

M E M O R A N D U M

DATE: March 17, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0016-A- Appeal Period Expired

The appeal period for the above-referenced case expired on March 16, 2020. 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 ADMIN. VARIANCE * BEFORE THE
(12142 Harford Road) *
11th Election District * OFFICE OF ADMINISTRATIVE
3rd Council District *
Allan J. & Linda J. Parsons * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
*
* CASE NO. 2020-0016-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 subject property, Allan J. and Linda J. Parsons (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to allow an accessory building (detached garage) to be located in the side yard in lieu of the required rear yard location and to allow a height of an accessory building (detached garage) of 20 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 25, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 2-13-2020

By [Signature]

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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 13th day of **February, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to allow an accessory building (detached garage) to be located in the side yard in lieu of the required rear yard location and to allow a height of an accessory building (detached garage) of 20 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason,

ORDER RECEIVED FOR FILING

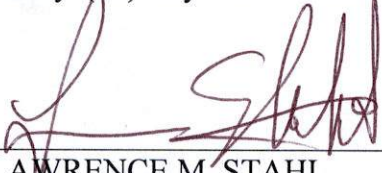
Date 2-13-2020

By ew

this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.

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



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 2-13-2020

By bw



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 12142 HARFORD ROAD

Currently zoned RC-2

Deed Reference 40329 / 173

10 Digit Tax Account # 1700008416

Owner(s) Printed Name(s) ALLAN J. AND LINDA J. PARSONS

(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 TO ALLOW AN ACCESSORY BUILDING (DETACHED GARAGE) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD LOCATION AND SECTION 400.3 TO ALLOW A HEIGHT OF AN ACCESSORY BUILDING (DETACHED GARAGE) OF 20 FEET IN LIEU OF THE MAXIMUM of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. ALLOWED 15 FEET.

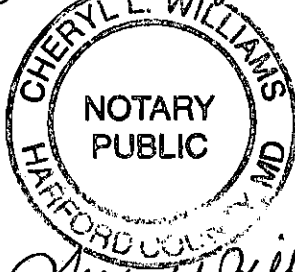
2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (Indicate type of work in this space: i.e., to raze, alter or construct addition to building)

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.

Sworn Before Me



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

ALLAN & LINDA PARSONS

Name - Type or Print

Allan & Linda Parsons

Signature

3110 B. Semmit Avenue - MD

Mailing Address

City

State

212341 410-303-5540 LParson70

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

Owner(s)/Petitioner(s):

ALLAN J. PARSONS

LINDA J. PARSONS

Name #1 - Type or Print

Name #2 - Type or Print

Allan Parsons

Signature #1

Linda Parsons

Signature #2

12142 HARFORD RD. GLEN ARM. MD

Mailing Address

City

State

21057

410-335-4200

CHERYLAGAST@AOL.COM

Zip Code

Telephone #

Email Address

Representative to be contacted:

GEOFFREY C. SCHULTZ

Name - Type or Print

GC Schultz

Signature

57 W. TIMONIUM RD. - 210 TIMONIUM MD

Mailing Address

City

State

21093

410-252-4444

GSCHULTZ@POLARISLO.COM

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0016-A Filing Date 1/16/2020 Estimated Posting Date 1/16/2020 Reviewer JCM

ORDER RECEIVED FOR FILING

Date 2-13-2020

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: 12142 HARFORD ROAD GLEN ARM MD 21057
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)

SECTION 400.1 - THE REAR OF THE PROPERTY CONSISTS OF A 3:1 SLOPE AREA
FROM THE BACK OF THE HOUSE TO HARFORD ROAD, WHICH REQUIRES
THE PROPOSED GARAGE TO BE LOCATED OUT OF THAT SLOPE
AREA AND INTO THE SIDEYARD.

SECTION 400.3 - THE ARCHITECTURE OF THE PROPOSED GARAGE IS PROPOSED TO
MATCH THE EXISTING DWELLING AS PREFERRED BY THE OWNERS
AND THE PLANNING OFFICE, BUT CANNOT MATCH WITHOUT THE
ADDITIONAL HEIGHT REQUEST.

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

X Allan W. Parsons
Signature of Owner (Affiant)

ALLAN J. PARSONS
Name- Print or Type

X Linda J. Parsons
Signature of Owner (Affiant)

LINDA J. PARSONS
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

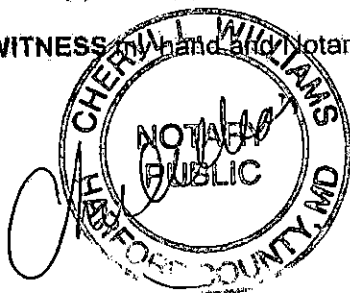
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of December, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ALLAN + LINDA PARSONS

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

AS WITNESS my hand and Notaries Seal



Cheri Williams
Notary Public

June 18, 2023
My Commission Expires



57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

Zoning Description of
12142 Harford Road
11th Election District
3rd Councilmanic District
Baltimore County, MD



Beginning at a point on the West Side of Harford Road at the distance of 360 feet more or less North of the center of Marc Lane and being known as Lot 5 – Section 2 – “Bonaparte Estates” as recorded among the Land Records of Baltimore County, MD in Plat Book 40 Folio 43.

