

IN RE: PETITION FOR VARIANCE
SW side of Hillcrest Avenue; 510'
SE of the c/l of Queen Anne Drive
9th Election District
5th Council District
(2521 Hillcrest Avenue)

Gary C. and Susan L. Miller
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2012-0189-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by Gary C. and Susan L. Miller. The Petitioners are requesting Variance relief under Section 415A.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a recreational vehicle (travel trailer) to be stored with a side yard setback as close as 1 foot in lieu of the required 2.5.feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the variance request were Petitioners Gary C. and Susan L. Miller. There were no Protestants or other interested parties in attendance; however, a letter of support was received from Jason P. and Carrie L. Hartline, the immediately adjacent neighbors who reside at 2523 Hillcrest Avenue. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R., and the file does not contain any letters of opposition or protest.

This matter is currently the subject of a violation case (Case No. CO-0105948) before the Office of Administrative Hearings, and a copy of the Code Enforcement file was made a part of the zoning hearing file. It should be noted that the fact that a code violation is issued is generally not considered in a zoning case. Zoning enforcement is conducted by the Department of Permits,

ORDER RECEIVED FOR FILING

Date 3-20-12

By [Signature]

Approvals, and Inspections, which has the authority to issue Correction Notices and Citations and to impose fines and other penalties for violation of law. On the other hand, the role of the Administrative Law Judge in this matter is to decide the discreet legal issue of whether the Petitioner is entitled to the requested zoning relief.

Testimony and evidence revealed that the subject property is 5,000 square feet, zoned DR 5.5 and located in the Harford Park subdivision. The Petitioners have lived at the location since 1997, and purchased the travel trailer in 2005. Petitioners stressed that the trailer has been in its present location without complaint since that time.

Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioners.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship. Indeed, the Petitioners would be forced to lease a commercial site for storage of the trailer, which has been in the driveway of their home for the past seven (7) years.

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Date 3-20-12

By lw

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the letter of support from the adjacent neighbors, who indicated they had "no issues or concerns" with the location of the trailer.

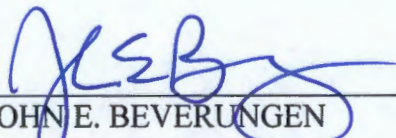
Pursuant to the advertisement, posting of the property and public hearing on this Petition, and after considering the testimony and evidence offered by the Petitioners, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 20 day of March, 2012 by this Administrative Law Judge that Petitioners' Variance request from Section 415A.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a recreational vehicle (travel trailer) to be stored with a side yard setback as close as 1 foot, in lieu of the required 2.5 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for a building permit and may be granted same upon receipt of this Order. However the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 3-20-12 3

By aw



KEVIN KAMENETZ
County Executive

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

March 20, 2012

Gary C. Miller
Susan L. Miller
2521 Hillcrest Avenue
Baltimore, Maryland 21234

RE: Petition for Variance
Case No.: 2012-0189-A
Property: 2521 Hillcrest Avenue

Dear Mr. and Mrs. Miller:

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

In the event any party finds the decision rendered is unfavorable, any party 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 887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Jeff Radcliffe, Code Enforcement Officer, Division of Code Inspections & Enforcement,
Department of Permits, Approvals, and Inspections



PETITION FOR ZONING HEARING(S)

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 2521 Hillcrest Ave. which is presently zoned Residential DR. S.
Deed References: 12626/00727 10 Digit Tax Account # 0923501470
Property Owner(s) Printed Name(s) Gary C. + Susan L. Miller

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 415A.1.A RCZR to permit a recreational vehicle (travel trailer) to be stored with a side yard setback as close as one foot in lieu of the required 2.5 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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 (Petitioners):

Gary C. Miller / Susan L. Miller
Name #1 - Type or Print Name #2 - Type or Print

Gary C. Miller / Susan L. Miller
Signature #1 Signature #2

2521 Hillcrest Ave. Baltimore Maryland
Mailing Address City State

21234 / (410) 668-7725 / SLM1021@Com.net
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2012-0889-A Filing Date 2/10/12 Do Not Schedule Dates: Reviewer BH

Zoning Property Description for 2521 Hillcrest Avenue:

Beginning at a point on the South West side of Hillcrest Avenue which is a 50' foot right of way width at the distance of 510' south east of the centerline of the nearest improved intersecting street Queen Anne Drive which is a 50' right of way width.

