

**M E M O R A N D U M**

DATE: December 17, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0254-A – Appeal Period Expired

---

The appeal period for the above-referenced cases expired on December 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

<b>IN RE: PETITION FOR ADMIN. VARIANCE</b>	*	BEFORE THE
<b>(1132 Freeland Road)</b>		
6 <sup>th</sup> Election District	*	OFFICE OF ADMINISTRATIVE
3 <sup>rd</sup> Council District		
Larry W. & Sherri L. Finneyfrock	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	<b>CASE NO. 2020-0254-A</b>

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Larry W. and Sherri L. Finneyfrock (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.3 to approve an accessory building (garage) at a total height of 27 ft. in lieu of the required maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 24, 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 the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 11-12-2020  
 By [Signature]

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 satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be 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 12<sup>th</sup> day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 400.3. to approve an accessory building (garage) at a total height of 27 ft. in lieu of the required maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 11-12-2020

By [Signature]

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 11-12-2020

By aw



# 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 1132 Freeland Rd Freeland Md 21053 Currently zoned RC 2  
Deed Reference 1057400485 10 Digit Tax Account # 1600007214  
Owner(s) Printed Name(s) LARRY W FINNEYBROCK Sherri L Finneybrock

(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)

BCZR 400.3 to approve an accessory building (garage) at a total height of 27 ft in lieu of the required maximum height of 15 ft

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):

LARRY W FINNEYBROCK , Sherri L Finneybrock  
Name #1 – Type or Print Name # 2 – Type or Print  
Larry W Finneybrock Sherri L Finneybrock  
Signature #1 Signature #2  
1132 Freeland Rd Freeland Md  
Mailing Address City State  
21053 443-463-7467 Finneybrock@AOL.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

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 2020-0254-A Filing Date 10/15/2020 Estimated Posting Date 10/25/2020 Reviewer CP

# 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: 1132 Freeland Rd Freeland MD 21053  
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The subject property is accessed by a long Panhandle drive, which renders it unique. If the regulations were strictly interpreted, Petitioner would experience a practical difficulty because I would be unable to construct the proposed garage.

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

[Signature]  
Signature of Owner (Affiant)  
LARRY W FINNEYFROCK  
Name- Print or Type

[Signature]  
Signature of Owner (Affiant)  
SHERRI L FINNEYFROCK  
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 15<sup>th</sup> day of September 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Larry Finneyfrock + Sherri Finneyfrock

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

AS WITNESS my hand and Notaries Seal

**KAREN MINOGUE**  
Notary Public  
Baltimore County  
Maryland  
My Commission Expires Jan. 11, 2024

[Signature]  
Notary Public  
1/11/2024  
My Commission Expires  
2020-0254-A

**ZONING PROPERTY DESCRIPTION FOR  
1132 FREELAND RD FREELAND MD 21053**

Beginning at a point on the northwest side of Freeland Rd which is sixty feet wide at a distance of 790 feet Northeast of the centerline of the nearest improved intersection street Mt Zion Rd which is 40 feet wide.

Being lot 5 in the subdivision of Bee Tree Manor as recorded in Baltimore County Plat Book 35 Folio 85 containing 8.40 acres. Located in the sixth Election District and Third Council District.

