MEMORANDUM

DATE: August 5, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0129-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on July 31, 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
(4213 Cottington Road)		
11th Election District	*	OFFICE OF ADMINISTRATIVE
5th Council District		
Victoria L. Rummel	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0129-A**

* * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owner of the property, Victoria L. Rummel ("Petitioner"). The Petitioner is requesting Variance relief from § 100.6 of the Baltimore County Zoning Regulations ("BCZR"), to permit chickens to be kept on property that is 0.2517 acres in lieu of the required one (1) acre of property. 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 June 14, 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 to comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for 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 **1st** day of **July, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 100.6 of the Baltimore County Zoning Regulations ("BCZR") to permit chickens to be kept on property that is 0.2517 acres in lieu of the required one (1) acre of property, 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 her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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

Paul M Mayhew

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 7-1-2020

By DW

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 4213 COTTINGTON RD **Currently zoned** DR 5.5

Deed Reference 40155 / 0324 10 Digit Tax Account # 2200002716

Owner(s) Printed Name(s) VICTORIA RUMMEL

(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: 100.6 → To permit chickens to be kept on a property that is 0.2517 acres in lieu of the required 1 acre of property.

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):

VICTORIA RUMMEL

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

Victoria Rummel

Signature #1 | Signature # 2

4213 Cottington Rd Nottingham MD

Mailing Address | City | State

21236, 410-925-9265, vickirummel@gmail.com

Zip Code | Telephone # | Email Address

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

Name- Type or Print

Signature

Mailing Address | City | State

Zip Code | Telephone # | Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address | City | State

Zip Code | Telephone # | Email Address

ORDER RECEIVED FOR FILING

Date 7-1-2020

By

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

CASE NUMBER 2020-0129-A **Filing Date** 6/3/20 **Estimated Posting Date** 6/14/20 **Reviewer** JS

Rev 5/5/2016

Affidavit in Support of Ad....nistrative 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: 4213 Cottington Rd Nottingham MD 21236
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)**

I am a beekeeper and bees are in trouble worldwide due to pesticides, varroa mites, small hive beetles, etc.
Many beekeepers also keep chickens who eat the beetles/larvae which harm bees.
I am requesting permissions to have hens on my fenced property although I have less than an acre.
My neighbors are aware and are OK with it.

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

Victoria Rummel
Signature of Owner (Affiant)

Signature of Owner (Affiant)

VICTORIA RUMMEL
Name- Print or Type

Name- Print or Type

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

EMBOSSED NOTARY COPY ON FILE

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of May, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: VICTORIA LEE RUMMEL

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

AS WITNESS my hand and Notaries Seal

Notary Public

01/13/2022
My Commission Expires

LEIGH EDWARDS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 01/13/2022

REV 5/5/2016

Affidavit in Support of Administrative Variance

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Signature of Owner (Affiant)

Signature of Owner (Affiant)

VICTORIA RUMMEL
Name- Print or Type

Name- Print or Type

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Print name(s) here: VICTORIA LEE RUMMEL

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Notary Public

01/13/2022
My Commission Expires

LEIGH EDWARDS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 01/13/2022

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

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

Address 4213 COTTINGTON RD **Currently zoned** DR 5.5

Deed Reference 40155 / 0324 10 Digit Tax Account # 2200002716

Owner(s) Printed Name(s) VICTORIA RUMMEL

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

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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: 100.6 → To permit chickens to be kept on a property that is 0.2517 acres in lieu of the required 1 acre of property.

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):

VICTORIA RUMMEL
Name #1 – Type or Print | Name # 2 – Type or Print

Victoria Rummel
Signature #1 | Signature # 2

4213 Cottington Rd | Nottingham | MD
Mailing Address | City | State

21236 | 410-925-9265 | vickirummel@gmail.com
Zip Code | Telephone # | Email Address

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

Name- Type or Print

Signature

Mailing Address | City | State

Zip Code | Telephone # | Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address | City | State

Zip Code | Telephone # | Email Address

ORDER RECEIVED FOR FILING
Date 7-1-2020
By DJ

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

CASE NUMBER 2020-0129-A **Filing Date** 6/3/20 **Estimated Posting Date** 6/14/20 **Reviewer** JS

Rev 5/5/2016

Zoning Description for 4213 Cottington Road

Beginning at a point on the south side of Cottington Road which is 50 feet wide and at the distance of 180 feet west of the centerline of the nearest improved intersecting street Chardel Road which is 50 feet wide. Being Lot #5 in the subdivision of Herring Manor as recorded in the Baltimore County Plat Book #61, Folio# 150 containing 10,964 square feet. Also know as 4213 Cottington Road and located in the 11th Election District, 5th Councilmanic District.