Containing 1.300 acres of land as recorded in deed Liber 40323 Folio 173.

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0016-A

TO PERMIT AN ACCESSORY STRUCTURE TO
BE LOCATED IN THE SIDE YARD WITH A HEIGHT OF
10 FT IN LIEU OF THE REQUIRED REAR YARD AND MAXIMUM
REAR YARD IS 10 FEET.

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 2/10/20

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
HANDICAPPED ACCESS

CERTIFICATE OF POSTING

Date: 1-25-20

RE: Case Number: 2020-0016-A

Petitioner/Developer: Parsons

Date of Hearing/Closing: 2-10-20

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 12142 Harford Rd

The signs(s) were posted on 1-25-20

(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

ADMINISTRATIVE VARIANCE

CASE # 2020-0016 - A

TO PERMIT AN ACCESSORY STRUCTURE TO BE
LOCATED IN THE SIDE YARD WITH A HEIGHT OF
20 FT. IN LIEU OF THE REQUIRED REAR YARD AND
MAXIMUM PERMITTED 15 FT HEIGHT

PUBLIC HEARING ?

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AN ELIGIBLE INDIVIDUAL OR GROUP MAY
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RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 2/10/2021

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
411 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3301
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOUT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0016 -A Address 12142 HARFORD RD.

Contact Person: J. MERREY Phone Number: 410-887-3391

Filing Date: 1/17/2020 Planner, Please Print Your Name Posting Date: 1/26/2020 Closing Date: 2/10/2020

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0016 -A Address: 12142 HARFORD RD.
Petitioner's Name: ALLAN PARSONS Telephone: 410-835-4200
Posting Date: 1/26/2020 Closing Date: 2/10/2020

Wording for Sign:

To permit an accessory structure to be located in the side yard with a height of 20ft. in lieu of the required rear yard and maximum permitted 15ft. height.

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: _____

Property Address: 12142 HARFORD ROAD

Property Description: "ALLAN PARSONS PROJECT"
West Side Harford 360' North of Marc Lane

Legal Owners (Petitioners): ALLAN + LINDA PARSONS

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALLAN PARSONS

Company/Firm (if applicable): N/A

Address: 12142 HARFORD ROAD
GLEN ARM, MD 21057

Telephone Number: 410-335-4200

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 11, 2020

Allan & Linda Parsons
3110 B Summit Ave
Parkville MD 21234

RE: Case Number: 2020-0016-A, 12142 Harford 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 January 17, 2020. 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
Geoffrey C. Scholtz 57 W. Timonium Road Suite 210 Timonium md 21093
Allan J. Parsons 12142 Harford Road Glen Arm MD 21057

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 24, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0016-A
Address 12142 Harford Road
(Parsons Property)

Zoning Advisory Committee Meeting of **January 27, 2020.**

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date:

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

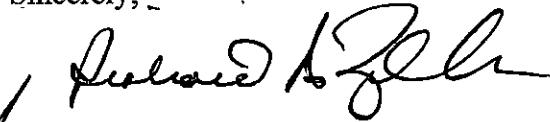
Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on 1/21/20. A field inspection and internal review reveals that an entrance onto MD 147 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Administrative, Case Number 2020-0016-A.
Variance

*Attent. : Linda J. Parsons
12142 Harford Road
MD 147*

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@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

2-10-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
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X The Department of Environmental Protection and Sustainability has no
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Reviewer: Steve Ford

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>1-24</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</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>1-25-20</u> by <u>P.ison</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: SDAT indicates not princ. res.; however, obtained copy of
Deed + Use + Occupancy Permit. J.W

Debra Wiley

From: Debra Wiley
Sent: Monday, February 3, 2020 7:26 AM
To: 'cheryl williams'; gschultz@polarisl.com; jburdyck@polarisl.com
Cc: Joseph C Merrey; Jenae Johnson
Subject: RE: 12142 Harford Road Garage Variance (CASE NO. 2020-0016-A - CLOSING DATE: 2/10)

Good Morning Ms. Williams,

This is to acknowledge receipt of your email with attachments.

By copy of this email to both Mr. Merrey and Ms. Johnson in the Office of Zoning Review, please print this information and place in the case file for reviewing purposes.

Thank you; it is appreciated.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: cheryl williams <cheryl4gast@aol.com>
Sent: Friday, January 31, 2020 2:47 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; gschultz@polarisl.com; jburdyck@polarisl.com
Subject: 12142 Harford Road Garage Variance

1/29 1:29 pm
Sp. to Cheryl
of Gast Const.
She'll get me
Deed + Use
Occupancy
via email
Deb

CAUTION: This message from cheryl4gast@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.

Hi Ms. Wiley:

I am enclosing the following documents:

Deed for the property purchased by the Parsons

Use and Occupancy for the new home just completed.

If you need anything else, let me know.

