



KEVIN KAMENETZ
County Executive

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

June 7, 2013

Carroll E. Hofstetter
1232 S. 48th Street
Baltimore, Maryland 21222

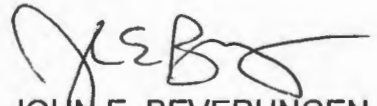
RE: Petition for Special Hearing
Case No. 2013-0224-SPH
Property: 1232 S. 48th Street

Dear Mr. Hofstetter:

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:sln
Enclosure

IN RE: PETITION FOR SPECIAL HEARING *
(1232 S. 48th St.)
12th Election District *
7th Councilmanic District *
Carroll E. Hofstetter, Jr. *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0224-SPH

* * * * *
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Hearing filed by Carroll E. Hofstetter, legal owner. The Petitioner is requesting Special Hearing relief pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to determine whether or not the Administrative Law Judge should approve the location of a proposed detached accessory structure (garage) that is not on the same lot as the principal dwelling. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Carroll E. Hofstetter. 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.

No substantive Zoning Advisory Committee (ZAC) comments were received from any County agency.

Testimony and evidence revealed that the subject property is approximately 0.52 acres and is zoned DR 5.5. The Petitioner in fact owns three adjoining lots (Lots 24, 25 & 26, as shown on the plat marked as Exhibit 2). Their home is located on Lot 24, and they propose to construct the detached garage (25' x 35') on lot 26. The Petitioner said he informed the staff at the zoning office

ORDER RECEIVED FOR FILING

Date 6/7/13

By Sen

that he wanted to construct the garage with a 22' height, in lieu of the required 15', although the petition in the case reflected only the request for Special Hearing relief. In these circumstances, I believe the Petitioner should be allowed to amend the petition to include the request for variance relief regarding the height of the structure. The Petitioner stated that he spoke with both adjoining neighbors (James Batton & John Petrush) and neither expressed any concern regarding the garage. The Petitioner testified the garage would be used to store tools and household items, and would not be used for commercial purposes or as a dwelling.

The Petition for Special Hearing requires little discussion. The Petitioner in fact uses and regards himself as owning just one lot, and only learned when filing for zoning relief that his property contains three (undersized) lots. The granting of relief will in no way jeopardize the health, safety or welfare of the community. As such, the petition will be granted.

Based upon the testimony and evidence presented, I will also 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).

The Petitioner has met this test. As noted earlier, the property is comprised of three lots, which were platted in 1920. See Exhibit 2. As such, the property is unique for zoning purposes. If the regulations were strictly enforced, the Petitioner would experience a practical difficulty, since he could not construct the garage to a height that will allow for storage of ladders and other large equipment. The grant of relief will not be injurious to the community's health, safety, and welfare, as demonstrated by the lack of county or community opposition.

Pursuant to the advertisement, posting of the petition and after

ORDER RECEIVED FOR FILING

Date 6/7/13
By Sen

considering the testimony and evidence offered, I find that Petitioner's Special Hearing and variance requests should be granted.

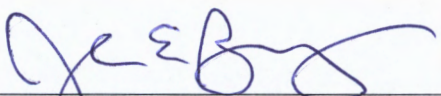
THEREFORE, IT IS ORDERED, this 7th day of June, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine whether or not the Administrative Law Judge should approve the location of a proposed detached accessory structure (garage) that is not on the same lot as the principal dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance, seeking approval for a detached accessory structure (garage) with a height of 22' in lieu of the required 15', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioners or subsequent owners 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.

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:slm

ORDER RECEIVED FOR FILING

Date

By



PETITION FOR ZONING HEARING(S)

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 1232 S. 48th St. Dundalk, MD 21222 which is presently zoned DRS.5

Deed References: 11933/00340 10 Digit Tax Account # 1208067001

Property Owner(s) Printed Name(s) Carroll E. Hofstetter Jr.

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
...the location of a proposed detached accessory structure (garage) that is not on the same lot as the principal dwelling
2. ☐ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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 (Petitioners):

Carroll E. Hofstetter Jr.

Name #1 Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1232 S. 48th St Dundalk MD.

Mailing Address

City

State

21222 / 410 285 4424 / two weeks @ verizon net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Stephanie M Blasek

Name - Type or Print

Stephanie M Blasek

Signature

1232 S. 48th St. Dundalk Md.

Mailing Address

City

State

21222 / 410 285 4424 / two weeks @ verizon net.

