MEMORANDUM

DATE: May 18, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0085-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on May 14, 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	*	BEFORE THE
(228 Bentley Road)		
7th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Terry Goodling	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0085-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, Terry Goodling ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory building (detached shed) to be located partially in the front and side yards in lieu of the required rear yard only. 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 March 29, 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 § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the detached shed height and usage, I will impose conditions that the detached shed 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 **14th** day of April, **2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory building (detached shed) to be located partially in the front and side yards in lieu of the required rear yard only, 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.

- Petitioner or subsequent owners shall not convert the detached shed into a dwelling unit or apartment. The detached shed shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

- The detached shed shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 4-14-2020

By

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING
Date 4-14-2020
By

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 228 Bentley Road, Parkton, MD, 21120 **Currently zoned** RC8, RC5 (VESTED RDP)

Deed Reference 32491 / 0410 10 Digit Tax Account # 1 6 0 0 0 1 2 4 5 5

Owner(s) Printed Name(s) Terry Goodling

(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, BCZR, to permit a proposed accessory building (detached shed) to be located partially in the front and side yards, in lieu of the required rear yard only.

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):

Terry Goodling / _____

Name #1 – Type or Print / Name # 2 – Type or Print

[signature] / _____

Signature #1 / Signature # 2

228 Bentley Rd, Parkton MD

Mailing Address / City / State

21120 / 410-241-0308 / terry.goodling@gmail.com

Zip Code / Telephone # / Email Address

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

n/a

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING
Date 4-14-2020
By

Representative to be contacted:

Owner

Name – Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

NORMA JAISIAN
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES:

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0085-A **Filing Date** 3/29/2020 **Estimated Posting Date** 3/29/2020 **Reviewer** JNP

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: 228 Bentley Road (Print or Type Address of property) Parkton (City) MD (State) 21120 (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 <u>practical difficulty or hardship</u> here)**

- Shed will store tractor/attachments for snow removal, location must be level and near driveway
- Backyard locations near driveway are too steep to locate a shed (see photos)
- Strict compliance with backyard location would impose these burdens...
  - Removal of mature oak trees with associated negative environmental impact
  - Excavation into hillside to establish a floor level with the driveway
  - Construction of structural concrete/block retaining walls to hold earth back on 3 sides
  - Cost 3-4x more than a shed and is undesirable because of condensation (walls with ground contact will stay cool inside & condense moisture from the outside air which enters the unconditioned space)
- The proposed location is the closest location to the backyard that will work for a shed.
- The proposed location is the ~~side-yard~~ front and, however, it meets the spirit of the ordinance because...
  - Location is 75' away from the closest property line
  - Location is 200' away from the closest adjacent house
  - Location faces backyard of the adjacent houses

Signature of Owner (Affiant) _____ Signature of Owner (Affiant) _____

Terry Goodling
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 16th day of March, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Terry Goodling

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

AS WITNESS my hand and Notaries Seal

Notary Public

NORMA JAJISTAR
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES: 3-7-2023

My Commission Expires

REV. 5/5/2016

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Print or Type Address of property — City — State — Zip Code

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  - Location is 75' away from the closest property line
  - Location is 200' away from the closest adjacent house
  - Location faces backyard of the adjacent houses

Signature of Owner (Affiant) — Signature of Owner (Affiant)

Terry Goodling

Name- Print or Type — Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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Print name(s) here: Terry Goodling

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AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

NORMA JAJISTAR
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES: 3-7-2023

REV. 5/5/2016

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Deed Reference 32491 / 0410 10 Digit Tax Account # 1 6 0 0 0 1 2 4 5 5

Owner(s) Printed Name(s) Terry Goodling

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

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1. X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1, BCZR, to permit a proposed accessory building (detached shed) to be located partially in the front and side yards in lieu of the required rear yard only.

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

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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):

Terry Goodling /

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

228 Bentley Rd, Parkton MD

Mailing Address / City / State

21120 / 410-241-0308 / terry.goodling@gmail.com

Zip Code / Telephone # / Email Address

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

n/a

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING

Date 4-14-2020

By

Representative to be contacted:

Owner

Name – Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

NORMA JACKSTAR
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES:
_____

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0085-A **Filing Date** 3/29/2020 **Estimated Posting Date** 3/29/2020 **Reviewer** JNP

Rev 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 228 Bentley Road, Parkton, MD 21120

Beginning at a point on the ~~west~~ north side of Bentley Road which is 60 feet wide at a distance of 970 feet ~~north~~ east of the centerline of the nearest improved intersecting street Kaufman Road which is 60 feet wide

Being Lot #49, Section II in the subdivision Bentley Estates as recorded in Baltimore County in Liber E.H.K., Jr. No. 37 Folio 14, containing 8.606 acres plus strip. Located in the 7th Election District and 3rd Council District.

2020-0085-A

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2020-0085-A

CERTIFICATE OF POSTING

Date: 3-29-20

RE: Case Number: 2020-0085-A

Petitioner/Developer: Goodling

Date of Hearing/Closing: 4-13-20

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 228 Bentley Rd

The signs(s) were posted on 3-29-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

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)

CERTIFICATE OF POSTING

Date: 3-29-20

RE: Case Number: 2020-0

ATTACH PHOTOGRAPH

of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

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)

#1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0085-A

TO PERMIT A PROPOSED ACCESSORY BUILDING (DETACHED SHED) TO BE LOCATED PARTIALLY IN THE FRONT AND SIDE YARDS, IN LIEU OF THE REQUIRED REAR YARD ONLY.

