



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 19, 2012

Clint Huhra
407 Trout Dale Court
Bel Air, Maryland 21014

RE: Petition for Special Hearing
Case No.: 2013-0060-SPH
Property: 21043 York Road

Dear Mr. Huhra:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR SPECIAL HEARING *
(21043 York Road)
7th Election District *
3rd Councilmanic District *
21043 York Road, LLC *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0060-SPH

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Hearing filed by Clint Huhra, on behalf of 21043 York Road, LLC. The Petitioner is requesting Special Hearing relief pursuant to § 1A04.3.B.1.b(1) of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine whether or not the Administrative Law Judge should approve a garage addition with a side setback of 25' in lieu of the required 50'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Clint Huhra. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance, and the file does not contain any letters of protest or opposition.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) on October 2, 2012, indicating a future building permit for a garage will need to be reviewed by Groundwater Management, since the property is served by well and septic.

ORDER RECEIVED FOR FILING

Date 11-19-12

By LDW

Testimony and evidence revealed that the subject property is 1.95 acres and is zoned RC 5. The property is improved with a single-family dwelling, and the Petitioner intends to construct a garage to the west of the home, which will be connected to the principal dwelling by a covered breezeway. The site plan indicates that the garage at its southwest corner will be positioned 25' from the property boundary. Under the RC 5 regulations, any principal building (and the garage, since it is connected to the dwelling, is considered part of the principal building) must be positioned at least 50' from a lot line. B.C.Z.R. §1A04.3.B.2.b. Though it would ordinarily be variance relief granted in a scenario like this, the B.C.Z.R. provides that "special hearing" relief can be sought to alter the RC 5 setback requirements.

As such, the Petitioner does not need to satisfy B.C.Z.R. § 307 or the test set forth in Cromwell v. Ward for the granting of variance relief. Instead, the relief is available in this setting if the Petitioner demonstrates that the health, safety and welfare of the surrounding community will not be jeopardized. B.C.Z.R. § 600.1. In this case, there were no negative comments from County agencies or residents in the neighborhood. In addition, as shown on the site plan, the Petitioner's home is situated over 300' +/- from the south and east property lines, and over 1,000' +/- from the north tract boundary. Though the garage addition would be 25' from the western property line, the lot adjoining is vacant, and in these circumstances I do not believe that the grant of relief would in any way negatively impact the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing request should be granted.

ORDER RECEIVED FOR FILING

Date 11-19-12

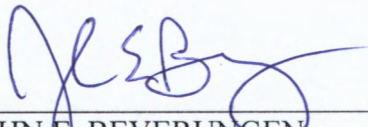
By DW

THEREFORE, IT IS ORDERED, this 19th day of November, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a garage addition with a side setback of 25' in lieu of the required 50', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner must comply with the ZAC comment received from DEPS dated October 2, 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.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-19-12

By dlw

11-1 2:30

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 02 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: October 2, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0060-SPH
Address 21043 York Road
(Huhra Property)

Zoning Advisory Committee Meeting of September 10, 2012.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. A future building permit for a garage will need to be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: *Dan Esser – Groundwater Management*

ORDER RECEIVED FOR FILING

Date 11-19-12

By DW



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 21043 York Road Parkton, MD which is presently zoned RCS
Deed References: 32104 / 463 10 Digit Tax Account # 2500004412
Property Owner(s) Printed Name(s) 21043 York Road LLC

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

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

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Section: 1A04.3.B.1.b. (1)

To permit a garage addition with a side yard setback of 25 feet in lieu of the required 50 feet.

