

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Sue Grove Road, 890 feet S
of c/l of Turkey Point Road
15th Election District
6th Councilmanic District
(732 Sue Grove Road)

William R. and Wendy A. Stumpe
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0236-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, William R. and Wendy A. Stumpe for property located at 732 Sue Grove Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory building (garage) with a height of 22 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a new garage with the additional height to be used for storage. The existing shed on the property will be razed.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability dated March 1, 2011. DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, DEPS offers the following comments:

1. This waterfront property is located in a Limited Development Area within the Chesapeake Bay Critical Area. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for the lot coverage amount over 25%, and must meet a 15% tree cover requirement (minimum of 6 trees). In

ORDER RECEIVED FOR FILING

Date 3-15-11

By pm

addition, a 100-foot tidal buffer measured off mean high water encompasses about ¼ of the property, and the site must meet all requirements of COMAR 27.01.09 Habitat Protection Areas in the Critical Area including determination and recordation of a Critical Area buffer with a declaration of protective covenants and planting of the buffer. A Critical Area administrative variance may be required for reduction of the buffer, reduction of the primary structure setback, and continued existing uses. Please be advised that all criteria must be met for any variance approval. Based on this, DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with compliance and mitigation pursuant to Critical Area requirements. Mitigation requirements may include removal of lot coverage, the planting of native trees and shrubs, and the recordation of a Critical Area buffer (a non-disturbance area).

2. The subject development can meet the requirement to conserve fish, wildlife, and plant habitat by bringing the site into compliance with all Critical Area requirements and through mitigation.
3. The proposed development is permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. Lot coverage on the property is limited. Compliance with the Critical Area requirements, including recordation of a buffer and mitigation can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 20, 2011, 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 Section 32-3-303 of the Baltimore County Code. 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 that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner. Although the Office of Planning did not make any recommendations related to the garage height

ORDER RECEIVED FOR FILING

Date 3/15/11 2

By [Signature]

and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

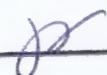
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 15th day of March, 2011 that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory building (garage) with a height of 22 feet in lieu of the maximum allowed 15 feet is hereby GRANTED, subject to the following:

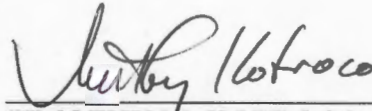
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. This waterfront property is located in a Limited Development Area within the Chesapeake Bay Critical Area. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for the lot coverage amount over 25%, and must meet a 15% tree cover requirement (minimum of 6 trees).
5. In addition, a 100-foot tidal buffer measured off mean high water encompasses about ¼ of the property, and the site must meet all requirements of COMAR 27.01.09 Habitat Protection Areas in the Critical Area including determination and recordation of a Critical Area buffer with a declaration of protective covenants and planting of the buffer.

ORDER RECEIVED FOR FILING

Date 3-15-11

By 

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

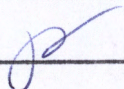


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 3-15-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

March 15, 2011

WILLIAM R. AND WENDY A. STUMPE
732 SUE GROVE ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2011-0236-A
Property: 732 Sue Grove Road

Dear Mr. and Mrs. Stumpe:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy M. Kotroco", is written over a horizontal line.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Robert Infussi, Expedite LLC, 1536 Dunkeld Way, Bel Air MD 21015



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 732 SUE GROVE ROAD 21221 which is presently zoned DR 5.5

Deed Reference: 23903196 Tax Account # 1511350460

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 OF BCZR

TO PERMIT AN ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 22 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

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, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Date

Telephone No.

City

By

State

Zip Code

Legal Owner(s):

William R. Stumpe

Name - Type or Print

William R. Stumpe

Signature

Wendy A Stumpe

Name - Type or Print

Wendy A Stumpe

Signature

132 Sue Grove Rd 410 371 5842

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

Representative to be Contacted:

Robert Infussi (Expedite, LLC)

Name

1536 Dunkeld Way 410 812 2236

Address

Telephone No.

Bel Air

MD

21015

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3-15-11 day of March, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Case No.

2011-0236-A

Reviewed By

ATSWI

Date

2/10/11

Estimated Posting Date

2/20/11 - 3/07/11

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently own and reside at 732 Sue Grove Rd 21221
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) would like to have new garage

height to be 22' for useable space for
storage. The existing shed on property will be
razed.

