



KEVIN KAMENETZ
County Executive

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

February 12, 2015

James E. O'Donnell
13642 Longnecker Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 2015-0153-A
Property: 13642 Longnecker Road

Dear Mr. O'Donnell:

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 circular stamp or seal.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Yellott Contracting, P.O. Box 27, Reisterstown, MD 21136

IN RE: PETITION FOR ADMIN. VARIANCE *
(13642 Longnecker Road)
4th Election District *
3rd Council District *
James E. O'Donnell *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0153-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 owner of the property, James E. O'Donnell ("Petitioner"). The Petitioner is requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed detached accessory structure (garage) to be located in the side yard with a height of 23 ft. in lieu of the required rear yard and maximum allowed 15 ft. 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 24, 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 § 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 2-12-15

By GW

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 Petitioner.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 12th day of February, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed detached accessory structure (garage) to be located in the side yard with a height of 23 ft. in lieu of the required rear yard and maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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

ORDER RECEIVED FOR FILING

Date 2-12-15

By DW

2. The Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 2-12-15

By (signature)



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 13642 LONGNECKER RD, REISTERSTOWN, MD Currently zoned RC2
 Deed Reference 7861 1433 10 Digit Tax Account # 22 00 01 11 97
 Owner(s) Printed Name(s) JAMES E. O'DONNELL

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** ADMINISTRATIVE VARIANCE from Section(s)

SEE ATTACHED SHEET

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

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

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

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

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

Owner(s)/Petitioner(s):

JAMES E. O'DONNELL

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

13642 LONGNECKER RD, REISTERSTOWN, MD

Mailing Address

City

State

21136 1443-838-6337

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

YELLOTT CONTRACTING

Name – Type or Print

Signature

P.O. Box 27 REISTERSTOWN, MD.

Mailing Address

City

State

21136 410-833-1840 AMANDA@ACS-MD.CO

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

2015-153-A

Filing Date

1/13/15

Estimated Posting Date

1/25/15

Reviewer

Per: 6/16/2014

Sections 400.1 and 400.3 – to permit a proposed detached accessory structure (garage) to be located in the side yard with a height of 23 feet in lieu of the required rear yard and maximum allowed 15 feet.

Item #153 -

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: 13642 LONGNECKER RD. REISTERSTOWN, MD, 21136
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)

THE ADDITIONAL 8 FEET IN HEIGHT IS
NEEDED TO ACCOMADATE THE PITCH OF THE ROOF,
ALSO, NEED STORAGE AREA ABOVE GARAGE FOR CAR PARTS, AND
LOCATION OF PROPOSED GARAGE WILL BE ACROSS FROM EXISTING
GARAGE.

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

James E. O'Donnell
Signature of Owner (Affiant)

Signature of Owner (Affiant)

JAMES E. O'DONNELL
Name- Print or Type

Name- Print or Type

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

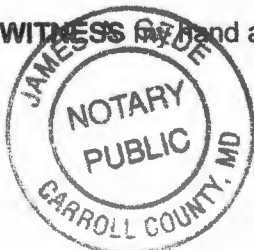
STATE OF MARYLAND, COUNTY OF GARROLL ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 29th day of October 2014 before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JAMES E O'DONNELL

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

AS WITNESS my hand and Notaries Seal



James E. O'Donnell
Notary Public
10-8-2016
My Commission Expires

Item #153

To: Baltimore County Department of Permits Approvals, and Inspections

Baltimore County Office of Administrative Hearing

Date: January, 2015

Subject: James O'Donnell Property, Long Necker Road, Zoning Hearing to
Request a building height variance and a building location variance.

Variance Request

The proposed garage, with a second story storage area for antique automobile parts, is considered a secondary structure. The height limitation for this proposed building is 15 feet. The proposed structure is 23 feet with a difference of 8 feet. Also, the location of the proposed garage is to be located on the side of the existing house and garage. The regulations require the proposed garage to be located in the rear of the existing house. Therefore a Zoning Request for a Variance is required for height and location.

Baltimore County Administrative Law Judge will apply a 2 step test.

- 1.) That the property whereon structure is to be placed is unique, unusual and different from surrounding properties.

The total acreage of the site is 17.75 acres+/- . The existing 4 bedroom home with an attached garage is served with a private well and septic system. As indicated on the site plan, the property is a wooded tract of land with steep slopes. There is a large patio area behind the house. The driveway serves the existing house and garage. The propose garage will be located across from the existing garage. This is a logical location for the proposed building, very little grading and only one or two trees may be removed. The proposed garage will be constructed on existing impervious area that is currently a parking area.

- 2.) The undue hardship

The storage area could be in a separate building that would be only 15 feet high, and a second building would be the garage. This would double the area of disturbance, and would require grading of some steep slope areas. It would require the removal of additional trees, and double the amount of impervious area. This will certainly increase the cost of the proposal.

The difficulty is the existing house configuration. The existing driveway and garage is on the East side of the home. The proposed building can not be placed in the front yard nor can it be located in the rear portion of the property because of the septic reserve area, topography and stone patio area.

Item #153

The applicant has chosen this portion of the property because it is the most likely location for the storage of his automobiles and auto parts. The proposed structure will be designed and constructed with the same materials as the existing house.

This proposal allows the applicant to have one building with the minimum amount of disturbance, requiring only one permit, and keeping the cost to be within budget.

If the property were to adhere to the strict compliance of the height requirement and location of the building in the rear of the house it would be an unnecessary burden. That is described above.

The granting of the height variance and building location variance would be in concert of the existing conditions of the property. Some of the surrounding properties have a number of structures including barns and stables and other storage buildings. The difference is that the surrounding properties are farms and this property is not.

The spirit and intent of the applicant is to have the proposed structure built in accordance to all building code requirements. This proposal will not increase residential density on subject property. This will have a minimum impact on the existing landscape. The construction will comply with all environmental regulations. The height and pitch of the roof will be in harmony with existing house.

Item #153



ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7885

ZONING PROPERTY DESCRIPTION FOR 13642 LONGNECKER ROAD

Beginning at a point approximately 3,500 feet west of the west edge of Longnecker Road which is approximately 20 feet wide at the distance of approximately 7,000 feet north of the centerline of the nearest improved intersecting street, Butler Road, which is approximately 60 feet wide, thence the following courses and distances: (1st Point of Call-"POC") S.28 31'56" E. 35.73', (2nd POC) N.89 03'23" E. 700.61', (3rd POC) N.86 55'05"E. 68.51', (4th POC) N.28 31'56" W. 1,270.75', (5th POC) S.60 47' 10" W. 445.50', (6th POC) N.28 31' 56" W. 33.00', (7th POC) S.60 47' 10"W. 237.36' (8th POC) S.28 31' 56" E. 905.99', back to the point of beginning as recorded in Deed Liber 21730, Folio 168, containing 17.2822 acres more or less; located in the Fourth Election District and the Third Councilmanic District.

Item #153

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

No. **119669**

Date: **1/13/15**

PAID RECEIPT

BUSINESS ACTUAL TIME INW
 1/14/2015 1/13/2015 11:48:18 5

REC US05 WALKIN RBOS LRB
 RECEIPT # 779870 1/13/2015 GFLR

pt 5 528 ZONING VERIFICATION
 CR NO. 119669

Recpt Tot 175.00
 175.00 CR 0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				675.00

Total: **675.00**

Rec From: **J E O'Donnell**

For: **Zoning hearing - case # 2015-153-A**

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- 153 -A Address 13642 Longmecker Rd

Contact Person: David Duwall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/13/15 Posting Date: 1/25/15 Closing Date: 2/9/15

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 153 -A Address 13642 Longmecker Rd
Petitioner's Name James E O'Donnell Telephone 443 838-6337
Posting Date: 1/25/15 Closing Date: 2/9/15
Wording for Sign: to permit a proposed detached accessory structure
(garage) to be located in the side yard with a height
of 23 feet in lieu of the required rear yard and
maximum allowed 15 feet

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/neighborhood 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 - 153 - A

Petitioner: JAMES E. O'DONNELL

Address or Location: 13642 LONGNECKER RD. REISTERSTOWN, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES E. O'DONNELL

Address: 1362 LONGNECKER RD REISTERSTOWN, MD 21136
443-838-6337

Telephone Number: CONTACT DAVID FLOWERS 443-677-1184

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/23/2015

Case Number: 2015-153-A

Petitioner / Developer: JAMES E. O'DONNELL ~ RAY HOPKINS of KCI ENGINEERS

Date of Hearing (Closing): FEBRUARY 9, 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:
(1) @ 13642 LONGNECKER ROAD AND (1) ON-SITE @ SHARED DRIVEWAY.

