

M E M O R A N D U M

DATE: December 13, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0042-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 12, 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 *
(12014 Philadelphia Road)
11th Election District *
6th Council District *
Zachary & Kristen R. Crouse *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0042-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, Zachary & Kristen R. Crouse (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 1A04.3.B.2.b and 400.1 of the Baltimore County Zoning Regulations (“B.C.Z.R”) as follows: (1) To permit a proposed addition connecting the detached garage to the existing dwelling with a side yard setback of 20 ft. in lieu of the required 50 ft.; and (2) To permit the existing pole building to be located on the side yard of the future expanded dwelling in lieu of the required to be located in the rear yard. 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. Initially on September 8, 2016, the Department of Planning (DOP) issued a ZAC comment indicating that they had no objection; however, the data contained in the State of Maryland SDAT records indicated that the subject property, shown as a single contiguous parcel on the site plan submitted in support of the petition, was composed of two separate parcels under different ownership. A revised ZAC comment was received from the DOP on November

ORDER RECEIVED FOR FILING

Date 11-10-16

By [Signature]

9, 2016 indicating that after review of information provided by the Petitioners' representative and the corrected geographic information in the County's records, DOP is now satisfied that the site plan submitted in support of the petition is correct.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 4, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general 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 (pole barn) 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 10th day of **November, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief

ORDER RECEIVED FOR FILING

Date 11-10-16

By law

from § 1A04.3.B.2 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) To permit a proposed addition connecting the detached garage to the existing dwelling with a side yard setback of 20 ft. in lieu of the required 50 ft.; and (2) To permit the existing pole building to be located on the side yard of the future expanded dwelling in lieu of the required to be located in the rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. 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.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 11-10-16

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 12014 Philadelphia Rd Kingsville MD 21087 Currently zoned RC 5
Deed Reference 34492 00385 10 Digit Tax Account # 1 1 2 2 0 2 5 2 2 5
Owner(s) Printed Name(s) Zachary Crouse Kristen Crouse

(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) 1A04.3.B.2.b of BCZR to permit a proposed addition connecting the detached garage to the existing dwelling with a side yard setback of 20 feet in lieu of the required 50 feet, and from Section 400.1 of BCZR to permit the existing pole building to be located on the side yard of the future expanded dwelling in lieu of the required to be located in the rear yard. 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):

Zachary Crouse / Kristen Crouse
Name #1 – Type or Print Name # 2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature # 2

2014 Philadelphia Rd Kingsville MD
Mailing Address City State

21087 / 410-688-7933 / zoc1crouse@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Mike Panzer
Name – Type or Print

[Signature]
Signature

6860 Leslie Rd Baltimore MD
Mailing Address City State

21220 / 443-250-9348 / Mike@MLConstruction.BIZ
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, 09 day of August, 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 2017-0042-A Filing Date 8/9/16 Estimated Posting Date 8/21/16 Reviewer AT

9/4/16 ~ 9/12/16 AT

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: 12014 Philadelphia Rd Kingsville MD 21087
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)

Our family is growing and our existing house is not large enough.
We need more room. We are not encroaching upon the property line at all.
We just want to build on top of existing structures.

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

[Signature]
Signature of Owner (Affiant)
Zachary Crouse
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Kristen Crouse
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 5th day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Zachary Crouse + Kristen Crouse

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

AS WITNESS my hand and Notaries Seal

JAMES N. DICKERSON JR.
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

[Signature]
Notary Public
10/23/2018
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 2014 Philadelphia Rd Kingsville MD 21087 Currently zoned RE 5
Deed Reference 34492 / 00303 10 Digit Tax Account # 1122025225
Owner(s) Printed Name(s) Zachary Crouse, Kristen Crouse

(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) 1A04.3.B.2.b of BCZR to permit a proposed addition connecting the detached garage to the existing dwelling with a side yard setback of 20 feet in lieu of the required 50 feet, and from Section 400.1 of BCZR to permit the existing pole building to be located on the side yard of the future expanded dwelling in lieu of the required to be located in the rear yard. 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):

Zachary Crouse / Kristen Crouse
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

2014 Philadelphia Rd Kingsville MD
Mailing Address City State

21087 / 410 488 7333 / zac1crouse@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Mike Panzer
Name – Type or Print

[Signature]
Signature

6860 Leslie Rd Baltimore MD
Mailing Address City State

21220 / 443 250 9348 / mike@m1construction.biz
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 2017-0042-A Filing Date 8/9/16 Estimated Posting Date 8/21/16 Reviewer AT

-9/5/16

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: 12014 Philadelphia Rd Kingsville MD 21087
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)

Our family is growing and our existing house is not large enough. We need more room. We are not encroaching upon property lines at all. We just want to build on top of existing structures.

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

[Signature]
Signature of Owner (Affiant)
Zachary Crouse
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Kristen Crouse
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 5th day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Zachary Crouse + Kristen Crouse

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

AS WITNESS my hand and Notaries Seal

JAMES N. DICKERSON JR.
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

[Signature]
Notary Public
10/23/2018
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: 12014 Philadelphia Rd Kingsville MO 21087
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)

Our family is growing and our existing house is not large enough. We need more room. We are not encroaching upon the property line at all. We just want to build on top of the existing structures.

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

[Signature]
Signature of Owner (Affiant)

Zachary Crouse
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Kristen Crouse
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 5th day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Zachary Crouse + Kristen Crouse

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

AS WITNESS my hand and Notaries Seal

JAMES N. DICKERSON JR.
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

[Signature]
Notary Public
10/23/2018
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 12014 Philadelphia Rd Kingsville MD 21087 Currently zoned RC5
Deed Reference 34492 / 00303 10 Digit Tax Account # 1122025225
Owner(s) Printed Name(s) Zachary Crouse, Kristen Crouse

(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) 1A04.3.B.2.b of BCZR to permit a proposed addition connecting the detached garage to the existing dwelling with a side yard setback of 20 feet in lieu of the required 50 feet, and from Section 400.1 of BCZR to permit the existing pole building to be located on the side yard of the future expanded dwelling in lieu of the required to be located in the rear yard.

