

M E M O R A N D U M

DATE: September 22, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0332-A – Appeal Period Expired

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

(2934 Kuntz Road)

2nd Election District

4th Council District

Michael Sterling

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2016-0332-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Craig Rodgers with Craig Consulting, LLC, on behalf of Michael Sterling, owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1A07.8.B.5b to permit a proposed single family dwelling (SFD) to have a building envelope of 20 ft. from an adjacent property with a pasture in lieu of the required 200 ft. A revised site plan was marked as Petitioner's Exhibit 1A. The Petitioner originally sought approval for a 20 ft. setback, but the petition was amended to increase the setback to 50ft., as requested by the Department of Planning (DOP).

Owner Dawn Sterling along with Craig Rodgers, whose firm prepared the site plan, appeared in support of the petition. Mike Pierce, an interested citizen, attended the hearing to obtain additional information regarding the project. The Petition was advertised and posted as required by the B.C.Z.R. Other than as noted above regarding the increased setback as requested by the DOP, there were no substantive Zoning Advisory Committee (ZAC) comments received.

ORDER RECEIVED FOR FILING

Date 8-22-16

By Sen

The subject property is approximately 36,000 square feet and is zoned RC-6. At present the property is unimproved, although Petitioner would like to construct a dwelling on the site. Although Petitioner is able to comply with nearly all of the RC-6 zone requirements, relief is needed for the 200 ft. setback found in the Regulations.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The rural site has irregular dimensions and the RC-6 regulations contain setback requirements that are much greater than those found in other residential zones. As such I believe the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because they would be unable to construct a dwelling on the lot. 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 Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 22nd day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §1A07.8.B.5b to permit a building envelope for a proposed single-family dwelling to have a setback of 50 ft. from an adjacent property with a pasture, in lieu of the required 200 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 8-22-16

By sen

The relief granted herein shall be subject to 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.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:sln

ORDER RECEIVED FOR FILING

Date 8-22-14

3 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 2934 KUNTZ ROAD which is presently zoned RC-6
 Deed References: 35184/84 (PARCEL 2) 10 Digit Tax Account # 1800013790
 Property Owner(s) Printed Name(s) MICHAEL STERLING

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. X a **Variance** from Section(s) 1A07.8.B.5b

Section 1A07.8.B.5.b – to permit a proposed single family dwelling to have a building envelope of 20 feet from an adjacent property with a pasture in lieu of the required 200 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 PERMIT A TWENTY FOOT SETBACK TO A PASTURE IN LIEU OF A 200 FOOT SETBACK REQUIRED WHICH WOULD RENDER THE PROPERTY UNBUILDABLE AS THE PROPERTY MEETS ALL OTHER ZONING REQUIREMENTS OF RC-6 REGULATIONS

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 # Mail Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MICHAEL STERLING

Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

4619 LEARNED SAGE ELLICOTT CITY, MD

Mailing Address City State

21042 / 410-997-6897 / Mikesterling@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

CRAIG RODGERS

Name - Type or Print

Signature

7024 GREENBANK RD. BALTIMORE, MD

Mailing Address City State

21220 / 443-677-2007 / craigrodgers200@gmail.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0332-A Filing Date 6/21/16

Do Not Schedule Dates: Reviewer RJD

ZONING PROPERTY DESCRIPTION FOR 2934 KUNTZ ROAD

Beginning at a point on the North side of Kuntz Road which is 15 feet wide at a distance of 586.10 feet west of the center line of Windsor Mill Road which is 50 feet wide, thence the following courses and distances, (1st POC) North 26 degrees 28 minutes 38 seconds West 161.21 feet, thence (2nd POC) North 69 degrees 26 minutes 09 seconds East 238.11 feet, thence (3rd POC) South 26 degrees 28 minutes 38 seconds East 142.78 feet to a point on the north side of Kuntz Road thence running with and binding on the north side of Kuntz Road, (4th POC) South 65 degrees 00 minutes 01 seconds West 234.24 feet to the point of beginning as recorded in Deed Liber 35184, Folio 85, Parcel 2, containing 36,000.34 square feet, or 0.8264 acres +/-, located in the Second Election District and Fourth Councilmanic District.

Item #0332

CERTIFICATE OF POSTING

Date: JULY 28, 2016

RE: Project Name: 2934 Kuntz Rd
Case Number /PAI Number: 2016-0332-A
Petitioner/Developer: MICHEAL STERLING
Date of Hearing/Closing: AUGUST 17, 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 2934 KUNTZ ROAD

The sign(s) were posted on JULY 28, 2016
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

7/28/2016

Order #: 11125842
Case #: 2016-0332-A
Description:

CASE NUMBER: 2016-0332-A - 2934 Kuntz Road



Darlene Miller, Public Notice Coordinator
(Representative Signature)

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: 2016-0332-A

2934 Kuntz Road

NE/s Kuntz Road, 586 ft. SW of Windsor Mill Road

2nd Election District - 4th Councilmanic District

Legal Owners: Michael Sterling

Variance to permit a proposed single family dwelling to have a building envelope of 20 ft. from an adjacent property with a pasture in lieu of the required 200 ft.

