

IN RE: PETITION FOR VARIANCE

(4 Silver Maple Ct.)

15th Election District

6th Council District

Arthur C. Douglas &

Vicki J. Douglas (Trustees)

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0289-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Arthur & Vicki Douglas, legal owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §301.1: (1) to permit a carport (open projection) with a setback of 5 ft. in lieu of the required 11.5 ft.; and (2) to amend the Final Development Plan (FDP) Golden Acres for Lot No. 12 only. A site plan was marked as Petitioners' Exhibit 1.

William N. Bafitis, a professional engineer whose firm prepared the site plan, appeared and assisted the Petitioners. There were no Protestants in attendance. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 7,752 square feet and is zoned DR 3.5. The property is improved with a single family dwelling (SFD) constructed in 1983. The subject property is known as Lot 12 of the Golden Acres subdivision created by plat in 1978 (recorded at Liber 43 folio 141).

ORDER RECEIVED FOR FILING

Date 8/14/15

By Den

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 is of 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 the carport as planned. 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 14th day of August, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §301.1: (1) to permit a carport (open projection) with a setback of 5 ft. in lieu of the required 11.5 ft.; and (2) to amend the Final Development Plan (FDP) Golden Acres for Lot No. 12 only, in accordance with the terms of this Order, be and is hereby GRANTED.

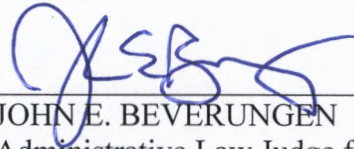
The relief granted herein shall be subject to the following:

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.
2. The carport must remain open on three sides.
3. The carport must match the existing dwelling in terms of design and materials.

ORDER RECEIVED FOR FILING

Date 8/14/15
By Sen

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 8/14/15

By sln



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 4 Silver Maple Court

which is presently zoned DR 3.5

Deed References: 35628/351

10 Digit Tax Account # 18-00007155

Property Owner(s) Printed Name(s) _____

Arthur C. and Vicki J. Douglas Trustees

(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

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

3. X a Variance from Section(s) 301.1 (BZZR) and V.B.6-b (CMOP) To permit a carport (open projection) with a setback of 5 feet in lieu of the required 11.5 feet and to amend the final development plan Golden Acres for lot #12 only of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____

City _____

State _____

Zip Code _____

Telephone # _____

Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____

City _____

State _____

Zip Code _____

Telephone # _____

Email Address _____

Legal Owners (Petitioners):

Arthur C. Douglas

Name #1 - Type or Print _____

Name #2 - Type or Print _____

Signature #1 Arthur C. Douglas

Signature #2 _____

4 Silver Maple Court Baltimore Maryland

Mailing Address _____

City _____

State _____

21220

410-585-4840

Zip Code _____

Telephone # _____

Email Address _____

Representative to be contacted:

William N. Bafitis, P.E.

Name - Type or Print _____

Signature William N. Bafitis, P.E.

1249 Engleberth Road Baltimore, Maryland

Mailing Address _____

City _____

State _____

21221

410-391-2336

bafitisassoc@comcast.net

Zip Code _____

Telephone # _____

Email Address _____

CASE NUMBER 2015-0389-A

Filing Date 6/11/15

Do Not Schedule Dates: _____

Reviewer G.H

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

No.

127358

Date:

6/11/15

PAID RECEIPT

BUDGET ACTUAL TIME DBB
6/15/2015 6/11/2015 13:58:35 2

REG NO:02 WALKER JENA JEE
RECEIPT # 924217 6/11/2015 OFLN
Dept 5 520 ZONING VERIFICATION
C# NO. 127358

Recpt Tot \$75.00
\$75.00 CA \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		60150					75.00

Total:

75.00

Rec From:

Baffins & Assoc.

For:

2015-0289-A
Variance for case # (Douglas)
4 Silver Maple Court

DISTRIBUTION

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

CASHIER'S
VALIDATION



THE BALTIMORE SUN MEDIA GROUP

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 3438318

Sold To:

Arthur Douglas - CU00458016
4 Silver Maple Ct
Middle River, MD 21220-1542

Bill To:

Arthur Douglas - CU00458016
4 Silver Maple Ct
Middle River, MD 21220-1542

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

Jul 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: # 2015-0289-A

4 Silver Maple Court
SW/s Silver Maple Court, W 130 ft. to the centerline of
Buttonwood Lane
15th Election District - 6th Councilmanic District
Legal Owner(s) Arthur Douglas

Variance: to permit a carport (open projection) with a window to property line setback of 5 ft. in lieu of the required 11.5 ft; to amend the Final Development Plan Golden Acres for Lot #12 only.

Hearing: Thursday, August 13, 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.

7/31/2015 July 23

3438318

CERTIFICATE OF POSTING

Date: July 24, 2015

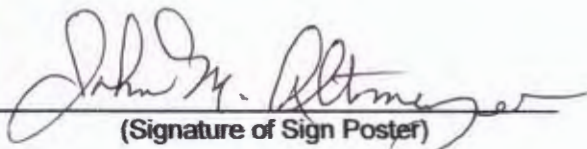
RE: Project Name: Public Hearing
Case Number /PAI Number: 2015-0289-A
Petitioner/Developer: Arthur Douglas
Date of Hearing/Closing: August 13, 2015

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 4 Silver Maple Court
Baltimore, MD. 21221

The sign(s) were posted on July 24, 2015

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

June 23, 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: 2015-0289-A

4 Silver Maple Court

SW/s Silver Maple Court, W 130 ft. to the centerline of Buttonwood Lane

15th Election District – 6th Councilmanic District

Legal Owner: Arthur Douglas

Variance to permit a carport (open projection) with a window to property line setback of 5 ft. in lieu of the required 11.5 ft.; to amend the Final Development Plan Golden Acres for Lot#12, only.

Hearing: Thursday, August 13, 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: Arthur Douglas, 4 Silver Maple Court, Baltimore 21220
William Bafitis, 1249 Engleberth Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 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
Thursday, July 23, 2015 Issue - Jeffersonian

Please forward billing to:
Arthur Douglas
4 Silver Maple Court
Baltimore, MD 21220

410-585-4840

NOTICE OF ZONING HEARING

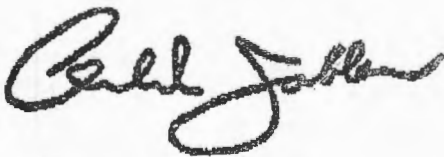
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0289-A

4 Silver Maple Court
SW/s Silver Maple Court, W 130 ft. to the centerline of Buttonwood Lane
15th Election District – 6th Councilmanic District
Legal Owner: Arthur Douglas

Variance to permit a carport (open projection) with a window to property line setback of 5 ft. in lieu of the required 11.5 ft.; to amend the Final Development Plan Golden Acres for Lot#12, only.

