

M E M O R A N D U M

DATE: September 15, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0154-A- Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(2406 Stonewall Ct.) *
1st Election District * OFFICE OF ADMINISTRATIVE
7th Council District *
Timothy J. & Jilda L. Bateman * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0154-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Timothy J. and Jilda L. Bateman (“Petitioners”). The Petitioners are requesting Variance relief from § 100.6 of the Baltimore County Zoning Regulations (“BCZR”), to permit chickens on a lot with .347 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 Petitioners’ Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that a letter of support was included in the case file, which indicated neighbors residing at 2404 Stonewall Court (Barrick) and 2408 Stonewall Court (Bateman) had no objections to the Petitioners’ zoning request. The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 19, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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

ORDER RECEIVED FOR FILING

Date 8/12/20

By D. Mignon

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 Petitioners.

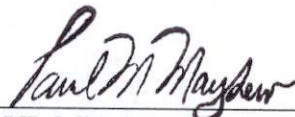
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 12th day of **August, 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 on a lot with .347 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:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
- There shall be no more than 12 chickens permitted on the premises at any one time.

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 8/12/20
By D Mignon



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 2406 Stonewall Ct; Catonsville, Md 21228 Currently zoned DR S.5
Deed Reference 06383 / 00307 10 Digit Tax Account # 0111350250
Owner(s) Printed Name(s) Timothy J. Bateman and JILL L. BATEMAN

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 100-6 BCZR To permit Chickens on a lot with .347 ACRES in lieu of the required 1 ACRE.

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):

Timothy J. Bateman / Jill L. Bateman
Name #1 - Type or Print Name #2 - Type or Print
Timothy J. Bateman / Jill L. Bateman
Signature #1 Signature #2
2406 Stonewall Ct Catonsville, MD
Mailing Address City State
21228 / 410-215-4246 / jillbateman20
Zip Code Telephone # Email Address
verizon.net

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

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 2020-0154-A Filing Date 7/7/20 Estimated Posting Date 7/19/20 Reviewer gh

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: 2406 Stonewall Ct. Catonsville MD 21228
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)

Due to personal circumstances we cannot have a dog or
cat. I raised chickens as a child and would like to
raise them again as pets. Hens are very quiet and
we will not let them run free. We will not have
roosters.

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

Timothy J. Bateman
Signature of Owner (Affiant)

Timothy J. Bateman
Name- Print or Type

Jill L. Bateman
Signature of Owner (Affiant)

Jill L. Bateman
Name- Print or Type

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

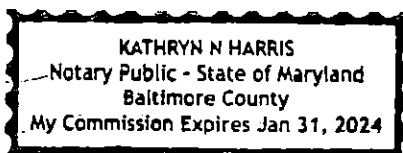
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of July, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JILL L. BATEMAN

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
Jan. 31, 2024
My Commission Expires

2020-0154-A

ZONING PETITION PROPERTY DESCRIPTION

For 2406 STONEWALL COURT; CATONSVILLE, MD 21228

Part A

Beginning at a point on the north side of Stonewall Court which has a radius of 50 feet and is located 138 feet southwest of the intersection of Stonewall Court and Stonewall Road which is 28 feet wide.

Part B

Being Lot #44 Block D Section 2 in the subdivision of Devere Estates as recorded in Baltimore County Plat Book 24, Folio 125, containing approximately 0.25 acres. Located in the 1st Election District and the 7th Council District.

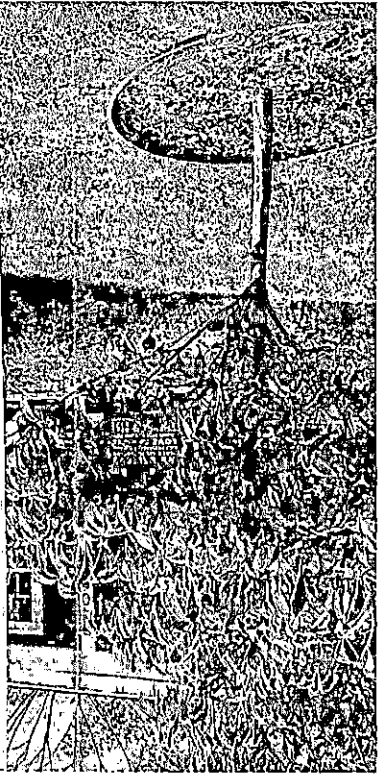
2020-0154-A

ZONING ADMINISTRATIVE VARIANCE NOTICE

CASE # 2020-0154-A
TO PERMIT CHICKENS ON A LOT WITH 347 AC
IN LIEU OF THE REQUIRED 1 ACRE

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 02/26/20

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
THIS SIGN AND POST MUST REMAIN AFTER APPROVAL, UNDER PENALTY OF LAW
UNLAWFUL TO REMOVE OR ALTER



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0154-A
TO PERMIT CHICKENS ON A LOT
WITH .347 AC IN LIEU OF THE REQUIRED
1 ACRE

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 8/3/2020

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
100 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
THIRTY DAYS AFTER ABOVE DATE, UNDER PENALTY OF LAW

CERTIFICATE OF POSTING

Date: 7-19-20

RE: Case Number: 2020-0154-A

Petitioner/Developer: Bateman

Date of Hearing/Closing: 8-3-20

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 2406 Stonewall Ct.

The signs(s) were posted on 7-19-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0154 -A Address 2406 Stenwall CT 21228

Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/7/2020 Posting Date: 7/19/2020 Closing Date: 8/3/2020

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- 0154 -A Address 2406 Stenwall CT 21228

Petitioner's Name Timothy and Jilda Bademan Telephone 410-215-4246

Posting Date: 7/19/2020 Closing Date: 8/3/2020

Wording for Sign: To Permit chickens on a lot with .347Ac in
lieu of the required 1 Acee.

