

IN RE: PETITION FOR ADMIN. VARIANCE
(20 Mamopa Court)
4th Election District
3rd Council District
Marilynn A. Perrelly
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0230-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, Marilynn A. Perrelly ("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 (shed) to be placed in the front/side yard in lieu of the required rear yard placement. 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 a letter of support was received from adjacent neighbor Michael W. Myers (19 Mamopa Court), and indicates he does not take issue with the placement of a shed on the existing garage foundation.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 22, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 5-13-15

By DW

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 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.

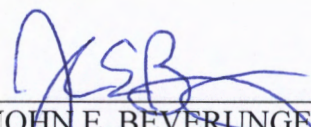
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 13th day of **May, 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 (shed) to be placed in the front/side yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 5-13-15

2

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 20 MAMOPA COURT, REISTERSTOWN, MD. 21136 Currently zoned RC2
 Deed Reference 30819 / 00067 10 Digit Tax Account # 1100000608
 Owner(s) Printed Name(s) MARILYNN A. PERRELLY

(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)

BCZR: 400.1 → To permit an accessory structure (shed) to be placed in the front/side yard in lieu of the required rear yard placement.

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):

MARILYNN A. PERRELLY

Name #1 - Type or Print

Name #2 - Type or Print

Marilynn Perrelly

Signature #1

Signature #2

20 MAMOPA COURT, REISTERSTOWN, MD.

Mailing Address

City

State

21136 / 201-755-7710

Zip Code

Telephone #

mperrelly@gmail.com

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:

ROBERT NIXON

Name - Type or Print

Signature

Mailing Address

City

State

21136 / 410-608-3795

Zip Code

Telephone #

ROBNIXON4EVER@COM.NET

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 2015-0230-A

Filing Date 4/17/15

Estimated Posting Date 4/26/15

Reviewer JS

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: 20 MAMOPA COURT REISTERSTOWN MARYLAND 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)

COUNTY ZONING REGULATION DICTATES THAT AN ACCESSORY STRUCTURE, IN THIS CASE A PORTABLE SHED, BE POSITIONED IN THE REAR YARD BEHIND THE EXISTING HOUSE'S REAR-MOST FOUNDATION. THE SLOPING NATURE OF THE PROPERTY'S REAR YARD MAKES THAT IMPRACTICAL, AS AN EXISTING POURED-CONCRETE PAD ALREADY EXISTS ON A LEVEL PORTION OF THE SIDE YARD. I AM REQUESTING A VARIANCE TO SITE THE SHED THERE. IT'S PLANNED POSITION WILL HAVE IT SITUATED APPROXIMATELY 10 FEET FROM THE ADJACENT RESIDENTIAL PROPERTY TO THE SOUTH AND 50 FEET FROM THE FARM PROPERTY TO THE EAST. THE PERIMETER OF THE 2.09 ACRE PROPERTY REQUESTING THE VARIANCE IS RINGED WITH MATURE EVERGREEN AND DECIDUOUS TREES, ESSENTIALLY SERVING TO SHELTER THE PROPOSED STRUCTURE FROM THE NEIGHBORING PROPERTY'S VIEW. THE ADJACENT RESIDENTIAL PROPERTY OWNER HAS ALREADY BEEN APPRISED OF THE PROPOSED SITING OF THE SHED TO THE REQUESTED VARIANCE LOCATION AND HAS CONVEYED HIS APPROVAL. (SEE SEPARATE ATTACHMENT)

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

Marilynn A. Perrelly
Signature of Owner (Affiant)

Signature of Owner (Affiant)

MARILYNN A. PERRELLY
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 BALTIMORE, to wit:

I HEREBY CERTIFY, this 30TH day of MARCH 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MARILYNN A. PERRELLY

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

AS WITNESS my hand and Notaries Seal

Judith A. Nixon
Notary Public
Judith A. Nixon

My Commission Expires

Baltimore County, Maryland

My Commission expires 4/7/2016

REV. 5/8/2014

ZONING HEARING PROPERTY DESCRIPTION FOR - 20 Mamopa Court

Part A: No literal description can be found on property's deed, location survey, or State Assessment record. Based on a July 1974 survey (attached), the following information was gathered:

Beginning at a point on the east side of Mamopa Court which is 50'2" wide at 921' feet east of the centerline of the nearest improved intersecting street Pleasant Grove Road which is 25 feet wide.

