

M E M O R A N D U M

DATE: May 7, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0204-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 3, 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

IN RE: PETITION FOR ADMIN. VARIANCE.

W side of Bull Neck Road; 180 feet N
of the c/l of Longpoint Road
12th Election District
7th Councilmanic District
(8257 Bull Neck Road)

Suzan J. Smith
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0204-A**

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Suzan J. Smith. The variance request is from Section 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a carport addition on the side of the existing dwelling with a side setback of 1 foot in lieu of the required 7.5 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 Bureau of Development Plans Review dated March 8, 2012, which indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Sustainability dated March 29, 2012, which indicate:

"The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental

ORDER RECEIVED FOR FILING

Date 4-3-12

By pr

Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area and may be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. The project will be reviewed for applicability of the 10% Rule regulations and any required mitigation. By meeting the IDA pollutant reduction requirements, allowing the request by the applicant will result in minimal impacts to water quality. A site inspection revealed that the carport, if constructed according to the measurements and location shown on the plan attached to this petition, will be built over an existing concrete driveway; therefore, impervious surfaces on the property will not be increased.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. The current development proposal for the property will be reviewed for application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish, wildlife and plant habitat in proximity of nearby Bullneck Creek and Bear Creek.

3. Be consistent with established land use policies 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 applicant's proposal to construct a carport is subject to review for application of the Critical Area IDA pollutant reduction requirements, therefore, is consistent with this goal. Allowing the request will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal."

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 11, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-3-12

2

By jm

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 Petitioner.

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 3rd day of April, 2012 that a Variance from Section 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a carport addition on the side of the existing dwelling with a side setback of 1 foot in lieu of the required 7.5 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. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated March 8, 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 29, 2012, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 4-3-12

By [signature]

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

Timothy Kotroco
TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 4-3-12

By [Signature]



KEVIN KAMENETZ
County Executive

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

April 3, 2012

SUZAN J. SMITH
8257 BULL NECK ROAD
DUNDALK MD 21222

Re: Petition for Administrative Variance
Case No. 2012-0204-A
Property: 8257 Bull Neck Road

Dear Ms. Smith:

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 black ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Maureen Copeland, 1316 North Brown Dam Drive, New Oxford PA 17350



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 8257 BULLNECK ROAD

which is presently zoned DR 5-5

Deed Reference 20569 / 472

10 Digit Tax Account # 1212041200

Property Owner(s) Printed Name(s) SUZAN SMITH

(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) 301.1 OF BCZR TO PERMIT A CARPORT ADDITION ON THE SIDE OF THE EXISTING DWELLING WITH A SIDE SETBACK OF 1 FOOT IN LIEU OF THE REQUIRED 7 1/2 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:

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

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

2012-0204-A

Filing Date

2/28/12

Estimated Posting Date

3/11/12
- 3/26/12

Drawn

AT.

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: 8257 BULL NECK ROAD DUNPARK 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)

Open carport is desired to protect vehicle. Existing driveway is only 1'-0" from property line. No other location is feasible for covered parking due to small size of lot.

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

X Suzan J Smith
Signature of Affiant

Signature of Affiant

X SUZAN J SMITH
Name- Print or Type

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 24 day of FEB, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Suzan J Smith
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



James A Cowens
Notary Public

9/1/15
My Commission Expires

2012-0204-A

ZONING PROPERTY DESCRIPTION

FOR

8257 BULLNECK ROAD

Beginning at a point on the west side of Bullneck Road, which is 50 feet wide at the distance of 180 feet North of the centerline of Longpoint Road which is 50 feet wide.

Being Section B, Block 3, Lot Number 29 in the subdivision of Murray Point, Baltimore County Plat Book #13, Folio #19 containing 4,293 square feet. Also known as 8257 Bullneck Road and located in the 12th Election District, 7th Councilmanic District.

