

IN RE: PETITION FOR ADMIN. VARIANCE *
(14014 Mantua Mill Road)
4th Election District *
3rd Council District *
Frank A. Jr. & Helen Baldwin Bonsal *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0242-A

* * * * *

AMENDED
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Frank A. Jr. & Helen Baldwin Bonsal ("Petitioners"). The Petitioners are requesting Variance relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed attached garage to be located 35 ft. from the street center in lieu of the required 75 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies. However, it is to be noted that three (3) letters of support were received from neighbors residing at 13940 (Krongard), 13941 (Dye) and 14045 (Dasher) Mantua Mill Road.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 15, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by 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 Petitioners.

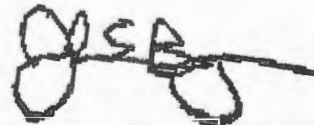
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 9th day of **June, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed attached garage to be located 35 ft. from the street center in lieu of the required 75 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

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(14014 Mantua Mill Road)
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ORDER RECEIVED FOR FILING

Date 6-9-15

By bw

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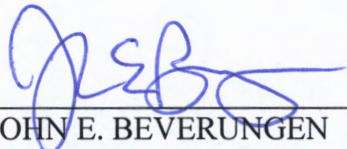
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JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-9-15

By 



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 14014 Mantua Mill Road Currently zoned RC 2
Deed Reference 7176 / 520 10 Digit Tax Account # 1600007030
Owner(s) Printed Name(s) Frank A. Bonsal, Jr. & Helen Baldwin Bonsal

(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) 1A01.3(B)(3) of the Baltimore County Zoning Regulations to allow a proposed attached garage to be located 35' from the street center in lieu of 75'.

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):

Frank A. Bonsal, Jr. Helen Baldwin Bonsal

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

14014 Mantua Mill Glyndon MD

Mailing Address

City

State

21701

Zip Code

Telephone #

Email Address

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

J. Neil Lanzi

Name- Type or Print

Signature

409 Washington Ave Ste 617 Towson MD

Mailing Address

City

State

21204 / 410-296-0686 / nlanzi@lanzilaw.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

J. Neil Lanzi

Name – Type or Print

Signature

409 Washington Ave Ste 617 Towson MD

Mailing Address

City

State

21204 / 410-296-0686 / nlanzi@lanzilaw.com

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 2015-0242-A Filing Date 5/4/15 Estimated Posting Date 5/17/15 Reviewer G.A.

ORDER RECEIVED FOR FILING

Rev 5/8/2014

Date 6-9-15

By [Signature]

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 14014 Mantua Mill Road Glyndon MD 21701

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)

Side of house with side entrance is closest to Mantua Mill Road

Topography of area rear side of house closest to road is most suitable for garage

Area designated for garage is currently paved parking area thus limiting further disturbance

To locate garage on far side of house would impact septic area

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

Frank A. Bonsal, Jr.
Signature of Owner (Affiant)

Frank A. Bonsal, Jr.
Name- Print or Type

Helen B. Bonsal
Signature of Owner (Affiant)

Helen Baldwin Bonsal
Name- Print or Type

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

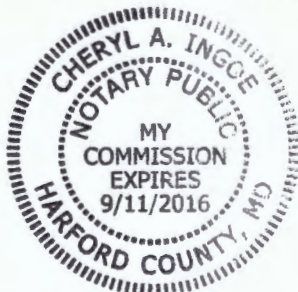
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Frank A. Bonsal, Jr. & Helen Baldwin Bonsal

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

AS WITNESS my hand and Notaries Seal



SE a p m
Notary Public

9/11/2016
My Commission Expires

**ZONING DESCRIPTION -
14014 MANTUA MILL ROAD**

All that parcel of land situate, lying and being in the 4th Election District, Baltimore County, State of Maryland and described as follows:

Beginning at a point on the center of Mantua Mill Road 470 feet westerly from the intersection of Green Road, thence leaving said Road and binding on the property lines of the petitioner the 6 following courses and distances viz: South 10 degrees 53 minutes West 1,156.50 feet, South 75 degrees 22 minutes West 113.5 feet, South 74 degrees 5 minutes West 200 feet, North 9 degrees 49 minutes 40 seconds West 697.62 feet, North 23 degrees 50 minutes 20 seconds West 151.32 feet, and North Zero degrees 35 minutes 40 seconds East 444.39 feet to the center of Mantua Mill Road, and thence binding on the center of said road, South 86 degrees 9 minutes East 700 feet to the place of beginning.

Containing 14 Acres of land, more or less.