The sign(s) were posted on: JANUARY 24, 2015

13642
LONGNECKER RD.



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)



13642 LONGNECKER RD. ON-SITE @
SHARED DRIVEWAY

MEMORANDUM

DATE: March 17, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0153-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 16, 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

CASE NO. 2015- 0153A

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>2-2</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>1-24-15</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

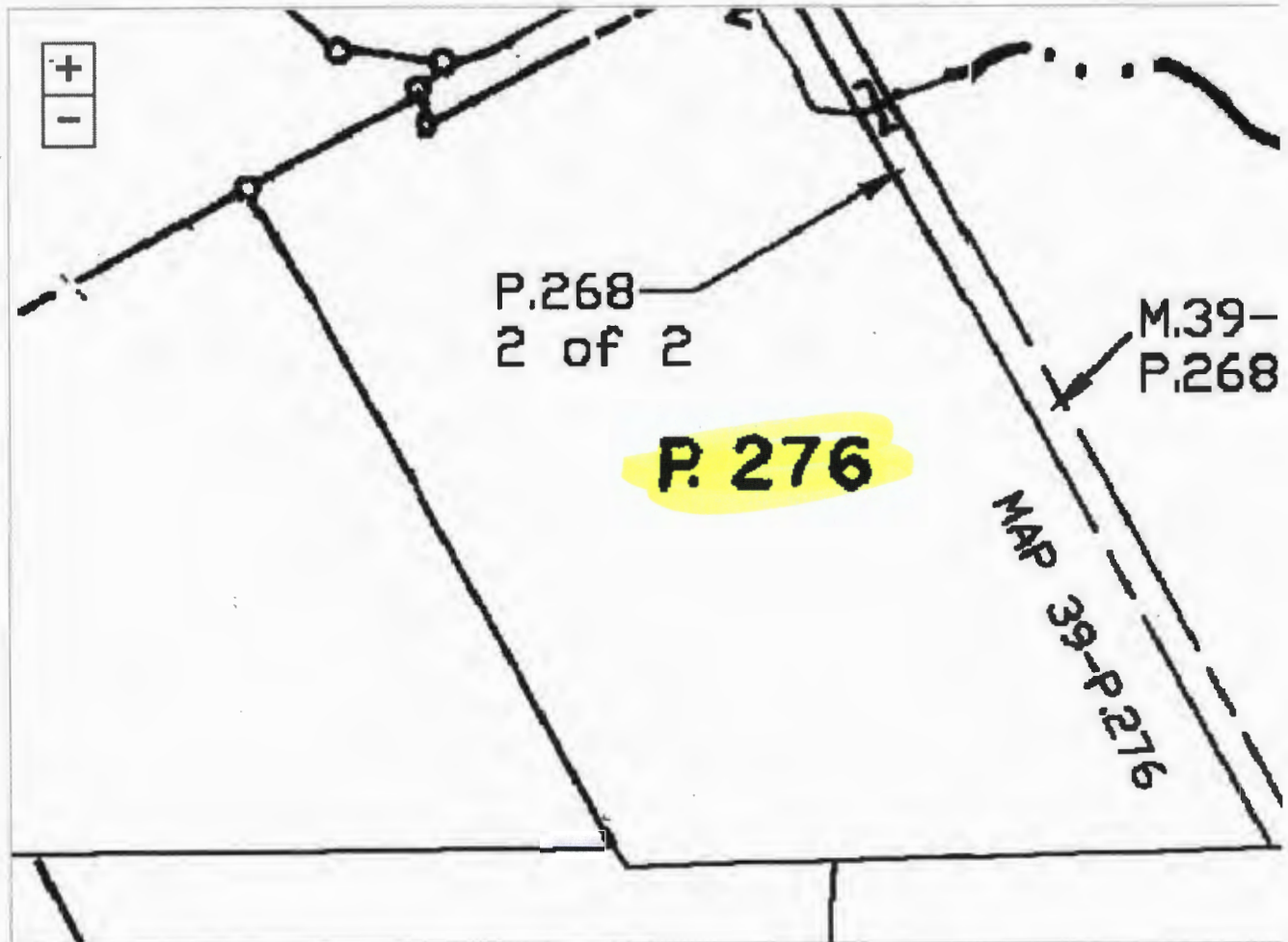
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 2200011197			
Owner Information					
Owner Name:		ODONNELL JAMES E		Use:	RESIDENTIAL
				Principal Residence:	YES
Mailing Address:		13642 LONGNECKER RD REISTERSTOWN MD 21136-4841		Deed Reference:	/21730/ 00168
Location & Structure Information					
Premises Address:		13642 LONGNECKER RD REISTERSTOWN 21136-4841		Legal Description:	17.2822 AC ESR LONGNECKER RD 1100 S OLD HANOVER RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0039	0012	0276		0000	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
2006		5,176 SF		17.2800 AC	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		STANDARD UNIT	BRICK	3 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2013	07/01/2014	07/01/2015
Land:		241,600	181,200		
Improvements		720,300	819,900		
Total:		961,900	1,001,100	988,033	1,001,100
Preferential Land:		0			0
Transfer Information					
Seller: MONUMENTAL PROPERTIES LLC		Date: 04/18/2005		Price: \$675,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21730/ 00168		Deed2:	
Seller: DEVONSHIRE INC		Date: 02/15/2000		Price: \$102,000	
Type: ARMS LENGTH VACANT		Deed1: /14310/ 00246		Deed2:	
Seller: DEVONSHIRE INC		Date: 03/23/1992		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09106/ 00012		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: No Application					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)District: **04** Account Number: **2200011197**

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>).

[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please

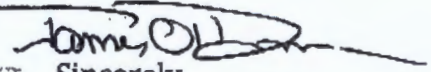
Loading... Please Wait.

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12/17/14

Dear neighbors, I plan to build a small garage opposite my current attached garage and I am seeking to fulfill requirements needed by Baltimore County to issue this building permit. This structure will not require removal of any mature trees, will use existing septic and water systems, and will not interfere with the horse trail running through my property. The exterior materials and colors will blend in with the surroundings.

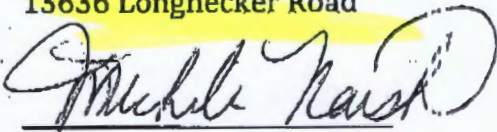
Baltimore County has requested me to obtain signatures of my neighbors to assure them that everyone agrees with this addition on my land. I hope that everyone will see fit to sign this document and return it to me so that I can proceed. If you have any questions, feel free to contact me via phone or email.



Sincerely,
Dr. James O'Donnell
jeod52@gmail.com
443-838-6337

George Mahoney
13634 Longnecker Road

Michele Naish
13636 Longnecker Road



Sheri Warfield
13620 Longnecker Rd.

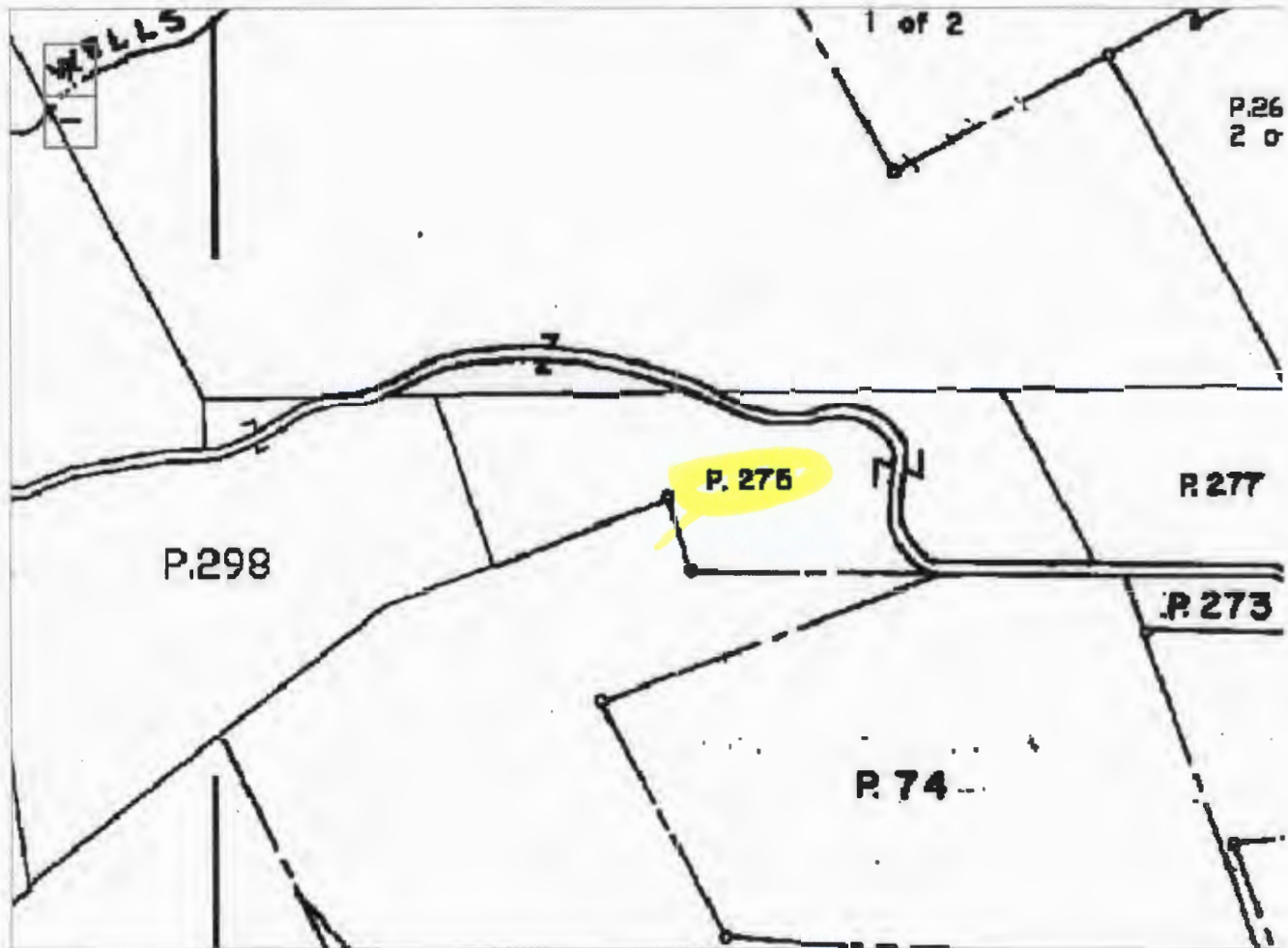
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 2200011195			
Owner Information					
Owner Name:		NAISH JOHN W NAISH MICHELE J		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		SUITE E 1200 E JOPPA RD TOWSON MD 21286-5810		Deed Reference: /15965/ 00168	
Location & Structure Information					
Premises Address:		13636 LONGNECKER RD 0-0000		Legal Description: 12.7131AC PAR EX MET WSR HANOVER RD 1100FT S OF OLD HANOVE R	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0039	0012	0275		0000	2013
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 2000		Above Grade Enclosed Area 3,989 SF		Finished Basement Area 1200 SF	
Property Land Area 12.7100 AC		County Use 04			
Stories	Basement	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 2 full/ 2 half	Garage 1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2013		Phase-In Assessments As of 07/01/2014	
Land:		125,800		95,800	
Improvements		494,400		534,500	
Total:		620,200		630,300	
Preferential Land:		0		626,933	
				630,300	
				0	
Transfer Information					
Seller: NAYLOR GUY T		Date: 01/11/2002		Price: \$701,927	
Type: ARMS LENGTH IMPROVED		Deed1: /15965/ 00168		Deed2:	
Seller: NAYLOR GUY THOMAS		Date: 06/18/1999		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13835/ 00070		Deed2:	
Seller: COVENTRYSHIRE INC		Date: 10/14/1998		Price: \$140,000	
Type: ARMS LENGTH IMPROVED		Deed1: /13211/ 00455		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2014	
County:		030		5,800.00	
State:		030		5,800.00	
Municipal:		030		0.00/0.00	
Tax Exempt:		Special Tax Recapture:		NONE	
Exempt Class:					
Homestead Application Information					
Homestead Application Status: Approved 02/26/2014					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **04** Account Number: **2200011195**

