



KEVIN KAMENETZ
County Executive

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

September 13, 2012

Etta Clay
3937 Chaffey Road
Randallstown, MD 21133

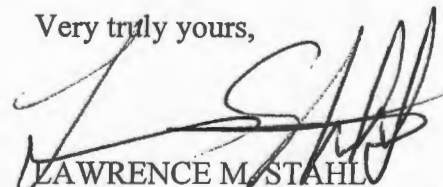
RE: PETITION FOR ADMINISTRATIVE VARIANCE
(3937 Chaffey Road)
Case No. 2013-0033-A

Dear Ms. Clay:

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 410-887-3868.

Very truly yours,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Robert Brown, 3935 Chaffey Road, Randallstown, MD 21133

IN RE: PETITION FOR ADMIN. VARIANCE *
(3937 Chaffey Road)
Etta Clay *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0033-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Etta Clay, for property located at 3937 Chaffey Road. The variance request is from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing covered deck, to be located in the side yard, with a side setback of 3' in lieu of the required 11'-½" setback. 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. The comments indicate no opposition or other recommendations concerning the requested relief. However, it is to be noted that the Petitioner offered a letter of support from Robert Brown (3935 Chaffey Road), an adjacent neighbor, stating their approval.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 26, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of

ORDER RECEIVED FOR FILING

Date 9-13-12

By BW

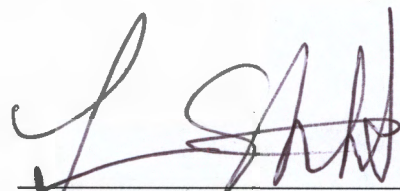
the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result 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 13th day of September, 2012, that a Variance from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing covered deck, to be located in the side yard, with a side setback of 3' in lieu of the required 11'-½" setback, be and is hereby GRANTED, subject to the following:

- The Petitioner may apply for any appropriate permits 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.

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:dlw

ORDER RECEIVED FOR FILING

Date 9-13-12

By DLW



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 3937 CHAFFEY RD RANDALLSTOWN which is presently zoned DR 5.5

Deed Reference 31040/0005 MD, 21133 10 Digit Tax Account # 0207410410

Property Owner(s) Printed Name(s) ETTA CLAY

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ ADMINISTRATIVE VARIANCE from section(s) BCZR: 1802.3.B ; 301.1.A

To permit an existing covered deck, to be located in the side yard, with a side setback of 3 feet, in lieu of the required 11 1/4 feet setback.

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

Legal Owners:

ETTA CLAY

Name #1 – Type or Print

Name #2 – Type or Print

☒ Etta Clay

Signature #1

Signature #2

3937 CHAFFEY RD RANDALLSTOWN, MD

Mailing Address City State

21133 410-922-8111 ETASCLAY@yahoo.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

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 09 day of September, 2013 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 2013-0033-A Filing Date 8/14/12 Estimated Posting Date 8/26/12 Reviewer JSS

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: 3937 CHAFFEY RD RANDALLSTOWN MD 21133
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)

A 12' X 20' SUN DECK THAT WAS CONSTRUCTED ON MY PROPERTY APPROXIMATELY
11 1/4' X 8 1/4'
25 YEARS AGO, EXCEEDED A 10' FOOT SETBACK BY 10 FEET. I WOULD LIKE TO
SIMPLY REPLACE THE EXISTING DECK WITH A NEW DECK OF IDENTICAL SIZE
AND DIMENSIONS.

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

Etta Clay
Signature of Affiant

Signature of Affiant

ETTA CLAY
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 24th day of May, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Etta Clay
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

Denise Stallings
Notary Public
12-22-14
My Commission Expires

DENISE STALLINGS
NOTARY PUBLIC STATE OF MARYLAND
BALTIMORE COUNTY
My Commission Expires 12/22/14

ZONING PROPERTY DESCRIPTION FOR: 3937 Chaffey Rd, Randallstown, MD 21133

Beginning at a point on the east side of Chaffey Rd which is +/-60 feet wide at the distance of 394 feet northeast of the centerline of the nearest improved intersecting street (Carthage Rd) which is 60 feet wide.

