

M E M O R A N D U M

DATE: June 18, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0300-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 17, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(18323 York Road) *
7th Election District * OFFICE OF ADMINISTRATIVE
3rd Council District *
William H. & Christie K. Frederick * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2019-0300-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, William H. & Christie K. Frederick (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to approve an accessory building (pole barn) in the side yard in lieu of the required rear yard only at a total height of 24 ft. in lieu of the required 15 ft. height maximum. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated May 7, 2019, indicating that development of the property must comply with applicable environmental regulations.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 28, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date

5/15/19

By

Sen

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of **May, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to approve an accessory building (pole barn) in the side yard of the principal dwelling in lieu of the required rear yard only at a total height of 24 ft. in lieu of the required 15 ft. height maximum, 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.
2. Petitioners must comply with the DEPS ZAC comment, dated May 7, 2019; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date

5/15/19

By

Sen

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:sln

ORDER RECEIVED FOR FILING

Date 5/15/19

By sln



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 18323 York Road, Parkton, MD 21120 Currently zoned RC-4
Deed Reference 28927 / 00358 10 Digit Tax Account # 2400011792
Owner(s) Printed Name(s) William & Christie Frederick

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s) 400.1, 400.3 BCZR TO APPROVE an accessory Building (Pole Barn) on side left yard in lieu of the Required Rear Yard. only at a total height of 24 FT in lieu of the Required 15 FT height maximum
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

ORDER RECEIVED FOR FILING

Date 5/15/19

By Ben

Owner(s)/Petitioner(s):

William Frederick / Christie Frederick
Name #1 - Type or Print Name #2 - Type or Print
William N. Frederick / _____
Signature #1 Signature #2
18323 York Road Parkton MD
Mailing Address City State
21120 / 410-357-4280 / bcfrederick95@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

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 2019-0300-A

Filing Date 4/16/19

Estimated Posting Date 4/28/19

Reviewer CP

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: 18323 York Road Parkton MD 21120
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)

Please see attached.

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

William Frederick
Signature of Owner (Affiant)

William Frederick
Name- Print or Type

Christie Frederick
Signature of Owner (Affiant)

Christie Frederick
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:

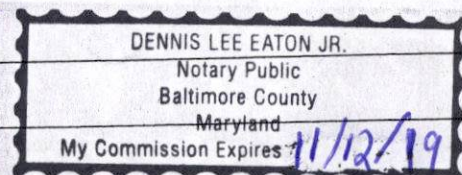
I HEREBY CERTIFY, this 15th day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William Frederick & Christie Frederick

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
My Commission Expires 11/12/19



Based on personal knowledge, the following are the facts upon which we base the request for an Administrative Variance at 18323 York Road, Parkton, MD.

Our property is unique in that it is the original homestead parcel of the Bartholme Property, which originally was a dairy farm. As such it is the largest parcel of all adjoining parcels, comprising of 66.44 acres in total. The current buildings as well as the proposed pole barn are not visible from any of the neighboring residences nor the road. Unlike most of the new adjoining properties, but not unique to the area, we can have livestock. To care for livestock and the equipment needed to maintain this size of property, a barn is needed.

When we purchased the property in November of 2009, it contained the original dairy barn and numerous sheds, many of which were in disrepair. Heavy snows from the 2010 winter flattened the barn and rendered three sheds structurally unsafe. We are now at a point in rehabbing the property where we would like to replace the destroyed old barn and sheds with a pole barn of the following dimensions 60' L x 44' W x 24' H.

The first variance we are requesting is regarding the location of the proposed pole barn. Current zoning laws state that the building must be located behind our residence. These laws were not in place when the original site layout of the house and barn was chosen. We are requesting that the proposed new barn be approximately in line with our residence, as are the remaining existing outbuildings and as was the original barn, that this is replacing. Our property is located near the bottom of a valley, moving the proposed barn behind our residence would move it off the original flat raised site unto swampy ground, practically into the 100-year flood plain.

The second variance we are requesting is for the height of 24'. On order to house our equipment and hay, we would like 12' tall doors, on this building. To accommodate this, 14' walls are needed. Add a 5/12 sloped roof and a final height of 24' above grade is required. I did not have the chance to measure the height of the original barn before it collapsed. However, it was the typical 2 story construction with a hay mow. It would certainly have been well above the 15' maximum height allowed by today's zoning ordinances. A 15' max. height does not allow us a replacement barn with the dimensions needed for a practical working barn.

We thank you for your consideration of our request for these 2 variances. Due to our unique location, property size and geography, we feel they are reasonable. Granting them will allow us to replace the storm destroyed buildings that were originally there, in similar location and total size. These 2 variances will in no way cause injury or nuisance to our neighbors and the public. In fact, the barn won't even be visible to them, due to the surrounding hills and trees.

