

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(157 Sanford Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Stephen Hook, Jr., Caitlin R. Hook and	*	HEARINGS FOR
Stephen Hook, Sr.		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2014-0057-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Stephen Hook, Jr., Caitlin R. Hook and Stephen Hook, Sr. The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit individual existing side yards of 11.1 ft. and 13.9 ft. in lieu of the required 15 ft. and an existing sum of side yards of 25.0 ft. in lieu of the required 40 ft. for a rear yard addition. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 14, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 10-15-13

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

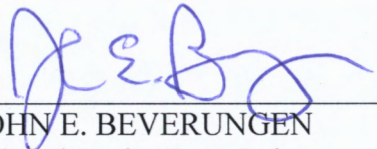
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of October, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit individual existing side yards of 11.1 ft. and 13.9 ft. in lieu of the required 15 ft. and an existing sum of side yards of 25.0 ft. in lieu of the required 40 ft. for a rear yard addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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:dlw

ORDER RECEIVED FOR FILING

Date 10-15-13

2

By DW



KEVIN KAMENETZ
County Executive

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

October 15, 2013

Stephen Hook, Jr.
Caitlin R. Hook
Stephen Hook, Sr.
131 Edgewood Avenue
Baltimore, Maryland 21228

RE: Petition for Administrative Variance
Case No. 2014-0057-A
Property: 157 Sanford Avenue

Dear Applicants:

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", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
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 157 Sanford Ave., Catonsville, 21228 which is presently zoned DR2

Deed Reference 28316/00043

10 Digit Tax Account # 0 1 0 9 6 5 0 0 4 1

Property Owner(s) Printed Name(s) Stephen L Hook Jr., Caitlin R. Hook, Stephen L Hook Sr.

(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) 1802.3.C.1; BCZR TO PERMIT INDIVIDUAL EXISTING SIDEYARDS OF 11.1 ft. AND 13.9 ft. IN LIEU OF THE REQUIRED 15ft AND AN EXISTING SUM OF SIDEYARDS OF 25.0 ft. IN LIEU OF THE REQUIRED 40 ft for A REAR YARD ADDITION
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 Hook Jr. / Caitlin R. Hook / Stephen Hook Sr.

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

157 Sanford Ave.,

Catonsville

MD

Mailing Address

City

State

21228

Zip Code

443-286-6359

Telephone #

shookjr@verizon.net

Email Address

Representative to be contacted:

Stephen Hook Jr.

Name – Type or Print

Signature

157 Sanford Ave.

Catonsville

MD

Mailing Address

City

State

21228

Zip Code

443-286-6359

Telephone #

shookjr@verizon.net

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 2014-0057-A Filing Date 9/3/13 Estimated Posting Date 9/15/13 Reviewer JCM

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: 157 Sanford Ave., Catonsville MD 21228
Print or Type Address of property City State Zip Code

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

The property located at 157 Sanford Ave., Catonsville, MD 21228 is currently an approximately 1088 sq. ft. 2 bedroom dwelling that does not provide room for expansion and/or reconfiguration into a 3 bedroom dwelling. As a family of 4 with 1 male and 1 female children, a 3rd bedroom and additional living area is necessary to accommodate our family. Based on the DR2 Zoning designation the existing unit does not meet the current side setback requirements, therefore, a variance is necessary to add additional square footage to the rear of the existing structure. Our goal is to add a first floor family room and second level bedroom to fit our family. We kindly ask for your careful consideration in this pressing matter. Thank you very much, Stephen and Caitlin Hook.

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

Stephen L. Hook Jr.
Signature of Affiant

Caitlin R. Hook
Signature of Affiant

Stephen L. Hook Sr.
Signature of Affiant

Stephen L. Hook Jr.
Name- Print or Type

Caitlin R. Hook
Name-Print or type

Stephen L. Hook Sr.
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 3rd day of September 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Stephen L. Hook Jr. Caitlin R. Hook Stephen L. Hook Sr.
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

Julia L. Pappozzi
Notary Public
April 15, 2014
My Commission Expires

IN RE: PETITION FOR ADMIN. VARIANCE *

NE/S of Sanford Avenue, 275' +/- NW of
the corner of Newburg Avenue *
1st Election District *
1st Councilmanic District *

