

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(19610 Middletown Road)		
6 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Brian K. & Virginia D. Stetson	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0192-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, Brian K. and Virginia D. Stetson ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (detached garage) to be located in the front yard of the lot in lieu of the required rear yard placement. 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 4, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 2-23-17

By law

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 detached garage 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 23rd day of **February, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (detached garage) to be located in the front yard of the lot in lieu of the required rear yard placement, 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 2-23-17

By DW

2. 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 2-23-17

By law



KEVIN KAMENETZ
County Executive

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

February 23, 2017

Brian K. and Virginia D. Stetson
19610 Middletown Road
Freeland, MD 21053

RE: Petition for Administrative Variance
Case No. 2017-0192-A
Property: 19610 Middletown Road

Dear Mr. and Mrs. Stetson:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Geoffrey C. Schultz, Polaris Land Consultants, 10 Gerard Avenue,
Suite 110, Timonium, MD 21093



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 19610 MIDDLETOWN ROAD Currently zoned RC-4
 Deed Reference 35639 / 118 10 Digit Tax Account # 1700012106
 Owner(s) Printed Name(s) BRIAN K. STETSON + VIRGINIA D. STETSON

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

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

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

- X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BCZR TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN THE FRONT YARD OF THE LOT IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

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

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

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

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

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

Owner(s)/Petitioner(s):

BRIAN K. STETSON / VIRGINIA D. STETSON
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
19610 MIDDLETOWN RD. FREELAND, MD
 Mailing Address City State
21053 / x301-659-5501 / xbstetson@me.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

GEOFFREY SCHULTE - POLARIS LAND CONSULTANTS
 Name - Type or Print
[Signature]
 Signature
10 GERARD AVE - SUITE 110 - TIMONUM MD
 Mailing Address City State
21093 / 410-252-4444 / GSCHULTE@POLARISLC.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 County

CASE NUMBER 2017-0192-A Filing Date 1/24/2017 Estimated Posting Date 2/5/2017 Reviewer [Signature]

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: 19610 MIDDLETOWN ROAD FREELAND MD 21053
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)

1. The existing garage is front-entry, which means the existing driveway heads straight towards the front of the house and not the side. To access the detached garage to a location behind the house would require snaking the driveway around the side of the house, a drainage swale, and an existing propane tank, resulting in a excessive length of driveway and unneeded impervious surfaces.
2. This is a panhandle lot, and therefore, it does not have the usual relation of the house to its adjacent neighboring houses. In this case, the garage location in the front of our existing house is actually the most remote from a visibility perspective, whereas any location behind the existing house is much more visible and potentially obtrusive to adjacent neighbors.

x [Signature]
Signature of Owner (Affiant)
BRIAN K. STETSON
Name- Print or Type

x [Signature]
Signature of Owner (Affiant)
VIRGINIA D. STETSON
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 19th day of January, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brian Stetson & Virginia Stetson

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

AS WITNESS my hand and Notaries Seal

Theresa J. Howard
Notary Public
11/11/19
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: 19610 MIDDLETOWN ROAD FREELAND MD 21053
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**)

1. The existing garage is front-entry, which means the existing driveway heads straight towards the front of the house and not the side. To access the detached garage to a location behind the house would require snaking the driveway around the side of the house, a drainage swale, and an existing propane tank, resulting in a excessive length of driveway and unneeded impervious surfaces.
2. This is a panhandle lot, and therefore, it does not have the usual relation of the house to its adjacent neighboring houses. In this case, the garage location in the front of our existing house is actually the most remote from a visibility perspective, whereas any location behind the existing house is much more visible and potentially obtrusive to adjacent neighbors.

X [Signature]
Signature of Owner (Affiant)
BRIAN K. STETSON
Name- Print or Type

X [Signature]
Signature of Owner (Affiant)
VIRGINIA D. STETSON
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 19th day of January, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brian Stetson + Virginia Stetson

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

AS WITNESS my hand and Notaries Seal

Theresa J. Howard
Notary Public
11/11/19
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 19610 MIDDLETOWN ROAD Currently zoned RC-4
 Deed Reference 35639 / 118 10 Digit Tax Account # 1700012186
 Owner(s) Printed Name(s) BRIAN K. STETSON & VIRGINIA D. STETSON

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

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

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

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BCZR TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN THE FRONT YARD OF THE LOT IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

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

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

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

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

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

Owner(s)/Petitioner(s):