2012-0204-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0204 -A Address 8257 BULLNECK ROAD

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

Filing Date: 2/28/12 Posting Date: 3/11/12 Closing Date: 3/26/12

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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 2012- 0204 -A Address 8257 BULLNECK ROAD
Petitioner's Name SUSAN SMITH Telephone 410-284-1521
Posting Date: 3/11/12 Closing Date: 3/26/12
Wording for Sign: To Permit A CARPORT ADDITION ON THE SIDE OF
EXISTING DWELLING WITH A SIDE SETBACK OF 1 FT.
IN LIEU OF THE REQUIRED 7 1/2 FEET.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

March 27, 2012

Susan J Smith
8257 Bullneck Road
Dundalk MD 21222

RE: Case Number: 2012-0204A, Address: 8257 Bullneck Road, 21222

Dear Ms. Smith:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 28, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
Maureen Copeland, 1316 N. Browns Dam Drive, New Oxford PA 17350

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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 March 19, 2012
Item No. 2012-0204

DATE: March 08, 2012

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN
cc: File
ZAC-ITEM NO12-0204-03082012.doc

ORDER RECEIVED FOR FILING

Date 4-3-12
By pm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 29 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 29, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0204-A
Address 8257 Bull Neck Road
(Smith Property)

Zoning Advisory Committee Meeting of March 5, 2012.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area and may be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. The project will be reviewed for applicability of the 10% Rule regulations and any required mitigation. By meeting the IDA pollutant reduction requirements, allowing the request by the applicant will result in minimal impacts to water quality. A site inspection revealed that the carport, if constructed according to the measurements and location shown on the plan attached to this petition, will be built over an existing concrete driveway; therefore, impervious surfaces on the property will not be increased.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. The current development proposal for the property will be reviewed for application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish, wildlife and plant habitat in proximity of nearby Bullneck Creek and Bear Creek.

ORDER RECEIVED FOR FILING

Date 4-3-12

By B

3. Be consistent with established land use policies 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 applicant's proposal to construct a carport is subject to review for application of the Critical Area IDA pollutant reduction requirements, therefore, is consistent with this goal. Allowing the request will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal.

Reviewer: *Thomas Panzarella; Environmental Impact Review*

ORDER RECEIVED FOR FILING

Date 4-3-12

By pm

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



Maryland Department of Transportation

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

Date: 3-5-12

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

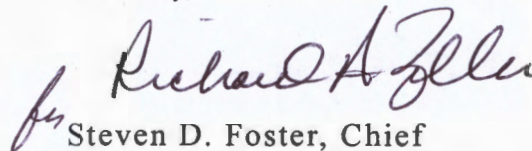
RE: Baltimore County
Item No. 2012-0204-A
Administrative Variance
Susan J. Smith
8257 Bull neck Road.

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. 2012-0204-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
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No.

73641

Date:

2/28/12

PAID RECEIPT

BUSINESS ACTUAL TIME PER
2/28/2012 2/28/2012 00:28:01 2
REG NO: 012681
> RECEIPT # 61280 2/28/2012 OPEN
5 020 0000 VERIFICATION
0. 012681
Receipt for \$75.00
\$75.00 (3) \$75.00 CA
Baltimore County, Maryland

Fund		Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001		806	0000		6150				\$ 75-

Total:

\$ 75-

Rec From:

For:

8357 BULLNECK RD

2012-0204-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2012-0204-A

RE: Case No.: _____

Petitioner/Developer: _____

Susan Smith

March 26, 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: _____

8257 Bullneck Road

March 11, 2012

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

Sincerely,



March 11, 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)



Case No.: 2012-0204-A

Exhibit Sheet

4/3/18

[Signature]

Petitioner/Developer

Protestant

PW 5-11-12

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		

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-8</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comments</u>
<u>3-29</u>	DEPS (if not received, date e-mail sent _____)	<u>Comments</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-5</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-11</u>	by <u>Black</u>
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 (vw4.2A)
BALTIMORE COUNTY

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

2012-0204-A

Account Identifier:

District - 12 Account Number - 1212041200

Owner Information

Owner Name: SMITH SUZAN J **Use:** RESIDENTIAL
Mailing Address: 8257 BULLNECK RD **Principal Residence:** YES
BALTIMORE MD 21222-6003 **Deed Reference:** 1) /20569/ 00472
2)

