

M E M O R A N D U M

DATE: March 23, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0161-A- Appeal Period Expired

The appeal period for the above-referenced case expired on March 21, 2016. 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: PETITION FOR ADMIN. VARIANCE *
(6023 Foxhall Farm Road)
1st Election District *
1st Council District *
Matthew J. & Mary F. Mundorf *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0161-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Matthew J. & Mary F. Mundorf ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed accessory building (pole barn) with a height of 29 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 20, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 2-19-16

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the accessory building (pole barn) shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 19th day of **February, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed accessory building (pole barn) with a height of 29 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the accessory building (pole barn) into a dwelling unit or apartment. The accessory structure (pole barn) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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Date 2-19-16

By [Signature]

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 2-19-16

By DLW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 6023 Foxhall Farm

Currently zoned DR2

Deed Reference 135198100320

10 Digit Tax Account # 2200012228

Owner(s) Printed Name(s) MATTHEW J MUNDORT

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3, BC2R, to permit a proposed accessory building (pole barn) with a height of 29 feet in lieu of the maximum allowed 15 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

MATTHEW J MUNDORT, MARY F. MUNDORT
Name #1 - Type or Print Name #2 - Type or Print

[Signature], [Signature]
Signature #1 Signature #2

6023 Foxhall Farm CATONSVILLE MD
Mailing Address City State

21228 410 365 1851 muddydoggs@hotmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 21 day of February, 2016 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0161-A Filing Date 1/12/2016 Estimated Posting Date 1/24/2016 Reviewer JNP

Affidavit in Support Administrative Variance

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

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

Address: 6023 Foxhall Farm Rd. Catonsville MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Due to the extreme elevation of the back hill of property and our attempt to rebuild a barn that suits the architectural style of our house, we are applying for a variance for height requirements. Limited Room In House need Room for STUFF

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

[Signature]
Signature of Owner (Affiant)
Matthew J. Mundorf
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Mary F. Mundorf
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of January 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Matthew J. Mundorf & Mary F. Mundorf

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
10/20/18
My Commission Expires

Affidavit in Support A Administrative Variance

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

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

Address: 6023 Foyhall Farm Rd. Catonsville MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Due to the extreme elevation of the back hill of property and our attempt to rebuild a barn that suits the architectural style of our house, we are applying for a variance for height requirements. limit room in house need room for stuff

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

Signature of Owner (Affiant)

Matthew J. Mundorf
Name- Print or Type

Signature of Owner (Affiant)

Mary F. Mundorf
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of January 2016 before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Matthew J. Mundorf & Mary F. Mundorf

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

AS WITNESS my hand and Notaries Seal

Notary Public

10/20/18
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 6023 Foxhall Farm Currently zoned DR 2
Deed Reference 135198 100320 10 Digit Tax Account # 2200012228
Owner(s) Printed Name(s) MATTHEW J MUNDORT

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 400.3, BC2R, to permit a proposed accessory building (pole barn) with a height of 29 feet in lieu of the maximum allowed 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

MATTHEW J MUNDORT, MARY F MUNDORT
Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

6023 Foxhall Farm CATONSVILLE MD
Mailing Address City State

21228, 410 365 1851, muddy dogs@hotmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address Date City State

Zip Code BY Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

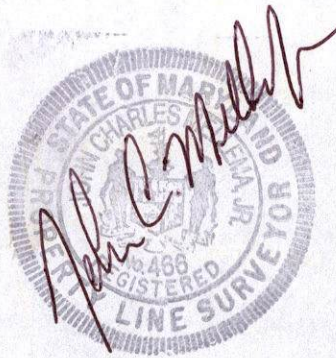
Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0161-A Filing Date 1/12/2016 Estimated Posting Date 1/24/2016 Reviewer SNP

