



KEVIN KAMENETZ
County Executive

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

December 23, 2014

Charles and Dorothy Ey
2311 Lodge Farm Road
Baltimore, Maryland 21219

RE: Petition for Variance
Property: 2412 Lodge Farm Road
Case No. 2015-0098-A

Dear Mr. & Mrs. Ey:

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.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Maureen Copeland, 1316 Browns Dam Dr., New Oxford, PA. 17350

IN RE: PETITION FOR VARIANCE
(2412 Lodge Farm Road)
15th Election District
7th Council District
Charles & Dorothy Ey
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0098-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1: (1) to permit a new dwelling (razing existing) with side yard setbacks of 9.13 ft. and 7 ft. in lieu of the minimum side setback of 10 ft.; and (2) to permit a lot width of 50 ft. in lieu of the minimum 55 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.

George McClelland (a personal friend of the Petitioners) appeared in support of the requests. There were no interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 9,400 square feet and is zoned DR 5.5. The property is improved with a small single family dwelling. Petitioners propose to raze the existing house, and construct in its place (on roughly the same footprint) a one-story single family dwelling that will accommodate the Petitioner's disability. Mr. McClelland explained that Mr. Ey uses a wheelchair, and that the new home will be designed to provide the necessary access.

ORDER RECEIVED FOR FILING

Date 12/23/14
By Den

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. Petitioners must contend with long-existing site conditions (the existing single family dwelling was constructed in 1956) and thus the property is unique. If the B.C.Z.R. were strictly interpreted Petitioners would experience a practical difficulty, given they would be unable to construct the proposed dwelling. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 23rd day of December, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §1B02.3.C.1: (1) to permit a new dwelling (razing existing) with side yard setbacks of 9.13 ft. and 7 ft. in lieu of the minimum side setback of 10 ft.; and (2) to permit a lot width of 50 ft. in lieu of the minimum 55 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must prior to issuance of permits comply with the Critical Area regulations.

ORDER RECEIVED FOR FILING

Date 12/23/14

By Den

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 12/23/14

By sln



CBCA

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 2412 Lodge Farm Rd which is presently zoned DR5.5
Deed References: 35179 / 00102 10 Digit Tax Account # 1519320840
Property Owner(s) Printed Name(s) Charles & Dorothy Ey

(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. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. **X** a **Variance** from Section(s) 1802.3-C.1 (BCZR) To permit a new dwelling (garage exist) with side yard setbacks of 9.13 feet and 7 feet in lieu of the minimum side setback of 10 feet, and to permit a lot width of 50 feet in lieu of the minimum width of 55 feet 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):

Charles Ey | Dorothy Ey
Name #1 - Type or Print Name #2 - Type or Print

Charles Ey | Dorothy Ey
Signature #1 Signature #2

2311 Lodge Farm Rd | Balt | MD
Mailing Address City State

21219 | 410 477 9237 |
Zip Code Telephone # Email Address

Representative to be contacted:

Mauraen Copeland
Name - Type or Print

Mauraen Copeland
Signature

1316 Browns Dam Dr New Oxford, PA
Mailing Address City State

17350 | 717-599-9590 |
Zip Code Telephone # Email Address

CASE NUMBER 2015-0098-A Filing Date 10/29/14

Do Not Schedule Dates: Reviewer G.A

ZONING PROPERTY DESCRIPTION FOR 2412 LODGE FARM RD.

Beginning at a point on the West side of Lodge Farm Rd. which is 30 feet wide at a distance of 389' South to the Centerline of North Cove Rd which is 44' wide.

Being Part Lot J - 1, in the subdivision of "J. W. Hinson" as recorded in Baltimore County Plat Book # 10, Folio # 97, containing 9,400 square feet.

Located in the 15th Election District, and 7th Council District.

2015-0098-A

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

No. 118369
 Date: 10/23/14

PAID RECEIPT

BUSINESS ACTUAL TIME
 10/23/2014 10/23/2014 14:00PM
 RECEIVED MAIN LINE LIX
 RECEIPT # 118369 10/23/2014
 5 500 ZONING VERIFICATION
 118369
 Recpt tot \$20.00
 \$20.00 CK \$20.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	006	0000		0150					15.00

Total: 15.00

Rec From: Charles and Dorothy Ey
 For: Administrative Variation
2015-0078

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: 2015-0098 A

Petitioner: Charles Ey

Address or Location: 2412 Lodge Farm Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles Ey

