



KEVIN KAMENETZ
County Executive

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

January 3, 2013

Denise M. DeCarolis
116 Stonewall Road
Catonsville, Maryland 21228

RE: Petition for Variance
Case No.: 2013-0088-A
Property: 116 Stonewall Road

Dear Mrs. DeCarolis

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:slh
Enclosure

c: Rich English, 11 Newburg Avenue, Catonsville, Maryland 21228

**IN RE: PETITION FOR ADMIN. VARIANCE *
(116 Stonewall Road)**

1st Election District *

1st Councilmanic District *

Denise M. DeCarolis *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0088-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, Denise M. DeCarolis, for property located at 116 Stonewall Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing single family dwelling with addition to have a rear yard setback of 20' in lieu of the required 50' and a side yard setback of 4' in lieu of the minimum required 20' and a sum of side yards of 21' in lieu of the required 50', and to amend the previously approved site plan in Case No. 2005-0062. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1.

This matter was originally filed as an Administrative Variance, with a closing date of November 5, 2012. On November 10, 2012, Judge Lawrence M. Stahl requested a formal hearing on this matter. The hearing was subsequently scheduled for Thursday, January 3, 2013 at 10:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

Appearing at the public hearing in support for this case was Denise DeCarolis and Rich English, the contractor who will construct the proposed addition.

ORDER RECEIVED FOR FILING

Date 1/3/13

By SLN

Testimony and evidence revealed that the subject property is 20,865 square feet and is zoned DR 1. The property is improved with an attractive single family dwelling, and the photographs submitted (Exhibit 2) show that the adjoining neighbors are located some distance from the Petitioner's home. In addition, both of the Petitioner's adjoining neighbors indicated (Exhibit 3) they "accept the design and setback encroachment."

Based upon the testimony and evidence presented, I will grant the request for variance relief.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 3rd day of January, 2013, that a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing single family dwelling with addition to have a rear yard setback of 20' in lieu of the required 50' and a side yard setback of 4' in lieu of the minimum required 20' and a sum of side yards of 21' in lieu of the required 50', and to amend the previously approved site plan in Case No. 2005-0062, 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.

ORDER RECEIVED FOR FILING

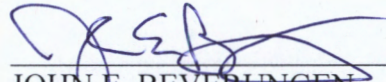
Date

1/3/13

By

Sen

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:sln

ORDER RECEIVED FOR FILING

Date 1/3/13

By sln



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 116 STONEWALL ROAD CATONSVILLE MD 21228 which is presently zoned DR1

Deed Reference 201371-342 Tax Account # 120660590

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BCZR:1802.3.C.1

To permit an existing single family dwelling with addition to have a rear yard setback of 20' in lieu of the required 50', and a side yard setback of 4' in lieu of the minimum required 20', and a sum of side yards of 21' in lieu of the required 50', and to amend the previously approved site plan (case #2005-0062).

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 Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

City

State

Zip Code

Legal Owner(s):

DENISE M DECAROLIS

Name - Type or Print

Signature

Name - Type or Print

Signature

116 STONEWALL ROAD

Address

CATONSVILLE

City

MO

State

410 719-7860

Telephone No.

21228

Zip Code

Representative to be Contacted:

RICH ENGLISH WALLTO WALL CONSTRUCTION

Name

11 NEWBURG AVE

Address

CATONSVILLE

City

MO

State

410 788-3990

Telephone No.

21228

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10-21-12 day of October, 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.

Zoning Commissioner of Baltimore County

Case No. 2013-0088-A

Reviewed By JS

Date 10-10-12

Estimated Posting Date

10-21-12

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) do presently own and reside at 116 STONEWALL ROAD

Address number Road or Street name

and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed)

Denise DeCarolis needs to construct a first floor master suite to accommodate her as she grows older. The decision to expand out the rear and side is a cost effective and practical use of the existing floor plan.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Denise DeCarolis
Signature

Signature

DENISE M. DECAROLIS
Name- print or type

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 4 day of October, 2012, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): DENISE M. DECAROLIS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Thomas Edward Toulan
Name of Notary Public

