

MEMORANDUM

DATE: April 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0023-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 23, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE
(12018 Deer Bit Lane)

11th Election District
3rd Council District
Martin G. Kutlik
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0023-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, Martin G. Kutlik (“Petitioner”). The Petitioner is requesting Variance relief pursuant to Section 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure (24 ft. x 24 ft. carport)¹ to be located in the side yard in lieu of the required rear yard placement. 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 submitted by any of the County reviewing agencies. The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 1, 2020, 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 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

¹ It is to be noted that OAH confirmed with Mr. Nick Bafitis on February 20, 2020 that the accessory structure is in fact a carport even though some of the paperwork contained in the case file reflected garage.

ORDER RECEIVED FOR FILING

Date 2-21-2020

Bv BW

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 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.

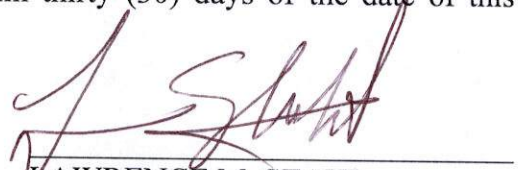
THEREFORE, IT IS ORDERED, this 21st day of **February, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (24 ft. x 24 ft. carport) to be located in the side yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

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

LMS:dlw



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 2-21-2020

By kw



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 #12018 DEER BIT LANE GLEN ARM, MD. 21057 Currently zoned RC-4
Deed Reference 27331 / 686 10 Digit Tax Account # 24-00011263
Owner(s) Printed Name(s) MARTIN G. KUTLIK

(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)

BCZR: 400.1 → To permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement.

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):

MARTY G. KUTLIK /
Name #1 – Type or Print Name #2 – Type or Print
Marty G. Kutlik /
Signature #1 Signature #2
#12018 DEER BIT LANE GLEN ARM, MD.
Mailing Address City State
21057 / 410-335-0008 /
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

WILLIAM N. BAFITIS, P.E.
Name – Type or Print
William N. Bafitis, P.E.
Signature
1249 ENGLEBERTH ROAD BALTIMORE, MD.
Mailing Address City State
21221 / 410-391-2336 / wbafitisassoc@comcast.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 21 day of February, 2020, 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 2020-0023-A Filing Date 1/24/20 Estimated Posting Date 2/2/20 Reviewer JS

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: #12018 DEER BIT LANE GLEN ARM, MARYLAND 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)

THE EXISTING LOT CONFIGURATION WILL ONLY ALLOW THE PROPOSED CARPORT TO BE
CONSTRUCTED ON THE LEFT SIDE OF THE HOUSE WITH THE ONLY SPACE AVAILABLE.
THIS SPACE IS WITHIN THE 35' SIDE YARD SETBACK. THIS WILL KEEP 2 CARS FROM THE
OUTSIDE ELEMENTS. THE EXISTING GARAGE WHICH IS PART OF THE HOUSE IS USED MOSTLY
FOR STORAGE. THIS AREA IS NOT OPEN FOR VEHICLE STORAGE BECAUSE OF CARBON MONOXIDE
AND FIRE HAZARD.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

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 17TH day of JANUARY, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MARTIN G. KUTLIK

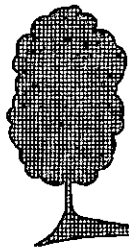
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Linda Diane Kelly LINDA DIANE KELLY

Notary Public
OCTOBER 27, 2022

My Commission Expires



Bafitis & Associates

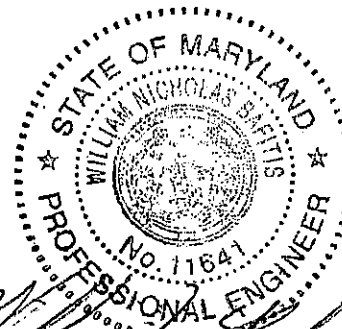
ZONING DESCRIPTION
FOR
12018 DEER BIT LANE
ELECTION DISTRICT 11TH

BEGINNING AT POINT ON THE NORTH SIDE OF DEER BIT LANE 40' WIDE; AND
664'± NORTHEASTERLY FROM THE CENTERLINE INTERSECTION OF TREE FARM COURT 50' WIDE;

THENCE LEAVING THE NORTH SIDE OF DEER BIT LANE THE FOLLOWING (12) COURSES AND
DISTANCES;

- 1) THENCE NORTH 58°-31'-58" EAST 12.16' TO A POINT;
- 2) THENCE NORTH 26°-52'-31" EAST 134.00' TO A POINT;
- 3) THENCE NORTH 86°-16'-24" EAST 148.02' TO A POINT;
- 4) THENCE NORTH 29°-27'-24" EAST 312.42' TO A POINT;
- 5) THENCE NORTH 61°-20'-00" EAST 98.66' TO A POINT;
- 6) THENCE NORTH 40°-51'-47" EAST 152.08' TO A POINT;
- 7) THENCE SOUTH 09°-59'-15" EAST 193.53' TO A POINT;
- 8) THENCE SOUTH 55°-35'-24" WEST 448.78' TO A POINT;
- 9) THENCE SOUTH 86°-16'-24" WEST 144.69' TO A POINT;
- 10) THENCE SOUTH 26°-52'-31" WEST 131.13' TO A POINT;
- 11) THENCE SOUTH 58°-31'-58" WEST 16.00' TO A POINT ON THE NORTH SIDE OF SAID LANE;
- 12) THENCE RUNNING ALONG DEER BIT LANE A CURVE TO THE LEFT WITH A RADIUS OF 50.00'
AND CURVE LENGTH OF 10.07' AND CHORD BEARING OF NORTH 25°-43'-01" WEST AND A
CHORD DISTANCE OF 10.05' TO THE POINT OF BEGINNING.