Location & Structure Information

Premises Address
8257 BULLNECK RD
0-0000

Legal Description

8257 BULLNECK RD
MURRAY POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0110	0006	0032		0000	B	3	29	3	Plat Ref: 0013/0019

Special Tax Areas
Town Ad Valorem Tax Class
NONE

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1944	1,560 SF	4,293 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT 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	48,200	48,200		
Improvements:	164,200	111,800		
Total:	212,400	160,000	212,500	160,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
SMITH SUZAN J	08/19/2004	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /20569/ 00472	Deed2:
SMITH SUZAN J	09/06/2001	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15544/ 00323	Deed2:
LILLY MIKE A	06/30/1986	\$61,500
Type: ARMS LENGTH IMPROVED	Deed1: /07217/ 00082	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:
Exempt Class:

Special Tax Recapture:

Patricia Zook - DEPS comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 3/28/2012 2:01 PM
Subject: DEPS comments needed

Hi Jeff -

I have two administrative variances that closed on March 26 and I need DEPS comment. The cases are: 2012-0202-A and 2012-0204-A.

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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Front elevation of subject property (8257 Bullneck Road)



Rear elevation of subject property showing covered porch

2012-0204-A



Side of property showing location of proposed carport



Front elevation of subject property showing existing driveway and proposed location of carport

2012-0204-A



Adjacent property at 8259 Bullneck



Adjacent properties at 8255 and 8253 Bullneck Road

2012-0204-A

Debra Wiley - ZAC Comments - Distribution Mtg. of 3/5/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 3/5/2012 10:50 AM
Subject: ZAC Comments - Distribution Mtg. of 3/5/12

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.

2012-0198-A (4315 Notchcliff Rd.)
Administrative Variance - Closing Date: 3/19/12

2012-0199-A (5309 Forge Rd.)
No hearing date assigned as of 3/5/12

2012-0200-A (8624 Wise Ave.)
Administrative Variance - Closing Date: 3/19/12

2012-0201-A (8112 Anita Rd.)
No hearing date assigned as of 3/5/12

2012-0202-A (755 Seawall Rd.) - **CRITICAL AREA**
Administrative Variance - Closing Date: 3/26/12

2012-0203-A (219 Gateswood Rd.)
Administrative Variance - Closing Date: 3/26/12

2012-0204-A (8257 Bull Neck Rd.) - **CRITICAL AREA & FLOODPLAIN**
Administrative Variance - Closing Date: 3/26/12

2012-0205-A (2315 Martin Dr. (Lot 136) - **CRITICAL AREA & FLOODPLAIN**
No hearing date assigned as of 3/5/12

2012-0206-A (8808 Harkate Way)
Administrative Variance - Closing Date: 3/26/12

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

ZAC AGENDA

Case Number: 2012-0204-A

Primary Use: Residential

Reviewer: AT

Type: ADMINISTRATIVE VARIANCE

Legal Owner:

Contract Purchaser:

Critical Area: YES Flood Plain: YES Historic: NO Election Dist: 12th Councilmanic Dist: 7th

Property Address: 8257 Bull Neck Rd

Location: WS of Bull Neck Rd, 180 ft N of the centerline Longpoint Rd

Existing Zoning: DR 5.5

Area: 4,293 sq ft

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit a carport addition on the side of the existing dwelling with a side setback of 1 ft in lieu of the required 7.5 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 3/26/2012

Miscellaneous:

Case Number: 2012-0205-A

Primary Use: Residential

Reviewer: JNP

Type: VARIANCE

Legal Owner:

Contract Purchaser: David & Cheryl Dansberger, 416 Waters Watch Court, Middle River MD 21220, 410-918-1222

Critical Area: YES Flood Plain: YES Historic: NO Election Dist: 15 Councilmanic Dist: 6th

Property Address: 2315 Martin (lot 136) Dr

Location: NW side of Bauernschmidt Dr, 150 ft. W of Martin Dr.