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
JANUARY 11, 2016

ZONING DESCRIPTION #6023 FOXHALL FARM ROAD

BEGINNING FOR THE SAME AT A POINT IN THE CENTERLINE OF A 50' PRIVATE ROAD CALLED FOXHALL FARM ROAD AT A DISTANCE OF 4,390 FEET MORE OR LESS FROM THE CENTERLINE OF S. ROLLING ROAD, THENCE RUNNING THE FOLLOWING COURSES, NORTHEASTERLY 159.58 FEET, THENCE NORTHEASTERLY 222.47 FEET, THENCE NORTHEASTERLY 8.49 FEET, THENCE SOUTHWESTERLY 20.07 FEET, THENCE BY A CURVE TO THE LEFT FOR AN ARC LENGTH OF 105.00, THENCE SOUTHEASTERLY 53.54 FEET, THENCE SOUTHEASTERLY 304.92 FEET, THENCE SOUTHWESTERLY 382.86 FEET, THENCE NORTHWESTERLY 473.62 FEET BACK TO THE POINT OF BEGINNING AS RECORDED IN A DEED LIBER 35198 FOLIO 320 CONTAINING 4.004 ACRES OF LAND MORE OR LESS AND LOCATED IN THE FIRST ELECTION DISTRICT AND THE FIRST COUNCIL DISTRICT.



2016-0161-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/21/2016

Case Number: 2016-161-A

Petitioner / Developer: MATTHEW & MARY MUNDORF

Date of Hearing (Closing): FEBRUARY 8, 2016

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:
6023 FOXHALL FARM ROAD

The sign(s) were posted on: JANUARY 20, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0161 -A Address 6023 Foxhall Farm Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/12/2016 Posting Date: 1/24/2016 Closing Date: 2/8/2016

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0161 -A Address 6023 Foxhall Farm Road
Petitioner's Name Matthew & Mary Mondorf Telephone 410-365-1851
Posting Date: 1/24/2016 Closing Date: 2/8/2016
Wording for Sign: To Permit a proposed accessory building (pole barn) with a height of 29 feet in lieu of the maximum allowed 15 feet.

Revised 7/21/15

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

No. 134200

Date: 1/12/2014

		Rev		Sub											
		Source/		Rev/											
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS	Acct	Amount					
001	806	0002		6150						75.00					

Total: 75.00

Rec From: Mother of Mary Munderf

For: Aileen Vannier - 6023 Foxhall Farm Rd
2016-0161-A (MUNDERF)

DISTRIBUTION

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

VOID RECEIPT

DATE: 1/12/2014
TIME: 10:10 AM
BY: [Signature]

CASHIER'S
VALIDATION

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>1-26</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>1-20-16</u> by <u>O'Keefe</u>	
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 - 01 Account Number - 2200012228			
Owner Information					
Owner Name:	MUNDORF MATTHEW J MUNDORF MARY FRANCES		Use:	RESIDENTIAL	
Mailing Address:	6023 FOXHALL FARM RD CATONSVILLE MD 21228-5305		Principal Residence:	YES	
			Deed Reference:	/35198/ 00320	
Location & Structure Information					
Premises Address:		6023 FOXHALL FARM RD CATONSVILLE 21228-5305		Legal Description:	4.004 AC SES FOXHALL FARM RD 3900 SW ROLLING RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: MS
0108	0008	0821		0000	1 2016
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2015	6,098 SF		4.0000 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2 1/2	YES	STANDARD UNIT	STUCCO	3 full	
Value Information					
	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	165,700	165,700			
Improvements	441,900	646,200			
Total:	607,600	811,900	607,600	675,700	
Preferential Land:	0			0	
Transfer Information					
Seller: TANSEY JOHN L		Date: 07/25/2014	Price: \$375,000		
Type: ARMS LENGTH MULTIPLE		Deed1: /35198/ 00320	Deed2:		
Seller: TANSEY SHIRLEY L		Date: 08/24/2012	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /32465/ 00267	Deed2:		
Seller: TANSEY SHIRLEY L		Date: 06/29/1992	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /09253/ 00364	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 06/26/2015					

