

M E M O R A N D U M

DATE: June 15, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0248-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 13, 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 *
(2125 Benson Mill Road)
5th Election District *
3rd Council District *
Christopher and Taylor Shoffner *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0248-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, Christopher and Taylor Shoffner ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 101.1 of the Baltimore County Zoning Regulations ("B.C.Z.R) - "Accessory Use or Structure" to permit a pole barn in the rear yard of a residential property with a total square footage exceeding that of the principal structure-home. 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 April 22, 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

ORDER RECEIVED FOR FILING

Date 5-12-16

By SW

the file to indicate that the requested variance would adversely affect the health, safety or general 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 12th day of **May, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 101.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") - "Accessory Use of Structure" to permit a pole barn in the rear yard of a residential property with a total square footage exceeding that of the principal structure-home, 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.

ORDER RECEIVED FOR FILING

Date 5-12-16

By (signature)

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.

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 5-12-16

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: 262

Address 2125 Benson Mill Rd Sparks, MD 21152 Currently zoned Agricultural

Deed Reference 37102 / 00413 10 Digit Tax Account # 0520080072

Owner(s) Printed Name(s) Christopher + Taylor Shoffner

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 101.1 - "Accessory Use or Structure", BCZR,
to permit a pole-barn on a Residential property with a total square
footage exceeding that of the principal structure - home.
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):

Taylor Shoffner, Christopher Shoffner
Name #1 - Type or Print Name #2 - Type or Print

Taylor Shoffner [Signature]
Signature #1 Signature #2

2125 Benson Mill Sparks MD
Mailing Address City State

21152, 4109605078, taylor.shoffner@
Zip Code Telephone # Email Address
yahoo.com

Representative to be contacted:

Name - Type or Print Same

Signature

Mailing Address City State

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

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

2016-0248-A

File Date 4-15-16

Estimated Posting Date 4/24/16

Reviewer JCM

Affidavit in Support of 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: 2125 Benson Mills Rd Sparks MD 21152
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)

The existing house is approximately 1400 sq ft. Our understanding is Baltimore County allows outbuildings smaller in sq ft than the residence. A building of approx 1400 sq ft would cause practical difficulty and hardship.

The property is over 5 acres. We will have agricultural equipment including but not limited to tractors, trucks, and machinery.

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

Signature of Owner (Affiant)

Chris Shoffner

Name- Print or Type

Signature of Owner (Affiant)

Taylor Shoffner

Taylor Shoffner

Name- Print or Type

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

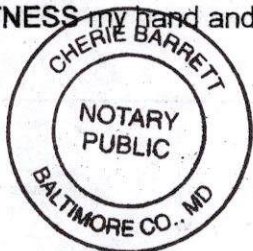
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christopher Shoffner, Taylor Shoffner

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

AS WITNESS my hand and Notaries Seal



Cherie Barrett
Notary Public

10/9/2018
My Commission Expires

Affidavit in Support of 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: 2125 Benson Mill Rd Sparks MD 21152
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)

The existing house is approximately 1400 sq ft. Our understanding is Baltimore County allows outbuildings smaller in sq ft than the residence. A building of approx 1400 sq ft would cause practical difficulty and hardship.

The property is over 5 acres. We will have agricultural equipment including but not limited to tractors, trucks, and machinery.

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

Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

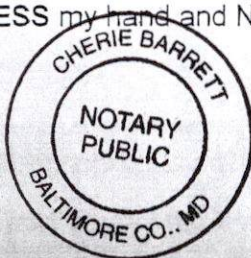
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christopher Shoffner, Taylor Shoffner

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

AS WITNESS my hand and Notaries Seal



Notary Public

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 2125 Benson Mill Rd. Sparks, MD 21152 Currently zoned Agricultural RC-2

Deed Reference 37102 / 00413 10 Digit Tax Account # 0520080072

Owner(s) Printed Name(s) Christopher + Taylor Shoffner

(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:

1. X ADMINISTRATIVE VARIANCE from Section(s) 101.1 - "ACCESSORY USE OR STRUCTURE"; BC22,
TO PERMIT A POLE-BARN ON A RESIDENTIAL PROPERTY WITH
A TOTAL SQUARE FOOTAGE EXCEEDING THAT OF THE PRINCIPAL
STRUCTURE-HOME.

