

IN RE: PETITION FOR ADMIN. VARIANCE *
(1718 Wilson Point Road)
15th Election District *
6th Council District *
Edward L. and Doris A. Stuckey *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0197-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Edward L. and Doris A. Stuckey for property located at 1718 Wilson Point Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (above ground pool) to be placed in the front yard (water side) in lieu of the required rear yard placement. The subject property and requested relief are more particularly described on Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated March 12, 2013, indicating that the base flood elevation for the site is 8.5 feet [NAVD 88], and the flood protection elevation is 9.5 feet. In addition, a ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated March 26, 2013, indicating that Petitioners were obliged to comply with certain Critical Area regulations, as set forth in B.C.Z.R. Section 500.14.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 8, 2013 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-2-13

By [Signature]

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 2nd day of April, 2013, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (above ground pool) to be placed in the front yard (water side) in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

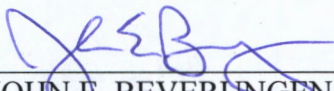
1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 4-2-13

By law

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 4-2-13

By DLW



KEVIN KAMENETZ
County Executive

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

April 2, 2013

Edward L. Stuckey
Doris A. Stuckey
1718 Wilson Point Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 2013-0197-A
Property: 1718 Wilson Point Road

Dear Mr. and Mrs. Stuckey:

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

**CBCA****ADMINISTRATIVE ZONING PETITION****FLOOD PLAIN**

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 1718 Wilson Point Road which is presently zoned ResidentialDeed Reference 02999/6037110 Digit Tax Account # 1523154140Property Owner(s) Printed Name(s) Edward Stuckey Doris Stuckey(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

BCZR → 400.1 To permit an accessory structure (above ground pool) to be placed in the front yard (water side) in lieu of the required rear yard placement.

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

Legal Owners:Edward Stuckey, Doris Stuckey

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1718 Wilson Pt. Rd.Middle RiverMd

Mailing Address

City

State

21220443-463-3342

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:Edward Stuckey

Name - Type or Print

Edward L Stuckey

Signature

1718 Wilson Pt. Rd.Middle RiverMd

Mailing Address

City

State

21220443-463-3342

Zip Code

Telephone #

Email Address

PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, on _____ 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 2013-0197-AFiling Date 2/25/13Estimated Posting Date 3/10/13Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED

IF HISTORIC ADMINISTRATIVE SPECIFICATIONS APPLY)

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: 1718 Wilson Point Rd. Middle River Md 21220
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I want to install an above ground pool on the waterside of my property. Due to the location of my house and garage on my lot there is no room for a pool on the roadside of my lot. Although my property is called waterfront, the yard between my house and the water, is my backyard. This is where my deck is located. I consider this to be the back of my house. The backyard is where all recreation takes place on my property. I would like to install this pool so I have a clean and safe place for my children and grandchildren to swim.

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

Edward L Stuckey
Signature of Affiant

Edward Stuckey
Name- Print or Type

Doris A Stuckey
Signature of Affiant

DORIS A Stuckey
Name- Print or Type

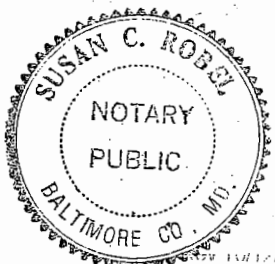
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of February, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Edward Stuckey and Doris Stuckey
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



Susan C. Robel
Notary Public
7/1/14
My Commission Expires

2013-0197-A

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED

IF HISTORIC ADMINISTRATIVE SPECIFIC ZONING

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore the following: That the information herein given is within the personal knowledge of the Affiant(s) and that he/she is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard to the following:

That the property is not under an active zoning violation citation and Affiant(s) is/are the owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot purchase, reside at the existing dwelling on said property located at:

Address: 1718 Wilson Point Rd. Middle River Md 21220
Print or Type Address of property. City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address: (Clearly state practical difficulty or hardship here)

I want to install an above ground pool on the waterside of my property. Due to the location of my house and garage on my lot there is no room for a pool on the road side of my lot. Although my property is called waterfront, the yard between my house and the water, is my backyard. This is where my deck is located. I consider this to be the back of my house. The backyard is where all recreation takes place on my property. I would like to install this pool so I have a clean and safe place for my children and grandchildren to swim.

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

Edward L Stuckey

Signature of Affiant

Edward Stuckey

Name- Print or Type

Doris A Stuckey

Signature of Affiant

DORIS A Stuckey

Name- Print or Type

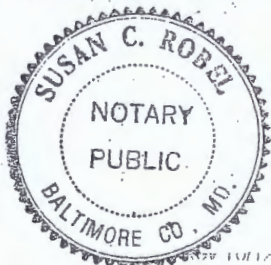
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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of February, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Edward Stuckey and Doris Stuckey
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



Susan C. Robel

Notary Public

7/1/14

My Commission Expires

2013-0197-A

ZONING Property Description For 1718 Wilson Point Road.

Beginning at a point on the North side of Wilson Point Road, which is 40' wide at the Distance of 1,300' North of the centerline of the Nearest improved intersecting street (Shore Road) which is 40' wide

2013-0197-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/neighbor 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: 2013-0197-A

Petitioner: STUCKEY

Address or Location: 1718 WILSON POINT RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edward Stuckey

Address: 1718 WILSON PT. RD.
Middle River, Md

Telephone Number: 443-463-3342

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0197 -AAddress 1718 WILSON POINT RD.Contact Person: JASON SEIDELMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/25/13Posting Date: 3/10/13Closing Date: 3/25/13

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

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- 0197 -AAddress 1718 WILSON POINT RD.Petitioner's Name STUCKEY

Telephone _____

Posting Date: 3/10/13Closing Date: 3/25/13

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (ABOVE GROUND POOL)
TO BE PLACED IN THE FRONT YARD (WATER SIDE) IN LIEU OF THE
REQUIRED REAR YARD PLACEMENT

Revised 7/06/11

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

No. **94126**

Date: **2/25/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
 2/25/2013 2/25/2013 11:02:29

REG MODA WALKIN TAY TST
 >> RECEIPT # 602996 2/25/2013 DEL N

Dep: S 528 ZONING VERIFICATION
 CP NO. 094126

Recpt Tot \$75.00
 \$0.00 CK \$100.00 CA
 \$25.00 CB

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	506	0000		6130				\$ 75.00

Total: **\$ 75.00**

Rec From: **STUCKEY**

For: **2013-0197-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

M E M O R A N D U M

DATE: May 10, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0197-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 2, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>3-26</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-8-12</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any:

* Missing pics. - June to CK 4-1-13 *

* Lefter. m. 4/1 @ 2:52 PM - Need photos *

* Spoke to Mr. Stuckey 4/1 @ 3:30 re: photos - gave him OAU email *



KEVIN KAMENETZ
County Executive

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

March 26, 2013

Edward & Doris Stuckey
1718 Wilson Point Road
Middle River MD 21220

RE: Case Number: 2013-0197 A, Address: 1718 Wilson Point Road

Dear Mr. & Ms. Stuckey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 25, 2013. 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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3-5-13

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

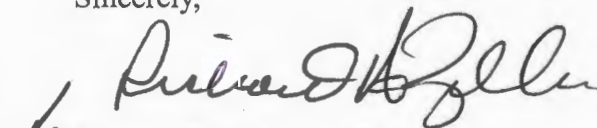
RE: Baltimore County
Item No 2013-0197-A
Administrative Variance
Edward D. & Doris Stuckley
1718 Wilson Point Road

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. 2013-0197-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,


for Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 11, 2013
Item No. 2013-0197

DATE: March 12, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 8.5 feet [NAVD 88].

The flood protection elevation is 9.5 feet.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 13-0197-03122013.doc

ORDER RECEIVED FOR FILING

Date 4-2-13

By low

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: March 26, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0197-A
Address 1718 Wilson Point Road
(Stuckey Property)

Zoning Advisory Committee Meeting of March 4, 2013.

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

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Buffer Management Area (BMA) and is subject to Critical Area requirements. The applicant is requesting to place a pool on the waterside of the house 52 feet from the water. The lot is developed with a dwelling, a garage, and a driveway. Lot coverage on the entirety of this property is limited to 2,494.25 square feet, with mitigation required for lot coverage over 1,994.25 square feet. The BMA regulations also require mitigation for accessory structures on the waterside of dwellings. No lot coverage or BMA information was provided. If the applicant can meet the lot coverage requirements, BMA requirements, and the 15% afforestation requirement of 2 trees, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

RECEIVED

ORDER RECEIVED FOR FILING

MAR 26 2013

Date 4-2-13

By low Road.doc

OFFICE OF ADMINISTRATIVE HEARINGS

C:\DOCUME~1\snuffer.BCG\LOCALS~1\Temp\XPgrpwise\ZAC 13-0197-A 1718 Wilson Point

This property is waterfront. If the proposal can meet the lot coverage, BMA, and afforestation requirements, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

No lot coverage or BMA information was provided. If the proposal is consistent with the lot coverage, BMA, and afforestation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: *Regina Esslinger – Environmental Impact Review*

RECEIVED

MAR 26 2013

OFFICE OF ADMINISTRATIVE HEARINGS

ORDER RECEIVED FOR FILING

Date 4-2-13

By low

Administrative Hearings - Re: Case# 20130197-a

From: Administrative Hearings
To: Stuckey, Edward
Date: 4/2/2013 9:07 AM
Subject: Re: Case# 20130197-a

This is to acknowledge receipt of your photos. Your administrative variance is being processed. Thank you.

>>> Edward Stuckey <edward@ghnitzel.com> 4/1/2013 4:04 PM >>>

A 12' x 12' section of the existing deck will be removed to accommodate the new pool.

From: Edward Stuckey <edward@ghnitzel.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...
Date: 4/1/2013 4:09 PM
Subject: Case# 20130197-a
Attachments: photo 1.JPG; Part.002; photo 2.JPG; Part.004; photo 3.JPG; Part.006; photo 4.JPG; Part.008

A 12' x 12' section of the existing deck will be removed to accommodate the new pool.

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 - 15 Account Number - 1523154140

Owner Information

Owner Name: STUCKEY EDWARD L
STUCKEY DORIS A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1718 WILSON POINT RD
BALTIMORE MD 21220-5428
Deed Reference: 1) /08999/ 00371
2)

Location & Structure Information

Premises Address 1718 WILSON POINT RD
0-0000
Legal Description PT LT 69A-70

Waterfront BULL NECK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0091	0019	0067		0000			69A	3	
									Plat Ref: 0010/ 0026

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1941	1,512 SF	11,528 SF	34

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	321,500	261,500		
Improvements:	150,600	119,600		
Total:	472,100	381,100	381,100	381,100
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
WETZELBERGER DALE A	12/12/1991	\$160,000
Type: ARMS LENGTH IMPROVED	Deed1: /08999/ 00371	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:
Exempt Class: **Special Tax Recapture:** NONE

Homestead Application Information

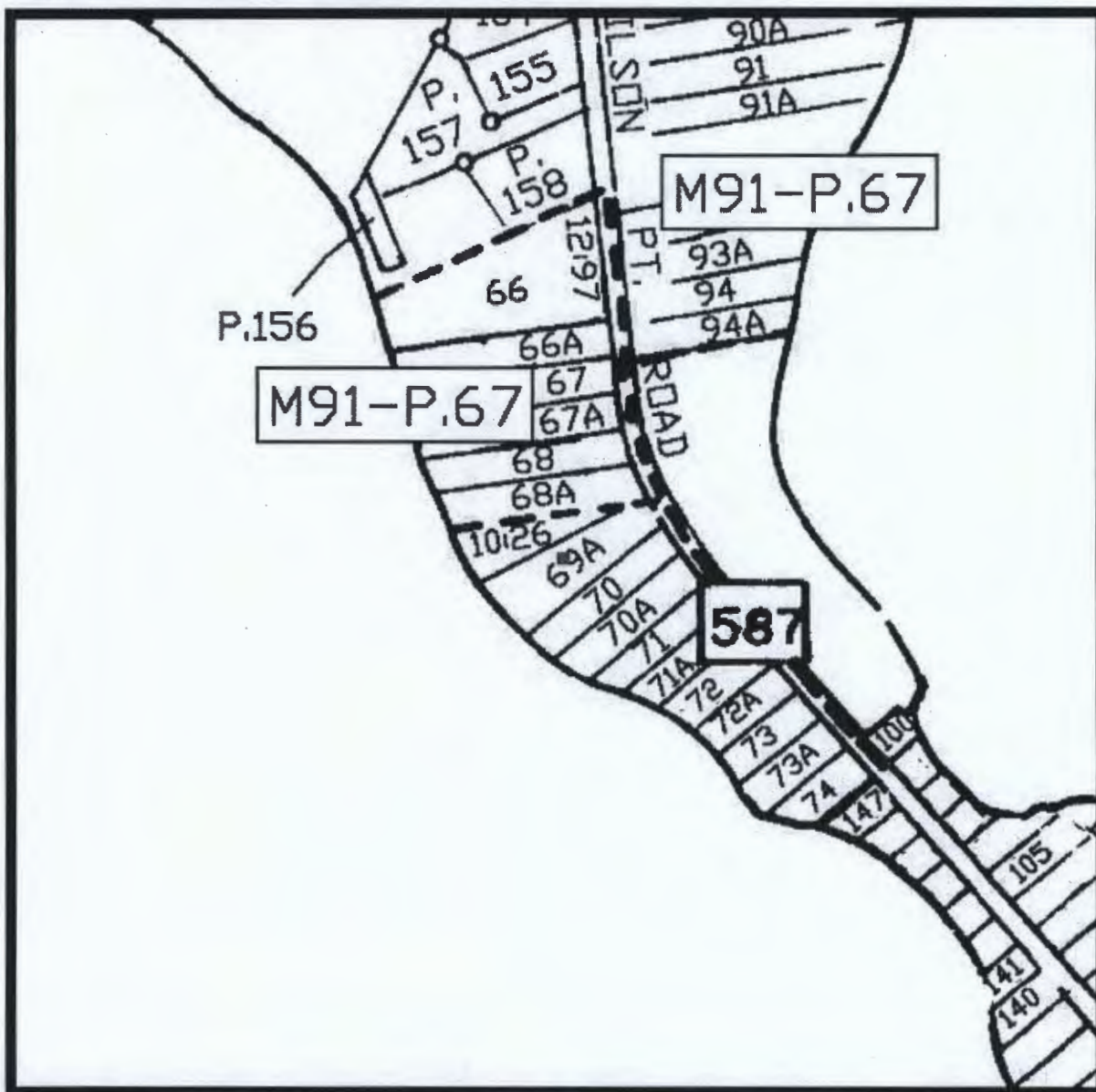
Homestead Application Status: Approved 01/27/2009



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

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District - 15 Account Number - 1523154140



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.

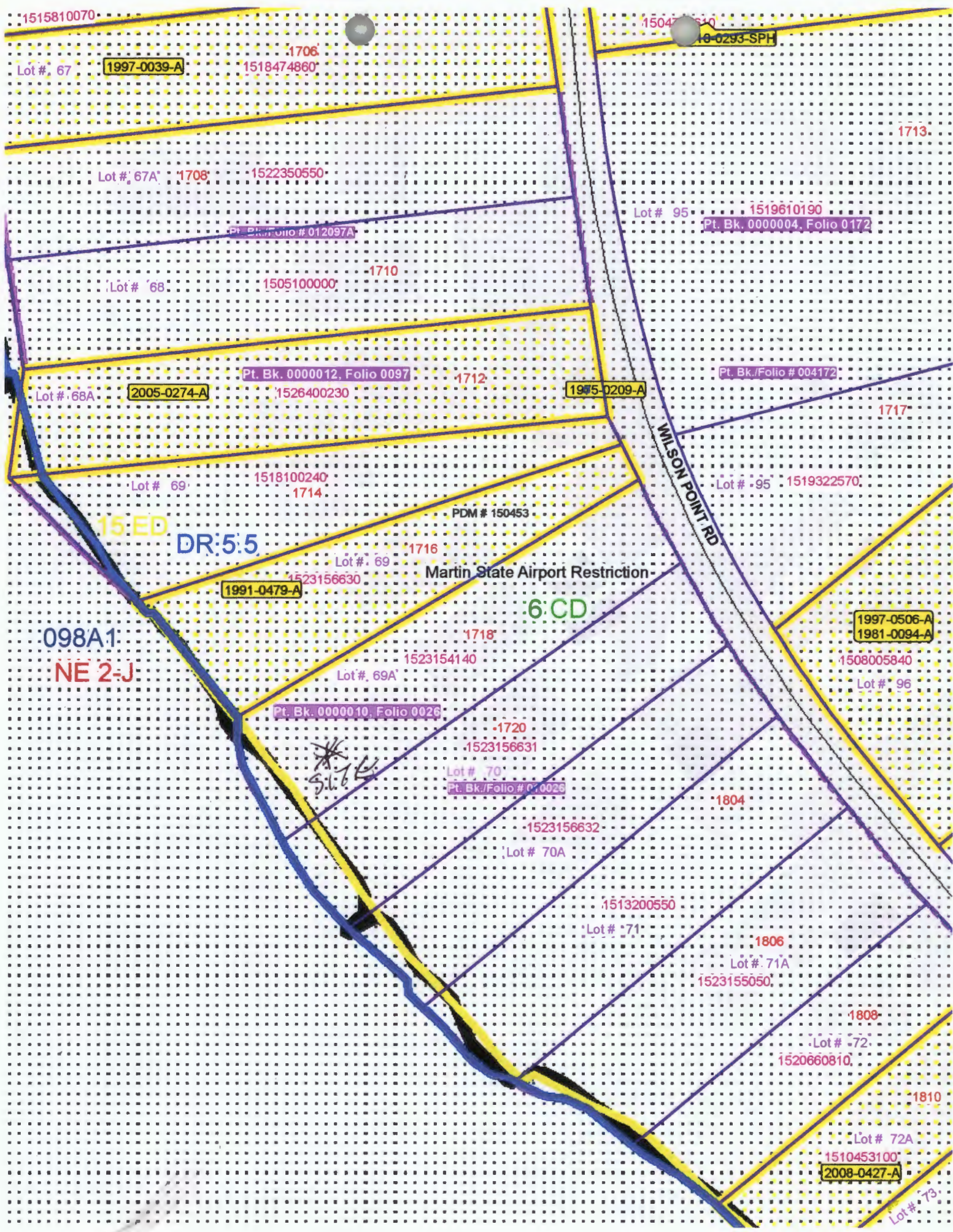
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 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml











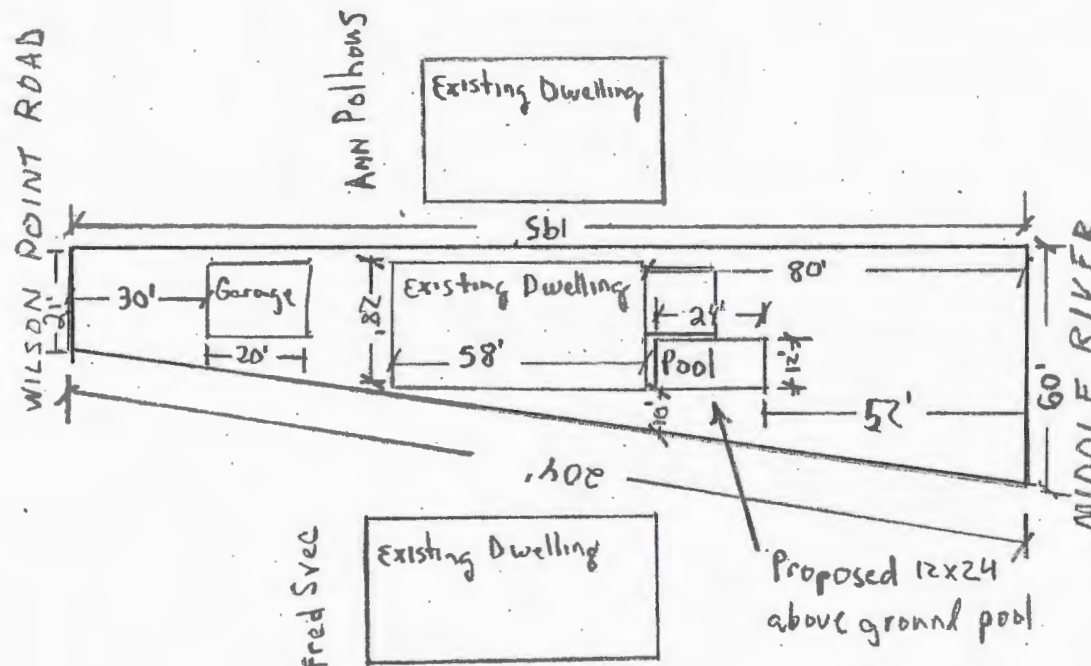
2013-0197-A

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

ADDRESS 1718 Wilson Pt. Rd. OWNER(S) NAME(S) Edward Stuckey

SUBDIVISION NAME Bull Neck LOT # 69A BLOCK # _____ SECTION # _____

PLAT BOOK # 10 FOLIO # 26 10 DIGIT TAX # 1523154140 DEED REF. # 08999-10321



SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 098A1

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 7,977 sq. ft.

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? Yes

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Ed Stuckey DATE 2-22-13 SCALE: 1 INCH = 40 FEET

2013-0197-1