looking from ~~property~~
up to my
House



2016-01-14

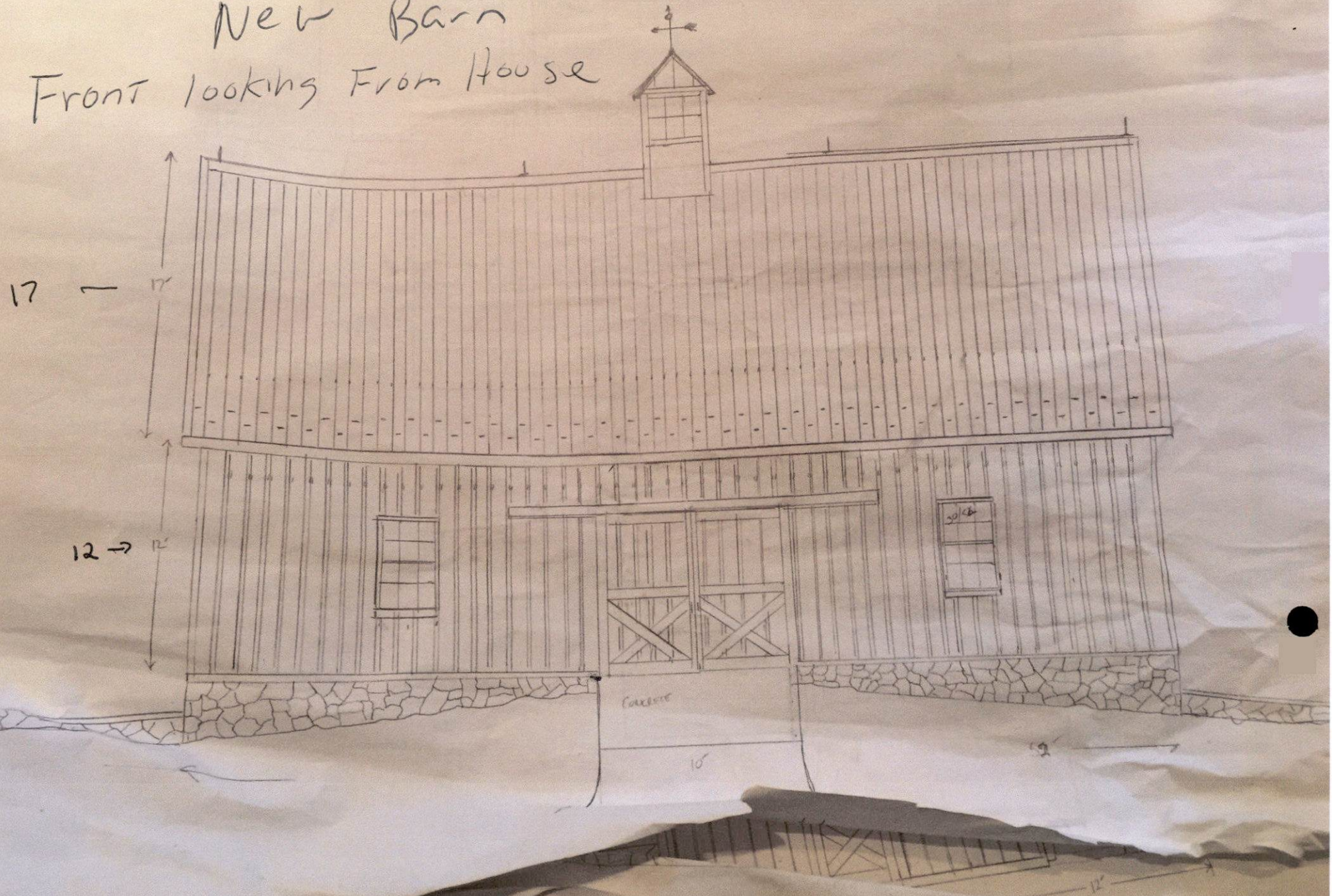
STANDING ~~buy~~ My
Deck looking Towards
Area for new
Barn



