



KEVIN KAMENETZ
County Executive

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

May 15, 2013

John J. Selway
Janet S. Selway
1718 Hunter Mill Road
White Hall, Maryland 21161

Re: Petition for Administrative Variance
Case No. 2013-0228-A
Property: 1718 Hunter Mill Road

Dear Mr. and Mrs. Selway:

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

c: Bruce E. Doak, Bruce E. Doak Consulting, LLC, 3801 Baker Schoolhouse Road,
Freeland, MD 21053

IN RE: PETITION FOR ADMIN. VARIANCE

(1718 Hunter Mill Road)
10th Election District
3rd Council District
John J. and Janet S. Selway
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0228-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, John J. and Janet S. Selway. The Petitioners are requesting Variance relief from §§ 1A01.3.B.3 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the side and front yards in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated April 22, 2013, indicating that a future building permit for a garage must be reviewed by Groundwater Management, since the house is served by well and septic. Also, a well variance will be needed to have a building closer than 30 feet from the existing well.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 16, 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 5-15-13

By kw

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). 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.

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

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

THEREFORE, IT IS ORDERED, this 15th day of May, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from §§ 1A01.3.B.3 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the side and front yards in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their 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 RECEIVED FOR FILING

Date 5-15-13

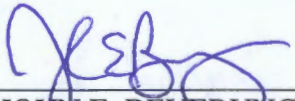
By kw

Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. The Petitioners must comply with the ZAC comment received from DEPS dated April 22, 2013; a copy of which is attached hereto and made a part hereof.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5-15-13

By DLW



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 1718 HUNTER MILL ROAD

which is presently zoned RC2

Deed Reference JM 14774 / 202

10 Digit Tax Account # 2300007301

Property Owner(s) Printed Name(s) JOHN J. SELWAY & JANET S. SELWAY

(SELECT THE HEARING(S) BY MARKING **X** 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. **X** ADMINISTRATIVE VARIANCE from section(s)

1A01.3.B.3

400.1 TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE AND FRONT YARDS IN LIEU OF THE REQUIRED REAR YARD

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:

JOHN J. SELWAY

JANET S. SELWAY

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1718 HUNTER MILL ROAD WHITE HALL MD

Mailing Address

City

State

21161

Zip Code

410-218-7635

Telephone #

JOHN.SELWAY@GMAIL.COM

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

21053

Zip Code

410-49-4906

Telephone #

BRUCE@BRUCEDOAK.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 2013-0228-A

Filing Date 4/9/13

Estimated Posting Date 4/21/13

Reviewer G.H.

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:

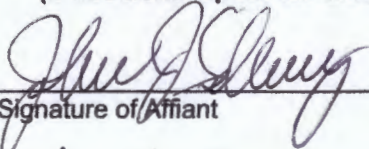
Address: 1718 HUNTER MILL ROAD WHITE HALL MD 21161
Print or Type Address of property City State Zip Code

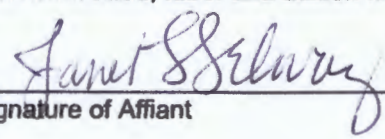
Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

THE REQUEST TO HAVE THE PROPOSED GARAGE IN THE SIDE AND FRONT YARDS IS DUE TO THE VERY SMALL BUILDING ENVELOPE CREATED BY THE MINOR SUBDIVISION WHERE THE SUBJECT LOT WAS CREATED AND THE TOPOGRAPHY BEHIND THE HOUSE. THE SUBJECT LOT HAS A VERY UNIQUE SHAPE THAT WAS NOT CREATED WITH THE THOUGHT OF A DETACHED GARAGE BEING CONSTRUCTED. THE WELL ALSO PRECLUDES THE GARAGE FROM BEING PLACED IN THE BACK YARD. THE PETITIONERS WERE CONVEYED THE SUBJECT PROPERTY WITH ALL OF THESE CONSTRAINTS IN PLACE.

THE SUBJECT PROPERTY IS LOCATED IN A RURAL AREA AND WILL NOT IMPACT ANY ADJOINING PROPERTIES BECAUSE THE SUBJECT PROPERTY AND THE ADJOINING PROPERTIES ARE HEAVILY WOODED.