3. ☐ a Variance from Section(s)

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

to be presented at hearing

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

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

CASE NUMBER 2013-0060-SPH Filing Date 9/6/12

Do Not Schedule Dates: _____ Reviewer W

ZONING PROPERTY DESCRIPTION FOR 21043 YORK ROAD

Election District 7
Council District 3

Beginning at the point on the Northeast side of York Road which is 70' wide at the distance of 1218' Southeast of the centerline of the nearest improved intersecting street Old York Road(RT439) which is 70' wide

Parcel One-Tax ID (07)25-00-004412

Beginning for the first at a point situate at the end of the third, or South 18 degrees 47 minutes East, 1,003.94 foot line, which by deed dated August 8, 1936, and recorded among the Land Records of Baltimore County, Maryland, in Liber CWB, Jr. 982, folio 276, was granted and conveyed by James P. Kelley, Lawrence E. Ensor, and John Mays Little, Trustees, to Clarence W. Hunt and Alice M. Hunt, his wife; said point also being situated at the end of the seventh, or South 25 degrees 47 minutes 03 seconds East, 621.12 foot line, of the firstly described parcel of land, which by deed December 15, 2006, and recorded among the aforesaid Land Records in Liber SM 25013, folio 533, was granted and conveyed by Darlene Jones, the Personal Representative of the Estate of Edna Irene Catterson, to Richard A. Gribble and Vicki L. Gribble; thence leaving said point of beginning, and running with and binding reversely on a part of the aforesaid third line, as now surveyed by McKee and Associates, Inc., and referring the courses herein to the Maryland Coordinate System (NAD 83/91),

- 1) North 25 degrees 47 minutes 03 seconds West, passing over a McKee and Associates, Inc., rebar and cap at a distance of 621.12 feet, for a total distance of 663.90 feet to McKee and Associates, Inc., rebar and cap located on the southwesternmost Right-of-Way line of Ramp "D", being an access ramp for the southbound direction of Interstate Route 83, as shown and designated on the State Roads Commission of Maryland Right-of-Way Plat No. 17502; said rebar and cap being located at Ramp "D" Baseline of Right of Way station 5+13.83, 40 feet right; thence leaving said rebar and cap, and running with and binding on the aforesaid southwesternmost right of way line of Ramp "D", the following (5) courses:
- 2) 248.47 feet along the arc of a curve to the left, having a radius of 808.20, feet and being subtended by a chord bearing South 42 degrees 10 minutes 57 seconds East, 247.49 feet to a point of tangency; said point being situated at Ramp "D" Baseline of Right-of-Way station 7+50.00, 40.00 feet right; thence,
- 3) South 54 degrees 25 minutes 16 seconds East, 158.26 feet to a point; said point being situated at Ramp "D" Baseline of Right-of-Way station 9+00.00, 46.00 feet right; thence,
- 4) South 57 degrees 02 minutes 26 seconds East, 85.21 feet to a point; said point being situated at Ramp "D" Baseline of Right-of-Way station 9+79.05 P.R.C., 58.00 feet right; as shown and designated on the State Roads Commission of Maryland Right-of-Way plats Nos. 17502 and 17501; thence,
- 5) South 58 degrees 39 minutes 38 seconds East, 67.67 feet to a point; said point being situated at Ramp "D" Baseline of Right-of-Way station 10+50.00, 67.00 feet right; thence,
- 6) South 57 degrees 32 minutes 51 seconds East, 155.90 feet to a point; said point being situated at Ramp "D" Baseline of Right-of-Way station 12+16.11, 74.70 feet right; said point also being situated on the fourth, or North 66 degrees 44 minutes East, 466.95-foot line, of the aforementioned deed recorded in Liber C.W.B., Jr. 982 folio 276; said point being distant North 59 degrees 31 minutes 17 seconds East, 309.77 feet from the beginning thereof; thence

leaving said point and leaving the aforesaid southwesternmost right-of-way line of Ramp "D" and running with and binding reversely on a part of the aforesaid fourth line,

- 7) South 59 degrees 31 minutes 17 seconds West, passing over a stone found at a distance of 127.52 feet, for a total distance of 307.77 feet to the point of the beginning.

Containing 85,151 square feet, or 1.9548 acres of land, more or less.