2019-0300-A

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2019-0300-A

CERTIFICATE OF POSTING

Date: 4-28-19

RE: Case Number: 2019-0700-A

Petitioner/Developer: Frederick

Date of Hearing/Closing: 5-13-19

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 18323 York Rd

The signs(s) were posted on 4-28-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2019-0300-A

TO PERMIT AN ACCESSORY BUILDING (POLE
BARN) IN SIDE LEFT YARD IN LIEU OF THE REQUIRED
REAR YARD ONLY AT A TOTAL HEIGHT OF 24 FT. IN LIEU
OF THE REQUIRED 15 FT MAX HEIGHT.

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

5/13/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

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

No. **182519**

PAID RECEIPT

Date:

4-16-19

BUSINESS ACTUAL TIME DRW
 4/16/2019 4/16/2019 09:11:06 1

REG W501 WALKIN LJR
 >>RECEIPT # 003929 4/16/2019 OFLN

Dept 5 528 ZONING VERIFICATION
 182519

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

Recpt Tot \$ 75.00
 .00 CK 80.00 CA
 5.00- CB
 Baltimore County, Maryland

Total: **75.00**

Rec

From:

Admin - Variance 2019-0300-A

For:

**18323 YORK RD
 William Frederick Christie Frederick**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0300 -A Address 18323 YORK RD

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-16-19 Posting Date: 4-28-19 Closing Date: 5-13-19

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), 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 2019- 0300 -A Address 18323 YORK RD

Petitioner's Name William Frederick Christie Frederick Telephone 410-357-4280

Posting Date: 4-28-19 Closing Date: 5-13-19

Wording for Sign: To Permit an accessory Building (Pole Barn) in side Left
YARD in Lieu of The Required Rear YARD only at a total Height of
24 Ft in Lieu of The Required 15 Ft max Height

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

May 13, 2019

William Fredrick & Christie Fredrick
18323 York Road
Parkton MD 21120

RE: Case Number: 2019-0300-A, 18323 York Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 16, 2019. 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

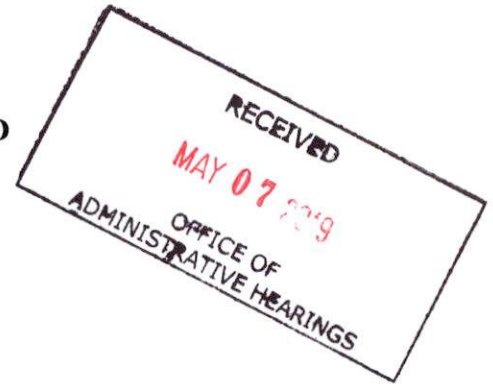
Enclosures

c: People's Counsel

513

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 7, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0300-A
Address 18323 York Road
(Frederick Property)

Zoning Advisory Committee Meeting of **April 29, 2019**.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

If the proposed large barn will be requiring plumbing, and a septic system, etc., then Ground Water Management must review any permits.

Construction of the proposed barn must comply with the forest buffer variance approved by Environmental Impact Review (EIR) on March 31, 2004. A building permit for the proposed pole barn must be submitted to EIR for review.

Reviewer: Dan Esser & Charles Batchelder

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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Reviewer: Dan Esser & Charles Batchelder

ORDER RECEIVED FOR FILING

Date 5/15/19

By Sen

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 4-23-2019

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 4-23-2019. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for ADMINISTRATIVE, Case Number 2019-0300-A.
VARIANCE

William & Christina Frederick
18323 York Road
MD45

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

Sincerely,



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

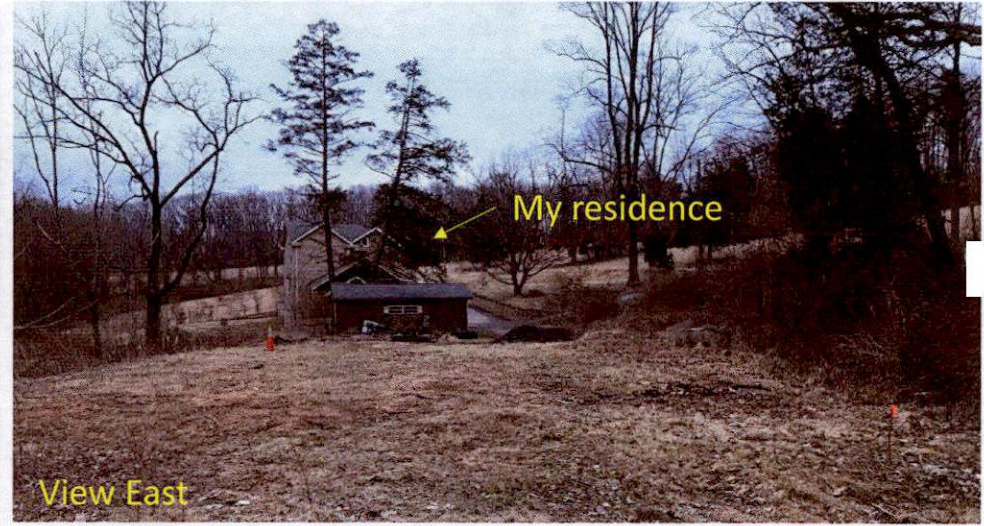
WW/RAZ

Land sharply drops off to stream here.

