

M E M O R A N D U M

DATE: November 5, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0022-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on November 4, 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

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(21101 Gunpowder Road) *
6th Election District *
3rd Council District *
James W. Hershfeld, *Owner* *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0022-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 James W. Hershfeld, legal owner ("Petitioner"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a proposed accessory building (detached storage building) on a lot without a principal dwelling. In addition, a Petition for Variance seeks to permit a proposed accessory building (detached storage building) with a height of 24 ft. in lieu of the maximum allowed 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 James W. Hershfeld. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received. There were no Protestants or interested citizens in attendance.

The subject property is 2.36 acres and zoned RC-2. Petitioner's family operates a farm immediately adjacent to the subject property, which is currently unimproved. Petitioner eventually intends to construct a single family dwelling on the building lot, but at present seeks to construct a large storage building on the lot to store tools and recreational equipment. The additional height will allow Petitioner to store his boat and other large items. The petition for

ORDER RECEIVED FOR FILING

Date 10/5/15
By Dln

special hearing is requested since there is no principal building at this time on the lot. The request is a common one in rural areas of the County and seems reasonable in the circumstances.

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 dimensions and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given he would be unable to construct the storage building 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 5th day of October, 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 a proposed accessory building (detached storage building) on a lot without a principal dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed accessory building (detached storage building) with a height of 24 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

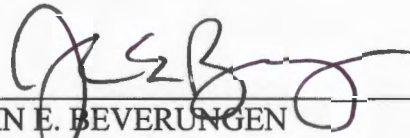
The relief granted herein shall be subject to and conditioned upon the following:

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.

ORDER RECEIVED FOR FILING

Date 10/5/15
By slh

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 10/5/15

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 21101 Gunpowder Rd.

which is presently zoned RC-2

Deed References: 31926/00141

10 Digit Tax Account # 25 000 01444

Property Owner(s) Printed Name(s) James W. Hershfeld

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a proposed accessory building (detach storage building) on a lot without a principal use dwelling.

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

3. ☒ **a Variance** from Section(s) 400.3, BCZR to permit a proposed accessory building (detached storage building) with a height of 24 feet in lieu of the maximum allowed 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space; you may add an attachment to this petition)

To be presented at hearing

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

* Legal Owners (Petitioners):

James W. Hershfeld

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

21027 Gunpowder Millers MD

Mailing Address

City

State

21102 1443-375-2998, JWHERSHFELD@

Zip Code

Telephone #

Email Address

* Representative to be contacted:

SAME AS ABOVE

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2016-0022-SPHA Filing Date 7/28/2015

Do Not Schedule Dates: _____

Reviewer JNP

**ZONING PROPERTY DESCRIPTION FOR
21101 GUNPOWDER RD.**

Beginning at a point 282.94 feet to the rear of the south east side of Gunpowder Rd. which is 60 feet wide at the distance of 210 feet south west of the centerline of Weaver Rd. which is 50 feet wide.

Thence the following courses and distances: (1st Point of Call—"POC") N. 27 54' 39"E. 435.63', (2nd POC) S. 57 12' 46" E. 235.20', (3rd POC) S. 28 01' 55" W. 444.76', (4th POC) N. 54 58' 40" W. 235.22 back to the point of beginning, as recorded in Deed Liber (31926), Folio (00141), containing (102,965 Sq. Ft. or 2.36 Acres). Located in the (6) Election District and (3) Council District. Also known as Lot #(2) in the minor subdivision of (Ashwood Property), minor subdivision # (05—113—M), as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

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

No. **128703**

Date: **7/28/2015**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 7/28/2015 7/28/2015 14:43:15 5
 W505 WALKIN FROM LRB
 RECEIPT # 808574 7/28/2015 OFLN
 5 528 ZONING VERIFICATION
 NO. 128703
 Recpt Tot \$150.00
 \$150.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				150.00

Total: **150.00**

Rec From: **James W. Hershfeld**

For: **Special Hearing & Variance - 2016-2022-SPHA**
(Hershfeld) - 1101 Goodfryer Road

CK # 114

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2016-0022-SPHA

Petitioner: James W. Hershfeld

Address or Location: 21101 Gunpowder Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: James W Hershfeld

