

## **M E M O R A N D U M**

DATE: July 24, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2018-0298-SPH - Appeal Period Expired

---

The appeal period for the above-referenced case expired on July 23, 2018. 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 SPECIAL HEARING** \* BEFORE THE  
(12504 Dover Road) \*  
4<sup>th</sup> Election District \* OFFICE OF  
2<sup>nd</sup> Council District \*  
Frederick J. & Michelle Y. Burgesen \* ADMINISTRATIVE HEARINGS  
*Legal Owner* \*  
Petitioner \* FOR BALTIMORE COUNTY  
\* **Case No. 2018-0298-SPH**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Frederick J. & Michelle Y. Burgesen, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve side yard setbacks of 25 ft. in lieu of the required 50 ft., for a replacement dwelling. A site plan was marked and admitted as Petitioners' Exhibit 3.

Frederick Burgesen appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and the Department of Planning ("DOP"). Neither agency opposed the request.

Petitioners purchased the property in 2017 and shortly thereafter razed the dwelling on the lot, which was uninhabitable. Petitioners propose to construct a new dwelling in essentially the same location on the one acre lot zoned RC-5. The plan shows 25' side yard setbacks, which is equal to or greater than the side yard setbacks on other single-family dwellings in the vicinity. Granting the request will not have a detrimental impact upon the community and the petition will therefore be granted.

ORDER RECEIVED FOR FILING

Date 6/22/18  
By Sen

THEREFORE, IT IS ORDERED this 22<sup>nd</sup> day of **June, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to approve side yard setbacks of 25 ft. in lieu of the required 50 ft. for a replacement dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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.
2. Petitioners must comply with the DEPS ZAC comment, a copy of which is attached hereto and made a part hereof.

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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:slm

ORDER RECEIVED FOR FILING

Date 6/22/18  
By slm



# PETITION FOR ZONING HEARING(S)

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

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

Address 12504 DOVER RD which is presently zoned RC5  
Deed References: 13921/00341 10 Digit Tax Account # 0419072861  
Property Owner(s) Printed Name(s) FREDERICK J. E. MICHELLE Y. BURGENSEN

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

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

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a setbacks of 25' on each side in lieu of the required 50', respectively for replacement dwelling.
2. ☐ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

"TO BE PRESENTED AT HEARING"

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

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

**Legal Owner(s) Affirmation:** I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

## Contract Purchaser/Lessee:

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

## Attorney for Petitioner:

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

## Legal Owners (Petitioners):

FREDERICK J. BURGENSEN MICHELLE Y. BURGENSEN  
Name #1 - Type or Print Name #2 - Type or Print  
John A. Bong + Michelle Y. BURGENSEN  
Signature #1 Signature #2  
12507 GREENSPRING AVE OWINGS MILLS MD.  
Mailing Address City State  
21117 410.802.1079 FBURGENSEN@AOL.COM  
Zip Code Telephone # Email Address

## Representative to be contacted:

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

CASE NUMBER 2018-0298-SPH Filing Date 5/1/18 Do Not Schedule Dates: Reviewer JF



# PETITION FOR ZONING HEARING(S)

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

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

Address 12504 DOVER RD which is presently zoned RC5  
Deed References: 13921/00341 10 Digit Tax Account # 0419072861  
Property Owner(s) Printed Name(s) FREDERICK J. E. MICHELLE Y. BURGENSEN

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

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

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a setbacks of 25' on each side in lieu of the required 50', respectively for replacement dwelling.
2. ☐ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

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

**Legal Owner(s) Affirmation:** I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

## Contract Purchaser/Lessee:

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

## Attorney for Petitioner:

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

## Legal Owners (Petitioners):

FREDERICK J. BURGENSEN MICHELLE Y. BURGENSEN  
Name #1 - Type or Print \_\_\_\_\_ Name #2 - Type or Print \_\_\_\_\_  
Frederick J. Burgesen Michelle Y. Burgesen  
Signature #1 \_\_\_\_\_ Signature #2 \_\_\_\_\_  
12507 GREENSPRING AVE. OWINGS MILLS, MD  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21117 410 802-1079 FBURGENSEN@AOL.COM  
Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

## Representative to be contacted:

ORDER RECEIVED FOR FILING  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Date 6/22/18  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
By den  
Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

CASE NUMBER 2018-0298-SPH Filing Date 5/1/18 Do Not Schedule Dates: \_\_\_\_\_ Reviewer JR

*A. L. Snyder*  
*Surveyor, Inc.*  
*1911 Hanover Pike*  
*Hampstead, Maryland 21074*

*(410) 239-7744*

*(410) 374-9695 phone/fax*

Zoning Description

March 7, 2017

12504 Dover Road

Beginning for the same on the southwest side of Dover Road, 437-feet +/- from the southeast side Baublitz Road, thence

- 1.) S 77° 21' W 150 feet,
- 2.) S 77° 21' W 203.7 feet,
- 3.) S 29° 45' E 126 feet,
- 4.) N 76° 28' E 367.3 feet'
- 5.) N 36° 26' W 126 feet to place of beginning.

Containing 1-acre of land, more or less.