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 4/13/20

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 LAW

HANDICAPPED ACCESSIBLE

#2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0085-A

TO PERMIT A PROPOSED ACCESSORY BUILDING (DETACHED SHED) TO BE LOCATED PARTIALLY IN THE FRONT AND SIDE YARDS, IN LIEU OF THE REQUIRED REAR YARD ONLY

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HANDICAPPED ACCESSIBLE

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0085 -A Address 228 Bentley Road

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

Filing Date: 3/20/2020 **Posting Date:** 3/29/2020 **Closing Date:** 4/13/2020

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0085 -A Address 228 Bentley Road

Petitioner's Name Terry Goodling Telephone 410-241-0308

Posting Date: 3/29/2020 **Closing Date:** 4/13/2020

Wording for Sign: *To Permit* a proposed accessory building (detached shed) to be located partially in the front and side yards, in lieu of the required rear yard only.

Revised 2/20/2020

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

No. 19,069

Date: 3/20/2020

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

Rec From: Terry Goodling

For: Adm. Variance - 228 Bentley Road
2020-0085-A (Goodling)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

TERRY E GOODLING
228 BENTLEY RD
PARKTON, MD 21120

Fidelity Account® 1011
80-568/1012

20 Mar 2020
Date

CHECK ARMOR

Pay to the Order of Baltimore County, Maryland $ 75.00

Seventy five and 00/100 Dollars

Security Features Details on Back.

Fidelity INVESTMENTS UMB Bank, N.A. Kansas City, MO

For Zoning Variance, Shed

⑆101205681⑆1011⑈7710578713900⑈

Harland Clarke

JOHN A. OLSZEWSKI, JR.
County Executive

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

April 13, 2020

Terry Goodling,
228 Bentley Road
Parkton MD 21120

RE: Case Number: 2020-0085-A, 228 Bentley 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 March 20, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

DATE: April 8, 2020

EFC for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 6, 2020
Item No. 2020-0085-A & 0086-A

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

* * * * *

VKD: efc
cc: file

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: April 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0085-A
Address 228 Bentley Road
(Goodling Property)

Zoning Advisory Committee Meeting of **April 6, 2020**.

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

Reviewer: Steve Ford

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\H1PAGF4X\ZAC 20-0085-A 228 Bentley Road.doc

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: May 11, 2020

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. **2020-0085-A**
Administrative Variance
Terry Goodling
228 Bentley 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@mdot.maryland.gov).

Sincerely,

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

WW/RAZ

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: May 11, 2020

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

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Sincerely,

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

WW/RAZ

CASE NO. 2019- 0085-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
4-8	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
4-2	DEPS (if not received, date e-mail sent _____)	NC
	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 (1st) Date: 3-29-20 by Pilson

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 07 **Account Number** - 1600012455

Owner Information

Owner Name:	GOODLING TERRY E	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	228 BENTLEY RD PARKTON MD 21120-9013	**Deed Reference:**	/32491/ 00410

Location & Structure Information

Premises Address:	228 BENTLEY RD 0-0000	**Legal Description:**	8.606 AC PLUS STRIP 228 BENTLEY RD BENTLEY ESTATES

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0007	0021	0154	7020010.04	0000	2		49	2020	Plat Ref:	0037/ 0013

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1998	2,249 SF		8.6000 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	SIDING/	4	1 full/ 1 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	156,400	156,400		
Improvements	281,500	286,600		
Total:	437,900	443,000	437,900	439,600
Preferential Land:	0			0

Transfer Information

Seller: GOODLING TERRY E	**Date:** 08/30/2012	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /32491/ 00410	**Deed2:**
Seller: BROOKSBANK WALTER R	**Date:** 07/19/1996	**Price:** $78,000
Type: ARMS LENGTH VACANT	**Deed1:** /11707/ 00515	**Deed2:**
Seller: KOGUT LEONARD J,JR	**Date:** 06/23/1987	**Price:** $49,900
Type: ARMS LENGTH IMPROVED	**Deed1:** /07581/ 00641	**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: Approved 04/30/2008