Address: 21027 Gunpowder Rd.
Millers, MD. 21102

Telephone Number: 443-375-2998



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 3556824

Sold To:

James Hershfield - CU00486806
21027 Gunpowder Rd
Manchester, MD 21102-2403

Bill To:

James Hershfield - CU00486806
21027 Gunpowder Rd
Manchester, MD 21102-2403

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

Sep 10, 2015

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: # 2016-0022-SPHA	
21101 Gunpowder Road	
282.94 ft. to the rear of the SE/s of Gunpowder Road, 210 ft. sw of Weaver Road	
6th Election District - 3rd Councilmanic District	
Legal Owner(s): James Hershfield	
Special Hearing to approve a proposed accessory building (detach storage building) on a lot without a principal use dwelling. Variance to permit a proposed accessory building (detached storage building) with a height of 24 ft. in lieu of the maximum allowed 15 ft.	
Hearing: Friday, October 2, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.	
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY	
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.	
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.	
9/125 September 10	3556824

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

Date: 09/11/2015

RE: Project Name: Public Hearing
Case Number /PAI Number: 2016-0024-SPHA
Petitioner/Developer: James Hershfeld (last name spelling corrected)
Date of Hearing/Closing: 10/02/2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 21101 Gunpowder Rd.
Millers, MD. 21102

The sign(s) were posted on 09/11/2015

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

August 12, 2015

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

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: 2016-0021-SPHA

21101 Gunpowder Road

282.94 ft. to the rear of the SE/s of Gunpowder Road, 210 ft. sw of Weaver Road

6th Election District – 3rd Councilmanic District

Legal Owners: James Hershfield

Special Hearing to approve a proposed accessory building (detach storage building) on a lot without a principal use dwelling. **Variance** to permit a proposed accessory building (detached storage building) with a height of 24 ft. in lieu of the of the maximum allowed 15 ft

Hearing: Friday, October 2, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: James Hershfield, 21027 Gunpowder Road, Millers 21102

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 12, 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.**



KEVIN KAMENETZ
County Executive

August 12, 2015

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

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: 2016-002⁷-SPHA

21101 Gunpowder Road

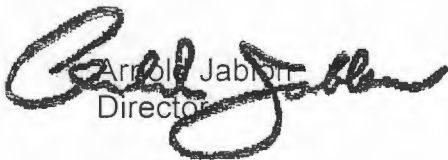
282.94 ft. to the rear of the SE/s of Gunpowder Road, 210 ft. sw of Weaver Road

6th Election District – 3rd Councilmanic District

Legal Owners: James Hershfield

Special Hearing to approve a proposed accessory building (detach storage building) on a lot without a principal use dwelling. **Variance** to permit a proposed accessory building (detached storage building) with a height of 24 ft. in lieu of the of the maximum allowed 15 ft

Hearing: Friday, October 2, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: James Hershfield, 21027 Gunpowder Road, Millers 21102

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 12, 2015
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 10, 2015 Issue - Jeffersonian

Please forward billing to:
James Hershfield
21027 Gunpowder Road
Millers, MD 21102

443-375-2998

NOTICE OF ZONING HEARING

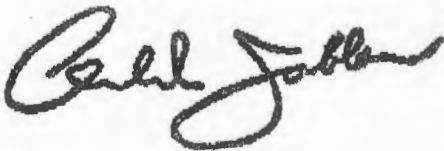
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0022-SPHA

21101 Gunpowder Road
282.94 ft. to the rear of the SE/s of Gunpowder Road, 210 ft. sw of Weaver Road
6th Election District – 3rd Councilmanic District
Legal Owners: James Hershfield

Special Hearing to approve a proposed accessory building (detach storage building) on a lot without a principal use dwelling. **Variance** to permit a proposed accessory building (detached storage building) with a height of 24 ft. in lieu of the of the maximum allowed 15 ft

Hearing: Friday, October 2, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
21101 Gunpowder Road; 282.94' to rear of * OF ADMINISTRATIVE
SE/S Gunpowder Road, 210' SW of Weaver Rd * HEARINGS FOR
6th Election & 3rd Councilmanic District *
Legal Owner(s): James Hershfeld * BALTIMORE COUNTY
Petitioner(s) *
* 2016-022-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
AUG 06 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of August, 2015, a copy of the foregoing Entry of Appearance was mailed to James Hershfeld, 21027 Gunpowder Road, Millers, Maryland 21102, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