Address: 2311 Lodge Farm Rd
Baltimore, Md 21219

Telephone Number: 410-477-9237



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2868448

Sold To:

Charles Ey - CU00398753
2311 Lodge Farm Rd
Sparrows Point, MD 21219

Bill To:

Charles Ey - CU00398753
2311 Lodge Farm Rd
Sparrows Point, MD 21219

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 02, 2014

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING	
The Administrative Law Judge 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: # 2015-0098-A	
2412 Lodge Farm Road	
W/S Lodge Farm Road, 389 ft. s/of centerline of North Cove Road	
15th Election District - 7th Councilmanic District	
Legal Owner(s): Charles & Dorothy Ey	
Variance to permit a new dwelling (razing exist) with side yard setbacks of 9.13 feet and 7 feet in lieu of the minimum side setback of 10 feet and to permit a lot width of 50 feet in lieu of the minimum width of 55 feet.	
Hearing: Monday, December 22, 2014 at 11:00 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.	
JT 12/638 December 2	2868448

CERTIFICATE OF POSTING

2015-0098-A

RE: Case No.: _____

Petitioner/Developer: _____

Charles & Dorothy Ey

December 22, 2014

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2412 Lodge Farm Rd

December 2, 2014

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 December 2, 2014
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive
November 13, 2014

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

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0098-A

2412 Lodge Farm Road

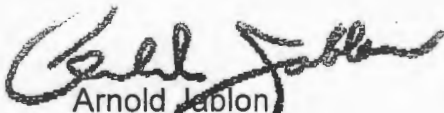
W/s Lodge Farm Road, 389 ft. s/of centerline of North Cove Road

15th Election District – 7th Councilmanic District

Legal Owners: Charles & Dorothy Ey

Variance to permit a new dwelling (razing exist) with side yard setbacks of 9.13 feet and 7 feet in lieu of the minimum side setback of 10 feet and to permit a lot width of 50 feet in lieu of the minimum width of 55 feet.

Hearing: Monday, December 22, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Ey, 2311 Lodge Farm Road, Baltimore 21219
Maureen Copeland, 1316 Browns Dam Drive, New Oxford PA 17350

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 2, 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, December 2, 2014 Issue - Jeffersonian

Please forward billing to:

Charles Ey
2311 Lodge Farm Road
Baltimore, MD 21219

410-477-9237

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0098-A

2412 Lodge Farm Road

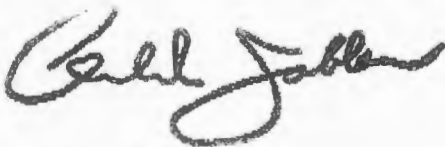
W/s Lodge Farm Road, 389 ft. s/of centerline of North Cove Road

15th Election District – 7th Councilmanic District

Legal Owners: Charles & Dorothy Ey

Variance to permit a new dwelling (razing exist) with side yard setbacks of 9.13 feet and 7 feet in lieu of the minimum side setback of 10 feet and to permit a lot width of 50 feet in lieu of the minimum width of 55 feet.

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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
2412 Lodge Farm Road; W/S Lodge Farm Road,	*	OF ADMINSTRATIVE
389' S of c/line of North Cove Road	*	HEARINGS FOR
15 th Election & 7 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Charles & Dorothy Ey	*	2015-098-A
Petitioner(s)		

* * * * *

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

NOV 06 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 6th day of November, 2014, a copy of the foregoing Entry of Appearance was mailed to Maureen Copeland, 1316 Browns Dam Drive, New Oxford, PA 17350, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2015-0098-A

Exhibit Sheet

SLN
12-23-14

Petitioner/Developer

Protestants

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



KEVIN KAMENETZ
County Executive

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

March 17, 2016

Virendra & Krishna Patel
1216 Canberwell Road
Catonsville MD 21228

RE: Case Number 2016-0098 A, Address: 4 Old Court 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 January 19, 2016. 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.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jennifer Busse, Esquire, One W Pennsylvania Avenue, Suite 300, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/27/15

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

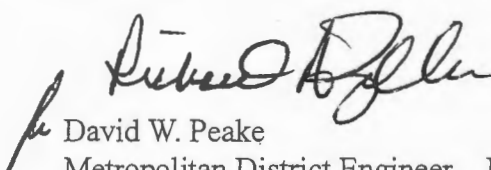
RE: Baltimore County
Item No. 2016-0098-A
Variance
Vinendra Krishna Patel
4019 Old Court Road.