Hearing: Wednesday, August 17, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

ARNOLD JABLON,
Director of Permits,

Approvals and Inspections for Baltimore County.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

jy28

CERTIFICATE OF POSTING

Date: JULY 28, 2016

RE: Project Name: 2934 Kuntz Rd
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(Month, Day, Year)

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(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)





KEVIN KAMENETZ
County Executive

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

July 21, 2016

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:

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NE/s Kuntz Road, 586 ft. SW of Windsor Mill Road
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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Michael Sterling, 4619 Learned Sage, Ellicott City 21042
Craig Rodgers, 7024 Greenbank Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 28, 2016.**
- (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: DAILY RECORD
Thursday, July 28, 2016 Issue

Please forward billing to:
Craig Rodgers
7024 Greenbank Road
Baltimore, MD 21220

443-677-2007

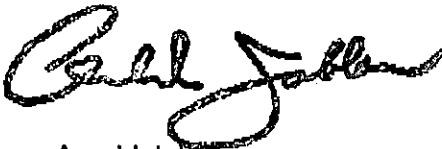
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NE/s Kuntz Road, 586 ft. SW of Windsor Mill Road
2nd Election District – 4th Councilmanic District
Legal Owners: Michael Sterling

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105 West Chesapeake Avenue, Towson 21204



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

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RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
2934 Kuntz Road; NE/S Kuntz Road, 586' SW	*	
of c/line Windsor Mill Road	*	OF ADMINSTRATIVE
2 nd Election & 4 th Councilmanic Districts	*	
Legal Owner(s): Michael Sterling	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2016-332-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

JUL 05 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of July, 2016, a copy of the foregoing Entry of Appearance was mailed to Craig Rodgers, 7024 Greenbank Road, Baltimore, Maryland 21220, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2016-0332-A
Property Address: 2934 KUNTZ RD
Property Description: N. SIDE OF KUNTZ RD, 586' W. OF E. OF
WINDSOR MILL RD. (0.82 AC.)
Legal Owners (Petitioners): MICHAEL STERLING
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: R. CRAIG RODGERS
Company/Firm (if applicable): CRAIG CONSULTING, LLC
Address: 7024 GREENBANK RD
BALTIMORE, MD. 21220
craigrodgers200@gmail.com
Telephone Number: 443-677-2007

Revised 5/20/2014

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

No.

141322

Date:

6/21/16

PAID RECEIPT

BUSINESS ACTUAL TIME DR#
6/21/2016 6/21/2016 11:18:45 2

R/G M902 MAIL JEE
RECEIPT # 969217 6/21/2016 CFLN

Dept 5 528 ZONING VERIFICATION
LN NO. 141322

Receipt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

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

Total: \$75.00

Rec

From:

For:

Zoning hearing - case #2016-0332-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

August 10, 2016

Michael Sterling
4619 Learned Sage
Ellicott City, MD 21042

RE: Case Number: 2016-0332 A, Address: 2934 Kuntz Road

Dear Mr. Sterling:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 21, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Craig Rodgers, 7024 Greenbank Road, Baltimore MD 21220

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



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

Date: 7. 5. 2016

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. 2016-0332-A

Variance
Michael Sterling
2934 Kuntz 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 that reads "Richard A. Zeller".

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 13, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For July 4, 2016
Item No. 2016-0330, 0331, 0332 and 0333

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\ZAC07042016.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: July 13, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-332

RECEIVED

JUL 19 2016

INFORMATION:

Property Address: 3934 Kuntz Road
Petitioner: Michael Sterling
Zoning: RC 6
Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a request for a variance to permit a 20 foot setback in lieu of the required 200 foot setback from adjacent agricultural land.

A site visit was conducted in May 2016.

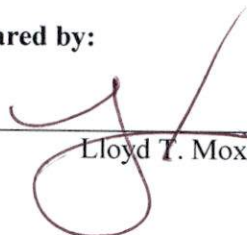
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Provide a minimum 50' setback from the adjacent agricultural land.

The Petitioners representative has indicated to the Department a willingness to provide the 50' setback.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott
Craig Rodgers
Office of the Administrative Hearings
People's Counsel for Baltimore County

8-22

RECEIVED

BALTIMORE COUNTY, MARYLAND

JUN 29 2016

Inter-Office Correspondence

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: June 29, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0332-A
Address 2934 Kuntz Road
(Sterling Property)

Zoning Advisory Committee Meeting of **July 4, 2016.**

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

Reviewer: Steve Ford

Date: 06-29-2016

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: July 13, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

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Case Number: 16-332

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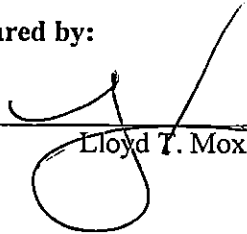
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For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Wally Lippincott
Craig Rodgers
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: June 29, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0332-A
Address 2934 Kuntz Road
(Sterling Property)

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

Reviewer: Steve Ford

Date: 06-29-2016

CASE NAME 2934 KUNTZ Rd
CASE NUMBER 2016-0332-A
DATE 8/17/16

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment7/13

DEVELOPMENT PLANS REVIEW

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

6/29

DEPS

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

7/13

FIRE DEPARTMENT

PLANNING

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

7-5-16

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/28/16

SIGN POSTING

Date:

7/28/16

by

Billingsley

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

H. 1000

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Real Property Data Search (w2)

Guide to searching the database

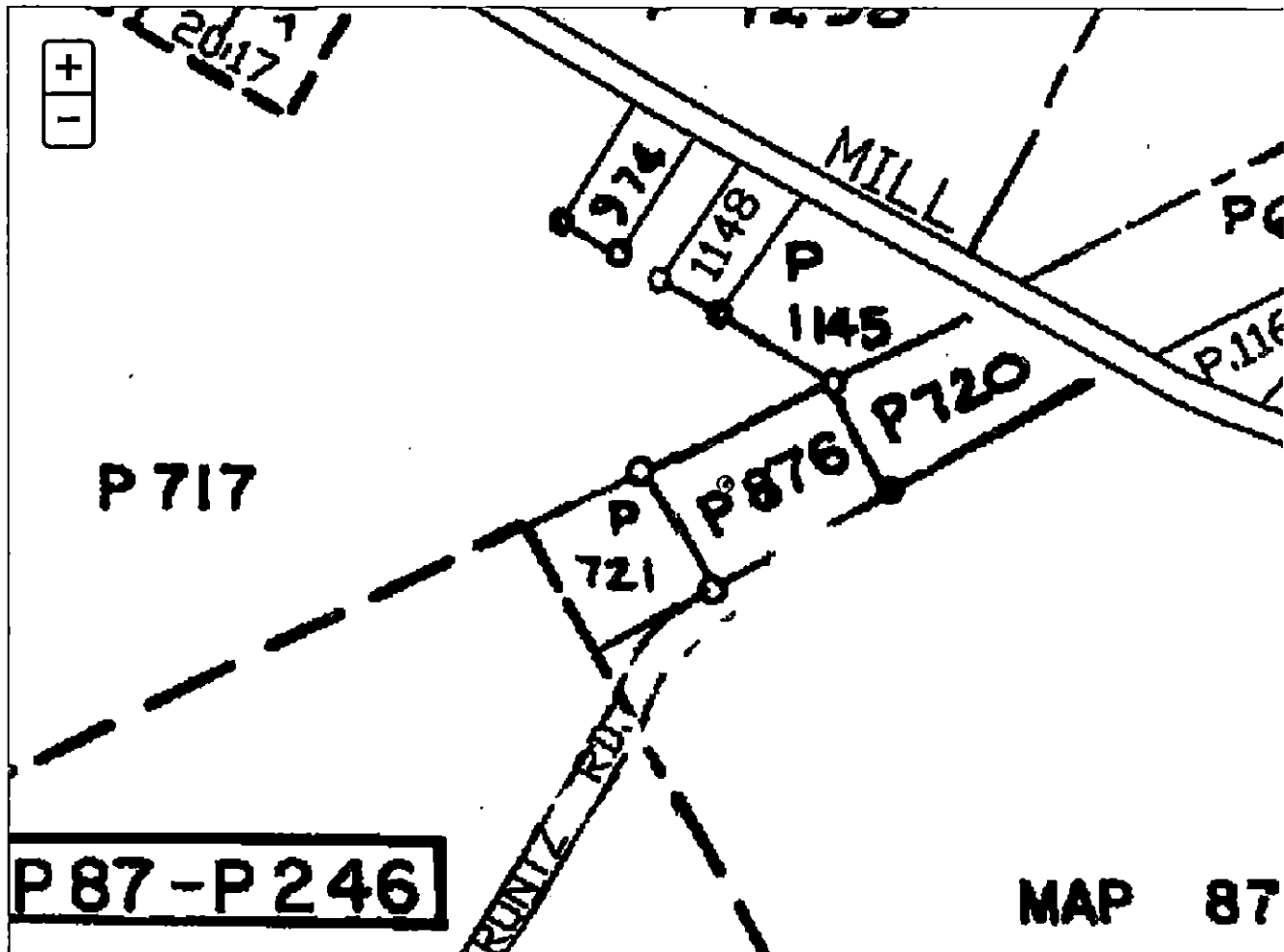
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 1800013790			
Owner Information					
Owner Name:		STERLING MICHAEL		Use: RESIDENTIAL NO	
Mailing Address:		4619 LEARNED SAGE ELLICOTT CITY MD 21042-		Deed Reference: /35184/ 00084	
Location & Structure Information					
Premises Address:		KUNTZ RD BALTIMORE 21244-1105		Legal Description: .8264 AC NS KUNTZ RD 327 SW WINDSOR MILL RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0077	0020	0876		0000	
Assessment Year: 2016				Plat No: Plat Ref:	
Special Tax Areas:				Town: NONE	
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
				Property Land Area 35,997 SF	
				County Use 04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		64,100	64,100		
Improvements		0	0		
Total:		64,100	64,100	64,100	64,100
Preferential Land:		0			0
Transfer Information					
Seller: MCGINNIS ROBERT DOUGLAS		Date: 07/22/2014		Price: \$130,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /35184/ 00084		Deed2:	
Seller: MCGINNIS ELLA V		Date: 05/13/1980		Price: \$4,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06164/ 00351		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2016	07/01/2017	
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: 02 Account Number: 1800013790



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>).

