



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 6, 2019

Richard Fricker
1313 Dairy Road
Parkton, Maryland 21120

Dear Mr. Fricker:

RE: 1313 Dairy Road, Spirit and Intent Case No. 2019-0337-A

Pursuant to your provided information and plan you are requesting a zoning S&I "Spirit and Intent" verification for compliance in Zoning Case #2019-0337-A at the above referenced location. In your letter, you requested a small change in the proposed garage addition. The zoning office has reviewed find your request to be within the spirit and in intent of the final order.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Sincerely,

A handwritten signature in blue ink that reads "Gary Hucik".

Gary Hucik
Planner II, Zoning Review

9/6/19

DEAR SIRS.

BALTIMORE COUN

CASE # 2019-0337-A

SPDRT ATTENT REGARDING THE

SMALL CHANGES MADE TO CASE NO 2019-0337-A

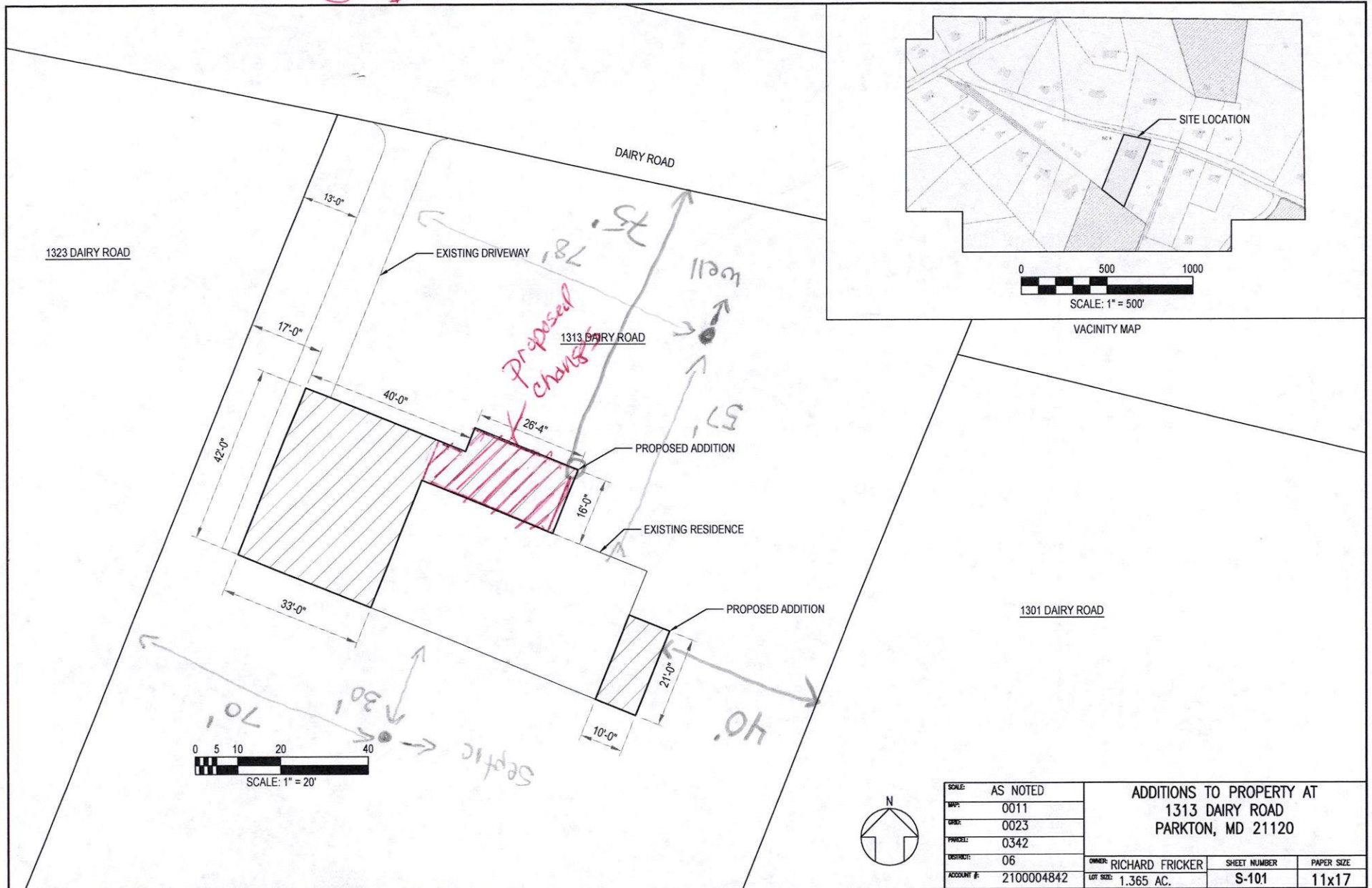
WERE MADE TO THE SPDRT AND INTENT OF

THE ORIGINAL FINAL ORDER.

