

IN RE: PETITION FOR VARIANCE

S side of Kent Road; 725 feet NW
of the c/l of Galena Road
15th Election District
7th Councilmanic District
(1438 Kent Road)

Rubert (deceased) and Venus Stump,
Property Owner
Robert Stump, *Contract Purchaser*
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
*
* CASE NO. 2012-0191-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 the legal owner of the subject property, Rubert (deceased) and Venus Stump. Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 9 feet in lieu of the required 10 feet, and to permit the construction of a new dwelling on a lot that is 50 feet wide in lieu of the required 55 feet minimum width in a DR 5.5 zone per Section 304 of the B.C.Z.R. 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 requisite public hearing in support of the variance request were Venus Stump, property owner and Robert Stump, contract purchaser. Also attending was Rick Richardson with Richardson engineering LLC, the professional engineer who prepared the site plan. The file reveals that the Petition was properly advertised and the property was properly posted as required by the Baltimore County Zoning Regulations. No Protestants or other parties were present.

ORDER RECEIVED FOR FILING

Date 4-3-12

By [Signature]

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 Planning dated March 2, 2012, which state:

"The Department of Planning has reviewed the petitioner's request and accompanying site plan. The pattern of the neighborhood is a mix of double and single lots, therefore this department does not oppose the request subject to the review and approval of architectural elevations by this department prior to the issuance of any building permits."

Comments were received from the Department of Environmental Protection and Sustainability dated March 20, 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. This non-waterfront property is located in a Limited Development Area within the Chesapeake Bay Critical Area. Development of this property with a dwelling with less side yard setbacks must comply with a maximum lot coverage limit of 3,125 square feet with mitigation for the lot coverage amount over 25% and must meet a 15% tree cover requirement. Based on this, EPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized pursuant to Critical Area requirements.
2. The proposed development must comply with all LDA requirements, including the 15% afforestation requirement and CBCA lot coverage requirements, prior to building permit approval. Therefore the subject zoning petition will conserve fish, wildlife, and plant habitat.
3. The proposed development is permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. There is currently no lot coverage on the property. Compliance with the Critical Area requirements 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

ORDER RECEIVED FOR FILING

Date 4-3-12

2

By pm

number, movement, and activities of persons in that area can create adverse environmental impacts.”

Mr. Richardson proffered on behalf of the Petitioners. He related that Petitioner Venus Stump and her late husband bought the subject property in 1980 and now she wished to sell it to her son, who intends to build his home and reside there. He related that the subject property was developed in 1930 and therefore predated and subsequently could not meet today's required minimum lot width of 55 feet in a DR 5 zone. Moreover, he noted that the site is bordered in the front on Kent Road and is hemmed in on either side by two double lots. Therefore, he maintains that, without the requested relief, the Petitioners have no where to go for additional footage and cannot utilize the property for its intended and lawful purpose.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Moreover, I find that strict enforcement of the B.C.Z.R. would cause the Petitioners to suffer practical difficulty and undue hardship.

Therefore, I also find that the variances requested can be granted in strict harmony with the spirit and intent of the said regulations, and in such a manner as to grant relief without injury to the public, health, safety, and general welfare. In all manner and respect, the variances requested meet the requirements of Section 307 of the B.C.Z.R. as well as those requirements established in *Cromwell v. Ward*, 102 Md. App. 691 (1995) and *McLean v Soley*, 270 Md. 208 (1973).

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

ORDER RECEIVED FOR FILING

Date 4-3-12

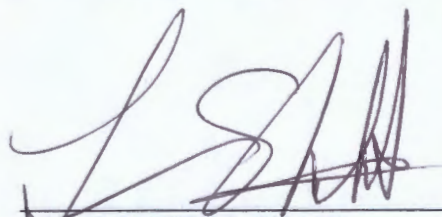
By PM

THEREFORE, IT IS ORDERED this 3^d day of April, 2012 by this Administrative Law Judge that Petitioner's Variance request Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 9 feet in lieu of the required 10 feet, and to permit the construction of a new dwelling on a lot that is 50 feet wide in, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments made by the Department of Planning dated March 2, 2012, a copy of which is attached hereto and made a part hereof.
3. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated March 20, 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.



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 4-3-12

By jm



KEVIN KAMENETZ
County Executive

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

April 3, 2012

MRS. VENUS STUMP AND
ROBERT STUMP
1438 KENT ROAD
BALTIMORE MD 21221

Re: Petition for Variance
Case No. 2012-0191-A
Property: 1438 Kent Road

Dear Mrs. Stump and Mr. Stump:

Enclosed please find the decision rendered in the above-captioned case.

