

IN RE: PETITION FOR VARIANCE

(6708 Broadview Road)

3rd Election District

2nd Councilmanic District

Stephen A. & Deborah S. Huster (Trustees) *
Petitioners

* BEFORE THE

* OFFICE OF ADMINISTRATIVE

HEARINGS FOR

* BALTIMORE COUNTY

* CASE NO. 2013-0148-A

* * * * *

AMENDED OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by the legal owners of the property, Stephen A. & Deborah S. Huster (Trustees). The Petitioners are requesting Variance relief pursuant to Section 1B02.3.C.1 and 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) to permit a rear yard setback of 25 ft. in lieu of the required 30 ft., and; (2) to permit corner street side yard setbacks of 12 ft., 16 ft., and a sum of side yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft., respectively. 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.

This matter was originally filed as an Administrative Variance, with a closing date of January 14, 2013. On January 28, 2013, the Office of Administrative Hearings requested a formal hearing on this matter, given that the dwelling was not owner-occupied.

Appearing at the public hearing in support of the requests was Stephen Huster. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING

Date 6/20/13

By Sen

There were no substantive Zoning Advisory Committee (ZAC) comments received.

Testimony and evidence revealed that the subject property is approximately .63 acres and is zoned DR 3.5. The property is improved with a single family dwelling that was constructed in 1980, and the deficient setbacks are nonconforming. The Petitioners propose to make certain interior improvements to the home, and the County required them to first "legitimize" the setbacks.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The conditions in question are existing (for over 30 years) and thus the property is unique for zoning purposes.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, given they would be unable to construct certain planned improvements to the home. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted

THEREFORE, IT IS ORDERED, this 20th day of June, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section

ORDER RECEIVED FOR FILING

2

Date

6/20/13

By

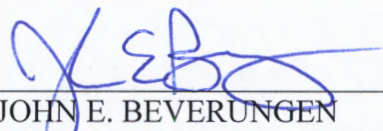
Sen

1B02.3.C.1 and 402.1 of the B.C.Z.R., (1) to permit a rear yard setback of 25 ft. in lieu of the required 30 ft., and; (2) to permit corner street side yard setbacks of 12 ft., 16 ft., and a sum of side yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for 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.

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:slh

ORDER RECEIVED FOR FILING

Date 6/20/13
By Sen



KEVIN KAMENETZ
County Executive

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

June 20, 2013

Stephen A. Huster
Deborah S. Huster
4535 Oak Ridge Drive
Street, Maryland 21154

RE: Petition for Variance
Case No.: 2013-0148-A
Property: 6708 Broadview Road

Dear Mr. and Mrs. Huster:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(6708 Broadview Road)
3rd Election District *
2nd Councilmanic District
Stephen A. & Deborah S. Huster (Trustees) *
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0148-A

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

The above captioned zoning case was dismissed by Order dated March 12, 2013, due to the Petitioners' failure to fulfill the sign posting requirement set forth in the zoning regulations. On April 8, 2013, within the time frame for doing so under the regulations, the Petitioners have filed a motion for reconsideration, explaining that due to extenuating circumstances (including being outside of the U.S. for a period of time) they neglected to post the sign in a timely fashion. They seek another opportunity to do so, and to have a hearing scheduled on their petition for variance relief.

I will grant the motion and would request that Ms. Lewis in the Department of Permits, Approvals and Inspections (PAI) assign another hearing date for this matter, and inform Petitioners of the timeframe for posting a sign on the property with the date and time of the public hearing.

4-9-2013
DATE


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 4-9-13

By 



KEVIN KAMENETZ
County Executive

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

April 9, 2013

Stephen A. Huster
Deborah S. Huster (Trustees)
4535 Oak Ridge Drive
Street, Maryland 21154

Re: **MOTION FOR RECONSIDERATION** –
Petition for Administrative Variance
Case No. 2013-0148-A
Property: 6708 Broadview Road

Dear Mr. and Mrs. Huster:

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 flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(6708 Broadview Road)
3rd Election District *
2nd Councilmanic District
Stephen A. & Deborah S. Huster (Trustees) *
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0148-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, Stephen A. & Deborah S. Huster (Trustees). The Petitioners are requesting Variance relief pursuant to Section 1B02.3.C.1 and 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) to permit a rear yard setback of 25 ft. in lieu of the required 30 ft., and; (2) to permit corner street side yard setbacks of 12 ft., 16 ft., and a sum of side yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft., respectively. 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.

This matter was originally filed as an Administrative Variance, with a closing date of January 14, 2013. On January 28, 2013, the Office of Administrative Hearings requested a formal hearing on this matter. The hearing was set for March 11, 2013 at 10:00 AM in Room 205 of the Jefferson Building, 105 W. Chesapeake Avenue, Towson, MD, and notice to that effect was mailed to Petitioners.

The Petitioners not only failed to appear at the scheduled hearing, but the sign posting requirement was not fulfilled; therefore the Petition will be dismissed.

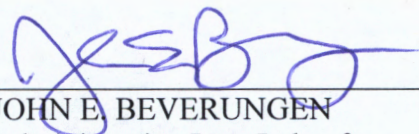
ORDER RECEIVED FOR FILING

Date 3-12-13

By BSW

THEREFORE, IT IS ORDERED, this 12th day of March, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 and 402.1 of the B.C.Z.R., (1) to permit a rear yard setback of 25 ft. in lieu of the required 30 ft., and; (2) to permit corner street side yard setbacks of 12 ft., 16 ft., and a sum of side yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft., respectively, be and is hereby DISMISSED without prejudice.

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 3-12-13

By dlw



KEVIN KAMENETZ
County Executive

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

March 12, 2013

Stephen A. Huster
Deborah S. Huster (Trustees)
4535 Oak Ridge Drive
Street, Maryland 21154

Re: Petition for Administrative Variance
Case No. 2013-0148-A
Property: 6708 Broadview Road

Dear Mr. and Mrs. Huster:

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", followed by a long horizontal stroke.

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 6708 BROADVIEW ROAD

which is presently zoned DR 3.5

Deed Reference 27565/00581

10 Digit Tax Account # 18 000 1122 1

Property Owner(s) Printed Name(s) _____

(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)

see attached

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:

STEPHEN HUSTER

DEBORAH HUSTER

Name #1 - Type or Print

Name #2 - Type or Print

Stephen Huster

Signature #1

Signature #2

4535 OAK RIDGE DRIVE STREET MARYLAND

Mailing Address

City

State

21154

Zip Code

410 370 0200

Telephone #

SPAIN506@gmail.com

Email Address

Representative to be contacted:

STEPHEN HUSTER

Name - Type or Print

Stephen Huster

Signature

4535 OAK RIDGE DRIVE STREET MARYLAND

Mailing Address

City

State

21154

Zip Code

410-370-0200

Telephone #

SPAIN506@gmail.com

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 2013-0148-A Filing Date 12/31/12 Estimated Posting Date 12/31/12 Reviewer Bh

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: 6708 BROADVIEW ROAD BALTIMORE MARYLAND 21209
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)

BY REQUESTING AND RECEIVING APPROVAL FOR THIS VARIANCE
WILL ALLOW US TO RENT THE BASEMENT FOR ADDITIONAL INCOME
TO HELP PAY BILLS

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

Stephen Huster
Signature of Affiant

STEPHEN HUSTER
Name- Print or Type

Deborah A Huster
Signature of Affiant

DEBORAH HUSTER
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 _____ day of _____, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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

THERESA M HUDSON
Notary Public
My Commission Expires 3/2013

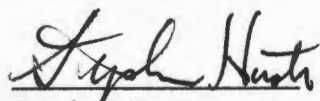
Theresa M. Hudson

1B02.3.C.1 to permit a rear yard setback of 25 ft. in lieu of the required 30 ft., and Section 402.1 to permit corner street side yard setbacks of 12 ft., 16 ft., and a sum of side yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft., respectively.

ZONING PROPERTY DESCRIPTION FOR 6708 Broadview Road Baltimore, Md. 21209

Beginning at a point on the west side Broadview Road which is a 30' wide, right-of-way, 397' north of the centerline of the nearest improved intersecting street, Smith Avenue which is a 48' wide right-of-way at that point.

Being Lot # 808 including, 809, 810, 811, 890, 891, 892, and 893, Block , Section # in the subdivision of Mt. Washington Summit as recorded in Baltimore County, Plat Book # 8, Folio # 51, containing 27,300 sq ft or .63 acres. Located in the 3 rd Election District and 2CD Council District.

 Date 12-16-12
Stephen Huster

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

No.

92764

Date:

12/21/12

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

12/24/2012 12/21/2012 11:20:05

REG WSDM WALKIN SHIL SAN

>>RECEIPT # 552782 12/21/2012 OFLH

5 528 ZONING VERIFICATION

092764

Recpt Tot \$75.00

\$75.00 CR \$0.00 CA

Baltimore County, Maryland

Total:

\$75.00

Rec

From:

Stephen Huster

For:

Admin. Expense

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Item # 0148

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0148-A

PETITIONER/DEVELOPER _____

STEPHEN HUSTER

DATE OF HEARING/CLOSING: _____

1/14/13

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT 4708 BROADVIEW ROAD

THIS SIGN(S) WERE POSTED ON December 30, 2012
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 12/30/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2013-0148-A

1802.3.C.1 TO PERMIT A REAR YARD SETBACK OF 25 FT.
IN LIEU OF THE REQUIRED 30 FT., AND SECTION 402.1 TO
PERMIT CORNER STREET SIDE YARD SETBACKS OF 12 FT, 16
FT., AND A SUM OF SIDE YARDS OF 25 FT. IN LIEU OF THE
REQUIRED 30 FT, 20 FT, AND 50 FT, RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON

MONDAY JANUARY 14, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

Madeline Ogle 12/30/12

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: #2013-0148-A

6708 Broadview Road

W/s Broadview Road, 397 ft; N/of centerline of Smith Avenue

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Stephen & Deborah Huster

Variance: to permit a rear yard setback of 25 ft. in lieu of the required 30 ft.; to permit corner street side yard setbacks of 12 ft., 16 ft. and a sum of side yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft. respectively.

Hearing: Monday, March 11, 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.
JT 02/671 February 19 905156



501 N. Calvert Street, Baltimore, MD 21278

February 21, 2013

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 February 19, 2013.

- ☒ 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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 19, 2013 Issue - Jeffersonian

Please forward billing to:
Stephen Huster
4535 Oak Ridge Drive
Street, MD 21154

410-370-0200

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: 2013-0148-A

6708 Broadview Road

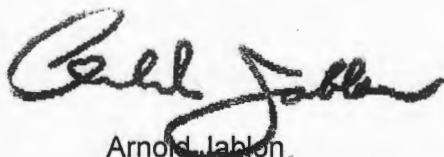
W/s Broadview Road, 397 ft. N/of centerline of Smith Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: Stephen & Deborah Huster

Variance to permit a rear yard setback of 25 ft. in lieu of the required 30 ft.; to permit corner street side yard setbacks of 12 ft., 16 ft. and a sum of side yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft. respectively.

Hearing: Monday, March 11, 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

February 8, 2013

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: 2013-0148-A

6708 Broadview Road

W/s Broadview Road, 397 ft. N/of centerline of Smith Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: Stephen & Deborah Huster

Variance to permit a rear yard setback of 25 ft. in lieu of the required 30 ft.; to permit corner street side yard setbacks of 12 ft., 16 ft. and a sum of side yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft. respectively.

Hearing: Monday, March 11, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Stephen & Deborah Huster, 4535 Oak Ridge Drive, Street 21154

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 19, 2013.
- (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.

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0148-A

PETITIONER/DEVELOPER _____

STEPHEN HUSTER

DATE OF HEARING/CLOSING: _____

JUNE 20, 2013

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

6708 BROADVIEW ROAD

THIS SIGN(S) WERE POSTED ON May 30, 2013
(MONTH, DAY, YEAR)

SINCERELY

 5/30/13
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

(SIGN POSTER)

60 CHELMSFORD COURT

BALTIMORE, MD 21220

(ADDRESS)

PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2013-0148-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 205 JEFFERSON BUILDING 105
PLACE: WESTCHELSEA AVENUE, TOWSON 21204

DATE AND TIME: THURSDAY JUNE 20, 2013
AT 10:00 A.M.

REQUEST:

VARIANCE TO PERMIT A REAR YARD SETBACK
OF 25 FT. IN LIEU OF THE REQUIRED 30 FT.; TO PERMIT
CORNER STREET SIDE YARD SETBACKS OF 12 FT., 16 FT.
AND SUM OF SIDE YARDS OF 28 FT. IN LIEU OF THE
REQUIRED 30 FT., 20 FT., AND 30 FT. RESPECTIVELY.

THIS NOTICE IS TO BE POSTED IN THE PUBLIC HEARING LOCATION AND IN THE ZONING COMMISSIONER'S OFFICE.

BY NOT CANCELLING THIS NOTICE UNTIL THE PUBLIC HEARING DATE, UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

marked 5/30/13



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 30, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on May 30, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2013-0148-A

6708 Broadview Road

W/s Broadview Road, 397 ft. N/of centerline of Smith Avenue

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Stephen & Deborah Huster

Variance: to permit a rear yard setback of 25 ft. in lieu of the required 30 ft.; to permit corner street side yard setbacks of 12 ft. 16 ft. and a sum of side yards of 28 ft. in lieu of the required 30 ft. 20 ft. and 50 ft. respectively.

Hearing: Thursday, June 20, 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.
5/495 May 30

924708

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 30, 2013 Issue - Jeffersonian

Please forward billing to:
Stephen Huster
4535 Oak Ridge Drive
Street, MD 21154

410-370-0200

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: 2013-0148-A

6708 Broadview Road

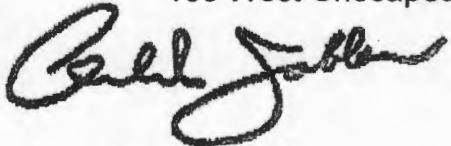
W/s Broadview Road, 397 ft. N/of centerline of Smith Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: Stephen & Deborah Huster

Variance to permit a rear yard setback of 25 ft. in lieu of the required 30 ft.; to permit corner street side yard setbacks of 12 ft., 16 ft. and a sum of side yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft. respectively.

Hearing: Thursday, June 20, 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

May 20, 2013

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: 2013-0148-A

6708 Broadview Road

W/s Broadview Road, 397 ft. N/of centerline of Smith Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: Stephen & Deborah Huster

Variance to permit a rear yard setback of 25 ft. in lieu of the required 30 ft.; to permit corner street side yard setbacks of 12 ft., 16 ft. and a sum of side yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft. respectively.

Hearing: Thursday, June 20, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Stephen & Deborah Huster, 4535 Oak Ridge Drive, Street 21154

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 31, 2013.**
- (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.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0148 -A Address 6708 Broadview Road

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/21/12 Posting Date: 12/30/12 Closing Date: 01/14/13

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- 0148 -A Address 6708 Broadview Rd.

Petitioner's Name Stephen Huster Telephone 410-370-0200

Posting Date: 12/30/12 Closing Date: 01/14/13

Wording for Sign: 1B02.3.C.1 to permit a rear yard setback of 25 ft. in lieu of the required 30 ft., and
Section 402.1 to permit corner street side yard setbacks of 12 ft., 16 ft., and a sum of side
yards of 28 ft. in lieu of the required 30 ft., 20 ft., and 50 ft., respectively.

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: 2013-0148-A

Petitioner: STEPHEN HUSTER

Address or Location: 6708 BROADVIEW ROAD BALTIMORE, MD 21209

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN HUSTER

Address: 6708 BROADVIEW RD

BALTIMORE, MD 21209

Telephone Number: 410-370-0200



KEVIN KAMENETZ
County Executive

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

January 22, 2013

Stephen & Deborah Huster
4535 Oakridge Drive
Street MD 21154

RE: Case Number: 2013-0148 A, Address: 6708 Broadview Road

Dear Mr. & Ms. Huster:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 21, 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: 1-11-13

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

RE: Baltimore County
Item No 2013-0148-A
Administrative Variance
Stephen & Deborah Huster
6708 Broadview 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. 2013-0148-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

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: January 14, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For January 21, 2013
Item Nos. 2013-0146, 0148 and 0152.

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 Memorandum

DATE: January 28, 2013

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

FROM: John Beverungen, Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 01/14/13 Closing Date
Case No. 2013-0148-A – 4535 Oakridge Drive (Formal Demand)

(6708 Broadview Rd.) Mailing Address
Premises Address

After receipt and a review of the above-captioned case file on January 23, 2013, I am requesting that this case be set in for a public hearing. Baltimore County Code (B.C.C.) § 32-3-303(a)(1), states in pertinent part:

“ ... the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot** zoned residential” (Emphasis Added)

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.

LMS:dlw

c: Office of People's Counsel

RE: PETITION FOR ADMINSTRATIVE * BEFORE THE OFFICE
VARIANCE
6708 Broadview Road; W/S Broadview Road,* OF ADMINSTRATIVE
397' N c/line Smith Avenue
3rd Election & 2nd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Stephen & Deborah Huster * BALTIMORE COUNTY
Petitioner(s) *
* 2013-148-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

FEB 11 2013

.....]

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of February, 2013, a copy of the foregoing Entry of Appearance was mailed to Stephen Huster, 4535 Oak Ridge Drive, Street, Maryland 21154, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: July 25, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0148-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 22, 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

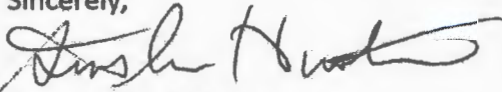
Zoning Review – Peoples Council
County Office Building
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

Re: Zoning Hearing – Case # 2013-0148-A
6708 Broadview Road
Baltimore, Maryland 21209

February 20, 2013

When calling today to find out what this was I found that we were scheduled to have a public hearing and I was suppose to install another sign starting yesterday. Since I posted the sign before I didn't realize the requirement for another sign posting and that it was a mistake until I was able to sit down and review the mailing. But the real problem is that between 2/28 and 3/17 we will be out of town. So we will need to reschedule the hearing for after that time. Please allow enough time for us to post another sign before the hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve and Debbie Huster", written in a cursive style.

Steve and Debbie Huster
4535 Oak Ridge Drive
Street, Maryland 21154

Administrative Hearings - Case Number 2013-0148-A

From: steve huster <spaans06@gmail.com>
To: <administrativehearings@baltimorecountymd.gov>
Date: 4/8/2013 5:39 AM
Subject: Case Number 2013-0148-A
Attachments: scan0051.pdf; scan0050.pdf

RECEIVED

APR 08 2013

OFFICE OF ADMINISTRATIVE HEARINGS

4/7/13

Dear Judge John E. Beverungen,

Please consider a request for reconsideration in regards to case 2013-0148-A for 6708 Broadview Road Baltimore, MD 21209. I didn't realize that the papers, which I received, were for a hearing. Just glancing at the paperwork about posting a sign, I thought there was a mistake because I had already posted a sign. When I sat down and read the paperwork thoroughly I realized that this was for a hearing and I needed to post another sign. We were going to be out of the USA around and including March 11, 2013. When I called to request a new date, I was told that the sign was one day too late to post. I was told to send a fax (see attachment). Unfortunately I did not have "My Fax" set up to notify if there was a failure, as I do now, and did not know that the fax was unsuccessful. I realize there were a series of errors on my part and that I did not follow through by sending a hard copy. Please review this case and give my wife and I another opportunity. Thank you for your consideration.

Sincerely,
Stephen Huster
Deborah Huster
4535 Oak Ridge Drive
Street, Md 21154
410-370-0200

Administrative Hearings - Re: Case Number 2013-0148-A

From: Administrative Hearings
To: huster, steve
Date: 4/9/2013 3:23 PM
Subject: Re: Case Number 2013-0148-A

Good Afternoon,

This is to acknowledge receipt of your Motion for Reconsideration and to advise that it's currently being reviewed. You will receive shortly in the mail another cover letter and Order on the Motion.

Thank you for contacting our office.

>>> steve huster <spaans06@gmail.com> 4/8/2013 5:39 AM >>>
4/7/13

Dear Judge John E. Beverungen,

Please consider a request for reconsideration in regards to case 2013-0148-A for 6708 Broadview Road Baltimore, MD 21209. I didn't realize that the papers, which I received, were for a hearing. Just glancing at the paperwork about posting a sign, I thought there was a mistake because I had already posted a sign. When I sat down and read the paperwork thoroughly I realized that this was for a hearing and I needed to post another sign. We were going to be out of the USA around and including March 11, 2013. When I called to request a new date, I was told that the sign was one day too late to post. I was told to send a fax (see attachment). Unfortunately I did not have "My Fax" set up to notify if there was a failure, as I do now, and did not know that the fax was unsuccessful. I realize there were a series of errors on my part and that I did not follow through by sending a hard copy. Please review this case and give my wife and I another opportunity. Thank you for your consideration.

Sincerely,
Stephen Huster
Deborah Huster
4535 Oak Ridge Drive
Street, Md 21154
410-370-0200

Debra Wiley - mot for reconsider--Huster 2013-148

From: John Beverungen
To: Debra Wiley
Date: 4/9/2013 10:35 AM
Subject: mot for reconsider--Huster 2013-148
Attachments: Huster.doc

Deb, can you do this order for me? I am attaching the body of the Order, so all you need to do is include the caption and title ("Order on Motion for Reconsideration"), etc. Thanks, John.

The above captioned zoning case was dismissed by Order dated March 12, 2013, due to the Petitioners' failure to fulfill the sign posting requirement set forth in the zoning regulations. On April 8, 2013, within the time frame for doing so under the regulations, the Petitioners have filed a motion for reconsideration, explaining that due to extenuating circumstances (including being outside of the U.S. for a period of time) they neglected to post the sign in a timely fashion. They seek another opportunity to do so, and to have a hearing scheduled on their petition for variance relief.

I will grant the motion, and would request that Ms. Lewis in the Department of Permits, Approvals and Inspections assign another hearing date for this matter, and inform Petitioners of the timeframe for posting a sign on the property with the date and time of the public hearing.

Debra Wiley - Re: 2013-0148-A - MOTION FOR RECONSIDERATION (Original hearing date: 3/11/13)

From: Debra Wiley
To: Lewis, Kristen
Date: 4/10/2013 8:49 AM
Subject: Re: 2013-0148-A - MOTION FOR RECONSIDERATION (Original hearing date: 3/11/13)

Hi Kristen,

Once scheduled, can you email or fax me the new hearing notice so that I can place in the file. Thanks in advance.

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

>>> Kristen Lewis 4/10/2013 8:41 AM >>>
Hi Debbie,

Thanks, I will let you know as soon as a date is assigned.

>>> Debra Wiley 4/9/2013 3:19 PM >>>
Hi Kristen,

Please find attached John's Motion for Reconsideration in reference to the above. The case was dismissed in March due to the Petitioners' failure to fulfill the sign posting requirement and on April 8th the Petitioners filed a Motion for Reconsideration. Today, John basically granted the Petitioners' Motion and asked that you assign another hearing date for this matter, and inform Petitioners of the timeframe for posting a sign on the property with the date and time of the public hearing.

I have also included a copy of the Notice of Zoning Hearing for your convenience. Please advise if you need the file, as Motions still have the 30-day appeal period.

Thanks in advance.

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 (vw4.2A)
BALTIMORE COUNTY

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

Account Identifier:

District - 03 Account Number - 1800011221 ✓

Owner Information

Owner Name: HUSTER STEPHEN A
HUSTER DEBORAH S TRUSTEES
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 4535 OAK RIDGE DR
STREET MD 21154-
Deed Reference: 1) /27565/ 00581 ✓
2)

Location & Structure Information

Premises Address: 6708 BROADVIEW AVE
BALTIMORE 21209-
Legal Description: LTS 808-811 & 890-89
6708 BROADVIEW AVE
MT WASHINGTON SUMMIT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No;
0079	0001	0184		0000			808	2	Plat Ref: 0008/ 0051

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1979	1,624 SF	27,300 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	114,820	90,800		
Improvements:	246,740	158,800		
Total:	361,560	249,600	249,600	249,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
HUSTER STEPHEN A	01/15/2009	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27565/ 00581	Deed2:
HUSTER STEPHEN A	05/29/1992	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09193/ 00602	Deed2:
	Date:	Price:
	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:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Denied

Lot # 28
2500006624

2500006627

Pt. Bk. 0000079, Folio 0218
Pt. Bk./Folio # 079218

DR 2

1992-0204-SPHA
1988-0056-SPHXA
Pt. Bk./Folio # 079050
PDM # 030454

2500006626
Pt. Bk. 0000079, Folio 0050
BONNIE VIEW ESTATES (PDM File/Project # 3-454)

NOT LOCATED

BROADVIEW RD

DR 5.5
PDM # 030320

BROADVIEW II (PDM File/Project # 3-32)

0302058654

Pt. Bk. 0000008, Folio 0051
Lot # 808 1800011221

2 CD

3 ED

079A1

NW 8-C

Lot # 808

Lot # 808

Lot # 808

Lot # 808

Lot # 808

Lot # 808

Lot # 808

Lot # 808

Lot # 804 0323036550

Lot # 894 1900008341

PDM # 038005 2007-0254-A

Lot # 804

Lot # 894

Lot # 804

Lot # 894

Lot # 804

Lot # 894

Lot # 800 0319036220

Lot # 894

Pt. Bk. 0000079, Folio 0183
Pt. Bk./Folio # 079183

Lot # 800 2108

Lot # 894

Lot # 800

Lot # 894

Lot # 894

Pt. Bk./Folio # 057032

2100001524

DR 3.5



EAST FRONT LOOKING WEST ALONG NORTH PROPERTY LINE



EAST FRONT LOOKING WEST ALONG SOUTH PROPERTY LINE

#0148



NORTH REAR LOOKING SOUTHWEST SHOWING 0323036550 JAMES + EMILY BATEMAN



APPROX
PROPERTY
LINE OF
FRONT 4
LOTS

#048

NORTH REAR LOOKING SOUTH TOWARDS 1900008341 ALEXANDER + CATHERINE COCKEY



EAST FRONT CORNER LOOKING SOUTH AT FENCED POOL 1900 008341 ALEXANDER & CATHERINE COCKET



SOUTH PROPERTY LINE LOOKING NORTH THROUGH BONNIEVIEW ESTATES FOREST BUFFER
REAR OF 6108 BRONVIEW

#0148

6-20-13

Case No.: 2013-148A

Exhibit Sheet

Pen
6-20-13

Petitioner/Developer

Protestant

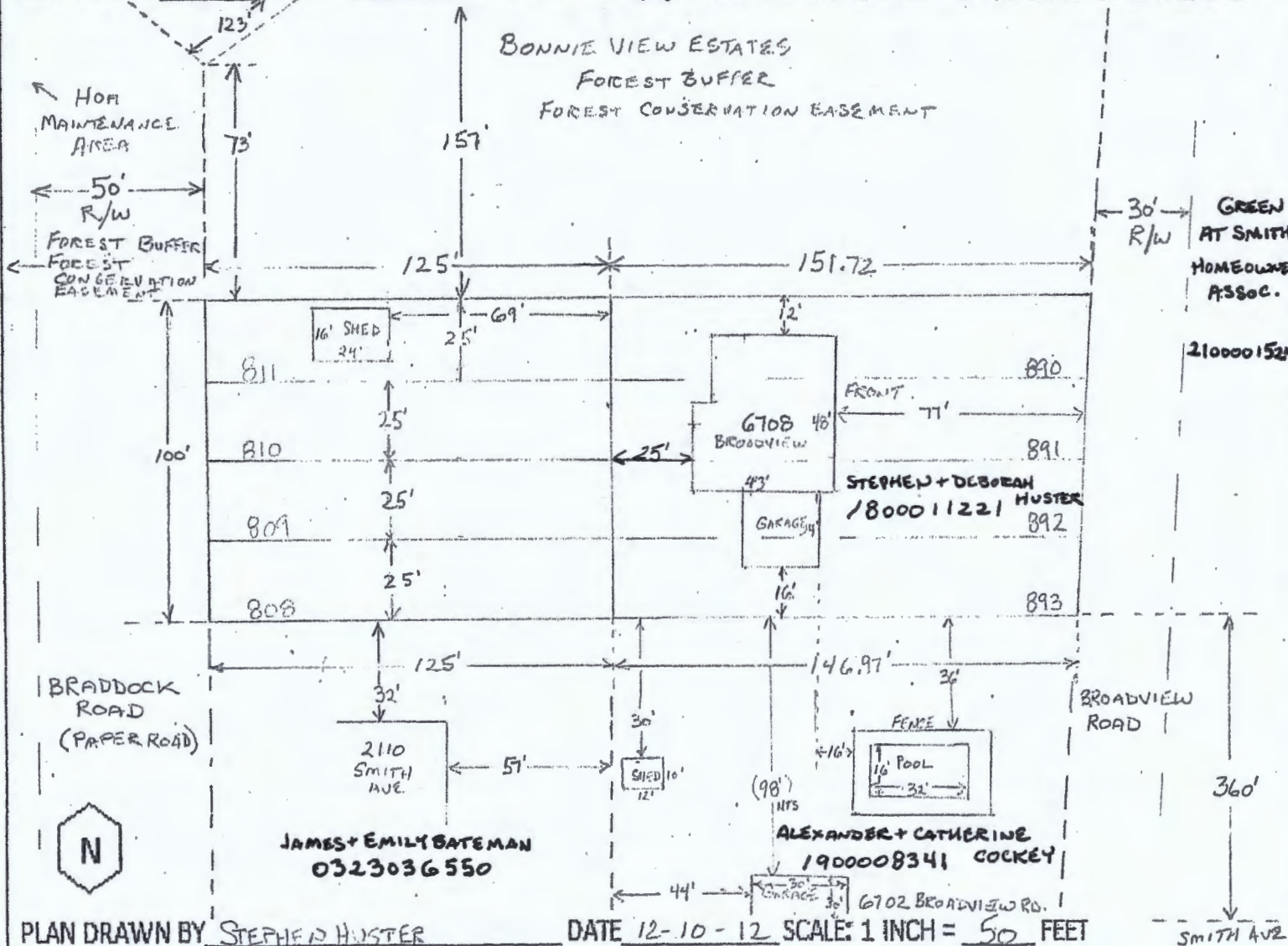
No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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

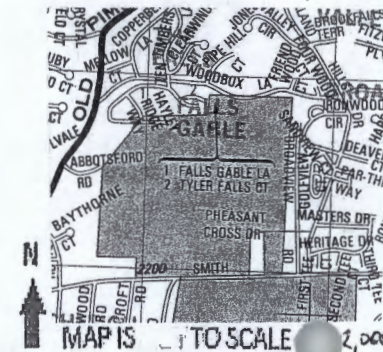
ADDRESS 6708 BROADVIEW ROAD OWNER(S) NAME(S) STEPHEN HUSTER

SUBDIVISION NAME MT. WASHINGTON SUMMIT LOT # 808 BLOCK # _____ SECTION # _____

PLAT BOOK # 8 FOLIO # 51 10 DIGIT TAX # 1800011221 DEED REF. # 27565/005B1



SITE VICINITY MAP



ZONING MAP# 079A1

SITE ZONED DR 3.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2CD

LOT AREA ACREAGE .63

OR SQUARE FEET 27300

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Petitioners' No. 1

#0148