

M E M O R A N D U M

DATE: October 21, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0425-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 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
(12940 Bottom Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Robert H. Batchelor	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0425-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 property, Robert H. Batchelor (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed accessory building (ground mounted solar panels) to be located in the front yard of an existing dwelling in lieu of the required rear yard. 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 August 25, 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

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Date 9/17/19
By Sen

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.

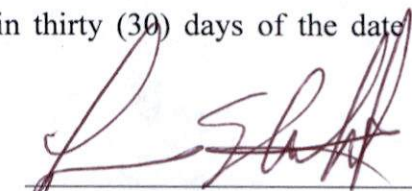
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of **September, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the BCZR, to permit a proposed accessory building (ground mounted solar panels) to be located in the front yard of an existing dwelling in lieu of the required rear yard, 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.



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

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Date 9/17/19

By sen



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 12940 BOTTOM RD HYDES MD 21082 Currently zoned R-2
Deed Reference 04415100148 10 Digit Tax Account # 1102004190
Owner(s) Printed Name(s) ROBERT M BATCHELOR

(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/plot attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 400.1 of BCZF to permit a proposed accessory building (ground mounted solar panels) to be located in the front yard of the dwelling in lieu of the required to be located in the rear yard.

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

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

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

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

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

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9/17/19
SD

Date

By

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Owner(s)/Petitioner(s):

ROBERT M. BATCHELOR

Name #1 - Type or Print Name #2 - Type or Print

Robert M. Batchelor

Signature #1 Signature #2

12940 BOTTOM RD HYDES MD

Mailing Address City State

21082 410 592 9276 durhatchelor@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Sylvia Weber, Sustainable Energy Systems

Name - Type or Print

Signature

4509 Metropolitan Ct Unit of Frederick MD

Mailing Address City State

21704 301 788 4003 permitting@sustainableenergysystems.net

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 18/13/19 day of August 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 2019-0425-A Filing Date 8/13/19 Estimated Posting Date 8/25/19 Reviewer AT

~ 9/9/19

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: 12940 Bottom Rd. HYDES MD 21082
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)

Based on the site overview we find the septic
field prevents us from installing the ground
mounted solar system in the rear of the property

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

Robert H. Batchelor
Signature of Owner (Affiant)
ROBERT H. BATCHELOR
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 27th day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

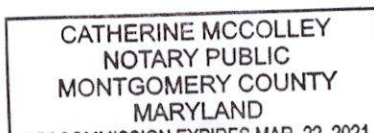
Print name(s) here: Robert H. Batchelor

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

AS WITNESS my hand and Notaries Seal



Catherine McColley
Notary Public
March 22nd, 2021
My Commission Expires



REV. 5/5/2016

2019-0425-A

ORDER RECEIVED FOR FILING

By [Signature] Date 6/17/19

ZONING PROPERTY DESCRIPTION FOR 12940 Bottom Road, Hydes Maryland 21082

PART A

* Beginning at a point on the WEST side of BOTTOM ROAD which is 15' 6" feet wide at a distance of 2000 feet SWS of the centerline of the nearest improved interesting street Church Lane which is a width of 15' 6" feet wide.

PART B

Thence the following courses and distances:

At a stone marked No. 14 N84 degrees 16' 10" E. 983.03 ', Near the center of Bottom Road N 29 degrees 20' 50" W184.46', N25 degrees 1' 00" W 200.72 ', N16 degrees 34" 00' W 50.20', N12 degrees 55' 00" E 48.42' Lines of division in or near center of stream N45 degrees 55' 00" W 25.30', N20 degrees 45' 00" W63.05', N54 degrees 51' 00" W18.35', S61 degrees 56' 00" W21.85', N1 29' 00" W55.85', N62 degrees 54'00" W23.45', N42 degrees 48' 00" W47.55', N2 degrees 52'00" W57.55', N24 degrees 52'00" W29.63' thence leaving the stream binding on a part of said last line S39 22' 40" W1032.54, back to the point of beginning as recorded in Deed Liber (4230), Folio(280) containing 8.12 acres of lot. Located in the 11th Election District, and 3CD Council district.