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: 2020-0154-A

Property Address: 2406 Stonewall Ct; Catonsville, MD.

Property Description: Single story house - chicken coop in yard

Legal Owners (Petitioners): Timothy & JILBA Bateman

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JILBA BATEMAN

Company/Firm (if applicable): —

Address: 2406 Stonewall Ct
Catonsville, MD 21228

Telephone Number: (410) 215-4246
(410) 788-8167

Revised 7/9/2015

1. The first part of the paper is devoted to a discussion of the

main results of the paper.

2. The second part of the paper is devoted to a discussion of the

main results of the paper.

3. The third part of the paper is devoted to a discussion of the

CERTIFICATE OF POSTING

Date: 7-19-20

RE: Case Number: 2020-0154-A

Petitioner/Developer: Bateman

Date of Hearing/Closing: 8-3-20

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 2406 Stonewall Ct.

The signs(s) were posted on 7-19-20

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0154-A

TO PERMIT CHICKENS ON A LOT WITH .347 AC
IN LIEU OF THE REQUIRED 1 ACRE

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

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THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 8/3/20

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

ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2020-0154-A

PERMIT TO CHICKENS ON A LOT WITH 347 AC IN LIEU OF THE REQUIRED 17 ACRES

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 8/3/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 411 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391 AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 3, 2020

Timothy J. Bateman,
2406 Stonewall Court
Catonsville MD 21228

RE: Case Number: 2020-0154-A, 2406 Stonewall Court

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 July 7, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

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: July 15, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0154-A
Address 2406 Stonewall Court
(Bateman Property)

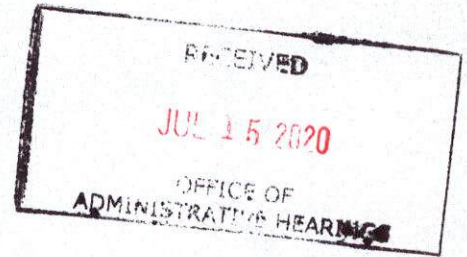
Zoning Advisory Committee Meeting of **July 20, 2020**.

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: July 15, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0154-A
Address 2406 Stonewall Court
(Bateman Property)

Zoning Advisory Committee Meeting of **July 20, 2020**.

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

Reviewer: Steve Ford

JILDA L BATEMAN TIMOTHY J BATEMAN 2406 STONEWALL CT CATONSVILLE, MD 21228-5440 PH. 410-788-8167		1757 65-320/550 7378 1010319579884
PAY to the Order of <u>Baltimore County</u>		<u>July 2, 2020</u> Date
<u>Seventy-five</u>	<u>00/100</u>	\$ 75.00
		Dollars  Security Features. Details on back.
 Wells Fargo Bank, N.A. Maryland wellsfargo.com		
For <u>Zoning Review</u>	<u></u>	MP
⑆055003201⑆1010319579884⑆01757		
Holland Claiborne COLONIAL CLASSIC		

BALTIMORE COUNTY, MARYLAND										No.	198935			
OFFICE OF BUDGET AND FINANCE										Date:	7/7/2020			
MISCELLANEOUS CASH RECEIPT														
Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount					
001	800	0000		6150					75.00					
Total:									75.00					
Rec From: <u>Jilda Bateman</u>														
For: <u>2020-0154-A</u>														
<u>2406 Stone wall</u> <u>BT</u>														
DISTRIBUTION <table border="0"> <tr> <td>WHITE - CASHIER</td> <td>PINK - AGENCY</td> <td>YELLOW - CUSTOMER</td> <td>GOLD - ACCOUNTING</td> </tr> </table>											WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER	GOLD - ACCOUNTING
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER	GOLD - ACCOUNTING											

PLEASE PRESS HARD!!!!

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2406 Stonewall Ct; Catonsville OWNER(S) NAME(S) JILBA + Timothy Bateman
MD 21228

SUBDIVISION NAME Devere Estates LOT # 44 BLOCK # D SECTION # 2

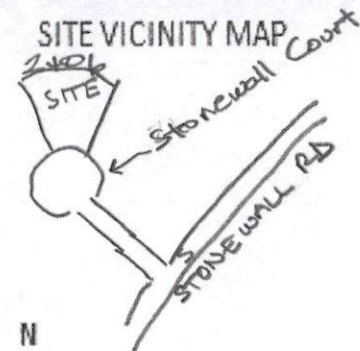
PLAT BOOK # 24 FOLIO # 125 10 DIGIT TAX # 0111350250 DEED REF. # 06383/00307

(see 2 attached sheets)



PLAN DRAWN BY JILBA L. BATEMAN DATE 7/1/2020 SCALE: 1 INCH = 30 FEET

2020-0154-A



N



MAP IS NOT TO SCALE

ZONING MAP# 0100

SITE ZONED DR 5.5

ELECTION DISTRICT 1st

COUNCIL DISTRICT 7th

LOT AREA ACREAGE 0.25

OR SQUARE FEET —

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE —

SEWER IS:

PUBLIC X PRIVATE —

PRIOR HEARING? NO

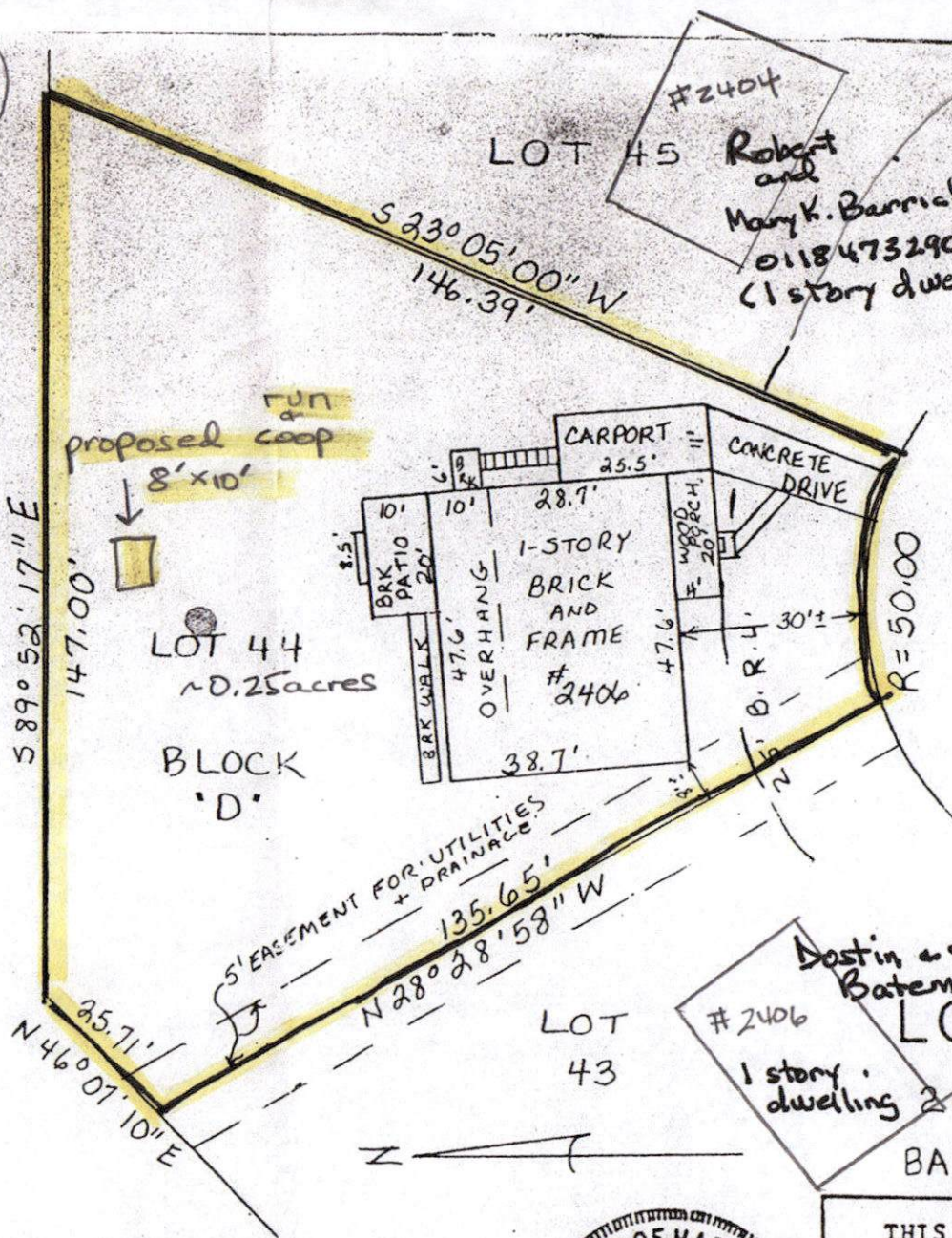
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



Storm Drain Reservation
(wooded area - County Property)



LOT 45
#2404
Robert and Mary K. Barrick
0118 473290
(1 story dwelling)

Devere Estates

STONEWALL COURT

Dustin & Shannon Bateman 0113753101

#2406
1 story dwelling
LOCATION SURVEY
2406 STONEWALL COURT
BALTIMORE COUNTY, MD

This is to certify that I have surveyed the property known as LOT 44, BLOCK D shown on PLAT OF "SECTION 2, DEVERE ESTATES" sheet - of - recorded in PLAT BOOK 24 FOLIO 125 among the land records of BALTIMORE COUNTY, Maryland for the purpose of locating the improvements thereon.