Cheryl Williams
Gast Construction Co., Inc.
410-335-4200

Debra Wiley

From: cheryl williams <cheryl4gast@aol.com>
Sent: Friday, January 31, 2020 2:47 PM
To: Debra Wiley; gschultz@polarisl.com; jburdyck@polarisl.com
Subject: 12142 Harford Road Garage Variance
Attachments: 12142 Harford Road Garage Variance20200131_14435098.pdf

CAUTION: This message from cheryl4gast@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.

Hi Ms. Wiley:

I am enclosing the following documents:

Deed for the property purchased by the Parsons

Use and Occupancy for the new home just completed.

If you need anything else, let me know.

Cheryl Williams
Gast Construction Co., Inc.
410-335-4200



Mid-Atlantic Title, LLC
100 West Road, Suite 215
Towson, MD 21204
File No. 18-H-1441MLG



Tax ID # 11-17-00-008416

This Deed, made this 4th day of June, 2018, by and between Paul J. Heckel and Donna M. Heckel, parties of the first part, Grantors; and Allan W. Parsons and Linda J. Parsons, husband and wife, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of One Hundred Forty-Five Thousand And 00/100 Dollars (\$145,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Allan W. Parsons and Linda J. Parsons, as tenants by the entireties, the survivor of them and the personal representatives, heirs and assigns of the survivor, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 5 as shown on the Plat entitled "Section Two, Bonaparte Estates" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book EHK Jr. No. 40, folio 43.

FOR INFORMATIONAL PURPOSES ONLY: The improvements to be known as No. 12142 Harford Road.

BEING the same property which by Deed dated June 6, 1996 and recorded in the Land Records of Baltimore County, Maryland was granted and conveyed by Albert Heckel & Sons, Inc. unto Paul J. Heckel and Donna M. Heckel, in fee simple.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantees, as tenants by the entireties, the survivor of them and the personal representatives, heirs and assigns of the survivor, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Grantors hereby declare and affirm under the penalties of perjury that Grantors are Maryland residents and therefore exempt from the income tax withholding requirements of §10-912 of the *Tax-General Article, Annotated Code of Maryland*.

LR - Deed (w Taxes)
Recording only \$120.00
Name: HECKEL/PARSON
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State 725.00
Transfer Tax 140.00
LR - MR Tax - 140.00
SubTotal: 785.00
Total: 785.00
06/06/2018 12:14
18475505 048801 -
Baltimore
County/CO03.01.06 -
Register 06
CO03-LL

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

MJ
AS to both

Paul J. Heckel (Seal)
Paul J. Heckel

Donna M. Heckel (Seal)
Donna M. Heckel

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I hereby certify that on this 4th day of June, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Paul J. Heckel and Donna M. Heckel, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MJ
Notary Public
My commission expires: 5/8/19

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

MJ
Mary Jean Kretschmer, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Mid-Atlantic Title, LLC
100 West Road, Suite 215
Towson, MD 21204

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Enoch Powell and the Church of England

6/06/2018 11:16:35
 18 CAM
 157 6/06/2018
 0009416
 42,900.00
 1.00
 SECURITY, Maryland
 5A

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS

Michael D. Malinoff
Michael D. Malinoff, Director



E. John Bryan
E. John Bryan, Building Engineer

PERMIT NO: B958733

PERMISSION IS HEREBY GRANTED TO:

NAME: PARSONS ALLAN J
ADDRESS: 3110 B SUMMIT AVE, PARKVILLE MD 21234

TO USE AND OCCUPY THE LAND AND/OR BUILDINGS DESCRIBED AND LOCATED
AS FOLLOWS ON PERMIT NO. B958733

LOCATION OF PROPERTY: 12142 HARFORD RD.
DIST: 11 LOT NO: 5 BLOCK NO.
SUBDIVISION: BONAPARTE ESTATES

DATE: 12/31/2019
FEE PAID: 293.00

ISSUED BY THE BUILDINGS ENGINEER

E. John Bryan

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

2020-0016 AV 2/10

Debra Wiley

From: Debra Wiley
Sent: Tuesday, January 28, 2020 11:31 AM
To: Joseph C Merrey
Cc: Jenae Johnson
Subject: Administrative Variance Case No. 2020-0016-A (Closing Date: 2/10/2020)
Attachments: 20200128112957565.pdf

Hi Joe,

Please see attachments and make sure that there is a Deed included in the case file when it's presented to OAH.

The SDAT indicates this is not the Petitioners' principal residence and we're unable to treat as an Administrative Variance unless they can prove otherwise.

Please let me know if you have any questions and/or concerns. Thanks.

