

IN RE: PETITION FOR ADMIN. VARIANCE *
(21301 Dunk Freeland Road)
7th Election District *
3rd Council District *
Andreas Grothe *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0125-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Andreas Grothe ("Petitioner"). The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure/swimming pool in the side yard of a lot with an existing dwelling in lieu of the permitted rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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. However, it is to be noted that three (3) support letters were received from neighbors residing at 21305, 21297, and 21299 Dunk Freeland Road, who had no objections.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 10, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 1-29-15

By BSW

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 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 Petitioner.

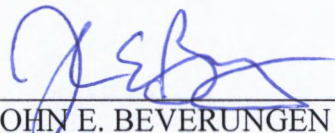
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 29th day of January, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure/swimming pool in the side yard of a lot with an existing dwelling in lieu of the permitted rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject 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 1-29-15

By DW



KEVIN KAMENETZ
County Executive

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

January 29, 2015

Andreas Grothe
21301 Dunk Freeland Road
Parkton, Maryland 21120

RE: Petition for Administrative Variance
Case No. 2015-0125-A
Property: 21301 Dunk Freeland Road

Dear Mr. Grothe:

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", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Buddy Poe, 10715 York Road, Cockeysville, MD 21030
Ken Long and Debbie Melnick, 21305 Dunk Freeland Road, Parkton, MD 21130
Jim and Karen Whitcome, 21297 Dunk Freeland Road, Parkton, MD 21130
Andrew and Patricia Burgess, 21299 Dunk Freeland Road, Parkton, MD 21130



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 21301 Duxford Rd Parkton Md 21120 Currently zoned RC-2

Deed Reference 13014 / 00003 10 Digit Tax Account # 21-00-001148

Owner(s) Printed Name(s) Andreas Groth

(SELECT THE HEARING(S) BY MARKING ☒ 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)

Section: 400.1

of the zone To permit an accessory structure/swimming pool in the side yard of a lot with an existing dwelling in lieu of the permitted rear yard.

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):

Andreas Groth
Name #1 - Type or Print Name #2 - Type or Print

[Signature]
Signature #1 Signature #2

21301 Duxford Rd Parkton Md
Mailing Address City State

21130 / 410-357-5453 / New World Market
Zip Code Telephone # Email Address .com

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

Name- Type or Print

Signature

Date

Mailing Address City State

By

Zip Code Telephone # Email Address

Representative to be contacted:

Buddy Poe
Name - Type or Print

Buddy Poe
Signature

10715 York Rd Cockeysville Md
Mailing Address City State

21030 / 410-666-1870
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 1-29-15 day of February 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 2015-0125-A Filing Date 12/5/2014 Estimated Posting Date 1/11/2015 Reviewer [Signature]

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: 21301 Duck Freeland Rd Parkton Md 21120
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)

Difficulty

The House is Located Tight To The Rear
Property Line. Leaving No Room For A Pool Side yard Has
250'± Clear To Property Line

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

[Signature]
Signature of Owner (Affiant)

Andreas Grothe
Name- Print or Type

Signature of Owner (Affiant)

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 2 day of December 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Andreas Grothe

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

3/3/2016
My Commission Expires



PROPERTY DESCRIPTION. 21301 DUNK FREELAND RD

BEGINNING AT A POINT ON THE
EAST SIDE OF DUNK FREELAND ROAD
WHICH IS 15' WIDE, WHICH IS 2050' ±
NORTH OF THE CENTERLINE OF
THE NEAREST INTERSECTING ROAD,
WHICH IS BOND ROAD WHICH IS
20' WIDE.

BEING LOT #4 IN THE SUBDIVISION
OF LAUREL RIDGE FARMS RECORDED
ON SM 57 FOLIO 70 CONTAINING
21.5 ACRES.

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

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

No. **119643**

Date: **12/5/14**

PAID RECEIPT

ADDRESS: BALTIMORE COUNTY, MARYLAND

12/05/2014 12/05/2014 10:01:02

REG: 0002 BALTIMORE COUNTY, MARYLAND

RECEIPT # 012274 12/05/2014 OF: 1

Dept: 5 528 BUDGET VERIFICATION

CR NO. 119643

Receipt Tot: \$75.00

\$75.00 CF \$75.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	1200		6150				75.00

Total: **75.00**

Rec From:

B

For:

21301 Dunk Freeland Rd

7015-0125-A

Burke Fuel Service

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0125 -A

Address 21301 Dunk Freeland Rd

Contact Person: _____
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/5/2014