James C. Hudgins
JAMES C. HUDGINS PLS #96



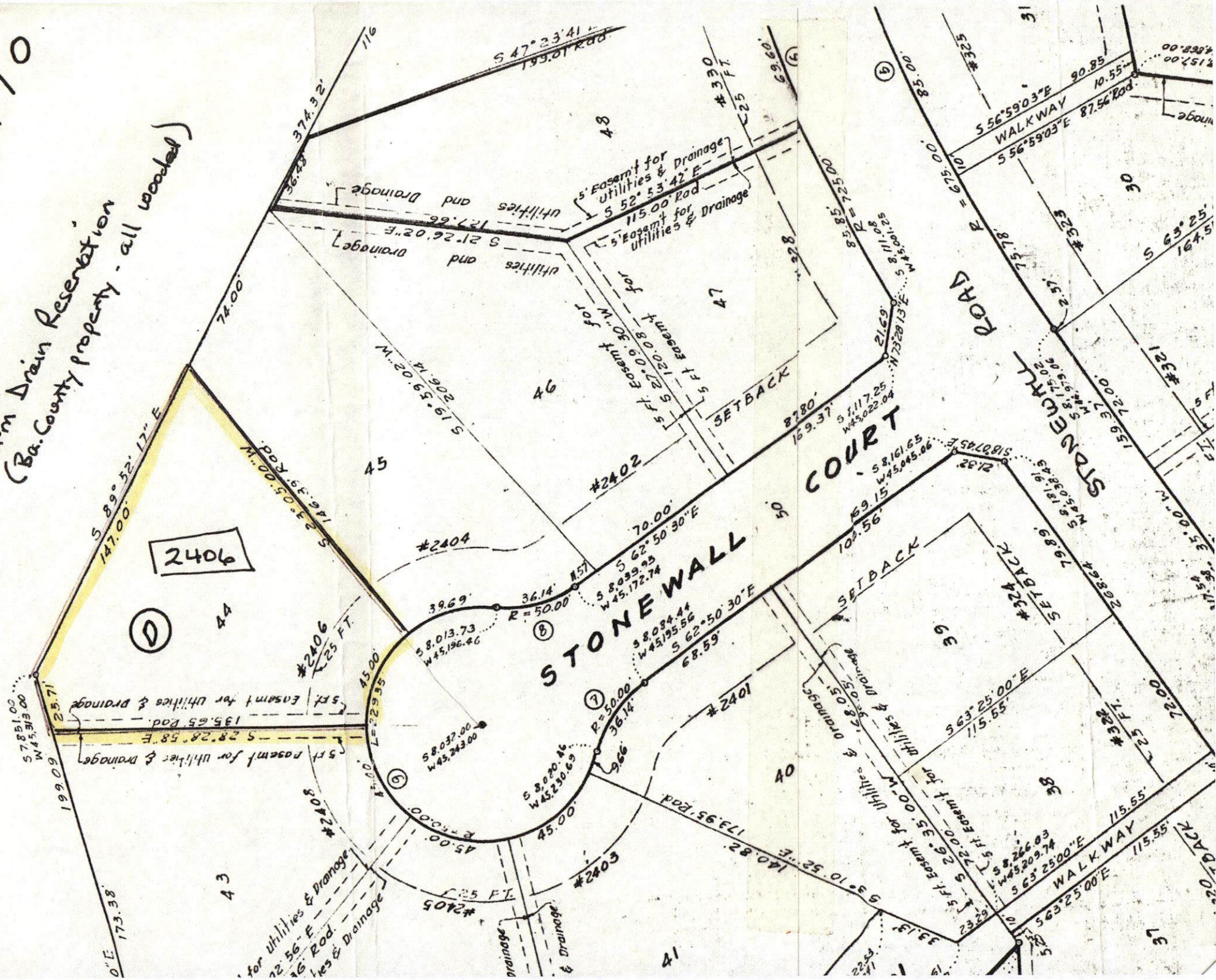
THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.

NTT ASSOCIATES INC. 16205 OLD FREDERICK ROAD
MT. AIRY, MARYLAND PHONE 646-5521 or 442-2031

SCALE 1" = 30'	FIELD BY PHG	DRAWING NUMBER
DATE 5-12-86	DRAWN BY PHG	P-273

KVATIO

Storm Drain Reservation
(Ba. County property - all wooded)



2406 Stonewall Ct.
Catonsville, MD 21228

Zoning Review Office
Baltimore County

We are applying for a variance to ~~keep~~ keep 7 chickens (hens not roosters) as pets at
2406 Stonewall Ct, Catonsville, MD 21228 in lieu of the one acre presently required by Baltimore County
Zoning Office.

We have lived here for 38 years. There have been chickens in our neighborhood for many years.

Thank you for your consideration,

Jilda L. Bateman Timothy J. Bateman



2406 Stonewall Ct.
Catonsville, MD 21228
Cell (410) 215-4246
Home (410) 788-8167

We, the undersigned, have no objection to the variance for these chickens to live at the above
mentioned property.

Name	Address	years lived at this address
------	---------	-----------------------------

Shannon Bateman	2408 Stonewall Ct.	7
Robert G. Barrick	2404 Stonewall Ct.	25

2020-0154-A



1. 2

4-5-1964

Real Property Data Search

Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0113753101

Owner Information

Owner Name: BATEMAN DUSTIN T
 BATEMAN SHANNON M
Mailing Address: 2408 STONEWALL CT
 BALTIMORE MD 21228
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /31583/ 00393

Location & Structure Information

Premises Address: 2408 STONEWALL CT
 0-0000
Legal Description: CUL DE SAC
 305 W STONEWALL RD
 DEVERE ESTATES

Map: 0100 **Grid:** 0004 **Parcel:** 0660 **Neighborhood:** 1080150.04 **Subdivision:** 0000 **Section:** 2 **Block:** D **Lot:** 43 **Assessment Year:** 2019 **Plat No:**
Plat Ref: 0024/ 0125

Town: None

Primary Structure Built 1961 **Above Grade Living Area** 1,512 SF **Finished Basement Area** 658 SF **Property Land Area** 16,459 SF **County Use** 04

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

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	98,600	109,100		
Improvements	213,200	216,300		
Total:	311,800	325,400	320,867	325,400
Preferential Land:	0			0