2020-0254-A

# CERTIFICATE OF POSTING

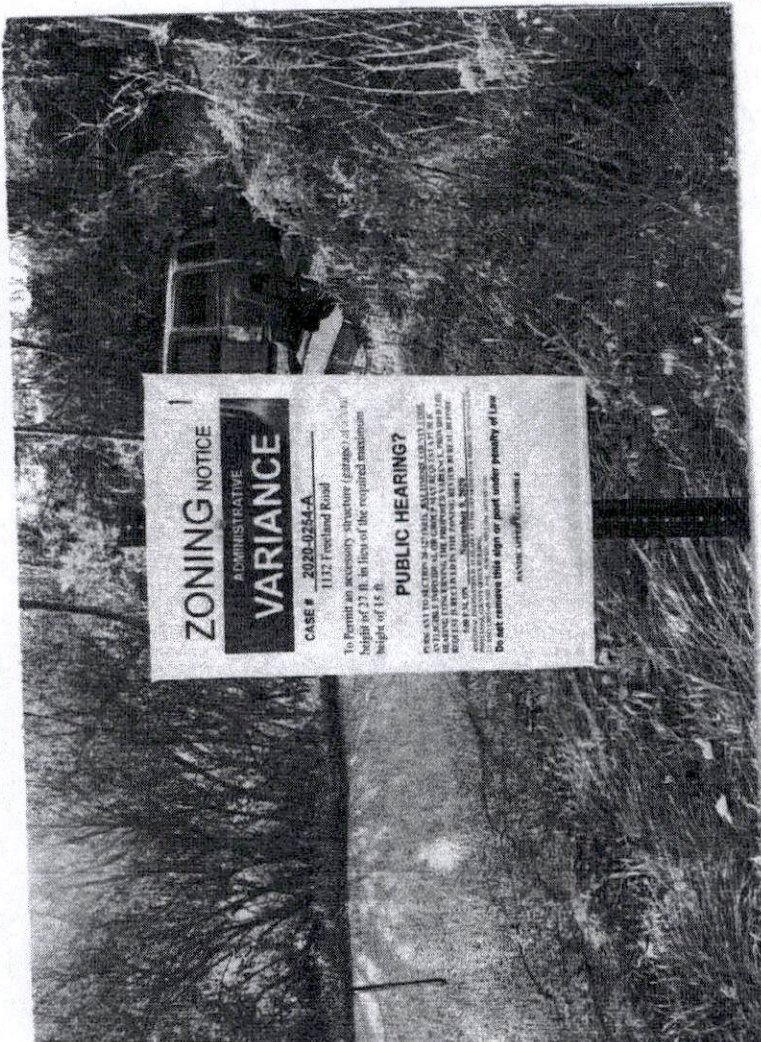



Date: 11/03/2020 recheck

RE: Project Name: Administrative Variance  
Case Number /PAI Number: 2020-0254-A  
Petitioner/Developer: Larry & Sherri Finneyfrock  
Date of Hearing/Closing: 11/09/2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1132 Freeland Road  
Freeland, MD. 21053

The sign(s) were posted on 10/24/2020 & recheck 11/03/2020  
(Month, Day, Year)



  
(Signature of Sign Poster)

John M. Altmeyer  
(Printed Name of Sign Poster)

21722 Orwig Road  
(Street Address of Sign Poster)

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

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



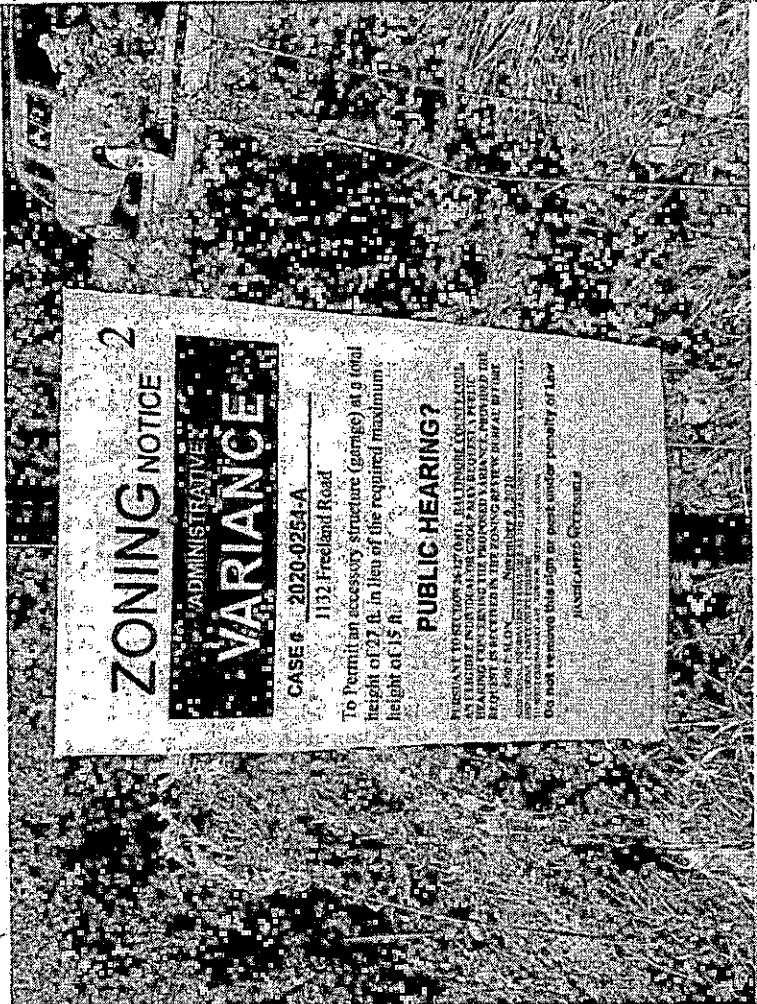
# CERTIFICATE OF POSTING

Date: 11/03/2020 recheck

RE: Project Name: Administrative Variance  
Case Number /PAI Number: 2020-0254-A  
Petitioner/Developer: Larry & Sherri Finneyfrock  
Date of Hearing/Closing: 11/09/2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1132 Freeland Road  
Freeland, MD. 21053