Hearing: Thursday, August 13, 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

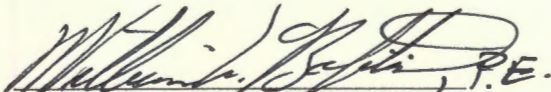
- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
4 SILVER MAPLE COURT

Beginning at a point on the Southwest side of Silver Maple Court, which is 50 feet wide at the distance of 130' west of Buttonwood Lane which is 50 feet wide. Being Lot # 12 in the subdivision of "Golden Acres" as recorded in Baltimore County Plat Book #43, Folio 141, containing 7752 square feet. Also known as #4 Silver Maple Court and located in the 15th Election District, 5th Councilmanic District.


William N. Bafitis, P.E. #11641



Case No.: 2015-0289-A

Exhibit Sheet

8/14/15
Sen

Petitioner/Developer

DW
a-15-15

Protestant

No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

M E M O R A N D U M

DATE: September 15, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0289-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 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

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2015-0289-A

DATE 8-13-2015

PETITIONER'S SIGN-IN SHEET

[illegible]

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/17

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

N/C

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

FIRE DEPARTMENT

7/15

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

no obj

6/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

~~PRIOR ZONING~~ (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 7/23/15

SIGN POSTING

Date: 7/24/15

by Altmeppen

PEOPLE'S COUNSEL APPEARANCE

Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1800007155			
Owner Information					
Owner Name:	DOUGLAS ARTHUR C JR DOUGLAS VICKI J TRUSTEES		Use:	RESIDENTIAL YES	
Mailing Address:	4 SILVER MAPLE CT BALTIMORE MD 21220-1542		Deed Reference:	/35628/ 00351	
Location & Structure Information					
Premises Address:		4 SILVER MAPLE CT BALTIMORE 21220-1542		Legal Description:	7752 SQ FT .1779 AC 4 SILVER MAPLE CT GOLDEN ACRES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0082	0018	0145		0000	
					Block:
					12
					Assessment Year:
					2015
					Plat No:
					0043/0141
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1983	1,440 SF		7,752 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
Base Value		Value	Phase-In Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2015	07/01/2016	
98,700		98,700			
Improvements		104,700	102,800		
Land		203,400	201,500	201,500	201,500
Commercial Land:		0		0	
Transfer Information					
Transferor:		Date:	Price:		
DOUGLAS ARTHUR C JR		12/05/2014	\$0		
Type:		Deed1:	Deed2:		
NON-ARMS LENGTH OTHER		/35628/ 00351			
Transferor:		Date:	Price:		
DOUGLAS ARTHUR C, JR		11/07/1994	\$0		
Type:		Deed1:	Deed2:		
NON-ARMS LENGTH OTHER		/10821/ 00507			
Transferor:		Date:	Price:		
GOLDEN WOODS PARTNERSHIP		08/24/1983	\$59,160		
Type:		Deed1:	Deed2:		
ARMS LENGTH IMPROVED		/06578/ 00654			
Exemption Information					
P	E	Class	07/01/2015		07/01/2016
A	S				
C	y	000	0.00		
S	:	000	0.00		
M	ip	000	0.00 0.00		0.00 0.00
Exemption:		Special Tax Recapture:			
None		NONE			
Homestead Application Information					
H	Application Status:	Approved 01/13/2009			

Baltimore County

New Search (<http://sdatt.dat.maryland.gov/RealProperty/>)

District 5 Account Number: 1800007155



This map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal purposes. If errors are noted, please notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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

Property information is courtesy of the Maryland Department of Planning ©2011.

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



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



Please wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

August 6, 2015

Arthur C Douglas
4 Silver Maple Court
Baltimore MD 21220

RE: Case Number: 2015-0289 A, Address: 4 Silver Maple Court

Dear Mr. Douglas:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 11, 2015. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
William N Bafitis, P E, 1249 Engleberth Road, Baltimore MD 21221

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: JUNE 15, 2015

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

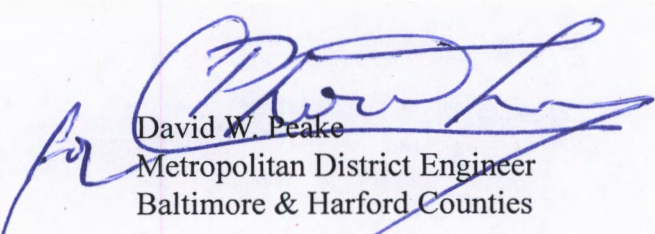
RE: Baltimore County
Item No 2015-0289-A
ARTHUR C. DOUGLAS
4 SILVER MAPLE CT.

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. 2015-0289-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,


David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

JB 8-13-15
10 Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 15, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 4 Silver Maple Court

INFORMATION:

Item Number: 15-289

Petitioner: Arthur C. Douglas

Zoning: DR 3.5

Requested Action: Variance

RECEIVED

JUL 21 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning reviewed the Petition for Variance to permit an open projection (carport) with a setback of 5 feet in lieu of the required 11.5 feet and to amend the final development plan for Golden Acres Lot #12 only.

The Department has no objection to the granting of the petitioned zoning relief provided the structure will utilize an extension of the existing pitched roof and match the design and materials of the existing dwelling.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS
C: Bill Skibinski

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 June 22, 2015
Item No. 2015-0285, 0287 and 0289

DATE: June 17, 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\ZAC06222015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 15, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 4 Silver Maple Court

INFORMATION:

Item Number: 15-289

Petitioner: Arthur C. Douglas

Zoning: DR 3.5

Requested Action: Variance



SUMMARY OF RECOMMENDATIONS:

The Department of Planning reviewed the Petition for Variance to permit an open projection (carport) with a setback of 5 feet in lieu of the required 11.5 feet and to amend the final development plan for Golden Acres Lot #12 only.