Being lot #'s 80 & 81 Block 18 Section #_ in the subdivision of Harford Park as recorded in Baltimore County Plat book #5, Folio #62, containing 5000 Square feet. Located in the 9th Election District and 5th Council District.

NOTICE OF ZONING
HEARING

ject to post-sale continuation
the loan with the loan service
to, determination of whether
any repayment agreement, re
prior to the sale. In any such
and void, and the Purchaser's
Edward S. (Richard E. Solomon, Richa
and Donald P. Gr
Mid-Atlantic Au
606 Baltimore Ave
Towson, Mary
(410) 825-2900 www.mid-
JT 03/6/15 March 6, 13, 20

CERTIFICATE OF PUBLICATION

3/8/, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 3/6/, 2012.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2012-0189-A

PETITIONER/DEVELOPER _____

GARY & SUSAN MILLER

DATE OF HEARING/CLOSING: _____

3/20/12

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 THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 2521 HILLCREST AVE

THIS SIGN(S) WERE POSTED ON _____

March 4, 2012
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/4/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2012-0189-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 205 JEFFERSON BUILDING 106 WEST

PLACE: CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: WEDNESDAY MARCH 29, 2012
AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT A RECREATIONAL
VEHICLE (TRAILER TRUCK) TO BE STORED WITH A SIDE
YARD SETBACK AS CLOSE AS ONE FOOT TO LANE
OF THE REQUIRED 25 FEET

POSTSIGNMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CANCEL HEARING CALL 867-3391

DO NOT REMOVE THIS SIGN AND INCUR FINE, LITIGATION OR PENALTY OF LAW
HANDICAPPED ACCESSIBLE

03/04/2012

met with 3/4/12



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
March 1, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0189-A

2521 Hillcrest Avenue

S/west side of Hillcrest Avenue at the distance of 510 feet s/east of the centerline of Queen Anne Drive

9th Election District – 5th Councilmanic District

Legal Owners: Gary and Susan Miller

Variance to permit a recreational vehicle (travel trailer) to be stored with a side yard setback as close as one foot in lieu of the required 2.5 feet.

Hearing: Tuesday, March 20, 2012 at 10:00 a.m. in Rom 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Gary & Susan Miller, 2521 Hillcrest Avenue, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 5, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 6, 2012 Issue - Jeffersonian

Please forward billing to:

Gary Miller
2521 Hillcrest Avenue
Baltimore, MD 21234

410-668-7725

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0189-A

2521 Hillcrest Avenue

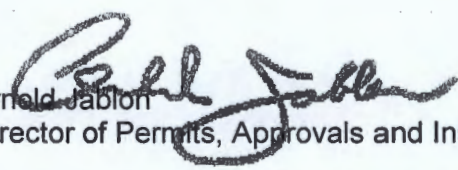
S/west side of Hillcrest Avenue at the distance of 510 feet s/east of the centerline of Queen Anne Drive

9th Election District – 5th Councilmanic District

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105 West Chesapeake Avenue, Towson 21204


Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

March 12, 2012

Gary & Susan Miller
2521 Hillcrest Avenue
Baltimore MD 21234

RE: Case Number: 2012-0198A, Address: 2521 Hillcrest Avenue

Dear Mr. & Ms. Miller:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 10, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

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



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

Date: 2-22-12

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

RE: Baltimore County
Item No 2012-0189-A
Variance
Gory & Susan Miller
2521 Hillcrest Avenue

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. 2012-0189-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

RE: PETITION FOR VARIANCE

2521 Hillcrest Ave; SW/S Hillcrest Avenue @
distance of 510' SW c/line Queen Anne Drive
9th Election & 5th Councilmanic Districts

Legal Owner(s): Gary & Susan Miller
Petitioner(s)

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

2012-189-A

* * * * *

ENTRY OF APPEARANCE

S

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

S

RECEIVED

FEB 27 2012

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 2012, a copy of the foregoing Entry of Appearance was mailed to 2521 Hillcrest Avenue, Baltimore, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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 petitioner below for the advertising. This advertising is due upon receipt and should be remitted to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Newspaper Advertising:

Case Number: 2012-0189-A
Gary C. Miller & Susan L. Miller
Address: 2521 Hillcrest Ave.

