

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(11110 Reynolds Road) *
11th Election District *
5th Council District *
Carly & Samuel Fisher *

Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0260-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory structure which will be larger than the principle dwelling. In addition, a Petition for Variance seeks relief to permit a proposed accessory structure to have a height of 28 ft. in lieu of the maximum allowed height of 15 ft.

Appearing at the public hearing in support of the requests was Jeff Laughery, the builder for the project. No protestants or interested citizens attended. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), and will be included as conditions in the Order below.

PETITION FOR SPECIAL HEARING

The property is improved with a large single-family dwelling, which has a ground floor area of 1,350 square feet. The proposed garage would have a ground floor area of 1,620 square feet, which is only slightly larger than the dwelling. The existing garage at the site (24' x 24') will

ORDER RECEIVED FOR FILING

DATE 7/15/15

BY Den

be razed and the new accessory building will be constructed in roughly the same location. Photos reveal the site is entirely wooded, and thus the special hearing relief will not be detrimental in any way to the community, and the petition will be granted.

VARIANCE

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property has irregular dimensions and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty, given they would be unable to construct a garage that would accommodate their recreational vehicle. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED this 15th day of July, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations to permit a proposed accessory structure which will be larger than the principle dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed accessory structure to have a height of 28 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

7/15/15

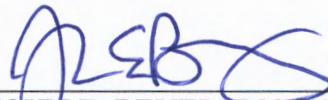
By

sln

The relief granted herein shall be subject to and conditioned upon 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.
2. Petitioners must comply with the ZAC comments of the DOP (with the exception of the last condition concerning the location of the new accessory building) as set forth in the memorandum dated June 10, 2015 which is attached hereto.

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/sln

ORDER RECEIVED FOR FILING

Date 7/15/15
By slr

7-14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 10, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11110 Reynolds Road

INFORMATION:

Item Number: 15-260

Petitioner: Carly Fisher

Zoning: RC 5

Requested Action: Special Hearing

RECEIVED

JUN 12 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law Judge should approve an accessory structure larger than the principle dwelling and the Petition for Variance to permit an accessory structure with a height of 28' in lieu of the required maximum 15' height.

The Department of Planning has no opposition to the granting of the petitioned relief conditioned upon the following:

- Remove the illegal storage containers upon completion of the new accessory building.
- Minimize any tree removal at the rear of the property in order to maintain a buffer between the new structure and adjacent dwelling.
- The proposed accessory building shall not be converted to residential or commercial use.
- Unless prevented by other regulation or safety condition the Department recommends the new structure be located on the site of the existing garage which the Department understands is to be removed.

For further information concerning the matters stated herein, please contact Carmela M. Iacovelli at 410-887-3480.

Division Chief:

Kathy Schreiber

AVA/KS

C: Carmela M. Iacovelli

ORDER RECEIVED FOR FILING

Date

7/15/15

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 11110 REYNOLDS RD. KINGSVILLE MD. which is presently zoned RP-5
 Deed References: 38562/0173 10 Digit Tax Account # 1600012121
 Property Owner(s) Printed Name(s) CARLY FISHER

(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

To permit a proposed accessory structure which will be larger than the principle dwelling.

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

3. ☒ **a Variance** from Section(s)

BCZR: 400.3 → To permit a proposed accessory structure to have a height of **28** feet in lieu of the maximum allowed height of 15 feet.

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 BY City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0260-SPMA Filing Date 5,19,15

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

11110 REYNOLDS RD. KINGSVILLE MD.
 Mailing Address City State

21087 410-961-0921 rigger.sam@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

3368 YORK RD. GETTYSBURG PA.
 Mailing Address City State

17325 717-339-9191
 Zip Code Telephone # Email Address

Do Not Schedule Dates: Reviewer JS

(NO FRIDAYS)

REV. 10/4/11

ZONING PROPERTY DESCRIPTION FOR 11110 REYNOLDS RD.

BEGINNING AT A POINT ON THE SOUTH 30 DEGREES 01 MINUTES 00 SECONDS WEST 135.62 FEET FROM THE END OF THE FIRST LINE NORTH 31 DEGREES 40 MINUTES 60 SECONDS. EAST 880.00 FOOT LINE LIBER 4438, FOLIO 395 AND RUNNING THENCE FOR FOUR NEW LINES OF DIVISION SOUTH 51 DEGREES 31 MINUTES 00 SECONDS EAST 160.00 FEET TO A PIPE THENCE SOUTH 30 DEGREES 01 MINUTES 00 SECONDS WEST 129.20 FEET TO A PIPE THENCE NORTH 62 DEGREES 28 MINUTES 04 SECONDS WEST 127.26 FEET TO A PIPE THENCE SOUTH 30 DEGREES 01 MINUTES 00 SECONDS WEST 300.00 FEET TO PLACE OF BEGINNING CONTAINING 1.02 ACRES, MORE OR LESS

TOGETHER WITH A 15' RIGHT-OF-WAY FROM REYNOLDS ROAD RUNNING AND BORDERING ALONG THE SOUTH 42 DEGREES 31 MINUTES 00 SECONDS WEST 144.02 FOOT LINE THENCE NORTH 62 DEGREES 28 MINUTES 04 SECONDS WEST 10.20 FEET THENCE SOUTH 25 DEGREES 44 MINUTES 00 SECONDS WEST 140.65 FEET TO A POINT THENCE SOUTH 9 DEGREES 54 MINUTES 00 SECONDS WEST 91.75 FEET TO A POINT OF THE RIGHT-OF-WAY LINE OF 54 MINUTES 00 SECONDS EAST 91.75 FEET THENCE NORTH 25 DEGREES 44 MINUTES 00 SECONDS EAST 140.65 FEET UNTIL IT INTERSECTS THE NORTH 62 DEGREES 28 MINUTES 04 SECONDS WEST 127.26 FOOT LINE, AS IN THE ABOVE DESCRIBED PARCEL TO GIVE INGRESS AND EGRESS TO THE SAID PROPERTY