Part B (option 2, subdivision lot):

Being Lot # 9, Block n/a, Section # n/a, in the subdivision of Pleasant Run, as recorded in Baltimore Plat Book # 0038, Folio # 0002, containing 2.09 acres. Located in the 4th Election District and 3rd Council District

2015-0230-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2015
Item No. 2015-0206, 0224, 0225, 0226, 0228, 0229 and 0230

DATE: April 27, 2015

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\ZAC04272015.doc

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/24/2015

Case Number: 2015-0230-A

Petitioner / Developer: PERRELLY ~ BOB NIXON

Date of Hearing (Closing): 5/11/2015

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:
20 MAMOPA COURT

The sign(s) were posted on: APRIL 22, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0230 -A Address 20 MAMOPA CT.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/17/15 Posting Date: 4/26/15 Closing Date: 5/11/15

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

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- 0230 -A Address 20 MAMOPA COURT

Petitioner's Name PERRELLY Telephone 201-755-7710

Posting Date: 4/26/15 Closing Date: 5/11/15

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (SHED) TO BE PLACED
IN THE FRONT/SIDE YARD IN LIEU OF THE REQUIRED REAR YARD
PLACEMENT.

Revised 7/18/14

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2015-0230-A

Petitioner: PERRELLY

Address or Location: 20 MAMOPA COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARILYNN PERRELLY

Address: 20 MAMOPA CT.

REISTERSTOWN, MD 21136

201-735-7710

Telephone Number: 201-735-7710

MEMORANDUM

DATE: June 16, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0230-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 12, 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

5-11-15
Closing
DATE

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 15 2015



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 15, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0230-A
Address 20 Mamopa Court
(Perrelly Property)

Zoning Advisory Committee Meeting of April 20, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

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 _____)

4-27-15

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

3-12-15

ADJACENT PROPERTY OWNERS

Michael Myers 5 - no issue
19 Mamopa Ct.

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 4-22-15by O'Keefe

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 - 04 Account Number - 1700000608			
Owner Information					
Owner Name:		PERRELLY MARILYNN A		Use:	RESIDENTIAL
Mailing Address:		20 MAMOPA CT REISTERSTOWN MD 21136-3901		Principal Residence:	YES
				Deed Reference:	/30819/ 00067
Location & Structure Information					
Premises Address:		20 MAMOPA CT 0-0000		Legal Description:	2.096 AC 20 MAMOPA CT PLEASANT RUN
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0031	0006	0256		0000	
					Block:
					9
					Lot:
					2013
					Assessment Year:
					2013
					Plat No:
					0038/
					Plat Ref:
					0002
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1986		1,456 SF		1000 SF	
				Property Land Area	
				2.0900 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	3 full	1 Attached
Value Information					
		Base Value	Value As of 01/01/2013	Phase-In Assessments As of 07/01/2014	
				As of 07/01/2015	
Land:		133,000	99,800		
Improvements		213,500	190,000		
Total:		346,500	289,800	289,800	289,800
Preferential Land:		0			0
Transfer Information					
Seller: FEDERAL HOME LOAN MORTGAGE CORPORATION		Date: 05/18/2011		Price: \$274,000	
Type: ARMS LENGTH IMPROVED		Deed1: /30819/ 00067		Deed2:	
Seller: RIDGLEY MICHAEL E		Date: 05/18/2011		Price: \$257,500	
Type: ARMS LENGTH IMPROVED		Deed1: /30819/ 00061		Deed2:	
Seller: RIDGLEY HEATHER L		Date: 10/08/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27380/ 00227		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 07/26/2011					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **04** Account Number: **1700000608**

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/>)

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Cindi and Mike

Well, I finally found a guy willing to put up with me. Bob will be moving in after he sells his house, probably around late summer.

