



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

March 29, 2023

Gail R. Keller and Heather Hicks – hrhicks73@gmail.com
3710 Kahl Farm Road
Perry Hall, MD 21128

RE: Petition for Administrative Variance
Case No. 2023-0042-A
Property: 3710 Kahl Farm Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul M. Mayhew", is written over the word "Sincerely,".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Marcel Mileo – marcel@lazolandscaping.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3710 Kahl Farm Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
	*	HEARINGS FOR
Gail Keller & Heather Hicks		
	*	BALTIMORE COUNTY
Petitioners		
	*	CASE NO. 2023-0042-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Gail Keller and Heather Hicks (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.1: To approve an accessory building (pavilion) located in the side yard in lieu of the rear yard and located in the third area of the yard closest to the side street in lieu of the third furthest removed from the side street. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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 March 12, 2023, 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 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.

THEREFORE, IT IS ORDERED, this 29th day of **March, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 400.1: To approve an accessory building (pavilion) located in the side yard in lieu of the rear yard and located in the third area of the yard closest to the side street in lieu of the third furthest removed from the side street, 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.

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



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 3710 Kahl Farm Rd., Perry Hall MD 21228 Currently zoned DR-2
 Deed Reference 44330 / 00189 10 Digit Tax Account # 2500015649
 Owner(s) Printed Name(s) Richard Gail Keller

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 400.1 To approve an accessory building (pavilion) located in the side yard in lieu of the rear yard and located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street

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):

Gail R. Keller, Heather Hicks
 Name #1 – Type or Print Name #2 – Type or Print

Gail R. Keller, Heather Hicks
 Signature #1 Signature #2

3710 Kahl Farm Rd., Perry Hall, MD
 Mailing Address City State

21228 / 443-220-5708 h.hicks73e@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:

Marcel Mileo
 Name – Type or Print

Marcel Mileo
 Signature

209 Daisy Dr., Mechanicsburg, PA
 Mailing Address City State

17050 / 717-802-1486 marcel@k2landscaping.com
 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 2023-0042-A Filing Date 2/27/2023 Estimated Posting Date 3/12/2023 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: 3710 Kahl Farm Rd., Perry Hall MD 21128
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 would like to provide shade in my backyard with a permanent structure consisting of a 20'x20' pavilion. I have a corner lot and there is nowhere to place the structure on my property except in an available spot which is a front yard of Perry Hall Road.

Note: There is an existing row of evergreen trees and a fence that would almost completely block seeing the pavilion from Perry Hall Road.

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

Gail R. Keller
Signature of Owner (Affiant)

Gail R. Keller
Name- Print or Type

Heather Hicks
Signature of Owner (Affiant)

Heather Hicks
Name- Print or Type

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

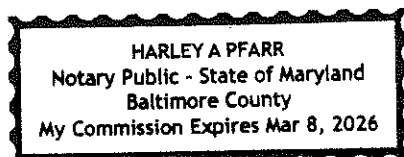
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of Feb, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

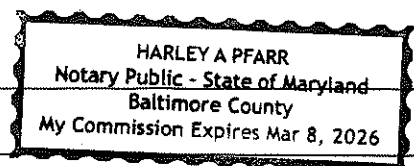
Print name(s) here: Harley Pfarr.

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

AS WITNESS my hand and Notaries Seal



Harley Pfarr
Notary Public
Mar 8, 2026
My Commission Expires



REV. 5/5/2016

2023-0042-A

ZONING PROPERTY DESCRIPTION
3710 KAHL FARM ROAD

PART A

Beginning at a point on the north side of Kahl Farm Road which is 50 feet wide at a distance of 470 feet east of the centerline of Libby Lane which is 50 feet wide.

PART B

Being Lot 37, Subdivision 9856, in the subdivision of Highlands at Perry Hall as recorded in Baltimore County Plat Number 1, Plat Reference 0079/856, Deed Reference 44330/00189 containing .357 acres. Located in Election District 11 and Council District 5.