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0224-SPH Filing Date 4, 4, 13 Do Not Schedule Dates: _____

Reviewer RD

* spoke with Ms Hofstetter about change 4/12/13 RD

REV. 10/4/11

The Zoning Hearing Property Description

ZONING PROPERTY DESCRIPTION FOR 1232 S. 48th Street, Dundalk Md., 21222

*Beginning at a point on the South corner side of 48th street , intersecting with the East Side of Norman Ave..NOTE: This is a corner property .

Being Lot# 24,25,26 , Block(), Section#() in the subdivision of Plat Of John Miller Land as recorded in Baltimore County Plat Book # 5 , Folio # 67 , containing 22,815 sq ft/ 0.52 acres. Located in the 12th Election District and 7th Council District.

Item #0224

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: # 2013-0224-MSPH

Petitioner: Carroll E. Hofstetter

Address or Location: 1232 S. 48th St. Dundalk, Md 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Carroll E Hofstetter

Address: 1232 S. 48th St.
Dundalk, Md. 21222

Telephone Number: 443-676-5542

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

No. **96279**

Date: **4/4/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRD
 4/04/2013 4/04/2013 12:06:44 8

REC 0004 WALKIN SHIL SHL
 >>RECEIPT # 561949 4/04/2013 OFLN

Rev. Sub
 Source/ Rev//

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				575

Dept 5 328 ZONING VERIFICATION
 CR 10. 096279

Recpt Tot \$75.00
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

Total: **575**

Rec
 From

For

Zoning hearing - case # 2013-0324-A
SPH

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

May 16, 2013

Re:

Case Number: 2013- 0224-SPH

Petitioner / Owner: Carroll Hofstetter, Jr.

Date of Hearing: June 6, 2013

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **1232 S. 48th Street**.

The sign(s) were posted on **May 15, 2013**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2013-02224-SPH

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

DATE&TIME: Thursday June 6, 2013 11:00AM

**SPECIAL HEARING TO APPROVE THE LOCATION OF A PROPOSED
DETACHED ACCESSORY (GARAGE) THAT IS NOT ON THE SAME LOT
AS THE PRINCIPAL DWELLING.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391. THE HEARING IS
HANDICAPPED ACCESSIBLE**

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER

ZONING NOTICE

CASE NO. 2013-0224-SPH

A PUBLIC HEARING WILL BE HELD BY THE

ADMINISTRATIVE LAW JUDGE TO CONSIDER

REZONING

PLACE FROM 300 AFFECTION BLVD.