Being Lot #45, Block H, Section 1 in the subdivision of Stoneybrook North as recorded in Baltimore County Plat Book #0000030, Folio #0056, containing 7603 total square feet. Located in the 2nd Election District and 4th Council District.

2013-0033-A

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

No. **87742**
 Date: **8-14-12**

PAID RECEIPT

BUSINESS ACTUAL TIME (RM)
 8/15/2012 8/14/2012 10:23:07 5

REC 0003 WALKIN RDOS LRD
 RECEIPT # 007402 8/14/2012 0FLH
 5 528 ZONING VERIFICATION
 087742

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

Receipt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **\$75.00**

Rec From: **CLAY**

For: **2013-0033-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0033 -A Address 3937 CHAFFEY RD.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-14-12 Posting Date: 8-26-12 Closing Date: 9-10-12

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2013- 0033 -A Address 3937 CHAFFEY RD

Petitioner's Name ETIA CLAY Telephone 410-922-8111

Posting Date: 8-26-12 Closing Date: 9-10-12

Wording for Sign: To Permit AN EXISTING COVERED DECK, LOCATED ON THE SIDE
YARD, TO HAVE A SIDE SETBACK OF 3 FEET IN LIEU OF THE REQUIRED
11 1/4 FOOT SETBACK.

Revised 7/06/11

CERTIFICATE OF POSTING

2013-0033-XA

RE: Case No.: _____

Petitioner/Developer: _____

Etta Clay

September 10, 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: _____

3937 Chaffey

August 26, 2012

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



Sincerely,

August 26, 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)

M E M O R A N D U M

DATE: October 17, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0033-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 15, 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

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment9-7DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)8-28

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

4-24

ADJACENT PROPERTY OWNERS

In Support{ Robert Brown
3935 Chaffey Rd.

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 8-26-12 by BlockPEOPLE'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 (vw2.2A)
BALTIMORE COUNTY

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[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 02 Account Number - 0207410410

Owner Information

Owner Name: CLAY ETTA **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 3937 CHAFFEY RD
RANDALLSTOWN MD 21133 **Deed Reference:** 1)/31040/ 00005
2)

Location & Structure Information

Premises Address

3937 CHAFFEY RD
0-0000

Legal Description

ES CHAFFEY RD
STONEBROOK NORTH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
0077	0003	0918		0000	1	H	45	1	Plat Ref:	0030/ 0056

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	1,504 SF	7,603 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	END UNIT ASBESTOS SHINGLE	

Value Information

	Base Value	Value	Phase-in Assessments	
			As Of	As Of
			01/01/2010	07/01/2011
				07/01/2012
Land	60,000	60,000		
Improvements:	164,800	131,500		
Total:	224,800	191,500	191,500	191,500
Preferential Land:	0			0

Transfer Information

Seller: CLAY CRAWFORD M JR	Date: 07/28/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31040/ 00005	Deed2:
Seller: GLICK MANUEL A	Date: 03/24/1970	Price: \$18,250
Type: ARMS LENGTH IMPROVED	Deed1: /05079/ 00508	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