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):

Taylor Shoffner / Christopher Shoffner
Name #1 - Type or Print Name #2 - Type or Print

Taylor Shoffner / [Signature]
Signature #1 Signature #2

2125 Benson Mill Rd Sparks, MD
Mailing Address City State

21152 / 4109605078 / taylor.shoffner@
Zip Code Telephone # Email Address

yahoo.com

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

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 2016-0248-A

Filing Date 4/15/16

Estimated Posting Date 4/24/16

Reviewer JCM

Property Description for **2125 Benson Mill Road Sparks, MD 21152**

Owners: Christopher and Taylor Shoffner

Beginning at a point on the South side of Benson Mill Road on which our property fronts which is 24 ft right of way wide at the distance of 1125 ft East of the centerline of the nearest improved intersection street Yeoho Road which is 40 ft right of way wide.

CERTIFICATE OF POSTING

Date: April 22, 2016

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2016-0248-A
Petitioner/Developer: Taylor Shoffner
Date of Hearing/Closing: May 9, 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 2125 Benson Mill Rd.

The sign(s) were posted on April 22, 2016

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



12

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0248 -A Address 2125 BENSON MILL RD.
Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/15/16 Posting Date: 4/24/16 Closing Date: 5/9/16

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- 0248 -A Address 2125 BENSON MILL RD.
Petitioner's Name TAYLOR SHIFFNER Telephone 410-960-5078
Posting Date: 4/24/16 Closing Date: 5/9/16
Wording for Sign: To Permit A POLE-BARN WITH A TOTAL SQUARE FOOTAGE
GREATER THAN THAT OF THE EXISTING DWELLING.

Revised 7/21/15

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0248 -A Address 2125 BENSON MILL RD.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/15/16 Posting Date: 4/24/16 Closing Date: 5/9/16

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- 0248 -A Address 2125 BENSON MILL RD.

Petitioner's Name TAYLOR SHOFFNER Telephone 410-960-5078

Posting Date: 4/24/16 Closing Date: 5/9/16

Wording for Sign: To Permit A POLE-BARN WITH A TOTAL SQUARE FOOTAGE
GREATER THAN THAT OF THE EXISTING DWELLING.

Revised 7/21/15

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/neighboring 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: 2016-0248-A
Petitioner: Christopher and Taylor Shoffner
Address or Location: 2125 Benson Mill Rd Sparks, MD 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: Taylor Shoffner
Address: 2125 Benson Mill Rd
Sparks MD 21152
Telephone Number: 410 960 5078

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

No. **134737**

Date: **4/15/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 4/15/2016 4/15/2016 09:29:19 5

RE: WSDS WALKIN 8205 LRG
 >> RECEIPT # 047240 4/15/2016 OFLA
 Det 5 520 ZONING VERIFICATION
 CR NO. 134737

Recpt Tot \$75.00
 \$75.00 CX \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: **75.00**

Rec From: **TAYLOR SHOFFNER**

For: **2016-0248-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 10, 2016

Taylor & Christopher Shoffner
2125 Benson Mill Road
Sparks MD 21152

RE: Case Number: 2016-0248 A, Address: 2125 Benson Mill Road

Dear Mr. & Ms. Shoffner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 15, 2016. 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR 19 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: April 19, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0248-A
Address 2125 Benson Mill Road
(Shoffner Property)

Zoning Advisory Committee Meeting of April 25, 2016.

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

Reviewer: Steve Ford

Date: 04-19-2016

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



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

Date: 4/21/14

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0248-A

Administrative Variance
Taylor's Christopher Shoffner
2125 Benson Mill Road.