THE IMPROVEMENTS THEREON BEING KNOWN AS 11110 REYNOLDS ROAD, UPPER FALLS, MARYLAND

2015-0260-SPHA

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

No. **125428**

Date: **5/9/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY

5/20/2015 5/19/2015 11:08:11

REC W301 WALKIN LRG ETR

RECEIPT # 562492 5/19/2015

5 528 ZONING VERIFICATION

NO. 125428

Recpt Tot \$150.00

\$150.00 CR \$0.00 CR

Baltimore County, Maryland

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub-Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$150.00

Total: **\$150.00**

Rec From: **CSUR**

For: **2015-0260-SPHA**

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/neighbor 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: 2015-0760-SP4

Petitioner: FISHER

Address or Location: 11110 REYNOLDS RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MORTON BUILDINGS INC.

Address: 3368 YORK RD.

GETTYSBURG, PA. 17325

ATTN: JEFF LAUGHERY

Telephone Number: 717-624-3331

CERTIFICATE OF POSTING

Date: JUNE 22, 2015

RE: Project Name: 11110 REYNOLDS ROAD
Case Number /PAI Number: 2015-0260-SPHA
Petitioner/Developer: CARLY AND SAMUEL FISHER
Date of Hearing/Closing: JULY 14, 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 11110 REYNOLDS ROAD

The sign(s) were posted on JUNE 22, 2015

(Month, Day, Year)

ZONING NOTICE

CASE NO. 2015-0260-SPHA

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

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

TIME: TUESDAY, JULY 14, 2015 AT 10:00 AM

REQUEST: TO PERMIT A PROPOSED ACCESSORY
STRUCTURE LARGER THAN THE PRINCIPLE DWELLING WITH
A HEIGHT OF 28 FEET IN LIEU OF THE MAXIMUM ALLOWED
HEIGHT OF 15 FEET.

Postponements due to weather or other conditions are sometimes necessary. To confirm hearing or obtain additional information, contact Department of Permits, Approvals and Inspections, 111 West Chesapeake Avenue, Towson, Md. 21204 (410) 887-3391

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE HEARING. HEARINGS ARE HANDICAPPED ACCESSIBLE

David W Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



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 3369712

Sold To:

Morton Buildings, Inc. - CU00451913
3368 York Rd
Gettysburg, PA 17325-8258

Bill To:

Morton Buildings, Inc. - CU00451913
3368 York Rd
Gettysburg, PA 17325-8258

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

Jun 23, 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: # 2015-0260-SPHA	
11110 Reynolds Road	
NW/s Reynolds Road, 250 ft. NE of centerline of intersection with Bradshaw Road	
11th Election District - 5th Councilmanic District	
Legal Owner(s) Carly & Samuel Fisher	
Special Hearing: to permit a proposed accessory structure which will be larger than the principle dwelling. VARIANCE: to permit a proposed accessory structure to have a height of 28 feet in lieu of the maximum allowed height of 15 feet.	
Hearing: Tuesday, July 14, 2015 at 10:00 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.	
IT 6/824 June 23	3369712



KEVIN KAMENETZ
County Executive

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

June 3, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2015-0260-SPHA

11110 Reynolds Road

NW/s Reynolds Road, 250 ft. NE of centerline of intersection with Bradshaw Road

11th Election District – 5th Councilmanic District

Legal Owners: Carly & Samuel Fisher

Special Hearing to permit a proposed accessory structure which will be larger than the principle dwelling. **Variance** to permit a proposed accessory structure to have a height of 28 feet in lieu of the maximum allowed height of 15 feet.

Hearing: Tuesday, July 14, 2015 at 10:00 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: Mr. & Mrs. Fisher, 11110 Reynolds Road, Kingsville 21087
Jeff Laughery, 3368 York Road, Gettysburg PA 17325

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 24, 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
Tuesday, June 23, 2015 Issue - Jeffersonian

Please forward billing to:
Morton Buildings, Inc.
Attn: Jeff Laughery
3368 York Road
Gettysburg, PA 17325

717-624-3331

NOTICE OF ZONING HEARING

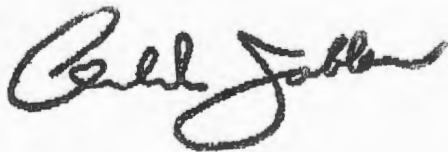
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CASE NUMBER: 2015-0260-SPHA

11110 Reynolds Road
NW/s Reynolds Road, 250 ft. NE of centerline of intersection with Bradshaw Road
11th Election District – 5th Councilmanic District
Legal Owners: Carly & Samuel Fisher

Special Hearing to permit a proposed accessory structure which will be larger than the principle dwelling. **Variance** to permit a proposed accessory structure to have a height of 28 feet in lieu of the maximum allowed height of 15 feet.