The Department has no objection to the granting of the petitioned zoning relief provided the structure will utilize an extension of the existing pitched roof and match the design and materials of the existing dwelling.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Division Chief:

AVA/KS

C: Bill Skibinski

Kathy Schlabach

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
4 Silver Maple Court; SW/S of Silver Maple	*	
Court, W 130' to the c/line Buttonwood Lane	*	OF ADMINSTRATIVE
15 th Election & 6 th Councilmanic Districts	*	
Legal Owner(s): Arthur C. Douglas	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-289-A

* * * * *

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.

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

RECEIVED

JUN 22 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of June, 2015, a copy of the foregoing Entry of Appearance was mailed to William Bafitis, P.E., 1249 Engleberth Road, Baltimore, MD 21221, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0289-A

Petitioner: ~~Arthur C. Douglas~~ Arthur C. Douglas

Address or Location: 4 Silver Maple Court 21220

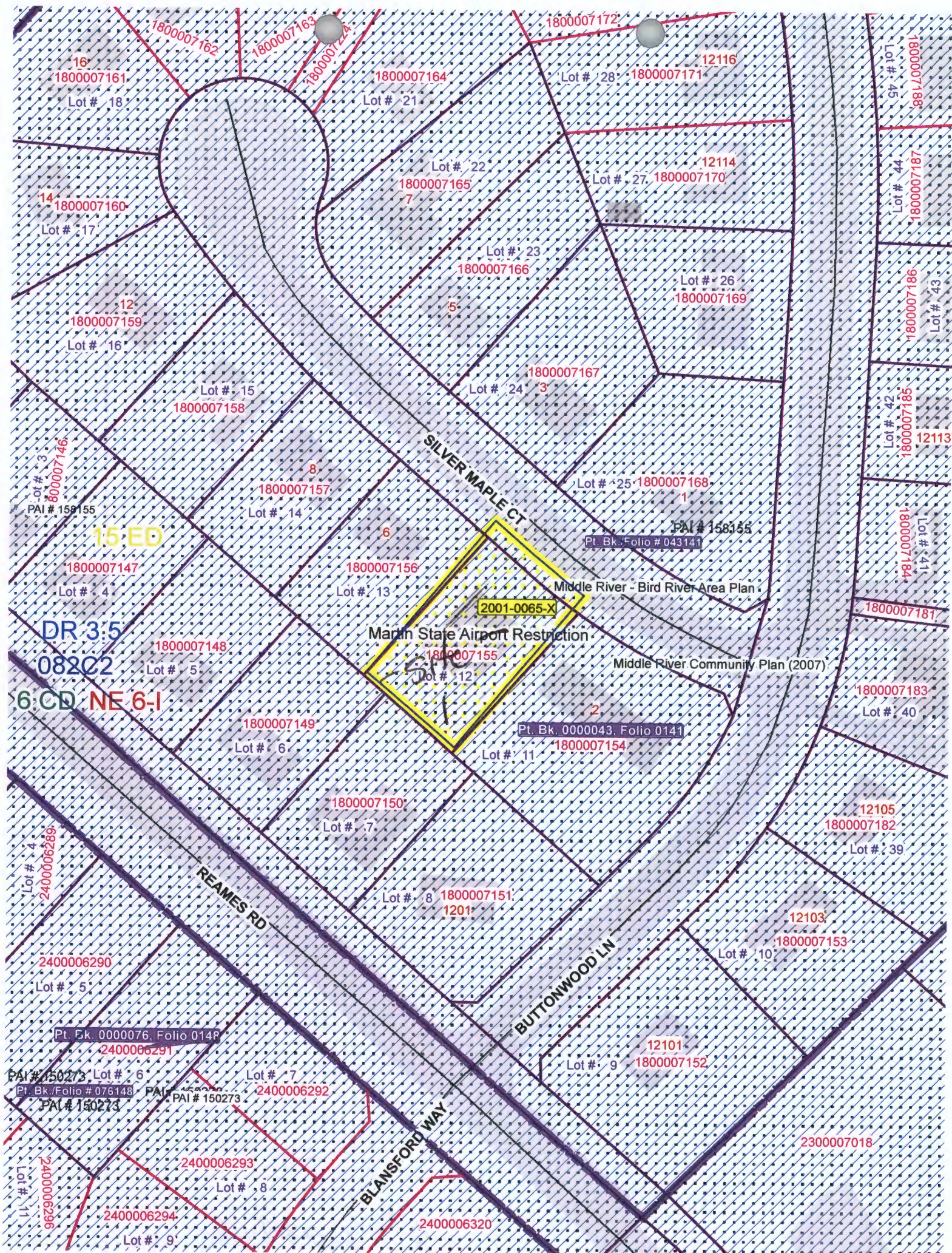
PLEASE FORWARD ADVERTISING BILL TO:

Name: Arthur C. Douglas

Address: 4 Silver Maple Court

Baltimore, MD 21220

Telephone Number: 410-585-4840



15 ED

DR 3:5
082C2
6 CD NE 6-1

SILVER MAPLE CT

REAMES RD

BUTTONWOOD LN

BLANSFORD WAY

Martin State Airport Restriction

Middle River - Bird River Area Plan

Middle River Community Plan (2007)

2001-0065-X

PAI # 158355

Pt. Bk. Folio # 043141

Pt. Bk. 0000043, Folio 0141

Pt. Bk. 0000076, Folio 0148

PAI # 150273

Pt. Bk. Folio # 076148

PAI # 150273

PAI # 150273

PAI # 150273

2400006293

2400006294

2400006320

2300007018

PAI # 158155

PAI # 158155

1800007147

1800007148

1800007149

1800007150

1800007151

1800007154

1800007168

1800007166

1800007165

1800007164

1800007161

1800007171

1800007170

1800007169

1800007186

1800007187

1800007188

1800007183

1800007184

1800007185

1800007187

1800007182

1800007153

1800007152

2400006290

2400006289

2400006291

2400006292

2400006296

2400006294

2400006320

2300007018

1800007182

1800007183

1800007185

1800007187

1800007188

1800007182

1800007153

1800007152

2400006290

2400006289

2400006291

2400006292

2400006296

2400006294

2400006320

2300007018

2015-0289-A

34

38

100

N 15° 43' 30" E

Myrtle A Howell
442G/117
2.64 Ac.
Zoned DR-55

Margaret E. Rierson
442G/114
2.04 Ac.
Zoned DR-55

Charles H. Rierson
1182/308
1.00 Ac.
Zoned DR-55

-EX H. USE

DR 35

ZONED DR-55
ZONED ML-1M

ROAD

FUTURE CURVE

TITO INC.
JAN 2/180

BLT TONKROOD

SILVER

300' TRANSITION ZONE

20' R.T.Y.F.

