

M E M O R A N D U M

DATE: December 29, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0091-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 24, 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

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(12400 Glenbauer Road) *
11th Election District * OFFICE OF ADMINISTRATIVE
3rd Council District * HEARINGS FOR
James R. and Linda H. Pietila * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2015-0091-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, James R. and Linda H. Pietila ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to permit an accessory building (barn building) in the rear yard of the dwelling with a height of 22 ft. in lieu of the maximum permitted 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 November 1, 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 11-24-14

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 24th day of November, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an accessory building (barn building) in the rear yard of the dwelling with a height of 22 ft. in lieu of the maximum permitted 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.

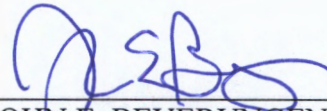
ORDER RECEIVED FOR FILING

Date 11-24-14

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 11-24-74

By (signature)



KEVIN KAMENETZ
County Executive

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

November 24, 2014

James R. and Linda H. Pietila
12400 Glenbauer Road
Kingsville, Maryland 21087

RE: Petition for Administrative Variance
Case No. 2015-0091-A
Property: 12400 Glenbauer Road

Dear Mr. and Mrs. Pietila:

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", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 12400 Glenbauer Rd, Kingsville MD, 21087 Currently zoned RC-5
 Deed Reference 323 77.1 00 402 10 Digit Tax Account # 21 00 00 433 0
 Owner(s) Printed Name(s) James R & Linda H Pietila

(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. ADMINISTRATIVE VARIANCE from Section(s) 400.3 of BCZR to permit an accessory building (barn building) in the rear yard of the dwelling, with a height of 22 feet in lieu of the maximum permitted 15 feet.

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.

ORDER RECEIVED FOR FILING
 11-24-14
 [Signature]

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

BY

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Owner(s)/Petitioner(s):

James R Pietila / Linda H Pietila
 Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

12400 Glenbauer Rd, Kingsville MD
 Mailing Address City State

21087, 240793 4235 pietilajr@ya
 Zip Code Telephone # Email Address oo.o

Representative to be contacted:

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 11 day of November 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

2015-0091-A

Filing Date

10/20/14

Estimated Posting Date

11/02/14

Reviewer

AT

~11/17/14

Rev 5/8/2014

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE VARIANCE 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: 12400 Glenbowen Rd Kingsville MD 21087
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)

We request a zoning variance for the reconstruction of our barn we recently razed the barn with Permit # B848235 in order to rebuild the previous unsafe structure.

During the permitting process I found out that the maximum height limit for structures as these are 15', despite the original structure being almost 21' high. I had already drafted a plan to replace the structure as originally designed, however knowing this, I assumed my designer could adjust our plan to accommodate the height restriction so I proceeded with the permit. Also with a short discussion with the builder said he could make it work. However after further discussion with my designer, he said that replacing the barn at 15' high would make the roof very flat and look quite bad, not like the barn that was there or anything like his replacement design. If built to this height restriction without a variance the barn simply will not look appropriate for the size of the existing footprint, the existing foundation and stone walls remain in tact. I am attaching old photos and new layouts for your review including elevation views. Also photos of extensive termite damage.

[Signature]
Signature of Owner (Affiant)
James R Pietila
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Linda Pietila
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 9th day of October, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: James + Linda Pietila

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
6/6/18
My Commission Expires

10-10-14

ZONING PROPERTY DESCRIPTION FOR 12400 Glenbauer Rd, Kingsville MD, 21087.

Beginning at a point on the WEST side of Glenbauer Rd which fronts the property, which is 50 feet wide at the distance of 230 feet SOUTH of the centerline of the nearest improved intersecting street, King Glen Ct which is 50 feet of right-of-way wide.

Being Lot#39, Section #1, in the Glenbauer subdivision as recorded in Baltimore County Plat Book #0060, Folio# 34, and containing 5.87 acres. Located in the 11th election district and 3rd council district.

