

IN RE: PETITION FOR ADMIN. VARIANCE *
(12221 Jerusalem Road)
11th Election District *
3rd Councilmanic District *
Anthony C. and Susan M. Hammond *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0135-A

* * * * *

**MOTION FOR RECONSIDERATION
OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings for Baltimore County as a Motion for Reconsideration filed by Petitioner Anthony C. Hammond. The Petitioner originally filed an Administrative Variance for property located at 12221 Jerusalem Road. The relief was requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) with a height of 23 feet in lieu of the maximum 15 feet.

By Opinion and Order dated January 10, 2013, the undersigned granted the Administrative Variance request, with conditions, in accordance with the site plan and documentation within the case file.

On January 15, 2013, Anthony C. Hammond, Petitioner, filed a timely Motion for Reconsideration of my Order dated January 10, 2013. In the Motion, he raised concern about Condition No. 2, in particular not being able to have bathroom facilities (toilet and sink) in the garage. Mr. Hammond disclosed that the garage will be used for storage of lawn equipment, a vehicle, bikes and power wheels. It is also his intention to use the garage for his hobby of wood-working, and the maintenance of vehicles, including oil changes, brakes, etc. The Petitioner stressed that the garage will not have a shower facility, living quarters or kitchen.

ORDER RECEIVED FOR FILING

Date 1-15-13

By law

After due consideration of the argument raised by Mr. Hammond, I must deny the Motion. The petition in this case, as was proper, sought relief from the height restrictions set forth in B.C.Z.R. § 400.3. That is the extent of the relief permitted in a variance case. The decision to permit (or not) bathroom facilities must be made by the County's zoning, public works and (in the case of a property served by well and septic) environmental departments. While nothing in the January 10, 2013 Order prohibits the construction of bathroom facilities in the proposed garage, approval for same must be sought from the aforementioned agencies.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 15th day of January, 2013, that the Petitioners' Motion for Reconsideration, be and is hereby DENIED.

IT IS FURTHER ORDERED that all other terms and conditions of the Order granted on January 10, 2013 shall remain in full force and effect.

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 1-15-13

By DLW



KEVIN KAMENETZ
County Executive

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

January 15, 2013

Charles A. and Susan M. Hammond
12221 Jerusalem Road
Kingsville, Maryland 21087

Re: **MOTION FOR RECONSIDERATION**
Petition for Administrative Variance
Case No. 2013-0135-A
Property: 12221 Jerusalem Road

Dear Mr. and Mrs. Hammond:

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 Baltimore County Board of Appeals 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", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(12221 Jerusalem Road)
11th Election District *
3rd Councilmanic District *
Charles A. and Susan M. Hammond *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0135-A

* * * * *

OPINION AND ORDER

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, Charles A. and Susan M. Hammond. The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) with a height of 23 feet in lieu of the maximum 15 feet. 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. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is noted that letters of support were received from neighbors at 12219 and 12225 Jerusalem Road.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 23, 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

ORDER RECEIVED FOR FILING

Date 1-10-13

By [Signature]

indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Office of Planning did not make any recommendations related to the garage usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 10th day of January, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the B.C.Z.R., to permit a proposed detached accessory structure (garage) with a height of 23 feet in lieu of the maximum 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their building 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 or subsequent owner(s) shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 1-10-13

2

By DW

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 1-10-13

By DLW



KEVIN KAMENETZ
County Executive

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

January 10, 2013

Charles A. and Susan M. Hammond
12221 Jerusalem Road
Kingsville, Maryland 21087

Re: Petition for Administrative Variance
Case No. 2013-0135-A
Property: 12221 Jerusalem Road

Dear Mr. and Mrs. Hammond:

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 Baltimore County Board of Appeals 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 the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 12221 JERUSALEM RD which is presently zoned RC-5

Deed Reference 23584 / 00059 10 Digit Tax Account # 1114065820

Property Owner(s) Printed Name(s) ANTHONY & SUSAN HAMMOND

(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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.3 - to permit a proposed detached accessory structure (garage) with a height of 23 feet in lieu of the maximum allowed 15 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **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:

ANTHONY HAMMOND SUSAN HAMMOND

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

12221 JERUSALEM RD KINGSVILLE MD

Mailing Address City State

21087 / 410-615-6142 / thammond@comcast.net

Zip Code Telephone # Email Address

Representative to be contacted:

TONY HAMMOND

Name - Type or Print

Signature

12221 JERUSALEM RD KINGSVILLE MD

Mailing Address City State

21087 / 410-615-6142 / thammond@comcast.net

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 2013-0135-A Filing Date 12/11/12 Estimated Posting Date 12/23/12 Reviewer RDD

Rev 10/12/11

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: 12221 JERUSALEM RD KINGSVILLE MD 21087
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)

An administrative variance is requested for height to permit construction of a detached garage that matches the architecture of existing home structure on the site. The existing home at the site is an all brick structure with both 9/12 and 12/12 roof pitches with returns and a peak roof height of 35 feet. To be aesthetically uniform to the site, the garage is proposed to be an all brick structure 28' wide by 32' long with a 9/12 pitch roof and returns. The proposed structure will be place approximately 45 feet behind (south) the existing structure and have a peak roof height of 23 feet.

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

[Signature]
Signature of Affiant

ANTHONY HAMMOND
Name- Print or Type

[Signature]
Signature of Affiant

SUSAN HAMMOND
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 3 day of Dec, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Susan & Anthony Hammond
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

[Signature]
Notary Public

7-15-16
My Commission Expires

Zoning property description for 12221 Jerusalem Rd, Kingsville MD 21087

Beginning at a point on the south side of Jerusalem Rd which is 20 feet wide at the distance of *approx 1200* feet southwest of Glenbauer Rd which is 20 feet wide.

Thence the following courses and distances. (1st POC) S.67 52'50" W. 126.59", (2nd POC) N.22 07'10" W.658.40', (3rd POC) N57 25'50" E. 128.73', (4th POC) S.22 07'10" E.681.75', back to the point of beginning as recorded in Deed Liber 23584, Folio 00059, containing 1.95 acres. Located in the 11th Election District and 3rd Council District.

Item #0135

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

No. **92749**

Date: **12/11/12**

PAID RECEIPT

BUSINESS ACTUAL TIME
 12/12/2012 12/11/2012 09:29:24
 REC #904 WALKIN SHIL SAH
 RECEIPT # 550851 12/11/2012
 Dept. 5 329 ZONING VERIFICATION
 CR #0. 092749
 Recpt Tot. \$75.00
 \$0.00 CA \$80.00 CA
 \$5.00- CB
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	300	0000		6150						\$75.00

Total: **\$75.00**

Rec From:

For: **zoning hearing - case # 2013-0135-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2013-0135-A

Petitioner: Anthony & Susan Hammond

Hearing / Closing Date: 1/7/13

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

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

12221 Jerusalem Road

_____ on 12/23/12

Sincerely,

 12/23/12

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

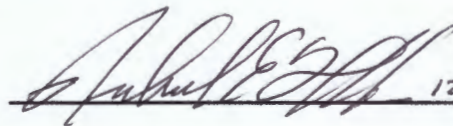
Certificate of Posting

Case No. 2013-0135-A



12221 Jerusalem Road

(Posted 12/23/12)

 12/23/12

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0135 -A Address 12221 Jerusalem Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/11/12 Posting Date: 12/23/12 Closing Date: 1/7/13

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2013- 0135 -A Address 12221 Jerusalem Rd

Petitioner's Name Anthony + Susan Hammond Telephone _____

Posting Date: 12/23/12 Closing Date: 1/7/13

Wording for Sign: To Permit a proposed detached accessory structure
(garage) with a height of 23 feet in lieu of the
maximum allowed 15 feet

Revised 7/06/11

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: 2013-0135-A

Petitioner: ANTHONY HAMMOND

Address or Location: 12221 JERUSALEM RD KINGSVILLE MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANTHONY HAMMOND