Prop. Conc. Curb/Gutter

Dry pond

FRONT

IFC

Prop. Conc. Curb/Gutter

MA

10' DRAINAGE

70.00

70.00

70.00

70.00

70.00

70.00

70.00

70.00

70.00

2015-0289-A

BUTTERNUT

SILVER

ROAD

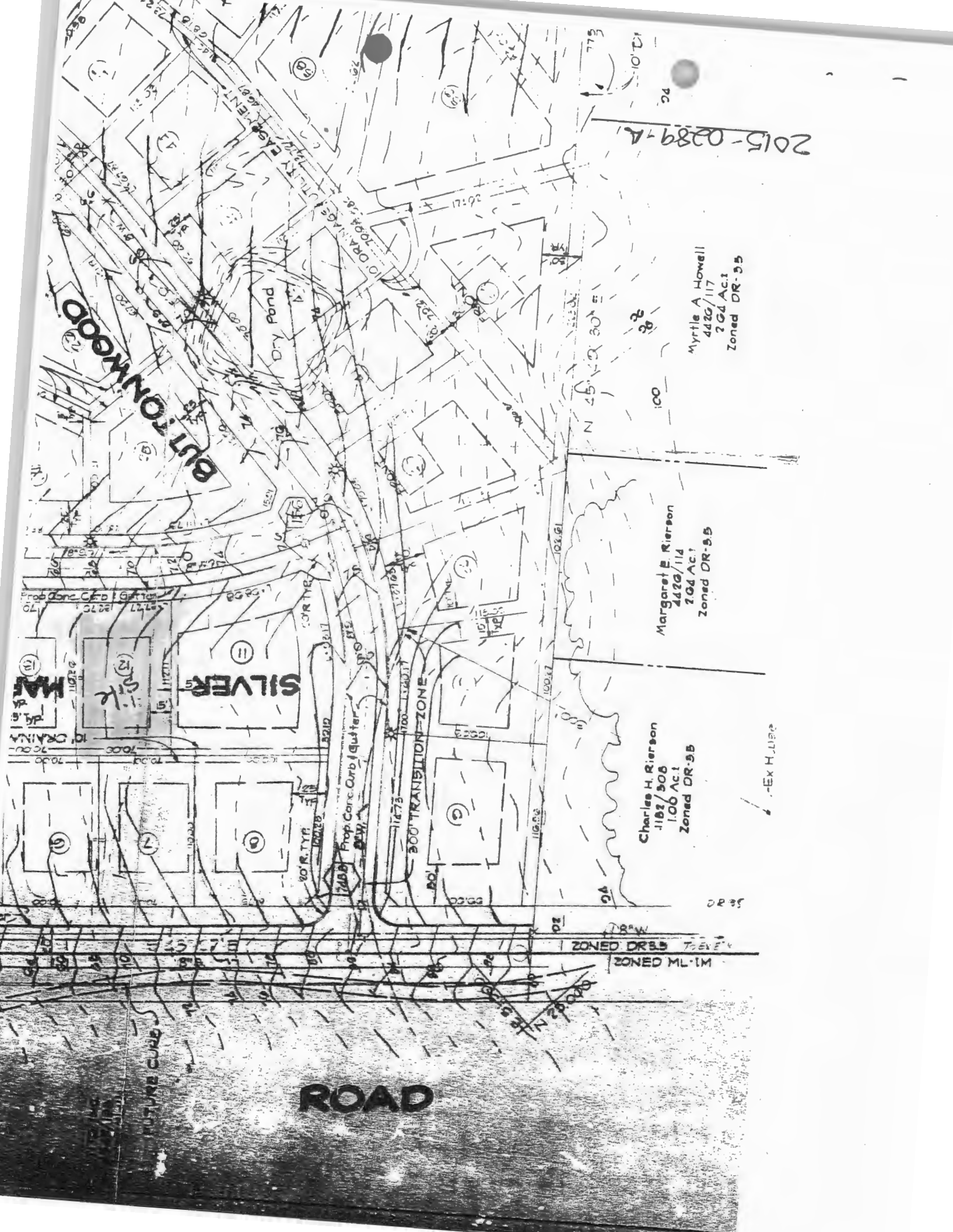
Charles H. Rierson
1182/306
1.00 Ac.
Zoned DR-55