Submitted by James Pietila, owner and primary residence of 12400 Glenbauer Rd, Kingsville MD

2015-0091-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0091 -A Address 12400 GLENBAUER ROAD
Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/20/14 Posting Date: 11/02/14 Closing Date: 11/17/14

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- 0091 -A Address 12400 GLENBAUER ROAD
Petitioner's Name JAMES PIETILA Telephone 240-793-4235
Posting Date: 11/02/14 Closing Date: 11/17/14
Wording for Sign: TO PERMIT AN ACCESSORY BUILDING (BARN BUILDING) IN THE REAR YARD OF THE DWELLING, WITH A HEIGHT OF 22 FEET IN LIEU OF THE PERMITTED 15 FEET.

Revised 7/18/14

No.

118322

Date:

10/20/14

BUSINESS ACTION TIME OF THE DAY

10/20/2014 10:23/2014 09:11:54 5

END MEOS WALKIN REOS LAB

RECEIPT # 747531 10/26/2014 OFUN

5 528 ZONING VERIFICATION

NO. 11832

Recpt. Tot: **\$75.00**

\$1.00 CR \$20.00 CA

25.00- 26

Baltimore County, Maryland

Total:

\$75

Rec

From:

For:

12400 GLENBAUER RD

2015-0091-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 11/01/2014

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2015-0091-A
Petitioner/Developer: James Pietila
Date of Hearing/Closing: 11/17/2014

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 12400 Glenbauer Rd.

The sign(s) were posted on 11/01/2014

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

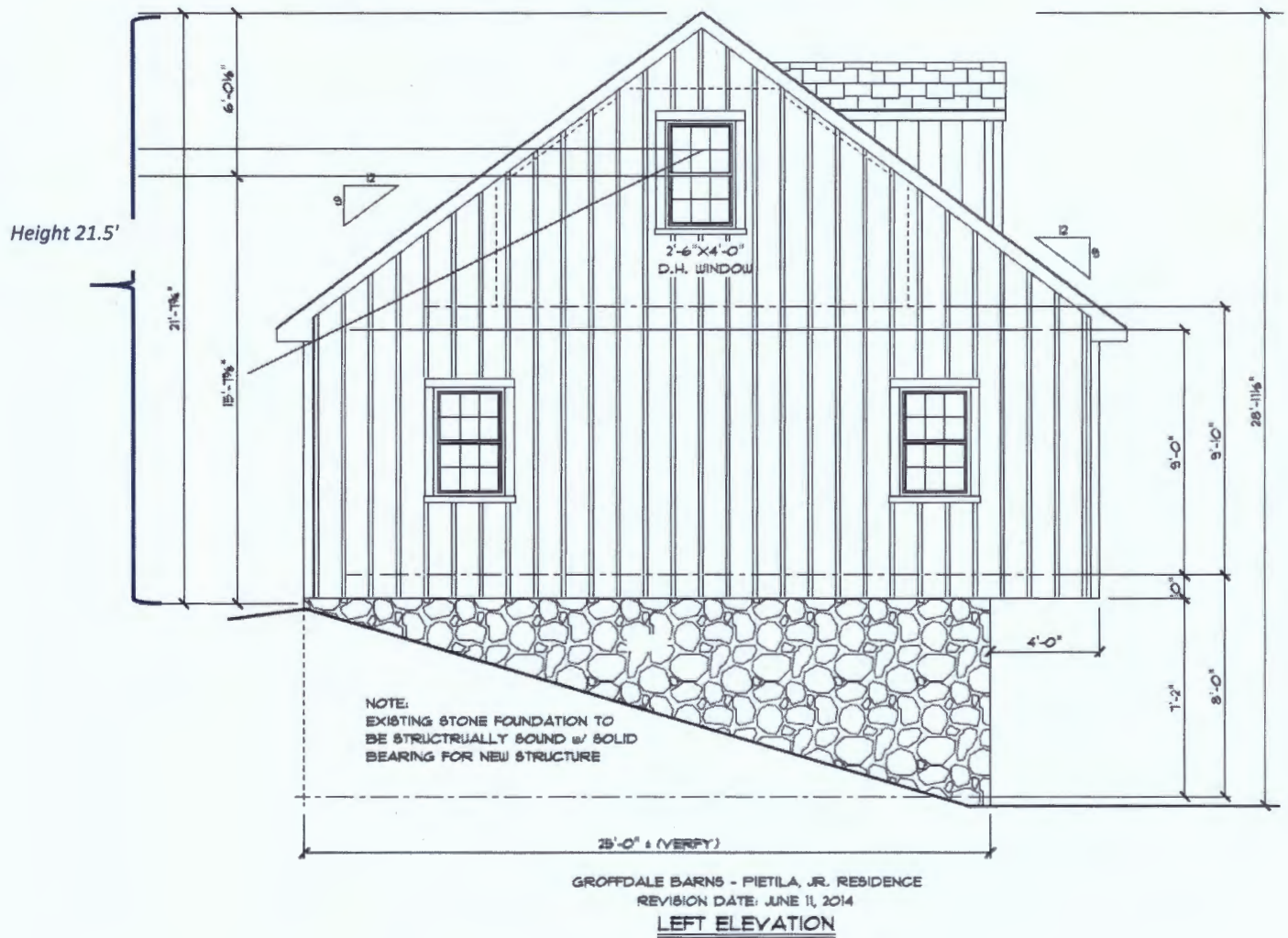
(410) 382-6580
(Telephone Number of Sign Poster)