2015-0242-A

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

No. **125416**
Date: **5/4/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
3/05/2015 3/04/2015 10:18:31

REG 4505 WALKIN 5805 LRD
RECEIPT # 193730 3/04/2015
OFF NO. 125416

Receipt Tot 175.00
175.00 OK 1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	800	000		0150					15.00

Total: **15.00**

Rec From: **J Neil Lanzi P.A.**

For: **Administrative Variance**

2015 0243 A

14014 Montross Mill Rd

DISTRIBUTION

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

CASHIER'S
VALIDATION

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: 2015-0242-A
Petitioner: FRANK A. BONSAZ, Jr & Helen Baldwin Bonsoz
Address or Location: 14014 MANTUA MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: J. NEIL LANZI
Address: 409 WASHINGTON AVENUE
SUITE 617
TOWSON MD 21204
Telephone Number: 410 296 0686

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0242 -A Address 14014 Mantua Mill Rd

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/14/15 Posting Date: 5/17/15 Closing Date: 6/1/15

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- 0242 -A Address 14014 Mantua Mill Rd

Petitioner's Name Frank A Borsal/Helen Baldwin Borsal telephone 410-296-0686

Posting Date: 5/17/15 Closing Date: 6/1/15

Wording for Sign: To Permit a proposed attached garage to be located 35 feet from the street center line in lieu of the required minimum of 75 feet.

Revised 7/18/14

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

May 19, 2015

Re:

Zoning Case No. 2015-0242-A

Petitioner / Owner: Frank A. & Helen B. Bonsal

Date of Closing: June 1, 2015

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

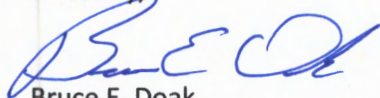
Attention: Kristen Lewis

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 located at **14014 Mantua Mill Road**.

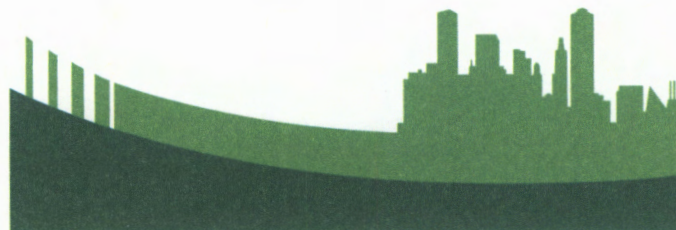
The sign(s) were posted on **May 15, 2015**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2015-0242-A

14014 Mantua Mill Road

**REQUEST: TO PERMIT A PROPOSED
ATTACHED GARAGE TO BE LOCATED
35 FEET FROM THE STREET
CENTERLINE IN LIEU OF THE
REQUIRED MINIMUM OF 75 FEET.**

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE
IN THE ZONING OFFICE BEFORE JUNE 1, 2015.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-387-3291



MEMORANDUM

DATE: July 16, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0242-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 9, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment513

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

514

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

4-6-14-13

ADJACENT PROPERTY OWNERS

Dy - 13941 + Krugera - 13940Dasher - 14045No objection

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 5-15-15by Doak

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

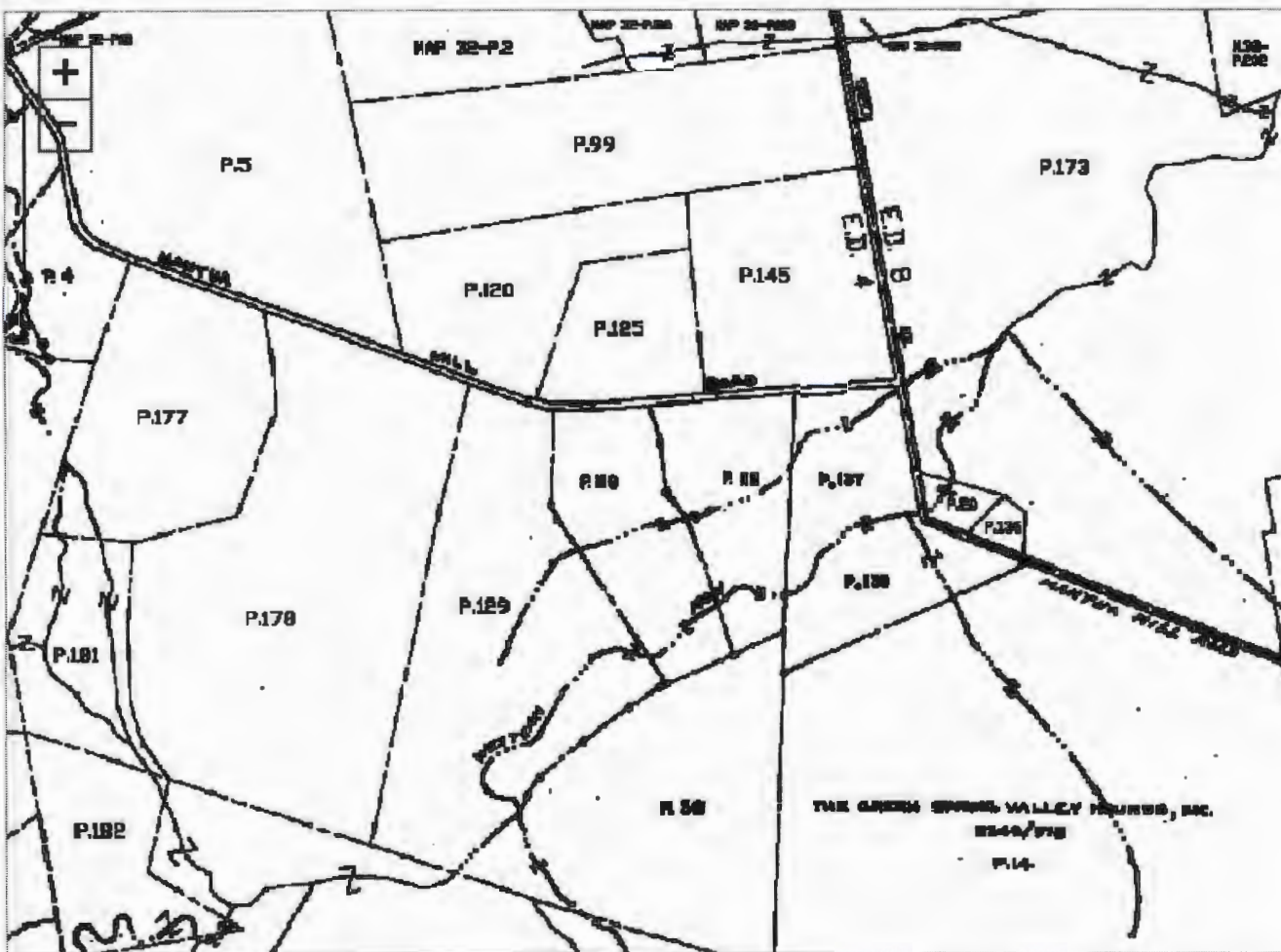
Real Property Data Search (w3)