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 – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2016
Item No. 2016-0244, 0247 and 0248

DATE: April 20, 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\ZAC04252016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: April 19, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0248-A
Address 2125 Benson Mill Road
(Shoffner Property)

Zoning Advisory Committee Meeting of April 25, 2016.

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

Reviewer: Steve Ford

Date: 04-19-2016

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>4-20</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
<u>4-19</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-21</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 (17 days) Date: 4-22-16 by AttorneyPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

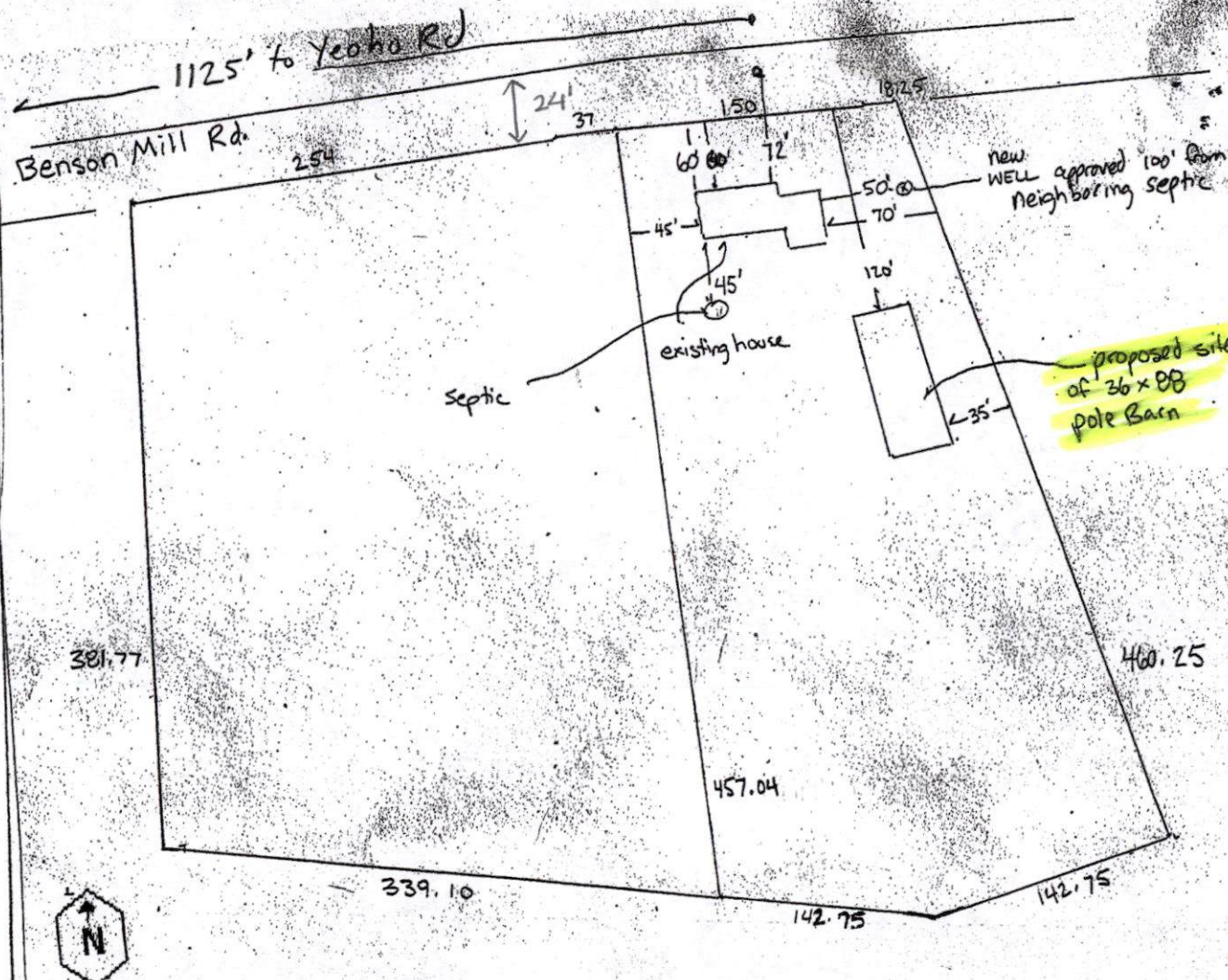
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING, (MARK TYPE REQUESTED WITH X)

