



KEVIN KAMENETZ
County Executive

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

March 13, 2015

Pamela Suarez
3620 Langrehr Road
Windsor Mill, Maryland 21244

RE: Petition for Special Hearing
Property: 3620 Langrehr Road
Case No.: 2015-0161-SPH

Dear Mrs. Suarez:

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 typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITION FOR SPECIAL HEARING *
(3620 Langrehr Road)
2nd Election District *
4th Councilmanic District *
Pamela Suarez *
Legal Owner *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0161-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Pamela Suarez, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to establish a two unit dwelling as a legal non-conforming use.

Appearing at the public hearing in support of the requests was Pamela Suarez. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received. There were no Protestants or interested citizens in attendance.

The subject property is zoned DR 5.5. The property is approximately 0.2416 acres in size, and is improved with a two-story dwelling constructed in 1936. Ms. Suarez purchased the home in 2006, at which time it was used as a two unit dwelling. Ms. Suarez explained that, as shown on the site plan (Exhibit 1), the first floor of the home (approximately 750 sq. ft.) is accessed via a front covered porch. The first floor of the home has a full kitchen, bathroom and 2 bedrooms. The second floor is accessed via a flight of exterior stairs on the side of the dwelling. The second floor can only be accessed in this manner, and there is no way to reach the second floor from inside the home on the first floor.

ORDER RECEIVED FOR FILING

Date 3/16/15

By Sen

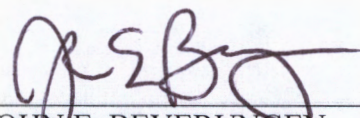
Ms. Suarez explained the second floor likewise has a full kitchen, bathroom and 2 bedrooms. Ms. Helen Townsend (age 86) resides next door at 3614 Langrehr Road, and she indicated the second floor apartment was constructed in approximately 1956. In these circumstances, I believe Petitioner has established a lawful nonconforming use of the property as a two-unit dwelling.

THEREFORE, IT IS ORDERED this 16th day of March, 2015 by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 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 her 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 filed within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 3/16/15

By sen



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 3620 LANGREAR RD WINDSOR MILL 21244 which is presently zoned DR 5.5

Deed References: _____ 10 Digit Tax Account # 0213202111

Property Owner(s) Printed Name(s) PAMELA SUAREZ

(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 A special hearing to establish

a two unit dwelling as a legal non-conforming use.

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

3. a **Variance** from Section(s)

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):

PAMELA SUAREZ,

Name #1 - Type or Print _____ Name #2 - Type or Print _____

Pamela Suarez,

Signature #1 _____ Signature #2 _____

3620 LANGREAR RD WINDSOR MILL MD

Mailing Address _____ City _____ State _____

21244, 443-538-3770, PSwooly6@gmail.com

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Name - Type or Print _____

Signature SAME

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2015-0161-SPT Filing Date 1/29/15

Do Not Schedule Dates: _____ Reviewer G. H



POINT TO POINT LAND SURVEYORS

305 South Main Street, Lower Level
Mount Airy, Maryland 21771
Phone 301-703-8319 Toll Free 866-706-9114
Fax 301-703-8324
www.pointtopointsurvey.com

**Zoning Property Description for
3620 Langrehr Road
Baltimore, MD 21244**

All that tract or parcel of land lying and being located in Baltimore County, Maryland and located on the north side of Langrehr Road and measured 790 feet from the intersection of Liberty Road, Maryland Route 26 with said Langrehr Road.

Beginning for the same at an iron bar set on the northern right of way line of Langrehr Road at the intersection of said Langrehr Road and the centerline of Lagathia Road, now abandoned; said place of beginning being further located, South 47°12'00" West 65.00 feet from the division line between Lots 57 and 58 as shown on a plat entitled "Revised Plat No. 2, Lagathia", dated November 26, 1934 and recorded among the Land Records of Baltimore County, Maryland in Plat Book 10, Page 82; thence leaving said place of beginning and running with the aforesaid centerline of Lagathia Road, as now surveyed with bearings referred to said plat,

1. North 43°26'00" West, 161.19 feet to an iron bar set; thence leaving said centerline and running,
2. North 45°56'00" East, 65.00 feet to an iron bar set at the end of the division line between said Lot 57 and Lot 58; thence running with said division line, as now surveyed,
3. South 43°26'00" East, 162.63 feet to an iron pipe found on the aforesaid northern right of way line of Langrehr Road; thence running with said right of way line,
4. South 47°12'00" West, 65.00 feet to the place of beginning.