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. 2016-0098-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 26, 2015
Item No. 2016-0098

DATE: November 4, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

A Landscape Plan and a Photometric Lighting Plan are required.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0098-11042015.doc

M E M O R A N D U M

DATE: January 26, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0098-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 22, 2015. 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

2412 LODGE FARM RD



EXISTING HOUSE TO BE RAZED (STREET SIDE)



FRONT OF SITE LOOKING NORTH (LODGE FARM RD)

2015-0098-A

2412 LODGE FARM RD



FRONT OF SITE LOOKING SOUTH (LODGE FARM RD)



REAR OF SITE LOOKING TOWARD HOUSE

2015-0098-A

2412 LODGE FARM RD



LEFT SIDE LOOKING TOWARD REAR



RIGHT SIDE LOOKING TOWARD STREET

2015-0098-A

2412 LODGE FARM RD



DWELLING ON RIGHT (2414 LODGE FARM RD)



DWELLING ON LEFT (2410 LODDGE FARM RD)

2015-0098-A

CASE NO. 2015- 0098 A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11/17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent <u>12/8/14</u>)	_____
_____	FIRE DEPARTMENT	_____
<u>11/14</u>	PLANNING (if not received, date e-mail sent _____)	<u>Not Opposed</u>
<u>11/3 & 11/17</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>12/2/14</u>	
SIGN POSTING	Date: <u>12/2/14</u> by <u>SSG Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Sherry Nuffer

From: Sherry Nuffer
Sent: Thursday, December 18, 2014 2:36 PM
To: Jeffery Livingston
Subject: 2015-0098-A

Jeff,

Received file for Case No.: 2015-0098-A scheduled for a hearing on Monday December 22, 2014 @ 11:00 A.M. The property is located in a CBCA Flood area. We have no comments from DEPS. Please advise.

Thank you,

Sherry

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1519320840			
Owner Information					
Owner Name:	EY CHARLES EY DOROTHY		Use:	RESIDENTIAL NO	
Mailing Address:	2311 LODGE FARM RD BALTIMORE MD 21219- 1936		Principal Residence:	Deed Reference: /35179/ 00102	
Location & Structure Information					
Premises Address:		2412 LODGE FARM RD 0-0000		Legal Description: PT LT J-1 2412 LODGE FARM RD J W HINSON	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0010/ 0097
0111	0017	0294		0000	J1 2015
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 1956	Above Grade Enclosed Area 1,064 SF		Finished Basement Area		Property Land Area 9,400 SF
				County Use 04	
Stories 1	Basement NO	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 1 full	Garage 1 Carport
Value Information					
		Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		74,300	74,300		
Improvements		72,900	72,900		
Total:		147,200	147,200	147,200	
Preferential Land:		0			
Transfer Information					
Seller: SIEGERT SHIRLEY B		Date: 07/21/2014		Price: \$100,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35179/ 00102		Deed2:	
Seller: SIEGERT SHIRLEY B		Date: 12/21/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14878/ 00426		Deed2:	
Seller: FOX LEONARD ISSAC		Date: 06/24/1996		Price: \$85,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11661/ 00150		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					

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

The map shows a grid of streets and lots. The streets are labeled as follows:

- Lincoln Ave** (top left to bottom left)
- Lincoln Estates** (top left to bottom left)
- North** (bottom center)
- Kenya** (bottom center)
- Eugene** (right side)

The lots are numbered with 'P.' followed by a number. The lots are arranged in a grid, with some lots highlighted by boxes. The highlighted lots are:

- P.41 (top left)
- P.473 (top center)
- P.474 (top center)
- P.280 (center)
- P.267 (bottom center)
- P.45 (bottom center)
- P.12 (bottom center)
- P.232 (bottom center)
- P.304 (bottom center)
- P.61 (bottom center)
- P.293 (bottom center)
- P.292 (bottom center)
- P.148 (bottom center)
- P.294 (bottom center)
- 302 (bottom center)
- 303 (bottom center)
- P.389 (bottom center)
- P.301 (bottom center)
- P.300 (bottom center)
- P.299 (bottom center)
- P.388 (bottom center)
- P.297 (bottom center)

The map also shows a scale bar in the top left corner, indicating distances in feet and miles.