TO 300 CONCERNED AVENUE

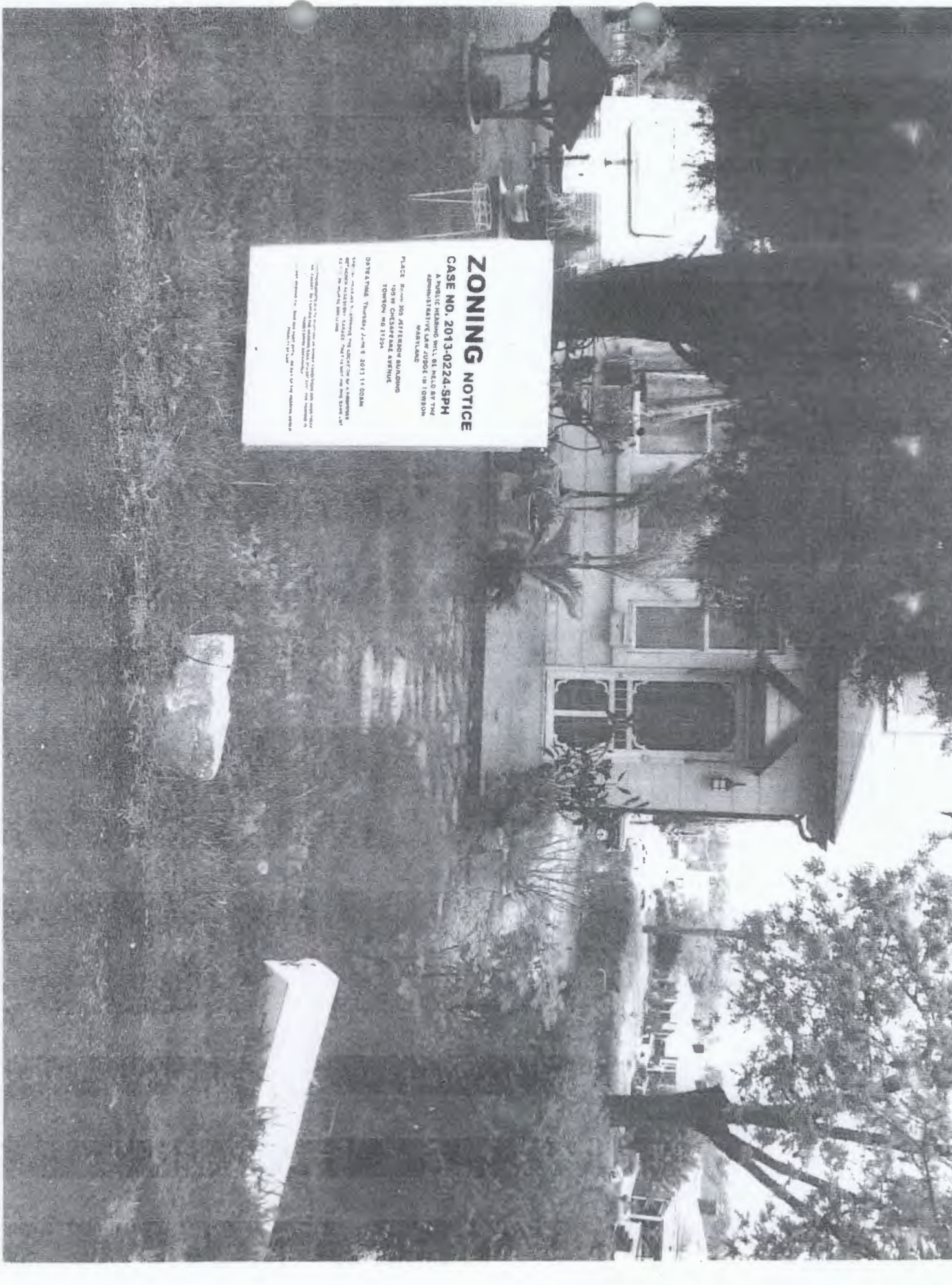
TOWNSHIP NO. 1224

DATE & TIME: Thursday, June 6, 2013 11:00 AM

LOCATION: 300 CONCERNED AVENUE

FOR MORE INFORMATION, CONTACT THE TOWNSHIP ENGINEER AT 300 CONCERNED AVENUE, TOWNSHIP NO. 1224, OR VISIT THE TOWNSHIP WEBSITE AT WWW.TOWNSHIP1224.ORG

PLEASE NOTE: THE TOWNSHIP ENGINEER IS NOT PROVIDING A ZONING MAP OR A ZONING CERTIFICATE. THE TOWNSHIP ENGINEER IS PROVIDING A ZONING NOTICE ONLY. THE TOWNSHIP ENGINEER IS NOT PROVIDING A ZONING MAP OR A ZONING CERTIFICATE. THE TOWNSHIP ENGINEER IS PROVIDING A ZONING NOTICE ONLY.





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 16, 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 May 16, 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: #2013-0224-SPH

1232 S. 48th Street

S/s 48th Street, 20 ft. E/ of centerline of Norman Avenue

12th Election District - 7th Councilmanic District

Legal Owner(s): Carroll Hofstetter, Jr.

Special Hearing: to approve the location of a proposed detached accessory structure (garage) that is not on the same lot as the principal dwelling.

Hearing: Thursday, June 6, 2013 at 11:00 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.
5/250 May 16 921834



KEVIN KAMENETZ
County Executive

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

May 1, 2013

NOTICE OF ZONING HEARING

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1232 S. 48th Street

S/s 48th Street, 20 ft. E/of centerline of Norman Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Carroll Hofstetter, Jr.

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Hearing: Thursday, June 6, 2013 at 11:00 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: Carroll Hofstetter, Jr., 1232 S. 48th Street, Dundalk 21222
Stephanie Blasek, 1232 S. 48th Street, Dundalk 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 16, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 16, 2013 Issue - Jeffersonian

Please forward billing to:
Carroll Hofstetter, Jr.
1232 S. 48th Street
Dundalk, MD 21222

443-676-5542

NOTICE OF ZONING HEARING

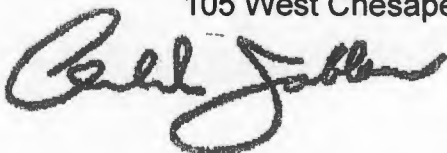
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12th Election District – 7th Councilmanic District
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Special Hearing to approve the location of a proposed detached accessory structure (garage) that is not on the same lot as the principal dwelling.

Hearing: Thursday, June 6, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
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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.