2023-0042-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/12/2023

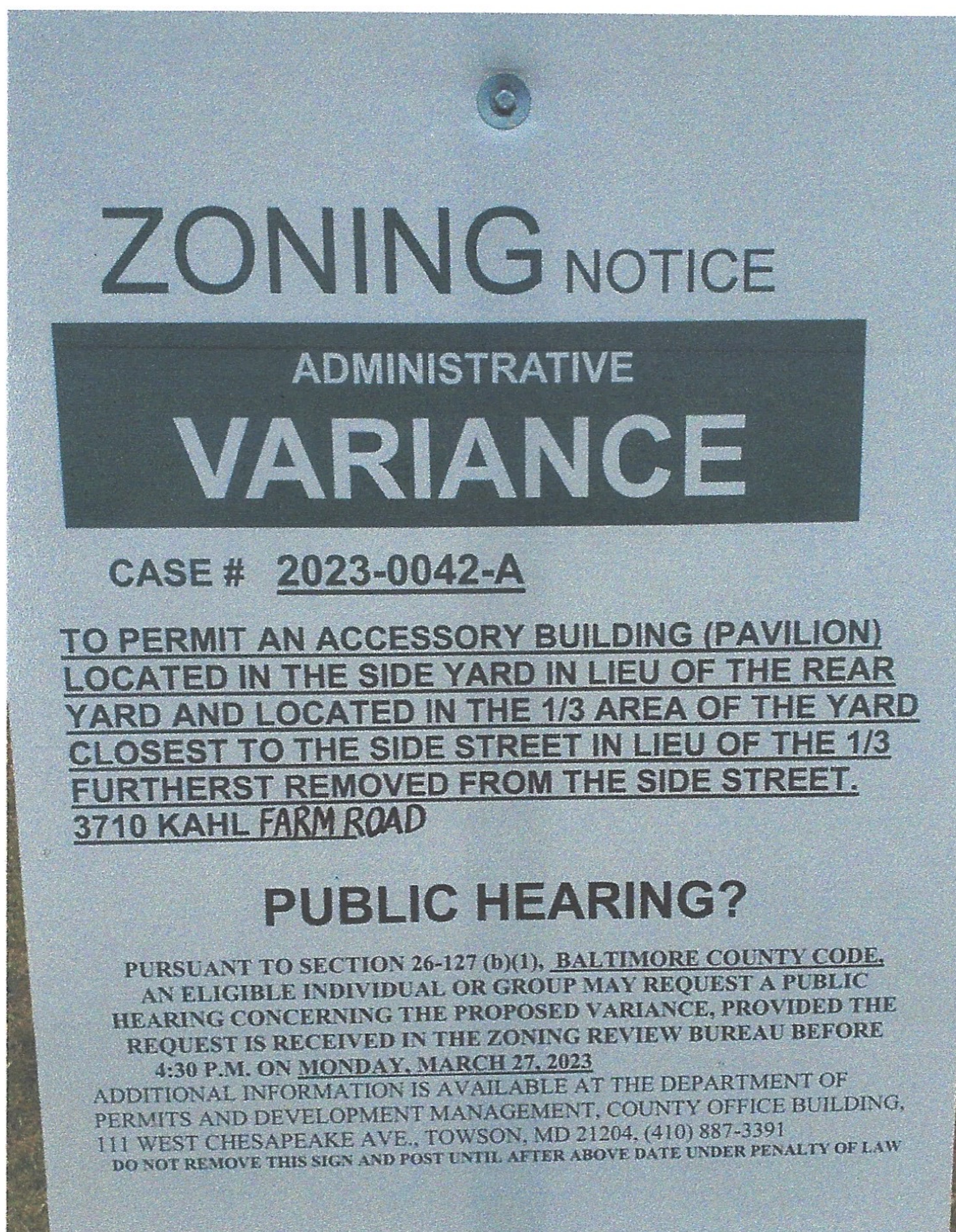
Case Number: 2023-0042-A

Petitioner / Developer: MARCEL MILEO ~ KELLER

Date of Closing: MARCH 27, 2023

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:
3710 KAHL FARM ROAD

The sign(s) were posted on: MARCH 12, 2023



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign

Background Photo 2nd Sign

Posted @ 3710 Kahl Farm Road ~ 3/12/2023

CASE # 2023-0042-A

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: March 10, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0042-A
Address: 3710 Kahl Farm Rd
Legal Owner: Gail Keller and Heather Hicks

Zoning Advisory Committee Meeting of March 13, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 6, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 13, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; Jesse Krout, jkrout@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0040-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: James Locke
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 2270 MONOCACY RD

Location: Property located North side of Monocacy Rd. Southeast 153 feet to centerline of Wicomico Rd.

Existing Zoning: DR 3.5 **Area:** 9,000 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To permit a side yard setback of 1 foot and a combined total of 12 feet in lieu of the required 10 feet and combined total of 25 feet side yard setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0041-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Daniel and Erin Bakondi
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 501 STONELEIGH RD

Location: Property located on the South side of Stoneleigh Rd.; 50 feet South of Petworth Rd.

