

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Chestnut Road; 265 feet E
of the c/l of Chestnut Road
15th Election District
6th Councilmanic District
(4030 Chestnut Road)

Lois Ann Corkran
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0181-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owner of the subject waterfront property, Lois Ann Corkran. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) with a height of 21 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1.

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 (DEPS) dated March 1, 2012, which state:

"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. The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to exceed the height limits for a garage outside the 100-foot buffer. The property owner addressed lot coverage requirements in 2008 with permit B682491. The only change from that permit is to increase the height of the garage. Additional storage on a second level, rather than an expanded footprint, helps reduce lot coverage. By meeting the lot coverage requirements and the 15% afforestation requirements, the relief requested by the applicant will result in minimal impacts to water quality.

ORDER RECEIVED FOR FILING

Date 3/6/12

By pm

2. This property is waterfront. Lot coverage and afforestation requirements have been met, which will help conserve fish habitat in the Chesapeake Bay.
3. Based on the information provided, it appears the applicant's proposal is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above."

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 2, 2012, 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 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 Petitioners.

Although the Office of Planning did not make any recommendations related to the garage height 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 6th day of March, 2012 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Section 400.3 of the Baltimore County

ORDER RECEIVED FOR FILING

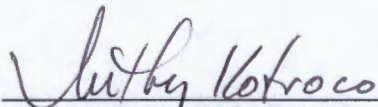
Date 3-6-12 2

By pm

Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) with a height of 21 feet in lieu of the maximum permitted 15 feet, be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner 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. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated March 1, 2012, a copy of which is attached hereto and made a part hereof.

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 3-6-12

By pm



KEVIN KAMENETZ
County Executive

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

March 6, 2012

LOIS ANN CORKRAN
4030 CHESTNUT ROAD
BOWLEYS QUARTERS MD 21222

Re: Petition for Administrative Variance
Case No. 2012-0181-A
Property: 4030 Chestnut Road

Dear Ms. Corkran:

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, Approvals and Inspections an appeal within thirty (30) days from 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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Todd Lewis, Lewis Design Group, 9400 Gunview Road, Baltimore MD 21236



CBCA

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 Law of Baltimore County for the property located at:

Address 4030 CHESTNUT RD which is presently zoned RC-S

Deed Reference 09494 / 00151 10 Digit Tax Account # 1503472250

Property Owner(s) Printed Name(s) LOIS CURRAN

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. X ADMINISTRATIVE VARIANCE from section(s) 400.3

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 21-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-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 Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space 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, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

LOIS CURRAN

Name #1 – Type or Print

Name #2 – Type or Print

* Lois Curr Lois Curr

Signature #1

Signature #2

4030 CHESTNUT RD BULLOCKS CR MD

Mailing Address City State

21222 443-506-9667

Zip Code Telephone # Email Address

Representative to be contacted:

TODD LEWIS LEWIS DESIGN GROUP

Name – Type or Print

Signature

9400 GUNVIEW RD BAYD. MD.

Mailing Address City State

21236 410-945-5045 NICK@GILSONGILSONMML.COM

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0181-A Filing Date 1/31/12 Estimated Posting Date 2/12/12 Reviewer DT

A 383

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 4030 CHESTNUT RD. BARCLAY CT MD 21222
Print or Type Address of property City State Zip Code

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

CHANGE EXISTING GARAGE HEIGHT FROM 15' TO 21', GARAGE TO
SMALL NEW ADD'D STORAGE SPACE

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

[Signature]
Signature of Affiant

[Signature]
Signature of Affiant

LOIS CORKRAN
Name- Print or Type

[Signature]
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 25 day of January, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Lois Corkran
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Raymond C Corkran III
Notary Public

RAYMOND CHARLES CORKRAN III
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 15, 2014

My Commission Expires



Lewis Design Group LLC

A Design/Build Company

9400 Gunview Road

Nottingham, MD 21236

410-925-5045

ZONING PRPERTY DESCRITION FOR 4030 CHESTNUT ROAD. BALTIMORE, MARYLAND 21222

Beginning for the same at the Northeast side of Chestnut Road which is(31.05 feet) wide running thence in a Northeasterly direction ,running thence along the east side of Lot 139 (369.61 feet) to the waters of Seneca Creek),thence in a Northwesterly direction binding on the water of said creek (100 feet) to meet the Northwest line of Lot.136, thence in a Southern direction along the dividing line between Lots 136 and 139 on said plat (376.11 feet) to the Northwest side of Chestnut Road , thence along the North east side of Chestnut Road (50.01 feet) to the place of beginning.