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):

Zachary Crouse, Kristen Crouse
Name #1 – Type or Print Name #2 – Type or Print

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

12014 Philadelphia Rd Kingsville, MD
Mailing Address City State

21087, 410 688 7333, za1crouse@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Mike Panzer
Name – Type or Print

[Signature]
Signature

6860 Leslie Rd Baltimore MD
Mailing Address City State

21220, 443 250 9348, mike@m1construction.biz
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 11-10-16 day of Nov, 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 2017-0042-A Filing Date 8/9/16 Estimated Posting Date 8/21/16 Reviewer AT

~9/5/16

SCHEDULE "A" - LEGAL DESCRIPTION

BEGINNING FOR THE SAME at the beginning of that Lot of 0.707 of an acre of land heretofore conveyed by Dorothy E. Venzke to Christopher Gunther, it being a point in the middle of the Old Post Road bearing magnetically South 13 degrees 50 minutes East and being distant 24.8 feet from an iron bar or pipe heretofore set on the North side of the aforesaid road and on the line dividing the lot said sold the said Christopher Gunther from the lot now being described and conveyed and thence leaving the middle of the road and bounding on the lot conveyed to the aforesaid Gunther North 13 degrees 50 minutes West 24.8 feet to the said pipe or iron bar and North 13 degrees 50 minutes West 328.9 feet to an iron bar set at the northeast corner of the aforesaid Gunther lot thence leaving the Gunther lot and running for new dividing line still North 13 degrees 50 minutes West 288.0 feet to an iron bar here set and thence North 76 degrees 10 minutes East 202.0 feet to a stone heretofore set at the end of the first line of that parcel of land conveyed by the Upper Falls Permanent Building Association to Charles Venzke by Deed dated April 6, 1896 and then reversing the aforesaid first line of the last named deed and bounding on the Brown or Johnson land and on a lot of land belonging to Robert W. Lingham as the magnet here and now points south 20 degrees 30 minutes East 608.4 feet to a piece of pipe or iron bar set in the meadow near the North side of Old Post Road and thence still South 20 degrees 30 minutes East 38.1 feet to a point in the middle of the said Road as originally paved with concrete 15 feet wide and which said point is 5.1 feet westerly from the westerly opening or waterway of a small bridges and thence running with an binding on the middle of the said Road as originally paved 15 feet wide South 76 degrees 10 minutes West 276.0 feet to the place of Beginning. Containing 3.52 acres or land more or less.

SAVE AND EXCEPT all that property previously conveyed unto the State highway Administration pursuant to the two following Deeds, namely: (1) Deed dated March 9, 1987 and recorded among the Land Records of Baltimore County in Liber SM 7561, folio 717 from Arthur M. Good and wife; and (2) Deed dated February 26, 1987 and recorded among the Land Records of Baltimore County in Liber SM 7743, folio 163 from Arthur M. Good and wife.

The improvements thereon being known as No. 12014 Philadelphia Road, Kingsville, MD 21087.

Zachary Grouse, Kristen Grouse
 election district: 11 E D
 tax account number: 11 22 025 225

2017-0042-A

CERTIFICATE OF POSTING

2017-0042-A

RE: Case No.: _____

Petitioner/Developer: _____

Zachary Crouse

September 19, 2016

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

12014 Philadelphia Road

September 4, 2016

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

September 4, 2016

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0042 - A Address 12014 Philadelphia Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 08/09/2016 Posting Date: 08/21/16 Closing Date: 09/05/16

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

- 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.
- 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.
- 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.
- 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- 0042 -A Address 12014 Philadelphia Road

Petitioner's Name Zachary Crouse Telephone 410-688-7333

Posting Date: 08/21/16 Closing Date: 09/05/16

Wording for Sign: To permit a proposed addition connecting the detached garage to the existing dwelling with a side yard setback of 20 feet in lieu of the required 50 feet, and, to permit the existing pole building to be located on the side yard of the future expanded dwelling in lieu of the required to be located in the rear yard.

Revised 8/9/16

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

No. **142818**
 Date: **8/9/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DSM
 8/09/2016 8/09/2016 10:23:48 1

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75 -

REG 9501 WALKIN, LJR
 RECEIPT # 672934 8/09/2016 CELN
 Dept 5 528 ZONING VERIFICATION
 NO. 142818
 Recpt Tot \$75.00
 \$100.00 CA
 \$25.00- CG
 Baltimore County, Maryland

Total: \$ 75 -

Rec From: ZACHARY CROUSE
 For: 12014 PHILADELPHIA ROAD
2017-0042-A

CASHIER'S
 VALIDATION

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



KEVIN KAMENETZ
County Executive

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

September 21, 2016

Zachary & Kristen Crouse
12014 Philadelphia Road
Kingsville MD 21087

RE: Case Number: 2017-0042 A, Address: 12014 Philadelphia Road

Dear Mr. & Ms. Crouse:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 9, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Mike Panzer, 6860 Leslie Road, Baltimore MD 21220



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

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

Date: 8/15/16

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 8/15/16. A field inspection and internal review reveals that an entrance onto MD7 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2017-0042-A.

Zachary & Kristen Crouse
12014 Philadelphia Road
MD7

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,


for 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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 22, 2016
Item No. 2017-0039, 0040, 0041 and 0042

DATE: August 17, 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\ZAC201608222016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: September 8, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-042

INFORMATION:

Property Address: 12014 Philadelphia Road
Petitioner: Zachary Crouse, Kristen Crouse
Zoning: RC 5
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for an administrative variance to permit a single family dwelling with addition to have a property line setback of 20' in lieu of the required 50' and to permit an existing accessory structure to be located in the side yard in lieu of the required rear yard.

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

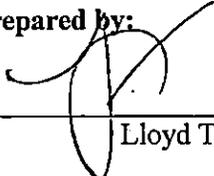
Please be advised that data contained in the State of Maryland SDAT records indicates that the subject property, shown as a single contiguous parcel on the site plan submitted in support of the petition, is composed of two separate parcels under different ownership, they being;

Acct. # 1122025225 @ 12014 Philadelphia Rd., T.M. 64 P. 301, owner Crouse.
Acct. # 1108080575 @ 12010 Philadelphia Rd., T.M. 64 P. 436, owner Huber.

The Petitioners should demonstrate to the satisfaction of the Administrative Law Judge they have clear title to the subject property and /or signatures of all affected owners.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM

c: Mike Panzer
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: August 15, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0042-A
Address 12014 Philadelphia Road
(Crouse Property)

Zoning Advisory Committee Meeting of **August 22, 2016.**

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

Reviewer: Steve Ford

Date: 08-15-2016

Revised

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: November 9, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-042

NOV 09 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 12014 Philadelphia Road
Petitioner: Zachary Crouse, Kristen Crouse
Zoning: RC 5
Requested Action: Administrative Variance

The Department of Planning has reviewed information provided by the petitioner's representative and the corrected geographical information in the county's records and is satisfied that the site plan submitted in support of the petition is correct.

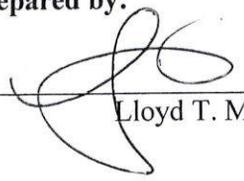
The Department continues to have no objection to granting the petitioned zoning relief.

The Petitioners should demonstrate to the satisfaction of the Administrative Law Judge they have clear title to the subject property and /or signatures of all affected owners.

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

Prepared by:

Division Chief:



Lloyd T. Moxley



Kathy Schlabach

AVA/KS/LTM

c: Mike Panzer
Office of the Administrative Hearings
People's Counsel for Baltimore County



308 Feet



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 11/9/2016

AV 9-18-16

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: September 8, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-042

RECEIVED

SEP 08 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 12014 Philadelphia Road
Petitioner: Zachary Crouse, Kristen Crouse
Zoning: RC 5
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for an administrative variance to permit a single family dwelling with addition to have a property line setback of 20' in lieu of the required 50' and to permit an existing accessory structure to be located in the side yard in lieu of the required rear yard.