JOHN DESPINES 9/6/19

Prop

S&I



File Location: C:\Users\dick.fricker\Documents\Dads House\1313 Dairy Road Property.dwg

Date Last Saved: 8/28/2019-11:31am By: dick.fricker

Date Plotted: 8/28/2019-11:33am By: dick.fricker

22.8' - 11'
8.5' x 11'
SCALE
S&I

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1313 Dairy Road)		
6 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Richard L. Fricker	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0337-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 owner of the subject property, Richard L. Fricker (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1A03.4.B.2 of the Baltimore County Zoning Regulations (“BCZR”), to approve a garage addition on the right side of house with a 17 ft. setback in lieu of the required 25 ft. setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 31, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 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

ORDER RECEIVED FOR FILING

Date 6-20-19
By lws

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 Petitioner.

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 20th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A03.4.B.2 of the Baltimore County Zoning Regulations ("BCZR"), to approve a garage addition on the right side of house with a 17 ft. setback in lieu of the required 25 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-20-19

By lw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 1313 DAIRY RD PARKTON MD 21120 Currently zoned RC4
Deed Reference 31677 / 00465 10 Digit Tax Account # 2100004842
Owner(s) Printed Name(s) RICHARD L FRICKER

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

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

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

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1A03.4.B.2 RC22 TO APPROVE A GARAGE ADDITION ON THE RIGHT SIDE OF HOUSE WITH A 17 FT SETBACK IN LIEU OF THE REQUIRED 25 FT SETBACK

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

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

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

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

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

Owner(s)/Petitioner(s):

RICHARD L FRICKER

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Signature #1

Signature #2

1313 DAIRY RD PARKTON MD

Mailing Address

City

State

21120

Zip Code

410-241-5340

Telephone #

rich.fricker@gmail.com

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 15 day of June, 2019, 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 2019-0337-A Filing Date 5/23/19 Estimated Posting Date 6/2/19 Reviewer CP

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1313 DAIRY RD 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)

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

Richard L. Fricker

Signature of Owner (Affiant)

Richard L. Fricker

Name- Print or Type

Signature of Owner (Affiant)

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 20th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard Fricker

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

AS WITNESS my hand and Notaries Seal

Shayza Wafied
Notary Public

My Commission Expires July 12, 2022

SHANIQUEA LYNETTE WARFIELD
Notary Public-Maryland
Baltimore County
My Commission Expires
July 12, 2022

Zoning Petition Property Description

1313 Dairy Rd, Parkton, MD 21120

Beginning at the point on the South side of Dairy road the property is located between 1323 Dairy Rd and 1301 Dairy Rd.

Requesting variance to add garage and front entrance/mud room to existing home. The proposed garage is needed to protect and house antique automobile and to improve the appearance and function of the existing dwelling. We are requesting that the setback requirement from the property line be reduced from 25 feet to 17 feet. The current distance between the house and the property line is 57 feet, minus the entrance/mudroom of 12 feet and the two car garage of 28 feet, to equal 17 feet remaining to the property line. With the addition of the garage, the driveway will actually move away from the property line, to the front of the new garage. Allowing this variance will improve the property to allow for storage of outside items, and improve the appearance of the property to the benefit of the neighborhood.

~~PROPERTY~~ DESCRIPTION

Beginning at a point on the south side of ~~main~~ Rd which is 40 feet wide at a distance of 1500 feet east of the centerline of the nearest improved intersecting street RayvilleRd which is 50 feet wide.

2019-0337-A

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

Address: 1313 DAIRY RD PARKTON MD 21120
 Print or Type Address of property City State Zip Code

SEE ATTACHED

Signature of Owner (Affiant)

Richard L. Fricker

Name- Print or Type

Signature of Owner (Affiant)

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 20th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Richard Fricker

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires _____

SHANIQUE LYNETTE WARFIELD
Notary Public-Maryland
Baltimore County
My Commission Expires
July 12, 2022



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 1313 DAIRY RD PARKTON MD 21120 Currently zoned RC4
Deed Reference 1 10 Digit Tax Account # 2100004842
Owner(s) Printed Name(s) RICHARD L FRICKER

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

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

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

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1A03.4.B.2 BEZL TO APPROVE A
garage addition on the R. ght side of house with a 17 FT
setback in lieu of the required 25 FT setback

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

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

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

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

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

Owner(s)/Petitioner(s):

RICHARD L FRICKER
Name #1 - Type or Print Name #2 - Type or Print
[Signature]
Signature #1 Signature #2
1313 DAIRY RD PARKTON MD
Mailing Address City State
21120 410-241-5340 rich.fricker@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
ORDER RECEIVED FOR FILING
6-20-19
Date

Representative to be contacted:

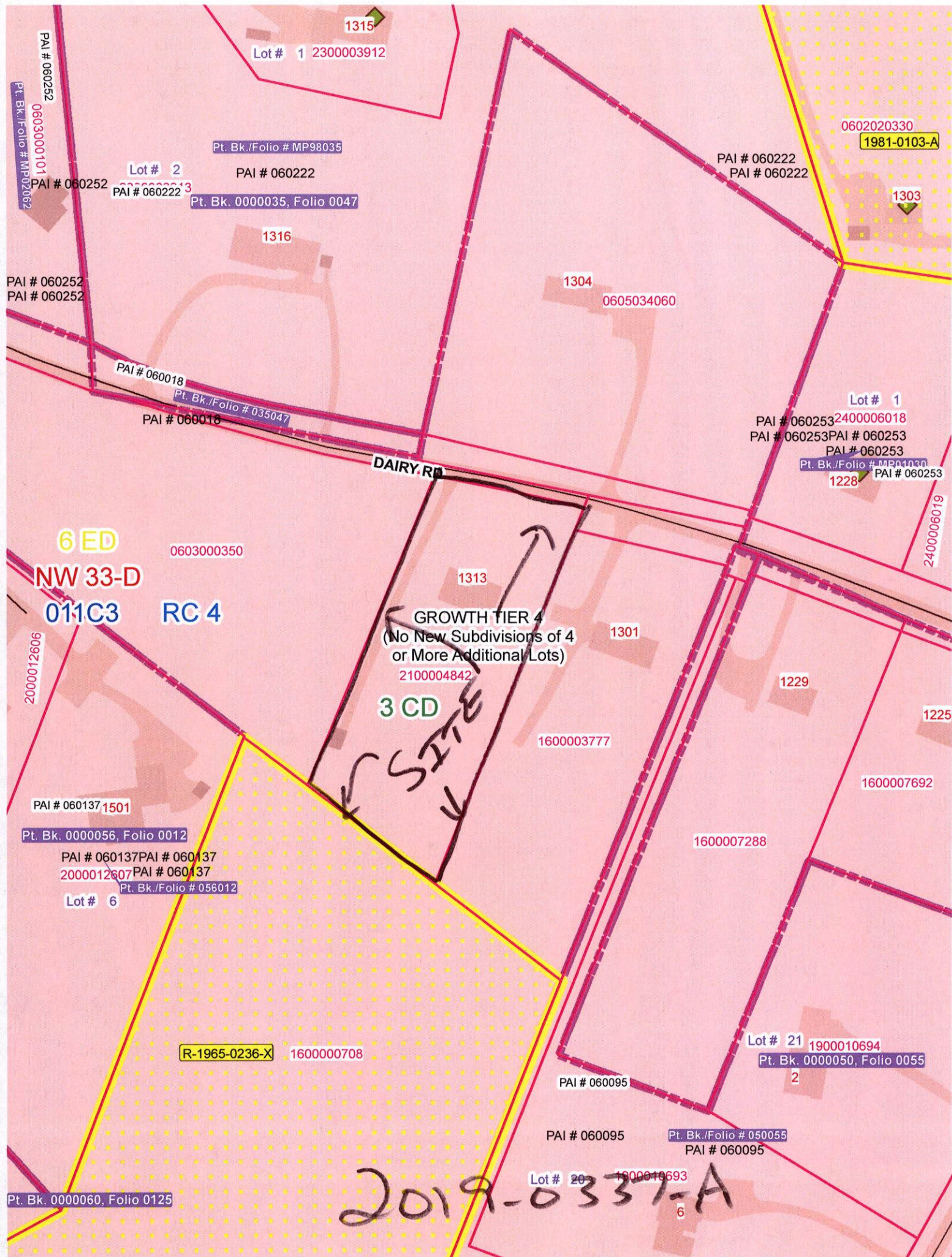
Name - Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

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 19 day of June, 2019, 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 2019-0337-A Filing Date 5/23/19 Estimated Posting Date 6/7/19 Reviewer CF

Rev 5/5/2016



2019-0337-A

- NOTES:**
1. PROVIDE ALL NOTES, DIMENSIONS TO APPROVED ELEVATIONS.
 2. PROVIDE LINES, SHOWN ON DRAWING ARE AN APPROXIMATION OF THE LOCATION OF THE PROPOSED ADDITION. THE EXISTING AND PROPOSED ADDITION ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OF THE PROPOSED ADDITION. THE LOCATION OF THE PROPOSED ADDITION IS SUBJECT TO LOCAL CODES AND ORDINANCES. THE LOCATION OF THE PROPOSED ADDITION IS SUBJECT TO FIELD VERIFICATION. ALL DIMENSIONS.
 3. CONSTRUCTION TO FIELD VERIFY ALL DIMENSIONS.



