



KEVIN KAMENETZ
County Executive

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

November 6, 2014

Todd D. Carbaugh
Karen J. Carbaugh
13808 E. Devonfield Drive
Baldwin, Maryland 21013

RE: Petition for Administrative Variance
Case No. 2015-0083-A
Property: 13808 E. Devonfield Drive

Dear Mr. and Mrs. Carbaugh:

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

IN RE: PETITION FOR ADMIN. VARIANCE *
(13808 Devonfield Drive)
11th Election District *
3rd Council District *
Todd D. and Karen J. Carbaugh *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0083-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, Todd D. and Karen J. Carbaugh. The Petitioners are requesting Variance relief from §§ 1A04.3.B.2.b and 504 [§ 205.3 of 1955 regulations] of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (garage) to have a side street setback of 25 ft. in lieu of the required 40 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 19, 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

ORDER RECEIVED FOR FILING

Date 11-6-14

By [Signature]

Judge, 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.

Although the Department of Planning did not make any recommendations related to the proposed addition (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 6th day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1A04.3.B.2.b and 504 (§ 205.3 of 1955 regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (garage) to have a side street setback of 25 ft. in lieu of the required 40 ft., 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.

ORDER RECEIVED FOR FILING

Date 11-6-14

By [Signature]

3. The garage shall not be used for commercial purposes.

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 11-6-14

By low



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 13808 E. Devonfield Drive, Baldwin, Maryland 21013 Currently zoned RC-5 (vested R 20)
 Deed Reference 11578 / 00745 10 Digit Tax Account # 1101054365
 Owner(s) Printed Name(s) Todd D. and Karen J. Carbaugh

(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) 1A04.3.B.2.b and 504 (section 205.3 1955 regs) -
to permit a proposed addition (garage) to have a side yard setback of 25 feet in lieu of
the required 40 feet street
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **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):

Todd D. Carbaugh / Karen J. Carbaugh
 Name #1 – Type or Print / Name #2 – Type or Print
Todd D. Carbaugh / Karen J. Carbaugh
 Signature #1 / Signature #2
13808 E. Devonfield Drive, Baldwin, Maryland
 Mailing Address / City / State
21013 / 410-592-2586 / carbaugh4@comcast.net
 Zip Code / Telephone # / Email Address
cell: 410-207-0585

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

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

Name – Type or Print
 Signature
 Mailing Address / City / State
 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 2015-0083 A Filing Date 10/9/14 Estimated Posting Date 10/14/14 Reviewer R.D.

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: 13808 E. Devonfield Drive Baldwin Maryland 21013
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)**

Being a collector of classic vehicles, collector vehicle insurance companies require all historically registered vehicles be garaged in order to obtain collector car insurance on those vehicles. I currently have two collector vehicles that are garaged in our main dwelling and have purchased a third historic vehicle. This vehicle, however, will need to be garaged prior to my obtaining collector's insurance and tags for the vehicle. An attached garage addition to our main dwelling will enable me to house the third, collector vehicle. We appreciate your review for this administrative variance.

Septic and drainfield interfere with other location in backyard.

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

Todd D. Carbaugh
Signature of Owner (Affiant)
Todd D. Carbaugh
Name- Print or Type

Karen J. Carbaugh
Signature of Owner (Affiant)
Karen J. Carbaugh
Name- Print or Type

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

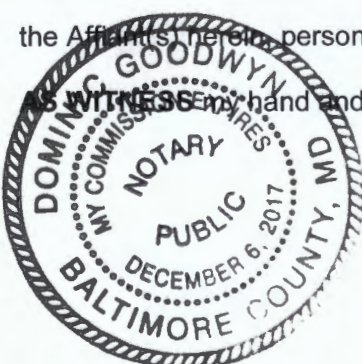
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 08 day of October, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Todd D Carbaugh & Karen J Carbaugh

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

Witness my hand and Notaries Seal



[Signature]
Notary Public
My Commission Expires 12/06/17

PROPERTY DESCRIPTION:

ZONING PROPERTY DESCRIPTION FOR 13808 E. Devonfield Drive, Baldwin, Maryland 21013.