Exp. 1-22-2018

## CERTIFICATE OF POSTING

Date: 6-17-18

RE: Case Number: 2018-0298 SPH RECERT

Petitioner/Developer: Fred Burgesen

Date of Hearing/Closing: 6-21-18

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 12504 Dover Rd

The signs(s) were posted on Recert 6-17-18  
(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

#1

## NOTICE

CASE # 2018-0298 SPH

**A PUBLIC HEARING WILL BE HELD BY**  
**ADMINISTRATIVE LAW JUDGE**  
**IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205  
105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: THURS. JUNE 21, 2018 11AM

REQUEST: SPECIAL HEARING TO DETERMINE  
WHETHER OR NOT THE ADMINISTRATIVE LAW  
JUDGE SHOULD APPROVE A SETBACK OF 25 FT.  
ON EACH SIDE IN LIEU OF THE REQUIRED 50 FT.,  
RESPECTIVELY FOR REPLACEMENT DWELLING

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

# ZONING

#2  
NOTICE

CASE # 2018-0298-SPH

**A PUBLIC HEARING WILL BE HELD BY  
ADMINISTRATIVE LAW JUDGE ONER  
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205  
105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: THURS. JUNE 21, 2018 11AM

REQUEST: SPECIAL HEARING TO DETERMINE  
WHETHER OR NOT THE ADMINISTRATIVE LAW  
JUDGE SHOULD APPROVE A SETBACK OF 25 FT  
ON EACH SIDE IN LIEU OF THE REQUIRED  
50 FT, RESPECTIVELY FOR REPLACEMENT  
DWELLING



501 N. Calvert St., P.O. Box 1377  
Baltimore, Maryland 21278-0001  
tel: 410/332-6000  
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5622860

**Sold To:**

Fred Burgesen - CU00657566  
12507 Greenspring Ave  
Owings Mills, MD 21117-1007

**Bill To:**

Fred Burgesen - CU00657566  
12507 Greenspring Ave  
Owings Mills, MD 21117-1007

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 31, 2018

**NOTICE OF ZONING HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**Case: # 2018-0298-SPH**  
12504 Dover Road  
SW/s Dover Road, 437 ft. SE/s Baublitz Road  
4TH Election District - 2ND Councilmanic District  
Legal Owner(s) Frederick & Michelle Burgesen

**Special Hearing** to determine whether or not the Administrative Law Judge should approve a setback of 25 ft. on each side in lieu of the required 50 ft. respectively for replacement dwelling

**Hearing: Thursday, June 21, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue Towson 21204.**

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.  
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

05/31/18 5622860

The Baltimore Sun Media Group

By S. Wilkinson  
Legal Advertising

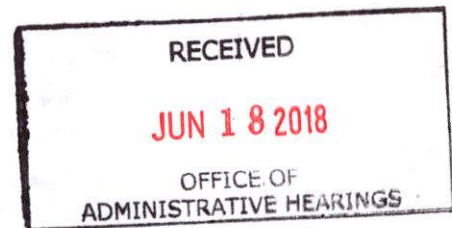
JB 6-21-18  
11 Am

**Debra Wiley**

---

**From:** Larry Pilson <lpilson@hotmail.com>  
**Sent:** Sunday, June 17, 2018 11:21 AM  
**To:** Administrative Hearings; June Wisnom  
**Subject:** 2018-0298-SPH Recert  
**Attachments:** Dover Recert.pdf; DSC\_0486.JPG; DSC\_0487.JPG

Please let me know that you rec'd this. Larry Pilson



# CERTIFICATE OF POSTING

Date: 6-17-18

RE: Case Number: 2018-0298 SPH RECERT

Petitioner/Developer: Fred Burgesen

Date of Hearing/Closing: 6-21-18

RECEIVED

JUN 18 2018

OFFICE OF  
ADMINISTRATIVE HEARINGS

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 12504 Dover Rd

The signs(s) were posted on Recert 6-17-18  
(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)

100

# ZONING

#1  
NOTICE

CASE # 2018-0298 SPH

**A PUBLIC HEARING WILL BE HELD BY**  
**ADMINISTRATIVE LAW JUDGE**  
**IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205  
105 W. CHESAPEAKE AVE TOWSON 21204

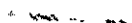
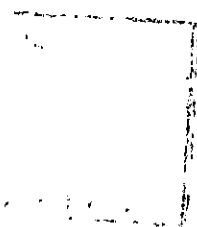
DATE AND TIME: THURS. JUNE 21, 2018 11 AM

REQUEST: SPECIAL HEARING TO DETERMINE  
WHETHER OR NOT THE ADMINISTRATIVE LAW  
JUDGE SHOULD APPROVE A SETBACK OF 25 FT.  
ON EACH SIDE IN LIEU OF THE REQUIRED 50 FT.,  
RESPECTIVELY FOR REPLACEMENT DWELLING

RECEIVED  
JUN 18 2018  
ADMINISTRATIVE HEARINGS

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW



# ZONING

#2  
NOTICE

CASE # 2018-0298-SPH

**A PUBLIC HEARING WILL BE HELD BY  
ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205

105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: THURS. JUNE 21, 2018 11AM

REQUEST: SPECIAL HEARING TO DETERMINE  
WHETHER OR NOT THE ADMINISTRATIVE LAW  
JUDGE SHOULD APPROVE A SETBACK OF 25 FT  
ON EACH SIDE IN LIEU OF THE REQUIRED  
50 FT. RESPECTIVELY FOR REPLACEMENT  
DWELLING

RECEIVED  
JUN 18 2018  
ADMINISTRATIVE

## CERTIFICATE OF POSTING

Date: 6-1-18

RE: Case Number: 2018-0298-SPH

Petitioner/Developer: Fred Burgeson

Date of Hearing/Closing: 6-21-18

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 12504 Dover Rd

# ZONING NOTICE

CASE # 2018-0298 SPH

**A PUBLIC HEARING WILL BE HELD BY  
ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205  
105 W CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: THURS. JUNE 21, 2018 11 AM

REQUEST: SPECIAL HEARING TO DETERMINE  
WHETHER OR NOT THE ADMINISTRATIVE LAW  
JUDGE SHOULD APPROVE A SETBACK OF 25 FT.  
ON EACH SIDE IN LIEU OF THE REQUIRED 50 FT.,  
RESPECTIVELY FOR REPLACEMENT DWELLING

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY  
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ  
*County Executive*

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

May 16, 2018

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2018-0298-SPH**

12504 Dover Road

SW/s Dover Road, 437 ft. SE/s Baublitz Road

4<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Frederick & Michelle Burgesen

Special Hearing to determine whether or not the Administrative Law Judge should approve a setback of 25 ft. on each side in lieu of the required 50 ft. respectively for replacement dwelling.

