

IN RE: PETITION FOR ADMIN. VARIANCE *

(103 Kingston Road)

Nelly P. and Wayne J. Younger *

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0061-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Nelly P. and Wayne J. Younger. The Petitioners are requesting Variance relief pursuant to Section 1B01.2.C.1.c, to permit an existing porch to be enclosed, with a front setback of 17' in lieu of the required 25'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) on October 3, 2012, indicating that Petitioners were obliged to comply with certain Critical Area regulations, as set forth in B.C.Z.R. § 500.14.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 16, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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

ORDER RECEIVED FOR FILING

Date 10-11-12

By [Signature]

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 Petitioners.

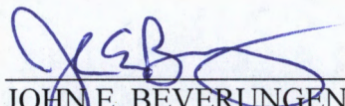
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 11th day of October, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B01.2.C.1.c, to permit an existing porch to be enclosed, with a front setback of 17' in lieu of the required 25', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners must comply with the ZAC comments submitted from DEPS; 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 10-11-12

2

By [Signature]



KEVIN KAMENETZ
County Executive

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

October 11, 2012

Nelly P. Younger
Wayne J. Younger
103 Kingston Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 2013-0061-A
Property: 103 Kingston Road

Dear Mr. and Mrs. Younger:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. 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 a circular stamp.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Kevin Brown, Patio Enclosures, Inc., 224 8th Ave., N.W., Glen Burnie, MD 21061



COCOA

ADMINISTRATIVE ZONING PETITION

FLOOD PLAIN

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 103 KINGSTON ROAD which is presently zoned DR 10.5

Deed Reference 30645/00467 10 Digit Tax Account # 1516450470

Property Owner(s) Printed Name(s) WAYNE AND NELLY YOUNGER

(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: 1B01.2.C.1.c To permit an existing porch to be enclosed, with a front setback of 17 feet in lieu of the required 25 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:

NELLY P. YOUNGER / WAYNE J. YOUNGER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1 Signature #2

103 KINGSTON ROAD, BALTIMORE, MD

Mailing Address City State

21220 / 410 686-4028

Zip Code Telephone # Email Address

Representative to be contacted:

KEVIN BEAUL / PATIO ENCLOSURES, INC.

Name - Type or Print

Signature

224 8TH AVE., NW GLEN BURNIE, MD

Mailing Address City State

21061 / 410 760-1919 / KBEAUL@PAT-LEE.COM

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 2013-0061-A Filing Date 9/7/12 Estimated Posting Date 9/16/12 Reviewer JS

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: 103 Kingston Road, Baltimore, MD 21220
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)**

OWNERS WOULD LIKE TO ENJOY FRONT PORCH PROTECTED BY ELEMENTS. CURRENTLY
ROOF COVERS FRONT PORCH BUT DOES NOT PROVIDE PROTECTION FROM ELEMENTS -
THERE ARE OTHER ENCLOSED PORCHES & OWNERS HAVE NO OTHER OUTDOOR SPACE
TO UTILIZE.

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

Nelly P. Younger
Signature of Affiant

Nelly P. Younger
Name- Print or Type

Wayne J. Younger
Signature of Affiant

Wayne J. Younger
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 6th day of September, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Nelly P. Younger & Wayne J. Younger
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

Barbara A. Ingino
Notary Public **BARBARA A. INGINO**
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 18, 2014

ZONING PROPERTY DESCRIPTION FOR 103 KINGSTON ROAD, BALTIMORE,
MD 21220.

Beginning at a point on the Northeast side of Kingston road (50 feet right-of-way) wide
at the distance of 72' (+/-) Northwest to the centerline of Hawthorne Road (50 feet right-
of-way) wide

Being Lot # 38, Block 13, Section #2 as shown on Plat of Block 2 and 13 "Hawthorne"
recorded among the Land Records of Baltimore County in Plat Book 18, Folio 68
containing 1,600 square feet, located in the 15th Election District and the 6th Council
District.

