

IN RE: PETITION FOR ADMIN. VARIANCE *

(8706 Maravoss Lane)

14th Election District *

6th Councilmanic District *

Stephen & Sandra Smith *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0301-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owners of the property, Stephen & Sandra Smith for property located at 8706 Maravoss Lane. The variance request is from §100.6 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit chickens to be kept on a parcel of land that is 12,624 sq. ft. in lieu of the required 1 acre.

This matter was originally filed as an Administrative Variance, with a closing date of August 5, 2013. On August 13, 2013, Administrative Law Judge John E. Beverungen requested a formal hearing on this matter. The hearing was subsequently scheduled for Thursday, November 21, 2013 at 1:30 PM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

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

Appearing at the public hearing in support for this case was Stephen and Sandra Smith, legal owners. There were no Protestants in attendance and the file does not contain any letters of protest or opposition.

ORDER RECEIVED FOR FILING

Date 11/25/13

By Sen

Testimony and evidence revealed that the subject property is approximately 12,624 square feet and is zoned DR 5.5. The Petitioners have owned their home since 1989, and indicated they have good relations with all of their neighbors. The photographs in the file show that the grounds and dwelling are attractive and well maintained. The Petitioners indicated that the chicken coop and enclosed "run" area would be at the rear of the lot, farthest removed from the street and other homes.

Based upon the testimony and evidence presented, I will grant the request for variance relief. 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 Petitioners met this test. Their lot is of irregular dimensions and is therefore unique. The Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since they would be unable to keep chickens on their property. There is no reason to believe that the grant of relief (with conditions, as noted below) would negatively impact the health, safety and welfare of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 25th day of November, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 100.6 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit chickens to be kept on a parcel of land that is 12,624 sq. ft. in lieu of the required 1 acre, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

11/25/13

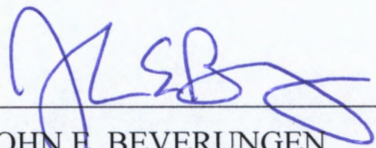
By

Den

The relief is subject to the following conditions:

1. The Petitioners shall not keep on the premises any roosters.
2. The Petitioners shall be permitted to keep a maximum of five hens on the property.

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 11/25/13
By slm



KEVIN KAMENETZ
County Executive

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

November 25, 2013

Stephen & Sandra Smith
8706 Maravoss Lane
Baltimore, Maryland 21234

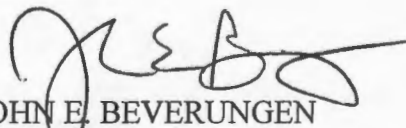
RE: Petition for Variance
Property: 8706 Maravoss Lane
Case No.: 2013-0301-A

Dear Mr. and Mrs. Smith:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 8706 Maravoss Ln

which is presently zoned Residential

Deed Reference 108012/00111

10 Digit Tax Account # 1414011050

Property Owner(s) Printed Name(s) Stephen H Smith, Sandra Smith

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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

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

1. ADMINISTRATIVE VARIANCE from section(s)

BCZR: 100.6 → To permit chickens to be kept on a parcel of land that is 12,624 square feet in lieu of the required 1 acre.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Stephen H Smith, Sandra Smith

Name #1 – Type or Print

Name #2 – Type or Print

S H Smith

Signature #1

Sandra R Smith

Signature #2

8706 Maravoss Ln Baltimore, MD

Mailing Address City State

21234, 410 665-7157, shsmith0407@aol.com

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 11/25/13

By ALA

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 2013-0301-4

Filing Date 6/11/13

Estimated Posting Date 7/21/13

Reviewer JS

(PETITIONER MISSED ORIGINAL DATES)

lev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE JUDICIAL 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: 8706 Maravoss Ln Baltimore MD 21234
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)

We don't have 1 acre - only 12,624 sq. ft.
We want chickens for our grandkids. I had them as a child. A family friend, Pete Law has consented to build a coop for us since he built one for his mom 3 yrs. ago. He wants to start in July, 2013. We only have one neighbor who would have to give her consent.

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

Stephen H. Smith
Signature of Affiant

Stephen H. Smith
Name- Print or Type

Sandra L. Smith
Signature of Affiant

SANDRA L. SMITH
Name- Print or Type

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

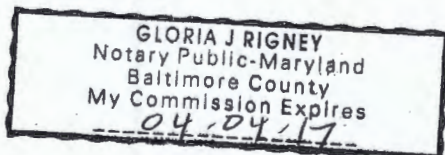
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of June, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

SANDRA L. SMITH STEPHEN H. SMITH
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

Gloria J. Rigney
Notary Public
04-04-17
My Commission Expires



Zoning Property Description for: 8706 Maravoss Lane Baltimore, MD 21234

Beginning at West side of Maravoss Lane which is 50 ft wide at the distance of 200 ft +/- Northwest of the centerline of the nearest improved intersecting street Avondale Road which is 60 ft wide.

Subdivision lot. Being Lot #10, Block A, section #B in the subdivision of Maravoss as recorded in Baltimore county plat book #18, folio #100, containing 12,624 sq ft. Located in the 14th election district and 6th council district.

2013-0301-4

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: 2013-0301-A

Petitioner: STEPHEN + SANDRA SMITH

Address or Location: 8706 MARAVOSS LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN + SANDRA SMITH

Address: 8706 MARAVOSS LN.

BALTIMORE, MD 21234

Telephone Number: 410-665-7157

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

No. **099639**

Date: **6/11/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
 6/11/2013 6/11/2013 11:11:07

REG MSD4 WALKIN SHIL SAN
 >> RECEIPT # 589611 6/11/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				\$ 75.00

Dept 5 528 ZONING VERIFICATION
 CR NO. 099639

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

Total: **\$ 75.00**

Rec From: **SMITH**

For: **2013-0301-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LL

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

CERTIFICATE OF POSTING

October 31, 2013

Re:

Case Number: 2013- 0301-A

Petitioner / Developer: Stephen & Sandra Smith

Date of Hearing: November 21, 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 **8706 Maravoss Lane**.

The sign(s) were posted on **October 30, 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. 2013-0301-A

**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 November 21, 2013 1:30 PM

**REQUEST: VARIANCE TO PERMIT CHICKENS TO BE KEPT
ON A PARCEL OF LAND THAT IS 12,624 SQUARE FEET IN
LIEU OF THE REQUIRED 1 ACRE.**

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

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE

A photograph of a residential yard. On the left, a black mailbox with a colorful rooster design and the number 8706 is mounted on a wooden post. The yard is filled with green plants and red flowers. In the background, a brick house is partially visible. On the right, a white sign with black text provides zoning information.

8706

ZONING NOTICE

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ADMINISTRATIVE LAW JUDGE IN TOWSON
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POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3331.

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

THE HEARING IS HANDICAPPED ACCESSIBLE



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 31, 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 October 31, 2013

☐ The Jeffersonian

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: # 2013-0301-A

8706 Maravoss Lane

W/s Maravoss Lane, N/W of Avondale Road

14th Election District - 6th Councilmanic District

Legal Owner(s): Stephen & Sandra Smith

Variance: to permit chickens to be kept on a parcel of land that is 12,624 square feet in lieu of the required 1 acre.

Hearing: Thursday, November 21, 2013 at 1:30 p.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.

955677



KEVIN KAMENETZ
County Executive

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

October 7, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0301-A

8706 Maravoss Lane
W/s Maravoss Lane, N/w of Avondale Road
14th Election District – 6th Councilmanic District
Legal Owners: Stephen & Sandra Smith

Variance to permit chickens to be kept on a parcel of land that is 12,624 square feet in lieu of the required 1 acre.

Hearing: Thursday, November 21, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Smith, 8706 Maravoss Lane, Baltimore 21234

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 1, 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, October 31, 2013 Issue - Jeffersonian

Please forward billing to:
Stephen Smith
8706 Maravoss Lane
Baltimore, MD 21234

410-665-7157

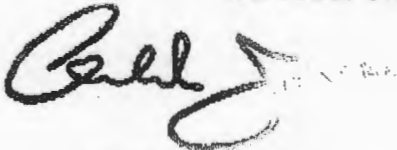
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: December 27, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0301-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 26, 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

RE: PETITION FOR ADMINISTRATIVE * BEFORE THE OFFICE
VARIANCE *
8706 Maravoss Lane; W/S Maravoss Lane, * OF ADMINISTRATIVE
14th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Stephen & Sandra Smith * PETITIONER(S) *
BALTIMORE COUNTY
* 2013-301-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JUN 28 2013

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 28th day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to Stephen & Sandra Smith, 8706 Maravoss Lane, Baltimore, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013-0301-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
6/21	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
6/17	STATE HIGHWAY ADMINISTRATION	No Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 10/31/13	
SIGN POSTING	Date: 10/30/13 by DocuK	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2013, Legislative Day No. 13

Resolution No. 73-13

Councilmembers Quirk, Marks & Bevins

By the County Council, August 5, 2013

A RESOLUTION of the Baltimore County Council requesting the Baltimore County Planning Board to review relevant County laws and regulations relating to the use of land for the accessory, non-commercial stabling, pasturing and raising of animals, and to review the laws and policies of other jurisdictions relating to the accessory, non-commercial stabling, pasturing and raising of animals, and to report their findings and recommendations to the County Council.

WHEREAS, the Baltimore County Zoning Regulations permit the accessory stabling and pasturing of certain animals that does not constitute a commercial agricultural operation (Bills 51-93 and 63-09); and

WHEREAS, the Regulations also set forth limitations on the number of livestock permitted for each acre and the minimum acreage required; and

WHEREAS, the County Council believes it is appropriate to periodically review and evaluate the County's standards regarding the raising and pasturing of non-commercial livestock and other animals, and to make changes to County laws and policies where necessary to reflect current trends and standards;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Planning Board is requested to review County laws and regulations relating to the use of land for the accessory, non-commercial stabling, pasturing and raising of animals, to review the laws and policies of other jurisdictions relating to the accessory, non-commercial stabling, pasturing and raising of animals, to determine what, if any, changes are needed to Baltimore County's laws, regulations, or zoning classifications regarding such uses, and to report their findings and recommendations to the County Council.

**BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2013, LEGISLATIVE DAY NO. 13
AUGUST 5, 2013 6:00 P.M.**

CEB = CURRENT EXPENSE BUDGET
BY REQ. = AT REQUEST OF COUNTY EXECUTIVE

**A. MOMENT OF SILENT MEDITATION
PLEDGE OF ALLEGIANCE TO THE FLAG**

B. APPROVAL OF JOURNAL - Meeting of July 1, 2013

A. ENROLLMENT OF BILLS - 37-13, 38-13 & 39-13

B. INTRODUCTION OF BILLS

Bill 42-13 - Mr. Quirk(By Req.) - CEB - Recovery Oriented System of Care (ROSC) Expansion
Bill 43-13 - Mr. Quirk(By Req.) - CEB - AIDS Case Management
Bill 44-13 - Mr. Quirk(By Req.) - CEB - Cigarette Restitution Fund - Tobacco
Bill 45-13 - Mr. Quirk(By Req.) - CEB - Access to Recovery

C. CALL OF BILLS FOR FINAL READING AND VOTE

PASSED Bill 41-13 - Councilmembers Huff & Olszewski - Zoning Regulations - M.L.R. Zone

D. APPROVAL OF FISCAL MATTERS/CONTRACTS

APPROVED 1. Contract - Maryland Cleaning and Abatement Services Corporation - Lead Abatement Maintenance - Training Facility - BCPD
APPROVED 2. Amendment to Contract - Whitman, Requardt & Associates, LLP - Increased Compensation - Public Works
APPROVED 3. Addendum to Contract - Johnson, Mirmiran and Thompson, Inc. - Increased Compensation - Public Works
APPROVED 4. Contract - ARM Group, Inc. - Quality assurance inspection services - Public Works
APPROVED 5. Amendments to Contracts - (2) - Additional one-year renewal options - Public Works
APPROVED 6. Contracts - (2) - On-call plumbing services - -OBF
APPROVED 7. Contract - Lorenz Lawn and Landscape, Inc. - Mowing services - OBF
APPROVED 8. Amendment to Contract - Connecticut Gen. Life Insurance Company/Cigna Healthcare Mid-Atlantic, Inc.-Inclusion of Emp. Assistance & Work/Life Support Programs-OBF
APPROVED 9. Contracts - (2) - On-call industrial hygienist services - OBF
APPROVED 10. Contract of Sale - James Gmachowski - Acquisition of land - 3220 North Rolling Rd.-widening of Rolling Rd.-Real Estate Compliance
APPROVED 11. Contract of Sale - Ted & Shirley Meadows - Acquisition of land - 220 Bowleys Quarters Rd.-construction of sidewalks-Real Estate Compliance

G. MISCELLANEOUS BUSINESS

1. Correspondence - (a)(1) - Non-Competitive Awards (May 23, 2013)
(b)(1) - Non-Competitive Awards (June 5, 2013)

PASSED 2. Res. 55-13 - Mr. Quirk(By Req.) & Mrs. Almond- Endorsement of Application - MD Dept. of Housing & Comm. Dev.-Stevenson University
PASSED 3. Res. 56-13 - Mr. Quirk(By Req.) - Accept gift from MD Department of Health & Mental Hygiene
PASSED 4. Res. 57-13 - All Council - Endorsement of Application - MD Dept. of Business & Economic Dev.-MD Stadium Authority-Maryland Horse Park
PASSED 5. Res. 59-13 - Mr. Marks - Property Tax Exemption - DAV - Calvin K. Clemons
PASSED 6. Res. 60-13 - Mr. Olszewski - Property Tax Exemption - DAV - Charles M. Geis
PASSED 7. Res. 61-13 - Mrs. Almond - Property Tax Exemption - DAV - Bertram McKeithen
PASSED 8. Res. 62-13 - Mr. Oliver - Property Tax Exemption - DAV - Sir Charles Shird
PASSED 9. Res. 63-13 - Mr. Marks - Property Tax Exemption - Surviving Spouse - DAV - Janice Damon
PASSED 10. Res. 64-13 - Mr. Olszewski - Property Tax Exemption - DAV - John F. Ciarpella
PASSED 11. Res. 65-13 - Mrs. Bevins - Property Tax Exemption - DAV - William M. Keller, Jr.
PASSED 12. Res. 66-13 - Mrs. Almond - Property Tax Exemption - DAV - Edward C. Rawlings
PASSED 13. Res. 67-13 - Mr. Oliver - Property Tax Exemption - DAV - Samuel B. McKinney
PASSED 14. Res. 68-13 - Mrs. Bevins - Approval of Application- Financial Assistance -Dept. of Housing and Community Dev.-Dundalk Renaissance Corp.
WITHDRAWN 15. Res. 69-13 - Councilmembers Marks & Bevins - Commission on Environmental Quality - Tree Canopy Program
PASSED 16. Res. 70-13 - Mr. Olszewski - Property Tax Exemption - BLIND - Marilyn J. Cox
PASSED 17. Res. 71-13 - Mr. Oliver - Property Tax Exemption - DAV - Michael S. Gahan
INTRO. ONLY 18. Res. 72-13 - Councilmembers Marks, Bevins, Almond & Quirk - Commission on Environmental Quality - Tree Canopy Program
INTRO. ONLY 19. Res. 73-13 - Councilmembers Quirk, Marks & Bevins - Planning Board - Pasturing and Stabling of Livestock

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Balto. Co. may review backyard chicken regulations

Some want county to ease zoning rules so more can keep chickens



Comments 2 Email Share 5

0

By Alison Knezevich, The Baltimore Sun
7:49 p.m. EDT, August 12, 2013

Some Baltimore County officials want to consider whether to allow more residents to keep chickens in their yards, making the county the latest local government in Maryland to examine a national coop craze.

A County Council resolution being considered this month calls for a review of regulations that restrict many residents from keeping chickens in their yards. Council members say many constituents want them to examine the issue.

"There seems to be a growing movement of people that are really into fresh eggs and healthy, organic foods," said Council Chairman Tom Quirk, a Catonsville Democrat who sponsored the resolution. "It's a national trend, and more and more I hear from constituents."

Council members are set to discuss the resolution Aug. 27, with a vote scheduled Sept. 3.

In Baltimore County, a resident can only raise chickens and other livestock on property that's an acre or larger. But many governments across the country are loosening similar rules to allow more people to raise their own chickens. Last month, Howard County eased its zoning regulations on backyard poultry.

Catonsville resident Cal Oren is among Baltimore County residents who have been pushing the council for several years to look at the issue.

"People should be free to make their own choices about what they want in their backyard, as long as it doesn't pose a hazard or harm their neighbors or their neighborhoods or the public," Oren said.

Many enthusiasts like raising chickens for the health benefits of fresh eggs, Oren said. But people also enjoy keeping chickens as pets, he said.

"They're not just egg-laying machines — they have personality. They are friendly," he said. "They are pets, but they have a purpose. So they're somewhere in between an egg-laying machine and the family dog."

Having the planning board examine the issue would allow an in-depth study, said J.B. Osborne, senior legislative adviser to Councilwoman Cathy Bevins, who co-sponsored the resolution along with Councilman David Marks.

"The councilpeople aren't experts in agriculture, by any stretch of the imagination," Osborne said.

While many residents have asked to loosen the rules, some people are concerned about the "unintended consequences" of more chickens, he said.

"After they stop laying eggs, what are you doing with them?" Osborne said.

Quirk said a planning board study of the issue would be only "the first stage" in a potential change in regulations.

"I do think there's not a unified position from the council on this issue," Quirk said. "Several members may be against it."

allsonk@baltisun.com

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Have news from the Catonsville area? Submit your news and photos here, or contact Catonsville Times reporter Julie Baughman. Email her at jbaughman@tribune.com or call at 410-332-6436.

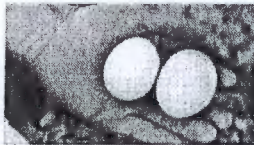


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gatkinso at 7:48 AM August 13, 2013

In places where backyard chickens are legal, roosters usually banned. Hens only. Plus there is usually a limit on how many are allowed. Chickens are great animals to keep. They are quiet, clean, and even make great pets. Fresh eggs are wonderful, and every once in a while one can end up on the table assuming the kids don't fall in love with it.

I used to go to Kauai for work quite often, there were both wild and domestic chickens every where. You couldn't even tell if your neighbors raised chickens... the wild ones didn't seem to be much of a bother either (but they did crow a lot and they would tear up a garden).

Random Person at 8:35 PM August 12, 2013

I'm glad that the issue is going to be debated. The current regulations, which require Baltimore County chicken owners to have at least one acre of property, do seem a little extreme.

Of course, I don't think that anybody in Baltimore County wants their neighbors to have a yard full of chickens, with roosters waking them up at 4AM.

There is probably a middle ground that is acceptable for the majority of people in the county.

COMMENTING POLICY: Readers are encouraged to post comments that are germane to the article. We reserve the right to remove any user, and to delete comments that contain abusive language or personal threats, as well as those that are racist or demeaning. Readers may report comments by clicking "Report Abuse." Once a comment has been flagged, a Baltimore Sun staffer will investigate. Click here for more information on commenting.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0301 -AAddress 8706 MARAVOSS LANEContact Person: JASON SEIDELMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/11/13 OKPosting Date: 6/23/13Closing Date: 7/8/13

8/5/13

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- 0301 -AAddress 8706 MARAVOSS LANEPetitioner's Name SMITHTelephone 410-665-7157Posting Date: 6/23/13 7/7/13Closing Date: 7/8/13 7/22/13Wording for Sign: To Permit CHICKENS TO BE KEPT ON A PARCEL OF LANDTHAT IS 12,624 SQ. FT. IN LIEU OF THE REQUIRED 1 ACRE.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND

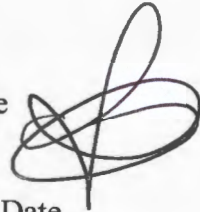
Inter-Office Memorandum

DATE: July 9, 2013

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

FROM: Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 07/08/13 Closing Date
Case No. 2013-0301-A – 8706 Maravoss Lane



After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 21, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For June 24, 2013
Item Nos. 2013- 0300, 0301, 0302 and 0304.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

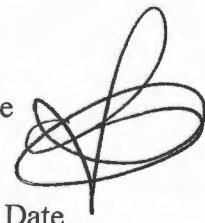
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DATE: July 9, 2013

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

FROM: Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 07/08/13 Closing Date
Case No. 2013-0301-A – 8706 Maravoss Lane



After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

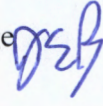
Chickens

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: August 13, 2013

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

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

RE: Petition for Administrative Variance – 08/05/13 Closing Date
Case No. 2013-0301-A – 8706 Maravoss Lane

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing (case involves chickens / sign posting requirement not fulfilled).

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel



KEVIN KAMENETZ
County Executive

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

August 6, 2013

Stephen H. & Sandra Smith
8706 Maravoss Lane
Baltimore MD 21234

RE: Case Number: 2013-0301 A, Address: 8706 Maravoss Lane

Dear Mr. & Ms. Smith:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 11, 2013. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6/17/13

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

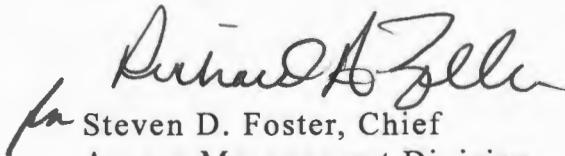
RE: Baltimore County
Item No 2013-0301-A
Administrative Variance
Stephen H. & Sandra Smith
8706 Maravoss Lane

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. 2013-0301-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

(Formal Request)

Lawrence Stahl - Case 13-301-A, (admin variance), 8706 Maravoss Lane

From: Peter Zimmerman
To: Beverungen, John; Stahl, Lawrence
Date: 6/28/2013 1:08 PM
Subject: Case 13-301-A, (admin variance), 8706 Maravoss Lane
CC: Richards, Carl

Gentlemen,

This administrative variance case 13-301-A on a Maravoss Lane lot involves a request to permit chickens on an undersized (less than 1-acre lot). It is my understanding that the practice has been to treat such variance cases differently than the usual owner-occupied residential lot area and height administrative variances under Code Section 32-3-303.

The reasoning is that they are hybrid involving variation to the requirements for "Land used for stabling and pasturing of animals" under BCZR Section 100.6, i.e. a hybrid use/area variance. In addition, they tend to attract more citizen concern than the more routine residential area and height variances.

For example, Case 13-304-A at 9 N Beaumont street has come in as a regular variance. Indeed, the property at Maravoss Lane, 12,624 square feet in area, is far less than the Beaumont Street lot at 20,000 square feet and thus requires a much larger variance. I note there is listed on the agenda a pending violation case for the Beaumont Street case, but the presumed lack of any violation case at Maravoss Avenue should not affect how the case is delineated and processed.

Therefore, I suggest you consider changing Case 13-301-A to a regular variance, with the usual posting and hearing.

In addition, as we have seen similar inconsistencies in the processing of these types of animal/fauna/bird variance cases from time to time, I suggest that a uniform policy be set and communicated on this point.

Respectfully, Peter Max Zimmerman 410 887-2188

It should be set
in for a regular
zoning hearing

Lawrence Stahl - Re: Case 13-301-A, (admin variance), 8706 Maravoss Lane

From: John Beverungen
To: Lawrence Stahl; Peter Zimmerman
Date: 6/28/2013 2:10 PM
Subject: Re: Case 13-301-A, (admin variance), 8706 Maravoss Lane
CC: Carl Richards

Gentlemen,

I just wanted to provide some input regarding the issues raised in Mr. Zimmerman's email. My comments are generic in nature, and do not concern the case referenced above on Maravoss Lane. I have not seen or reviewed that file, and ALJ Stahl routinely handles the administrative variance petitions for OAH. Also, I have in the recent past discussed some of these very issues with Mr. Zimmerman, and it does seem to be recurring with some frequency. I know I have had several "regular" zoning hearings in the last year or so on this issue.

As noted, the BCZR requires 1 acre to keep chickens. The first issue concerns whether that is an "area" requirement which can be reduced by variance? The other side of the coin is that by granting such a variance, you are permitting a "use" in that zone (keeping chickens) that would otherwise not be permitted, and the BCZR arguably does not permit "use variances."

If we decide that it is the former, and that an "area" variance is at issue in such cases, it seems like it could be processed as an administrative special hearing (variance) under BCC 32-3-303. Of course, that same law says that the zoning commissioner can decide to require a hearing in any event. As such, I tend to agree with Mr. Zimmerman that it would be helpful to have a "policy" on how these cases should be processed, but the question then becomes which agency (OAH or PAI) should adopt such a policy, and what if any formal requirements (i.e., public notice, hearing....?) must be observed before doing so? Having raised those questions, I confess I do not have the answers to same.

Have a good weekend.

John Beverungen

>>> Peter Zimmerman 06/28/13 1:08 PM >>>
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Lawrence Stahl - Re: Case 13-301-A, (admin variance), 8706 Maravoss Lane

From: Carl Richards
To: Beverungen, John; Stahl, Lawrence; Zimmerman, Peter
Date: 6/28/2013 2:38 PM
Subject: Re: Case 13-301-A, (admin variance), 8706 Maravoss Lane
Attachments: Carl Richards.vcf

Peter,

We consistently communicate to an applicant that if there is a violation we do not recommend admin. Also some applicants have chosen a special hearing because they are aware of animal hearings that have been protested as a use variance. This has happened with the proximity requirement with kennels. We try to keep all options open for the applicants, but they don't always take our advice. Also we do not want to usurp the zoning commissioner's option under(c)(1). As an aside, long before 100.6 we would allow 1 of anything domestic as a pet. This policy worked well for years until there were horses behind row houses in Dundalk. Also there were the love birds that we only allowed one. Consider the one love bird, and in similar cases there could be a lonely chicken looking for a rooster QED

W. Carl Richards, Jr.
 Permits, Approvals and Inspections
 Zoning Review, Baltimore County Room 111, County Office Building
 111 West Chesapeake Avenue
 Towson, MD 21204
 410-887-3391; 410-887-3048 (fax)
http://www.baltimorecountymd.gov/agencies/permits/pdm_zoning/index.html

>>> Peter Zimmerman 6/28/2013 1:08 PM >>>
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Account Identifier: District - 14 Account Number - 1414011050

Owner Information

Owner Name: SMITH STEPHEN H
SMITH SANDRA
Mailing Address: 8706 MARAVOSS LN
BALTIMORE MD 21234-4726
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /08012/ 00111
2)

Location & Structure Information

Premises Address
8706 MARAVOSS LN
0-0000

Legal Description

MARAVOSS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0081	0003	0727		0000	B	A	10	3		0018/ 0100

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,138 SF	12,624 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value As Of 01/01/2012	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	75,100	75,100		
Improvements:	133,300	94,300		
Total:	208,400	169,400	169,400	169,400
Preferential Land:	0			0

Transfer Information

<u>Seller:</u> NEUMANN FRANK H	<u>Date:</u> 10/31/1988	<u>Price:</u> \$85,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /08012/ 00111	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

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 02/17/2009

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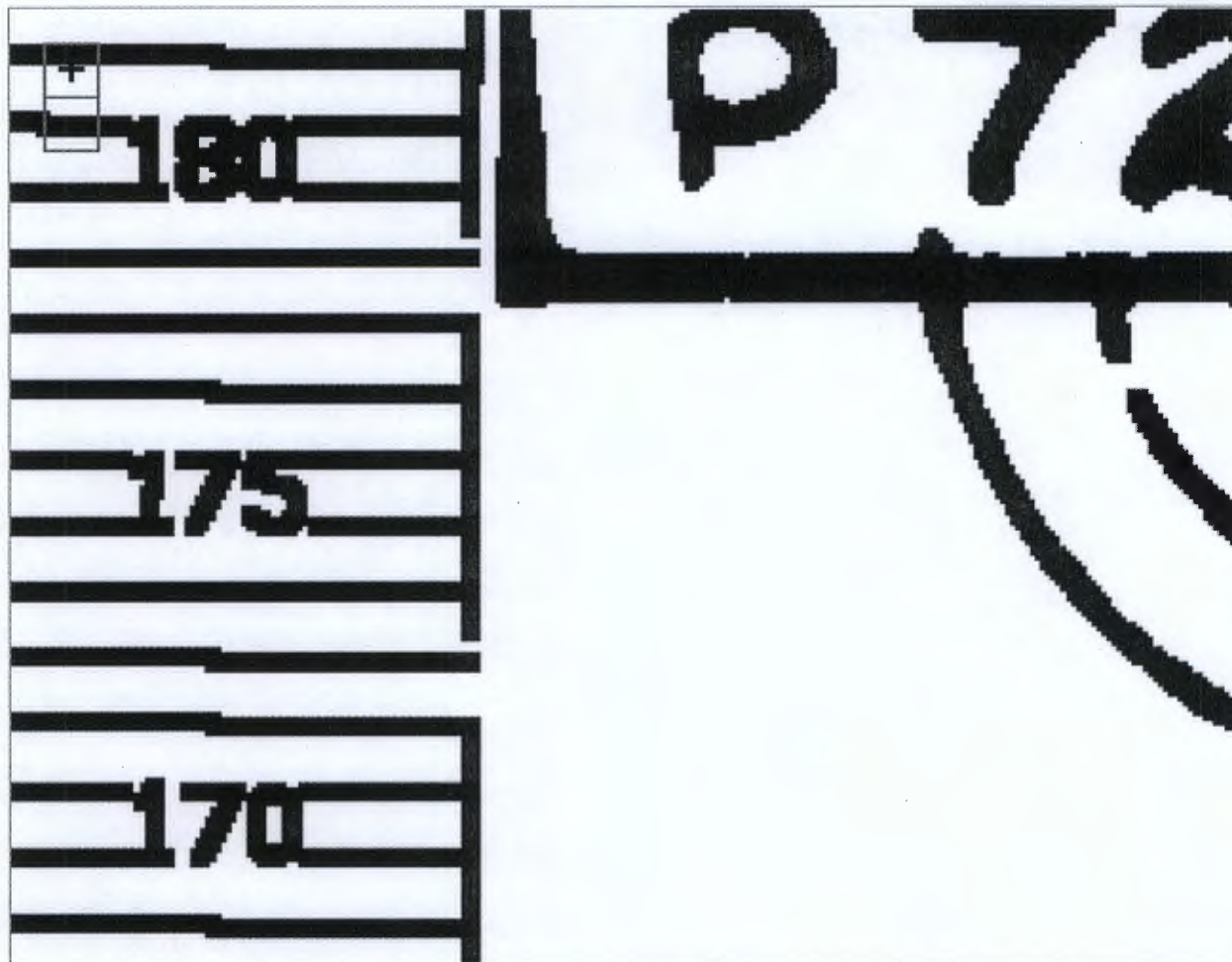
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View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 14 Account Number - 1414011050		
Owner Information		
Owner Name:	SMITH STEPHEN H SMITH SANDRA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8706 MARAVOSS LN BALTIMORE MD 21234-4726	Deed Reference: 1) /08012/ 00111 2)
Location & Structure Information		
Premises Address:	8706 MARAVOSS LN 0-0000	Legal Description: MARAVOSS
Map: 0081	Grid: 0003	Parcel: 0727
Sub District:	Subdivision: 0000	Section: B
Block: A	Lot: 10	Assessment Year: 2012
Plat No:	Plat Ref: 0018/ 0100	
Special Tax Areas:	Town: NONE	Ad Valorem:
	Tax Class:	
Primary Structure Built 1954	Above Grade Enclosed Area 1,138 SF	Finished Basement Area 288 SF
		Property Land Area 12,624 SF
		County Use 04
Stories 1.500000	Basement YES	Type STANDARD UNIT
	Exterior BRICK	Full/Half Bath 2 full/ 1 half
	Garage 1 Attached	Last Major Renovation
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of 07/01/2012
		As of 07/01/2013
Land:	75,100	75,100
Improvements	133,300	94,300
Total:	208,400	169,400
Preferential Land:	0	0
Transfer Information		
Seller: NEUMANN FRANK H	Date: 10/31/1988	Price: \$85,000
Type: ARMS LENGTH IMPROVED	Deed1: /08012/ 00111	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2012
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 02/17/2009		

Baltimore County

[New Search](#)District: **14** Account Number: **1414011050**

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 ©2011.

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



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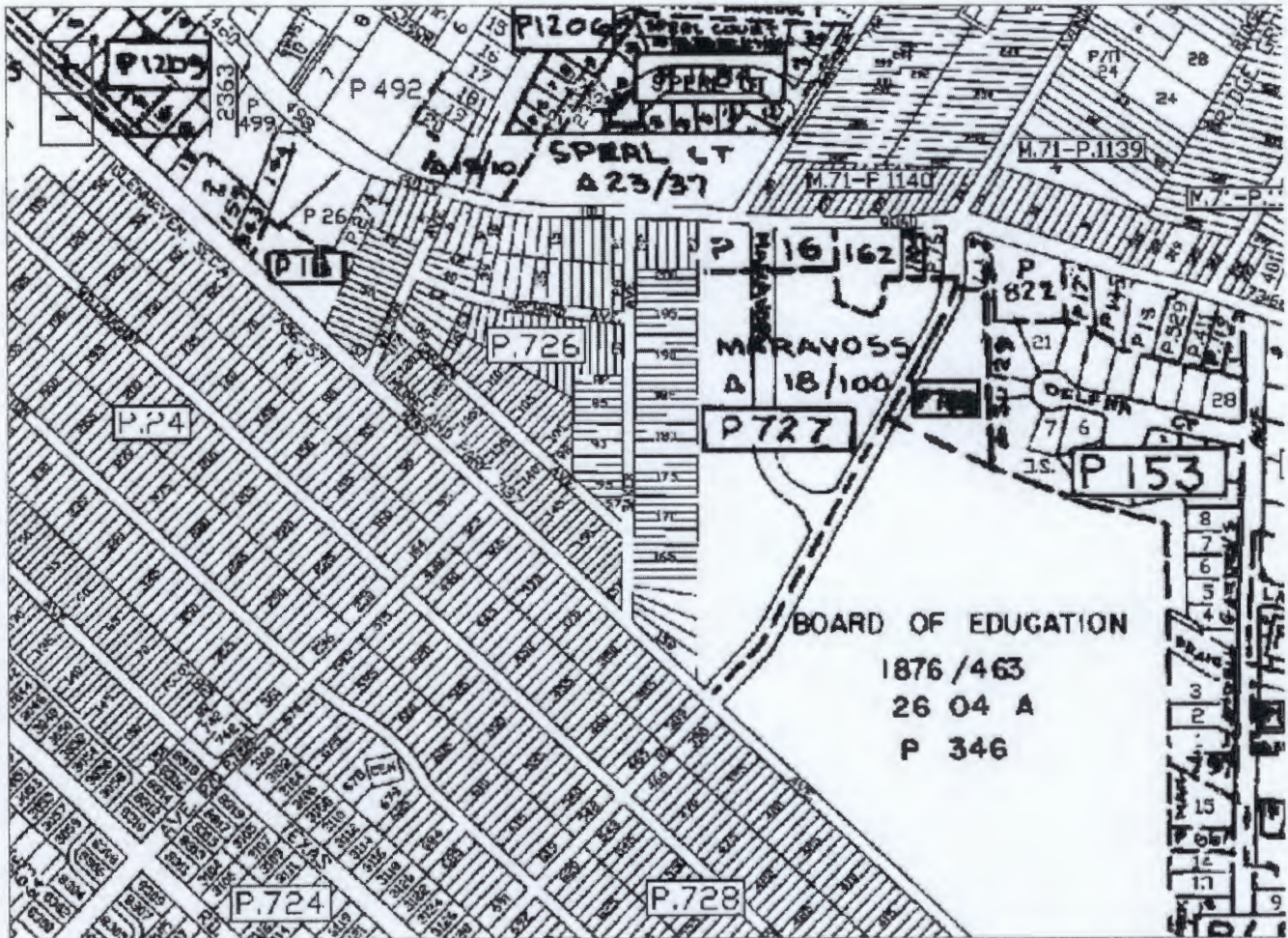
Real Property Data Search (w4)

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View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 14 Account Number - 1414011050	
Owner Information		
Owner Name:	SMITH STEPHEN H SMITH SANDRA 8706 MARAVOSS LN BALTIMORE MD 21234-4726	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /08012/ 00111 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	8706 MARAVOSS LN 0-0000	Legal Description: MARAVOSS
Map: 0081	Grid: 0003	Parcel: 0727
Sub District:	Subdivision: 0000	Section: B
Block: A	Lot: 10	Assessment Year: 2012
Plat No:	Plat Ref: 0018/ 0100	
Special Tax Areas:	Town:	Ad Valorem: NONE
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1954	1,138 SF	288 SF
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
Land:	75,100	75,100
Improvements	133,300	94,300
Total:	208,400	169,400
Preferential Land:	0	169,400
		0
Transfer Information		
Seller: NEUMANN FRANK H	Date: 10/31/1988	Price: \$85,000
Type: ARMS LENGTH IMPROVED	Deed1: /08012/ 00111	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 02/17/2009		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **14** Account Number: **1414011050**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.



JB 11-21
1:30 pm

Case No.: 2013-0301-A

Exhibit Sheet

Petitioner/Developer

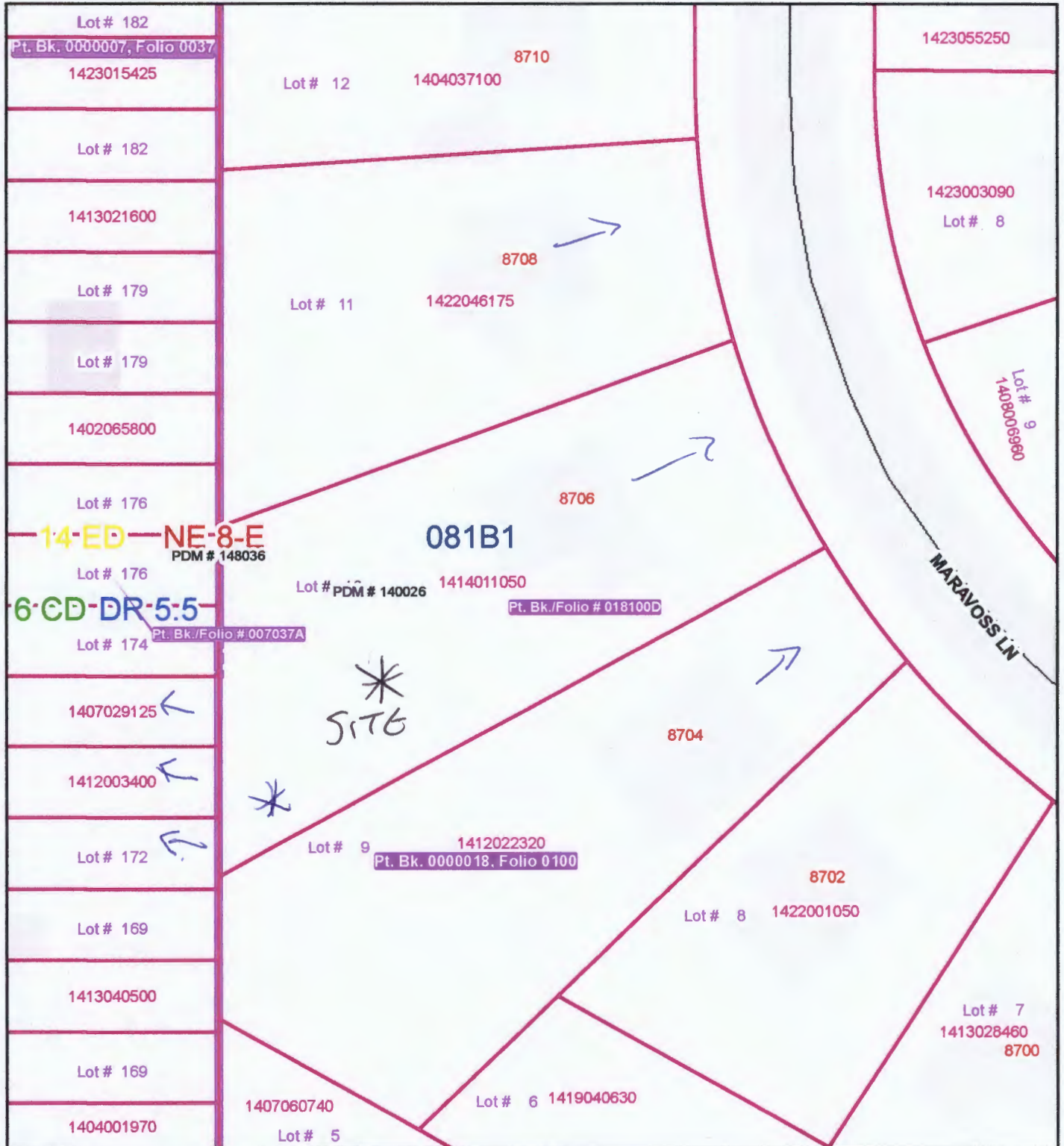
DW
12-27-13

Respondent

SLN
11-25-13

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

8706 Maravoss Lane



Publication Date: 5/10/2013



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



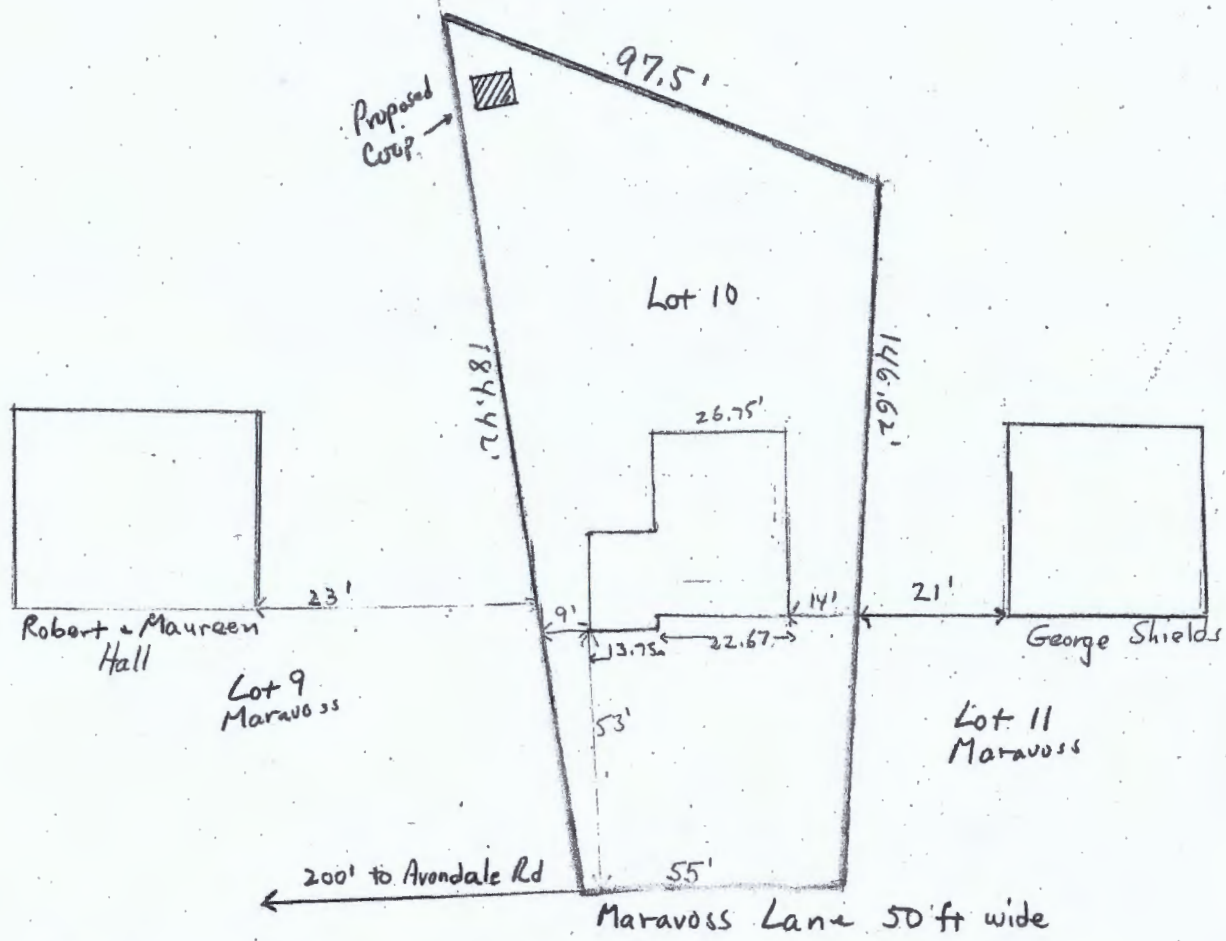
0 10 20 40 60 80 Feet

1 inch = 40 feet

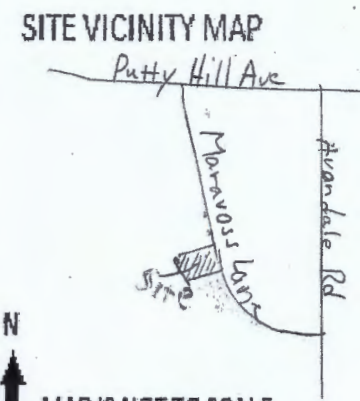
2013-0301-4

Ex-2

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8706 Maravoss Lane OWNER(S) NAME(S) Stephen & Sandra Smith
 SUBDIVISION NAME Maravoss LOT# 10 BLOCK# A SECTION# B
 PLAT BOOK# 18 FOLIO# 100 10 DIGIT TAX# 1414011050 DEED REF.# 08012100111



PLAN DRAWN BY Stephen H Smith DATE 6/6/13 SCALE: 1 INCH = 40 FEET



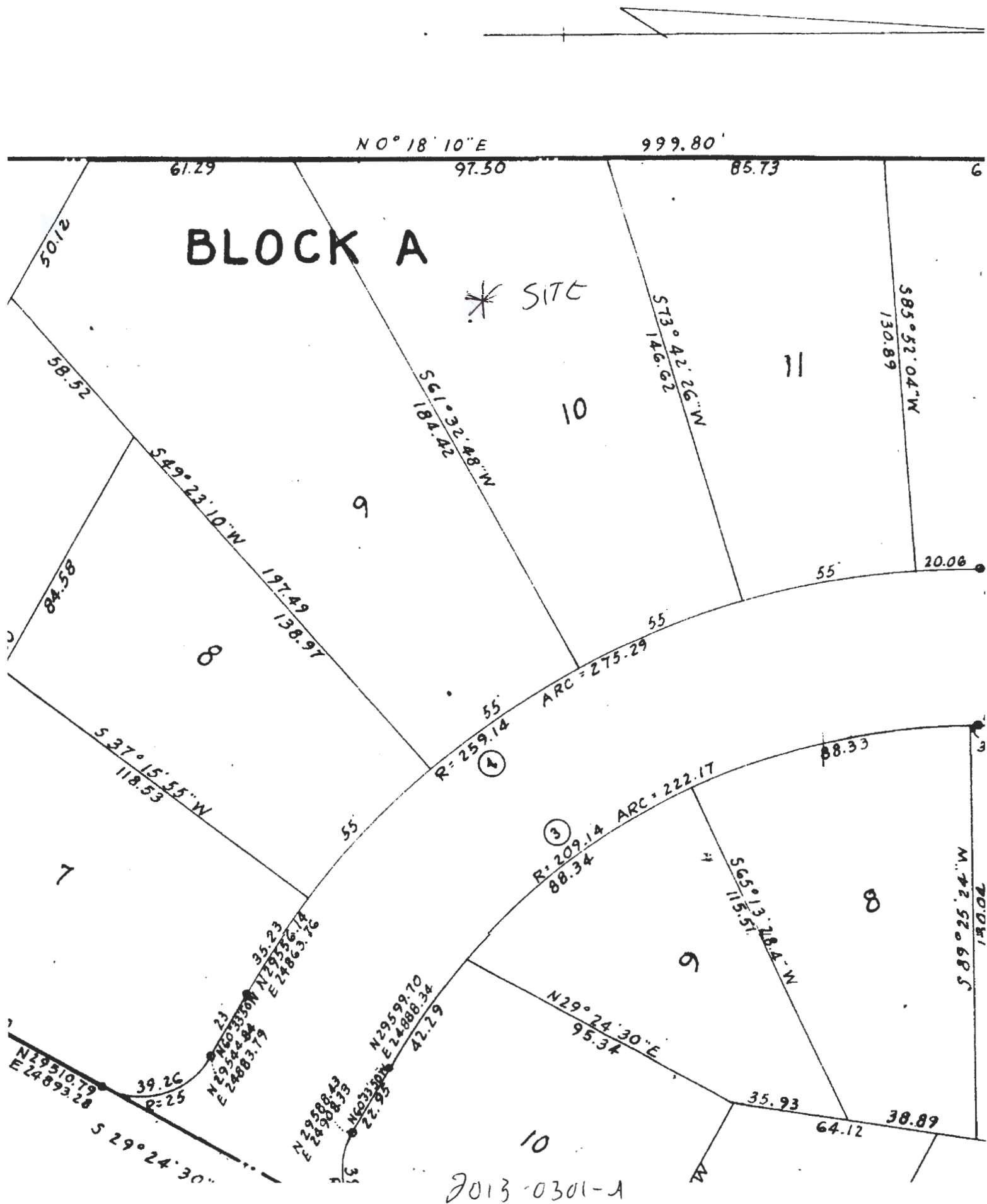
N
 MAP IS NOT TO SCALE

ZONING MAP# 008131
 SITE ZONED 6CD DR 5.5
 ELECTION DISTRICT 14
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE 0.290
 OR SQUARE FEET 12624
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

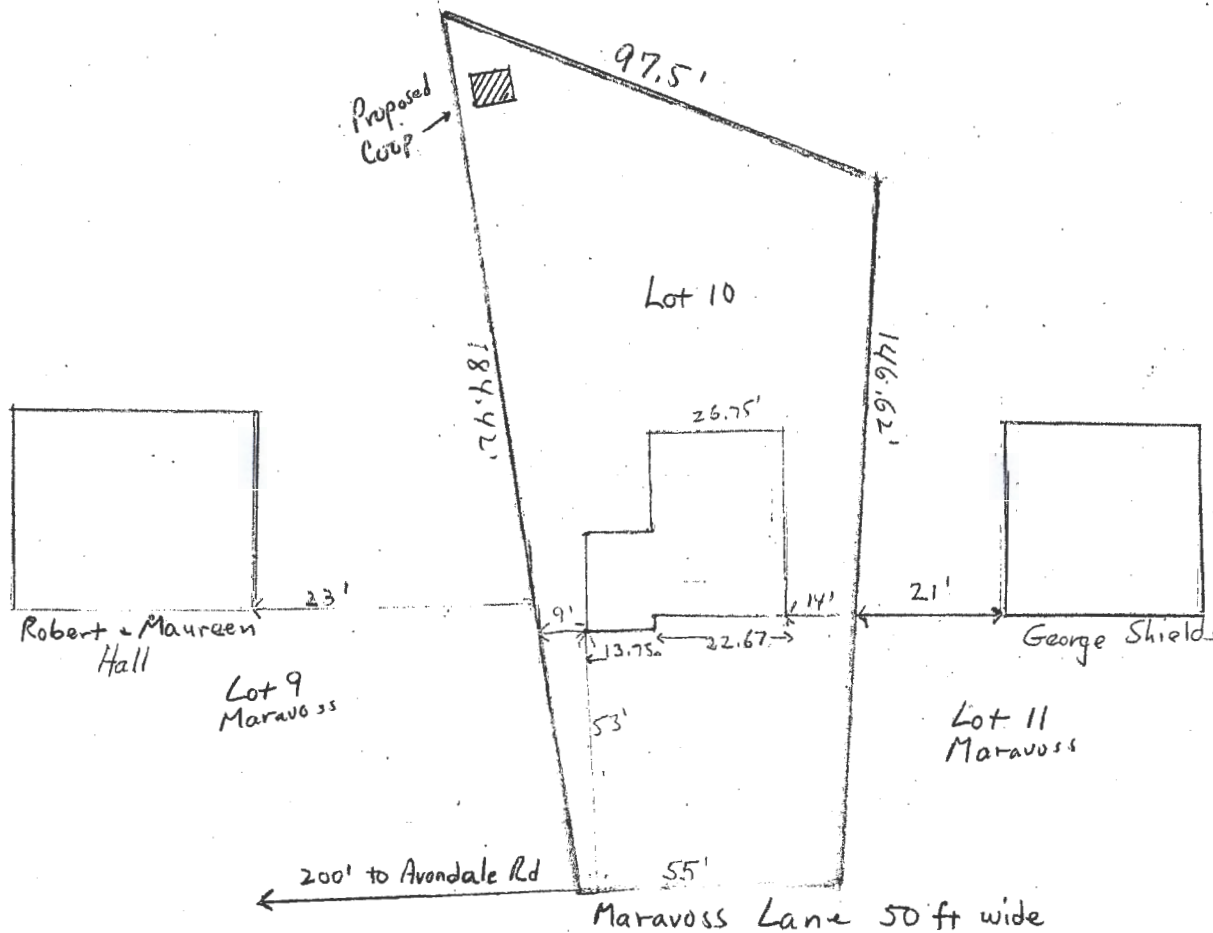
VIOLATION CASE INFO:

2013-0301-A

EX 1

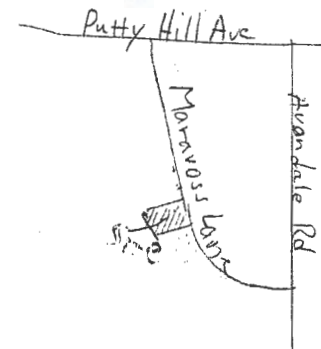


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 PLAT BOOK# 18 FOLIO# 100 10 DIGIT TAX# 1414011050 DEED REF.# 08012/00111



PLAN DRAWN BY Stephen H Smith DATE 6/6/13 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 008131
 SITE ZONED 6CD DR 5.5
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