BRIAN K. STETSON , VIRGINIA D. STETSON
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
19610 MIDDLETOWN RD. FREELAND, MD
 Mailing Address City State
21053 , x301-659-5501 , xbstetson@me.com
 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:

GEOFFREY SCHULTZ - POLARIS LAND CONSULTANTS
 Name – Type or Print
GCS
 Signature
10 GERARD AVE - SUITE 110 - TIMONUM MD
 Mailing Address City State
21093 , 410-252-4444 , GSCHULTZ@POLARISIC.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 County

CASE NUMBER 2017-0192-A Filing Date 1/24/2017 Estimated Posting Date 2/5/2017 Reviewer [Signature]



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
(410) 252-4444 (o)
(410) 252-4493 (f)
www.polarislc.com

Zoning Description of
19610 Middletown Road
6th Election District
3rd Councilmanic District
Baltimore County, MD



Beginning at a point on the Western Right-of-Way Line of Middletown Road (60 feet wide) at the distance of 982 feet more or less North of the center of Scotts Manor Court and being known as Lot 10 – Section II – “Pen-Delle Manor” as recorded among the Land Records of Baltimore County, MD in Plat Book 40 Folio 61.

Containing 3.384 acres of land as recorded in deed Liber 35639 Folio 118.

 2017-0192-A

LAND SURVEYING • SUBDIVISION DESIGN • COMMERCIAL SITE DESIGN • LAND USE & PLANNING
STORM WATER MANAGEMENT • CONSTRUCTION SURVEYING • PROJECT MANAGEMENT • ZONING MATTERS

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

No. **141446**

Date: **1/24/17**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 1/25/2017 1/24/2017 09:16:36 2
 REC #302 WALKIN JEE
 >> RECEIPT # 998647 1/24/2017 OFLN
 Dept 5 528 TONING VERIFICATION
 NO. 141446
 Receipt Tot \$75.00
 \$75.00 CK \$4.00 CA
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: **Stetson**

For: **19610 Middletown Rd**

207-0191-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 02/04/2017

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2017-0192-A
Petitioner/Developer: Brian & Virginia Stetson
Date of Hearing/Closing: 02/20/2017

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 19610 Middletown Rd.

The sign(s) were posted on 02/04/2017

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

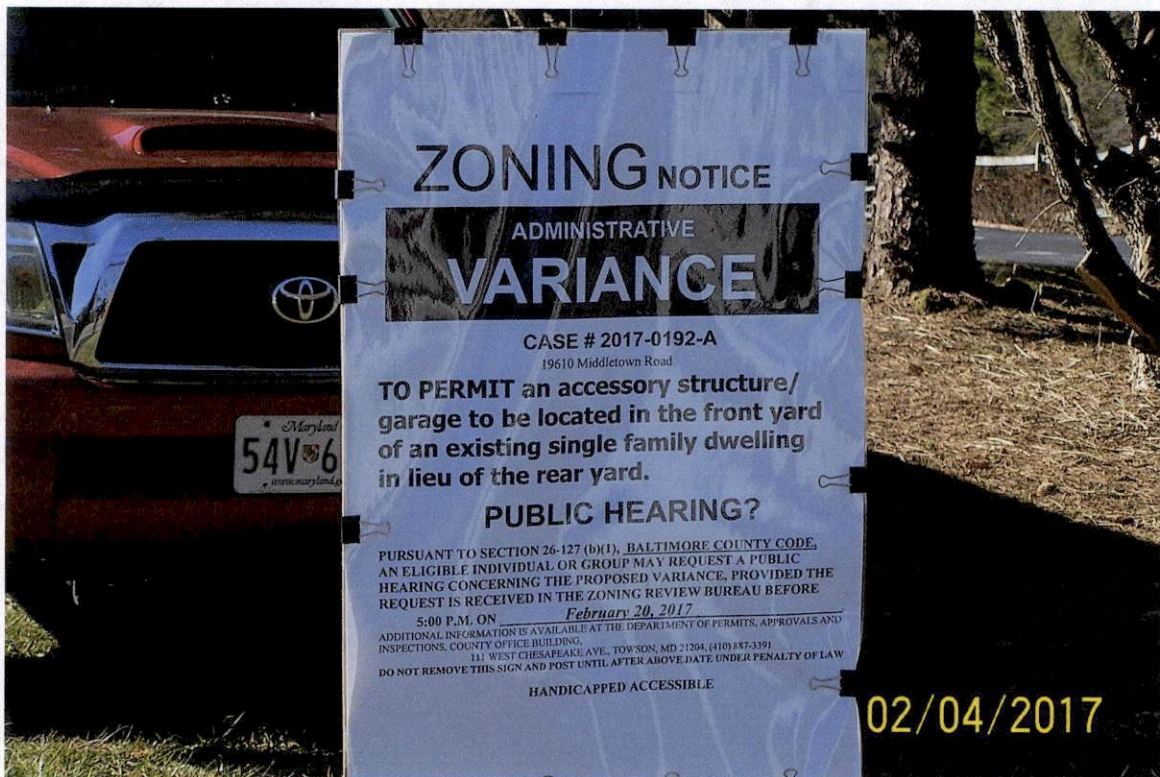
Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1862. It is a very important document, as it contains the President's annual message to Congress. The President discusses the state of the Union, the progress of the war, and the administration's policies. He also mentions the recent discovery of gold in California, which has led to a large influx of people to the West.