MEMORANDUM

DATE: July 10, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0224-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on July 8, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NO. 2013-

0224-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
4/25/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
5/2/13	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
4/29/13	STATE HIGHWAY ADMINISTRATION	NO Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: 5/16/13	by DOCK
SIGN POSTING	Date: 5/15/13	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

RE: PETITION FOR VARIANCE
1232 S. 48th Street; S/S of S. 48th Street,
20' E of c/line Norman Avenue
12th Election & 7th Councilmanic Districts
Legal Owner(s): Carroll Hofstetter, Jr.
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-224-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

APR 30 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 30th day of April, 2013, a copy of the foregoing Entry of Appearance was mailed to Stephanie Blasek, 1232 S. 48th Street, Dundalk, Maryland 21222, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: May 2, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0224-A
Address 1232 South 48th Street
(Hofstetter Property)

Zoning Advisory Committee Meeting of April 22, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAY 03 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 25, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 29, 2013
Item Nos. 2013-0211, 0224, 0233, 0234, 0235, 0237, 0238, 0239 and 0240.

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

DAK:CEN
Cc: file

April 4, 2013.

David,

Please place these forms with file for case #2013 0224-A. I rewrote my Affidavit in Support of Administrative Variance over. Hope this is better. I want to THANK YOU very much. So for being patient and helping me with the procedure of filling out our paperwork.

Thank You,
Stephanie.

Carroll E Hofstetter
1232 S. 48th St.
Dundalk, Md. 21222

PS: I hope I did not need to get these notarized since I had the other ones notarized.

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4-29-13

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

RE: Baltimore County
Item No 2013-0224-A
Special Hearing
Carroll E. Hofstetter Jr.
1232 S. 48th Street

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. 2013-0224-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 black ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz



KEVIN KAMENETZ
County Executive

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

May 30, 2013

Carroll E Hoffstetter Jr
1232 S 48th Street
Dundalk MD 21222

RE: Case Number: 2013-0224 SPH, Address: 1232 S 48th Street

Dear Mr. Hoffstetter Jr.:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 4, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style with a large, stylized "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Stephanie M Blasek, 1232 S 48th Street, Dundalk MD 21222

CASE NAME Hosstetter
CASE NUMBER 2013-0224 SPH
DATE June 6, 2013

[illegible]

Case No.: 2013-224 SPH

Exhibit Sheet

Petitioner/Developer

Protestant

SPH
6-1-13

No. 1	Site plan	
No. 2	Plat - Miller's Land	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

DW
7-10-13



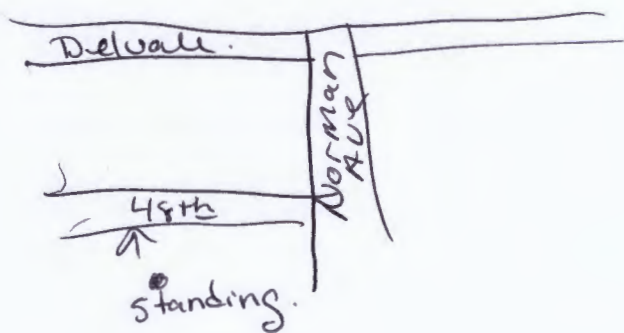
Front of house. Standing in middle of 48th & Norman Ave. Looking at the house.

Carroll Hofstetter
1232 S. 48th St.
Dundalk, Md
21222

Item # 0224



Looking down yard at Area where shed/garage would go. Standing on 48th St. looking down towards DelValle Ave.



Carroll Hostetter
1232 S. 48th St.
Dundalk, Md. 21222

Item #0224



(3)

Looking at proposed site for shed/garage.
Back lower left hand corner of property.

Carroll E. Hostetter
1232 S. 48th St.
Dundalk Md. 21222

Item #0224



View of property. Standing on Norman Ave
looking up to 48th St.

Carroll Hostetter
1232 S. 48th St.
Dundalk, Md, 21222

Item # 0224



View of proposed site looking down from 48th St.
standing at back of house.

Carroll Hofstetter
1232. S. 48th St
Dandalk, Md. 21222.

Item #0224



Picture of existing garage. Looking down from
back of house.

Carroll Hofstetter
1232 S. 48th St.
Dundalk, Md. 21222.

Item #0224

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

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Account Identifier: District - 12 Account Number - 1208067001

Owner Information

Owner Name: HOFSTETTER CARROLL E JR **Use:** RESIDENTIAL
Mailing Address: 1232 48TH ST **Principal Residence:** YES
BALTIMORE MD 21222-1224 **Deed Reference:** 1)/15869/ 00465
2)

Location & Structure Information

Premises Address **Legal Description**
1232 48TH ST LT 24,25,26
0-0000 1232 48TH ST
MILLERS PLAT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0103	0003	0024		0000			24	3	Plat Ref: 0005/ 0067

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1931	1,368 SF	22,815 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	65,900	65,900		
Improvements:	106,700	68,000		
Total:	172,600	133,900	133,900	133,900
Preferential Land:	0			0

Transfer Information

Seller: FILA MARY ANN/LARRY V, JR	Date: 12/18/2001	Price: \$90,000
Type: ARMS LENGTH IMPROVED	Deed1: /15869/ 00465	Deed2:
Seller: HOLOMAN JULIA HOLOMAN ALBERT	Date: 12/10/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11933/ 00340	Deed2:
Seller: HOLOMAN MARY	Date: 09/09/1981	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04261/ 00557	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: Application received



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

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District - 12 Account Number - 1208067001



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.