Said tract contains 10,524 square feet or 0.2416 acres of land, more or less as surveyed by Point to Point Land Surveyors on July 3, 2012.



1-28-15

2015-061-2014

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

No. 12102
 Date: 1/29/15

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
001	006	0000		050						75.00

Total: 75.00

Rec From: Daniel Suarez
 For: 2015 - 0101 SPK

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

MEMORANDUM

DATE: April 16, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0161-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on April 15, 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

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0161-SPH
Property Address: 3620 LANGREHR ROAD 21244
Property Description: North side of Langrehr Road 790 feet to
the centerline of Liberty Rd
Legal Owners (Petitioners): PAMELA SUAREZ
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Pamela Suarez
Company/Firm (if applicable): N/A
Address: 3620 LANGREHR ROAD
WINDSOR MILL, MD 21244
Telephone Number: 443-538-3770



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 3057361

Sold To:

Pamela Suarez - CU00423368
3620 Langrehr Rd
Windsor Mill, MD 21244

Bill To:

Pamela Suarez - CU00423368
3620 Langrehr Rd
Windsor Mill, MD 21244

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

Feb 19, 2015

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: # 2015-0161-SPH
3620 Langrehr Road
N/s Langrehr Road, 790 ft. +/- n of the centerline of
Liberty Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Pamela Suarez

Special Hearing: to establish a two unit dwelling as a legal non-conforming use.

Hearing: Friday, March 13, 2015 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.
2/398 Feb. 19 3057361

CERTIFICATE OF POSTING

CASE NO: 2015-0161-SPH

PETITIONER/DEVELOPER

PAMELA SUAREZ

DATE OF HEARING/CLOSING:

MARCH 13, 2015

**BALTIMORE CITY DEPARTMENT OF PLANNING
417 E. FAYETTE STREET 8TH FLOOR
BALTIMORE MD 21202**

ATTENTION:

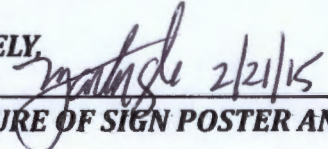
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT** _____

3620 LANGLEHR ROAD

THIS SIGN(S) WERE POSTED ON February 21, 2015
(MONTH, DAY, YEAR)

SINCERELY,

 2/21/15
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**



ZONING NOTICE

CASE # 2015-0161-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 205 JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE TOWSON 21204

DATE AND TIME: FRIDAY, MARCH 13, 2015
AT 11:00 A.M.

REQUEST:

SPECIAL HEARING TO ESTABLISH A
TWO UNIT DWELLING AS A LEGAL NON-CONFORMING
USE.

POSTPONEMENTS DUE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO COUNCIL HEARING CALL (410) 321-3301

DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

made 8/ 2/21/15



KEVIN KAMENETZ
County Executive
February 12, 2015

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: 2015-0161-SPH

3620 Langrehr Road

N/s Langrehr Road, 790 ft. +/- n of the centerline of Liberty Road

2nd Election District – 4th Councilmanic District

Legal Owners: Pamela Suarez

Special Hearing to establish a two unit dwelling as a legal non-conforming use.

Hearing: Friday, March 13, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Pamela Suarez, 3620 Langrehr Road, Windsor Mill 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 21, 2015.**
- (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
Thursday, February 19, 2015 Issue - Jeffersonian

Please forward billing to:
Pamela Suarez
3620 Langrehr Road
Windsor Mill, MD 21244

443-538-3770

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: 2015-0161-SPH

3620 Langrehr Road

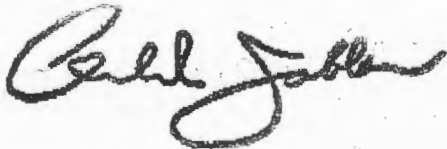
N/s Langrehr Road, 790 ft. +/- n of the centerline of Liberty Road

2nd Election District – 4th Councilmanic District

Legal Owners: Pamela Suarez

Special Hearing to establish a two unit dwelling as a legal non-conforming use.