2015-0091-A



The diagram below shows the left elevation view and the height above grade for the new barn.



2015-0091-A



NOTE:
EXISTING STONE FOUNDATION TO
BE STRUCTUALLY SOUND w/ SOLID
BEARING FOR NEW STRUCTURE

GROFFDALE BARN - PIETILA, JR. RESIDENCE

REVISION DATE: JUNE 11, 2014

FRONT ELEVATION

2015-0091-A

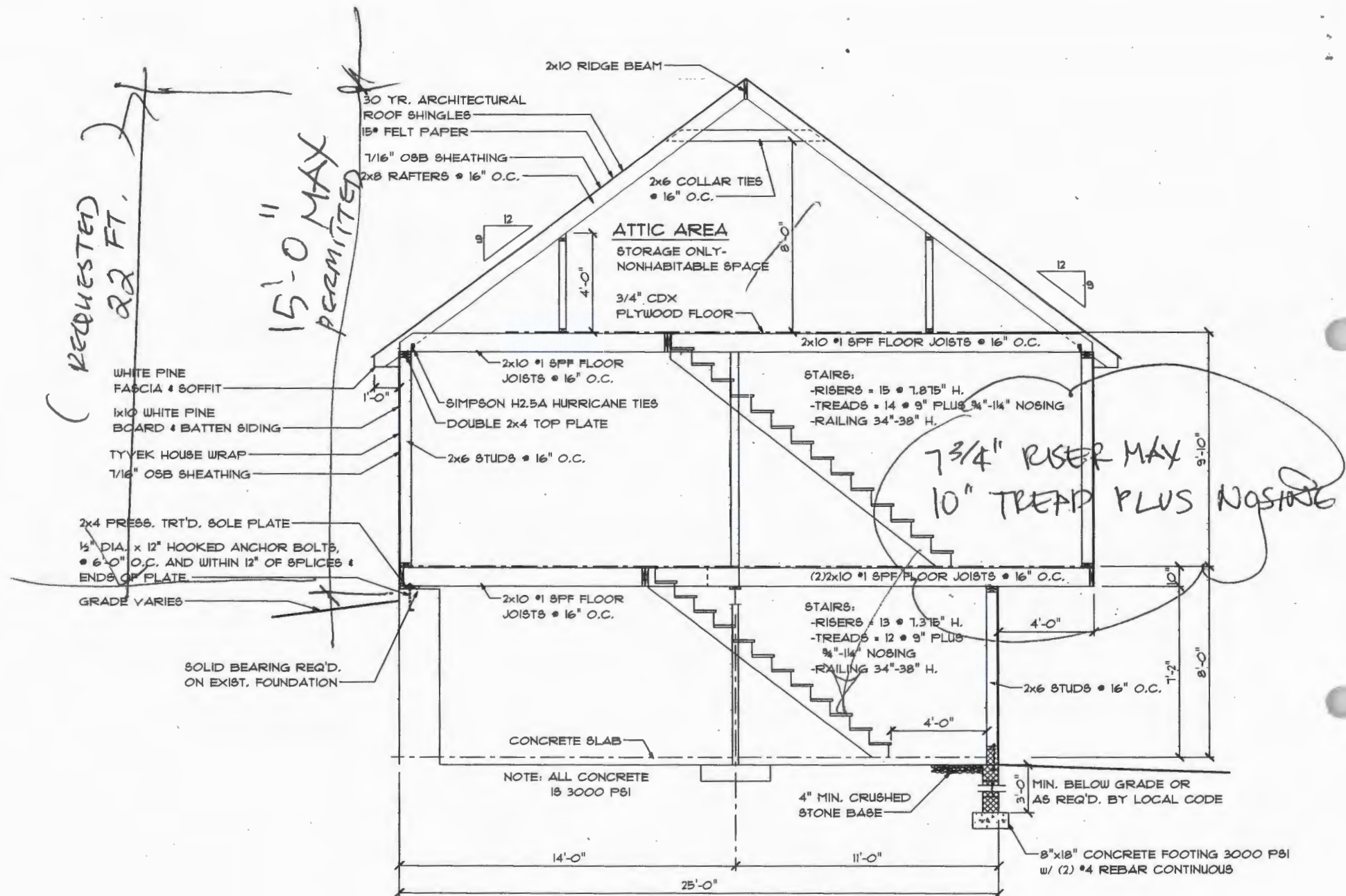


GROFFDALE BARN - PIETILA, JR. RESIDENCE

REVISION DATE: JUNE 11, 2014

REAR ELEVATION

2015-0091-A



GROFFDALE BARN - PIETILA, JR. RESIDENCE
REVISION DATE: JUNE 06, 2014

LEFT ELEVATION

2015-0091-A

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>11-3</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>10-27</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>11-1-14</u> by <u>Altmeier</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 - 2100004330								
Owner Information										
Owner Name:		PIETILA JAMES R PIETILA LINDA H				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		12400 GLENBAUER RD KINGSVILLE MD 21087-1163				Deed Reference:		/32377/ 00402		
Location & Structure Information										
Premises Address:		12400 GLENBAUER RD 0-0000				Legal Description:		5.87 AC 12400 GLENBAUER RD GLENBAUER		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A
0055	0009	0021		0000	1		39	2015	Plat Ref:	0060/0034
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1860		5,471 SF				5.8700 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2 1/2	YES	STANDARD UNIT	STUCCO	4 full						
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2012		As of 07/01/2014		As of 07/01/2015	
Land:			259,800		259,800					
Improvements			434,100		434,100					
Total:			693,900		693,900		693,900			
Preferential Land:			0							
Transfer Information										
Seller: DURHAM ANN M				Date: 08/03/2012				Price: \$715,000		
Type: ARMS LENGTH IMPROVED				Deed1: /32377/ 00402				Deed2:		
Seller: DREISCH JOHN				Date: 06/20/2000				Price: \$540,000		
Type: ARMS LENGTH IMPROVED				Deed1: /14538/ 00239				Deed2:		
Seller: ZIMMER OTHO BROWN, JR				Date: 10/20/1994				Price: \$395,000		
Type: ARMS LENGTH IMPROVED				Deed1: /10802/ 00574				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: No Application										

Baltimore County

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

District: 11 Account Number: 2100004330



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.

→

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



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

Date: 10/27/14

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

RE: Baltimore County
Item No 2015-0091-A
Administrative Variance
James P. & Linda H. Pietila
12400 Glenbauer 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. 2015-0091-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,

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: November 3, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For November 03, 2014
Item No. 2015-0089, 0091, 0092, 0093, 0094, 0095, 0096 and 0099