CONTAINING: 55,016 S.F. OR 1.26 AC. MORE/LESS



WILLIAM N. BAFITIS, P.E.

Professional Certification. I hereby certify that
these documents were prepared or approved
by me, and that I am a duly licensed professional
engineer under the laws of the State of Maryland.
License No. 11641 Expiration Date: 09/09/2021

2020-0023-A

4-3600-050

Debra Wiley

From: John Altmeyer <jaltmeyer@aol.com>
Sent: Tuesday, February 11, 2020 7:40 PM
To: Debra Wiley; Sherry Nuffer; Bafitisassoc@comcast.net; martykutlik@comcast.net
Subject: Fwd: Case # 2020-0023A 12018 Deer Bit Lane RECHECK
Attachments: Scan0063.pdf

CAUTION: This message from jaltmeyer@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.

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

From: John Altmeyer <jaltmeyer@aol.com>
To: dwiley <dwiley@baltimorecountymd.gov>; snuffer <snuffer@baltimorecountymd.gov>; Bafitisassoc <Bafitisassoc@comcast.net>; martykutlik <martykutlik@comcast.net>
Sent: Tue, Feb 11, 2020 7:33 pm
Subject: Case # 2020-0023A 12018 Deer Bit Lane RECHECK

To all:
Recheck Photos

Have a Great Day!