2020-0129-A

CERTIFICATE OF POSTING

Date: 6-14-20

RE: Case Number: 2020-0129-A

Petitioner/Developer: Reimmel

Date of Hearing/Closing: 6-29-20

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 4213 Collington Rd

The signs(s) were posted on 6-14-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

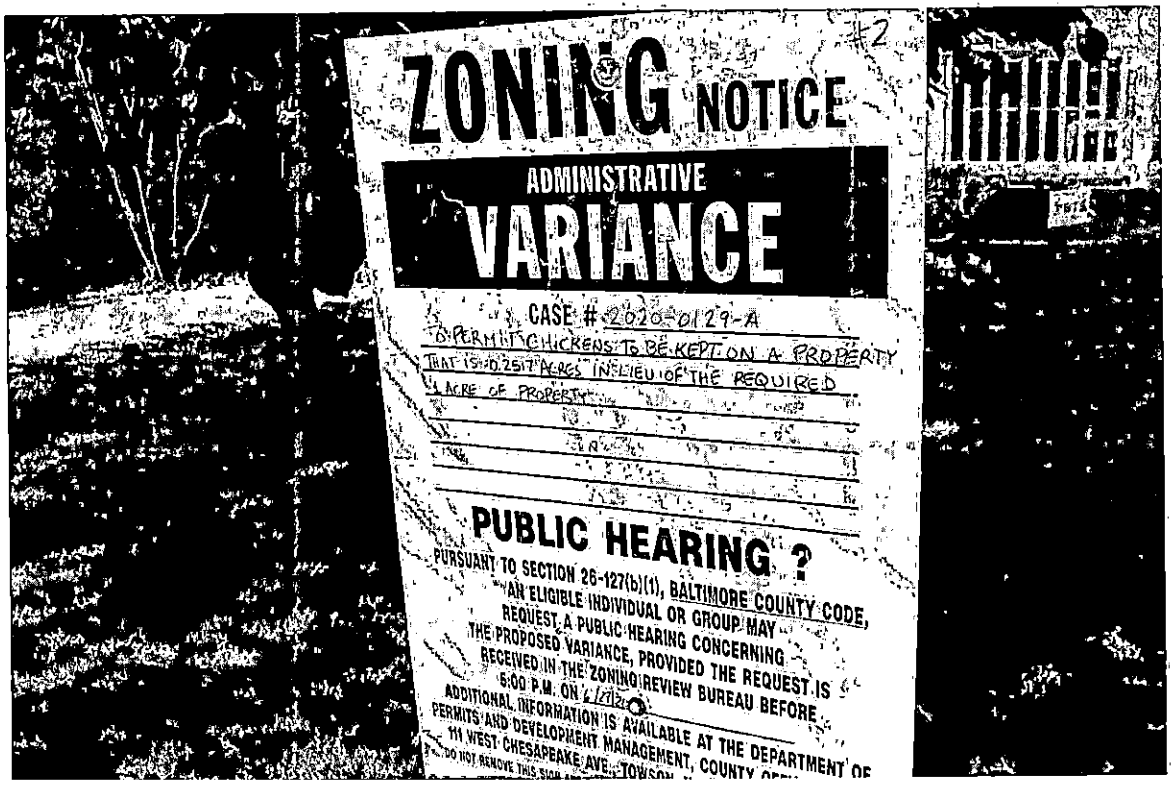
J. LAWRENCE PILSON
(Printed Name of Sign Poster)

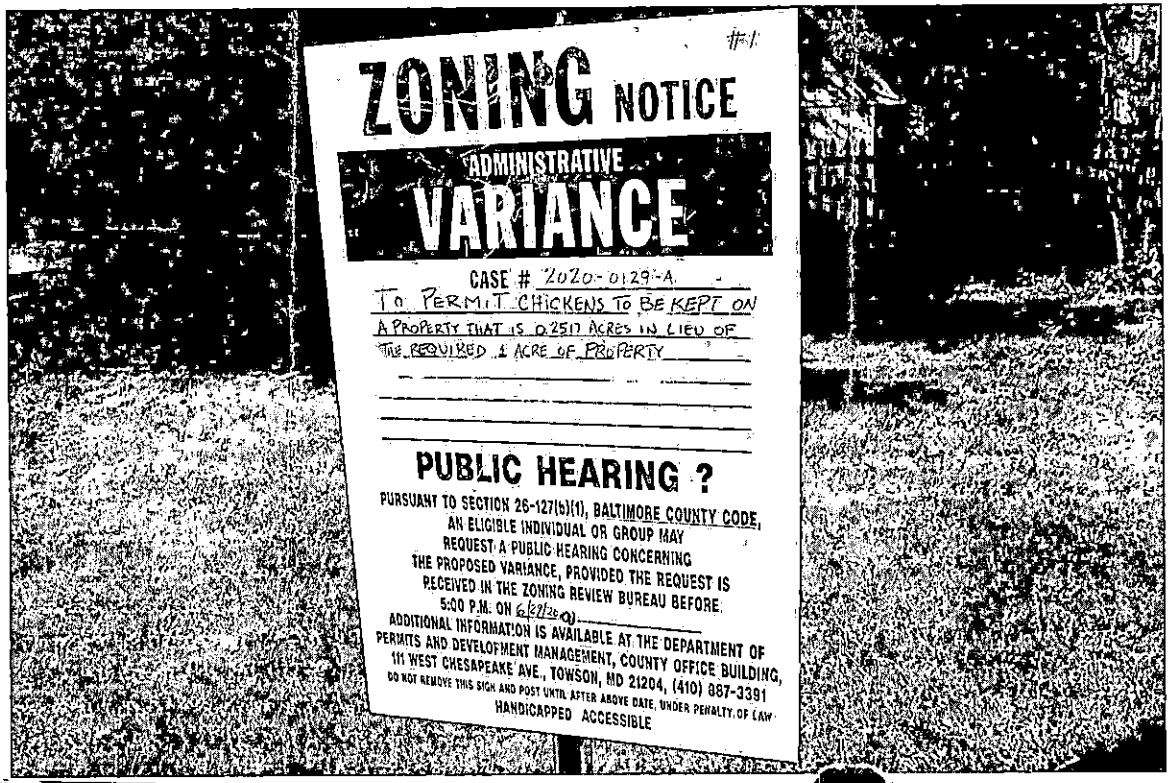
ATTACH PHOTGRAPH

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)