The sign(s) were posted on 10/24/2020 & recheck 11/03/2020  
(Month, Day, Year)



John M. Altmeyer  
(Signature of Sign Poster)

John M. Altmeyer  
(Printed Name of Sign Poster)

21722 Orwig Road  
(Street Address of Sign Poster)

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

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

# CERTIFICATE OF POSTING

Date: 10/24/2020

RE: Project Name: Administrative Variance  
Case Number /PAI Number: 2020-0254-A  
Petitioner/Developer: Larry & Sherri Finneyfrock  
Date of Hearing/Closing: 11/09/2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1132 Freeland Road

The sign(s) were posted on 10/24/2020

(Month, Day, Year)



  
(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Road

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)

# CERTIFICATE OF POSTING

Date: 10/24/2020

RE: Project Name: Administrative Variance  
Case Number /PAI Number: 2020-0254-A  
Petitioner/Developer: Larry & Sherri Finneyfrock  
Date of Hearing/Closing: 11/09/2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1132 Freeland Road

The sign(s) were posted on 10/24/2020

(Month, Day, Year)



*John M. Altmeyer*  
(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Road

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(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- 0254 -A Address 1132 Freeland Rd

Contact Person: Christina Feink Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 10-15-2020 Posting Date: 10-25-2020 Closing Date: 11-9-2020

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for 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.
- 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.
- 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- 0254 -A Address 1132 Freeland Rd

Petitioner's Name LARRY & Sherril Finney Frick Telephone 443-463-7467

Posting Date: 10-25-2020 Closing Date: 11-9-2020

Wording for Sign: To Permit an accessory structure (garage) at a  
total height of 27 FT in lieu of the required maximum  
height of 15 FT

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: 2020-0254-A  
Property Address: 1132 Freeland Ave  
Property Description: \_\_\_\_\_  
Legal Owners (Petitioners): \_\_\_\_\_  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: LARRY W FINNERTROCK  
Company/Firm (if applicable): \_\_\_\_\_  
Address: 1132 Freeland Rd  
Freeland Md 21053  
Telephone Number: 443-463-7467



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

November 9, 2020

Larry W Finneyfrock,  
1132 Freeland Road  
Freeland MD 21053

RE: Case Number: 2020-0254-A, 1132 Freeland 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 October 15, 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 words "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: October 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0254-A  
Address 1132 Freeland Road  
(Finneyfrock Property)

Zoning Advisory Committee Meeting of **October 26, 2020**.

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

Reviewer: Steve Ford

October 28, 2020

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

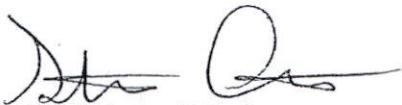
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Administrative Variance 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. 2020-0254-A.

Larry W. Finneyfrock & Sherrid Finneyfrock  
1132 Freeland Rd.

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-2335 or toll free (in Maryland only) 1-800-735-2258 (x2335), or via email at (sautry@mdot.maryland.gov).

Sincerely,



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

WW/RAZ



**CHECKLIST**

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10-20</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>) Date: 10-24-20 by Altmeppen

SIGN POSTING (2<sup>nd</sup>) Date: 11-3-20 by "