2019-0425-A

(AV) 9-9-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Friday, September 6, 2019 1:27 PM
To: Administrative Hearings
Subject: 2019-0425-A

RECEIVED
SEP 06 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

2nd set of certificates 12940 Bottom Rd.

CERTIFICATE OF POSTING

CASE NO. 2019-0425-A
PETITIONER/DEVELOPER
SUSTAINABLE ENERGY
SYSTEMS
DATE OF HEARING/CLOSING
9/9/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
12940 Bottom Road
Sheet #1

THIS SIGN(S) POSTED ON August 25, 2019 September 6, 2019
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle 9/25/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
5912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE
VARIANCE
PUBLIC HEARING ?

9/6/19

CERTIFICATE OF POSTING

CASE NO. 2019-0425-A

PETITIONER/DEVELOPER

SUSTAINABLE EDITION

SYSTEMS

DATE OF HEARING/CLOSING

9/9/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

12940 Potomac Road

SE 002

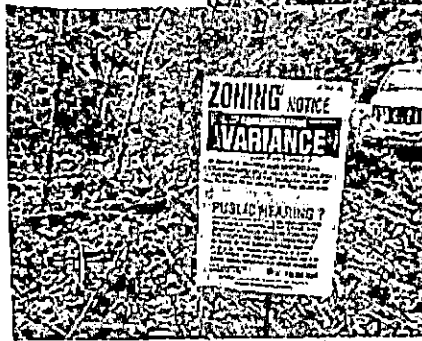
THIS SIGN(S) POSTED ON August 25, 2019 September 4, 2019
(MONTH, DAY, YEAR)

SINCERELY,

[Signature]

SIGNATURE OF SIGN POSTER

MARTIN ODLE
9912 MAIDENBROOK ROAD
PARKVILLE, MD. 21234
410-629-2411



Sent from my iPhone

CERTIFICATE OF POSTING

CASE NO. 2019-0425 - A

PETITIONER/DEVELOPER

SUSTAINABLE ENERGY
SYSTEMS

DATE OF HEARING/CLOSING

9/9/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

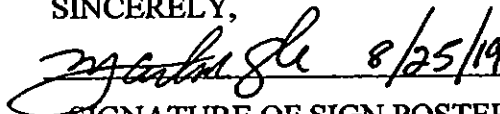
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

12940 BOTTOM ROAD

SIGN #2

THIS SIGN(S) POSTED ON August 25, 2019
(MONTH, DAY, YEAR)

SINCERELY,

 8/25/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

576N 2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0425-A
TO PERMIT A PROPOSED ACCESSORY BUILDING
(GROUND MOUNTED SOLAR PANELS) TO BE LOCATED
IN THE FRONT YARD OF THE DWELLING IN LIEU OF
THE REQUIRED TO BE LOCATED IN THE REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, SEPTEMBER 9, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

WE DON'T PROHIBIT THIS SIGNAGE POST UNTIL AFTER 4:30 PM. 30 DAYS PERMITS OF LAW
MEETING IS HANDICAP ACCESSIBLE

maurice 8/25/19

CERTIFICATE OF POSTING

CASE NO. 2019-0425 - A

PETITIONER/DEVELOPER

SUSTAINABLE ENERGY
SYSTEMS

DATE OF HEARING/CLOSING

9/9/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

12940 BOTTOM ROAD

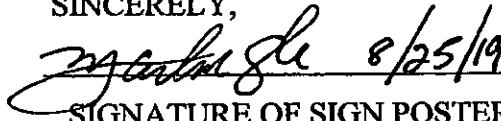
SIGN #1

THIS SIGN(S) POSTED ON

August 25, 2019

(MONTH, DAY, YEAR)

SINCERELY,

 8/25/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

SIGN 1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0425-A

TO PERMIT A PROPOSED ACCESSORY BUILDING
(GROUND MOUNTED SOLAR PANELS) TO BE LOCATED IN
THE FRONT YARD OF THE DWELLING IN LIEU OF THE
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4:30 p.m. ON MONDAY, SEPTEMBER 9, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