#2
ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 2020-0129-A
TO PERMIT CHICKENS TO BE KEPT ON A PROPERTY
THAT IS 0.2517 ACRES INSTEAD OF THE REQUIRED
1 ACRE OF PROPERTY.
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
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFI
111 WEST CHESAPEAKE AVE., TOWSON
DO NOT REMOVE THIS SIGN


#1
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5:00 P.M. ON 6/27/20
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

CERTIFICATE OF POSTING

Date: 6-14-20

RE: Case Number: 2020-0129-A

Petitioner/Developer: Reimmel

Date of Hearing/Closing: 6-29-20

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(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)

#2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0129-A

TO PERMIT CHICKENS TO BE KEPT ON A PROPERTY THAT IS 0.2517 ACRES IN LIEU OF THE REQUIRED 1 ACRE OF PROPERTY

PUBLIC HEARING ?

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ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFF

111 WEST CHESAPEAKE AVE., TOWSON

DO NOT REMOVE THIS SIGN

#1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0129-A

TO PERMIT CHICKENS TO BE KEPT ON A PROPERTY THAT IS 0.2517 ACRES IN LIEU OF THE REQUIRED 1 ACRE OF PROPERTY

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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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0129 -A Address 4213 COTTINGTON RD., 21236

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

Filing Date: 6/3/20 **Posting Date:** 6/14/20 **Closing Date:** 6/29/20

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

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- 0129 -A Address 4213 COTTINGTON RD, 21236

Petitioner's Name RUMMEL Telephone 410-925-9265

Posting Date: 6/14/20 **Closing Date:** 6/29/20

Wording for Sign: To Permit CHICKENS TO BE KEPT ON A PROPERTY THAT IS 0.2517 ACRES IN LIEU OF THE REQUIRED 1 ACRE OF PROPERTY.

Revised 2/20/2020

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: 2020-0129-A.

Property Address: 4213 COTTINGTON RD

Property Description:)

Legal Owners (Petitioners): VICTORIA RUMMEL

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: VICTORIA RUMMEL

Company/Firm (if applicable):

Address: 4213 COTTINGTON RD

NOTTINGHAM MD, 21236

Telephone Number: 410-925-9265

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

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

June 29, 2020

Victoria Rummel,
4213 Cottington Road
Nottingham MD 21236

RE: Case Number: 2020-0129-A, 4013 Cottington 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 June 3, 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

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: June 9, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0129-A
Address 4213 Cottington Road
(Rummel Property)

Zoning Advisory Committee Meeting of **June 15, 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 20-00129-A 4213 Cottington 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: June 8, 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. **2020-0129-A**

Administrative Variance
Victoria Rummel
4213 Cottington 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

SECTION 300
Height Exceptions
[BCZR 1955]

§ 300.1. Applicability.

A. The height limitations of these regulations shall not apply to barns and silos, grain elevators or other accessory agricultural buildings, nor to church spires, belfries, cupolas, domes, radio or television aerials, drive-in theater screens, observation, transmission or radio towers, or poles, flagstaffs, chimneys, parapet walls which extend not more than four feet above the limiting height, bulkheads, water tanks and towers, elevator shafts, penthouses and similar structures, provided that any such structures shall not have a horizontal area greater than 25 percent of the roof area of the building. A satellite receiving dish is subject to the height limitations of the zone in which the dish is located. However, in residential zones, the height of an accessory satellite dish may not exceed 15 feet, unless it is located on the roof of a building. **[Bill Nos. 7-1962; 71-1987; 51-1993]**

B. Notwithstanding the provisions of Subsection 300.1.A, no appurtenances to any building in a B.L. B.M. or B.R. Zone shall exceed the heights specified in Section 231 except any flagstaff, any church spire and any pole for a radio and television aerial not exceeding 50 feet in height above the base thereof and not displaying any lettering, sign or other advertising emblem or device. **[Bill No. 7-1962]**

§ 300.2. Buildings for religious, hospital and educational purposes. [Bill No. 137-1962]

Buildings for religious, hospital or educational purposes may be built to a height of 50 feet in any zone in which they are permitted, or may be governed by the 45-degree angle basis for height determination as described in Section 216.[1]

§ 300.3. (Reserved)[2]

1. **Editor's Note**—Section 216 (BCZR 1955; Bill No. 137-1962) was repealed by Bill No. 100-1970. It read as follows: "Maximum building height — 35 feet, except that any building may exceed such height of 35 feet provided that at no point it projects above a line sloping inward and upward at a forty-five-degree angle from the thirty-five-foot elevation at the established building line, as defined in Section 101."
2. **Editor's Note**—Former Section 300.3, East Towson Community Conservation Area, was repealed by Bill No. 49-2016.

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: June 9, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0129-A
Address 4213 Cottington Road
(Rummel Property)

Zoning Advisory Committee Meeting of **June 15, 2020**.