8/12/15

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

N/C

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

FIRE DEPARTMENT

8/26/15

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

NO Obj

8/31/15

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/10/15

SIGN POSTING

Date:

9/11/15

by

Altmeier

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

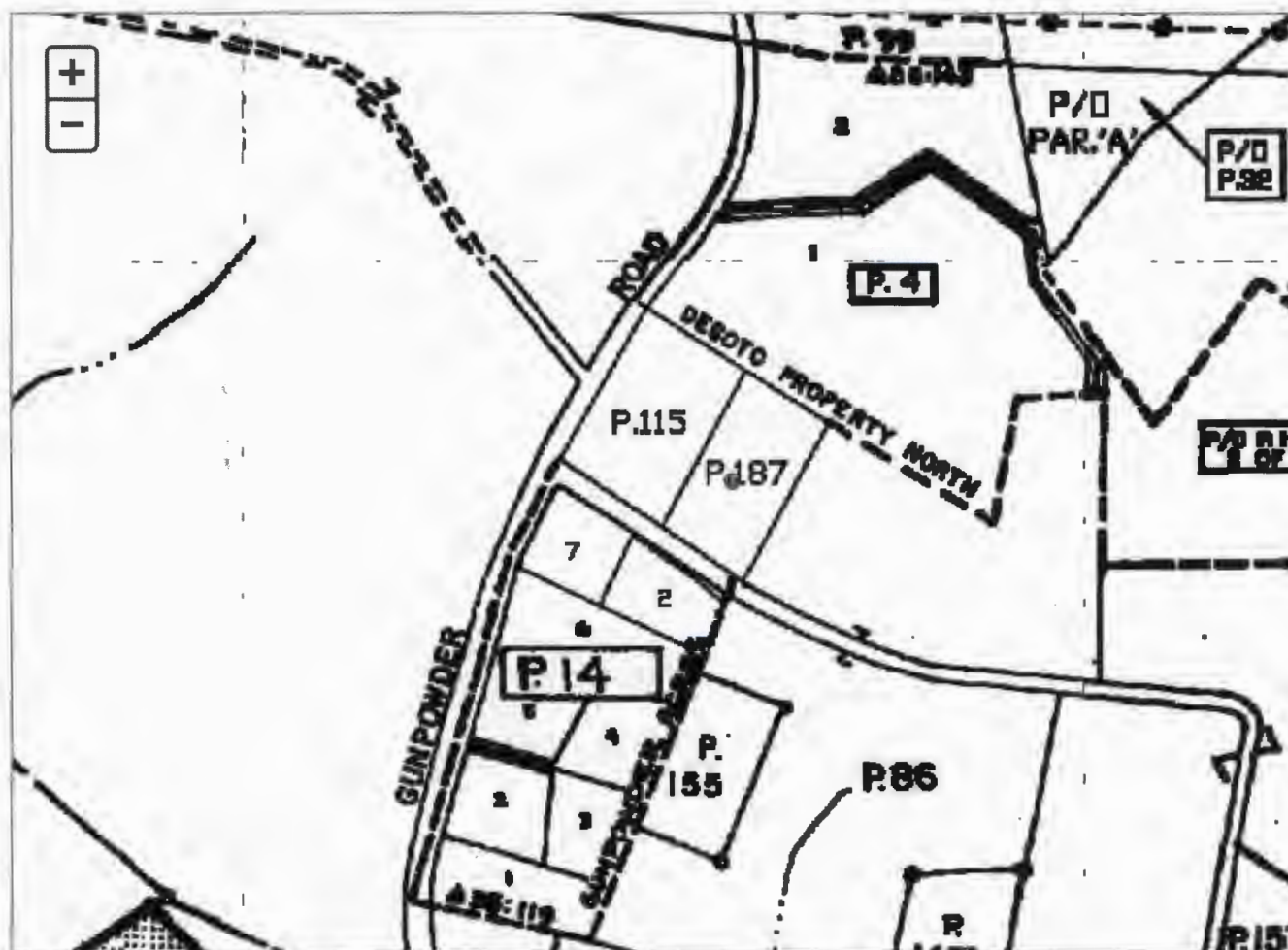
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 06 Account Number - 2500001444			
Owner Information					
Owner Name:		HERSHFELD JAMES W		Use:	RESIDENTIAL
Mailing Address:		21027 GUNPOWDER RD MILLERS MD 21102-		Principal Residence:	NO
				Deed Reference:	/31926/ 00141
Location & Structure Information					
Premises Address:		GUNPOWDER RD 0-0000		Legal Description:	2.36AC 21101 GUNPOWDER RD 2085 S BAKERS SCHLHSE RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0005	0009	0187		0000	2
				Assessment Year:	Plat No: Plat Ref:
				2014	
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			2.3600 AC	04	
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 07/01/2015 As of 07/01/2016	
Land:		97,900	87,100		
Improvements		0	0		
Total:		97,900	87,100	87,100	87,100
Preferential Land:		0			0
Transfer Information					
Seller: ASHWOOD MICHAEL A		Date: 04/11/2012		Price: \$90,000	
Type: ARMS LENGTH VACANT		Deed1: /31926/ 00141		Deed2:	
Seller: STUMP ARTHUR N		Date: 06/15/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27001/ 00737		Deed2:	
Seller: STUMP ARTHUR N		Date: 11/14/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /24761/ 00152		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: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **06** Account Number: **2500001444**