2013-0061-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0061 -AAddress 103 KINGSTON RD.Contact Person: JASON SEGELMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9-7-12Posting Date: 9-16-12Closing Date: 10-1-12

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- 0061 -AAddress 103 KINGSTON RD

Petitioner's Name _____

Telephone 410-686-4028Posting Date: 9-16-12Closing Date: 10-1-12Wording for Sign: To Permit AN EXISTING FRONT PORCH TO BE ENCLOSED, WITH
A FRONT SETBACK OF 17 FEET IN LIEU OF THE REQUIRED 25 FEET.

Revised 7/06/11

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

No. 88987

Date: 9-7-12

PAID RECEIPT

BUSINESS ACTUAL TIME BSW
9/10/2012 9/07/2012 11:26:10 5

REC 1907 - WALKIN R905 LRB

>RECEIPT 1 611193 9/07/2012 OFLN

5 528 ZONING VERIFICATION

088987

Recpt Tot \$75.00

\$75.00 CK \$1.00 CA

Baltimore County, Maryland

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

Total: \$75.00

Rec From: YOUNGER

For: 2013-0061-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTINGRE: Case No. 2013-0061-APetitioner: Kevin Brown, Patio Encl.Hearing / Closing Date: 10/1/12

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

RECEIVED

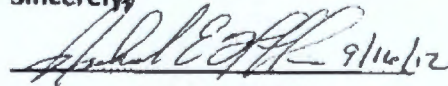
OCT 11 2012

OFFICE OF ADMINISTRATIVE HEARINGS

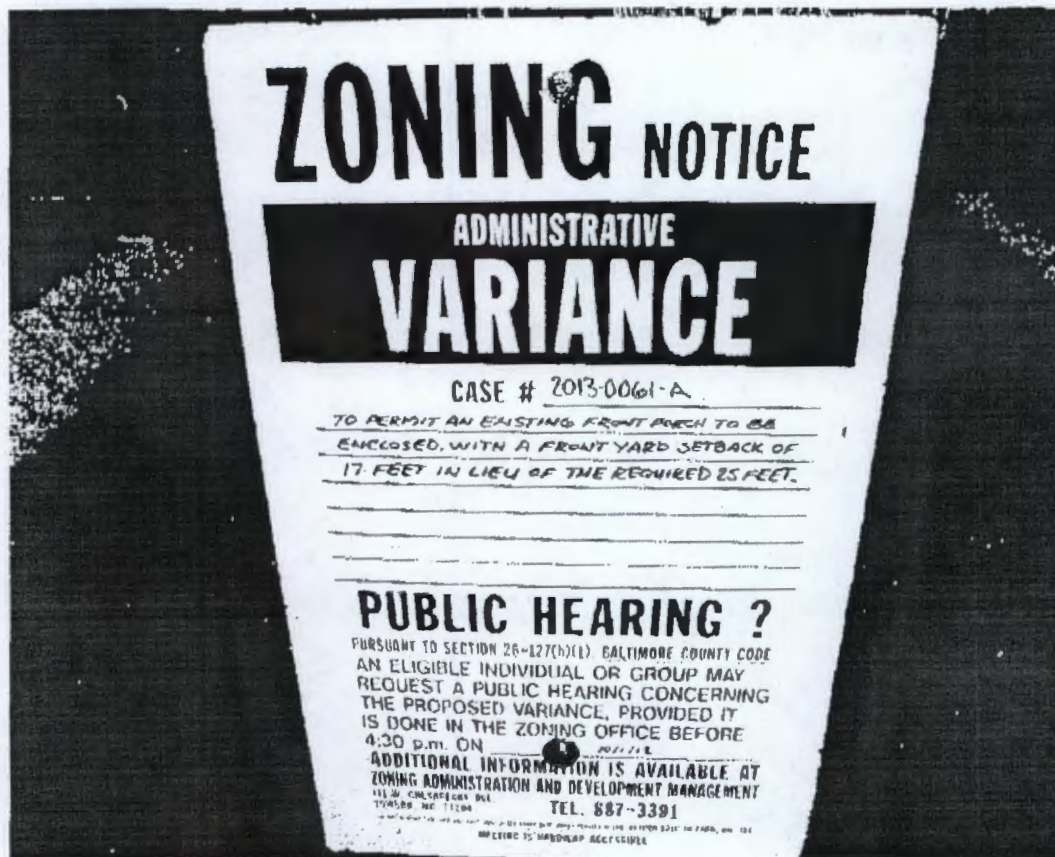
This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