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\ZAC11032014 -.doc

055A2

1600007982

Lot # 29

RC 7

2100004342

8
2100004323
Lot # 30

4
Lot # 25
2100004338

Lot # 24
2100004337

Lot # 9 2100004336

Lot # 31
2100004324

Pt. Bk./Folio # 060035

KINGS GLEN CT

9
2100004327
Lot # 34

Lot # 35
2100004340

2100004335
Lot # 8

2003-0576-SPHA
2100004326

Lot # 33

12407
2100004332

Lot # 4

2100004341
Lot # 36

Pt. Bk. 1240950, Folio 0035
2100004333

Lot # 5

NE 16-J

NE 16-K

12405
Lot # 3 2100004331

PDM # 110500

Lot # 37
2100004328

5
2100004329
1992-0361-A
Lot # 38

Pt. Bk./Folio # 060034

055B2

Lot # 39
2100004330
Pt. Bk. 0000060, Folio 0034

12403

Lot # 2

2100004322

RC 5

3 CD
11 ED

Lot # 43
2100004347

Pt. Bk. 0000058, Folio 0078
2100004346

Lot # 42

Pt. Bk./Folio # 058078

2010-0138-A
2100004345

Lot # 40
2

12401
Lot # 1 2100004321

1111089710

1102067715

12402

4

Pt. Bk. 0000058, Folio 0078
2100004346

Lot # 42

Pt. Bk./Folio # 058078

2010-0138-A
2100004345

Lot # 40
2

NE 15-K

2200006934
Pt. Bk. 0000060, Folio 0096

1111089720

12400

NE 15-J

DARNEY CT

GLENBAUER RD

2100012783
Lot # 54

2100012788

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

Pt. Bk./Folio # 060096

12316
1102085800

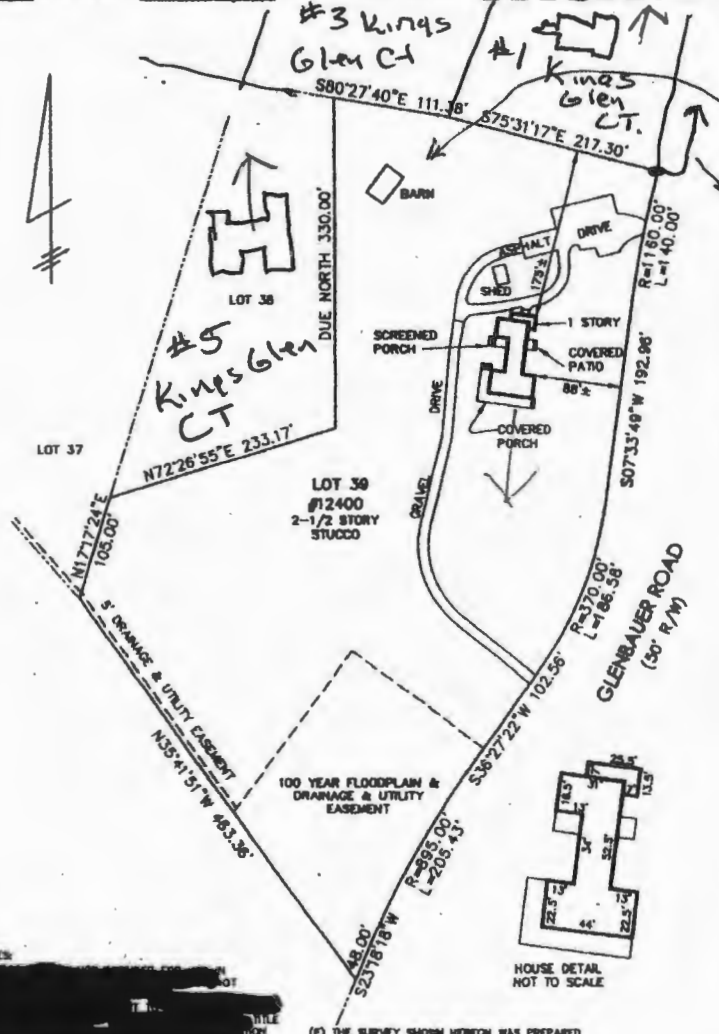
2015-0091-A

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

ADDRESS 12400 Glenbauer Rd OWNER(S) NAME(S) James & Linda Pietula

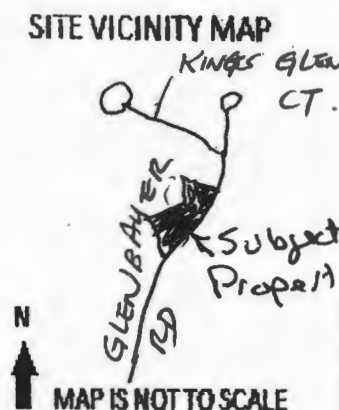
SUBDIVISION NAME Kingsville mo 21087 LOT # 39 BLOCK # SECTION # 1