2012-0181-A

M E M O R A N D U M

DATE: April 09, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0181-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 6, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

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

No. **78961**

Date: 1/30/12

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					75.00

Total: 75.00

Rec From: HEWIS DESIGN GROUP

For: 2012-0181-A
4030 CHESTNUT RD.
D THOMPSON

DISTRIBUTION

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

PAID RECEIPT

AMOUNT \$ 75.00
 DATE 1/30/12
 BY [Signature]
 RECEIVED BY [Signature]
 BALANCE \$ 75.00
 PAID \$ 75.00
 BALANCE \$ 0.00

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors 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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 2012-0181-A

Petitioner: LOIS CORRAN

Address or Location: 4030 CHESTNUT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: TODD LEWIS (LEWIS DESIGN GROUP)

Address: 9400 GUNVIEW RD

BALTO. MD. 21236

Telephone Number: 410-925-5045

2012-0181-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0181 -A

Address 4030 CHESTNUT RD

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/31/12

Posting Date: 2/12/12

Closing Date: 2/27/12

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 (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.
2. **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.
3. **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.
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 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 2012- 0181 -A

Address 4030 CHESTNUT RD.

Petitioner's Name CORKRAN

Telephone 443-506-9167

Posting Date: 2/12/12

Closing Date: 2/27/12

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A

HEIGHT OF 21-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

Revised 7/06/11

CERTIFICATE OF POSTING

2012-0181-A

RE: Case No.: _____

Petitioner/Developer: _____

Corkran

February 27, 2012

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

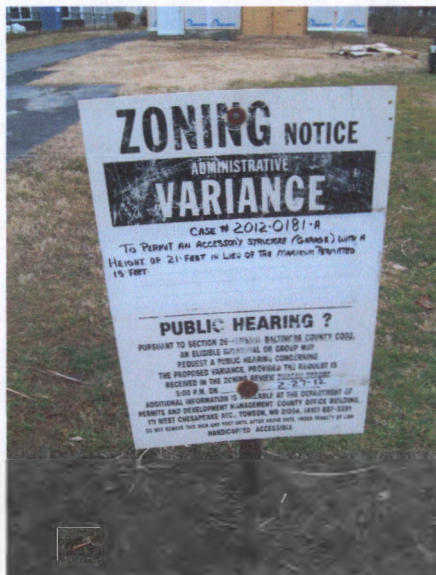
Ladies and Gentlemen:

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

4030 Chestnut Rd

February 12, 2012

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 12, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 01 2012

OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: March 1, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0181-A
Address 4030 Chestnut Road
(Corkran Property)

Zoning Advisory Committee Meeting of February 6, 2012.

EPS 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. The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to exceed the height limits for a garage outside the 100-foot buffer. The property owner addressed lot coverage requirements in 2008 with permit B682491. The only change from that permit is to increase the height of the garage. Additional storage on a second level, rather than an expanded footprint, helps reduce lot coverage. By meeting the lot coverage requirements and the 15% afforestation requirements, the relief requested by the applicant will result in minimal impacts to water quality.
2. This property is waterfront. Lot coverage and afforestation requirements have been met, which will help conserve fish habitat in the Chesapeake Bay.
1. Based on the information provided, it appears the applicant's proposal is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above

Reviewer: Regina Esslinger; Environmental Impact Review

ORDER RECEIVED FOR FILING

Date

3-6-12

By

RJ

Debra Wiley - ZAC Comments - Distribution Mtg. of 2/6/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 2/6/2012 11:55 AM
Subject: ZAC Comments - Distribution Mtg. of 2/6/12

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0178-SPHA - 2301 York Road
(No hearing date per database 2/6/12)

2012-0179-SPH - 1127 Engleberth Road - **CBCA / Floodplain**
(No hearing date per database 2/6/12)

2012-0180-A - 6408 Baltimore National Pike
(No hearing date per database 2/6/12)