Posting Date: 01/11/2015

Closing Date: 01/26/2015

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- 0125 -A

Address 21301 Dunk Freeland Rd

Petitioner's Name Andreas Grothe

Telephone 410-357-5453

Posting Date: 01/11/2015

Closing Date: 01/26/2015

Wording for Sign: _____

_____ To permit an accessory structure/swimming pool in the side yard of a lot with an
_____ existing dwelling in lieu of the permitted rear yard. _____

Revised 7/18/14

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/12/2015

Case Number: 2015-0125-A

Petitioner / Developer: ANDREOS GROTH ~ BUDDY POE SR. of
BUDDY'S POOL SERVICES, INC.

Date of Hearing (Closing): JANUARY 26, 2015

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:
21301 DUNK FREELAND ROAD

The sign(s) were posted on: JANUARY 10, 2015



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

December 31, 2014

Andreas Grothe
21301 Dunk Freeland Road
Parkton MD 21120

RE: Case Number: 2015-0125 A, Address: 21301 Dunk Freeland Road

Dear Mr. Grothe:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 5, 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
Buddy Poe, 10715 York Road, Cockeysville MD 21030

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 19, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2014
Item No. 2015-0125, 0127, 0129 and 0130

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\ZAC12192014 -.doc



KEVIN KAMENETZ
County Executive

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

January 27, 2015

Andreas Grothe
21301 Dunk Freeland Road
Parkton MD 21130

RE: Case Number: 2015-0125 A, Address: 21301 Dunk Freeland Road

Dear Mr. Grothe:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 5, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Buddy Poe, 10715 York Road, Cockeysville MD 21030

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 12/15/14

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

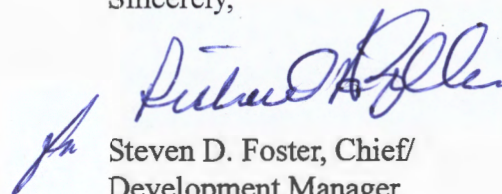
RE: Baltimore County
Item No 2015-0125-A
Administrative Variance
Andrea Grothe
21301 Dunk Freeland Road

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. 2015-0125-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: December 19, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2014
Item No. 2015-0125, 0127, 0129 and 0130

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CFN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC12192014 -.doc

MEMORANDUM

TO: Kristen Lewis
Office of Zoning Review

FROM: Debra Wiley, Legal Administrative Secretary *DW*
Office of Administrative Hearings

DATE: January 5, 2015

SUBJECT: Case No. 2015-0125-A – 21301 Dunk Freeland Road
Administrative Variance – Closing Date: 12/29/14

As you may be aware, the above-referenced case had a closing date of December 29, 2014. Unfortunately, the sign posting requirement was not fulfilled and both the Petitioner and Petitioner's representative, Buddy Poe, were contacted last week.

Today, this office was advised by Mr. Poe that the sign was not, in fact, posted.

Therefore, we are returning the file to you for further processing, i.e., obtaining new closing date, etc.

c: *✓* File

MEMORANDUM

DATE: March 3, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0125-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 2, 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

12/30 Left y.m. for Grothe (11:20 Am)
for ~~them~~^{him} to contact sign poster
I get us proof of posting.

Also contacted Buddy's Pool Serv.
but closed for holidays.

12/31 Rec'd call back from
Mr. Grothe. He'll contact Buddy's Pool
Service. He does not believe sign was
posted -- they were handling for
him.

1/5 Spoke to Buddy (Buddy's Pool Serv.); he
will contact Lennox or June to find out
what is needed to move this along.

Re: Sign Posting
Missing

12/2014
1/2015

November 27, 2014

Mr. Andreas Grothe and Mrs. Gloria Grothe are planning to construct an in ground pool at the west side of their property at: 21301 Dunk Freeland Rd. Parkton, MD 21120

The pool will be 18' x 45' in size. Parallel and 30' in distance from the Conservatory.

We immediate neighbors of Laurel Ridge Farm:

Mr. Ken Long

Mrs. Debbie Melnick

Address:

21305 Dunk Freeland Rd

Parkton MD 21120

Telephone No. 888 426-1091

Have no objection to this construction project.

Signature

Ken Long

Date

11/30/14

0125-A

Neighbor - ok
(3)

November 27, 2014

Mr. Andreas Grothe and Mrs. Gloria Grothe are planning to construct an in ground pool at the west side of their property at: 21301 Dunk Freeland Rd. Parkton, MD 21120

The pool will be 18' x 45' in size. Parallel and 30' in distance from the Conservatory.