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

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

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

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



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

☒ Loading... Please

Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

February 10, 2015

James E ODonnell
13642 Longnecker Road
Reisterstown MD 21136

RE: Case Number: 2015-0153 A, Address: 13642 Longnecker Road

Dear Mr. ODonnell:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 13, 2015. 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." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Yellott Contracting, P O Box 27, Reisterstown MD 21136

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/2/15

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

RE: Baltimore County
Item No 2015-0153-A
Administrative Variance
James E. O'Donnell
13642 Longneck 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. 2015-0153-A.

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

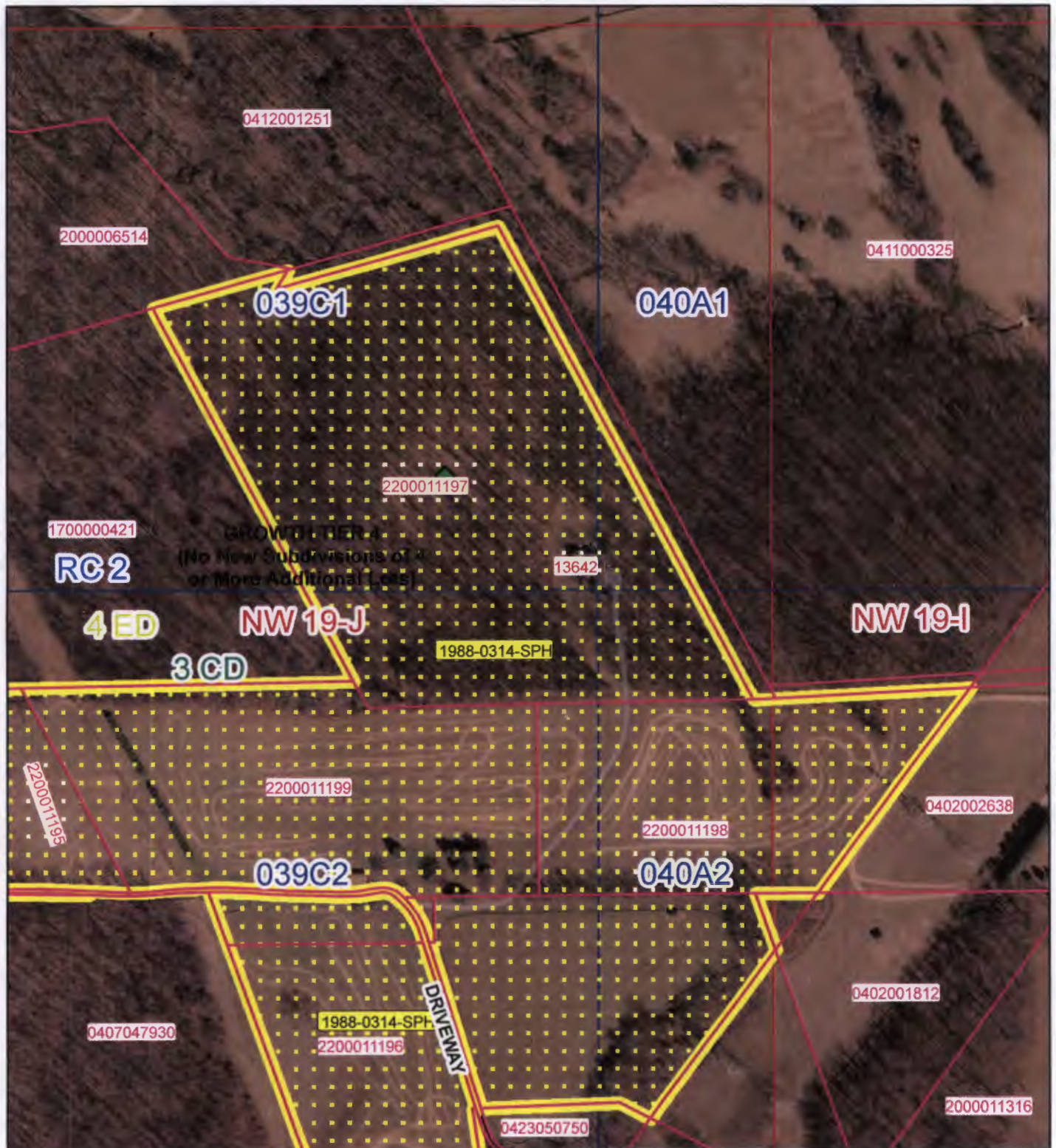
Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