2. The second part of the document is a report from the Secretary of the Interior, dated January 1, 1862. It contains information about the land and mineral resources of the United States. The Secretary discusses the progress of the survey of the public lands, and the discovery of new mineral deposits. He also mentions the recent discovery of gold in California, which has led to a large influx of people to the West.

3. The third part of the document is a report from the Secretary of the Treasury, dated January 1, 1862. It contains information about the financial state of the United States. The Secretary discusses the progress of the war, and the administration's policies. He also mentions the recent discovery of gold in California, which has led to a large influx of people to the West.



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2017-0192-A

19610 Middletown Road

**TO PERMIT an accessory structure/
garage to be located in the front yard
of an existing single family dwelling
in lieu of the rear yard.**

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 February 20, 2017

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS, APPROVALS AND
INSPECTIONS, 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

02/04/2017

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

RESEARCH REPORT
ON THE CHEMISTRY OF THE
HYDROLYSIS OF THE
ESTER OF THE
ACID OF THE
SILICIC ACID

BY
J. H. HARRIS, JR.
AND
J. H. HARRIS, JR.

1928

10

CHICAGO, ILLINOIS

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0192 -A Address 19610 Middletown Rd.
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/24/17 Posting Date: 2/5/17 Closing Date: 2/20/17

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- 0192 -A Address 19610 Middletown Road
Petitioner's Name BRIAN & VIRGINIA STETSON Telephone 301-659-5501
Posting Date: 2/5/17 Closing Date: 2/20/17
Wording for Sign: To Permit AN ACCESSORY structure/garage to be located
in the front yard of an existing single family dwelling in
lieu of the rear yard.

Revised 7/6/16



KEVIN KAMENETZ
County Executive

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

February 22, 2017

Brian K & Virginia D Stetson
19610 Middletown Road
Freeland MD 21053

RE: Case Number: 2017-0192 A, Address: 19610 Middletown Road

Dear Mr. & Ms. Stetson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 24, 2017. 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." in a cursive script.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Geoffrey Schultz, Polaris Land Consultants, 10 Gerard Avenue, Suite 110, Timonium MD 21093

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



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

Date: 2/2/17

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. 2017-0192-A

Administrative Variance
Brian K. & Virginia D. Stetson
19610 Middletown Road.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller'.

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

WW/RAZ

RECEIVED

FEB 7 2017

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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 February 3, 2017
Item No. 2017-0192 and 0193

DATE: February 3, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC02062017.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: January 31, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0192-A
Address 19610 Middletown Road
(Stetson Property)

Zoning Advisory Committee Meeting of **February 6, 2017**

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

Reviewer: Steve Ford

Date: 1-31-2017

M E M O R A N D U M

DATE: March 28, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0192- A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 27, 2017. 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