Existing Zoning: 3.5

Area: 7,125 sq ft

Proposed Zoning: VARIANCE to permit a proposed dwelling with a lot area of 7,125 sq ft, a lot width of 57 ft and an averaged street setback of 30 ft (Bauernschmidt Drive) in lieu of the minimum required 10,000 sq ft, 70 ft and averaged 39.5 ft, respectively, and to permit an existing accessory building (garage) to be located in the front yard in lieu of the permitted rear yard only.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

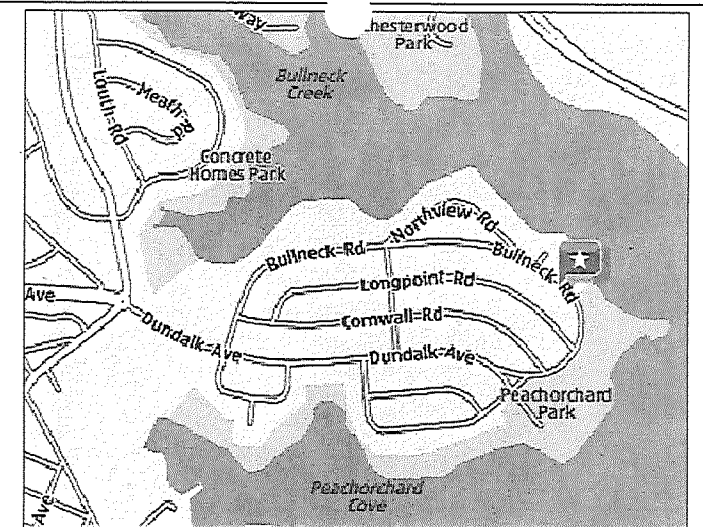
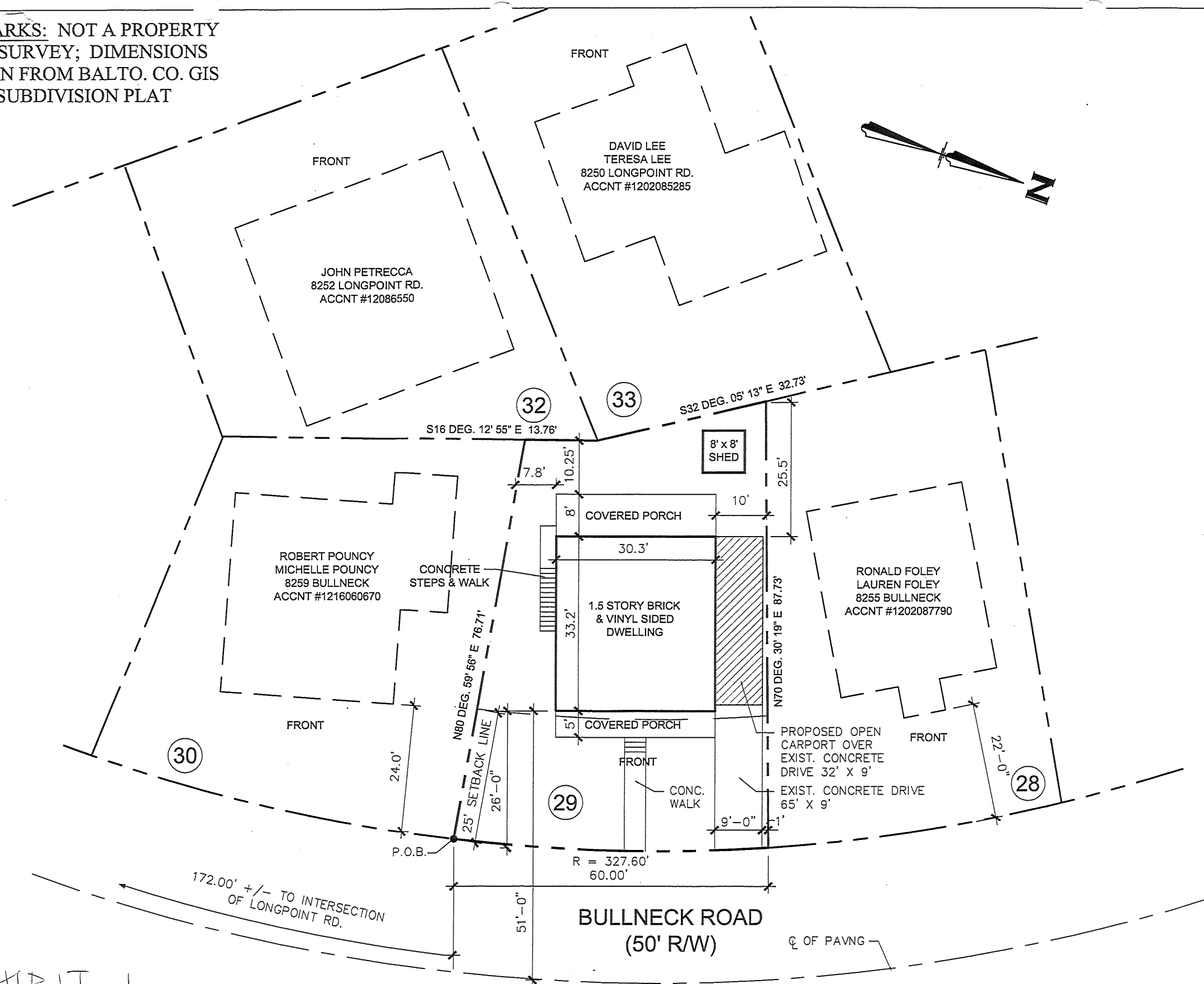
Violation Cases:

Closing Date:

Miscellaneous:

*No hearing
date
3-5-12*

REMARKS: NOT A PROPERTY
LINE SURVEY; DIMENSIONS
TAKEN FROM BALTO. CO. GIS
AND SUBDIVISION PLAT



VICINITY MAP

SITE DATA:

ACCOUNT # 1212041200
BLOCK 3 LOT 29 MURRAY PT
16TH ELECTION DISTRICT
7TH COUNCIL DISTRICT
ZONING: DR-5.5
AREA: 4,293 S.F.
PUBLIC WATER & SEWER
SITE IS IN THE C.B.C.A.
IN THE 100 YR. FLOOD PLAIN 'A'
NOT A HISTORIC PROPERTY

OWNER:

SUZAN J. SMITH
8257 BULLNECK ROAD
BALTIMORE, MD 21222

CONTRACTOR:

RYAN CONSTRUCTION CO.
8920 AVENUE B
BALTIMORE, MD 21219
410-284-1741
MHIC: 30093

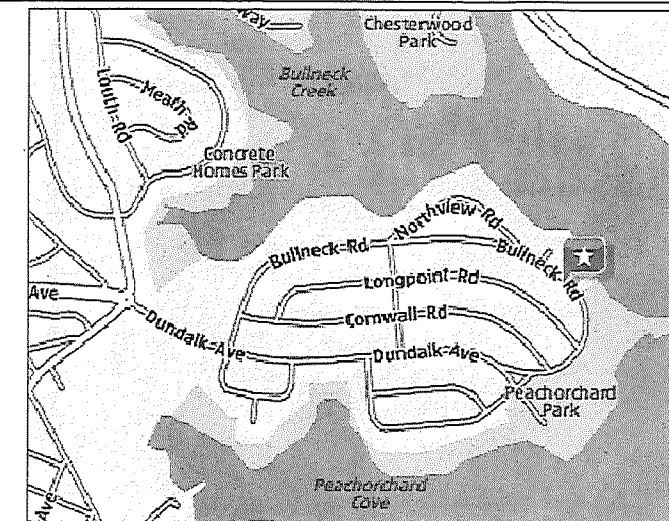
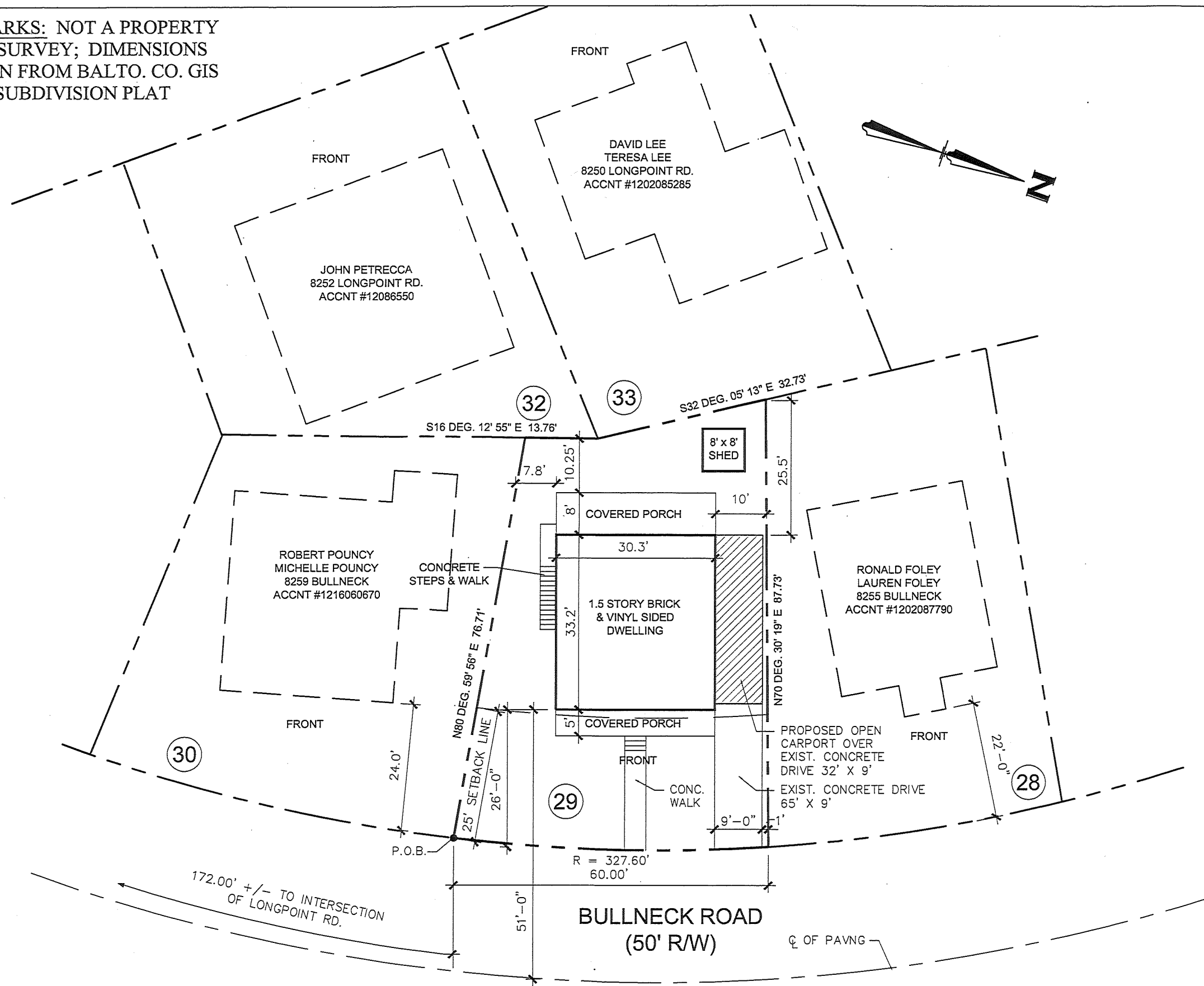
2012-0204-A

EXHIBIT 1

Plat to accompany zoning variance for:
8257 Bullneck Road, Baltimore, MD 21222

Prepared by Chesapeake Design Co.
February 27, 2012
Scale 1" = 20'-0"

REMARKS: NOT A PROPERTY
LINE SURVEY; DIMENSIONS
TAKEN FROM BALTO. CO. GIS
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