13642 Longnecker Road



Publication Date: 1/8/2015



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

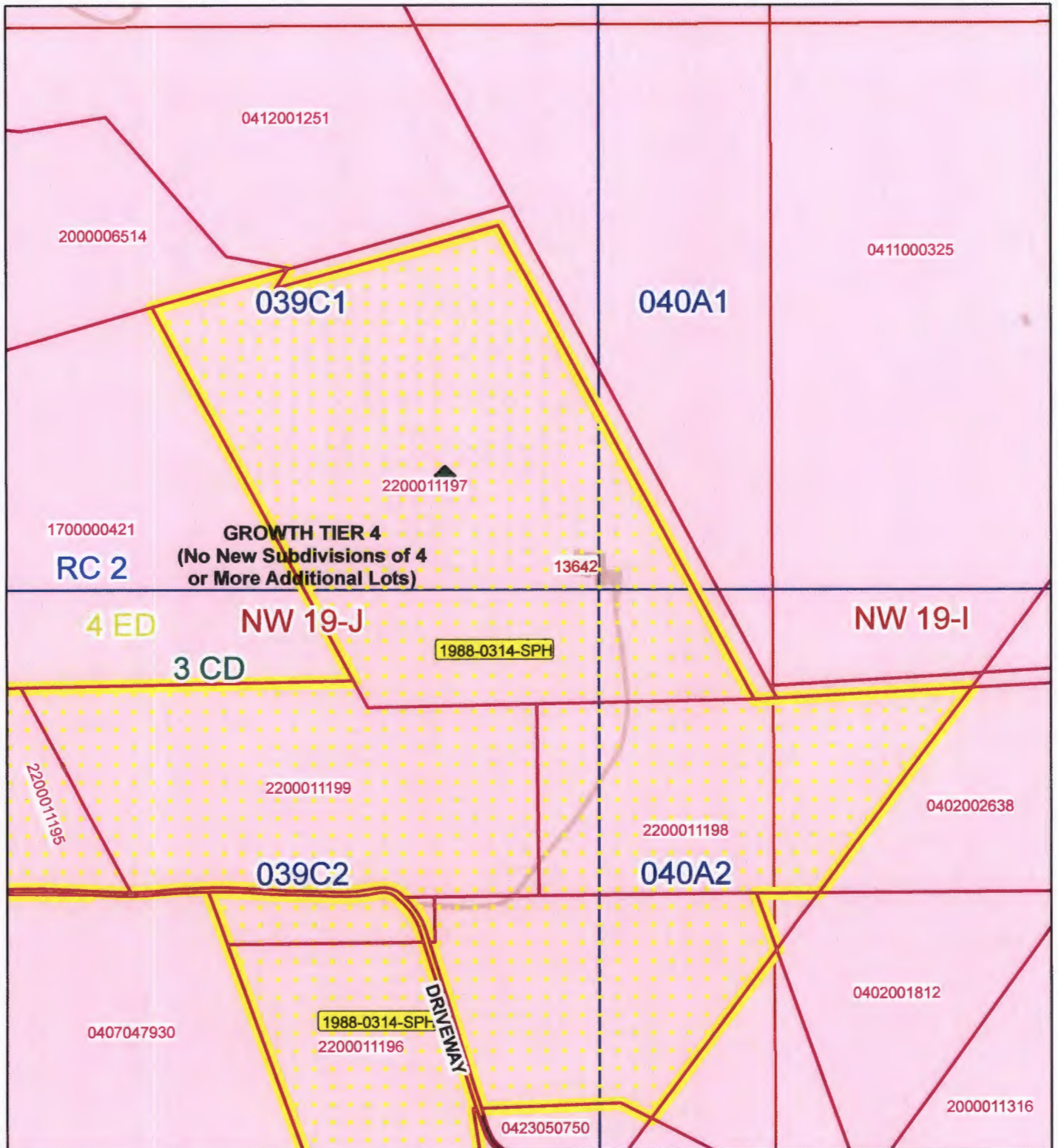


0 75 150 300 450 600 Feet

1 inch = 300 feet

Item # 153

13642 Longnecker Road



Publication Date: 1/8/2015



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



0 75 150 300 450 600 Feet