PEOPLE'S COUNSEL APPEARANCE Yes  No

PEOPLE'S COUNSEL COMMENT LETTER Yes  No

Comments, if any: \_\_\_\_\_

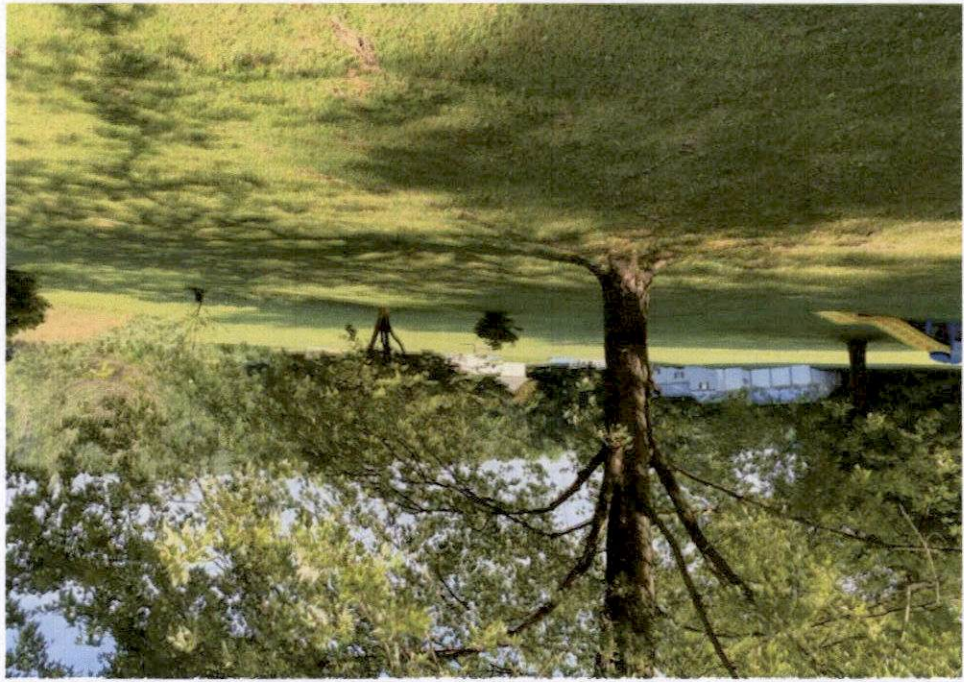
## Real Property Data Search

## Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 1600007214		
Owner Information		
Owner Name:	FINNEYFROCK LARRY W FINNEYFROCK SHERRIL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1132 FREELAND RD FREELAND MD 21053	Deed Reference: /10576/ 00485
Location & Structure Information		
Premises Address:	1132 FREELAND RD FREELAND 21053	Legal Description: 8.40 AC 988 NE MT ZION RD BEE TREE MANOR
Map: 0006	Grid: 0006	Parcel: 0261
Neighborhood: 6010001.04	Subdivision: 0000	Section: 2
Block: 5	Lot: 2020	Assessment Year: 2020
Plat No: 0035/ 0085	Plat Ref: 0035/ 0085	
Town: None		
Primary Structure Built: 1978	Above Grade Living Area: 1,977 SF	Finished Basement Area: 8.4000 AC
		County Use: 04
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 3	Full/Half Bath: 2 full/ 1 half
Garage:	Last Notice of Major Improvements:	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	134,200	134,200
Improvements:	178,200	199,000
Total:	312,400	333,200
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		319,333
		326,267
Transfer Information		
Seller: LAWLOR PATRICIA S	Date: 06/09/1994	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10576/ 00485	Deed2:
Seller: LAWLOR JAMES C	Date: 04/19/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09713/ 00525	Deed2:
Seller: OLD YORK LAND CO MPANY	Date: 02/28/1973	Price: \$13,300
Type: ARMS LENGTH IMPROVED	Deed1: /05339/ 00536	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		07/01/2021
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 10/15/2013		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



C View of Proposed Building



A View of Abel



B View of Remikas

2020-0254-A

# ZAC AGENDA

**Case Number:** 2020-0253-A      **Reviewer:** Jason Seidelman  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Willie Irvin and Gwendolyn P. Lewis  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 2    **Council Dist:** 4

**Property Address:** 14 CHARLESWOOD CT  
**Location:** North East side of Charleswood Court (50 Row), 390' South East of Saint Lukes Lane (40 Row).

**Existing Zoning:** DR 3.5                      **Area:** 9,240 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

1B01.2.C.1.b To permit a side yard carport addition with a side setback of 3.5 feet in lieu of the required 7.5 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 11/09/2020

**Miscellaneous Notes:**

**Case Number:** 2020-0254-A      **Reviewer:** Christina Frink  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Larry W Finneyfrock & Sherrid Finneyfrock  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 6    **Council Dist:** 3

**Property Address:** 1132 FREELAND RD  
**Location:** North West side of Freeland Road 790 feet North East of Mt Zion Road.

**Existing Zoning:** RC 2                      **Area:** 8.4 AC

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

BCZR 400.3 To approve an accessory building (garage) at a total height of 27 feet in lieu of the required maximum height of 15 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 11/09/2020

**Miscellaneous Notes:**

**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: October 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0254-A  
Address 1132 Freeland Road  
(Finneyfrock Property)

Zoning Advisory Committee Meeting of **October 26, 2020**.