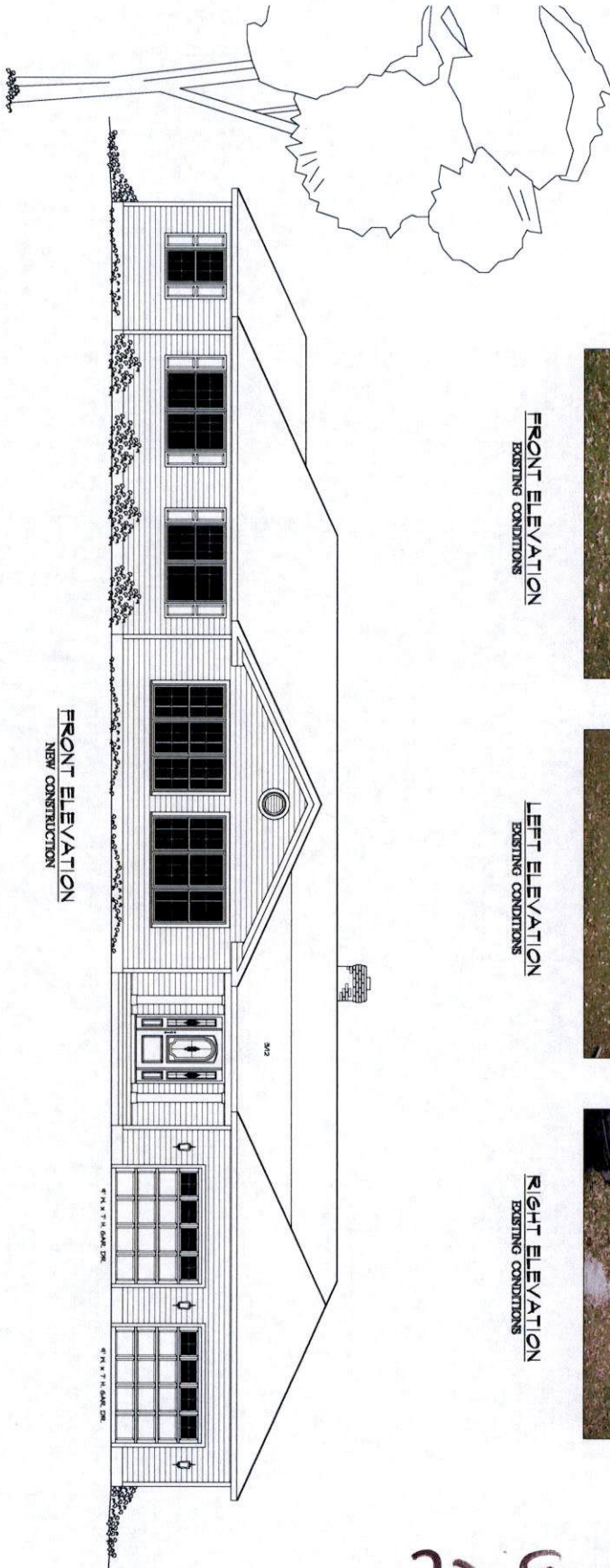
FRONT ELEVATION
EXISTING CONDITIONS



LEFT ELEVATION
EXISTING CONDITIONS



RIGHT ELEVATION
EXISTING CONDITIONS



The Fricker Residence



FRICKER ADDITION
PRELIMINARY -1
NOVEMBER 24, 2018

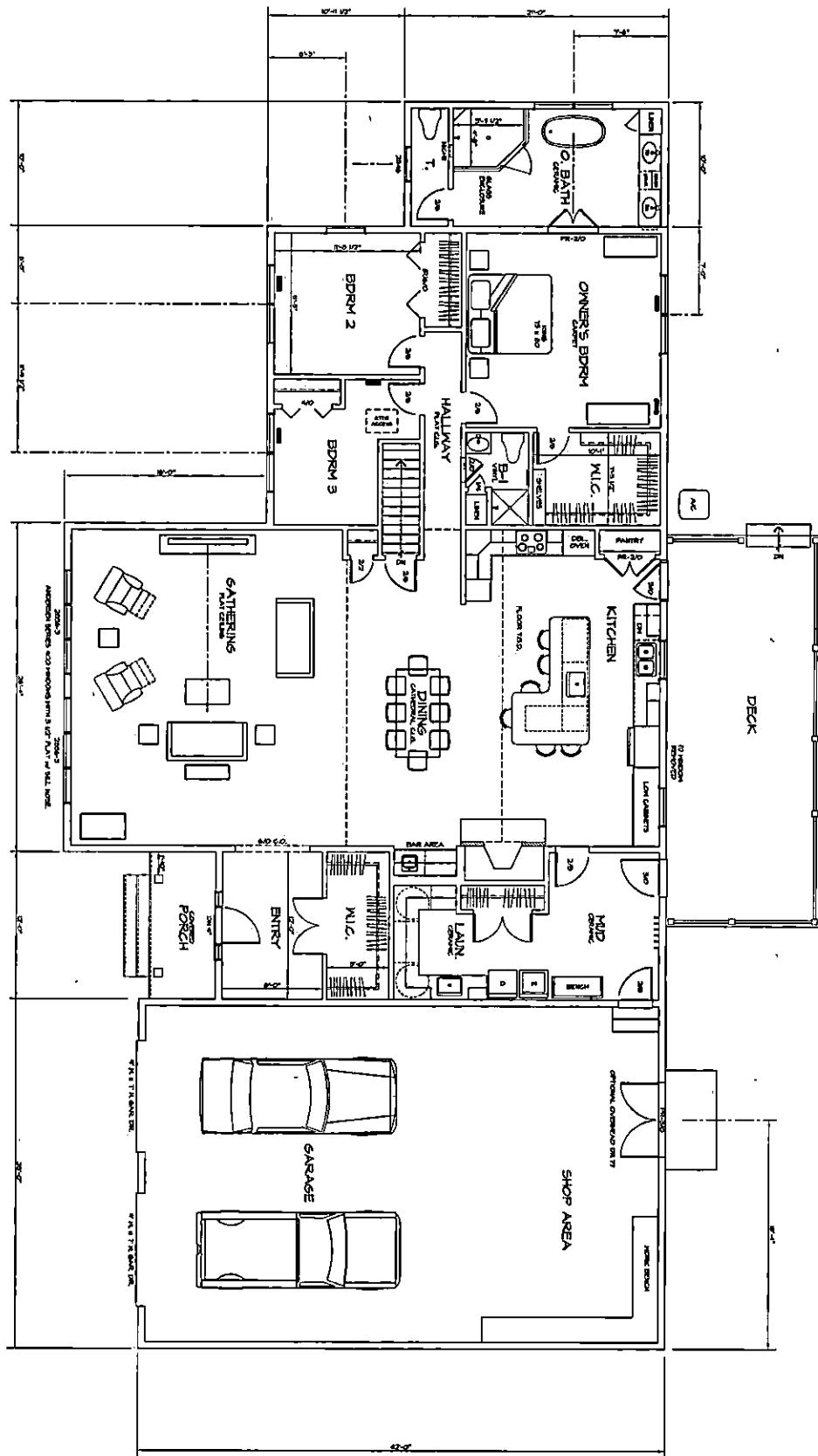
2019-0337-A

REVISIONS			
NO.	DATE	REV BY	REMARKS

SHEET	1 of 3
SCALE	1/4" = 1'-0"
DRAWN BY:	HP
DATE	11-24-18
CAD FILE	FRIC-CON



1ST FLOOR PLAN
NEW CONSTRUCTION



2019-0337-A

FRICKER ADDITION
PRELIMINARY

PERRINE DESIGN
11111 Yorkshire Way
Westminster, MD 21158
410-878-8517

PROPOSED NEW ADDITION FOR