Being known and designated as 21043 York Road (formerly known as 21025 York Road)

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

No. **88914**

Date: **9/6/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 9/06/2012 9/06/2012 12:01:28 5

REV MS03 WALKIN RPOG LPH
 RECEIPT # 610950 9/06/2012 DELJ

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Debt
001	806	0000		6150				75.00	CR 14

5 528 ZONING VERIFICATION

088914

Receipt Tot \$75.00

\$135.00 CR \$1.00 CA

Baltimore County, Maryland

Total: **75.00**

Rec From: **Clint Huber**

For: **21043 York Rd**

2013-0060-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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: 2013-0060-SPH
Petitioner: Clint Huhra
Address or Location: 21043 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Clint Huhra
Address: PO Box 1187
Bel Air 21014
Telephone Number: 410 322-1501

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: #2013-0060-SPH

21043 York Road

N/e side of York road, 1218 ft. +/- S/e of the centerline of Old York Road

7th Election District - 3rd Councilmanic District

Legal Owner(s): Clint Huhra

Special Hearing: to permit a garage addition with a side yard setback of 25 feet in lieu of the required 50 feet.

Hearing: Tuesday, November 13, 2012 at 2:30 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 accommodations 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.

JT 10/759 October 23

883675



501 N. Calvert Street, Baltimore, MD 21278

October 25, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 23, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