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

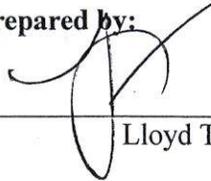
Please be advised that data contained in the State of Maryland SDAT records indicates that the subject property, shown as a single contiguous parcel on the site plan submitted in support of the petition, is composed of two separate parcels under different ownership, they being;

Acct. # 1122025225 @ 12014 Philadelphia Rd., T.M. 64 P. 301, owner Crouse.
Acct. # 1108080575 @ 12010 Philadelphia Rd., T.M. 64 P. 436, owner Huber.

The Petitioners should demonstrate to the satisfaction of the Administrative Law Judge they have clear title to the subject property and /or signatures of all affected owners.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM

c: Mike Panzer
Office of the Administrative Hearings
People's Counsel for Baltimore County

Debra Wiley

From: John E. Beverungen
Sent: Wednesday, November 09, 2016 10:52 AM
To: Debra Wiley
Subject: FW: 12014 Philadelphia Rd
Attachments: 20161109103826289.pdf

FYI...isn't this an AV?

From: Lloyd Moxley
Sent: Wednesday, November 09, 2016 10:42 AM
To: Mike <mike@mlconstruction.biz>
Cc: Kaylee Justice <kjustice@baltimorecountymd.gov>; Jeff Mayhew <jmayhew@baltimorecountymd.gov>; John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: RE: 12014 Philadelphia Rd

Mr. Panzer

Please find attached the Department's revised comment for Case No. 17-042. A copy of the revised comment has been provided to the Office of Administrative Hearings. Thank you for your assistance in correcting the map error.

Lloyd T. Moxley
Planner, Development Review
Department of Planning
105 W. Chesapeake Avenue
Towson, MD 21204
(410) 887-3482

From: Mike [<mailto:mike@mlconstruction.biz>]
Sent: Monday, November 07, 2016 5:24 PM
To: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Subject: RE: 12014 Philadelphia Rd

Mr Moxley,

I just checked the my neighborhood map and the county GIS office just changed the zoning map to correctly show our property. Is there anything else you need from me to get the variance through. I think it was approved pending this change.

Thanks,
Mike Panzer

--
Michael J. Panzer
President
M & L Construction Co. LLC
443-250-9348

From: Lloyd Moxley [<mailto:lmoxley@baltimorecountymd.gov>]
Sent: Friday, October 28, 2016 12:08 PM
To: Mike

Cc: Kaylee Justice; Kathy Schlabach; Jeff Mayhew; John E. Beverungen
Subject: RE: 12014 Philadelphia Rd

Mr. Panzer,

Thank you for your communication. In its due diligence when reviewing zoning cases such as yours, the Department of Planning makes every effort to avoid making recommendations on properties that may not be under the ownership or control of the petitioner. The Department must rely on data available to it, though on occasion that data may not reflect that provided by the petitioner and therefore a question is raised.

This is not an exercise in who's information is correct nor do you have to correct the county records. You do need to confirm to the Administrative Law Judge (ALJ) that you have the legal right to pursue a zoning action on the property represented on the site plan submitted in support of the petition. The question would be resolved to the satisfaction of this Department if you could provide to us written confirmation of ownership from one or both of the parties you named. This need not take the form of an in depth title report or boundary survey. Once provided, the Department will inform the ALJ that its concern has been addressed. As was indicated in Planning Staff comments dated 9/8/16, the Department has no objection to the requested variance relief.

I am copying the Office of Administrative Hearings on this response but would advise you contact the ALJ directly to ascertain if that office would require information over and above that which the Department of Planning requires. Their contact information is at:

<http://www.baltimorecountymd.gov/Agencies/adminhearings/index.html>

regards,

Lloyd T. Moxley
Planner, Development Review
Department of Planning
105 W. Chesapeake Avenue
Towson, MD 21204
(410) 887-3482

From: Mike [<mailto:mike@mlconstruction.biz>]
Sent: Friday, October 28, 2016 4:51 AM
To: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Cc: mike@mlconstruction.biz
Subject: 12014 Philadelphia Rd

Mr Moxley,

We talked briefly yesterday and you asked me to email you. This is about the above property owned by my daughter & son in law. They are requesting a variance for an addition which is approved pending getting the title worked out. Case #17-042

I have talked to the title company lawyer and also the actual surveyer who did the survey when the house was purchased. They are both telling me that our location drawing is correct and the county has their records incorrect. I'm not sure at this point how to get it corrected. If I remember correctly when we came in the office to apply for the variance the computer showed the whole block boundry incorrect.

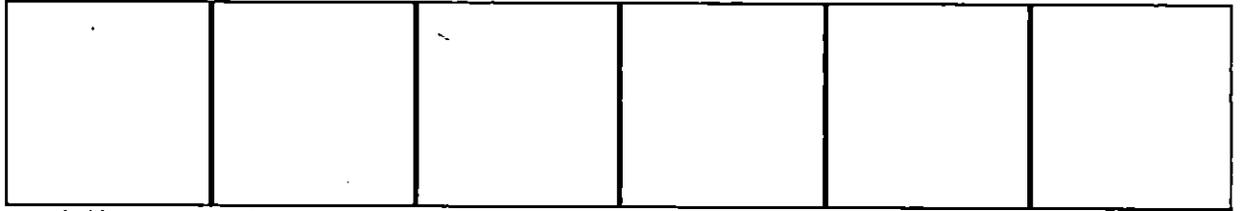
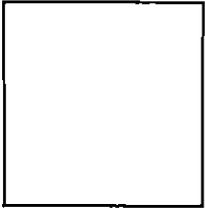
I would appreciate any help you can give me. I would be glad to come to your office if needed to try to get resolved.

Thanks,
Mike Panzer

--
Michael J. Panzer

President
M & L Construction Co. LLC
443-250-9348

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2016.0.7859 / Virus Database: 4664/13294 - Release Date: 10/28/16



(AV) 9-19-16
Rec'd 9-23-16

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

KEVIN KAMENETZ
County Executive

September 27, 2016

Administrative Variance
-0042-A
2014 Philadelphia Road

I have reviewed your Petition for Administrative Variance in the captioned matter. In conducting a review of the site plan and other documents, County staff determined the zoning description submitted with the petition does not correspond with the property shown on the plan. I have enclosed a copy of the Department of Planning's Zoning Advisory Committee comment which provides additional information on this point.

Please be advised that until this title/ownership issue is resolved, the Office of Administrative Hearings is unable to approve the variance request.

Sincerely,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Mike Panzer, 6860 Leslie Road, Baltimore, MD 21220
Lloyd Moxley, Department of Planning

AV 9-18-16

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: September 8, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-042

SEP 08 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 12014 Philadelphia Road
Petitioner: Zachary Crouse, Kristen Crouse
Zoning: RC 5
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for an administrative variance to permit a single family dwelling with addition to have a property line setback of 20' in lieu of the required 50' and to permit an existing accessory structure to be located in the side yard in lieu of the required rear yard.