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

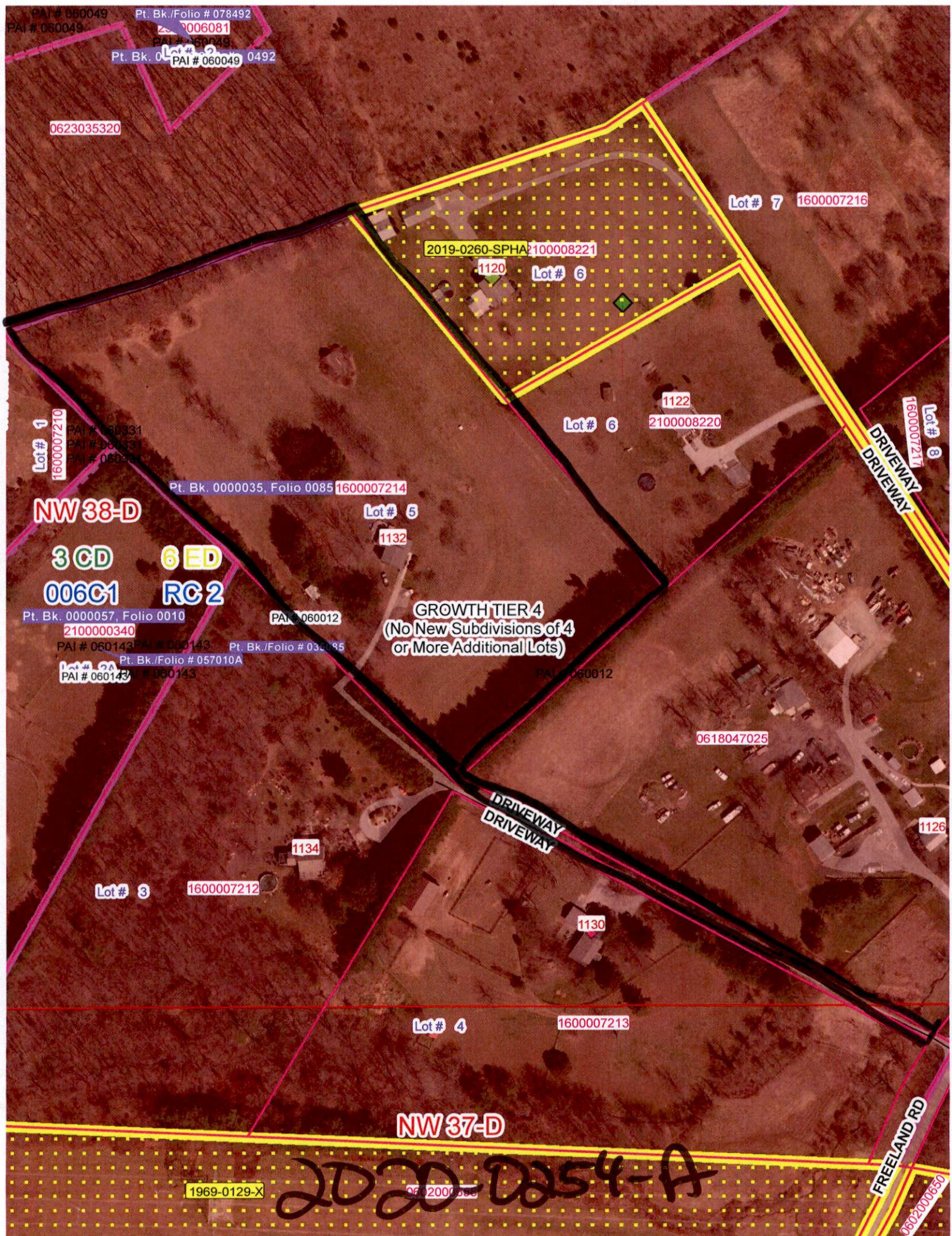
Reviewer: Steve Ford

Real Property Data Search ( w3)