1 inch = 300 feet

Item #153





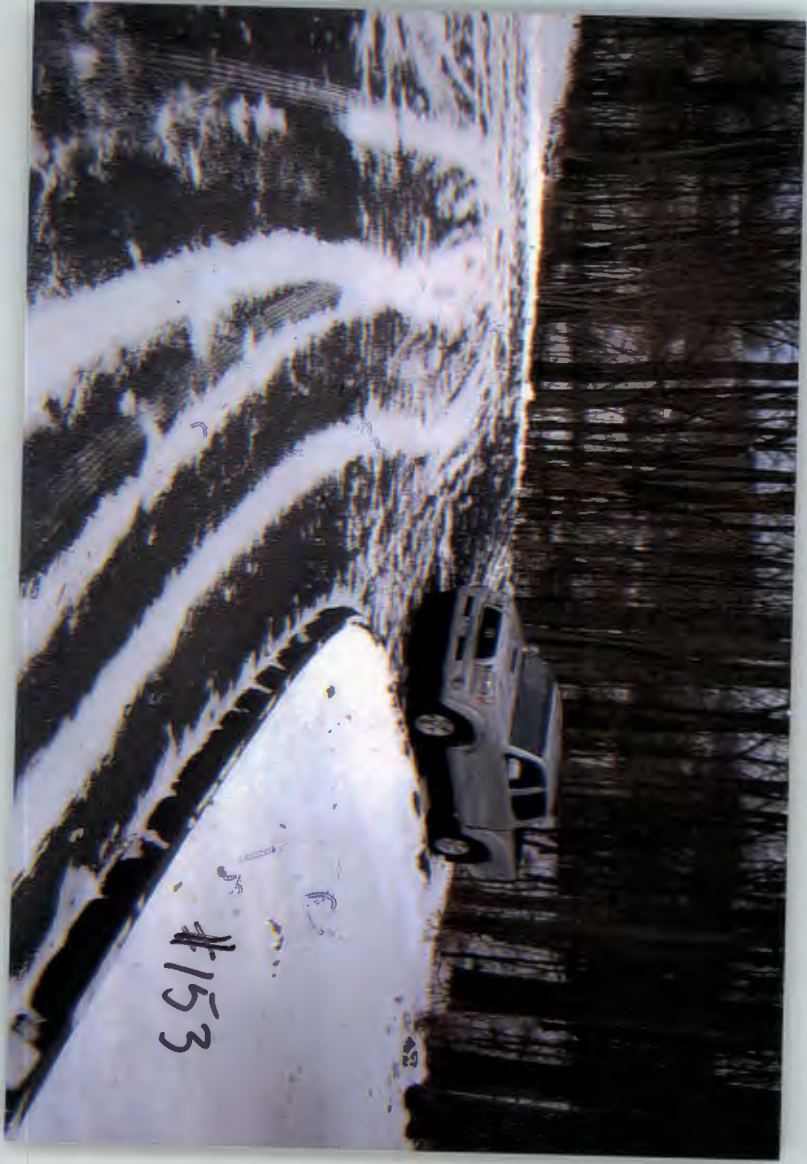
#153

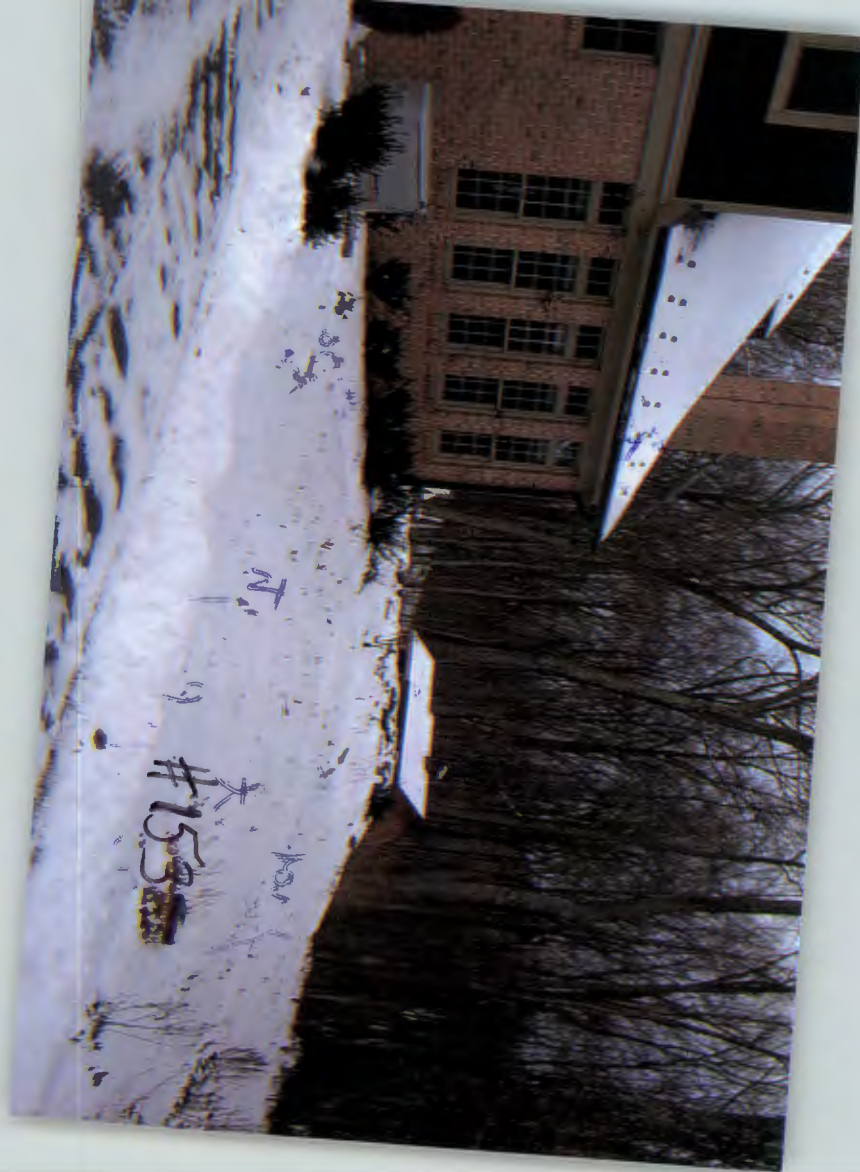








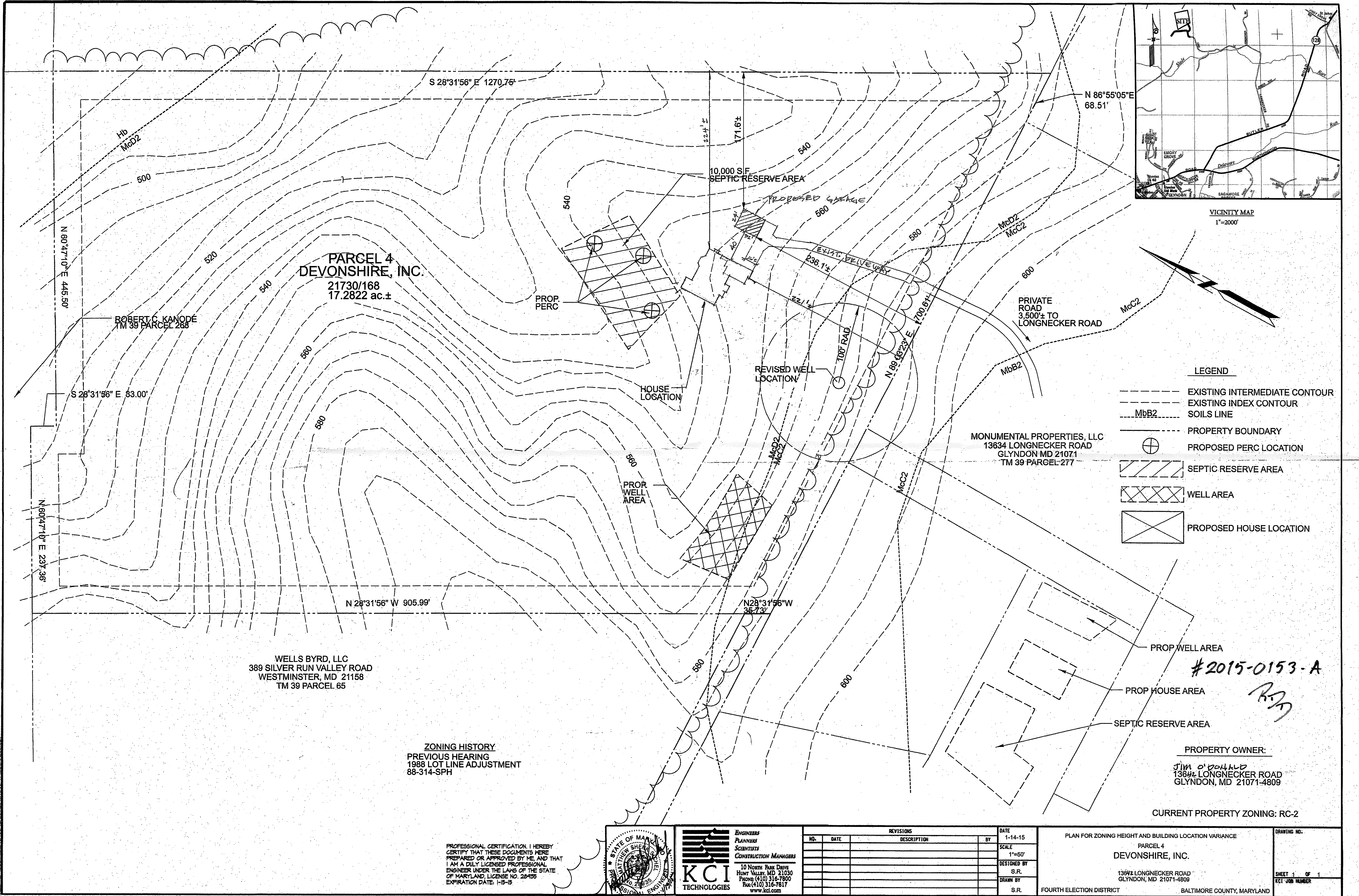




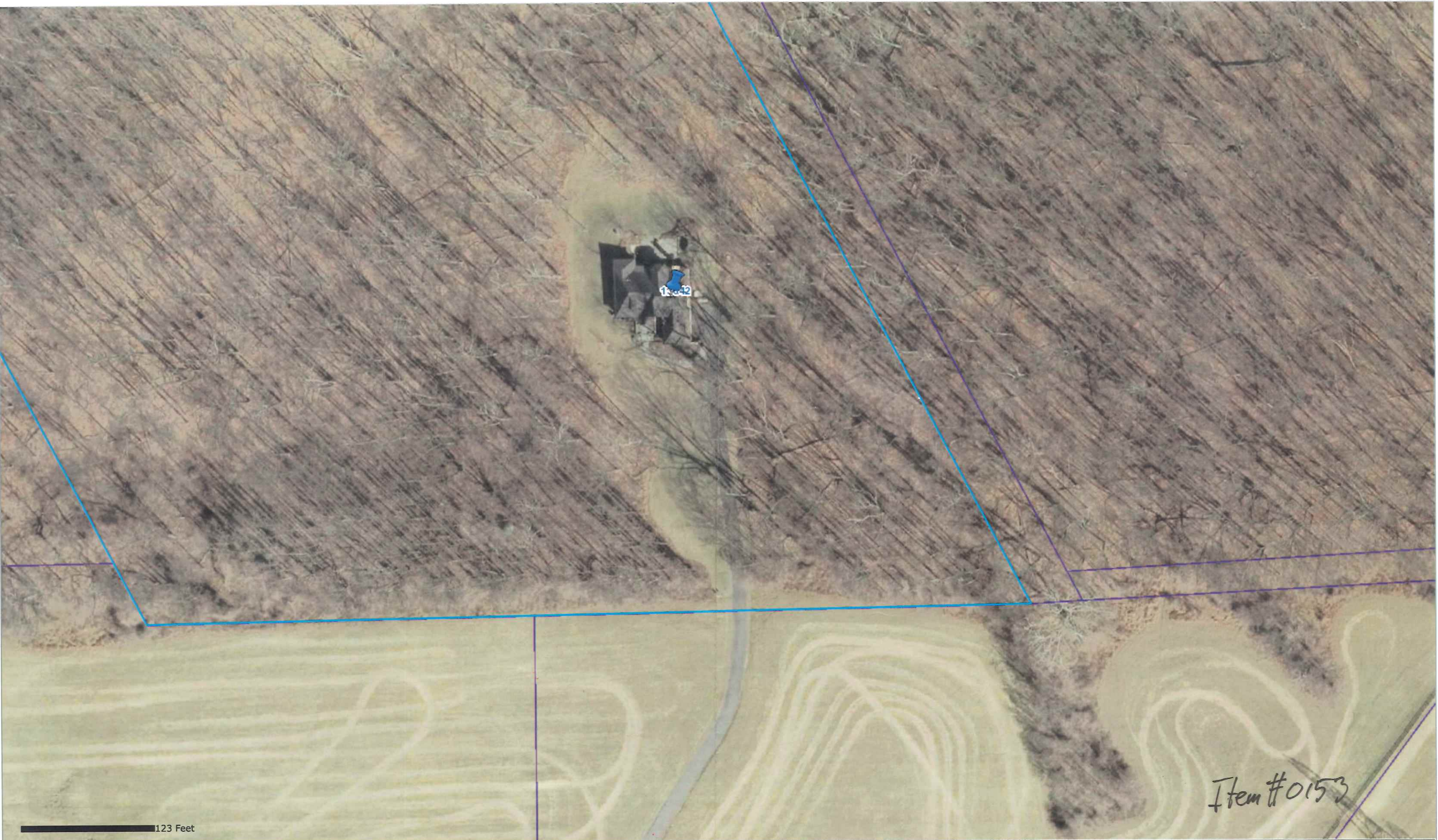








Pet Exh 1



123 Feet



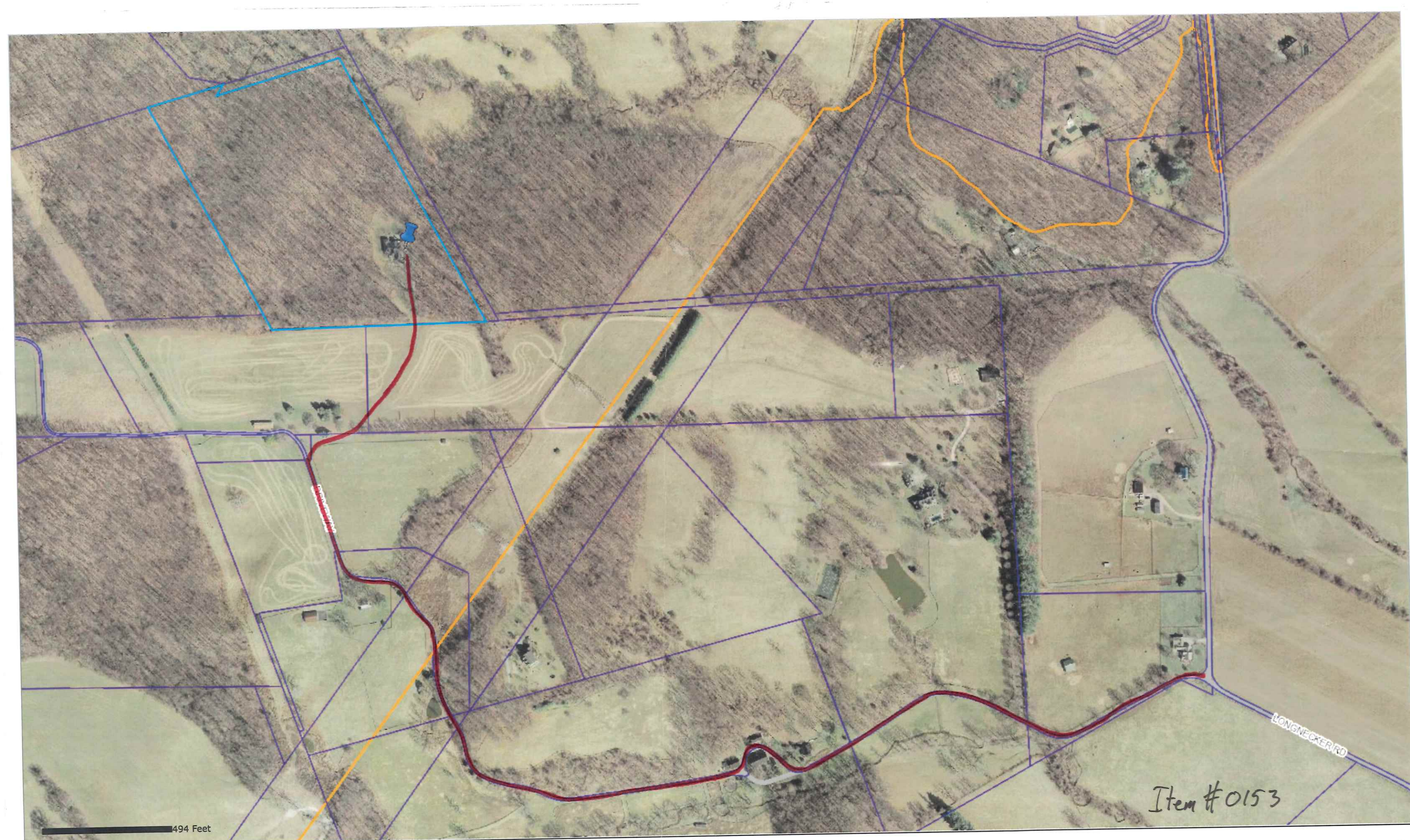
Historic Map

Created By
Baltimore County
My Neighborhood