Hearing: Friday, March 13, 2015 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 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 SPECIAL HEARING
3620 Langrehr Road; N/S Langrehr Road,
N 790' c/line of Liberty Road
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Pamela Suarez
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-161-SPH

* * * * *

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

FEB 09 2015

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 9th day of February, 2015, a copy of the foregoing Entry of Appearance was mailed to Pamela Suarez, 3620 Langrehr Road, Windsor Mill. Maryland 21244, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2015-161-SPH

Exhibit Sheet

3/16/15
sln

Petitioner/Developer

DW
A-16-15

Protestant

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		

CASE NO. 2015-

0161-SPH

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

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 _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/19/15

SIGN POSTING

Date:

2/21/15

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 0213202111			
Owner Information					
Owner Name:	SUAREZ PAMELA		Use:	RESIDENTIAL	
Mailing Address:	3620 LANGREHR RD BALTIMORE MD 21244-3030		Principal Residence:	YES	
			Deed Reference:	/23317/ 00421	
Location & Structure Information					
Premises Address:		3620 LANGREHR RD 0-0000		Legal Description: 3620 LANGREHR RD LAGATHIA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0077	0023	0415		0000	58
					Assessment Year: 2013
					Plat No: 2
					Plat Ref: 0010/0082
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1936	1,552 SF				10,465 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		STANDARD UNIT	SIDING	2 full	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2013		As of 07/01/2014	
		As of 07/01/2015			
Land:	77,600	58,800			
Improvements	101,700	84,600			
Total:	179,300	143,400	143,400	143,400	
Preferential Land:	0				0
Transfer Information					
Seller: MARTIN GEORGE/MARY		Date: 02/01/2006		Price: \$230,000	
Type: ARMS LENGTH IMPROVED		Deed1: /23317/ 00421		Deed2:	
Seller: MARTIN GEORGE		Date: 10/15/1999		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14090/ 00454		Deed2:	
Seller: EULER EDGAR A ET AL		Date: 09/22/1965		Price: \$6,000	
Type:		Deed1: /04520/ 00611		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 01/05/2010					

Baltimore County

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

District: 02 Account Number: 0213202111



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 Wait.

Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

March 6, 2015

Pamela Suarez
3620 Langrehr Road
Windsor Mill MD 21244

RE: Case Number: 2015-0161 SPH, Address: 3620 Langrehr Road

Dear Ms. Suarez:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 29, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



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

Date: 2/9/15

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

RE: Baltimore County
Item No 2015-0161-SPH
Special Hearing
Pamela Suarez
3620 Langrehr 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. 2015-0161-SPH

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 'Richard A. Zeller', is written over the typed name of Steven D. Foster.

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

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3620 Langrehr Road

RECEIVED

INFORMATION:

Item Number: 15-161

MAR 09 2015

Petitioner: Karen Stewart

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 5.5

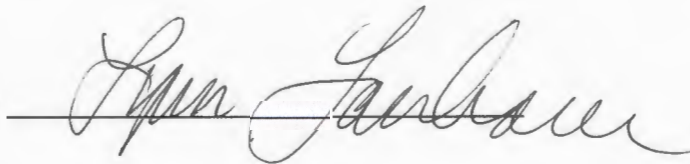
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request for a special hearing to establish a two unit dwelling as a legal non-conforming use. Staff has reviewed the accompanying site plan and subsequent to a site visit has observed that there appears to be adequate space for required parking. Therefore, the Department does not object to the requested relief as a non-conforming use should it be demonstrated as such at the hearing.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