Baltimore zoning code does not allow garages over
15 ft. with this variance of 22 ft. we need help
we are a great deal.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

William R. Stumpe
Signature

Wendy A. Stumpe
Signature

William R. Stumpe
Name- print or type

Wendy A. Stumpe
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 7th day of February, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): William & Wendy Stumpe
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Name of Notary Public

09 - 2013
Commission expires

PLACE SEAL HERE:

2011-0236-A

Property Description

BEGINNING FOR THE SAME on the Southwest side of Wilton Road at a point at the division line between Lots Nos. 8 and 3 (the said Lot Numbered 3 is also know and designated as Lot Number 9 on the Plat hereinafter mentioned) as shown on a Plat entitled Property of John J. Pratt, which plat is duly recorded among the Plat Records of Baltimore County in Plat Book No. 13, folio 101 and running thence Northwesterly binding on the Southwest side of Wilton Road 51.23 feet more or less to the division line between Lots No. 3 (also referred to as lot No. 9 on the said Plat) and 10; thence Westerly binding of the last mentioned division line 355 feet more or less to the waters of Sue Creek; thence Southerly bounding on Sue Creek 51 feet more or less to the division line between Lots 8 and 3 (also referred to as Lot No. 9 on the said Plat) and thence Easterly binding on the last mentioned division line 375 feet more or less to the place of beginning. The improvements thereon being known as No. 732 Sue Creek Road, *in the 15th Electric District, 6th Councilmanic District.*

2011-0236-A

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

No. **62945**
 Date: **2/10/11**

PAID RECEIPT

BUSINESS / OTHER TIME IN
 2/10/2011 2/10/2011 14:05:52 2

REG W505 WALKIN WALK WID
 >>RECEIPT # 569437 2/10/2011 0629

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct.	Amount
001	206	0000		6150				\$75-

Total: **\$75-**

Rec From:

BOB INFUSSI

For:

732 SUE GROVE RD

2011-0236-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

5 528 JOURNAL VERIFICATION

REG NO. 062945

Recpt for \$75.00

\$75.00 TX 4.00 GA

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2011-0236-A

Petitioner/Developer BOB INFUSSI

Date Of Hearing/Closing: 3/7/11

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 732 SUE GROVE ROAD

This sign(s) were posted on February 20, 2011
Month, Day, Year

Sincerely,

Martin Ogle 2/20/11
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2011-0236-A

TO PERMIT AN ACCESSORY BUILDING
(GARAGE) WITH A HEIGHT OF 22 FEET IN
LIEU OF THE MAXIMUM ALLOWED 15 FEET

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
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
MONDAY, MARCH 7, 2011
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

02/20/2011

Y. [Signature] 2/20/11

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0236 -A Address 732 SUE GROVE RD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/10/2011 Posting Date: 2/20/11 Closing Date: 3/07/11

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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 2011- 0236 -A Address 732 SUE GROVE ROAD
Petitioner's Name WENDY STUMPE Telephone 410.371.5842

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit AN ACCESSORY BUILDING (GARAGE) WITH
A HEIGHT OF 22 FEET IN LIEU OF THE MAXIMUM
ALLOWED 15 FEET.

WCR - Revised 7/7/08



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 28, 2011

Mr. & Mrs. Stumpe
732 Sue Grove Road
Baltimore, MD 21221

RE: Case Number 2011-0236A 732 Sue Grove Road, Baltimore, MD 21221

Dear Mr. & Mrs. Stumpe,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 10, 2011. 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, reading "W. Carl Richards, Jr.", is written over a circular embossed seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Robert Infussi, 1536 Dunkeld Way, Bel Air, MD 21015



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

February 22, 2011

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **February 22, 2011**

Item No.:

Administrative Variance: 2011-0236A, 2011-0239A – 0240A, 2011-0244A

Special Hearing: 2011-0237-SPH, 2011-0238-SPHA, 2011-0242-SPH

Variance: 2011-0238SPHA, 2011-0243A, 2011-0245A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Label
3/9/11

adm. ✓
AV 3/9/11

Date: *MARCH 1, 2011*

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2011-0236-A
732 SUE GROVE ROAD
STUMPE PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. 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 Item No. 2011-0236-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Access Management Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

