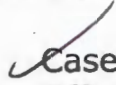


M E M O R A N D U M

DATE: July 2, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0248-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 28, 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(608 W. Joppa Road)
9th Election District *
5th Council District *
Anthony K. and Theresa M. Morris *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0248-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, Anthony K. and Theresa M. Morris. The Petitioners are requesting Variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to be located on the side yard of the principal dwelling 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. There were no adverse comments submitted from any of the County reviewing agencies. However, it is to be noted that a letter of support was received from Donna K. Maynard (604 West Joppa Road), who has no objection to the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 3, 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 5-29-13

By DW

The Petitioners have filed the supporting affidavits as required by Section 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 29th day of May, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to be located on the side yard of the principal dwelling 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

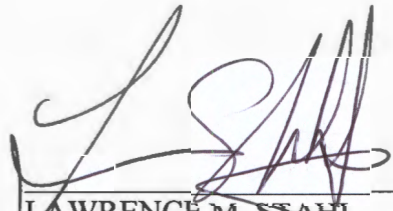
Date 5-29-13

By DW

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.

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


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 5-29-13

By aw



KEVIN KAMENETZ
County Executive

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

May 29, 2013

Anthony K. Morris
Theresa M. Morris
608 W. Joppa Road
Towson, Maryland 21204

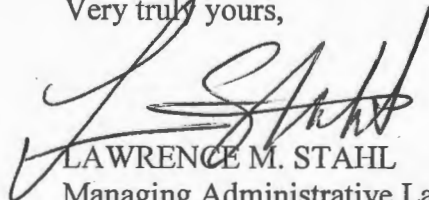
RE: PETITION FOR ADMINISTRATIVE VARIANCE
(608 W. Joppa Road)
Case No. 2013-0248-A

Dear Mr. and Mrs. Morris:

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.

Very truly yours,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Donna K. Maynard, 604 W. Joppa Road, Towson, MD 21204

Baltimore County Department of Permits, Approvals and Inspections

Zoning Review

Anthony & Theresa Morris

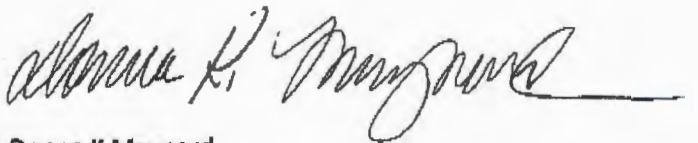
608 W. Joppa Road

Case Number 2013-0248

April 25, 2013

Mr. Duvall,

I am a neighbor of Tony and Teri Morris. My address is 604 W. Joppa Road. I support their request for a zoning variance to place a one-car garage on their parking pad at 608 W. Joppa Road. My husband and I have no objections.



Donna K Maynard

604 W. Joppa Road

Towson, Maryland 21204

410-828-4402



ADMINISTRATIVE ZONING PETITION

2

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 608 W. Joppa Road which is presently zoned DR 3.5 / DR 16

Deed Reference 19214 60040 10 Digit Tax Account # 0916600300

Property Owner(s) Printed Name(s) ANTHONY K. + THERESA M. MORRIS

(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)

Section 400.1 - to permit a proposed detached accessory structure (garage) to be located on the side yard of the principal dwelling 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:

ANTHONY K. MORRIS THERESA M. MORRIS

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

608 W. Joppa Road Towson, MD.

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

TNT MORRIS@
VERIZON.NET

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 5 day of May, 2013 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 2013-0248-A

Filing Date 4/24/13

Estimated Posting Date 5/5/13

Reviewer [Signature]

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:

608 W. JOPPA ROAD TOWSON, MD. 21204

We are requesting an Administrative Zoning Residential Lot Variance under the authority of Section 307.1 BCZR for the placement of an Amish built pre-fabricated one-car garage structure measuring 12 ft x 24 ft to be situated to the side of our house on a pre-existing asphalt parking pad.

Our request is to grant a variance from the Baltimore County set-back regulations.

As demonstrated in the attached photos, the topography of our lot, i.e., large ridge, steep slope, mature trees, etc at the back of our house, leaves us with limited usable property space or access, except for the mostly flat land to the side of the house where our yard and parking pad are located.

This undue hardship, through no fault of our own, makes it impossible to comply with the set-back requirements for a detached garage structure. The design of our house to the side with the space limitations makes it impossible to install an attached garage. The topography hardship is peculiar not only to our property but to the surrounding homes on the ridge as well.

To note, upon taking ownership of the property in 2003 it was determined there had been a previous detached garage in the exact spot we are requesting variance, by the remains of an old foundation, pole and electrical wires. These were removed by us during the parking pad renovations.

Signature of Affiant

ANTHONY K. MORRIS

Name- Print or Type

Signature of Affiant

THERESA M. MORRIS

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 20th day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

ANTHONY K. MORRIS AND THERESA M. MORRIS
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

02/14/2017

My Commission Expires

PAULO COUTO

Notary Public

Anne Arundel County

Maryland

My Commission Expires Feb. 14, 2017

ZONING PROPERTY DESCRIPTION OF 608 WEST JOPPA ROAD

Beginning for the same at a point in the centre of the Joppa Road, 24 feet right-of-way in width at the Southeast corner at a distance of 140 feet Northwesterly to the centerline of the nearest improved intersecting Round Oak Road which is 24 feet right-of-way in width of the lot leased July 1st, 1918, and recorded among the Land Records of Baltimore County, in Liber W.P.C. No. 506, folio 9 &c. by Richard H. Pleasants to Paul Y. Waters, thence Southeasterly on the centre of said Road 150 feet, to the end of 1143 foot line of a lot conveyed January 28, 1904, and recorded among the Land Records of Baltimore County, in Liber W.P.C. No. 273, folio 406 &c. by said Pleasants to John T. Hershner, thence Northeasterly on said line 250 feet, thence Northwesterly parallel with the Joppa Road about 157 feet to the end of the second or 250 foot line of the lot so leased to Waters, thence reversing said line Southwesterly 250 feet to the place of beginning.

Number of total square feet is 38,250 or 0.88 acres.

Located in the 9th Election District and the 5th Council District.

Item #0248

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0248 -A Address 608 W Joppa Rd

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

Filing Date: 4/24/13 Posting Date: 5/5/13 Closing Date: 5/20/13

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- 0248 -A Address 608 W Joppa Rd

Petitioner's Name Tony & Terri Morris Telephone 410 828 9558

Posting Date: 5/5/13 Closing Date: 5/20/13

Wording for Sign: To Permit a proposed detached accessory structure (garage)
to be located in the side yard of the principal dwelling in lieu of
the required rear

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: 2013-0248-A
Petitioner: Theresa M. MORRIS
Address or Location: 608 W. Joppa Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Theresa M. MORRIS
Address: 608 W Joppa Road
TOWSON, MD
21204
Telephone Number: 410 828 9558

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

No. **098547**

Date: **4/24/13**

PAID RECEIPT

BUSINESS DATE TIME DAY
 4/25/2013 4:24:41 PM 2

REF NO: 002257 4/24/2013 OPEN
 >>RECEIPT II 02257 4/24/2013
 REF: 5 520-0000 VERIFICATION
 CR NO. 098547

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					875.00

Recpt tot 175.00
 1.00 CR 800.00 CA
 15.00 CB

Baltimore County, Maryland

Total: **875.00**

Rec From:

For: **Zoning hearing - case # 2013-0248-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 05/03/2013

Case Number: 2013-0248-A

Petitioner / Developer: TONY & TERRI MORRIS

Date of Hearing (Closing): MAY 20, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
608 WEST JOPPA ROAD

The sign(s) were posted on: 05/03/2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment5-13DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC5-9 5/28DEPS
(if not received, date e-mail sent _____)4/NC 8/3

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)5-2

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

4-25

ADJACENT PROPERTY OWNERS

Thaynard
John's
604 W. Joppa Rd.
(NO OBJECTION)

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 5-3 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

May 21, 2013

Anthony K & Theresa M. Morris
608 W Joppa Road
Towson MD 21204

RE: Case Number: 2013-0248 A, Address: 608 W. Joppa Road

Dear Mr. & Ms. Morris:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 24, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item Nos. 2013- 0241, 0244, 0245, 0246, 0248, 0250, 0251, 0252, 0253
and 0254.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAY 09 2013



OFFICE OF ADMINISTRATIVE HEARINGS

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 9, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0248-A
Address 608 West Joppa Road
(Morris Property)

Zoning Advisory Committee Meeting of May 6, 2013.

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

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

— Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

— Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

— Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: _____ Date: _____

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAY 28 2013

OFFICE OF ADMINISTRATIVE HEARINGS



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 28, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0248-A
Address 608 West Joppa Road
(Morris Property)

Zoning Advisory Committee Meeting of May 6, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5-2-13

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

RE: Baltimore County

Item No 2013-0248-A

Administrative Variance

Anthony R. & Theresa M. Morris
608 W. Joppa 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. 2013-0248-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

Debra Wiley - Re: Zoning Petition comments - 2013: 0241, 0244, 0245, 026, 0248, 0250, 0251, 0252, 0253, 0254

From: Debra Wiley
To: Livingston, Jeffrey
Date: 5/28/2013 1:42 PM
Subject: Re: Zoning Petition comments - 2013: 0241, 0244, 0245, 026, 0248, 0250, 0251, 0252, 0253, 0254

Hi Jeff,

In reviewing ZAC 0248 after it was placed in the pending file since its receipt, realize that nothing was checked and no reviewer/date provided.

I am now in the process of preparing the administrative variance Order for this particular case and need the missing info.

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

>>> Jeffrey Livingston 5/9/2013 9:08 AM >>>
Environmental's comments attached.

jeff

Subject: Re: Zoning Petition comments - 2013: 0241, 0244, 0245, 026, 0248, 0250, 0251, 0252, 0253, 0254
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 5/28/2013 1:42 PM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	5/28/2013 1:42 PM	

ANTHONY + THERESA MORRIS 410.828.9558
608 W Joppa ROAD



608 W Joppa PARKING PAD + SIDE OF HOUSE
VIEWED FROM GRASS/LANDSCAPE BETWEEN
608 + 604 W Joppa.



Large Slope From Behind Parking Pad 608
Fence divides 608 from 604 - (Belongs to 604)

Item #0248

ANTHONY + THERESA MORRIS
608 W. JOPPA RD 410.828.9558



ADDITIONAL VIEWS OF RIDGE + SLOPE 608
FROM YARD OF 604 W. Joppa -
WHITE HOUSE 610 W. Joppa



AS ABOVE

+1 Kegan

Maryland Department of Assessments and Taxation -
Real Property Data Search (vw2.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 09 Account Number - 0902575540

Owner Information

Owner Name: MAYNARD GARY D
MAYNARD DONNA K
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 604 W JOPPA RD
TOWSON MD 21204-3834
Deed Reference: 1) /25630/ 00620
2)

Location & Structure Information

Premises Address 604 JOPPA RD
0-0000
Legal Description .88 AC NS JOPPA RD
604 JOPPA RD
439 W WOODBINE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0070	0001	0642		0000				2	

Town NONE

Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	2,368 SF	38,160 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	159,540	159,500		
Improvements:	413,890	246,900		
Total:	573,430	406,400	406,400	406,400
Preferential Land:	0			0

Transfer Information

Seller: EQUITABLE BANK N A, TRUSTEE	Date: 05/14/2007	Price: \$240,000
Type: NON-ARMS LENGTH OTHER	Deed1: /25630/ 00620	Deed2:
Seller: BOHAGER FRANCIS P E	Date: 09/08/1983	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06586/ 00537	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

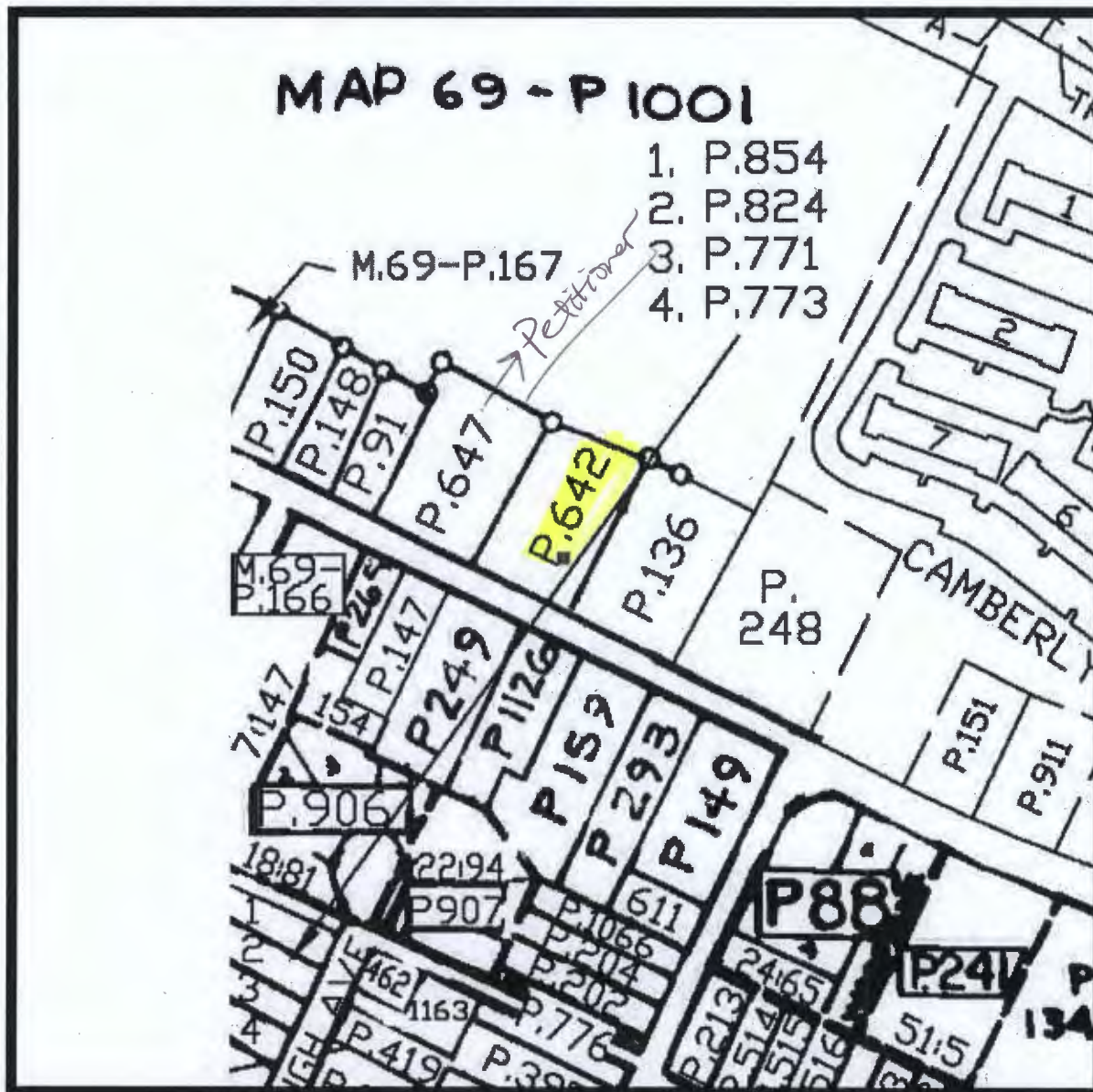
Homestead Application Status: Approved 06/01/2009



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

[Go Back](#)
[View Map](#)
[New Search](#)

District - 09 Account Number - 0902575540



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.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 09 Account Number - 0916600300

Owner Information

Owner Name: MORRIS ANTHONY K
MORRIS THERESA M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 608 JOPPA RD
BALTIMORE MD 21204-3834
Deed Reference: 1)/19214/ 00040
2)

Location & Structure Information

Premises Address 608 JOPPA RD
0-0000
Legal Description
*
608 JOPPA RD
OPP WOODBINE AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0070	0001	0647		0000				2	

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1933	2,580 SF	38,250 SF	04

Stories	Basement	Type	Exterior
2.500000	YES	STANDARD UNIT	WOOD SHINGLE

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	159,560	159,500		
Improvements:	317,880	166,800		
Total:	477,440	326,300	326,300	326,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
BOLSTER JOHN 3RD	11/25/2003	\$299,900
Type: ARMS LENGTH IMPROVED	Deed1: /19214/ 00040	Deed2:
Seller: POWERS SARAH G	Date: 12/21/1999	Price: \$162,500
Type: ARMS LENGTH IMPROVED	Deed1: /14218/ 00234	Deed2:
Seller: JOHNSON GAIL	Date: 08/28/1974	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04960/ 00071	Deed2:

Exemption Information

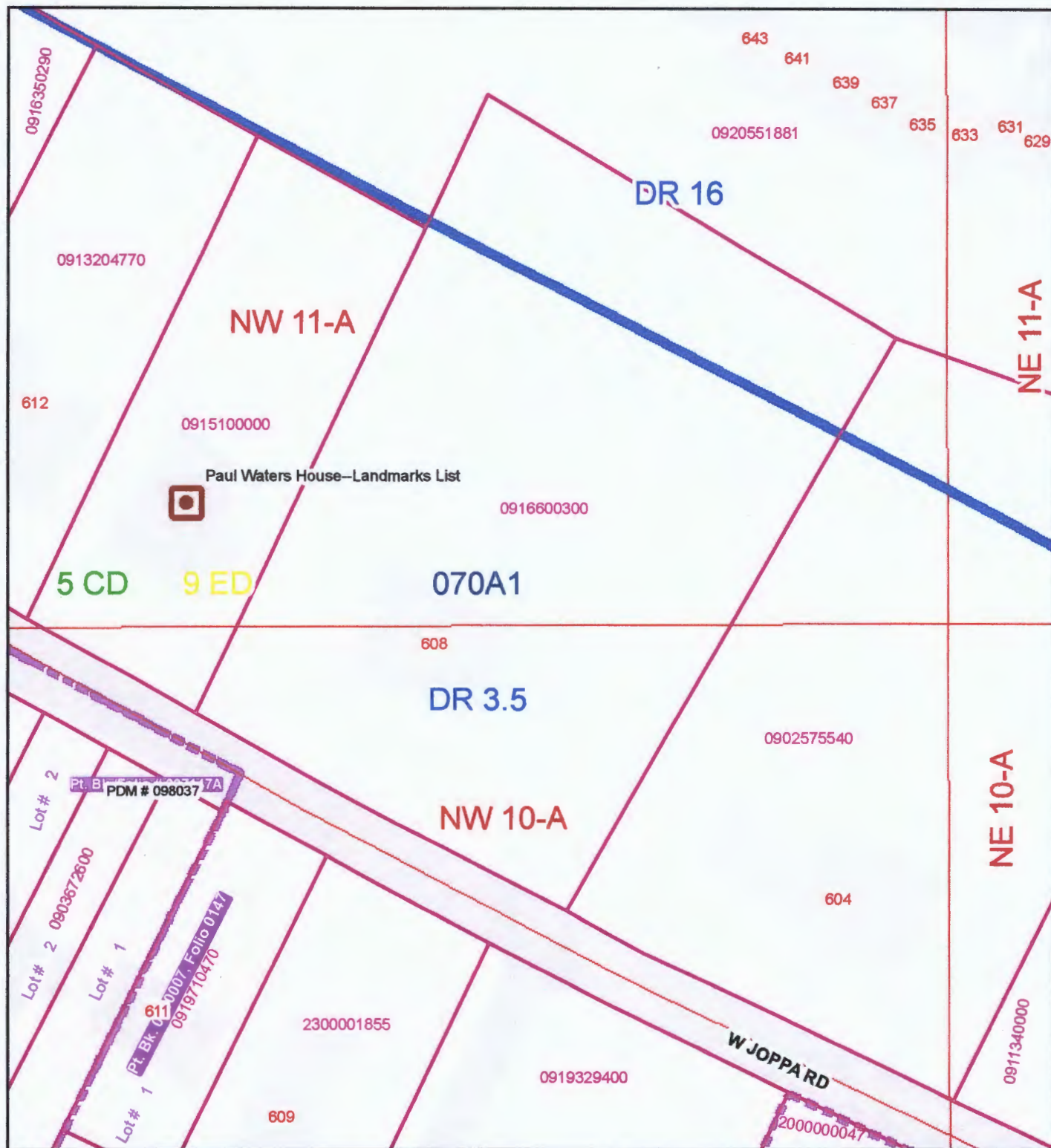
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 09/24/2008

608 West Joppa Road



Publication Date: 4/22/2013



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

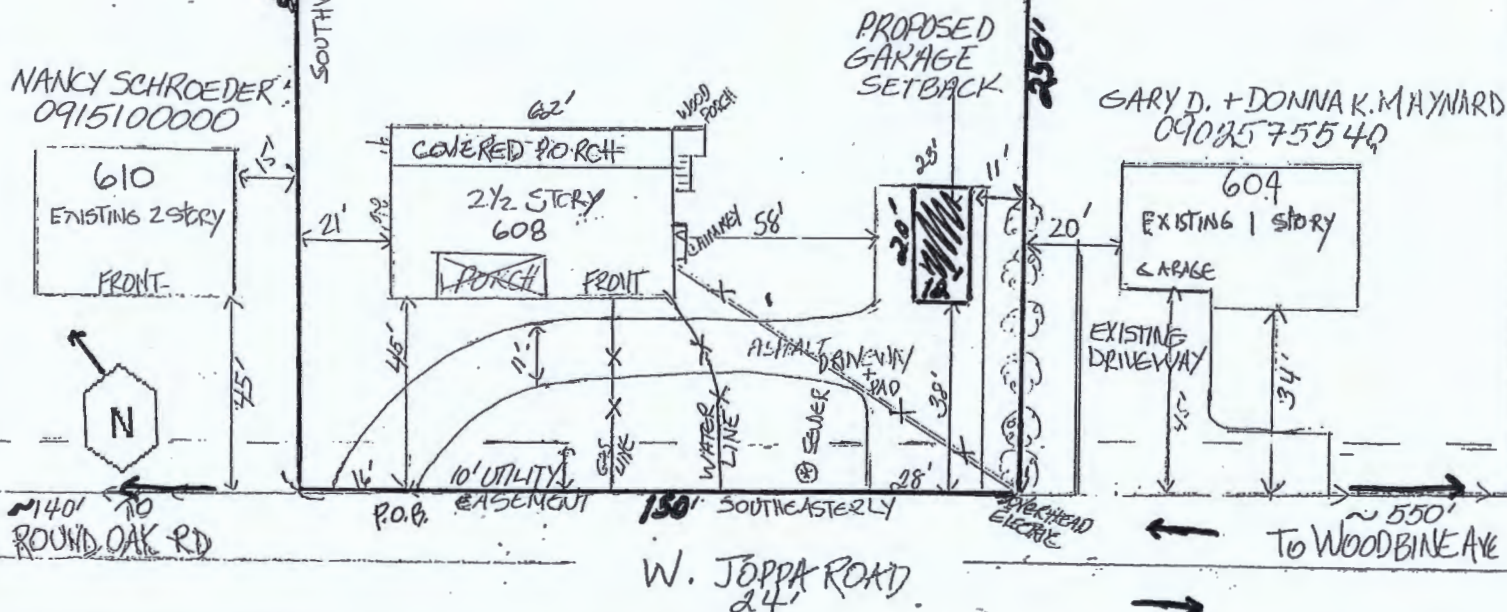
1 inch = 50 feet

Item #0248

3

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 608 W. JOPPA ROAD OWNER(S) NAME(S) ANTHONY + THERESA MORRIS
SUBDIVISION NAME N/A LOT # NA BLOCK # NA SECTION # NA
PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 0916600300 DEED REF. # 19214100040

NORTH WESTERLY
PROPERTY LAND AREA
38,250 SF /
0.88 ACRES



SITE VICINITY MAP
608
SITE
ROUND OAK RD.
WOODBINE AVE.
W. JOPPA ROAD
N
MAP IS NOT TO SCALE
ZONING MAP# 070A1
SITE ZONED DR3.5/DR16
ELECTION DISTRICT 9th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE 0.88
OR SQUARE FEET 38,250
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

PLAN DRAWN BY THERESA M. MORRIS DATE 4.18.13 SCALE: 1 INCH = 40 FEET

#2013-0248-A

RD

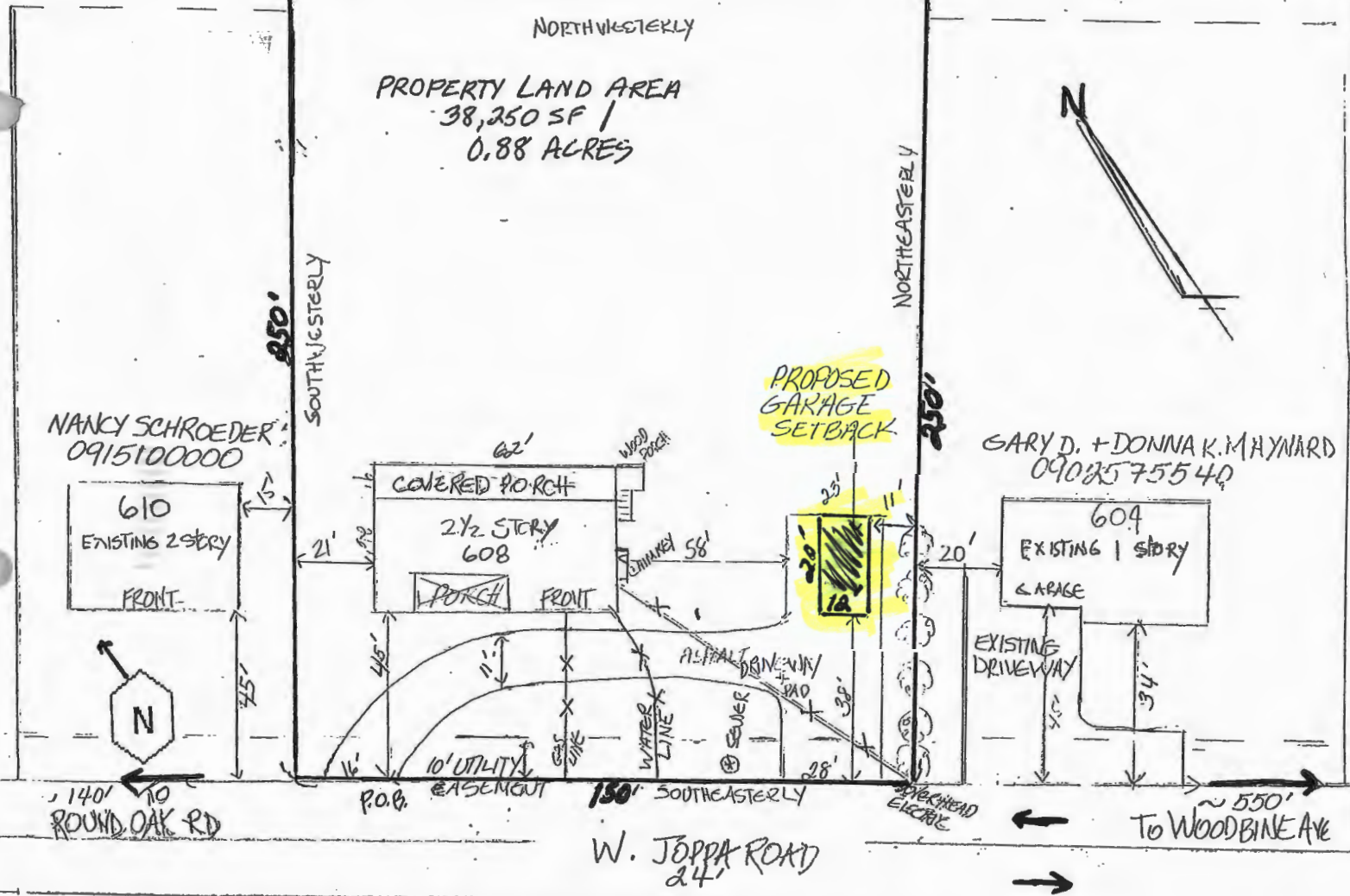
VIOLATION CASE INFO:

①

157'

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 608 W. JOPPA ROAD OWNER(S) NAME(S) ANTHONY + THERESA MORRIS
SUBDIVISION NAME N/A LOT# NA BLOCK# NA SECTION# NA
PLAT BOOK# N/A FOLIO# N/A 10 DIGIT TAX# 0916600300 DEED REF.# 19214100040

NORTHWESTERLY
PROPERTY LAND AREA
38,250 SF /
0.88 ACRES



SITE VICINITY MAP
608
SITE
W. JOPPA ROAD
WOODBINE AVE
N
MAP IS NOT TO SCALE
ZONING MAP# 070A1
SITE ZONED DR 3.5 / DR 16
ELECTION DISTRICT 9th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE 0.88
OR SQUARE FEET 38,250
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

PLAN DRAWN BY THERESA M. MORRIS DATE 4.18.13 SCALE: 1 INCH = 40 FEET

#2013-0248-A

RD

Pet. Ench. 1