PHOTOGRAPHS FROM PROPOSED SITE OF POLE BARN



View North



My residence

View East



View South



View West

wrap off

2019-0300-A



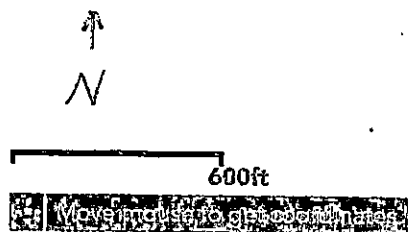
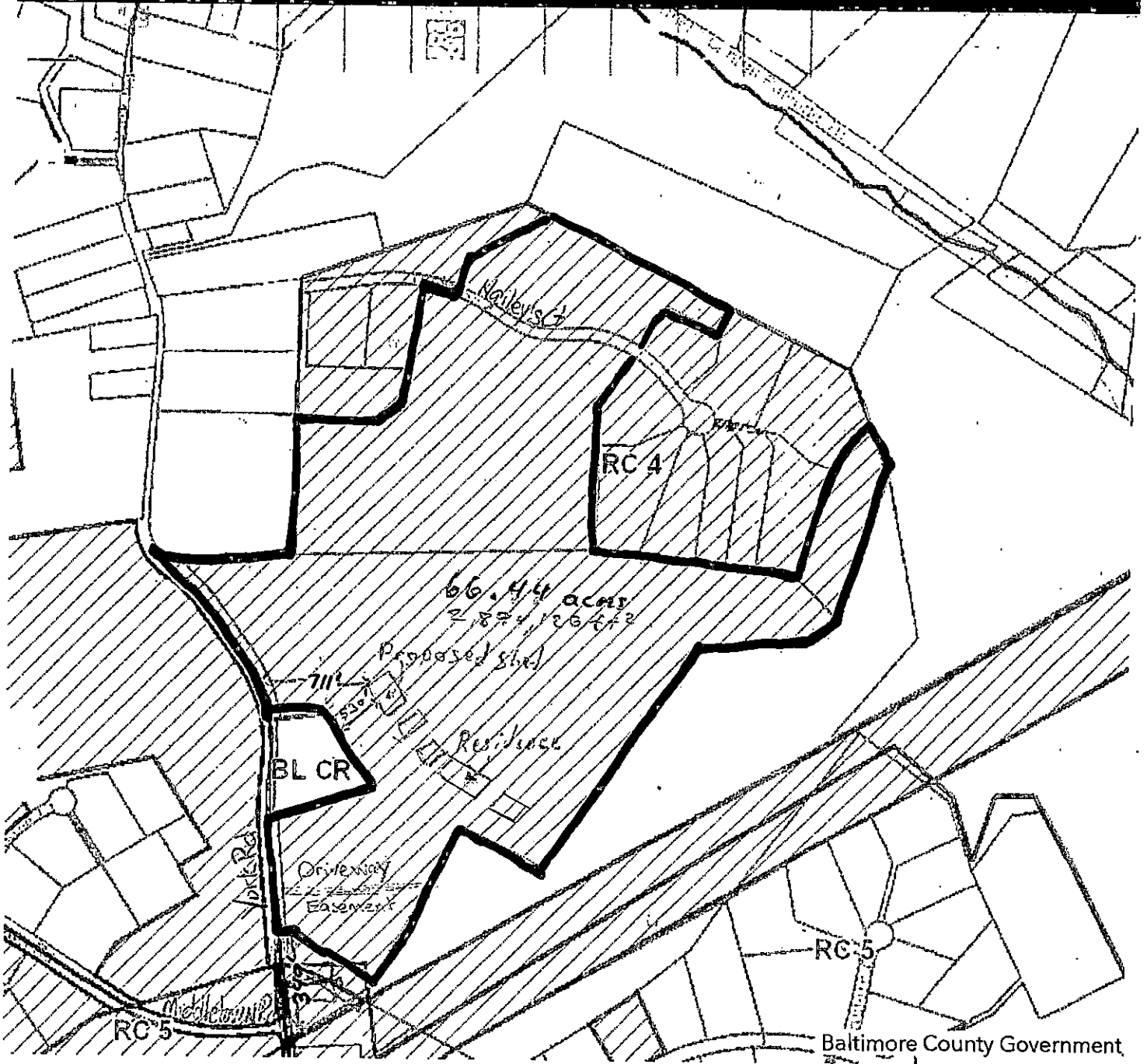
Approximate 6 foot drop off to lower swampy ground, where the barn would be required to be located if the variance is not obtained.