Homeowners' Tax Credit Application Information

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

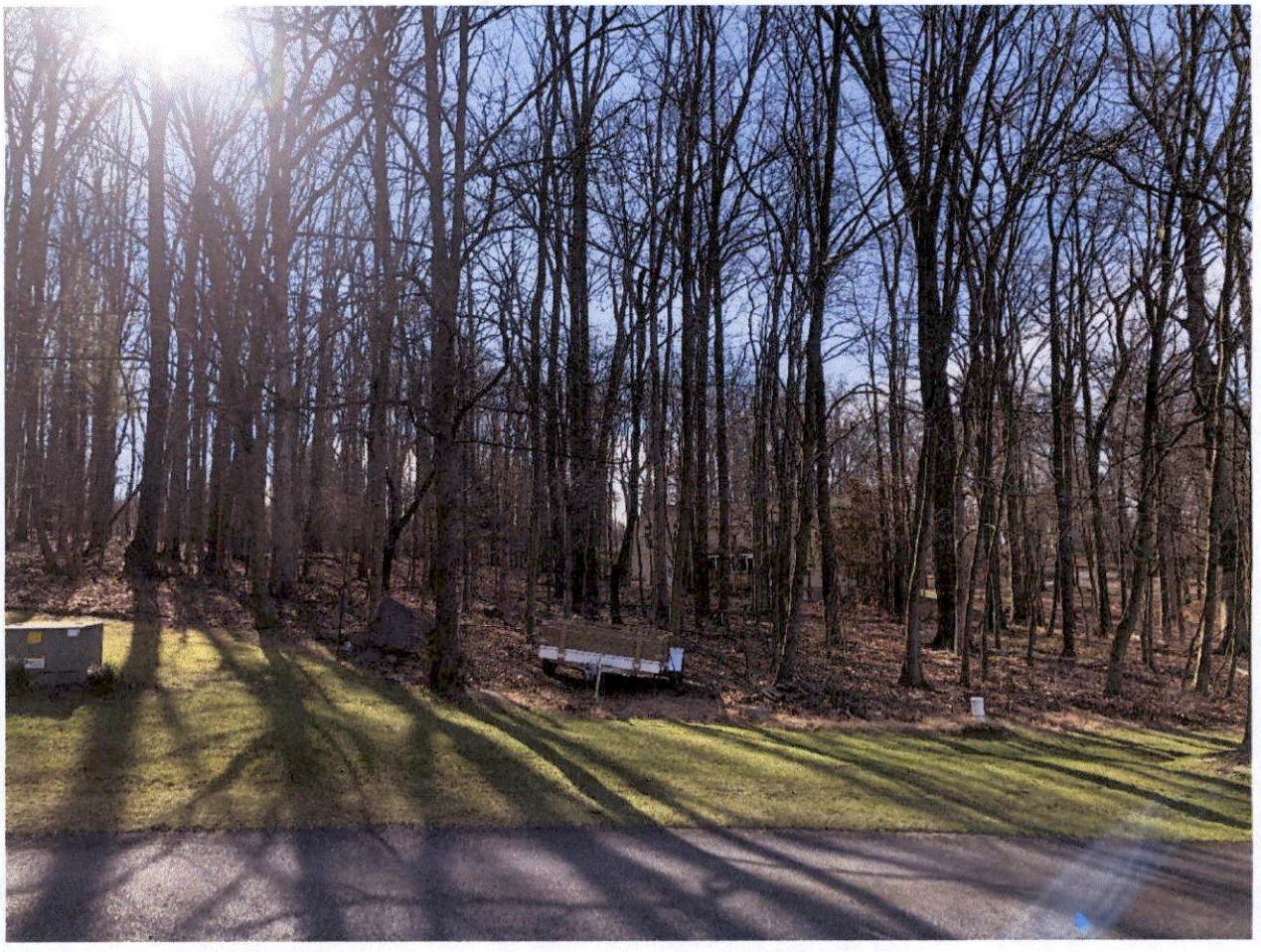


Photo #1 – Proposed shed location is where trailer is located in this picture

2020-0085-A