Existing Zoning: DR 5.5 **Area:** 6,552 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1 and 400.1: To approve a rear addition with a rear yard setback of 5 feet in lieu of the required 30 feet setback and to approve an existing detached garage in the side yard with a setback of 2 feet in lieu of the rear yard and a 2.5 foot setback as required.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/20/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0042-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Gail Keller and Heather Hicks
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 3710 KAHL FARM RD

Location: Property located on the North side of Kahl Farm Rd., 470 feet East of Libby Lane.

Existing Zoning: DR 2 **Area:** 15,537 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To approve an accessory building (pavilion) located in the side yard in lieu of the rear yard and located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0043-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jerome and Brunilda Stephens
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8715 DOGWOOD RD

Location: Property located beginning at the centerline of Dogwood Rd. 888 feet Northwest of Willow Run Rd.

Existing Zoning: RC 2 **Area:** 15.74 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To allow an accessory building (garage) with a height of 26 feet in lieu of the required 15 feet.

Attorney: Not Available

Prior Zoning Cases: 2006-0400-SPH; 2011-0279-SPHX; 2017-0268-A; 2022-0270-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0044-SPHA **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Milford Mill Properties, LLC
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3600 MILFORD MILL RD

Location: Property located on the Northwest corner of intersection of Milford Mill Rd. (85 feet) and Liberty Rd. (85 feet)

Existing Zoning: BL-CCC (BR-CCC, BL, BR)

Area: 4.9 ACRES

Proposed Zoning:

SPECIAL HEARING:

To amend the site plan approved in Zoning Case No. 2014-0082-SPHA.

VARIANCE:

1.) BCZR 450.4.Table of Sign Regulations.5(d): To allow a total of six wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted by right (Signs A, B, C, D, E) and to allow a wall-mounted enterprise sign on a facade of the tenant space without a separate exterior customer entrance (Sign F).

2.) BCZR 450.4.Table of Sign Regulations.5(d): To allow the total sign area of the wall-mounted enterprise signs on one facade for a tenant space in a multi-tenant commercial building to exceed two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Signs A, B, C, D, E [254 square feet in lieu of the permitted 198 square feet [length of tenant space wall 99 feet x 2= 198 square feet permitted]]).

3.) BCZR 450.4.Table of Signs Regulations.7(b): To allow letter copy for the names of tenants/occupants displayed on individuals sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches.

Attorney: David Karceski

Prior Zoning Cases: 2012-0015-XA; 2014-0082-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0045-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Melvin and Courtney Benhoff
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 1713 CIRCLE RD

Location: Property located on the Southwest side of Circle Rd. 865 feet west of the centerline of Ruxton Rd.

Existing Zoning: DR 1 **Area:** .92 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit a proposed accessory building to be located in the side yard in lieu of the rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0046-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Andrew and Patricia Flott (Trustee)
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2 STANLEY DR

Location: Property located beginning at the intersections of Frederick Rd. and Stanley Dr. at a distance of 201 feet East of North Beechwood Ave.

Existing Zoning: DR 2 **Area:** 14,760 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 & 400.3: To approve an accessory building (garage) with a height of 20 feet and a side yard placement, in lieu of the required maximum height of 15 feet and rear yard only placement required. And to approve an existing accessory structure (pool) with a side yard placement in lieu of the rear yard only placement.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0042 -A Address 3710 Kahl Farm Rd

Contact Person: Christine Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-27-2023 Posting Date: 3-12-2023 Closing Date: 3-27-2023

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0042 -A Address 3710 Kahl Farm Rd

Petitioner's Name: Gail Keller JR Telephone (Cell) 443-220-5708

Posting Date: 3-12-2023 Closing Date: 3-27-2023

Wording for Sign: To Permit an accessory building (pavilion) located in the side yard in lieu of the rear yard and
located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street