RICH AND LAURA FRICKER
1313 DARY ROAD
BALTIMORE COUNTY
PARKTON, MD 21120

REVISIONS				REMARKS
NO.	DATE	REV BY	CHK BY	

SHEET	2 of 3
SCALE	1/4" = 1'-0"
DRAWN BY:	RP
DATE	11-24-18
CHECKED	FRICKER
DATE	

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/31/2019

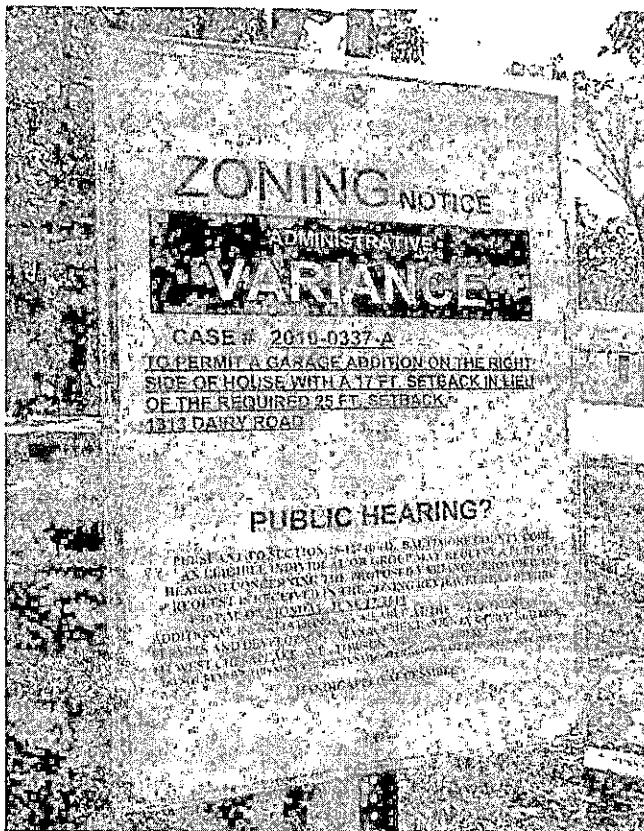
Case Number: 2019-0337-A

Petitioner / Developer: RICHARD L. FRICKER

Date of Closing: JUNE 17, 2019

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:
1313 DAIRY ROAD

The sign(s) were posted on: MAY 31, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