Margaret E. Rierson
442G/114
2.04 Ac.
Zoned DR-55

Myrtle A. Howell
442G/117
2.04 Ac.
Zoned DR-55

EXHIBIT

ZONED DR-55
ZONED ML-1M





PROPOSED R/W LINE - SEE R/W 7B-200
TITO, INC.
07/9, 45/42/195

ROAD

REAMES

DENSITY CALCULATIONS

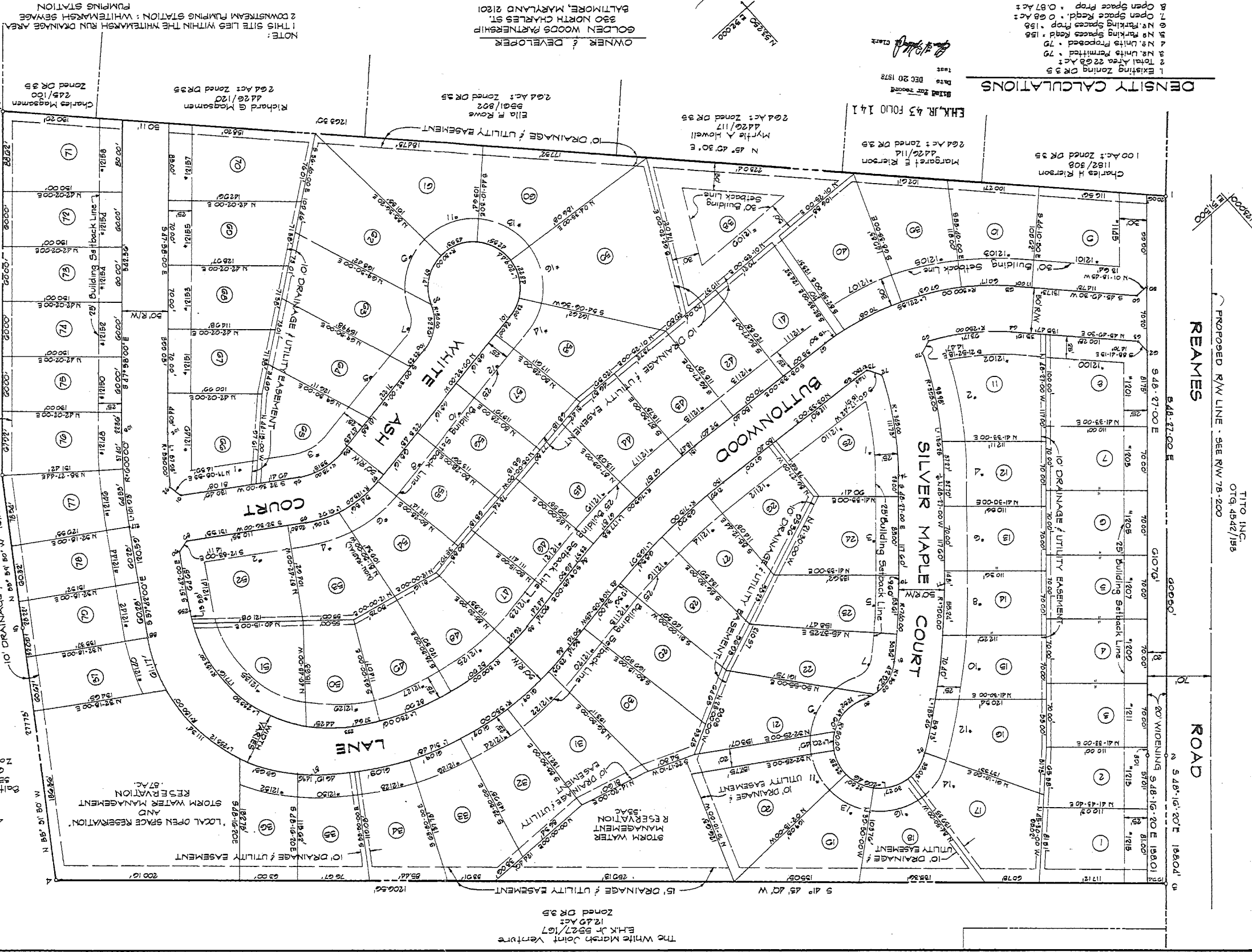
1. Existing Zoning OR 3.5
2. Total Area 22.63 Ac
3. NE Units Permitted - 70
4. NE Units Proposed - 70
5. NE Parking Spaces Road - 156
6. NE Parking Spaces Prop - 156
7. Open Space Req'd - 0.68 Ac
8. Open Space Prop - 0.87 Ac

NOTE:
Coordinates and Bearings shown on this Plat are referred to the system of coordinates established in the Baltimore City Metropolitan District and are based on the following traverse:
The fee Simple Title to the Deed to Public Use is hereby reserved in the Deed to Public Use and the mention thereof in the Deed are for the purpose of Description only and the same are not intended to be dedicated to Public Use.
The Streets and/or Roads as shown hereon are not intended to be dedicated to Public Use and are reserved in the Deed to Public Use to which this Plat is attached, their heirs and assigns.

APPROVED BY BALTIMORE COUNTY PLANNING BOARD
DATE 11/2/78
APPROVED BY BALTIMORE COUNTY DEPUTY STATE HEALTH DEPT. DATE 11/2/78

APPROVED BY BALTIMORE COUNTY DEPUTY STATE HEALTH DEPT. DATE 11/2/78
APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS
ROADS ENGINEER OF BALTO CO. MD.
DATE 11-16-78

APPROVED BY BALTIMORE COUNTY DEPUTY STATE HEALTH DEPT. DATE 11/2/78
APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS
ROADS ENGINEER OF BALTO CO. MD.
DATE 11-16-78
COMPUTED BY: ETL
DRAWN BY: MS
RN: 0126
MSA 553326-5878
43-141



NOTE:
1. THIS SITE LIES WITHIN THE WHITEHARSH RUN DRAINAGE AREA
2. DOWNSIDE PUMPING STATION: WHITEHARSH SEWAGE PUMPING STATION

OWNER & DEVELOPER
GOLDEN WOODS PARTNERSHIP
380 NORTH CHARLES ST.
BALTIMORE, MARYLAND 21201

Charles H. Rieckson
1182/308
100 Ac. Zoned OR 3.5
Margaret E. Rieckson
4426/114
264 Ac. Zoned OR 3.5

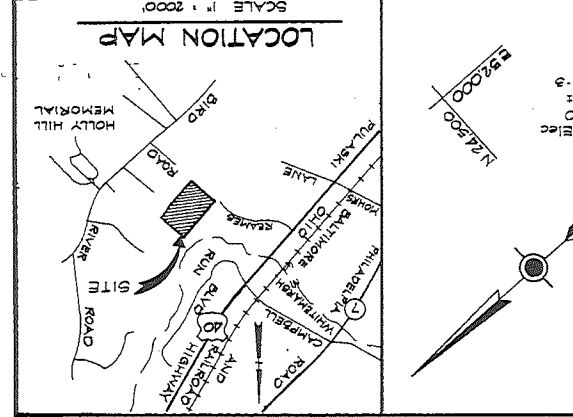
Myrtle A. Howell
4426/117
264 Ac. Zoned OR 3.5