Filed
3/9/11

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: ^{DAK}Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2011
Item Nos. 2011- 218, 236, 237, 238,
239, 240, 242, 243, 244 and 245

DATE: February 28, 2011

Closing
3/7/11

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02282011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Dave Lykens, Department of Environmental Protection and Sustainability (DEPS) -
Development Coordination

DATE: March 1, 2011

SUBJECT: DEPS Comment for Zoning Item: # 11-236-A
Address: 732 Sue Grove Road
(Stumpe Property)

RECEIVED

MAR 01 2011

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of February 18, 2011.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. This waterfront property is located in a Limited Development Area within the Chesapeake Bay Critical Area. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for the lot coverage amount over 25%, and must meet a 15% tree cover requirement (minimum of 6 trees). In addition, a 100-foot tidal buffer measured off mean high water encompasses about 1/4 of the property, and the site must meet all requirements of COMAR 27.01.09 Habitat Protection Areas in the Critical Area including determination and recordation of a Critical Area buffer with a declaration of protective covenants and planting of the buffer. A Critical Area administrative variance may be required for reduction of the buffer, reduction of the primary structure setback, and continued existing uses. Please be advised that all criteria must be met for any variance approval. Based on this, DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with compliance and mitigation pursuant to Critical Area requirements. Mitigation requirements may include removal of lot coverage, the planting of native trees and shrubs, and the recordation of a Critical Area buffer (a non-disturbance area).
2. The subject development can meet the requirement to conserve fish, wildlife, and plant habitat by bringing the site into compliance with all Critical Area requirements and through mitigation.
3. The proposed development is permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. Lot coverage on the property is limited. Compliance with the Critical Area requirements, including recordation of a buffer and mitigation can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

- Paul Dennis; Environmental Impact Review

From: Dennis Kennedy
To: Zook, Patricia
CC: Richards, Carl
Date: 3/8/2011 3:26 PM
Subject: Re: Comments for 2 Administrative Variance Cases

Patti:
We had no comment on either item.
Dennis

>>> Patricia Zook 3/8/2011 11:08 AM >>>
Good morning Dennis -

I am in receipt of two administrative variance cases that do not have comments from your office. The cases are 2011-0239-A and 2011-0236-A. If you don't have a comment, just reply to this e-mail and I'll place it in the file.

As always, thanks for your help!

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.

Patricia Zook - Comments for 2 Administrative Variance Cases

From: Patricia Zook
To: Kennedy, Dennis
Date: 3/8/2011 11:08 AM
Subject: Comments for 2 Administrative Variance Cases

Good morning Dennis -

I am in receipt of two administrative variance cases that do not have comments from your office. The cases are 2011-0239-A and 2011-0236-A. If you don't have a comment, just reply to this e-mail and I'll place it in the file.

As always, thanks for your help!

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

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Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

STUMPE

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registratio](#)

Account Identifier: District - 15 Account Number - 1511350460

Owner Information

Owner Name: STUMPF WILLIAM R Use: RESIDENTIAL
STUMPF WENDY A Principal Residence: YES
Mailing Address: 732 SUE GROVE RD Deed Reference: 1) /23903/ 00096
BALTIMORE MD 21221-1821 2)

Location & Structure Information

Premises Address
732 SUE GROVE RD
0-0000

Legal Description

732 SUE GROVE RD
Waterfront JOHN J PRATT PLAT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0098	0014	0005		0000			9	3	
									Plat Ref: 0013/ C

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1949	1,776 SF	19,125 SF	34

Stories	Basement	Type	Exterior
2.000000	NO	SPLIT LEVEL	SIDING

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011	
Land	164,280	204,280			
Improvements:	111,100	153,260			
Total:	275,380	357,540	330,153	357,540	
Preferential Land:	0			0	

Transfer Information

Seller:	Date:	Price:
STONE KEARFOTT	05/25/2006	\$535,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/23903/ 00096	
Seller:	Date:	Price:
KIRK FILBERT R	04/22/1985	\$0
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/06906/ 00693	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: * NONE *

3/14

Hillman

Patti

Please call -

~~200~~

Bob Infussi

2011 - 0236 A

close
3-7-11

732 Sue Grove Rd

Admmi Variance

Bill Stumpf
6813 New Cut Rd
Kingsville, MD 21087

October 8, 2010

Re: 732 Sue Grove Road
Zoning Variance for proposed garage

This letter is to provide our approval for the requested zoning variance for the proposed new construction of the existing garage. We understand that the requested variance is for a height of 22 feet high versus the 15 feet current Baltimore county height regulation. We have reviewed the proposal with Bill and Wendy Stumpf and approve of the variance