Order the **TAX MAP** [click here...](#)

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

 Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

December 18, 2014

Charles & Dorothy Ey
2311 Lodge Farm Road
Baltimore MD 21219

RE: Case Number: 2019-0098 A, Address: 2412 Lodge Farm Road

Dear Mr. & Ms. Ey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 29, 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
Maureen Copeland, 1316 Browns Dam Drive, New Oxford PA 17350

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

SHA
State Highway
Administration
MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 11/3/14

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

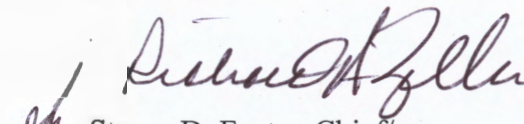
RE: Baltimore County
Item No 2015-0098-A
Administrative Variance
Charles & Dorothy Ey
2412 Lodge Farm Road.

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. 2015-0098-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

12-22
11am HC

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Lynn Lanham

DATE: November 14, 2014

FROM: Matt Diana

SUBJECT: ZAC 15-098 (2412 Lodge Farm Road)

This department has reviewed the petitioner's requests and accompanying site plan. The petitioner is requesting variances for a proposed replacement dwelling. The variances are for 1) to permit side yard setbacks of 9.13 feet and 7 feet in lieu of the required 10 feet, and 2) to permit a lot width of 50 feet in lieu of the minimum width of 55 feet.

The lot at 2412 Lodge Farm Road is 50 feet wide by 189 feet deep. There is currently one single family detached house on the property. The petitioner proposes to raze the existing house and replace it with a new house on the same footprint.

This department does not oppose the petitioner's requests. The proposed replacement dwelling will sit on the same footprint as the existing dwelling, and there is sufficient space on either side so as not to create an adverse impact on the adjacent neighbors.

RECEIVED

NOV 19 2014

OFFICE OF ADMINISTRATIVE HEARINGS

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 11/17/14

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

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Item No 2015-0098-A
Variance
Charles & Dorothy E.
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Sincerely,

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

Steven D. Foster, Chief
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 17, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For November 03, 2014
Item No. 2015-0080, 0098, 0100, 0102 and 0103

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\ZAC11102014 -.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 21, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2014
Item No. 2015-0098, 0105, 0107, 0108 and 0110

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\ZAC11242014 -.doc

11/20 10:00 AM HC

BALTIMORE COUNTY, MARYLAND

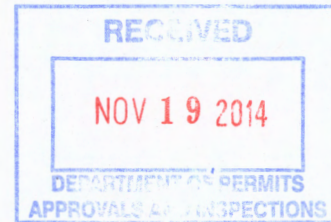
INTRA-OFFICE CORRESPONDENCE

TO: Lynn Lanham

DATE: November 14, 2014

FROM: Matt Diana

SUBJECT: ZAC 15-098 (2412 Lodge Farm Road)