Elia M. Rowe
B561/802
264 Ac. Zoned OR 3.5

Richard G. Wasserman
264 Ac. Zoned DR 3.5

Charles Wasserman
264 Ac. Zoned DR 3.5

CURVE DATA		
FROM TO	RADIUS	LENGTH
64	2500	21.21
65	2500	21.21
66	2500	21.21
67	2500	21.21
68	2500	21.21
69	2500	21.21
70	2500	21.21
71	2500	21.21
72	2500	21.21
73	2500	21.21
74	2500	21.21
75	2500	21.21
76	2500	21.21
77	2500	21.21
78	2500	21.21
79	2500	21.21
80	2500	21.21
81	2500	21.21
82	2500	21.21
83	2500	21.21
84	2500	21.21
85	2500	21.21
86	2500	21.21
87	2500	21.21
88	2500	21.21
89	2500	21.21
90	2500	21.21
91	2500	21.21
92	2500	21.21
93	2500	21.21
94	2500	21.21
95	2500	21.21
96	2500	21.21
97	2500	21.21
98	2500	21.21
99	2500	21.21
100	2500	21.21
101	2500	21.21
102	2500	21.21
103	2500	21.21
104	2500	21.21
105	2500	21.21
106	2500	21.21
107	2500	21.21
108	2500	21.21
109	2500	21.21
110	2500	21.21
111	2500	21.21
112	2500	21.21
113	2500	21.21
114	2500	21.21
115	2500	21.21
116	2500	21.21
117	2500	21.21
118	2500	21.21
119	2500	21.21
120	2500	21.21
121	2500	21.21
122	2500	21.21
123	2500	21.21
124	2500	21.21
125	2500	21.21
126	2500	21.21
127	2500	21.21
128	2500	21.21
129	2500	21.21
130	2500	21.21
131	2500	21.21



NOTES

1. Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey, (MAY 2015)
2. The Firm Insurance Rule Map, 240010-0-35 C indicates this is situated within flood Zone X.
3. Property lines shown hereon were established by public information.
4. This site is not situated within the Chesapeake Bay Critical Areas (Map 82)
5. There are no forest or developed woodlands on this site.
6. There are no Tidal & Non-Tidal Wetlands shown on this site.
7. There is no significant plant or animal habitat on this site.
8. There are no slopes greater than 15% on this site.
9. There are no known wells on this site.
10. There are no known underground storage tanks or septic systems on this site.
11. There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, the Baltimore County Local Historic Landmark Survey, the Baltimore County Archaeological Survey or is a Baltimore County Historical District.
12. Public Water and sewer serve this site.
13. Caution underground utilities may exist in Silver Maple Court & onsite, contact: Mass Utility (800-257-7777) prior to any construction.

ZONING HISTORY

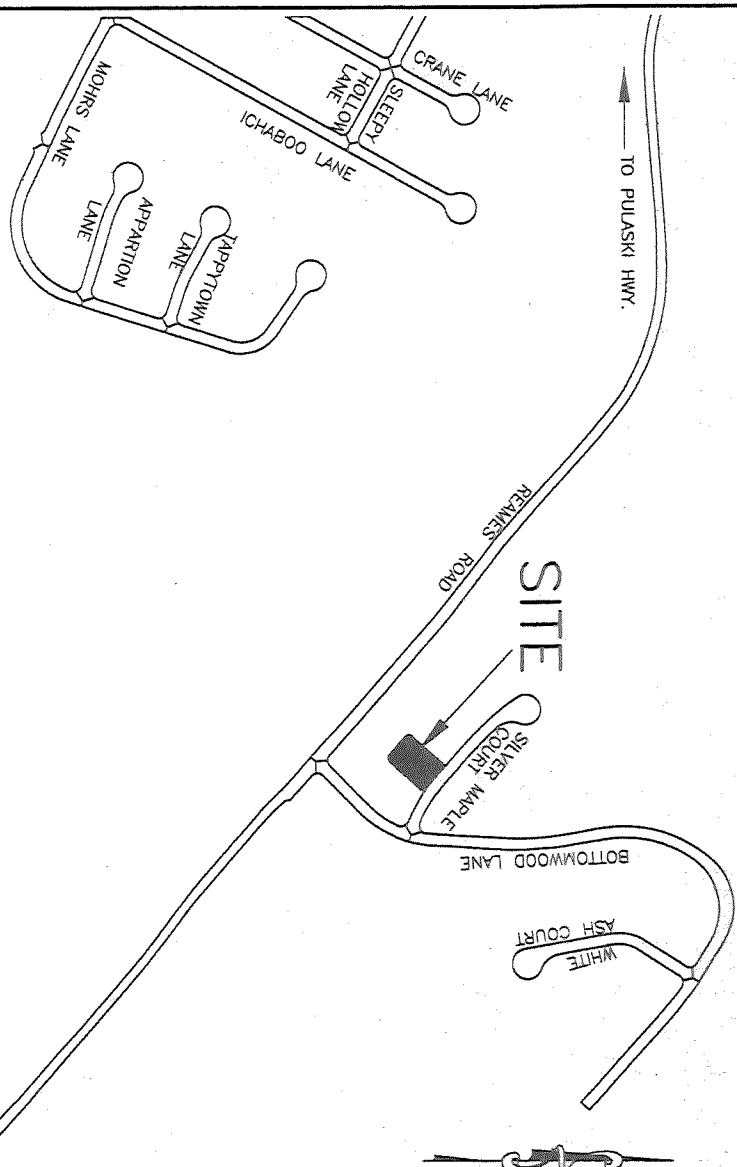
(CASE NO. 2001-065-X)

WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of October, 2000 that the Petition for Special Exception to permit a Home Occupation by a disabled person on the subject property, pursuant to Section 1801.C.11 of the Baltimore County Zoning Regulations (B.C.Z.R.), to provide tax services to the elderly and disabled through the non-profit organization called Excellence Foundation, L.T.D., in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and the Order is reversed, the order granted herein shall be rescinded.
- 2) Pursuant to Section 1801.C.11 of the B.C.Z.R., there shall be no name other than (3) other individuals employed on the premises and the terms of the special exception use shall be in accordance with the provisions set forth in that Section.
- 3) The Petitioners are limited to having no more than three (3) clients at any one time on the premises.
- 4) The Petitioners shall not schedule appointments nor allow deliveries to the subject property prior to 8:00 AM and no later than 9:00 PM on week-days. On weekends, no appointments or deliveries shall be scheduled prior to 10:00 AM and no later than 6:00 PM. Appointments and deliveries shall be scheduled during the day or early evening hours to insure that traffic does not disrupt this otherwise residential neighborhood.
- 5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence B. Schmidt
LAWRENCE B. SCHMIDT
Zoning Commissioner
for Baltimore County