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. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to be "L. Stahl", is written over the name "LAWRENCE M. STAHL".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: Rick Richardson, Richardson Engineering, Inc., 30 East Padonia Road, Suite 500,
Timonium MD 21030



CBCA FLOOD PLAIN Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1434 Kent Road

which is presently zoned DR5.5

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)

1B02.3.C.1 to permit a side yard setback of 9' in lieu of the required 10' on a lot that is 50' wide in lieu of the required 55' minimum width in a DR5.5 zone *PER 1B02.3.C.1 §6304*

TO PERMIT CONSTRUCTION OF A NEW DWELLING

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

Size of the proposed building and lot, as shown on the site plan and other information that will be presented at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above 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:

Robert Stump

Name - Type or Print

Robert Stump

Signature

1438 Kent Road,

410-370-7996

Address

Telephone No.

Baltimore, MD

21221-6025

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Rubert (deceased) and Venus Stump

Name - Type or Print

Venus Stump

Signature

VENUS STUMP

Name - Type or Print

Signature

1438 Kent Road,

410-686-0815

Address

Telephone No.

Baltimore, MD

MD

21221-6025

City

State

Zip Code

Representative to be Contacted:

Richardson Engineering, LLC

Name

30 E. Padonia Road, Suite 500

410-560-1502

Address

Telephone No.

Timonium, Maryland

Maryland

21093

City

State

Zip Code

☐ OFFICE USE ONLY

Case No.

2012-0191-A

ESTIMATED LENGTH OF HEARING

ORDER RECEIVED FOR FILING

UNAVAILABLE FOR HEARING

Reviewed By

AT/BH

Date

2/15/12

REV 9/15/98

Date

4-3-12

By

pm

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING PROPERTY DESCRIPTION FOR
#1434 KENT ROAD
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the **south** side of **Kent Road** which is **50** feet wide at the distance of **725** feet **north west** of the centerline of the nearest improved intersecting street **Galena Road** which is **50** feet wide. Being lot **#183** in the subdivision of **HYDE PARK** as recorded in Baltimore County Plat Book **#9**, Folio **#59**, containing **10,000** Sq.Ft. or **0.23** Ac.+/- . Located in the 15th. Election District, 7th Councilmanic District.

2012-0191-A

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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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: 2012-0191-A
Petitioner: ROBERT STUMP
Address or Location: 1434 KENT RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT STUMP
Address: 1438 KENT RD
BALTIMORE, MD 21221
Telephone Number: 410-370-7996

Revised 2/17/11 DT



KEVIN KAMENETZ
County Executive

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

March 29, 2012

Rubert & Venus Stump
1438 Kent Road
Baltimore MD 21221

RE: Case Number: 2012-0191A, Address: 1434 Kent Road

Dear Mr. & Ms. Stump:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 15, 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 fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Richardson Engineering LLC, 30 E. Padonia Road, Suite 500, Timonium, MD 21093

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 2, 2012

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 1438 Kent Road

RECEIVED

INFORMATION:

MAR 05 2012

Item Number: 12-191

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Rubert (deceased) and Venus Stump

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The pattern of the neighborhood is a mix of double and single lots, therefore this department does not oppose the request subject to the review and approval of architectural elevations by this department prior to the issuance of any building permits.

For further information concerning the matters stated here in, please contact Curtis Murray at 410-887-3480.

Prepared by:

Division Chief:
AVA/LL: CM

ORDER RECEIVED FOR FILING

Date 4-3-12

By [Signature]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAR 30 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 30, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0191-A
Address 1438 Kent Road
(Stump Property)

Zoning Advisory Committee Meeting of February 27, 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. This non-waterfront property is located in a Limited Development Area within the Chesapeake Bay Critical Area. Development of this property with a dwelling with less sideyard setbacks must comply with a maximum lot coverage limit of 3,125 square feet with mitigation for the lot coverage amount over 25% and must meet a 15% tree cover requirement. Based on this, EPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized pursuant to Critical Area requirements.
2. The proposed development must comply with all LDA requirements, including the 15% afforestation requirement and CBCA lot coverage requirements, prior to building permit approval. Therefore the subject zoning petition will conserve fish, wildlife, and plant habitat.
3. The proposed development is permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. There is currently no lot coverage on the property. Compliance with the Critical Area requirements 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,

ORDER RECEIVED FOR FILING

Date

4-3-12

By

PJ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 02, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For March 12, 2012
Item Nos. 2012-191, 192, 193, 194, 195
And 196

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-03122012-NO COMMENTS.doc

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



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

Date: 2-28-12

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

RE: Baltimore County
Item No 2012-0191-A
Variance
Rupert and Venus Stump
1438 Kent 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. 2012-0191-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,

for 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

CERTIFICATE OF POSTING

2012-0191-A

RE: Case No.: _____

Petitioner/Developer: _____

Robert Stump

April 2, 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:

1434 Kent Ave

March 17, 2012

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

Sincerely,

March 17, 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)



**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: # 2012-0191-A

1434 Kent Avenue
S/side of Kent Avenue, 725
feet n/west of centerline of
Galena Road

15th Election District
7th Councilmanic District
Legal Owner(s): Venue Stump
Contract Purchaser:

Robert Stump
Variance: to permit a side
yard setback of 9 feet in
lieu of the required 10 feet;
to permit construction of a
new dwelling on a lot that
is 50 feet wide in lieu of the
required 55 feet minimum
width in a DR 5.5 zone.