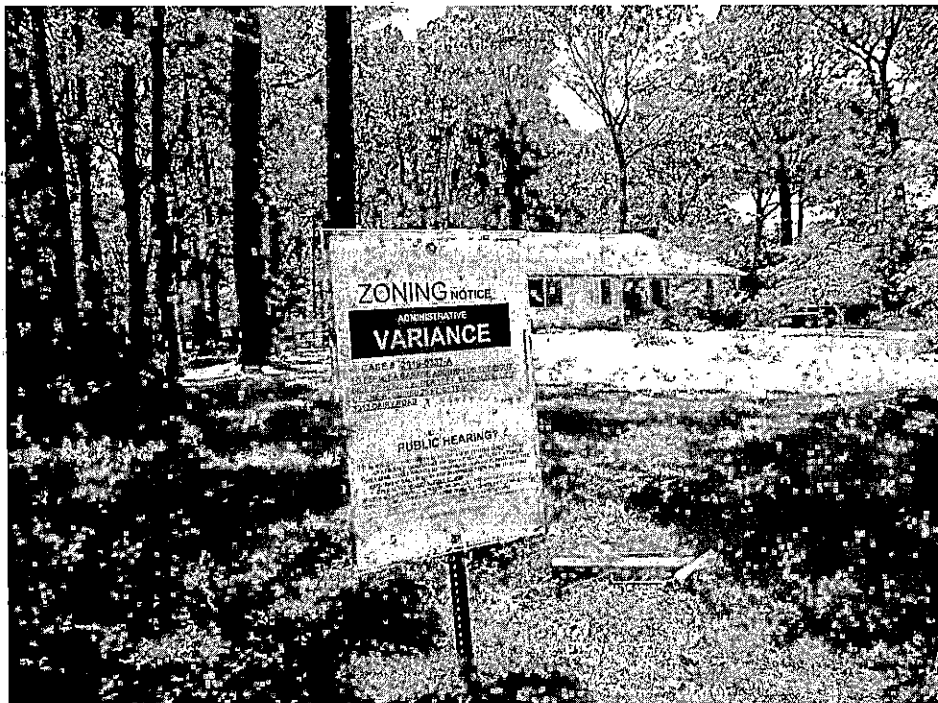
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background photo 1st Sign @ 1313 Dairy Road ~ 5/31/2019



Background photo 2nd Sign @ 1313 Dairy Road ~ 5/31/2019

CASE # 2019-0337-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0337 -A Address 1313 Dairy Rd

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

Filing Date: 5-23-19 Posting Date: 6-2-19 Closing Date: 6-17-19

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- 0337 -A Address 1313 Dairy Rd

Petitioner's Name Richard L. Fricker Telephone 410-241-5340

Posting Date: 6-2-19 Closing Date: 6-17-19

Wording for Sign: To Permit a garage addition on the right side of
House with a 17 FT setback in lieu of the Required
25 FT setback

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 18, 2019

Richard Fricker
1313 Dairy Road
Parkton, MD 21120

RE: Case Number: 2019-0337-A, 1313 Dairy Road

Dear Mr Fricker:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on May 23, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

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

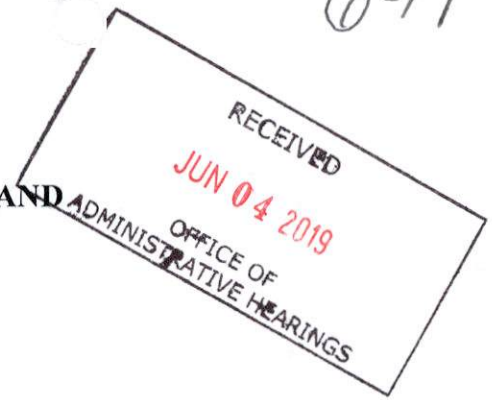
WCR: kl

C: People's Counsel

60-17

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: June 4, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0337-A
Address 1313 Dairy Drive
(Fricker Property)

Zoning Advisory Committee Meeting of **June 3, 2019**.

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

Reviewer: Steve Ford

(Ar) 6-17-19

CASE NO. 2019- 0337-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>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-4</u>	DEPS (if not received, date e-mail sent _____)	<u>NSC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>5-31-19</u>	by <u>O'Keefe</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:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 06 Account Number - 2100004842			
Owner Information					
Owner Name:		FRICKER RICHARD L		Use:	RESIDENTIAL
Mailing Address:		1313 DAIRY RD		Principal Residence:	YES
		PARKTON MD 21120-		Deed Reference:	/31677/ 00465
Location & Structure Information					
Premises Address:		1313 DAIRY RD 0-0000		Legal Description:	1.365 AC 1313 DAIRY RD SS 1100 SE RAYVILLE RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0011	0023	0342		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2017	Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1990		1,492 SF			
				Property Land Area	
				1.3600 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2018	07/01/2019
Land:		102,500	102,500		
Improvements		167,900	174,000		
Total:		270,400	276,500	274,467	276,500
Preferential Land:		0			0
Transfer Information					
Seller: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT			Date: 01/05/2012		Price: \$227,000
Type: NON-ARMS LENGTH OTHER			Deed1: /31677/ 00465		Deed2:
Seller: HEINECKE CHRISTINE			Date: 10/26/2011		Price: \$430,000
Type: ARMS LENGTH IMPROVED			Deed1: /31329/ 00048		Deed2:
Seller: BOWERS CUSTOM HOME			Date: 08/07/2007		Price: \$339,900
Type: ARMS LENGTH IMPROVED			Deed1: /26009/ 00035		Deed2:
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2018		07/01/2019
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00		0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			