Case No.:

2016-0332-A

Exhibit Sheet

Petitioner/Developer

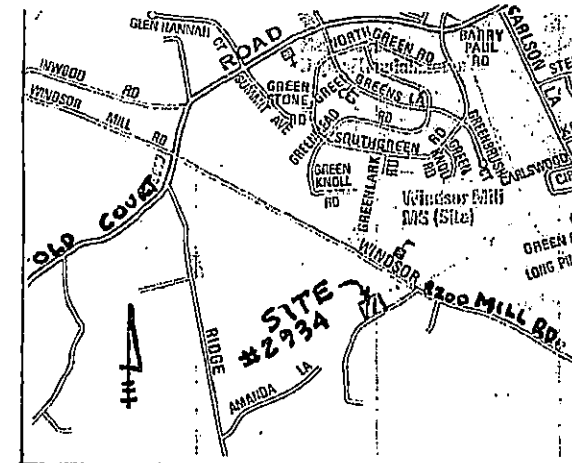
8-22-16

Protestant

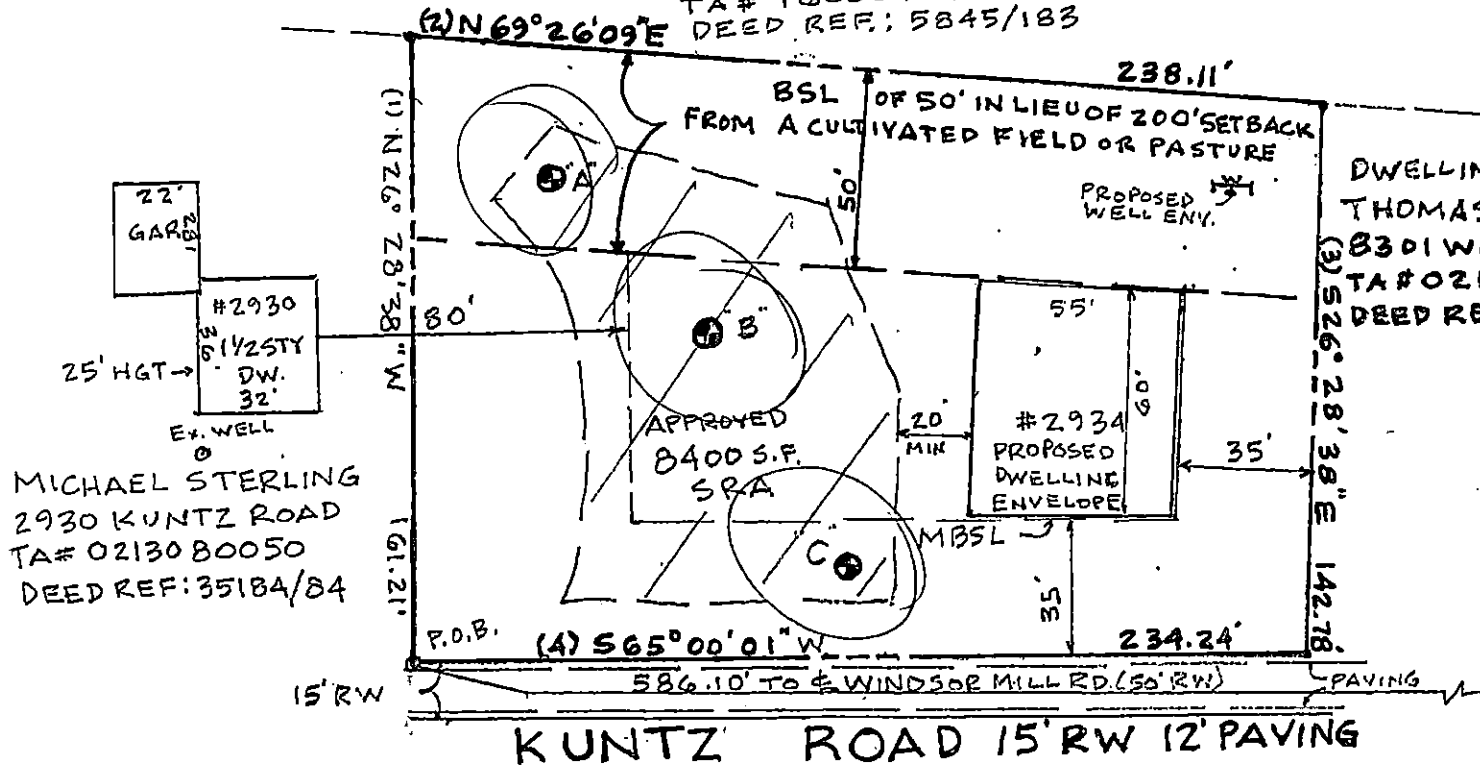
Sen
8-22-16

No. 1	1 - Site plan 1A - revised site plan	
No. 2	Aerial photo	
No. 3	Photos (3A-3C)	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Page 14



