

M E M O R A N D U M

DATE: January 2, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0102-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 31, 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 *
(18 Starlight Farm Drive)
8th Election District *
3rd Council District *
David J. and Stephanie Eiswert *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0102-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, David J. and Stephanie Eiswert ("Petitioners"). The variance request is from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a shed with a height of 19 ft. in lieu of the permitted 15 ft. The subject property and requested relief are more particularly described on 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 submitted 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 9, 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. 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 Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING

Date 12-1-14

By [Signature]

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.

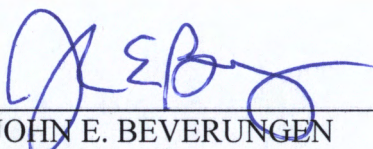
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 1st day of December, 2014, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a shed with a height of 19 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 12-1-14

By [Signature]



KEVIN KAMENETZ
County Executive

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

December 1, 2014

David J. and Stephanie Eiswert
18 Starlight Farm Drive
Phoenix, Maryland 21131

RE: Petition for Administrative Variance
Case No. 2015-0102-A
Property: 18 Starlight Farm Drive

Dear Mr. and Mrs. Eiswert:

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 a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Whitney Christmas, 4709 Pleasant Grove Road, Boring, MD 21020



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 18 STARLIGHT FARM DRIVE PHOENIX MD 21131 Currently zoned RC6
 Deed Reference 33630 1 00435 10 Digit Tax Account # 20 00009381
 Owner(s) Printed Name(s) DAVID J. AND STEPHANIE EISWERT

(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:

- X ADMINISTRATIVE VARIANCE from Section(s) 400.3; BCZR, to PERMIT A SHED WITH A HEIGHT OF 19' IN LIEU OF THE PERMITTED 15'

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

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

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

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

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

Owner(s)/Petitioner(s):

DAVID J. EISWERT STEPHANIE EISWERT
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

18 STARLIGHT FARM DRIVE PHOENIX MD.
 Mailing Address City State

21131 443 465 5210
 Zip Code Telephone # Email Address

Representative to be contacted:

WHITNEY CHRISTMAS
 Name - Type or Print

[Signature]
 Signature

4709 PLEASANT GARDENS BORING MD
 Mailing Address City State

21020 410 365 1683
 Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
 12-1-14

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

Name - Type or Print

Signature BY

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 2015-0102-A Filing Date 10/29/14 Estimated Posting Date 11/9/14 Reviewer JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE HEARING)

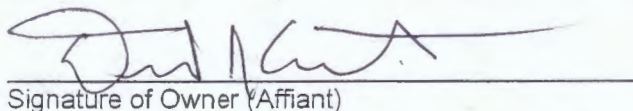
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 18 STARLIGHT FARM DRIVE PHOENIX MD 21131
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)

TO CONSTRUCT A 24'x26' SHED WITH A 19' HEIGHT NECESSARY TO
HOLD LAWN EQUIPMENT AND STORAGE FOR A LARGE PROPERTY AND
LARGE LAWN. UPSTAIRS STORAGE IS FOR LARGE FAMILY ITEMS

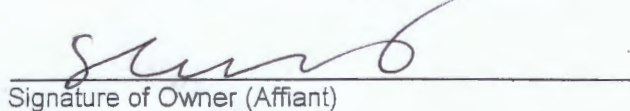
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)



Signature of Owner (Affiant)

DAVID J. EISWERT

Name- Print or Type



Signature of Owner (Affiant)

STEPHANIE EISWERT

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:

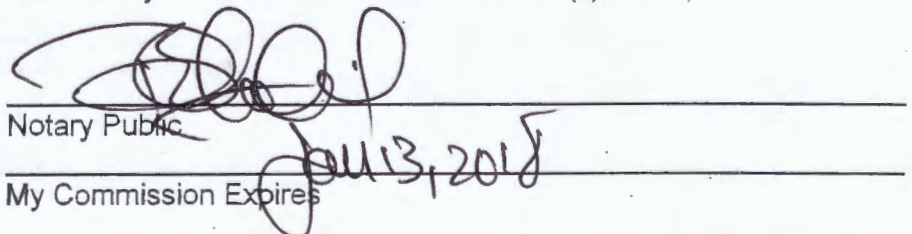
I HEREBY CERTIFY, this 28th day of April, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David Eiswert, Stephanie Eiswert