Real Property Data Search		Guide to searching the database	
Search Result for BALTIMORE COUNTY			
View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier:		District - 06 Account Number - 1700012186	
Owner Information			
Owner Name:	STETSON BRIAN K STETSON VIRGINIA D	Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:	19610 MIDDLETOWN RD FREELAND MD 21053-	Deed Reference:	/35639/ 00118
Location & Structure Information			
Premises Address:		Legal Description:	
19610 MIDDLETOWN RD FREELAND 21053-		19610 MIDDLETOWN RD PEN-DELLE MANOR	
Map:	Grid:	Parcel:	Sub District:
0011	0010	0140	
Subdivision:		Section:	Block:
0000		2	
Lot:		Assessment Year:	Plat No:
10		2017	
Special Tax Areas:		Town:	Ad Valorem:
			NONE
Primary Structure Built		Above Grade Enclosed Area	Finished Basement Area
2015		3,268 SF	
Property Land Area		County Use	
3.4300 AC		04	
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING
Full/Half Bath		Garage	Last Major Renovation
2 full/ 1 half			
Value Information			
Base Value		Value	
		As of 01/01/2017	
Land:	123,000	149,100	
Improvements	323,300	352,000	
Total:	446,300	501,100	
Preferential Land:	0	446,300	
		464,567	
		0	
Transfer Information			
Seller: SPICER CHESTER N		Date: 12/09/2014	Price: \$145,000
Type: ARMS LENGTH VACANT		Deed1: /35639/ 00118	Deed2:
Seller: SPICER CHESTER N		Date: 02/07/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER		Deed1: /14965/ 00096	Deed2:
Seller: WILSON WILFORD JAMES		Date: 11/12/1980	Price: \$10,000
Type: ARMS LENGTH IMPROVED		Deed1: /06228/ 00276	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: Approved 02/01/2016			

19610 Middletown Road 2017-0192-A



Publication Date: 1/24/2017



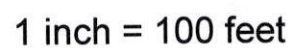
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 200 feet

2017-0192-A





neighbors in front of the house



another angle of neighbors to right of house



neighbors backyard to the front left of the house



wide angle of where proposed garage would sit

2017-0142-A



Front of house



back of house



left side of house, you can see the black cap of the Propane tank in the ground.



right side of house

2017-0192-A



closer of proposed area for garage



front of house



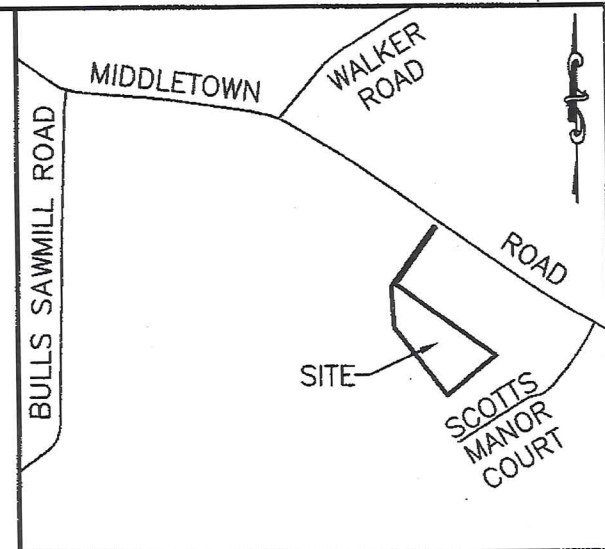
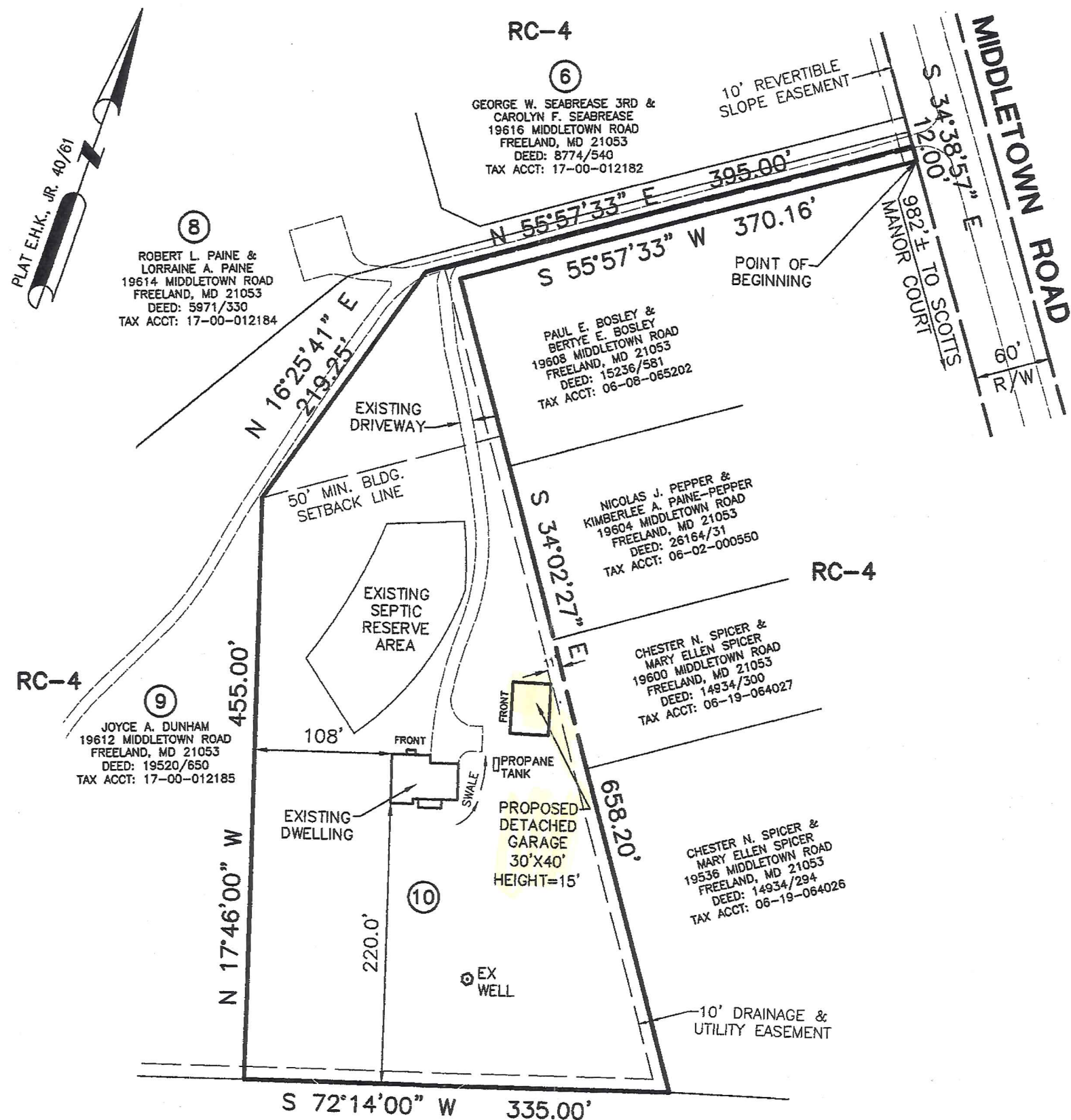
side angle of proposed area for garage



