

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE
(19030 Middletown Road) *
6th Election District *
3rd Council District *
Paul Greene *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0308-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 owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an accessory structure on a vacant lot. In addition, a Petition for Variance was filed pursuant to B.C.Z.R. § 400.3 to permit an accessory building with a height of 21 ft. 6 in. in lieu of the permitted 15 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Paul Greene. Bruce E. Doak, a licensed surveyor, assisted the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP). That agency did not oppose the relief, but suggested certain conditions be included in any final Order granting relief.

PETITION FOR SPECIAL HEARING

The petition for special hearing seeks to permit an accessory structure on a lot without a dwelling or principal use. This is a fairly common request in the rural zones, where barns, sheds and other buildings are located some distance from the dwelling. Here the pool house would

ORDER RECEIVED FOR FILING

Date

9/17/15

By

Sen

occupy just a small portion (less than 1 acre) of a 55.6± acre parcel, which for the most part is in agricultural use. As such, 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).

Petitioner has met this test. The property has irregular boundaries and topographical changes throughout the site. As such it is unique.

If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given he would be unable to construct the structure 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 lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 17th day of **September, 2015**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to approve an accessory structure on a vacant lot, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. § 400.3 to permit an accessory building with a height of 21 ft. 6 in. in lieu of the required 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

9/17/15

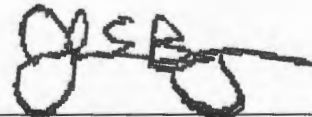
By

Sen

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The accessory structure shall not contain living quarters and shall not be used for residential purposes.

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 9/17/15
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 19030 Middletown Road

which is presently zoned RC-2

Deed References: L.35059 F. 76

10 Digit Tax Account # 1600000701

Property Owner(s) Printed Name(s) Paul Greene

(SELECT THE HEARING(S) BY MARKING ☒ 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

See Attached

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED

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:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Paul Greene

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

19030 Middletown Road Parkton

MD

Mailing Address

City

State

21120

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richard E. Matz - Colbert Matz Rosenfelt, Inc.

Name - Type or Print

Signature

2835 Smith Ave, Ste. G Baltimore

MD

Mailing Address

City

State

21209

Zip Code

410-653-3838

Telephone #

dmatz@cmrengineers.com

Email Address

CASE NUMBER 2015-0308-SPHA

Filing Date 7/1/15

Do Not Schedule Dates:

Reviewer

PETITION FOR ZONING HEARING

19030 Middletown Road

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 an accessory structure on a vacant lot pursuant to Section 101.1.
2. **A Variance** from Section 400.3, Accessory Buildings in Residence Zones - To permit an accessory building with a height of 21'-6" in lieu of the permitted 15'.

Item #0308

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

19030 Middletown Road

Baltimore County, Maryland

Beginning at a point on the ^{south}~~northerly~~ side of Middletown Road at the intersection of Cooper Road. Thence the following courses and distances:

S 15° 57' 12" W 303.56 feet,
S 72° 38' 21" E 58.24 feet,
S 16° 05' 43" E 99.98 feet,
S 04° 23' 05" E 268.95 feet,
S 76° 32' 41" E 40.26 feet,
S 76° 08' 26" E 62.72 feet,
S 10° 32' 39" E 202.98 feet,
S 25° 35' 35" W 1229.05 feet,
N 55° 10' 01" W 714.36 feet,
N 59° 02' 34" W 702.92 feet,
N 25° 02' 54" E 78.22 feet,
N 02° 30' 22" E 772.20 feet,
N 62° 15' 21" E 874.50 feet,
N 56° 59' 18" W 180.00 feet,
N 37° 45' 42" E 231.46 feet,
S 60° 18' 43" E 181.18 feet and,
S 60° 44' 18" E 607.20 feet

to the place of beginning as recorded in Deed Liber 35059, Folio 76. Being Parcel 32 on Tax Map 16 containing 2,421,063 square feet or 55.6 acres more or less. Also known as 19030 Middletown Road and located in the 6th Election District and 6th Councilmanic District.

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203

Expiration Date: 11/02/2016



ZONING NOTICE

CASE NO. 2015-0308-SPHA

19030 Middletown Road

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Tuesday September 15, 2015 2:30 PM

REQUEST:

**SPECIAL HEARING TO DETERMINE WHETHER OR NOT
THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE
AN ACCESSORY STRUCTURE ON A VACANT LOT.**

**VARIANCE TO PERMIT AN ACCESSORY BUILDING WITH
A HEIGHT OF 21 FT. 6 IN. IN LIEU OF THE PERMITTED
15 FT.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE

Middletown RD

ZONING NOTICE



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 3513051

Sold To:

Paul Greene - CU00481811
19030 Middletown Rd
Parkton, MD 21120-9066

Bill To:

Paul Greene - CU00481811
19030 Middletown Rd
Parkton, MD 21120-9066

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

Aug 25, 2015

The Baltimore Sun Media Group

By S. Wilkins

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: # 2015-0308-A
19030 Middletown Road
S/s Middletown Road, s/ of centerline of Rayville Road
6th Election District - 3rd Councilmanic District
Legal Owner(s): Paul Greene

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory structure on a vacant lot. Variance to permit an accessory building with a height of 21 ft. 6 in. in lieu of the permitted 15 ft.

Hearing: Tuesday, September 15, 2015 at 2:30 p.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 8/783 August 25 3513051

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 25, 2015 Issue - Jeffersonian

Please forward billing to:

Paul Greene
19030 Middletown Road
Parkton, MD 21120

410-710-8873

NOTICE OF ZONING HEARING

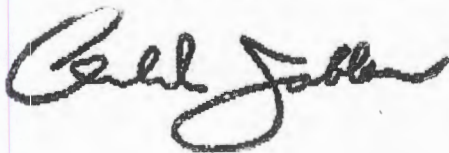
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0308-A

19030 Middletown Road
S/s Middletown Road, s/of centerline of Rayville Road
6th Election District – 3rd Councilmanic District
Legal Owner: Paul Greene

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory structure on a vacant lot. Variance to permit an accessory building with a height of 21 ft. 6 in. in lieu of the permitted 15 ft.

Hearing: Tuesday, September 15, 2015 at 2:30 p.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.



KEVIN KAMENETZ
County Executive

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

July 30, 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: 2015-0308-SPHA

19030 Middletown Road
S/s Middletown Road, s/of centerline of Rayville Road
6th Election District – 3rd Councilmanic District
Legal Owner: Paul Greene

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory structure on a vacant lot. Variance to permit an accessory building with a height of 21 ft. 6 in. in lieu of the permitted 15 ft.

Hearing: Tuesday, September 15, 2015 at 2:30 p.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: Paul Greene, 19030 Middletown Road, Parkton 21120
Richard Matz, 2835 Smith Avenue, Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WENESDAY, AUGUST 26, 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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
19030 Middletown Road; S/S Middletown Road, *
630' S of c/line Rayville Road * OF ADMINISTRATIVE
6th Election & 3rd Councilmanic Districts *
Legal Owner(s): Paul Greene * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2015-308-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
JUL 10 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 10th day of July, 2015, a copy of the foregoing Entry of Appearance was mailed to Richard Matz, Colbert, Matz & Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2015-0308-SPHA

Property Address: 19030 Middletown Rd.

Property Description: _____

Legal Owners (Petitioners): Paul Greene

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Greene

Company/Firm (if applicable): _____

Address: 19030 Middletown Rd.

Parkton, MD 21120

Telephone Number: _____

Case No.: 2015-0308-SPHA

Exhibit Sheet

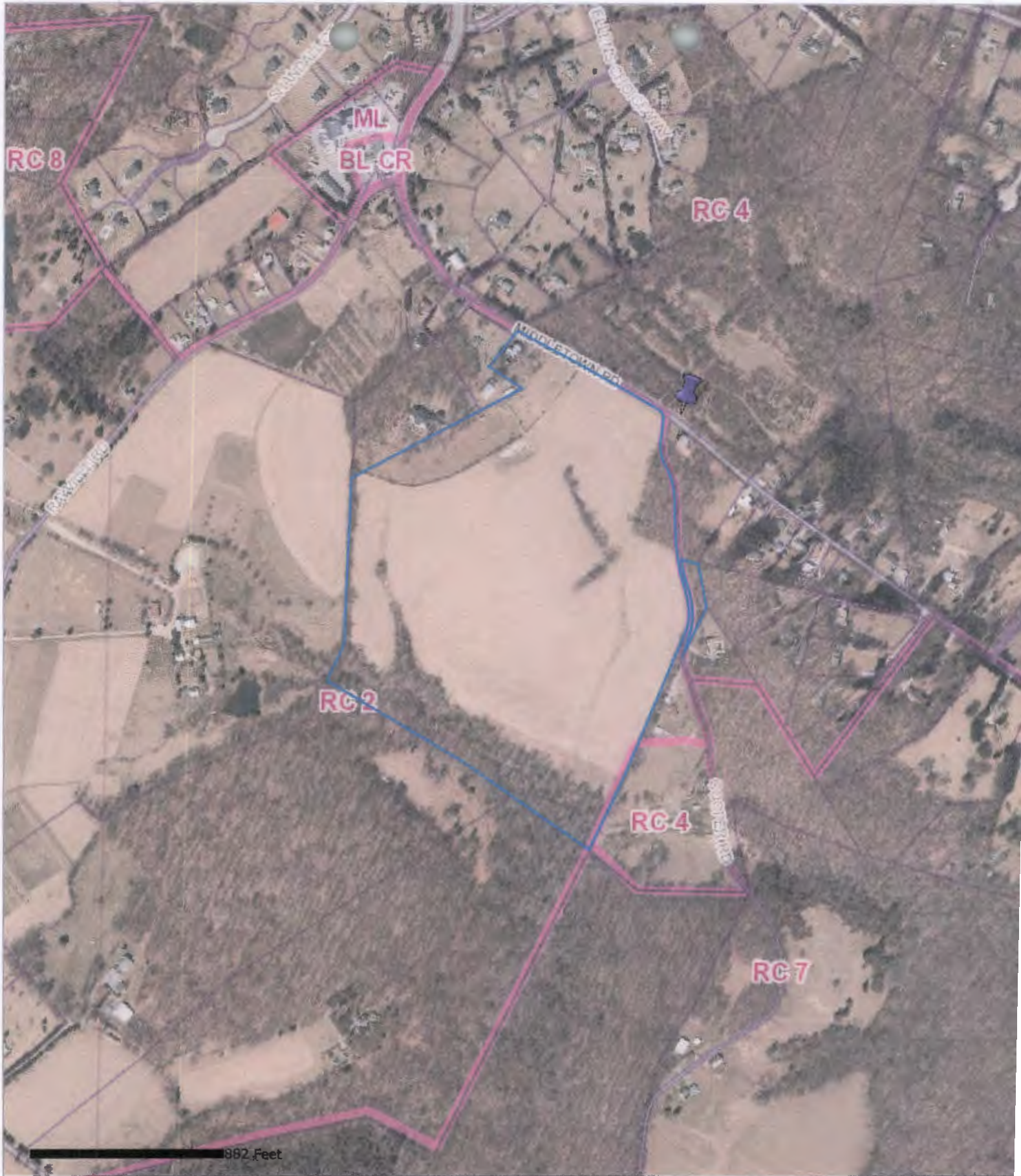
9-17-15
slr

Petitioner/Developer

DW
10-20-15

Protestants

No. 1	Plan	
No. 2	A > Aerial photos B >	
No. 3	A > SDAT records B >	
No. 4	Deed 30817/318	
No. 5	Deed 35059/076	
No. 6	Rendering - pool house	
No. 7	Rendering " "	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This map is for informational purposes only. It does not constitute a legal document. The information on this map is subject to change without notice. The information on this map is not to be used for any purpose other than that for which it was intended. The information on this map is not to be used for any purpose other than that for which it was intended.

PETITIONER'S

EXHIBIT NO. 2A+B

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nages,
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Printed 7/16/2015



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

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 - 06 Account Number - 2500000231
Owner Information		
Owner Name:	GREENE PAUL D 2ND GREENE SHANNON J	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	19030 MIDDLETOWN RD PARKTON MD 21120-	Deed Reference: /30817/ 00318
Location & Structure Information		
Premises Address:	19030 MIDDLETOWN RD PARKTON 21120-0000	Legal Description: 4.51 AC 19030 MIDDLETOWN RD 1000FT NW OF COOPER RD
Map:	Grid:	Parcel:
0011	0023	0418
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	2	2014
Plat No:	Plat Ref:	MS
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
2010	8,972 SF	
Property Land Area	County Use	
4.5100 AC	33	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	6 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	148,600	133,700
Improvements	1,241,200	842,700
Total:	1,389,800	976,400
Preferential Land:	0	976,400
		0
Transfer Information		
Seller: SUNTRUST MORTGAGE INC	Date: 05/18/2011	Price: \$600,000
Type: NON-ARMS LENGTH OTHER	Deed1: /30817/ 00318	Deed2:
Seller: MCCANN RALPH C JR	Date: 01/24/2011	Price: \$616,250
Type: NON-ARMS LENGTH OTHER	Deed1: /30417/ 00192	Deed2:
Seller: MCCANN RALPH C, JR	Date: 07/25/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /25959/ 00001	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 11/18/2011		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or the accuracy of these records, the Department makes no warranties, expressed or implied, regarding

PETITIONER' S

EXHIBIT NO. 34 & B

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 - 05 Account Number - 1600000701			
Owner Information					
Owner Name:		GREENE PAUL D		Use:	AGRICULTURAL
Mailing Address:		19030 MIDDLETOWN RD PARKTON MD 21120-		Principal Residence:	NO
				Deed Reference:	/35059/ 00076
Location & Structure Information					
Premises Address:		MIDDLETOWN RD 0-0000		Legal Description:	55.57 AC SWS MIDDLETOWN RD 1400FT SE OF RAYVILLE RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0016	0005	0032		0000	
Assessment Year:				Plat No:	
2014				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	
			55.5700 AC	05	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		15,200		15,200	
Improvements		3,500		3,400	
Total:		18,700		18,600	
Preferential Land:		15,200		18,600	
				15,200	
Transfer Information					
Seller: MCCANN RALPH C JR		Date: 06/11/2014		Price: \$545,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35059/ 00076		Deed2:	
Seller: MCCANN RALPH C/MARY E, TRUSTEES		Date: 03/25/1996		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11495/ 00675		Deed2:	
Seller: MCCANN RALPH C MCCANN MARY E		Date: 11/06/1992		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09451/ 00337		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					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

THIS INSTRUMENT HAS BEEN PREPARED
under the supervision of Kwaku D. Ofori, Esq., an
attorney at law, duly admitted to practice before the
Court of Appeals of the State of Maryland.