Hearing: Thursday, June 21, 2018 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Frederick & Michelle Burgesen, 12507 Greenspring Avenue, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 1, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, May 31, 2018 Issue - Jeffersonian

Please forward billing to:

Fred Burgesen  
12507 Greenspring Avenue  
Owings Mills, MD 21117

410-802-1079

---

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2018-0298-SPH**

12504 Dover Road  
SW/s Dover Road, 437 ft. SE/s Baublitz Road  
4<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owners: Frederick & Michelle Burgesen

Special Hearing to determine whether or not the Administrative Law Judge should approve a setback of 25 ft. on each side in lieu of the required 50 ft. respectively for replacement dwelling.

Hearing: Thursday, June 21, 2018 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
12504 Dover Road; SW/S Dover Road, \* OF ADMINISTRATIVE  
437' SE/S of Baublitz Road \* HEARINGS FOR  
4<sup>th</sup> Election & 2<sup>nd</sup> Councilmanic Districts \* BALTIMORE COUNTY  
Legal Owners: Frederick & Michelle Burgesen\*  
Petitioner(s) \* 2018-298-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

RECEIVED  
MAY 10 2018

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 10<sup>th</sup> day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to Frederick & Michelle Burgesen, 12507 Greenspring Avenue, Owings Mills, Maryland 21117, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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 twenty (20) 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: 2018-0298-SP4

Property Address: 12504 DOVER RD. REISTERSTOWN, MD.  
21136

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): FREDERICK J & MICHELLE Y. BURGENSEN

Contract Purchaser/Lessee: —

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: FRED BURGENSEN

Company/Firm (if applicable): \_\_\_\_\_

Address: 12507 GREENSPRING AVE.  
OWINGS MILLS, MD. 21117

Telephone Number: 410-802-1079

2. 11. 1964 (1964年11月21日) 晴 25.2℃ 10.0% 14.0%  
 10.0% 10.0% 10.0%

*Handwritten signature*

[illegible]

1. The first step in the process of the investigation is to identify the problem or issue that needs to be addressed. This involves gathering information about the situation and determining the scope of the investigation.

$\Gamma_{\text{eff}} = \frac{\gamma}{\alpha} \left( \frac{1}{\beta} - \frac{1}{\beta_0} \right) + \frac{\gamma}{\alpha} \ln \left( \frac{\beta}{\beta_0} \right)$

[illegible]

2011年12月27日

$\frac{d}{dt} \left( \frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$

*(Signature)*

|           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |       |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------|
| 1997-1998 | 1998-1999 | 1999-2000 | 2000-2001 | 2001-2002 | 2002-2003 | 2003-2004 | 2004-2005 | 2005-2006 | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | 2022-2023 | 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 | 2029-2030 | 2030-2031 | 2031-2032 | 2032-2033 | 2033-2034 | 2034-2035 | 2035-2036 | 2036-2037 | 2037-2038 | 2038-2039 | 2039-2040 | 2040-2041 | 2041-2042 | 2042-2043 | 2043-2044 | 2044-2045 | 2045-2046 | 2046-2047 | 2047-2048 | 2048-2049 | 2049-2050 | 2050-2051 | 2051-2052 | 2052-2053 | 2053-2054 | 2054-2055 | 2055-2056 | 2056-2057 | 2057-2058 | 2058-2059 | 2059-2060 | 2060-2061 | 2061-2062 | 2062-2063 | 2063-2064 | 2064-2065 | 2065-2066 | 2066-2067 | 2067-2068 | 2068-2069 | 2069-2070 | 2070-2071 | 2071-2072 | 2072-2073 | 2073-2074 | 2074-2075 | 2075-2076 | 2076-2077 | 2077-2078 | 2078-2079 | 2079-2080 | 2080-2081 | 2081-2082 | 2082-2083 | 2083-2084 | 2084-2085 | 2085-2086 | 2086-2087 | 2087-2088 | 2088-2089 | 2089-2090 | 2090-2091 | 2091-2092 | 2092-2093 | 2093-2094 | 2094-2095 | 2095-2096 | 2096-2097 | 2097-2098 | 2098-2099 | 2099-2100 | 2100-2101 | 2101-2102 | 2102-2103 | 2103-2104 | 2104-2105 | 2105-2106 | 2106-2107 | 2107-2108 | 2108-2109 | 2109-2110 | 2110-2111 | 2111-2112 | 2112-2113 | 2113-2114 | 2114-2115 | 2115-2116 | 2116-2117 | 2117-2118 | 2118-2119 | 2119-2120 | 2120-2121 | 2121-2122 | 2122-2123 | 2123-2124 | 2124-2125 | 2125-2126 | 2126-2127 | 2127-2128 | 2128-2129 | 2129-2130 | 2130-2131 | 2131-2132 | 2132-2133 | 2133-2134 | 2134-2135 | 2135-2136 | 2136-2137 | 2137-2138 | 2138-2139 | 2139-2140 | 2140-2141 | 2141-2142 | 2142-2143 | 2143-2144 | 2144-2145 | 2145-2146 | 2146-2147 | 2147-2148 | 2148-2149 | 2149-2150 | 2150-2151 | 2151-2152 | 2152-2153 | 2153-2154 | 2154-2155 | 2155-2156 | 2156-2157 | 2157-2158 | 2158-2159 | 2159-2160 | 2160-2161 | 2161-2162 | 2162-2163 | 2163-2164 | 2164-2165 | 2165-2166 | 2166-2167 | 2167-2168 | 2168-2169 | 2169-2170 | 2170-2171 | 2171-2172 | 2172-2173 | 2173-2174 | 2174-2175 | 2175-2176 | 2176-2177 | 2177-2178 | 2178-2179 | 2179-2180 | 2180-2181 | 2181-2182 | 2182-2183 | 2183-2184 | 2184-2185 | 2185-2186 | 2186-2187 | 2187-2188 | 2188-2189 | 2189-2190 | 2190-2191 | 2191-2192 | 2192-2193 | 2193-2194 | 2194-2195 | 2195-2196 | 2196-2197 | 2197-2198 | 2198-2199 | 2199-2200 | 2200-2201 | 2201-2202 | 2202-2203 | 2203-2204 | 2204-2205 | 2205-2206 | 2206-2207 | 2207-2208 | 2208-2209 | 2209-2210 | 2210-2211 | 2211-2212 | 2212-2213 | 2213-2214 | 2214-2215 | 2215-2216 | 2216-2217 | 2217-2218 | 2218-2219 | 2219-2220 | 2220-2221 | 2221-2222 | 2222-2223 | 2223-2224 | 2224-2225 | 2225-2226 | 2226-2227 | 2227-2228 | 2228-2229 | 2229-2230 | 2230-2231 | 2231-2232 | 2232-2233 | 2233-2234 | 2234-2235 | 2235-2236 | 2236-2237 | 2237-2238 | 2238-2239 | 2239-2240 | 2240-2241 | 2241-2242 | 2242-2243 | 2243-2244 | 2244-2245 | 2245-2246 | 2246-2247 | 2247-2248 | 2248-2249 | 2249-2250 | 2250-2251 | 2251-2252 | 2252-2253 | 2253-2254 | 2254-2255 | 2255-2256 | 2256-2257 | 2257-2258 | 2258-2259 | 2259-2260 | 2260-2261 | 2261-2262 | 2262-2263 | 2263-2264 | 2264-2265 | 2265-2266 | 2266-2267 | 2267-2268 | 2268-2269 | 2269- |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------|