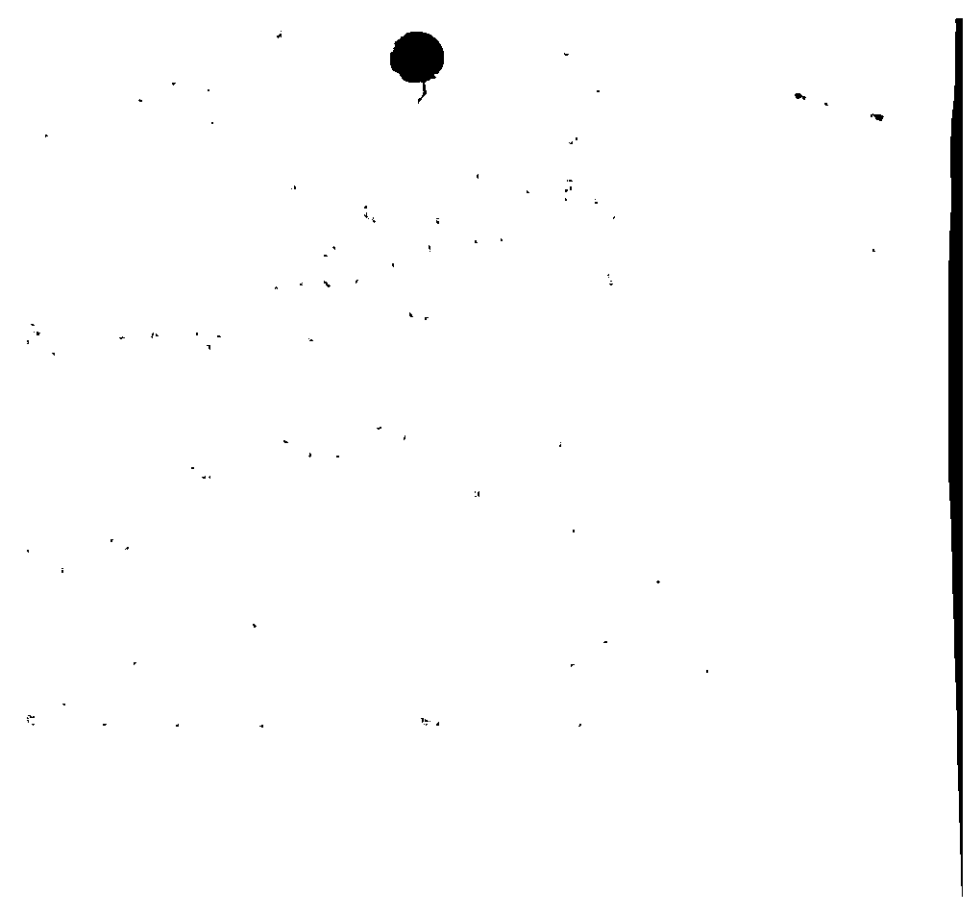
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. VIOLATION PENALTY OF \$100

MEETING IS HANDICAP ACCESSIBLE

mya 8/25/19



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0425 - A Address 12940 Bottom Road

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

Filing Date: 08/13/2019 Posting Date: 08/25/19 Closing Date: 09/09/19

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 (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
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 zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0425 - A Address: 12940 Bottom Road

Petitioner's Name: Robert Batchelor Telephone : 410-592-9276

Posting Date: 08/25/2019 Closing Date: 09/09/2019

Wording for Sign: To permit a proposed accessory building (ground mounted solar panels) to be located in the front yard of the dwelling in lieu of the required to be located in the rear yard.



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 10, 2019

Robert Batchelor
12940 Bottom Road
Hydes MD 21082

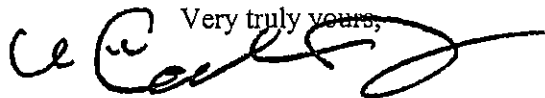
RE: Case Number: 2019-0425-A, 12940 Bottom Road

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 August 13, 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

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: 8/21/19

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. 2019-0425-A.