11/17/2015
Commission expires

PLACE SEAL HERE:

THOMAS EDWARD TOULAN
NOTARY PUBLIC STATE OF MARYLAND
County of Baltimore
My Commission Expires November 17, 2015

Prior zoning
for same
address
gm
8/30/04

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Stonewall road, 150 ft. W
of Taunton Avenue
1st Election District
1st Councilmanic District
(116 Stonewall Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-062-A

Denise D. & Mark W. Kinney
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Denise D. and Mark W. Kinney. The variance request is for property located at 116 Stonewall Road in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (garage) to have a rear yard setback of 43 ft. and a sum of side yards of 32.2 ft. in lieu of the required 50 ft. and 50 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 14, 2004, 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 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, 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

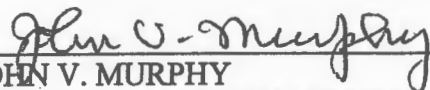
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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, by the Deputy Zoning Commissioner for Baltimore County, this 2 day of September, 2004, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (garage) to have a rear yard setback of 43 ft. and a sum of side yards of 32.2 ft. in lieu of the required 50 ft. and 50 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with any recommendations, if any, made by the Department of Environmental Protection & Resource Management (DEPRM).
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0088 -A Address 116 STONEWALL RD
Contact Person: JASON SEISELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-10-12 Posting Date: 10-21-12 Closing Date: 11-5-12

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- 0088 -A Address 116 STONEWALL RD
Petitioner's Name DENISE M. DECAROLIS Telephone 410-719-7869
Posting Date: 10-21-12 Closing Date: 11-5-12
Wording for Sign: To Permit

 To permit an existing single family dwelling with addition to have a rear yard setback of
20' in lieu of the required 50', and a side yard setback of 4' in lieu of the minimum
 required 20', and a sum of side yards of 21' in lieu of the required 50', and to amend the
 previously approved site plan (case #2005-0062).

Revised 7/06/11

ZONING DESCRIPTION FOR

DECAROLIS RESIDENCE, 116 STONEWALL ROAD,
CATONSVILLE, MD 21228.

Beginning at a point on the west side 20' from the center of STONEWALL ROAD that which is 40' wide and 204' Southwest of the intersection of Stonewall Road and Taunton Avenue which is 40' wide.

*Being Lot # 30, in the subdivision of Stonewall Park as recorded in Baltimore County ~~DEED REF~~ No.31552, Folio # 375,
Plat Book # 7, Folio # 18, Containing 20,865 Square feet.

The legal Description is also known as PT LT 30.479AC 116 Stonewall Road SWS
Stonewall Park and located in the 1st Election District, 1st Councilmanic District.

203-0088-A

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2013-0088-A

Petitioner: DENISE M DECAROLIS

Address or Location: 116 STONEWALL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DENISE M DECAROLIS

Address: 116 STONEWALL ROAD
CATONSVILLE MD

Telephone Number: 410 788 3990

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

No. **90109**

Date: **10-10-12**

PAID RECEIPT

REQ/DRESS ACTUAL TIME DEM
 10/10/2012 10/10/2012 11:29:26 2

REQ MSIS WALKIN BOOK AND

>>RECEIPT N 639531 10/10/2012 0013

Det 5 528 201000 VERIFICATION
 NO. 000109

Recpt Tot 475.00
 475.00 CR 4.00 CA
 Baltimore County, Maryland

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

Total: **\$ 75.00**

Rec From: **DENISE M. DECAROLIS**

For: **2013-0088-A**

CERTIFICATE OF POSTING

2013-0088-A

RE: Case No.: _____

Petitioner/Developer: _____

Denise Decarolis

January 3, 2013

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: _____

116 Stonewall Rd

December 13, 2012

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,



December 13, 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)

CERTIFICATE OF POSTING

2013-0088-A

RE: Case No.: _____

Petitioner/Developer: _____

Denise M. Decarolis

November 5, 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:

116 Stonewall Rd

October 21, 2012

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



Sincerely,

October 21, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

NOTICE OF ZONING HEARING

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

Case: # 2013-0088-A

116 Stonewall Road
W/s Stonewall Road, 204 ft. S/w of intersection
with Taunton Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s): Denise Decarolis

Variance: to allow an existing single family dwelling with an addition to have a rear yard setback of 20 feet in lieu of the required 50 feet and a side yard setback of 4 feet in lieu of the minimum required 20 feet and a sum of side yards of 21 feet in lieu of the required 50 feet and to amend the previously approved site plan.