2016-01-1-A

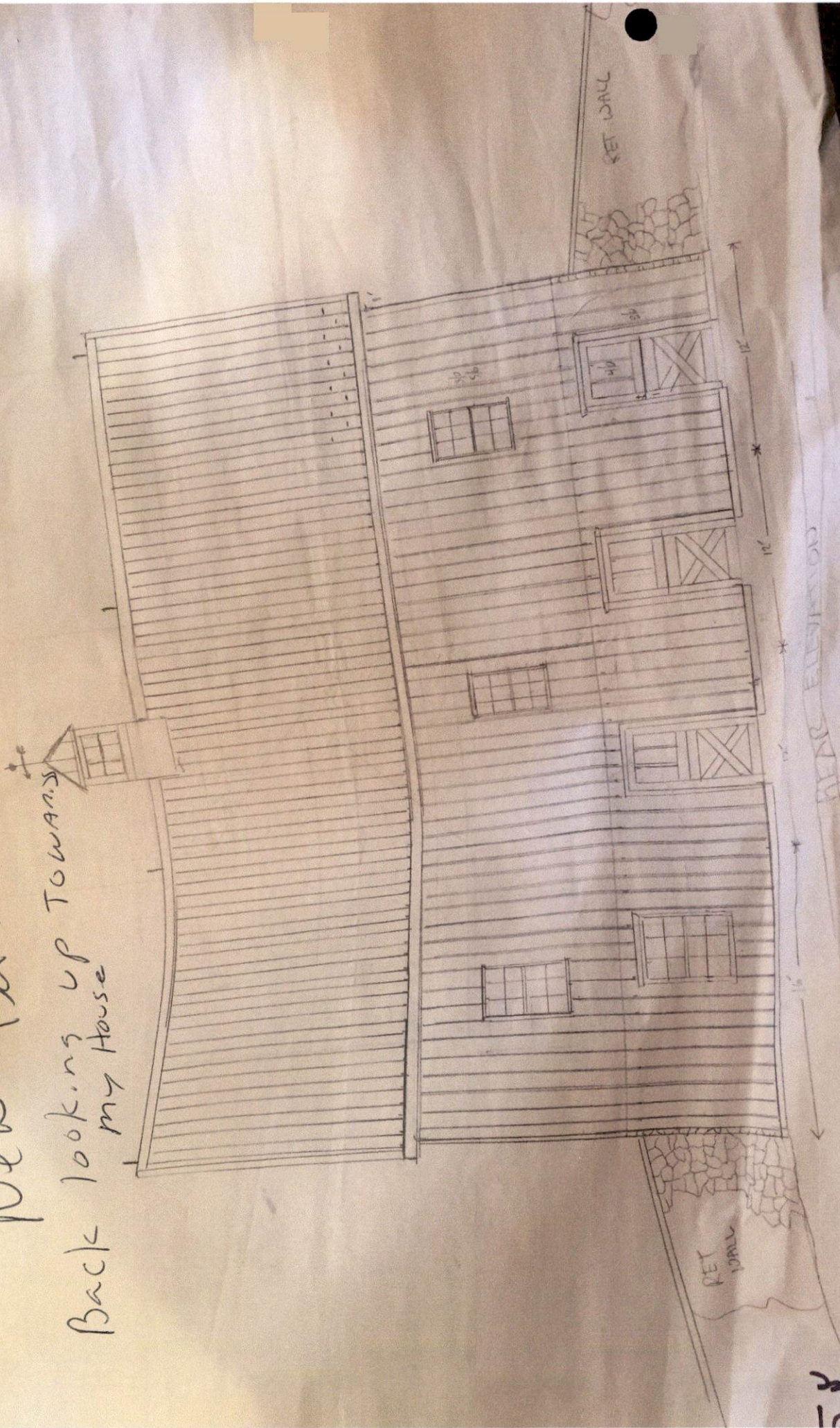
MUNDORF BARN

New Barn
Front looking From House



New Barn

Back looking up towards
my House



Residence
Unit 101

My House looking To
D/D Bar

A photograph of a house with a stone foundation and a white deck, viewed from a distance. The house has a grey upper section and a stone lower section. A white deck with railings is visible on the right side. The background shows trees and a cloudy sky. The photo is oriented horizontally on the page.

My House looking To
D/D Bar

A photograph of a house with a stone foundation and a white deck, viewed from a distance. The house has a grey upper section and a stone lower section. A white deck with railings is visible on the left side. The background shows trees and a cloudy sky. The photo is oriented horizontally on the page.

The Hole were
New Barn
goes



2016-0161-A

My House looking Down to Barn were New Barn will be



2016-0161-A



KEVIN KAMENETZ
County Executive

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

February 9, 2016

Matthew J & Mary F Mundorf
6023 Foxhall Farm
Catonsville MD 21228

RE: Case Number: 2016-0161 A, Address: 6023 Foxhall Farm

Dear Mr. & Ms. Mundorf:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 12, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Closing 2/8

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JAN 26 2016



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0161-A
Address 6023 Foxhall Farm Road
(Mundorf Property)

Zoning Advisory Committee Meeting of January 25, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 01-26-2016

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 1/21/16

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

RE: Baltimore County
Item No. 2016-0161-A
Administrative Variance
Matthew J. & Mary F. Mundorf
6023 Foxhall Farm 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. 2016-0161-A.