(157 Sanford Avenue) *

Stephen Hook, Jr., Caitlin R. Hook and *
Stephen Hook, Sr. *
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2014-0057-A

~~RECEIVED~~

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~~RECEIVED~~

OCT 11 2013

OCT 15 2013

OFFICE OF ADMINISTRATIVE HEARINGS

AFFIDAVIT

OFFICE OF ADMINISTRATIVE HEARINGS

We, Stephen Hook, Jr., Caitlin R. Hook and Stephen Hook, Sr., are over the age of 18 and have personal knowledge of and are competent to testify to the following:

1. We are in the process of renovating and updating our new home at the above address, and we anticipate establishing residence at the completion of this modernization.
2. We will reside year round and actually occupy the property known as 157 Sanford Avenue, and we consider this to be our principal residence.

We solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

10/14/2013

Date

10/14/2013

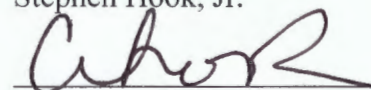
Date

10/16/2013

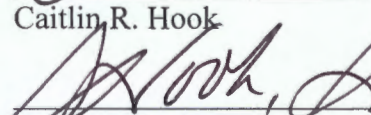
Date



Stephen Hook, Jr.



Caitlin R. Hook



Stephen Hook, Sr.

KEVIN KAMENETZ
County Executive

Awaiting
Affidavit
10/9

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

October 9, 2013

Stephen Hook, Jr.
Caitlin R. Hook
Stephen Hook, Sr.
131 Edgewood Avenue
Baltimore, Maryland 21228

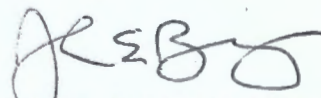
RE: Petition for Administrative Variance
Case No. 2014-0057-A
Property: 157 Sanford Avenue

Dear Applicants:

I am in receipt of your e-mail dated October 8, 2013 regarding the above. It appears that this office, in reliance upon certain Maryland Department of Assessments and Taxation (SDAT) records, inquired whether the above-referenced property is owner occupied (your "principal residence" and whether or not Caitlin R. Hook is an owner of the property). Having reviewed your response, I believe this matter can proceed as an administrative variance, provided **all parties sign** and return to this Office the enclosed Affidavit.

Should you have further questions or concerns, please feel free to contact me.

Sincerely,



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *

NE/S of Sanford Avenue, 275' +/- NW of
the corner of Newburg Avenue *
1st Election District *
1st Councilmanic District *

(157 Sanford Avenue) *

Stephen Hook, Jr., Caitlin R. Hook and *
Stephen Hook, Sr. *
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2014-0057-A

* * * * *

AFFIDAVIT

We, Stephen Hook, Jr., Caitlin R. Hook and Stephen Hook, Sr., are over the age of 18 and have personal knowledge of and are competent to testify to the following:

1. We are in the process of renovating and updating our new home at the above address, and we anticipate establishing residence at the completion of this modernization.
2. We will reside year round and actually occupy the property known as 157 Sanford Avenue, and we consider this to be our principal residence.

We solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

Stephen Hook, Jr.

Date

Caitlin R. Hook

Date

Stephen Hook, Sr.

Beginning at a point on the Northeast side of Sanford Avenue which is 40 feet wide at the distance of 275 feet northwesterly of the corner of the nearest improved intersecting street of Newburg Avenue which is 50 feet wide. Being Lot 18 and 19, Block N/A, Section N/A in the subdivision of Forest Spring Park as recorded in Baltimore County Plat Book 7, Page 115, Folio #43 containing 7500 square feet. Located in the 1st Election District and 1st Council District.