- ② Being known and designated as Lot 2, Block A, Section A, as shown on a plat entitled "Plat of Section A, Dulaney Valley Estates," which plat is recorded among the land records of Baltimore County, Maryland in Plat Book GLB No. 23, folio 17, containing .91 acres in lot. Located in Election District 11 and Council District 3.
- ① Beginning at a point on the southwest side of East Devonfield Dr., which has a 50-foot right-of-way, at the distance of 18 feet southeast of the centerline of the nearest improved intersecting street Carroll Manor Rd, which has a 36-foot right-of-way (i.e: the southwest corner of intersection).

Item #0083

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

No. **118315**

Date: **Oct 9 2014**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 10/10/2014 10/09/2014 12:02:36 5

REG 0505 WALKIN 0005 LCB

RECEIPT # 766374 10/09/2014

Det 5 528 ZONING VERIFICATION

CH NO. 118315

Recpt tot \$75.00

\$77.00 01

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				575-

Total: **575-**

Rec From: **T. K. Carrough**

For: **Zoning hearing - Case # 2015-0282-A**
0083

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 10-19-14

RE: Case Number: 2015-0083-A

Petitioner/Developer: Todd Carbaugh

Date of Hearing/Closing: 11-3-14

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 13808 Devonfield Dr



10-19-14

(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)

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # 2015-0083-A
TO PERMIT A PROPOSED ADDITION (GARAGE)
TO EXISTING STRUCTURE SETBACK OF 25 FEET
INSTEAD OF THE REQUIRED 40 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 11/3/14

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY
111 WEST CHESAPEAKE AVE., TRUMAN
DO NOT REMOVE THIS NOTICE

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0083 -A Address 13808 E. Devonfield Dr
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/9/14 Posting Date: 10/19/14 Closing Date: 11/3/14

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- 0083 -A Address 13808 E Devonfield Dr
Petitioner's Name Todd Carbaugh Telephone 410 207 0585
Posting Date: 10/19/14 Closing Date: 11/3/14
Wording for Sign: to permit a proposed addition (garage) to have a side
yard setback of 25 feet in lieu of the required 40 feet
street

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: 2015-0083-A
Petitioner: Todd D. and Karen J. Carbaugh
Address or Location: 13808 E. Devonfield Drive, Baldwin, Maryland 21013

PLEASE FORWARD ADVERTISING BILL TO:

Name: Todd D. Carbaugh
Address: 13808 E. Devonfield Drive, Baldwin, Maryland 21013

Telephone Number: 410-592-2586 cell; 410-207-0585

MEMORANDUM

DATE: December 12, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0083-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 8, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-24</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-20</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-19-14</u> by <u>Pilson</u>	
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 - 11 Account Number - 1101054365			
Owner Information					
Owner Name:	CARBAUGH TODD D CARBAUGH KAREN J		Use:	RESIDENTIAL	
Mailing Address:	13808 E DEVONFIELD DR BALDWIN MD 21013-9735		Principal Residence:	YES	
			Deed Reference:	/11578/ 00745	
Location & Structure Information					
Premises Address:	13808 E DEVONFIELD DR 0-0000		Legal Description:	.916 AC 13808 DEVONFIELD DR DULANEY VALLEY ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0044	0011	0252		0000	A
					A
					2
					2015
					Plat No:
					Plat Ref:
					0023/0017
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1956	1,583 SF		700 SF		0.9100 AC
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BLOCK	2 full	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2012		As of 07/01/2014	
				As of 07/01/2015	
Land:	118,300	118,300			
Improvements	143,200	143,200			
Total:	261,500	261,500		261,500	
Preferential Land:	0				
Transfer Information					
Seller: ANZMANN ANTHONY		Date: 05/13/1996		Price: \$182,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11578/ 00745		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 01/13/2009					

Baltimore County

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

District: 11 Account Number: 1101054365

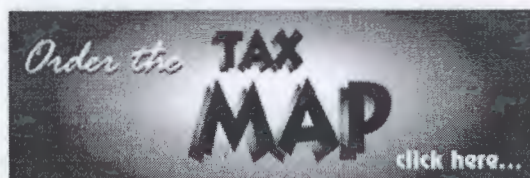


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

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Front View from Road
Carroll Manor
Item #0083

Side View: East Devon Field
Devon
Item # 0083



Front Side View:
East Devonfield Drive
Item #V083



Backyard View:
GARAGE to be located in
approximate area of
existing tree. Item #0083





KEVIN KAMENETZ
County Executive

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

November 5, 2014

Todd D & Karen J Carbaugh
13808 E Devonfield Drive
Baldwin MD 21013

RE: Case Number: 2015-0083 A, Address: 13808 E Devonfield Drive

Dear Mr. & Ms. Carbough:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 9, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 10/20/14

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

RE: Baltimore County

Item No 2015-0083-A

Administrative Variance
Todd D & Karen J. Carbaugh
13808 Devonfield E.