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Tuesday, January 28, 2020 11:30 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 01.28.2020 11:29:57 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 11 Account Number - 1700008416							
Owner Information									
Owner Name:		PARSONS ALLAN J PARSONS LINDA J				Use:		RESIDENTIAL	
Mailing Address:		3110 B SUMMIT AVE PARKVILLE MD 21234-				Principal Residence:		NO	
						Deed Reference:		/40323/ 00173	
Location & Structure Information									
Premises Address:		12142 HARFORD RD 0-0000				Legal Description:		4318 NW HARTLEY MILL RD BONAPARTE ESTATES	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0054	0015	0390	11060050.04	0000	2		5	2018	Plat Ref: 0040/ 0043
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
2019		2,567 SF				1.3000 AC		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
2	YES	STANDARD UNIT	SIDING/	5	2 full/ 1 half	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2019		07/01/2020	
Land:		123,000		123,000					
Improvements		362,500		396,200					
Total:		485,500		519,200		507,967		519,200	
Preferential Land:		0						0	
Transfer Information									
Seller: HECKEL PAUL J				Date: 06/06/2018			Price: \$145,000		
Type: ARMS LENGTH IMPROVED				Deed1: /40323/ 00173			Deed2:		
Seller: ALBERT HECKEL & SONS INC				Date: 04/03/1997			Price: \$60,000		
Type: ARMS LENGTH VACANT				Deed1: /12112/ 00207			Deed2:		
Seller: MANGIONE JOSEPH KRAUS CHARLES J				Date: 11/06/1980			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /06226/ 00480			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

ZAC AGENDA

Case Number: 2020-0015-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Cheryl Thurber
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 100 HILLSIDE RD
Location: NW side of Hillside Road 560 feet W of Frederick Road.

Existing Zoning: DR 2 **Area:** 38,930 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Bczr 1B02.3.C.1 To approve an addition on right side of House with a rear setback of 12 feet in lieu of the required 40 feet setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/10/2020

Miscellaneous Notes:

Case Number: 2020-0016-A **Reviewer:** Joseph Merrey
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Allan J. & Linda J. Parsons
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 12142 HARFORD RD
Location: West side of Harford Road 360' North of Marc Lane.

Existing Zoning: RC 2 **Area:** 1.3 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1 To allow an accessory building (detached garage) to be located in the side yard in lieu of the required rear yard location and section 400.3 to allow a height of an accessory building (detached garage) of 20 feet in lieu of the maximum allowed 15 feet.

Attorney: Allan & Linda Parson

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/10/2020

Miscellaneous Notes:

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:	District - 11 Account Number - 1700008416	
Owner Information		
Owner Name:	PARSONS ALLAN J PARSONS LINDA J	Use: Principal Residence: RESIDENTIAL NO
Mailing Address:	3110 B SUMMIT AVE PARKVILLE MD 21234-	Deed Reference: /40323/ 00173
Location & Structure Information		
Premises Address:	12142 HARFORD RD 0-0000	Legal Description: 4318 NW HARTLEY MILL RD BONAPARTE ESTATES
Map:	Grid:	Parcel:
0054	0015	0390
Neighborhood:	Subdivision:	Section:
11060050.04	0000	2
Block:	Lot:	Assessment Year:
	5	2018
Plat No:	Plat Ref: 0040/ 0043	
Special Tax Areas: None	Town:	None
	Ad Valorem:	None
	Tax Class:	None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2019	2,567 SF	Property Land Area
		1.3000 AC
County Use	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2018	07/01/2019
Land:	123,000	As of
Improvements	402,700	07/01/2020
Total:	525,700	
Preferential Land:	0	113,600
		563,200
		0
Transfer Information		
Seller: HECKEL PAUL J	Date: 06/06/2018	Price: \$145,000
Type: ARMS LENGTH IMPROVED	Deed1: /40323/ 00173	Deed2:
Seller: ALBERT HECKEL & SONS INC	Date: 04/03/1997	Price: \$60,000
Type: ARMS LENGTH VACANT	Deed1: /12112/ 00207	Deed2:
Seller: MANGIONE JOSEPH KRAUS CHARLES J	Date: 11/06/1980	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06226/ 00480	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: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

Glen Arm MD
21057



RIGHT
REAR

FRONT RIGHT



FRONT
LEFT





Lot # 6 1700014398

Lot # 2 1700014394

Lot # 5 1700014397

Pt. Bk./Folio # 042019

12150

Lot # 1

1700014393

Pt. Bk. 0000042, Folio 0019

Pt. Bk./Folio # 042108

1800004597

Pt. Bk. 0000042, Folio 0108

Lot # 7

12130

054B2

Lot # 6

1700008417

PAI # 110255

3 CD

PAI # 110255

PAI # 110255

Lot # 5

1700008416

GROWTH TIER 4

(No New Subdivisions of 4 or More Additional Lots)