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

Homestead Application Information

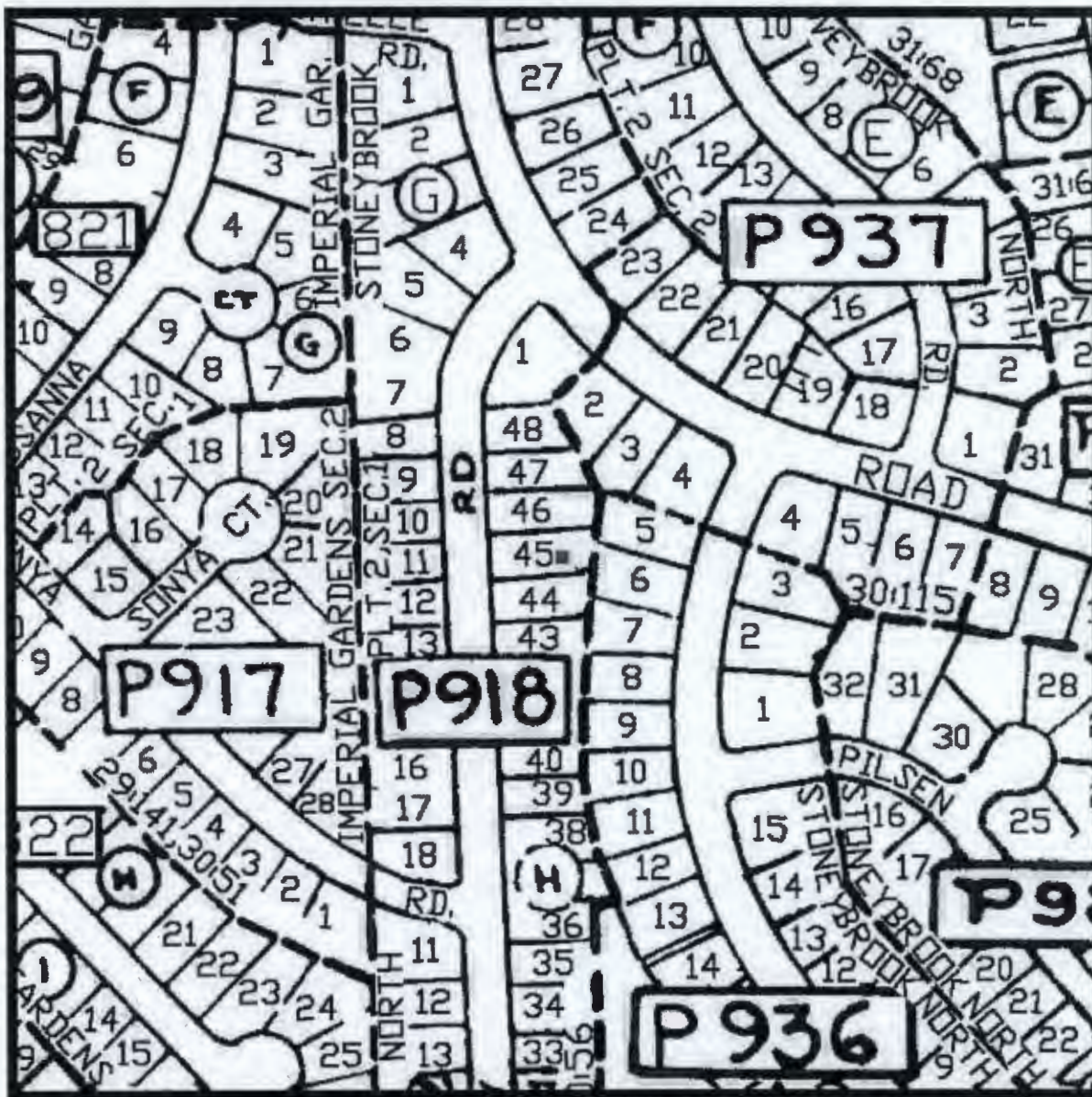
Homestead Application Status: Approved 04/28/2009



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 02 Account Number - 0207410410



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Debra Wiley - ZAC Comments - Distribution Mtg. of 8/27

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/30/2012 8:06 AM
Subject: ZAC Comments - Distribution Mtg. of 8/27

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.

2013-0004-SPHA - 1236 E. Riverside Rd.
No hearing date in database as of today

2013-0032-A - 349 Bigley Ave.
Admin. Var. - Closing Date: 9/10

2013-0033-A - 3937 Chaffey Rd.
Admin. Var. - Closing Date: 9/10

2013-0034-A - 714 Murdock Rd.
Admin. Var. - Closing Date: 9/10

2013-0035-A - 2033 E. Joppa Rd.
No hearing date in database as of today

2013-0036-A - 5803 Pine Hill Dr.
Admin. Var. - Closing Date: 9/17

2013-0037-SPHXA - 10845 Philadelphia Rd.
No hearing date in database as of today

2013-0038-X - 5012 Mt. Carmel Rd.
No hearing date in database as of today

2013-0039-SPH - 1401 Regester Ave.
No hearing date in database as of today

2013-0040-A - 3310 Blenheim Rd.
Admin. Var. - Closing Date: 9/17

2013-0041-A - 1919 Wills Rd.
No hearing date in database as of today

2013-0042-A - 3112 Rices Lane
Admin. Var. - Closing Date: 9/17

Subject: ZAC Comments - Distribution Mtg. of 8/27
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 8/30/2012 8:06 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Pending		
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Pending		
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	

To Whom it May Concern:

There are no objections to the property reconstruction at 3937 Chaffey Road. Any work is to be done with our approval.