Hearing: Tuesday, July 14, 2015 at 10:00 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 * BEFORE THE OFFICE
AND VARIANCE *
11110 Reynolds Road; NW/S Reynolds Road, * OF ADMINISTRATIVE
250' NE of c/line with Bradshaw Road *
11th Election & 5th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Carly & Samuel Fisher *
Petitioner(s) * BALTIMORE COUNTY
* 2015-260-SPHA

* * * * *

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

MAY 26 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 26th day of May, 2015, a copy of the foregoing Entry of Appearance was mailed to Jeff Laughery, 3368 York Road, Gettysburg, PA 17325, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: August 17, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0260-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on August 14, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NO. 2015-0260-SPHA

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

5/29

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

N/C

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

FIRE DEPARTMENT

6/10

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

C

5/27

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6/23/15

SIGN POSTING

Date:

6/22/15

by

Beddingley

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

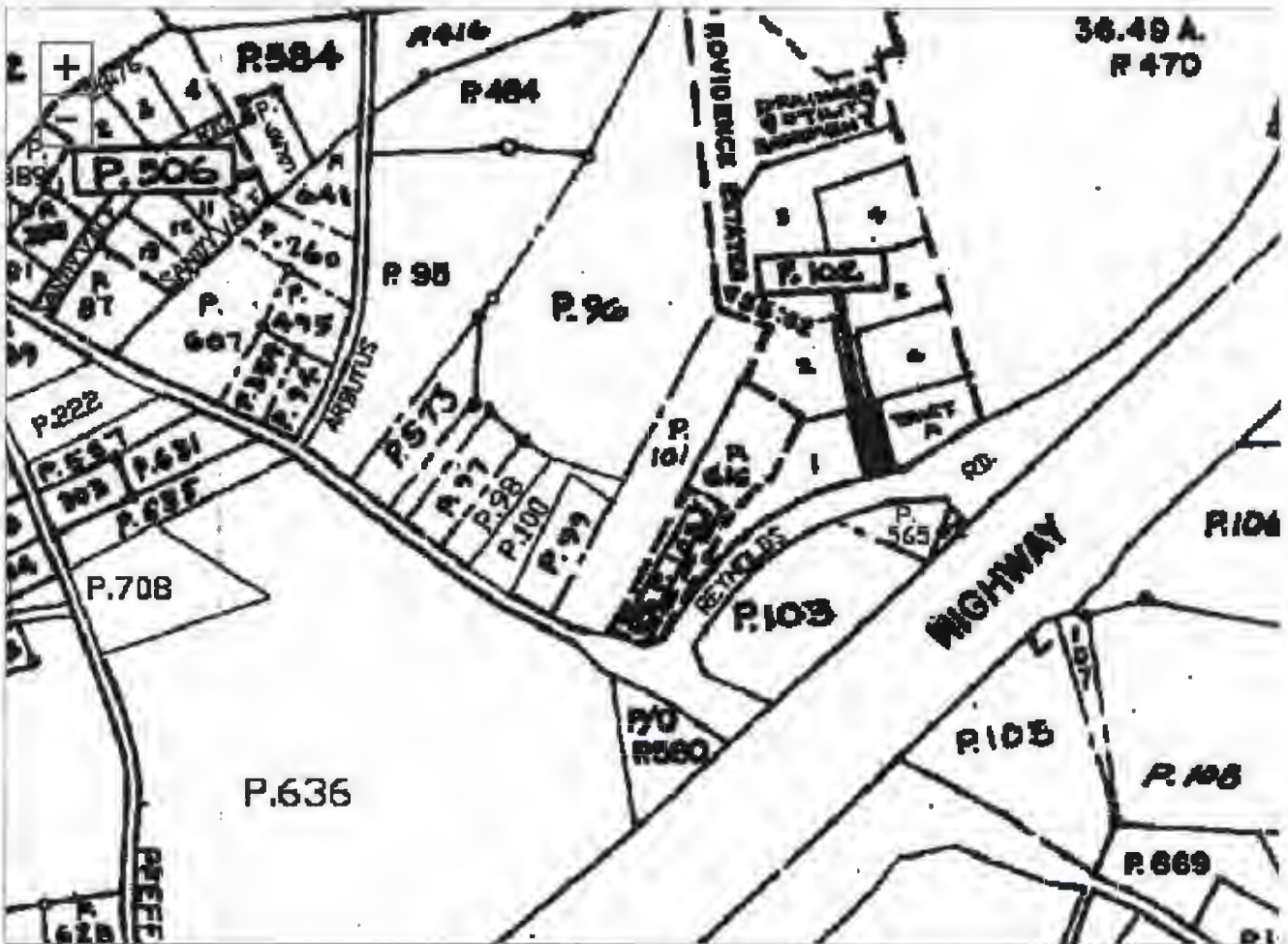
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 11 Account Number - 1600012121							
Owner Information									
Owner Name:		MERRITTS CARLY M			Use:		RESIDENTIAL		
Mailing Address:		11110 REYNOLDS RD UPPER FALLS MD 21156-			Principal Residence:		YES		
					Deed Reference:		/32562/ 00173		
Location & Structure Information									
Premises Address:		11110 REYNOLDS RD 0-0000			Legal Description:		1.02 AC REAR 170 FT REYNOLDS RD 80 NE BRADSHAW RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0064	0016	0616		0000				2015	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1910		1,508 SF					1.0200 AC		04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	FRAME	2 full/ 1 half	1 Detached				
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of		As of		As of
					01/01/2015		07/01/2014		07/01/2015
Land:			95,100		95,100				
Improvements			91,300		107,400				
Total:			186,400		202,500		186,400		191,767
Preferential Land:			0						0
Transfer Information									
Seller: MICHEL MARTIN EDWARD JR TRUSTEE				Date: 09/20/2012			Price: \$180,000		
Type: ARMS LENGTH IMPROVED				Deed1: /32562/ 00173			Deed2:		
Seller: MICHEL MARTIN E				Date: 02/08/2001			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /14969/ 00465			Deed2:		
Seller: BALCEROWICZ THOMAS F				Date: 06/29/1973			Price: \$30,000		
Type: ARMS LENGTH IMPROVED				Deed1: /05374/ 00053			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2014		07/01/2015		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00		0.00 0.00		
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **11** Account Number: **1600012121**