*Administrative Variance
Robert H. Bachelor
12940 Bottom 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,



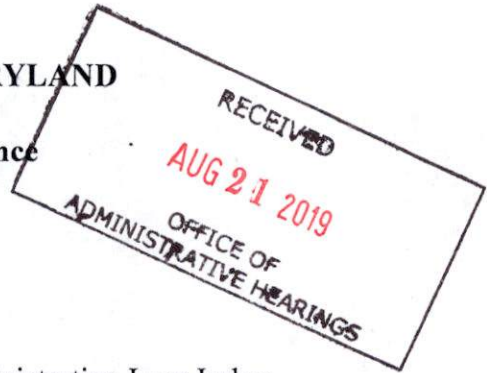
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

99-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0425-A
Address 12940 Bottom Road
(Bachelor Property)

Zoning Advisory Committee Meeting of **August 15, 2019**.

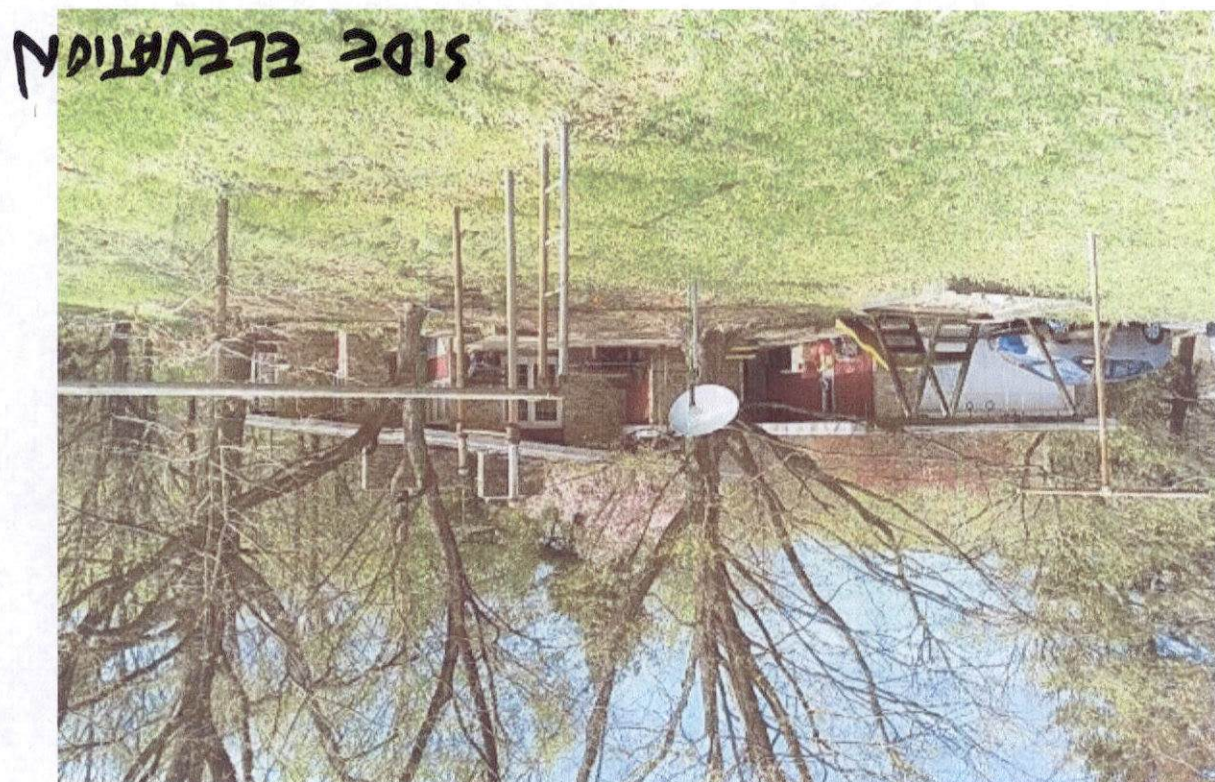
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford





1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26





LEFT SIDE
YARD



LEFT REAR
ELEVATION

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>8-21</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 8-25-19 by OgleSIGN POSTING (2nd) Date: 9-6-19 by "PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 1102004190			
Owner Information					
Owner Name:		BACHELOR ROBERT H		Use:	RESIDENTIAL
Mailing Address:		12940 BOTTOM RD HYDES MD 21082-9732		Principal Residence:	YES
				Deed Reference:	/04415/ 00148
Location & Structure Information					
Premises Address:		12940 BOTTOM RD 0-0000		Legal Description:	8.12 AC SWS BOTTOM RD 2000 SW OF CHURCH LA
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0054	0003	0412		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2018	
					Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1969		2,615 SF			
				Property Land Area	
				8.1200 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	1/2 STONE FRAME	2 full/ 1 half	1Att/1Det
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2019	
				As of	
				07/01/2020	
Land:	186,700	186,700			
Improvements	282,100	299,800			
Total:	468,800	486,500		480,600	486,500
Preferential Land:	0				0
Transfer Information					
Seller: DEIGERT J D		Date: 01/21/1965		Price: \$16,000	
Type: ARMS LENGTH IMPROVED		Deed1: /04415/ 00148		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0425-A

ZAC AGENDA

Case Number: 2019-0425-A **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert H Bachelor
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 12940 BOTTOM RD

Location: WS of Bottom Road; 2,000 feet SWS of centerline of Church Lane.

Existing Zoning: RC 2

Area: 8.12 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1 OF BCZF to permit a proposed accessory building (ground mounted solar panels) to be located in the front yard of the dwelling in lieu of the required to be located in the rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

*No closing date
however on ZAC
agenda on 9/6
indicated
9/9 closing date*

Case Number: 2019-0426-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Dean M., Patricia M. Landers
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 11415 NOTCHCLIFF RD

Location: East side of Notch Cliff Road South 2695 to the centerline of Glen Arm

Existing Zoning: RC 5

Area: .737 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.3 BCZR To permit an accessory structure (shed) with a height of 19 feet in lieu of the maximum permitted 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 09/09/2019

Miscellaneous Notes:

045A3

1800006306

045B3

PAI # 110250

Pt. Bk. 0000040, Folio 0110

Pt. Bk./Folio # 040110

PAI # 110250

1700010502

Lot # 37

PAI # 110250

PAI # 110250

Pt. Bk. 0000030, Folio 0130

13016

1102048580

Lot # 1

2500002538

Lot # 2

1115025060

Pt. Bk./Folio # 03105

13010

PAI # 110161

PAI # 110161

Lot # 3

1600007172

13000

Pt. Bk. 0000031, Folio 0058

PAI # 110547

PAI # 110547

Bk./Folio # 078238

PAI # 110547

Lot # 2

2500002539

Pt. Bk. 0000078, Folio 0238

3 CD NE 17-G

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

11 ED RC 2

NE 17-H

054A1

054B1

1102004190

12940

12800

1113057400

1700010126

2200017431

BOTTOM RD

my neighborhood

Baltimore Co

747.6

~~1372.1~~

~~454.8~~

~~150.8~~

~~575.9~~

~~245.6~~

~~572.5~~

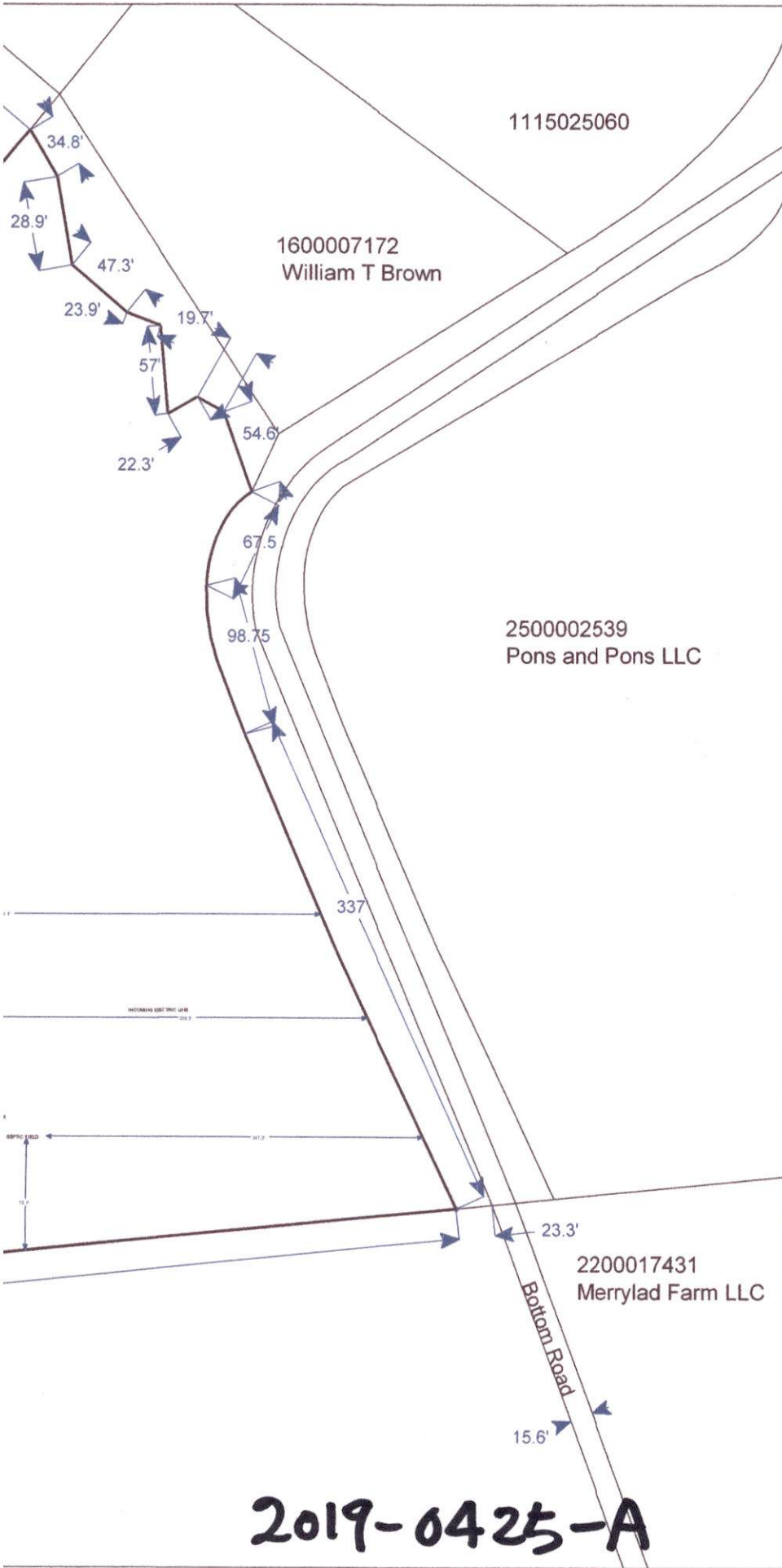
~~239.8~~

~~690.6~~

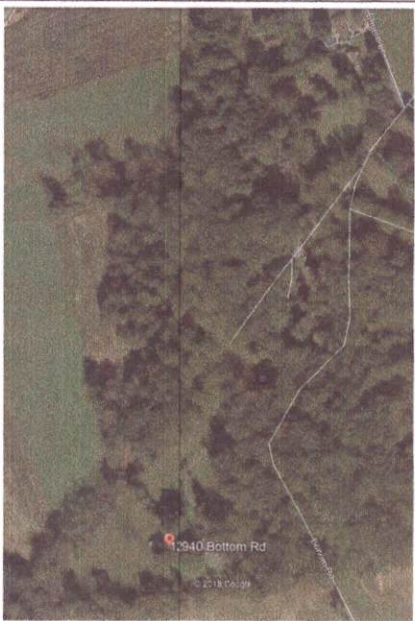
~~205.9~~

~~212.8~~

589



SITE VICINITY MAP



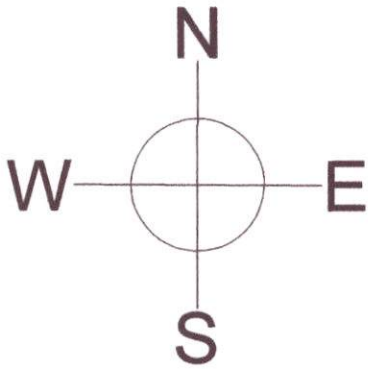
MAP IS NOT TO SCALE

ZONING MAP#: 054B1
SITE ZONED: RC-2
ELECTION DISTRICT: 11
COUNCIL DISTRICT: 3CD
LOT AREA ACREAGE: 8.12 AC
LOT AREA SQUARE FEET: 353,707.2
HISTORIC: LONG GREEN VALLEY
IN CBCA: NO
IN FLOOD PLAIN: NO
UTILITIES:
WATER IS PRIVATE
SEWER IS PRIVATE
PRIOR HEARING: NO
SUBDIVISION NAME: N/A
10 DIGIT TAX #: 1102004190
DEED REF #: 04415/00148

