

M E M O R A N D U M

DATE: September 19, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0013-A

The appeal period for the above-referenced case expired on September 14, 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	*	BEFORE THE
(15000 Dover Road)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Susan D. Frush-Crowl & Kevin D. Crowl	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0013-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, Susan D. Frush-Crowl & Kevin D. Crowl ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations, to permit a detached garage to be located in the front/side yard(s) at a height of 27 ft. in lieu of the required rear yard placement and maximum height of 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 July 24, 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 8-15-16
By [Signature]

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 proposed garage's height and usage, I will impose conditions that the garage 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 15th day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations, to permit a detached garage to be located in the front/side yard(s) at a height of 27 ft. in lieu of the required rear yard placement and maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 8-15-16

By la7

2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-15-14

By lw



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 15000 Dover RD Restertown MD 21136 Currently zoned RC-2
 Deed Reference RE 1 3609 10 Digit Tax Account # 2300004334
 Owner(s) Printed Name(s) CROWL SUSAN DIANE FRUSH, CROWL KEVIN DUNE

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 & 400.3 → To permit a detached garage to be located in the front/side yard(s) at a height of 27 feet in lieu of the required rear yard placement and maximum height of 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):

Susan Diane Frush-Crowl Kevin Dune Crowl
 Name #1 – Type or Print Name #2 – Type or Print
Susan Diane Frush-Crowl Kevin Dune Crowl
 Signature #1 Signature #2
15000 Dover RD Restertown MD
 Mailing Address City State
21136 443-789-0747
 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:

Hanover Building Systems
 Name – Type or Print
C. Sanderson
 Signature
P.O. Box 330 Abnottstown PA
 Mailing Address City State
17301 717-624-4800 Info@hanoverbuildings.com
 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 24 day of July, 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 2017-0013-A

Filing Date 7/14/16

Estimated Posting Date 7/24/16

Reviewer JS

Rev 5/5/2016

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: 15000 Dover Road Reisterstown MD 21136
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 terrain and property layout
we feel this garage location would work
best at this location.

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

Susan D. Frush Crowl
Signature of Owner (Affiant)

Susan D. Frush Crowl
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Kevin D. Crowl
Name- Print or Type

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

Carroll
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Kevin D. Crowl & Susan D. Frush Crowl

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

AS WITNESS my hand and Notaries Seal

Patricia A. Nunnally
Notary Public
9.27.2018
My Commission Expires



Patricia A. Nunnally
NOTARY PUBLIC
Carroll County
State of Maryland
My Commission Expires
September 27, 2018

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.

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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 terrain and property layout
we feel this garage location would work
best at this location.

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

Susan D. Frush-Crowl

Signature of Owner (Affiant)

SUSAN DAVIDE FRUSH-CROWL

Name- Print or Type

Kevin D. Crowl

Signature of Owner (Affiant)

KEVIN DAVIDE CROWL

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 Carroll ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 30th day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

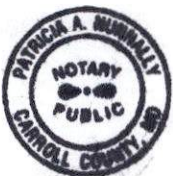
Print name(s) here: Kevin D. Crowl & Susan D. Frush-Crowl

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

AS WITNESS my hand and Notaries Seal

Patricia A. Nunnally
Notary Public
9-27-2018

My Commission Expires



Patricia A. Nunnally
NOTARY PUBLIC
Carroll County
State of Maryland
My Commission Expires
September 27, 2018



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 15000 Dwyer Rd Reisterstown MD 21136 Currently zoned RC-2
 Deed Reference RE 1 3609 10 Digit Tax Account # 2300004334
 Owner(s) Printed Name(s) Crouch Susan Diane Frush, Crouch Kevin Duane

(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)

BCZR: 400.1 & 400.3 → To permit a detached garage to be located in the front/side yard(s) at a height of 27 feet in lieu of the required rear yard placement and maximum height of 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):