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

July 9, 2015

Carly Fisher
11110 Reynolds Road
Kingsville MD 21087

RE: Case Number: 2015-0260 SPHA, Address: 11110 Reynolds Road

Dear Ms. Fisher:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 19, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jeff Laughery, 3368 York Road, Gettysburg PA 17325

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 5/27/15

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

RE: Baltimore County
Item No 2015-0260-SPHA
Special Hearing Variance
Carly & Samuel Fisher
11110 Reynolds Pond-

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. 2015-0260-SPHA

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 dark ink, appearing to read "Brian Romanowski".
Brian Romanowski, Chief
Access Management Division

BR/raz

7-14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 10, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11110 Reynolds Road

INFORMATION:

Item Number: 15-260

Petitioner: Carly Fisher

Zoning: RC 5

Requested Action: Special Hearing

RECEIVED

JUN 12 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law Judge should approve an accessory structure larger than the principle dwelling and the Petition for Variance to permit an accessory structure with a height of 28' in lieu of the required maximum 15' height.

The Department of Planning has no opposition to the granting of the petitioned relief conditioned upon the following:

- Remove the illegal storage containers upon completion of the new accessory building.
- Minimize any tree removal at the rear of the property in order to maintain a buffer between the new structure and adjacent dwelling.
- The proposed accessory building shall not be converted to residential or commercial use.
- Unless prevented by other regulation or safety condition the Department recommends the new structure be located on the site of the existing garage which the Department understands is to be removed.

For further information concerning the matters stated herein, please contact Carmela M. Iacovelli at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS
C: Carmela M. Iacovelli

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2015

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

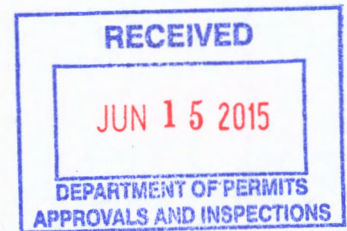
SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2015
Item No. 2015-0250, 0257, 0258, 0260, 0261 and 0262

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\ZAC06012015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: June 10, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11110 Reynolds Road

INFORMATION:

Item Number: 15-260

Petitioner: Carly Fisher

Zoning: RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law Judge should approve an accessory structure larger than the principle dwelling and the Petition for Variance to permit an accessory structure with a height of 28' in lieu of the required maximum 15' height.

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For further information concerning the matters stated herein, please contact Carmela M. Iacovelli at 410-887-3480.

Division Chief: Kathy G. Rabner
AVA/KS
C: Carmela M. Iacovelli



Certificate of Marriage

STATE OF MARYLAND

Harford County



2012 - 434
1205804102254945

CERTIFIED COPY

Man : **SAMUEL THOMAS FISHER**
Residence : **7978 QUARTERFIELD ROAD**
SEVERN, MD 21144

Birthplace : **MARYLAND**
Age : **33**
Marital Status : **DIVORCED**

Woman : **CARLY MARIA NOEL MERRITTS**
Residence : **816 TILGHMAN DRIVE**
BEL AIR, MD 21015

Birthplace : **PENNSYLVANIA**
Age : **30**
Marital Status : **DIVORCED**

Relationship of the parties by blood or marriage : **NONE**

SWORN TO AND SUBSCRIBED ON 23rd day of April, 2012 at 01:13 pm

CERTIFICATE OF MARRIAGE RETURN OF MINISTER OR AUTHORIZED COURT OFFICIAL

On the 19th day of May, 2012 at 12:00 pm the above named individuals were united in marriage
at LIRIODENDRON, 502 W GORDON STREET
BEL AIR, MD 21014
by FRANK DOUGLAS RILEY, CLERGY
UNIVERSAL LIFE CHURCH, 601 THIRD STREET,
MODESTO, CA 95351

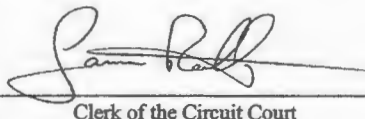
I HEREBY CERTIFY that the foregoing Clerk's Certificate is correctly executed from a
Marriage Return filed in this office on 05/22/2012 under authority of License No. 1205804102254945.
Clerk of the Circuit Court. JM

Certified Copy of Marriage

This is to certify that the above is a True Copy of a Marriage Record on file in the
office of the Clerk of the Circuit Court for Harford County

In testimony whereof, I have hereunto set my hand and affixed the seal of the
Circuit Court this 22nd day of May, 2012

Printed on 5/22/2012 02:04 pm


Clerk of the Circuit Court



1205804102254945

2015-0260-SPA





**11110 REYNOLDS RD.
KINGSVILLE, MD. 21087
ZONING RC-5
ACCT.# 1600012121
DISTRICT 3
PRECINCT 11-003**

Ordered By:



**LEGENDS TITLE
GROUP**



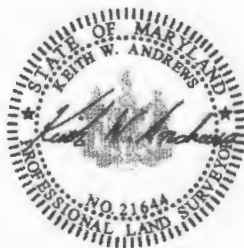
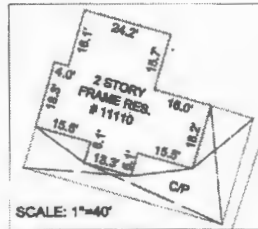
PROPERTY ADDRESS: 11110 REYNOLDS ROAD BALTIMORE, Maryland 21156