CERTIFICATE OF POSTING

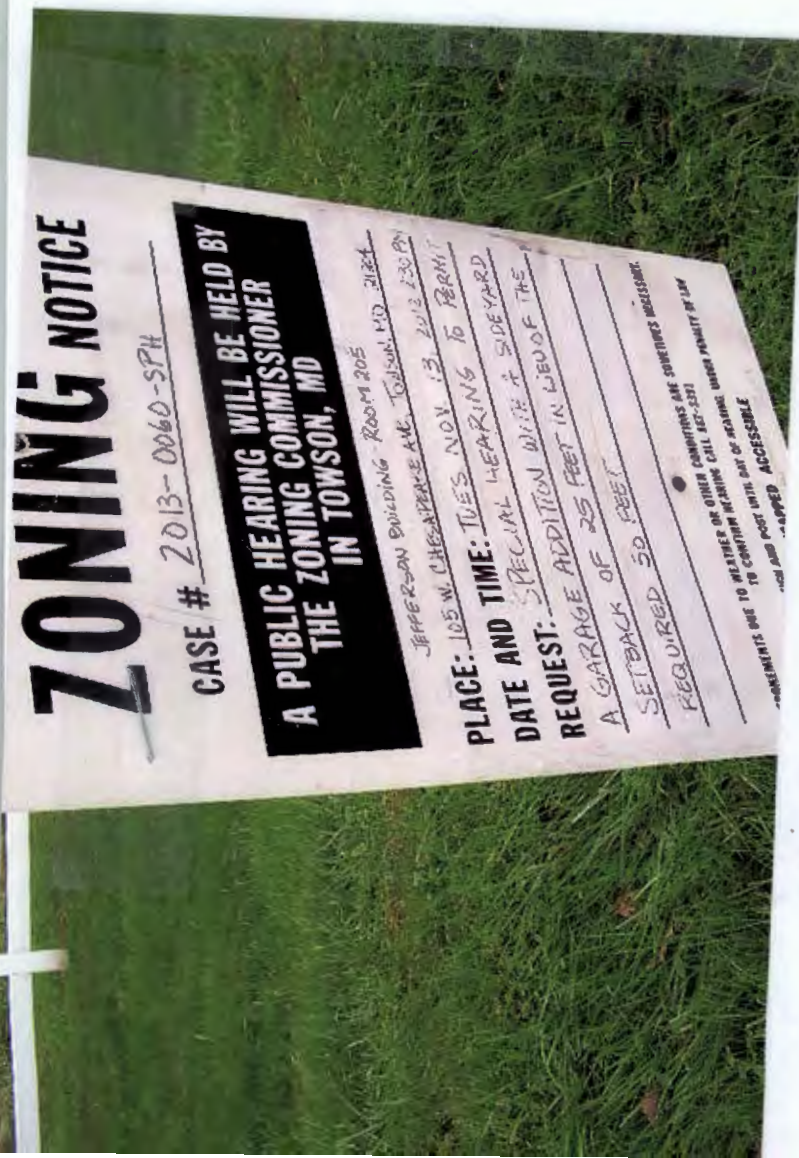
Date: 10/15/12

RE: Case Number: 2013-0060-SPH

Petitioner/Developer: Clint Hubra

Date of Hearing/Closing: 11/13/12

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 21043 York Rd



10/15/12
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

October 1, 2012

NOTICE OF ZONING HEARING

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

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21043 York Road

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7th Election District – 3rd Councilmanic District

Legal Owners: Clint Huhra

Special Hearing to permit a garage addition with a side yard setback of 25 feet in lieu of the required 50 feet.

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

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

Arnold Jablon
Director

AJ:kl

C: Clint Huhra, 407 Troutdale Court, Bel Air 2104

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 12, 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, October 11, 2012 Issue - Jeffersonian

Please forward billing to:
Clint Huhra
P.O. Box 1187
Bel Air, MD 21014

410-322-1501

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0060-SPH

21043 York Road

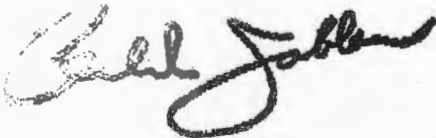
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7th Election District – 3rd Councilmanic District

Legal Owners: Clint Huhra

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Hearing: Thursday, November 1, 2012 at 2:30 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.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2012
Item Nos. 2013-0043, 0048,0049,0050,0051,0052,0053,0055,0057, 0058,
0059 and 0060.

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-09242012-NO COMMENTS.doc

MEMORANDUM

DATE: December 20, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0060-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on December 19, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

11-13
2:30
pm

CASE NO. 2013- 0060-Sen

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
<u>10-2</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10-23-12</u>	<u>Jeffersonian</u>
SIGN POSTING	Date: <u>10-15-12</u>	by <u>Pison</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 (vwl1A)
BALTIMORE COUNTY

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

Account Identifier: District - 07 Account Number - 2500004412

Owner Information

<u>Owner Name:</u>	21043 YORK ROAD LLC	<u>Use:</u>	RESIDENTIAL
		<u>Principal Residence:</u>	NO
<u>Mailing Address:</u>	407 TROUT DALE CT BEL AIR MD 21014-	<u>Deed Reference:</u>	1) /32104/ 00463 2)

Location & Structure Information

Premises Address
21043 YORK RD
0-0000

Legal Description
1.9548AC
ES/R YORK RD
AT BLTWY EXIT36 OLD YORK

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u>
0007	0010	0306		0000				2	<u>Plat Ref:</u>

<u>Special Tax Areas</u>	<u>Town</u>	<u>Ad Valorem</u>	<u>Tax Class</u>	<u>NONE</u>
--------------------------	-------------	-------------------	------------------	-------------

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
		1.9500 AC	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
----------------	-----------------	-------------	-----------------

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of 01/01/2011	As Of 07/01/2012	As Of 07/01/2013
<u>Land</u>	142,350	98,500		
<u>Improvements:</u>	0	0		
<u>Total:</u>	142,350	98,500	98,500	98,500
Preferential Land:	0			0

