

JOHN A. OLSZEWSKI, JR. County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

August 20, 2024

Michelle White – <u>mwhite1728@icloud.com</u> 6 Highfields Drive Catonsville, MD 21228

RE:

Petition for Administrative Variance

Case No. 2024-0160-A Property: 6 Highfields Drive

Dear Ms. White:

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.

MAUREEN E. MURPHY

Chief Administrative Law Judge

for Baltimore County

MEM:dlw Enclosure IN RE: PETITION FOR ADMIN. VARIANCE
(6 Highfields Drive)

1st Election District 1st Council District Michelle White Petitioner BEFORE THE

OFFICE OF ADMINISTRATIVE

* HEARINGS FOR

* BALTIMORE COUNTY

* CASE NO. 2024-0160-A

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owner of the property, Michelle White ("Petitioner") for the property located at 6 Highfields Drive, Catonsville (the "Property"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1 and §301.1.A, to permit an existing house with a rear setback of 25 ft in lieu of the required 40 ft, and to permit a proposed deck with a rear setback of 10 ft in lieu of the required 30 ft, respectively. The Property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence (the "Site Plan"). (Pet. Ex. 1). Street view photographs of the property was provided. (Pet. Ex. 2A-2B). Architectural renderings of the home and proposed deck were also submitted. (Pet. Ex. 3A-3B).

Zoning Advisory Committee ("ZAC") comments were submitted by the Department of Environmental Protection and Sustainability ("DEPS") and Department of Public Works and Transportation ("DPWT")/Development Plans Review ("DPR") which agencies did not oppose the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on July 26, 2024, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting Affidavit as required by Baltimore County Code ("BCC"), §32-3-303. 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 affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, this <u>20th</u> day of August, 2024, by the Administrative Law Judge for Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1 and §301.1.A, to permit an existing house with a rear setback of 25 ft in lieu of the required 40 ft, and to permit a proposed deck with a rear setback of 10 ft in lieu of the required 30 ft, respectively, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- 1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at 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, Petitioner would be required to return the subject property to its original condition.
- 2. The Site Plan, (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.

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

Chief Administrative Law Judge for Baltimore County

MEM:dlw

13.4.FE.: 1

| | PLAN DRAWN BY MICHELLE WHATE DATE 6-11-27 SCALE: 1 INCH = 30 FEET |
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| | HOLLISOSIO NOLLISOSIO |
| VIOLATION CASE INFO: | bund milas |
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| AND ORDER RESOLT BELOW | 7-4110 |
| 16 SO GIVE CASE NUMBER | 0.988 |
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| | PLAT BOOK # FOLIO # 10 DIGIT TAX #25000 1599 U DEED REF. # 42538 1 00247 |
| R. Hara | SUBDIVISION NAME ASILING HILL FRIMS LOT# 3 BLOCK# SECTION# |
| | ADDRESS & HIGHFIELDS DIL OWNER(S) NAME(S) MICHELLE WITTE |
| SITE VICINITY MAP | ZONING HEARING PLAN FOR VARIANCE × FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X) |

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 6 Hup Fields Dr Catonsville MD 21228 Currently Zoned Pesidential |
| Deed Reference 42538- 100247 10 Digit Tax Account # 25000 15990 |
| Owner(s) Printed Name(s) MICHELLE WHITE |
| (SELECT THE HEARING(S) BY MARKING \underline{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) |
| 1B02.3.C.1; 301.1.A → To permit an existing house with a rear setback of 25 feet in lieu of the required |
| 40 feet, and to permit a proposed deck with a rear setback of 10 feet in lieu of the required $3c$ feet. |
| 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 zoning regulations of Baltimore County, to the zoning 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): |
| Name#1 – Type or Print Name #2 – Type or Print |
| Name #2 – Type or Print Name #2 – Type or Print |
| Signature #2 |
| Le Hanfield & Dr Catmsville MD |
| Mailing Address 410 236 0935 City, MWHE1128@ Word.com |
| Zip Code Telephone #'s (Cell and Home) Email Address |
| |
| Attorney for Owner(s)/Petitioner(s): Representative to be Contacted: |
| Name - Type or Print Name - Type or Print |
| |
| Signature Signature |
| Mailing Address City State Mailing Address City State |
| 1 |
| Zip Code Telephone # Email Address Zip Code Telephone # Email Address |
| the Alice of Administrative Hearings for |
| 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. |
| meaning, advantaged, and re-posted as required by the zoning regulations of battimers obtains. |
| Administrative Law Judge for Baltimore County |
| Case Number 2024 - 0160 - A Filing Date 6, 25, 24 Estimated Posting Date 7, 7, 24 Reviewer JS |
| Revised 8/2022 |