N →

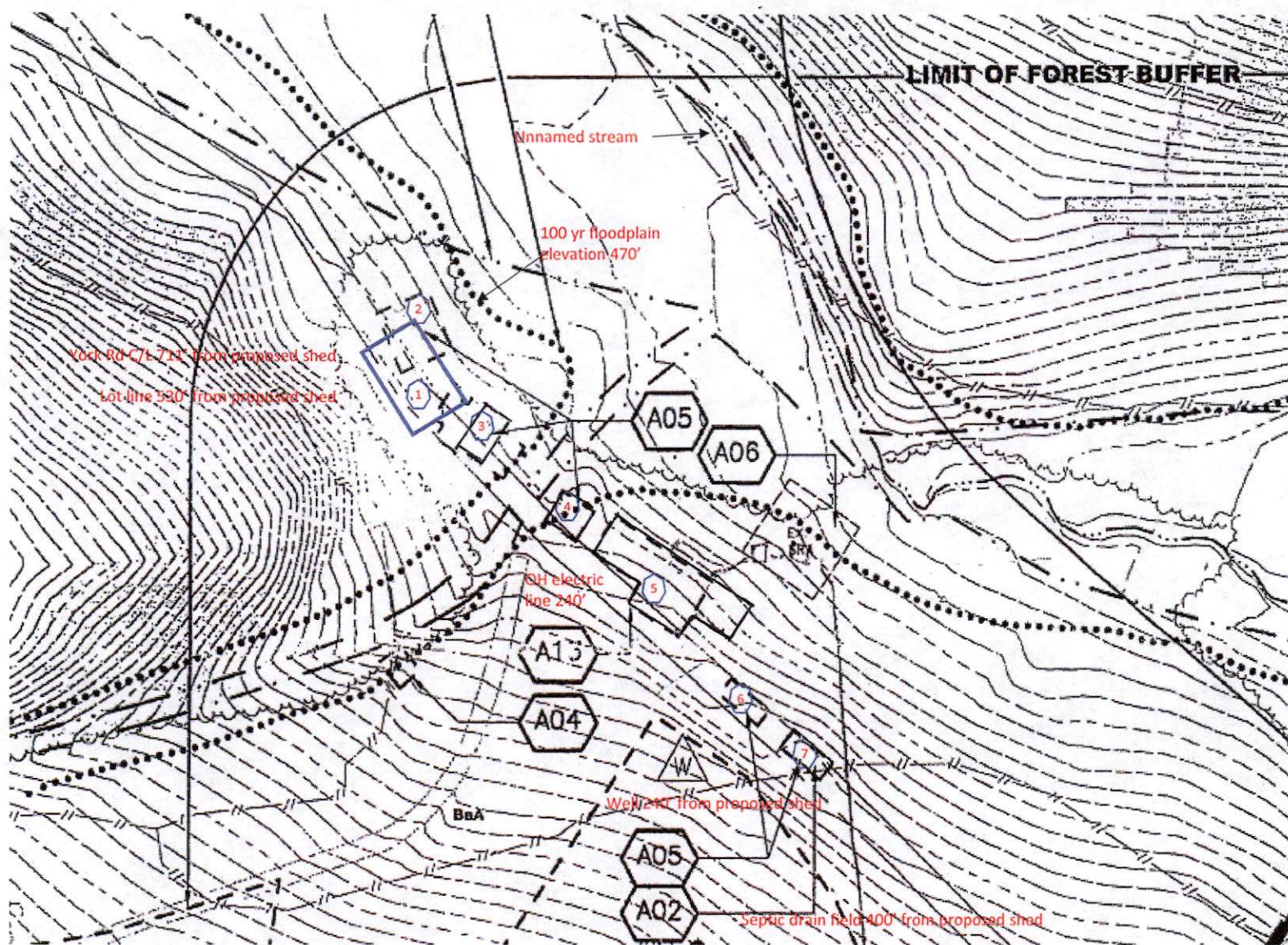
2019-0300-A



Baltimore County - My Neighborhood



2019-0300-A

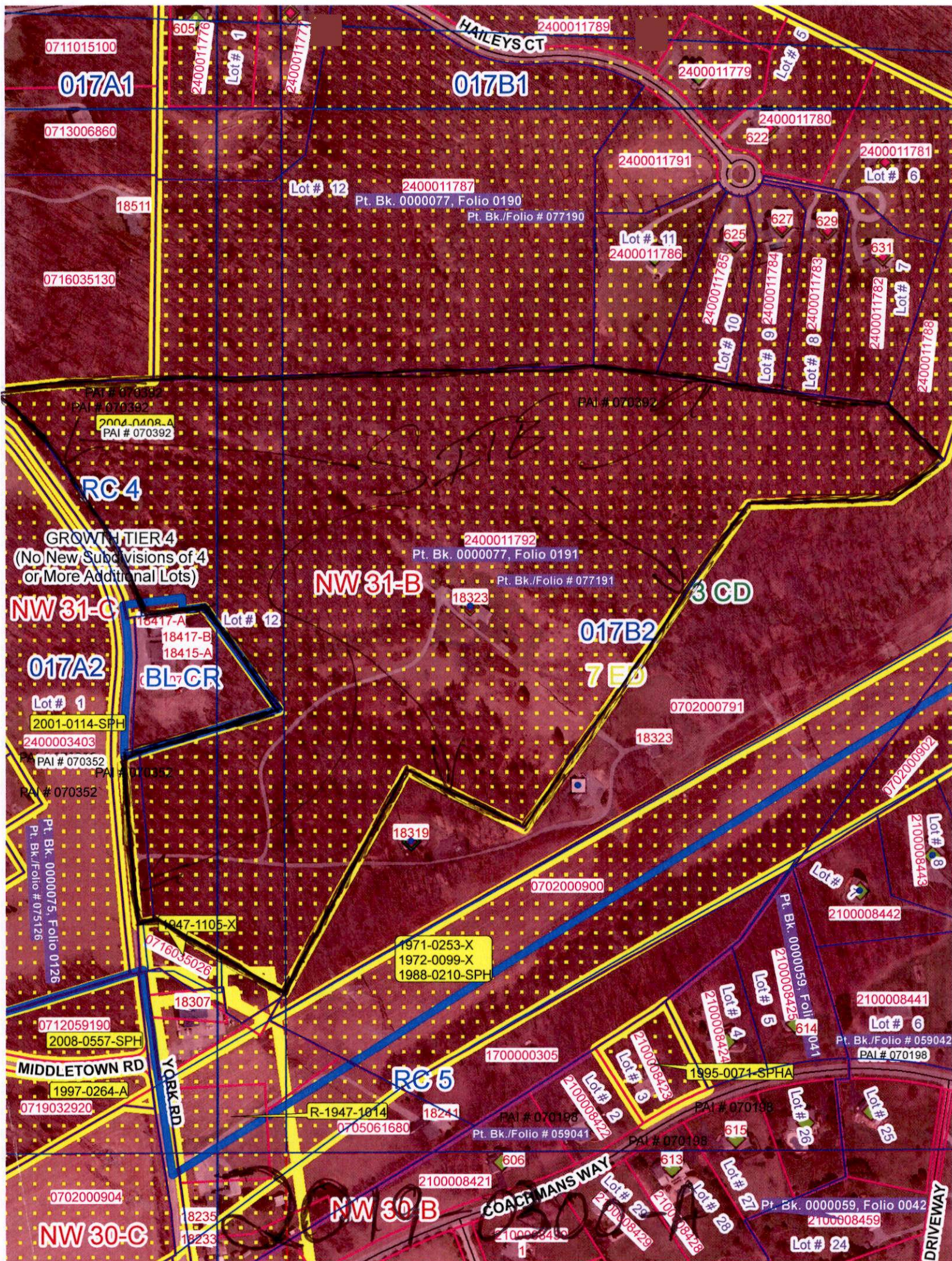


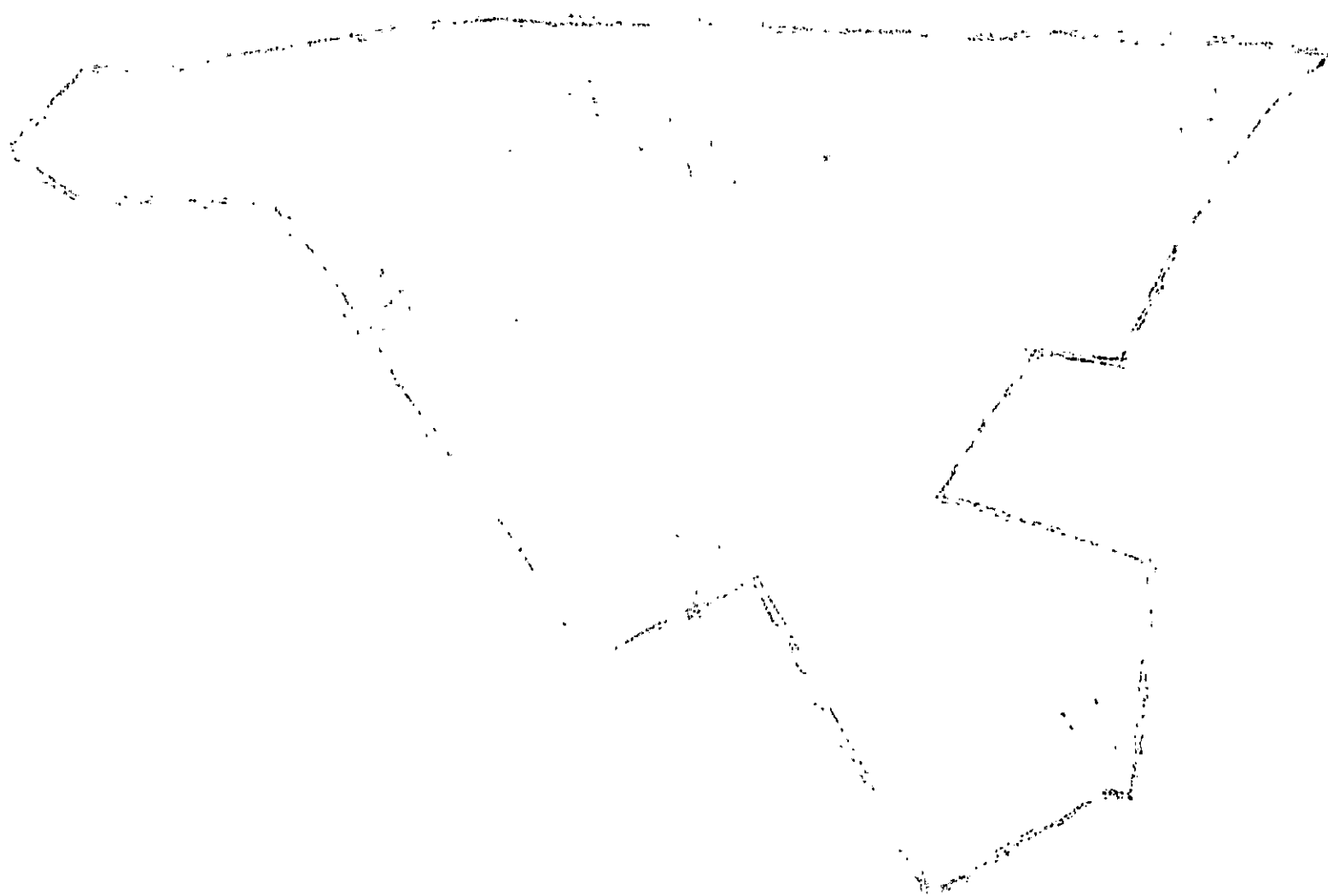
- 1 – Proposed pole shed
60' L x 44' W x 24' H
- 2 – Previous dairy barn,
no longer exists
- 3 – Existing machine shed,
east portion remains, west
portion no longer exists
22' L x 12' W x 10' H
- 4 – Existing 2 car garage
21' L x 20' W x 11' H
- 5 – Existing residence
53' L x 101' W x 27' H
- 6 – Shed, no longer exists
- 7 – Existing shed in state of
severe degradation
12' L x 28' W x 9' H