Hearing: Thursday, January 3, 2013 at 10:00 a.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.
12/09/4 Dec. 13 893250



501 N. Calvert Street, Baltimore, MD 21278

December 13, 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 December 13, 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



KEVIN KAMENETZ
County Executive

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

December 4, 2012

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2013-0088-A

116 Stonewall Road

W/s Stonewall Road, 204 ft. S/w of intersection with Taunton Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Denise Decarolis

Variance to allow an existing single family dwelling with an addition to have a rear yard setback of 20 feet in lieu of the required 50 feet and a side yard setback of 4 feet in lieu of the minimum required 20 feet and a sum of side yards of 21 feet in lieu of the required 50 feet and to amend the previously approved site plan.

Hearing: Thursday, January 3, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Denise Decarolis, 116 Stonewall Road, Catonsville 21228
Rich English, Wall to Wall Construction, 11 Newburg Avenue, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 14, 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, December 13, 2012 Issue - Jeffersonian

Please forward billing to:
Denise Decarolis
116 Stonewall Road
Catonsville, MD 21228

410-719-7869

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: 2013-0088-A

116 Stonewall Road

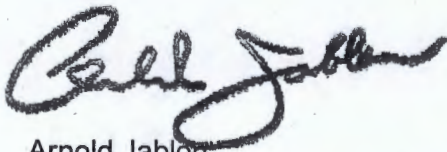
W/s Stonewall Road, 204 ft. S/w of intersection with Taunton Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Denise Decarolis

Variance to allow an existing single family dwelling with an addition to have a rear yard setback of 20 feet in lieu of the required 50 feet and a side yard setback of 4 feet in lieu of the minimum required 20 feet and a sum of side yards of 21 feet in lieu of the required 50 feet and to amend the previously approved site plan.

Hearing: Thursday, January 3, 2013 at 10:00 a.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.



KEVIN KAMENETZ
County Executive

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

November 7, 2012

Denise M. Decarolis
116 Stonewall Road
Catonsville MD 21228

RE: Case Number: 2013-0088 A, Address: 116 Stonewall Road, 21228

Dear Ms. Decarolis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 10, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Rich English, 11 Newberg Avenue, Catonsville MD 21228

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-17-12

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

RE: Baltimore County
Item No 2013-0088-A
Administrative Variance
Denise M. Decarolis
116 Stonewall 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. 2013-0088-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 : October 18, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2012
Item Nos. 2013-0085, 0086, 0087, 0088, and 0089

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

DAK. CEN
cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

AV 115
RECEIVED

NOV 01 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: November 1, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013 – 0088-A
Address 116 Stonewall Road
(Decarolis Property)

Zoning Advisory Committee Meeting of October 15, 2012.

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

Formal Demand
AV 11-5-12

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: November 16, 2012

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings



RE: Petition for Administrative Variance – 11/5/12 Closing Date
Case No. 2013-0088-A – 116 Stonewall Road

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing due to the “sizeable” setbacks.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People’s Counsel

(1/3 10am 205)

Formal Demand - 11-5-12

Debra Wiley - Formal Demand - 2013-0088-A

From: Debra Wiley
To: Lewis, Kristen
Date: 11/16/2012 12:47 PM
Subject: Formal Demand - 2013-0088-A
Attachments: Message from "zoneprt1"

Hi Kristen,

Please see attached regarding above. In his memo, Larry specified reason for formal demand. 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

File folder
placed in
p/1p
box
11-16
Jeb

Debra Wiley - Administrative Variances 2013-0088 and 0089

From: Debra Wiley
To: renglish@wall2wall.net
Date: 11/16/2012 1:27 PM
Subject: Administrative Variances 2013-0088 and 0089
Attachments: Message from "zoneprt1"

Mr. English,

As promised and per our telephone conversation, please find attached the Order for Case No. 2013-0089-A (16 Overbrook Road).