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: | 6 High Fr | elds Dr | Carl | Enville | MD | 21228 |
|--------------|--|-------------------|----------------|---------------------|--------------------------------|----------------------------|
| Address. | Print or Type Addres | ss of Property | | City | State | Zip Code |
| Variance | on personal knowled at the above addres — Necded | s. (Clearly state | e practical c | difficulty or hards | hip here) | |
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| (If addition | onal space for the p | etition request | or the abov | e statement is ne | eded, label and att | ach it to this Form) |
| - | of Owner (Affiant) | | | Signature o | f Owner (Affiant) | |
| Mame - P | chely hh, | 1te 6/ | 19/24 nw | Name - Pri | nt or Type | |
| | Γhe following info | umation is to l | aa aamala | tod by a Notary | Public of the Stat | te of Maryland |
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| | F MARYLAND, CO | | 1.0 | | | |
| | Y CERTIFY, this e County aforesaid, | | | une 2 | O24_, before me | e a Notary of Maryland, in |
| Print nam | e(s) here: <u>Mic</u> | helle A. | whit | e | | |
| the Affian | t(s) herein, personal | ly known or satis | factorily ider | ntified to me as su | ch Affiant(s). | |
| AS WITIN | ESS my handand N | otaries Seal | | | | T |
| | innew M. | rate. | | | KINNARI PATEL NOTARY PUBLIC | |
| Notary Pu | | | | М | ONTGOMERY COUNTY MARYLAND | |
| | 16.2027 nission Expires | | | My Cor | nmission Expires 10-16- | 2027 |

6 Highfields Drive

(25-00-015990)

2024-0160-A

Property Description

Located on the northwest side of Highfields Drive (60' row), approximately 200 feet +/- northeast from the intersection with S. Rolling Road (160' row).

Being known and designated as Lot 3, as shown on the Plat of The Ordakowski Property Minor Subdivision, the improvements thereon being known as No. 6 Highfields Drive.



Permits, Approvals and Inspections

111 W CHESAPEAKE AVE TOWSON, MD 21204 4108873353 WWW.BALTIMORECOUNTYMD.GO

Cashier: Jason S. 17-Jun-2024 1:50:40P

Transaction 102377 1 Petition Before ALJ

\$75.00 Total

CREDIT CARD SALE VISA 9312

\$75.00

\$75.00

Retain this copy for statement validation

Station: Permit Processing - Mini

17-Jun-2024 1:50:43P \$75.00 | Method: EMV VISA CREDIT XXXXXXXXXXXXX9312 MICHELLE WHITE Reference ID: 416900563917 Auth ID: 48873D MID: ******2995 AID: A0000000031010 AthNtwkNm: VISA SIGNATURE