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 dark ink, appearing to read 'Richard Zeller'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free
Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690
www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

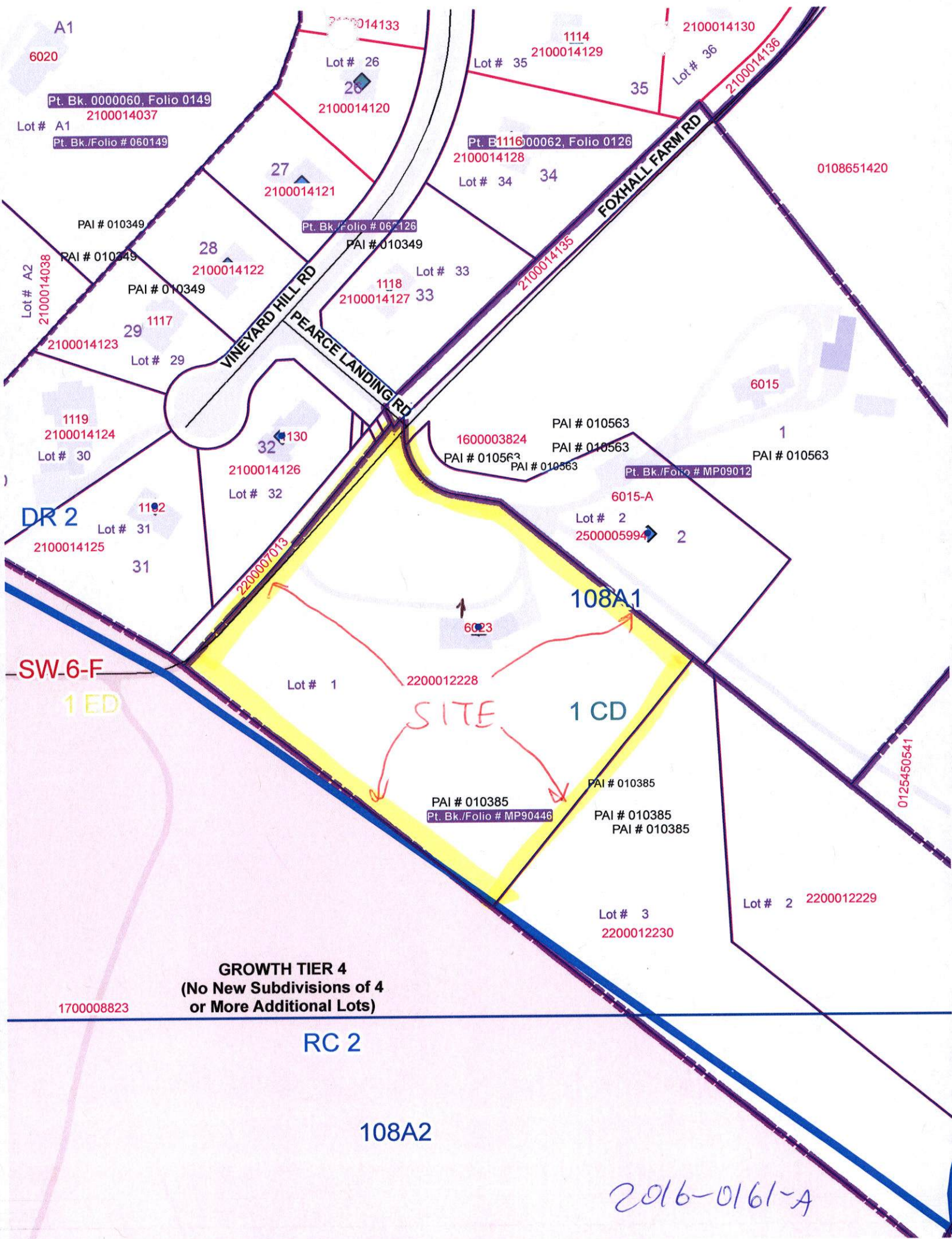
SUBJECT: Zoning Advisory Committee Meeting
For January 19, 2015
Item No. 2016- 0161 and 0164