We immediate neighbors of Laurel Ridge Farm:

Mr. Jim Whitcome

Mrs. Karen Whitcome

Address:

21297 Dunk Freeland Ave

Parkton Md 21120

Telephone No. 443-994-1589

Have no objection to this construction project.

Karen Whitcome

Signature

11/29/14

Date

0125-A

November 27, 2014

Mr. Andreas Grothe and Mrs. Gloria Grothe are planning to construct an in ground pool at the west side of their property at: 21301 Dunk Freeland Rd. Parkton, MD 21120

The pool will be 18' x 45' in size. Parallel and 30' in distance from the Conservatory.

We immediate neighbors of Laurel Ridge Farm:

Mr. Andrew Burgess

Mrs. Patricia Bungen

Address:

21299 Dunk Freeland Rd

Parkton MD 21120

Telephone No. 410 357-5551

Have no objection to this construction project.

Signature

Patricia A Bungen

Date

11/29/14

0125-A

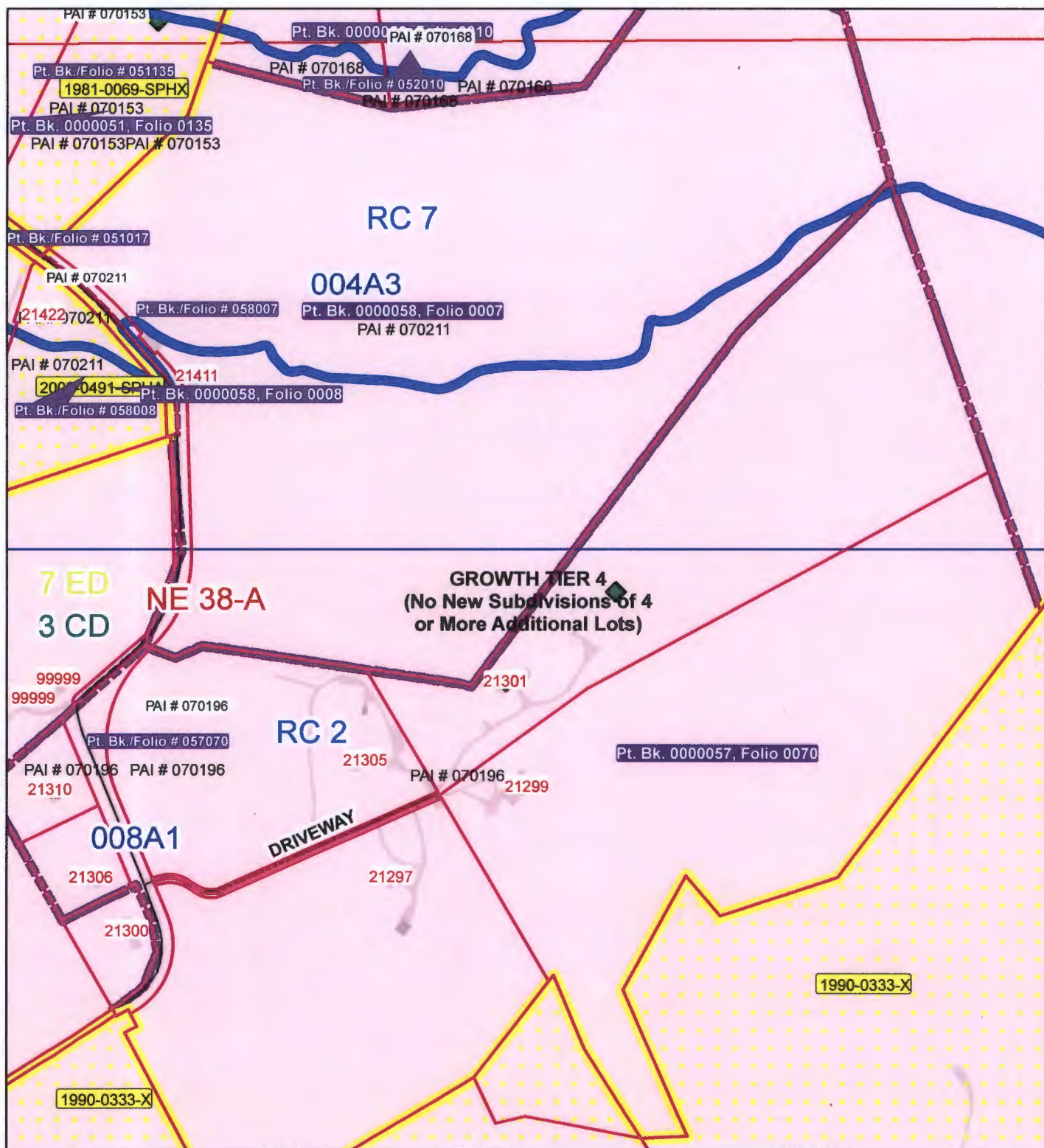
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration											
Account Identifier:		District - 07 Account Number - 2100001148															
Owner Information																	
Owner Name:		GROTHER ANDREAS A				Use:		RESIDENTIAL									
Mailing Address:		21301 DUNK FREELAND RD PARKTON MD 21120-8280				Principal Residence:		YES									
						Deed Reference:		/13014/ 00003									
Location & Structure Information																	
Premises Address:		21301 DUNK FREELAND RD 0-0000				Legal Description:		21.5076 AC LAUREL RIDGE FARMS									
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:								
0008	0001	0050		0000			4	2014	Plat Ref: 0057/0070								
Special Tax Areas:					Town:		NONE										
					Ad Valorem:												
					Tax Class:												
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use									
2007		3,953 SF				21.5000 AC		04									
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation											
2 1/2	YES	STANDARD UNIT	STONE	3 full/ 1 half	1 Detached												
Value Information																	
			Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014 As of 07/01/2015										
Land:			244,700		220,200												
Improvements			645,300		569,900												
Total:			890,000		790,100		790,100										
Preferential Land:			0				0										
Transfer Information																	
Seller: WAGNER J FREDERIC				Date: 07/17/1998			Price: \$115,000										
Type: ARMS LENGTH VACANT				Deed1: /13014/ 00003			Deed2:										
Seller: CORNWELL GREGORY S				Date: 05/19/1989			Price: \$99,900										
Type: ARMS LENGTH IMPROVED				Deed1: /08179/ 00575			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		0.00 0.00											
Tax Exempt:				Special Tax Recapture:													
Exempt Class:				NONE													
Homestead Application Information																	
Homestead Application Status: Approved 03/14/2012																	