Also, Judge Stahl has requested a "formal demand" for Case No. 2013-0088-A (116 Stonewall Road) due to the "sizeable" setbacks. Therefore, that file will be returned to the Office of Zoning Review for scheduling of a hearing.

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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 01 Account Number - 0120660590 ✓

Owner Information

Owner Name: DECAROLIS DENISE M **Use:** RESIDENTIAL
Mailing Address: 116 STONEWALL RD **Principal Residence:** YES
BALTIMORE MD 21228-5424 **Deed Reference:** 1) /31552/ 00375
2)

Location & Structure Information

Premises Address
116 STONEWALL RD
0-0000

Legal Description
PT LT 30.479AC
116 STONEWALL RD SWS
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0100	0010	0648		0000			30	1		0007/ 0018

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1917	3,707 SF	20,865 SF	04

Stories	Basement	Type	Exterior
2.500000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	159,700	159,700		
Improvements:	295,200	295,200		
Total:	454,900	454,900	454,900	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
KINNEY DENISE D	01/03/2012	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31552/ 00375	Deed2:
KINNEY MARK W	10/11/2006	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24596/ 00429	Deed2:
KENNY MARK W	04/24/1995	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11019/ 00371	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

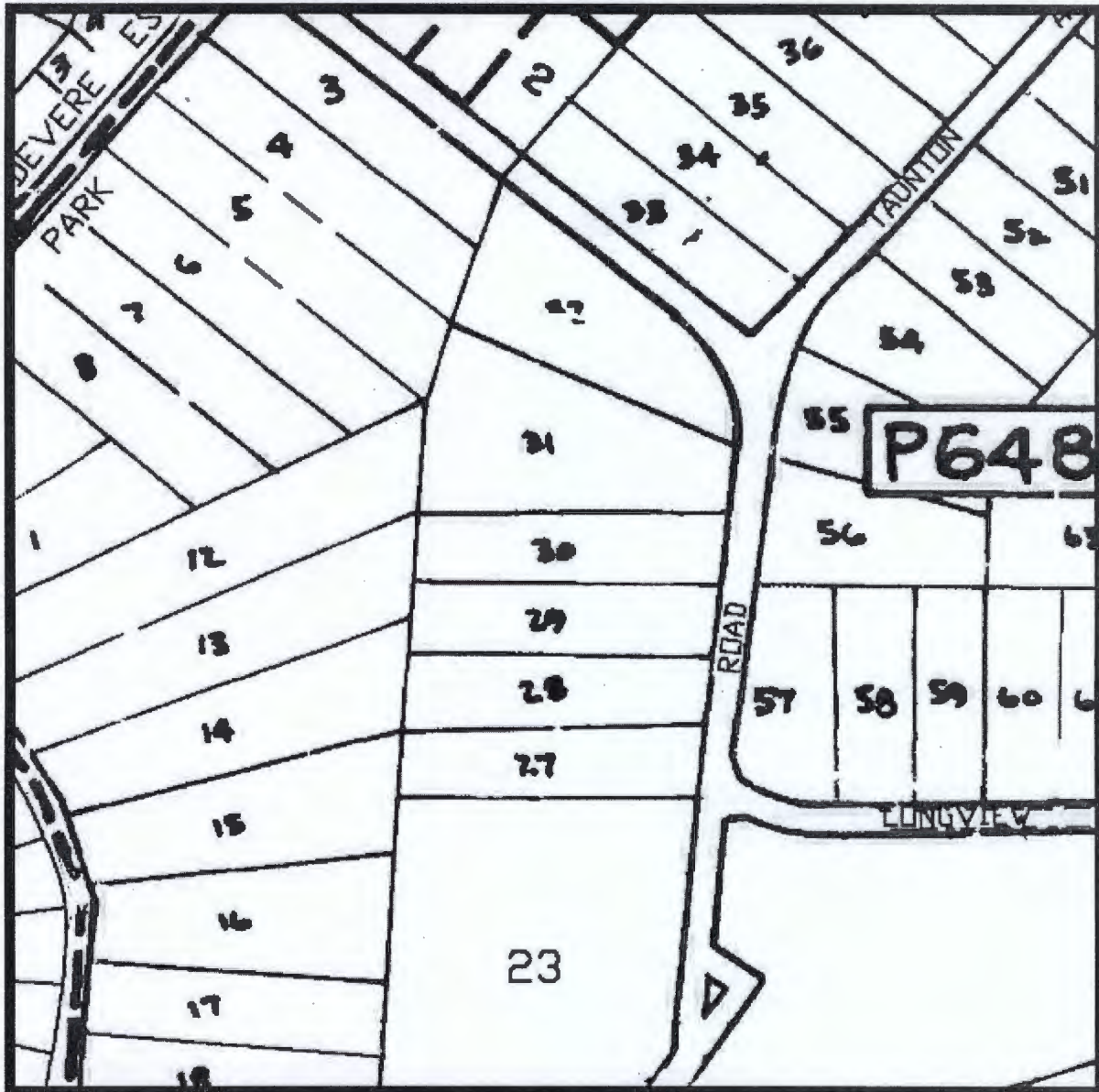
Homestead Application Status: Approved 01/05/2010