Susan Diane Frush Kevin Duane Crouch
 Name #1 – Type or Print Name #2 – Type or Print
Susan Diane Frush [Signature]
 Signature #1 Signature #2
15000 Dwyer Rd Reisterstown MD
 Mailing Address City State
21136 443-789-0747
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Date
 Zip Code Telephone # Email Address

Representative to be contacted:

Hanover Building Systems
 Name – Type or Print
[Signature]
 Signature
P.O. Box 330 Abbotstown PA
 Mailing Address City State
17301 717-624-4800 Info@Hanoverbuildings.com
 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

CASE NUMBER 2017-0013-A

Filing Date 7/14/16

Estimated Posting Date

Reviewer

NOTARY PUBLIC
 Patricia A. Nuss
 Carroll County
 State of Maryland
 My Commission Expires
 September 27, 2018



7/24/16

JS

ZONING PROPERTY DESCRIPTION WITH THE FOLLOWING

15,000 Dover Road

Beginning at the point on the South West side of Dover Road which is 20 feet wide at a distance of 1,706 feet North West of the center line of the nearest improved intersecting street Osborn Road which is 20 feet wide.

.

Option 2

Being Lot # 1 in the Minor Subdivision of James W. Barthuhn Property 96-97-M as recorded in Baltimore County Plat book #7129 Folio# 231, containing 2.297 AC .Located in the 4th Election District and 3rd Council District

2017-0013-A

CERTIFICATE OF POSTING

Date: 7-24-16

RE: Case Number: 2017-0013-A

Petitioner/Developer: CROWL

Date of Hearing/Closing: 8-8-16

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 15000 Dover Rd

The signs(s) were posted on 7-24-16
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0013-A
TO PERMIT A DETACHED GARAGE TO
BE LOCATED IN THE FRONT/SIDE YARDS AT
A HEIGHT OF 27 FEET IN LIEU OF THE
REQUIRED REAR YARD PLACEMENT AND MAXIMUM
HEIGHT OF 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 8/8/16

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

ZONING PROPERTY DESCRIPTION WITH THE FOLLOWING

15,000 Dover Road

Beginning at the point on the South West side of Dover Road which is 20 feet wide at a distance of 1,706 feet North West of the center line of the nearest improved intersecting street Osborn Road which is 20 feet wide.

Option 2

Being Lot # 1 in the Minor Subdivision of James W. Barthuhn Property 96-97-M as recorded in Baltimore County Plat book #7129 Folio# 231, containing 2.297 AC .Located in the 4th Election District and 3rd Council District

2017-0013-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0013 -A Address 15000 DOVER RD, 21136

Contact Person: JASON SCIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/14/16 Posting Date: 7/24/16 Closing Date: 8/8/16

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 2017- 0013 -A Address 15000 DOVER RD, 21136

Petitioner's Name CROWL Telephone 443-789-0747

Posting Date: 7/24/16 Closing Date: 8/8/16

Wording for Sign: TO PERMIT A DETACHED GARAGE TO BE LOCATED IN THE FRONT/SIDE
YARDS AT A HEIGHT OF 27 FEET IN LIEU OF THE REQUIRED REAR YARD
PLACEMENT AND MAXIMUM HEIGHT OF 15 FEET.

Revised 7/6/16

**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/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 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: 2017-0013-A
Property Address: 15000 DOVER RD, 21136
Property Description: _____

Legal Owners (Petitioners): CROWL
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Company/Firm (if applicable): HANOVER BUILDING SYSTEMS
Address: P.O. Box 330
ABBOTSTOWN, PA 17301

Telephone Number: 717-624-4800

Revised 5/20/2014

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

No.