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Printed 12/22/2014



Item #0153



13642 Longnecker Rd

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Baltimore County
My Neighborhood

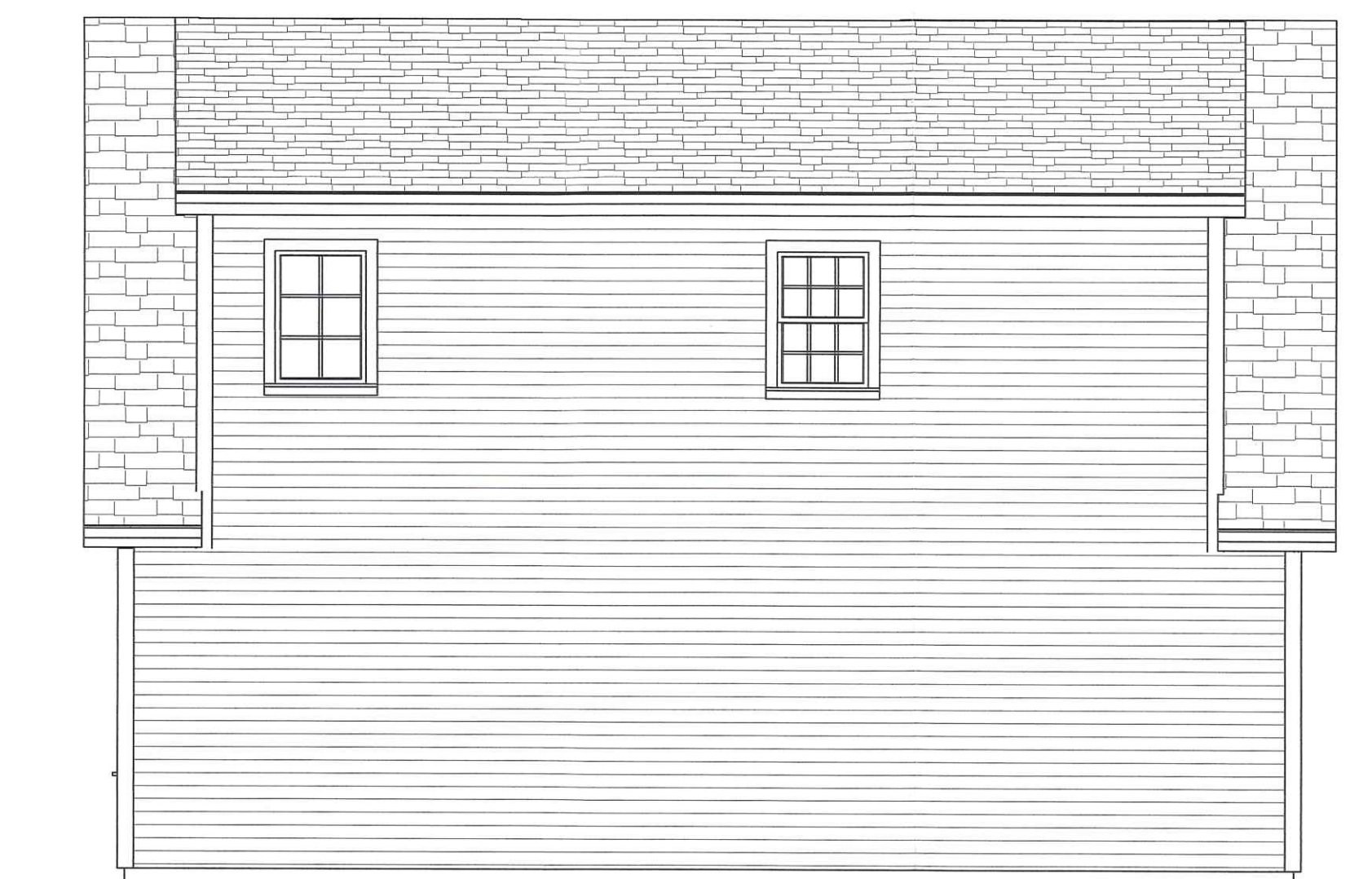


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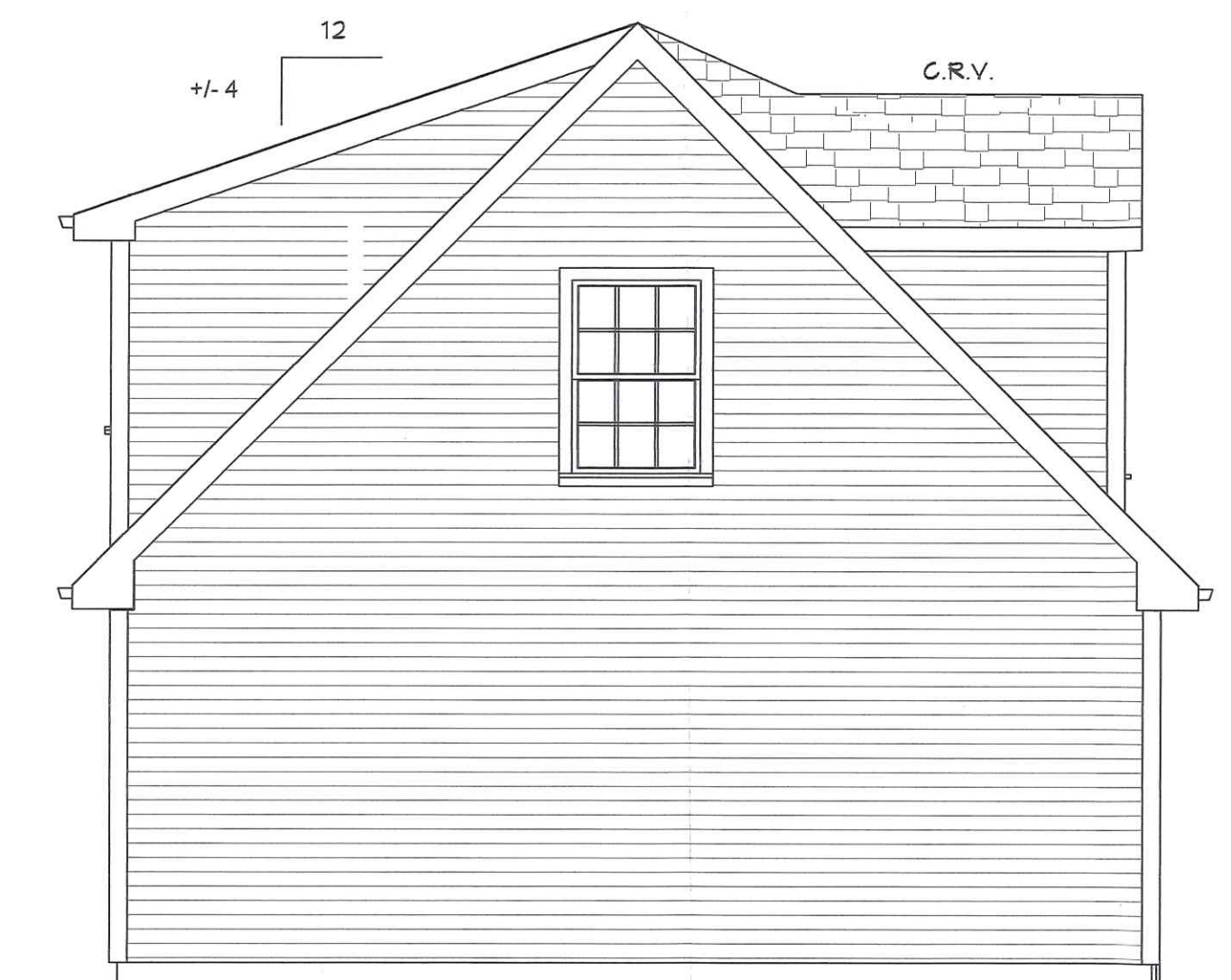
Printed 12/22/2014