A02- Storage tank, no longer
exists
A04 – Spring house
A05 – Labeled as existing
structures when dwg made
A06 – Abandoned septic area
A13 – Existing residence

FROM ORIGINAL PLAT UPDATED BY WILLIAM FREDERICK 3/31/2019 SCALE 1 INCH = 100 FEET

2019-0300-A





10-20-91

CASE NO. 2019- 0300-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-7</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
	DEPS (if not received, date e-mail sent _____)	<u>C</u>
	FIRE DEPARTMENT	_____
	PLANNING (if not received, date e-mail sent _____)	_____
<u>4/25</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
	TRAFFIC ENGINEERING	_____
	COMMUNITY ASSOCIATION	_____
	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>4/28/19</u>	by <u>Pulson</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: Exempt Class:		
Special Tax Recapture: NONE		
Account Identifier: District - 07 Account Number - 2400011792		
Owner Information		
Owner Name: Mailing Address:	FREDERICK WILLIAM H FREDERICK CHRISTIE K 18323 YORK RD PARKTON MD 21120-9405	Use: Principal Residence: RESIDENTIAL YES Deed Reference: /28977/ 00358
Location & Structure Information		
Premises Address:	18323 YORK RD 0-0000	Legal Description: 40.2023 AC PT LT 12 18323 YORK RD ES BARTHOLME PROPERTY
Map: 0017	Grid: 0009	Parcel: 0057
Sub District: 0000	Subdivision: 0000	Section: 12
Block: 12	Lot: 2017	Assessment Year: 2017
Plat No: 0077/ 0191	Plat Ref:	Ref:
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built 1911	Above Grade Living Area 3,060 SF	Finished Basement Area 40.2000 AC
Property Land Area 40.2000 AC	County Use 05	County Use 05
Stories 2	Basement YES	Type STANDARD UNIT
Exterior STONE	Full/Half Bath 3 full	Garage 1 Attached
Last Major Renovation		
Value Information		
Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2018 As of 07/01/2019
Land: 192,200	192,200	405,000
Improvements: 196,400	212,800	405,000
Total: 388,600	405,000	405,000
Preferential Land: 0	0	0
Transfer Information		
Seller: BARTHOLME JOHN H Type: ARMS LENGTH MULTIPLE	Date: 12/15/2009 Deed1: /28977/ 00358	Price: \$487,500 Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County: 000	0.00	07/01/2019
State: 000	0.00	0.00 0.00
Municipal: 000	0.00 0.00	0.00 0.00
Tax Exempt: Exempt Class:		
Special Tax Recapture: NONE		
Homestead Application Information		