141342

Date:

7/14/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
7/14/2016 7/14/2016 11:12:52 2

Rev Sub
Source/ Rev/

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

001 806 0000 6150 75.00

REQ 0002 WALKIN JEE
RECEIPT # 972529 7/14/2016 CFU
Dept 5 538 ZONING VERIFICATION
CP NO. 141342

Req'd Tot \$75.00
\$75.00 CR \$0.00 CR
Baltimore County, Maryland

Total:

\$ 75.00

Rec

From: CROWL

For:

2017 - 2013 - 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 9, 2016

Susan Diane Frush-Crowl
Kevin Duane Crowl
15000 Dover Road
Reisterstown MD 21136

RE: Case Number: 2017-0013 A, Address: 15000 Dover Road

Dear Mr. & Ms. Crowl:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 14, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Hanover Building Systems, P O Box 330, Abbottstown PA 17301

BALTIMORE COUNTY, MARYLAND

RECEIVED

JUL 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: July 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0013-A
Address 15000 Dover Road
(Crowl Property)

Zoning Advisory Committee Meeting of **July 25, 2016**.

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

Reviewer: Steve Ford

Date: 07-29-2016

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



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

Date: 7/25/16

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. 2017-0013-A

Administrative Variance
Susan Diane Frush-Crowl
Kevin Duane Crowl
15000 Deyer 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 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: August 2, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For August 1, 2016
Item No. 2016-0340, 2017-0002, 0013, 0014, 0019 and 0021

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\ZAC08012016.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: July 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0013-A