Address: 12221 JERUSALEM RD

KINGSVILLE, MD 21087

Telephone Number: 410-615-6142



KEVIN KAMENETZ
County Executive

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

January 8, 2013

Anthony & Susan Hammond
12221 Jerusalem Road
Kingsville MD 21087

RE: Case Number: 2013-0135 A, Address: 12221 Jerusalem Road, 21087

Dear Mr. & Ms. Hammond:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 11, 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: 12-17-12

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

RE: Baltimore County

Item No 2013-0135-A.
Administrative Variance
Anthony & Susan Hammond.
12221 Jerusalem 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. 2013-0135-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 20, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 31, 2012
Item Nos. 2013-0134, 0135, 0136, 0137 and 0138.

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

DAK:CEN
Cc: file

MEMORANDUM

DATE: February 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0135-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 14, 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

Administrative Hearings - Re: Case No. 2013-0135-A

From: Administrative Hearings
To: Hammond, Anthony C
Date: 1/15/2013 3:24 PM
Subject: Re: Case No. 2013-0135-A

Mr. Hammond,

This is to acknowledge receipt of your Motion for Reconsideration in the above matter. The Motion has been given to Judge Beverungen for his review. He will issue a response to this Motion within the next few days and you will receive it via US mail.

Thank you for contacting the Baltimore County Office of Administrative Hearings and have a great day.

>>> "Hammond, Anthony C" <Anthony.C.Hammond@constellation.com> 1/15/2013 11:21 AM >>>
Judge Beverungen,

Thank you for your recent approval of Case No. 2013-0135-A for our property at 12221 Jerusalem Rd in Kingsville Md. I have read and understand the restriction placed on the proposed detached garage requiring it not be used as dwelling, apartment or for commercial purposes. My intention is to use it for storage of lawn equipment, a vehicle, our kids bikes, power wheels, and for my hobby of wood working. I also perform some of the maintenance on our vehicles including oil changes, brakes etc. I am requesting that you reconsider the restriction barring bathroom facilities. I had hoped to put a toilet and sink in the garage for convenience and to avoid having to use the facilities in our home when hands and feet may be dirty. There would be no shower facility, living quarters, or kitchen as stipulated in the order and this garage is exclusively for our private use. I am happy to provide any additional detail needed and appreciate your time in considering this request.

Sincerely thanks,

Anthony C. Hammond
12221 Jerusalem Rd
Kingsville, MD 21087
Cell 410-615-6142

>>> This e-mail and any attachments are confidential, may contain legal, professional or other privileged information, and are intended solely for the addressee. If you are not the intended recipient, do not use the information in this e-mail in any way, delete this e-mail and notify the sender. -IP2

Administrative Hearings - Case No. 2013-0135-A

From: "Hammond, Anthony C" <Anthony.C.Hammond@constellation.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 1/15/2013 11:21 AM
Subject: Case No. 2013-0135-A

Judge Beverungen,

Thank you for your recent approval of Case No. 2013-0135-A for our property at 12221 Jerusalem Rd in Kingsville Md. I have read and understand the restriction placed on the proposed detached garage requiring it not be used as dwelling, apartment or for commercial purposes. My intention is to use it for storage of lawn equipment, a vehicle, our kids bikes, power wheels, and for my hobby of wood working. I also perform some of the maintenance on our vehicles including oil changes, brakes etc. I am requesting that you reconsider the restriction barring bathroom facilities. I had hoped to put a toilet and sink in the garage for convenience and to avoid having to use the facilities in our home when hands and feet may be dirty. There would be no shower facility, living quarters, or kitchen as stipulated in the order and this garage is exclusively for our private use. I am happy to provide any additional detail needed and appreciate your time in considering this request.