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

Reviewer: Steve Ford

C:\Users\dwiley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\AKRPMDDX\ZAC 20-00129-A 4213 Cottington Road.doc

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: HOMEOWNERS TAX CREDIT

Account Identifier: **District -** 11 **Account Number -** 2200002716

Owner Information

Owner Name:	RUMMEL VICTORIA L	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	4213 COTTINGTON RD NOTTINGHAM MD 21236-2482	**Deed Reference:**	/40155/ 00324

Location & Structure Information

Premises Address:	4213 COTTINGTON RD NOTTINGHAM 21236-2482	**Legal Description:**	.2517 AC HERRING MANOR

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0072	0013	1269	11020011.04	0000			5	2018	**Plat Ref:** 0061/ 0150

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1990	1,582 SF		10,964 SF	04

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

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	83,700	83,700		
Improvements	176,700	182,500		
Total:	260,400	266,200	264,267	266,200
Preferential Land:	0			0

Transfer Information

Seller: RUMMEL DAVID R	**Date:** 04/18/2018	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /40155/ 00324	**Deed2:**
Seller: HERRING RICHARD	**Date:** 01/30/1991	**Price:** $100,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /08703/ 00628	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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: HOMEOWNERS TAX CREDIT

Homestead Application Information

Homestead Application Status: Approved 01/27/2009

Homeowners' Tax Credit Application Information

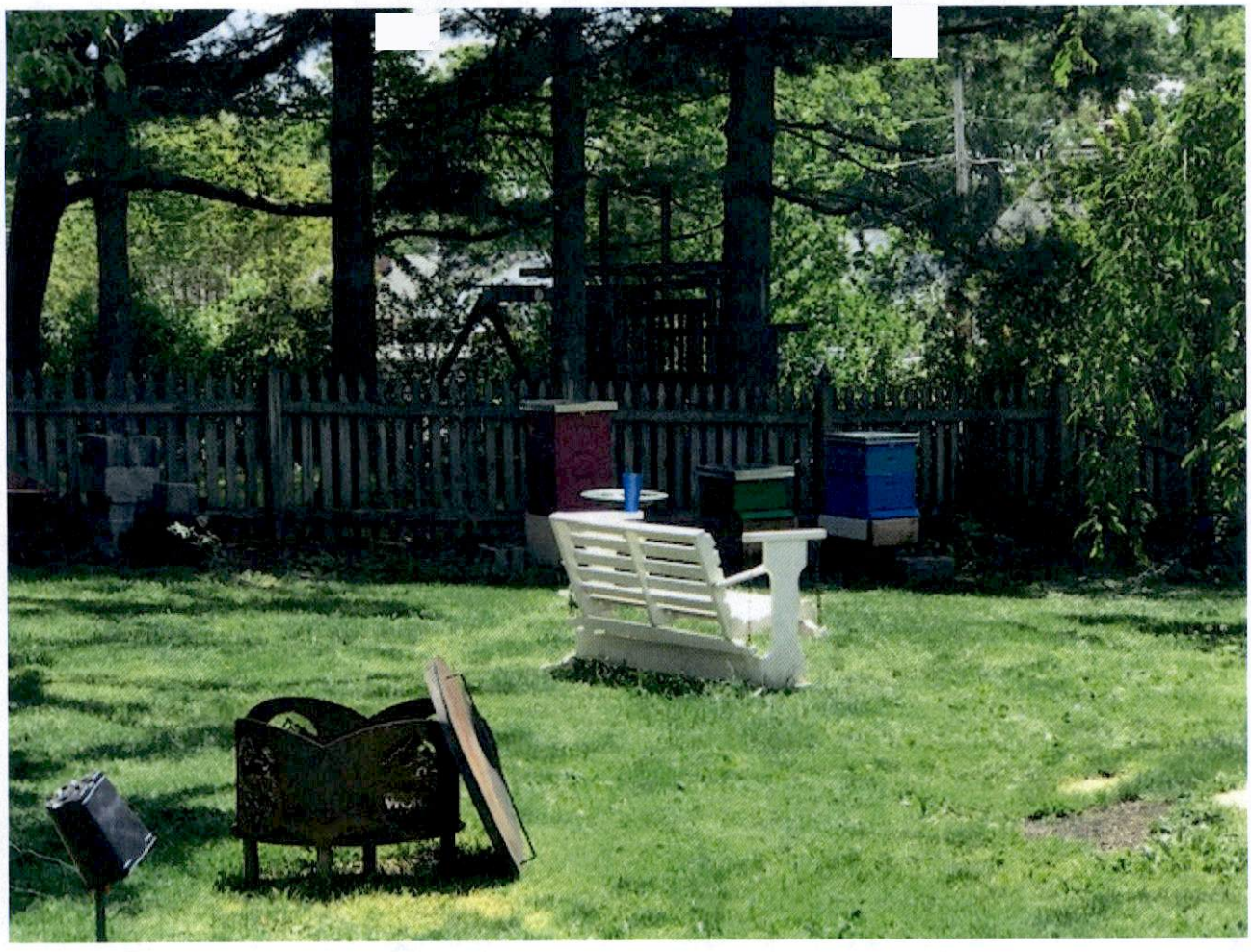
Homeowners' Tax Credit Application Status: Completed for 2020 **Date:** 06/19/2020

From front gate

2020-0129-A

Shed where we would like to build coop with enclosed run out the side where the tree and trailer are.