2012-0181-A - 4030 Chestnut Road - **CBCA**
(Administrative Variance - Closing Date: 2/27/12)

2012-0182-A - 100 Grist Stone Way
(Administrative Variance - Closing Date: 2/27/12)

2012-0183-SPHX - 2029 2019 Monkton Road
(No hearing date per database 2/6/12)

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

February 22, 2012

Lois Corkran
4030 Chestnut Road
Bowleys Quarters, MD 21222

RE: Case Number: 2012-0181A, 4030 Chestnut Road

Dear Ms. Corkran:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 31, 2012. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Todd Lewis, Lewis Design Group, 9400 Gunview Road, Baltimore, MD 21236

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 2-6-12

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

RE: Baltimore County
Item No 2012-0181-A
Administrative Variance
Lois Corkran
4030 Chestnut Road.

Dear Ms. Lewis:

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. 2012-0181-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 7, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2012
Item Nos. 2012-178, 179, 180, 181, 182,
And 183

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02202012-NO COMMENTS.doc

Case No.: 2012-0181-A

Exhibit Sheet

3/6/12

B
4-9-12
RW

Petitioner/Developer

Protestant

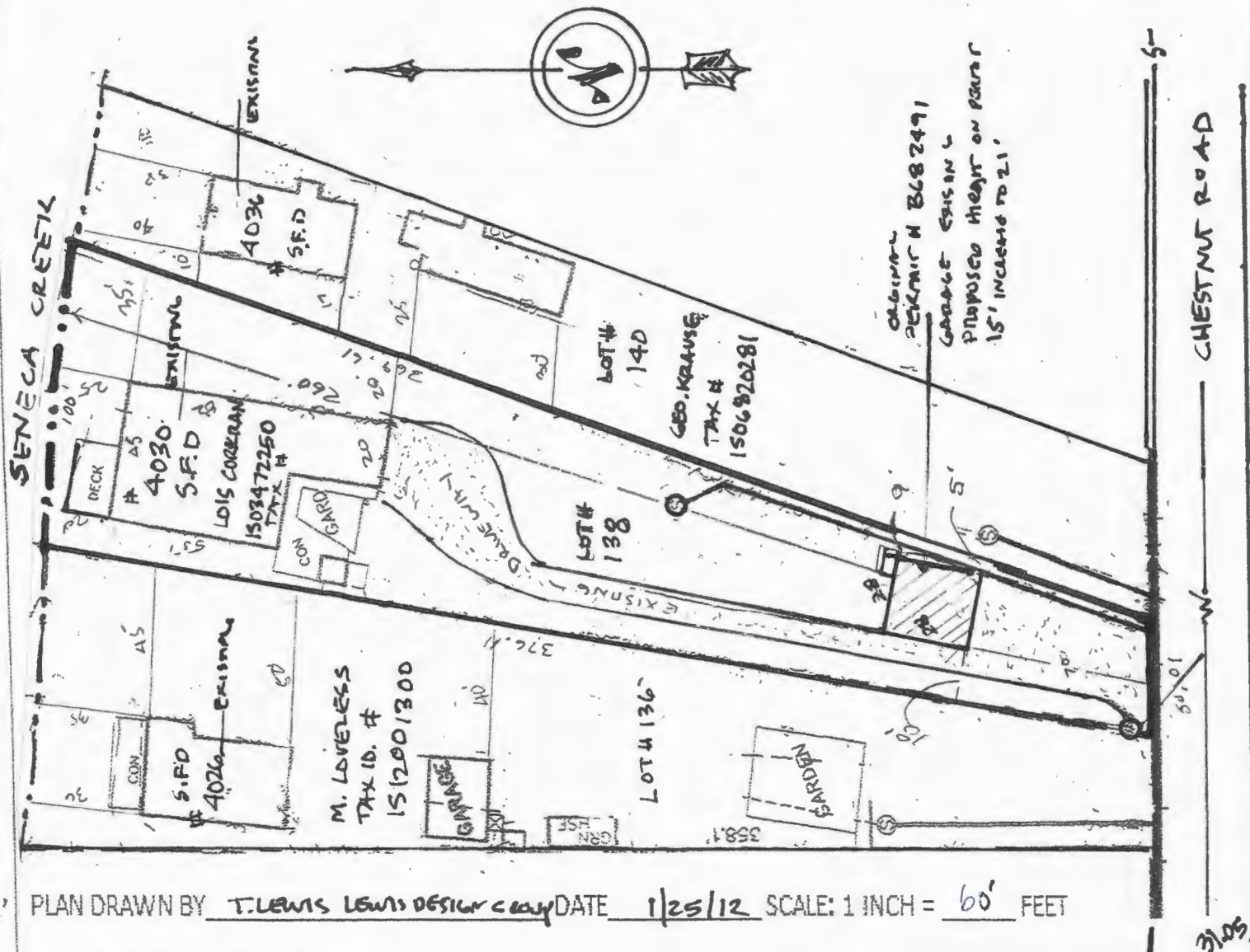
No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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