12142

11 ED

RC 2

NE 15-H

12138

Lot # 3 1700008414

Pt. Bk./Folio # 040043

12128

Lot # 4

1700008415

5 CD

2018-0122-X

1700006067

054B3

Pt. Bk. 0000040, Folio 0043

Lot # 2

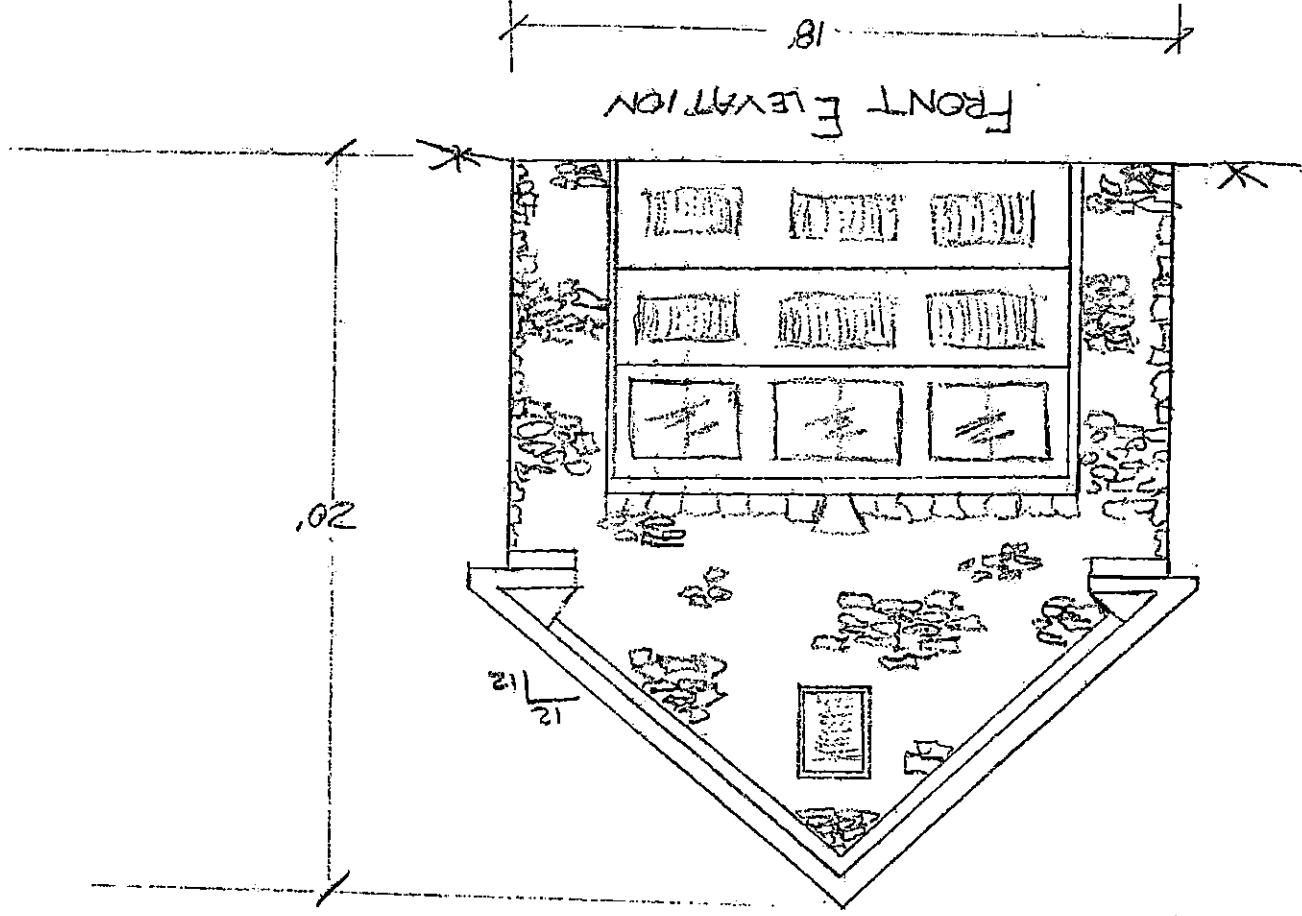
1700008413

12124

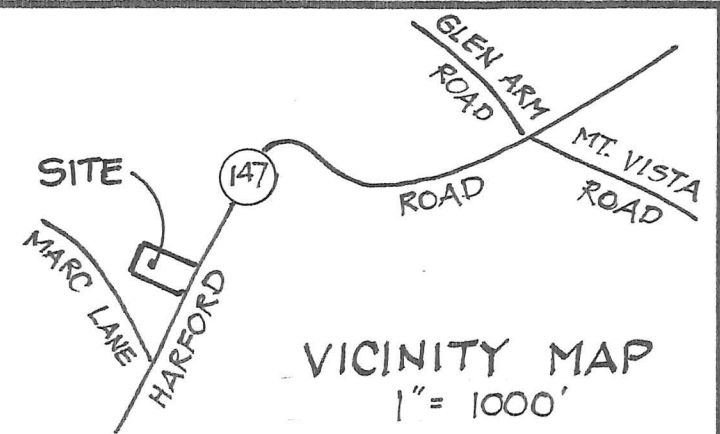
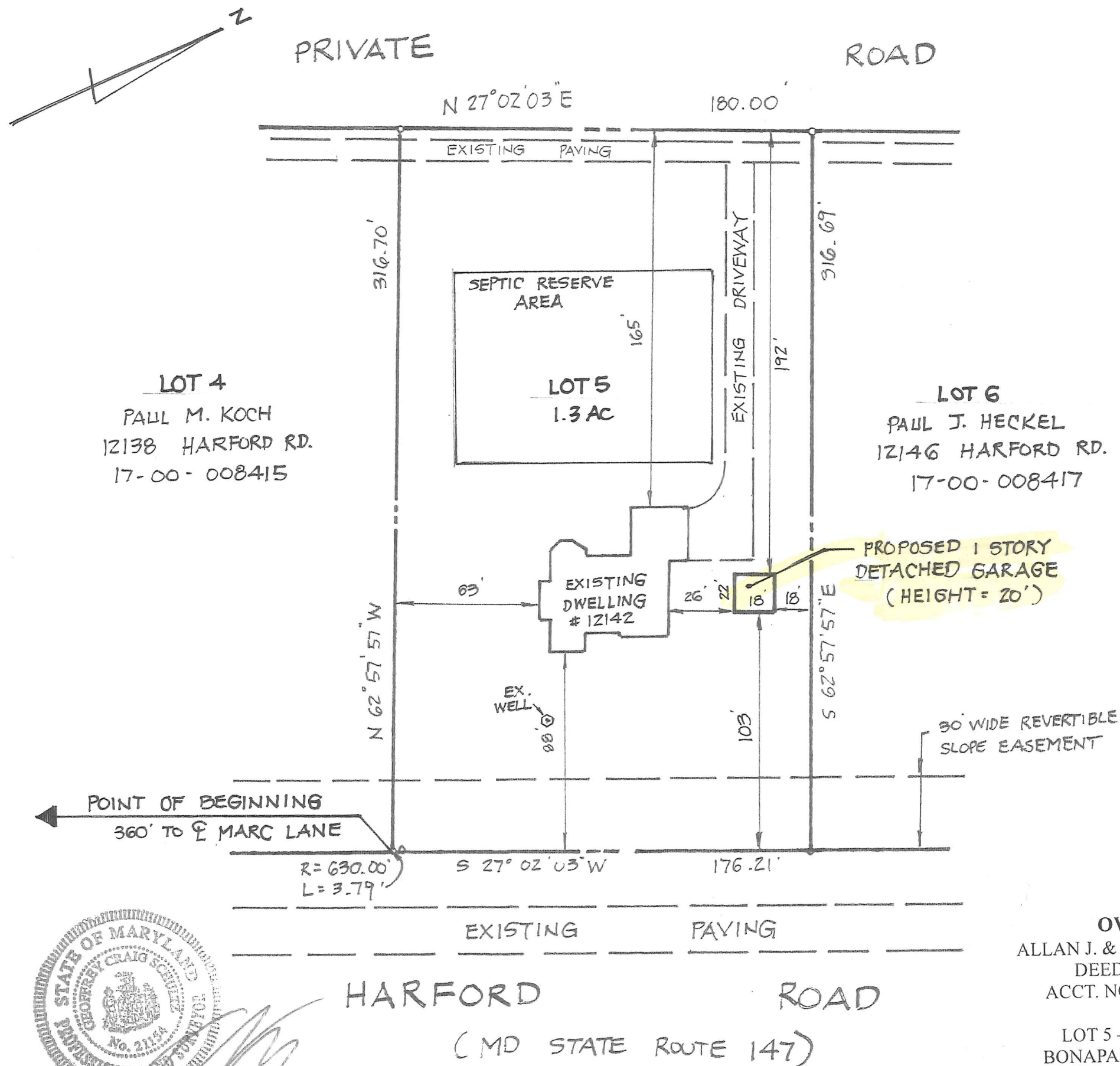
1700008412

12231

PAI PERMIT HOLD: See Lionel Van Dommelen, CoEn
Needs Public Hearing Before ALJ - See Lionel in Code Enforcement



11-26-19
FAZSOY



GENERAL NOTES

1. EXISTING ZONING - RC-2
2. ZONING MAP NO. - 054B2
3. ELECTION DISTRICT - 11TH
4. COUNCILMANIC DISTRICT - 3RD
5. SITE IS NOT HISTORIC
6. SITE IS NOT IN CBCA
7. NO FLOOD PLAINS ON-SITE
8. PRIVATE WELL AND SEPTIC
9. NO PRIOR ZONING HEARINGS
10. NO STREAMS, WETLANDS, OR STORM DRAINS ON-SITE OR WITHIN 100 FEET OF SITE.

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCES
12142 HARFORD ROAD
11TH. ELECTION DISTRICT BALTO. CO. MD
SCALE 1"=50' DECEMBER 6, 2019