ADDRESS 2125 Benson Mill Road OWNER(S) NAME(S) Christopher + Taylor Shoffner

Sparks, MD 21152

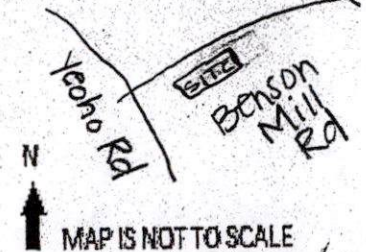
SUBDIVISION NAME none LOT # n/a BLOCK # n/a SECTION # n/a

PLAT BOOK # n/a FOLIO # n/a 10 DIGIT TAX # 0520080072 DEED REF. # 37102100413



PLAN DRAWN BY K+S Construction and Remodeling DATE 4/11/16 SCALE: 1 INCH = 90 FEET

SITE VICINITY MAP



ZONING MAP# 027B1

SITE ZONED RC2

ELECTION DISTRICT 5

COUNCIL DISTRICT 3

LOT AREA ACREAGE 5.14

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Per. Eor. 1

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

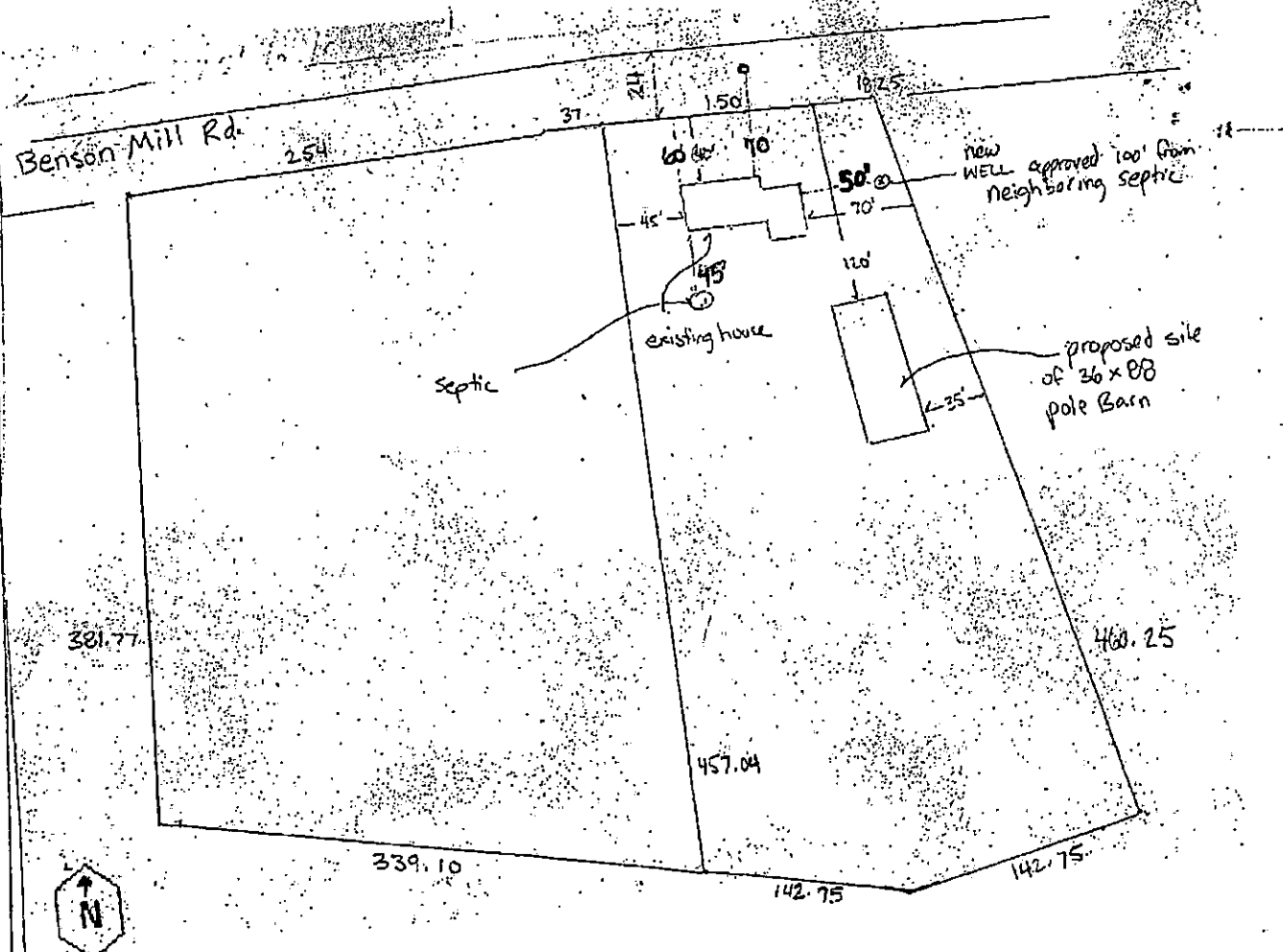
ADDRESS 2125 Benson Mill Road OWNER(S) NAME(S) Christopher + Taylor Shoffner