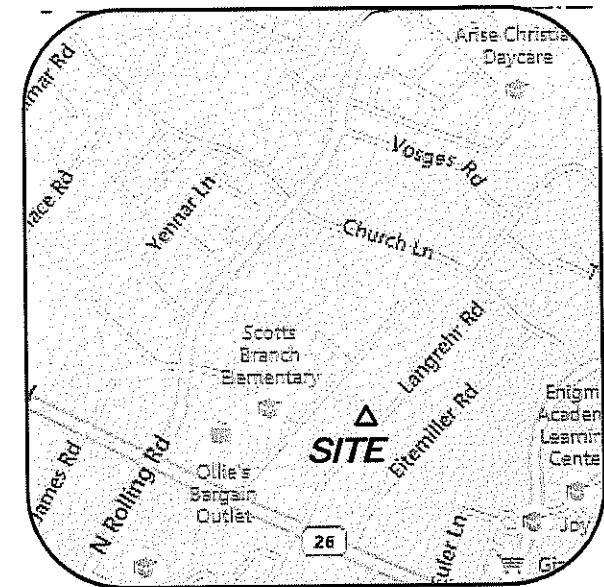
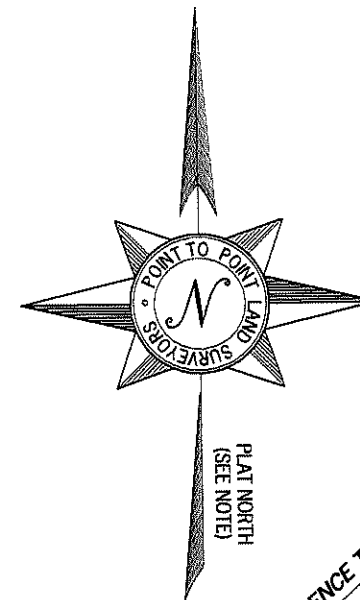
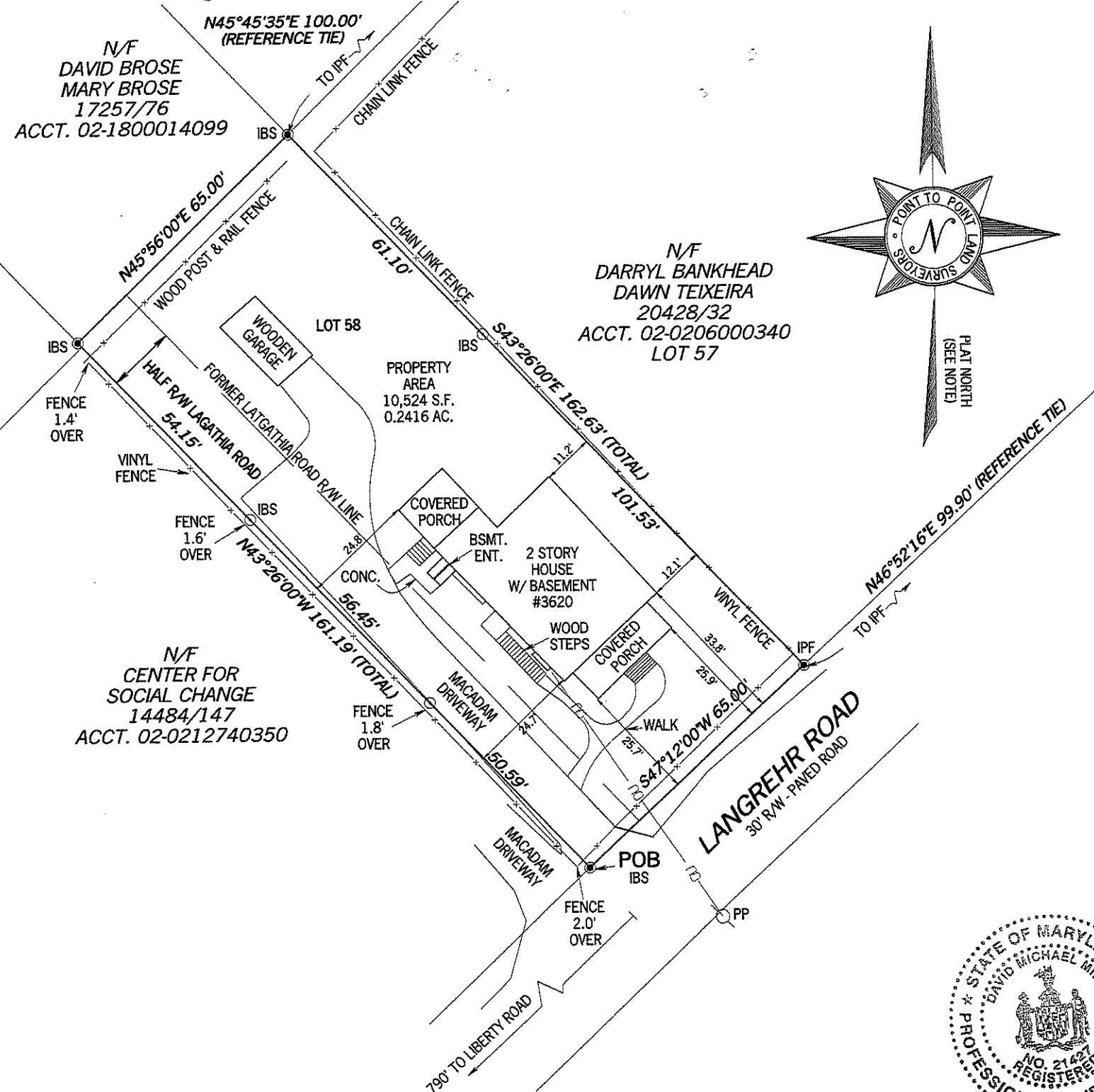
Division Chief:
AVA/LL