...the ...

1. The first group of authors (e.g., [1, 2]) has shown that the use of a single, common, reference frame for all the data is not sufficient to describe the variability of the system. The authors have proposed the use of a set of reference frames, each of which is defined by a set of parameters that are specific to the system. This approach has been used to describe the variability of the system in terms of the parameters of the reference frames.

CONFIDENTIAL - SECURITY INFORMATION

10. *Journal of the American Statistical Association*, 1997, 92, 1013-1027.

1. The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1.1) as  $t \rightarrow \infty$ . It is shown that the solutions of the system (1.1) are bounded and tend to zero as  $t \rightarrow \infty$  if the matrix  $A$  is stable. The second part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1.1) as  $t \rightarrow \infty$  if the matrix  $A$  is not stable. It is shown that the solutions of the system (1.1) are unbounded and tend to infinity as  $t \rightarrow \infty$  if the matrix  $A$  is not stable.

[illegible][illegible]

100-443886-100

" " " " " "

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

No. **168794**

Date: **5/1/18**

**DUPLICATE PAID RECEIPT**

BUSINESS: ACUAL TIME: 05/01/2018 5/01/2018 09:24:17

REG: 0505 WALKIN LRG  
 RECEIPT # 952117 5/01/2018 OFL

5. 528 ZONING VERIFICATION

168794

Receipt Tot \$75.00

\$75.00 CA \$5.00 CA

Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|----------------|-------------|----------|---------|--------|
| 001  | 806  | 0000 |          | 6152           |             |          |         | 75.00  |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |

Total: **75.00**

Rec From: **Eneco Construction Co**

For: **Petition for Special Hearing**  
**Hearing Case # 2018-0298 - SPH**

**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*

June 13, 2018

Frederick J & Michelle Y Burgesen  
12507 Greenspring Avenue  
Owings Mills MD 21117

RE: Case Number: 2018-0298 SPH, Address: 12504 Dover Road

Dear Mr. & Ms. Burgesen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 1, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

 **MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Pete K. Rahn  
Secretary  
Gregory Slater  
Administrator

Date: 5/7/18

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

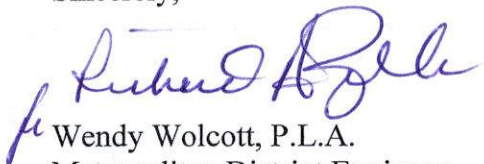
Dear Ms. Lewis:

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. 2018-0298-SPH

Special Hearing  
Frederick J. & Michelle Y. Bergesen  
12504 Dora 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,



Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

6-21

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 18-298



**INFORMATION:**

**Property Address:** 12504 Dover Road  
**Petitioner:** Frederick J. Burgesen, Michelle Y. Burgesen  
**Zoning:** RC 5  
**Requested Action:** Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to allow setbacks of 25 feet on each side in lieu of the required 50 feet respectively for a replacement dwelling.

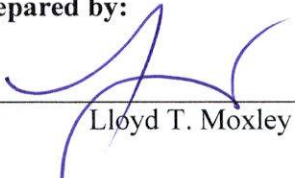
A site visit was conducted on 5/10/2018. The property is currently vacant after the existing house was razed. Dover Road is a Baltimore County scenic road.

The CMPD states that development along a scenic road (page 178) should minimize grading to preserve the quality of the existing landforms.