2020-0129-A



From patio showing hive area

2020-0129-A

A21

Hives

2020-0129-A

More hives

2020-0129-A

Area behind garage

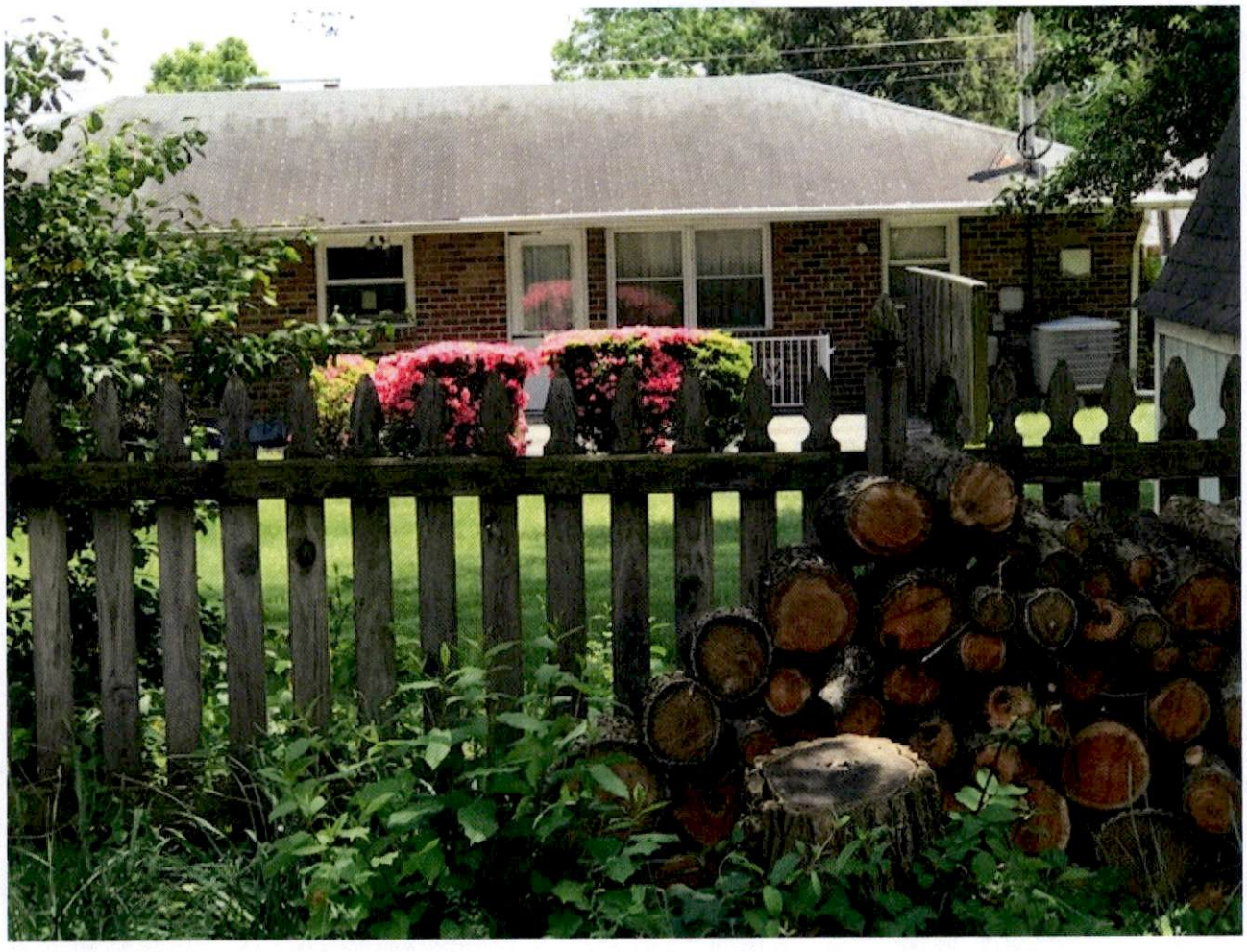
2020-0129-A

Area where chicken run will be (hopefully)