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: 2014 - 0057-A
Petitioner: Stephen Hook Jr
Address or Location: 157 SANFORD AVE., CATONSVILLE, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stephen Hook Jr.
Address: 953 Circle Dr
Arbutus MD, 21227
Telephone Number: 443-286-6359

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

No. **102585**

Date: **9/3/13**

PAID RECEIPT

BUSINESS ACTUAL TIME 0000
9/04/2013 9/04/2013 09:25:20 5
800 HOURS WALKIN 1000 LEO
RECEIPT # 691625 9/04/2013 0812
Dept 5 S20 ZIRING VERIFICATION
CR NO. 102585

Recpt Tot \$75.00
\$75.00 OK \$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		6/50				75.00

Total: **75.00**

Rec From: **S. Hook, Jr.**

For: **2014-0057-A**

CERTIFICATE OF POSTING

RE: Case No 2014-0057

Petitioner/Developer
STEPHEN HOOK

Date Of Hearing/Closing: 9/30/13

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at

157 SANFORD AVE

This sign(s) were posted on September 14, 2013

Month, Day, Year

Sincerely,

Martin Ogle 9/14/13

Signature of Sign Poster and Date

Martin Ogle
80 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2014-0057-A

TO PERMIT EXISTING SIDEYARD SETBACKS OF 11.1 FT. AND 13.9 FT. RESPECTIVELY AND A SHIM IN SIDE YARDS OF 25 FT. IN LIEU OF THE REQUIRED 40 FT.

PUBLIC HEARING

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE. THE HEARING IS DONE IN THE ZONING OFFICE BEFORE 4:00 PM, 10/1/13.

MONDAY, SEPTEMBER 30, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT THE ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT CENTER AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE INDICATED.

MEETING IS HANDICAP ACCESSIBLE

W. J. G. 9/14/13

MEMORANDUM

DATE: November 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0057-A – Appeal Period Expired

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

c: ✓ Case File
Office of Administrative Hearings

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>ix</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-12</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-14-13</u> by <u>Ogle</u>	
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- 0057 -A Address 157 SANFORD Ave.

Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/3/13 Posting Date: 9/15 Closing Date: 9/30

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 2014- 0057 -A Address 157 SANFORD Ave.

Petitioner's Name S. Hook Telephone 443-286-6359

Posting Date: 9/15 Closing Date: 9/30

Wording for Sign: To Permit EXISTING SIDEYARD SETBACKS OF
11.1ft. AND 13.9ft. RESPECTIVELY AND A SUM OF SIDE-
YARDS OF 25ft. IN LIEU OF THE REQUIRED
40ft.

Revised 7/25/13



KEVIN KAMENETZ
County Executive

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

September 30, 2013

Stephen Hook Sr., Caitlin R. Hook, Stephen Hook, Jr.
157 Sanford Avenue
Catonsville MD 21228

RE: Case Number: 2014-0057 A, Address: 157 Sanford Avenue

Dear Mssrs. Hook & Ms. Hook:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 3, 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 a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 9-12-13

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

RE: Baltimore County
Item No 2014-0057-A
Administrative Variance
Stephen Jr., Caitlin R. & Stephen, Sr.
Hook.
157 Sanford Avenue

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. 2014-0057-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

Administrative Hearings - RE: Admin. Var. - Case No. 2014-0057-A - 157 Sanford Ave. (Closing Date: 9/30/13)

From: "Stephen Hook Jr." <shookjr@verizon.net>
To: <administrativehearings@baltimorecountymd.gov>
Date: 10/9/2013 10:53 AM
Subject: RE: Admin. Var. - Case No. 2014-0057-A - 157 Sanford Ave. (Closing Date: 9/30/13)
Attachments: image001.jpg; image002.jpg; image003.jpg; image004.jpg

Thank you very much for your understanding of the situation and timely response. I will return the Affidavit as soon as it is received.

Steve Hook Jr.

From: administrativehearings@baltimorecountymd.gov
[mailto:administrativehearings@baltimorecountymd.gov]
Sent: Wednesday, October 09, 2013 10:48 AM
To: Jr., Stephen Hook
Subject: RE: Admin. Var. - Case No. 2014-0057-A - 157 Sanford Ave. (Closing Date: 9/30/13)

Good Morning,

Having received your response to our e-mail inquiry, the judge believes this matter can proceed as an administrative variance provided all parties sign an Affidavit.

Today, that Affidavit was mailed to 131 Edgewood Avenue, and we ask that the **original** be signed, dated and returned to us ASAP. Upon receipt of the Affidavit in our office, the judge will issue his Opinion and Order.