2015-0125-A



Publication Date: 12/5/2014



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



0 100 200 400 600 800 Feet

1 inch = 400 feet

Pool

Photo #1

0125-A



Pool

Photo #2

A-210



Zoning Hearing Plan for Variance
Address- 21301 Dunk Freeland Road, Parkton MD 21120.
Owner - Andreas Grothe
Subdivision Name - Laurel Ridge Farm, Lot #4, Block #
Platbook # , Folio# 70, 10 Digit Tax# 2100001148
Deed Reference # 13014-00003

PLOT PLAN 1"=100'
Clisham, Gordon E.
Clisham, Sandra E.
Tax# 2100002909
21411 Dunk Freeland Rd.
PROPOSED TWO-STORY
STONE DWELLING
PROPOSED 1 1/2-STORY
STONE GARAGE

GRADING NOTE:
FIRST FLOOR ELEVATION SHALL BE
SET ONE FOOT ABOVE HIGHEST
NATURAL GRADE WITHIN BUILDING
AREA (SOUTHWEST CORNER OF
DRAWING)
EXCEPT FOR SOME PROJECTIONS AT
ROOF OF HOUSE AND GARAGE
LEVELING, AND FINISH GRADING FOR
POSITIVE DRAINAGE AT PERIMETERS.
EXISTING GRASSES ARE INDICATED

Meinick Deborah L.
Tax# 2100001147
21305 Dunk Freeland

Kim James C
Tax# 2100001150
21297 Dunk Freeland

Burgess, Andrew Franklin
Burgess, Patricia Ann
Tax# 2100001149
21299 Dunk Freeland Rd.

LAUREL RIDGE FARMS
7TH ELECTION DISTRICT
Baltimore County Maryland
#21001
LOT 4
21,507.6 ACRES
9487.74 SQ. FT.
RC-2 ZONING

Zoning Map 06A-A3
Site Zoned - RC2
Election District - 7
Council District - 3
Lot Area Acreage - 21.5076
Historic - No
INCBCA - No
Flood Plan - No
Water is (private)
Sewer is (private)

Amstrong, Jeffrey K
Living Trust
Tax# 0723050600
2123 Harris Mill Rd

Zoning Office Use Only	Item #	Case #
Reviewed by	LW	2015 0125-A

Per. Exh. 1