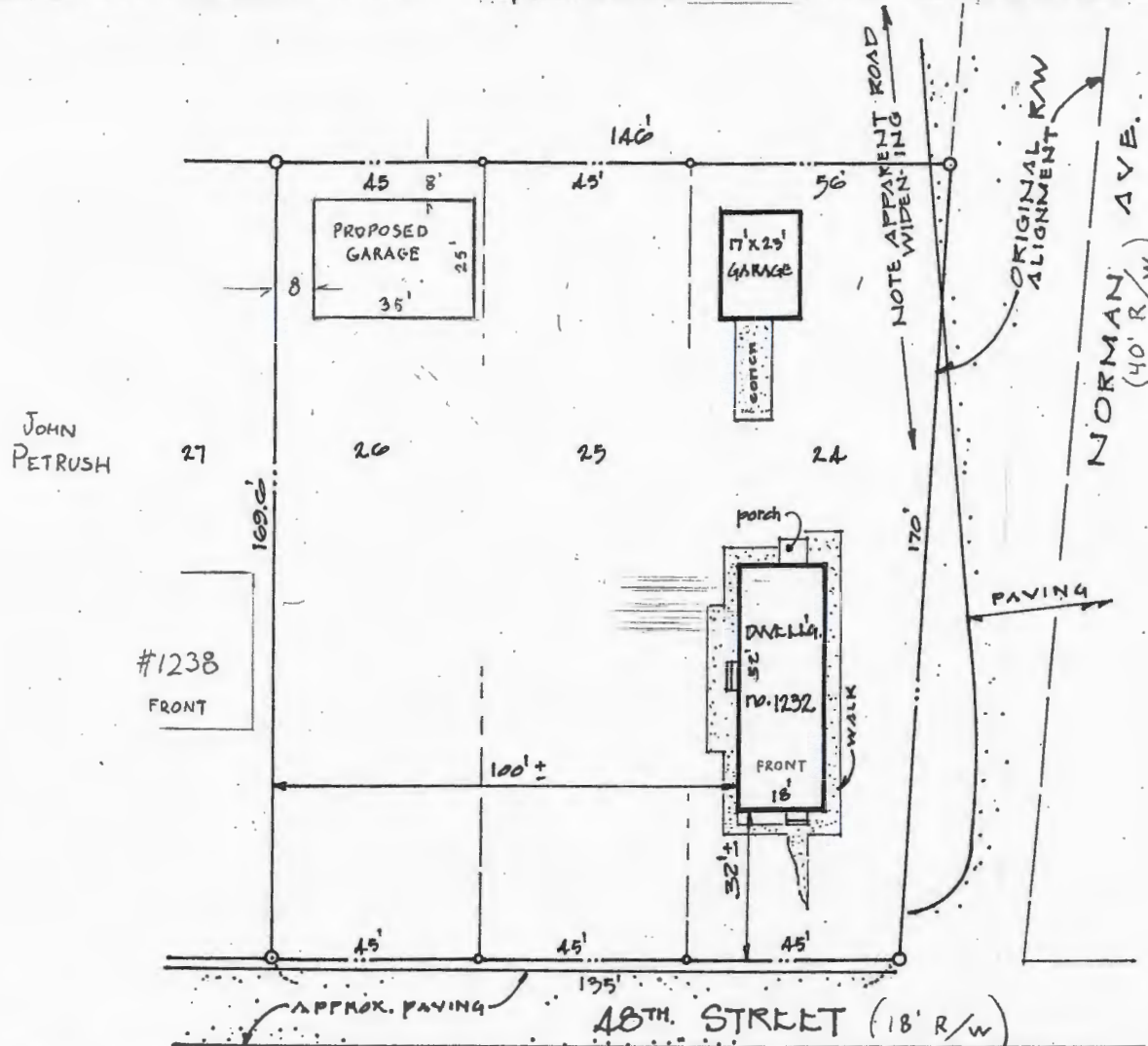
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

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

ADDRESS 1232 S. 48th St Dundalk, Md 21222 OWNER(S) NAME(S) Carroll E Hofstetter Jr