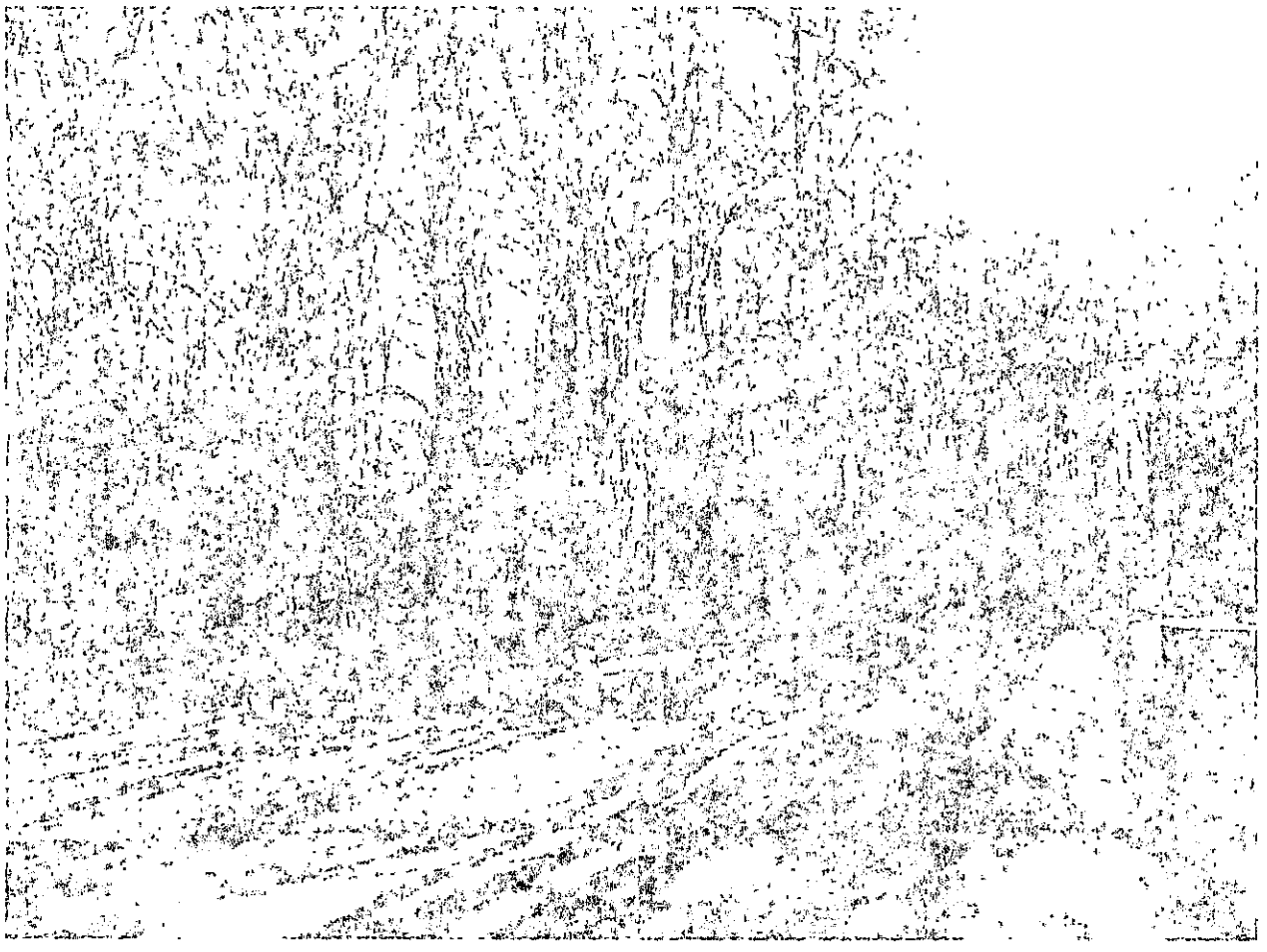


Photo #2 – Showing steep hillside preventing shed location

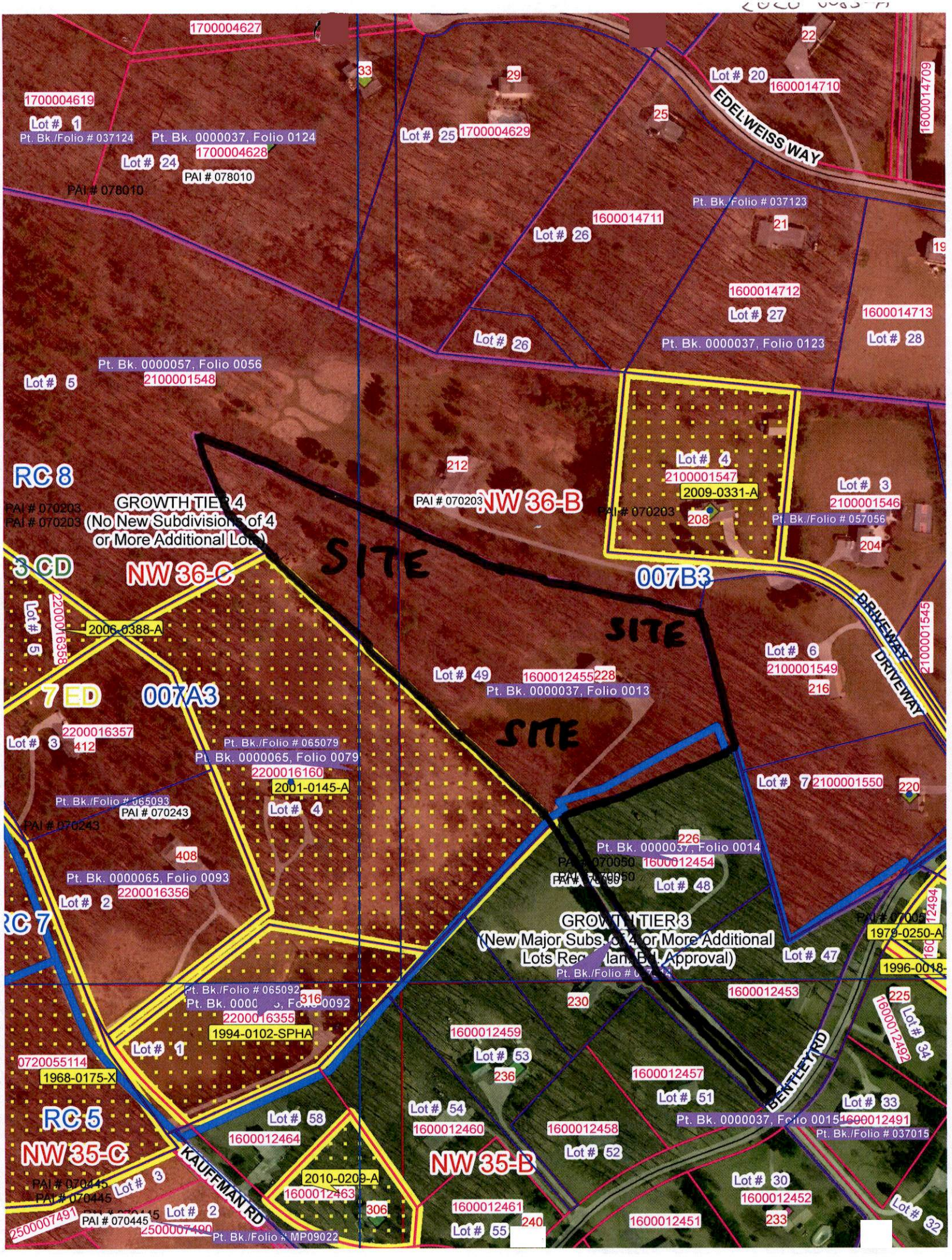
2020-0085-A

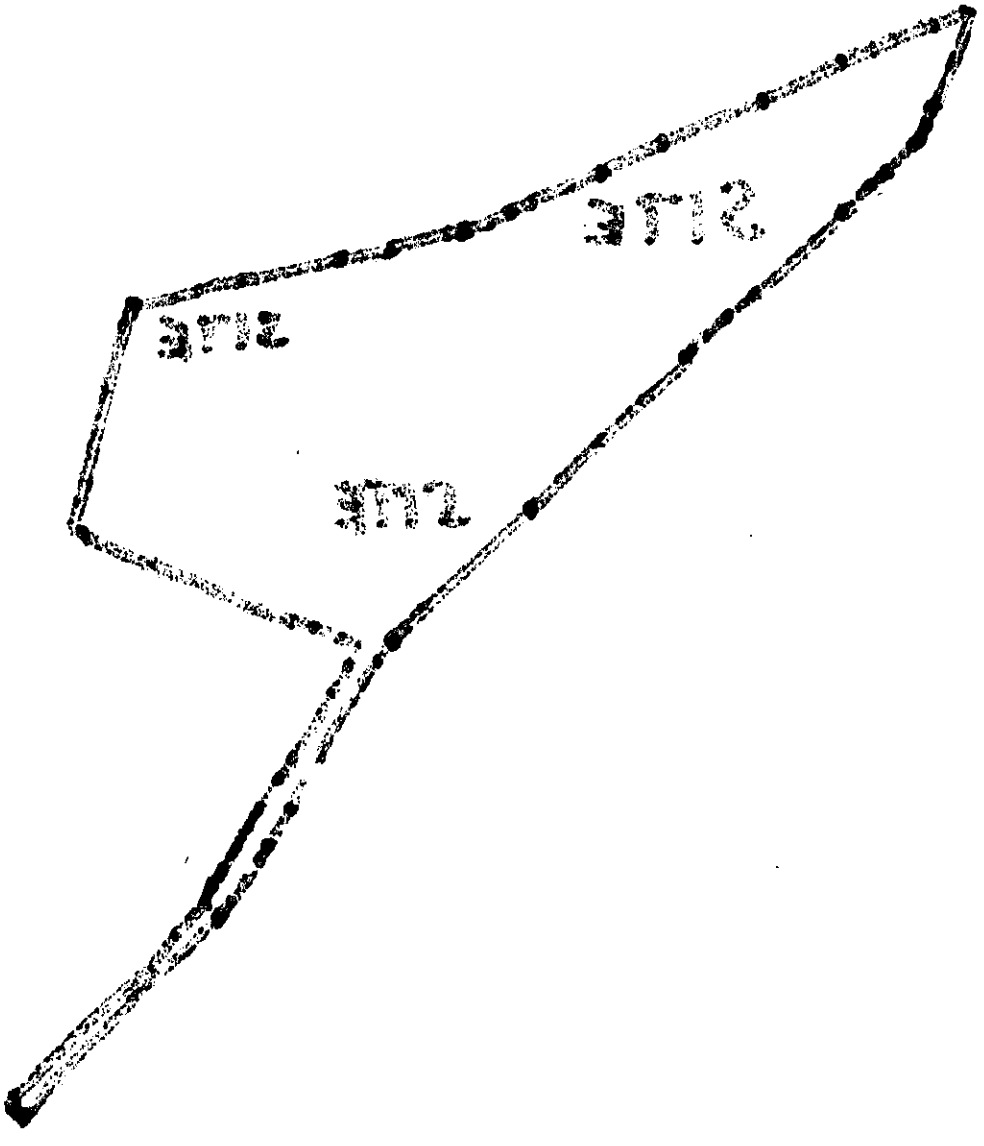
Photo #3 – Showing steep hillside preventing shed location in back yard