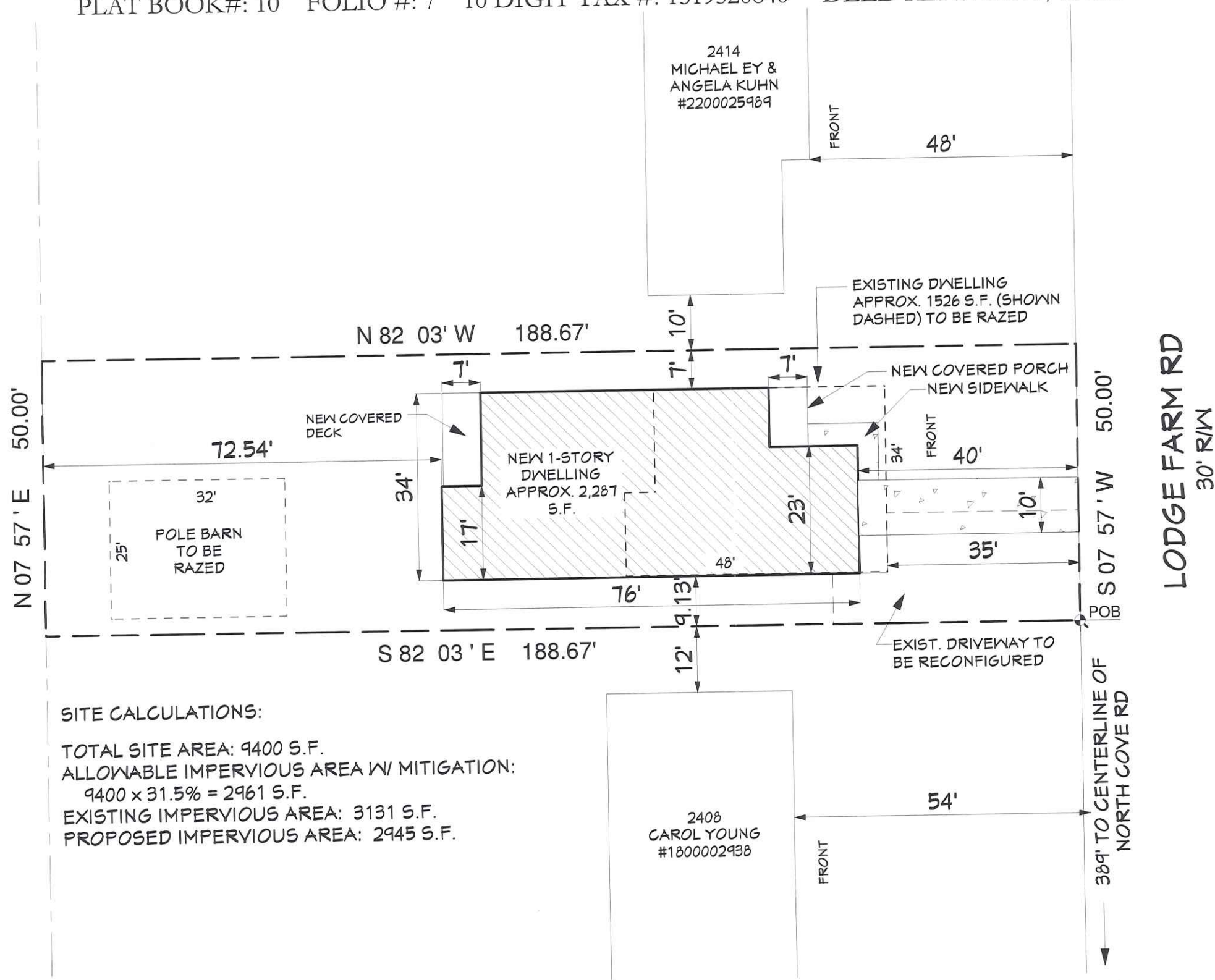
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ZONING HEARING PLAN FOR VARIANCE

ADDRESS: 2412 LODGE FARM ROAD OWNERS: CHARLES & DOROTHY EY
 SUBDIVISION NAME: J.W. HINSON LOT#: PART LOT J-1 BLOCK#: SECTION #:
 PLAT BOOK#: 10 FOLIO #: 7 10 DIGIT TAX #: 1519320840 DEED REF#: 35179/00102



SITE CALCULATIONS:

TOTAL SITE AREA: 9400 S.F.
 ALLOWABLE IMPERVIOUS AREA W/ MITIGATION:
 $9400 \times 31.5\% = 2961$ S.F.
 EXISTING IMPERVIOUS AREA: 3131 S.F.
 PROPOSED IMPERVIOUS AREA: 2945 S.F.

PLAN DRAWN BY: MAUREEN COPELAND 717.599.9590 DATE: OCTOBER 20TH, 2014 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