PARCEL IDENTIFICATION NO.: 11-23-418

CONSIDERATION PAID: \$600,000.00

WHEN RECORDED MAIL TO:
PAUL D. GREENE II
SHANNON J. GREENE
19030 MIDDLETOWN ROAD
PARKTON, MD 21120

Special Warranty Deed

THIS SPECIAL WARRANTY DEED, dated May 2nd, 2011, is made from SUNTRUST MORTGAGE, INC., whose address is 1001 Semmes Avenue, Richmond, VA 23224 (herein, "Grantor"), to PAUL D. GREENE II and SHANNON J. GREENE, husband and wife, as tenants by the entireties, whose address is 19030 Middletown Road, Parkton, MD 21120 (herein, "Grantee").

The Grantor, for consideration of Six Hundred Thousand and No/100 Dollars (\$600,000.00), and other good and valuable consideration, does hereby grant, convey and assign to Grantee and Grantee's successors and assigns, in fee simple, all of Grantor's interest in and to the real property located in Baltimore County, Maryland, and described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 19030 Middletown Road, Parkton, MD 21120

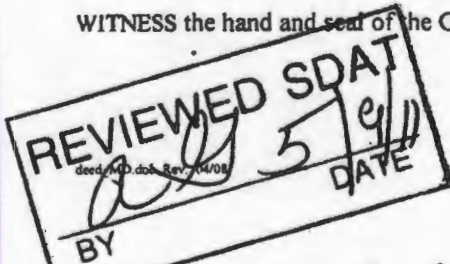
TOGETHER with the buildings and improvements thereon and all rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in any wise appertaining.

BEING or intended on being the same lot of ground described by Deed recorded on January 24, 2011, among the Land Records of Baltimore County, Maryland at Liber 30417, Folio 192.

TO HAVE AND TO HOLD the property hereby conveyed to the Grantee, its successors and assigns, in fee simple, forever, subject to all covenants, easements, conditions, restrictions, reservations and other matters of record.

AND the Grantor covenants to warrant specially the property hereby conveyed, and to execute such further assurances of the property as may be requisite.

WITNESS the hand and seal of the Grantor.



AGRICULTURAL TRANSFER TAX DUE

AG TAX \$4458.30 SURCHARGE 1114.58

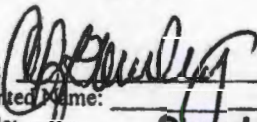
INITIALS KCW DATE 5/9/11

CODED F PETITIONER'S

EXHIBIT NO. 4

030017 319

SunTrust Mortgage, Inc.

By: 

Printed Name:

Title:

[Seal]

Cheryl L. Bowley, VP

Cheryl L. Bowley, VP

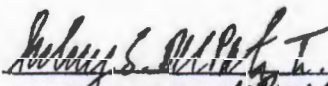
I _____
(indicate title of President or Vice President) of SUNTRUST MORTGAGE, INC., certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor corporation.

CITY STATE OF VIRGINIA
COUNTY OF RICHMOND

On this April 29, 2011, personally appeared Cheryl L. Bowley, as Vice President of SUNTRUST MORTGAGE, INC., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

[Affix Notary Seal]


Print Notary name: Aubrey S. Desportes, Jr.
NOTARY PUBLIC

My commission expires: July 31, 2012

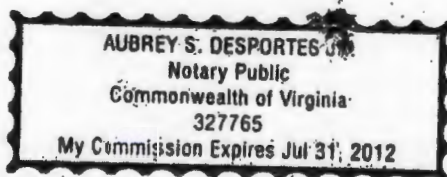


EXHIBIT A

BEGINNING FOR THE SAME at a point at the beginning of the fifth or North fifty-seven degrees East twenty-nine and nine tenths perches line of the secondly described parcel of land in a deed recorded among the Land Records of Baltimore County in Liber 11495, Folio 665, thence running with and binding on said fifth line and on part of the sixth line of said deed, as now surveyed and referenced to the Maryland State Plane Coordinate System (NAD 83/91):

- 1) North 51° 47' 43" East 333.69 feet to a point, thence
- 2) North 51° 47' 16" East 130.65 feet to a wood post, thence
- 3) North 37° 13' 47" East 205.88 feet to a point on the southern side of a Proposed Road Widening of Middletown Road as shown on the Minor Subdivision of Parcel 2, McCann Property, thence running with and binding on said widening,
- 4) South 57° 11' 13" East 24.07 feet to a point, thence
- 5) South 37° 13' 47" West 192.77 feet to a point, thence
- 6) South 23° 45' 29" East 144.93 feet to a point, thence
- 7) South 31° 39' 34" East 227.14 feet to a point on the third or South sixty-eight and a half degrees West fifty-three perches line as described in the secondly described parcel in the aforementioned deed, thence running with and binding on a part of the third and all of the fourth lines of said secondly described parcel,
- 8) South 62° 15' 21" West 662.06 feet to a point, thence
- 9) North 02° 30' 22" East 349.93 feet to the place of beginning

Containing 196,436 square feet or 4.510 acres of land, more or less.

Being a portion of that secondly described parcel of land in a deed to Barbara McCann, Mary B. McCann and Ralph C. McCann, Jr., Trustees which is recorded among the Land Records of Baltimore County in Liber 11495, Folio 665. Also being all that parcel of land shown as Lot 2 on the Minor Subdivision of Parcel 2, McCann Property, Minor Subdivision No. 04-144-M, which was approved May 11, 2006.

Street Address of Property:

19030 Middletown Road
Parkton, MD 21120

**MAIL FUTURE TAX STATEMENTS TO
GRANTEES' MAILING ADDRESS:**

PAUL D. GREENE II AND SHANNON J. GREENE
19030 MIDDLETOWN ROAD
PARKTON, MD 21120

030817 321

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2011

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article.

1. Transferor Information	
Name of Transferor SunTrust Mortgage Inc	
2. Reasons for Exemption	
Resident Status	☐ I, Transferor, am a resident of the State of Maryland. ☐ Transferor is a resident entity under § 10-912(A)(4) of Maryland's the Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121 and is recorded as such with the State Department of Assessments and Taxation.
Foreclosure	☒ This is a transfer of REO property acquired by the grantor in a foreclosure action and conveyed herein to a third party. ☐ This is a transfer of foreclosed property from the Substitute Trustees to the secured party or a third party bona fide purchaser.
Other	☐ This is a transfer from the U.S. of America and its instrumentalities, or the State of Maryland and its instrumentalities and/or 24 political subdivisions.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness	Cheryl L. Bouley Name Cheryl L. Bouley Signature
Witness/Attest	Name of Entity By: Name Title

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.
(Type or Print in Black Ink Only-All Copies Must Be Legible)

Type(s) of Instruments	☐ Check Box if Addendum Intake Form is Attached.				TP FD SURE \$ 20.00		
1 Deed	Mortgage	Other	Other		RECORDING FEE 20.00		
2 Deed of Trust	Lease				TX TAX STATE 3,000.00		
Conveyance Type Check Box	☒ Improved Sale Arms-Length(1)	☐ Unimproved Sale Arms-Length(2)	☐ Multiple Accounts Arms-Length(3)	☐ Not an Arms-Length Sale(9)	TOTAL 3,040.00		
Tax Exemptions (if Applicable)	Recordation				Rest BADA Rpt # 82817		
Cite or Explain Authority	State Transfer				JLE CR Blk # 1895		
	County Transfer				May 18, 2011 11:51 am		
Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
	Purchase Price/Consideration	\$600,000.00	Transfer and Recordation Tax Consideration				
	Any New Mortgage	\$840,000.00	Transfer Tax Consideration \$				
	Balance of Existing Mortgage		X () % = \$				
Fees	Other:	\$	Less Exemption Amount - \$				
	Other:	\$	Total Transfer Tax = \$				
	Full Cash Value	\$	Recordation Tax Consideration X () per \$500 = \$				
	Amount of Fees	Doc 1	Doc 2	Agent			
	Recording Charge	\$20.00	\$20.00	Tax Bill			
	Surcharge	\$20.00	\$75.00	C B Credit			
	State Recordation Tax	\$5,000.00	\$	Ag Tax/Other			
	State Transfer Tax	\$3,000.00	\$				
	County Transfer Tax	\$9,000.00	\$				
	Other	\$	\$				
Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(f).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. Log ☐ (5)	
	06	25-00-000231	30417/192				
	Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)
	Location/Address of Property Being Conveyed (2)						
	19030 Middletown Road, Parkton, MD 21120						
	Other Property Identifiers (if applicable)						
	Water meter Account						
	Residential ☒ or Non-Residential ☐ Fee Simple ☒ Ground Rent ☐ Amount						
	Partial Conveyance ☐ Yes ☐ No Description/Amt. Of SqFt/Acreage Transferred: 25000 - 0						
	If Partial Conveyance, List Improvements Conveyed:						
Transferred From	Grantor(s) Name(s)		Doc 2 - Grantor(s) Name(s)				
	SunTrust Mortgage, Inc.		Paul D. Greene II				
			Shannon J. Greene				
	Doc 1 - Owner(s) of Record, if Different from Grantor(s)		Doc 2 - Owner(s) of Record, if Different from Grantor(s)				
Transferred To	Doc 1 Grantee(s) Name(s)		Doc 2 - Grantee(s) Name(s)				
	Paul D. Greene II		William C. Rogers, Jr. and W. Charles Rogers, III				
	Shannon J. Greene						
	New Owner's (Grantee) Mailing Address						
Other Names to Be Indexed	Doc 1 - Additional Names to be indexed (Optional)		Doc 2 - Additional Names to be indexed (Optional)				
			Fraternity Federal Savings and Loan Association				
Contact/Mail information	Name: Colleen Teufel					☐ Return to Contact Person	
	Firm: Sage Title Group, LLC					☐ Hold for Pickup	
	Address: 16 Green Meadow Drive, Suite 200 Timonium, MD 21093					☐ Return Address Provided	
	Phone: 410-252-8211						
Assessment Information	☒ Yes ☐ No Will the property being conveyed be the grantee's principal						
	☐ Yes ☒ No Does transfer include personal property? If yes, identify						
	☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded no copy required)						
Terminal Verification	☐ Agricultural		☐ Whole ☐ Part		☐ Tran Process Verification		
	Data Received		Deed Reference:		Assigned Property No.		
			Geo		Sub		
			Zoning		Grid		
			Use		Parcel		
			Town Cd.		Ex. St.		
					Section		
					Doc Cd.		

Dulaney Title & Escrow, LLC
 File No. 14-P-124
 Tax ID # 06-1600000701

This Deed, made this 30th day of May, 2014, by and between

Ralph C. McCann Jr., party of the first part, Grantor;

and

Paul D. Greene, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Five Hundred Forty Five Thousand Dollars 00/100 (\$545,000.00), the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Paul D. Greene, as sole owner, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE FIRST, thereof at a stone marked "M" at the end of ten and a half perches on the seventeenth line of the whole tract of Buck's Range, it being the beginning of a deed of conveyance from Lloyd N. Kidd and others to George T. Hampsher dated April 12, 1888 and recorded among the Land Records of Baltimore County in Liber J.W.S. No. 168 folio 347, etc., and running thence with said conveyance north 34 degrees east 9 ½ perches to a stone No. 2 north 9 degrees east 46 8/10 perches to Robert R. McCann's lot, thence bonding thereon north 68 ¾ degrees east 53 perches, north 43 ¾ degrees east 14 8/10 perches to a point in the county road leading from Rayville to Wiseburg, thence bounding on said road south 53 degrees east 36 8/10 perches, thence bonding on J.G. Richard's lot the five following lines south 13 degrees west 13 1/10 perches to a stone on the west side of the "Owl Branch" Road, south 59 ½ degrees east 3 4/10 perches to a stone on the east side of said road, south 8 degrees east 6 5/10 perches to a point in said road, thence bonding thereon south 7 degrees west 16 3/10 perches to a point in said road, thence south 68 degrees east 2 5/10 perches to stone, south 30 degrees west 5 1/10 perches to a point in said road, thence running with and bounding on the first mentioned conveyance south 25 degrees east 14 perches to a stone No. 1 south 33 ½ degrees west 66 perches to a stone to be marked "K.C." on the east side of the "Owl Branch" said stone being the beginning of the line established by agreement between Eli Kidd and Amos Cross, November 4, 1856 and recorded among the Land Records of Baltimore County in Liber J.W.S. No. 168 folio 401 etc., and running thence and bounding on said line North 55 ¾ degrees west 44 perches to a stone north 59 ¾ degrees west 42 6/10 (originally 42) perches to the place of beginning, containing 55 acres and thirty-two squares perches of land more or less.

BEGINNING FOR THE SECOND tract of land a grounded Hickory tree standing on the east side of the County road leading from Rayville to Wiseburg, it being a corner of the lands of George T. Hampsher as Amos H. Hayes and running thence south forty-two and three quarters degrees west fourteen and eight tenths perches, south fifty-one and a quarter degrees east ten and nine tenths perches, south sixty-eight and a half degrees west fifty-three perches, north nine and a half degrees east nineteen and five tenths perches, north fifty-seven degrees east twenty-nine and nine tenths perches north forty-two and three quarters degrees east fourteen and forty-five one hundredths perches, south fifty-six degrees east fourteen and eight tenths perches, to the place of beginning, containing six acres and sixty-two square perches of land more or less.

BEGINNING FOR THE THIRD tract of land at the same place described as the beginning of the second tract of land hereinbefore described and running thence south forty-one and a half degrees west two hundred and forty-two feet south fifty-one and a half degrees east one hundred and eighty feet north forty-one and a half degrees east two hundred and forty-two feet, north fifty-one and a half degrees west eighty feet to the place of beginning, containing one acre of land.

PETITIONER'S

EXHIBIT NO.