DATE: January 28, 2016

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\ZAC01192016.doc



Pt. Bk. 0000060, Folio 0149
2100014037
Lot # A1
Pt. Bk./Folio # 060149

Pt. Bk. 111600062, Folio 0126
2100014128
Lot # 34

Pt. Bk./Folio # 060126
PAI # 010349

Pt. Bk./Folio # MP09012

PAI # 010385
Pt. Bk./Folio # MP90446

PAI # 010385
PAI # 010385

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

2016-0161-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 6023 Foxhall Farm Road OWNER(S) NAME(S) Matthew & Mary Mundorf
 SUBDIVISION NAME Minor Subdivision Plat 6019 Foxhall Farm Rd LOT # 1 BLOCK # SECTION #
 PLAT BOOK # 1 FOLIO # 34 10 DIGIT TAX # 22 000 1222 8 DEED REF. # 35198 / 320

SITE PLAN
 EXISTING CONDITION PLAN
 #6023 FOXHALL FARM ROAD
 BALTIMORE CO., MD. 21229
 TAX MAP 108 GRID 8 PARCEL 621
 LOT 1 MINOR SUBDIVISION PLAT
 "6019 FOXHALL FARM ROAD"
 GREENWAYS PLAN BOOK S.M. NO.1 FOLIO 34
 DEED REFERENCE: 32465/267
 TAX ACCOUNT NO. 2200012228