SURVEY NUMBER: MD1208.1363

FIELD WORK DATE: 8/16/2012

REVISION HISTORY: (rev 0 8/20/2012)

MD1208.1363
LOCATION DRAWING
11110 REYNOLDS ROAD
BALTIMORE COUNTY, MARYLAND
08-20-2012 SCALE 1"=100'



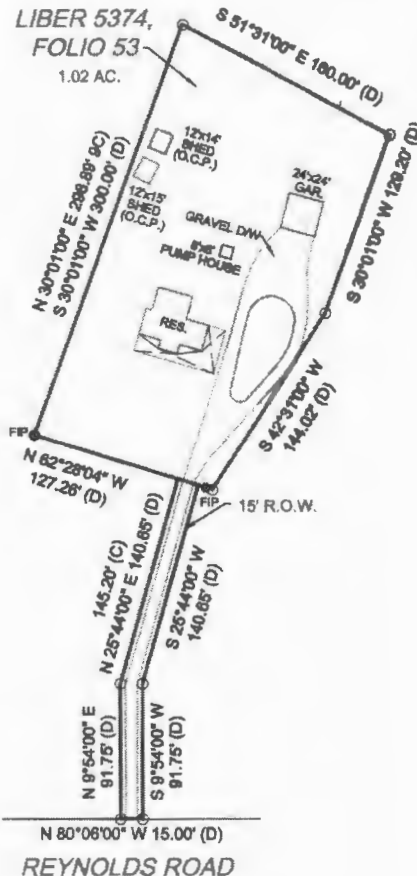
EXPIRES 12-22-2013



GRAPHIC SCALE (In Feet)

1 inch = 100' ft.

ACCURACY=3±



2015-0760-SPM1

POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: L1103112

DATE: 8/20/2012

BUYER: CARLEY MERRITT

SELLER: ESTATE OF MARTIN E. MICHEL

CERTIFIED TO:
CARLEY MERRITT; LEGENDS TITLE GROUP, LLC; BAY CAPITAL
MORTGAGE

EXACTA CONTACT
Alycia M Klein Marketing Director
alycia@exactaMD.com www.exactaMD.com
M 410.458.5160 O 866.735.1916 F 866-744-2882

A licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with the requirements set forth in Regulation 17 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

EXACTA
LBN21535
www.exactaMD.com
P (443)692-6523 • F (443)692-6524
10480 Little Patuxent Parkway • Suite 400 • Columbia, MD 21044

This is a two page document. The advice found on the affixed page (Page 2 of 2) is an integral part of the plat.