Search Result for BALTIMORE COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
<b>Special Tax Recapture: None</b>		
<b>Account Identifier:</b>	<b>District - 06 Account Number - 1600007214</b>	
Owner Information		
<b>Owner Name:</b>	FINNEYFROCK LARRY W FINNEYFROCK SHERRI L	<b>Use:</b> RESIDENTIAL <b>Principal Residence:</b> YES
<b>Mailing Address:</b>	1132 FREELAND RD FREELAND MD 21053	<b>Deed Reference:</b> /10576/ 00485
Location & Structure Information		
<b>Premises Address:</b>	1132 FREELAND RD 0-0000	<b>Legal Description:</b> 8.40 AC 988 NE MT ZION RD BEE TREE MANOR
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>
0006	0006	0261
<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
6010001.04	0000	2
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>
	5	2020
		<b>Plat No:</b>
		<b>Plat Ref:</b> 0035/ 0085
<b>Town:</b> None		
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>
1978	1,977 SF	
		<b>Property Land Area</b>
		8.4000 AC
		<b>County Use</b>
		04
<b>Stories</b>	<b>Basement</b>	<b>Type</b>
2	YES	STANDARD UNIT
<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
SIDING/	3	2 full/ 1 half
<b>Garage</b>	<b>Last Notice of Major Improvements</b>	
Value Information		
	<b>Base Value</b>	<b>Value</b>
		As of
		01/01/2020
<b>Land:</b>	134,200	134,200
<b>Improvements</b>	178,200	199,000
<b>Total:</b>	312,400	333,200
<b>Preferential Land:</b>	0	0
		<b>Phase-in Assessments</b>
		As of
		07/01/2020
		As of
		07/01/2021
		319,333
		326,267
Transfer Information		
<b>Seller:</b> LAWLOR PATRICIA S	<b>Date:</b> 06/09/1994	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /10576/ 00485	<b>Deed2:</b>
<b>Seller:</b> LAWLOR JAMES C	<b>Date:</b> 04/19/1993	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /09713/ 00525	<b>Deed2:</b>
<b>Seller:</b> OLD YORK LAND CO MPANY	<b>Date:</b> 02/28/1973	<b>Price:</b> \$13,300
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /05339/ 00536	<b>Deed2:</b>
Exemption Information		
<b>Partial Exempt Assessments:</b>	<b>Class</b>	
<b>County:</b>	000	07/01/2020
<b>State:</b>	000	07/01/2021
<b>Municipal:</b>	000	0.00
		0.00
		0.00 0.00
		0.00 0.00
<b>Special Tax Recapture: None</b>		
Homestead Application Information		
<b>Homestead Application Status:</b> Approved 10/15/2013		
Homeowners' Tax Credit Application Information		
<b>Homeowners' Tax Credit Application Status:</b> No Application <b>Date:</b>		

2020-0254-A



PAI # 060049 Pt. Bk./Folio # 078492  
PAI # 060049 006081  
PAI # 060049  
Pt. Bk. 0 PAI # 060049 0492

0623035320

Lot # 7 1600007216

2019-0260-SPHA 100008221

1120 Lot # 6

1122 Lot # 6 2100008220

Lot # 1 1600007210  
PAI # 060331  
PAI # 060331  
PAI # 060331

Pt. Bk. 0000035, Folio 0085 1600007214

**NW 38-D**  
**3 CD** **6 ED**  
**006C1** **RC 2**

Lot # 5 1132

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

Pt. Bk. 0000057, Folio 0010 2100000340  
PAI # 060143 PAI # 060143 Pt. Bk./Folio # 035085  
Pt. Bk./Folio # 057010A  
Lot # 2A PAI # 060143