103 Kingston Rd.on 9/16/12

Sincerely,

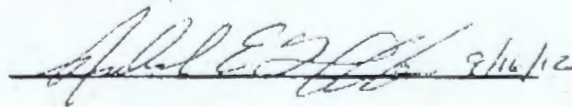
 9/16/12Richard E. Hoffman904 Dellwood DriveFallston, Md. 21047410-879-3122

Certificate of Posting

Case No. 2013-0061-A

103 Kingston Road

(Sign posted 9/16/12)

9/16/12

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

MEMORANDUM

DATE: November 13, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0061-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 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.

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
<u>9-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-3</u>	DEPS (if not received, date e-mail sent _____)	<u>500.14 Comments - compliant</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-17</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: _____	
SIGN POSTING <u>trussing</u>	Date: <u>Rec'd Posted 9-16-12</u> <u>10-11-12</u> by <u>Hobbs</u>	
<u>10/10 3:30 pm</u>	<u>Spoke to Jeff - Kevin not in - he'll fax over.</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](#)

Account Identifier: District - 15 Account Number - 1516450470

Owner Information

Owner Name: YOUNGER NELLY PATRICIA
YOUNGER WAYNE JEROME
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 103 KINGSTON RD
BALTIMORE MD 21220-4815
Deed Reference: 1) /30645/ 00467
2)

Location & Structure Information

Premises Address 103 KINGSTON RD
0-0000
Legal Description 103 KINGSTON RD
HAWTHORNE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0090	0018	0680		0000	2	13	38	3	0018/ 0068

Town NONE
Special Tax Areas Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,024 SF	1,600 SF	04

Stories	Basement	Type	Exterior
2.000000		CENTER UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2012	07/01/2013
Land	50,000	50,000		
Improvements:	87,600	87,600		
Total:	137,600	137,600	137,600	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
WINDER NELLY P	03/23/2011	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30645/ 00467	Deed2:
MCCANN ELMER W	07/22/2005	\$125,000
Type: ARMS LENGTH IMPROVED	Deed1: /22231/ 00130	Deed2:
MCCANN ELMER W	12/08/1995	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11339/ 00028	Deed2:

Exemption Information

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

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

Homestead Application Information

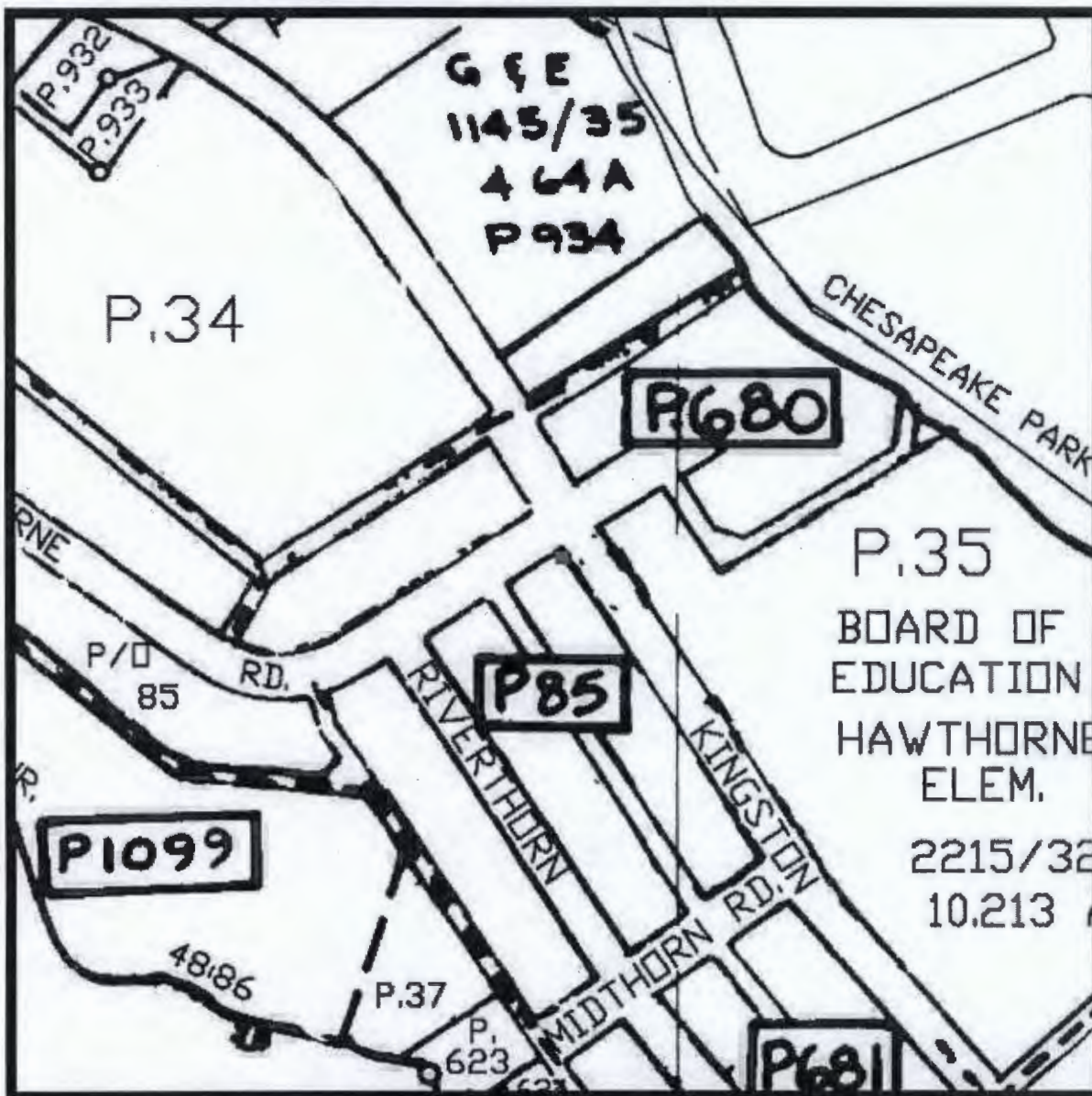
Homestead Application Status: Approved 02/17/2011



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

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

District - 15 Account Number - 1516450470



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

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 03 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 3, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0061-A
Address 103 Kingston Road
(Younger Property)

Zoning Advisory Committee Meeting of September 17, 2012.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. This non-waterfront property is located within an Intensely Developed Area and is subject to the Critical Area 10% pollutant reduction requirements. The applicant is proposing to enclose an existing 128 square foot porch. The site is already developed with a dwelling, parking pad, and patio. Development less than 250 square feet is exempt from the 10% pollutant reduction requirement because it is considered that the proposal will result in minimal impacts to water quality.
2. This property is not waterfront. No forest, wetlands, or buffers will be impacted. Therefore, there will be no impact to habitat.
3. The proposed redevelopment is permitted under the State-mandated Critical Area regulations. Compliance with the Critical Area requirements can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

Reviewer: Regina Esslinger – Environmental Impact Review

ORDER RECEIVED FOR FILING

Date 10-11-12

By 19W C:\DOCUME~1\dwiley\LOCALS~1\Temp\XPgrpwise\ZAC 13-0061-A 103 Kingston Road.doc

From: Debra Wiley
To: Fisher, June
Date: 10/10/2012 11:39 AM
Subject: Posting for Administrative Variance

Did you ever receive the posting for administrative variance (2013-0061-A) that closed on 10/1 for 103 Kingston Road.