5

BEING the same three tracts of land which, by Deed dated March 18, 1961, and recorded among the Land Records of the County of Baltimore, State of Maryland, in Liber No. 1823, folio 260, was granted and conveyed by Clayton W. Bordley, Inc unto Ralph C. McCann and wife and Robert H. McCann.

AND BEING ALSO the same property which was conveyed to the within Grantor, ralph C. McCann, Jr., by the following deeds:

a) By deed dated January 6, 1981, and recorded among the Land Records of Baltimore County in Liber 6305 folio 065, from Ralph C. McCann and Mary E. McCann, his wife, and Robert H. McCann and Sue S. McCann, his wife, to Ralph C. McCann, Jr. and Ralph C. McCann III, an undivided one half interest as joint tenants;

b) By confirmatory deed dated March 8, 1996, and recorded in the Land Records for Baltimore Couty in Liber 11495 folio 675, from Mary E. McCann, Personal Representative of the Estate of Ralph C. McCann Jr., an undivided one-quarter interest in the property;

c) By deed dated March 8, 2006, and recorded in the Land Records for Baltimore County in Liber 11495 folio 672, from Mary E. McCann to Ralph C. McCann Jr., an undivided one-half interest in the property.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

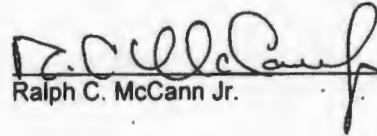
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Paul D. Greene, as sole owner, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

~~As Witness~~ the hand and seal of said Grantor, the day and year first above written.

WITNESS:



 (Seal)
Ralph C. McCann Jr.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I hereby certify that on this 30th day of May, 2014, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Ralph C. McCann Jr., the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

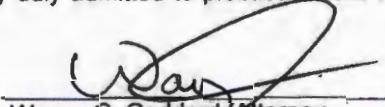
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

W. ANDREW MILLER
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

Notary Public

My commission expires: 1/12/18

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

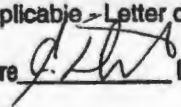

Wayne S. Goddard, Attorney

AFTER RECORDING, PLEASE RETURN TO:

Dulaney Title & Escrow, LLC
809 Gleneagles Court, Suite 118
Towson, Maryland 21286



Agricultural Transfer Tax
Not Applicable - Letter of Intent

Signature  Date 6/11/14

**CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON
DISPOSITION OF MARYLAND REAL ESTATE**

AFFIDAVIT OF RESIDENCY OR PRINCIPAL RESIDENCE

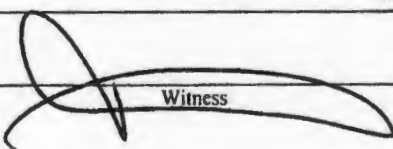
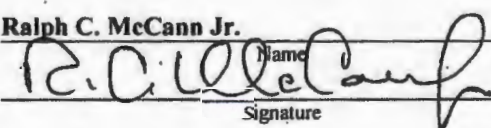
File Number: 14-P-124

Property: Middletown Road, Acct #06-1600000701, Parkton, MD 21120

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residency or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor Ralph C. McCann	
2. Reason for Exemption	
Resident Status	☒ I, Transferor, am a resident of the State of Maryland. ☐ Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article. I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
 Witness	Ralph C. McCann Jr.  Name Signature
3b. Entity Transferors	
Witness/Attest	Name of Entity By: Name Title

[] Baltimore City [X] County: Baltimore
Information provided is for the use of the Clerk's Office and State Department of
Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

Year	County, Maryland
2014	CA
2013	CA
2012	CA
2011	CA
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1850	CA
1849	CA
1848	CA
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1846	CA

Debra Wiley

From: John E. Beverungen
Sent: Wednesday, November 25, 2015 11:22 AM
To: Greg Vogel
Cc: bdoak@bruceedoakconsulting.com; tkirby@moliiorconstruction.com; Bruno P Rudaitis; Carl Richards Jr; Debra Wiley
Subject: RE: 19030 Middletown Rd- Permit #B891160

Mr. Vogel,

I have reviewed your email, and I do recall meeting with you in September to discuss the "kitchenette" issue. I remember discussing that the term was not defined in the Regulations, but that its commonly understood meaning was a "small kitchen." When you returned that day for the second time after meeting with the Permit office staff, I also recall putting a note on the Order which read "not exceeding 100 SF."

That was the end of my involvement until last week, when Mr. Rudaitis asked to meet with me about the plans. They were prepared by an architect, and if I recall they were prepared and dated after our meeting in September. In any event, I had not seen the plans prior, which is understandable; an owner will not prepare detailed and expensive plans for a project until he gets the zoning relief that is required to undertake the work. So, in essence, the zoning hearing is the "big picture," and the detailed drawings and plans are reviewed at the permit stage. I am not involved in that process, or in the issuance of permits. An owner has the right to appeal the denial or revocation of a building permit, but I can understand that may not be the course you want to pursue at this juncture.

As far as the plans, I shared with Mr. Rudaitis my opinion that the "kitchenette" area appeared to be larger than 100 SF, and the plans also showed a dishwasher, which I did not think would be expected or typical for a kitchenette. In addition (and more importantly), the plan showed a large basement area (the use of which was not described) and a "living area" on the first floor. Again, my opinion was that these were features and amenities associated with a dwelling rather than an "accessory" structure; i.e., pool house.

Your email indicated that I would be the one to "direct Mr. Richards to lift the Stop Work Order." That is incorrect. As I detailed above, I shared my opinion with Mr. Rudaitis, who works for Mr. Richards. But I am not Mr. Richards' supervisor, and I do not have the authority to issue and/or revoke permits.

John Beverungen
 ALJ

From: Greg Vogel [mailto:gvogel@moliiorconstruction.com]
Sent: Tuesday, November 24, 2015 5:10 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Cc: bdoak@bruceedoakconsulting.com; tkirby@moliiorconstruction.com
Subject: 19030 Middletown Rd- Permit #B891160

Your Honor:

I am writing you in reference to the Stop Work Order placed on permit B891160 which I was informed of today after my plumbing contact or was denied application for his permit. I stopped by your office today after meeting with Bruno Radaitis and Carl Richards in Zoning and they suggested I stop by your office to discuss the situation with you, as it is you who will direct Mr. Richards to lift the

Stop Work Order. I would like the opportunity to meet with you if necessary/ possible to help clarify the situation as it seems to have become cloudy with misunderstanding.

On September 17, you issued a Variance Petition approval letter (Attachment 1), case 2015-0308-SPHA, for the construction of an accessory Pool House Structure located at 19030 Middletown Rd, Parkton, MD 21120. The construction drawings we had on the day of the hearing, and which we subsequently submitted for permit application on September 29, 2015 remain the same (Attachment 2). On the date that I applied for the building permit I actually met with you twice for clarification that Plans Review and Zoning were requesting on the Order Approval you issued as it pertained to the labelling of "Kitchenette" on the plans. Rebecca in Plans Review stated that typically a Kitchenette is 6' in length or less, in which you questioned where in the code book it states that fact. When I met with you, you hand wrote on the Order "Kitchenette and Bathroom Approved" as well as for further clarification Kitchenette "not exceeding 100 SF" (Attachment 4). Those notes you hand wrote satisfied Plans Review and Zoning, and with your Order stapled to my approved construction drawings, the Building Permit was issued on November 6, 2015.

Today when I met with Mr. Radaitis, he stated that the Kitchenette on the plans was larger than the approved 100 SF, which they concluded when my plumbing contractor came in for his permit application. However, when I reviewed the approved plans with him, he realized he was accidentally counting the storage closet in his calculations whereas the Beverage Center/ Kitchenette is in fact 92 square feet in total size (page 3), under the approved 100 square feet. As a preemptive measure before I came into the Zoning Office today, I had the architect working on this project revise the floorplan to spell out the square footage of the Beverage Center/ Kitchenette and change the area labelled "Living Room" to "Recreation Room" on the plans (Attachment 3) which I brought with me this afternoon. However, they said I must amend my permit because the plans/ permit do not conform with their interpretation of what is permitted and what is not, and possibly wait another 30 days for the amendment to be approved and the Stop Work Order lifted. My question to them was I am unclear on what is wrong with the submitted and approved permit when everything appears to conform.

The facts are the same as what Mr. Doak stated during our hearing: we were requesting permission to construct an approximate 875 square foot Pool House, inclusive of a Bathroom, Changing Room, Kitchenette, indoor dining Area, indoor living/ Recreation Area, outdoor wash off shower and patio with grill, all of which was included within this design because the Pool House is approximately 225 linear feet away from the home, and with our Client having three small girls, the ability to carry food, beverages, towels, change of dry clothes back and forth from the house was just not feasible. The reason the pool house was set so far from the residence, as we stated during the hearing, was because we used the area that needed the least amount of grading to accommodate the pool and pool house with so much sloping grade surrounding their home.

To make matters worse, since the permit was released, we now have an approximate 1,000 square foot (includes over dig) excavated hole in the ground that I cannot move forward with until this situation is clarified and we can get moving again.

Please let me know if it would be best we meet or please direct me on what I can do to help facilitate the release of this permit.

Thank you in advance for your time and attention with this situation.

Greg V'ogel
Molior Construction, Inc.
2 Shawc'n Rd.
Hunt Valley, MD 21030
c. 410.804.5957
p. 443.6839.7200
f. 443.6839.7201



KEVIN KAMENETZ
County Executive

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

September 17, 2015

Paul Greene
19030 Middletown Road
Parkton, Maryland 21120

RE: Petition for Special Hearing and Variance
Property: 19030 Middletown Road
Case No. 2015-0308-SPHA

Dear Mr. Greene:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink, appearing to read "JEB", with a horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(19030 Middletown Road) *

6th Election District *

3rd Council District *

Paul Greene *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0308-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 owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an accessory structure on a vacant lot. In addition, a Petition for Variance was filed pursuant to B.C.Z.R. § 400.3 to permit an accessory building with a height of 21 ft. 6 in. in lieu of the permitted 15 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Paul Greene. Bruce E. Doak, a licensed surveyor, assisted the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP). That agency did not oppose the relief, but suggested certain conditions be included in any final Order granting relief.

PETITION FOR SPECIAL HEARING

The petition for special hearing seeks to permit an accessory structure on a lot without a dwelling or principal use. This is a fairly common request in the rural zones, where barns, sheds and other buildings are located some distance from the dwelling. Here the pool house would

occupy just a small portion (less than 1 acre) of a 55.6± acre parcel, which for the most part is in agricultural use. As such, 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).

Petitioner has met this test. The property has irregular boundaries and topographical changes throughout the site. As such it is unique.

If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given he would be unable to construct the structure 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 lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 17th day of **September, 2015**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to approve an accessory structure on a vacant lot, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. § 400.3 to permit an accessory building with a height of 21 ft. 6 in. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The accessory structure shall not contain living quarters and shall not be used for residential purposes.

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

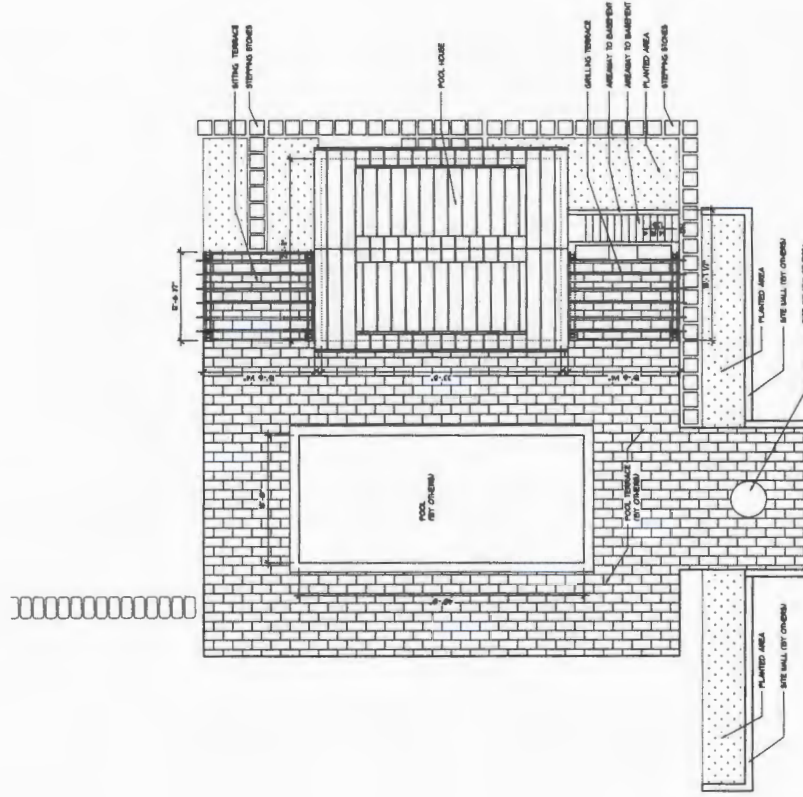


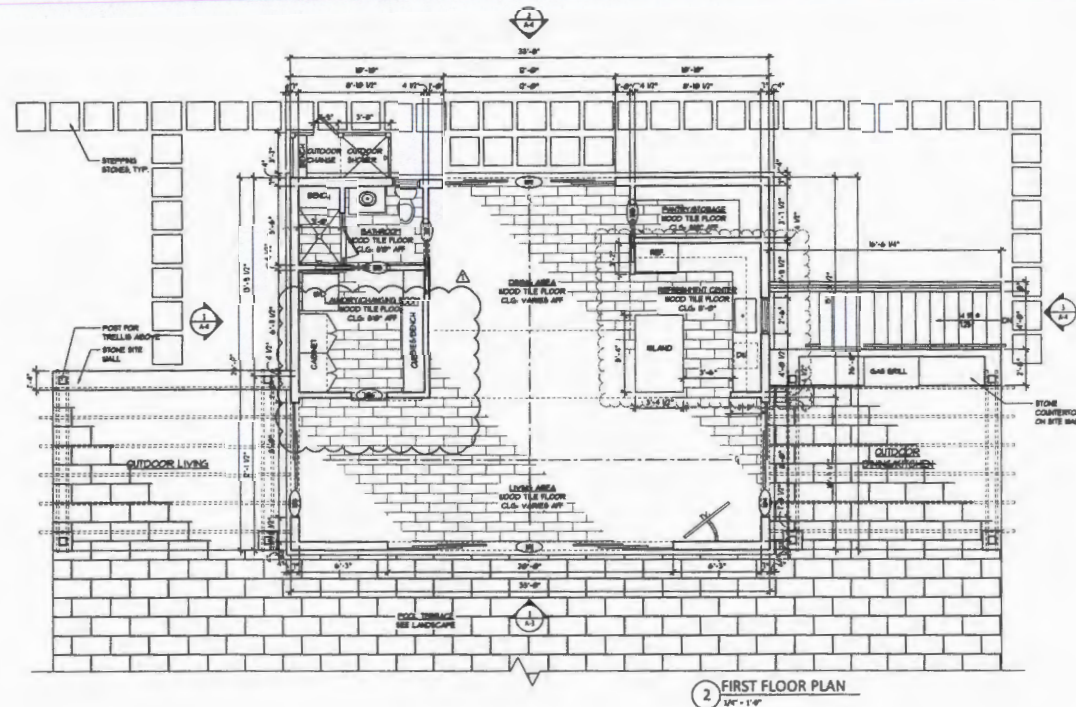
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