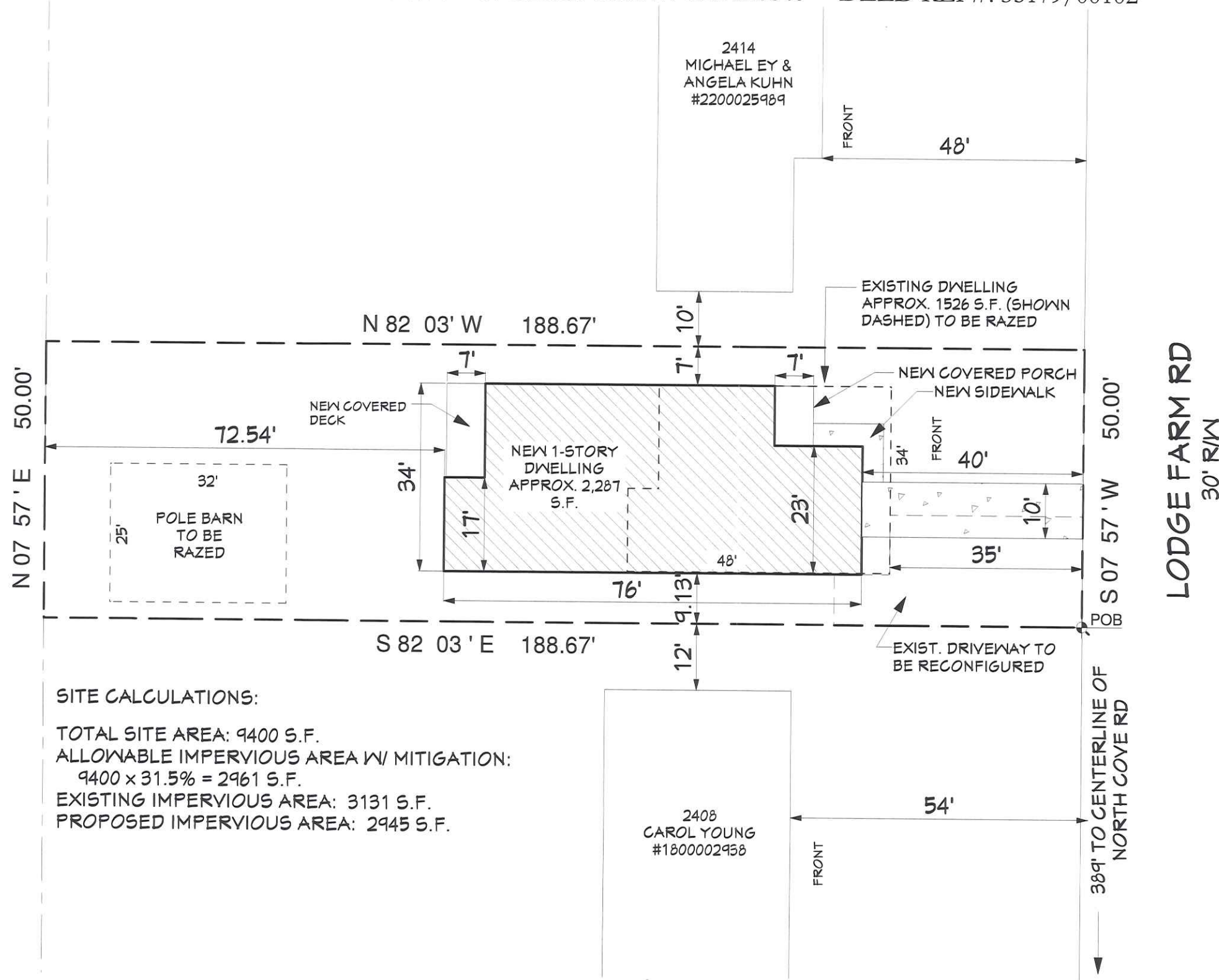
N
 MAP IS NOT TO SCALE

ZONING MAP: 111C2
 SITE ZONED: DR5.5
 ELECTION DISTRICT: 15
 COUNCIL DISTRICT: 7
 LOT AREA ACREAGE:
 OR SQUARE FEET: 9,400
SQUARE FEET
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? 'C'
 UTILITIES: WATER IS
PUBLIC, SEWER IS PUBLIC
 PRIOR HEARING? NO
 VIOLATION CASE INFO:

2015-0098-A

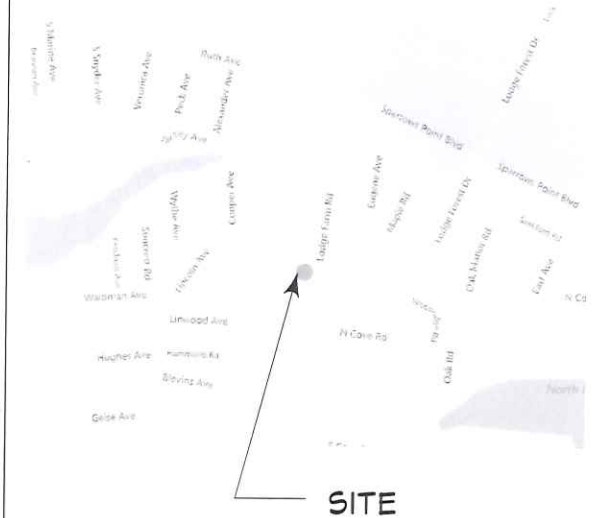
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SITE VICINITY MAP