> Clover ID: Q1D1CGPAYPAYP Payment 9CWVVSYDX5S0C

Clover Privacy Policy https://clover.com/privacy

2024-0160-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

| | | . a |
|---|--|--|
| Case Number: 2014 - 0160 | -A Address 6 HIGH | FIELDS DRIVE |
| Contact Barrens JASON S | EISELMAN | Phone Number: 410-887-3391 |
| Pla | inner, Please Print Your Name | v T |
| Filing Date: 6 25 84 | Posting Date: 7 | 7 34 Closing Date: 7 37 34 |
| | fice regarding the status of | of the administrative variance should be through the |
| contact person [DIADLE] USINE | LITE CUSC HOLLISON | |
| POSTING/COST: The petitioner is responsible sign posters on the appropriate program and there through the second posters of the second posters. | petitioner must use one of all printing/posting or proved list and the petition be visible on the property one closing date. | of the sign posters on the approved list and the osts. Any reposting must be done only by one of the ner is again responsible for all associated costs. The on or before the posting date noted above. It should |
| 2. DEADLINE: The closing a formal request for a public hearing the proc | date is the deadline for a public hearing. Please un ess is not complete on the | neighbor (occupant or owner) within 1,000 feet to file derstand that even if there is no formal request for a closing date. |
| or a public hearing, notification as to whet | ing date, the file will be r uested relief; (b) deny the If all County/State agenc her the petition has beer made within 10 days of th | eviewed by the Administrative Law Judge. The judge requested relief; or (c) order that the matter be set in ies' comments are received, you will receive written a granted, denied, or will proceed to a public hearing, e closing date. The written order will be mailed to you |
| to a neighbor's torma forwarded to you. The and location. As when the altered sign must b | e sign on the property many the sign was originally posterior forwarded to this office. | |
| Petitioner: This Part of the Fo | orm is for the Sign Poster | Only (Detach Along Dotted Line) |
| pennoner: This takes are | OF THE ADAMSHICTBATIVE | VARIANCE SIGN FORMAT |
| | | |
| Case Number: 2024 -0160 | -A Address 6 71 | antieum prive |
| A LONG MICHE | LLE WHITE | Telephone (Cell) |
| Posting Date: 7/7/24 | Closing Date: | 7 102 24 |
| Wording for Sign: To Permit | | |
| To permit an existing | house with a rea | ar setback of 25 feet in lieu of the — |
| required 40 feet, and | d to permit a pro | posed deck with a real setback of |
| 10 feet in lieu of the | required 37.5 fee | et. |
| | | Revised 1/2022 |

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: | |
| Property Address: 6 HIGHFIELDS DRIVE | |
| Legal Owners (Petitioners): MICHEUE WHITE | |
| Contract Purchaser/Lessee: | |
| PLEASE FORWARD ADVERTISING BILL TO: Name: Company/Firm (if applicable): Address: GHigh Fields Dr Calmy/In MD 71278 | |
| Telephone Number: 410 236 0935 | |

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Real Property Data Search () Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption Special Tax Recapture: None

Account Identifier:

District - 01 Account Number - 2500015990

Owner Information

Owner Name:

WHITE MICHELLE A

RESIDENTIAL

Principal Residence: YES

Mailing Address:

6 HIGHFIELDS DR

Deed Reference: /42538/ 00247

View GroundRent Registration

BALTIMORE MD 21228-

Location & Structure Information

Premises Address:

6 HIGHFIELDS DR BALTIMORE 21228Legal Description:

MS 0.6597 AC PT OF HOA

6 HIGHFIELDS DR NS ROLLING HILL FARMS

Map: Grid: Parcel: Neighborhood: 0101 0021 0530 1060110.04

Subdivision: Section: Block: Lot: Assessment Year:

Plat No:

3 2022

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use 0.6597 AC

ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements

STANDARD UNITSIDING/4 YES

StoriesBasementType

2 full/ 1 half 1 Attached

Value Information

| | Base Value | Value | Phase-in Assessments | | |
|--------------------|------------|---------------------|----------------------|---------------------|--|
| | | As of 01/01/2022 | As of 07/01/2023 | As of 07/01/2024 | |
| Land: | 187,400 | 151,100 | | | |
| Improvements | 472,400 | 554,500 | | | |
| Total: | 659,800 | 705,600 | 690,333 | 705,600 | |
| Preferential Land: | 0 | 0 | | | |

Transfer Information

| Seller: Type: | Date: | Price: Deed2: |
|---|--|----------------------------|
| Seller: ORDAKOWSKI DONALD Type: NON-ARMS LENGTH OTHER | Date: 11/13/2019 Deed1: /42113/ 00228 | Price: \$0 Deed2: |
| Seller: ORDAKOWSKI DONALD Type: ARMS LENGTH VACANT | Date: 03/03/2020 Deed1: /42538/ 00247 | Price: \$282,500 Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2023 | 07/01/2024 |
|-----------------------------|-------|------------|------------|
| 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 08/04/2023