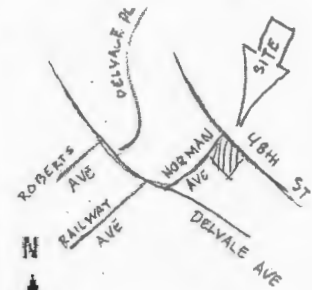
SUBDIVISION NAME Plat of John Millers Land LOT # 26 BLOCK # _____ SECTION # _____

PLAT BOOK # 5 FOLIO # 67 10 DIGIT TAX # 1208067001 DEED REF. # 15869100465



PLAN DRAWN BY Stephanie Blasek DATE 4-1-13 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 103B1

SITE ZONED DR5.5

ELECTION DISTRICT 12th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE 0.52

OR SQUARE FEET 22815 of

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

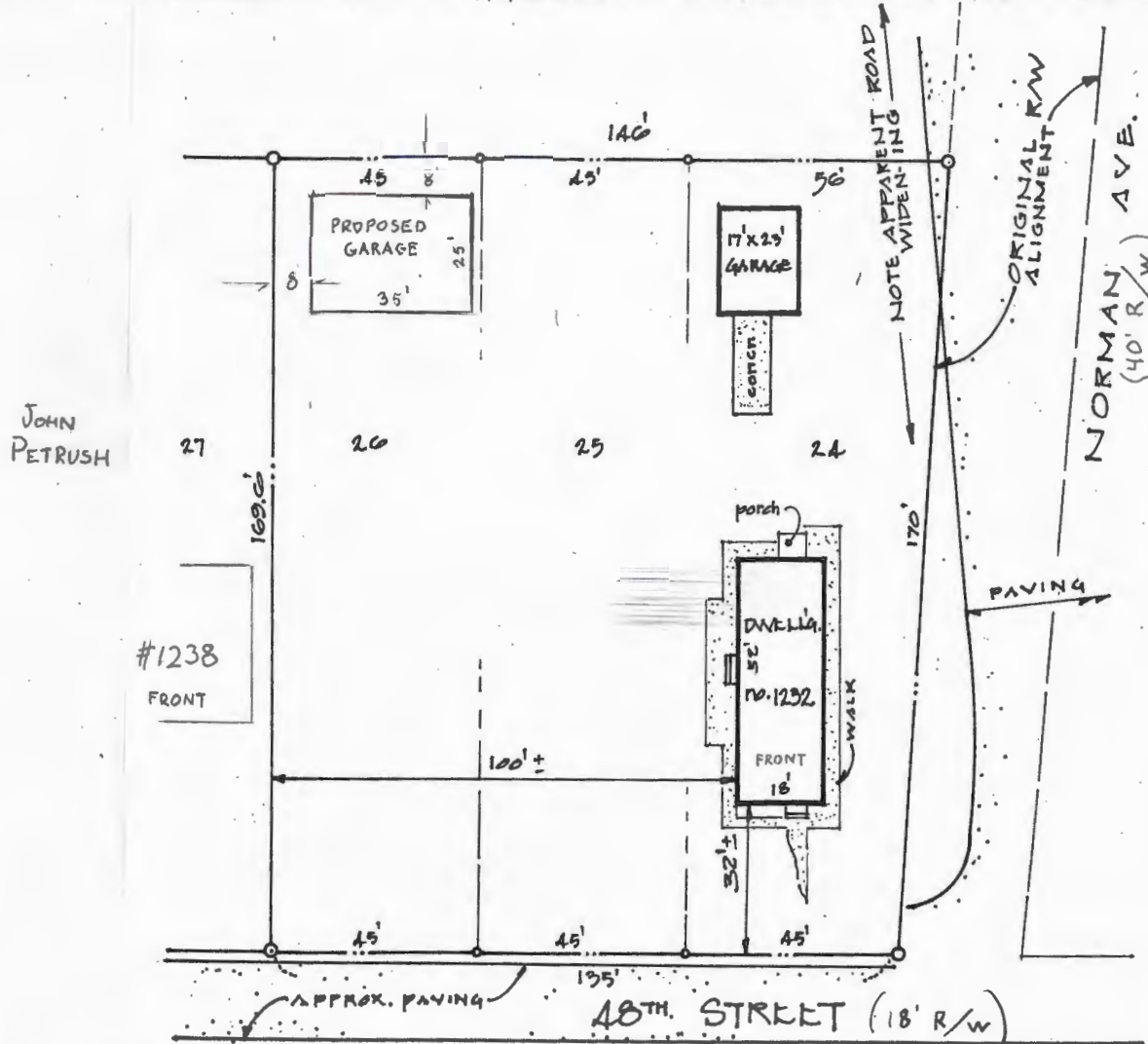
#2013-0224-SPH

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ADDRESS 1232 S. 48th St Dundalk, Md 21222 OWNER(S) NAME(S) Carroll E Hofstetter Jr