Guide to search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent R	
Account Identifier:		District - 04 Account Number - 1600007030			
Owner Information					
Owner Name:	BONSAL FRANK A JR BONSAL HELEN BALDWIN		Use: Principal Residence:	AGRICUL YES	
Mailing Address:	14014 MANTUA MILL RD GLYNDON MD 21071		Deed Reference:	/07176/ 0	
Location & Structure Information					
Premises Address:		14014 MANTUA MILL RD 0-0000		Legal Description:	14 AC SS SS MANT 450 W GF
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year:
0040	0006	0113		0000	2013
Special Tax Areas:			Town: N		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1932	5,023 SF		448 SF		14.0000 AC
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Ren
2	YES	STANDARD UNIT	WOOD SHINGLE	3 full/ 2 half	
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessment As of 07/01/2014	
Land:		124,800	94,800		
Improvements		281,100	307,500		
Total:		405,900	402,300	402,300	
Preferential Land:		4,800			
Transfer Information					
Seller: BONSAL FRANK A A G USE 83-84			Date: 06/08/1972		Pi
Type: NON-ARMS LENGTH OTHER			Deed1: /07176/ 00520		Di
Seller:			Date:		Pi
Type:			Deed1:		Di
Seller:			Date:		Pi
Type:			Deed1:		Di
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2014	07/01/201	
County:		000	0.00		
State:		000	0.00		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **04** Account Number: **1600007030**

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://insweb05.mdp.state.md.us/website/mosp/>☒ Loading... Please

Loading... Please Wait.

→

Timothy L. Krongard
Frances M. Krongard
13940 Mantua Mill Road
Glyndon, MD 21071-4834

March 27, 2015

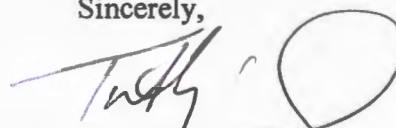
John E. Beverungen, Administrative Law Judge
For Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Petition For Administrative Variance
Property Address: 14014 Mantua Mill Road

Dear Judge Beverungen:

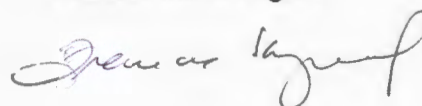
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Sincerely,


Timothy L. Krongard

4/15/15
Date

Frances M. Krongard



Date
4/15/15

2015-0242-A

Anna Marie Z. Dye
13941 Mantua Mill Road
Glyndon, MD 21071-4915

March 27, 2015

John E. Beverungen, Administrative Law Judge
For Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Petition For Administrative Variance
Property Address: 14014 Mantua Mill Road

Dear Judge Beverungen:

The purpose of this letter is to express my support for the administrative variance being requested by Frank A. Bonsal, Jr. and Helen Baldwin Bonsal, owners of 14014 Mantua Mill Road. My property is in the immediate vicinity of the Bonsal property. I have reviewed the petition, site plan and elevation drawings for the proposed attached garage to be located 35 feet from the street center in lieu of the 75 feet required under the zoning regulations. I have no objection to the proposed attached garage as presented.

Sincerely,



Anna Marie Z. Dye

Date

4/15/15

2015-0242-A

James Dasher
Edith B. Dasher
14045 Mantua Mill Road
Glyndon, MD 21071-4915

March 27, 2015

John E. Beverungen, Administrative Law Judge
For Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Petition For Administrative Variance
Property Address: 14014 Mantua Mill Road

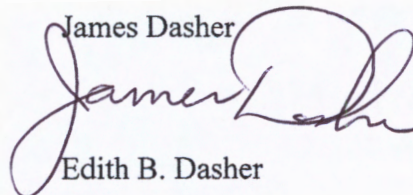
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Sincerely,

James Dasher

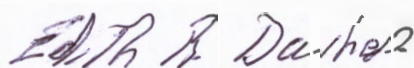
Date



4/10/2015

Edith B. Dasher

Date



4/10/2015

2015-0042-A

2015-0242 AV
closing 6-1

Anna Marie Z. Dye
13941 Mantua Mill Road
Glyndon, MD 21071-4915

March 27, 2015

John E. Beverungen, Administrative Law Judge
For Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