ADDRESS 4030 CHESTNUT ROAD OWNER(S) NAME(S) LOIS CORKRAN

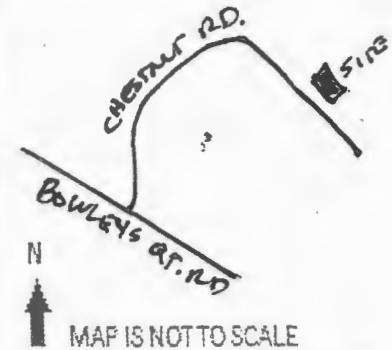
SUBDIVISION NAME BOWLEY'S QUARTERS LOT # 138 BLOCK # N/A SECTION # N/A

PLAT BOOK # 0007 FOLIO # 0013 10 DIGIT TAX # 1503472250 DEED REF. # 09494 / 00151



PLAN DRAWN BY T. LEWIS LEWIS DESIGN CO. DATE 1/25/12 SCALE: 1 INCH = 60' FEET

SITE VICINITY MAP



ZONING MAP # 4702K9

SITE ZONED RC-5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 27,152

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Petitioner's Exhibit 1

2012-0181-A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2-7DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)nc3-1DEPS
(if not received, date e-mail sent 3-1)Comments

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

2-6

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 2-12by Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

2012-0181-A

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

Account Identifier: District - 15 Account Number - 1503472250

Owner Information

Owner Name: CORKRAN LOIS ANN **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 4030 CHESTNUT RD
BALTIMORE MD 21220-4025 **Deed Reference:** 1) /09494/ 00151
2)

Location & Structure Information

Premises Address 4030 CHESTNUT RD
0-0000 **Legal Description** LT 138-139
CHESTNUT RD
Waterfront BOWLEYS QUARTERS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
0091	0022	0150		0000			138	3	Plat Ref:	0007/ 0013

Special Tax Areas **Town** NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	3,927 SF	27,156 SF	34

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT	1/2 BRICK SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	325,700	265,700		
Improvements:	318,200	224,000		
Total:	643,900	489,700	644,000	489,700
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
CORKRAN RAYMOND C	12/07/1992	\$250,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/09494/ 00151	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class:

Patricia Zook - Case 2012-0181-A - need DEPS comment

From: Patricia Zook
To: Livingston, Jeffrey
Date: 3/1/2012 10:48 AM
Subject: Case 2012-0181-A - need DEPS comment

Good morning Jeff -

This administrative variance case closed on February 27, 2012 and the file is missing a comment from DEPS.

Thanks you.

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.

Subject: Case 2012-0181-A - need DEPS comment
Created By: pzook@baltimorecountymd.gov
Scheduled Date:
Creation Date: 3/1/2012 10:48 AM
From: Patricia Zook

Recipient	Action	Date & Time	Comment
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	3/1/2012 10:48 AM	



FRONT.