Regards,

Edward Burkuske
Print Name

Edward Burkuske
Signature

2011-0236-A

Bill Stumpf
6813 New Cut Rd
Kingsville, MD 21087

October 8, 2010

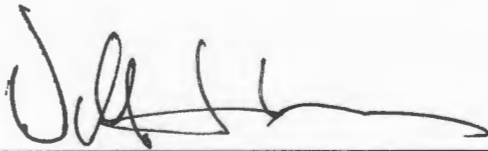
Re: 732 Sue Grove Road
Zoning Variance for proposed garage

This letter is to provide our approval for the requested zoning variance for the proposed new construction of the existing garage. We understand that the requested variance is for a height of 22 feet high versus the 15 feet current Baltimore county height regulation. We have reviewed the proposal with Bill and Wendy Stumpf and approve of the variance

Regards,

WILLIAM HOFFMAN

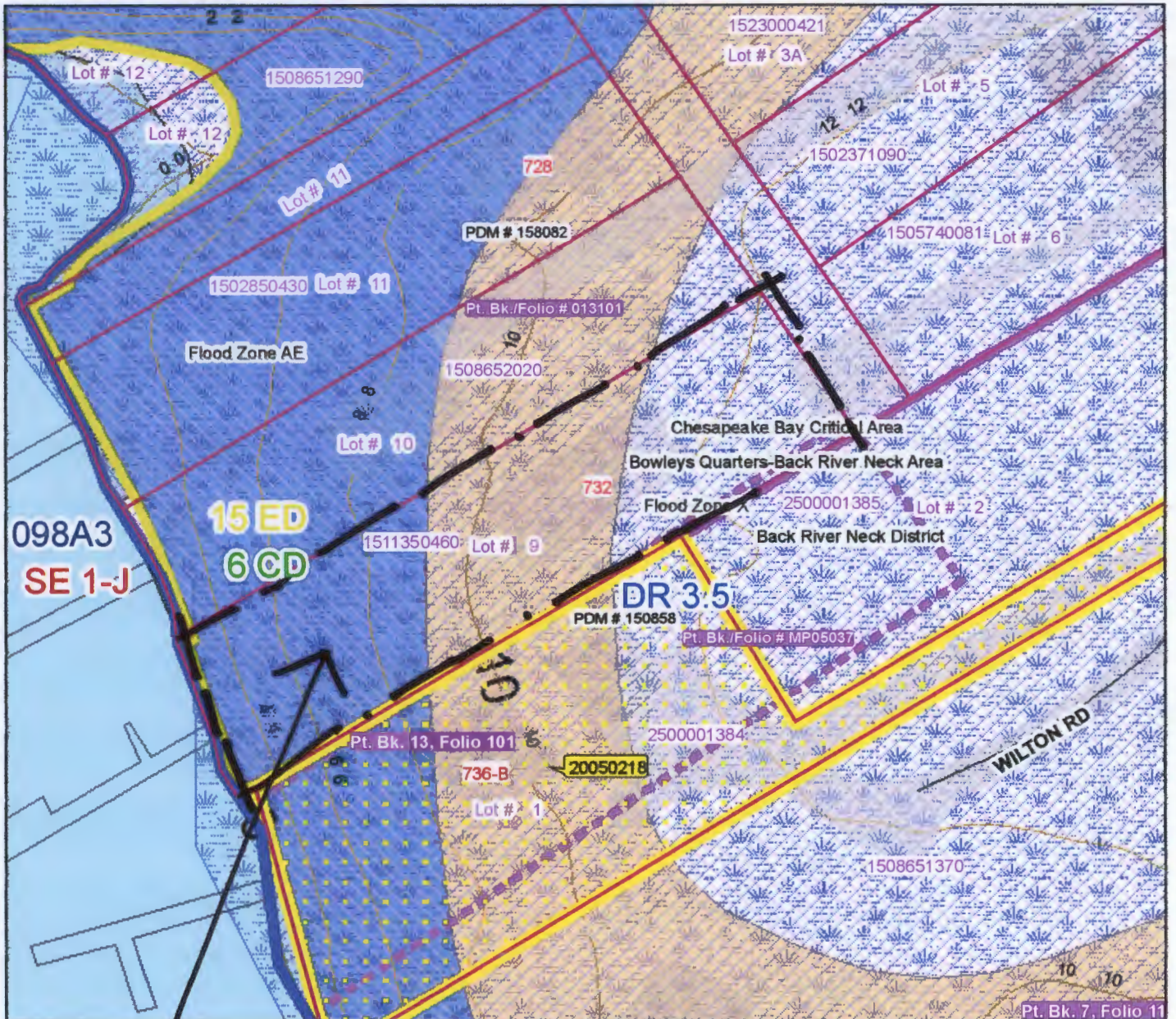
Print Name



Signature

2011-0236-A

Elevations & Flood Hazards



SUBJECT PROPERTY



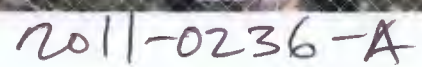
Publication Date: February 09, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



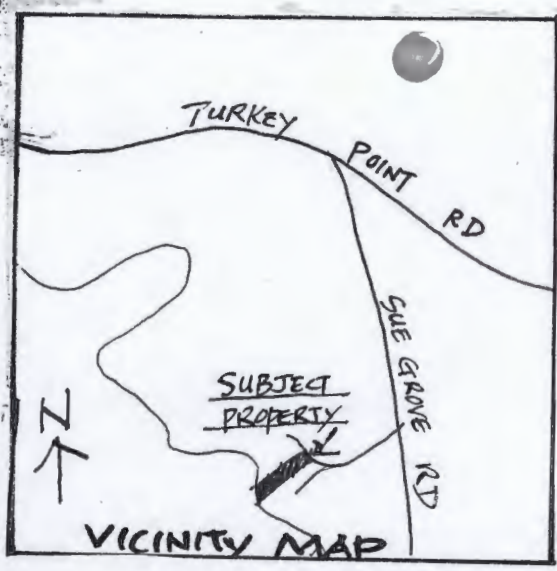
0 50 100
 Feet

1 inch = 50 feet

2011-0236-A



THOOD ZONING DISTRICT NO. 24-0010-0445C
 Community Panel No.: 24-0010-0445C
 Effective Date: 11-17-93
 Map Interpretation though believed accurate
 is not guaranteed.