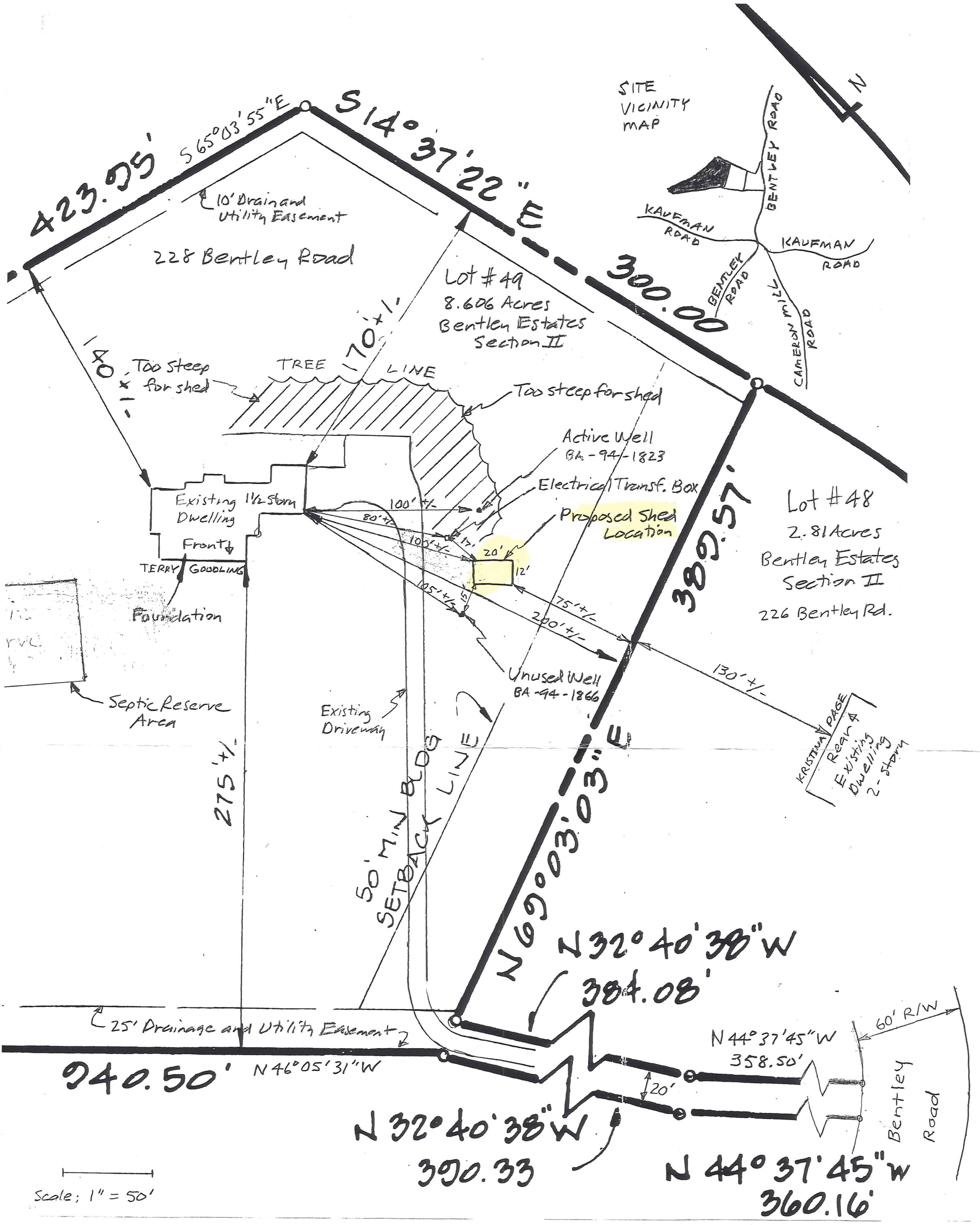
2020-0085-A

Photo #4 – Showing steep hillside preventing shed location in back yard

2020-0085-A


1700004627
1700004619
Lot # 1
Pt. Bk./Folio # 037124
Pt. Bk. 0000037, Folio 0124
1700004628
Lot # 24
PAI # 078010
PAI # 078010
33
29
Lot # 25
1700004629
25
Lot # 20
1600014710
22
EDELWEISS WAY
1600014709
Pt. Bk./Folio # 037123
21
1600014711
Lot # 26
1600014712
Lot # 27
1600014713
Lot # 28
Lot # 26
Pt. Bk. 0000037, Folio 0123
Pt. Bk. 0000057, Folio 0056
2100001548
Lot # 5
RC 8
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
PAI # 070203
PAI # 070203
212
PAI # 070203
NW 36-B
Lot # 4
2100001547
2009-0331-A
PAI # 070203
208
Lot # 3
2100001546
Pt. Bk./Folio # 057056
204
SITE
3 CD
NW 36-C
007B3
SITE
2200016358
2006-0388-A
Lot # 5
DRIVEWAY
DRIVEWAY
2100001545
Lot # 6
2100001549
216
Lot # 49
1600012455
228
Pt. Bk. 0000037, Folio 0013
7 ED
007A3
SITE
2200016357
412
Lot # 3
Pt. Bk./Folio # 065079
Pt. Bk. 0000065, Folio 0079
2200016160
2001-0145-A
Lot # 4
Lot # 7
2100001550
220
Pt. Bk./Folio # 065093
PAI # 070243
PAI # 070243