The Department of Planning does not object to the request. The property is replacing a dwelling unit that was previously razed. The proposed plan says the house will be one story similar to the previous home that was removed. The dwelling is proposed to be setback to follow the setback pattern of the blend with the surrounding homes.

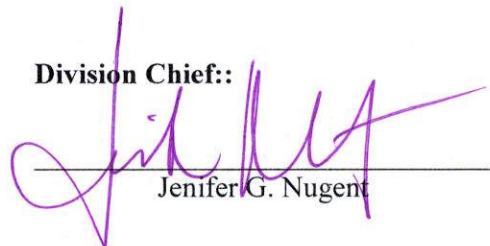
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

**Prepared by:**

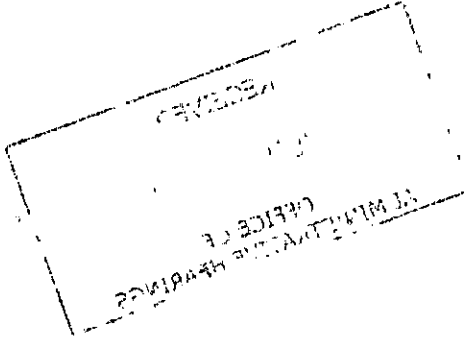
  
\_\_\_\_\_  
Lloyd T. Moxley

AVA/KS/LTM/

**Division Chief:**

  
\_\_\_\_\_  
Jenifer G. Nugent

c: Joseph Wiley  
Frederick J. Burgesen  
Office of the Administrative Hearings  
People's Counsel for Baltimore County



6-21

**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: May 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0298-SPH  
Address 12504 Dover Road  
(Burgesen Property)

**Zoning Advisory Committee Meeting of May 17, 2018**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit(s) for a new dwelling, since it is served by well and septic.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** June 5, 2018

**FROM:**  Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 17, 2018  
Item No. 2018-0294-A, 0295-A, 0297-A, 0298-SPH, 0299-A, and 0300-A

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

\* \* \* \* \*

VKD: cen  
cc: file

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 6/4/2018

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 18-298

**INFORMATION:**

**Property Address:** 12504 Dover Road  
**Petitioner:** Frederick J. Burgesen, Michelle Y. Burgesen  
**Zoning:** RC 5  
**Requested Action:** Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to allow setbacks of 25 feet on each side in lieu of the required 50 feet respectively for a replacement dwelling.

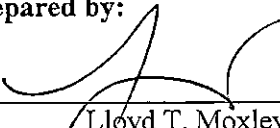
A site visit was conducted on 5/10/2018. The property is currently vacant after the existing house was razed. Dover Road is a Baltimore County scenic road.

The CMPD states that development along a scenic road (page 178) should minimize grading to preserve the quality of the existing landforms.

The Department of Planning does not object to the request. The property is replacing a dwelling unit that was previously razed. The proposed plan says the house will be one story similar to the previous home that was removed. The dwelling is proposed to be setback to follow the setback pattern of the blend with the surrounding homes.

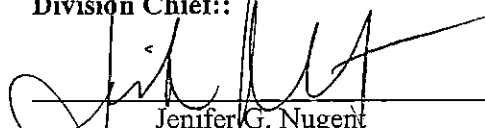
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

AVA/KS/LTM/

**Division Chief::**

  
\_\_\_\_\_  
Jenifer G. Nugent

c: Joseph Wiley  
Frederick J. Burgesen  
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: May 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0298-SPH  
Address 12504 Dover Road  
(Burgesen Property)

**Zoning Advisory Committee Meeting of May 17, 2018**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit(s) for a new dwelling, since it is served by well and septic.

Reviewer: Dan Esser

Case No.: 2018-0298-SPH 12504 Dover  
Rd.

Exhibit Sheet

Petitioner/Developer

Protestants

See  
7/24/18

See  
6-22-18

|        |                                                     |  |
|--------|-----------------------------------------------------|--|
| No. 1  | Plan showing comparison<br>of sizes of lots in area |  |
| No. 2  | Photos of existing SFD                              |  |
| No. 3  | Site plan                                           |  |
| No. 4  |                                                     |  |
| No. 5  |                                                     |  |
| No. 6  |                                                     |  |
| No. 7  |                                                     |  |
| No. 8  |                                                     |  |
| No. 9  |                                                     |  |
| No. 10 |                                                     |  |
| No. 11 |                                                     |  |
| No. 12 |                                                     |  |

EXHIBIT A  
# A

EXHIBIT #1

FELLOWSHIP COURT

SUBJECT  
PROPERTY

ORIGINAL HOME WAS RAZED  
DUE TO ITS DEPLORABLE  
CONDITION, PERMIT #931311

1.34 AC

2.57 AC

1.00  
AC

1.81 AC  
COMBINED

1.53  
AC

1.6  
AC

1.7 AC

200:1  
SCALE

Ramp

Ramp

Ramp

DOVER

SET BACKS

30'

40'

15'

30'

25'

40'

25'

EXHIBIT 2A

EXHIBIT #2A



EXHIBIT 2B

EXHIBIT 2B



CASE NAME 12504 DOVER RD  
CASE NUMBER 2018-0298-SPH  
DATE 6/21/18

## NAME

CITY, STATE, ZIP

[illegible]

C H E C K L I S TComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment

6/5

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

NO COMMENT

5/9

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

COMMENT

FIRE DEPARTMENT

6/4

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)no objection  
w/ comment

5/7

STATE HIGHWAY ADMINISTRATION

NO Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 5/31/18

SIGN POSTING (1<sup>st</sup>) Date: 6/1/18 by PulsonSIGN POSTING (2<sup>nd</sup>) Date: 6/17/18 by PulsonPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: \_\_\_\_\_