Transfer Information

Seller: DOERING CHARLES R **Date:** 01/09/2012 **Price:** \$310,000
Type: ARMS LENGTH IMPROVED **Deed1:** /31583/ 00393 **Deed2:**
Seller: MORGENROTH V H, JR **Date:** 09/24/1970 **Price:** \$29,500
Type: ARMS LENGTH IMPROVED **Deed1:** /05129/ 00249 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
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 05/01/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 0118473290		
Owner Information		
Owner Name:	BARRICK ROBERT G BARRICK MARY KATHLEEN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2404 STONEWALL CT CATONSVILLE MD 21228	Deed Reference: /10131/ 00057
Location & Structure Information		
Premises Address:	2404 STONEWALL CT 0-0000	Legal Description: 2404 STONEWALL CT NS DEVERE ESTATES
Map:	Grid:	Parcel:
0100	0004	0660
Neighborhood:	Subdivision:	Section:
1080150.04	0000	2
Block:	Lot:	Assessment Year:
D	45	2019
Plat No:		Plat Ref:
		0024/ 0125
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1961	1,316 SF	658 SF
Property Land Area	County Use	
14,080 SF	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full/ 1 half
Garage		
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	98,000	108,500
Improvements	223,100	226,500
Total:	321,100	335,000
Preferential Land:	0	0
Phase-in Assessments		
	As of	As of
	07/01/2020	07/01/2021
	330,367	335,000
Transfer Information		
Seller: ROSKOVICH FRANK R	Date: 11/09/1993	Price: \$160,000
Type: ARMS LENGTH IMPROVED	Deed1: /10131/ 00057	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 10/30/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 01 Account Number - 0111350250
Owner Information		
Owner Name:	BATEMAN TIMOTHY J BATEMAN JILDA L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2406 STONEWALL CT CATONSVILLE MD 21228-5440	Deed Reference: /06383/ 00307
Location & Structure Information		
Premises Address:	2406 STONEWALL CT CATONSVILLE 21228-5440	Legal Description: DEVERE ESTATES
Map: 0100	Grid: 0004	Parcel: 0660
Neighborhood: 1080150.04	Subdivision: 0000	Section: 2
Block: D	Lot: 44	Assessment Year: 2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 1961	Above Grade Living Area 1,856 SF	Finished Basement Area 658 SF
Property Land Area 15,120 SF	County Use 04	
Stories 1	Basement YES	Type STANDARD UNIT
Exterior SIDING/	Quality 4	Full/Half Bath 3 full/ 1 half
Garage 1 Carport	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	98,200	108,700
Improvements	262,100	266,200
Total:	360,300	374,900
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		365,167
		370,033
		0
Transfer Information		
Seller: KIMBALL ALBERT W,JR	Date: 04/05/1982	Price: \$87,000
Type: ARMS LENGTH IMPROVED	Deed1: /06383/ 00307	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2019 0.00
State:	000	07/01/2020 0.00
Municipal:	000	0.00 0.00 0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 01/12/2010		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0154-A

COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

APPROVED SIGN POSTERS

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
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lucky linda1954@yahoo.com

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Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

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mkellman@dmw.com

David Billingsley
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dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

Real Property Data Search

Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0111350250

Owner Information

Owner Name: BATEMAN TIMOTHY J
BATEMAN JILDA L
Use: Principal Residence: RESIDENTIAL YES
Mailing Address: 2406 STONEWALL CT
CATONSVILLE MD 21228-5440
Deed Reference: /06383/ 00307

Location & Structure Information

Premises Address: 2406 STONEWALL CT
CATONSVILLE 21228-5440
Legal Description:

DEVERE ESTATES

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0100	0004	0660	1080150.04	0000	2	D	44	2019	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1961	1,856 SF	658 SF	15,120 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	SIDING/	4	3 full/ 1 half	1 Carport	

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	98,200	108,700		
Improvements	262,100	266,200		
Total:	360,300	374,900	365,167	370,033
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
KIMBALL ALBERT W,JR	04/05/1982	\$87,000
Type: ARMS LENGTH IMPROVED	Deed1: /06383/ 00307	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: None

Homestead Application Information

Homestead Application Status: Approved 01/12/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

ZAC AGENDA

Case Number: 2020-0154-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Timothy J. Bateman & Jila L. Bateman
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 7

Property Address: 2406 STONEWALL CT

Location: North side of stonewall Court South west 138 feet to center line of Stonewall Road.

Existing Zoning: DR 5.5

Area: .347 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Per section 100.6 BCZR To permit chickens on a lot with .347 acres in lieu of the required 1 acre.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/03/2020

Miscellaneous Notes:

Case Number: 2020-0155-A **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Angela Horman & Joshua Horman
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 318 STONEWALL RD

Location: South west of Radstock Road and Stonewall Road on West side of Stonewall Road.

Existing Zoning: DR 5.5

Area: 16,720 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Per Section 100.6 of BCZR To permit the stabling and pasturing of chickens in the rear yard of a residential lot that is 0.38 acres in lieu of the required 1 acre minimum.