Transfer Information

<u>Seller:</u>	NEW LOGIC PROPERTIES LLC	<u>Date:</u>	05/23/2012	<u>Price:</u>	\$250,000
<u>Type:</u>	ARMS LENGTH MULTIPLE	<u>Deed1:</u>	/32104/ 00463	<u>Deed2:</u>	
<u>Seller:</u>	83 AT YORK LLC	<u>Date:</u>	05/23/2012	<u>Price:</u>	\$298,000
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/32104/ 00456	<u>Deed2:</u>	
<u>Seller:</u>	GRIBBLE RICHARD A/VICKI L	<u>Date:</u>	06/11/2008	<u>Price:</u>	\$1,100,000
<u>Type:</u>	ARMS LENGTH MULTIPLE	<u>Deed1:</u>	/27082/ 00165	<u>Deed2:</u>	

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information

Homestead Application Status: No Application



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

[Go Back](#)
[View Map](#)
[New Search](#)

District - 07 Account Number - 2500004412



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 ©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

11-1 2:30

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 02 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: October 2, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0060-SPH
Address 21043 York Road
(Huhra Property)

Zoning Advisory Committee Meeting of September 10, 2012.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. A future building permit for a garage will need to be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: *Dan Esser – Groundwater Management*

Debra Wiley - ZAC Comments - Distribution Mtg. of 9/24

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/18/2012 9:45 AM
Subject: ZAC Comments - Distribution Mtg. of 9/24

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.

2013-0043-SPHA - (Floodplain)
1472 Martin Blvd.

2013-0048-A - Administrative Variance - Closing Date: 9/24
825 Queens Park Drive

2013-0049-SPHA
734 Essex Ave.

2013-0050-A - Administrative Variance - Closing Date: 9/24 (Critical Area & Floodplain)
1907 Cape May Road

2013-0051-A - Administrative Variance - Closing Date: 9/24
12220 Dover Rd.

2013-0052-A
15815 Falls Rd.

2013-0053-SPHA
9401, 9403, 9405, 9407, 9409, 9411 Silver Charm Dr.

2013-0055-A - Administrative Variance - Closing Date: 10/1
2909 Knoll Acres Dr.

2013-0056-A (Critical Area & Floodplain)
6920 River Drive Rd.

2013-0057-A - Administrative Variance - Closing Date: 10/1 (Critical Area & Floodplain)
3 Kingston Cove Rd.

2013-0058-A - Administrative Variance - Closing Date: 10/1
6523 Darnell Rd.

2013-0059-A - Administrative Variance - Closing Date: 10/1
119 Williams Ave.

2013-0060-SPH

Subject: ZAC Comments - Distribution Mtg. of 9/24
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 9/18/2012 9:45 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	9/18/2012 9:45 AM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	9/18/2012 9:45 AM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Delivered	9/18/2012 9:45 AM	
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Delivered	9/18/2012 9:45 AM	
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	9/18/2012 9:45 AM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	9/18/2012 9:45 AM	



KEVIN KAMENETZ
County Executive

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

November 8, 2012

Clint Huhra
407 Troutdale Court
Bel Air MD 21014

RE: Case Number: 2013-0060 SPHA, Address: 21043 York Road

Dear Mr. Huhra:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 6, 2012. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: 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: 9-11-12

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2013-0060-SPH
Special Hearing
Clint Huhra
21043 York Road
MD45

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 9-10-12. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing Case Number 2013-0060-SPH

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

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

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
21043 York Road; NE/S York Road, 1218' SE	*	
Of Old York Road	*	OF ADMINSTRATIVE
7 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): Clint Huhra	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2013-060-SPH