Thank you.

>>> "Stephen Hook Jr." <shookjr@verizon.net> 10/8/2013 10:32 AM >>>

Hello,

Thank you for your review of the Petition for Administrative Variance for 157 Sanford Ave. I have attached a copy of the first page of the Deed for the property which indicates Caitlin Hook as a grantee. I don't know if she is not indicated on the tax record due to space or if this was recorded incorrectly but please let me know if there is any other proof I can provide you to establish that Caitlin Hook is in fact a joint owner in the property. The property at 157 Sanford Ave., is going to be utilized as the principal residence for myself(Stephen Hook Jr) and Caitlin Hook, however, it is currently in need of renovation and updating before we are able to establish residence. However, in order to begin the renovation of the property we need this zoning variance. This situation was discussed with an agent at the Baltimore County Zoning department when initially inquiring about the variance process and I was told that the Administrative Variance would suffice. Please let me know if you have any further questions or concerns.

Thank You and I look forward to hearing from you,

Stephen Hook

443-286-6359

From: Administrative Hearings [<mailto:administrativehearings@baltimorecountymd.gov>]

Sent: Monday, October 07, 2013 12:22 PM

To: shookjr@verizon.net

Subject: Admin. Var. - Case No. 2014-0057-A - 157 Sanford Ave. (Closing Date: 9/30/13)

Good Afternoon,

This office is in the process of reviewing the Petition for Administrative Variance in the above-captioned case. Under County law, an Administrative Variance can only be granted for properties which are owner-occupied, and in this case State records (see attached) indicate the property is not your principal residence. In addition, the Petition is signed by Caitlin R. Hook, yet her name does not appear as an owner on State records.

As such, please respond to this e-mail and indicate whether in fact the property is owner occupied (your "principal residence"), and also indicate whether or not Caitlin R. Hook is an owner of the property.

Thank you for your attention in this matter.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Administrative Hearings - RE: Admin. Var. - Case No. 2014-0057-A - 157 Sanford Ave. (Closing Date: 9/30/13)

From: "Stephen Hook Jr." <shookjr@verizon.net>
To: "Administrative Hearings" <administrativehearings@baltimorecountymd.gov>
Date: 10/8/2013 10:33 AM
Subject: RE: Admin. Var. - Case No. 2014-0057-A - 157 Sanford Ave. (Closing Date: 9/30/13)
Attachments: Deed page 1.pdf

Hello,

Thank you for your review of the Petition for Administrative Variance for 157 Sanford Ave. I have attached a copy of the first page of the Deed for the property which indicates Caitlin Hook as a grantee. I don't know if she is not indicated on the tax record due to space or if this was recorded incorrectly but please let me know if there is any other proof I can provide you to establish that Caitlin Hook is in fact a joint owner in the property. The property at 157 Sanford Ave., **is going to be utilized as the principal residence for myself**(Stephen Hook Jr) and Caitlin Hook, **however, it is currently in need of renovation and updating before we are able to establish residence.** However, in order to begin the renovation of the property we need this zoning variance. This situation was discussed with an agent at the Baltimore County Zoning department when initially inquiring about the variance process and I was told that the Administrative Variance would suffice. Please let me know if you have any further questions or concerns.

Thank You and I look forward to hearing from you,

Stephen Hook

443-286-6359

From: Administrative Hearings [mailto:administrativehearings@baltimorecountymd.gov]
Sent: Monday, October 07, 2013 12:22 PM
To: shookjr@verizon.net
Subject: Admin. Var. - Case No. 2014-0057-A - 157 Sanford Ave. (Closing Date: 9/30/13)

Good Afternoon,

This office is in the process of reviewing the Petition for Administrative Variance in the above-captioned case. Under County law, an Administrative Variance can only be granted for properties which are owner-occupied, and in this case State records (see attached) indicate the property is not your principal residence. In addition, the

Petition is signed by Caitlin R. Hook, yet her name does not appear as an owner on State records.

As such, please respond to this e-mail and indicate whether in fact the property is owner occupied (your "principal residence"), and also indicate whether or not Caitlin R. Hook is an owner of the property.