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

AS WITNESS my hand and Notaries Seal

DIVYESH PATEL
NOTARY PUBLIC - MARYLAND
Baltimore County
My Commission Expires Jan. 13, 2018


Notary Public
My Commission Expires Jan 13, 2018



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
(410) 252-4444 (o)
(410) 252-4493 (f)
www.polarislsc.com

ZONING PROPERTY DESCRIPTION FOR 18 STARLIGHT FARM DRIVE

Beginning at a point on the west side of Starlight Farm Drive which is 40 feet wide at the distance of 1,880 feet, more or less, south of the centerline of the nearest improved intersecting street, Phoenix Road, which is 60 feet wide. Being Lot #4 in the subdivision of "Lismore" as recorded in Baltimore County Plat Book #54, Folio #146, containing 3.041 acres, more or less. Located in the 8th Election District and 3rd Council District.



10-23-2014
Lic. Exp. 01-21-2015

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0102 -A Address 18 STARLIGHT FARM DR.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/29/14 Posting Date: 11/9/14 Closing Date: 11/24/14

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- 0102 -A Address 18 STARLIGHT FARM DR.

Petitioner's Name DAVID EISWERT Telephone 443-465-5210

Posting Date: 11/9/14 Closing Date: 11/24/14

Wording for Sign: ~~XXXX~~ TO PERMIT A SHED WITH A HEIGHT
OF 19 ft. IN LIEU OF THE PERMITTED 15 ft.

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: 2015-0102-A

Petitioner: DAVID EISWERT

Address or Location: 18 STARLIGHT FARM DR. PHOENIX, MD. 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

SAME

Telephone Number: 443-465-5210

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

No. **118326**

Date: **10/29/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 10/29/2014 10/29/2014 09:24:49
 RECEIPT # 540075 10/29/2014
 5 528 ZONING VERIFICATION
 118326
 Receipt Tot \$75.00
 \$75.00 OK \$0.00 LG
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: **DAVID EISWERT**

For: **2015-0102-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 11/9/14

Case Number: 2015-0102-A

Petitioner/Developer: David Eiswert

Date of Hearing/Closing: 11/24/14

This is to certify under the penalties of perjury that the necessary sign(s) required
were posted conspicuously on the property located at 18 Starlight Farm D

The signs(s) were posted on 11/9/14

(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 21113
(City, State, Zip Code)

410-343-1111
(Telephone Number)

ATTACH PHOTOGRAPH

CERTIFICATE OF POSTING

Date: 11/9/14

Case Number: 2015-0102-A

Petitioner/Developer: David Eiswert

Date of Hearing/Closing: 11/24/14

This is to certify under the penalties of perjury that the necessary sign(s) required
w were posted conspicuously on the property located at 18 Starlight Farm Dr

The signs(s) were posted on 11/9/14
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

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 # 2015-0102-A

TO PERMIT A SHED WITH A HEIGHT
OF 17 FEET IN LIEU OF THE PERMITTED
13 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 11/24/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY
HANDICAPPED ACCESSIBLE

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-3</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>10-22</u>	ADJACENT PROPERTY OWNERS	<u>Kahales, He Starlight Farm Dr.</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>11-9-14</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 - 08 Account Number - 2000009381			
Owner Information					
Owner Name:		EISWERT DAVID J EISWERT STEPHANIE		Use:	RESIDENTIAL
Mailing Address:		18 STARLIGHT FARM DR PHOENIX MD 21131-		Principal Residence:	YES
				Deed Reference:	/33630/ 00435
Location & Structure Information					
Premises Address:		18 STARLIGHT FARM DR 0-0000		Legal Description:	3.041 AC 18 STARLIGHT FARM DR LISMORE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0034	0024	0020		0000	4 2014 0054/0146
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1993	6,637 SF	2000 SF	3.0400 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2 1/2	YES	STANDARD UNIT	STUCCO	3 full/ 1 half	2 Attached
Value Information					
	Base Value	Value As of 01/01/2014	Phase-In Assessments As of 07/01/2014	As of 07/01/2015	
Land:	301,000	301,000			
Improvements	834,100	1,227,300			
Total:	1,135,100	1,528,300	1,266,167	1,397,233	
Preferential Land:	0			0	
Transfer Information					
Seller: HELLAUER MIRIANNE SCHMITT, TRUSTEE		Date: 05/17/2013		Price: \$1,900,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /33630/ 00435		Deed2:	
Seller: SHEPARD ROSE MARIE		Date: 01/12/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31597/ 00256		Deed2:	
Seller: CHRISTENSON GLENN S		Date: 02/26/1996		Price: \$760,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11447/ 00048		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 12/03/2013					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **2000009381**

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

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

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

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

[\(http://msweb05.mdp.state.md.us/webgate/moep/\)](http://msweb05.mdp.state.md.us/webgate/moep/)☒ Loading... Please

Loading... Please Wait.