Robert Brown 4/24/12
(3935 CHAFFEY RD)

2013-0033-A

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

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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 02 Account Number - 0208301620

Owner Information

Owner Name: BROWN ROBERT A JR
BROWN OLIVIA V
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3935 CHAFFEY RD
RANDALLSTOWN MD 21133-4003
Deed Reference: 1) /23216/ 00729
2)

Location & Structure Information**Premises Address**

3935 CHAFFEY RD
0-0000

Legal Description

3935 CHAFFEY RD
STONEBROOK NORTH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
0077	0003	0918		0000	1	H	44	1	Plat Ref:	0030/0056

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	1,504 SF	6,837 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	END UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	60,000	60,000		
Improvements:	180,820	144,100		
Total:	240,820	204,100	204,100	204,100
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
DIX CHRISTINA Y	01/12/2006	\$216,400
Type: NON-ARMS LENGTH OTHER	Deed1: /23216/ 00729	Deed2:
BARBOUR ERIC L	11/14/2000	\$119,900
Type: ARMS LENGTH IMPROVED	Deed1: /14808/ 00447	Deed2:
BARBOUR ERIC L	04/02/1993	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09689/ 00684	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:**

NONE

Homestead Application Information**Homestead Application Status:**

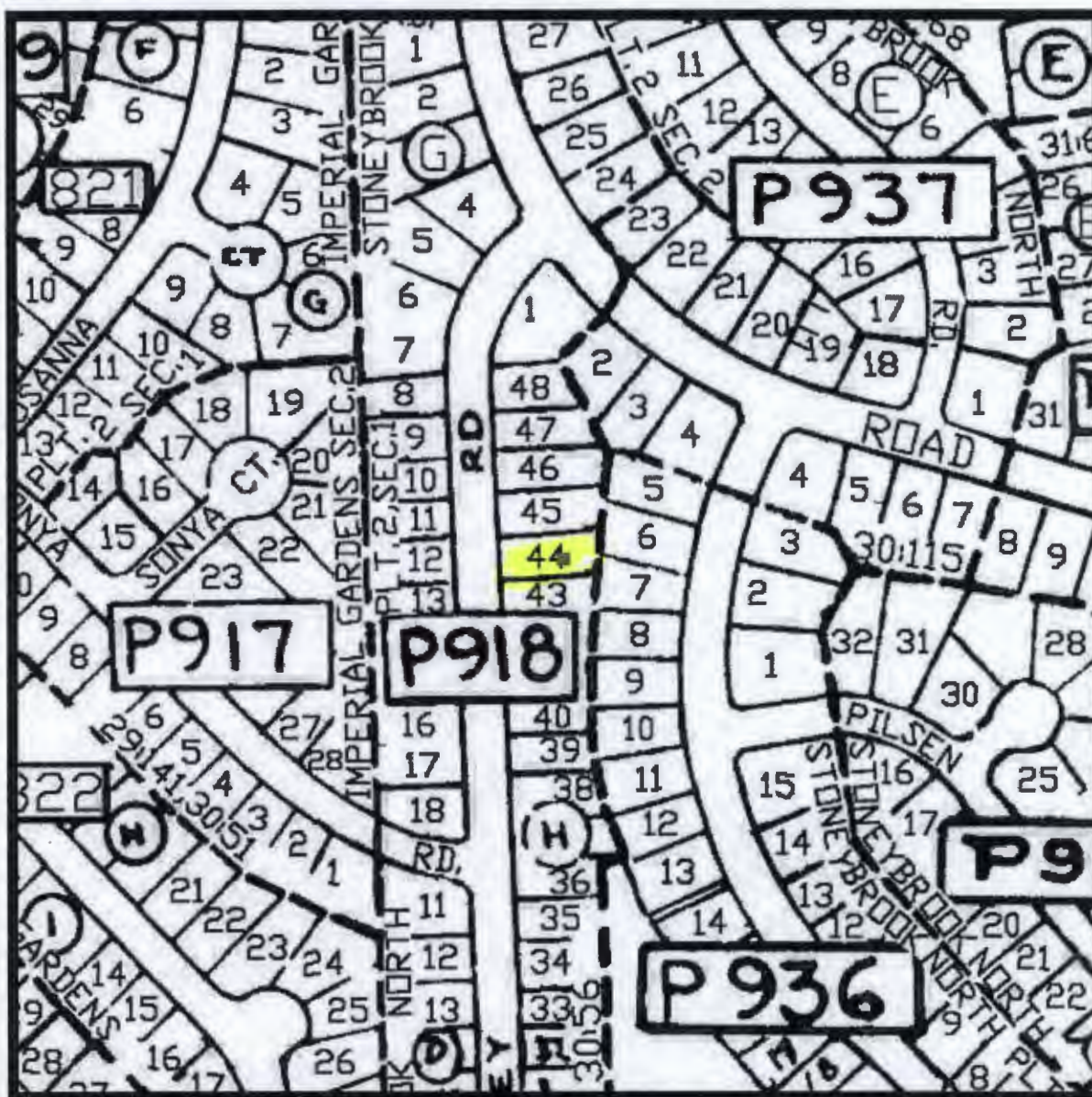
No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 02 Account Number - 0208301620