192-165

192-165

192-165

192-165



192-165

192-165

192-165

192-165

192-165

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                     |          | View GroundRent Redemption                            |               |                        |          | View GroundRent Registration |                       |                                         |           |
|----------------------------------------------|----------|-------------------------------------------------------|---------------|------------------------|----------|------------------------------|-----------------------|-----------------------------------------|-----------|
| Account Identifier:                          |          | District - 04 Account Number - 0419072861             |               |                        |          |                              |                       |                                         |           |
| Owner Information                            |          |                                                       |               |                        |          |                              |                       |                                         |           |
| Owner Name:                                  |          | BURGESEN FREDERICK<br>BURGESEN MICHELLE<br>YVETTE     |               |                        |          | Use:<br>Principal Residence: |                       | RESIDENTIAL<br>NO                       |           |
| Mailing Address:                             |          | 12507 GREENSPRING<br>AVENUE<br>OWINGS MILLS MD 21117- |               |                        |          | Deed Reference:              |                       | /38593/ 00064                           |           |
| Location & Structure Information             |          |                                                       |               |                        |          |                              |                       |                                         |           |
| Premises Address:                            |          | 12504 DOVER RD<br>REISTERSTOWN 21136-4724             |               |                        |          | Legal Description:           |                       | 1 AC SWS DOVER RD<br><br>1320 S KNOX AV |           |
| Map:                                         | Grid:    | Parcel:                                               | Sub District: | Subdivision:           | Section: | Block:                       | Lot:                  | Assessment Year:                        | Plat No:  |
| 0050                                         | 0008     | 0313                                                  |               | 0000                   |          |                              |                       | 2016                                    | Plat Ref: |
| Special Tax Areas:                           |          |                                                       |               | Town:                  |          | NONE                         |                       |                                         |           |
|                                              |          |                                                       |               | Ad Valorem:            |          |                              |                       |                                         |           |
|                                              |          |                                                       |               | Tax Class:             |          |                              |                       |                                         |           |
| Primary Structure Built                      |          | Above Grade Living Area                               |               | Finished Basement Area |          | Property Land Area           |                       | County Use                              |           |
|                                              |          |                                                       |               |                        |          | 1.0000 AC                    |                       | 04                                      |           |
| Stories                                      | Basement | Type                                                  | Exterior      | Full/Half Bath         |          | Garage                       | Last Major Renovation |                                         |           |
| Value Information                            |          |                                                       |               |                        |          |                              |                       |                                         |           |
|                                              |          | Base Value                                            |               | Value                  |          | Phase-in Assessments         |                       |                                         |           |
|                                              |          |                                                       |               | As of                  |          | As of                        |                       | As of                                   |           |
|                                              |          |                                                       |               | 01/01/2016             |          | 07/01/2017                   |                       | 07/01/2018                              |           |
| Land:                                        |          | 127,500                                               |               | 127,500                |          |                              |                       |                                         |           |
| Improvements                                 |          | 0                                                     |               | 0                      |          |                              |                       |                                         |           |
| Total:                                       |          | 127,500                                               |               | 127,500                |          | 127,500                      |                       | 127,500                                 |           |
| Preferential Land:                           |          | 0                                                     |               |                        |          |                              |                       | 0                                       |           |
| Transfer Information                         |          |                                                       |               |                        |          |                              |                       |                                         |           |
| Seller: STAIRS GEORGE E                      |          |                                                       |               | Date: 02/03/2017       |          | Price: \$75,000              |                       |                                         |           |
| Type: ARMS LENGTH VACANT                     |          |                                                       |               | Deed1: /38593/ 00064   |          | Deed2:                       |                       |                                         |           |
| Seller: STAIRS GEORGE E                      |          |                                                       |               | Date: 07/28/1999       |          | Price: \$0                   |                       |                                         |           |
| Type: NON-ARMS LENGTH OTHER                  |          |                                                       |               | Deed1: /13921/ 00341   |          | Deed2:                       |                       |                                         |           |
| Seller: STAIRS IDA M                         |          |                                                       |               | Date: 06/20/1978       |          | Price: \$0                   |                       |                                         |           |
| Type: NON-ARMS LENGTH OTHER                  |          |                                                       |               | Deed1: /05899/ 00190   |          | Deed2:                       |                       |                                         |           |
| Exemption Information                        |          |                                                       |               |                        |          |                              |                       |                                         |           |
| Partial Exempt Assessments:                  |          | Class                                                 |               | 07/01/2017             |          | 07/01/2018                   |                       |                                         |           |
| County:                                      |          | 000                                                   |               | 0.00                   |          |                              |                       |                                         |           |
| State:                                       |          | 000                                                   |               | 0.00                   |          |                              |                       |                                         |           |
| Municipal:                                   |          | 000                                                   |               | 0.00 0.00              |          | 0.00 0.00                    |                       |                                         |           |
| Tax Exempt:                                  |          |                                                       |               | Special Tax Recapture: |          |                              |                       |                                         |           |
| Exempt Class:                                |          |                                                       |               | NONE                   |          |                              |                       |                                         |           |
| Homestead Application Information            |          |                                                       |               |                        |          |                              |                       |                                         |           |
| Homestead Application Status: No Application |          |                                                       |               |                        |          |                              |                       |                                         |           |