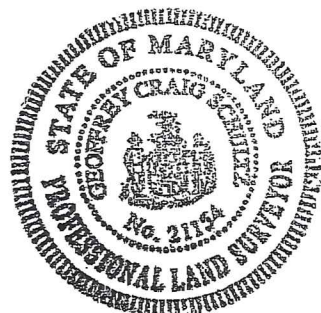
from property line of proposed area for garage

NOTES:

1. EXISTING ZONING: RC-4
2. GROSS AREA: 147,428 SF± = 3.384 AC±
NET AREA: 147,428 SF± = 3.384 AC±
3. 200 SCALE ZONING MAP NO. 011B2
4. THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
5. TO THE BEST OF OUR KNOWLEDGE, THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS SITE.
6. THIS LOT IS SERVED BY WELL AND SEPTIC.
7. THIS SITE DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
8. THIS SITE IS NOT HISTORIC.



VICINITY MAP
SCALE: 1" = 1,000'



Geoffrey C. Schultz 1/17/2017
GEOFFREY C. SCHULTZ DATE
MARYLAND REG. No. 21154
LICENSE EXPIRATION: 01/2017

Polaris
LAND CONSULTANTS

10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
PHONE: (410) 252-4444
FAX: (410) 252-4493
WWW.POLARISLC.COM

STEPHEN C. WALLIS &
SUSAN C. WALLIS
8 SCOTTS MANOR COURT
FREELAND, MD 21053
DEED: 8064/659
TAX ACCT: 21-00-006284

MATTHEW S. BRALOVE &
WENDY S. BRALOVE
6 SCOTTS MANOR COURT
FREELAND, MD 21053
DEED: 33936/131
TAX ACCT: 21-00-006285

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE #19610 MIDDLETOWN ROAD

6TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: DECEMBER 22, 2016

PROPERTY INFORMATION

OWNER
BRIAN K. STETSON & VIRGINIA D. STETSON
19610 MIDDLETOWN ROAD
FREELAND, MD 21053
TAX MAP 11 - GRID 10 - PARCEL 140
ACCOUNT NO. 17-00-012186
DEED REFERENCE: 35639/118

LOT 10 - SECTION II
"PEN-DELLE MANOR"
PLAT BOOK 40 PAGE 61

DRAWN BY: CRC CHECKED BY: GCS JOB No. 14 - 055

2017-0192-A

Pet - GCR.1