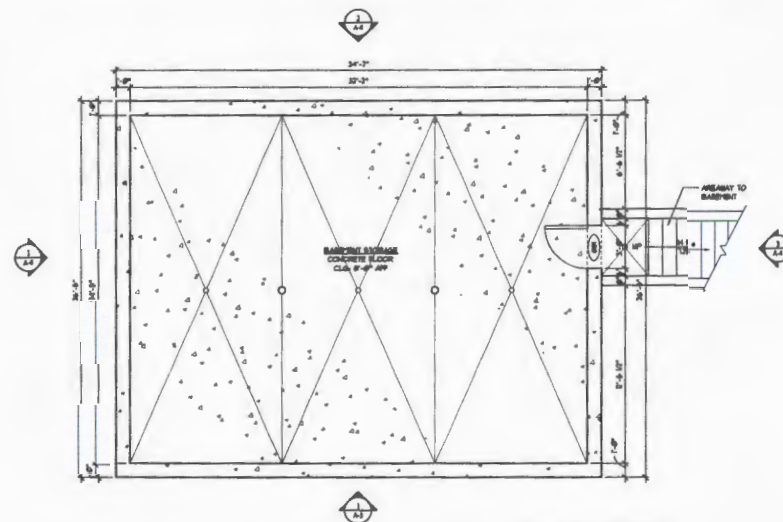
DRAFT FOR CONSTRUCTION

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"





2 FIRST FLOOR PLAN
1/4\"/>



1 BASEMENT PLAN
1/4\"/>

**MB
ARCH**

MCGRAW BAGNOLI ARCHITECTS P.C.
11205 Greenbelt at Hwy. 101R Suite 200
Washington, DC 20048
301.576.7314 mcbagnoli@mb-arch.com

**GREENE
POOL HOUSE**
19030 MIDDLETOWN ROAD
PARKTON, MD 21120
MBA PROJECT #2014-035

GENERAL NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FINISH UNLESS NOTED.
2. "ALIGNED" INDICATES ALIGNMENT OF FINISH SURFACES UNLESS NOTED.
3. REFER TO SCHEDULES FOR WINDOW AND DOOR SIZES UNLESS NOTED.
4. BETWEEN FINISHES TO BE WOOD FINISHING 1/4\"/>

DATE	ISSUE
08-24-2015	ISSUE FOR PERMIT
10-06-2015	REVISION FOR PERMIT

DRAWING TITLE

**BASEMENT + FIRST
FLOOR PLANS**

DRAWING NUMBER

A-1

ISSUE FOR PERMIT

GREENE
POOL HOUSE
19030 MIDDLETOWN ROAD
PARKTON, MD 21120
MBA PROJECT #2014-035

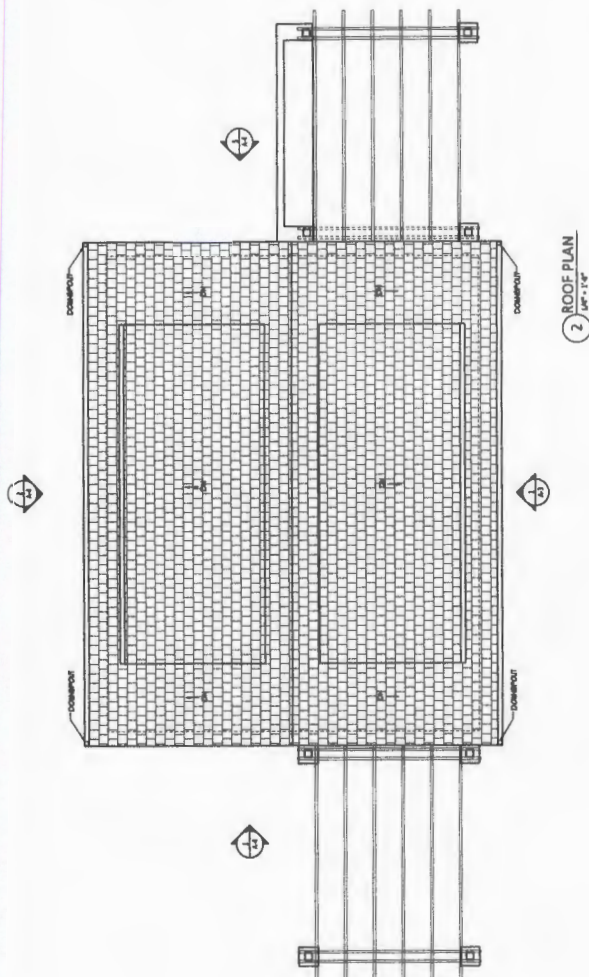
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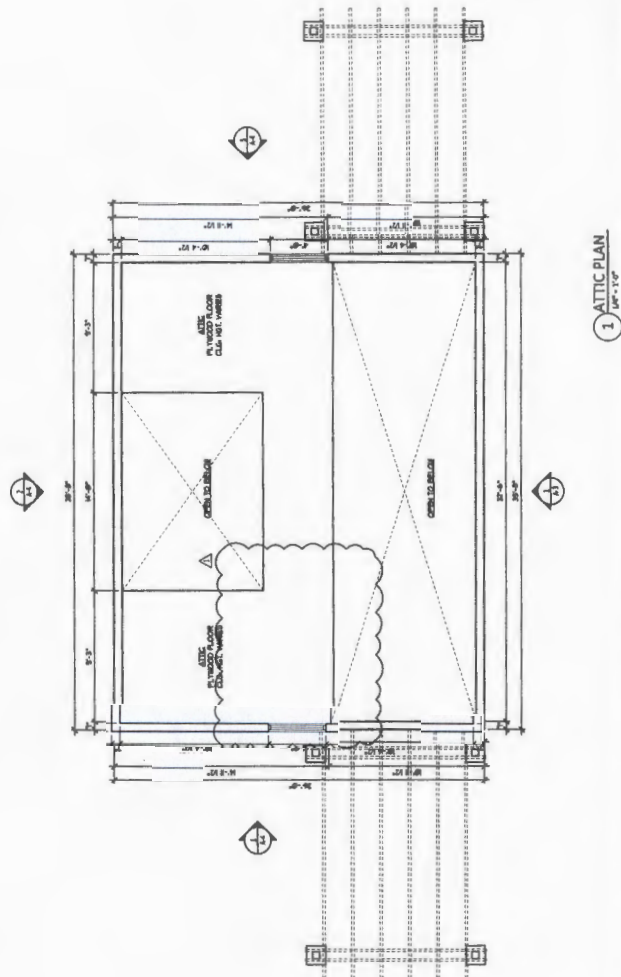
LOFT + ROOF PLANS

A-2

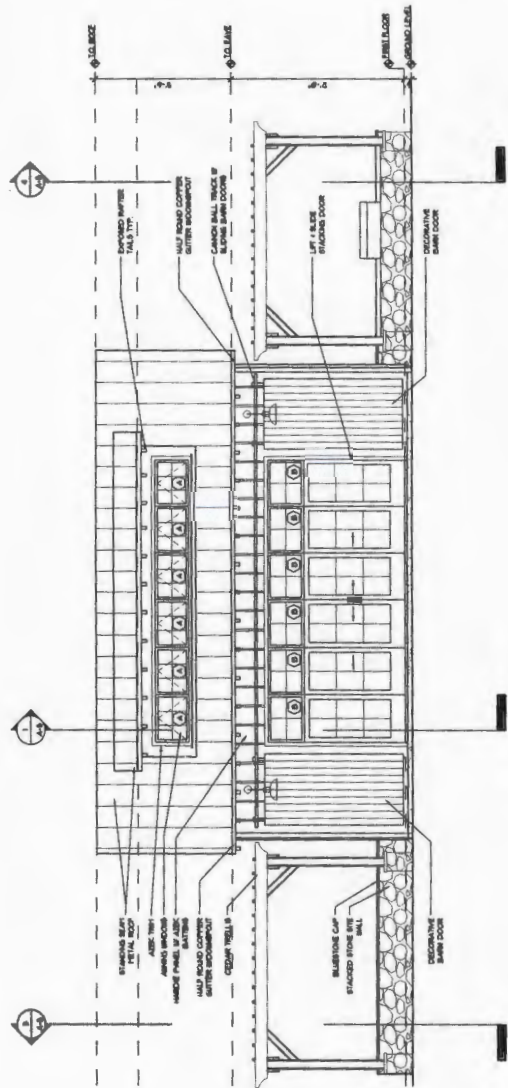
ISSUE FOR PERMIT



2 ROOF PLAN
1/4" = 1'-0"



1 ATTIC PLAN
1/4" = 1'-0"

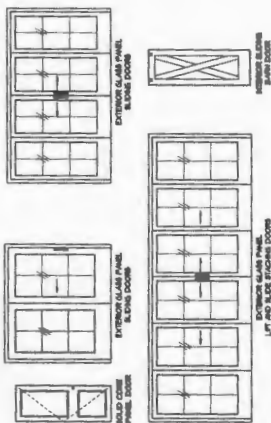


1 WEST ELEVATION
1/4" = 1'-0"

DOOR SCHEDULE

DOOR	TYPE	SIZE	MATERIAL	FINISH	TYPE	NOTE
1	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
2	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
3	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
4	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
5	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
6	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
7	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
8	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
9	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
10	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
11	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
12	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
13	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
14	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
15	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
16	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
17	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
18	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
19	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A
20	DOOR	7'-0" x 6'-6"	WOOD	PAINTED	WOOD	A

DOOR TYPES



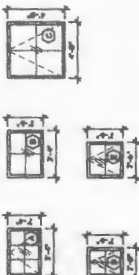
HARDWARE SETS

- 1. SEE PLAN FOR LOCATION
- 2. SEE PLAN FOR WINDOW SCHEDULE
- 3. SEE PLAN FOR WINDOW SCHEDULE
- 4. SEE PLAN FOR WINDOW SCHEDULE
- 5. SEE PLAN FOR WINDOW SCHEDULE
- 6. SEE PLAN FOR WINDOW SCHEDULE
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- 20. SEE PLAN FOR WINDOW SCHEDULE

WINDOW SCHEDULE

WINDOW	TYPE	SIZE	MATERIAL	FINISH	NOTE
1	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
2	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
3	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
4	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
5	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
6	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
7	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
8	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
9	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
10	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
11	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
12	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
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14	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
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17	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
18	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
19	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A
20	WINDOW	4'-0" x 6'-0"	WOOD	PAINTED	A

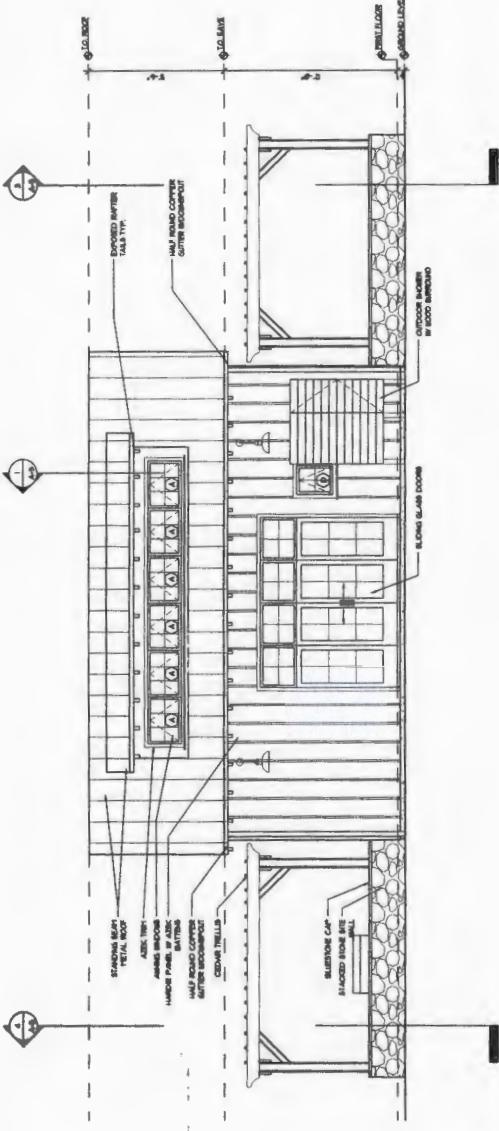
WINDOW ELEVATIONS



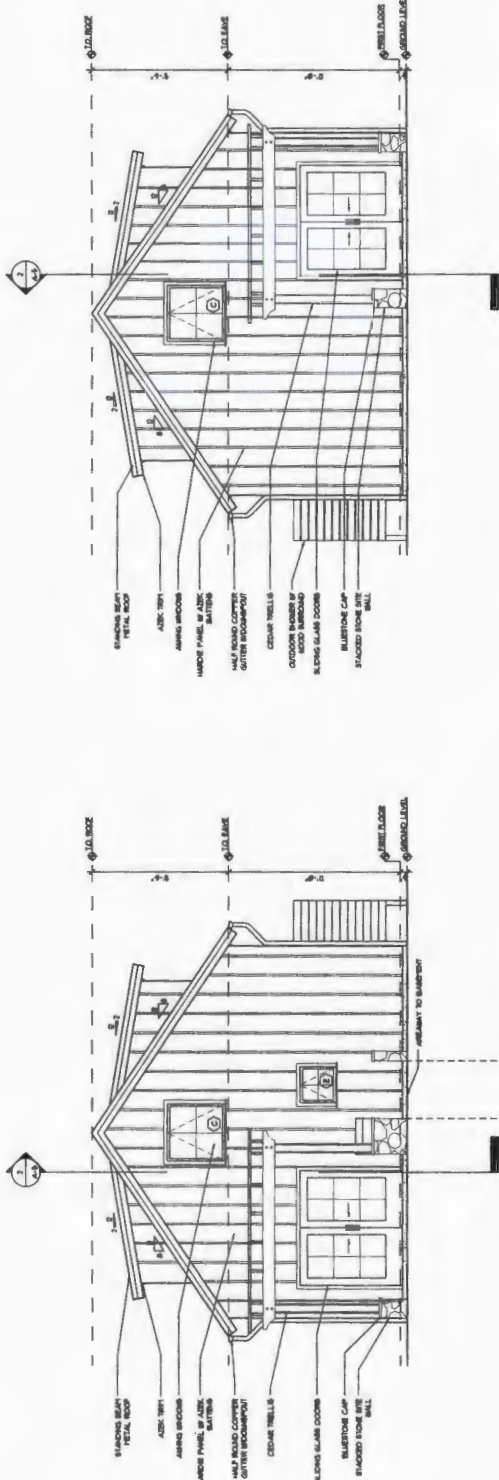
- GENERAL NOTES
1. SEE PLAN FOR LOCATION AND ELEVATION ARE THERE DIMENSIONS
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GENERAL NOTES