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

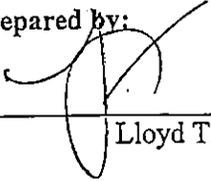
Please be advised that data contained in the State of Maryland SDAT records indicates that the subject property, shown as a single contiguous parcel on the site plan submitted in support of the petition, is composed of two separate parcels under different ownership, they being;

Acct. # 1122025225 @ 12014 Philadelphia Rd., T.M. 64 P. 301, owner Crouse.
Acct. # 1108080575 @ 12010 Philadelphia Rd., T.M. 64 P. 436, owner Huber.

The Petitioners should demonstrate to the satisfaction of the Administrative Law Judge they have clear title to the subject property and /or signatures of all affected owners.

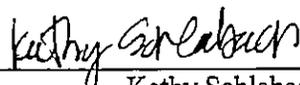
For further information concerning the matters stated herein, please contact Lloyd Moxley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM

c: Mike Panzer
Office of the Administrative Hearings
People's Counsel for Baltimore County

Debra Wiley

From: Kaylee Justice
Sent: Tuesday, October 18, 2016 9:29 AM
To: Debra Wiley
Subject: RE: Ltr.17-0042-AV.docx

Good Morning Debra,
We have not been contacted by the petitioner regarding the letter.

Thanks,
Kaylee Justice

From: Lloyd Moxley
Sent: Tuesday, October 18, 2016 9:28 AM
To: Kaylee Justice <kjustice@baltimorecountymd.gov>
Subject: FW: Ltr.17-0042-AV.docx

Lloyd T. Moxley
Planner, Development Review
Department of Planning
105 W. Chesapeake Avenue
Towson, MD 21204
(410) 887-3482

From: Debra Wiley
Sent: Tuesday, October 18, 2016 8:03 AM
To: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Subject: Ltr.17-0042-AV.docx

Good Morning Lloyd,

Just checking to see if you have been contacted by the Petitioners regarding the attached letter.

Thanks in advance.

Debra Wiley

From: Lloyd Moxley
Sent: Tuesday, October 18, 2016 9:23 AM
To: Debra Wiley
Cc: Kaylee Justice
Subject: RE: Ltr.17-0042-AV.docx

I have not.....will forward your ? to the Sector Planner to see if she has.....

Lloyd T. Moxley
Planner, Development Review
Department of Planning
105 W. Chesapeake Avenue
Towson, MD 21204
(410) 887-3482

From: Debra Wiley
Sent: Tuesday, October 18, 2016 8:03 AM
To: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Subject: Ltr.17-0042-AV.docx

Good Morning Lloyd,

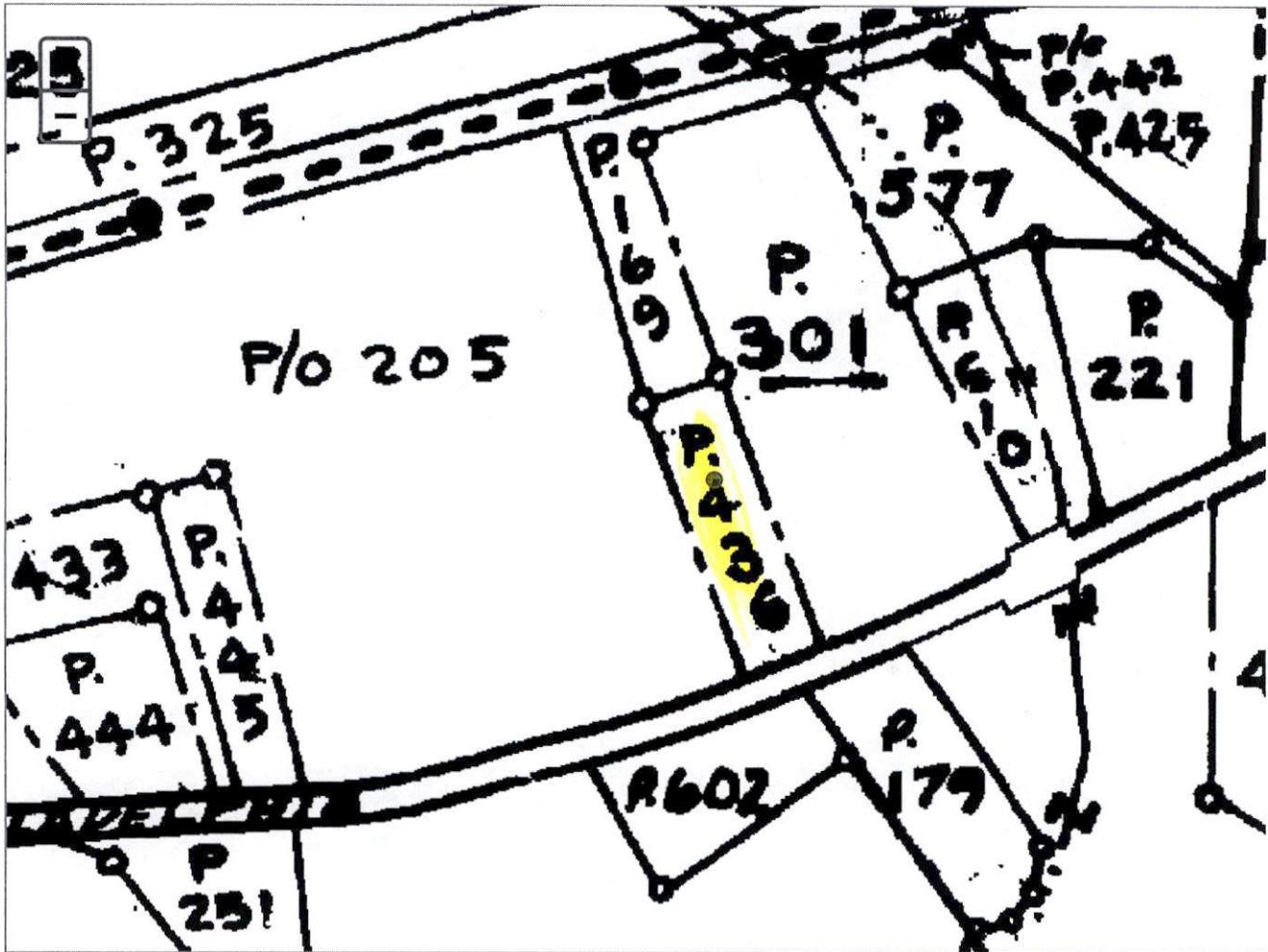
Just checking to see if you have been contacted by the Petitioners regarding the attached letter.

Thanks in advance.

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 11 Account Number: 1108080575



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>).