PLAT BOOK # 0060 FOLIO # 34 10 DIGIT TAX # 2100004330 DEED REF. # 32377100402



This is the barn location

P.O.B. 330 FT TO Kings Glen CT



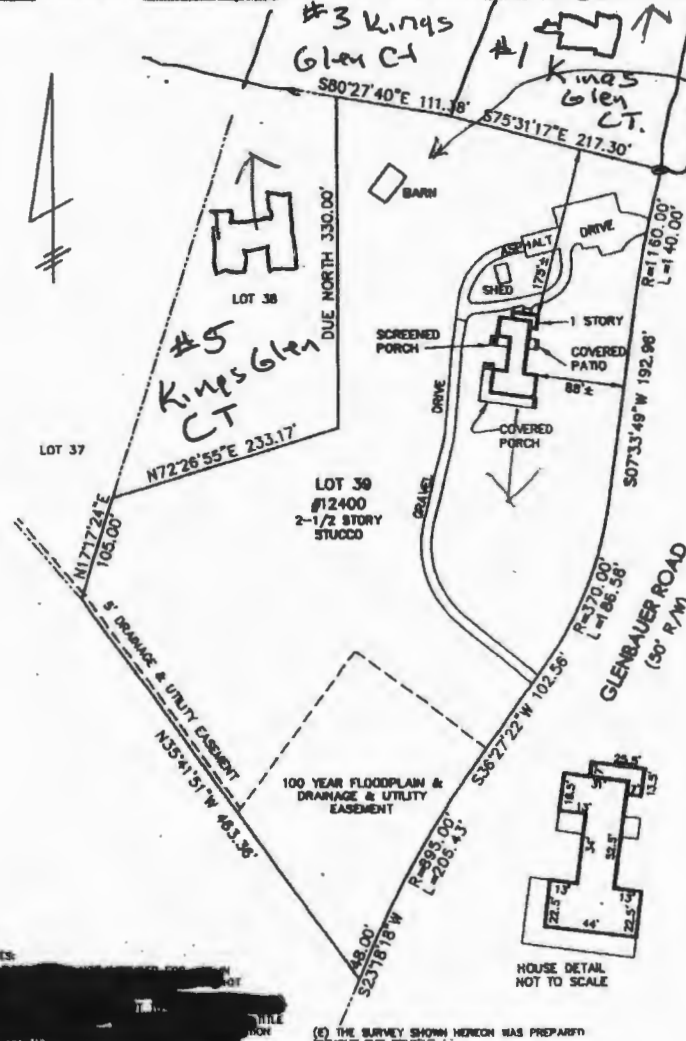
MAP IS NOT TO SCALE
ZONING MAP# OS5 B2
SITE ZONED RC-5
ELECTION DISTRICT
COUNCIL DISTRICT 3
LOT AREA ACREAGE 5.87
OR SQUARE FEET
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
NO

PLAN DRAWN BY Jim Pietula DATE 10-14 SCALE: 1 INCH = FEET
From Purchase Survey

2015-0091-A

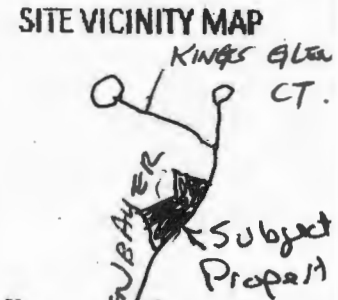
VIOLATION CASE INFO:
NO

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
 ADDRESS 12400 Glenbauer Rd OWNER(S) NAME(S) James & Linda Pietula
 SUBDIVISION NAME Kingsville mo 21087 LOT # 39 BLOCK # SECTION # 1
 PLAT BOOK # 0060 FOLIO # 34 10 DIGIT TAX # 2100004330 DEED REF. # 32377100402