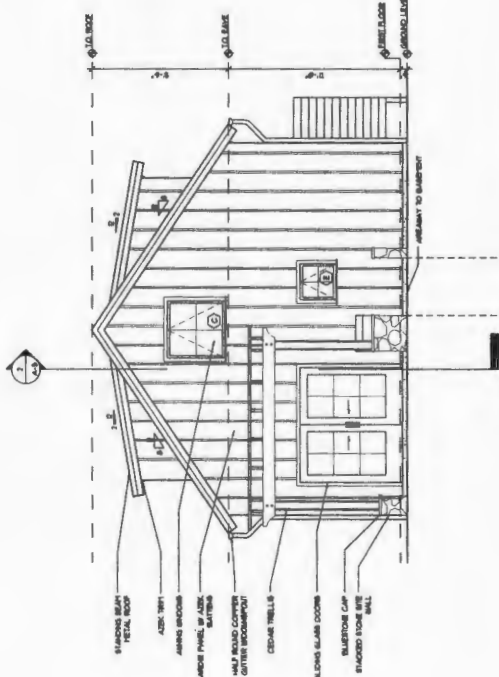
1. MAINT. INDICATED ALUMINUM
SURFACES GALV.
2. MAINT. INDICATED BRICKWORK AND DOOR/CLAD
SURFACES GALV.
3. REFER TO EXISTING FOR WINDOW AND DOOR
SIZES.



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

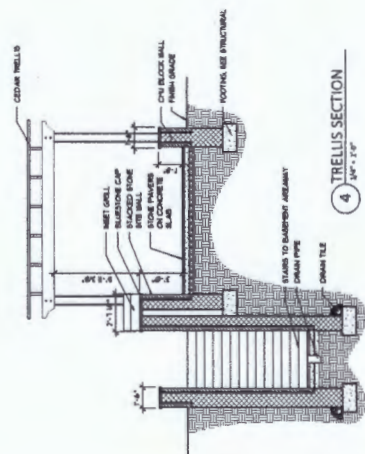
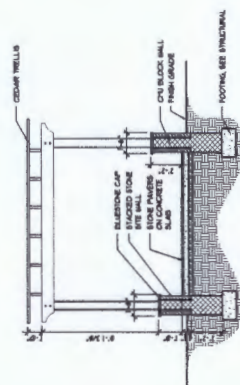
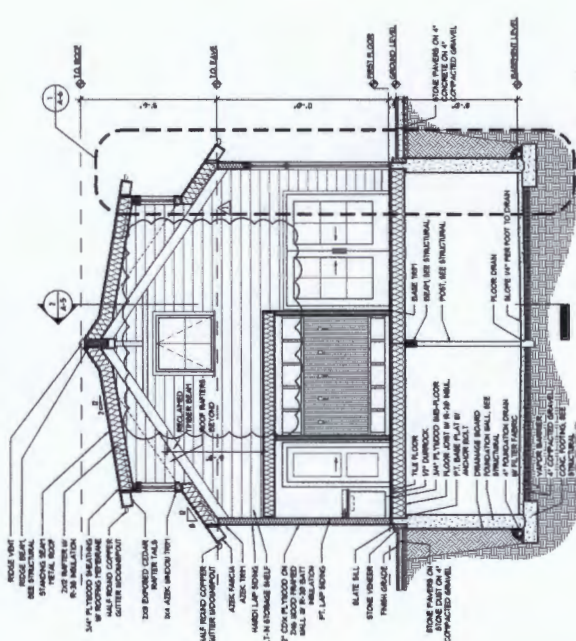
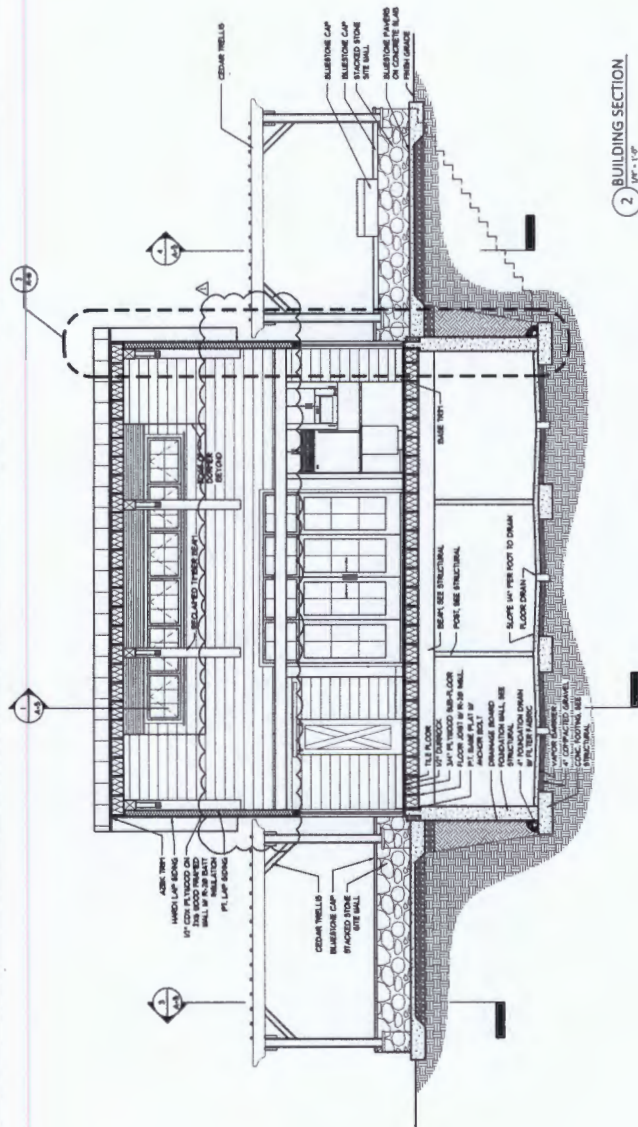
DATE	DESCRIPTION
08.14.10	ISSUE FOR PERMIT
08.14.10	DRAFT FOR CONSTRUCTION

ELEVATIONS

COURTESY: MARCH

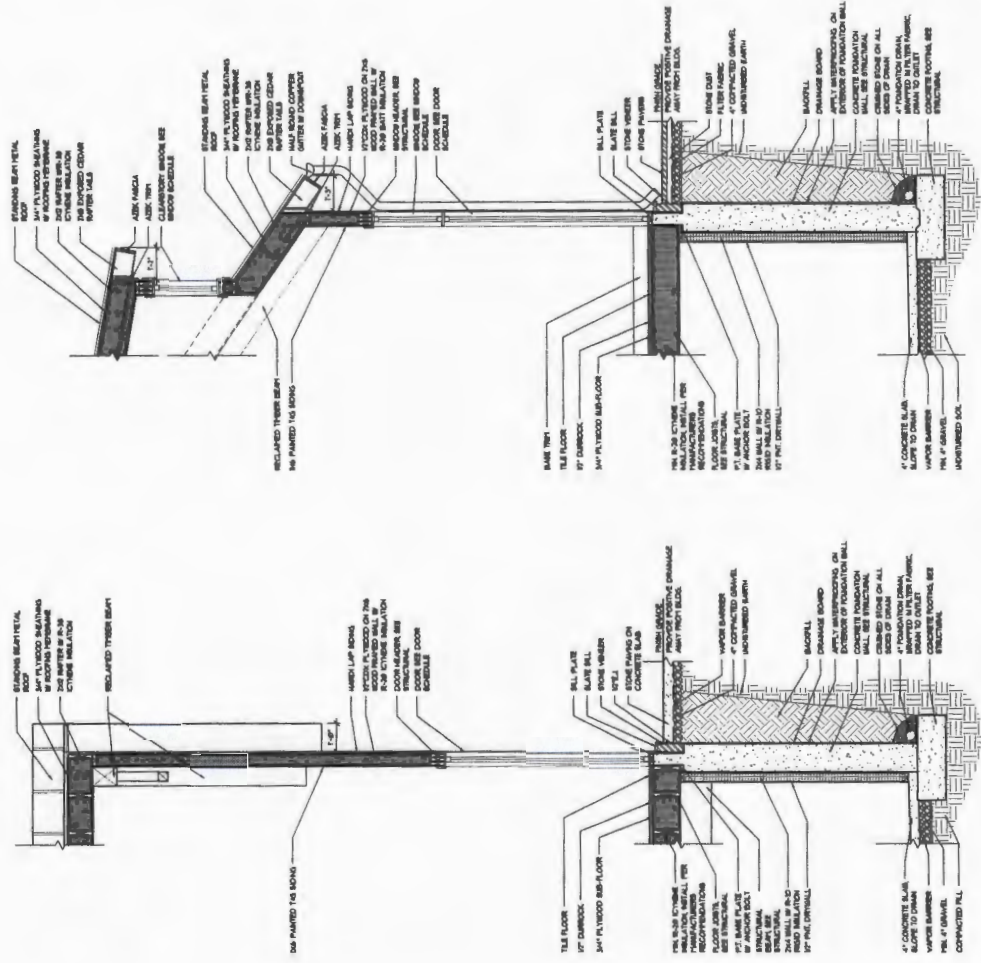
A-4

DRAFT FOR CONSTRUCTION



1 WALL SECTION
1/2" = 1'-0"

2 WALL SECTION
1/2" = 1'-0"



GREENE
POOL HOUSE

9030 MIDDLETOWN ROAD
PARKTON, MD 21120
MBA PROJECT #2014-JTS

QUESTIONS

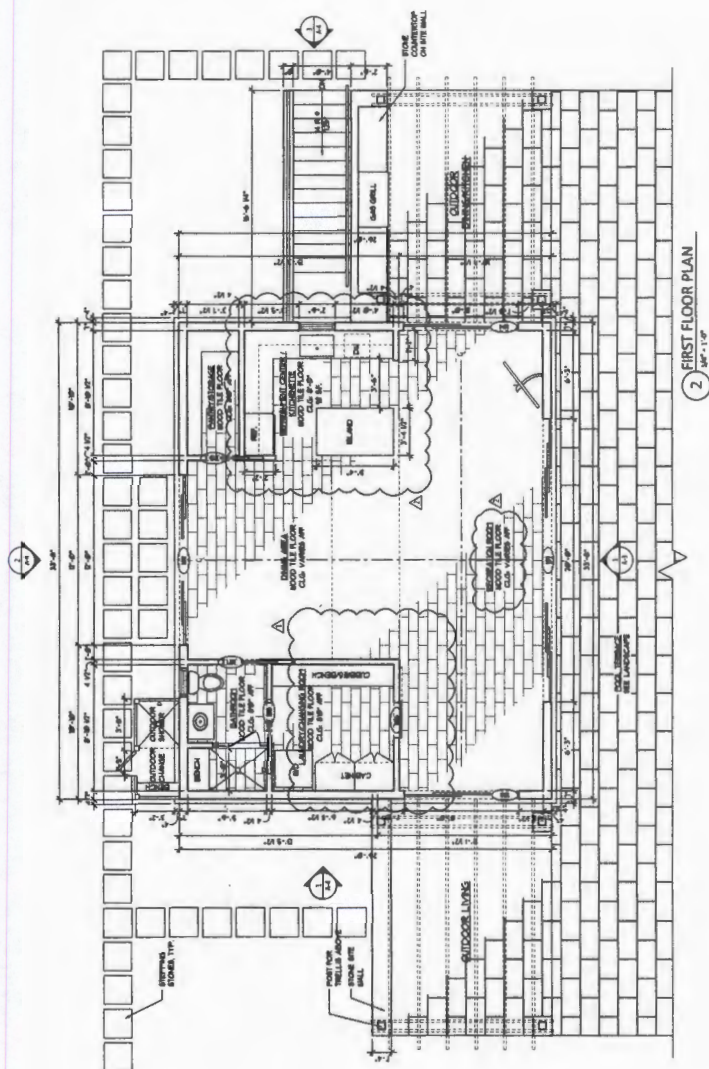
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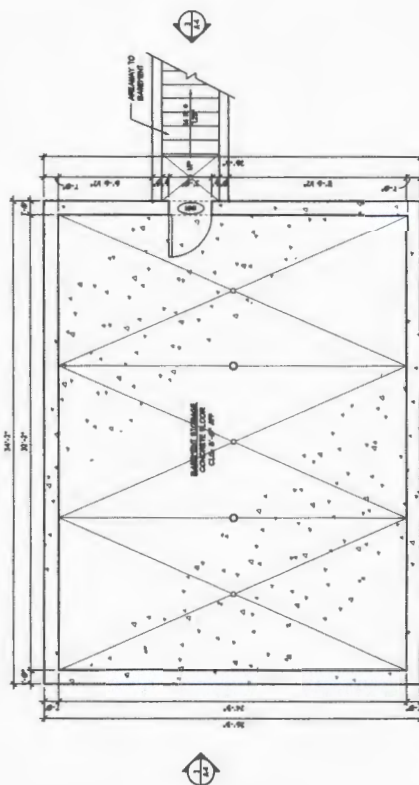
**BASEMENT + FIRST
FLOOR PLANS**

A-1

ISSUE FOR PERMIT



2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 BASEMENT PLAN

Petitioners would be required to return the subject property to its original condition.