Sincerely thanks,

Anthony C. Hammond
12221 Jerusalem Rd
Kingsville, MD 21087
Cell 410-615-6142

RECEIVED

JAN 15 2013

OFFICE OF ADMINISTRATIVE HEARINGS

>>> This e-mail and any attachments are confidential, may contain legal, professional or other privileged information, and are intended solely for the addressee. If you are not the intended recipient, do not use the information in this e-mail in any way, delete this e-mail and notify the sender. -IP2

To whom it may concern,

I, Joy Keller, owner of the property at 12225 Jerusalem Road on the eastern border the property of Anthony Hammond at 12221 Jerusalem Road have no objection to the proposed 28' by 32' detached garage with a height at the peak of 23' requiring a Baltimore County variance hearing.

Thanks,

Joy Keller

Joy Keller

12/4/12

Date

Item # 0135

To whom it may concern,

I Clinton Dick Jr., owner of the property at 12219 Jerusalem Road on the western border the property of Anthony Hammond at 12221 Jerusalem Road have no objection to the proposed 28' by 32' detached garage with a height at the peak of 23' requiring a Baltimore County variance hearing.

Thanks,

Clinton J. Dick Jr.

Clinton Dick Jr.

12-4-12

Date

Item # 0135

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 11 Account Number - 1114065820

Owner Information

Owner Name:	HAMMOND ANTHONY CHARLES HAMMOND SUSAN MARIE	Use:	RESIDENTIAL
Mailing Address:	12221 JERUSALEM RD KINGSVILLE MD 21087-1108	Principal Residence:	YES
		Deed Reference:	1) /23584/ 00059 2)

Location & Structure Information

Premises Address	Legal Description
12221 JERUSALEM RD 0-0000	1.95 AC 12221 JERUSALEM RD SES 2000 NE NEAR CHAPMAN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0055	0014	0087		0000				3	Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2007	3,787 SF	1.9500 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	109,500	109,500		
Improvements:	392,300	357,900		
Total:	501,800	467,400	467,400	467,400
Preferential Land:	0			0

Transfer Information

Seller:	KLAG ROY H	Date:	03/27/2006	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/23584/ 00059	Deed2:	
Seller:	NOYES JAMES E,JR JONES BERTHA J	Date:	11/14/1980	Price:	\$45,750
Type:	ARMS LENGTH IMPROVED	Deed1:	/06229/ 00509	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