PAI # 060012

PAI # 060012

0618047025

DRIVEWAY  
DRIVEWAY

Lot # 3 1600007212

1134

1130

Lot # 4 1600007213

**NW 37-D**

1969-0129-X

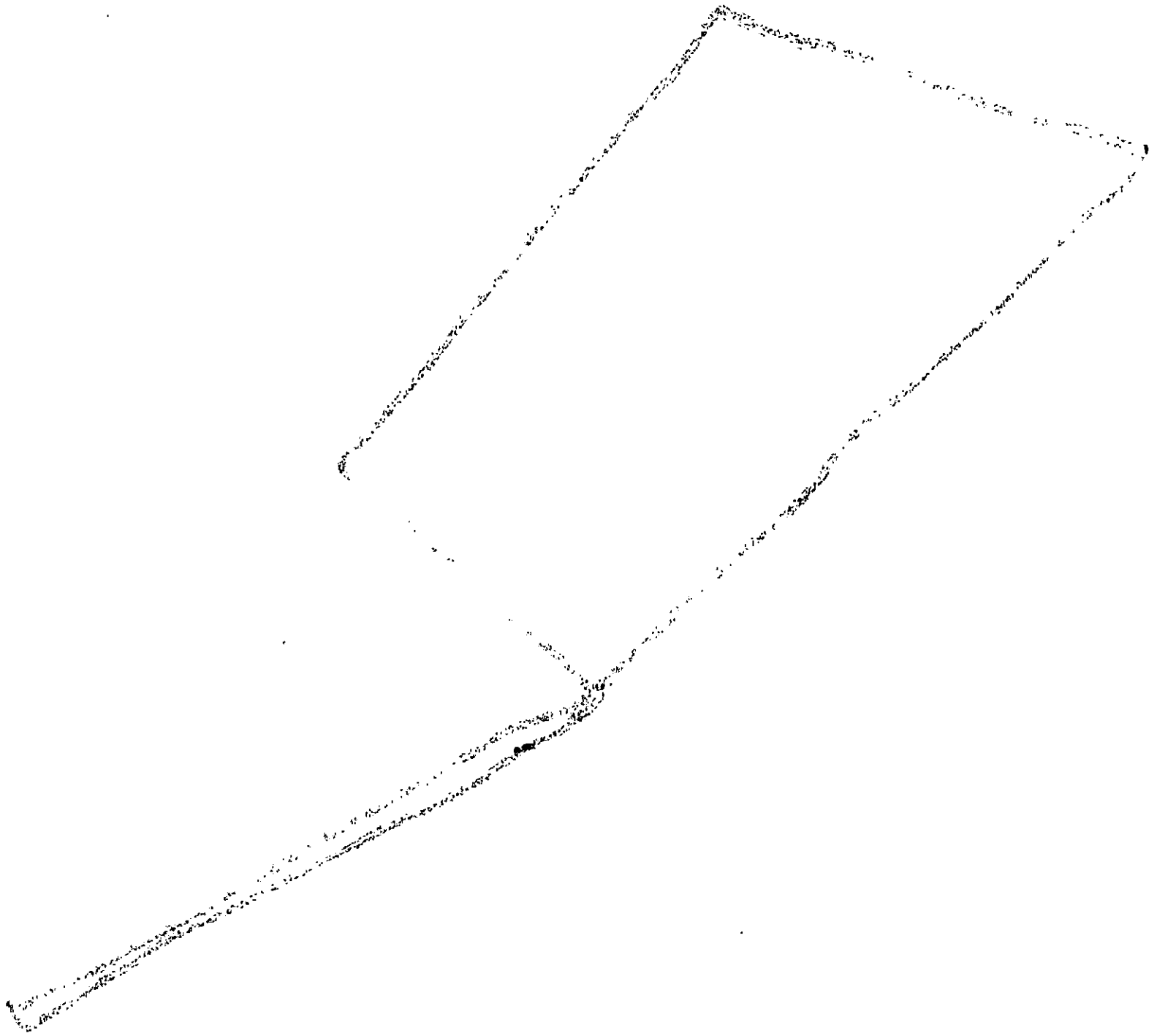
2020-D254-A

0602000558

DRIVEWAY  
DRIVEWAY  
FREELAND RD

0602000650

1126



A-100-0516



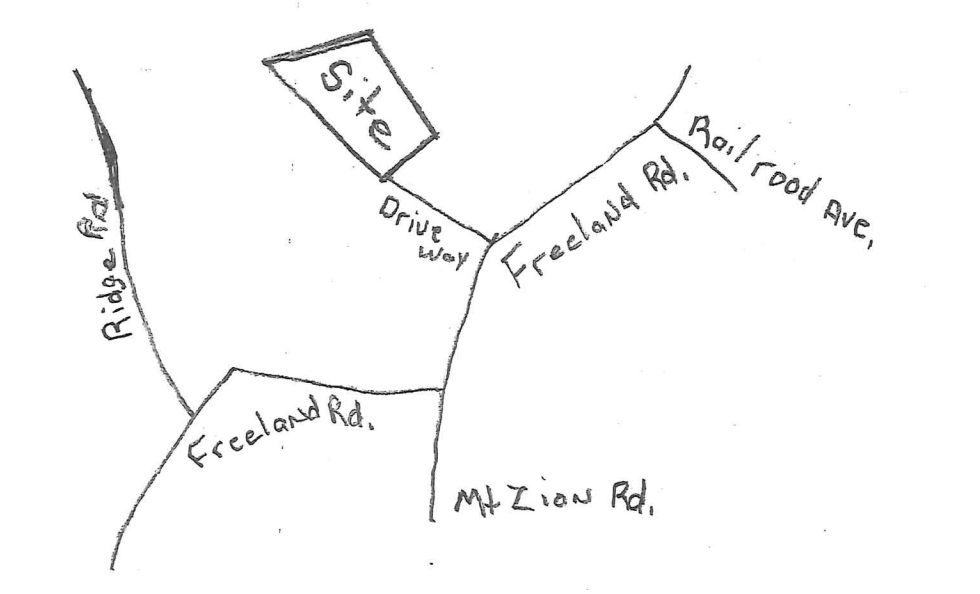
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 1132 Freeland Rd, Freeland MD OWNER(S) NAME(S) Larry Finneyfrock

SUBDIVISION NAME Bee tree manor LOT # 5 BLOCK # \_\_\_\_\_ SECTION # 2

PLAT BOOK # 35 FOLIO # 85 10 DIGIT TAX # 1600007214 DEED REF. # 10576/00485

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 006 C1

SITE ZONED RC2

ELECTION DISTRICT 6th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 8.40

OR SQUARE FEET \_\_\_\_\_

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: PUBLIC \_\_\_\_\_ PRIVATE X