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

Sp. to 10/10 - Potto
Jeff Need proof of
re: for ~~the~~ sign
posting.
Kerri Brown - Potto
called to say he
wrote for.

~~2000~~

Debra - Dick Hoffman
443 243 7360

Sign posting

didn't receive posting
would like to bring on
Send

Needs Posting



103 KINGSTON RD
(FRONT VIEW)

2013-0061-A

Debra Wiley - ZAC Comments - Distribution Mtg. of 10/1

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/18/2012 9:52 AM
Subject: ZAC Comments - Distribution Mtg. of 10/1

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.

2013-0061-A - Administrative Variance - Closing Date: 10/1 (Critical Area & Floodplain)
103 Kingston Rd.

2013-0062-A
11217 Liberty Rd.

2013-0063-A - Administrative Variance - Closing Date: 10/8
3834 Terka Cir.

2013-0065-SPHA
224 E. Padonia Rd.

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



AV 10-1
RECEIVED

OCT 03 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 3, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0061-A
Address 103 Kingston Road
(Younger Property)

Zoning Advisory Committee Meeting of September 17, 2012.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. This non-waterfront property is located within an Intensely Developed Area and is subject to the Critical Area 10% pollutant reduction requirements. The applicant is proposing to enclose an existing 128 square foot porch. The site is already developed with a dwelling, parking pad, and patio. Development less than 250 square feet is exempt from the 10% pollutant reduction requirement because it is considered that the proposal will result in minimal impacts to water quality.
2. This property is not waterfront. No forest, wetlands, or buffers will be impacted. Therefore, there will be no impact to habitat.
3. The proposed redevelopment is permitted under the State-mandated Critical Area regulations. Compliance with the Critical Area requirements can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

Reviewer: Regina Esslinger – Environmental Impact Review



KEVIN KAMENETZ
County Executive

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

October 3, 2012

Nelly P. & Wayne Younger
103 Kingston Road
Baltimore MD 21220

RE: Case Number: 2013-0061 A, Address: 103 Kingston Road, 21220

Dear Mr. & Ms. Younger:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 7, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
Kevin Brown/Patio Enclosures Inc., 224 8th Avenue, Glen Burnie, MD 21061

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-17-12

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

RE: Baltimore County
Item No 203-0061-A
Administrative Variance
Nelly P. & Wayne J. Younger
103 Kingston 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. 203-0061-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 dark ink, appearing to read "Richard Zeller", is written over a horizontal line. To the left of the signature is a small, stylized mark that looks like a lowercase "f" or a checkmark.

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
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2012

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 1, 2012
Item Nos. 2013-0061, 0062, 0063 and 0065

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK
cc: File



6 CD
090C2
15 ED

DR 10.5
NE 3-1

2013-0061-4

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

ADDRESS 103 KINGSTON ROAD OWNER(S) NAME(S) WAYNE & NELLY YOUNGER

SUBDIVISION NAME HAWTHORNE LOT # 38 BLOCK # 13 SECTION # 2

PLAT BOOK # 0018 FOLIO # 0068 10 DIGIT TAX # 1516450410 DEED REF. # 30645/00467

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 090-C2

SITE ZONED DR 10.5

ELECTION DISTRICT 15TH

COUNCIL DISTRICT 6TH

LOT AREA ACREAGE _____

OR SQUARE FEET 1600 S.F.