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


Signature of Affiant
JOHN J. SELWAY
Name- Print or Type


Signature of Affiant
JANET SELWAY
Name- Print or Type

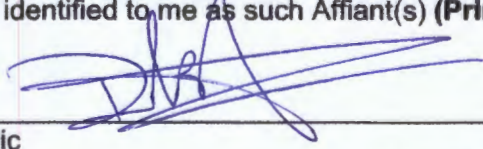
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

John J. Selway and Janet Selway
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


Notary Public

My Commission Expires

DENNIS L. EATON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2016

Bruce E. Doak Consulting, LLC

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

Zoning Description

1718 Hunter Mill Road – 1.8701 Acre Parcel
Tenth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of Hunter Mill Road, 60 feet wide, approximately 1970 feet easterly of the centerline of Kings Road, thence leaving said Hunter Mill Road and running with and binding on the outlines of the subject property, the eight following courses and distances, viz 1) North 01 degree 45 minutes 50 seconds East 218.08 feet, 2) North 05 degrees 00 minutes 00 seconds West 62.00 feet, 3) Northeasterly by a line curving to the right with a radius of 50.00 feet and an arc length of 85.74 feet and having a chord of North 44 degrees 07 minutes 30 seconds East 75.61 feet, 4) South 86 degrees 45 minutes 00 seconds East 32.00 feet, 5) Southeasterly by a line curving to the right with a radius of 140.00 feet and an arc length of 120.54 feet and having a chord of South 62 degrees 05 minutes 00 seconds East 116.86 feet, 6) Southeasterly by a line curving to the left with a radius of 30.15 feet and an arc length of 47.36 feet and having a chord of South 82 degrees 25 minutes 00 seconds East 42.64 feet, 7) Northeasterly by a line curving to the right with a radius of 122.02 feet and an arc length of 120.91 feet and having a chord of North 80 degrees 58 minutes 13 seconds East 116.02 feet, 8) South 19 degrees 21 minutes 27 seconds West 244.29 feet to the north side of Hunter Mill Road, thence running on said north side of Hunter Mill Road and continuing to run with and bind on the outlines of the subject property, the two following courses and distances, viz 9) South 78 degrees 45 minutes 00 seconds West 197.49 feet and 10) Southeasterly by a line curving to the left with a radius of 410 feet and an arc length of 74.49 feet and having a chord of South 73 degrees 32 minutes 43 seconds West 74.38 feet to the point of beginning.

Containing 1.8701 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor



2013-0228-A

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 2013-02

Petitioner: JOHN J. & JANET S. SELWAY

Address or Location: 1718 HUNTER MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN J. SELWAY

Address: 1718 HUNTER MILL ROAD

WHITE HALL, MD 21161

Telephone Number: 410-218-7635

Revised 2/20/98 - SCJ

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

No. 96134

Date: 4/9/13

PAID RECEIPT

BUSINESS ACTUAL TIME

4/10/2013 4/09/2013 09:21:23 2

MS05 MAIL DPL 000

>>RECEIPT # 661170 4/09/2013 OFLH

Dept 5 \$28 ZONING VERIFICATION

CR NO. 096134

Receipt Tot \$75.00

\$75.00 OK 4.00 CA

Baltimore County, Maryland

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: Ryan Dook

For: 2013-0228-A

Administrative Services

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

April 16, 2013

Re:

Case Number: 2013- 0228-A

Petitioner / Developer: John Selway

Date of Closing: May 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 **1718 Hunter Mill Road**.

The sign(s) were posted on **April 16, 2013**.

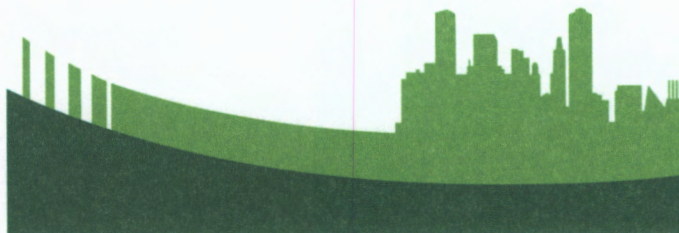
Sincerely,



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

ADMINISTRATIVE VARIANCE

CASE NO. 2013-0228-A

**REQUEST: VARIANCE TO PERMIT AN ACCESSORY
STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE
AND FRONT YARDS IN LIEU OF THE REQUIRED REAR
YARD.**

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 MAY 6, 2013.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-887-3391**

MEMORANDUM

DATE: June 17, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0228-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 14, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File
Office of Administrative Hearings

CASE NO. 2013- 022877

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

A-19

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

NC

A-22

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

C

FIRE DEPARTMENT

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

A-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: A-16-13 by Joak

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: Missing photos 5/13 ✓ 5/14 Rec'd

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0228 -A Address 1718 Hunter Mill RD