Attorney: Not Available

Prior Zoning Cases: None

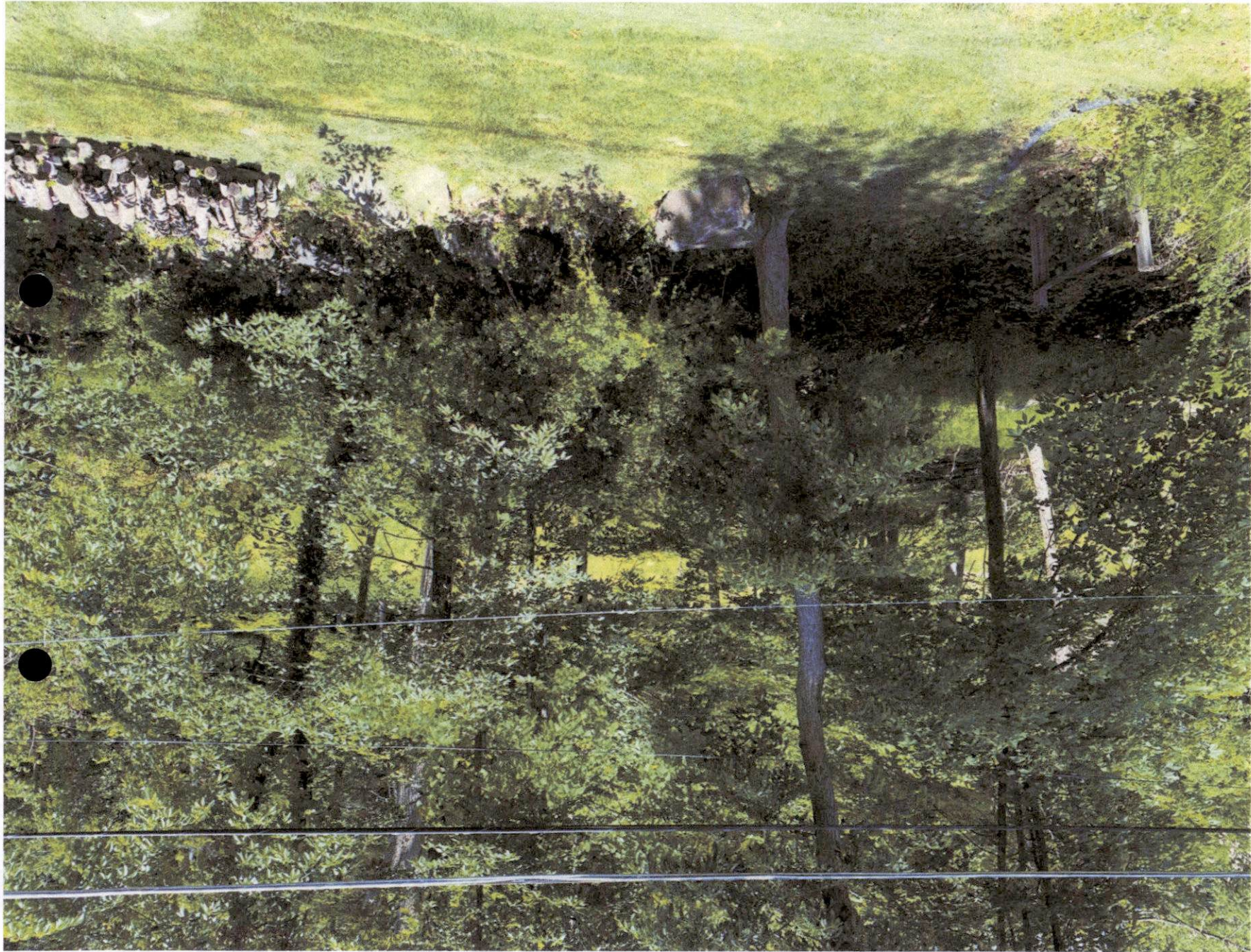
Concurrent Cases: None

Violation Cases: None

Closing Date: 08/03/2020

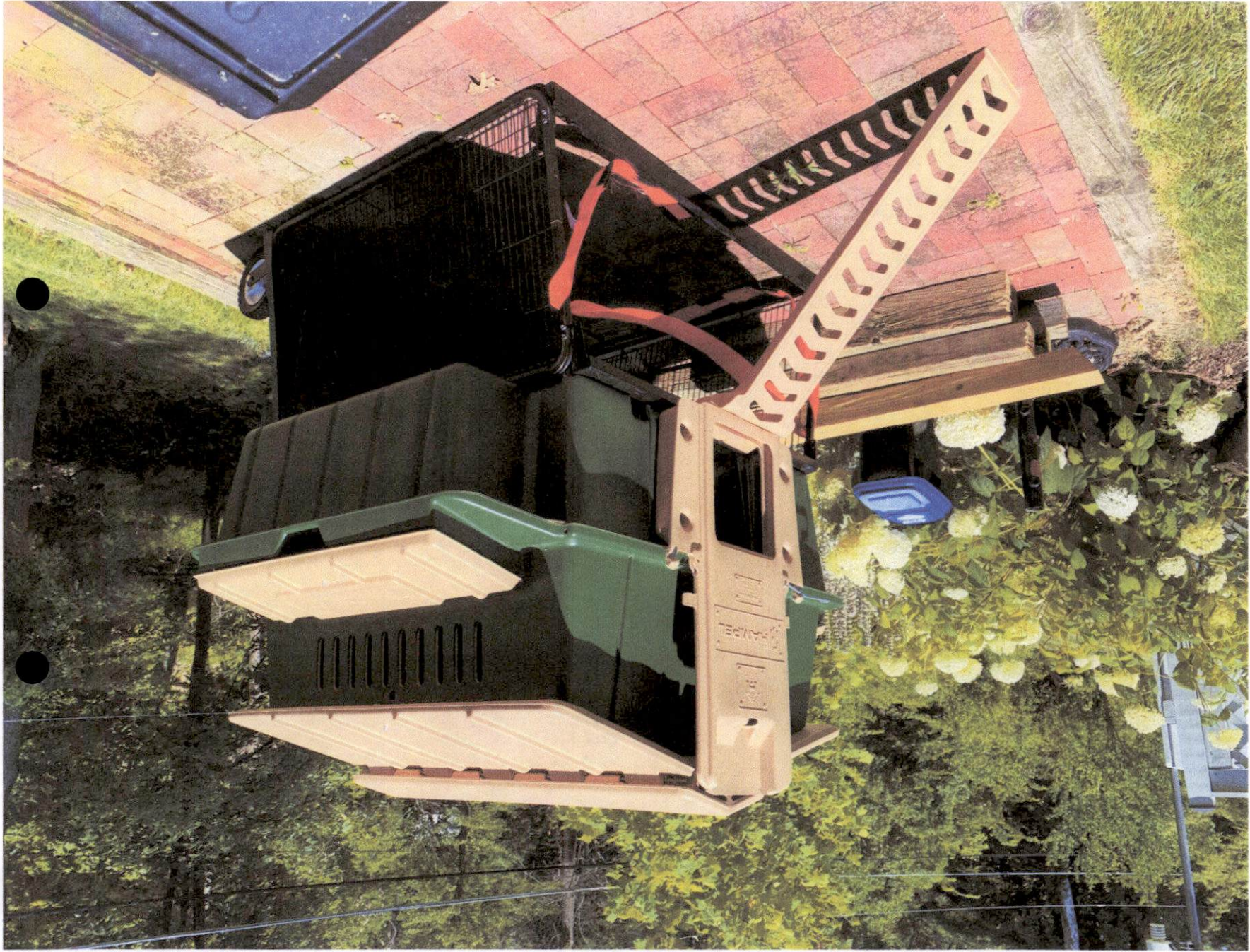
Miscellaneous Notes:

view from coop to storm drain reservation



2020-0154-A

door



2020-0154-A

2020-01/54-A



view from coop to rear of 2404 Stonewall Ct

2020-0154-A



view from coop to 2408 Stonewall Ct.