My Neighborhood Map

Created By
Baltimore County
My Neighborhood

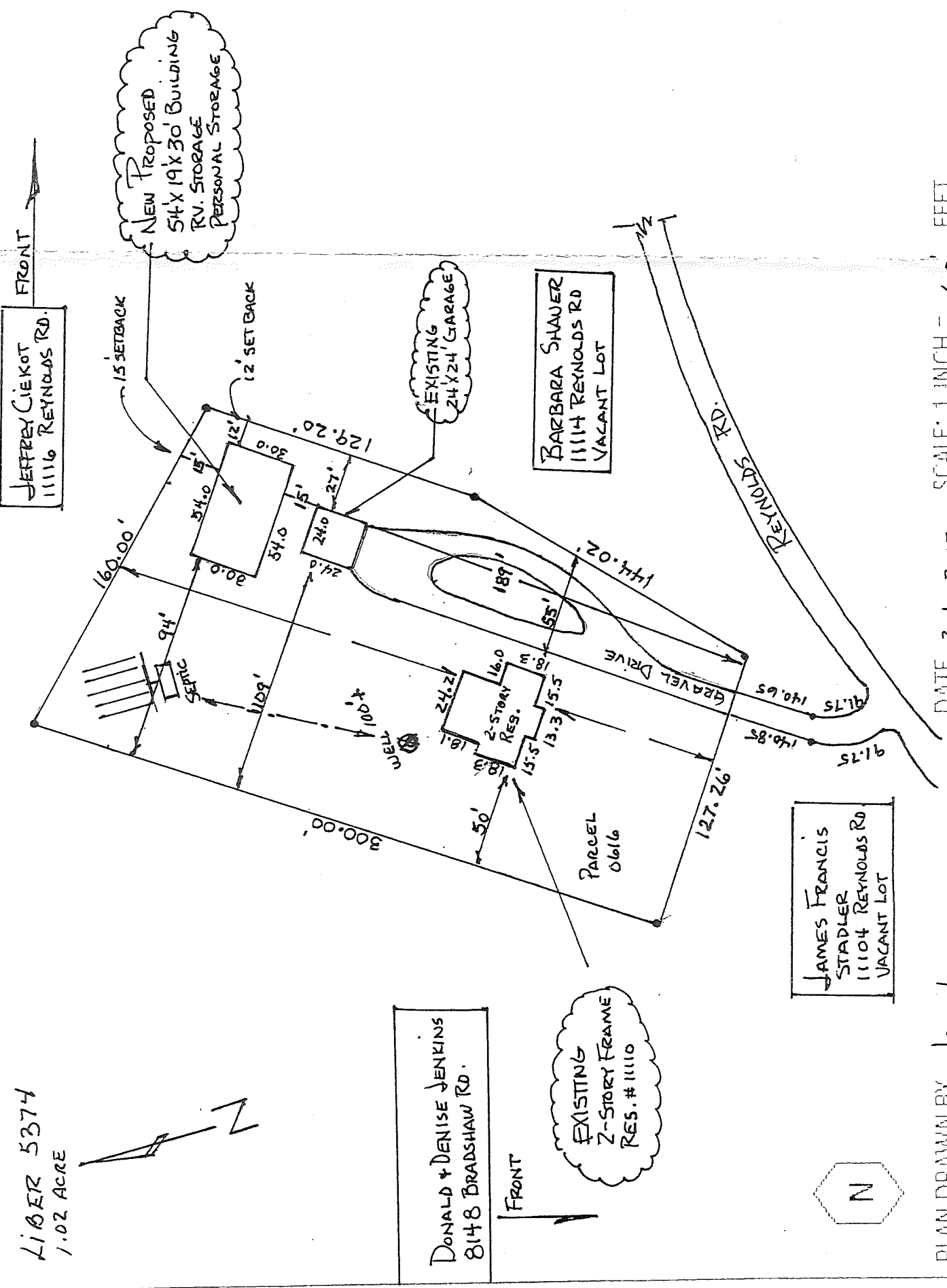


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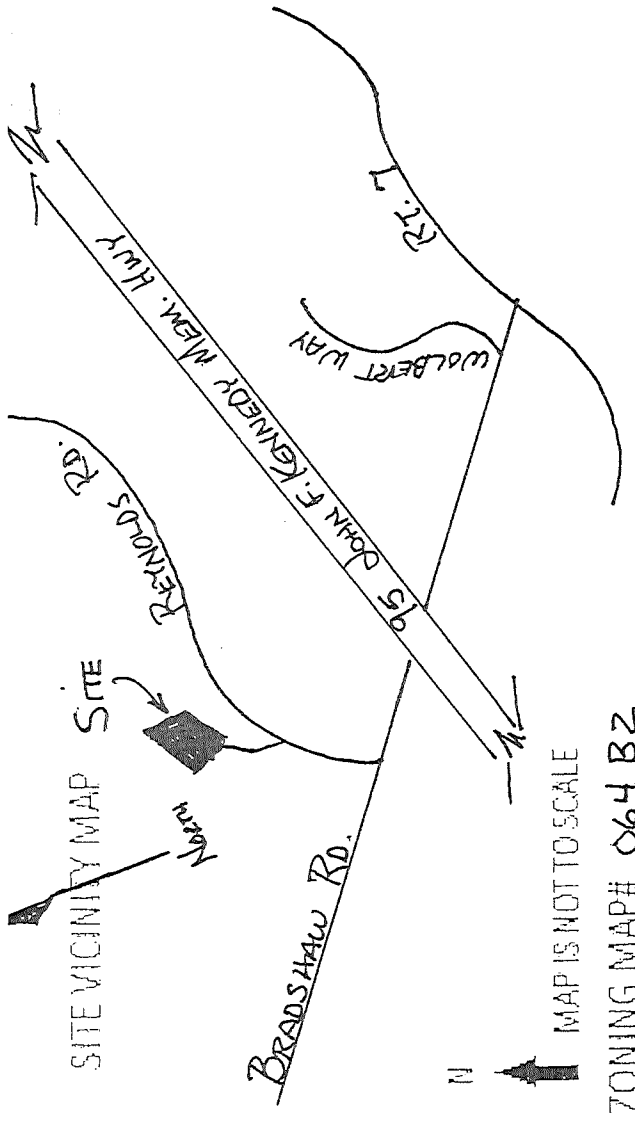
Printed 3/7/2015

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 1110 REYNOLDS RD. OWNER(S) NAME(S) CARLEY MERRITT
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # 53 10 DIGIT TAX # 1600012121 DEED REF. # 32562/0173

LIBER 5374
1.02 ACRE



PLAN DRAWN BY JEFF LAUGHERY DATE 3-6-2015 SCALE: 1 INCH = 60 FEET



MAP IS NOT TO SCALE
ZONING MAP# 064 B2
SITE ZONED RC 5
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT AREA ACREAGE 1.02 Ac.
OR SQUARE FEET _____
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC _____ PRIVATE X
SEWER IS: _____
PUBLIC _____ PRIVATE X
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PETITIONER'S
EXHIBIT NO. _____