John M. Altmeyer
410 382 6580



CERTIFICATE OF POSTING

Date: 02/11/2020 recheck

RE: Project Name: _____

Administrative Variance

RECEIVED

Case Number /PAI Number: 2020-0023-A

Petitioner/Developer: Marty Kutlik

FEB 12 2020

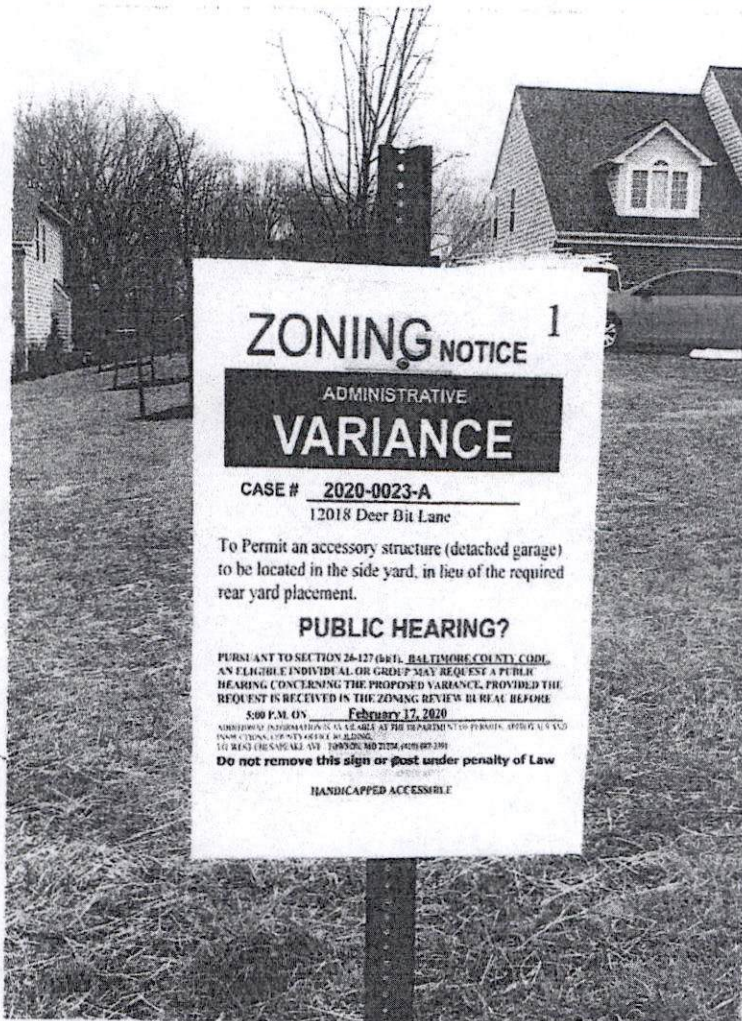
Date of Hearing/Closing: 02/17/2020

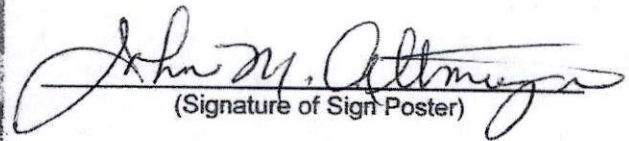
OFFICE
ADMINISTRATIVE HEARINGS

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 12018 Deer Bit Lane

The sign(s) were posted on 02/01/2020 & rechecked on 02/11/2020

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

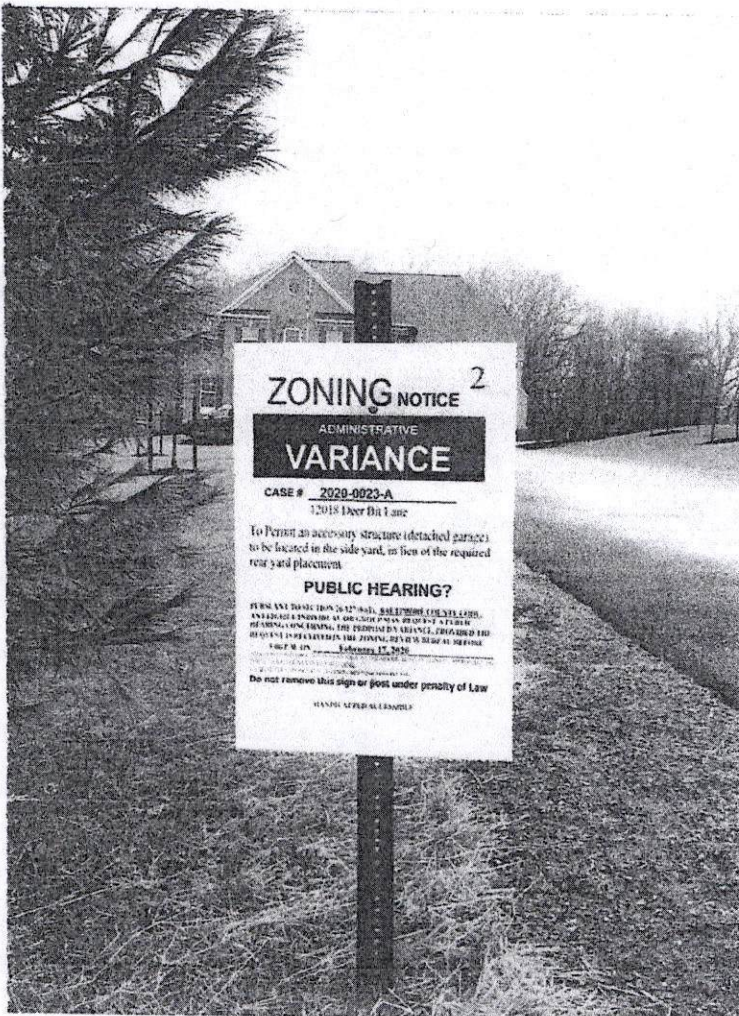
Date: 02/11/2020 recheck

RE: Project Name: <u>Administrative Variance</u>	RECEIVED
Case Number /PAI Number: <u>2020-0023-A</u>	FEB 12 2020
Petitioner/Developer: <u>Marty Kutlik</u>	OFFICE OF ADMINISTRATIVE HEARINGS
Date of Hearing/Closing: <u>02/17/2020</u>	