PATRICIA ANNE RAMAPURAM
8317 WINDSOR MILL RD
TA# 1600010405
DEED REF: 5845/183



MICHAEL STERLING
2930 KUNTZ ROAD
TA# 0213080050
DEED REF: 35184/84

DWELLING
THOMAS W. DORFMAN
8301 WINDSOR MILL RD.
TA #0213080000
DEED REF: 9481/324

ZONING MAP# 017A34B3
SITE ZONED RC-6
ELECTION DISTRICT 2
COUNCIL DISTRICT 4
LOT AREA ACREAGE 0.8264 AC. +/-
OR SQUARE FEET 36000.34
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING? NO

~~SCALE: 1" = DATE: 6/20/16~~

REVISED: 7/7/16 PER PLANNING
COMMENTS - INCREASE BSL
FROM 20' TO 50'

**PLAN PREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220**

MEADOW
ROLAND & MARY SCHISLER
NORVIL SCHISLER, ET AL
8215 WINDSOR MILL RD.
TA # 0219070270
DEED REF.: 5552/91



2934

(A)

2934 KUNTZ ROAD
@ REAR PROPERTY LINE LOOKING NORTH

Pct. Ex. 3



2934 KUNTZ ROAD

@ REAR PROPERTY LINE LOOKING NORTHWEST

③



2934 KUNTZ ROAD
@ FRONT LOOKING SOUTHEAST

The first part of the paper discusses the importance of the study. It highlights the need for a comprehensive understanding of the subject matter. The second part of the paper describes the methodology used in the study. It details the data collection process and the analysis techniques employed. The third part of the paper presents the results of the study. It shows the findings of the research and discusses their implications. The fourth part of the paper concludes the study. It summarizes the main points and offers suggestions for future research.