2015-0760-SPHA

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

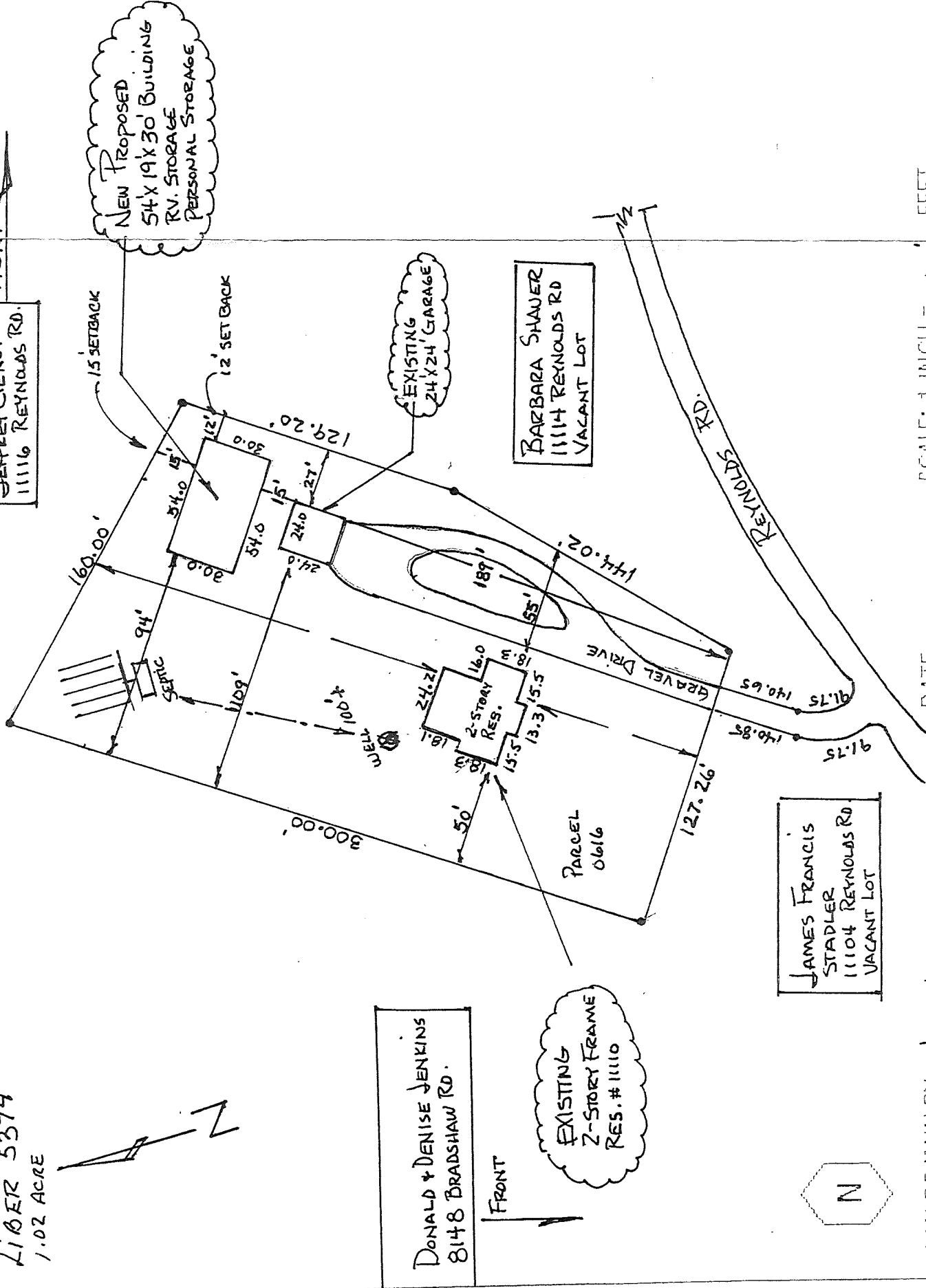
ADDRESS 1110 REYNOLDS RD. OWNER(S) NAME(S) CARLEY MERRITT

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # 53 10-DIGIT TAX # 1600012121 DEED REF. # 32562/0173

LIBER 5374
1.02 ACRE

JEFFREY CIEKOT
11116 REYNOLDS RD.
FRONT



DONALD & DENISE JENKINS
8148 BRADSHAW RD.
FRONT

EXISTING
2-STORY FRAME
RES. # 11110

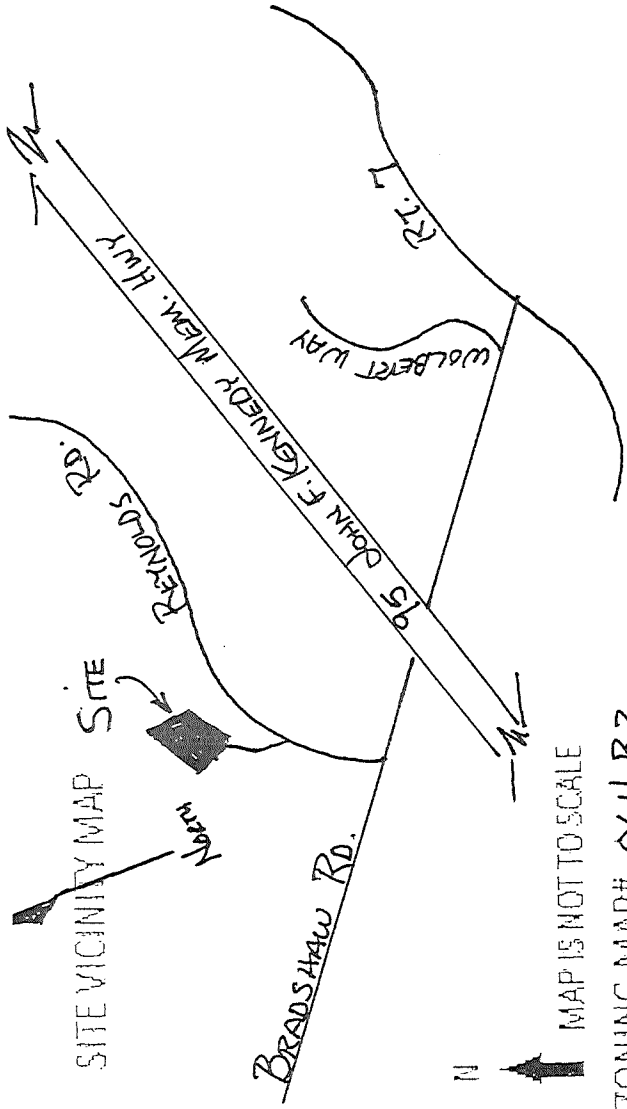
JAMES FRANCIS
STADLER
11104 REYNOLDS RD.
VACANT LOT

BARBARA SHAWER
11114 REYNOLDS RD
VACANT LOT

EXISTING
24'x24' GARAGE

NEW PROPOSED
54'x19'x30' BUILDING
RV. STORAGE
PERSONAL STORAGE

PLAN DRAWN BY JEFF LAUGHRY DATE 3-6-2015 SCALE: 1 INCH = 60' FEET



MAP IS NOT TO SCALE

ZONING MAP# 064B2

SITE ZONED RC 5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE 1.02 AC.