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. 2015-0083-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 24, 2014

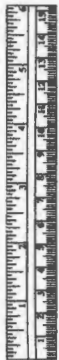
FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 27, 2014
Item No. 2015-0081, 0082, 0083, 0084, 0085, 0086, 0087 and 0088

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\ZAC10272014 -.doc



The streets and/or roads as shown herein and the various "setbacks" or "distances" are for the purpose of description only, and are not intended to be construed as a warranty of any kind, and the plat is not intended to be construed as a warranty of any kind, and the plat is not intended to be construed as a warranty of any kind.

Distances shown on this plat are assumed. Measurements are made by the owner.

The representations of Section 17 of Article 17 of the Annotated Code of the City of Baltimore (B.C. Code of Laws, 1916, Chapter 10) as they relate to the making of this plat and setting of markers have been complied with.

Robert Walker, Pres.
James M. Walker, Sec.

PLAT OF
SECTION 'A'
DULANEY VALLEY ESTATES

A DEVELOPMENT OF
BERT WALKER & CO.
115 EDMONDSON AVE.
CATONSVILLE 22, MD

11TH ELECTION DISTRICT
SCALE 1" = 50'

BALTIMORE COUNTY, MD
JANUARY 30, 1956

514 23 EQU 17

RECEIVED FOR RECORD
MAY 8 1956 at P.E.
same day recorded in Liber
O.T.S. 20- Falls
One of the Records of
Baltimore County and en-
signed, per
Bert Walker
Chair

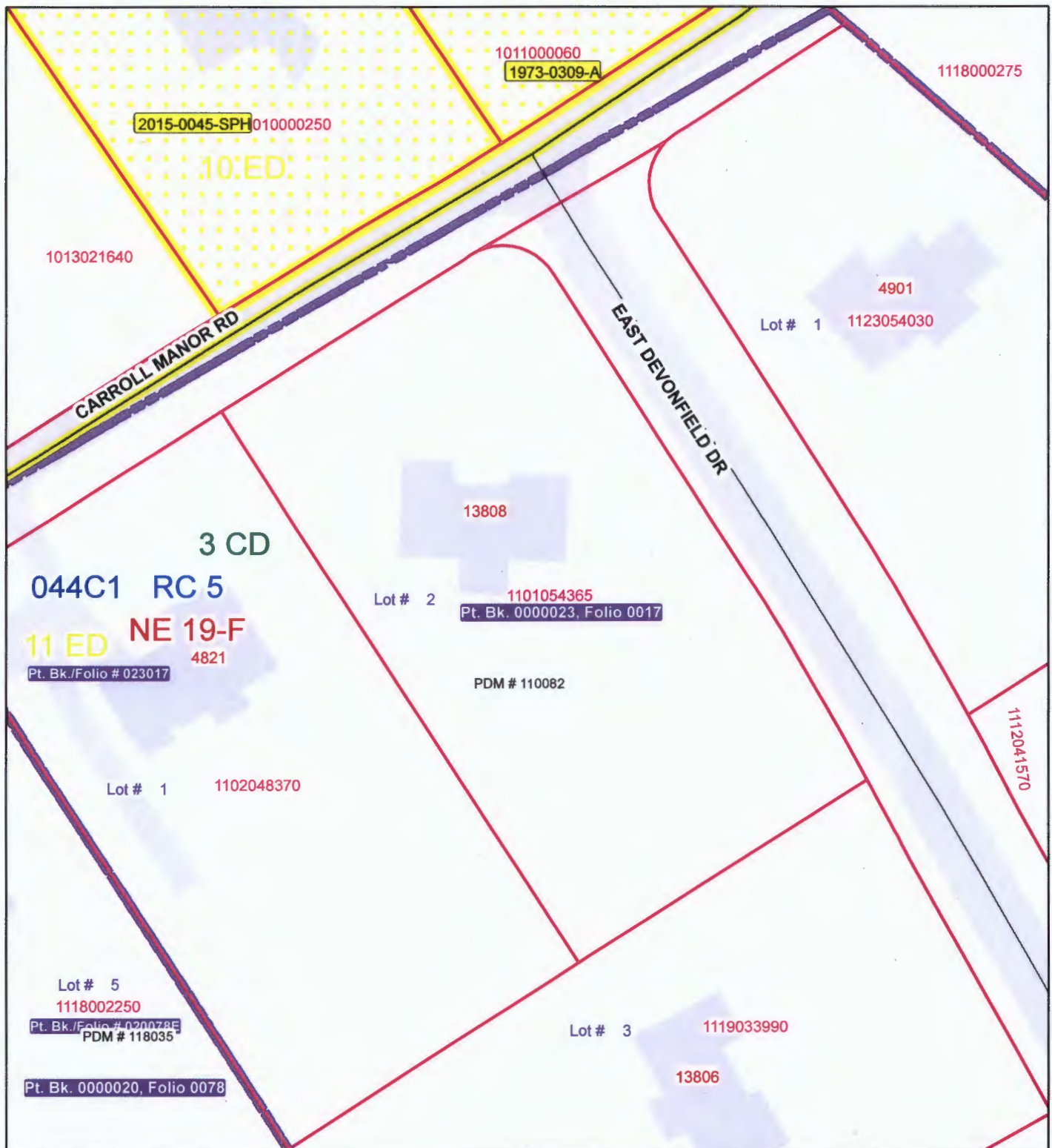
APPROVED FOR BALTIMORE COUNTY RECORD DEPT. <i>[Signature]</i>	MINIMUMS DEPT. OF BALTIMORE COUNTY APPROVED FOR STREET ALLOCATION & USE <i>[Signature]</i>	APPROVED FOR BALTIMORE COUNTY PLANNING BOARD <i>[Signature]</i>	THOMPSON, GRACE & WARD ENGINEERS ROBERT TERRY BROS. TOWSON, A, MD
--	--	--	--