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.

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>).



KEVIN KAMENETZ
County Executive

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

September 23, 2015

James W Hershfield
21027 Gunpowder Road
Millers MD 21102

RE: Case Number: 2016-0022 SPHA, Address: 21101 Gunpowder Road

Dear Mr. Hershfield:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 28, 2015. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



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

Date: 8/3/15

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

RE: Baltimore County
Item No 2016-0022-SP4A
Special Hearing Variance
James W. Hensfeld
21101 Camparden 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. 2016-0022-SP4A.

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,

A handwritten signature in blue ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 12, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For August 10, 2015
Item No. 2016-0019, 0020, 0021, 0022, 0023, 0024, 0025 and 0026

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

RECEIVED

AUG 14 2015

Development Plans Review
Department of Permits, Approvals
and Inspections

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08102015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 21101 Gunpowder Road

INFORMATION:

Item Number: 16-022

Petitioner: James Hershfeld

Zoning: RC 2

Requested Action: Special Hearing, Variance



SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law Judge should approve proposed accessory building on a lot without a principal use dwelling and the Petition for Variance to permit a proposed accessory building with a height of 24 feet in lieu of the maximum allowed 15 feet.

The Department has no objection to the granting of the petitioned zoning relief.

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

Division Chief: Kathy Schlebach
AVA/KS

C: Joe Wiley

Case No.:

2016-0022-SPHA

Exhibit Sheet

Petitioner/Developer

DW
11-5-15

Protestants

10/5/15
SLN

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



RC 2
3 CD 6 ED

NW 38-H

RC 8

005B1

NW 37-H

005B2

RC 8

RC 7

GROWTH CENTER 4
No New Subdivisions of 4
or More Additional Lots

0602000648

2001-0386-SPHA 400002

2400002488

DRIVEWAY
DRIVEWAY

1969-0129-X

0602000634

0602000644

21106

21108

21106

WEAVER RD

Lot # 2

2100001046

21129

Lot # 0

2400002492

PDM # 060069

Pt. Bk./Folio # 042037A

0616800200

Pt. Bk. 0000042, Folio 0037

Lot # 1

PDM # 060140

Pt. Bk./Folio # 056143

21115

Pt. Bk. 0000056, Folio 0143

Lot # 1

2100001045

21107

Lot # 1

Pt. Bk./Folio # MP05113

PDM # 060289

Lot # 2

2500001444

DRIVEWAY

Lot # 7

PDM # 060283

Pt. Bk./Folio # MP05053

Lot # 6

Pt. Bk./Folio # 00035, Folio 0119

PDM # 060316

2008-0347-A

Lot # 5

1600007940

PDM # 060024

Lot # 4

1600007939

Pt. Bk./Folio # 035119A

Lot # 2

1600007937

21001

1600007936

20991

0619039130

21029

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0619071430

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2100000535

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1800003286

Pt. Bk./Folio # 063134

Lot # 2

Pt. Bk. 0000063, Folio 0134

2200009771

PDM # 060272

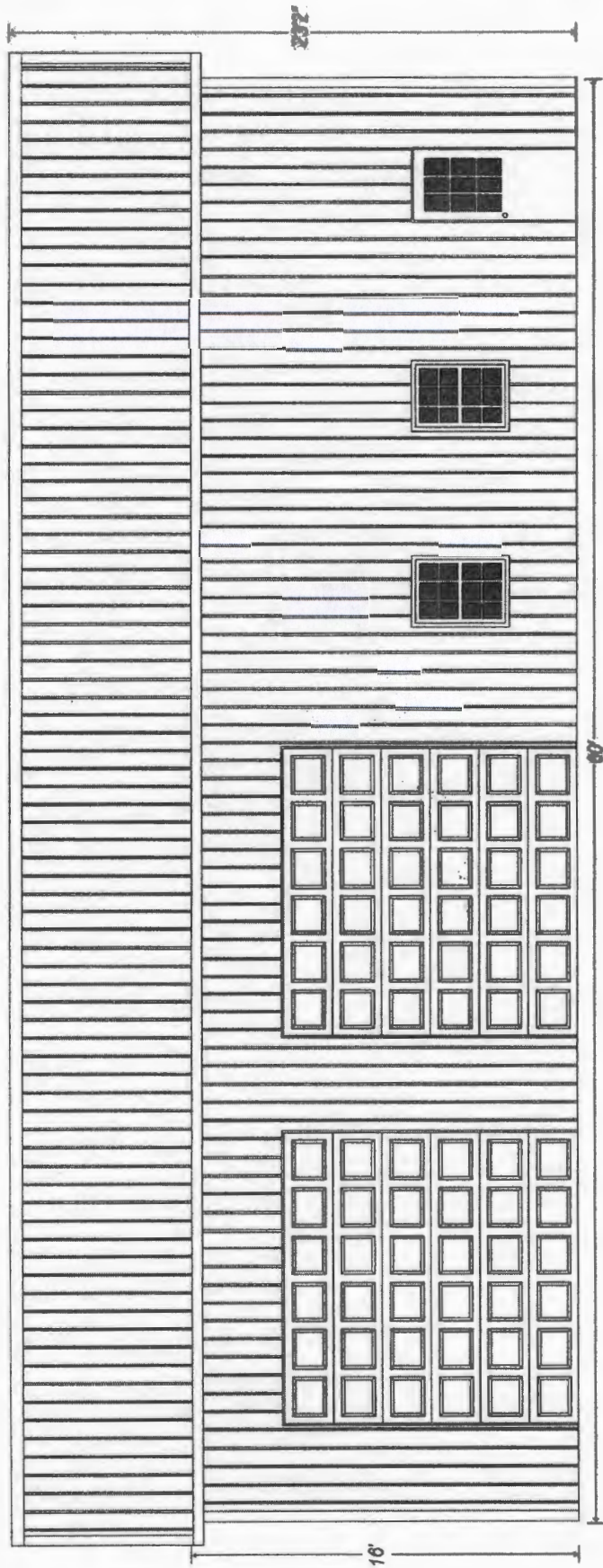
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20915