Robert Batchelor 15.6 kW
12940 Bottom Road
Hydes MD, 21082
410-960-1428

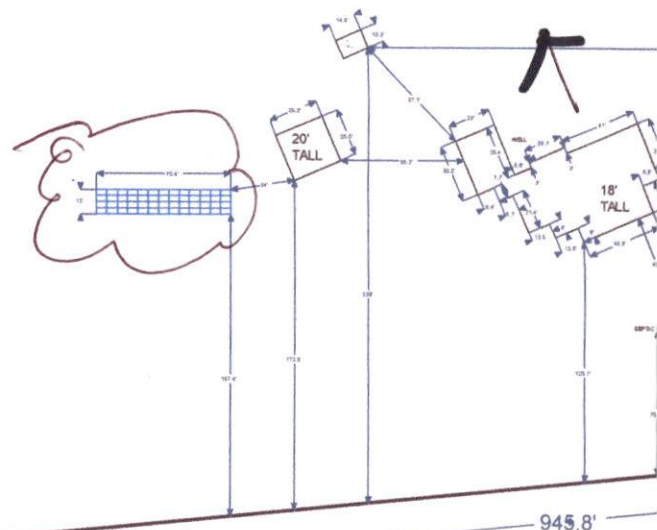
2019-0425-A

ZONING HEARING PLAN FOR VARIANCE: x



1800006306
Le Kress Farm LLC

1030.2'



1113057400
Joe K Holman

045A3

045B3

1800006306

3 CD NE 17-G

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

11 ED RC 2

054A1

054B1

1102004190

12940

1113057400 12800

1700010126

PAI # 110250

Pt. Bk./Folio # 040110
Pt. Bk. 0000040, Folio 110

PAI # 110250
1700010502

Lot # 37

PAI # 110250
PAI # 110250

13016
1102048580

Lot # 1

Lot # 2 1115025060

Pt. Bk./Folio # 03105
PAI # 110161

PAI # 110161

Lot # 3

1600007172
13000

Pt. Bk. 0000031, Folio 0058

PAI # 110547

PAI # 110547 Bk./Folio # 078238

PAI # 110547

Lot # 2 2500002539

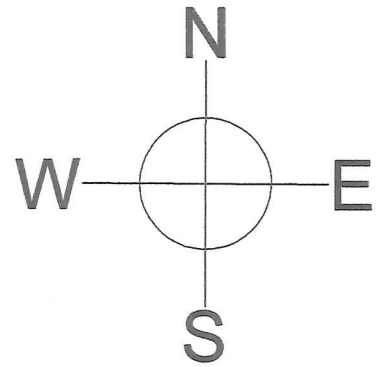
Pt. Bk. 0000078, Folio 0238

NE 17-H

2200017431
BOTTOM RD

2019-0425-A

ZONING HEARING PLAN FOR VARIANCE: x



1800006306
Le Kress Farm LLC

1600007172
William T Brown

1115025060

2500002539
Pons and Pons LLC

2200017431
Merrylad Farm LLC

1113057400
Joe K Holman

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP#: 054B1
SITE ZONED: RC-2
ELECTION DISTRICT: 11
COUNCIL DISTRICT: 3CD
LOT AREA ACREAGE: 8.12 AC
LOT AREA SQUARE FEET: 353,707.2
HISTORIC: LONG GREEN VALLEY
IN CBCA: NO
IN FLOOD PLAIN: NO
UTILITIES:
WATER IS PRIVATE
SEWER IS PRIVATE
PRIOR HEARING: NO
SUBDIVISION NAME: N/A
10 DIGIT TAX #: 1102004190
DEED REF #: 04415/00148

Robert Batchelor 15.6 kW
12940 Bottom Road
Hydes MD, 21082
410-960-1428

Per. Encl. 1

2019-0425-A