Plot 4x#2

PAI # 020669 020669

214400010

WINDSOR MILL RD
RC 5

0213080210

0218100120

8305

0212400310

1600010405
1998-0359-X

0213080000

4 CD

2 CD

077A3

RC 6

NW 5-I

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

1800013790

077B3

KUNTZ RD

RC-6

KUNTZ RD

2930

0213080050

0219070270

PAI # 020276

PAI # 020276

PAI # 020276

Lot # 1

2200013322

Pt. Bk./Folio # 064142

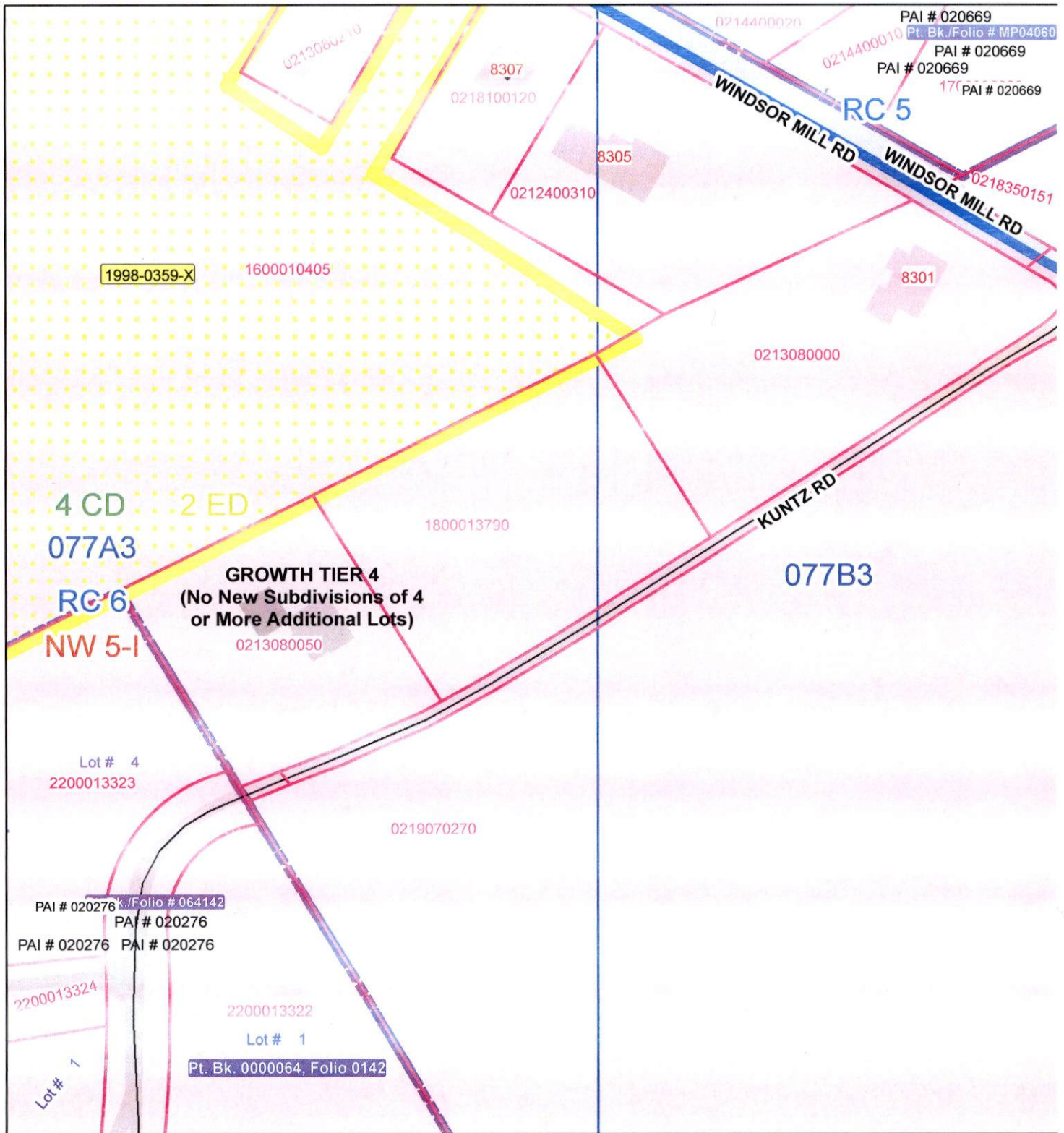
Pt. Bk. 0000064, Folio 0142

1602

3-22

129 27464

(2934) Luntz Road, Tax #10-00-013-790



Publication Date: 6/21/2016



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item # 0332

Real Property Data Search (w4)

Guide to searching the database

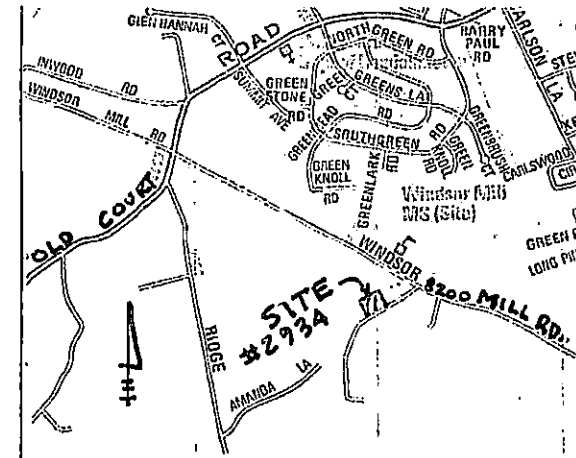
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 1800013790			
Owner Information					
Owner Name:		STERLING MICHAEL		Use:	RESIDENTIAL
Mailing Address:		4619 LEARNED SAGE ELLICOTT CITY MD 21042-		Principal Residence:	NO
				Deed Reference:	/35184/ 00084