226
Pt. Bk. 0000037, Folio 0014
1600012454
408
Pt. Bk. 0000065, Folio 0093
2200016356
Lot # 2
Lot # 48
RC 7
GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Requiring Bd. Approval)
1979-0250-A
Lot # 47
1996-0018-
Pt. Bk./Folio # 065092
316
Pt. Bk. 0000065, Folio 0092
2200016355
1994-0102-SPHA
230
1600012453
225
1600012492
Lot # 34
Lot # 1
0720055114
1968-0175-X
1600012459
Lot # 53
236
1600012457
Lot # 51
BENTLEY RD
Lot # 33
RC 5
Lot # 58
1600012464
Lot # 54
1600012460
1600012458
Lot # 52
Pt. Bk. 0000037, Folio 0015
1600012491
Pt. Bk./Folio # 037015
NW 35-C
KAUFFMAN RD
NW 35-B
PAI # 070445
PAI # 070445
Lot # 3
2010-0209-A
1600012463
Lot # 30
1600012452
Lot # 2
PAI # 070445
2500007491
2500007490
306
1600012461
240
1600012451
233
Lot # 32
Pt. Bk./Folio # MP09022
Lot # 55





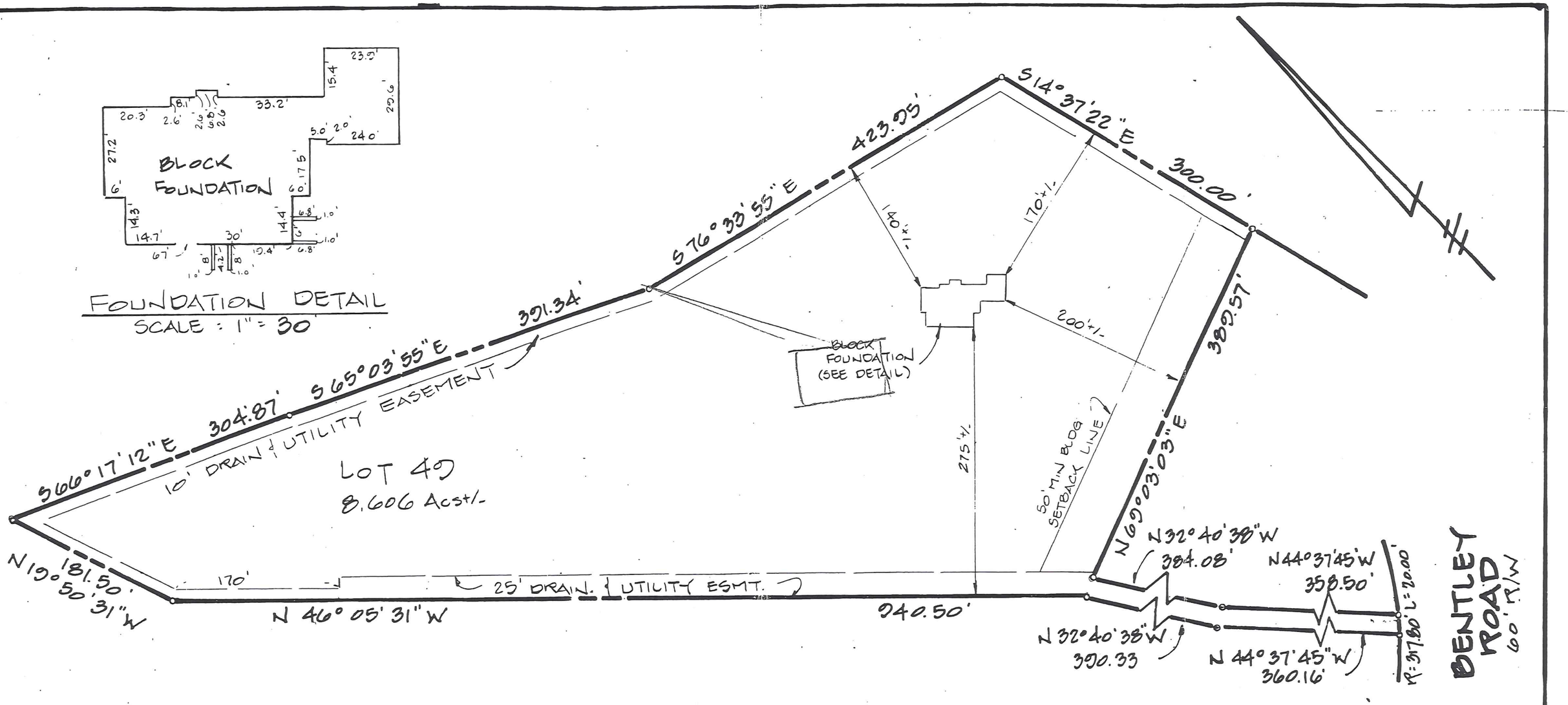
ZONING HEARING PLAN FOR VARIANCE
ADDRESS: 228 BENTLEY ROAD, OWNER NAME: TERRY GOODLING
SUBDIVISION NAME: BENTLEY ESTATES, SECTION II, LOT #49, BLOCK # N/A
PLAT BOOK E.H.K. Jr. #37, FOLIO #14, 10 DIGIT TAX #1600012455, DEED REF. #32491/0410