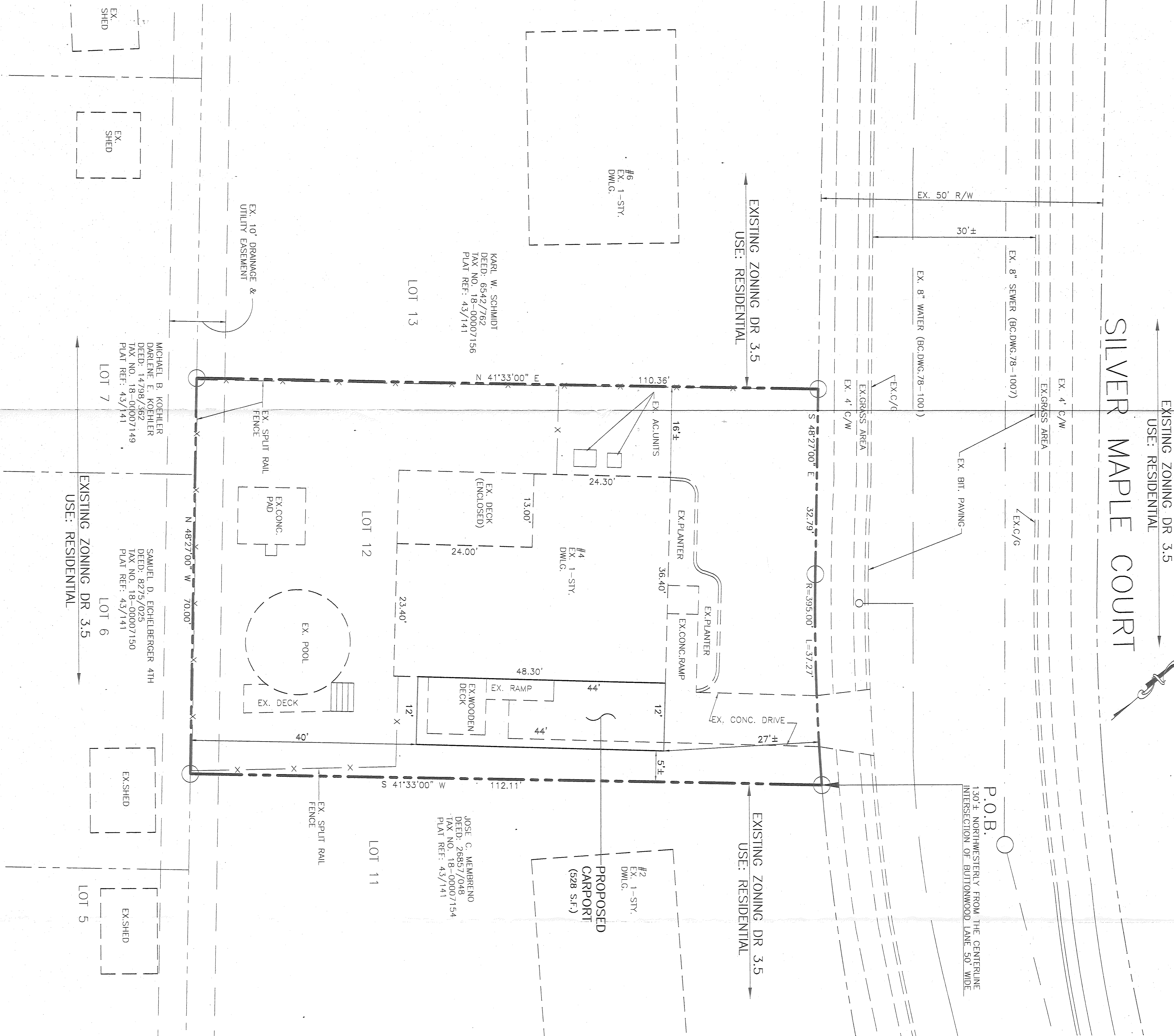
VICINITY MAP
(SCALE: 1" = 1000')



SITE DATA

- 1) OWNER: ARTHUR C. DOUGLAS JR. & WICKI J. DOUGLAS TRUSTEES
#4 SILVER MAPLE COURT
BALTIMORE, MARYLAND 21220
- 2) DEED REF: 35628/351
- 3) TAX ACC. NO.: 18-00007155
- 4) TAX MAP: 82 PARCEL: 145 LOT: 12
- 5) PLAT REF: PLAT OF GOLDEN ACRES BOOK 43 FOLIO 141
- 6) ELECTION DISTRICT: 15TH
- 7) COUNCILMANIC DISTRICT: 6TH
- 8) REGIONAL PLANNING DISTRICT: 322A
- 9) CENSUS TRACT: 4517/01
- 10) ZONING: DR-3.5
- 11) ZONING MAP: 082/02
- 12) USE: EXISTING: RESIDENTIAL, ONE STORY DWELLING
PROPOSED: ATTACHED CARPORT
- 13) SITE AREA: 7,752 S.F. OR 0.178 AC.

SILVER MAPLE COURT



PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
FOR
#4 SILVER MAPLE COURT

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 10'

STATE OF MARYLAND BALTIMORE COUNTY OFFICE OF THE ZONING COMMISSIONER LAWRENCE B. SCHMIDT, Zoning Commissioner		WILLIAM N. BARTIS, P.E. PRESIDENT Civil Engineers/Land Planners SARATONS	
DATE: 06/10/15		JOB ORDER NO: 21507	
CHECKED: W.N.B.		DATE: 06/10/15	
DRAWN: N.W.B.		DATE: 06/10/15	
SHEET 1 OF 1		DATE: 06/10/15	
REVISIONS		DATE: 06/10/15	
NO.		DATE	

PETITIONER'S
EXHIBIT NO. 1

2015-0289-A

NOTES

1. Topography shown herein was taken from Baltimore County GIS Topography & updated by field survey. (04/1/2015)
2. The Firm Insurance Rate Map, 240010-0435 C indicates this is situated within flood Zone X.
3. Property lines shown herein were established by public information.
4. This site is not situated within the Chesapeake Bay Critical Areas.(Map 82)
5. There are no forest or developed woodlands on this site.
6. There are no Tidal & Non-Tidal Wetlands shown on this site.
7. There is no significant point or natural habitat on this site.
8. There are no slopes greater than 15% on this site.
9. There are no known wells on this site.
10. There are no known underground storage tanks or septic systems on this site.
11. There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
12. Public Water and sewer serve this site.
13. Caution underground utilities may exist in Silver Maple Court & onsite, contact Mass Utility (800-257-7777) prior to any construction.