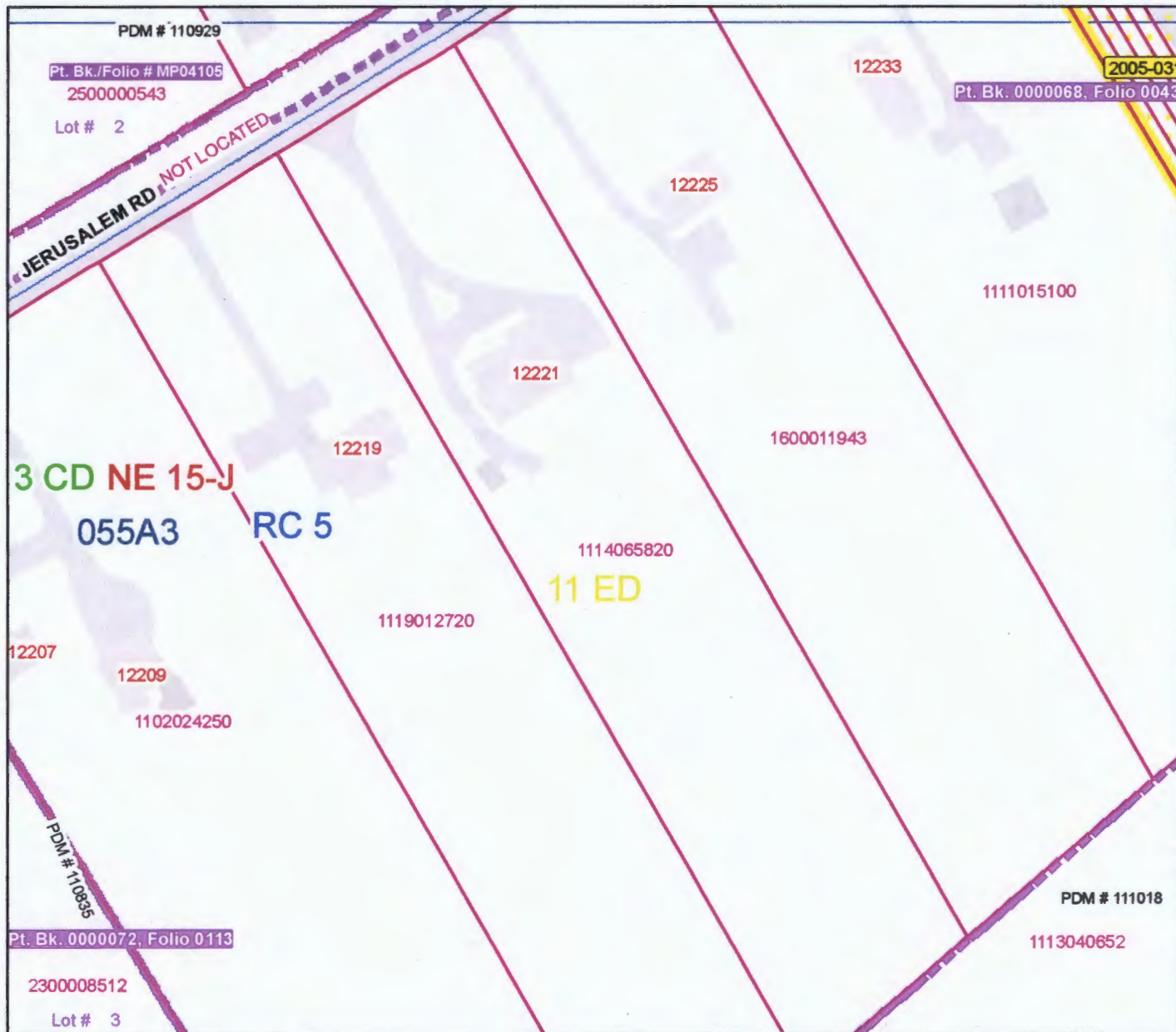
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

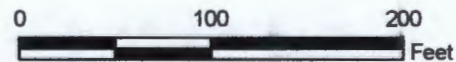
Homestead Application Information

Homestead Application Status:	Approved 09/15/2008
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12221 Jerusalem Road



Publication Date: December 11, 2012
Publication Agency: Permits, Approvals and Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 100 feet

Item #0135



FRONT OF EXISTING BUELLING
Item #0135



View from Jerusalem Rd

Item # 0135



Item #0135

VIEW FROM REAR (SOUTH)



Proposed Location

Item #0135

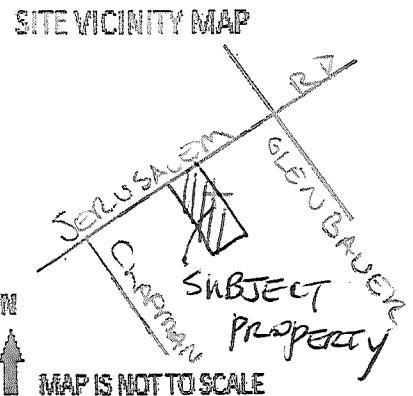
VIEW FROM PROPOSED SITE TO WICK PROPERTY



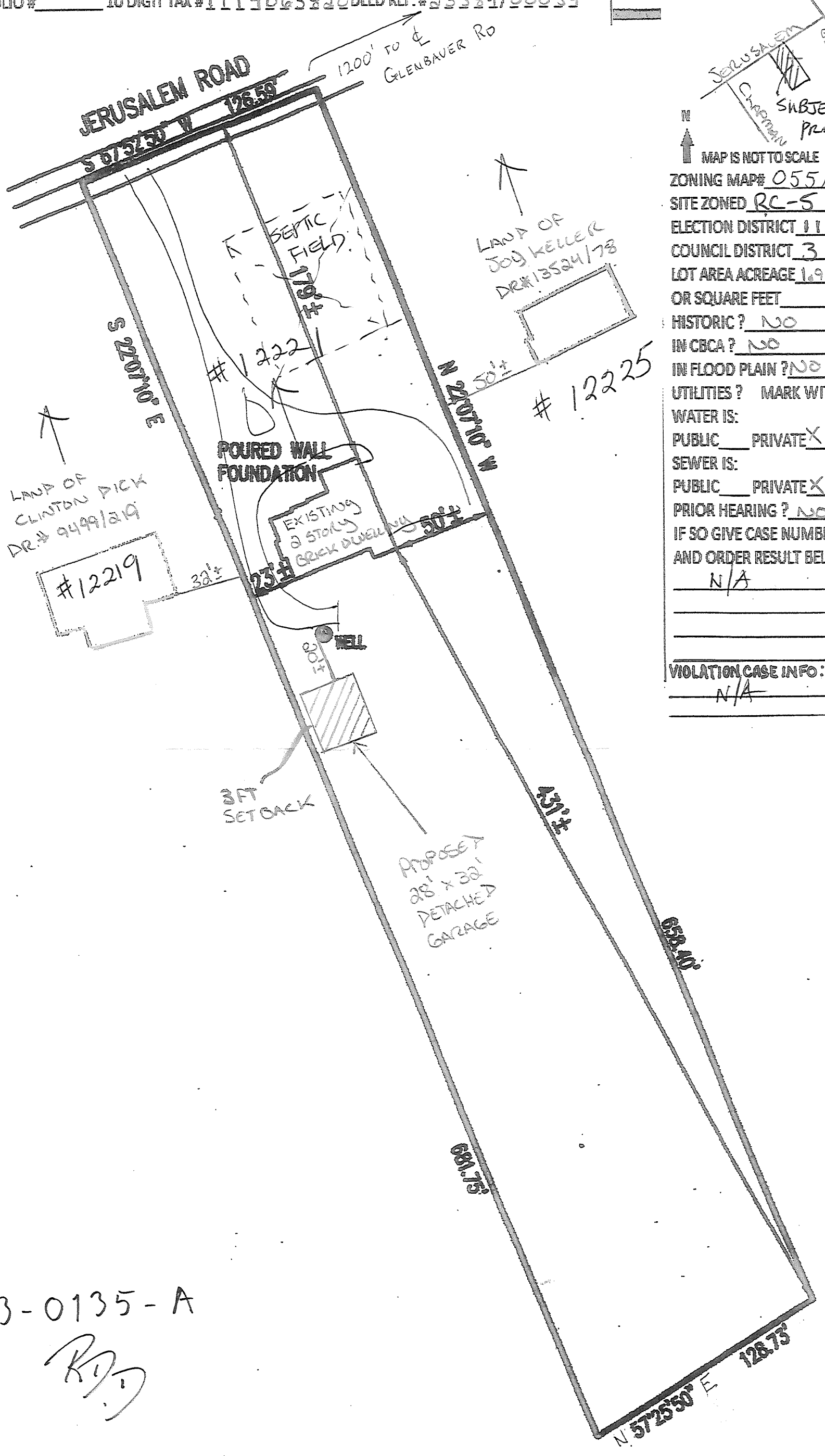
VIEW FROM PROPOSED SITE TO KELLER PROPERTY
KELLER DWELLING NOT VISIBLE



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 12221 JERUSALEM RD OWNER(S) NAME(S) ANTHONY + SUSAN HAMMOND
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1114065820 DEED REF. # 23584/00059



ZONING MAP# 055A3
SITE ZONED RC-S
ELECTION DISTRICT 11
COUNCIL DISTRICT 3
LOT AREA ACREAGE 1.95
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC _____ PRIVATE X
SEWER IS: _____
PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
N/A
VIOLATION CASE INFO:
N/A



#2013-0135-A
RD



PLAN DRAWN BY ANTHONY HAMMOND DATE 12/3/12 SCALE: 1 INCH = 50 FEET

Pet. Exh. 1