Thank you for your attention in this matter.

CONNECT WITH BALTIMORE COUNTY



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① 105-138-3311

File# 4013-01609

WHEN RECORDED RETURN TO:
Stephen Hook Sr., Stephen Hook Jr. and Caitlin Hook
131 Edgewood Ave.
Baltimore, MD 21228

Title Insurer: Title Resources Guaranty Company
Parcel ID# 01-0109650041

THIS DEED, Made this 23rd day of May, 2013, by and between Harriet Nypaver, party of the first part, Grantor, and **Stephen Hook Sr., Stephen Hook Jr. and Caitlin Hook**, party of the second part, Grantee.

WITNESSETH, that in consideration of the sum of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)** and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said party of the second part, **as joint tenants, and not as tenants in common**, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate in **Baltimore County**, State of Maryland, and described as follows:

BEGINNING for the same at a point on the northeast side of Sanford Avenue 40 feet wide as now laid out distant 275 feet northwesterly measured along the section of the said northeast side of said Sanford Avenue from the corner formed by the intersection of the said northeast side of said Sanford Avenue and the northwest side of Newberg Avenue and running thence from said place of beginning binding on the said northeast side of said Sanford Avenue northwesterly 50 feet to lot No. 17 on the Plat of Forest Spring Park, which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 7, folio 115, thence leaving the said northeast side of said Sanford Avenue at right angles thereto and binding on the southeastern outline of said lot no. 17 northeasterly 150 feet more or less to intersect the northeastern outline of the whole tract of land southeasterly binding on part of said whole tract of land 50 feet to lot No. 20 on the Plat above referred to thence southwesterly binding on the northwestern outline of said lot No. 20 one hundred fifty feet (150'), more or less to the place of beginning.

The improvements thereon are known as **No. 157 Sanford Avenue**.

BEING the same property which by Deed dated **June 17, 2009** and recorded among the Land Records of Baltimore County in **Liber 28316, folio 43**, was granted and conveyed by **Maurice L. Irvin** unto **Harriet Nypaver**, as to a remainder interest, but reserving a life estate as to **Maurice L. Irvin**. The said **Maurice L. Irvin** departed this life on or about **March 29, 2010** thereby vesting title in **Harriet Nypaver**, the Grantor herein.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, **as joint tenants, and not as tenants in common**, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property granted; and that she will execute such further assurances of the same as may be requisite.

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland Attorney.


Eric D. Oberer, Esquire

**Administrative Hearings - Admin. Var. - Case No. 2014-0057-A - 157 Sanford Ave.
(Closing Date: 9/30/13)**

From: Administrative Hearings
To: shookjr@verizon.net
Date: 10/7/2013 12:21 PM
Subject: Admin. Var. - Case No. 2014-0057-A - 157 Sanford Ave. (Closing Date: 9/30/13)
Attachments: Message from "zoneprt1"

Good Afternoon,

This office is in the process of reviewing the Petition for Administrative Variance in the above-captioned case. Under County law, an Administrative Variance can only be granted for properties which are owner-occupied, and in this case State records (see attached) indicate the property is not your principal residence. In addition, the Petition is signed by Caitlin R. Hook, yet her name does not appear as an owner on State records.

As such, please respond to this e-mail and indicate whether in fact the property is owner occupied (your "principal residence"), and also indicate whether or not Caitlin R. Hook is an owner of the property.

Thank you for your attention in this matter.

Message Id: 5252DFA5.F5D : 229 : 52248
Subject: Admin. Var. - Case No. 2014-0057-A - 157 Sanford Ave. (Closing Date: 9/30/13)
Created By: administrativehearings@baltimorecountymd.gov
Scheduled Date:
Creation Date: 10/7/2013 12:21 PM
From: Administrative Hearings

Recipients

Recipient	Action	Date & Time	Comment
 verizon.net	Pending		
To: shookjr@verizon.net (shookjr@verizon.net)			