We were planning to put a shed on the garage foundation that's in my yard but found out that regardless of the size of the shed, we need to get a variance. This is because it will not be directly behind my house and it will be within 50 feet of your property line. Even if we were to go with a 10 by 12 which does not require a building permit, we still need a variance.

We were hoping to put in a 10 by 16 and, you can see by the picture, it's good quality, not something we're going to throw together ourselves. Before we go to the expense of trying to get a variance and a building permit, I just wanted to check to see if you would have any objection to it.

The building permit is about \$75, the variance is another \$75, and to post the notice for the variance is another \$45. So that's why I wanted to touch base with you first before we laid out that money.

Can you please let me know via email to mperrelly@comcast.net or just write on this letter and stick it in my mail box, and include your address? We are hoping if we have your approval in advance, it will make the variance process easier.

Thanks so much.

Marilyn
Marilynn Perrelly
20 Mamopa Ct

P.S. Mike, you'll be happy to know that Bob comes complete with his own snow blower so I won't be imposing on you anymore!

3/12/2015
Michael Myers at 19 Mamopa Court does not take issue with the placement of a Shed on the existing garage foundation, located at 20 Mamopa Court.

Michael Myers

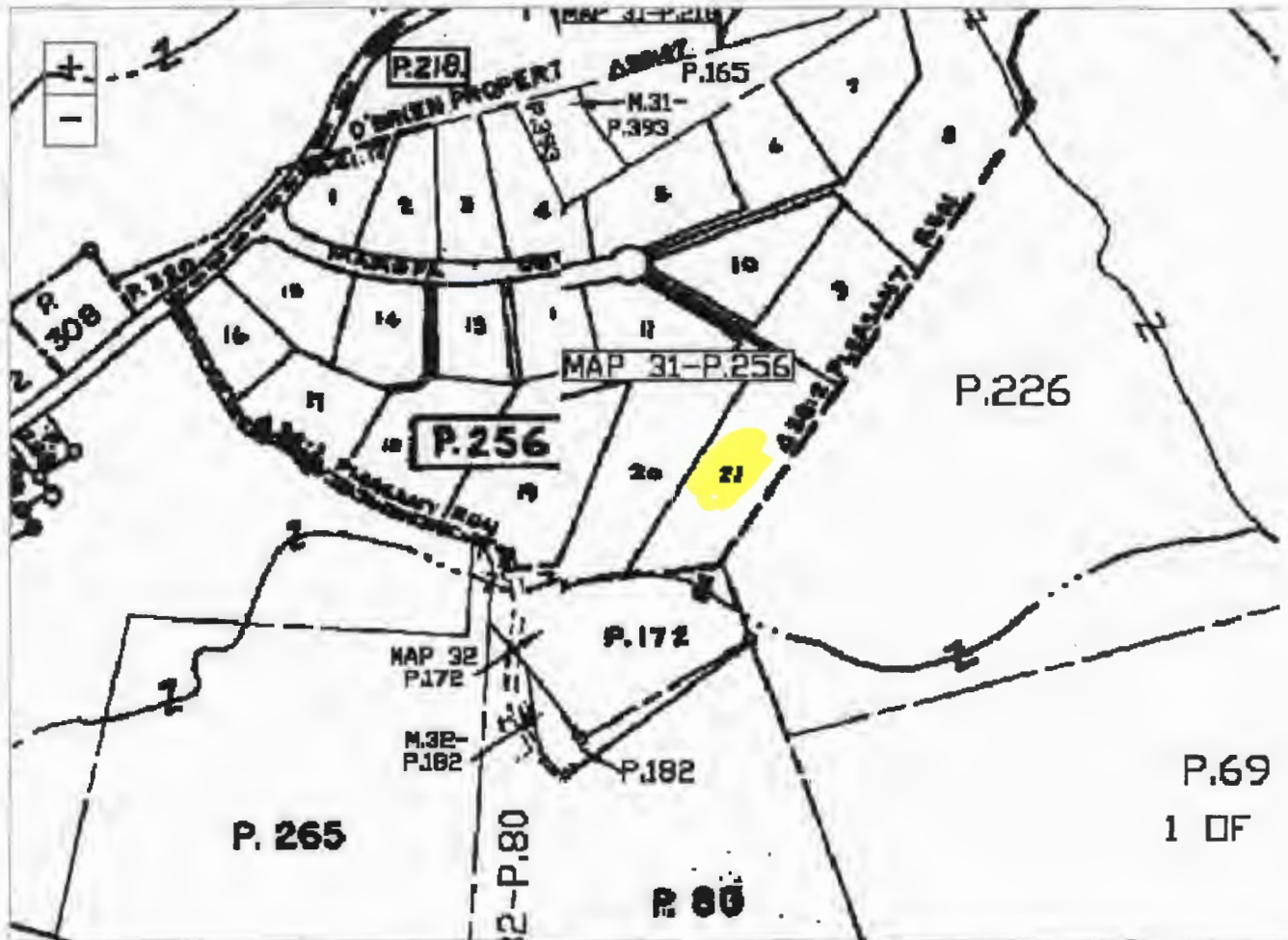
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 1700000620			
Owner Information					
Owner Name:		MYERS MICHAEL W MYERS SINDI E		Use:	RESIDENTIAL
Mailing Address:		19 MAMOPA CT REISTERSTOWN MD 21136-3901		Principal Residence:	YES
				Deed Reference:	/14289/ 00071
Location & Structure Information					
Premises Address:		19 MAMOPA CT 0-0000		Legal Description:	2.608 AC 19 MAMOPA CT PLEASANT RUN
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0031	0006	0256		0000	
					Block:
					21
					Lot:
					21
					Assessment Year:
					2013
					Plat No:
					0038/
					Plat Ref:
					0002
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1983		1,132 SF		300 SF	
				Property Land Area	
				2.6000 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	FRAME	3 full	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2013	07/01/2014	07/01/2015
Land:		139,200	104,400		
Improvements		138,500	124,800		
Total:		277,700	229,200	229,200	229,200
Preferential Land:		0			0
Transfer Information					
Seller: FLEISCHMANN MARK J		Date: 02/02/2000		Price: \$158,500	
Type: ARMS LENGTH IMPROVED		Deed1: /14289/ 00071		Deed2:	
Seller: GERSTEL MARK S		Date: 05/24/1996		Price: \$161,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11604/ 00550		Deed2:	
Seller: KIRSCH FRED T, JR		Date: 01/31/1990		Price: \$140,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08392/ 00817		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 11/08/2010					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **04** Account Number: **1700000620**