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If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



KEVIN KAMENETZ
County Executive

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

September 11, 2012

Etta Clay
3937 Chaffey Road
Randallstown MD 21133

RE: Case Number: 2013-0033 A, Address: 3937 Chaffey Road

Dear Ms. Clay:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 14, 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 "C".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-28-12

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

RE: Baltimore County
Item No 2013-0033-A
Administrative Variance
EHaClay
3937 Chaffey 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. 2013-0033-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 7, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2012
Item Nos. 2013-0004, 0032, 0033, 0034, 0035, 0036, 0038, 0039, 0040, 0041
0042 and 0044.

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-08102012-NO COMMENTS.doc



2013-0033-A



Lot # 7
0218472690

Lot # 8
0223501660

3940 Lot # 9
0205430340

3938 Lot # 10
0207410390

4-CD

077B1
PDM # 020076

3936 Lot # 11
0219073110

3934 Lot # 12
0223000801

3932 Lot # 13
0212202410

3930 Lot # 14
0202471060

0223154790 Lot # 1 Folio 0055
Pt. Bk./Folio # 030055

0218101100 Lot # 48

3941 0211152110 Lot # 47

Lot # 46 Pt. Bk. 0000030, Folio 0056
3939 0213551910

* NW 8-H
SITE 3937
0207410410 Lot # 45

0208301620 Lot # 44

3933 0219850560 Lot # 43

0202471070 3931 Lot # 42

0223501950 Lot # 41

0204500890 Lot # 2

Pt. Bk./Folio # 030115

Pt. Bk. 0000030, Folio 0115
0205610320 Lot # 3

0219073370 Lot # 5

0211890410 Lot # 6

Pt. Bk./Folio # 030114

0218473160 Lot # 7

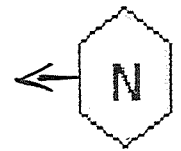
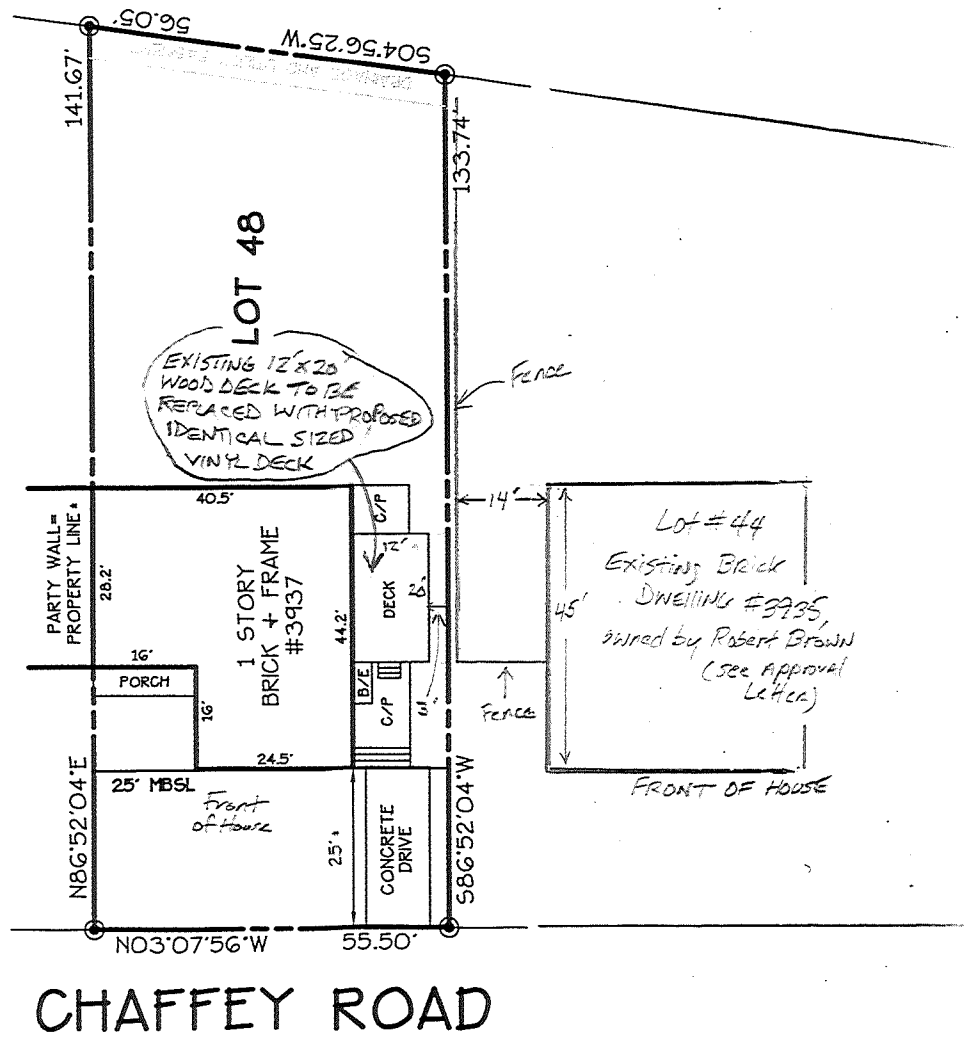
0218351240
Pt. Bk. 0000030, Folio 0114 8635
Lot # 8

0216001140 Lot # 9

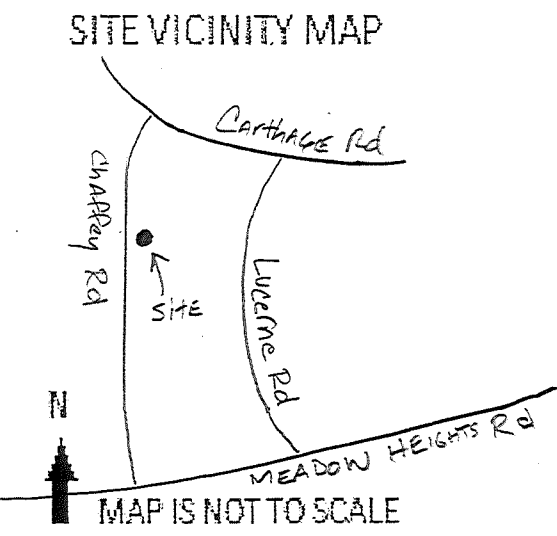
CHAFFEY RD

2013-0033-4

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 3937 CHAFFEY RD, RANDALLSTOWN MD 21133 OWNER(S) NAME(S) ETTA CLAY
SUBDIVISION NAME STONEBROOK NORTH LOT# 45 BLOCK# H SECTION# 1
PLAT BOOK # 0000030 FOLIO # 0056 10 DIGIT TAX # 0207410410 DEED REF. # 31040/00005



PLAN DRAWN BY ANTHONY POTTER DATE 5/27/12 SCALE: 1 INCH = 30 FEET



ZONING MAP# 077B1
SITE ZONED DR 5.5
ELECTION DISTRICT 2
COUNCIL DISTRICT 4
LOT AREA ACREAGE _____
OR SQUARE FEET 7603
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