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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 & Hun Fields Dr Catmonly N | 1D 21228 Currently Zoned Pesidential |
|---|--|
| | it Tax Account # 2 5 0 0 0 15 9 9 0 |
| Owner(s) Printed Name(s) MICHELLE WHITE | The fact that th |
| (SELECT THE HEARING(S) BY MARKING X AT THE APPROPR | NATE SELECTION(S) AND ADDING THE PETITION REQUEST) |
| For Administrative Variances, the Affidavit on the reverse of this Petition f | |
| | |
| The undersigned, who own and occupy the property situate in Baltimore Coule hereof, hereby petition for an: | nty and which is described in the planiplat attached hereto and made a pa |
| 1. ADMINISTRATIVE VARIANCE from Section(s) | |
| 1B02.3.C.1; 301.1.A → To permit an existing hous | se with a rear setback of 25 feet in lieu of the required |
| 40 feet, and to permit a proposed deck with a rea | ir setback of 10 feet in lieu of the required 3° feet. |
| of the zoning regulations of Baltimore County, to the zoning law of Baltimore | County. |
| ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursua work in this space: i.e., to raze, alter or construct addition to building) | nt to Section 32-4-107(b) of the Baltimore County Code: (indicate type of |
| of the zoning regulations of Baltimore County, to the zoning law of Baltimore | County. |
| Property is to be posted and advertised as prescribed by the zoning regulatio I/ we agree to pay expenses of above petition(s), advertising, posting, etc. an Baltimore County adopted pursuant to the zoning law for Baltimore County. | ons. Id further agree to be bound by the zoning regulations and restrictions of |
| Owner(s)/Petitioner(s): | |
| M(Melle MhltC) Name#1 - Dyge or Print Name#2- | Type or Print |
| Name # 2 | Type of Tillin |
| | ure # 2 |
| 0 110011110000 | e MD |
| Mailing Address 410 2-36 09 35 City h | 1 White 1128@ Idoud.com |
| Zip Code Telephone #'s (Cell and Home) | Email Address |
| Attorney for Owner(s)/Petitioner(s): | Representative to be Contacted: |
| Name - Type or Print | Name - Type or Print |
| Signature | Signature |
| Mailing Address City State | Mailing Address City State |
| Zip Code Telephone # Email Address | Zip Code Telephone # Email Address |
| | |
| A PUBLIC HEARING having been formally demanded and/or found to be | |
| Baltimore County, this day of, hearing, advertised, and re-posted as required by the zoning regulations of B | that the subject matter of this petition be set for a public laltimore County. |
| | Administrative Law Judge for Baltimore County |
| Case Number 2024 - 0160 - A Filing Date 6, 25, | |

Revised 8/2022

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: | 6 | High Fre | elds | Dr | Car | forvil | le | MD |) | 2 | 1228 |
|---------------|---------------------------|---------------------------------------|---------------|-------------|------------|---------------|------------------------|--------------------|---------------------|-----------|--------------------|
| Addices. | Print o | r Type Addres | s of Prop | erty | | City | | | State | | Zip Code |
| Variance | at the a | sonal knowledg above address | (Clear | y state pi | ractical | difficulty o | r hardshi _l | p here) | | | |
| Decl | - M | recded | for | acc | cess | Sate | -/y - | to b | pack | yar | d |
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| (If addition | onal sp | ace for the pe | etition re | quest or t | the abov | ve stateme | nt is need | led, lab | el and att | ach it to | this Form) |
| Signature | of Owr | ner (Affiant) | | | | Sign | nature of C |)wner (A | Affiant) | | |
| 11 | 1chp | he Whi | Le | 6/19 | 124 | | | | | | |
| Name - P | | | | mn | 1 | Nan | ne - Print o | or Type | | | |
| | | | | | | | | | | | |
| - | The fol | llowing infor | mation | is to be | comple | eted by a l | Notary Pu | aplic o | f the Sta | te of M | aryland |
| STATE C | F MAR | YLAND, COU | NTY OF | BALTIMO | ORE, to | wit: | | | | | |
| | | Γ ΙFY, this ty aforesaid, p | | | | une | _,_20 | 24_, | before me | e a Notai | ry of Maryland, in |
| Print nam | ne(s) he | re: Mich | nelle | Α | whi | te | | | | | |
| the Affian | ıt(s) her | ein, personally | known c | or satisfac | torily ide | entified to m | e as such | Affiant(| s). | | |
| AS WITIN | IESS m | y hand and No | ntaries Se | al | | | | | | | |
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| Notary Pu | | | | | | | | | RY COUNTY | | |
| 10 My Comn | <i>د وال</i> nission ا | | | | | | My Comm | MARYL ission Ex | AND pires 10-16- | 2027 | |

6 Highfields Drive

(25-00-015990)

2024-0160-A

Property Description

Located on the northwest side of Highfields Drive (60' row), approximately 200 feet +/- northeast from the intersection with S. Rolling Road (160' row).