2200009770

2100000533

2100001553



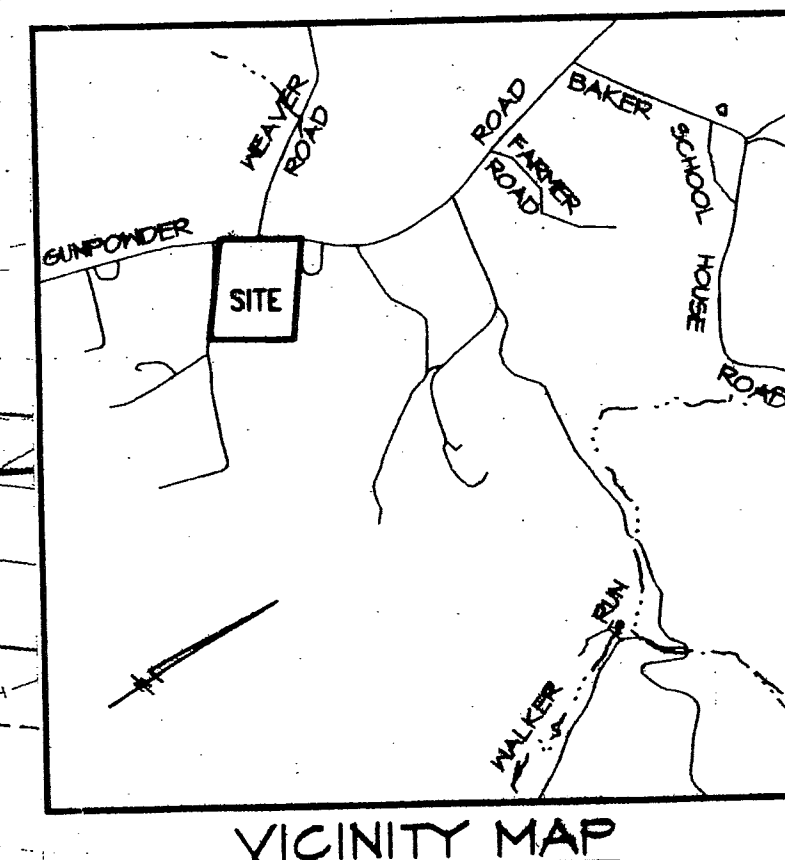
2016-0022-SPHA

2016-0022-SPHA

PETITIONER'S

EXHIBIT NO. 1

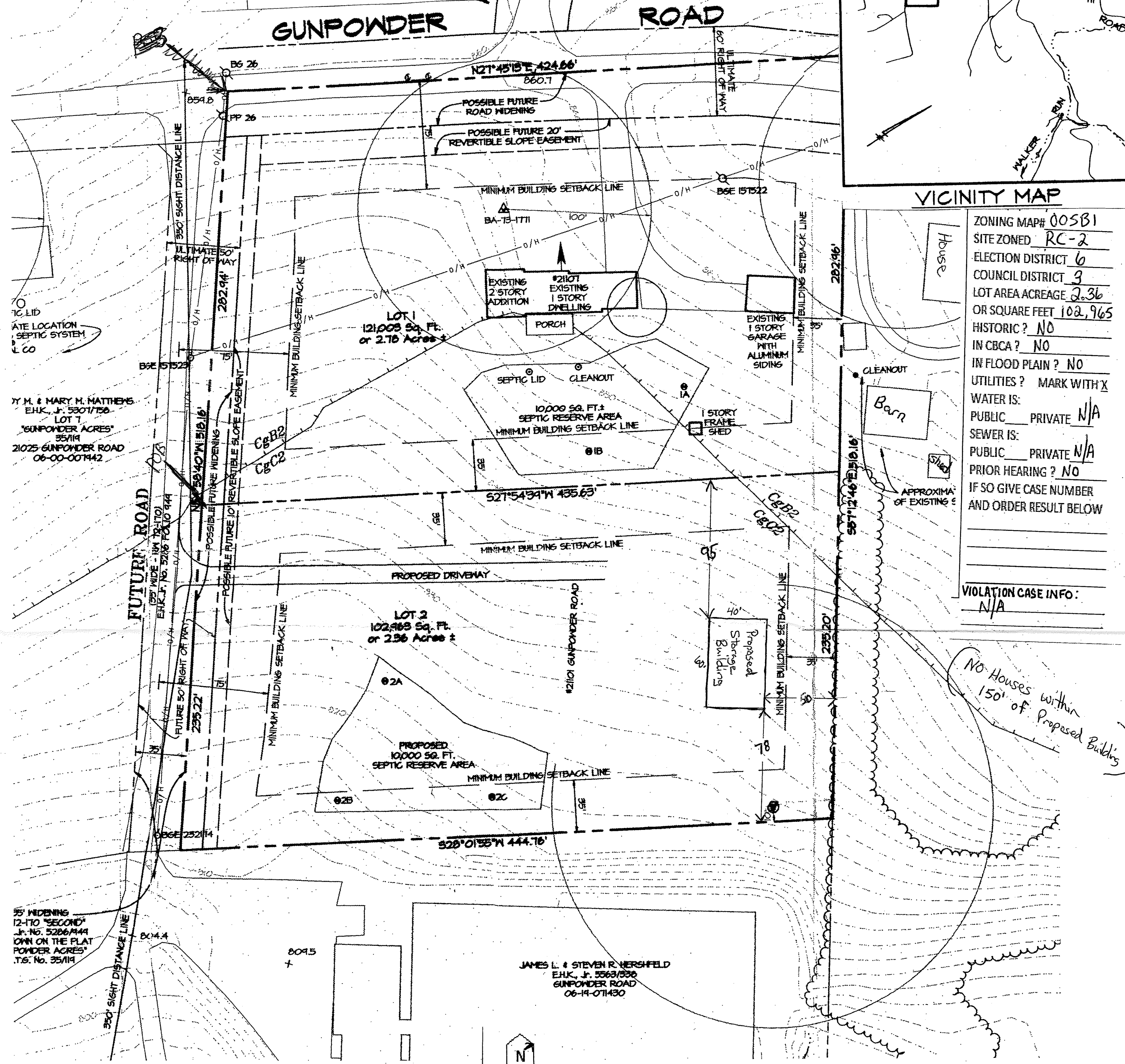
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)
 ADDRESS 21102 Gunpowder Rd OWNER(S) NAME(S) James W. Hershfeld
 SUBDIVISION NAME Ashwood Property Minor Sub LOT # 2 BLOCK # N/A SECTION # N/A
 PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 250 000 1444 DEED REF. # 31926/00141