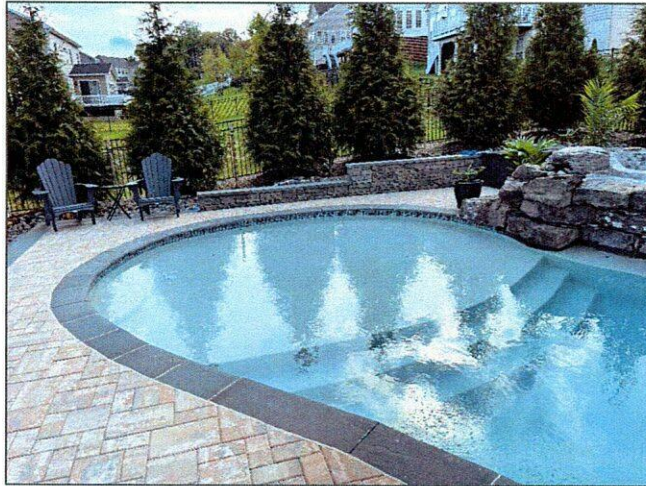


PHOTO 1



PHOTO 2

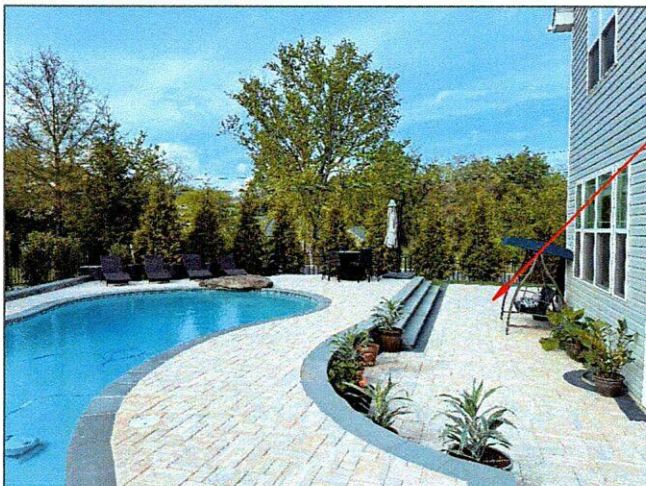
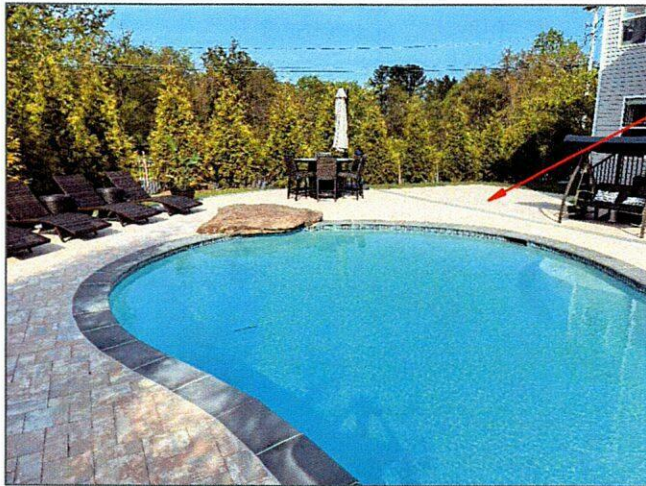


PHOTO 3

PAVILION
LOCATION

PHOTOS 1 - 3 / EXISTING CONDITIONS

2023-0042-A



PAVILION
LOCATION

PHOTO 4



PAVILION
LOCATION

PHOTO 5

VIEW FROM PERRY HALL ROAD

PAVILION LOCATION

2023-0042-A



0 4

3709 PERRY HALL ROAD
(NEIGHBOR TO THE REAR)



3708 KAHL FARM ROAD
(SIDE NEIGHBOR)

2023-0042-A

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

No. 219927

Date: 2-27-2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	000		6150					75.00

Total: 75.00

Rec

From: 3710 KALI FARM RD

For:

2023-0042-A

DR 2

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

WF 22-1197

Marcel Mileo
Debi Mileo
209 Daisy Dr
Mechanicsburg, PA 17050-3724

2578

60-1809/433

12/13 2022

CHECKSAFE

Pay to the
Order of

BALTIMORE COUNTY

\$75.00

seventy five dollars and 00/100

Dollars

Security features
are included.
Details on back.

FIRST NATIONAL BANK OF PENNSYLVANIA

ADMIN. VARIANCE APPLICATION

3710 KALI FARM ROAD

For

[Signature]

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 11 Account Number - 2500015649

Owner Information

Owner Name: KELLER GAIL RICHARD JR Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 3710 KAHL FARM RD Deed Reference: /44330/ 00189
PERRY HALL MD 21128-0000

Location & Structure Information

Premises Address: 3710 KAHL FARM RD Legal Description: .357 AC PHASE 2
PERRY HALL 21128-0000 3710 KAHL FARM RD NS
HIGHLANDS AT PERRY HALL

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0063 0015 0110 11050041.04 9856 37 2021 Plat Ref: 0079/ 856

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2021	3,356 SF	1000 SF	15,537 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNITS	SIDING/5	3 full/1 half	2 Attached		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	202,800	202,800		
Improvements	350,200	375,000		
Total:	553,000	577,800	569,533	577,800
Preferential Land:	0	0		

Transfer Information

Seller: US HOME CORPORATION	Date: 03/17/2021	Price: \$713,985
Type: ARMS LENGTH IMPROVED	Deed1: /44330/ 00189	Deed2:
Seller: PERRY HALL ROAD DEVELOPMENT CORPORATION	Date: 08/02/2019	Price: \$5,350,000
Type: ARMS LENGTH MULTIPLE	Deed1: /41709/ 00124	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