The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

The garage shall not be used for commercial purposes.

Petitioners must comply with the ZAC comment from DPR, dated August 31, 2015; a copy of which is attached hereto and made a part thereof.

Petitioners must comply with Critical Area regulations prior to building permit application.

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

er.

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

EB:dlw

TIME: 09:49:34 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/29/2015
DATE: 11/17/2015 GENERAL PERMIT APPLICATION DATA AMF 14:39:30

PERMIT #: B891160 PROPERTY ADDRESS
RECEIPT #: A721346 19030 MIDDLETOWN RD
CONTROL #: MR SUBDIV: 1400FT SE OF RAYVILLE RD
XREF #: B891160 TAX ACCOUNT #: 1600000701 DISTRICT/PRECINCT 06 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 125.00 NAME: GREENE, PAUL D
PAID: 125.00 ADDR: 19030 MIDDLETOWN RD; PARKTON 21120
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 09/29/2015 NAME: GREG VOGEL
ISSUED: 11/06/2015 COMPANY: MOLIOR CONSTRUCTION
OCCPNY: ADDR1: 2 SHAWAN RD
FINAL INSPECT: ADDR2: HUNT VALLEY, MD 21030
INSPECTOR: 06B PHONE #: 410-804-5957 LICENSE #: 107810
NOTES: AF

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 09:36:48 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/29/2015
DATE: 11/17/2015 BUILDING DETAIL 1 AMF 14:46:13

DRC#

PERMIT # B891160 PLANS: CONST 02 PLOT 4 PLAT 0 DATA 0 EL 1 PL 1
TENANT

BUILDING CODE: CONTR: MOLIOR CONSTRUCTION

IMPRV 1 ENGNR:

USE 07 POOL HOUSE SELLR:

FOUNDATION BASE WORK: CONSTRUCT ONE-STORY W/UNFINISHED BASEMENT
3 1 ACCESSORY STRUCTURE/POOL HOUSE. 1ST FLR T/B:
CONSTRUC FUEL SEWAGE WATER KITCHENETTE BATHROOM, LIVING AREA W/PATIO TO
2 3 2P 2P GRADE INCLUDING OUTDOOR SHOWER & OUTDOOR AREA
CENTRAL AIR 1 W/GRILL 33'8"X26'X21'6"=1752SF. 2015-0308-SPHA.
ESTIMATED COST APPR'D BY J.B. ON 4/29/15, SEE ATTACHED.

450K PROPOSED USE: VACANT LOT AND ACCESSORY STRUCTURE/POOL HOUSE

OWNERSHIP: 1 EXISTING USE: VACANT LOT

RESIDENTIAL CAT:

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:49:45 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/06/2015
DATE: 11/17/2015 APPROVALS DETAIL SCREEN KLL 11:51:01

PERMIT #: B891160

PASSWORD :

AGENCY	DATE	CODE	COMMENTS
-----	-----	----	-----
BLD PLAN	11/03/2015	01	PH
ZONING	09/29/2015	01	BR/AF
PUB SERV	09/29/2015	01	DAD/AF
ENVRMNT	10/07/2015	01	GWM-10/7/15 CMB/DJE
HSE #'S	09/29/2015	01	SB/AF
PERMITS	11/06/2015	01	KLL (P)

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT

PF9 - SAVE
CLEAR - MENU

ZONING VARIANCE CASES

<u>N</u> J. Garland	<u>N</u> B. Peters
<u>N</u> L. Mayer	<u>N</u> J. Kemp
<u>N ②</u> T. Kidd	<u>NOPE</u> R. Rohlf
<u>Y</u> 8121 Belair Rd R. Larrick	<u>No</u> H. Rowe
<u>No</u> W. Kuklane	

Please check over the following zoning hearings to let me know if there are any outstanding violations. Please put the address of the violation in the space next to your name.

I need copies of everything in the file, or corrections notices (if there is no file), to send to the Zoning Commissioner, along with the form filled out (found on my desk).

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING July 20, 2015
FORMAL OR INFORMAL RESPONSE DUE AT July 27, 2015 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Lawrence M. Stahl); MS #4103
PAI, Zoning Review H.O. Hearing File (Kristen Lewis)
PAI, Zoning Review DRC/ZAC Meeting File (W. Carl Richards, Jr.)
* PAI, Code Enforcement (Lisa Henson) MS # 1105
* PAI, Building Inspection
& PAI, Development Plans Review (Dennis Kennedy)
Planning Office (Kathy Schlabach) MS #4101
* Recreation and Parks
DEPS (Jeff Livingston) – 2 copies of each MS #4400
& State Highway Administration, Access Permits Division (Rich Zeller)
& Fire Department MS #1102F (Inspector Muddiman)
* Economic Development Commission, Business Develop. MS #4300 (Stanley Jacobs)
* Highways (Tom Hargis); MS #1003
* Neighborhood Improvements MS #4201 (Liz Glenn)
+ People's Counsel (Peter Zimmerman); MS #4204
* Honorable Wade Kach, County Council, District 3; MS #2201
IF CRITICAL AREA, Maryland Office of Planning (Steve Allen)
IF FLOODPLAIN, Maryland Department of the Environment
IF FLOODPLAIN, Public Works (David Thomas); MS #1315
* IF ELDERLY HOUSING, Community Development; MS #1102M
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder); MS #1102E
* IF TOWER, Tower Coordinator, c/o OIT; MS #2007

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

REDISTRIBUTED

Case Number: 2015-0308-SPHA

Primary Use: Residential

Reviewer: RDD

Type: SPECIAL HEARING VARIANCE

Legal Owner: Paul Greene

ADDED VARIANCE

Contract Purchaser:

Critical Area: NO

Flood Plain: NO

Historic: NO

Election Dist: 6th

Councilmanic Dist: 3rd

Property Address: 19030 Middletown Rd

Location: S/S Middletown Road, 630 ft. +/- S of the centerline of Rayville Road

Existing Zoning: RC 2

Area: 55.6 acres, 2,421,063 sq. ft.

Proposed Zoning: SPECIAL HEARING To determine whether or not the Administrative Law Judge should approve an accessory structure on a vacant lot.

VARIANCE To permit an accessory building with a height of 21 ft. 6 in. in lieu of the permitted 15 ft.

Attorney:

Prior Zoning Cases: 2008-0016 A

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

REDISTRIBUTED

Case Number: 2016-0008-A

Primary Use: Residential

Reviewer: LW

Type: VARIANCE

Legal Owner: Chesapeake Custom Properties LLC, Charles S. Wolinski, Member

Contract Purchaser:

Critical Area: YES Flood Plain: YES Historic: NO Election Dist: 15th

Councilmanic Dist: 7th

Property Address: 8027 Shore Rd

CORRECTED ADDRESS

Location: S/S of Shore Road, 140 ft. W of the centerline of Maple Road

Existing Zoning: DR 5.5

Area: 5403 sq. ft., 0.124 acre

Proposed Zoning: VARIANCE To permit a lot width of 50 ft. and a lot area of 5403 sq. ft. in lieu of the required 55 ft. and 6000 sq. ft. respectively for a new dwelling on existing lots of record that density will not be affected.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2016-0009-XA

Primary Use: Commercial

Reviewer: AT

Type: SPECIAL EXCEPTION VARIANCE

Legal Owner: White marsh Storage LLC, c/o Veritage Management Inc

Contract Purchaser: Peak Acquisitions LLC, 9640 Deereco Road, Timonium MD 21093

Critical Area: NO Flood Plain: NO Historic: NO Election Dist: 14th

Councilmanic Dist: 5th

Property Address: 8121 Belair Rd

Location: SE/S of Belair Road, 500 ft. NE of the centerline Ridge Road

Existing Zoning: BR

Area: 8.871 acres

Proposed Zoning: SPECIAL EXCEPTION To permit Living Quarters in a Commercial Building in the BR zone.

VARIANCE To permit a side yard setback of 12 ft. in lieu of the required 30 ft. and rear yard setbacks of 25 ft. and 20 ft. in lieu of the required 30 ft.

Attorney: Adam Baker, 8830 Stanford Blvd., Ste. 400, Columbia MD 21045

Prior Zoning Cases: 2005-0142-A, 1999-0242-XA

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous: Additional Related (Prior and Future) Cases: 1966-0243-A, R-1957-4011, R-1956-3930

ZAC AGENDA

Case Number: 2016-0010-A

Primary Use: Residential

Reviewer: DD

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Victor Armstrong

Contract Purchaser:

Critical Area: YES **Flood Plain:** NO **Historic:** NO **Election Dist:** 15th **Councilmanic Dist:** 6th

Property Address: 519 Grovethorn Rd

Location: NE/S of Grovethorn Road, Corner SE/S Southorn Road.

Existing Zoning: DR 10.5

Area: 4725 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE To permit a proposed detached accessory structure (garage) to be located on the third of a lot closest to a street in lieu of the required farthest removed and to be as close as 6.5 ft. from the roadside property line and 24.5 ft. from the street centerline in lieu of the required 25 ft. and 50 ft., respectively.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 8/10/2015

Miscellaneous:

Case Number: 2016-0011-A

Primary Use: Commercial

Reviewer: JS

Type: VARIANCE

Legal Owner: Retail Properties Business Trust, Dawn M. Becker, VP, c/o Federal Realty Investment Trust

Contract Purchaser: Chick-fil-A, Inc., Rex Powell, 5200 Buffington Rd., Atlanta GA 30349

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 14th **Councilmanic Dist:** 6th

Property Address: 5198 Campbell Blvd

Location: NE/S of Campbell Boulevard, 317 ft. SE of JFK Memorial Highway

Existing Zoning: BM

Area: 1.366 acres

Proposed Zoning: VARIANCE 1. To allow 66 off-street parking spaces in lieu of the required 80 parking spaces; and
2. To allow a drive-thru lane to cross principal pedestrian access to the building, if necessary.

Attorney: David H Karceski, 210 W Pennsylvania Ave., Ste. 500, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2016-0012-A

Primary Use: Residential

Reviewer: GH

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Timothy & Andrea Tenne

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 9th

Councilmanic Dist: 5th

Property Address: 607 Round Oak Rd

Location: SE corner of Round Oak Road and North Bend Road

Existing Zoning: DR 5.5

Area: 0.24 aces +/-

Proposed Zoning: ADMINISTRATIVE VARIANCE To permit a proposed garage with pool house with a height of 21 ft. in lieu of the maximum height of 15 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 8/10/2015

Miscellaneous:

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection 410-887-3953



Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

14th

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB 1401065 Property No. 1418037940 Zoning: _____
Name(s): White Marsh Storage LLC
Resident Agent Micheaux Brandon 3A Fanny Lake Dr 21014
Address: 6240 Old Dobbin Ln Ste 150 Columbia MD 21045
Violation Location: 8121 Belair Rd Rosedale MD 21237

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

International Building Code 2012
Section 116 Unsafe Structures
- Retaining wall between 8121 and
8131 Belair Rd is failing at rear corner -

Secure sealed structural engineers
evaluation and recommendation on repair
and stabilization of retaining wall

Work to begin immediately

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 1/26/15 DATE ISSUED: 1/12/15

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: Rodney Larrick PRINT NAME: Rodney Larrick

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS
ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____
INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

Maryland Department of Assessments and Taxation Business Services (w4)

Search Help

Entity Name: WHITE MARSH STORAGE, LLC

Department ID: W13150859

General Information

Amendments

Personal Property

Certificate of Status

Principal Office (Current): 3A LAKE FANNY ROAD
BEL AIR, MD 21014

Resident Agent (Current): MICHEAUX BRANDAU
3A LAKE FANNY ROAD
BEL AIR, MD 21014

Status: ACTIVE

Good Standing: Yes
What does it mean when a business is not in good standing or forfeited?

Business Code: Other

Date of Formation or Registration: 07/07/2009

State of Formation: MD

Stock/Nonstock: N/A

Close/Not Close: Unknown

1/22/15

Mitchell

140 1065 Bel Air Bel

410-977-6485

Pt. Bk./Folio # 064147
Pt. Bk. 0000064 Folio 0147

Lot # 22200013406

PDM # 140316

BM

BELAIR RD BELAIR RD

BELAIR RD

WHITE MARSH BLVD

WHITE MARSH BL
WHITE MARSH BLVD

WHITE MARSH BLVD

NOT LOCATED

1404020950

8131

8121

14 ED

4580K10

BR

1418037940

1700003731

6787603

6159654

6790192

Pt. Bk. 0000036 Folio 0047

1800006126

PDM # 148010

Pt. Bk./Folio # 036047

1800006127

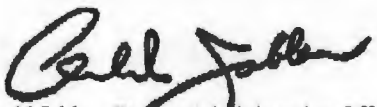
Mr. Berry,

Please find attached the photos of 8121 Belair Road retaining wall . Thank you for your time in helping with this issue.