Homestead Application Status: App | 11/15/2011

Homeowners' Tax Credit Application Information

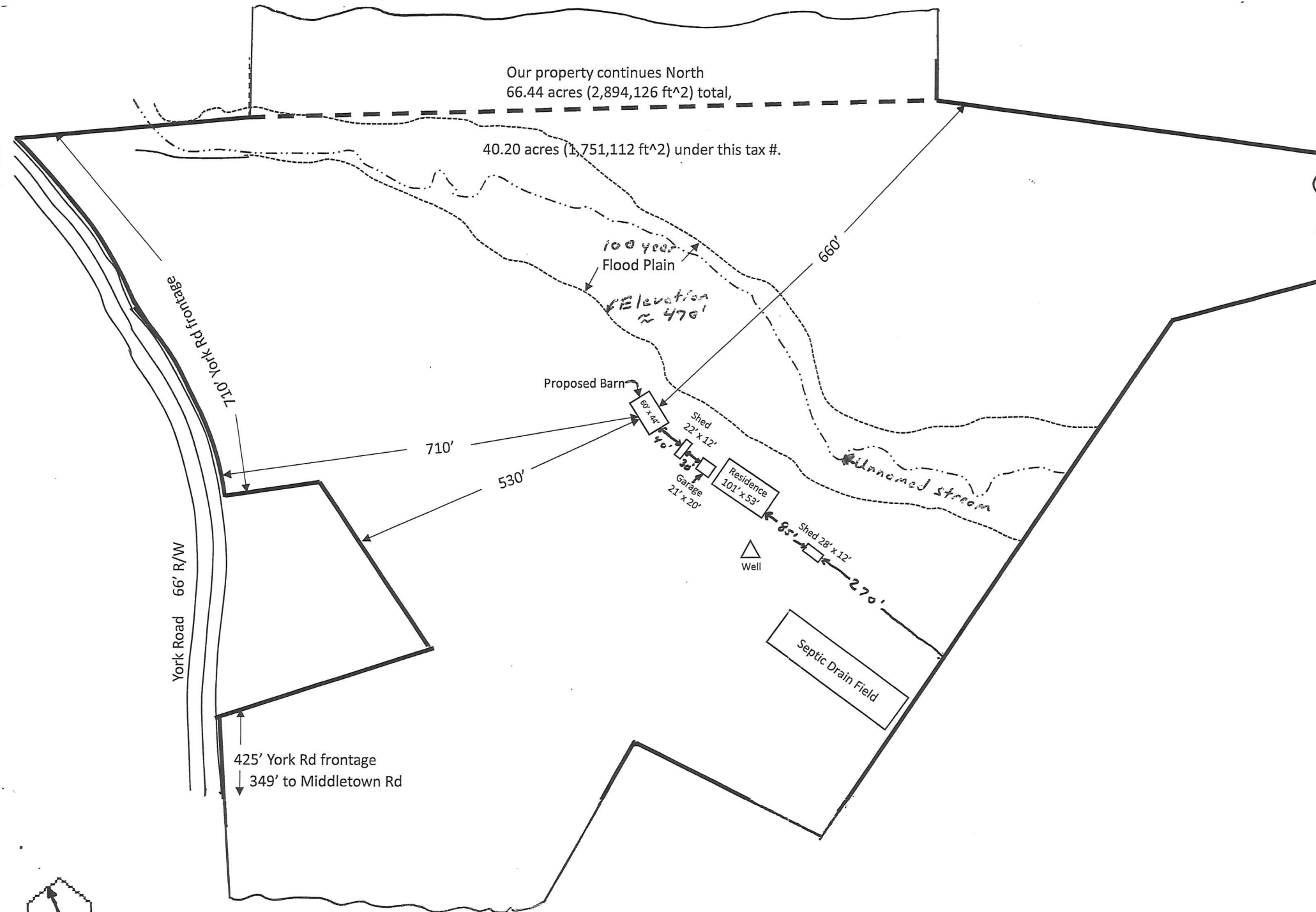
Homeowners' Tax Credit Application Status: No Application **Date:**