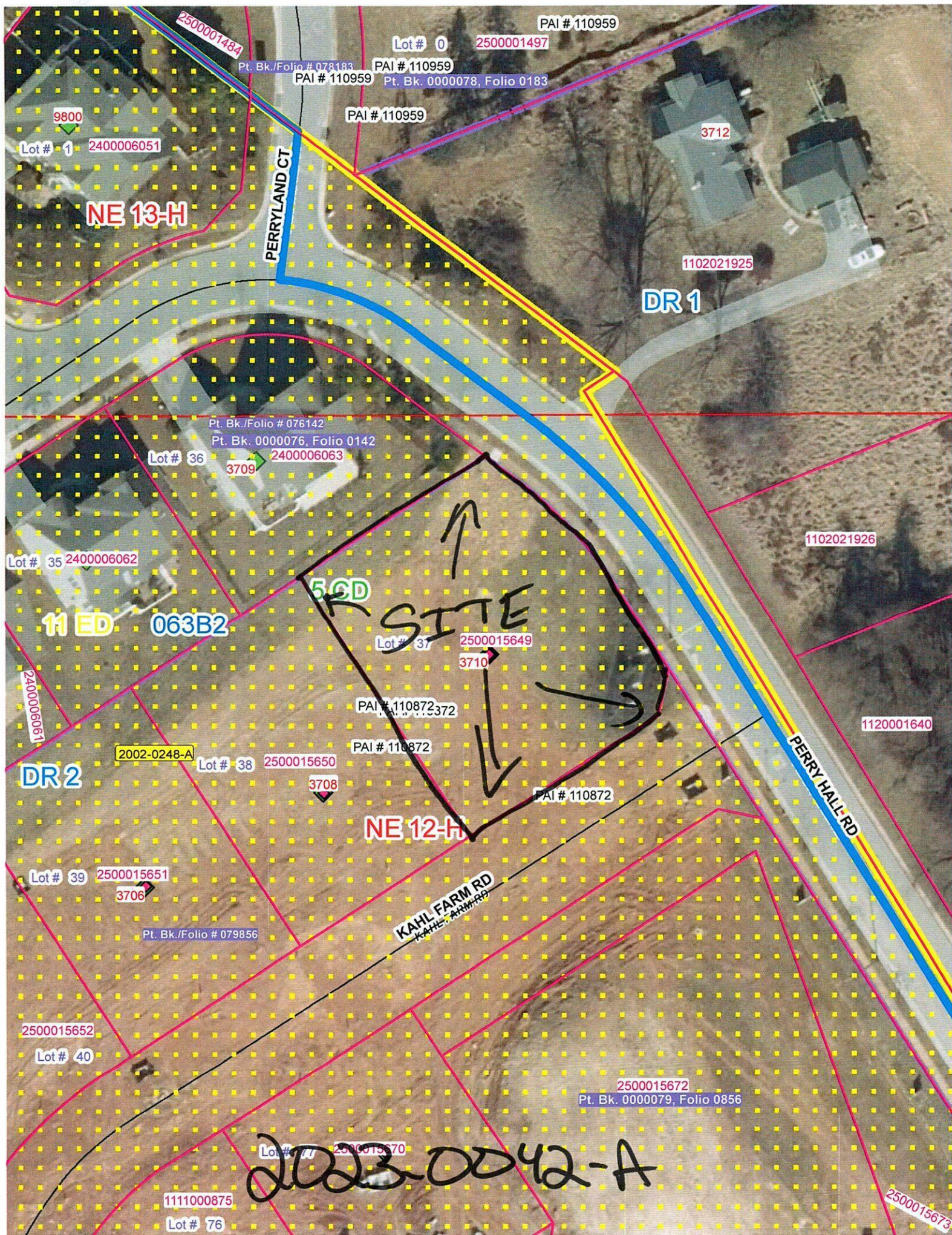
Homestead Application Information