---

**Homeowners' Tax Credit Application Information**

---

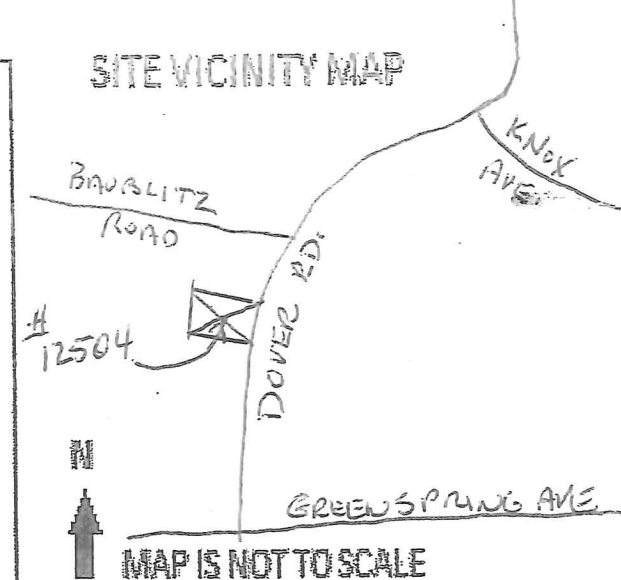
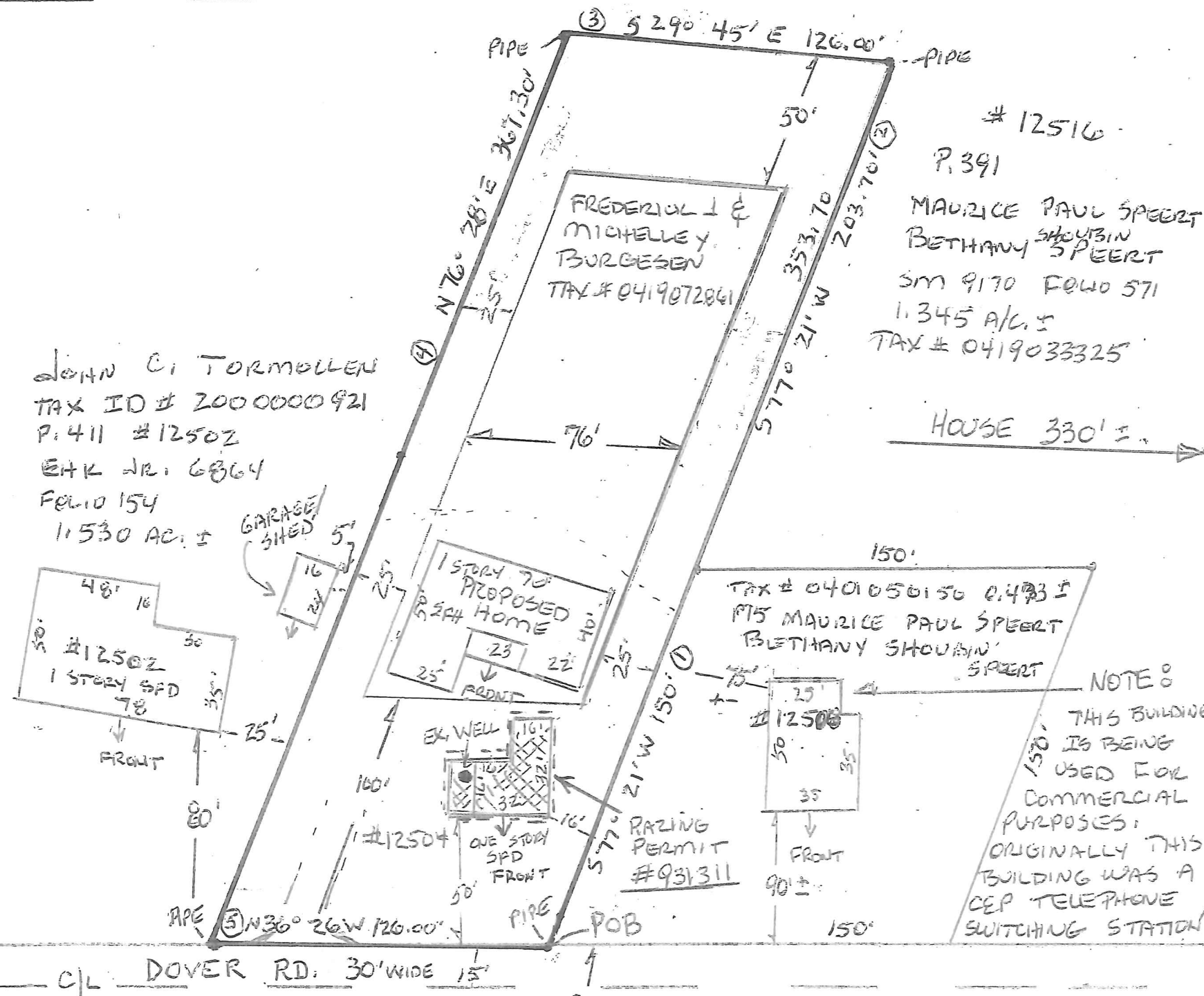
**Homeowners' Tax Credit Application Status:** No Application**Date:**

---



5A02 210

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
ADDRESS 12504 DOVER RD REGISTERED TO: MO. 21136 OWNER(S) NAME(S) FREDERICK J. & MICHELLE Y. BURGENSEN  
SUBDIVISION NAME N/A LOT# — BLOCK# — SECTION# —  
PLAT BOOK# — FOLIO# — 10 DIGIT TAX # 0419072861 DEED REF. # 13921/00341