HISTORIC? No

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

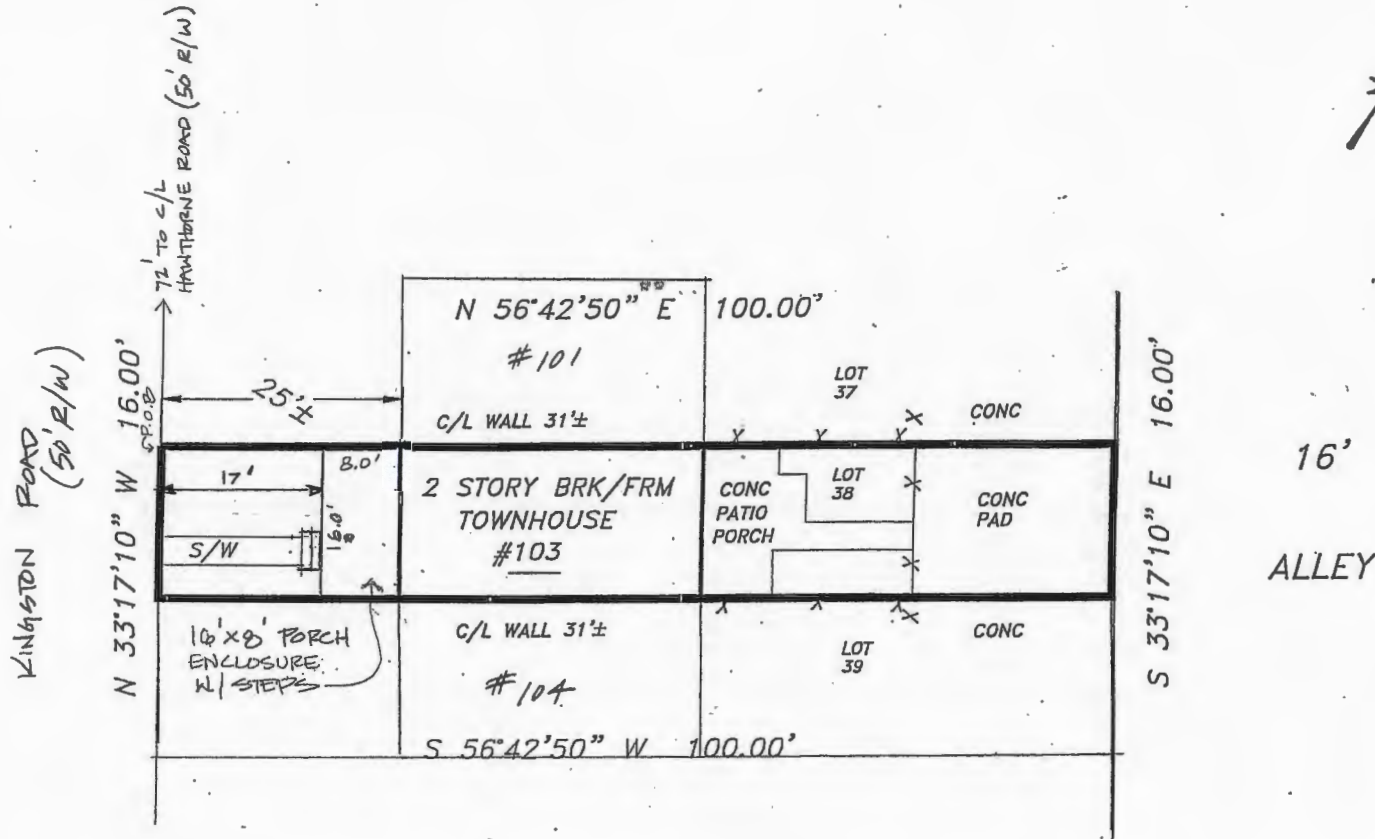
SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY PATIO ENCLOSURES, INC. DATE 9/5/2012 SCALE: 1 INCH = 20 FEET