SEND ADVERTISING BILL TO:
Mr. Miller
1 Hillcrest Ave.
Co., Md. 21234
(410) 668-7725

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204



Code Enforcement 410-887-3351
Rental Registration 410-887-6060
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Building Inspection 410-887-3953

CODE ENFORCEMENT

CORRECTION NOTICE

CASE NUMBER	FA NUMBER	PROP. TAX ID	ZONE
105948	0233980	0923501470	DESS

☐ Owner ☐ Occupant ☐ Other

NAME(S): Gary C. + Susan L. Miller			
MAILING ADDRESS: 2921 Millersport Ave.			
CITY: BA Ho.	STATE: MD.	ZIP CODE: 21234	
VIOLATION ADDRESS: SAME			
CITY:	STATE: MARYLAND	ZIP CODE:	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

- | | |
|---|--|
| ☐ 431: Improper parked/ illegal commercial vehicle(s) | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 450: Non permitted sign(s) | ☒ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) in residential zone | ☐ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 100.6: Non permitted livestock / fowl / poultry |
| ☐ 102.5: Residential site line violation/ obstruction | ☐ 408B: Non permitted rooming/ boarding house |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B01: Non permitted private kennel. Limit 3 dogs |
| ☐ 1B01.1, ZCPM: Cease service garage activities | ☐ 101; 102.1; ZCPM: Illegal home occupation |
| ☐ 402: Illegal conversion of dwelling | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: |
- Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|---|--|
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-309; 13-7-310: Remove animal feces daily | ☐ 35-6-105: Obtain rental housing license |
| ☐ 13-7-310(a): Remove all trash & debris from property | ☐ 18-2-608: Exceeding time limit, Temp. Storage Unit |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 35-2-206: Install address numbers to property or home |
| ☐ 13-7-310(c): Cease all outside feeding of animals/birds | ☐ IBC 115; BCBC 121: Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 13-7-305: Cease rat harborage on premise | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 13-7-306: Eradicate all rat infestation on premise | |
| ☐ 13-7-112: Remove graffiti | |

LIVABILITY CODE (B.C.C.)

- | | |
|--|---|
| ☐ 35-5-203: Condemnation of structure / equipment | ☐ 35-5-212: Repair heating / cooking equipment |
| ☐ 35-5-208(a): Repair exterior structure | ☐ 35-5-213: Provide fire and safety protection |
| ☐ 35-5-209(a): Repair interior structure | ☐ 35-5-231.1: Provide Carbon Monoxide detectors |
| ☐ 35-5-210 (a)(c): Provide proper lighting in structure | ☐ 35-5-214: Remove all accumulations & storage blocking egress, stairwells, passageways, doors, windows, etc |
| ☐ 35-5-211(c): Repair plumbing defects to structure | |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|---|
| ☐ 35-2-404(a)(i)(i): Remove hazardous / unsafe condition | ☐ 35-2-404(a)(i)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(i)(iii): Repair roof / horizontal members | ☐ 35-2-404(a)(i)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(i)(v): Repair ext. plaster / masonry | ☐ 35-2-404(a)(i)(vi): Waterproof walls/ roof/foundations |
| ☐ 35-2-404(a)(i)(vii): Repair ext. construction (see below) | ☐ 35-2-404(a)(i)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair / remove defective ext. sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure openings |

OTHER VIOLATIONS OR REMARKS: Must be at least 2 1/2 feet from the side & rear property line, and 8' behind the front foundation line of house.