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 12018 Deer Bit Lane

The sign(s) were posted on 02/01/2020 & rechecked on 02/11/2020

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



RECEIVED
FEB 12 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

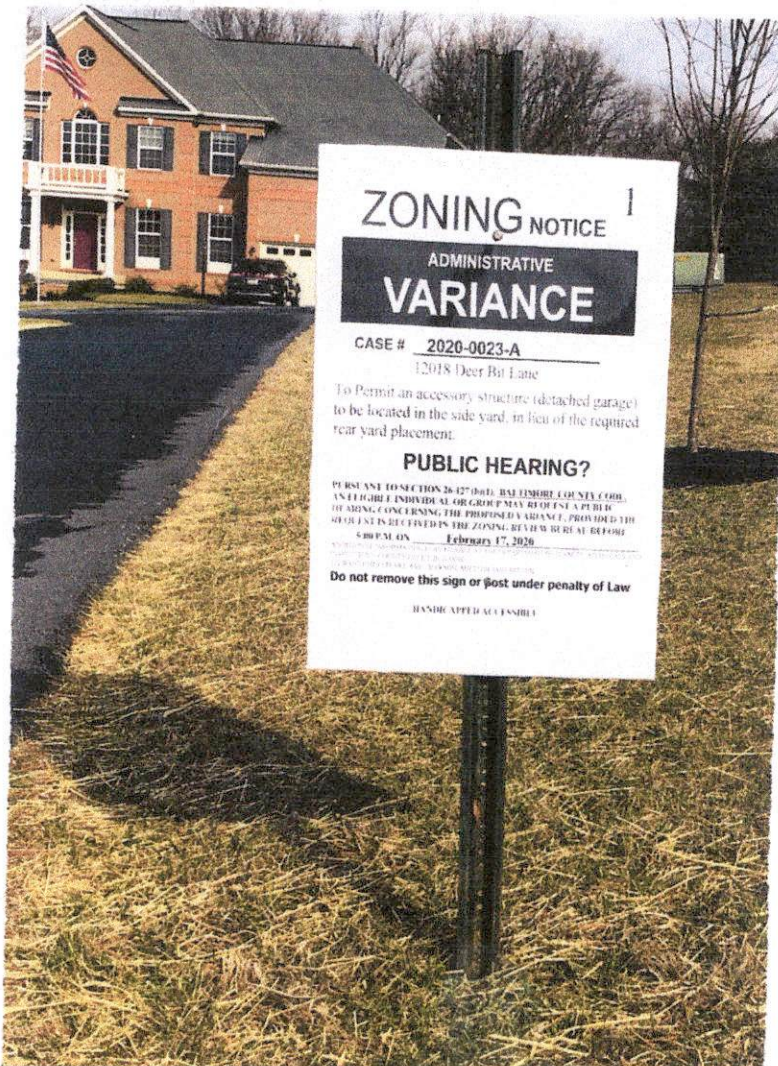
Date: 02/01/2020

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2020-0023-A
Petitioner/Developer: Marty Kutlik
Date of Hearing/Closing: 02/17/2020

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The sign(s) were posted on 02/01/2020

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 02/01/2020

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2020-0023-A
Petitioner/Developer: Marty Kutlik
Date of Hearing/Closing: 02/17/2020

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 12018 Deer Bit Lane

The sign(s) were posted on 02/01/2020

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0023 -A Address 12018 DEERBIT ^{LANE} DRIVE, 21057
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/24/20 Posting Date: 2/2/20 Closing Date: 2/17/20

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- 0023 -A Address: 12018 DEERBIT DRIVE, 21057
Petitioner's Name: MARTY KUTLIK Telephone: 410-335-0008
Posting Date: 2/2/20 Closing Date: 2/17/20

Wording for Sign:

TO PERMIT AN ACCESSORY STRUCTURE (DETACHED CARPORT) TO BE
LOCATED IN THE SIDE YARD, IN LIEU OF THE REQUIRED REAR YARD
PLACEMENT.

**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: 2020-0023-A
Property Address: #12018 DEER BIT ^{LANE} DRIVE GLEN ARM, MD. 21057
Property Description: TWO STORY DWELLING W/BASEMENT

Legal Owners (Petitioners): MARTIN G. KUTLIK
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARTIN G. KUTLIK
Company/Firm (if applicable): _____
Address: #12018 DEER BIT DRIVE GLEN ARM, MD. 21057

Telephone Number: 410-335-0008

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 11, 2020

Marty G. Kutlik
12018 Deer Bit Lane
Glen Arm MD 21057

RE: Case Number: 2020-0023-A, 12018 Deer Bit Lane

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 24, 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.", written over the words "Very truly yours".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
William N. Bafitis P.E 1249 Engleberth Road Baltimore MD 21221

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 2/3/20

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

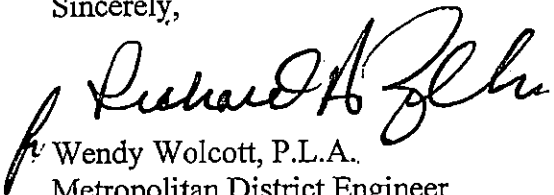
Dear Ms. Lewis:

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. *2020-0023-A*

*Administrative Variance
Martin G. Kutlik
12018 Deer Bit Lane*

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@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

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: February 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0023-A
Address 12018 Deer Bit Lane
(Kutlik Property)

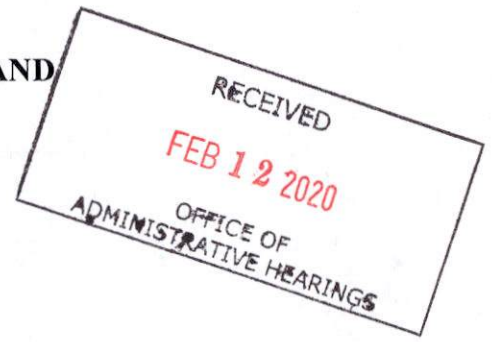
Zoning Advisory Committee Meeting of February 10, 2020.

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

Reviewer: Steve Ford

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: February 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0023-A
Address 12018 Deer Bit Lane
(Kutlik Property)

Zoning Advisory Committee Meeting of **February 10, 2020.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals
DATE: 03/05/2020

FROM: Vishnu Desai, Supervisor
EFC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 10, 2020
Item No. 2020-0023-A, 0024-SPHA, 0026-A, 0027-A, 0028-A, 0029-A &
0031-A

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

* * * * *

VKD: cen
cc: file

CHECKLIST

<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>2-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-3</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 2-1-20 by AltmeierSIGN POSTING (2nd) Date: 2-11-20 by "PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any: 2/20 Sp. to fence - Jason on counter - will have him returnAlt's call re: clarification - Carport vs. garage. No2/20 Deb W. Spoke to Wick Bogata to clarify carport vs. garage. He confirmed carport + size. No