Homestead Application Information

Homestead Application Status: Approved 02/14/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0337-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Richard L Fricker
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 1313 DAIRY DR
Location: South side of Dairy Road 1500 feet East of Rayville Road

Existing Zoning: RC4 **Area:** 1.36 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To approve a garage addition on the right side of house with a 17 feet setback in lieu of the required 25 feet setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/17/2019

Miscellaneous Notes:

Case Number: 2019-0338-A **Reviewer:** Jun Fernando
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Craig Beavchamo & Kathryn Kelly
Contract Purchaser: Joseph Donovan, American Contracting

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 6730 CHARLES ST AVE
Location: North West corner of W. Towson Town Blvd and Charles Street Ave.

Existing Zoning: DR 2 **Area:** 2.02 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition (garage attached by breezeway) with a rear setback of 9' in lieu of the required 30', and to amend the previously approved site plan of case number 2008-0594-A

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/17/2019

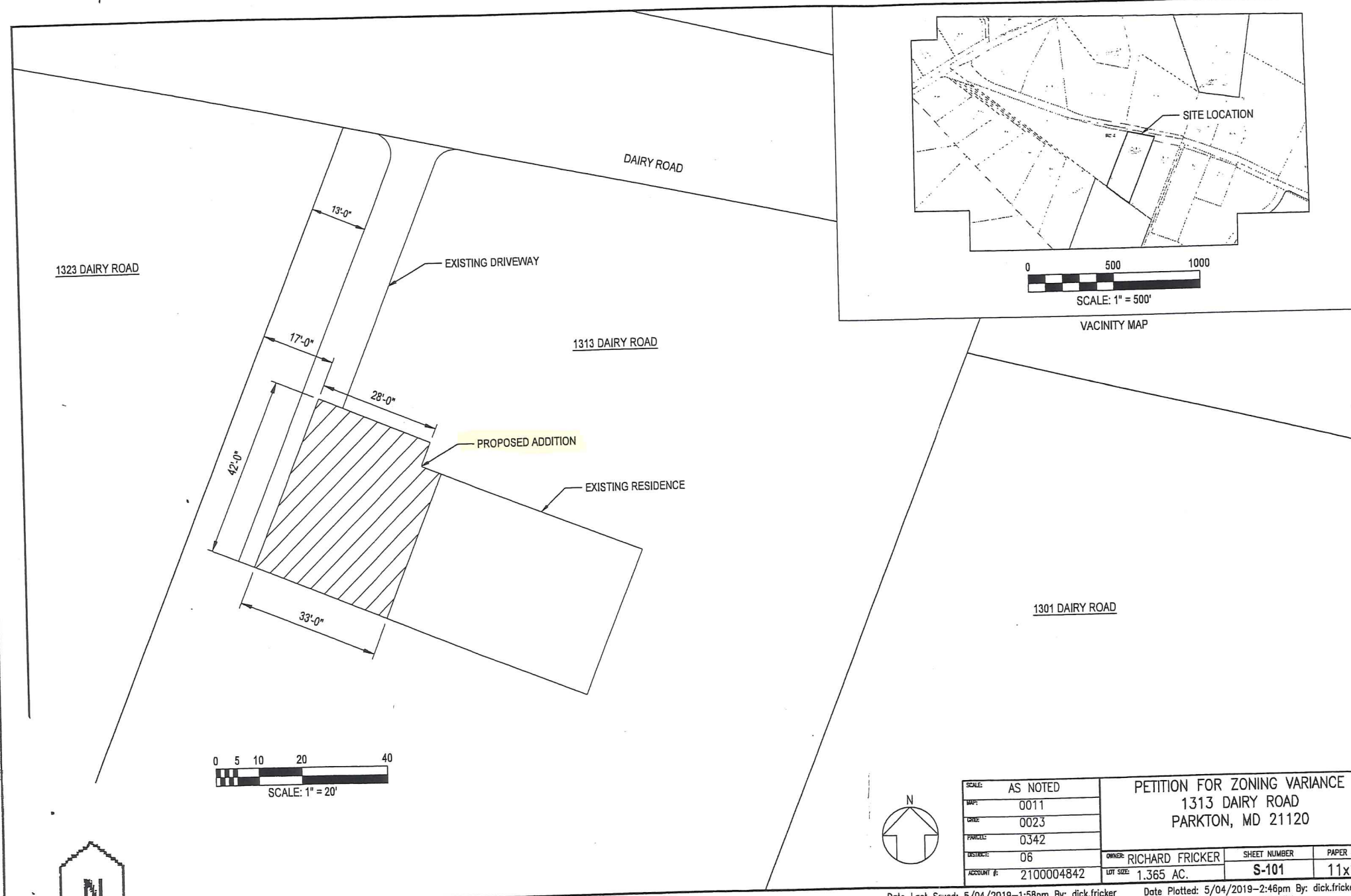
Miscellaneous Notes:

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

ADDRESS 1313 Dairy Rd Parkton MD 21120 OWNER(S) NAME(S) Richard Fricker

SUBDIVISION NAME 0000 LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2100004842 DEED REF. # 31677100465



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 0011

SITE ZONED RC4

ELECTION DISTRICT 42B-6

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.36 AC

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exp.
1

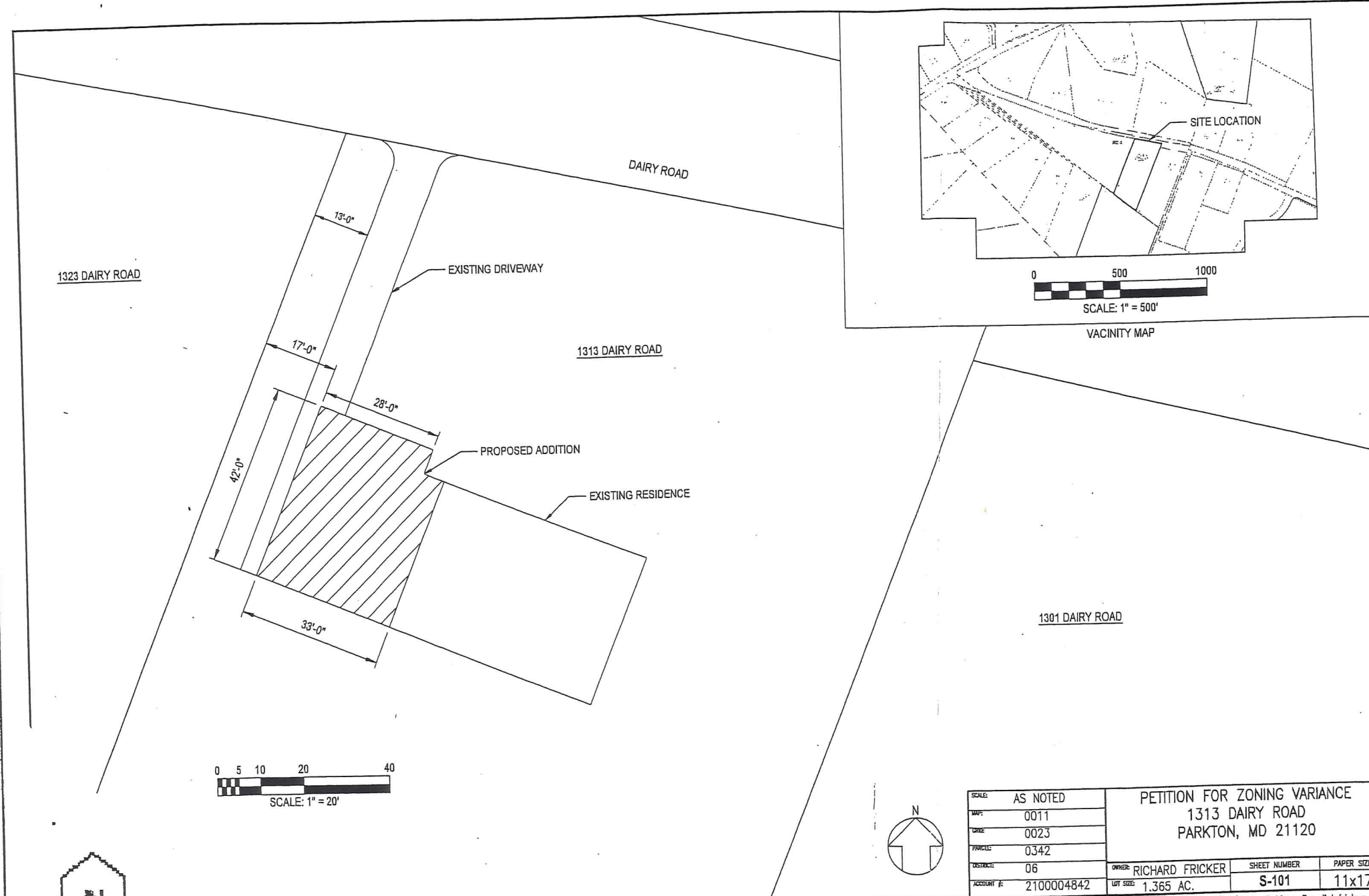
2019-0337-A

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

ADDRESS 1313 Dairy Rd Parkton MD 21120 OWNER(S) NAME(S) Richard Fricker

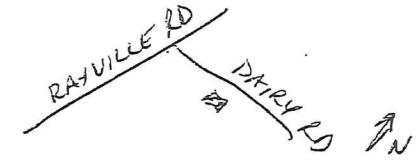
SUBDIVISION NAME 0000 LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2100004842 DEED REF. # 31677100465



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 0011

SITE ZONED RC4

ELECTION DISTRICT 42B-6

COUNCIL DISTRICT 3

LOT AREA/ACREAGE 1.36 AC

OR SQUARE FEET _____

HISTORIC? No

IN CBQA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0337-11