Failure to comply with this correction notice, may result in a \$ 200.00 fine / penalty per day pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the assigned inspector below for more info. (See reverse side for important information)

COMPLIANCE DATE: 2, 29, 12

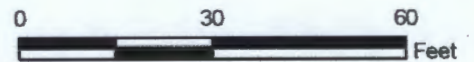
INSPECTOR NAME: J. Radcliffe
(PRINT NAME)

1, 31, 12
ISSUED DATE

2521 Hillcrest Avenue



Publication Date: February 07, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
NAD 1983, NAD 1983/91 HARN, US Foot



1 inch = 30 feet

#0189

MEMORANDUM

DATE: May 21, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0189-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 19, 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

CASE NAME 2521 Hiebert Ave.
CASE NUMBER 2012-0189-A
DATE 3-20-12

[illegible]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



JB
3/20/12
10am

RECEIVED

MAR 05 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 5, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0189-A
Address 2521 Hillcrest Avenue
(Miller Property)

Zoning Advisory Committee Meeting of February 20, 2012.

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

Reviewer: *Jeff Livingston; Development Coordination*

Debra Wiley - ZAC Comments - Distribution Mtg. of 2/20/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 2/21/2012 11:11 AM
Subject: ZAC Comments - Distribution Mtg. of 2/20/12

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.

2012-0184-A - 9514 Oakbranch Way
(Administrative Variance) - Closing Date: 2/27/12

2012-0185-A - 500 Durando Road
(Administrative Variance) - Closing Date: 3/5/12

2012-0186-SPH - 7927 Belair Road
No hearing date in database as of 2/21

2012-0187-SPHX - BGE Carol Dodson 2900 Lord Baltimore Drive
No hearing date in database as of 2/21

2012-0188-SPHX - 2449 Ellis Road
(Administrative Variance) - 3/5/12

2012-0189-A - 2521 Hillcrest Avenue
No hearing date in database as of 2/21

2012-0190-A - 11 Fir Drive
(Administrative Variance) - Closing Date: 3/12/12

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

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

ADDRESS 2521 Hillcrest Ave OWNER(S) NAME(S) Gary C. + Susan L. Miller

SUBDIVISION NAME Hartford Park LOT # 80+81 BLOCK # 18 SECTION # N/A

PLAT BOOK # 5 FOLIO # 62 10 DIGIT TAX # 0923501470 DEED REF. # 12626100727

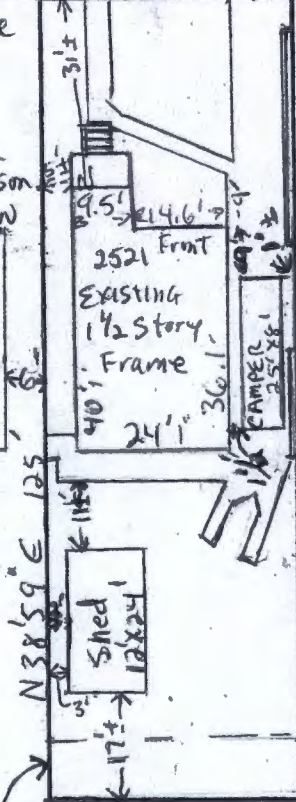
510' TO C/L S 510' E 40' Hillcrest Ave. 50' RLW

Queen Anne Dr.

Joel + Allison Newman

Front 2519 EXISTING 1 1/2 Story Dwelling Lot 78+79

0907580920



Jason + Carrie Hartline

Front 2523 EXISTING 1 1/2 Story Dwelling Lot 82+83

0912000640

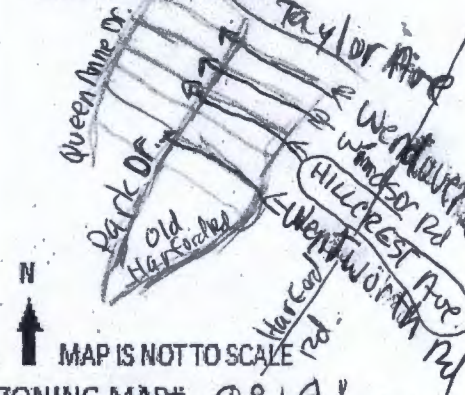
10' RESERVATION FOR STREAM + DRAINAGE
N 51.01' W 40'

N

PLAN DRAWN BY Gary C. Miller DATE 2/8/12 SCALE: 1 INCH = 30 FEET

Ex. 1

SITE VICINITY MAP



ZONING MAP# 081A1

SITE ZONED DR 5.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE _____

OR SQUARE FEET 5000

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

105948

0189