Being known and designated as Lot 3, as shown on the Plat of The Ordakowski Property Minor Subdivision, the improvements thereon being known as No. 6 Highfields Drive.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/26/2024

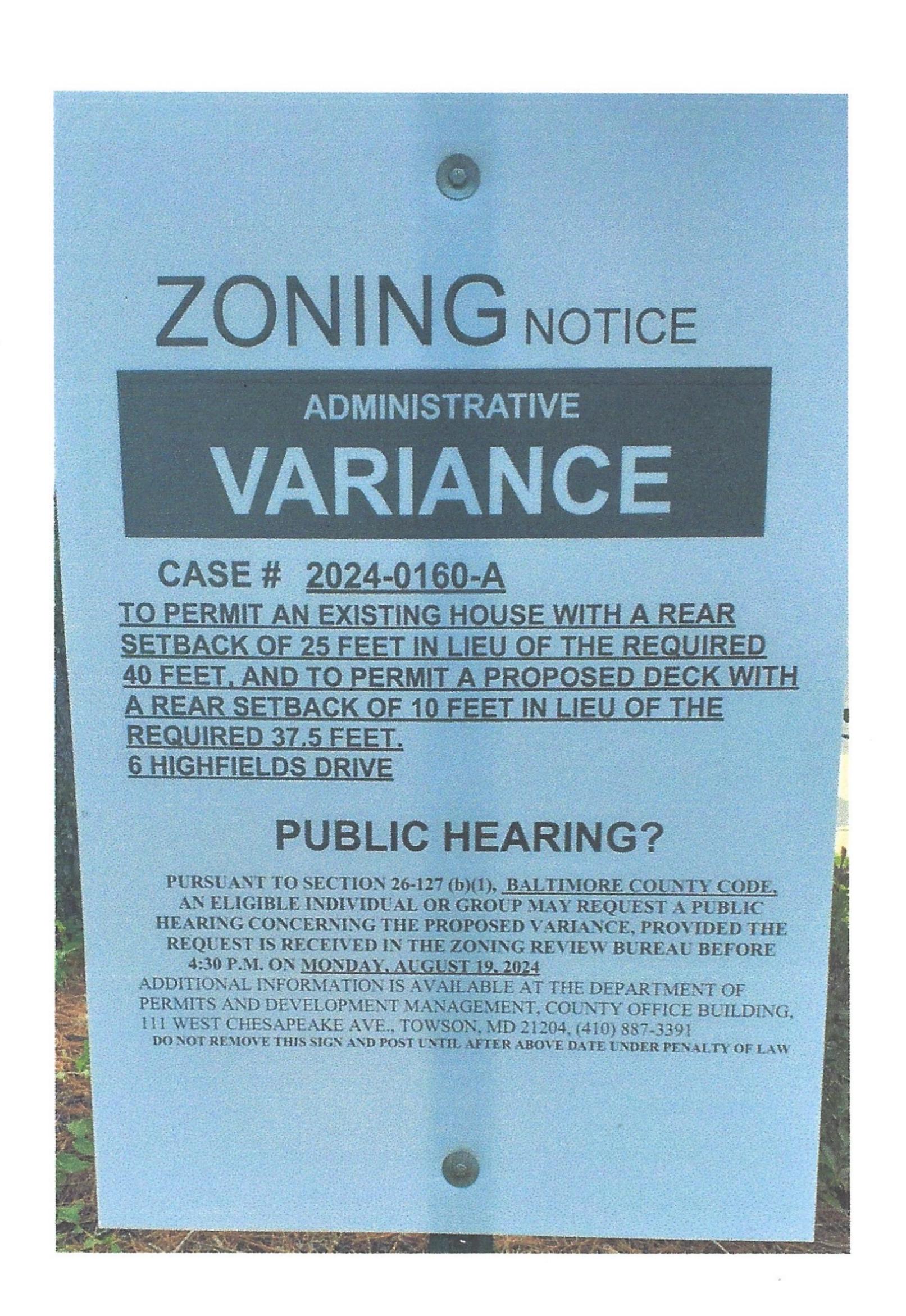
Case Number: 2024-0160-A

Petitioner / Developer: MICHELLE WHITE

Date of Closing: AUGUST 19, 2024

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: 6 HIGHFIELDS DRIVE

The sign(s) were posted on: JULY 26, 2024



Linda O Keefle

(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)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge

Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE: July 8, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0160-A

Address: 6 HIGHFIELDS DR Legal Owner: Michelle White

Zoning Advisory Committee Meeting of July 8, 2024.