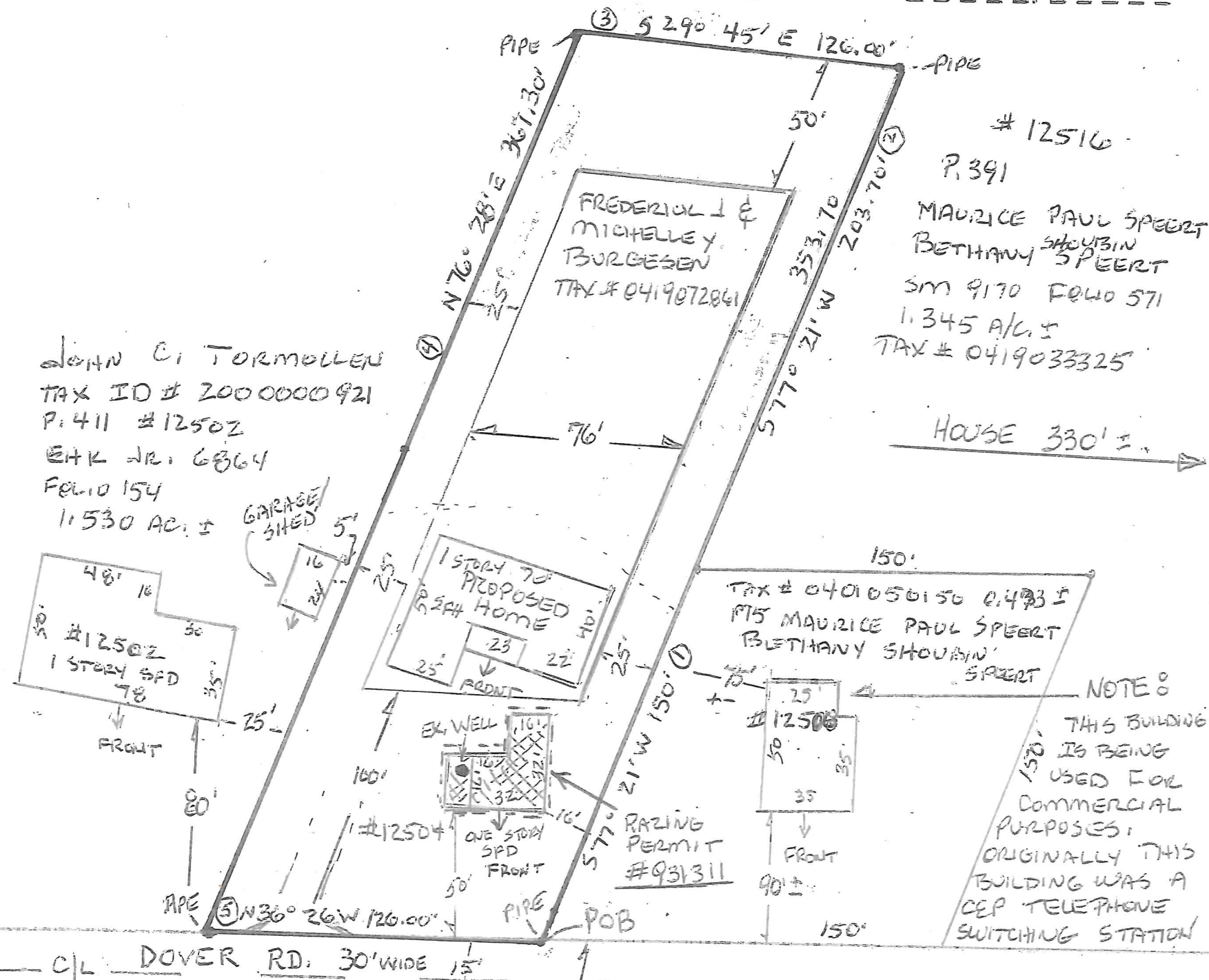
MAP IS NOT TO SCALE  
ZONING MAP# 05042  
SITE ZONED RC 5  
ELECTION DISTRICT 4  
COUNCIL DISTRICT 2  
LOT AREA ACREAGE 1.00  
OR SQUARE FEET 43,560  
HISTORIC? NO  
IN CBCA? NO  
IN FLOOD PLAIN? NO  
UTILITIES? MARK WITH X  
WATER IS: PUBLIC — PRIVATE X  
SEWER IS: PUBLIC — PRIVATE X  
PRIOR HEARING? NO  
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW  
N/A  
VIOLATION CASE INFO:  
N/A

# ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 12504 DOVER RD. REGISTERSTOWN MD. 21136 OWNER(S) NAME(S) FREDERICK J. EMICHELLE Y. BURGENSEN

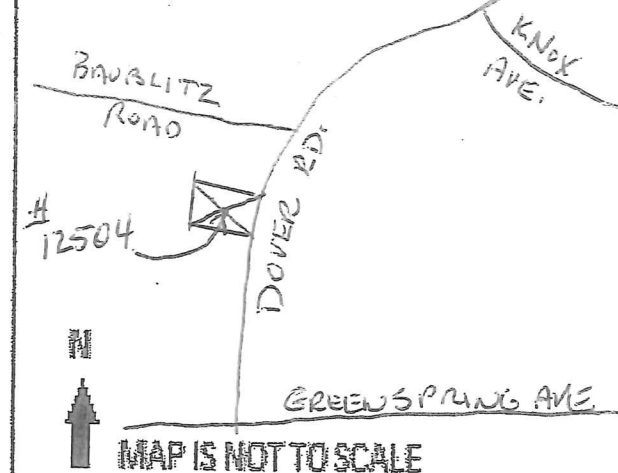
SUBDIVISION NAME N/A LOT# — BLOCK# — SECTION# —

PLAT BOOK# — FOLIO# — 10 DIGIT TAX# 0419072861 DEED REF.# 13921/00341



PLAN DRAWN BY FRED BURGENSEN DATE 30 SCALE: 1 INCH = 50' FEET

## SITE VICINITY MAP



ZONING MAP# 050A2

SITE ZONED RC 5

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.00

OR SQUARE FEET 43,560

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

N/A

VIOLATION CASE INFO:

N/A

PET. EX. 3