SITE INFORMATION:

ZONING MAP # 077C3
SITE ZONED DR5.5
2ND ELECTION DISTRICT
4TH COUNCIL DISTRICT
LOT SIZE: 0.2416 AC.
HISTORIC ? NO
IN CBCA ? NO
IN FLOOD PLAIN ? NO
WATER: PUBLIC
SEWER: PUBLIC
PRIOR HEARING ? NO



VICINITY MAP
NOT TO SCALE

LEGEND

N/F NOW OR FORMERLY
IBS IRON PIN SET (1/2" ReBar) W/ CAP
IPF IRON PIPE FOUND
RBF REBAR FOUND
OU OVERHEAD UTILITIES
EP EDGE OF PAVEMENT
PP POWER POLE
RCP REINFORCED CONCRETE PIPE
CLF CHAIN LINK FENCE
EP EDGE OF PAVING
FND FOUND
POB PLACE OF BEGINNING

PETITIONER'S

EXHIBIT NO. 1



GENERAL NOTES:

1. SITE ADDRESS: 3620 LANGREHR ROAD, BALTIMORE, MD 21244
2. OWNERS NAME: PAMELA SUAREZ
3. PROPERTY INFORMATION: LOT 58, LAGATHIA SUBDIVISION, PLAT BOOK 10, PAGE 82.
4. TAX ACCT. NO. 0213202111
5. DEED BOOK 23317, PAGE 421



ZONING HEARING PLAN

3620 LANGREHR ROAD
BALTIMORE, MD 21244
LOT 58 & 1/2 LAGATHIA ROAD
LAGATHIA SUBDIVISION
SECOND TAX DISTRICT
BALTIMORE COUNTY, MARYLAND

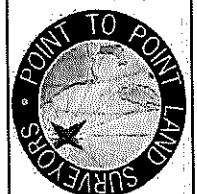
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND IS IN COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE SET FORTH IN COMAR, TITLE 9, SUBTITLE 13, CHAPTER 06.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY SHOW ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OR ENCUMBRANCES NOT SHOWN HEREON.

DAVID M. MILLER
PROFESSIONAL LAND SURVEYOR #21427
LIC. EXP. 12-28-16

NOTE: BEARINGS REFERRED TO PLAT NORTH (SEE PLAT BOOK 10, PAGE 82)

A SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
305 S. Main Street, Lower Level
Mount Airy, MD 21771
(p) 301-703-8319 (f) 301-703-8324
(w) pointtopointsurvey.com



A SURVEY PREPARED FOR:
PAMELA SUAREZ

DRAWN BY: CAD
CHECKED BY: DMM
APPROVED BY: D. MILLER
DATE: 1-28-2015
P2P JOB #: M15.0032
X:\301\Projects\M15.0032 - Pamela Suarez\M15.0032.dwg

SHEET:
1
OF 1

2015-0161-SPH