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

Reviewer: Earl D Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director DATE: July 3, 2024

Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

Case 2024-0160-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No Comment.

DPW-T: No Exception taken.

Landscaping: No comment.

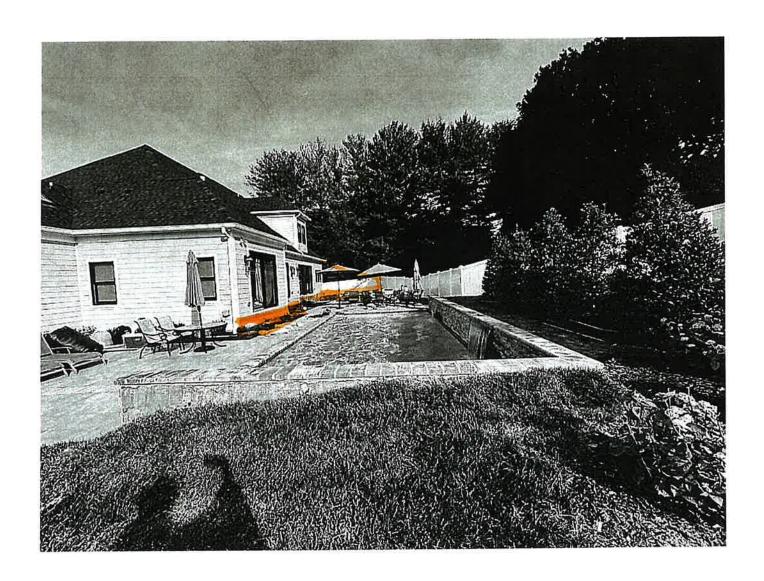
Recreations & Parks: No comment LOS & No Greenways affected.