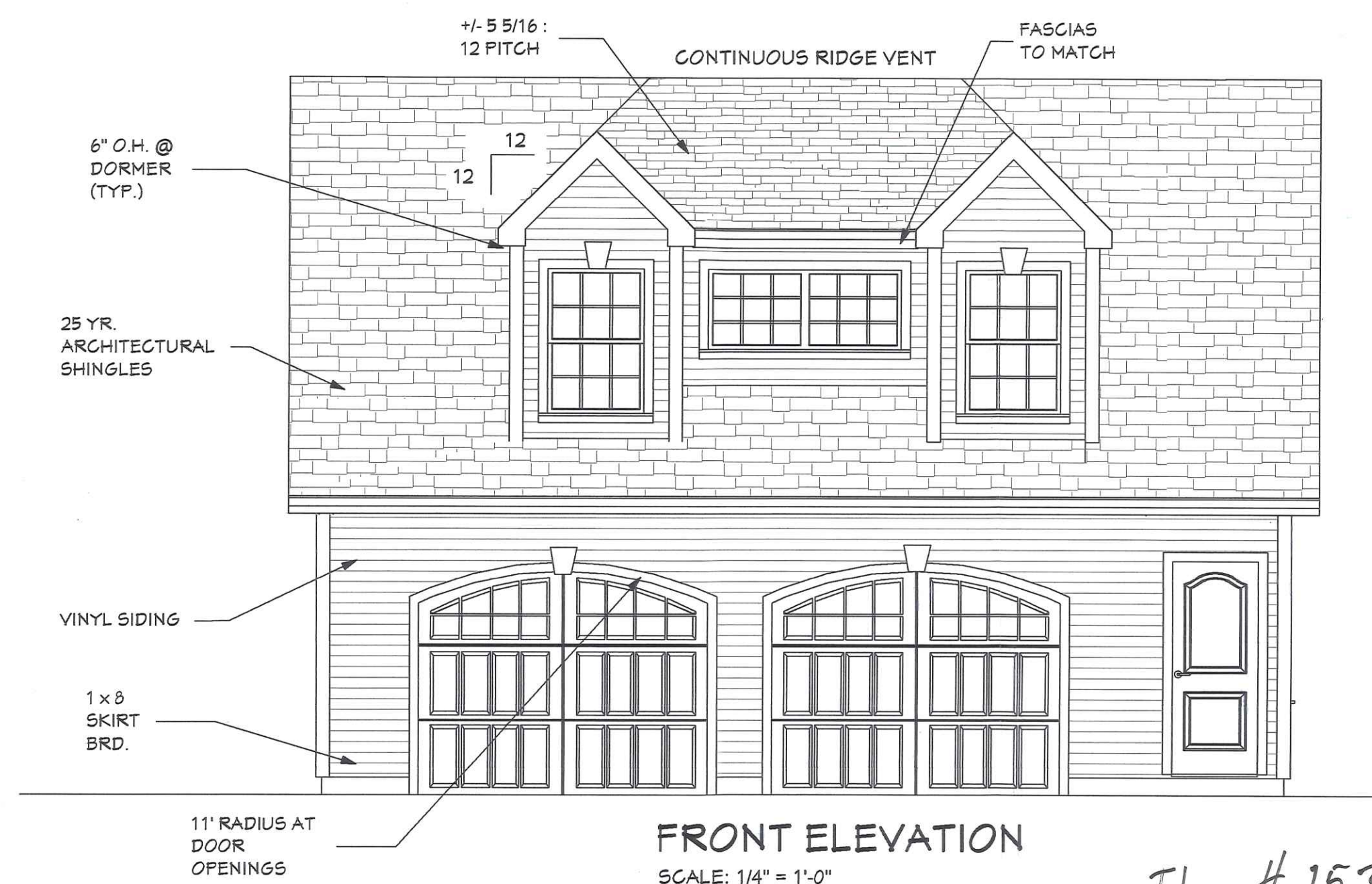
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Item # 153

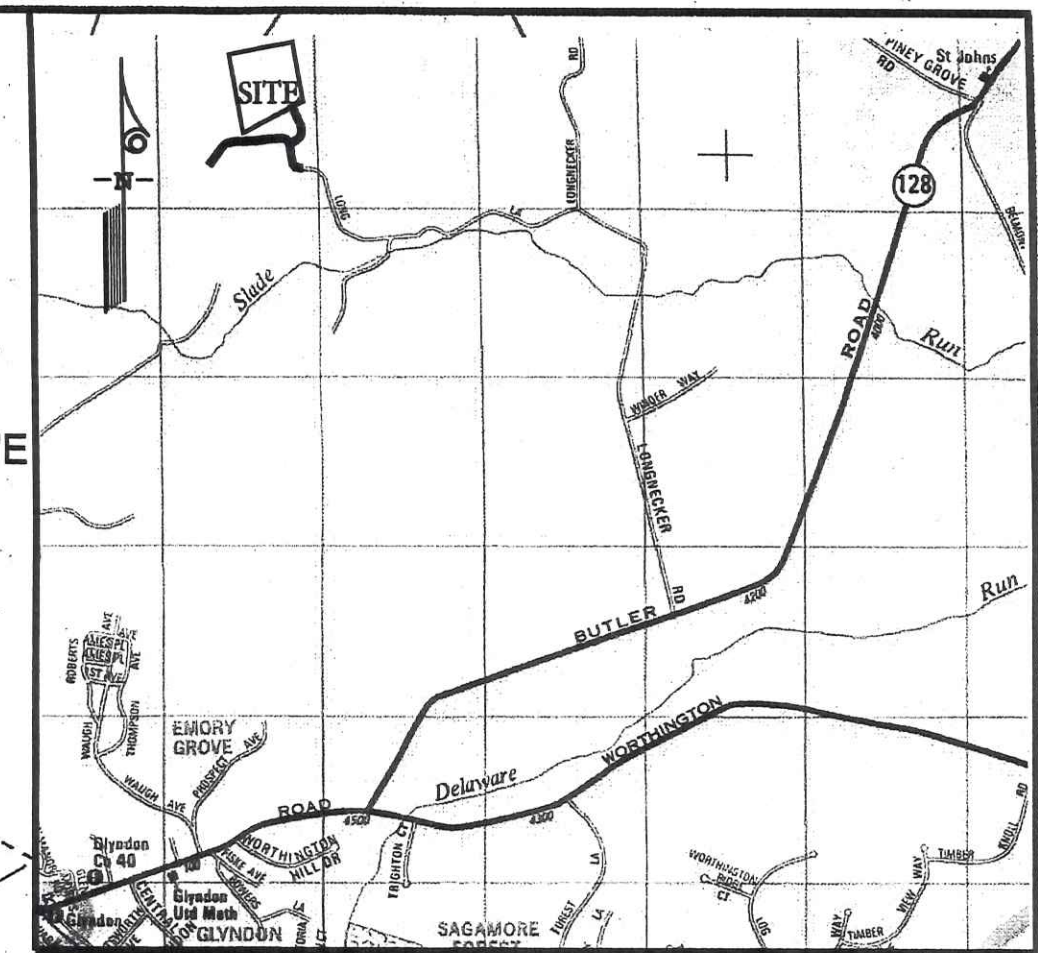
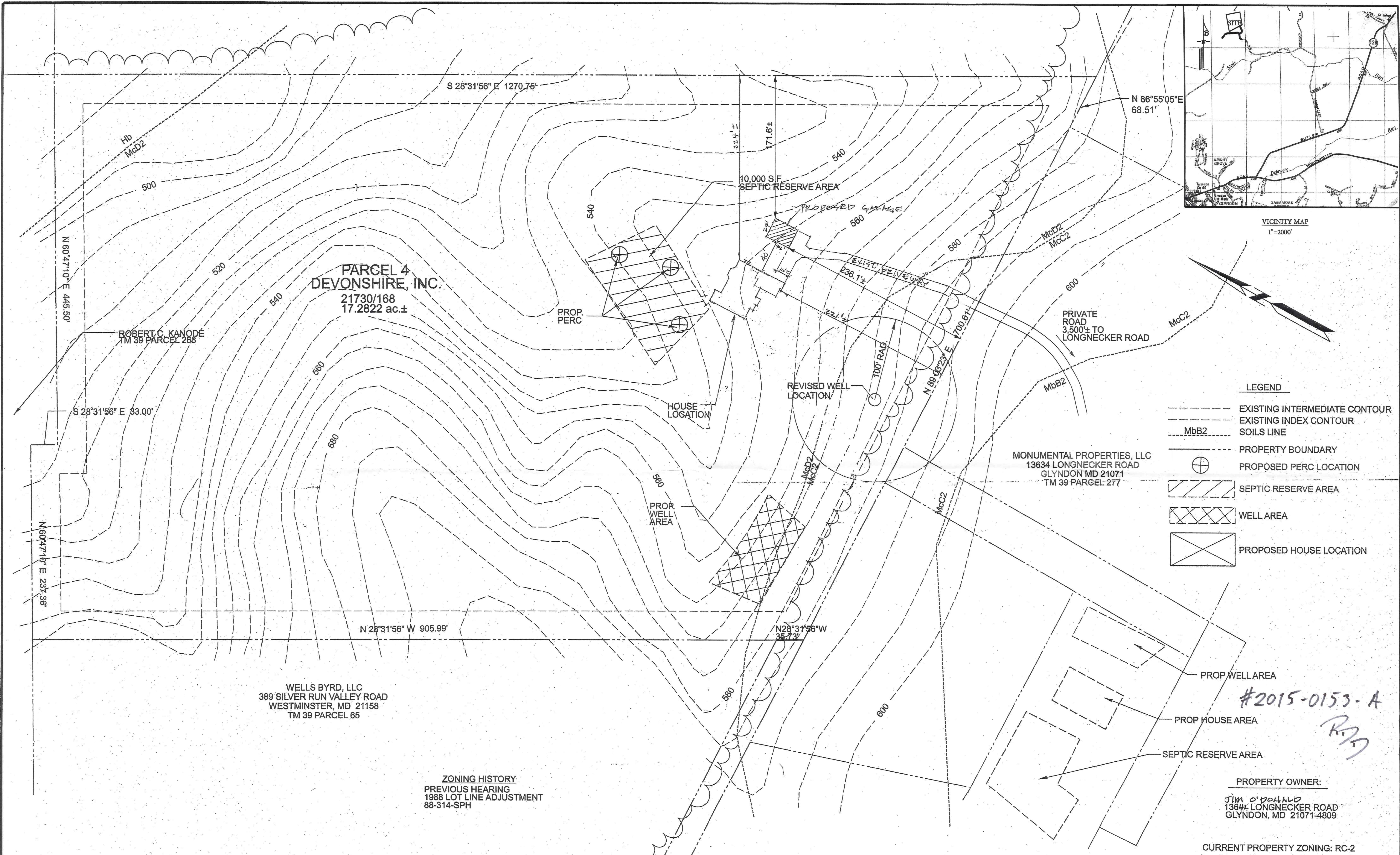
Dimensions : DO NOT SCALE DRAWINGS !
All written dimensions shall take precedence over scaled dimensions.
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Design Connection, LLC
1 - 860 - 283 - 0132
DesignConnection.com