SEWER IS: PUBLIC \_\_\_\_\_ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

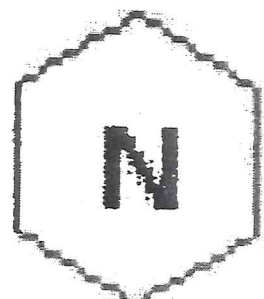
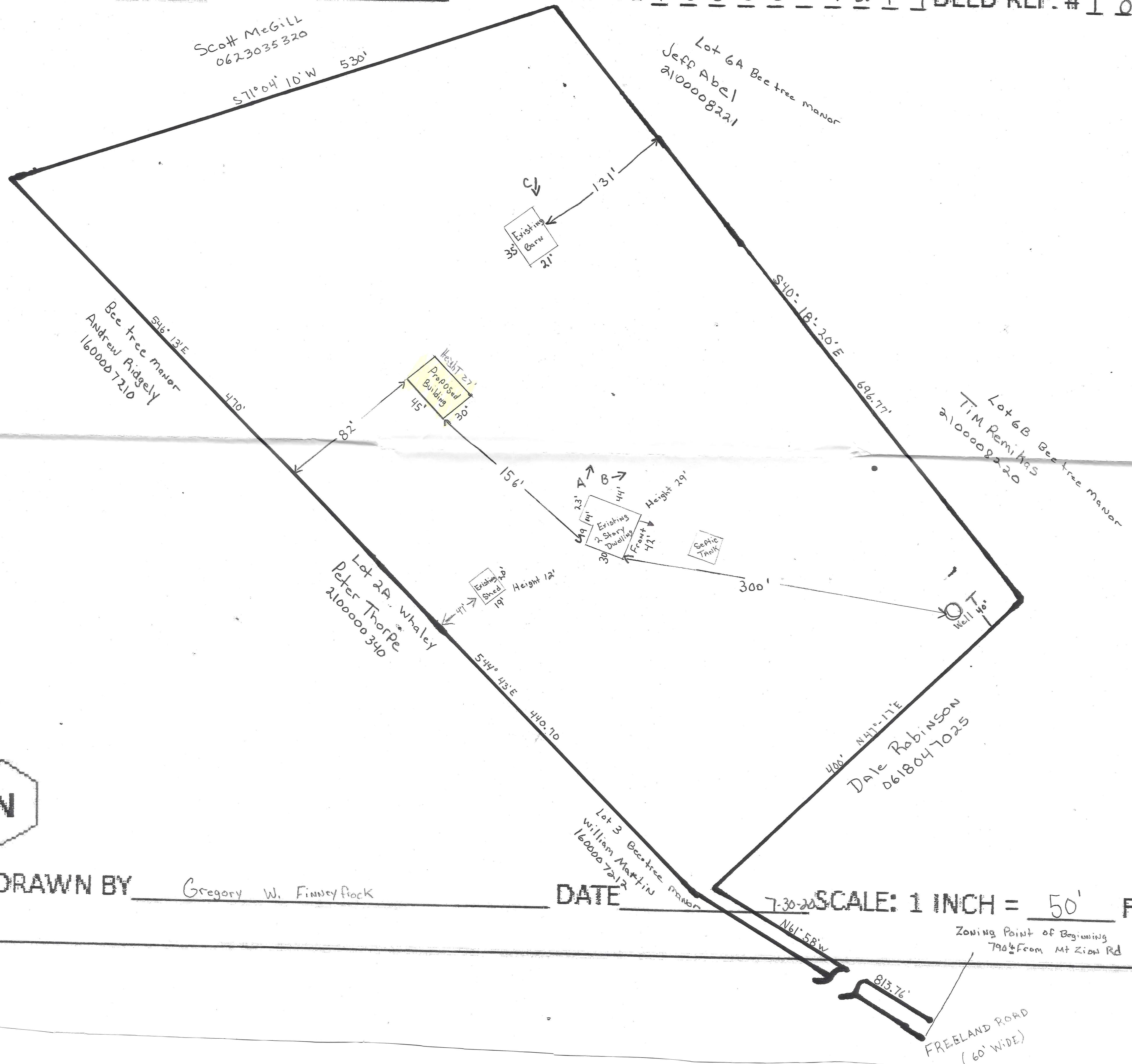
NA

VIOLATION CASE INFO:

NA

Pet. Exp. 1

2020-0254-A



PLAN DRAWN BY Gregory W. Finneyfrock

DATE \_\_\_\_\_ SCALE: 1 INCH = 50' FEET

Zoning Point of Beginning 796' From Mt Zion Rd

FREELAND ROAD (60' WIDE)