SCHEDULE "A" - LEGAL DESCRIPTION

BEGINNING FOR THE SAME at the beginning of that Lot of 0.707 of an acre of land heretofore conveyed by Dorothy E. Venzke to Christopher Gunther, it being a point in the middle of the Old Post Road bearing magnetically South 13 degrees 50 minutes East and being distant 24.8 feet from an iron bar or pipe heretofore set on the North side of the aforesaid road and on the line dividing the lot said sold the said Christopher Gunther from the lot now being described and conveyed and thence leaving the middle of the road and bounding on the lot conveyed to the aforesaid Gunther North 13 degrees 50 minutes West 24.8 feet to the said pipe or iron bar and North 13 degrees 50 minutes West 328.9 feet to an iron bar set at the northeast corner of the aforesaid Gunther lot thence leaving the Gunther lot and running for new dividing line still North 13 degrees 50 minutes West 288.0 feet to an iron bar here set and thence North 76 degrees 10 minutes East 202.0 feet to a stone hereto fore set at the end of the first line of that parcel of land conveyed by the Upper Falls Permanent Building Association to Charles Venzke by Deed dated April 6, 1896 and then reversing the aforesaid first line of the last named deed and bounding on the Brown or Johnson land and on a lot of land belonging to Robert W. Lingham as the magnet here and now points south 20 degrees 30 minutes East 608.4 feet to a piece of pipe or iron bar set in the meadow near the North side of Old Post Road and thence still South 20 degrees 30 minutes East 38.1 feet to a point in the middle of the said Road as originally paved with concrete 15 feet wide and which said point is 5.1 feet westerly from the westerly opening or waterway of a small bridges and thence running with an binding on the middle of the said Road as originally paved 15 feet wide South 76 degrees 10 minutes West 276.0 feet to the place of Beginning. Containing 3.52 acres or land more or less.

SAVE AND EXCEPT all that property previously conveyed unto the State highway Administration pursuant to the two following Deeds, namely; (1) Deed dated March 9, 1987 and recorded among the Land Records of Baltimore County in Liber SM 7561, folio 717 from Arthur M. Good and wife; and (2) Deed dated February 26, 1987 and recorded among the Land Records of Baltimore County in Liber SM 7743, folio 163 from Arthur M. Good and wife.

The improvements thereon being known as No. 12014 Philadelphia Road, Kingsville, MD 21087.

CE62_34348. Date available 12/06/2013. Printed 08/23/2016.