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

ADDRESS 18323 YORK ROAD, PARKTON, MD OWNER(S) NAME(S) WILLIAM & CHRISTIE FREDERICK

SUBDIVISION NAME BARTHOLME PROPERTY LOT # 12 BLOCK # NA SECTION # NA

PLAT BOOK # 77 FOLIO # 191 10 DIGIT TAX # 2400011792 DEED REF. # 28977/00358



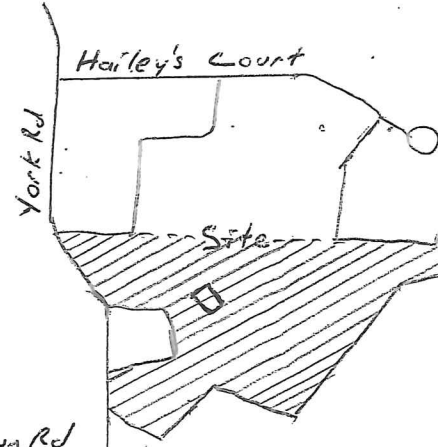
PLAN DRAWN BY WILLIAM FREDERICK

DATE 3/31/2019 SCALE: 1 INCH = 200 FEET

2019-0300-A

PETITIONERS EXHIBIT 1

SITE VICINITY MAP



N



Middletown Rd

MAP IS NOT TO SCALE

ZONING MAP# 017B2

SITE ZONED RC4

ELECTION DISTRICT 7th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 40.20

OR SQUARE FEET 1,751,112

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

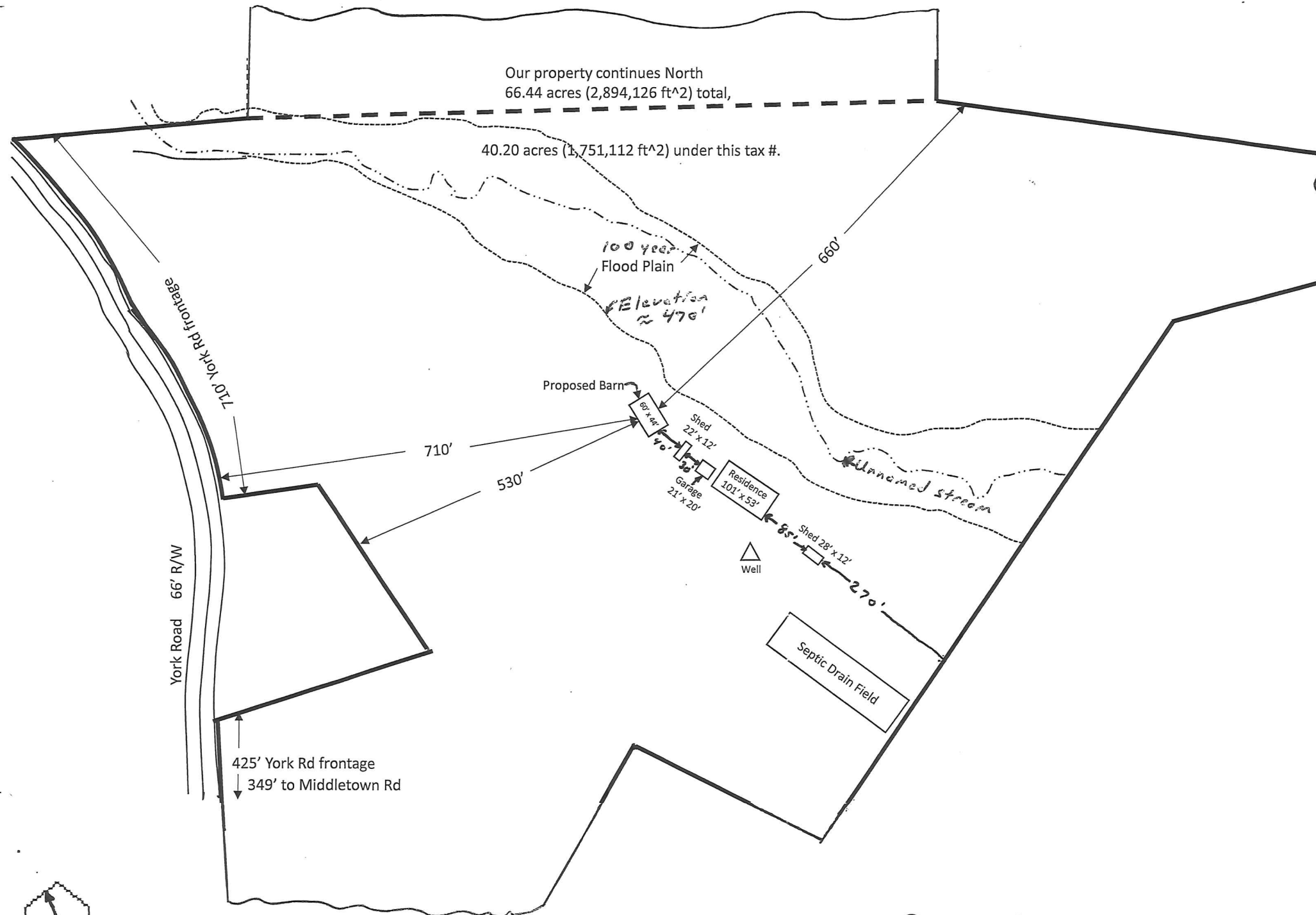
VIOLATION CASE INFO: NONE

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

ADDRESS 18323 YORK ROAD, PARKTON, MD OWNER(S) NAME(S) WILLIAM & CHRISTIE FREDERICK

SUBDIVISION NAME BART HOLME PROPERTY LOT # 12 BLOCK # NA SECTION # NA

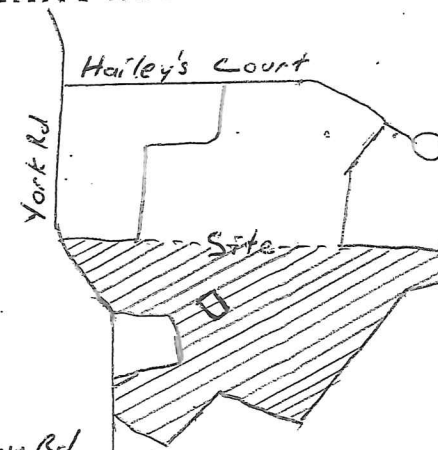
PLAT BOOK # 77 FOLIO # 191 10 DIGIT TAX # 2400011792 DEED REF. # 28977/00358



PLAN DRAWN BY WILLIAM FREDERICK

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AND ORDER RESULT BELOW

VIOLATION CASE INFO: NONE

2019-0300-A