From: MICHELLE WHITE mw. le1728@icloud.com

Subject: Deck

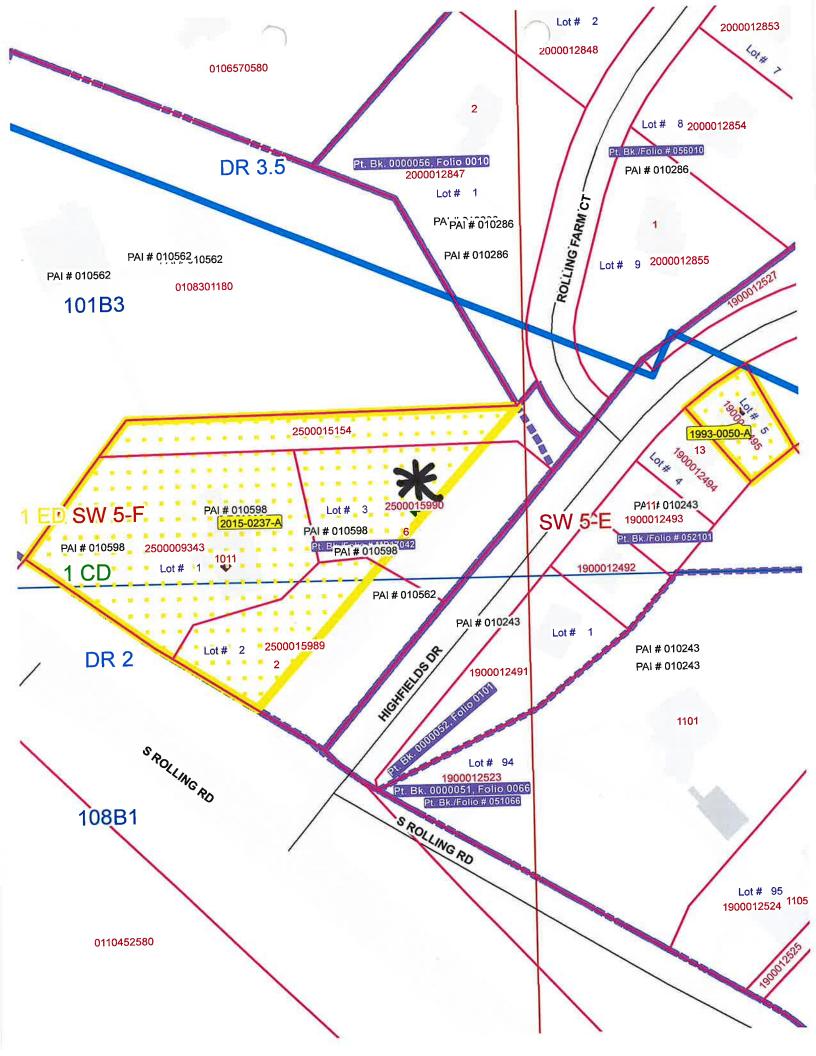
Date: June 5, 2024 at 10:26:57 AM

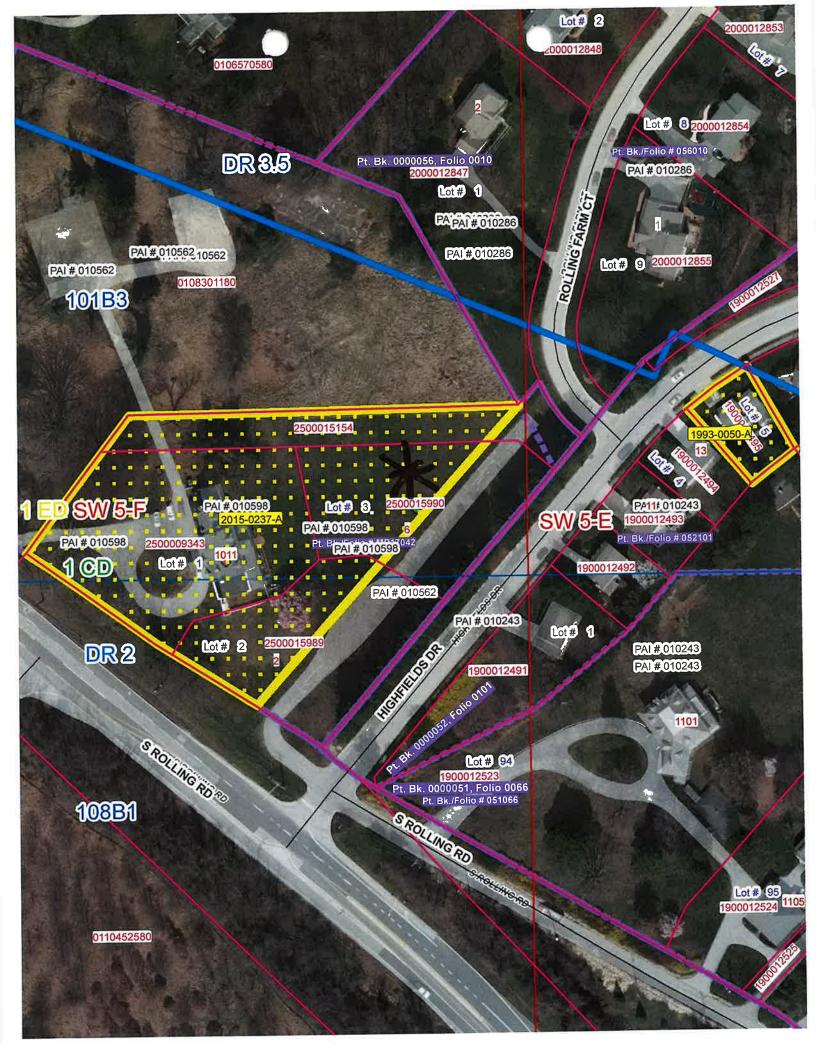
To: MICHELLE WHITE mwhite1728@icloud.com