Post Offices

Post Office	Delivered	Route
verizon.net		verizon.net

Files

File	Size	Date & Time
MAIL		
MESSAGE	1059	10/7/2013 12:21 PM
TEXT.htm	1031	10/7/2013 12:21 PM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id: 5252A765.NCH_DOM.NCH_PO.100.1796364.1.405.1
Common Record Id: 5252A765.NCH_DOM.NCH_PO.200.20000E5.1.46072.1

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 0109650041		
Owner Information		
Owner Name:	HOOK STEPHEN SR HOOK STEPHEN JR	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	131 EDGEWOOD AVE BALTIMORE MD 21228-	Deed Reference: 1) /33738/ 00331 2)
Location & Structure Information		
Premises Address:	157 SANFORD AVE 0-0000	Legal Description: LT 18,19 157 SANFORD AVE FOREST SPRING PARK
Map: 0101	Grid: 0013	Parcel: 1204
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 18	Assessment Year: 2013
Plat No:		Plat Ref: 0007/ 0115
Town:		NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1947	1,088 SF	7,500 SF
Property Land Area	County Use	
7,500 SF	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	133,500	100,500
Improvements	92,000	95,600
Total:	225,500	196,100
Phase-In Assessments		As of
		07/01/2013
As of		07/01/2014
Land:		196,100
Improvements		196,100
Total:		0
Preferential Land:	0	0
Transfer Information		
Seller: IRVIN MAURICE L	Date: 06/05/2013	Price: \$160,000
Type: ARMS LENGTH IMPROVED	Deed1: /33738/ 00331	Deed2:
Seller: IRVIN MAURICE L	Date: 06/26/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28316/ 00043	Deed2:
Seller: HAGUE FLOY R	Date: 08/16/1968	Price: \$13,500
Type: ARMS LENGTH IMPROVED	Deed1: /04909/ 00162	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00/0.00
07/01/2014		0.00/0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For September 16, 2013
Item No. 2014-0047, 0048, 0049, 0050, 0051, 0052, 0054, 0055, 0056,
0057, 0058 and 0059

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

DAK:CEN
Cc: file

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 0109650041		
Owner Information		
Owner Name:	HOOK STEPHEN SR HOOK STEPHEN JR	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	131 EDGEWOOD AVE BALTIMORE MD 21228-	Deed Reference: 1) /33738/ 00331 2)
Location & Structure Information		
Premises Address:	157 SANFORD AVE 0-0000	Legal Description: LT 18,19 157 SANFORD AVE FOREST SPRING PARK
Map: 0101	Grid: 0013	Parcel: 1204
Sub District:	Subdivision: 0000	Section:
Block: 18	Lot: 2013	Assessment Year:
Plat No:		Plat Ref: 0007/ 0115
Special Tax Areas:		Town: NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1947	1,088 SF	7,500 SF
Property Land Area	County Use	
7,500 SF	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	133,500	100,500
Improvements	92,000	95,600
Total:	225,500	196,100
Phase-in Assessments		As of
		07/01/2013
As of		07/01/2014
196,100		196,100
Preferential Land:	0	0
Transfer Information		
Seller: IRVIN MAURICE L	Date: 06/05/2013	Price: \$160,000
Type: ARMS LENGTH IMPROVED	Deed1: /33738/ 00331	Deed2:
Seller: IRVIN MAURICE L	Date: 06/26/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28316/ 00043	Deed2:
Seller: HAGUE FLOY R	Date: 08/16/1968	Price: \$13,500
Type: ARMS LENGTH IMPROVED	Deed1: /04909/ 00162	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:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

District: **01** Account Number: **0109650041**



Order the **TAX MAP** Look hard...

 Loading... Please Wait. Loading... Please Wait.



