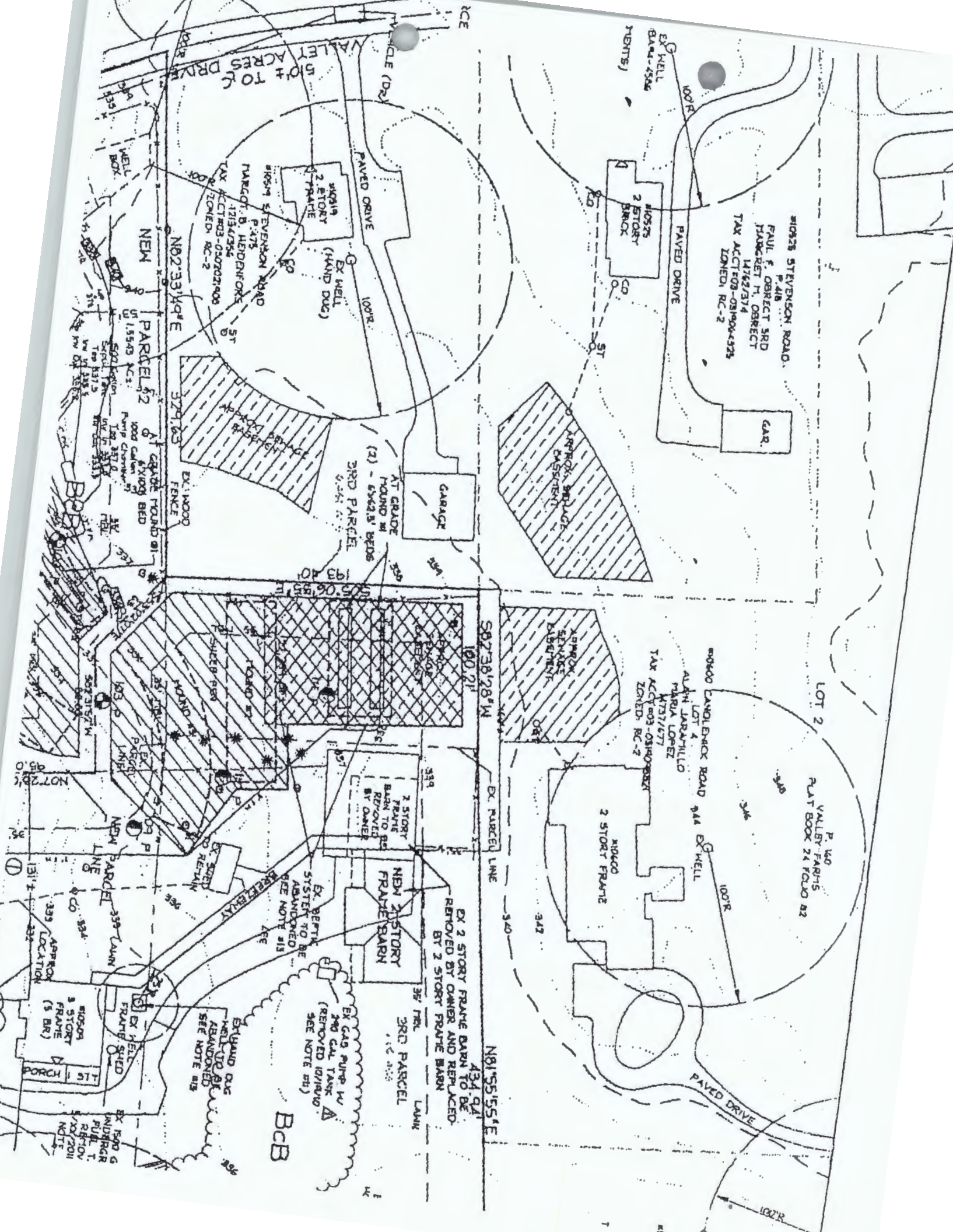
A handwritten signature in blue ink, appearing to read "Steven D. Foster".