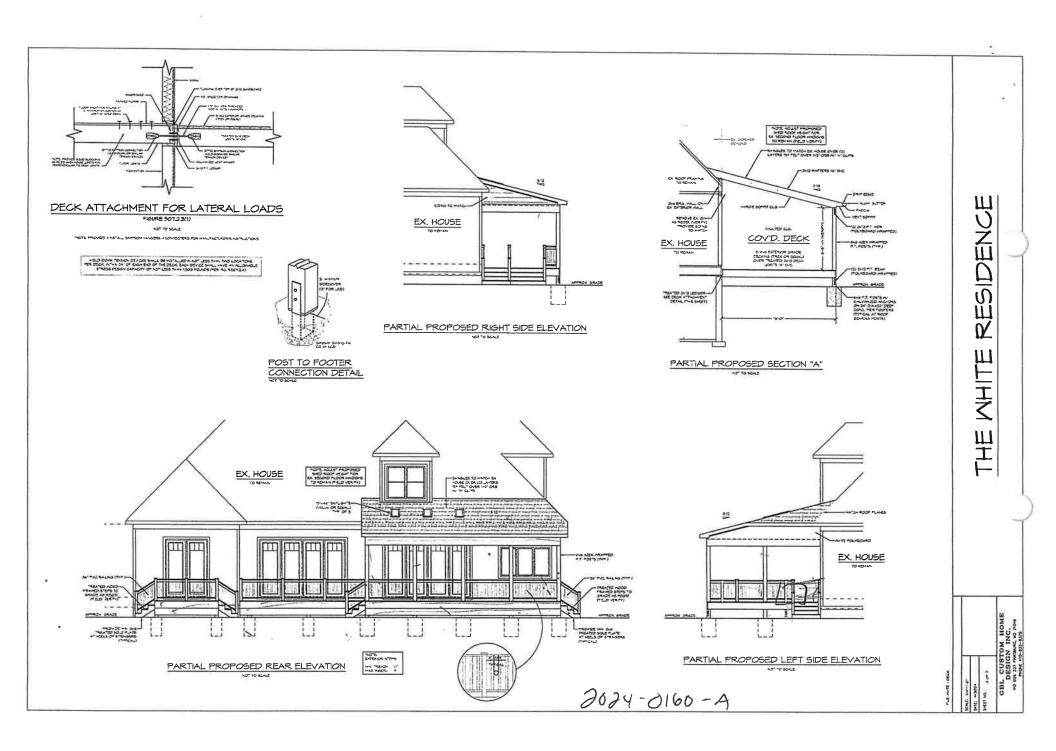




Michelle White 410-236-0935 Sent from my iPhone







SENDIAL STRUCTURAL NOTES STERN

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A TERRATIONAL RESIDENCE, CODE FOR ONE AND TWO FAMILY DIRECTIONS

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A ALL CONCRETE MORK SHALL COMPONE TO THE LATEST APPROVED BY LOCAL
GOVERNMENT STORE OF THE FOLLOWING AND ABOVE SOCIATION

AG SGI STOCPCATONS FOR STRUCTURAL CONCRETE FOR BLEENISS AG/SIE BULDNO CODE RECURSIONS FOR REMORDED CONCRETE

- B ALL CONCRETE DECET AS NOTED BALL BE INVOIDED FOR PAY STONE ANOMEDIATE CONCRETE AT 25 DATE ALL SONGRETE EXPERIENT FOR THE PROPER SHALL BE ARE DISTANCE.
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- PROVIDE DOBBLE 2015 AT PARKALLE PARTTONS NAME PARTTON LIGHT-DOCUMENTS 2015 JUNE 2016
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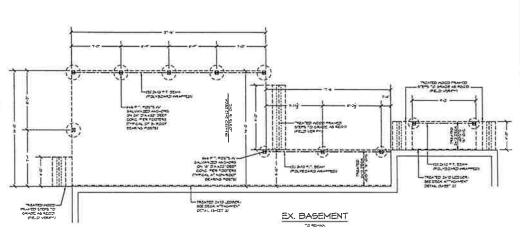
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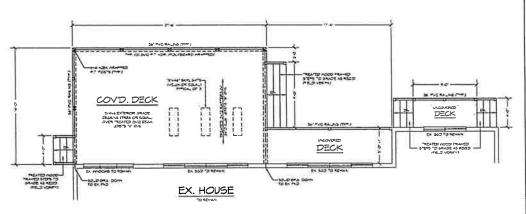
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PARTIAL PROPOSED FOUNDATION PLAN



PARTIAL PROPOSED FIRST FLOOR PLAN

2024-0160-A

BALTHORE SOUNTY, NO

42/502 414/3024