Sparks, MD 21152

SUBDIVISION NAME none

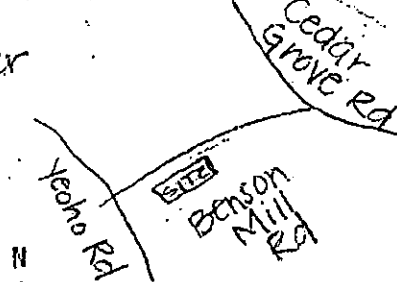
LOT # n/a BLOCK # n/a SECTION # n/a

PLAT BOOK # n/a FOLIO # n/a 10 DIGIT TAX # 0520080072 DEED REF. # 37102/00413



PLAN DRAWN BY K+S Construction and Remodeling DATE 4/11/16 SCALE: 1 INCH = 90 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 027B1

SITE ZONED RC2

ELECTION DISTRICT 5

COUNCIL DISTRICT 3

LOT AREA ACREAGE 5.14

OR SQUARE FEET

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

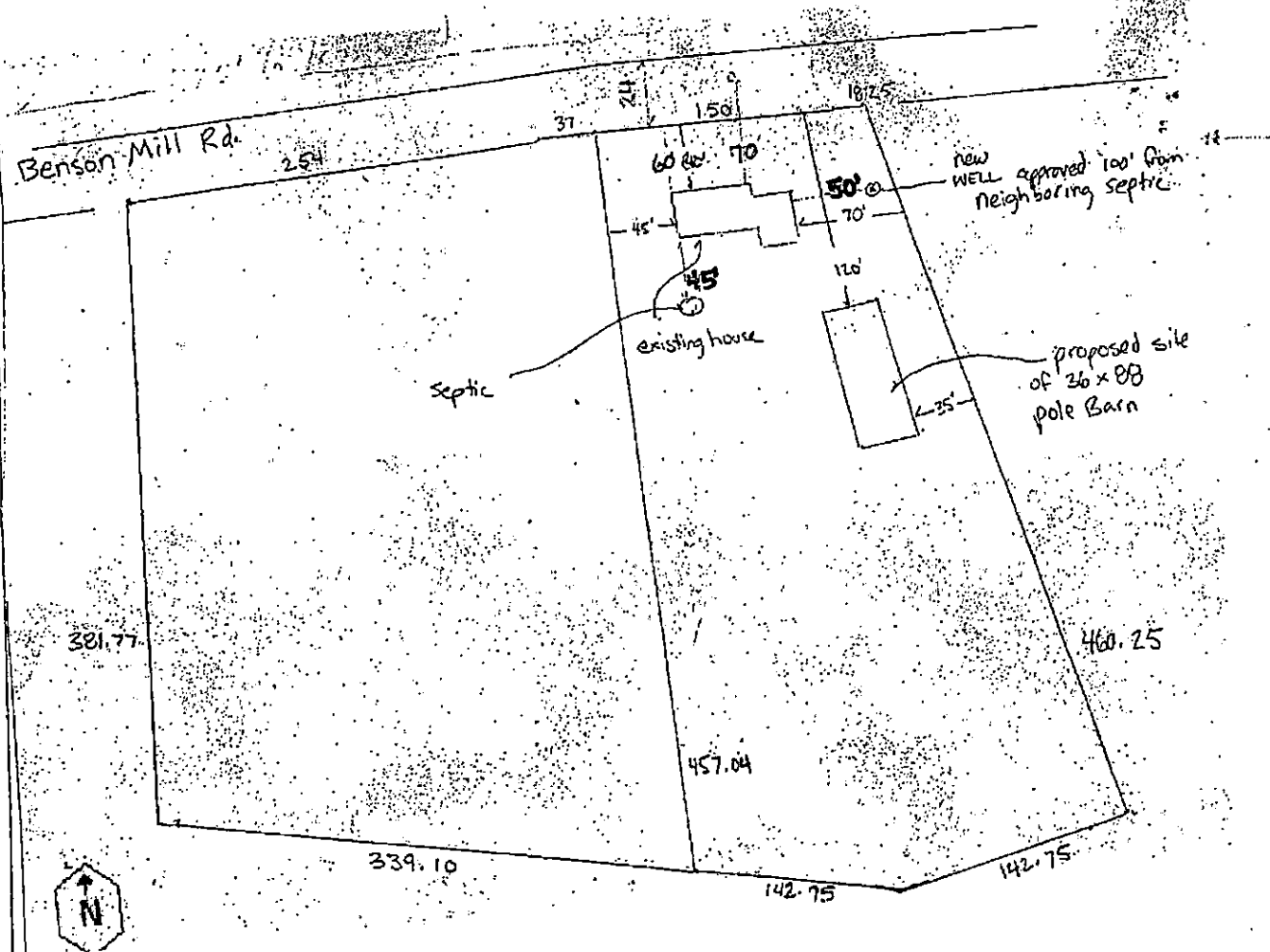
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

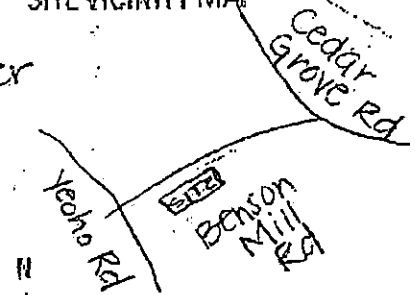
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING, (MARK TYPE REQUESTED WITH X)
ADDRESS 2125 Benson Mill Road OWNER(S) NAME(S) Christopher + Taylor Shoffner
SPARKS, MD 21152
SUBDIVISION NAME none LOT # n/a BLOCK # n/a SECTION # n/a
PLAT BOOK # n/a FOLIO # n/a 10 DIGIT TAX # 0520080072 DEED REF. # 37102/00413



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 027B1

SITE ZONED RC2

ELECTION DISTRICT 5

COUNCIL DISTRICT 3

LOT AREA ACREAGE 5.14

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

20.

21.