PLAN DRAWN BY: TERRY GOODLING, DATE: 3/14/2020, SCALE: 1" = 50'

ZONING MAP: 007B3
SITE ZONED: RC8, RC5 (VESTED RDP)
ELECTION DISTRICT: 7th
COUNCIL DISTRICT: 3rd
LOT AREA ACREAGE: 8.606 plus strip
HISTORIC: No
IN CPCA? No
IN FLOOD PLAIN? No
WATER is Private
SEWER is Private
PRIOR HEARING? No

Pet. Exh. 1

2020-0085-A



SPELLMAN, LARSON & ASSOCIATES, INC.

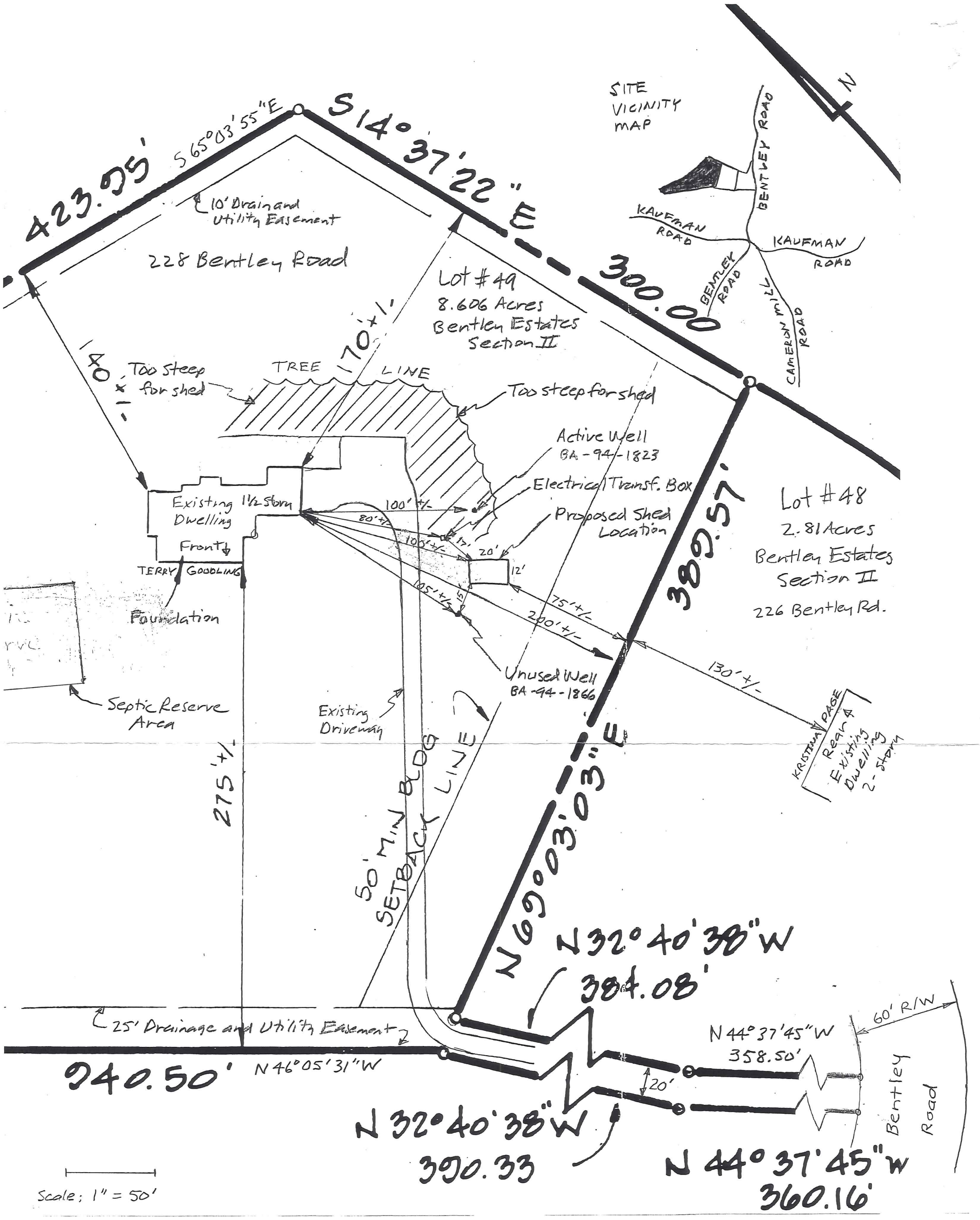
FOUNDATION CERTIFICATION

#228 BENTLEY ROAD

LOT 49 - SECTION II
"BENTLEY ESTATES"
E.H.K. Jr. 37/14
7TH ELECT. DIST. BALTO. COUNTY, MD

SCALE : 1" = 100'