RECEIVED

APR 06 2015

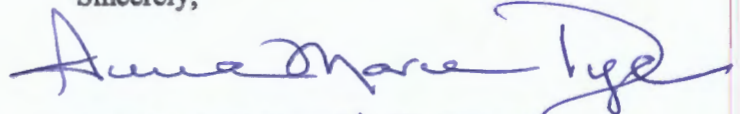
OFFICE OF ADMINISTRATIVE HEARINGS

Re: Petition For Administrative Variance
Property Address: 14014 Mantua Mill Road

Dear Judge Beverungen:

The purpose of this letter is to express my support for the administrative variance being requested by Frank A. Bonsal, Jr. and Helen Baldwin Bonsal, owners of 14014 Mantua Mill Road. My property is in the immediate vicinity of the Bonsal property. I have reviewed the petition, site plan and elevation drawings for the proposed attached garage to be located 35 feet from the street center in lieu of the 75 feet required under the zoning regulations. I have no objection to the proposed attached garage as presented.

Sincerely,



Anna Marie Z. Dye 4-3 Date 15

2015-0242-AV
closing 6-1

Timothy L. Krongard
Frances M. Krongard
13940 Mantua Mill Road
Glyndon, MD 21071-4834

RECEIVED

APR 13 2015

March 27, 2015

OFFICE OF ADMINISTRATIVE HEARINGS

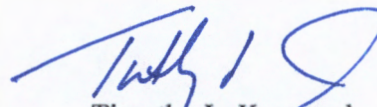
John E. Beverungen, Administrative Law Judge
For Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Petition For Administrative Variance
Property Address: 14014 Mantua Mill Road

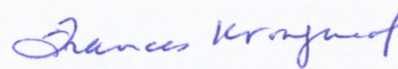
Dear Judge Beverungen:

The purpose of this letter is to express our support for the administrative variance being requested by Frank A. Bonsal, Jr. and Helen Baldwin Bonsal, owners of 14014 Mantua Mill Road. Our property is in the immediate vicinity of the Bonsal property. We have reviewed the petition, site plan and elevation drawings for the proposed attached garage to be located 35 feet from the street center in lieu of the 75 feet required under the zoning regulations. We have no objection to the proposed attached garage as presented.

Sincerely,


Timothy L. Krongard

4/08/15
Date


Frances M. Krongard

4/08/15
Date



KEVIN KAMENETZ
County Executive

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

June 2, 2015

Frank A Jr. & Helen Baldwin Bonsal
14014 Mantua Mill Road
Glyndon MD 21701

RE: Case Number: 2015-0242 A, Address: 14014 Mantua Mill Rd

Dear Mr. & Ms. Bonsal:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 4, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 5/14/15

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

RE: Baltimore County
Item No. 2015-0242-A
Administrative Variance
Frank A. Jr. & Helen Baldwin
Bonsal
14014 Mantua Mill 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. 2015-0242-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 "Brian Romanowski".
Brian Romanowski, Chief
Access Management Division

BR/raz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 18, 2015
Item No. 2015-0241, 0242 and 0243

DATE: May 13, 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\ZAC05182015.doc

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 - 1600007030		
Owner Information		
Owner Name:	BONSAL FRANK A JR BONSAL HELEN BALDWIN	Use: AGRICULTURAL Principal Residence: YES
Mailing Address:	14014 MANTUA MILL RD GLYNDON MD 21071	Deed Reference: /07176/ 00520
Location & Structure Information		
Premises Address:	14014 MANTUA MILL RD 0-0000	Legal Description: 14 AC SS MANTUA MILL SS MANTUA MILL RD 450 W GREEN RD
Map:	Grid:	Parcel:
0040	0006	0113
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2013
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1932	5,023 SF	448 SF
Property Land Area	County Use	
14.0000 AC	05	
Stories	Basement	Type
		STANDARD UNIT
Exterior	Full/Half Bath	Garage
WOOD SHINGLE	3 full/ 2 half	
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2013
Land:	124,800	94,800
Improvements	281,100	307,500
Total:	405,900	402,300
Preferential Land:	4,800	
		Phase-in Assessments As of 07/01/2014 As of 07/01/2015
		402,300 402,300
		4,800
Transfer Information		
Seller: BONSAL FRANK A A G USE 83-84	Date: 06/08/1972	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07176/ 00520	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014 07/01/2015
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00 0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	AGRICULTURAL TRANSFER TAX	
Homestead Application Information		
Homestead Application Status: No Application		































14014 Mantua Mill Road



Publication Date: 5/4/2015



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



0 50 100 200 300 400
Feet

1 inch = 200 feet

2015-0242-A

Notes:

Owner: Frank A Bonsal, Jr.
Helen Baldwin Bonsal
14014 Mantua Mill Road
Glyndon, MD 21071
E.H.K.Jr. No. 7176/520
Acct #: 1600007030
GIS map - 040C1
Zoning map - NW 20-G
Private water and sewer

4th Election District
3rd Councilmanic District

Existing Zoning: RC 2
No existing zoning violations
No prior Zoning case(s)

ZONING VARIANCE PLAT

Scale: 1"=100'