MSA 550 1336-3601

R-20

Item #0083

13808 East Devonfield Drive



Publication Date: 10/9/2014



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0083



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 9/2/2014

Item #0083

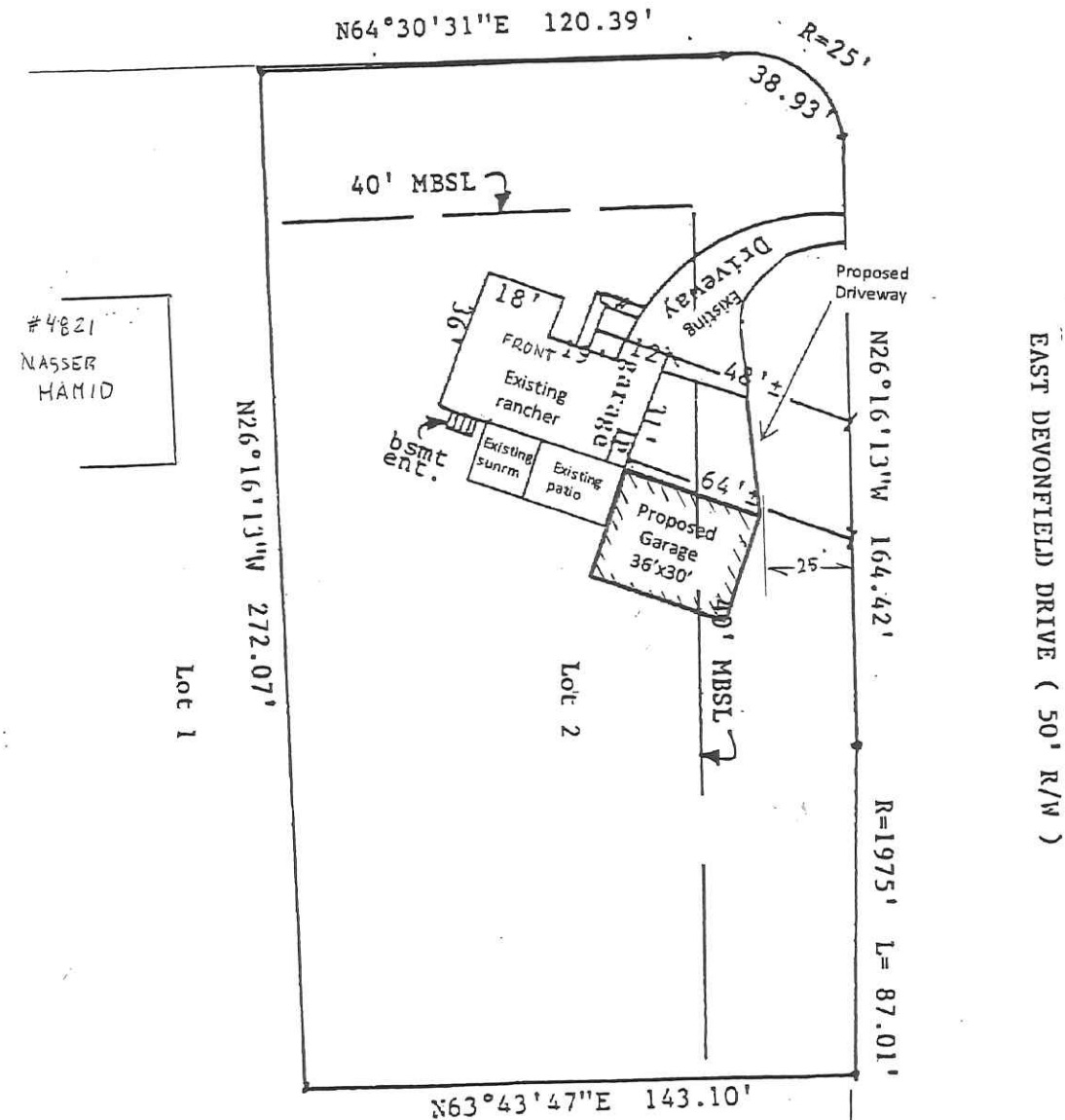
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 13808 E. Devonfield Dr, Baldwin, MD 21013 OWNER(S) NAME(S) Todd and Karen Carbaugh

SUBDIVISION NAME Dulaney Valley Estates LOT # 2 BLOCK # A SECTION # A

PLAT BOOK # 23 FOLIO # 17 10 DIGIT TAX # 1101054365 DEED REF. # 11578 / 00745

CARROLL MANOR ROAD

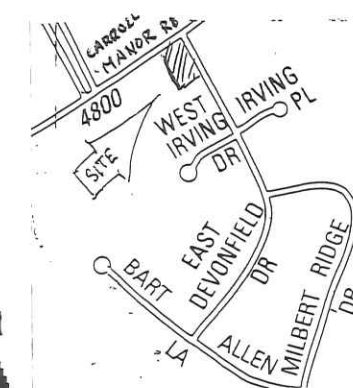


EAST DEVONFIELD DRIVE (50' R/W)



PLAN DRAWN BY Todd D. Carbaugh DATE 9/29/2014 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 044C1

SITE ZONED RC 5 (vested R 20)

ELECTION DISTRICT 11

COUNCIL DISTRICT 3

LOT AREA ACREAGE .916 acre

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

#2015-0083-A

VIOLATION CASE INFO:

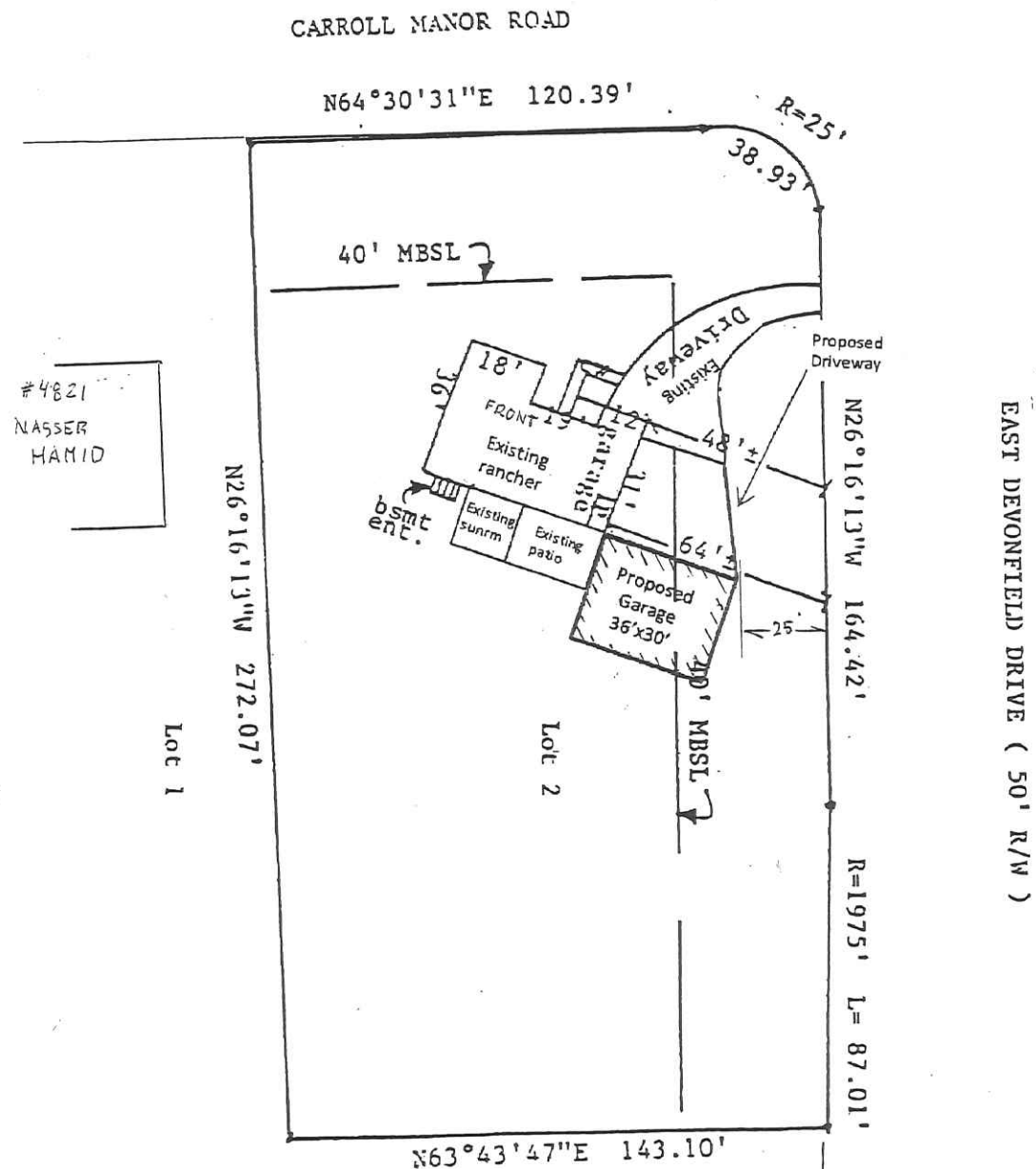
Pet. Exh. 1

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

ADDRESS 13808 E. Devonfield Dr, Baldwin, MD 21013 OWNER(S) NAME(S) Todd and Karen Carbaugh

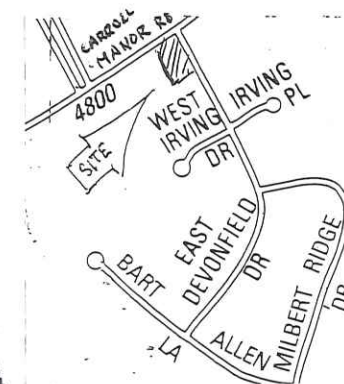
SUBDIVISION NAME Dulaney Valley Estates LOT # 2 BLOCK # A SECTION # A

PLAT BOOK # 23 FOLIO # 17 10 DIGIT TAX # 1101054365 DEED REF. # 11578 / 00745



PLAN DRAWN BY Todd D. Carbaugh DATE 9/29/2014 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 044C-1

SITE ZONED RC 5 (vested R 20)

ELECTION DISTRICT 11

COUNCIL DISTRICT 3

LOT AREA ACREAGE .916 acre

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

_____ #2015-0083-A

VIOLATION CASE INFO:

R.D.