Sign Post

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 2400011263		
Owner Information		
Owner Name:	KUTLIK MARTIN G	Use: RESIDENTIAL YES
Mailing Address:	12018 DEER BIT LN GLEN ARM MD 21057-9107	Principal Residence: YES Deed Reference: /27331/ 00686
Location & Structure Information		
Premises Address:	12018 DEER BIT LN GLEN ARM MD 21057-9107	Legal Description: 1.263 AC 12018 DEER BIT LN NS LAKESIDE FARMS
Map: 0053	Grid: 0020	Parcel: 0226
Neighborhood: 11070061.04	Subdivision: 0000	Section: 18
Block: 18	Lot: 2018	Assessment Year: 1
Town: None		Plat No: 0078/ 0372
Primary Structure Built: 2008	Above Grade Living Area: 4,849 SF	Finished Basement Area: 800 SF
Property Land Area: 1.2600 AC		County Use: 04
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 5	Full/Half Bath: 4 full/ 1 half
Garage: 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	230,800	230,800
Improvements	477,200	461,800
Total:	708,000	692,600
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
	692,600	692,600
Transfer Information		
Seller: LAKESIDE FARM LLC	Date: 09/17/2008	Price: \$838,990
Type: ARMS LENGTH IMPROVED	Deed1: /27331/ 00686	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
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 04/30/2013		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2020-0023-A **Reviewer:** Jason Seidelman

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Martin G. Kutlik

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 12018 DEER BIT LN

Location: N/E side of Deer Bit Lane,

Existing Zoning: RC 4

Area: 1.26 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/17/2020

Miscellaneous Notes:



①

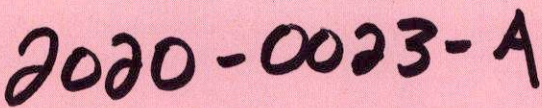






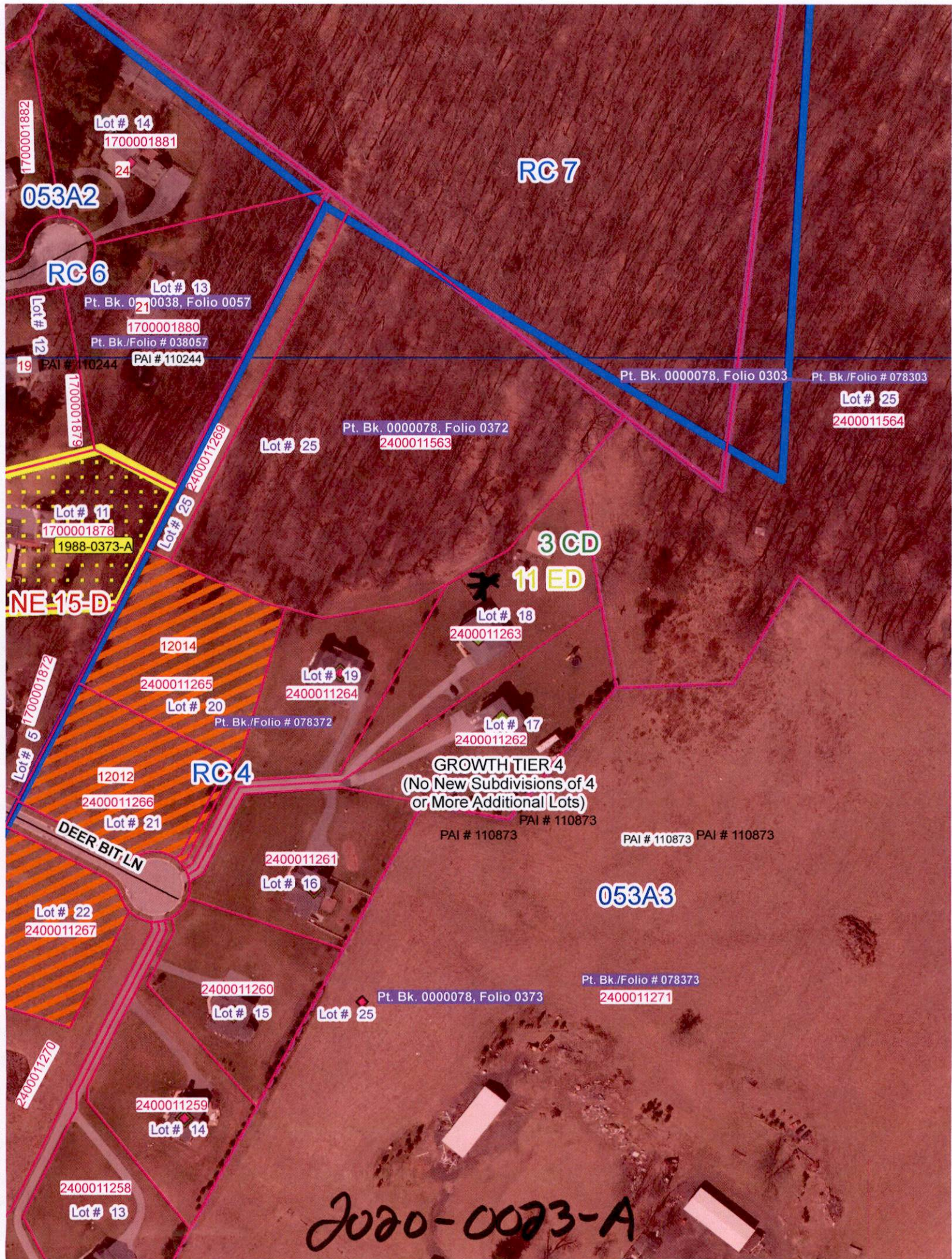








A-EGAD-0608



Lot # 14
1700001881

053A2

RC 7

RC 6

Lot # 13
Pt. Bk. 00038, Folio 0057
1700001880
Pt. Bk./Folio # 038057
PAI # 110244

Pt. Bk. 0000078, Folio 0303 Pt. Bk./Folio # 078303

Lot # 25
2400011564

Pt. Bk. 0000078, Folio 0372
2400011563

Lot # 25

3 CD

11 ED

NE 15-D

Lot # 11
1700001878
1988-0373-A

Lot # 18
2400011263

Lot # 19
2400011264

Lot # 17
2400011262

Pt. Bk./Folio # 078372

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

PAI # 110873

PAI # 110873 PAI # 110873

RC 4

053A3

Pt. Bk./Folio # 078373
2400011271

Pt. Bk. 0000078, Folio 0373

Lot # 16
2400011261

Lot # 15
2400011260

Lot # 25

Lot # 14
2400011259

Lot # 13
2400011258

DEER BIT LN

2020-0023-A

4

1-693-001

FOREST CONSERVATION EASEMENT
P.O. LOT 25

RWS FARM LLC.
DEED: 22838/680
TAX NO. 24-00011563

PROP. CARPORT
(576 S.F.)
PROP. BIT.
DRIVE
(1,226 S.F.)

#12016
EX. 2-STY.
DWLG.

BRAIN S. GORDON
JANE L. GORDON
DEED: 29986/278
TAX NO. 24-00011264

#12014
LOT 20
NON-BUILDABLE
LAKESIDE FARMS HOMEOWNERS
ASSOCIATIONS, INC.
DEED: 31597/315
TAX NO. 24-00011265

#12012
LOT 21
NON-BUILDABLE
LAKESIDE FARMS HOMEOWNERS
ASSOCIATIONS, INC.
DEED: 31597/315
TAX NO. 24-00011266

ROBERT A. DIEHL JR.
MELISSA S. DIEHL
DEED: 31303/087
TAX NO. 24-00011261

#12022
EX. 2-STY.
DWLG.

LOT 25
PLAT 2 OF 4
LAKESIDE FARMS

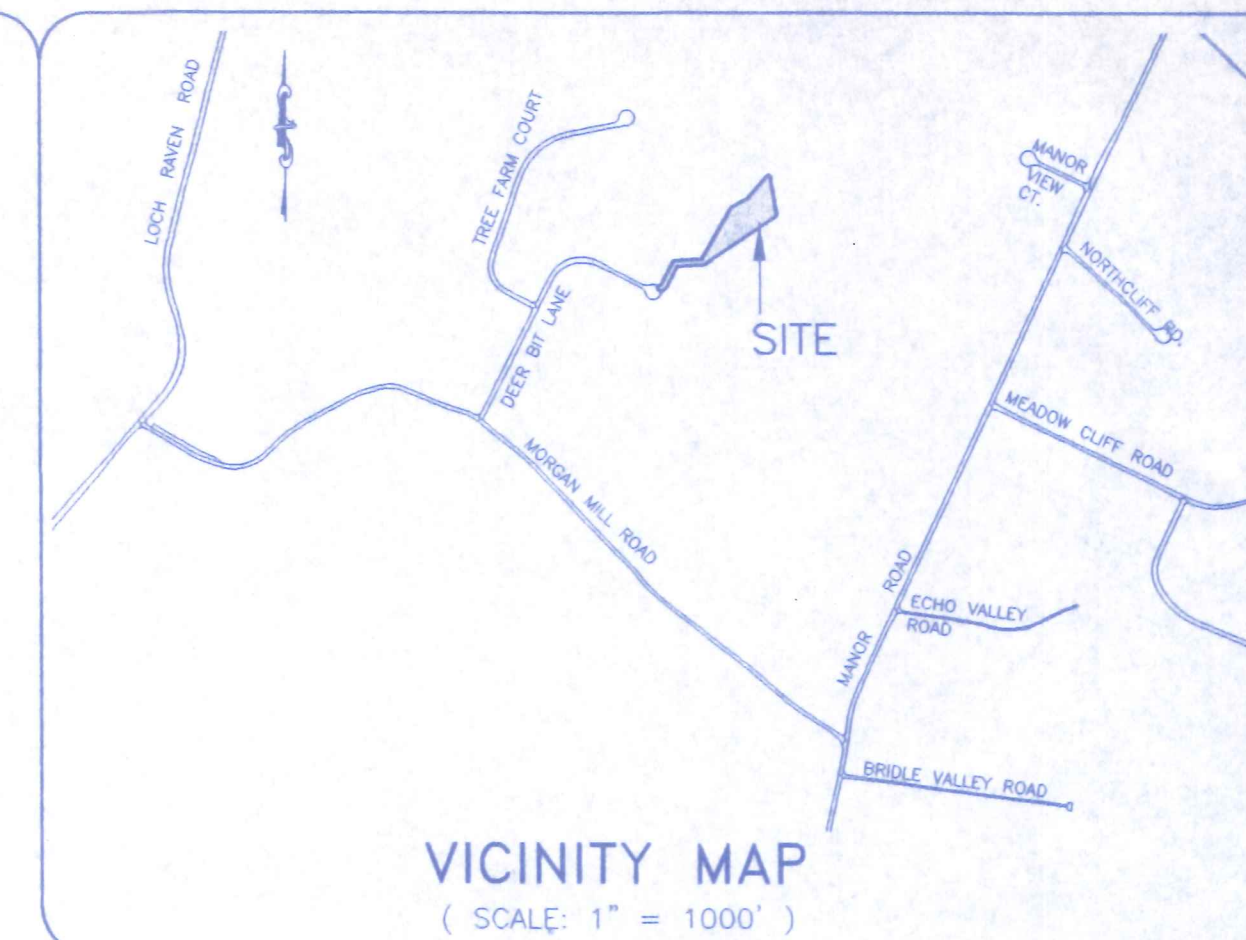
RWS FARM LLC.
DEED: 22838/680
TAX NO. 24-00011271