2020-0129-A

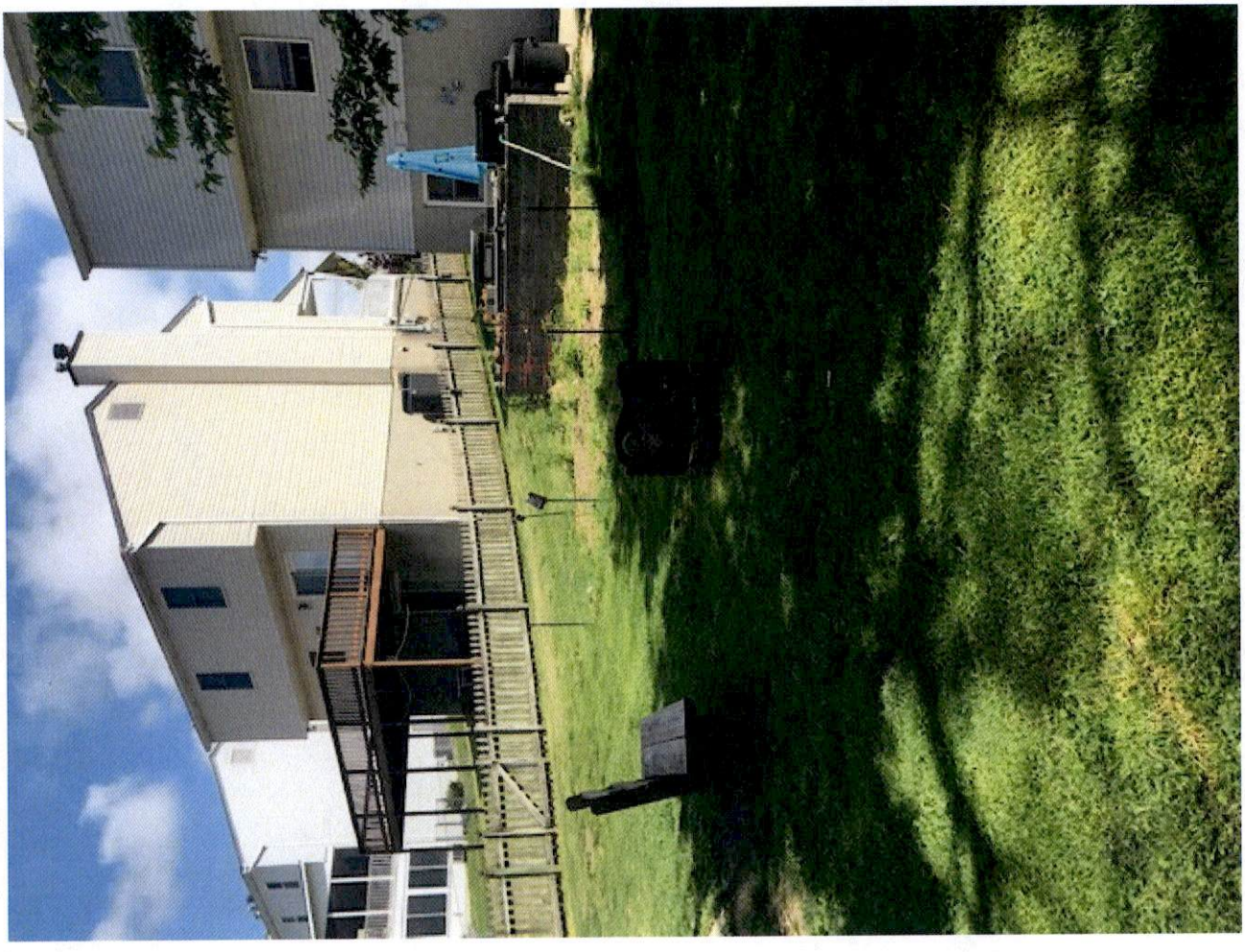
Chicken run area

2020-0129-A



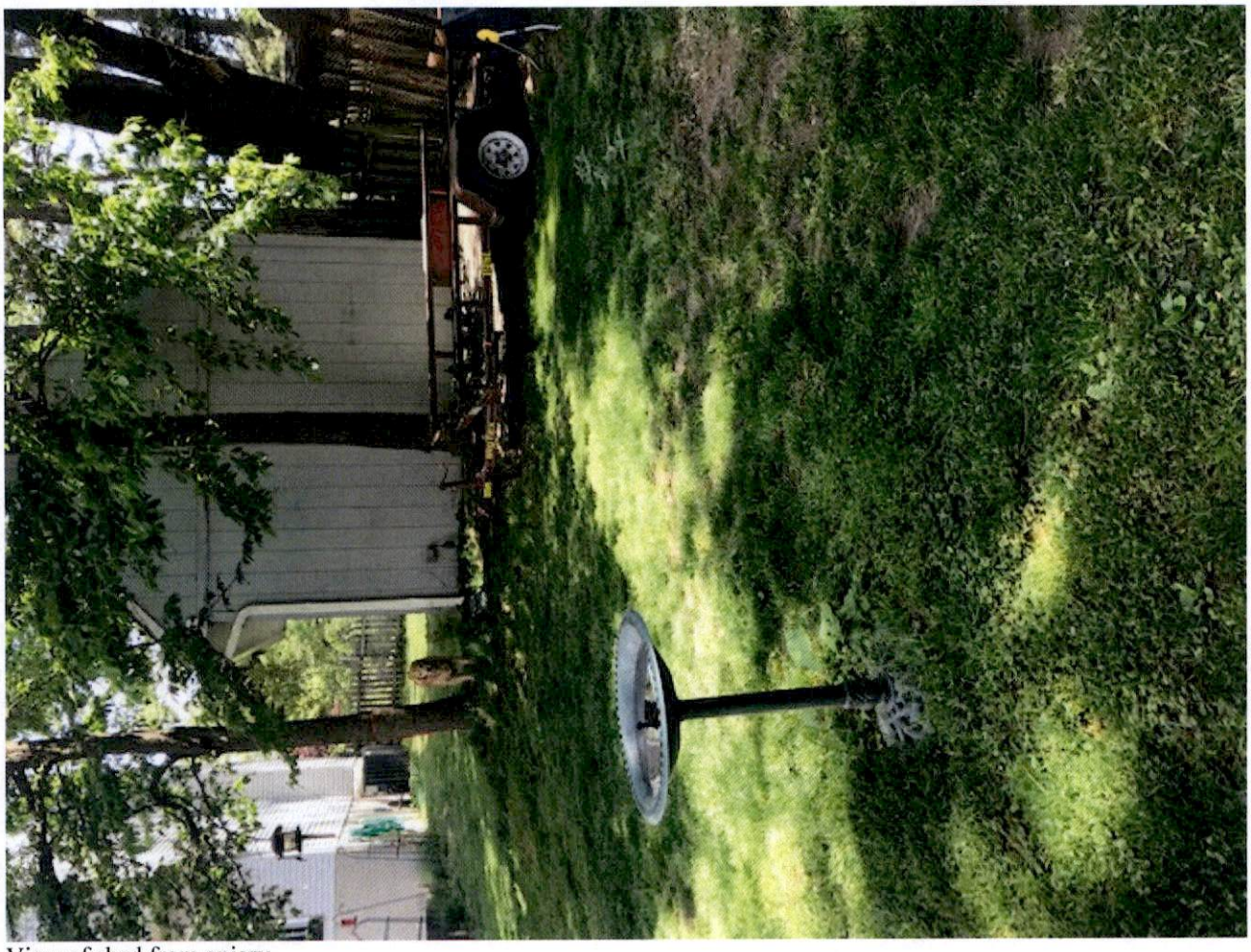
From my yard looking at neighbor's back yard