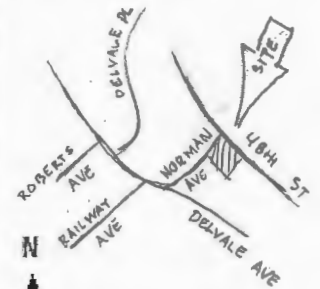
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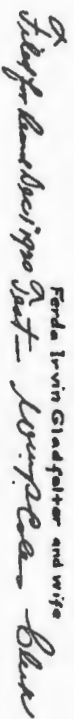
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

RJD

#1

#2013-0224-SPH



from
John C. Miller and wife

Thos H Diney, Secy
1920

Item # 0224

Enter Property Address Here



Publication Date: 1/28/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 60.470085 feet

Enter Property Address Here



Publication Date: 1/28/2013



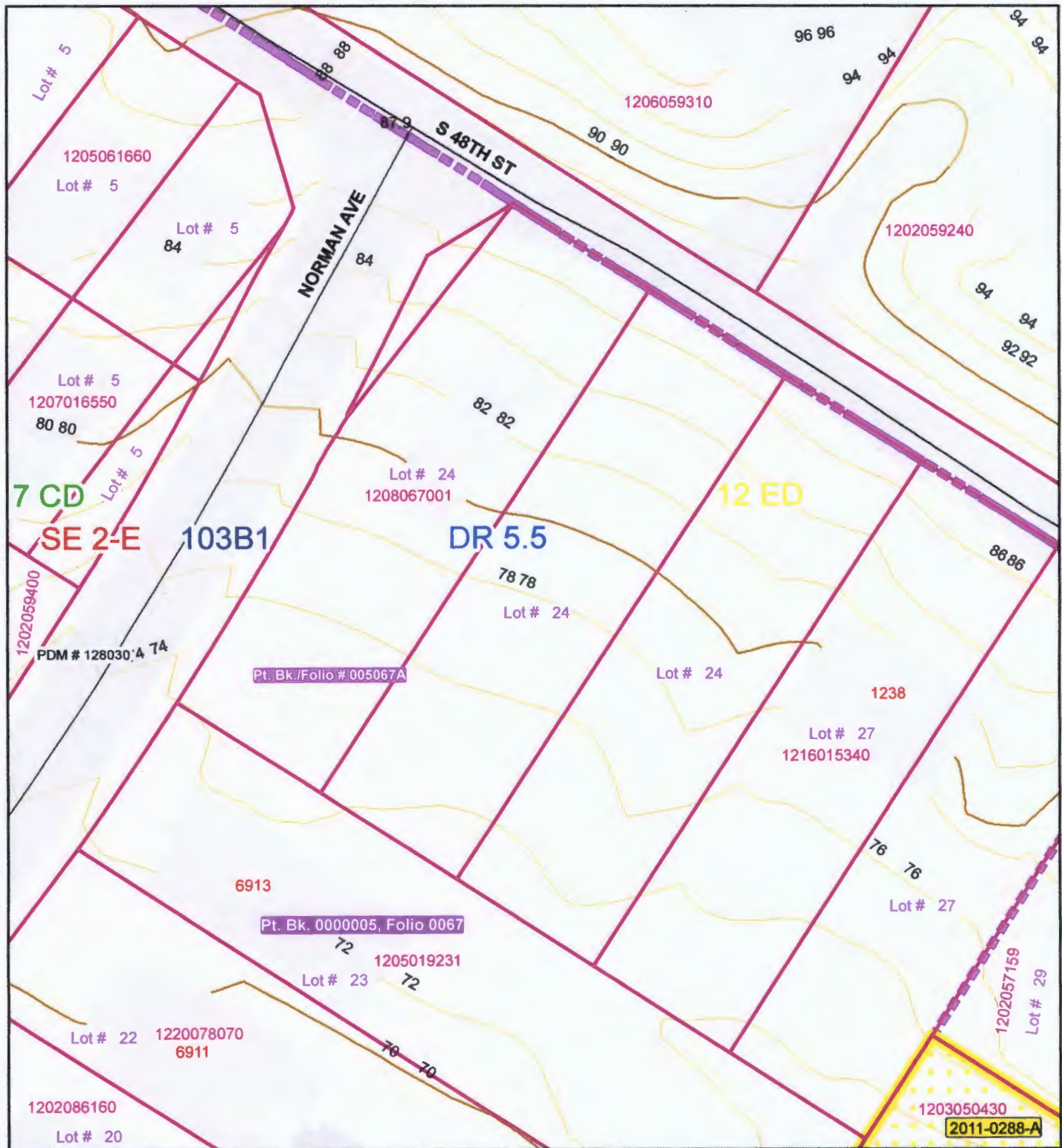
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A horizontal scale bar with markings at 0, 15, 30, 60, 90, and 120 feet. The bar is divided into segments: 0-15, 15-30, 30-60, 60-90, and 90-120. The segments from 0-15, 15-30, and 60-90 are white, while the segments from 30-60 and 90-120 are black.