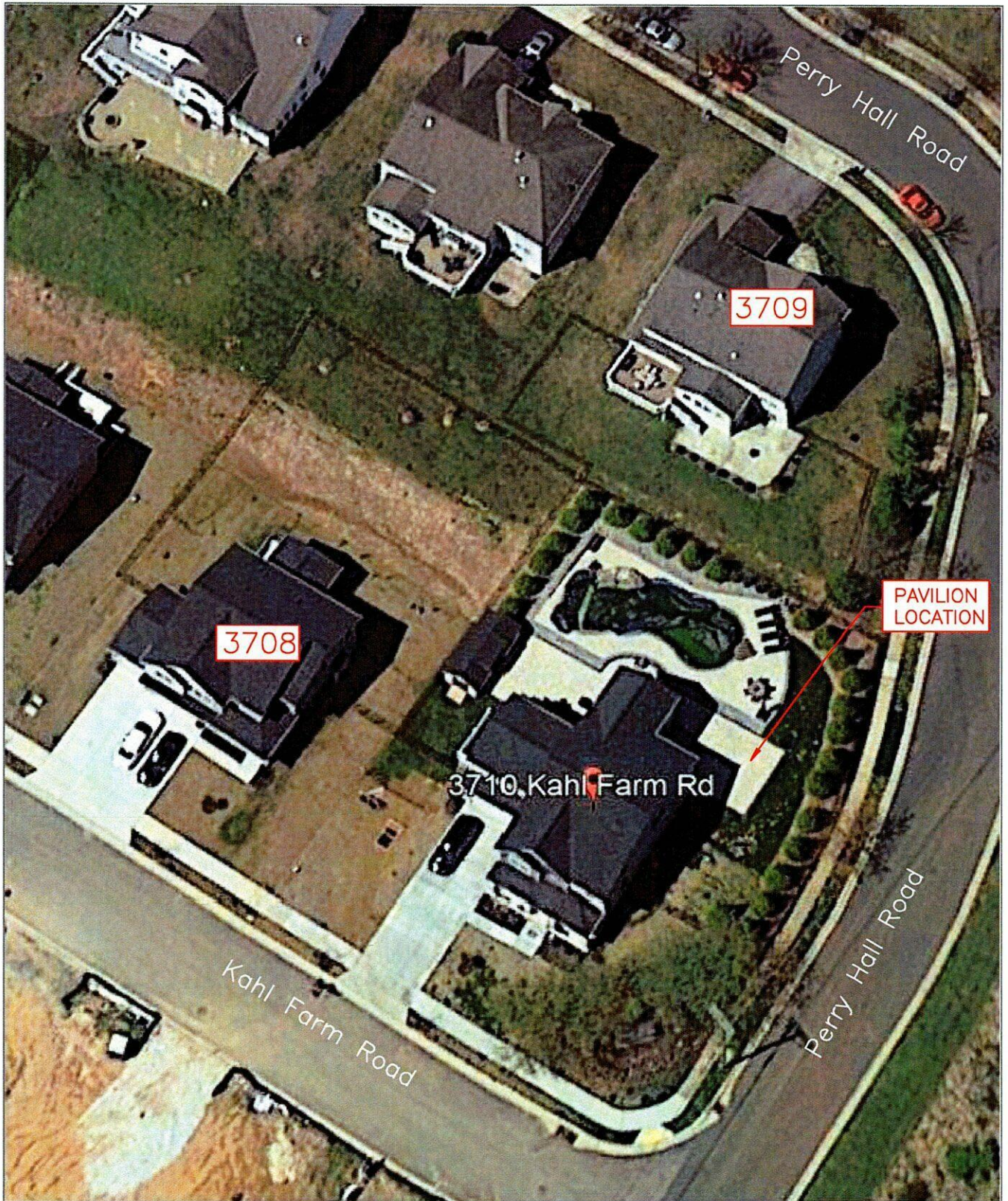
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0042-A