2020-0129-A



Only neighbor whose house is beside mine. 4211 Cottington Rd. Frank Kowalewski is ok with chickens on my property

2020-0129-A



View of shed from apiary

Vicki

2020-0129-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

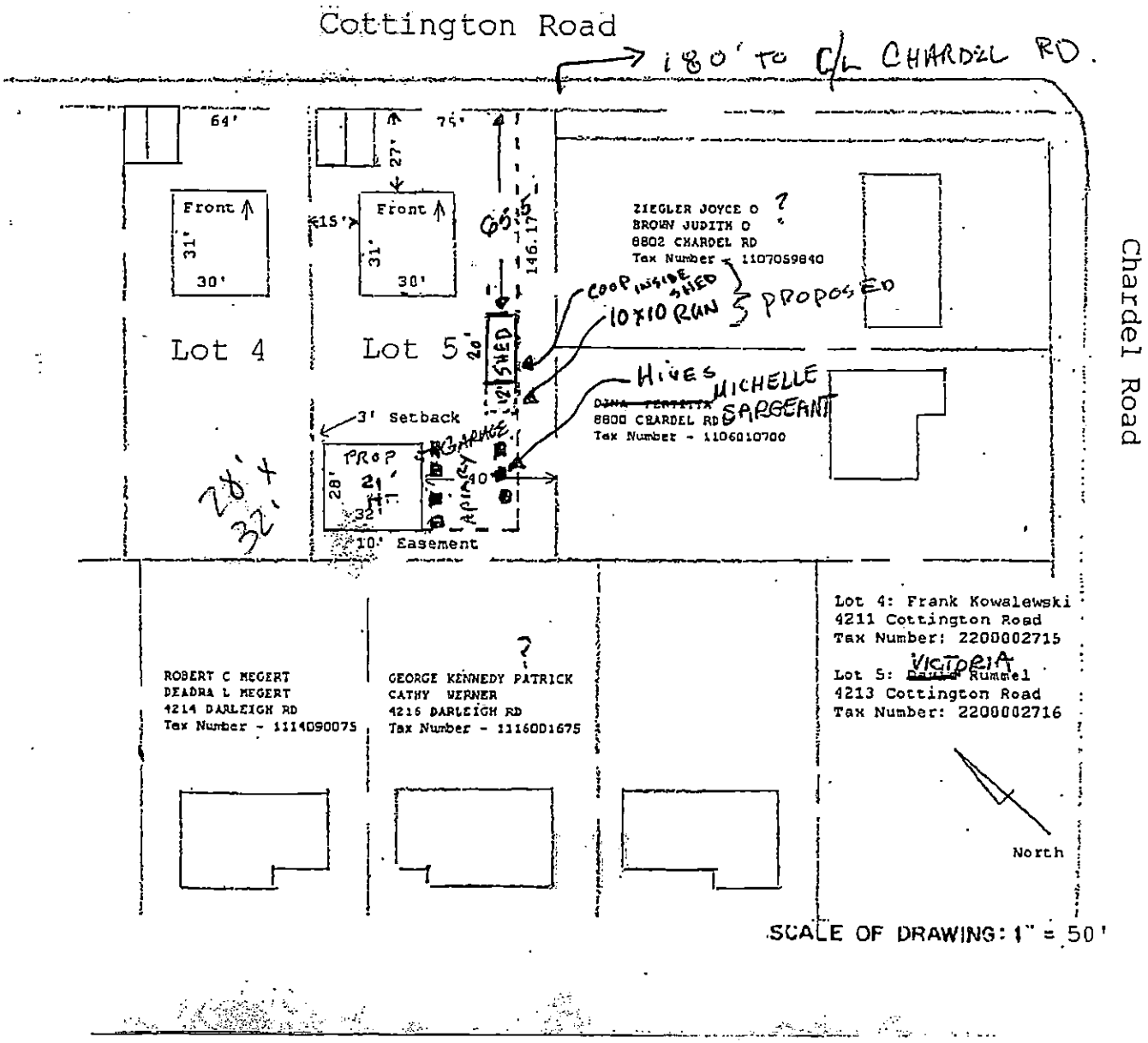
PROPERTY ADDRESS 4213 Cottington Road

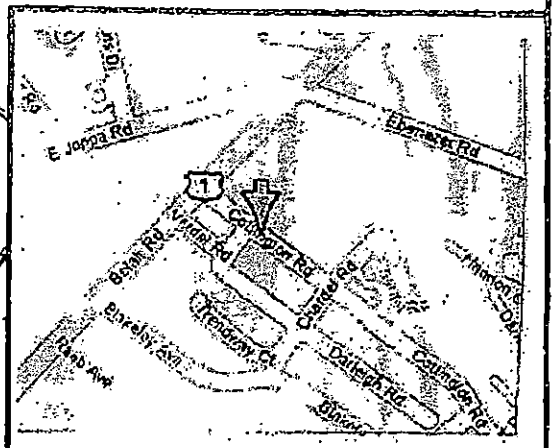
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Herring Manor