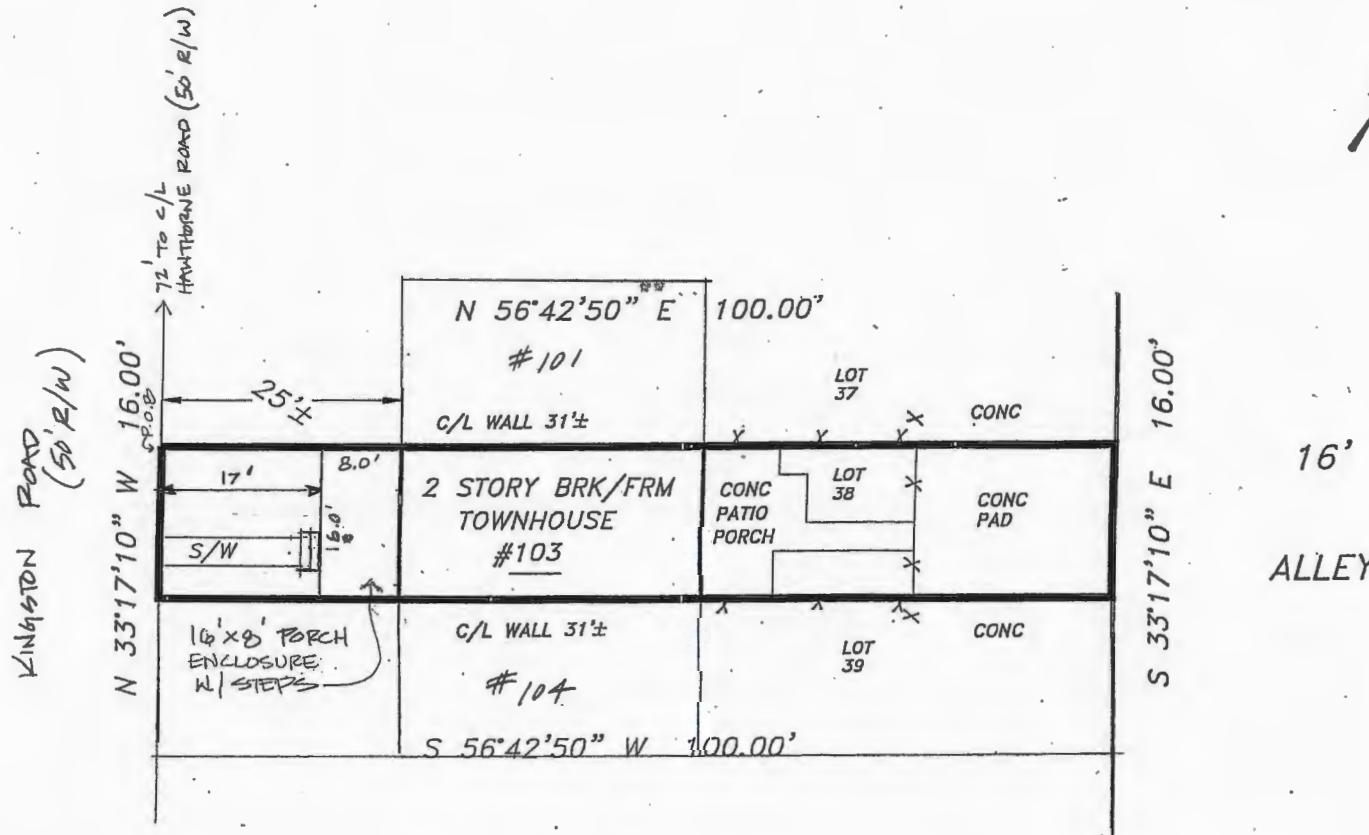
2013-0061-A

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

ADDRESS 103 KINGSTON ROAD OWNER(S) NAME(S) WAYNE & NELLY YOUNGER

SUBDIVISION NAME HAWTHORNE LOT # 38 BLOCK # 13 SECTION # 2

PLAT BOOK # 0018 FOLIO # 0068 10 DIGIT TAX # 1516450470 DEED REF. # 30645100467



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 090-C2

SITE ZONED DR 10.5

ELECTION DISTRICT 15TH

COUNCIL DISTRICT 6TH

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WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

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AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY PATIO ENCLOSURES, INC. DATE 9/5/2012 SCALE: 1 INCH = 20 FEET