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

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

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KEVIN KAMENETZ
County Executive

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

May 12, 2015

Marilynn A Perrelly
20 Mamopa Court
Reisterstown MD 21136

RE: Case Number 2015-0239 A, Address: 20 Mamopa Court

Dear Ms. Perrelly:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 17, 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
Robert Nixon, 717 Berrymans Lane, Reisterstown MD 21136

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 4/27/15

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

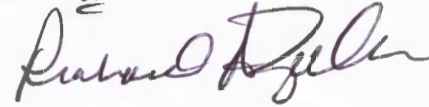
RE: Baltimore County
Item No 2015-0230-A.
Administrative Variance
Marilynn A. Perreilly
20 Mamopa Court.

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. 2015-0230-A.

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

Sincerely,


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

SDF/raz



12

1700000606

Lot # 6

1700000605

16

Lot # 8

1700000607

1700000604
Lot # 5

DRIVEWAY DRIVEWAY

Lot # 10

1700000609

10

18

3 CD NW 23-I

GROWTH TIER 4
(Subdivisions of 4
Additional Lots)

4 ED 032A1

PDM # 040120

Pt. Bk./Folio # 038002

Lot # 9

Pt. Bk. 0000038, Folio 0002

1700000608

RC 2

9

DRIVEWAY

Lot # 11
1700000610

Lot # 20
1900013718

19

Lot # 21

1700000620

2300004360

NW 22-I



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 3/10/2015

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

ADDRESS 20 MAMOPA COURT OWNER(S) NAME(S) MARILYNN PERRELLY

SUBDIVISION NAME PLEASANT RUN LOT# 9 BLOCK# N/A SECTION# N/A

PLAT BOOK # 038 FOLIO # 002 10 DIGIT TAX # 1700000608 DEED REF. # 30819/00067



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 038-A1

SITE ZONED RC 2

ELECTION DISTRICT 4

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.09

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY ROBERT NIXON DATE 4/1/15 SCALE: 1 INCH = 70 FEET