157 Sanford Ave., Catonsville, MD 21228

Front View



157 Sanford Ave., Catonsville, MD 21228

Rear View



157 Sanford Ave., Catonsville, MD 21228

Southeast Street View



157 Sanford Ave., Catonsville, MD 21228

Northwest Street View



155 Sanford Ave., Catonsville, MD 21228



159 Sanford Ave., Catonsville, MD 21228



157 Sanford Ave., Catonsville, MD 21228

Rear lot



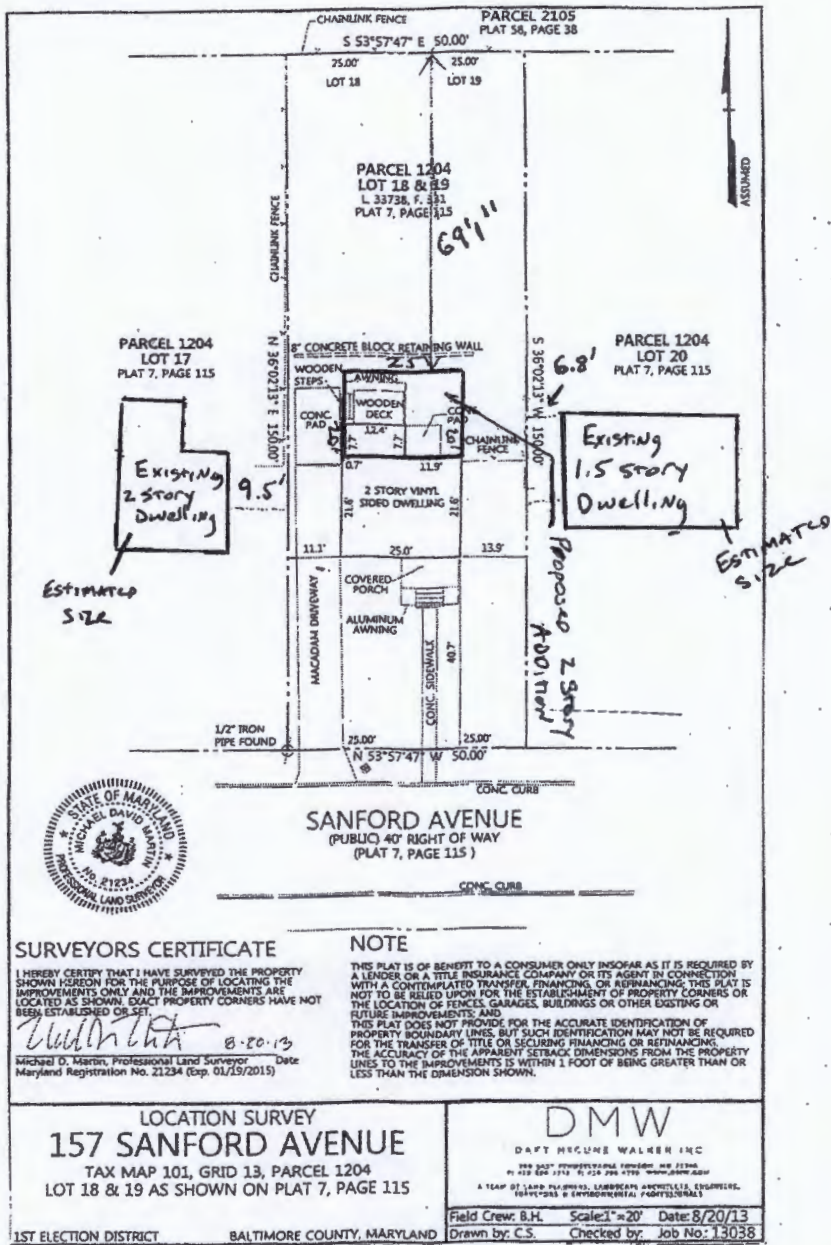
Neighboring property on Sanford Ave. with similar addition to that which is proposed

(MARK TYPE REQUESTED WITH X)

OWNER(S) NAME(S) Stephen Hook Jr / Stephen Hook Sr

LOT # 18-19 BLOCK # N/A SECTION # N/A

PLAT BOOK # 79 / 15 FOLIO # 43 10 DIGIT TAX # 0109650041 DEED REF. # 228316100043



PLAN DRAWN BY Draft McQuinn Walker Inc DATE 8/20/13 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 101A2

SITE ZONED OK

ELECTION DISTRICT_

COUNCIL DISTRICT /

LOT AREA ACREAGE 0.17

OR SQUARE FEET 7500

HISTORIC? NO

INCBCA? No

IN FLOOD PLAIN?

UTILITIES? MARK WITH X

WATER 15:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