FOREST CONSERVATION EASEMENT
P.O. LOT 25
PLAT 3 OF 4
LAKESIDE FARMS

RWS FARM LLC.
DEED: 22838/680
TAX NO. 24-00011564

- NOTES**
- Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey. (SEPTEMBER 2019)
 - The Firm Insurance Rate Map, 240010-0260 F indicates this is situated within flood Zone X.
 - Property lines shown hereon were established by public information.
 - This site is NOT situated within the Chesapeake Bay Critical Areas. (Map 53)
 - There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.
 - There are no forest or developed woodlands on this site.
 - There are NO Tidal & Non-Tidal Wetlands shown on this site.
 - There is no significant plant or animal habitat on this site.
 - There are no slopes greater than 15% on this site.
 - There are known wells on this site.
 - There are known underground storage tanks or septic systems on this site.
 - There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
 - There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
 - NO Public Water or sewer serve this site.
 - Caution underground utilities may exist in Deer Bit Lane & onsite, contact Miss Utility (800-257-7777) prior to any construction.
 - Proposed car port height < 15'.

ZONING HISTORY
THERE ARE NO CASES FOR THIS SITE.

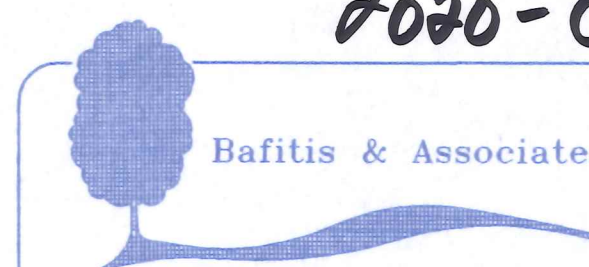


VICINITY MAP
(SCALE: 1" = 1000')

SITE DATA

- OWNER: MARTIN G. KUTLIK
#12018 DEER BIT LANE
GLEN ARM, MARYLAND 21057
TELEPHONE: 410-335-0008
- DEED REF: 27331/686
- TAX ACC. NO.: 24-00011263
- TAX MAP: 53 GRID: 20 PARCEL: 226 LOT: 18
- PLAT REF: PLAT OF LAKESIDE FARMS BOOK 78 FOLIO 372
- ELECTION DISTRICT: 11TH
- COUNCILMANIC DISTRICT: 3RD
- REGIONAL PLANNING DISTRICT: FORK
- CENSUS TRACT: 4112.02
- ZONING: RC 4
- ZONING MAP: 053A3
- USE: EXISTING: RESIDENTIAL, 2-STY. DWLG./BASEMENT
PROPOSED: CAR PORT & 2-ADDITIONS
- SITE AREA: 55,016 S.F. OR 1.26 AC. MORE OR LESS

2020-0023-A



Bafitis & Associates

1249 Engleberth Rd. Baltimore, MD 21221

William N. Bafitis, P.E.

Civil Engineers/Land Planners
SURVEYORS
(410) 391-2336
bafitisassoc@comcast.net

PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
FOR

#12018 DEER BIT LANE

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



WILLIAM N. BAFITIS, P.E.
Professional Certification. I hereby certify that
these documents were prepared or approved
by me, and that I am a duly licensed professional
engineer under the laws of the State of Maryland.
License No. 11641 Expiration Date: 09/09/2021

SHEET 1 OF 1

SCALE:
1" = 40'
JOB ORDER NO:
21907
DATE:
01/20/20
CHECKED:
W.N.B.
DRAWN:
N.W.B.