2015-0730-A

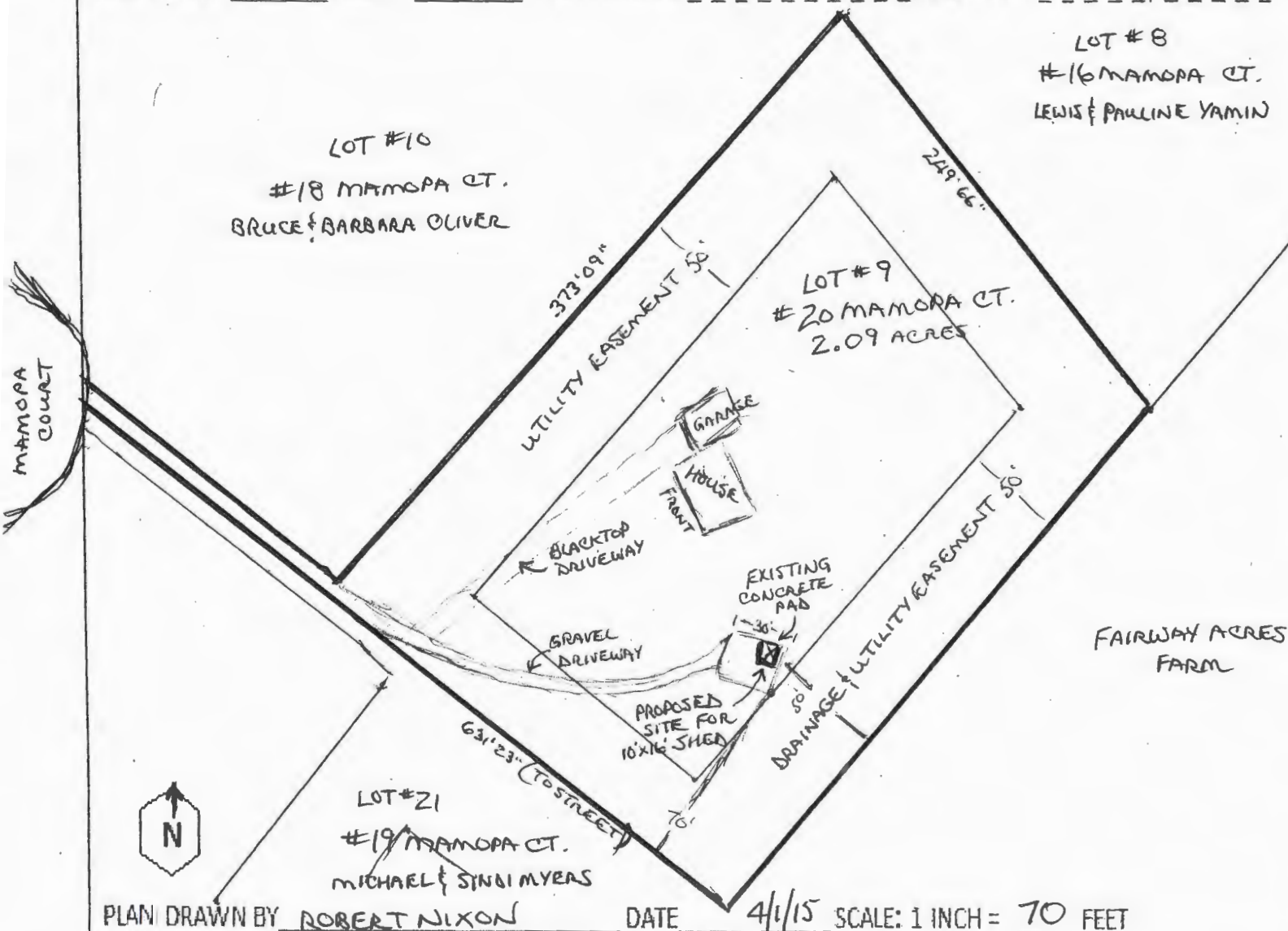
P. # 500 1

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

ADDRESS 20 MAMOPA COURT OWNER(S) NAME(S) MARILYNN PERRELLY

SUBDIVISION NAME PLEASANT RUN LOT# 9 BLOCK# N/A SECTION# N/A

PLAT BOOK # 038 FOLIO # 002 10 DIGIT TAX # 1700000608 DEED REF. # 30819/00067



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 032-A1

SITE ZONED RC2

ELECTION DISTRICT 4

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.09

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

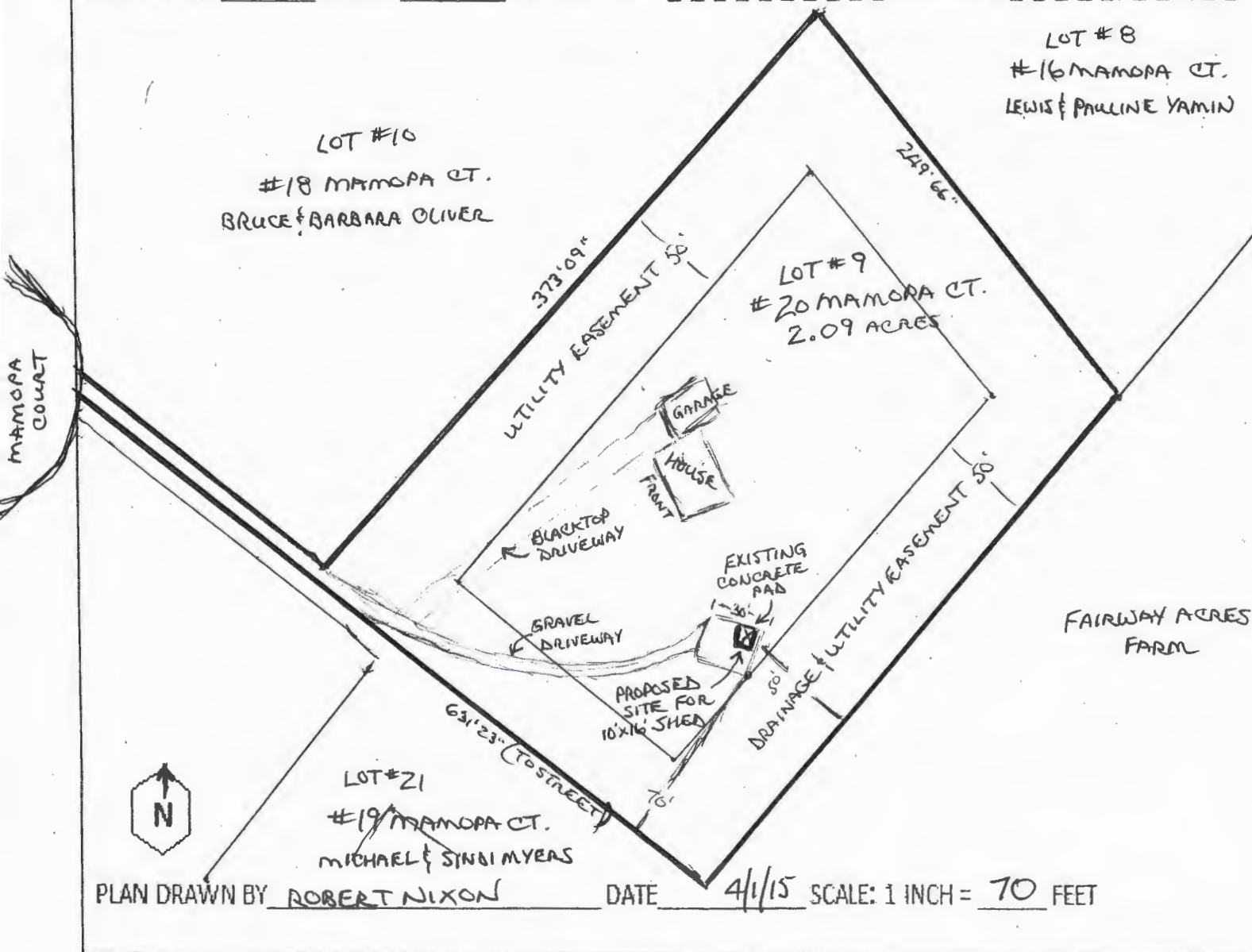
2015-0230-A

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

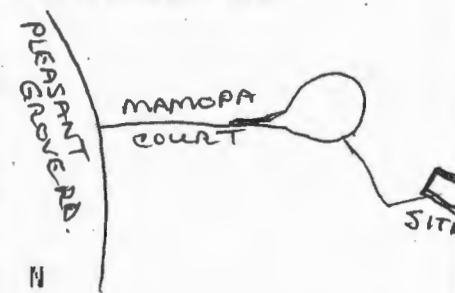