Subdivision: _____
Owners Name: _____
Address: _____
Revisions: _____
Lot # _____

Plan No. G1697
Date Drawn: 06/19/97
Drawn By: TRM
Approved By: _____
SHEET NO.
1



VICINITY MAP
1"=2000'

LEGEND

- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- MbB2 SOILS LINE
- PROPERTY BOUNDARY
- PROPOSED PERC LOCATION
- SEPTIC RESERVE AREA
- WELL AREA
- PROPOSED HOUSE LOCATION

#2015-0153-A

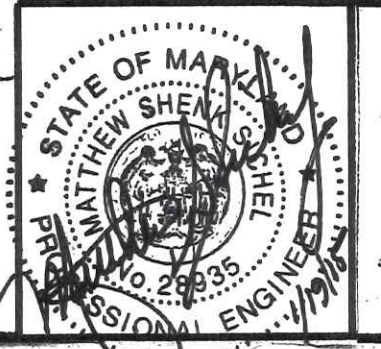
PROPERTY OWNER:

JIM O'DONALD
13634 LONGNECKER ROAD
GLYNDON, MD 21071-4809

CURRENT PROPERTY ZONING: RC-2

ZONING HISTORY
PREVIOUS HEARING
1988 LOT LINE ADJUSTMENT
88-314-SPH

PROFESSIONAL CERTIFICATION. I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT
I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 28435
EXPIRATION DATE: 1-15-15



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TECHNOLOGIES

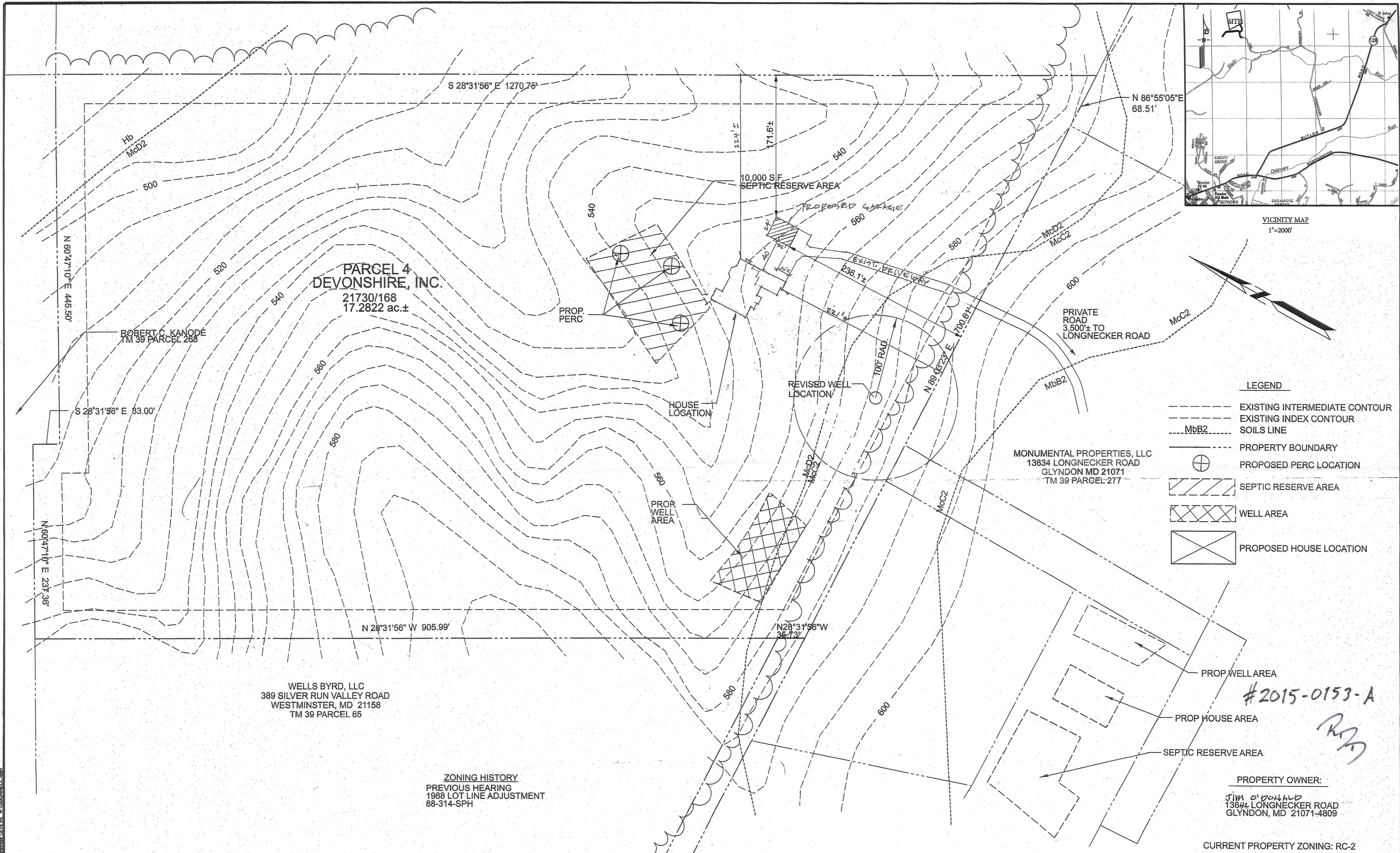
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

10 NORTH PARK DRIVE
HUNT VALLEY, MD 21030
PHONE (410) 316-7800
FAX (410) 316-7817
www.kci.com

REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	1-14-15

PLAN FOR ZONING HEIGHT AND BUILDING LOCATION VARIANCE
PARCEL 4
DEVONSHIRE, INC.
13634 LONGNECKER ROAD
GLYNDON, MD 21071-4809
FOURTH ELECTION DISTRICT

DRAWING NO.
SHEET 1 OF 1
KCI JOB NUMBER



- LEGEND**
- EXISTING INTERMEDIATE CONTOUR
 - EXISTING INDEX CONTOUR
 - MbB2- SOILS LINE
 - PROPERTY BOUNDARY
 - ⊕ PROPOSED PERC LOCATION
 - ▨ SEPTIC RESERVE AREA
 - ▩ WELL AREA
 - ▭ PROPOSED HOUSE LOCATION

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FAX (410) 316-7817
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REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	1-14-15

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13642 LONGNECKER ROAD
GLYNDON, MD 21071-4809
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 1 OF 1
KCI JOB NUMBER