Hearing: Monday, April 2,
2012 at 1:30 p.m. in
Room 205, Jefferson
Building, 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 accommoda-
tions Please Contact the
Administrative Hearings Of-
fice at (410) 887-3868.

(2) For information concern-
ing the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

3/24/6 Mar 15 299357

CERTIFICATE OF PUBLICATION

3/15/ 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 3/15/ 2012.

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

S. Wilkinson

LEGAL ADVERTISING



KEVIN KAMENETZ
County Executive

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

March 9, 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: 2012-0191-A

1434 Kent Avenue

S/side of Kent Avenue, 725 feet n/west of centerline of Galena Road

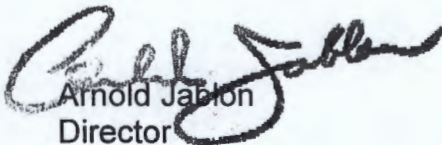
15th Election District – 7th Councilmanic District

Legal Owners: Venus Stump

Contract Purchaser: Robert Stump

Variance to permit a side yard setback of 9 feet in lieu of the required 10 feet; to permit construction of a new dwelling on a lot that is 50 feet wide in lieu of the required 55 feet minimum width in a DR 5.5 zone.

Hearing: Monday, April 2, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093
Robert Stump, 1438 Kent Road, Baltimore 21221
Venus Stump, 1434 Kent Road, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 17, 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
Thursday, March 15, 2012 Issue - Jeffersonian

Please forward billing to:
Robert Stump
1438 Kent Road
Baltimore, MD 21221

410-370-7996

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: 2012-0191-A

1434 Kent Avenue

S/side of Kent Avenue, 725 feet n/west of centerline of Galena Road

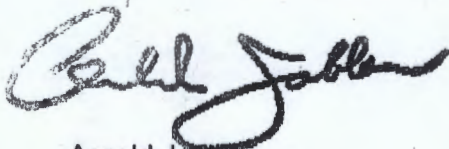
15th Election District – 7th Councilmanic District

Legal Owners: Venus Stump

Contract Purchaser: Robert Stump

Variance to permit a side yard setback of 9 feet in lieu of the required 10 feet; to permit construction of a new dwelling on a lot that is 50 feet wide in lieu of the required 55 feet minimum width in a DR 5.5 zone.

Hearing: Monday, April 2, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1434 Kent Road; S/S Kent Road, 725' NW *
c/line of Galena Road * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts
Legal Owners: Rubert(deceased) & Venus Stupm* HEARINGS FOR
Contract Purchaser(s): Robert Stupm *
Petitioner(s) * BALTIMORE COUNTY
* 2012-191-A

* * * * *

ENTRY OF APPEARANCE

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

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

RECEIVED

MAR 02 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of March, 2012, a copy of the foregoing Entry of Appearance was mailed to Patrick Richard, Jr., Richardson Engineering, LLC, 30 E. Padonia Road, Timonium, Maryland 21093 Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

FEE-SIMPLE DEED-CODE-City or County

This Deed, Made this

14th

day of

November

in the year one thousand nine hundred and Eighty , by and between

THOMAS E. WEST and THERESA M. WEST, his wife

of Baltimore County,

in the State of Maryland, of the first part, and

ROBERT W. STUMP and VENUS D. STUMP, his wife,

of the second part.

Witnesseth, That in consideration of the sum of Eight Thousand and No/100--(\$8,000.00) Dollars, the receipt of which is hereby acknowledged by the parties hereto,

the said parties of the first part

do grant and convey unto the said parties of the second part, as tenants by the entirety, and unto the survivor of them, their heirs, personal representatives and assigns,

heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the Fifteenth District, Baltimore County, aforesaid, and described as follows, that is to say:--

~~BEING known and designated as~~

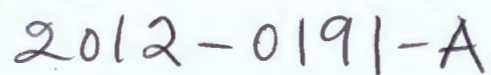
BEING known and designated as Lot No. 183, as shown on the Plat of Hyde Park, said Plat being recorded among the Land Records of Baltimore County in Plat Book W.H.M. 9, folio 59.

BEING also a part of those lots of ground described in a Deed dated June 17, 1963, and recorded among the Land Records of Baltimore County in Liber R.R.G. 4186, folio 195, which were granted and conveyed by Walter Bowers and Mary Bowers, his wife, unto Thomas E. West and Theresa M. West, his wife, the within Grantors.