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



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

ADDRESS 10509 STEVENSON RD STEVENSON MD 21153 OWNER(S) NAME(S) NAKAZAWA, HIROSHI + MINEKO

SUBDIVISION NAME N/A LOT # 0 BLOCK # 0 SECTION # 0

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0314001260 DEED REF. # 04916/00535



PLAN DRAWN BY CB STRUCTURES, INC DATE 9-18-2014 SCALE: 1 INCH = 150 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 068B1

SITE ZONED RC2

ELECTION DISTRICT 03

COUNCIL DISTRICT 02

LOT AREA ACREAGE 9.8871

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

2011-0325-SPH

GRANTED

VIOLATION CASE INFO:

2015-0073-A

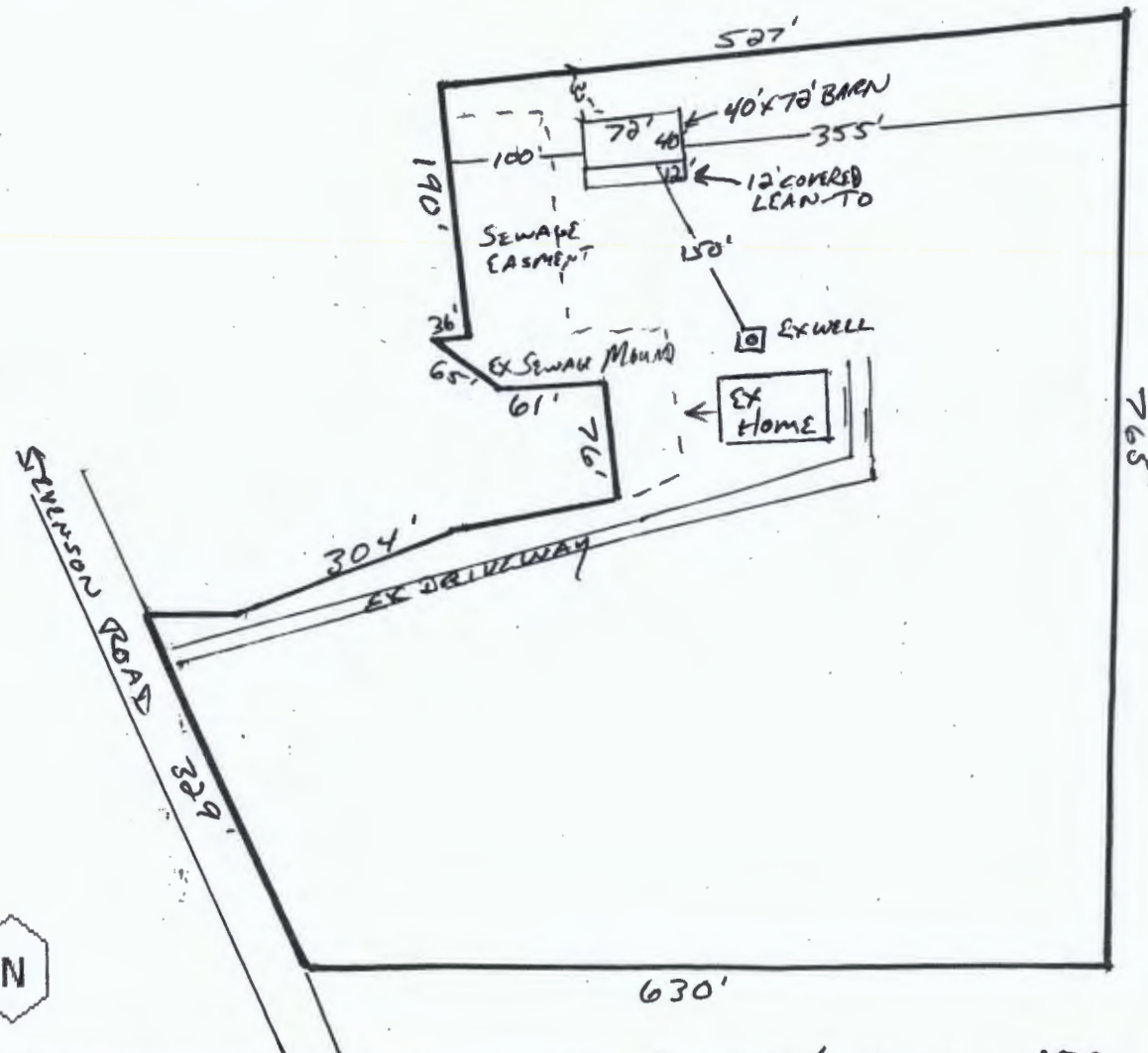
Pet. Exp. 1

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

ADDRESS 10509 STEVENSON RD STEVENSON MD 21153 OWNER(S) NAME(S) NAKAZAWA, HIROSHI + MINEKO

SUBDIVISION NAME N/A LOT # 0 BLOCK # 0 SECTION # 0

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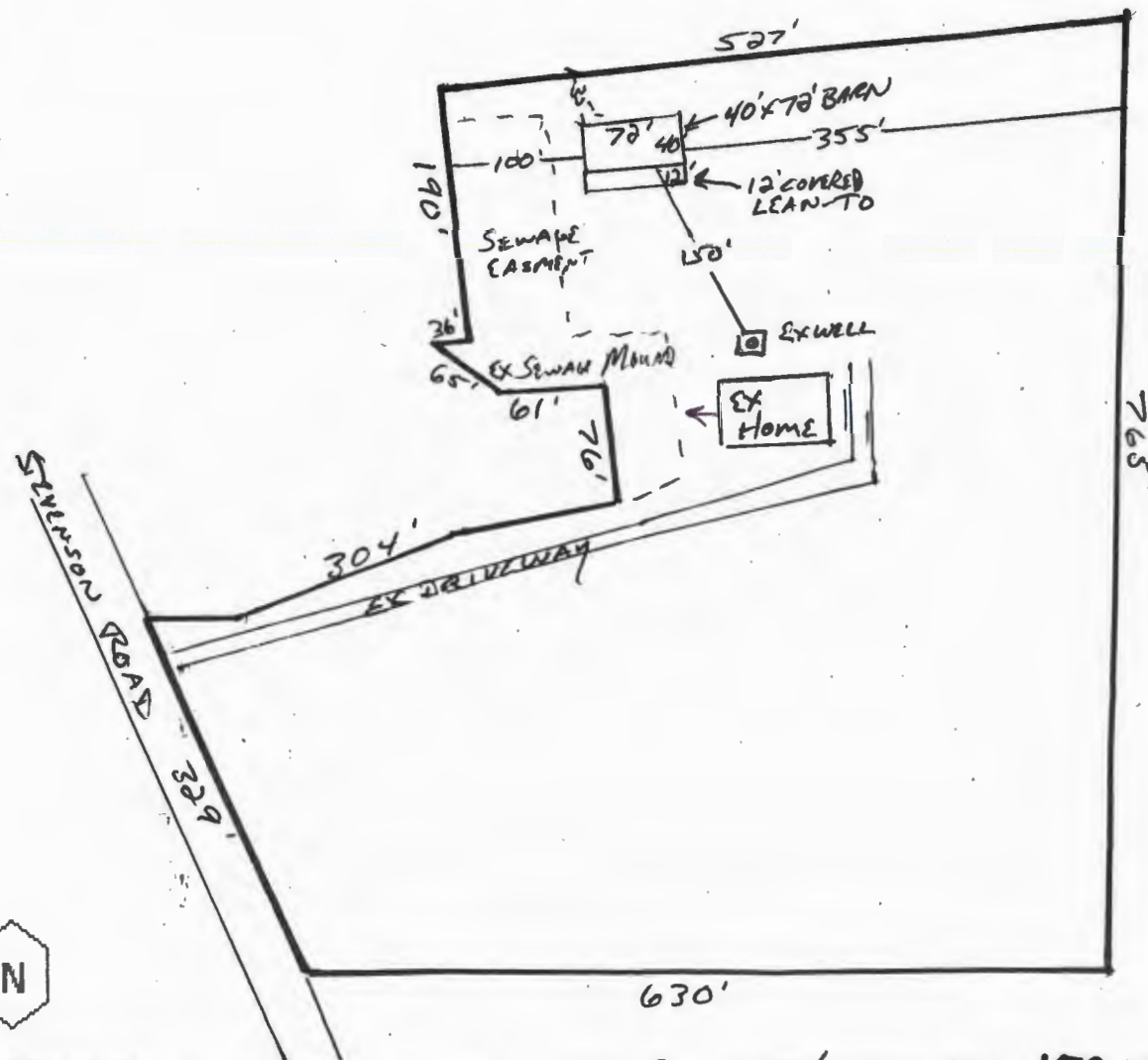
2015-0073-A

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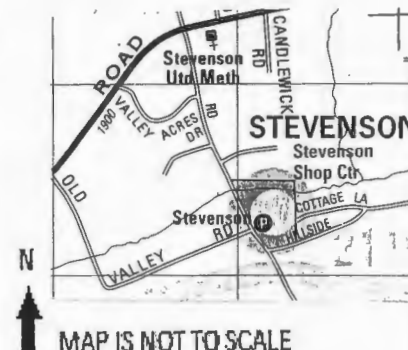
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SITE VICINITY MAP



ZONING MAP# 068B1

SITE ZONED RC2

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