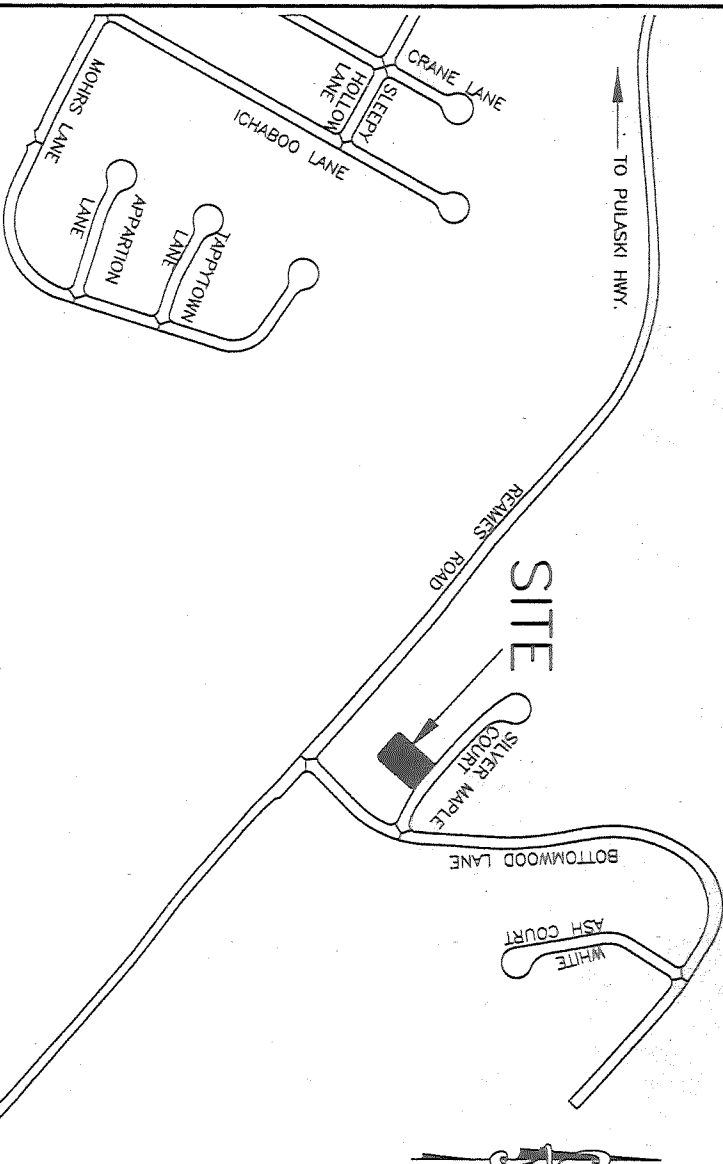
ZONING HISTORY
(CASE NO. 2001-065-X)

THEREFORE, IT IS ORDERED by the Zoning Commissioners for Baltimore County this 23rd day of October, 2000 that the Petition for Special Exception to permit a Home Occupation by a disabled person on the subject property, pursuant to Section 1801C.11 of the Baltimore County Zoning Regulations (B.C.Z.R.), to provide tax services to the elderly and disabled through the non-profit organization called Excellence Foundation, L.T.D., in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit and be granted same upon expiration of this Order and subject to the following: Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the order granted herein shall be rescinded.
- 2) Pursuant to Section 1801C.11 of the B.C.Z.R., there shall be no more than three (3) other individuals employed on the premises and the terms of the special exception use shall be in accordance with the provisions set forth in that Section.
- 3) The Petitioners are limited to having no more than three (3) clients at any one time on the premises.
- 4) The Petitioners shall not schedule appointments nor allow deliveries to the subject property prior to 8:00 AM and no later than 9:00 PM on week-days. On weekends, no appointments or deliveries shall be scheduled before 9:00 AM, nor after 10:00 PM. Appointments and deliveries shall be scheduled during the day or early evening, hours to insure that traffic does not disrupt this otherwise residential neighborhood.
- 5) When applying for any permits, the plan filed must reference this case and set forth and address the restrictions of this Order.

KARL W. SCHMIDT
Zoning Commissioner
for Baltimore County

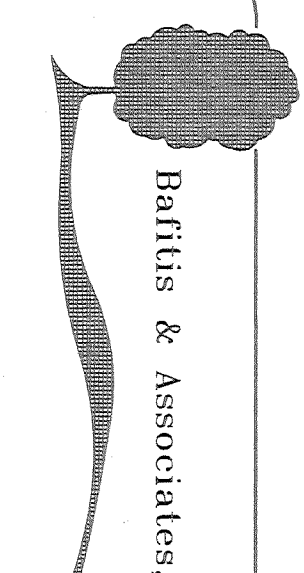
VICINITY MAP
(SCALE: 1" = 1000')



SITE DATA

- 1) OWNER: ARTHUR C. DOUGLAS JR. & WICKI J. DOUGLAS TRUSTEES
#4 SILVER MAPLE COURT
BALTIMORE, MARYLAND 21220
- 2) DEED REF: 35628/351
- 3) TAX ACQ. NO.: 18-00007155
- 4) TAX MAP: 82 PARCEL: 145 LOT: 12
- 5) PLAT REF: PLAT OF GOLDEN ACRES BOOK 43 FOLIO 141
- 6) ELECTION DISTRICT: 15th
- 7) COUNCILMANIC DISTRICT: 6th
- 8) REGIONAL PLANNING DISTRICT: 322A
- 9) CENSUS TRACT: 4517.01
- 10) ZONING: DR-3.5
- 11) ZONING MAP: 082C2
- 12) USE: EXISTING: RESIDENTIAL, ONE STORY DWELLING
PROPOSED: ATTACHED CARPORT
- 13) SITE AREA: 7,752 S.F. OR 0.178 AC.

Barfuss & Associates, Inc.



1249 Englebert Rd. Baltimore, MD 21221

(410) 391-2336

William N. Barfuss, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS

PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE

FOR

#4 SILVER MAPLE COURT

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE:
1" = 10'

JOB ORDER NO:	21507
DATE:	06/10/15
CHECKED:	W.N.B.
DRAWN:	N.W.B.
Professional Certification, I hereby certify that the information contained herein was prepared by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 11641 Expiration Date: 09/09/2015	
WILLIAM N. BARFUSS, P.E.	
SHEET 1 OF 1	
NO.	DATE
REVISIONS	