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

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

District - 01 Account Number - 0120660590



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

M E M O R A N D U M

DATE: February 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0088-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 4, 2013. 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

CASE NAME 2013-0088-A
CASE NUMBER _____
DATE 1-3-2013

[illegible]

CASE NO. 2013- 0088-A

CHECKLIST

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

10-18

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NC

11-1

DEPS
(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

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

10-17

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 2005-0062-A *Same address - diff. owners.*)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 10-21-12 by Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Case No.: 2013-0088-A

Exhibit Sheet

Petitioner/Developer

Protestant

DN
1/3/13

No. 1	Site Plan	
No. 2	Photos	
No. 3	Neighbors' signatures	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

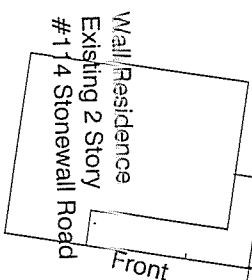
三
△

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

STONEWALL PARK

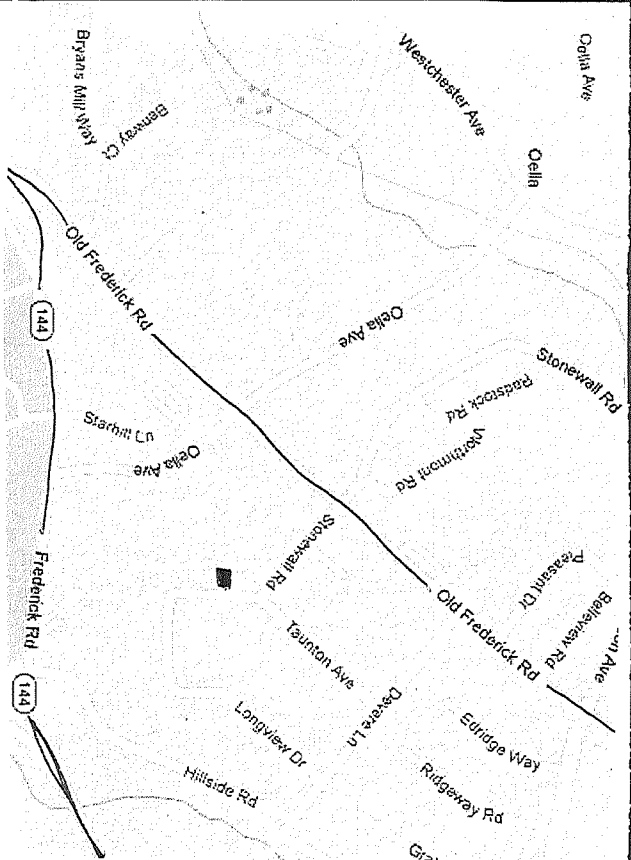
2 FOLIO # 18

Denise M DeCarolis



SCALE OF DRAWING: 1" = 40'