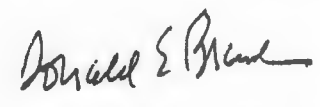
Bobbie Jo Martens
410-292-2170 (cell)
410-665-9573 (h)
8131 Belair Road

to be scanned with
subject case

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS



Arnold Jablon, Deputy Administrative Officer
& Director



Donald E Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B891160 CONTROL #: MR DIST: 06 PREC: 01
DATE ISSUED: 11/06/2015 TAX ACCOUNT #: 1600000701 CLASS: 05

PLANS: CONST 02 PLOT 4 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 19030 MIDDLETOWN RD
SUBDIVISION: 1400FT SE OF RAYVILLE RD

OWNERS INFORMATION

NAME: GREENE, PAUL D
ADDR: 19030 MIDDLETOWN RD; PARKTON 21120

TENANT:

CONTR: MOLIOR CONSTRUCTION

ENGNR:

SELLR: NO LIVING QUARTERS PER J.E.B CASE#2015-0308SPHA

WORK:

CONSTRUCT ONE-STORY W/UNFIN BSMNT ACCESSORY
STRUCTURE/POOL HOUSE. 1ST FLR T/B: CONVENIENCE
KITCHEN, BATHRM, LAUNDRY RM, T/B FOR CONVENIENCE
ONLY. W/PATIO TO GRADE INCLUDING OUTDOOR SHOWER
& OUTDOOR AREA W/GRILL 33'8"X26'X21'6"=1752SF.
2015-0308-SPHA APPR'D BY J.B. ON 4/29/15

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: VACANT LOT AND ACCESSORY STRUCTURE/POOL HOUSE
EXISTING USE: VACANT LOT

TYPE OF IMPRV: NEW BUILDING CONTRUCTION

USE: OTHER - RESIDENTIAL

FOUNDATION: CONCRETE

BASEMENT: FULL

SEWAGE: PRIV. PROPOSED

WATER: PRIV. PROPOSED

LOT SIZE AND SETBACKS

SIZE: 55.570AC

FRONT STREET:

SIDE STREET:

FRONT SETB: 1000

SIDE SETB: 1000+/150

SIDE STR SETB:

REAR SETB: 1000

**THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE**

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

Bruno P Rudaitis

From: John E. Beverungen
Sent: Wednesday, November 25, 2015 11:22 AM
To: Greg Vogel
Cc: bdoak@bruceedoakconsulting.com; tkirby@moliiorconstruction.com; Bruno P Rudaitis; Carl Richards Jr; Debra Wiley
Subject: RE: 19030 Middletown Rd- Permit #B891160

Mr. Vogel,

I have reviewed your email, and I do recall meeting with you in September to discuss the "kitchenette" issue. I remember discussing that the term was not defined in the Regulations, but that its commonly understood meaning was a "small kitchen." When you returned that day for the second time after meeting with the Permit office staff, I also recall putting a note on the Order which read "not exceeding 100 SF."

That was the end of my involvement until last week, when Mr. Rudaitis asked to meet with me about the plans. They were prepared by an architect, and if I recall they were prepared and dated after our meeting in September. In any event, I had not seen the plans prior, which is understandable; an owner will not prepare detailed and expensive plans for a project until he gets the zoning relief that is required to undertake the work. So, in essence, the zoning hearing is the "big picture," and the detailed drawings and plans are reviewed at the permit stage. I am not involved in that process, or in the issuance of permits. An owner has the right to appeal the denial or revocation of a building permit, but I can understand that may not be the course you want to pursue at this juncture.

As far as the plans, I shared with Mr. Rudaitis my opinion that the "kitchenette" area appeared to be larger than 100 SF, and the plans also showed a dishwasher, which I did not think would be expected or typical for a kitchenette. In addition (and more importantly), the plan showed a large basement area (the use of which was not described) and a "living area" on the first floor. Again, my opinion was that these were features and amenities associated with a dwelling rather than an "accessory" structure; i.e., pool house.

Your e-mail indicated that I would be the one to "direct Mr. Richards to lift the Stop Work Order." That is incorrect. As I detailed above, I shared my opinion with Mr. Rudaitis, who works for Mr. Richards. But I am not Mr. Richards' supervisor, and I do not have the authority to issue and/or revoke permits.

John Beverungen
ALJ

From: Greg Vogel [mailto:gvogel@moliiorconstruction.com]
Sent: Tuesday, November 24, 2015 5:10 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Cc: bdoak@bruceedoakconsulting.com; tkirby@moliiorconstruction.com
Subject: 19030 Middletown Rd- Permit #B891160

Your Honor:

I am writing you in reference to the Stop Work Order placed on permit B891160 which I was informed of today after my plumbing contractor was denied application for his permit. I stopped by your office today after meeting with Bruno Radaitis and Carl Richards in Zoning and they suggested I stop by your office to discuss the situation with you, as it is you who will direct Mr. Richards to lift the

1. Introduction

2. Objectives

3. Methodology

4. Results

5. Conclusion

6. References

7. Appendix

8. Acknowledgements

9. Contact Information

10. Disclaimer

11. Glossary

12. Index

13. Bibliography

14. Appendix

15. Acknowledgements

16. Contact Information

17. Disclaimer

18. Glossary

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22. Acknowledgements

23. Contact Information

24. Disclaimer

25. Glossary

26. Index

27. Bibliography

28. Appendix

29. Acknowledgements

30. Contact Information

31. Disclaimer

32. Glossary

33. Index

34. Bibliography

35. Appendix



C

C

TIME: 14:03:07 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/06/2015
DATE: 11/30/2015 APPROVALS DETAIL SCREEN KLL 11:51:01

PERMIT #: B891160

PASSWORD :

AGENCY	DATE	CODE	COMMENTS
-----	-----	----	-----
BLD PLAN	11/03/2015	01	PH
ZONING	09/29/2015	01	BR/AF - <i>per WCR</i>
PUB SERV	09/29/2015	01	DAD/AF
ENVRMNT	10/07/2015	01	GWM-10/7/15 CMB/DJE
HSE #'S	09/29/2015	01	SB/AF
PERMITS	11/06/2015	01	KLL (P)

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL

PF4 - ISSUE PERMIT

PF9 - SAVE

CLEAR - MENU

Petitioners would be required to return the subject property to its original condition.

The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

The garage shall not be used for commercial purposes.

Petitioners must comply with the ZAC comment from DPR, dated August 31, 2015; a copy of which is attached hereto and made a part thereof.

Petitioners must comply with Critical Area regulations prior to building permit application.

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

er.

K for Kitchenette +
Bathroom -
2015-03-01 order did
not include
this
language

dlw

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JSB
4-29-15
X 6049

meeting
100 sq. ft.

JSB
4-29-2015

MEMORANDUM

DATE: October 20, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0308-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on October 19, 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 NAME GRISUE
CASE NUMBER 2015-0308-SP4A
DATE 9/15/15

[illegible]

CASE NO. 2015-03008-SPHA

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

7/27/15

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

N/C

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

FIRE DEPARTMENT

7/27/15

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

no obj
w/ comment

7/21/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 8/25/15

SIGN POSTING Date: 8/26/15 by Doak

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

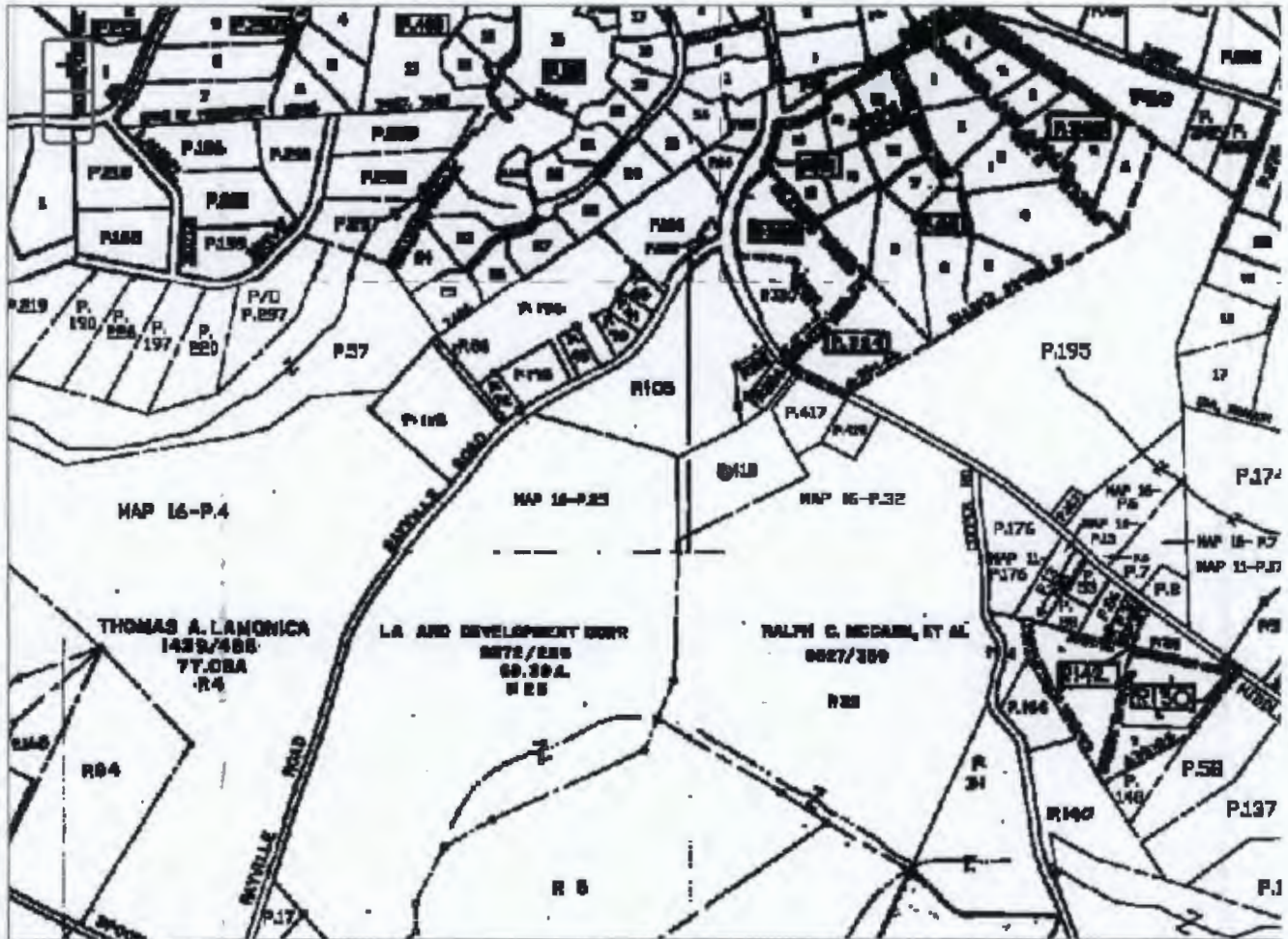
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier: District - 06 Account Number - 2500000231					
Owner Information					
Owner Name:	GREENE PAUL D 2ND GREENE SHANNON J		Use:	RESIDENTIAL	
Mailing Address:	19030 MIDDLETOWN RD PARKTON MD 21120-		Principal Residence:	YES	
			Deed Reference:	/30817/ 00318	
Location & Structure Information					
Premises Address:		19030 MIDDLETOWN RD PARKTON 21120-0000		Legal Description:	4.51 AC 19030 MIDDLETOWN RD 1000FT NW OF COOPER RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: MS
0011	0023	0418		0000	2 2014 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	
2010	8,972 SF		4.5100 AC	33	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	6 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2014	07/01/2015	07/01/2016	
Land:	148,600	133,700			
Improvements	1,241,200	842,700			
Total:	1,389,800	976,400	976,400	976,400	
Preferential Land:	0			0	
Transfer Information					
Seller: SUNTRUST MORTGAGE INC		Date: 05/18/2011		Price: \$600,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /30817/ 00318		Deed2:	
Seller: MCCANN RALPH C JR		Date: 01/24/2011		Price: \$616,250	
Type: NON-ARMS LENGTH OTHER		Deed1: /30417/ 00192		Deed2:	
Seller: MCCANN RALPH C, JR		Date: 07/25/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25959/ 00001		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 11/18/2011					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **06** Account Number: **2500000231**

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. -->



KEVIN KAMENETZ
County Executive

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

September 9, 2015

Paul Greene
19030 Middletown Road
Parkton MD 21120

RE: Case Number: 2015-0308 SPHA, Address: 19030 Middletown Road

Dear Mr. Greene:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 16, 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 fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richard E. Matz, 2835 Smith Avenue, Suite G, Baltimore MD 21209

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



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

Date: 7/21/15

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

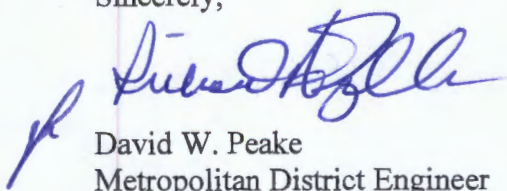
RE: Baltimore County
Item No 2015-0308-SPHA
Special Hearing Variances
Paul Greene
19030 Middletown Road.

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. 2015-0308-SPHA

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



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

Date: 7/7/15

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

RE: Baltimore County
Item No 2015-0308-SPH
Special Hearing
Paul Greene
19030 Middletown Road

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Sincerely,

A handwritten signature in dark ink, appearing to read "Richard Zeller".

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

9/15

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: July 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 19030 Middletown Road
INFORMATION:

JUL 30 2015

Item Number: 15-308

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Paul Greene

Zoning: RC 2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory structure (Pool House) on a vacant lot and also the Petition for Variance to permit an accessory structure with a height of 21' 6" in lieu of the permitted 15'.

The Department has no objection to the granting of the petitioned zoning relief conditioned upon the following:

- Move the pool/pool house site thirty feet nearer to the N. 62 Deg. 15'21" E. property line.
- The pool house shall not be used for residential purposes.
- Any future transfer of agricultural lands from parcel 32 to #19030 Middletown Road should be minimized in order to maintain the maximum amount of farmland and woodland on a single lot, Parcel 32.