October 22, 2014

Parcel Boundaries MD 6 Inch Imagery
MD Parcels

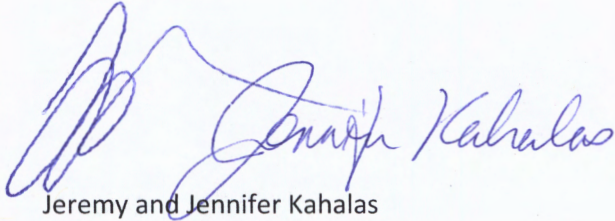
1:1,127
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km

Author: Maryland Department of Planning
Copyright © MDP (2013)

10/22/14

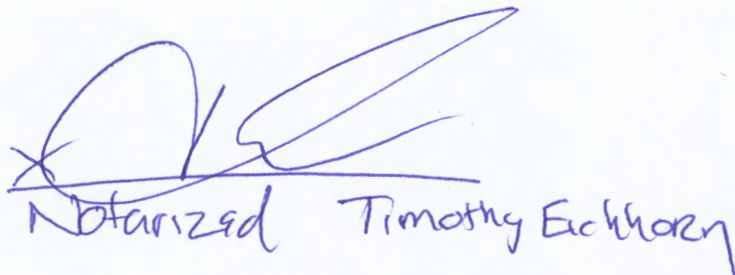
To Whom It May Concern,

We are aware of the plans to build the 24x26x18 foot shed next door at 18 Starlight Farm Drive. We are aware of the planned location of the shed. We are happy with the plans and location, and we do not have any concerns or issues with the project. Feel free to contact us at 443.621.6034 with any further questions.



Jeremy and Jennifer Kahalas

16 Starlight Farm Drive



Notarized Timothy Eichhorn





KEVIN KAMENETZ
County Executive

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

November 25, 2014

David J & Stephanie Eiswert
185 Starlight Farm Drive
Phoenix MD 21131

RE: Case Number: 2015-0102 A, Address: 18 Starlight Farm Drive

Dear Mr. & Ms. Eiswert

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
Whitney Christmas, 4709 Pleasant Grove Road, Boring MD 21020

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

DATE: November 17, 2014

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

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



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. 2015-0102-A
Administrative Variance
David & Stephanie Eiswert
18 Starlight Farm Drive

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. 2015-0102-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

NW 21-A

Lot # 2 2000009379
1990-0215-SPHA

PDM # 080176

Pt. Bk./Folio # 038118A

Lot # 4 1700011213

1600007422
t. Bk. 0000035, Folio 0099
Pt. Bk./Folio # 035099B

Lot # 5 1700011214
Pt. Bk. 0000038, Folio 0118

Pt. Bk. 0000067, Folio 0052

2000009385

Lot # 8

Lot # 3 2000009380

16

Pt. Bk./Folio # 067052

RC 6

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
PDM # 080431

2000009384

Lot # 7

3 CD
034C3
8 ED

Lot # 4

2000009381

18

Pt. Bk./Folio # 054146

NW 20-A

RC 4

0806010200 GROWTH TIER 4
(Grand Fathered Preliminary
Plan Area)

Lot # 5

20

2000009382

Pt. Bk. 0000054, Folio 0146

Lot # 6 2000009383

19

RC 7

STARLIGHT FARM DR

VIOLATION CASE INFO:



PLAN DRAWN BY WALTER CHRISTMAS DATE 10/22/14 SCALE: 1 INCH = 80 FEET

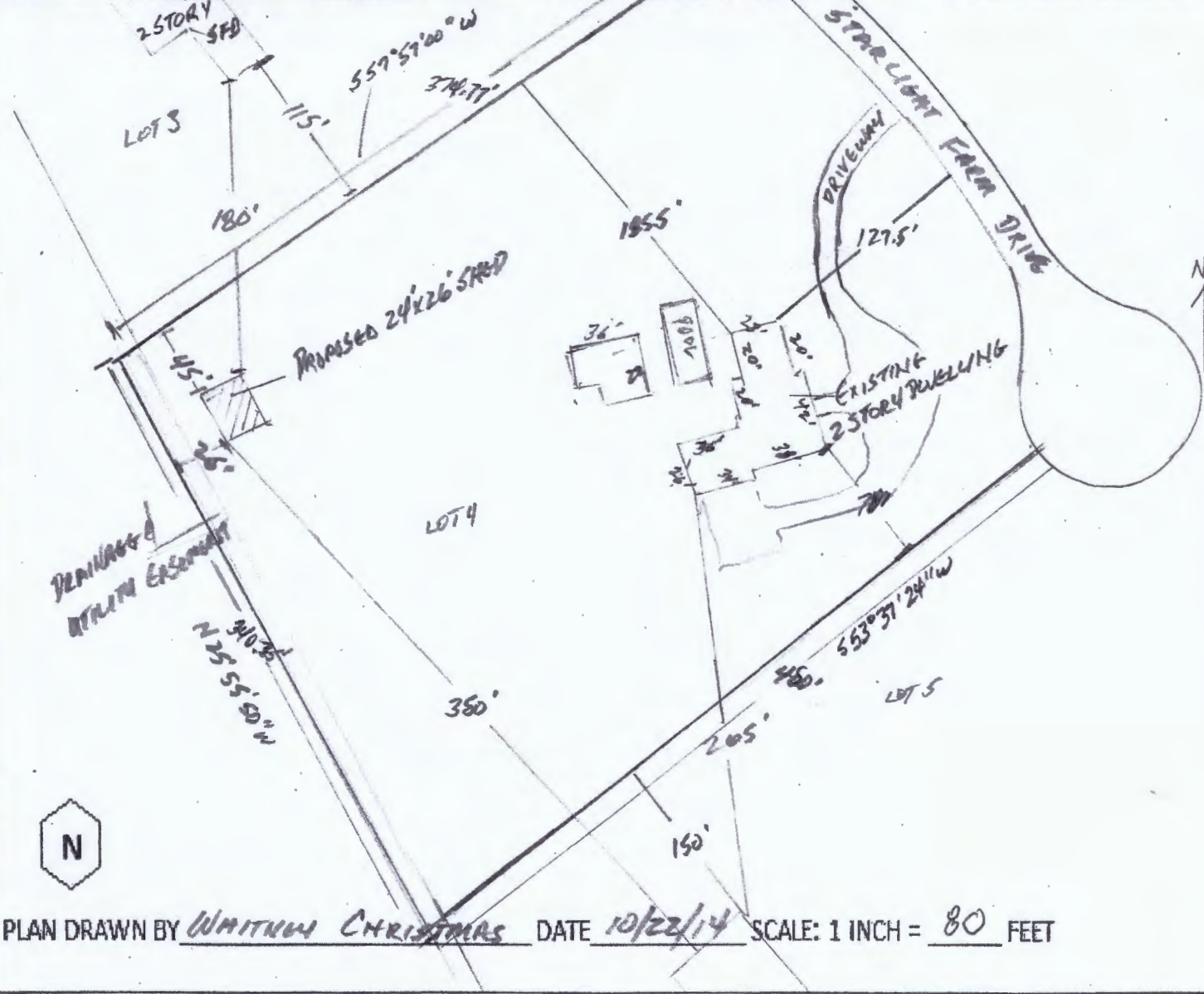
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 18 STARLIGHT FARM DRIVE OWNER(S) NAME(S) DAVID J. AND STEPHANIE EISWERT

SUBDIVISION NAME STARLIGHT FARM

LOT # 4 BLOCK # — SECTION # —

PLAT BOOK # 54 FOLIO # 146 10 DIGIT TAX # 2000009381 DEED REF. # 33630 / 00435



PLAN DRAWN BY WHITMAN CHRISTMAS DATE 10/22/14 SCALE: 1 INCH = 80 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0034

SITE ZONED RC6

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 3.040

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? _____

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

VIOLATION CASE INFO:

Per. Ex. 1