OWNER
ALLAN J. & LINDA J. PARSONS
DEED 40323/173
ACCT. NO. 17-00-008416

LOT 5 - SECTION 2
BONAPARTE ESTATES
PLAT 40/43

POLARIS
LAND CONSULTANTS

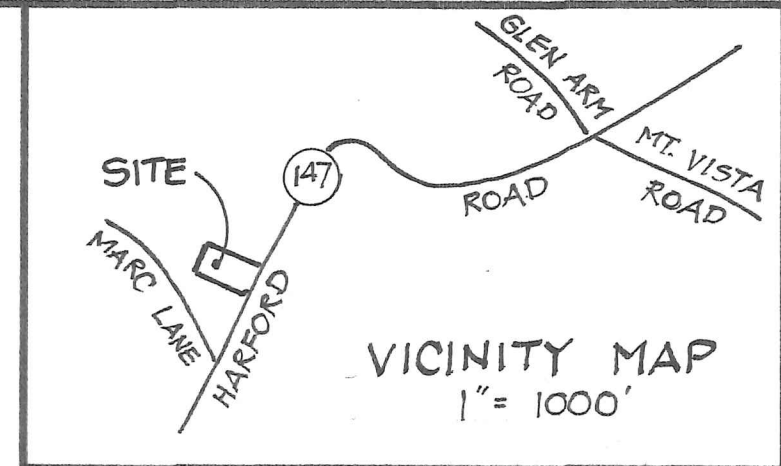
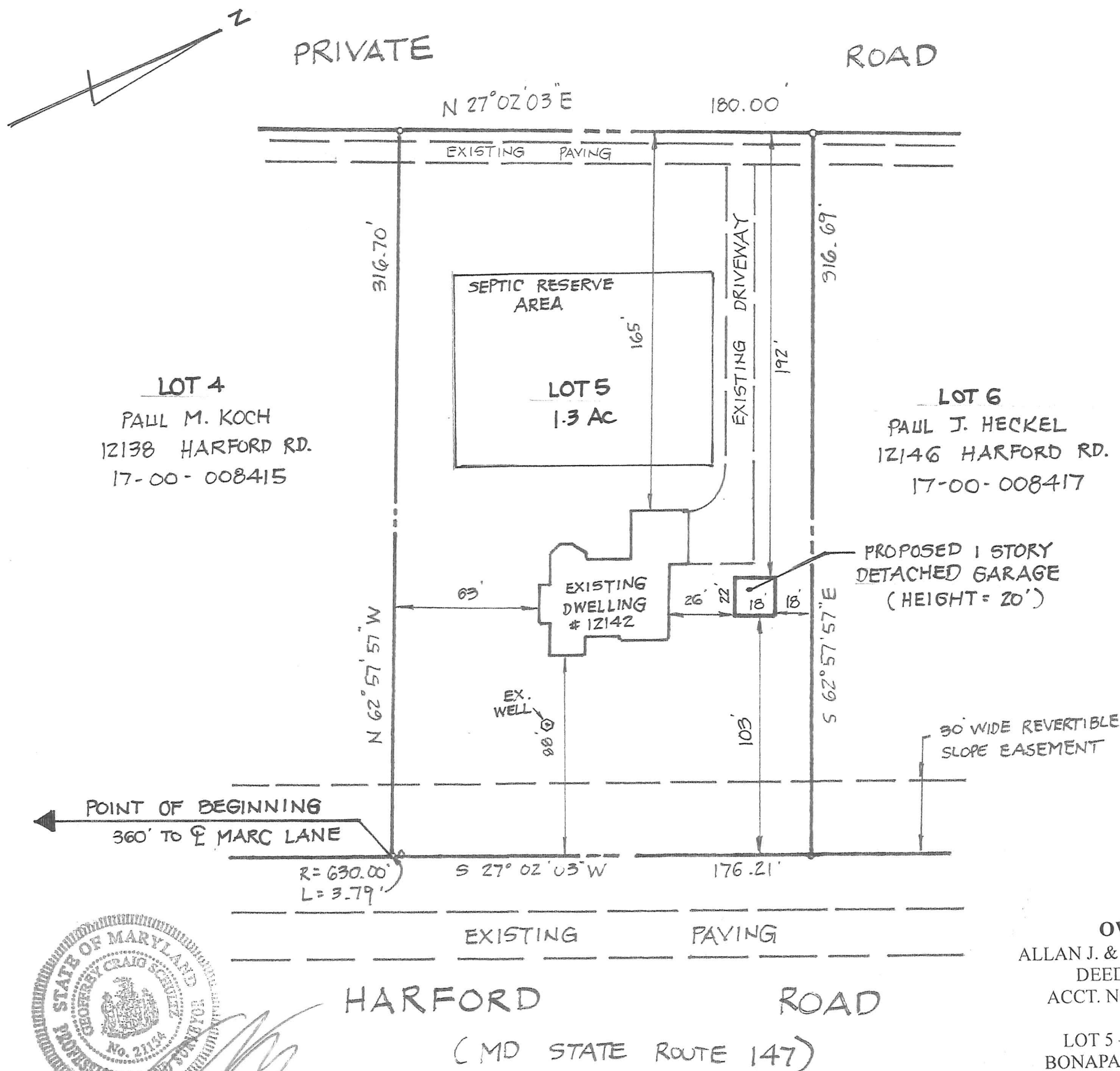
57 W. TIMONIUM ROAD SUITE 210

TIMONIUM, MD 21093

410-252-4444

Pet. Exp. A





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SCALE 1"=50' DECEMBER 6, 2019

OWNER
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DEED 40323/173
ACCT. NO. 17-00-008416