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief:

Kathy Schlauch

AVA/KS

C: Wallace S. Lippincott, Jr.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 27, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For July 27, 2015
Item No. 2015-0308 & 2016-0009, 0010, 0011 and 0012

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\ZAC07272015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 19030 Middletown Road

INFORMATION:

Item Number: 15-308

Petitioner: Paul Greene

Zoning: RC 2

Requested Action: Special Hearing

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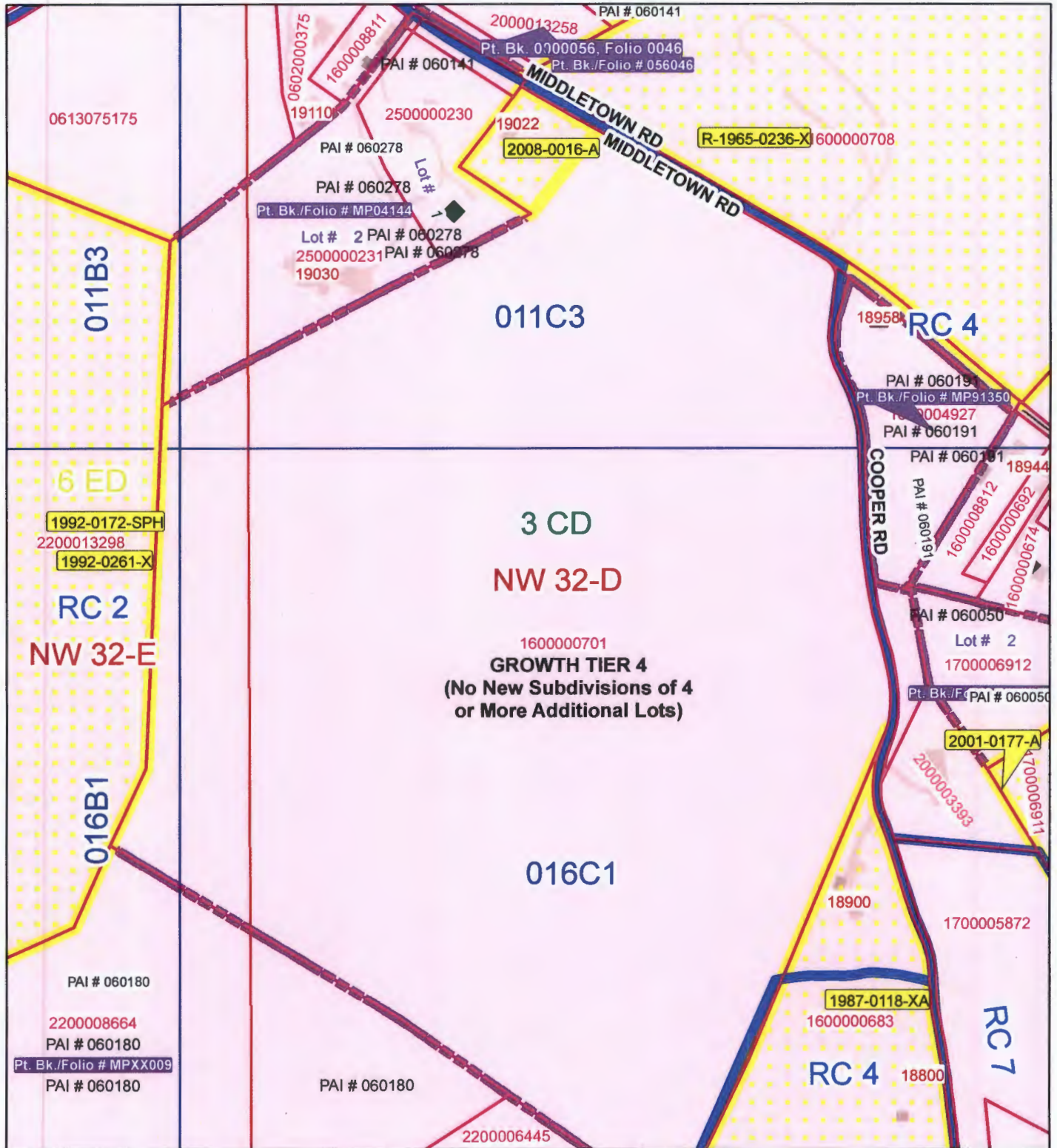
For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: _____

AVA/KS

C: Wallace S. Lippincott, Jr.

19030 Middletown Road



Publication Date: 7/1/2015



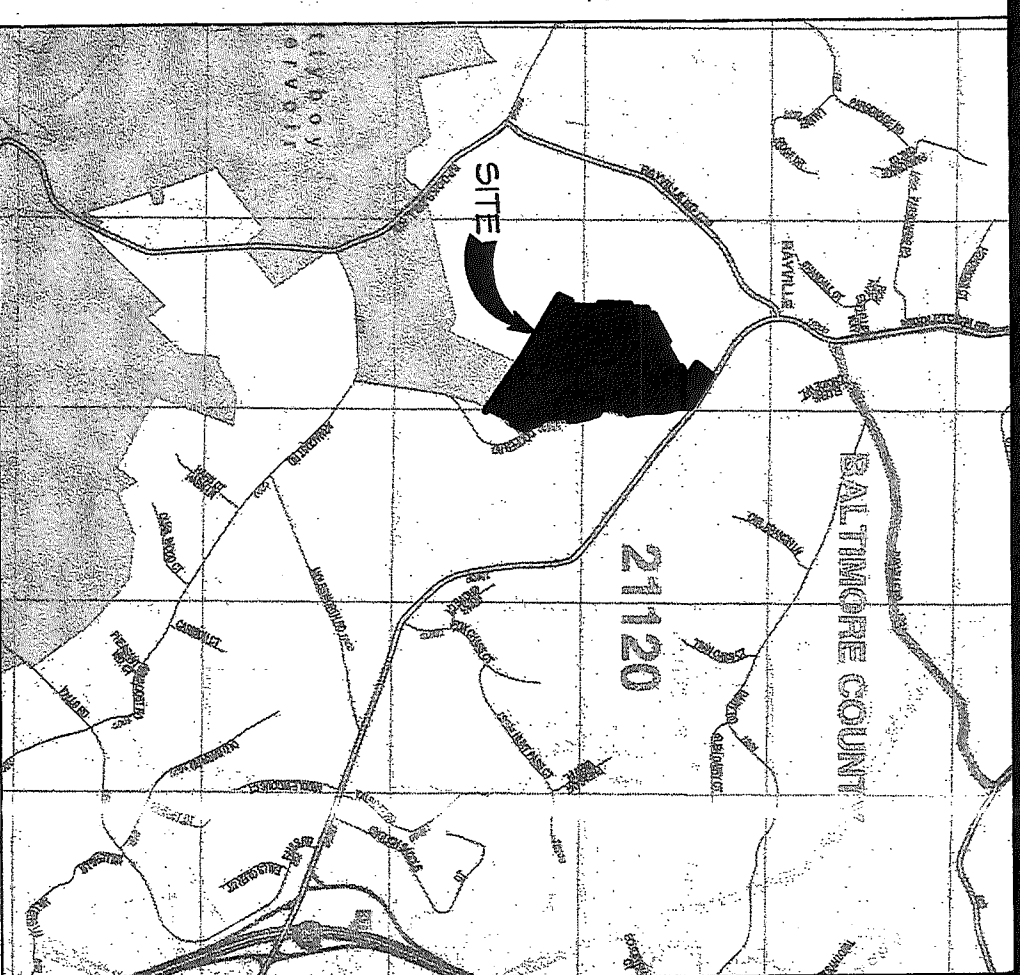
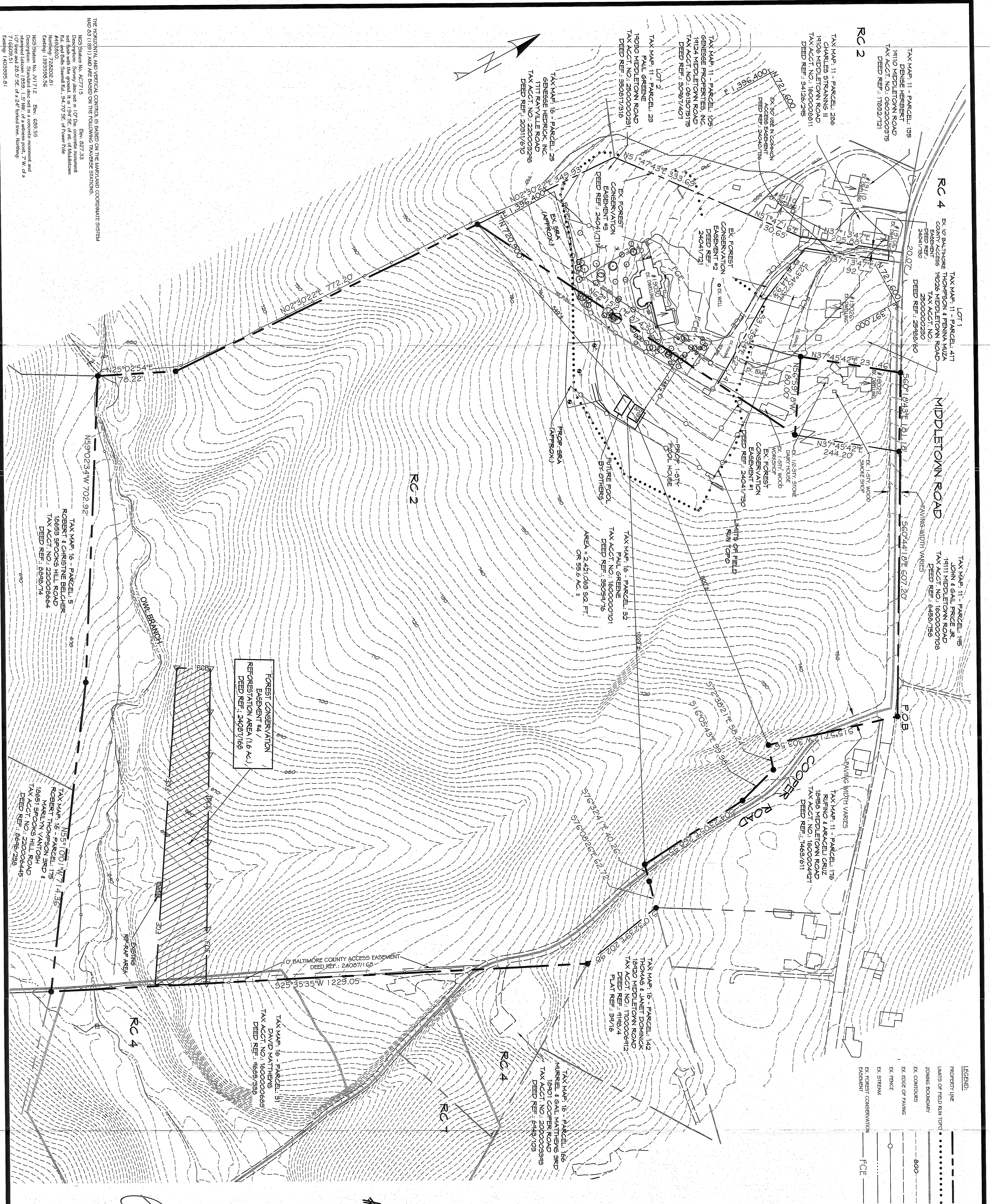
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 75 150 300 450 600 Feet

1 inch = 300 feet

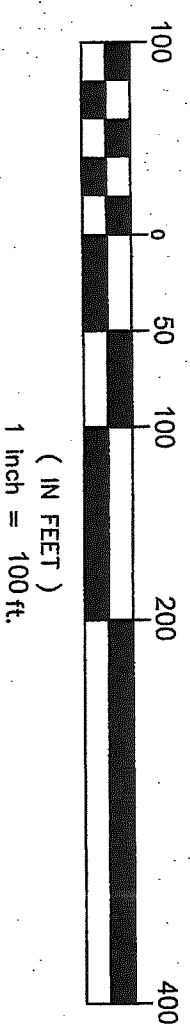
Item # 0308



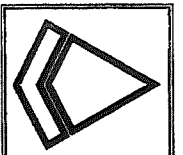
1. OWNER:
1300 MIDWINTER ROAD
BALTIMORE, MD 21202
TAX ACCT. NO. 1620007071
DEED REF.: 3509576
TAX MAP: 16
PARCEL 32
2. SITE AREA: 2,424.063 SQ. FT. OR 55.6 AC.±
3. SITE ZONING: RC-2
200-50-02 ZONING MAPS 0 11 B3, 01 C3, 01 E3, 01 G3
4. ZONING HISTORY: PERMANENTLY OPENING DEVELOPMENT WITH A SURVEY AND STRABCK OF 2 + 0 FT. PROTECTION DITCH WITH A SURVEY AND STRABCK OF 0 (1 FT.) OF THE REQUIRED 35' ± 26.25' BUFFER.
5. THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESEBROUGH BR. CRITICAL AREA.
6. THERE ARE NO STRUCTURES ON SITE ON THE BALTIMORE COUNTY FINAL LINDANES LIST.
7. THE FOLLOWING ON SITE STRUCTURES ARE ON THE MARYLAND INVENTORY OF HISTORIC PROPERTIES:
TWO-STORE FRAMED CLAMPOD VICTORIAN HOUSE,
A LARGE 2' SMALL BRICK BARN.
8. THE SUBJECT SITE IS SERVED BY PRIVATE WATER & SEWER.
9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO UNDERGROUND STORAGE TANKS ON OR WITHIN 200' OF THE PROPERTY BOUNDARY.
10. BOUNDARY TOPOGRAPIHC INFORMATION SHOWN HEREIN IS BASED ON A COMPARISON OF FIELD SURVEY INFORMATION BY PHOEBUS GREENING, INC. DATED 12/20/14 AND AERIAL PHOTOGRAPHY BY BALTIMORE COUNTY GIS.

**MAN TO ACCOMPANY ZONING PETITION
FOR SPECIAL HEARING AND VARIANCE
POOL HOUSE FOR
GREENE RESIDENCE**

GRAPHIC SCALE



Colbert Matz Rosenfelt, Inc



JUNE 30, 2019

DATE: JUNE 29, 2015
JOB NO.: 2015-146
DESIGNED: CWP

License No. 13203	Expiration Date: 11/2/2016	DRAWN:VRZ
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FILE:2015149.dwg	CHECKED:CMR
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[illegible]

	/	/	

NO.	DATE	REVISIONS:	BY	SHEET	1	0
		7/17/15				

HORIZONTAL AND VERTICAL CONTROL IS BASED ON THE MARIASOL COORDINATE SYSTEM
MND 83 (193) AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

NCS Station No. A67715
Description: Surveyed steel 10' ID pile, 194 ft. S of intersection of rd. & 194 St. E. of Mt. Middlebrook
Rd., and Blue Summit Rd., 94-70 St. E. of Power Pole
#492520
#A4902 61
Easting: 1,393,959.56

NCS Station No. JN1712 Elev. 649.55
Description: Standard steel set in a concrete moment and
clamped Latham 193B, 1.5 WNW of a weather peak, 7 W. of a
71 G609 51
Easting: 1,403,952.56 Elev. 649.55



PETITIONER' S

EXHIBIT NO. 7



PETITIONER'S

EXHIBIT NO. 6