N
 MAP IS NOT TO SCALE

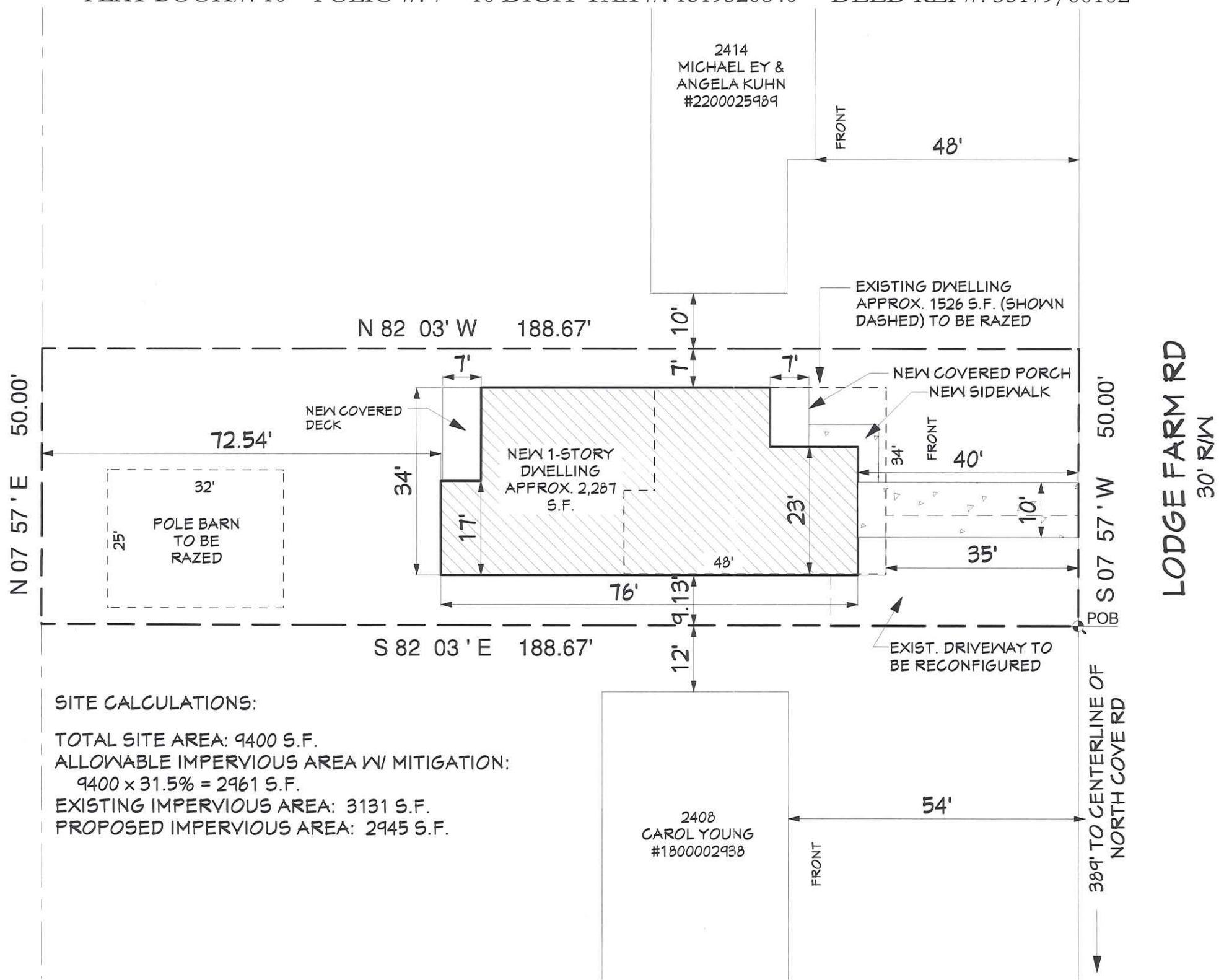
ZONING MAP: 111C2
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 ELECTION DISTRICT: 15
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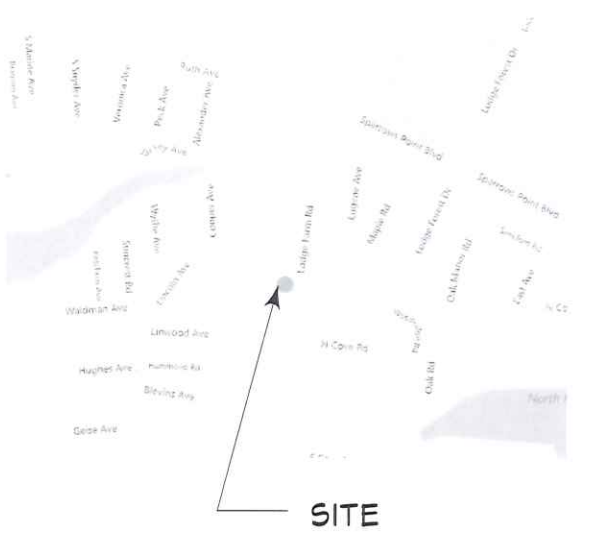