2013-0088-A



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORM

1st

1 Et

XXXXXX

DR2

Phosphorylation of the α -subunit of the Ca^{2+} ATPase by protein kinase C

20,865 of

PUBLIC

PRIVATE

2

☐☐
☒☐
☒☐ ☒☐ ☒☐
☒☐
☒

ZONING HEARING

REVIEWED BY ITEM #

CASE #

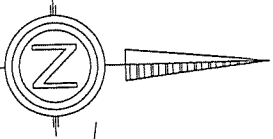
SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

STONEIDAL PARK

SECTION #

Denise M Decarolis



NORTH

PREPARED BY RJE

SCALE OF DRAWING: 1" = 40'

2013-0088-A



SCALE: 1" = 1000'

LOCATION INFORMATION

CT 1st

STRICTLY

MAP # XXXXXXXX

ZONING DR2

20,865 of

PRIVATE

—

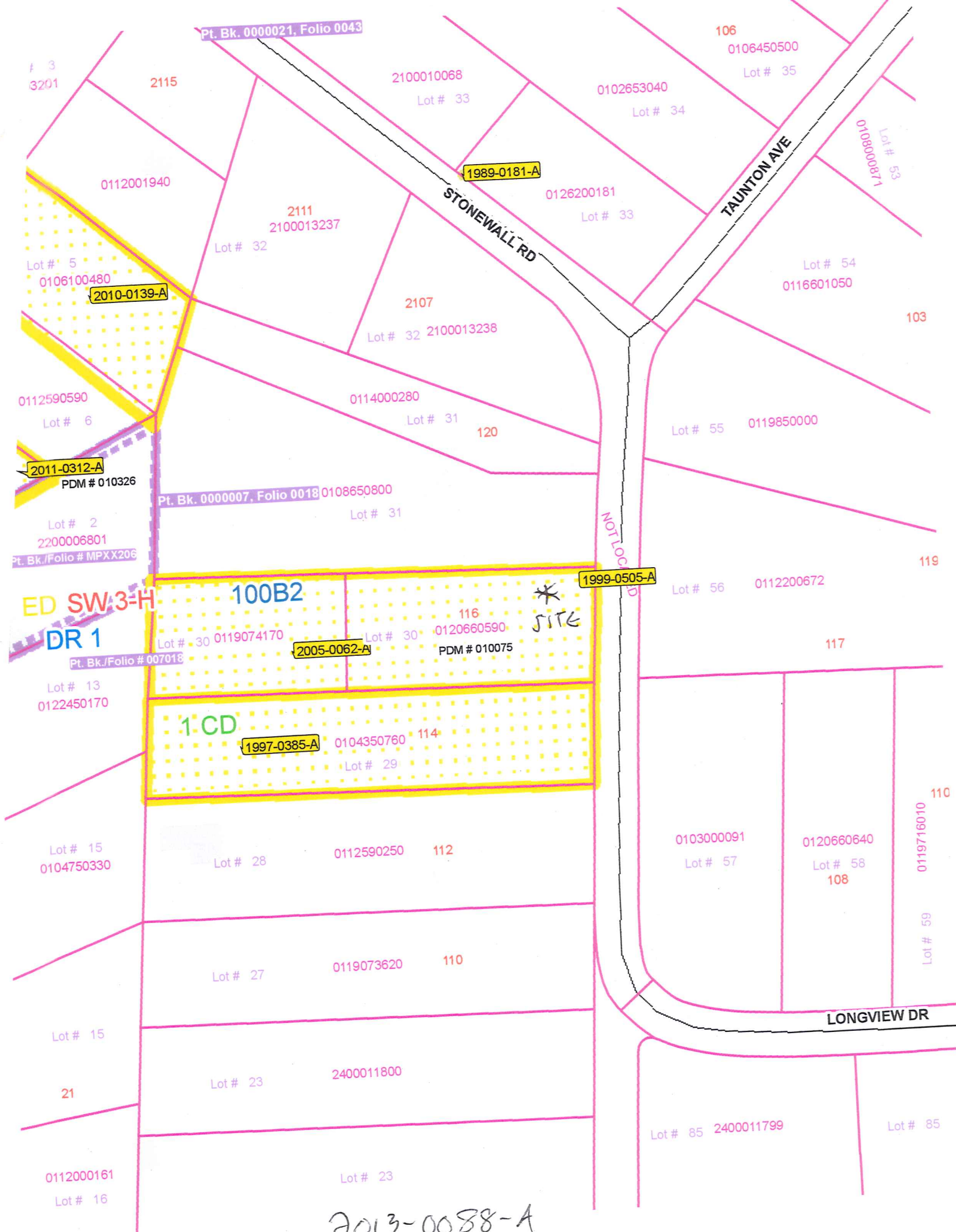
1001

☐ YES
☒ NO

FROM LEONARD HENKIN

USE ONLY

CASE #



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

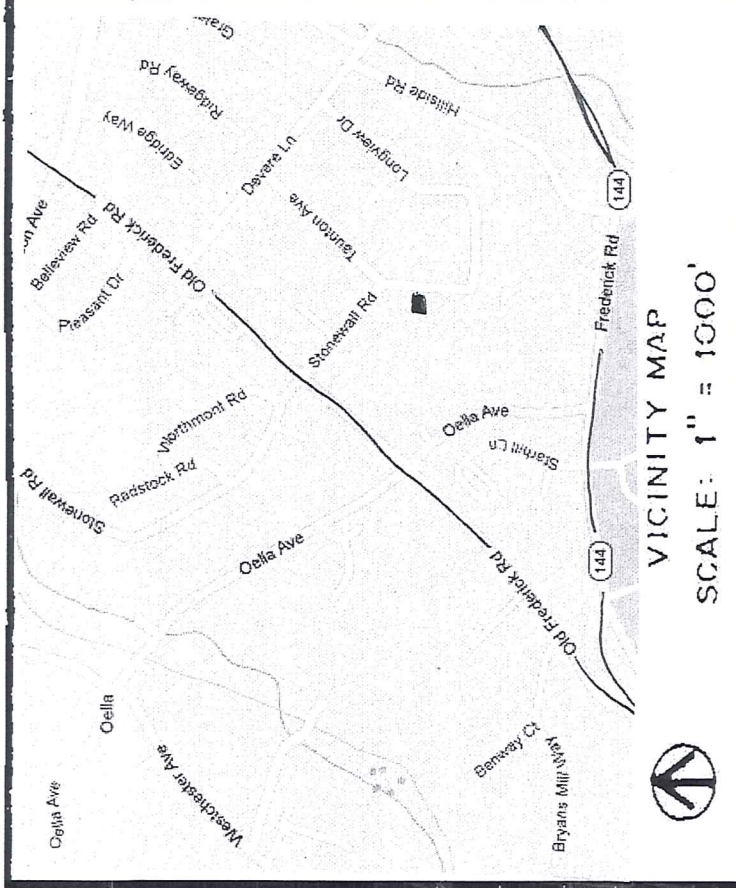
PROPERTY ADDRESS 116 Stonewall Road , Catonsville

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME STONEWALL PARK

PLAT BOOK # 7 FOLIO # 18 LOT # 30 SECTION #

OWNER Denise M DeCarolis



LOCATION INFORMATION

ELECTION DISTRICT 1 st

COUNCILMANIC DISTRICT 1 st

1" = 200' SCALE MAP # XXXXXXXX

ZONING DR2

LOT SIZE ACREAGE 20,865 of SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



2013-0088-A

NORTH

PREPARED BY RJE

SCALE OF DRAWING: 1" = 40





We have reviewed the proposed addition and site plan for Denise DeCarolis at 116 Stonewall Road Catonsville, MD 21228 and are accepting the design and setback encroachment.

Sincerely

Name Keri Tydings
Address 114A Stonewall Rd Catonsville 21228
Phone (410) 788-8595

Name Erica & Tadd Russo
Address 118 Stonewall Rd. Catonsville 21228
Phone 413-928-9877 or 9878

#3