NO.	REVISIONS	DATE

FOREST CONSERVATION EASEMENT P.O. LOT 25

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DEED: 22838/680
TAX NO. 24-00011563

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(576 S.F.)

PROP. BIT. DRIVE
(1,226 S.F.)

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MELISSA S. DIEHL
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#12022
EX. 2-STY. DWLG.

FOREST CONSERVATION EASEMENT P.O. LOT 25 PLAT 3 OF 4 LAKESIDE FARMS

RWS FARM LLC
DEED: 22838/680
TAX NO. 24-00011564

EX. SEPTIC TANKS

EX. WOODEN
DECK (TO BE
REMOVED)

THERESA R. KRAMER
DEED: 27652/324
TAX NO. 24-00011262

LOT 25 PLAT 2 OF 4 LAKESIDE FARMS

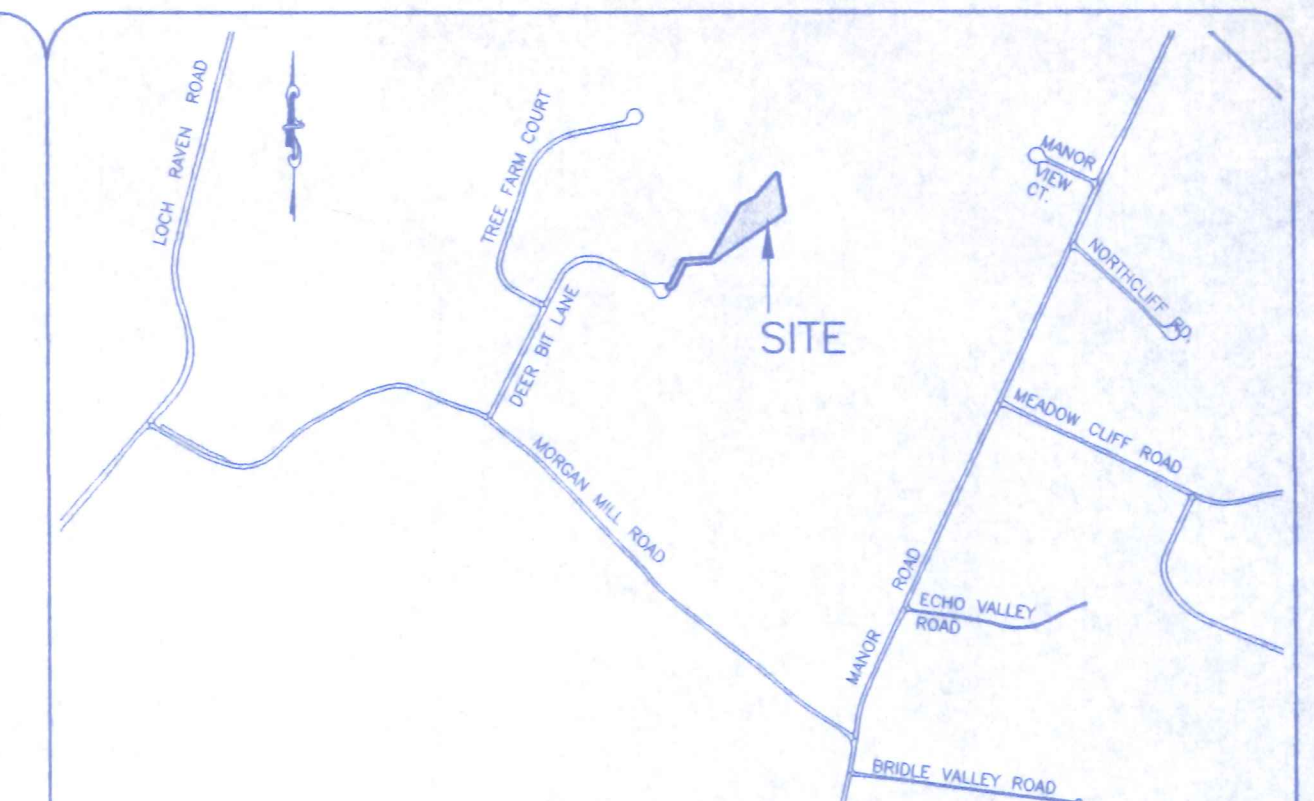
RWS FARM LLC
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TAX NO. 24-00011271

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THERE ARE NO CASES FOR THIS SITE.



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(SCALE: 1" = 1000')

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PROPOSED: CAR PORT & 2-ADDITIONS
- 13) SITE AREA: 55,016 S.F. OR 1.26 AC. MORE OR LESS

2000-0023-A



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PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR #12018 DEER BIT LANE

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



WILLIAM N. BAFITIS, P.E.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2021

SHEET 1 OF 1

SCALE:
1" = 40'
JOB ORDER NO:
21907
DATE:
01/20/20
CHECKED:
W.N.B.
DRAWN:
N.W.B.

NO.	REVISIONS	DATE

DEER BIT LANE

P.O.B. 664'± NORTHEASTERLY FROM THE
CENTERLINE INTERSECTION OF TREE FARM CT. 50' WIDE

Pet. No. 1