Location & Structure Information					
Premises Address:		KUNTZ RD BALTIMORE 21244-1105		Legal Description:	.8264 AC NS KUNTZ RD 327 SW WINDSOR MILL RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0077	0020	0876		0000	
				Assessment Year:	Plat No:
				2016	
				Plat Ref:	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			35,997 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		64,100	64,100		
Improvements		0	0		
Total:		64,100	64,100	64,100	64,100
Preferential Land:		0			0
Transfer Information					
Seller: MCGINNIS ROBERT DOUGLAS		Date: 07/22/2014		Price: \$130,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /35184/ 00084		Deed2:	
Seller: MCGINNIS ELLA V		Date: 05/13/1980		Price: \$4,000	
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Seller:		Date:		Price:	
Type:		Deed1:		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					

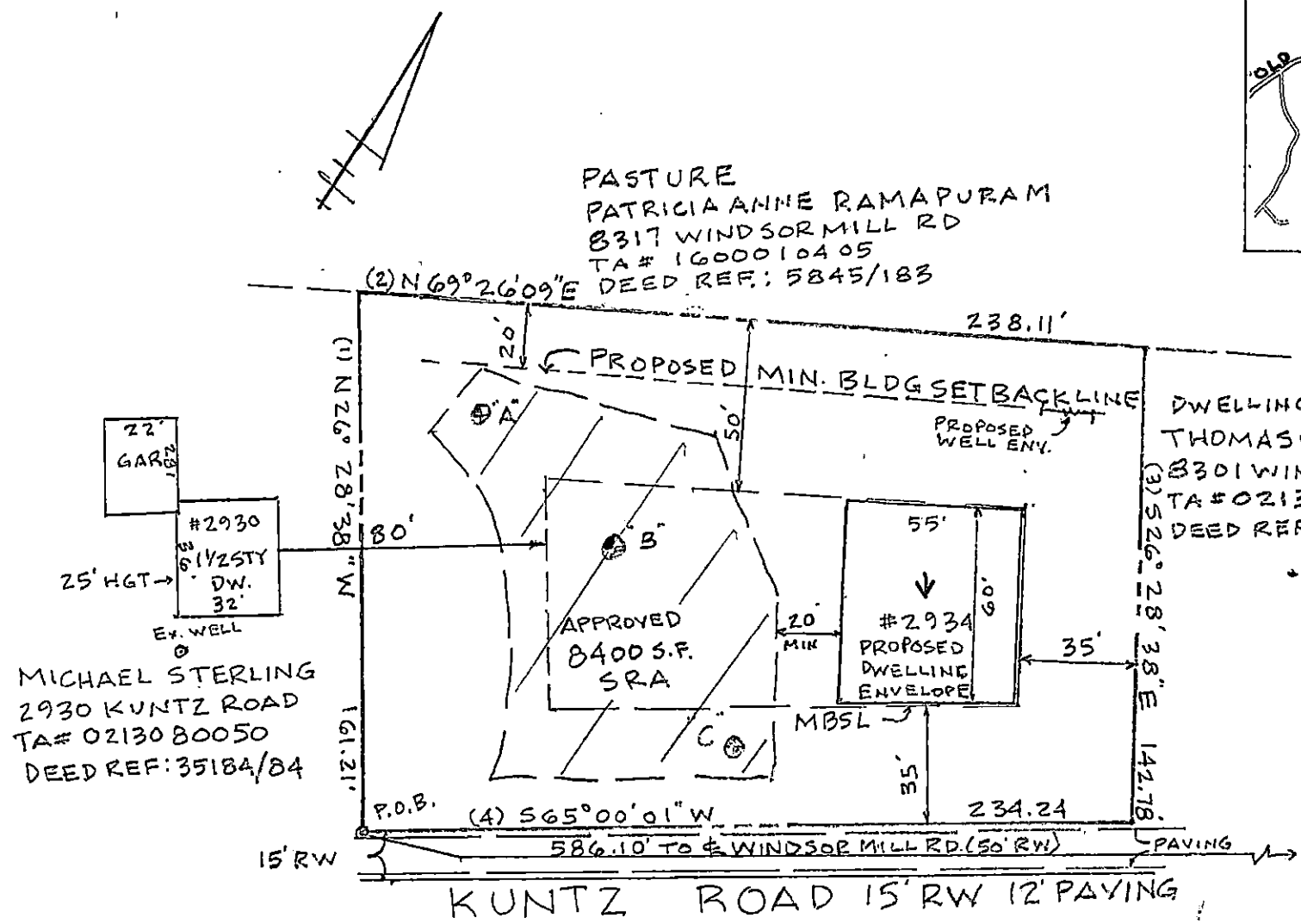
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal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