SEPT. 22, 1997

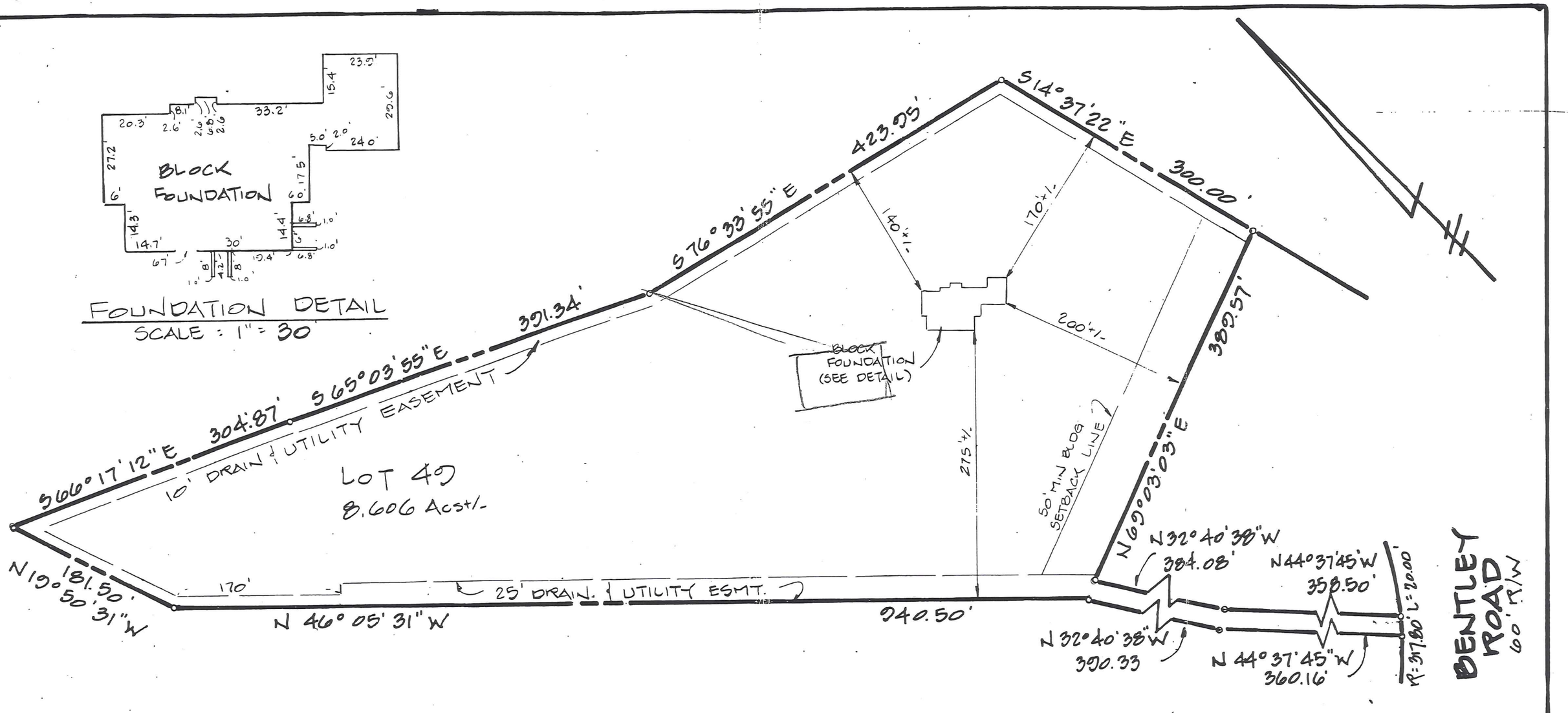


ZONING HEARING PLAN FOR VARIANCE
ADDRESS: 228 BENTLEY ROAD, OWNER NAME: TERRY GOODLING
SUBDIVISION NAME: BENTLEY ESTATES, SECTION II, LOT #49, BLOCK # N/A
PLAT BOOK E.H.K. Jr. #37, FOLIO #14, 10 DIGIT TAX #1600012455, DEED REF. #32491/0410

PLAN DRAWN BY: TERRY GOODLING, DATE: 3/14/2020, SCALE: 1" = 50'

ZONING MAP: 007B3
SITE ZONED: RC8, RC5 (VESTED ROP)
ELECTION DISTRICT: 7th
COUNCIL DISTRICT: 3rd
LOT AREA ACREAGE: 8.606 plus strip
HISTORIC: No
IN CPCA? No
IN FLOOD PLAIN? No
WATER is Private
SEWER is Private
PRIOR HEARING? No

2020-0085-A



FOUNDATION CERTIFICATION

#228 BENTLEY ROAD

LOT 40 - SECTION II
"BENTLEY ESTATES"
E.H.K. Jr. 37/14

7TH ELECT. DIST. BALTO. COUNTY, MD

SCALE : 1" = 100'

SEPT. 22, 1997

STATE OF MARYLAND — REGISTERED PROFESSIONAL LAND SURVEYOR — No. 4503

SPELLMAN, LARSON & ASSOCIATES, INC.