Address 15000 Dover Road
(Crawl Property)

Zoning Advisory Committee Meeting of **July 25, 2016**.

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

Reviewer: Steve Ford

Date: 07-29-2016

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>8-2</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>7-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-25</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: 7-24-16 by PersonPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

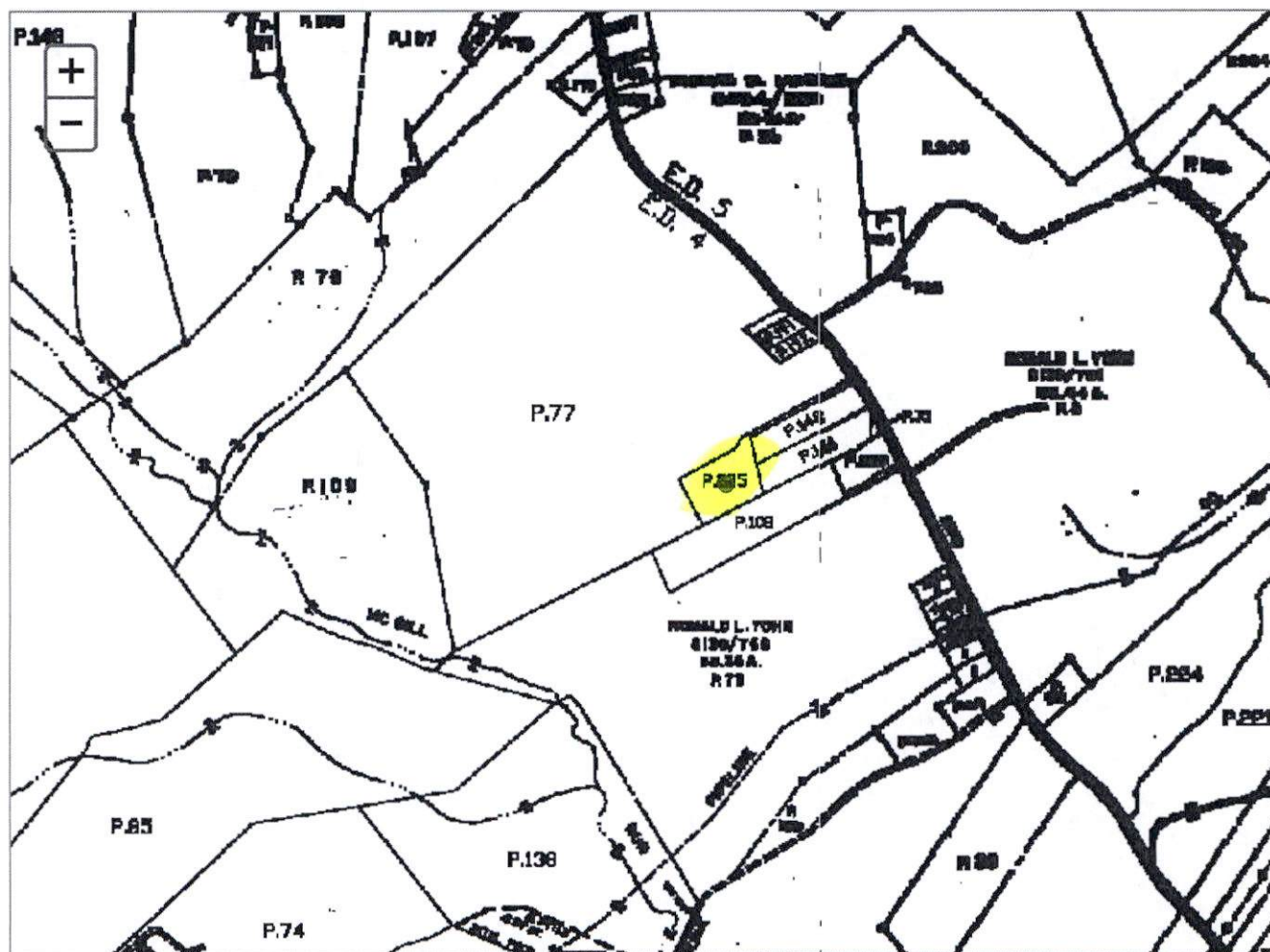
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 2300004334			
Owner Information					
Owner Name:		CROWL SUSAN DIANE FRUSH CROWL KEVIN DUANE		Use:	RESIDENTIAL
Mailing Address:		15000 DOVER RD REISTERSTOWN MD 21136-3811		Principal Residence:	YES
				Deed Reference:	/15338/ 00721
Location & Structure Information					
Premises Address:		15000 DOVER RD 0-0000		Legal Description:	2.297 AC SWS DOVER RD 2900FT SE MILLENDER RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: MS
0032	0008	0225		0000	1 2016 Plat Ref:
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
2002		3,278 SF		2.3000 AC	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
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:		101,700	101,700		
Improvements		295,900	290,900		
Total:		397,600	392,600	397,600	392,600
Preferential Land:		0			0
Transfer Information					
Seller: FRUSH-SCHRADER SUSAN		Date: 06/26/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15338/ 00721		Deed2:	
Seller: BRATHUHN JAMES W/ANNA Z		Date: 11/13/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13291/ 00094		Deed2:	
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: Approved 02/14/2012					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **04** Account Number: **2300004334**