VICINITY MAP

ZONING MAP# 005B1
 SITE ZONED RC-2
 ELECTION DISTRICT 6
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 2.36
 OR SQUARE FEET 102,965
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC PRIVATE N/A
 SEWER IS:
 PUBLIC PRIVATE N/A
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:
N/A



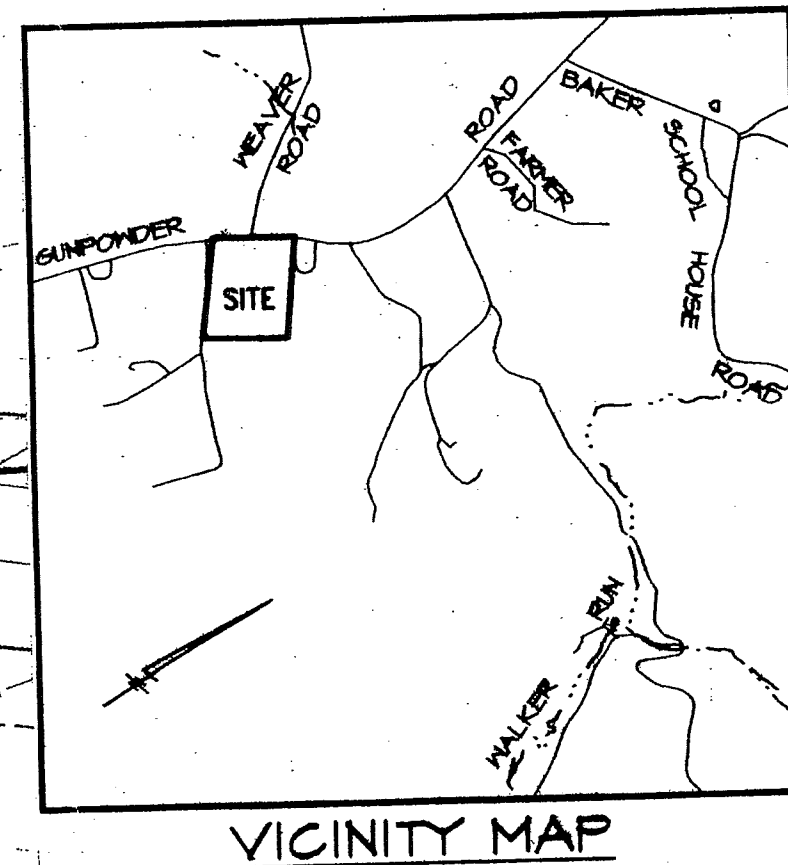
JAMES L. & STEVEN R. HERSHFIELD
 E.H.K., J. 5563/506
 GUNPOWDER ROAD
 06-14-071430