ADDRESS 20 MAMOPA COURT OWNER(S) NAME(S) MARILYNN PERRELLY

SUBDIVISION NAME PLEASANT RUN LOT# 9 BLOCK# N/A SECTION# N/A

PLAT BOOK # 038 FOLIO # 002 10 DIGIT TAX # 1700000608 DEED REF. # 30819/00067



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 038-A1

SITE ZONED RC 2

ELECTION DISTRICT 4

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.09

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

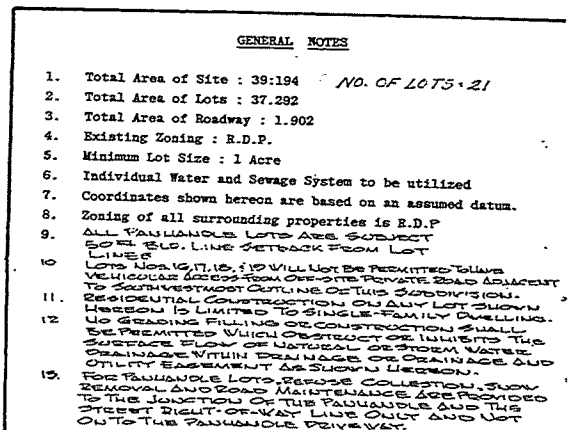
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0730-A



VICINITY MAP
1" = 1 Mile



LOCKHARTS WATERSHED DRAINAGE AREA

P. W. As Consultant	47405	08L
Plant Site Consultant	S.C.H.	
Planning	2/27/74	7/27/74
Engineering	2/27/74	7/27/74
Street Mapping	08L 84.7	
Home Site		

OWNERS CERTIFICATE

The requirements of Section 72B Article 17 of the Annotated Code of Maryland (Black 1947 Supplement as far as they relate to the preparation of this plat have been complied with.

Frederick T. Kinnel, Jr. 7/2/47

OWNER DATE

TITLE INFORMATION : FRED T. KIRSCH, JR. 2/16/76. LIVER 5001 - FOLIO 504					
TITLE RECORD PLAT			ENGINEERING PLANNING SURVEYING BY		
PROJECT "PLEASANT RUN"			BOENDER ASSOCIATES INC. BALTIMORE, MD. 452-7777 SALESVILLE, MD. 746-1206 WASHINGTON, D.C. 842-6682		
LOCATION 634 ELECTION DISTRICT - BALTO. CO. MD.					
DATE: JUNE 23, 1976	DES. BY:			DRAWN BY:	CHKD. BY: V.A. LEW
SCALE: 1"=400'	JOB NO. 7350D			DRWG. NO.:	