PLAT BOOK # 61 FOLIO # 150 LOT # 5 SECTION # ____

OWNER Victoria Rummel





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # 072 A2

ZONING DR 5.5

LOT SIZE .2517 AC (ACREAGE) 10,964.00 SF (SQUARE FEET)

	PUBLIC	PRIVATE
SEWER	■	☐
WATER	■	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	■
100 YEAR FLOOD PLAIN	☐	■
HISTORIC PROPERTY/ BUILDING	☐	■

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JS		2020-0129

Pet. Exh. 1

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4213 Cottington Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

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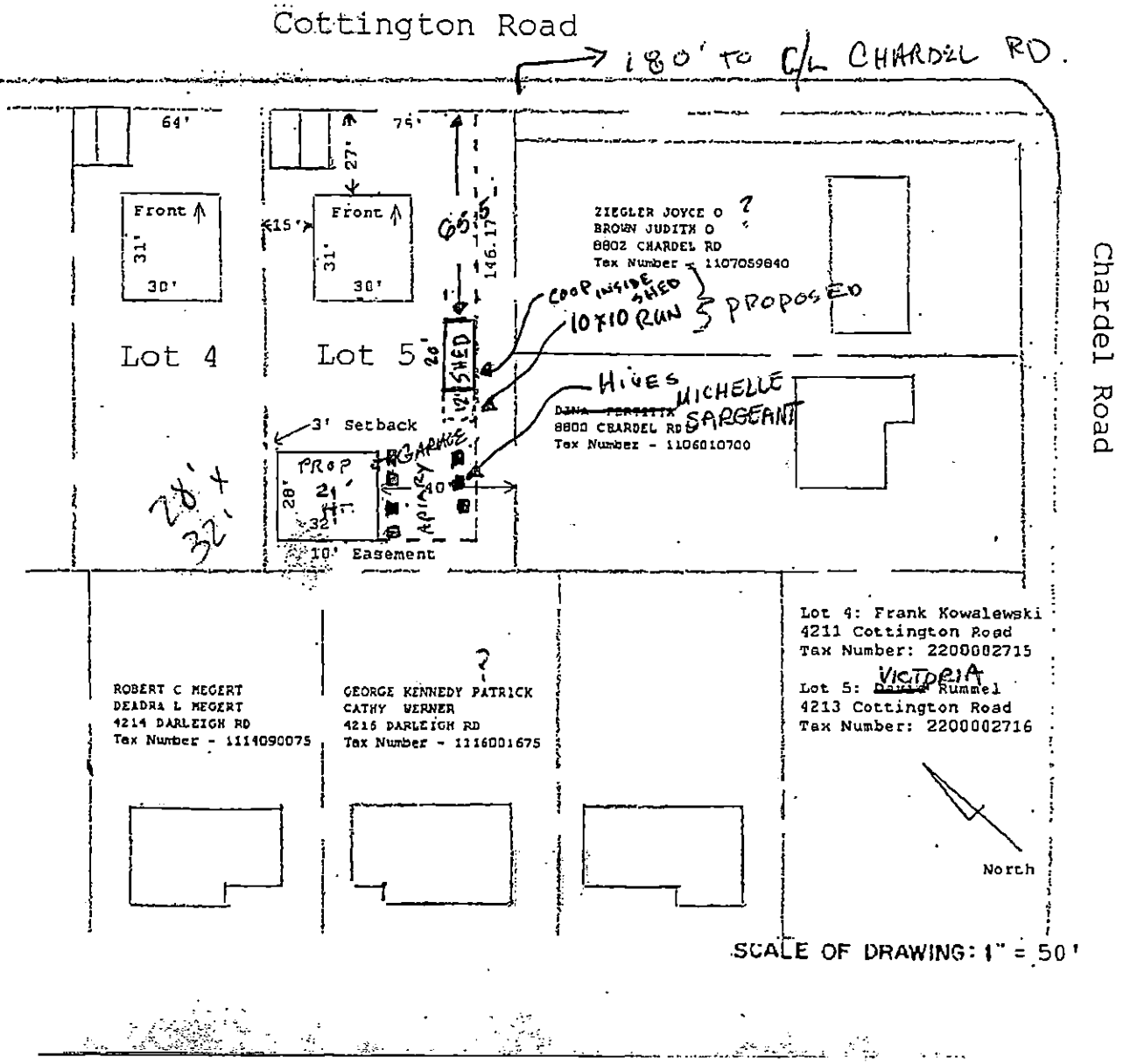

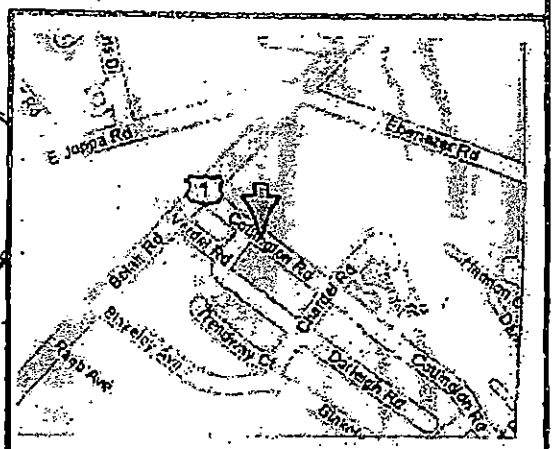

VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

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ZONING DR 5.5

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	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	■
100 YEAR FLOOD PLAIN	☐	■
HISTORIC PROPERTY/ BUILDING	☐	■

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JS		2020-0129