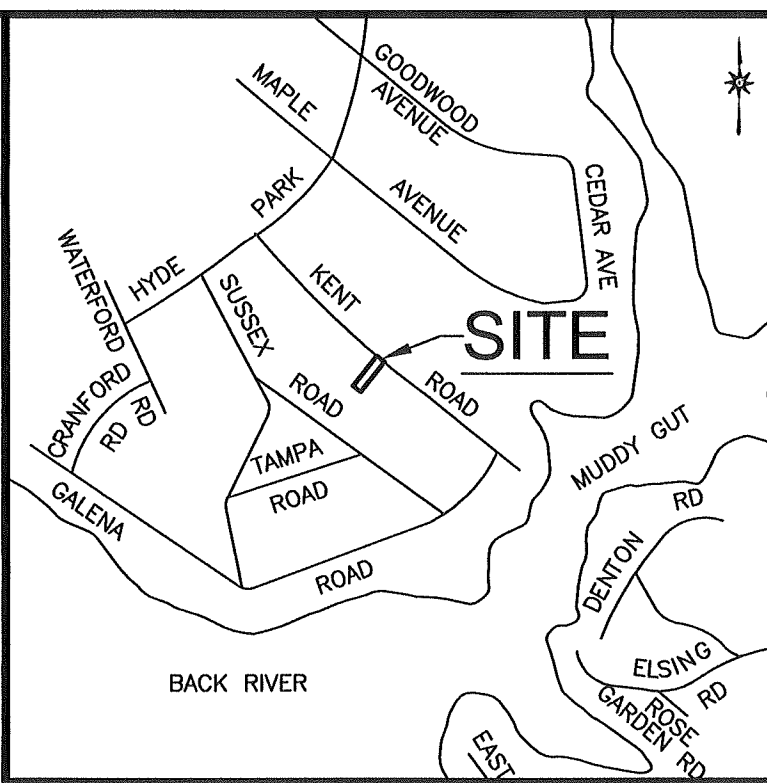
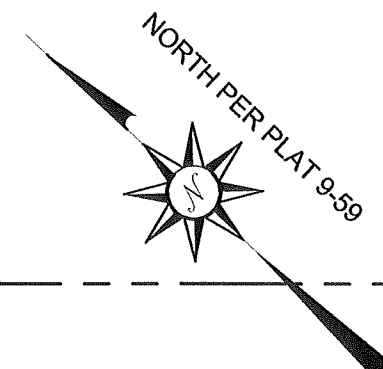
PETITIONER'S

EXHIBIT NO. 2

0701**** 20103812 03-02-1
 0701**** 20103812 03-02-1
 0791**** 20103812 03-02-1
 0798**** 20103812 03-02-1



G:\Jobs\Jobs2012\12014-1432 Kent Road Drawings\120142pl.dwg, Layout1, 2/15/2012 03:18:06 PM



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: RUPERT W. & VENUS D. STUMP
#1438 KENT ROAD
BALTIMORE, MARYLAND 21221-6025
- SITE AREA:
GROSS: 11,250 Sq.Ft. or 0.26 Ac.±
NET: 10,000 Sq.Ft. or 0.23 Ac.±
- USES:
EXISTING: VACANT SITE
PROPOSED: 1 STORY SINGLE FAMILY DWELLING
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REF: 6232/175
- TAX ACCOUNT: #1523155591
- COUNCILMANIC DISTRICT: 7TH
- ZONING: DR 5.5
(PER 1"-200' ZONING MAP 097C3)
- TAX MAP #97, PARCEL #183, LOT #183.
(LOT #183 IS PART OF AN EXISTING SUBDIVISION THAT IS PART OF PARCEL #287 AS SHOWN ON TAX MAP #97, HOWEVER AS OF 02-10-12 THE S.D.A.T. LIST THE SUBJECT PROPERTY AS PARCEL #183.)
- PLAT REFERENCE: 9-59 "HYDE PARK"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100440 F PANEL 440 OF 580 DATED SEPT. 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
- NO PREVIOUS PERMITS ON FILE
- SITE LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT HISTORIC.
- BUILDING AREAS:
EXISTING: 0 Sq.Ft. (VACANT SITE)
PROPOSED: 1,024 Sq.Ft.
- WATERSHED: BACK RIVER
- SETBACKS:

	REQUIRED	PROVIDED
FRONT	40'	60'
SIDE	10'	9'
REAR	30'	116'

PETITIONER'S

EXHIBIT NO. 1

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR THE

STUMP RESIDENCE

#1434 KENT ROAD
BALTIMORE, MARYLAND 21221

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	02-15-12	12014	1 OF 1

2012-0191A