PLAT TO ACCOMPANY PETITION FOR ZONING ADMINISTRATIVE VARIANCE PROPERTY AT: 732 SUE GROVE ROAD

OWNER: WENDY A. STUMPE

ZONING MAP: 098A2

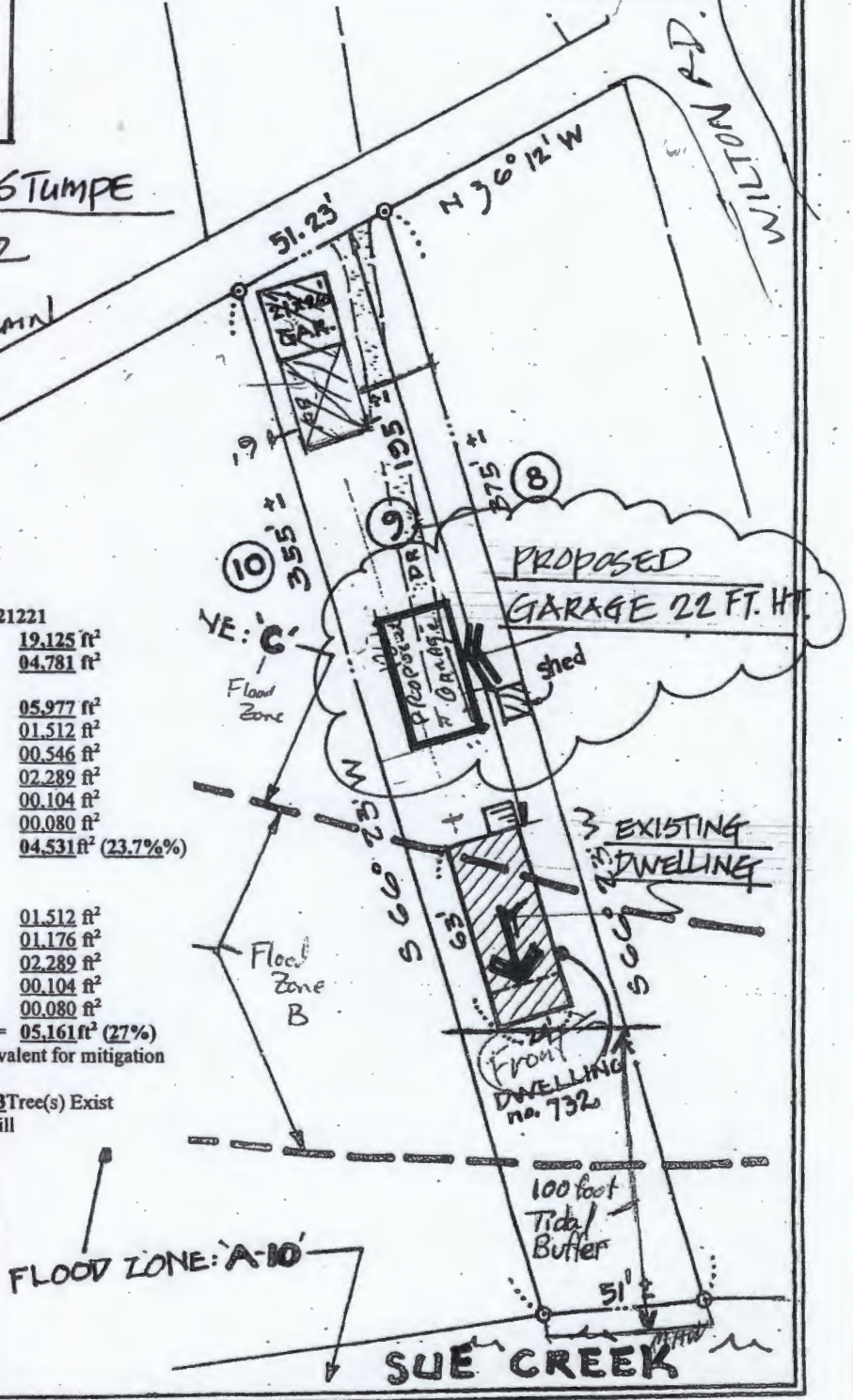
IN CBCA
 IN 100 YEAR FLOOD PLAIN
 NOT HISTORIC
 NO PRIOR ZONING
 CASES.

NOTE:
 1) This drawing is of benefit to a consumer only insofar as it is required by a Lender or a Title Insurance company or its agent in connection with a contemplated transfer, financing or re-financing;
 2) This drawing is NOT to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements;
 3) This drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title in securing financing or refinancing.

Limited Development Area (LDA)	
Buffer Management Area (BMA)	
Lot Coverage (LDA) 732 sue grove rd. 21221	
Property Area=	19,125 ft ²
25% Lot Coverage Limit	04,781 ft ²
Maximum Lot Coverage allowed (if approved with mitigation)	05,977 ft ²
House,	01,512 ft ²
Garage,	00,546 ft ²
Driveway,	02,289 ft ²
Walks, porches,	00,104 ft ²
Shed,	00,080 ft ²
TOTAL EXISTING	04,531 ft ² (23.7%)

PROPOSED LOT COVERAGE	
House,	01,512 ft ²
Garage & Addition	01,176 ft ²
Driveway	02,289 ft ²
Walks, Porches	00,104 ft ²
Shed	00,080 ft ²
TOTAL PROPOSED LOT COVER	05,161 ft ² (27%)
(Requires 4 native deciduous trees or equivalent for mitigation due to 380 ft ² OVER 25% lot coverage)	
15% Tree Cover Requirement = 6 Tree(s) - 3 Tree(s) Exist so 3 Tree(s) Required-mitigation will fulfill	

BEING KNOWN AS LOT 9 BLOCK ~
 AS SHOWN ON A PLAT ENTITLED:
 PROPERTY OF
 MR. JOHN J. PRATT.
 RECORDED IN THE LAND RECORDS OF
 BALTIMORE COUNTY, MARYLAND IN:
 PLAT BOOK 13 FOLIO 101



ELECTION DISTRICT: 15 TH
 COUNCILMANIC DISTRICT: 6 TH
 ZONING = DR 3-5

2011-0236-A 2/10/2011
 REVIEWED BY: A. TSUI