PLAN DRAWN BY James W. Hershfeld DATE 7/23/15 SCALE: 1 INCH = 50' FEET

2016-0022-SPHA

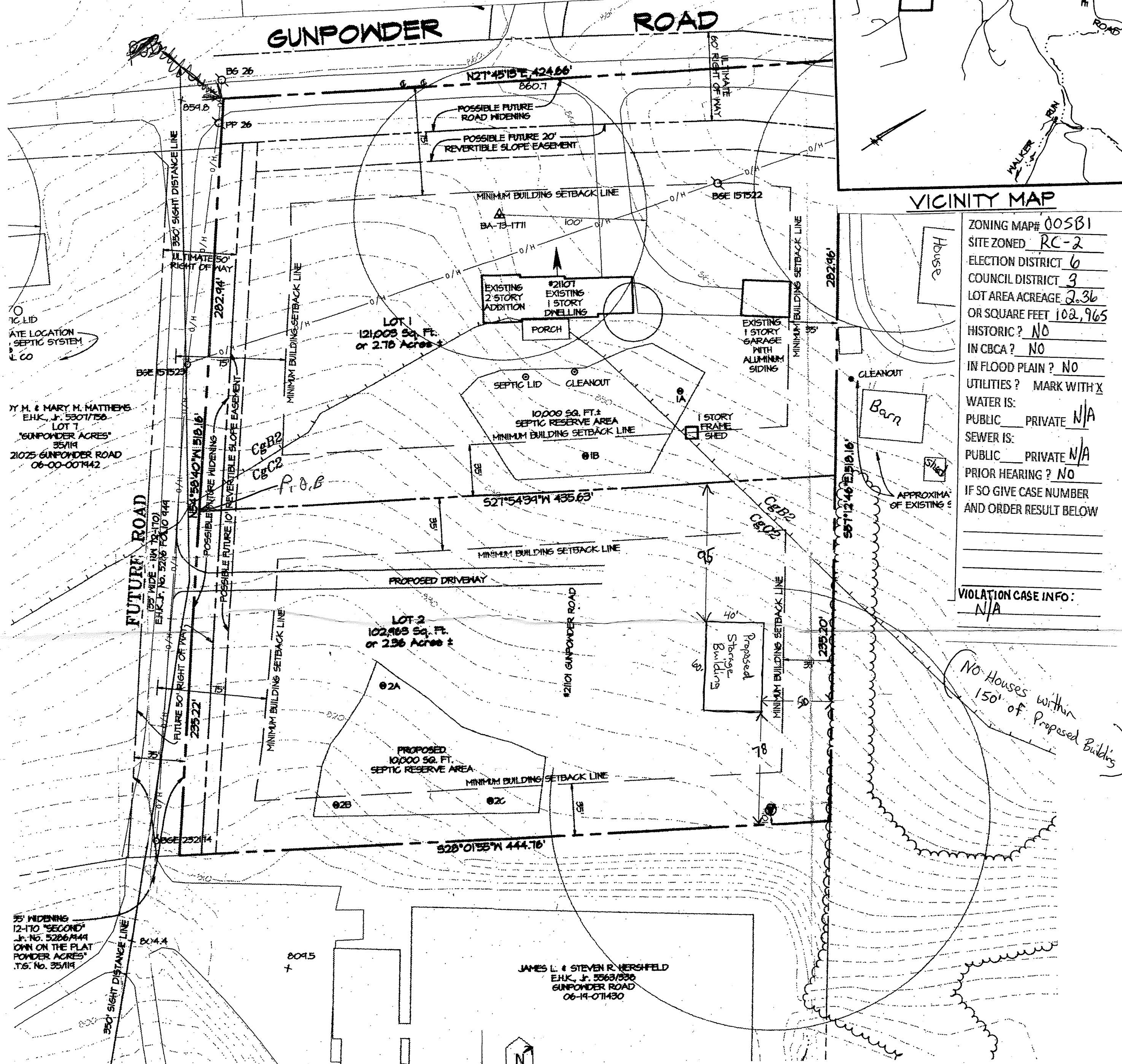
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JAMES L. & STEVEN R. HERSHFELD
E.H.K., J. 5563/530
GUNPOWDER ROAD
06-14-071430



PLAN DRAWN BY James W. Hershfeld DATE 7/23/15 SCALE: 1 INCH = 50' FEET