Date: 3/18/15

Prepared by:

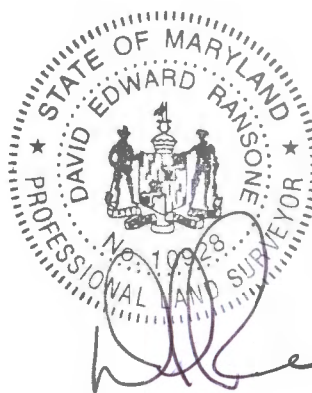
David Ransone - Land Surveyor

MD #10928

204 Ridge Avenue

Towson, MD 21286

410-207-8358



FLOOD PLAIN
FROM F.I.R.M.
MAP

NO. 19:40"W

691.62'

WESTERN

Run

113.5
575:22W

574:05W 200'

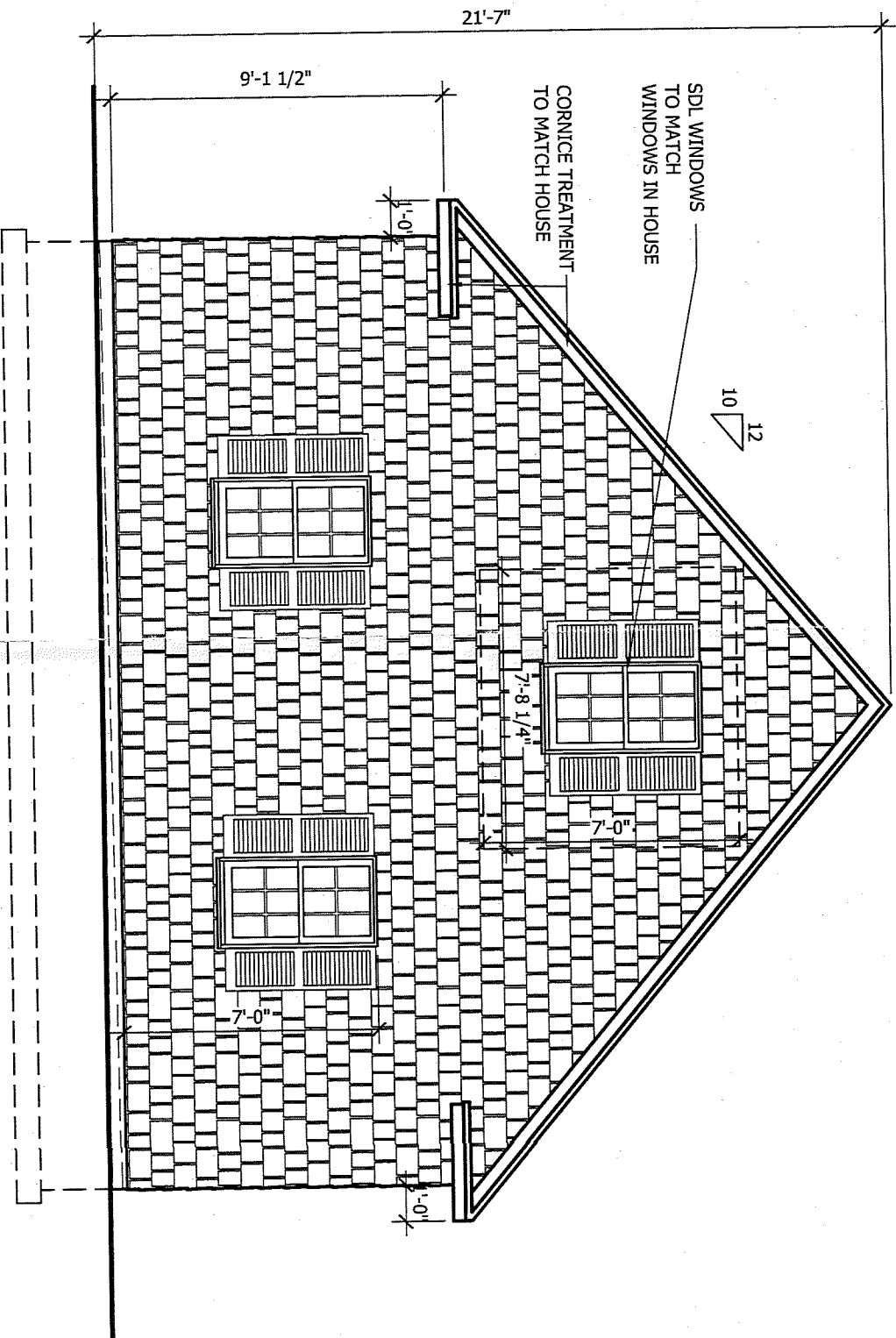
Bonsal

Acct #: 1900012881

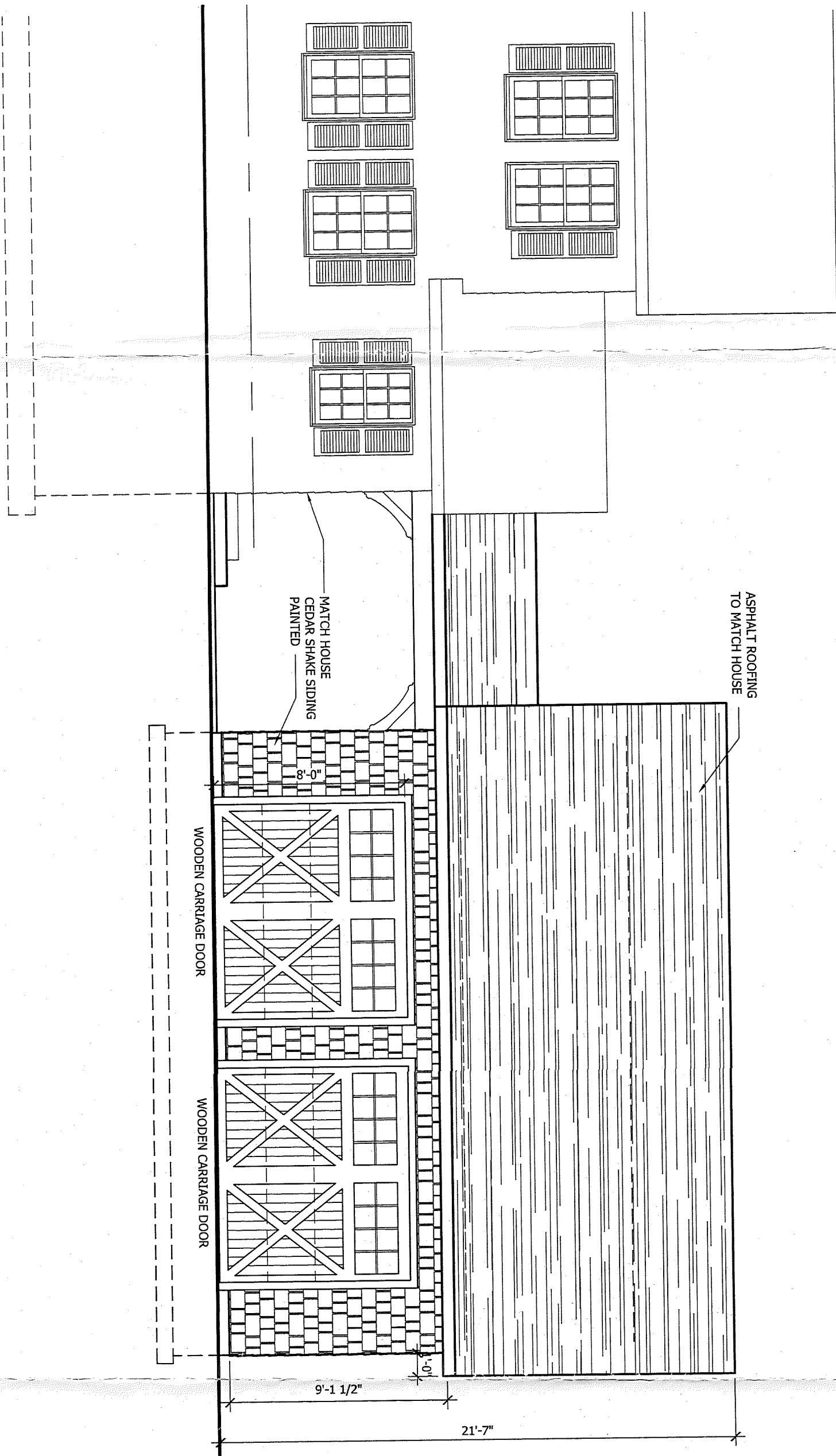
1156.50' : 111'