2012-0181-A



WEST SIDE

2012-0181-A

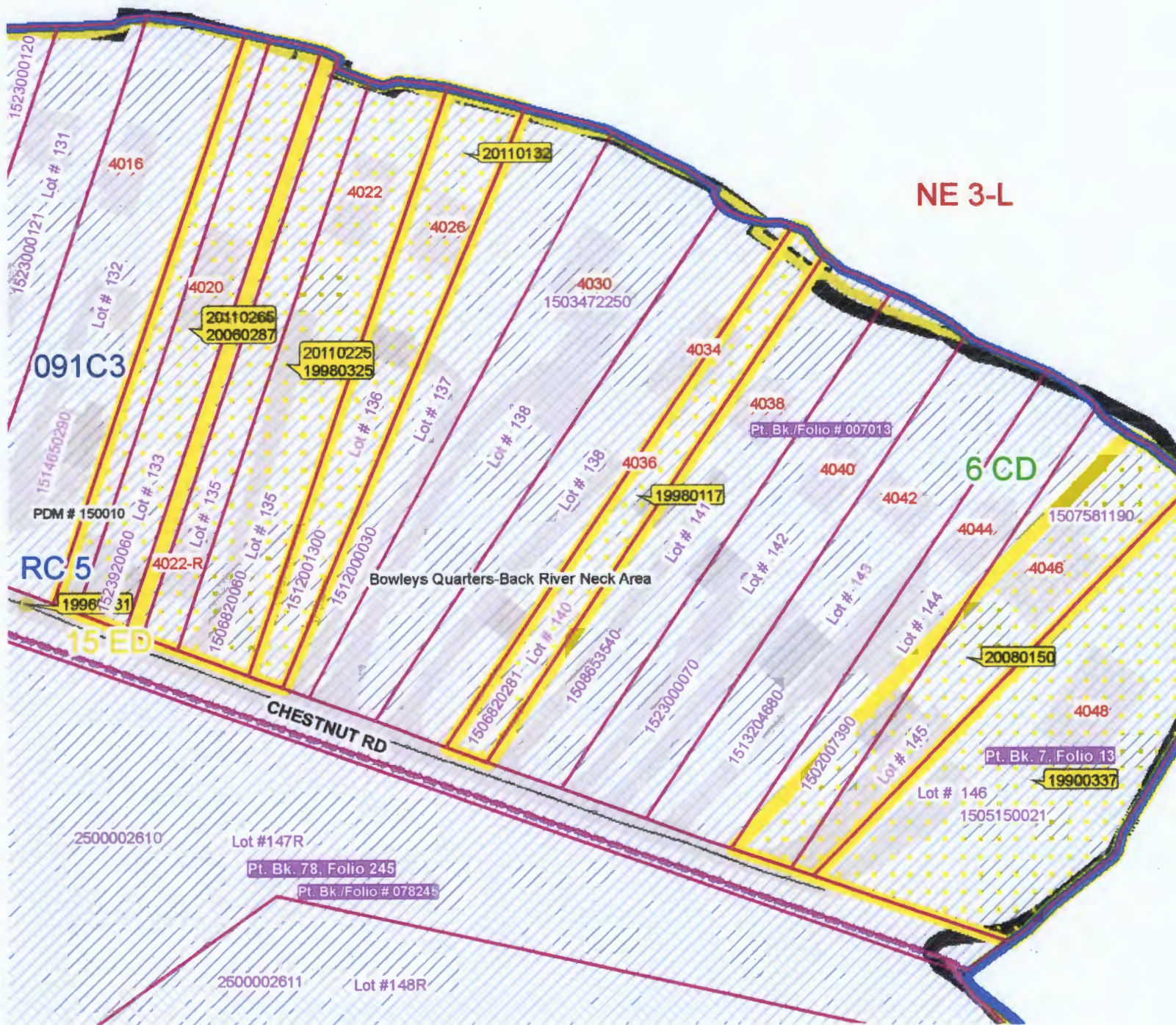


EAST SIDE

2012-0181-A



REAR

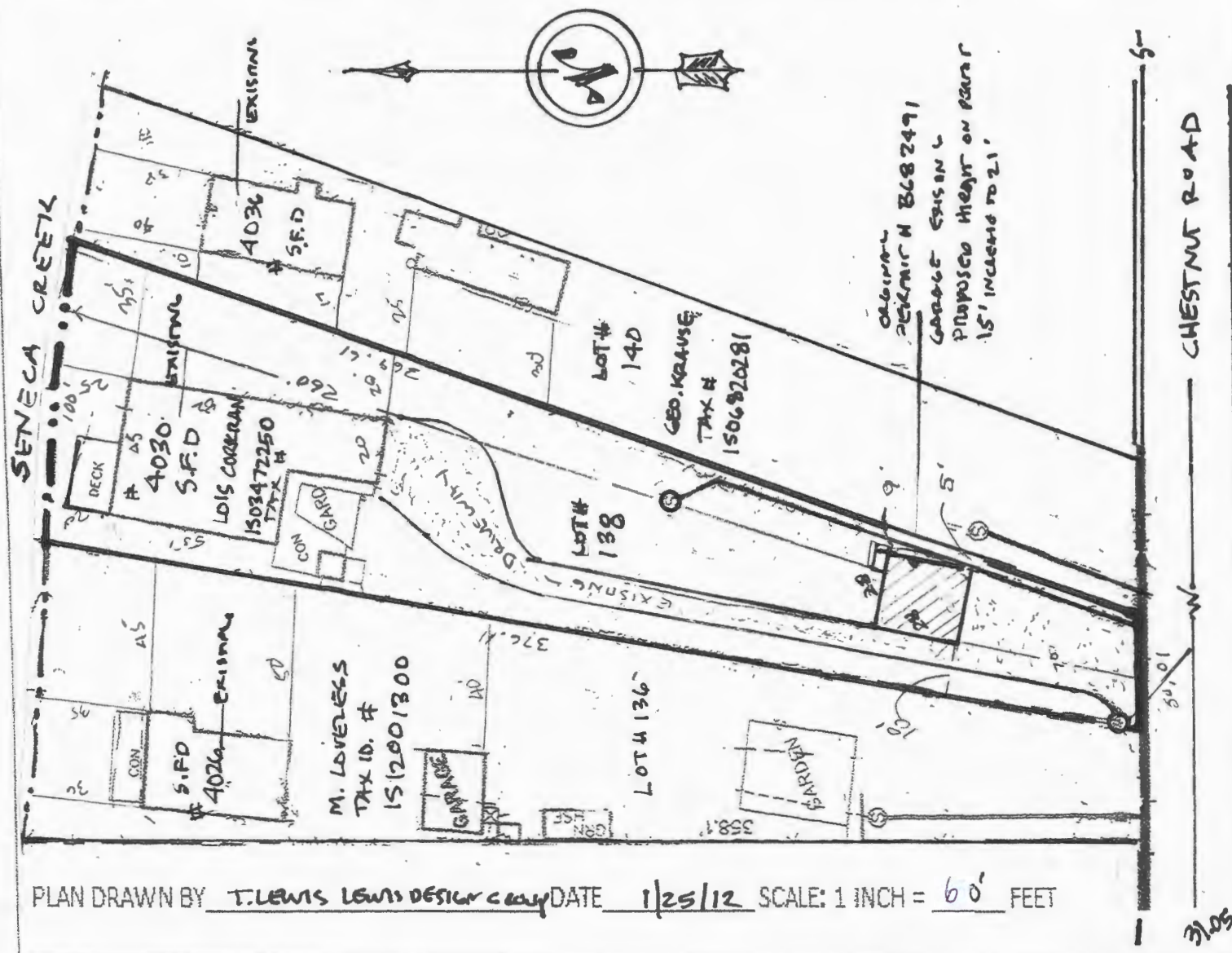


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 4030 CHESTNUT ROAD OWNER(S) NAME(S) LOIS CORKRAN

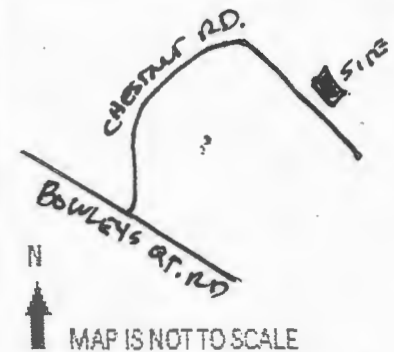
SUBDIVISION NAME BOWLEY'S QUARTERS LOT # 138 BLOCK # N/A SECTION # N/A

PLAT BOOK # 0007 FOLIO # 0013 10 DIGIT TAX # 1503472250 DEED REF. # 09494 / 00151



PLAN DRAWN BY T. LEWIS LEWIS DESIGN COMPANY DATE 1/25/12 SCALE: 1 INCH = 60' FEET

SITE VICINITY MAP



ZONING MAP # 4702K9

SITE ZONED RC-5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 27,152

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2012-0181-A