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>).

PIC
#1

2017-0013-A

06/24/2015 07:10

2017-0013-A



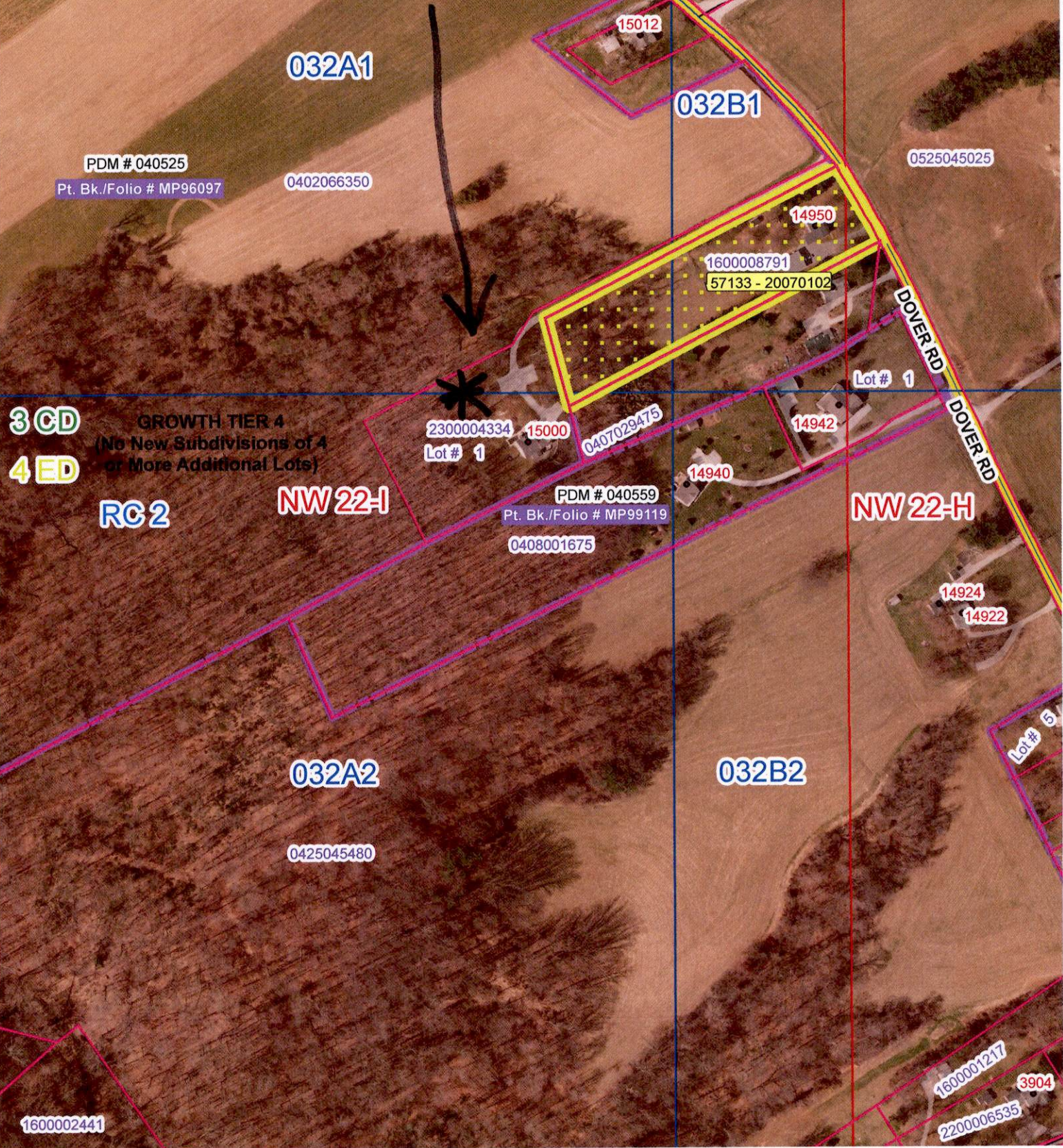
#23

2017-0013-A

06/24/2015 08:18



2017-0013-A



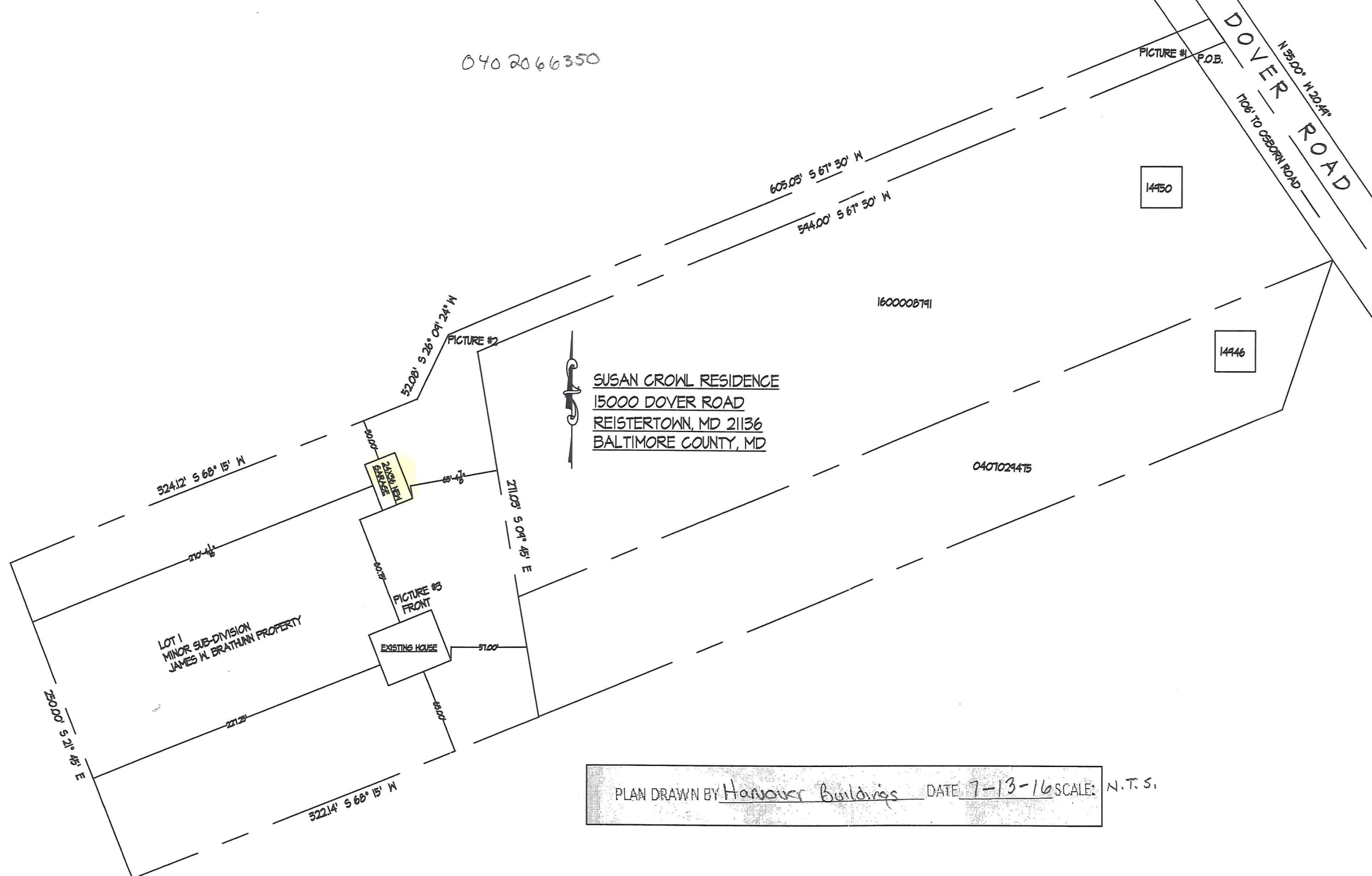
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 15000 DOVER RD REISTERTOWN MD OWNER(S) NAME(S) SUSAN CRAWL

SUBDIVISION NAME JAMES W. BRATHUN PROPERTY LOT # 1 BLOCK # 1 SECTION # 1

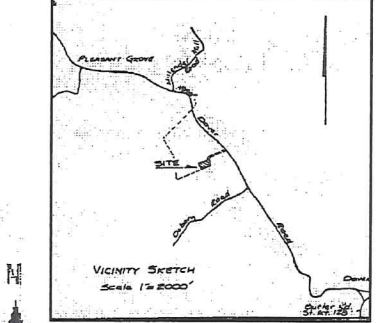
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2300004334 DEED REF. # RE/3609

0402066350



PLAN DRAWN BY Harbour Buildings DATE 7-13-16 SCALE: N.T.S.