LOT 5 - SECTION 2
BONAPARTE ESTATES
PLAT 40/43

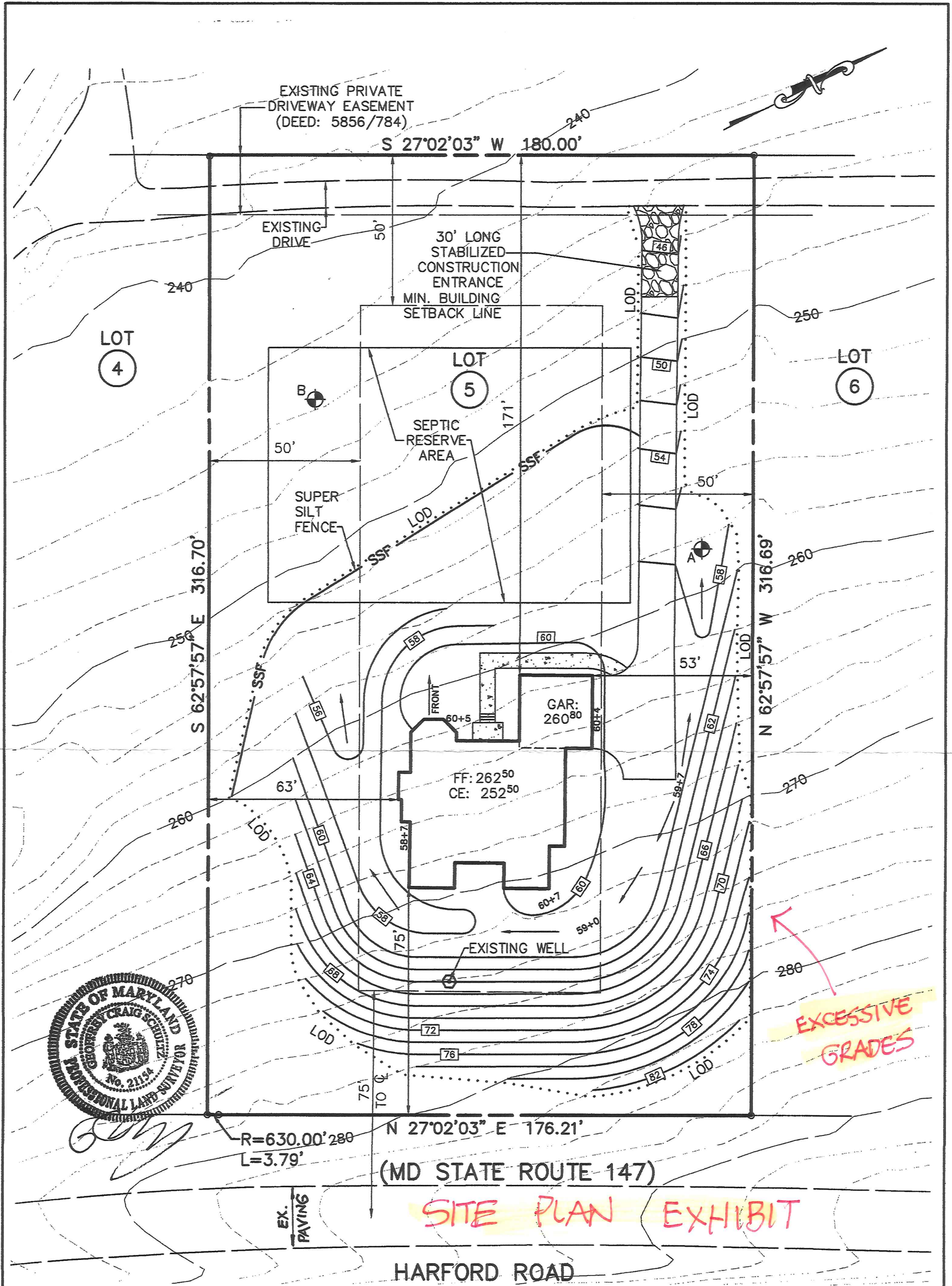
POLARIS
LAND CONSULTANTS

57 W. TIMONIUM ROAD SUITE 210

TIMONIUM, MD 21093

410-252-4444





NOTES:

- 1) CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION AT ALL TIMES.
- 2) DISTURBED AREA = 29,500 SF
- 3) SEWER IS HUNG

LIMIT OF DISTURBANCE LOD
RECORD PLAT ZONING: RDP

SITE PLAN		SCALE:
#12142 HARFORD ROAD		1"=30'
LOT 5 "BONAPARTE ESTATES"		DATE:
E.H.K., JR 40/43		APRIL 17, 2019
11th ELECTION DISTRICT BALTIMORE COUNTY, MD		REVISION:
DRAWN BY:	 Polaris LAND CONSULTANTS	FIELD BOOK:
CRC		
CHECKED BY:		JOB NO.:
GCS		
10 GERARD AVENUE SUITE 101 TIMONIUM, MD 21093 PHONE: (410) 252-4444 FAX: (410) 252-4493 WWW.POLARISLC.COM		