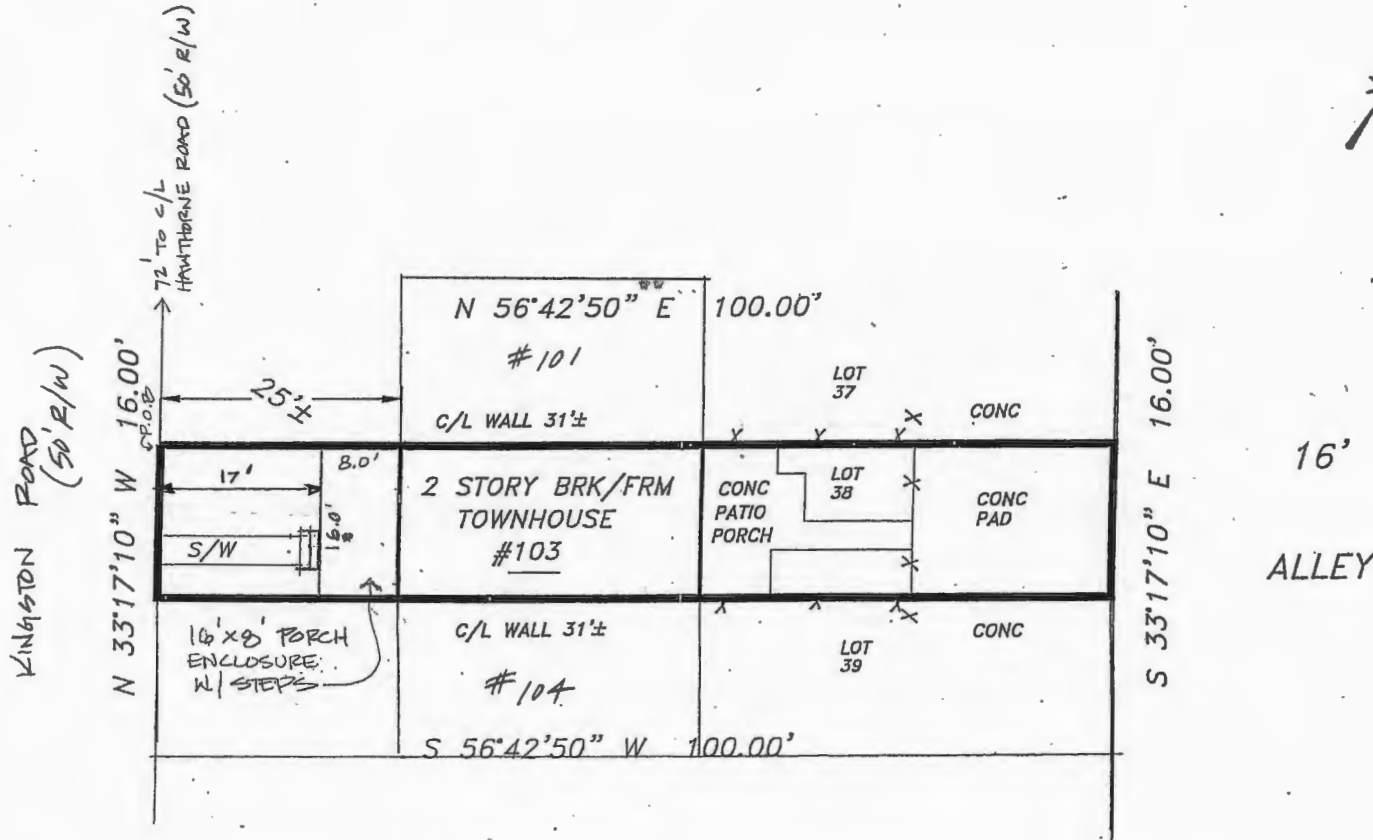
2013-0061-A

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

ADDRESS 103 KINGSTON ROAD OWNER(S) NAME(S) WAYNE & NELLY YOUNGER

SUBDIVISION NAME HAWTHORNE LOT # 38 BLOCK # 13 SECTION # 2

PLAT BOOK # 0018 FOLIO # 0068 10 DIGIT TAX # 1516450410 DEED REF. # 30645100467



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 090-C2

SITE ZONED DR 10.5

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PUBLIC X PRIVATE _____

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2013-0061-A