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 32-RC-2

SITE ZONED _____

ELECTION DISTRICT 4

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.297

OR SQUARE FEET 1

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

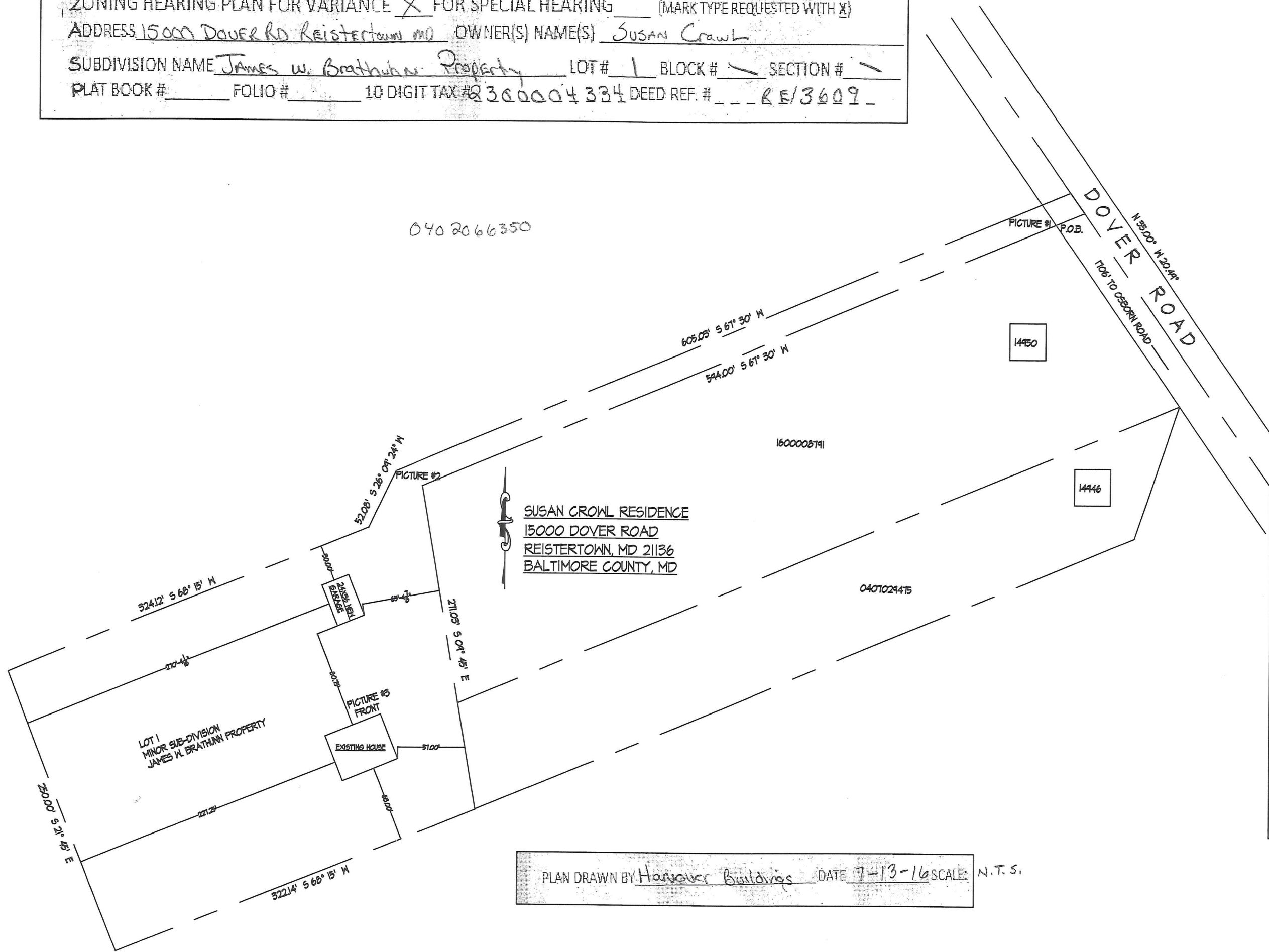
PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 15000 DOVER RD REISTERTOWN MD OWNER(S) NAME(S) SUSAN CRAWL
 SUBDIVISION NAME JAMES W. BRATHUNN PROPERTY LOT# 1 BLOCK# 1 SECTION# 1
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2300004334 DEED REF. # BE/3609



SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 32-RC-2

SITE ZONED _____

ELECTION DISTRICT 4

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SEWER IS: PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Harbour Buildings DATE 7-13-16 SCALE: N.T.S.

2017-0013-A