Kronos AD
Acct # 1900012879

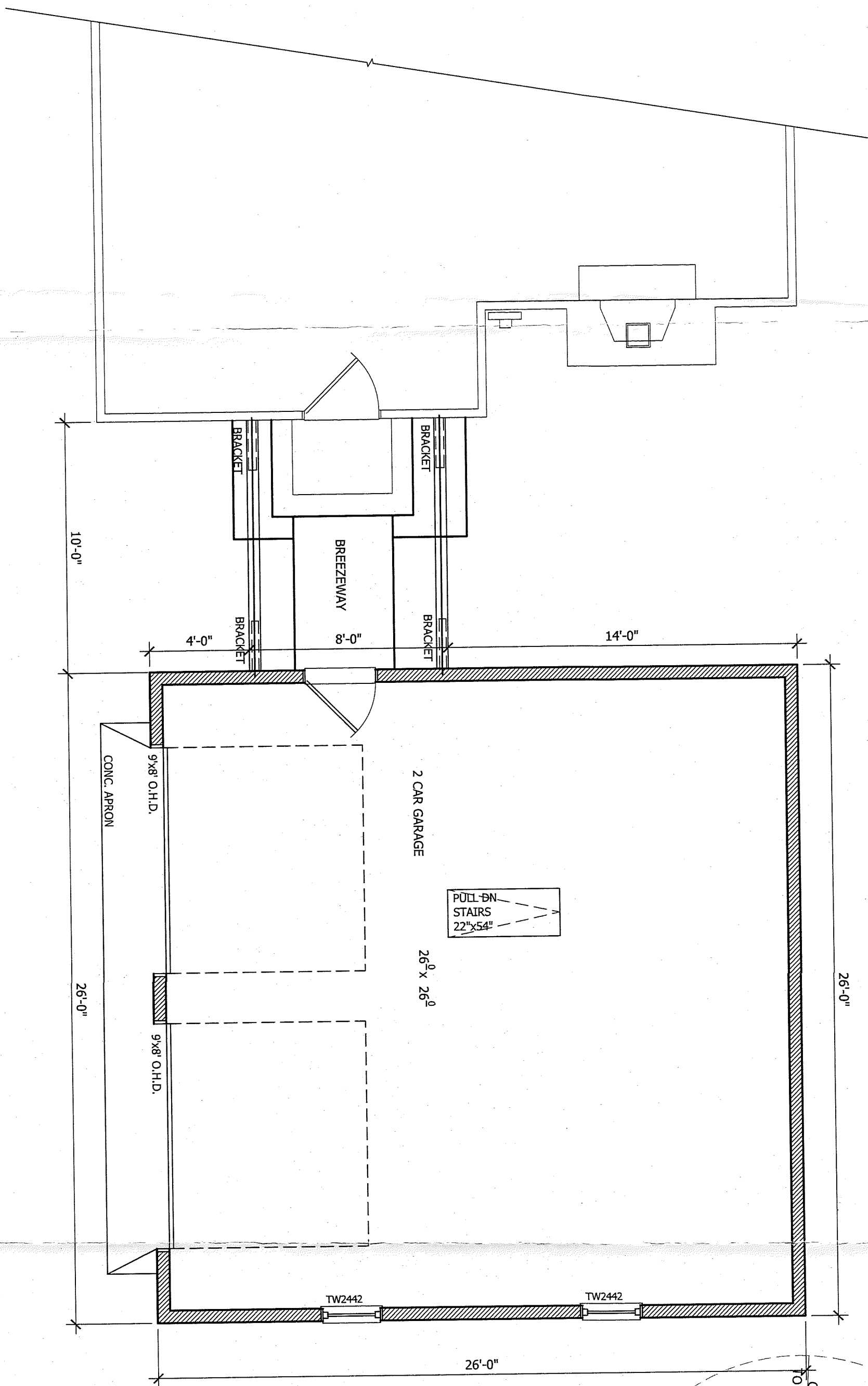
2015-040-A



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



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



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Note: This bar should equal 1" if drawing is at full scale.

A-1
1 OF 1

SHEET NO.	PROJECT TITLE		STEIFL	
			14014 MANTUA MILL RD Upperco, MD 21155	
	BUILDER:		JA Tiralla Builders	
	SHEET TITLE		PLAN & ELEVATIONS	
SCALE		As Noted	START DATE	01-08-15

RLC Design & Engineering

13040 Old Hanover Road, Reisterstown, Maryland 21136
Phone: 410.833.1300 Fax: 410.833.6803

DESIGNED
DRAWN
MAG
CHECKED

FOR REVIEW 3-14-15

Contractor shall verify all dimensions and conditions and bring any discrepancy to attention of RLC Design & Engineering LLC before proceeding with the work. All rights reserved. The work contained herein is the exclusive property of RLC Design & Engineering LLC. Nothing contained herein, including the design concept, may be used, copied, or distributed in any way or by any means without the express written permission of RLC Design & Engineering LLC.

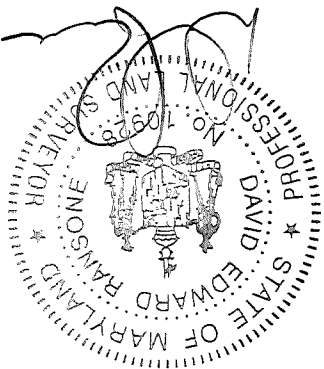
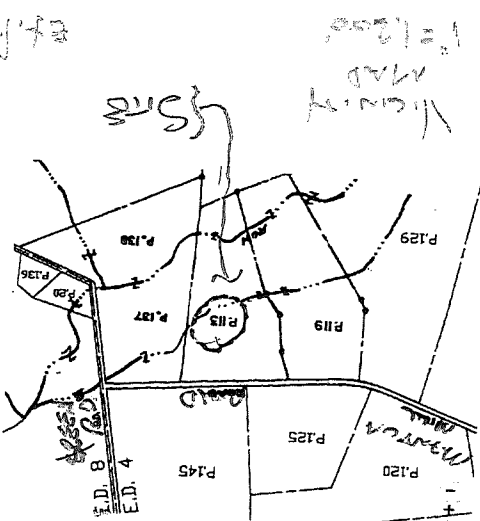
Scale: 1"=100' Date: 3/18/15

Frank A Bonsal, Jr.
Helen Baldwin Bonsal
14014 Mantua Mill Road
Glyndon, MD 21071
E.H.K.Jr. No. 7176/520
Acct #: 1600007030
GIS map – 040C1
Zoning map – NW 20-G
Private water and sewer
4th Election District
3rd Councilmanic District
Existing Zoning: RC 2
No existing zoning violations
No prior Zoning case(s)

Notes:

zoning relief requested:
 VARIANCE FROM SECOND 1401.3(A)(3)
 OF BCZL TO ALLOW THE PROPOSED
 ATTACHED GARAGE TO BE LOCATED
 3.5' FROM THE STREET CENTER
 IN LIEU OF 7.5'.