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SITE VICINITY MAP



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UTILITIES: WATER IS
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PRIOR HEARING? NO
VIOLATION CASE INFO:
NO

PETITIONER'S

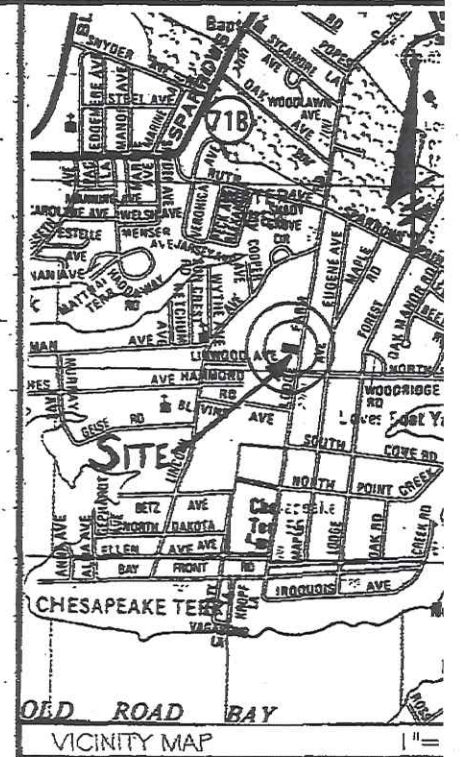
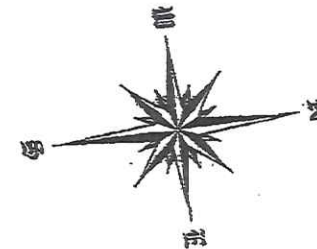
EXHIBIT NO. 1

2015-0098-A

JAMES & PHYLLIS
DUMBROWSKY
1503670600
5619/586

XENIA ROAD
(UNIMPROVED)
30' RW

N 7°57' E 50'



HARRY SMITH
1505430590
15663/565

#2404
EXISTING
DWELLING

#2406
EXISTING
DWELLING

RONALD &
TERESA McILCAS
1504351310
21378/552

EXISTING
CONCRETE
TO BE RAZED

EXISTING
1 STORY
FRAME
DWELLING
TO BE RAZED

PROPOSED
2 STORY
DWELLING W/
GARAGE
#2410

#2412
EXISTING
DWELLING

BRIAN & SHIRLEY
SIEGERT
1519320840
14878/426

#2414
EXISTING
DWELLING

EVELYN VALENTINE
2200025988
11502/666

GENERAL NOTES

1. EXISTING ZONING: DR 5.5 (111C3)
 2. EXISTING USE: SINGLE FAMILY DWELLING
 3. PROPOSED USE: SINGLE FAMILY DWELLINGS
 4. PRIOR ZONING HEARINGS: NONE
 5. LOT AREA: 9433.500 S.F. ± / 0.217 AC ±
 6. TAX MAP: 1111
GRID: N/A
PARCEL: 148
 7. TAX ACCT.#: 1800002938
 8. DEED REF: 14811/662 & 669
 9. LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 10. NOT LOCATED IN A HISTORIC AREA
 11. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
- COMMUNITY PANEL NO: 240010-0555B ZONE: C

EXISTING PAVING

POB
782.88' TO
BLEVINS AVENUE

LODGE FARM ROAD
30' RW



OWNER
CAROL YOUNG
2408 LODGE FARM ROAD
EDGEMERE, MD 21219
1800002938
14811/662 & 669

DEVELOPER
STEVE THRASHER
1034 NABBS CREEK ROAD
GLEN BURNIE, MARYLAND 21060
(443) 350-3701

PLAN TO ACCOMPANY PETITION FOR VARIANCE

#2410 LODGE FARM ROAD
PT LOT 2J
"WILLIAM WHITNEY" 10/97
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT

DATE	06/01/06		200 E. JOPPA RD SUITE 101 TOWSON, MD 21286	T: (410) 228-0060 F: (410) 228-0066
SCALE	1"=30'			
DRAWN BY	KAK			
CHECKED BY	YAM			
DATE	REVISION			

2015-0098-A