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/9/13 Posting Date: 4/21/13 Closing Date: 5/6/13

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- 0228 -A Address 1718 Hunter Mill RD

Petitioner's Name John Selway Telephone 410-218-7635

Posting Date: 4/21/13 Closing Date: 5/6/13

Wording for Sign: To Permit an accessory structure (Garage) to be located in the side and front yards in lieu of the required rear yard.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 19, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 22, 2013
Item Nos. 2013- 0222, 0223, 0225, 0226, 0227, 0228 and 0231

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: April 22, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0228-A
Address 1718 Hunter Mill Road
(Selway Property)

Zoning Advisory Committee Meeting of April 15, 2013.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

A future building permit for a garage must be reviewed by Groundwater Mgmt., since the house is served by well and septic. Also, a well variance will be needed to have a bldg. closer than 30 feet from the existing well.

Reviewer: *Dan Esser; Groundwater Management*

RECEIVED

APR 22 2013

OFFICE OF ADMINISTRATIVE HEARINGS

ORDER RECEIVED FOR FILING

Date 5-15-13

By DJ

Debra Wiley - RE: 2013-0228-A (Admin Var - Closing date: 5/6) - 1718 Hunter Mill Rd. - Selway

From: "Bruce E. Doak" <bdoak@bruceedoakconsulting.com>
To: "Debra Wiley" <dwiley@baltimorecountymd.gov>
Date: 5/14/2013 8:21 PM
Subject: RE: 2013-0228-A (Admin Var - Closing date: 5/6) - 1718 Hunter Mill Rd. - Selway
Attachments: 2013-03-28 02.55.57.jpg

Bruce E. Doak

From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]
Sent: Monday, May 13, 2013 11:57 AM
To: bdoak@bruceedoakconsulting.com
Subject: 2013-0228-A (Admin Var - Closing date: 5/6) - 1718 Hunter Mill Rd. - Selway

Hi Bruce,

In reviewing the case file, it appears that it's missing photographs. Can you please e-mail us photos of the property to include the dwelling and the proposed location for the garage. Once received, our office can review and issue the Opinion and Order.

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



KEVIN KAMENETZ
County Executive

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

May 7, 2013

John J. & Janet S. Selway
1718 Hunter Mill Road
White Hall, MD 21161

RE: Case Number: 2013-0228 A, Address: 1718 Hunter Mill Road, 21161

Dear: Mr. & Ms. Selway

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 9, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Bruce E. Doak, 3801 Baker Schoolhouse Road, Freeland MD 21053



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4-16-13

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

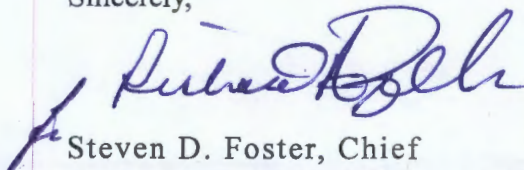
RE: Baltimore County
Item No 2013-0228-A
Administrative Variance
John J. & Janet S. Selway
1718 Hunter Mill Road

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. 2013-0228-A.

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

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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 - 10 Account Number - 2300007301 ✓

Owner Information

Owner Name: SELWAY JOHN J
SELWAY JANET S
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1718 HUNTER MILL RD
WHITE HALL MD 21161-9430
Deed Reference: 1) /14774/ 00202
2)

Location & Structure Information

Premises Address
1718 HUNTER MILL RD
0-0000

Legal Description
1.8701 AC
NS HUNTER MILL RD
1900 FT NE KINGS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0017	0018	0516		0000			2	2		

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2001	2,972 SF	1.8700 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT 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	176,090	176,000		
Improvements:	375,550	254,400		
Total:	551,640	430,400	430,400	430,400
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
SHARP PAULINE	10/26/2000	\$112,500
Type: ARMS LENGTH VACANT	Deed1: /14774/ 00202	Deed2:
SHARP PAULINE	01/28/2000	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14280/ 00153	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: Approved 05/07/2008

Pt. Bk./Folio # MP96147
PDM # 070299

7 ED

0708080300

0713055150

017C2

018A2

Lot # 1

2300007299

3 CD

NW 30-A

RC 2

Lot # 2 1718
2300007301

NE 30-A

PDM # 100370

Pt. Bk./Folio # MP96145

HUNTER MILL RD

Pt. Bk./Folio # MP96053

10 ED

1719

PDM # 100362

017C3

Lot # 1

2300007300

018A3

2300003969

1835

2200020708

2200020745

2013-0228-A





