My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

0111350250

Search

Property Report - 2406 STONEWALL CT

2406 STONEWALL CT

Tax Account Number 0111350250

Owner Name BATEMAN TIMOTHY J
BATEMAN JILDA L

Premise Address 2406 STONEWALL CT

Tax Map 0100

Parcel 0660

Real Property Report [More info](#)

StreetView [Click for StreetView](#)

PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School [Westchester ES](#)



GIS map copy

2020-0154

DR-1

Pt. Bk. 0000024, Folio 0125

2100001812

SW 2-H

Lot # 48 0102471050

Lot # 44 0111350250

DR 5.5

2406

0118473290

Lot # 45

2404

Lot # 46 0113856500

2402

0120000360

Lot # 47

STONEWALL CT

Lot # 40 0102651120
2401

Lot # 39 0119320580

2070-0154-A

1 ED

100B1

1 CD

PAI # 010089

Pt. Bk. 0000024, Folio 0125
PAI # 010089

Lot # 43

0113753101

2408

2405

Lot # 42
0107291030

SW 3-H

DR 1

0119480080

Lot # 41

2403

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 2406 Stonewall Ct; Catonsville OWNER(S) NAME(S) JILDA + Timothy Bateman
MD 21228
SUBDIVISION NAME Devere Estates LOT # 44 BLOCK # D SECTION # 2
PLAT BOOK # 24 FOLIO # 125 10 DIGIT TAX # 0111350250 DEED REF. # 06383/00307

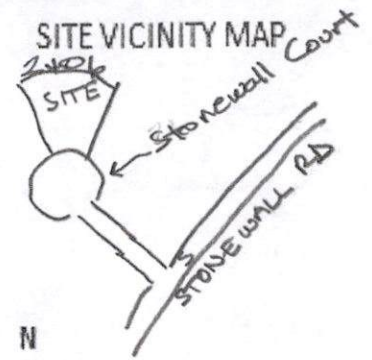
(see 2 attached sheets)



PLAN DRAWN BY JILDA L. BATEMAN DATE 7/1/2020 SCALE: 1 INCH = 30 FEET

2020-0154-A

Pet. Exh. 1



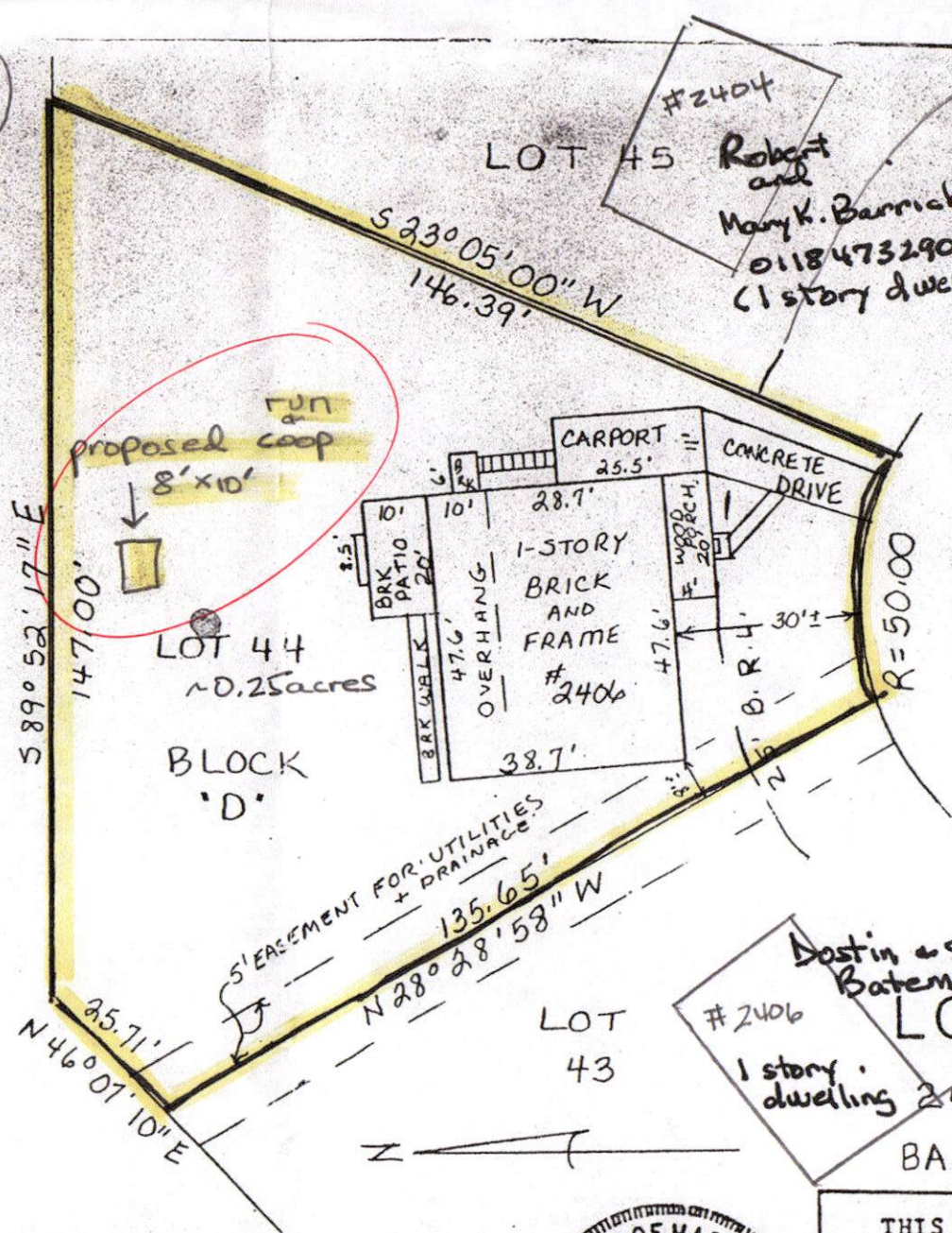
MAP IS NOT TO SCALE

ZONING MAP# 0100
SITE ZONED DR 5.5
ELECTION DISTRICT 1st
COUNCIL DISTRICT 7th
LOT AREA ACREAGE 0.25
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