This is the barn location

P.O.B.
330 FT TO
Kings Glen Ct



N
 MAP IS NOT TO SCALE
 ZONING MAP# OS5 B2
 SITE ZONED RC-5
 ELECTION DISTRICT
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 5.87
 OR SQUARE FEET
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
No

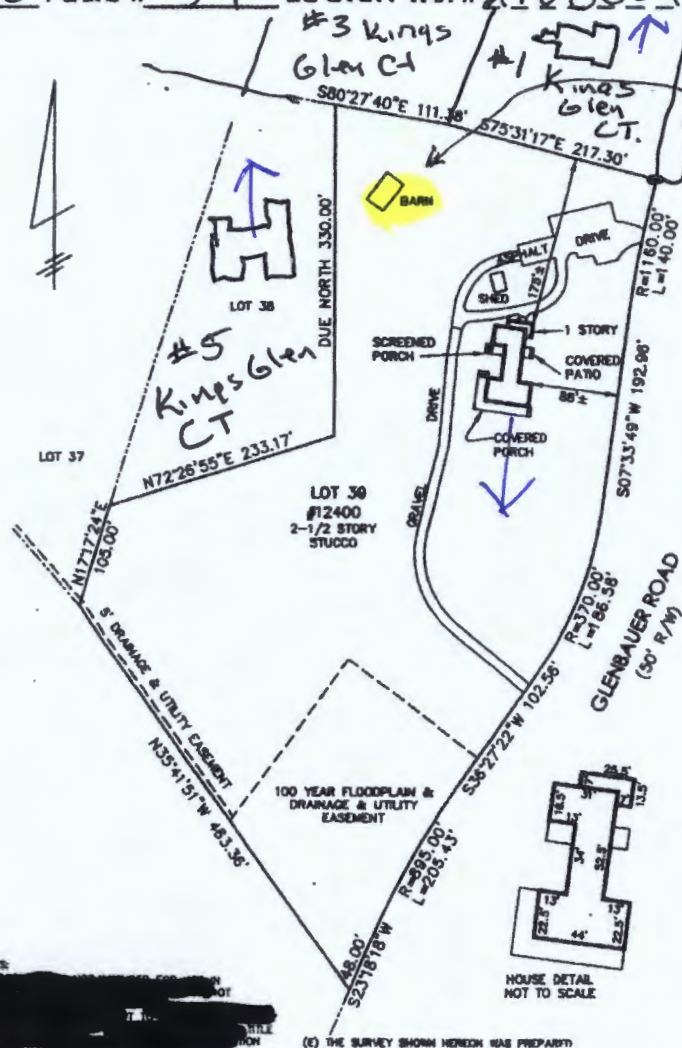
PLAN DRAWN BY Jim Pietula
From Purchase Survey

DATE 10-10-14 SCALE: 1 INCH = FEET

2015-0091-A

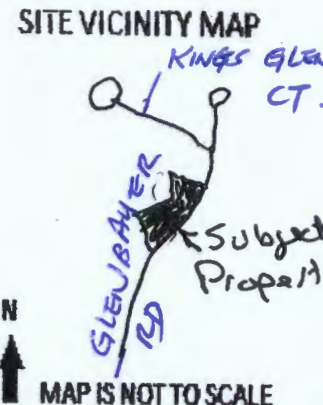
VIOLATION CASE INFO:
No

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
 ADDRESS 12400 Glenbauer Rd OWNER(S) NAME(S) James & Linda Piehler
Kingsville MD 21087
 SUBDIVISION NAME Glenbauer LOT # 39 BLOCK # SECTION # 1
 PLAT BOOK # 0060 FOLIO # 34 10 DIGIT TAX # 2100004330 DEED REF. # 32377/00402



This is the barn location

P.O.B.
330 FT TO
Kings Glen CT



ZONING MAP# OS5 B2
 SITE ZONED RC-5
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 5.87
 OR SQUARE FEET
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
NO

PLAN DRAWN BY Jim Piehler DATE 10-10-14 SCALE: 1 INCH = FEET
From Purchase Survey

2015-0091-A

VIOLATION CASE INFO:
NO
Per. Exh. 1