Item #0332

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____
 ADDRESS 2934 KUNTZ ROAD OWNER(S) NAME(S) MICHAEL STERLING
 SUBDIVISION NAME _____ N/A LOT # N/A BLOCK # N/A SECTION # N/A
 TAX MAP # 77 GRID 20 PARCEL 176 10 DIGIT TAX # 1800013790 DEED REF # 35184/84 (PARCEL 2)



VICINITY MAP
SCALE: 1" = 2000'



DWELLING
 THOMAS W. DORFMAN
 8301 WINDSOR MILL RD.
 TA # 0213080000
 DEED REF: 9481/324

ZONING MAP # 077A34B3
 SITE ZONED RC-6
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 4
 LOT AREA ACREAGE 0.8264 AC. +/-
 OR SQUARE FEET 36000.34
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO

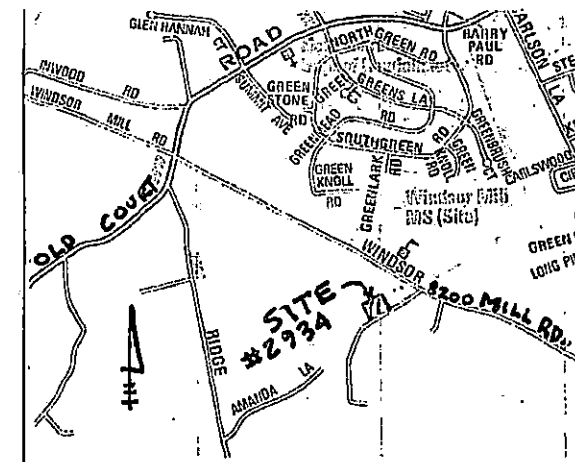
#2016-0332-A
RJD

MEADOW
 ROLAND & MARY SCHISLER
 NORVIL SCHISLER, ET AL
 8215 WINDSOR MILL RD.
 TA # 0219070270
 DEED REF: 5552/91

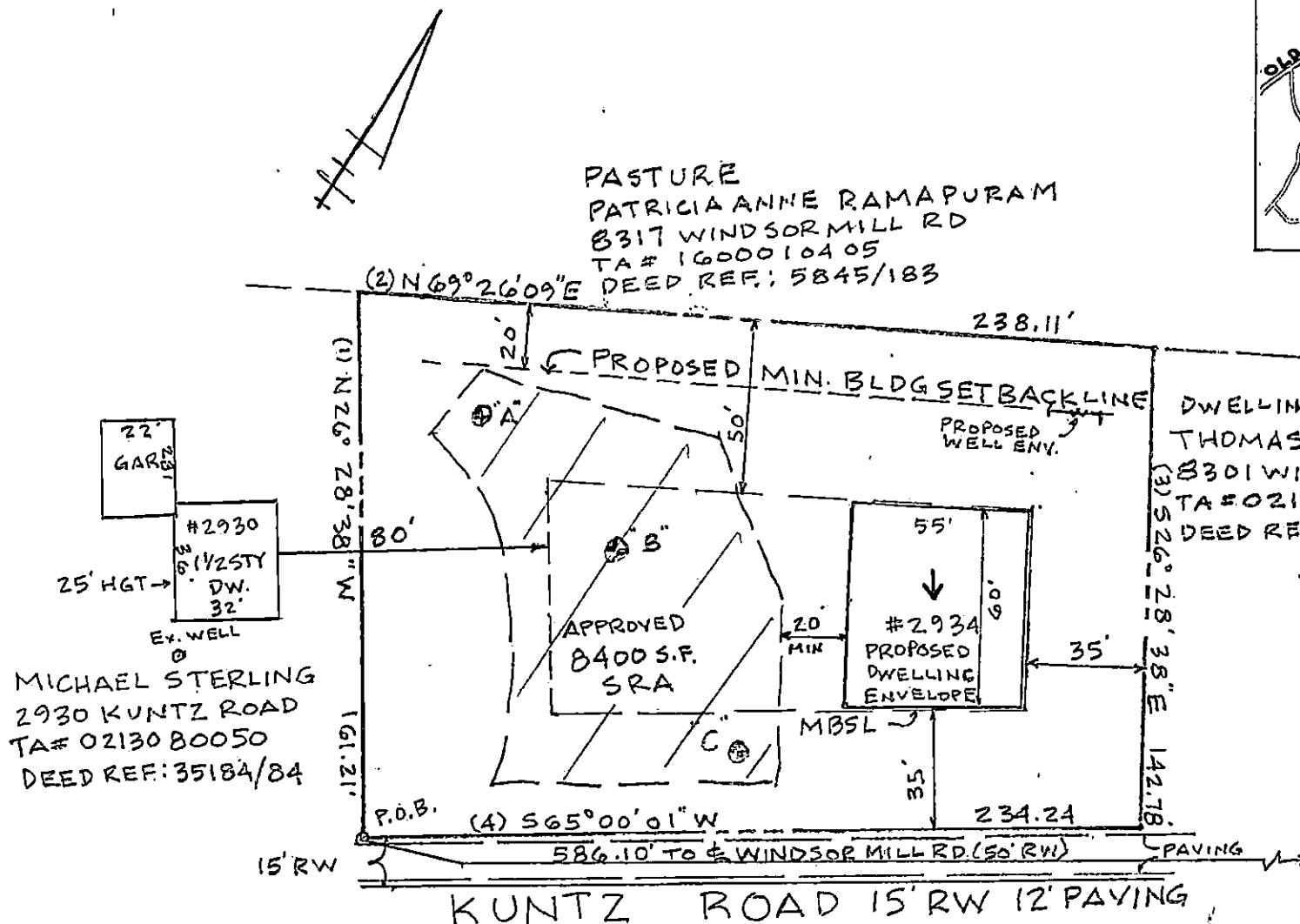
PLAN PREPARED BY:
 CRAIG CONSULTING, LLC
 7024 GREENBANK RD.
 BALTIMORE, MD. 21220

SCALE: 1" = 50' DATE: 6/20/16

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____
 ADDRESS 2934 KUNTZ ROAD OWNER(S) NAME(S) MICHAEL STERLING
 SUBDIVISION NAME _____ N/A LOT # N/A BLOCK # N/A SECTION # N/A
 TAX MAP # 77 GRID 20 PARCEL 176 10 DIGIT TAX # 1800013790 DEED REF # 35184/84 (PARCEL 2)



VICINITY MAP
 SCALE: 1" = 2000'



MICHAEL STERLING
 2930 KUNTZ ROAD
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#2016-0332-A

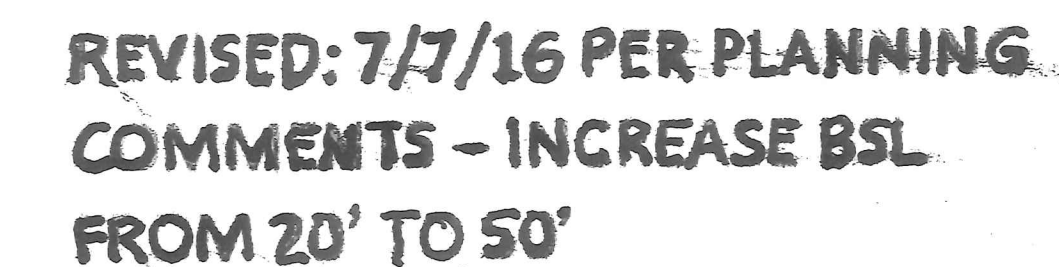
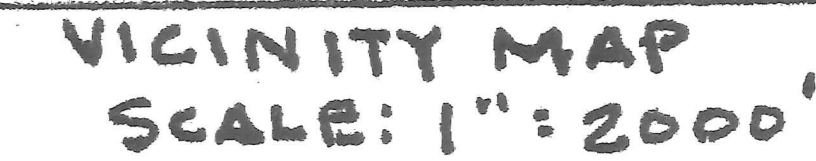
R.D.

MEADOW
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 TA # 0219070270
 DEED REF: 5552/91

PLAN PREPARED BY:
 CRAIG CONSULTING, LLC
 7024 GREENBANK RD.
 BALTIMORE, MD. 21220

SCALE: 1" = 50' DATE: 6/20/16

EXHIBIT #1



PLAN PREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220