* * * * *

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

SEP 13 2012

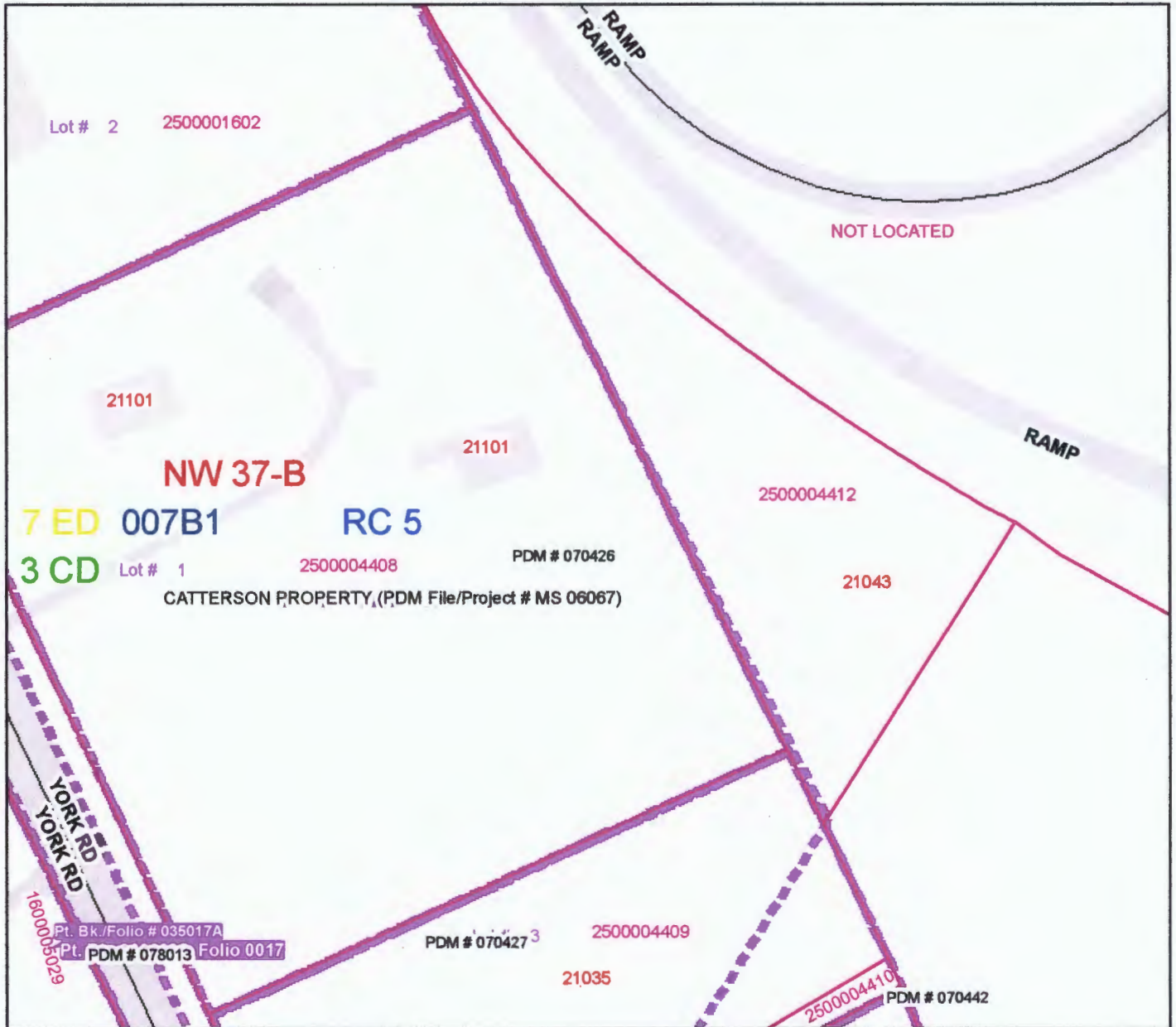
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of September, 2012, a copy of the foregoing Entry of Appearance was mailed to Clint Huhra, 407 Troutdale Court, Bel Air, Maryland 21014, Petitioner(s).

Peter Max Zimmerman

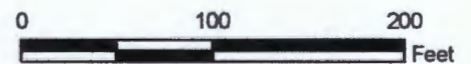
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

21043 York Road 2013-0060-SPH



Publication Date: September 06, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



1 inch = 100 feet

Case No.: 2013-0060-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

12-20-12 AW
DW 11-19-12

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		