27
55
109
81
25

378

481



075025

1123035375

1600013639

1123054610

1600014704

1600014703

1120030910

1700009592

1112042090

12034

NE 12-K

1122025225

1112040300

1112040275

6 CD
RC 5
064B3

11 ED

1107083325

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

12014

110800575

12010

PHILADELPHIA RD

12025

11956

12007

1106000651

1700009719

1119034601

NE 11-K

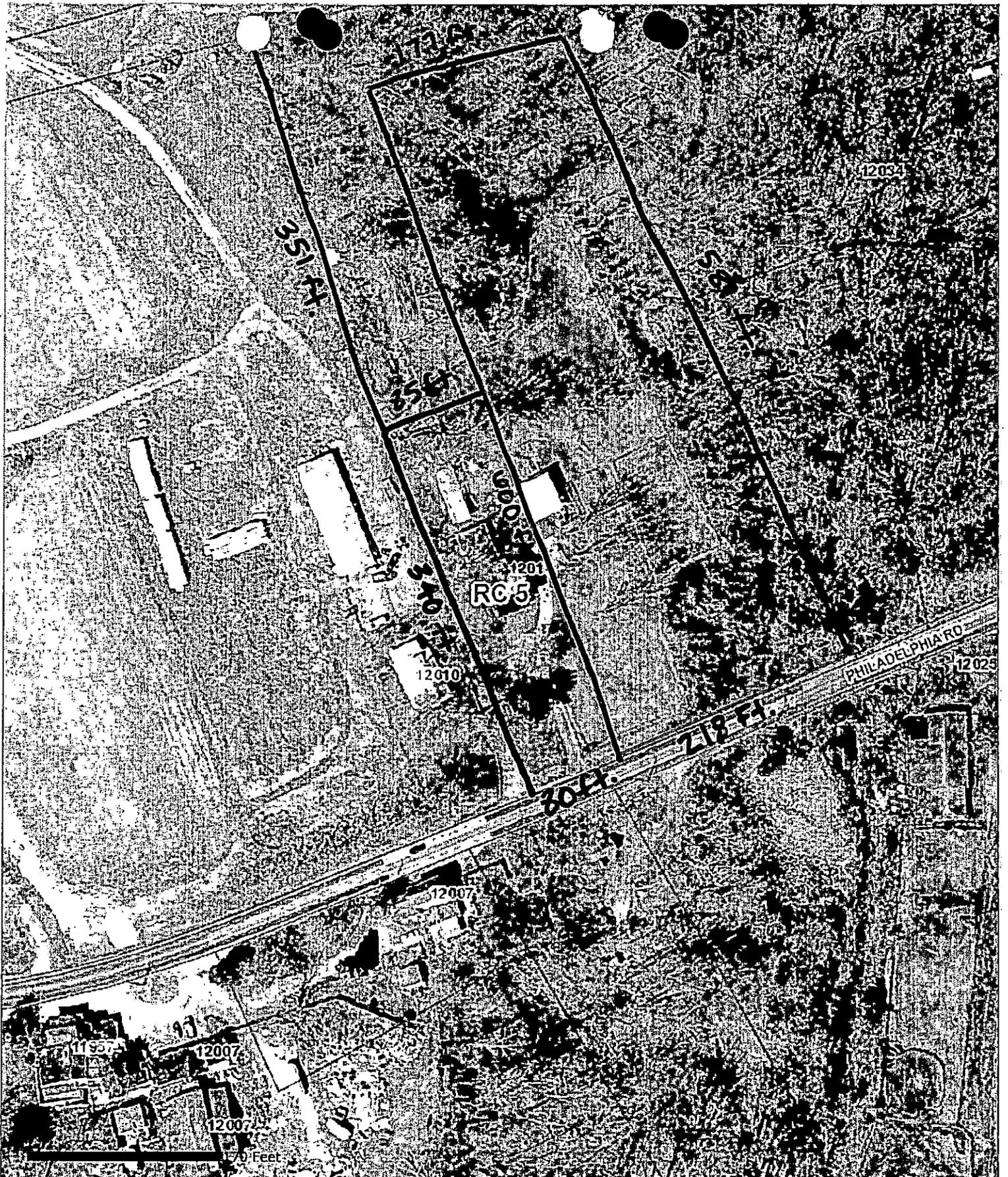
11957

12007

12007

1102023950

1102004430

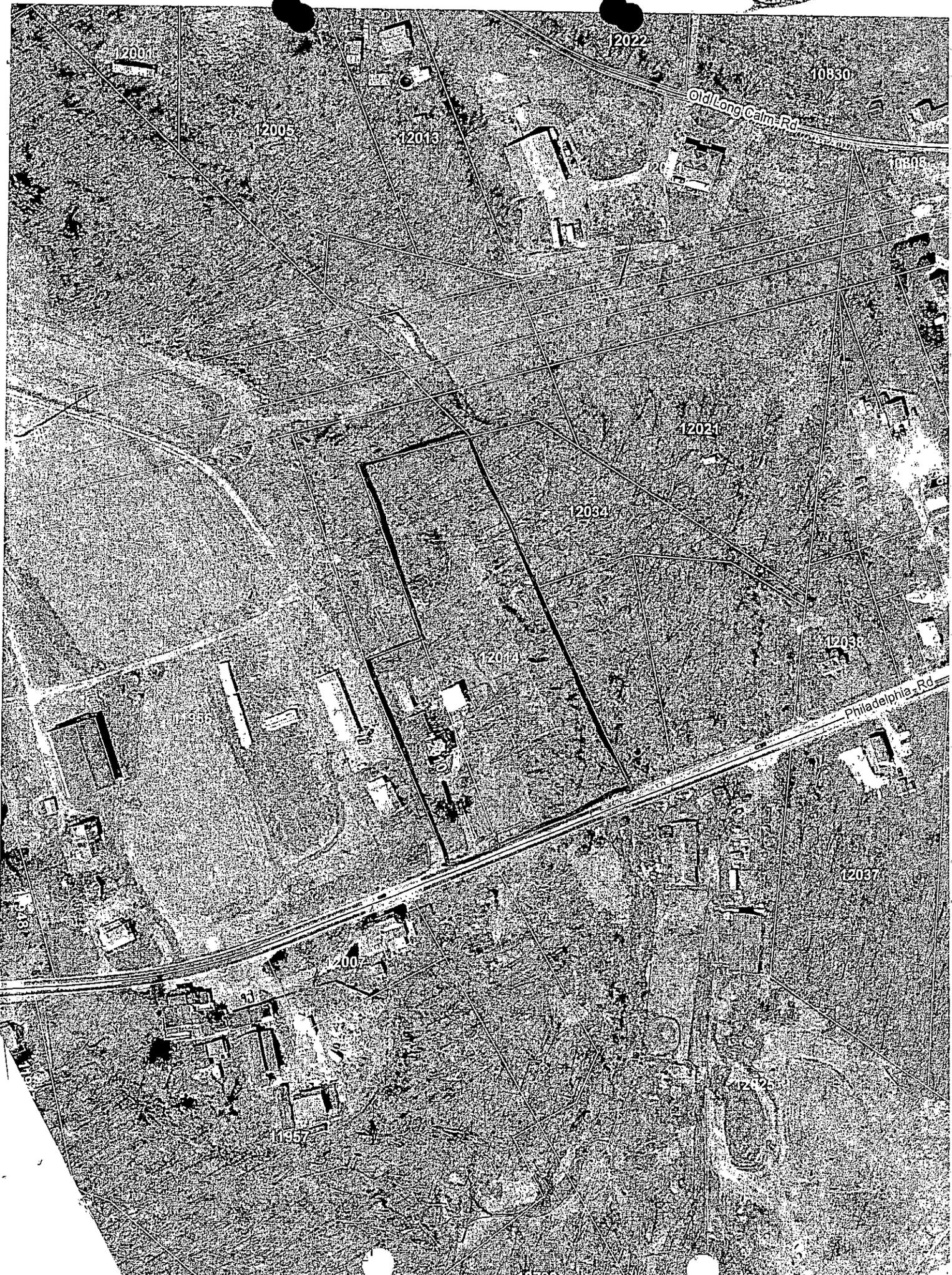


My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



12001

12022

10830

12005

12013

Old Long Calm Rd

10808

12021

12031

12038

Philadelphia Rd

12011

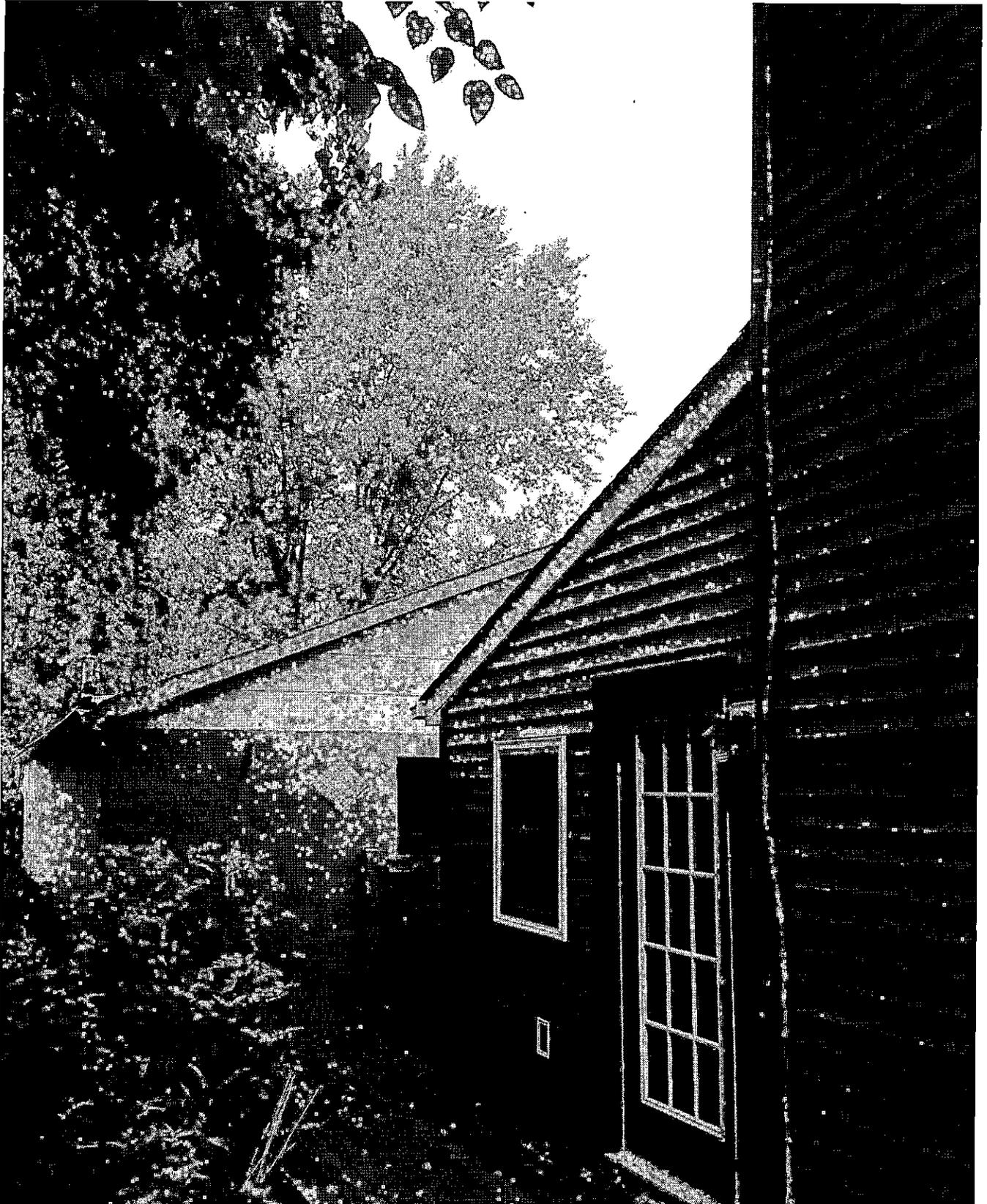
12037

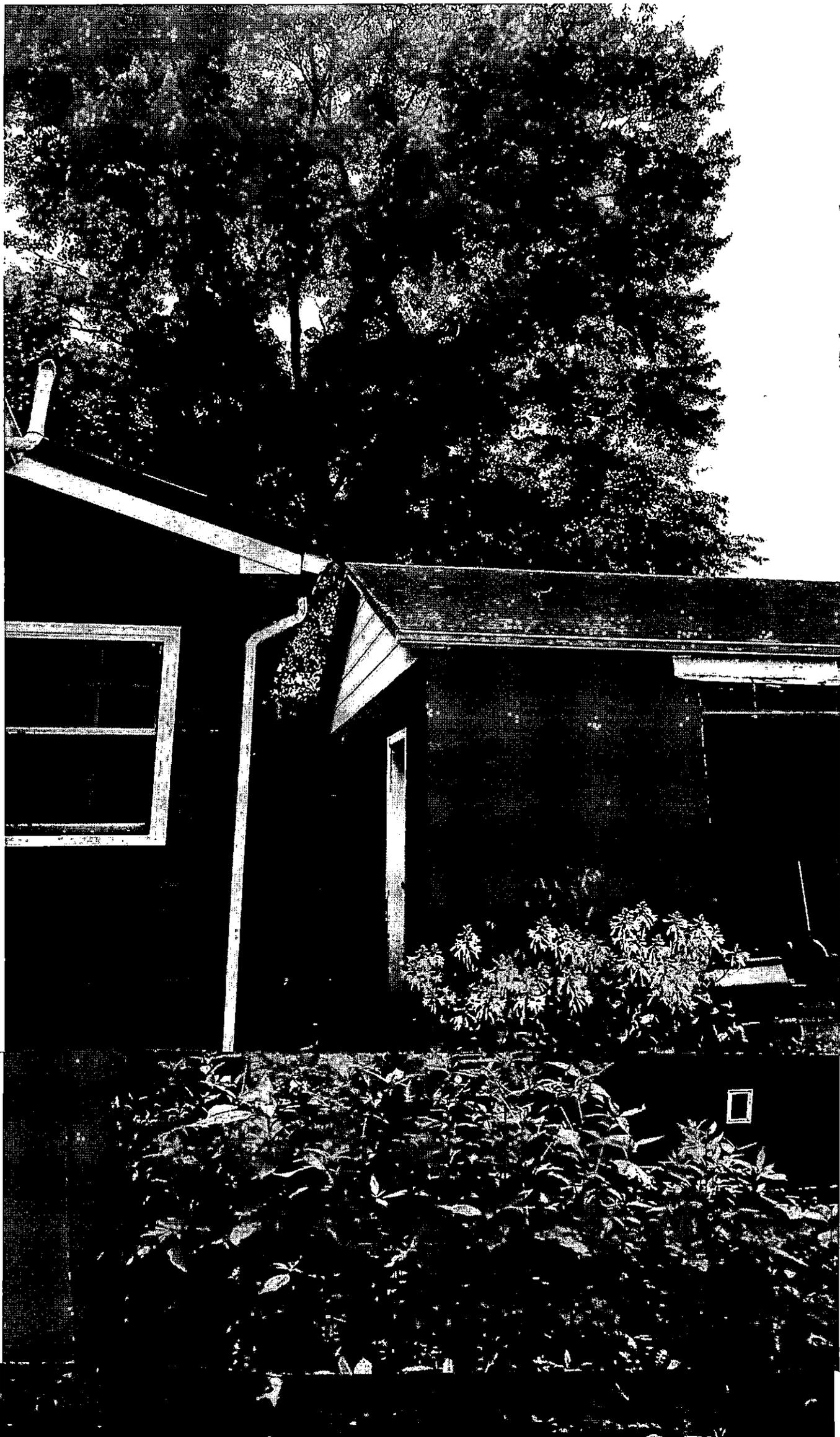
1200

1202

10957

1200





C

○

(

)

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>8-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>8-15</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-8 + Rev. 10-9</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>C + C - NO objection</u>
<u>8-15</u>	STATE HIGHWAY ADMINISTRATION TRAFFIC ENGINEERING	<u>No objection</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 9-4-16 by Beck

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

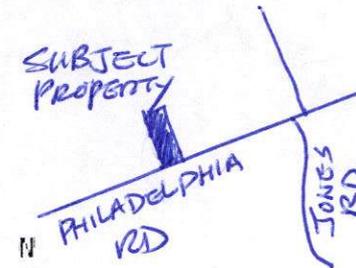
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 12014 Philadelphia Rd 21057 OWNER(S) NAME(S) Zachary Crouse, Kristen Crouse

SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1 122 0 2 51 2 5 DEED REF. # 34492/00303

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 06483

SITE ZONED RC 5

ELECTION DISTRICT 11E

COUNCIL DISTRICT 6 CD

LOT AREA ACREAGE 3.52

OR SQUARE FEET _____

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE

SEWER IS:

PUBLIC _____ PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

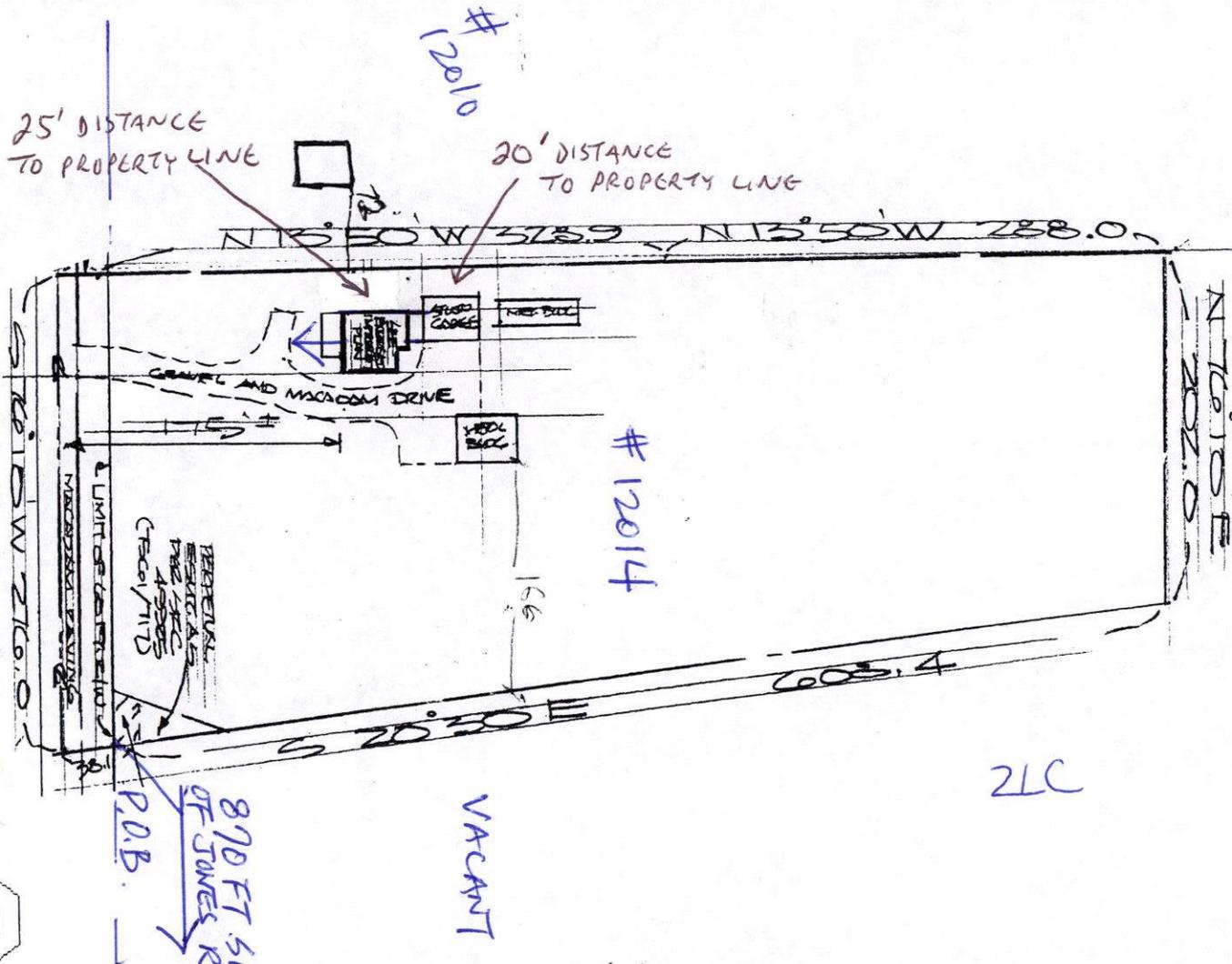
NO

VIOLATION CASE INFO:

NO

25' DISTANCE TO PROPERTY LINE

20' DISTANCE TO PROPERTY LINE



PHILADELPHIA RD



870 FT SW OF JONES RD P.O.B.

VACANT

ZLC

PLAN DRAWN BY Michael Panzer DATE 8/1/16 SCALE: 1 INCH = 100 FEET

2017-0042-A

Per. Esh. 1

A-6400-1102

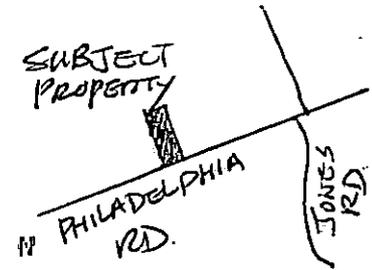
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 12014 Philadelphia Rd 21057 OWNER(S) NAME(S) Zachary Crouse, Kristen Crouse

SUBDIVISION NAME -N/A LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1 1220 2 51 2 5 DEED REF. # 34492100303

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 06483

SITE ZONED RC 5

ELECTION DISTRICT 11F

COUNCIL DISTRICT 6 CD

LOT AREA ACREAGE 3.52

OR SQUARE FEET _____

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE

SEWER IS:

PUBLIC _____ PRIVATE

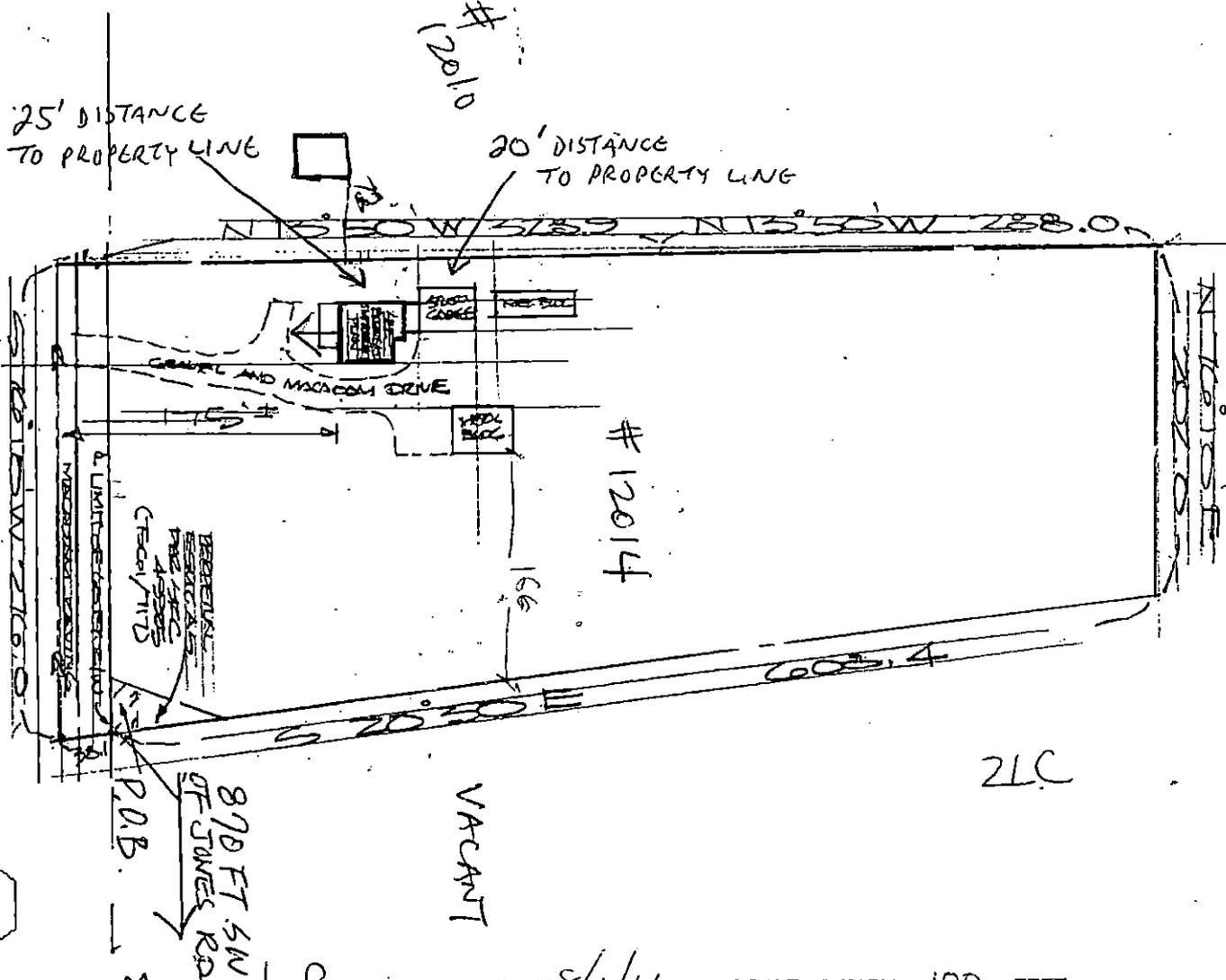
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO



ZLC

VACANT

870 FT SW OF JONES RD
P.O.B.

PLAN DRAWN BY Michael Parzer DATE 8/1/16 SCALE: 1 INCH = 100 FEET

2017-0042-A