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: _____

PUBLIC _____ PRIVATE X

SEWER IS: _____

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER _____

AND ORDER RESULT BELOW _____

VIOLATION CASE INFO: _____

2015-0260-SPH A

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

ADDRESS 11110 REYNOLDS RD. OWNER(S) NAME(S) CARLEY MERRITT

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # 53 10 DIGIT TAX # 1600012121 DEED REF. # 32562/0773

LIBER 5374
1.02 ACRE

JEFFERY CIEKOT
11116 REYNOLDS RD.

FRONT



DONALD + DENISE JENKINS
8148 BRADSHAW RD.

FRONT

EXISTING
2-STORY FRAME
RES. # 11110

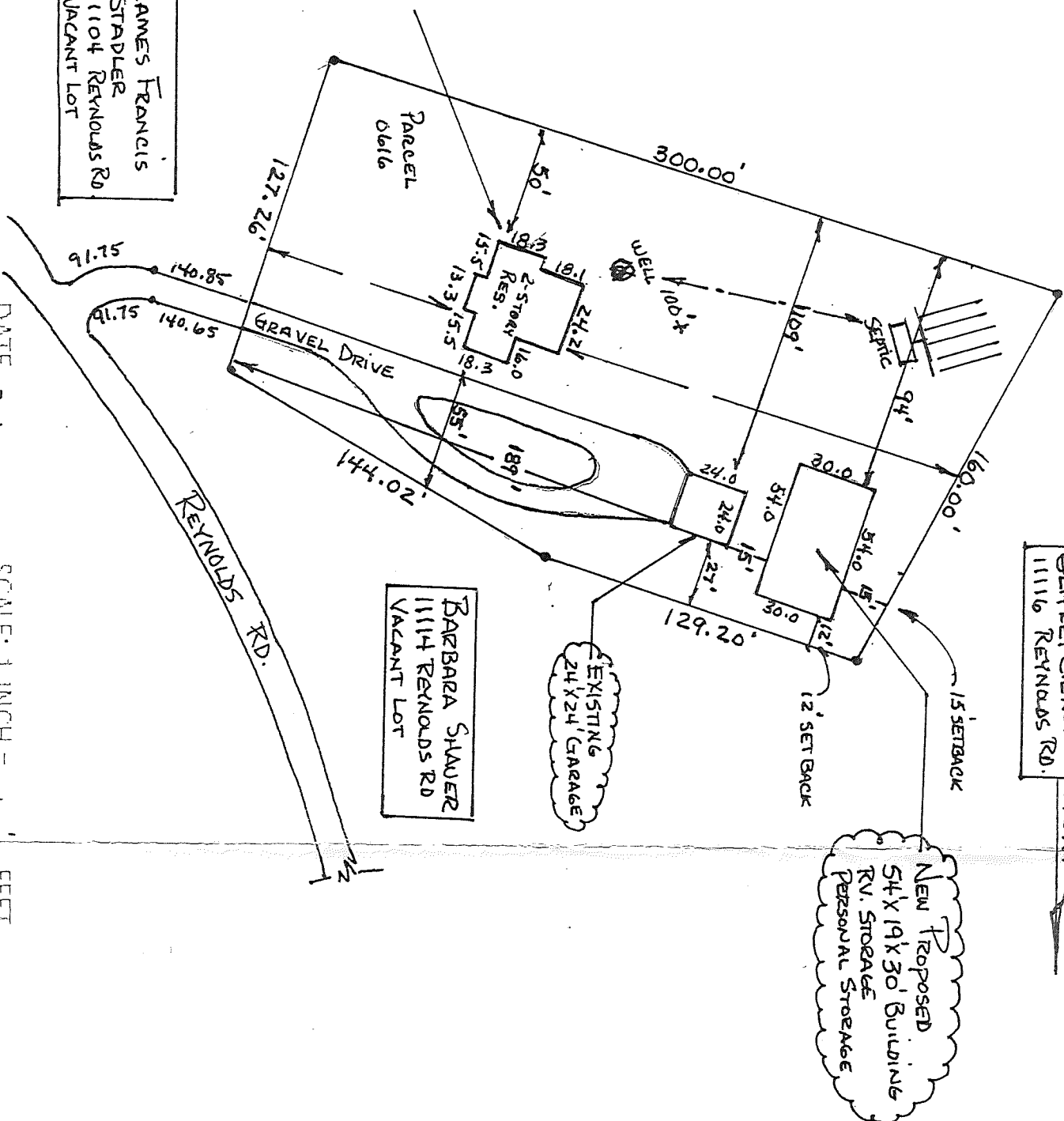


JAMES FRANCIS
STADLER
11104 REYNOLDS RD
VACANT LOT

PLAN DRAWN BY JEFF LAUGHERY

DATE 3-6-2015 SCALE: 1 INCH = 60 FEET

2015-0260-S044



SITE VICINITY MAP

Site

North

BRADSHAW RD.

REYNOLDS RD.

WOLBERT WAY

RT. 1

MAP IS NOT TO SCALE

ZONING MAP# 064 B2

SITE ZONED RC 5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE 1.02 Ac.

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLETION CASE INFO: