

IN RE: PETITION FOR ADMIN. VARIANCE *
(1513 W. Joppa Road)
9th Election District *
2nd Councilmanic District *
Christopher & Jennifer Rodriguez *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0022-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, Christopher & Jennifer Rodriguez for property located at 1513 W. Joppa Road. The Variance request is from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (storage shed) in the front yard in lieu of the required rear yard.

This matter was originally filed as an Administrative Variance, with a closing date of August 26, 2013. On August 23, 2013, Ruxton Riderwood Lake Roland Area Improvement Association (RRLRAIA) requested a formal hearing on this matter. The hearing was subsequently scheduled for Thursday, October 17, 2013 at 10:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS) dated August 27, 2013, and from the Bureau of Development Plans Review, dated August 14, 2013.

Appearing at the public hearing in support for this case was Christopher & Jennifer Rodriguez and Mitch Kellman from Daft, McCune & Walker, Inc., the firm that prepared the site plan. J. Neil Lanzi, Esquire appeared and represented the Petitioners. Several community

ORDER RECEIVED FOR FILING

Date

By

2/21/14
sen

members appeared and opposed the petition.

Testimony and evidence revealed that the subject property is approximately 1.316 +/- acres and is zoned DR 2. The Petitioners constructed a garage for storage in their front yard, and indicated they were unaware of the regulations which require rear yard placement. The variance was sought to validate or legitimize the existing structure.

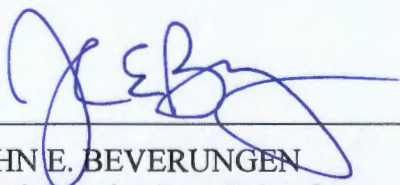
In this case, I do not believe the relief can be granted. In a memorandum dated February 12, 2014, the Department of Public Works indicated the shed was positioned just 6 feet from the floodplain, and that agency recommended denial of the petition. In these circumstances, the grant of variance relief would be inappropriate.

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 denied.

THEREFORE, IT IS ORDERED, this 21st day of February, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (storage shed) in the front yard in lieu of the required rear yard, be and is hereby DENIED.

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date

2/21/14

By

sln

KEVIN KAMENETZ
County Executive



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

February 21, 2014

Neil J. Lanzi, Esquire
409 Washington Avenue, Suite 617
Towson, Maryland 21204

RE: Petition for Variance
Property: 1513 W. Joppa Road
Case No.: 2014-0022-A

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

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: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 1513 West Joppa Road which is presently zoned DR 2

Deed Reference 33869 443

10 Digit Tax Account # 09 02 006360

Property Owner(s) Printed Name(s) Christopher and Jennifer Rodriguez

(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) 400.1, BCZR to permit an accessory structure (storage shed) in the front yard 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:

Christopher Rodriguez

Name #1 - Type or Print

Signature #1

1513 West Joppa Road

Mailing Address

City

State

21204

Zip Code

410-627-7729

Telephone #

Chris@rade

Email Address

gmail.com

Jennifer Rodriguez

Name #2 - Type or Print

Signature #2

Representative to be contacted:

Mitch Kellman

Name - Type or Print

Signature DMW, Inc.

200 East Pennsylvania Ave

Mailing Address

City

State

21286

Zip Code

410-296-3333

Telephone #

mKellman@dmw.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 2014-0022-A

Filing Date 7/31/13

Estimated Posting Date 8/11/13

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: 1513 West Joppa Road Ruxton MD 21204
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)

Very small steep rear yard
Irregular - shape property
more usable land in front yard

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

Signature of Affiant

Christopher John Rodriguez

Name- Print or Type

Signature of Affiant

Jennifer Marie Rodriguez

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:

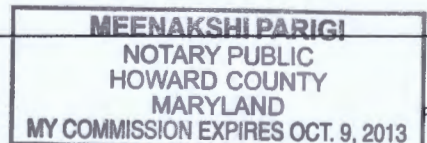
I HEREBY CERTIFY, this 29 day of July, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Christopher John Rodriguez, Jennifer Marie Rodriguez
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



REV. 10/12/11

Zoning Description
1513 West Joppa Road

Beginning at a point on the south side of West Joppa Road, 350 feet southwest from the centerline of Acorn Hill Lane following these distances:

- (1) North 87 degrees 47 minutes 20 seconds East 30.54 feet
- (2) North 74 degrees 04 minutes 40 seconds East 46.29 feet
- (3) South 66 degrees 40 minutes 20 seconds East 97.40 feet
- (4) South 16 degrees 15 minutes 20 seconds West 10.09 feet
- (5) South 66 degrees 07 minutes 30 seconds East 82.45 feet
- (6) South 08 degrees 38 minutes 18 seconds East 126.49 feet
- (7) South 48 degrees 51 minutes 00 seconds West 120.51 feet
- (8) South 13 degrees 14 minutes 55 seconds West 64.04 feet
- (9) South 67 degrees 38 minutes 50 seconds West 69.66 feet
- (10) North 78 degrees 05 minutes 20 seconds West 86.49 feet
- (11) North 17 degrees 46 minutes 20 seconds East 333.47 feet
- (12) North 85 degrees 13 minutes 50 seconds West 90.75 feet
- (13) North 35 degrees 43 minutes 00 seconds West 22.15 feet,

to the point of beginning, containing 1.316 acres in the 9th Election District and 2nd Councilmanic District, with a deed reference of 33869/443, and located on Baltimore County Tax Map 69, within Grid 4, and referenced as Parcel 222. The property is also known as 1513 West Joppa Road.

2014-0022-A

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

No. **101594**

Date: **7/31/13**

PAID RECEIPT

INSTRUMENT ACTUAL TIME DEW
 7/31/2013 7/31/2013 13:36:23 8
 REC NSOM WALKIN SHIL SAH
 RECEIPT # 581197 7/31/2013 OFLN
 Dept 5 526 ZONING VERIFICATION
 CR NO. 101594
 Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6050				75.00

Total: **75.00**

Rec From: **Jenni L. Rodriguez**

For: **Administrative**
2014-0022-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2014-0022-A

RE: Case No.: _____

Petitioner/Developer: _____

Christopher & Jennifer Rodriques

August 26, 2013
Date of Hearing/Closing: _____

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

Attn: 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: _____

1513 West Joppa Rd

August 11, 2013

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

August 11, 2013

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/28/2013

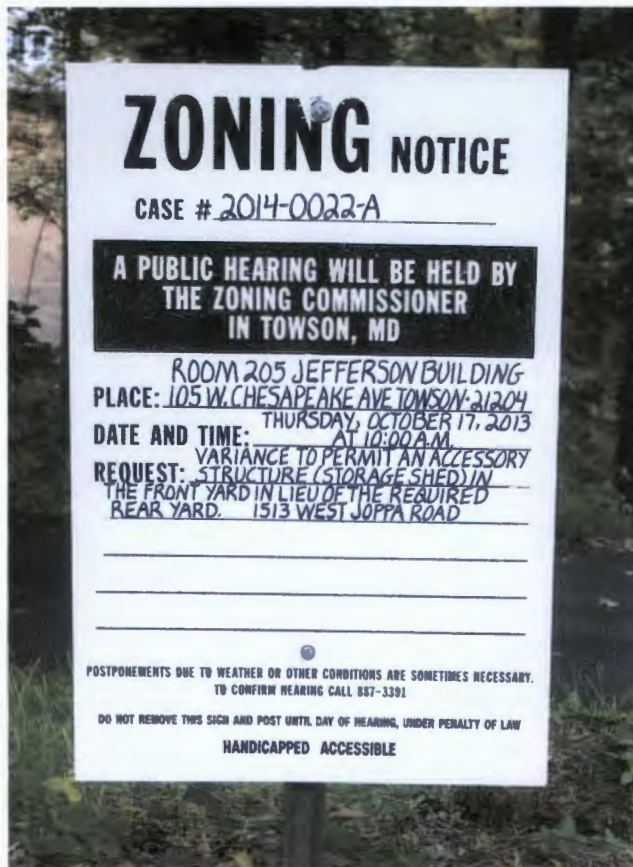
Case Number: 2014-0022-A

Petitioner / Developer: MR. & MRS. RODRIGUEZ~MITCH KELLMAN

Date of Hearing (Closing): OCTOBER 17, 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:
1513 WEST JOPPA ROAD

The sign(s) were posted on: SEPTEMBER 27, 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)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

September 26, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on September 26, 2013.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

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

Case: # 2014-0022-A

1513 West Joppa Road

S/s West Joppa Rd., 350' to centerline of Acorn Hill
9th Election District - 2nd Councilmanic District

Legal Owner(s): Christopher & Jennifer Rodriguez

Variance: to permit an accessory structure (storage shed) in the front yard in lieu of the required rear yard.

Hearing: Thursday, October 17, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/440 Sept, 26

948917



KEVIN KAMENETZ
County Executive

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

August 29, 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: 2014-0022-A

1513 West Joppa Road
S/s West Joppa Rd., 350' to centerline of Acorn Hill
9th Election District – 2nd Councilmanic District
Legal Owners: Christopher & Jennifer Rodriguez

Variance to permit an accessory structure (storage shed) in the front yard in lieu of the required rear yard.

Hearing: Thursday, October 17, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Rodriguez, 1513 W. Joppa Road, Ruxton 21204
Mitch Kellman, 200 E. Pennsylvania Avenue, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 27, 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, September 26, 2013 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Christopher Rodriguez
1513 West Joppa Road
Ruxton, MD 21204

410-627-7929

NOTICE OF ZONING HEARING

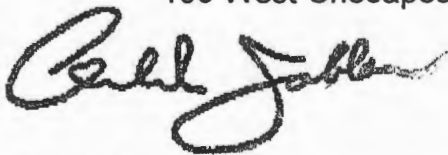
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1513 West Joppa Road
S/s West Joppa Rd., 350' to centerline of Acorn Hill
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Legal Owners: Christopher & Jennifer Rodriguez

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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: March 25, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0022-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 24, 2014. 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 ADMINSTRATIVE * BEFORE THE OFFICE
VARIANCE *
1513 West Joppa Road; S/S West Joppa * OF ADMINSTRATIVE
Road, 350' to c/line Acorn Hill *
9th Election & 2nd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Christopher & Jennifer Rodriguez *
Petitioner(s) * BALTIMORE COUNTY
* 2014-022-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
AUG 23 2013
HL

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of August, 2013, a copy of the foregoing Entry of Appearance was mailed to Mitch Kellman, DMW Inc, 200 East Pennsylvania Avenue, Towson, MD 21286, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
8/14/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
8/27/13	DEPS (if not received, date e-mail sent _____)	C
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
8/6/13	STATE HIGHWAY ADMINISTRATION	No Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 9/26/13	
SIGN POSTING	Date: 9/27/13 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0022 -A

Address 1513 West Joppa Rd

Contact Person: Gary Huch
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/31/13

Posting Date: 8/11/13

Closing Date: 8/26/13

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 2014- 0022 -A

Address 1513 West Joppa Rd

Petitioner's Name Christopher and Jennifer Rodriguez Telephone 410-627-7929

Posting Date: 8/11/13

Closing Date: 8/26/13

Wording for Sign: To Permit an accessory structure (storage shed) in the front yard in lieu of the rear yard.

Revised 7/25/13



KEVIN KAMENETZ
County Executive

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

August 27, 2013

Christopher & Jennifer Rodriguez
1513 West Joppa Road
Ruxton MD 21204

RE: Case Number: 2013-0022 A, Address: 1513 West Joppa Road

Dear Mr. & Ms. Rodriguez:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 31, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Mitch Kellman, 200 East Pennsylvania Avenue, Towson MD 21286

UPDATE / MESSAGE FORM

Uninventoried

Date: 7/18/14Inspector LarrickCase # 100133813Address 1513 W Joppa

Comments: Stop work order written
written for construction of storage
building 24' x 30' possible riverine and
front yard R/c 8/1/13 R Larrick

* Please give case # and make
file and return

Entered into Envision

LK

Baltimore County
Permits, Approvals
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953



Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. _____ Property No. 0902006360 Zoning: _____

Name(s): Chris Rodriguez

Address: 1513 W Joppa Rd

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2003 Baltimore County Code
Article 35

35-2-301 Permits Required

304 Penalty for action without permit

Secure permit for structure in
front yard 30x24

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 8/1/13 DATE ISSUED: 7/18/13

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: Rodney Lennick PRINT NAME: Rodney Lennick

STOP WORK NOTICE

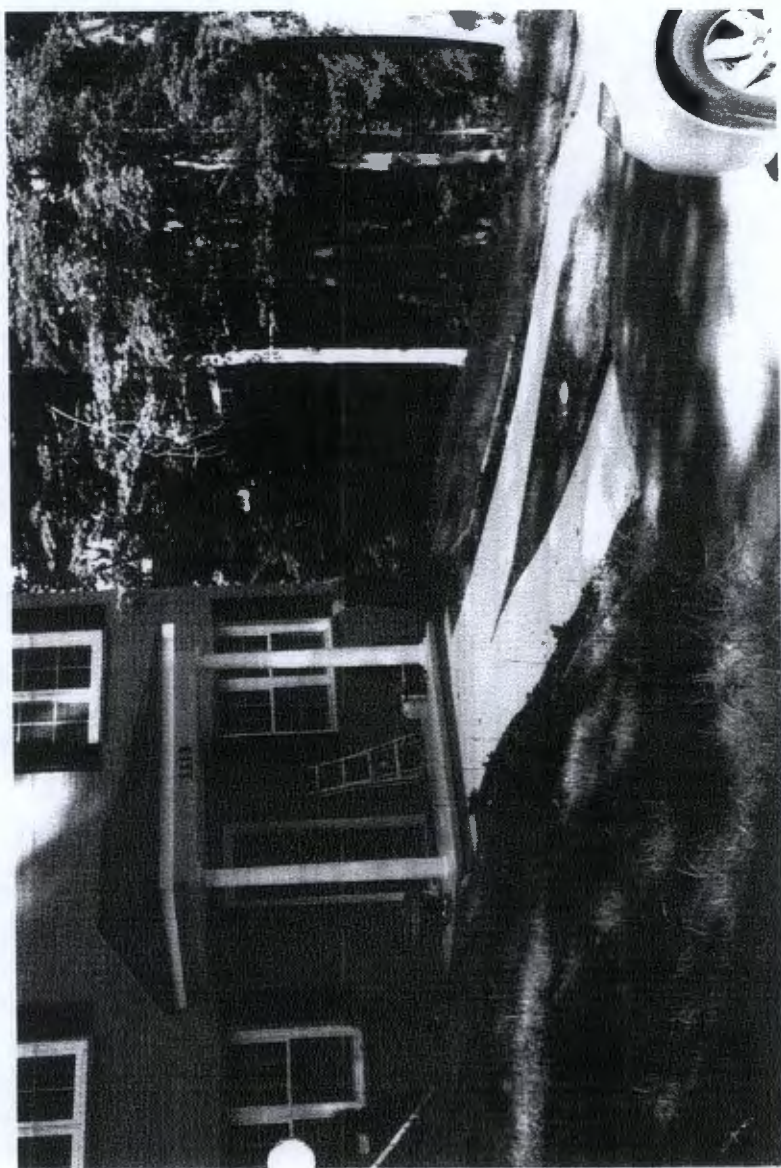
PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 8/1/13 DATE ISSUED: 7/18/13

INSPECTOR: Rodney Lennick PRINT NAME: Rodney Lennick

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR







FORMAL DEMAND FOR HEARING

CASE NUMBER: 2014-0022-A

Address: 1513 W Joppa Road

Petitioner(s): Ruxton Riderwood Lake Roland
Area Improvement Assoc.
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Ruxton Riderwood Lake Roland
Name - Type or Print Area Improvement
Assoc.
() Legal Owner OR () Resident of

P.O. 204 Riderwood MD 21139
Address

8013 Bellona Ave Balto 21204
City State Zip Code

410-494-7757
Telephone Number

within RRLRAIA boundaries
which is located approximately feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Pepi Squitieri, Exec Dir. 8/23/13
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

ZONING VARIANCE CASES

N J. Garland

N B. Peters

N L. Mayer

N J. Kemp

N T. Kidd

No R. Rohlfis

Y R. Larrick

No H. Rowe

1513 W Joppa
CO 00133 813

Please check over the following zoning hearings to let me know if there are any outstanding violations. Please put the address of the violation in the space next to your name.

I need copies of everything in the file, or corrections notices (if there is no file), to send to the Zoning Commissioner, along with the form filled out (found on my desk).

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING OF August 5, 2013
FORMAL OR INFORMAL RESPONSE DUE AT August 12, 2013 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

- * Administrative Law Judge, Commissioner (Lawrence M. Stahl); MS #4103
- # PAI, Zoning Review H.O. Hearing File (Kristen Matthews)
- # PAI, Zoning Review DRC/ZAC Meeting File (W. Carl Richards, Jr.)
- * PAI, Code Enforcement (Lisa Henson) MS # 1105
- * **PAI, Building Inspection**
- & PAI, Development Plans Review (Dennis Kennedy)
- # Planning Office (Curtis Murray) MS #4101
- * Recreation and Parks (Bruce Gill)
- # DEPS (Jeff Livingston) – *2 copies of each MS #4400*
- & State Highway Administration, Access Permits Division (Rich Zeller)
- & Fire Department MS #1102F (Inspector Muddiman)
- * Economic Development Commission, Business Develop. MS #4300 (Stanley Jacobs)
- * Highways (Anthony Russell); MS #1003
- * Neighborhood Improvements MS #4201(Liz Glenn)
- + People's Counsel (Peter Zimmerman); MS #4204
- * Honorable Todd Huff, County Council, District 3; MS #2201
- * Nancy Jones/Mike Ruby (Newspaper)
- # IF CRITICAL AREA, Maryland Office of Planning (Steve Allen)
- # IF FLOODPLAIN, Maryland Department of the Environment
- # IF FLOODPLAIN, Public Works (David Thomas); MS #1315
- * IF ELDERLY HOUSING, Community Development; MS #1102M
- # IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
- # IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder); MS #1102E
- * IF TOWER, Tower Coordinator, c/o OIT; MS #2007

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Matthews

If you have any questions regarding a particular zoning petition, please contact the Zoning Review planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2014-0020-A

Primary Use: Residential

Reviewer: RDD

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Christopher & Nancy Baggan

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 8th

Councilmanic Dist: 2nd

Property Address: 1801 Ridge Rd

Location: SW corner of Ridge Road and Falls Road

Existing Zoning: RC 5

Area: 2.67 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE 1. To permit a proposed addition to have a side yard setback of 20 ft. and a front yard setback of 67 ft. from the centerline of a road in lieu of the required 50 ft. and 75 ft., respectively; and
2. To amend the Final Development Plan of Fox Ridge Estates, lot 14 only

Attorney:

Prior Zoning Cases:

Violation Cases:

Miscellaneous:

Concurrent Cases:

Closing Date: 8/26/2013

ZAC AGENDA

Case Number: 2014-0021-A

Primary Use: Commercial

Reviewer: AT

Type: VARIANCE

Legal Owner: Philip Hoag

Contract Purchaser:

Critical Area: NO

Flood Plain: NO

Historic: NO

Election Dist: 14th

Councilmanic Dist: 6th

Property Address: 4101 Wholesale Club Dr

Location: SW corner of Belair Road and Wholesale Club Drive

Existing Zoning: BR

Area: 0.9148 acre

Proposed Zoning: VARIANCE 1. To allow a freestanding joint identification sign with a sign area/face of 223 sq. ft. and height of 33 ft. in lieu of the permitted 132 sq. ft. and height of 25 ft.
2. To allow the display of 11 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy

Attorney: David H. Karceski, 210 W. Pennsylvania Avenue, Suite 500, Towson MD 21204

Prior Zoning Cases: R90-412, 93-336-A, 00-309-A

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2014-0022-A

Primary Use: Residential

Reviewer: GH

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Christopher & Jennifer Rodriguez

Contract Purchaser:

Critical Area: NO

Flood Plain: NO

Historic: NO

Election Dist: 9th

Councilmanic Dist: 2nd

Property Address: 1513 W Joppa Rd

Location: S/S of W Joppa Road, 350 ft. to the centerline of Acorn Hill

Existing Zoning: DR 2

Area: 1.136 +/- acres

Proposed Zoning: ADMINISTRATIVE VARIANCE To permit an accessory structure (storage shed) in the front yard in lieu of the required rear yard

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 8/26/2013

Miscellaneous:

ZAC AGENDA

Case Number: 2014-0023-SPH

Primary Use: Commercial

Reviewer: JCM

Type: SPECIAL HEARING

Legal Owner: Albert Koon Yu Hom & Kirby Hom

Contract Purchaser: Howard L. & Judith M. Dubick

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 15th

Councilmanic Dist: 7th

Property Address: 202-204 Eastern Blvd

Location: NW/S of Eastern Blvd., 140 ft. +/- SW of centerline of Wiltshire Road

Existing Zoning: BL

Area: 0.563 acre +/-

Proposed Zoning: SPECIAL HEARING To determine whether or not the Administrative Law Judge should approve the relocation of Essex Pawn Shop from 136-140 Eastern Boulevard, Essex, Baltimore County, MD 21221 to 202-204 Eastern Boulevard.

Attorney: Edward C. Covahey, 614 Bosley Avenue, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2014-0024-SPH

Primary Use: Residential

Reviewer: JS

Type: SPECIAL HEARING

Legal Owner: Boys School of St. Paul's Parish

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 3rd

Councilmanic Dist: 2nd

Property Address: 11152 Falls Rd

Location: N/S of Greenspring Valley Road, 376 ft. from W/S of Tony Drive

Existing Zoning: RC 2

Area: 7 acres +/-

Proposed Zoning: SPECIAL HEARING To determine whether or not the Administrative Law Judge should approve an amendment to the Special Exception and accompanying site plan approved in Case No. 04-553-X and amended in Case No. 08-345-SPHA to allow for the construction of an 8,000 sq. ft. maintenance building on Tract A.

Attorney: Christopher D. Mudd, 210 Pennsylvania Avenue, Suite 500, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous: Additional Tax Account #'s 2200019496, 2200019497, 2200020672

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8-6-13

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

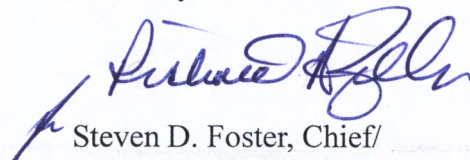
RE: Baltimore County
Item No 2014-0022-d
Administrative Variance
Christopher & Jennifer Rodriguez
1513 W. Joppa Road

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. 2014-0022-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/
Development Manager
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

John Beverungen - Re: W. Joppa Road case 2014-0022 A

From: John Beverungen
To: Neil Lanzi
Date: 11/1/2013 10:06 AM
Subject: Re: W. Joppa Road case 2014-0022 A

Neil, I will. And as a policy, I do not meet with parties in contested cases. John

>>> "Neil Lanzi" <nlanzi@lanzilaw.com> 10/31/2013 11:30 AM >>>
John:

I have been advised that my client may attempt to meet with you regarding his case. I am not sure of my status at this time but have left a message to the client discouraging him from attempting to meet with you. Please advise if he contacts your office.

Thanks,

Neil

John Beverungen - Re: 1513 West Joppa Rd, Towson, Md 21204

From: John Beverungen
To: Charles Hill
Date: 12/6/2013 11:09 AM
Subject: Re: 1513 West Joppa Rd, Towson, Md 21204
CC: Sherry Nuffer

Dear Ms. Hill,

I will include a copy of this email in the case file, and you will receive a copy of any correspondence and/or order issued by this Office.

John Beverungen
ALJ

>>> Charles Hill <c.b.hill@comcast.net> 12/5/2013 3:29 PM >>>

Thank you very much for your speedy response! Would it be possible for you to keep me informed of the decision? Or, is there a website and case number that I may reference? Thank you, Gina Hill

On Dec 5, 2013, at 3:18 PM, John Beverungen wrote:

Dear Ms. Hill,

There has been no decision rendered in this case. At the hearing on October 17, 2013, County agency representatives indicated that the owners needed to submit a flood plain study in order for them to determine whether the proposal complies with state and county floodplain and environmental regulations. This Office has not received a copy of the study or any revised comments from County agencies indicating that such a study has been reviewed and approved. As such, an Order cannot be issued until these materials are submitted to the County.

John Beverungen
ALJ

>>> Charles Hill <c.b.hill@comcast.net> 12/5/2013 2:52 PM >>>
Dear Administrative Law Judge Beverungen,

My name is Gina Hill. I am writing in reference to a Baltimore County variance case re: 1513 west Joppa Road that I believe you presided over. I would like to know what the decision was in the case, on what grounds the decision was made, and what (if any) are the restrictions on the use of the storage shed.

If you are not the correct contact, could you please let me know who can answer these questions.

Thank you very much,

Gina Hill
1515 West Joppa Road

John Beverungen - Fwd: 1513 West Joppa Road, ZAC 2014-0022-A, Rodriguez Property

From: Terry Curtis
To: Beverungen, John
Date: 2/19/2014 10:54 AM
Subject: Fwd: 1513 West Joppa Road, ZAC 2014-0022-A, Rodriguez Property
CC: Kennedy, Dennis; Thomas, David
Attachments: W Joppa Road #1513 Case No 2014-0022-A.pdf

Honorable Beverungen,

I neglected to include you on this email on Friday. To remind you, this is an open case awaiting a decision.

If you have any questions please feel free to contact me anytime.

Have a great day,

>>> Terry Curtis 2/14/2014 2:41 PM >>>
Good Afternoon,

Please see the attached memo concerning the above mentioned property. The paper copies have been sent and you should receive them shortly.

If you have any questions please feel free to contact me anytime.

Have a great day,

Terry

Terry Curtis, Jr.
Baltimore County
Department of Public Works
410-887-3117
tcurtis@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

AUG 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: August 27, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0022-A
Address 1513 West Joppa Road
(Rodriguez Property)

Zoning Advisory Committee Meeting of August 5, 2013.

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

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

Additional Comments:

A site visit has revealed significant environmental concerns are associated with this project. It appears that the property in question is currently in violation of the Regulations mentioned above. Failure to come into compliance in a timely fashion will lead to the withholding of any future permits and may also lead to enforcement actions and penalties per Sections 33-3-115, 33-3-116, 33-6-118, 33-6-119 and 33-6-120 of the Code.

Reviewer: Michael S. Kulis

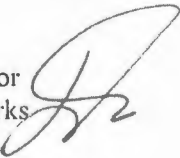
Date: August 27, 2013

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon,
Deputy Administrative Officer and
Director, Department of Permits, Approvals and Inspections

ATTN: Kristen Matthews
MS 1105

FROM: Edward C. Adams, Director
Department of Public Works 

DATE: February 12, 2014

SUBJECT: Case No: 2014-0022-A
1513 West Joppa Road, Baltimore, Maryland 21204

Case Number 2014-0022-A, 1513 West Joppa Road, involves an Administrative Variance to permit and accessory structure in the front yard in lieu of the required rear yard. During the review of this property my office found the accessory structure close to the riverine floodplain.

Terry Curtis, of my office has reviewed all the floodplain computations submitted and has found that the accessory structure is not within the 100-year riverine flood plain. This is supported by a computations submitted signed and sealed by a Maryland Professional Engineer.

During our review of the flood plain computations of this petition we found that the accessory structure is approximately 6 feet from the 100-year flood plain. This setback does not meet the requirements shown and stated in Plate DF-1 located in the Department of Public Works Baltimore County Design Manual adopted by County Council Resolution 63-10 on August 2, 2010.

For this reason approval of the subject petition is **not recommended**.

ECA/TWC/s

CC: Dennis Kennedy, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council

*2-14-14
TO WCP
for file*

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE



TO: Arnold Jablon,
Deputy Administrative Officer and
Director, Department of Permits, Approvals and Inspections

ATTN: Kristen Matthews
MS 1105

FROM: Edward C. Adams, Director
Department of Public Works

A blue ink handwritten signature, appearing to be "E. Adams", written over the "FROM" line.

DATE: February 12, 2014

SUBJECT: Case No: 2014-0022-A
1513 West Joppa Road, Baltimore, Maryland 21204

RECEIVED

FEB 26 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Case Number 2014-0022-A, 1513 West Joppa Road, involves an Administrative Variance to permit and accessory structure in the front yard in lieu of the required rear yard. During the review of this property my office found the accessory structure close to the riverine floodplain.

Terry Curtis, of my office has reviewed all the floodplain computations submitted and has found that the accessory structure is not within the 100-year riverine flood plain. This is supported by a computations submitted signed and sealed by a Maryland Professional Engineer.

During our review of the flood plain computations of this petition we found that the accessory structure is approximately 6 feet from the 100-year flood plain. This setback does not meet the requirements shown and stated in Plate DF-1 located in the Department of Public Works Baltimore County Design Manual adopted by County Council Resolution 63-10 on August 2, 2010.

For this reason approval of the subject petition is **not recommended**.

ECA/TWC/s

CC: Dennis Kennedy, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council

Send to
John Bew.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 7, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For August 12, 2013
Item Nos. 2014- 0020, 0021 and 0022.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 12, 2013
Item No. 2014-0022

DATE: August 14, 2013.

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

A follow-up review of this project was completed today, and we found that there is a stream on the site and there is a 100 year flood plain associated with the stream. The petitioner will be required to show compliance with plate DF-1 of the Baltimore County Design Manual. The plate shows that all buildings must be set back from the flood plain a distance of 20 feet. The petitioner will be required to provide enough information to show compliance. This may entail hiring a professional engineer to perform a flood plain study. Contact Terry Curtis at 410-887-3117 to start gathering information.

In the meantime, we recommend the approval of the requested variance be withheld.

DAK: CEN.

Cc: file.

ZAC-ITEM NO 14-0022-08122013.doc

Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration			
Account Identifier:	District - 09 Account Number - 0902006360				
Owner Information					
Owner Name:	RODRIGUEZ CHRISTOPHER JOHN		Use:	RESIDENTIAL	
	RODRIGUEZ JENNIFER MARIE		Principal Residence:	YES	
Mailing Address:	1513 JOPPA RD		Deed Reference:	1) /33869/ 00443	
	TOWSON MD 21214-			2)	
Location & Structure Information					
Premises Address:	1513 JOPPA RD 0-0000		Legal Description:	1.316 AC SS JOPPA RD E OF RIDERWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0069	0004	0222		0000	
					Block:
					Lot:
					Assessment Year:
					2014
					Plat No:
					Plat Ref:
					NONE
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1956	1,642 SF			1.3100 AC	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2.000000	NO	STANDARD UNIT	BRICK	2 full/ 1 half	
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2011		07/01/2013
Land:	180,400		180,400		07/01/2014
Improvements	156,700		156,700		
Total:	337,100		337,100		
Preferential Land:	0				
Transfer Information					
Seller: 210 WARFIELD LLC			Date: 06/27/2013		Price: \$465,000
Type: ARMS LENGTH IMPROVED			Deed1: /33869/ 00443		Deed2:
Seller: BATES HESTER			Date: 12/11/2012		Price: \$165,500
Type: NON-ARMS LENGTH OTHER			Deed1: /32904/ 00413		Deed2:
Seller:			Date:		Price: \$0
Type:			Deed1: /04321/ 00312		Deed2:
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2013	07/01/2014
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 10/03/2013					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: **09** Account Number: **0902006360**

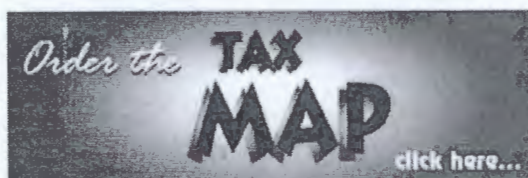


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

From: "Mitchell J. Kellman" <mkellman@dmw.com>
To: <pzimmerman@baltimorecountymd.gov>
CC: <dkennedy@baltimorecountymd.gov>, <CRichards@baltimorecountymd.gov>, <aj...
Date: 8/21/2013 11:53 AM
Subject: FW: Message from KMBT_C654 Zoning Case 2014-0022
Attachments: SKMBT_C65413082111470.pdf

Pete,

Attached with this email are Dennis Kennedy's comments which request withholding approval of the variance until

the floodplain issue is resolved or complied with. Therefore, I believe a public hearing is unnecessary as this issue must

be worked out before the variance is considered by the ALJ. I hope you concur with this email. Thanks for your help,

Mitch

Mitchell J. Kellman
Director of Zoning Services
410 296 3333 Office
DMW

From: Konica c654
Sent: Wednesday, August 21, 2013 11:48 AM
To: Mitchell J. Kellman
Subject: Message from KMBT_C654

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 - 09 Account Number - 0902006360

Owner Information

Owner Name: RODRIGUEZ CHRISTOPHER JOHN
RODRIGUEZ JENNIFER MARIE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1513 JOPPA RD
TOWSON MD 21214-
Deed Reference: 1) /33869/ 00443
2)

Location & Structure Information

Premises Address
1513 JOPPA RD
0-0000
Legal Description
1.316 AC SS JOPPA RD
E OF RIDERWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0069	0004	0222		0000				2	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,642 SF	1.3100 AC	04

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	180,420	180,400		
Improvements:	213,190	156,700		
Total:	393,610	337,100	337,100	337,100
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
210 WARFIELD LLC	06/27/2013	\$465,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/33869/ 00443	
Seller:	Date:	Price:
BATES HESTER	12/11/2012	\$165,500
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/32904/ 00413	
Seller:	Date:	Price:
		\$0
Type:	Deed1:	Deed2:
	/04321/ 00312	

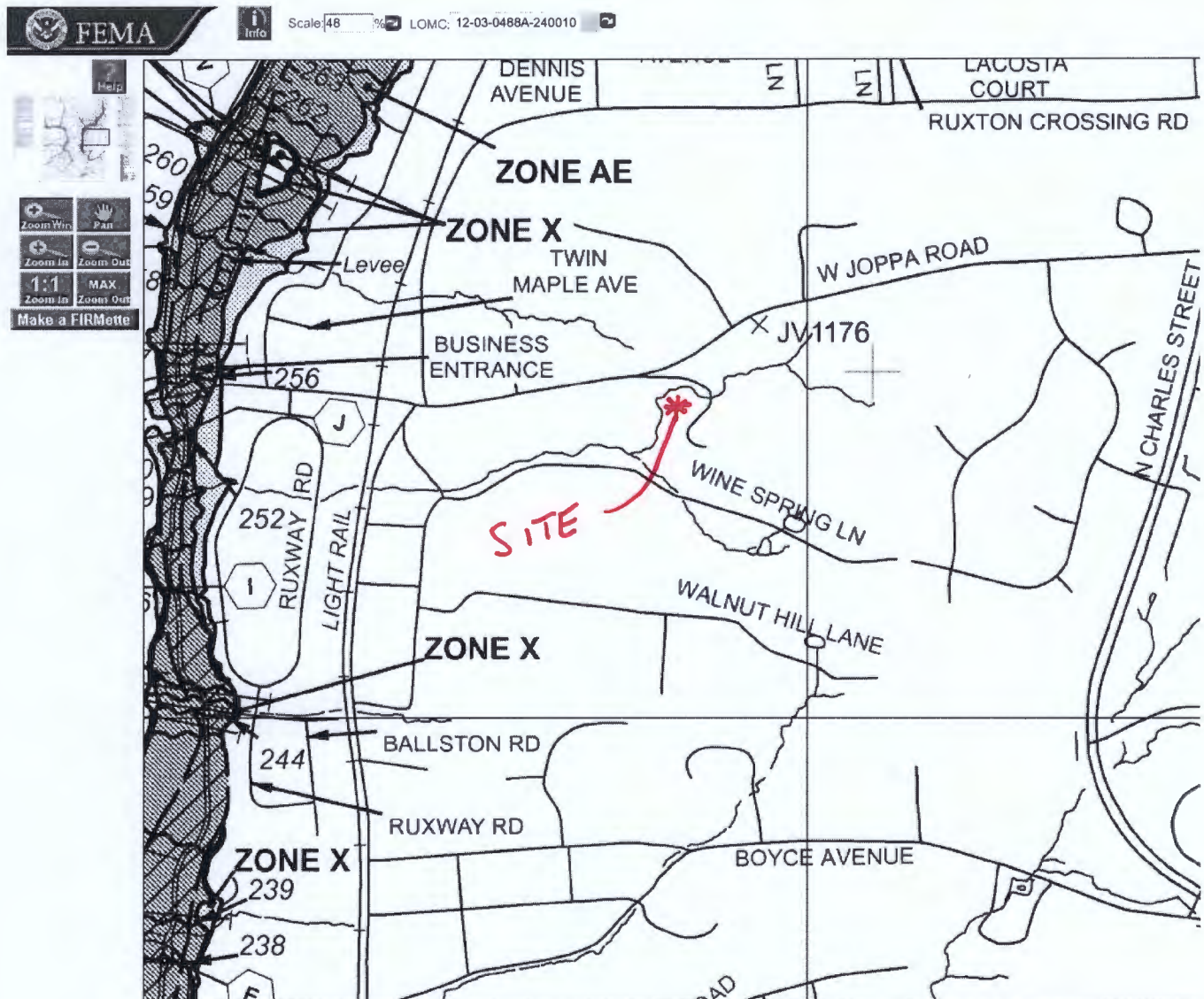
Exemption Information

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		

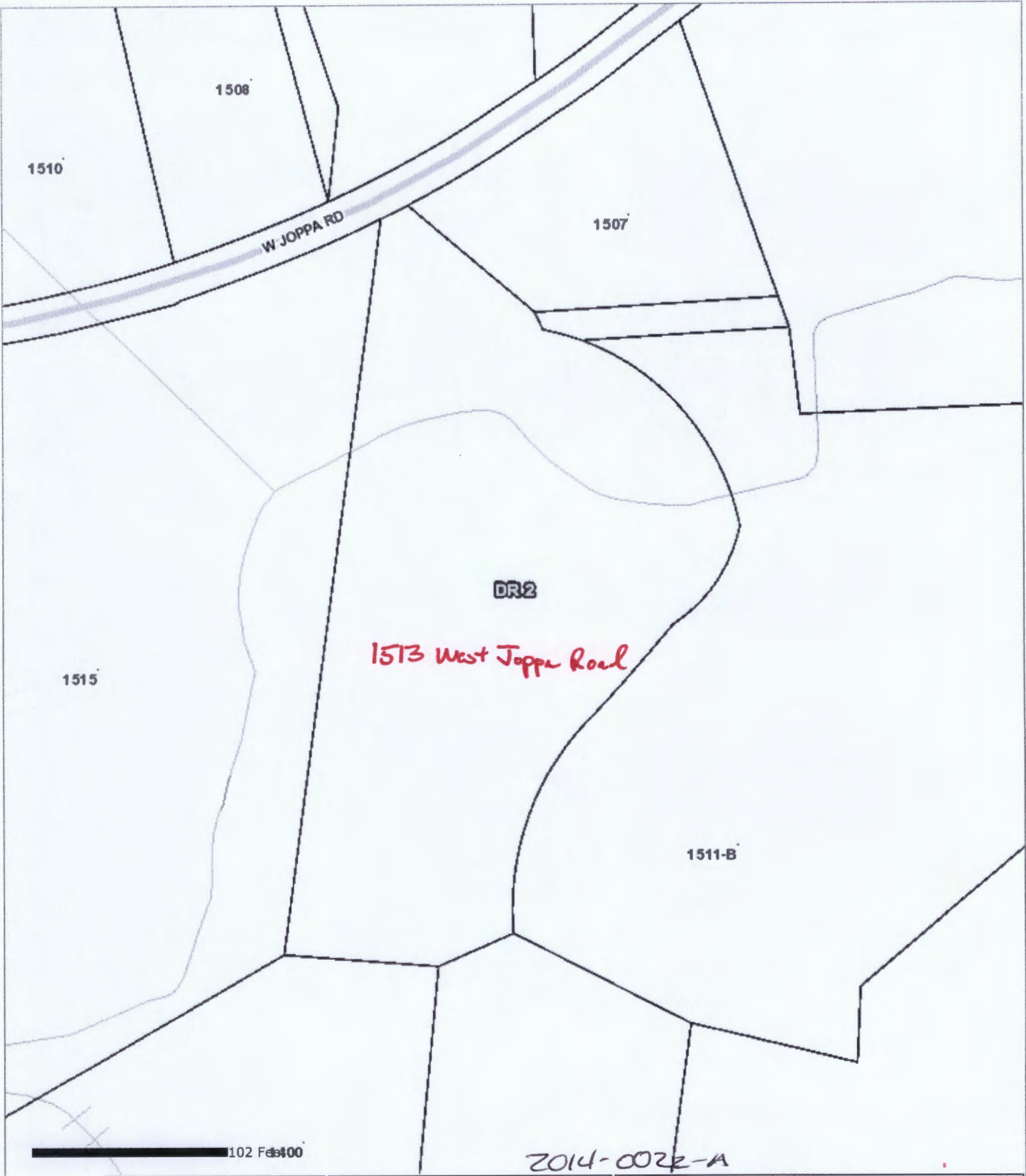
Homestead Application Information

Homestead Application Status: No Application

2014-0022-A



2014-0022-A



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



2014-0022-A

Printed 7/30/2013

This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

CASE NAME 1513 W. Joppa Rd
CASE NUMBER 2014-0022-A
DATE 10/17/13

[illegible]

PLEASE PRINT CLEARLY

CASE NAME Rodriguez
CASE NUMBER 2014-0022A
DATE 10/17/13

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 2014-0022-A

Exhibit Sheet

Petitioner/Developer

PO
3-25-14

Protestants

2/21/14
Sen

No. 1	Site plan	
No. 2	plan w/ contour lines	
No. 3	Aerial photo/plan	
No. 4	packet - color photos	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. 4















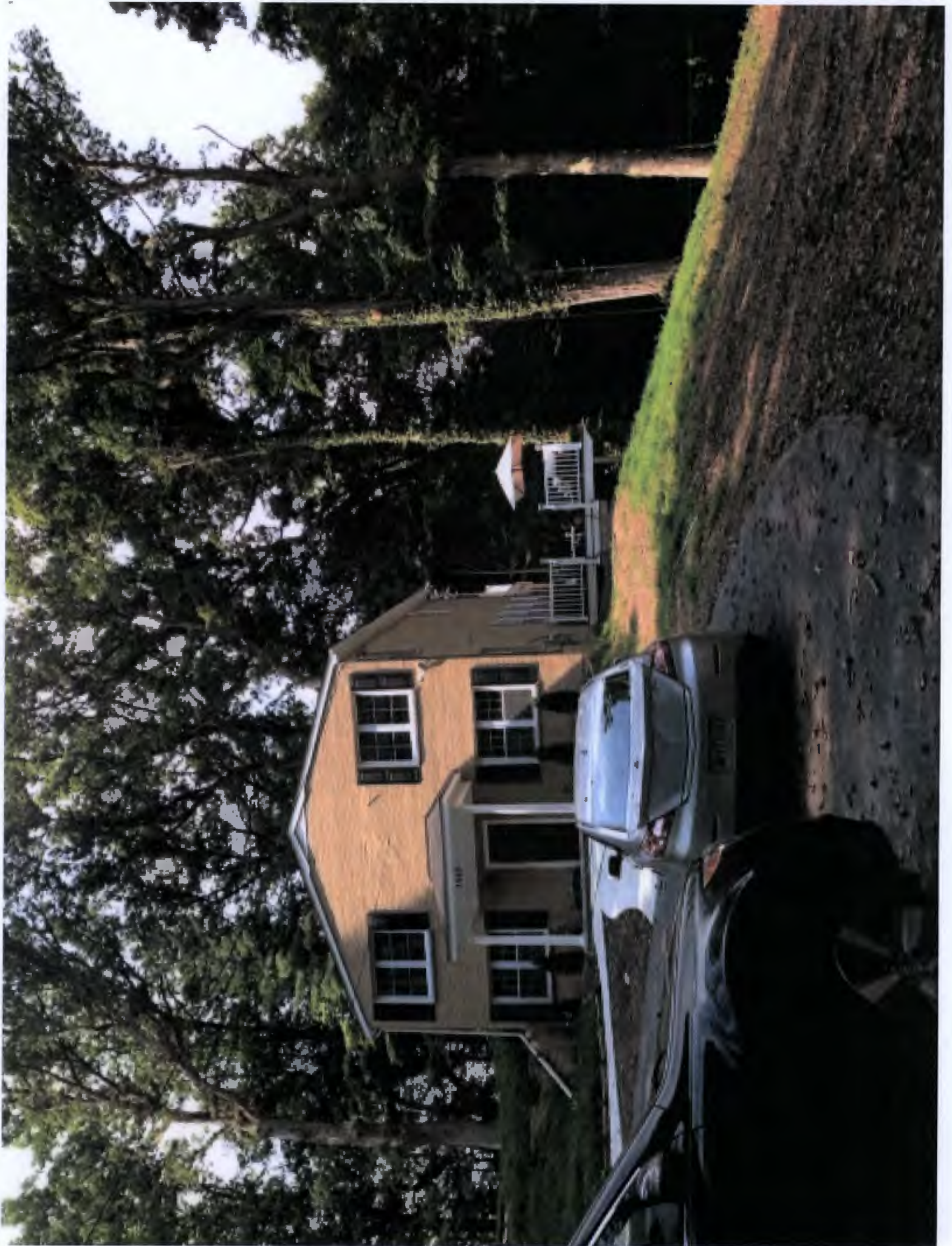






















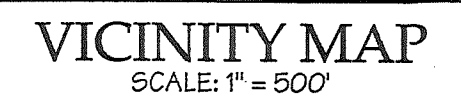




2014-0022-A

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°47'20" E	30.54'
L2	N 74°04'40" E	46.29'
L3	S 16°15'20" W	10.09'
L4	N 35°43'00" W	22.15'



1. OWNER: CHRISTOPHER JOHN RODRIGUEZ & JENNIFER MARIE RODRIGUEZ
2. SITE ADDRESS: #1513 WEST JOPPA ROAD
TOWSON, MARYLAND 21214
3. DEED REFERENCE: J.L.E. 33869 / 443
4. TAX MAP 69, GRID 4, PARCEL 222
5. ACREAGE: 1.316 AC.± (SDAT)
6. TAX ACCOUNT NUMBER: 0902006360
7. ELECTION DISTRICT 9, COUNCILMANIC DISTRICT 2.
8. ZONING CLASSIFICATION: DR 2
200 SCALE GRID: 069B1
9. WATER: PUBLIC
SEWER: PRIVATE
10. BASED UPON THE FIRM MAPS, THE SITE IS NOT WITHIN A FLOOD HAZARD AREA.
11. BASED UPON BALTIMORE COUNTY WEBSITE, THERE ARE NO ZONING HEARINGS ON THE PROPERTY.
12. THE SITE/PROPERTY IS NOT HISTORIC OR NOT WITHIN A HISTORIC AREA.
13. THE SITE IS NOT WITHIN THE CBCA.

#1513 WEST JOPPA ROAD
TOWSON, MARYLAND 21214
TAX MAP 69, GRID 4, PARCEL 222

1. DEED AND COUNTY GIS.

EXHIBIT NO. 2



DATE	BY	REVISIONS
Scale: 1"=40'		Field Crew:
		Processed by: R.C.
Date: 07/30/2013		Drawn by: R.C.
		Project Manager: M.D.M.
Project No: 13035.00		Checked by: Date:

DAFT MCCUNE WATKIN INC
200 EAST PENNSYLVANIA TOWNSHIP, MD 21286
P: 410 298 3333 F: 410 296 4705 WWW.DMW.COM
FIRM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

GENERAL NOTES:


 An aerial, black-and-white photograph showing a road intersection. A car is visible on the road, and a motorcycle is positioned near the intersection. The surrounding area appears to be a mix of paved and unpaved ground.

TABLE I