Boles
A-77: 1600013872

[illegible]

Prepared by:
David Ransome - Land Surveyor
MD #10928
204 Ridge Avenue
Towson, MD 21286
410-207-8358

Scale: 1"=100'
Date: 3/18/15

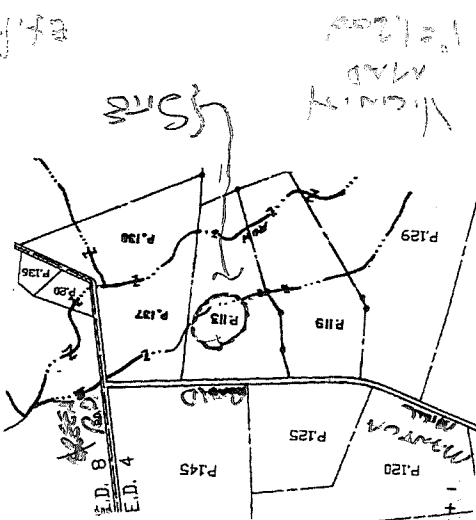
ZONING VARIANCE PLAT

Owner: Frank A Bonsal, Jr.
14014 Mantua Mill Road
Glyndon, MD 21071
E.H.K.Jr. No. 7176/520
Acct #: 1600007030
GIS map - 040C1
Zoning map - NW 20-G
Private water and sewer
4th Election District
3rd Councilmanic District
Existing Zoning: RC 2
No existing zoning violations
No prior Zoning case(s)

Notes:

Zoning Relief Requested:
Variance from Section 1401.3(a)(3)
of RCZ to allow the Proposed
Attached Garage to be located
35' from the street center
in lieu of 75';

Bonsal
Acct #: 1600013872



Dashed
Acct #: 170000
5234

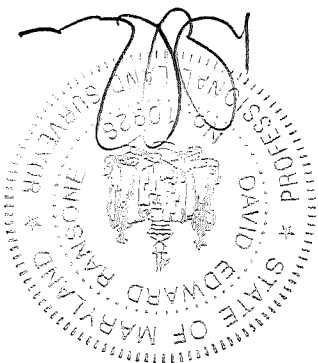
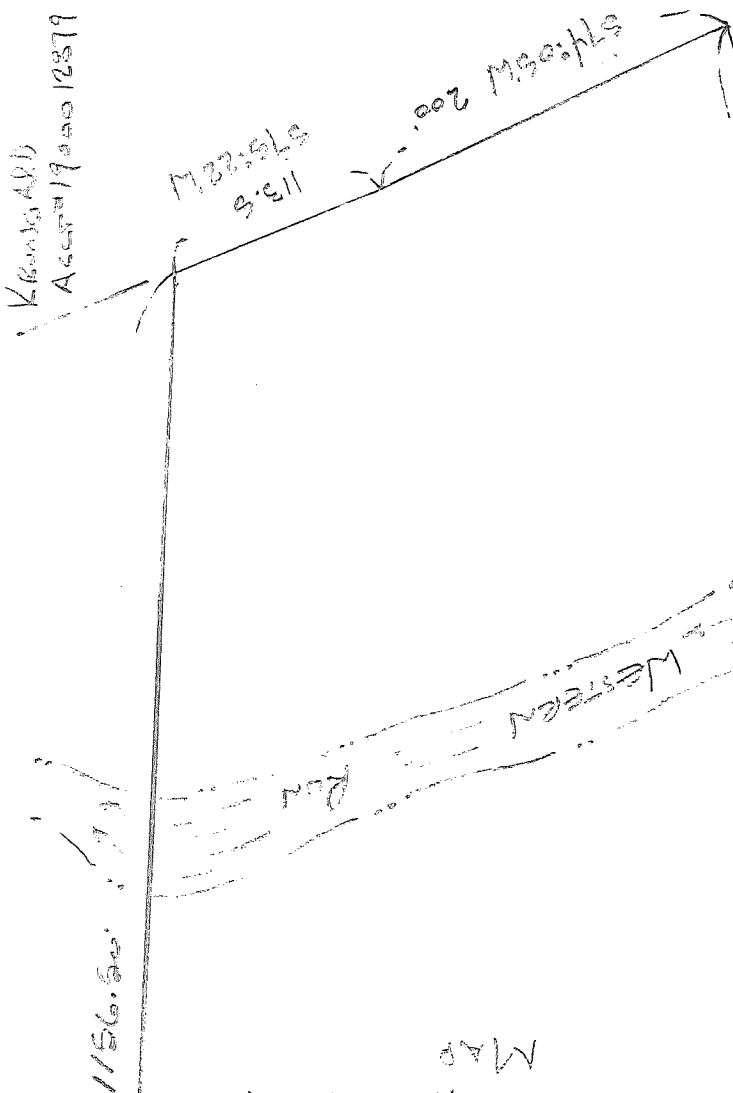
Dashed
Acct #: 210000 3574

47.5%
Green Road
Beech Road
Mantua Mill Road
586:092
700'

Bonsal Acct #: 1900012831

M.E.S. 015

Team F.I.R.M.
Map



Bonsal
Acct #: 1900012831

2015-0344-A