ADJACENT DWELLINGS

2023-0042-A

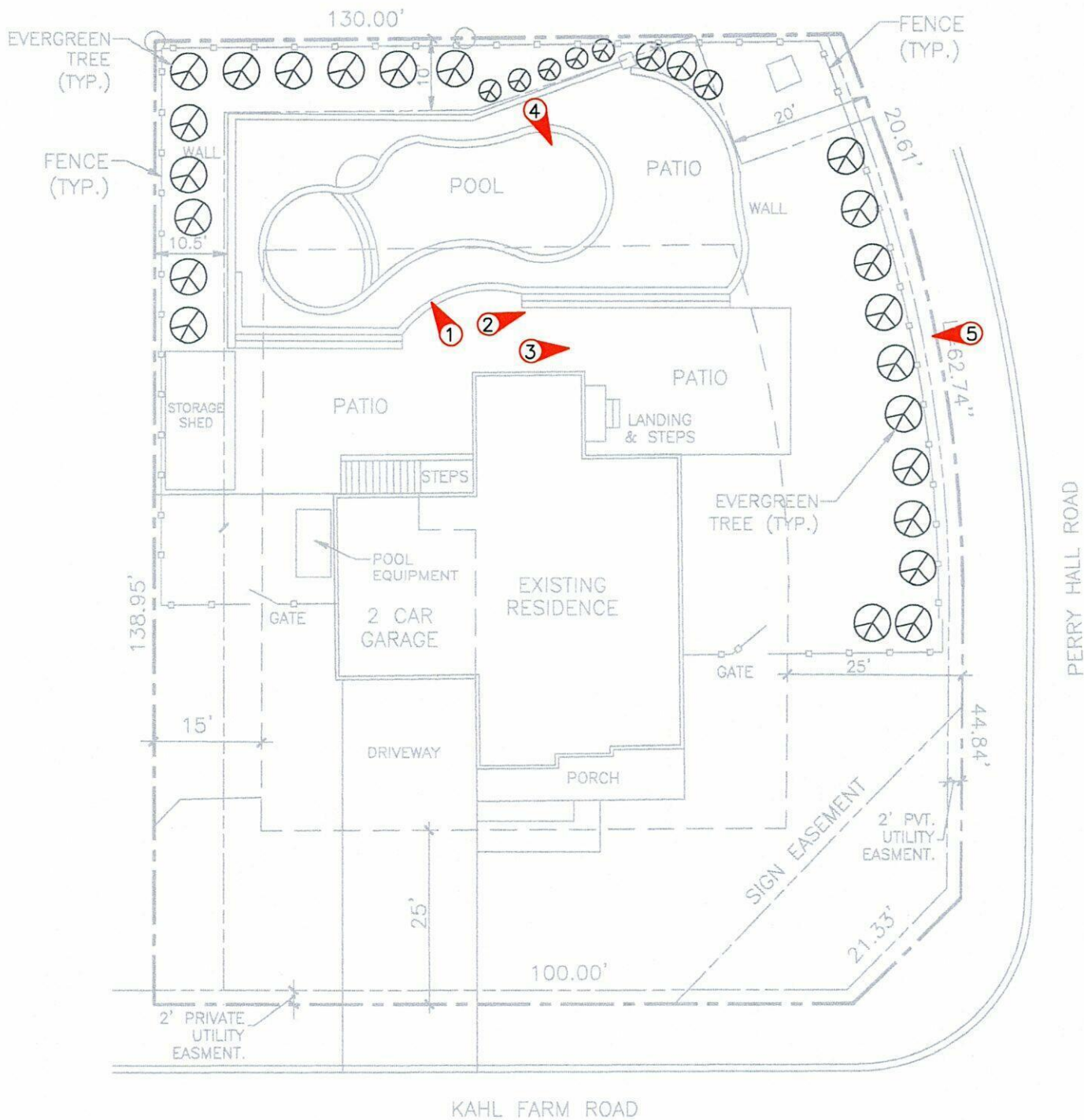


PHOTO INDEX

FOR

3710 KAHL FARM ROAD

PERRY HALL, MD 21128

(BALTIMORE COUNTY)