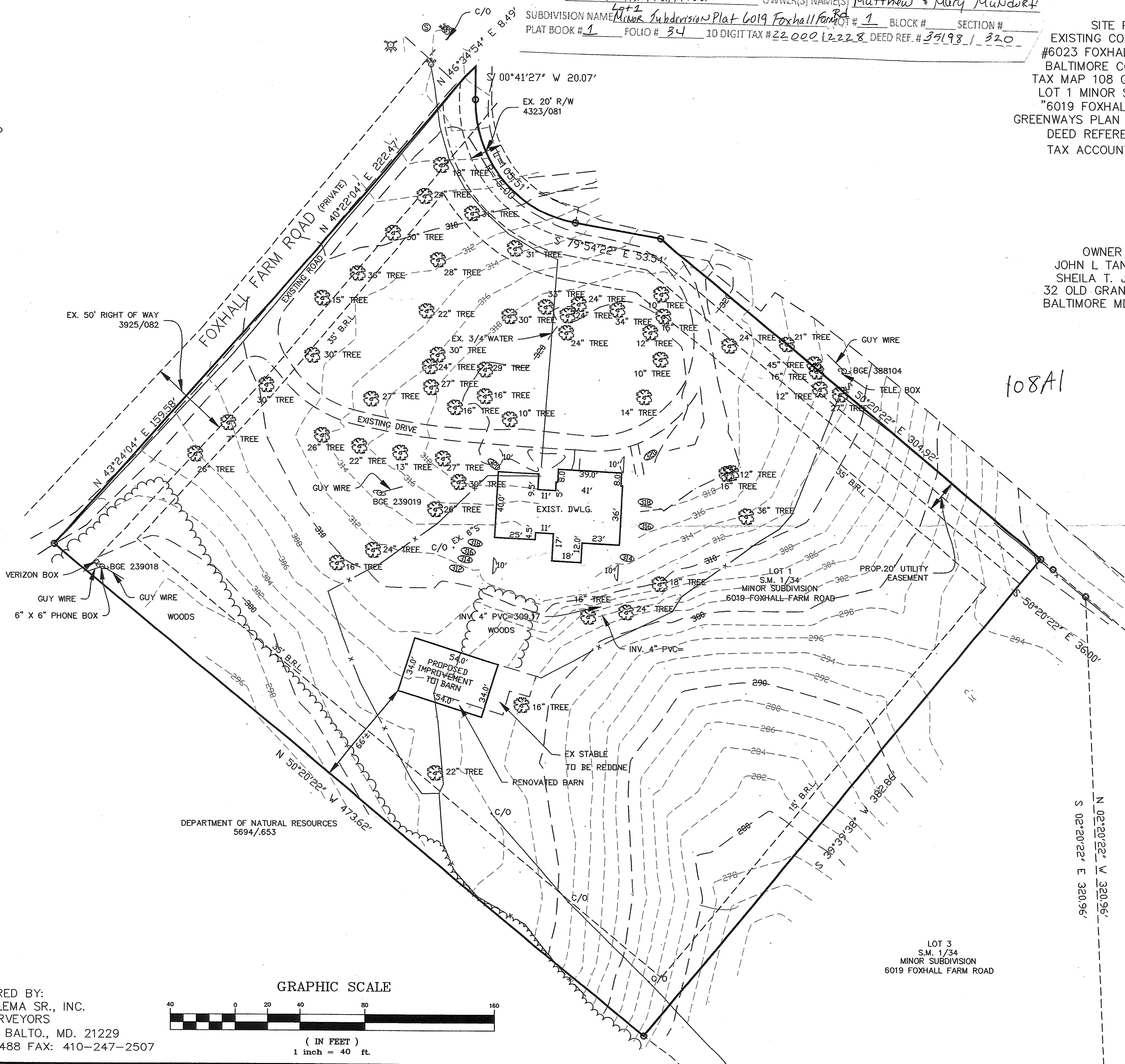
OWNER
 JOHN L TANSEY
 SHEILA T. JONES
 32 OLD GRANARY CT.
 BALTIMORE MD. 21228

MAP IS NOT TO SCALE
 ZONING MAP# 108A1
 SITE ZONED DK2
 ELECTION DISTRICT 1
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE 4
 OR SQUARE FEET
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE
 SEWER IS:
 PUBLIC ☒ PRIVATE
 PRIOR HEARING? N.O.
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

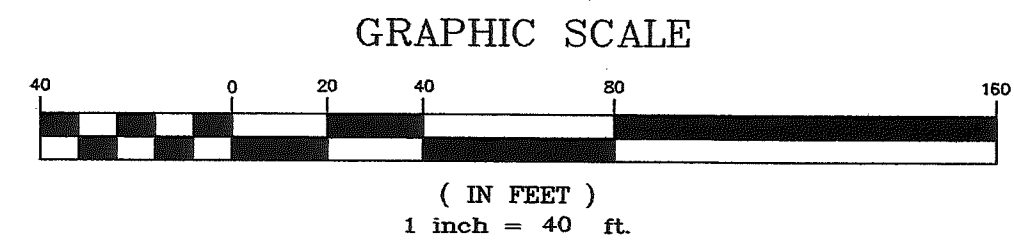
VIOLATION CASE INFO:

LOT 2
 S.M. 1/34
 MINOR SUBDIVISION
 6019 FOXHALL FARM ROAD

LOT 3
 S.M. 1/34
 MINOR SUBDIVISION
 6019 FOXHALL FARM ROAD

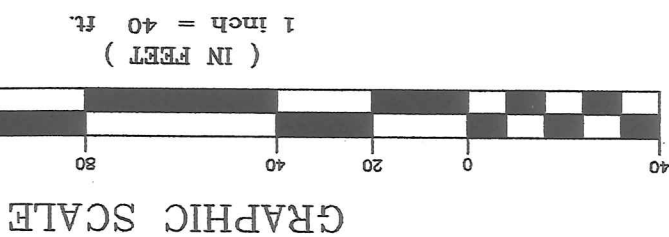


PREPARED BY:
 JOHN C. MELLEMA SR., INC.
 LAND SURVEYORS
 5409 EAST DR. BALTO., MD. 21229
 PHONE: 410-247-7488 FAX: 410-247-2507



2016-0161-A

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LOT 3
S.M. 1/34
MINOR SUBDIVISION
6019 FOXHALL FARM ROAD

LOT 2
S.M. 1/34
MINOR SUBDIVISION
6019 FOXHALL FARM ROAD

S 02°20'22" E 320.96'
N 02°20'22" W 320.96'

VIOLATION CASE INFO:

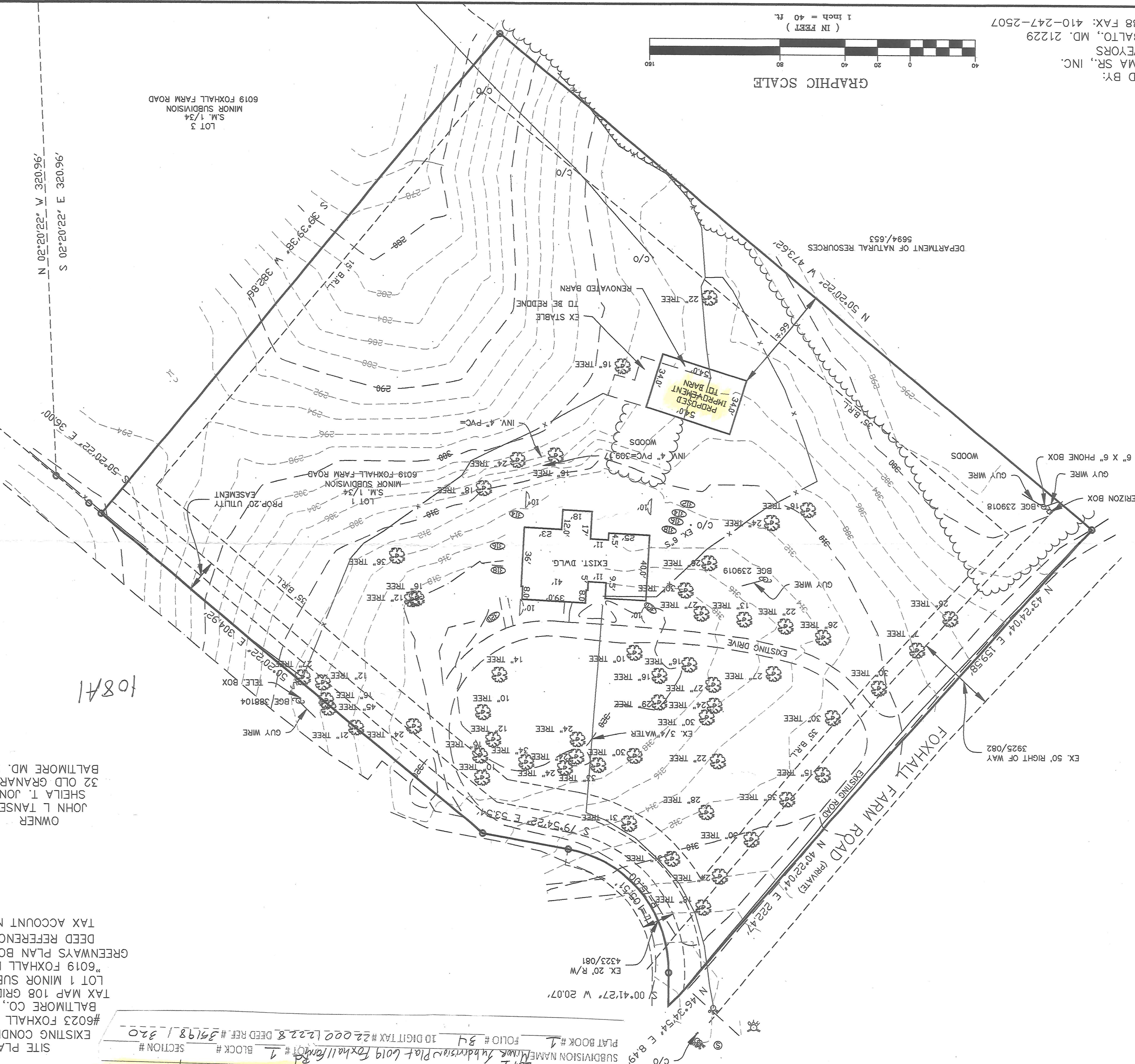
AND ORDER RESULT BELOW
IF SO GIVE CASE NUMBER
PRIOR HEARING? *NO*
PUBLIC / PRIVATE
SEWER IS:
WATER IS:
UTILITIES? MARK WITH X
IN FLOOD PLAIN? *NO*
IN CBQA? *NO*
HISTORIC? *NO*
OR SQUARE FEET
LOT AREA ACREAGE *4*
COUNCIL DISTRICT *1*
ELECTION DISTRICT *1*
SITE ZONED *D-2*
ZONING MAP# *108A1*

MAP IS NOT TO SCALE
N

OWNER
JOHN L TANSEY
SHEILA T. JONES
32 OLD GRANARY CT.
BALTIMORE MD. 21228

SITE PLAN
EXISTING CONDITION PLAN
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BALTIMORE CO., MD. 21229
TAX MAP 108 GRID 8 PARCEL 621
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ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING
ADDRESS: 6023 Foxhall Farm Road
OWNERS (NAME(S)) *Matthew & Mary Munderf*
SUBDIVISION NAME *Minor Subdivision Plat 6019 Foxhall Farm Road*
PLAT BOOK # *1* FOLIO # *34* 10 DIGIT TAX # *2200012228* DEED REF. # *32465/267*
SECTION # BLOCK #



2016-0161-A
Let. 322