1 inch = 60.470085 feet

Elevations



Publication Date: 4/4/2013



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

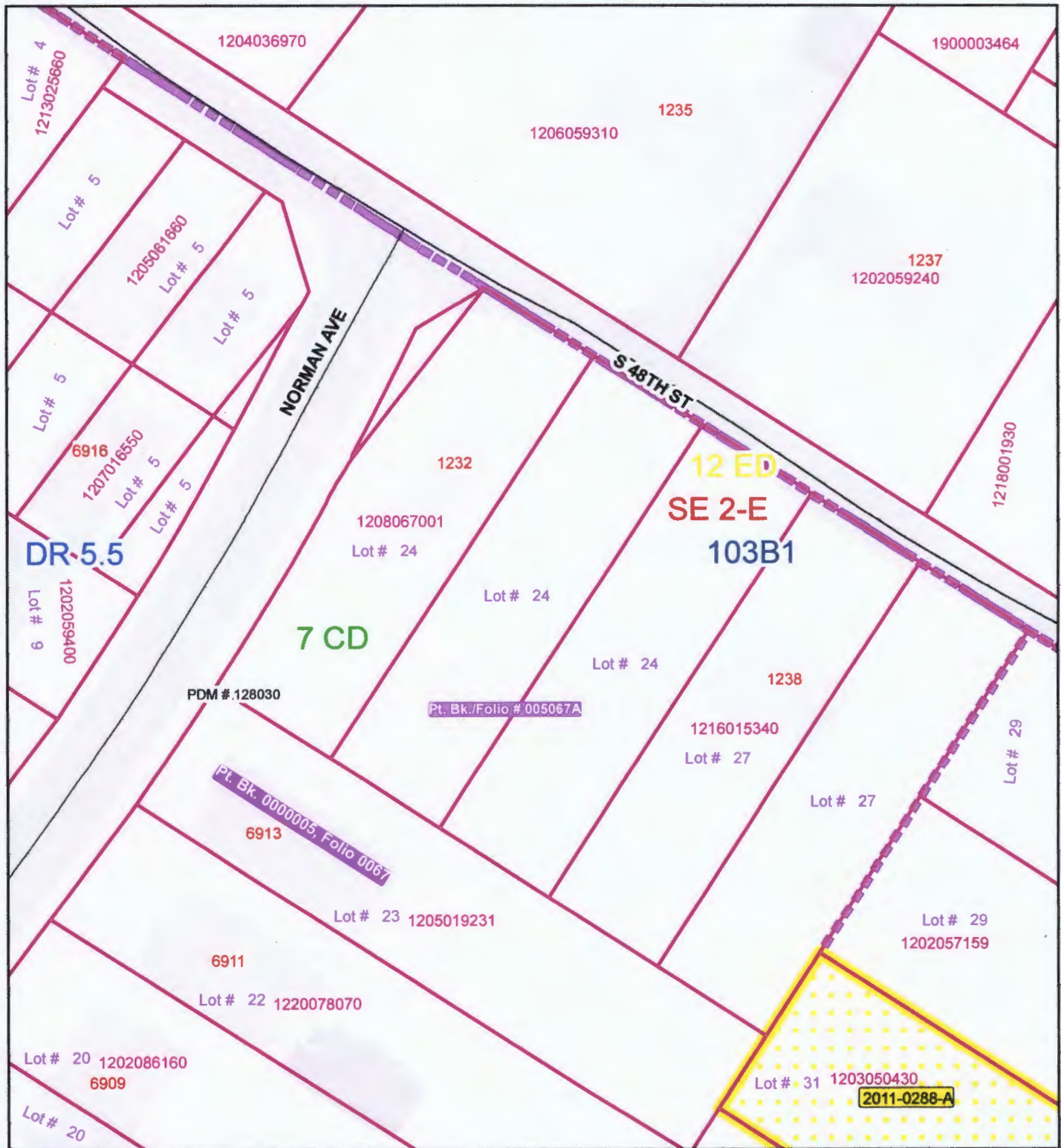


0 10 20 40 60 80 Feet

1 inch = 40 feet

Item # 0224

1232 South 48th Street



Publication Date: 4/3/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0224