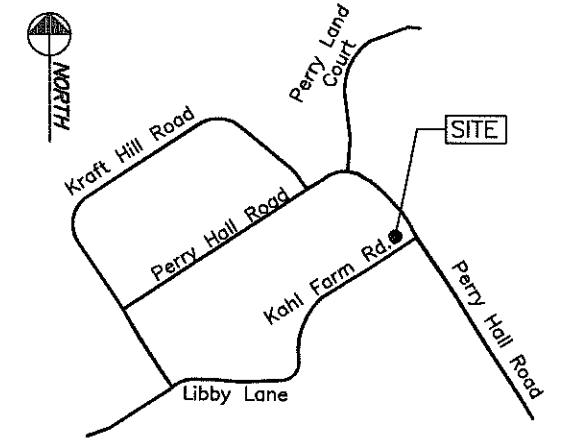
2023-0042-A

Zoning Hearing Plan for Variance 3710 KAHL FARM ROAD

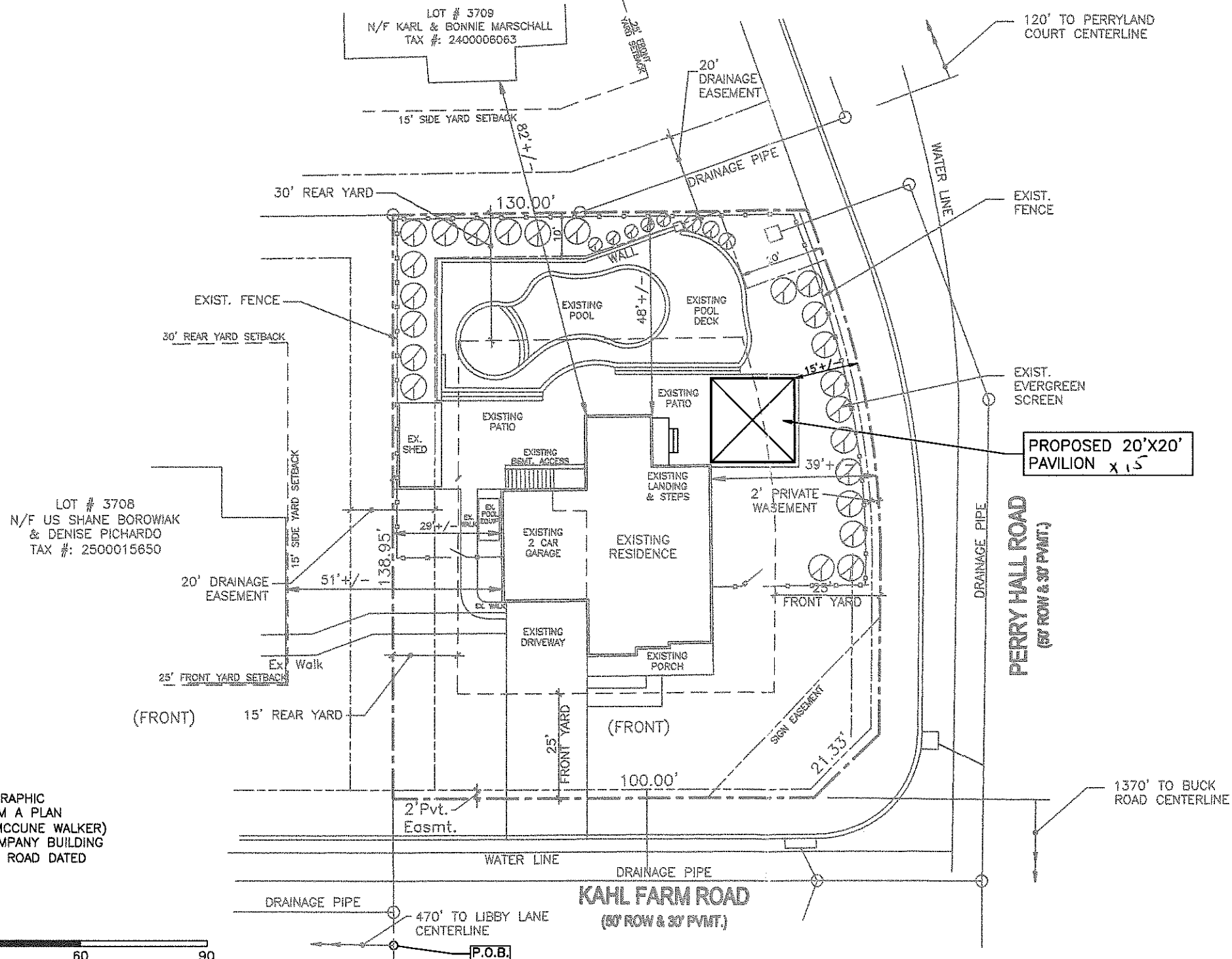
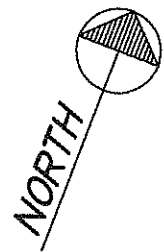
Owner: Gail R. Keller Jr.

SUBDIVISION NAME: Highlands at Perry Hall, LOT 37, SUBDIVISION 9856, PLAT 1, PLAT REF # 0079/856

10 DIGIT TAX #: 2500015649, DEED REF#: /44330/ 189



Site Vicinity Map
NOT TO SCALE



NOTE:
BOUNDARY LINE AND TOPOGRAPHIC
INFORMATION IS TAKEN FROM A PLAN
PREPARED BY DMW (DAFT MCCUNE WALKER)
INC., TITLED PLAN TO ACCOMPANY BUILDING
PERMIT # 3710 KAHL FARM ROAD DATED
07/09/2020.

SCALE: 1" = 30'



ZONING MAP# 063B2
SITE ZONED: DR2
ELECTION DISTRICT: 11
COUNCIL DISTRICT: 5
LOT AREA ACREAGE: .357
LOT AREA SQUARE FEET: 15,537
HISTORIC DISTRICT: NO
IN CBCA: NO
IN FLOODPLAIN: NO
UTILITIES
WATER: PUBLIC
SEWER: PUBLIC
PRIOR HEARING:
CASE NUMBER: 2002-0248-A
ORDER RESULT:
VIOLATION CASE INFO:

DRAWN BY:
MARCEL MILEO
DATE: DECEMBER 13, 2022
Scale: 1" = 30'

LAZO LANDSCAPING INC.
1301 TRIMBLE ROAD,
EDGEWOOD, MD 21040
410-780-0870, MHIC # 132809,
CONTRACTOR # 03325517



2023-0042-A