Storm Drain Reservation
(wooded area - County Property)



Devere Estates

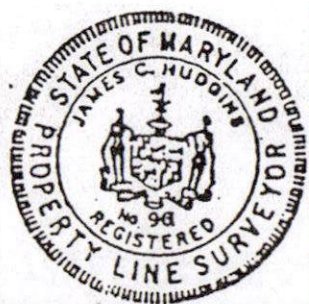
STONEWALL COURT

Dustin & Shannon
Bateman 0113753101

#2406
1 story dwelling
2406 STONEWALL COURT
BALTIMORE COUNTY, MD

This is to certify that I have surveyed the property known as LOT 44, BLOCK D shown on PLAT OF "SECTION 2, DEVERE ESTATES" sheet - of - recorded in PLAT BOOK 24 FOLIO 125 among the land records of BALTIMORE COUNTY, Maryland for the purpose of locating the improvements thereon.

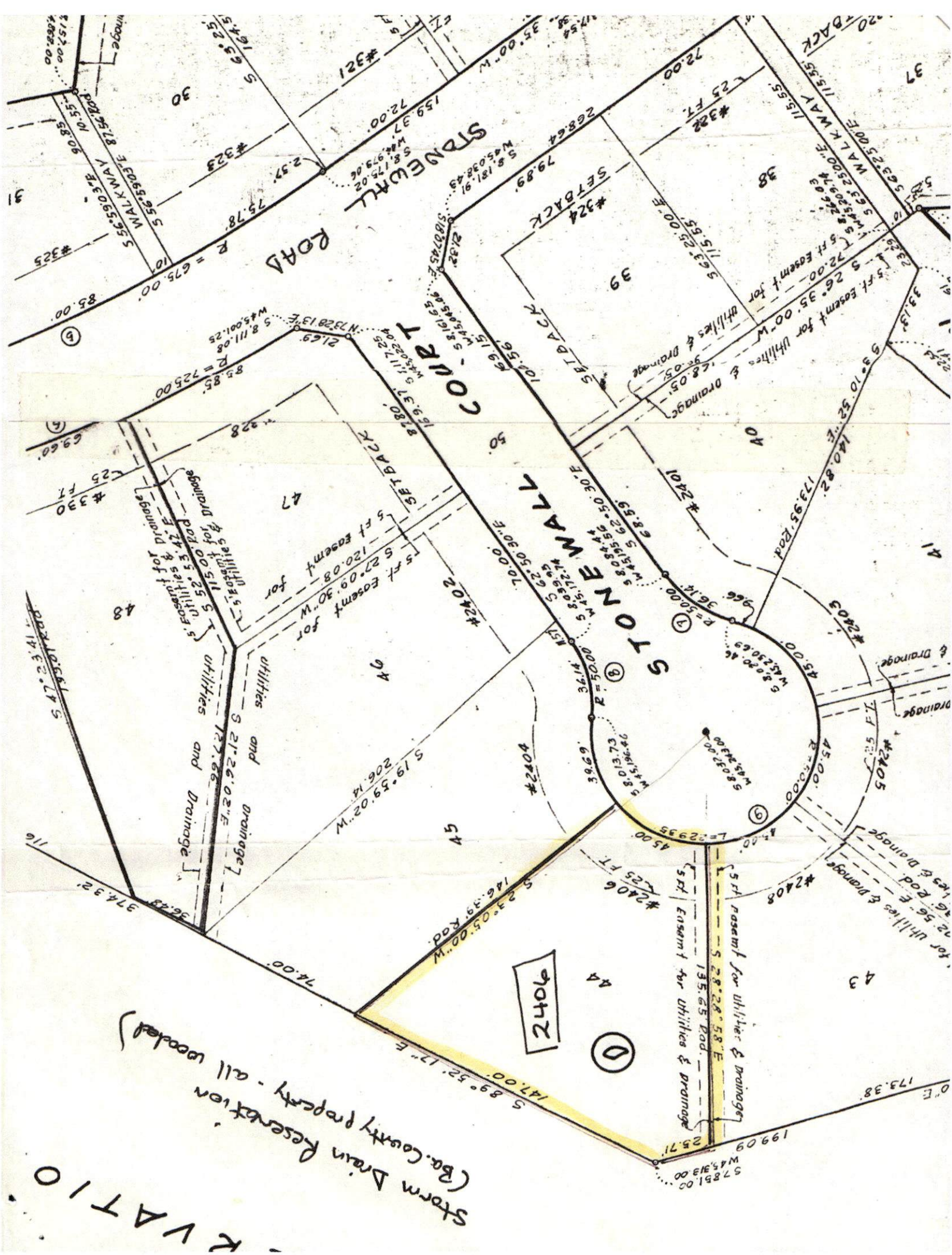
James C. Hudgins
JAMES C. HUDGINS PLS #96



THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.

NTT ASSOCIATES INC. 16205 OLD FREDERICK ROAD
MT. AIRY, MARYLAND PHONE 646-5521 or 442-2031

SCALE 1" = 30'	FIELD BY PHG	DRAWING NUMBER
DATE 5-12-86	DRAWN BY PHG	P-2732



Storm Drain Reservation
(Ba. County property - all wooded)