

IN RE: PETITION FOR ADMIN. VARIANCE *
(9536 Hallhurst Road)
11th Election District *
5th Council District *
Isaac D. and Tabitha L. Weinstein *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0088-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Isaac D. and Tabitha L. Weinstein. Resolution 106-13 concerning the public disclosure of Tabitha Weinstein, an employee of the Baltimore County Police Department, was approved at the County Council meeting held on October 21, 2013. The Petitioners are requesting Variance relief pursuant to Sections 1B02.3.B, 504.2 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R) and V.B.6.b (CMDP – 1977 regulations), to permit a proposed open projection (deck) with a side yard setback of 5 ft. in lieu of the required 11.25 ft. 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 October 20, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-6-13

By EW

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 6th day of November, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 1B02.3.B, 504.2 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.), and V.B.6.b (CMDP - 1977 regulations), to permit a proposed open projection (deck) with a side yard setback of 5 ft. in lieu of the required 11.25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any 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.

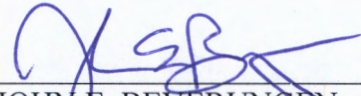
ORDER RECEIVED FOR FILING

Date 11-6-13

By aw

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 11-6-13

By ad

KEVIN KAMENETZ
County Executive



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

November 6, 2013

Isaac D. Weinstein
Tabitha L. Weinstein
9536 Hallhurst Road
Nottingham, Maryland 21236

RE: Petition for Administrative Variance
Case No. 2014-0088-A
Property: 9536 Hallhurst Road

Dear Mr. and Mrs. Weinstein:

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

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

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB: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 9536 Hallhurst Road 21236 which is presently zoned DR 5.5

Deed Reference 0028723035 10 Digit Tax Account # 2000013952

Property Owner(s) Printed Name(s) Isaac Weinstein + Tabitha Weinstein

(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. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1802.3.B, 504.2 and 301.1 (BCZR) and V.B.6.6 (CMOP - 1977 regs) to permit a proposed open projection (deck) with a side yard setback of 5 feet in lieu of the required 11 1/4 feet

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:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 11 day of June 2013 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0088-A Filing Date 10/9/13 Estimated Posting Date 10/29/13 Reviewer BZ

3 copies

We are requesting an Administrative(hardship) Variance for our property, 9536 Hallhurst Road, Nottingham Maryland 21236 for several reasons:

- We want to purchase and install a spa on the property. This purchase will be of great medical assistance to the homeowners, specifically Mrs. Tabitha Weinstein. She has had two back surgeries and has a third surgery imminently pending. A spa will be of therapeutic value due to her medical condition. She lives in constant pain from her chronic injury.
- Ideally we would like to place this to the rear of the house on our property. However this is not possible due to the condition of the property.
- The rear of our property contains a large and steep hill that prevents the building of any type of structure more than a few feet away from the house. Currently there is a concrete patio on the rear of the house but this is not a suitable location. The concrete was intentionally graded away from the house. This was due to a major water issue to the rear of the house. As previously the home is at the bottom of a very steep grade. The patio was constructed to channel water away from the house.
- There has been a chronic issue with standing water at the base of the hill, as well as under the deck off of the rear of the home. Recently this issue became significantly worse. The standing water and the underground water caused several cracks in the concrete patio. Due to this problem locating the spa on this surface is not possible as any further cracks or water damage to the concrete will cause severe and permanent damage to the spa.
- The damage to the patio caused the homeowners to seek to mitigate any further water damage by contacting a contractor who specialized in drainage issues. An intricate system of piping and drainage pits was proposed and installed under the ground and into the hill at the rear of the property. During installation of the system it was discovered that natural springs were the cause of the water/drainage problems. There are also several other areas on the hill that are constantly wet, even after weeks without rain. These spots can only be construed to indicate that there are more springs in the hill. Any attempt to build on top of the drainage system would severely damage it and possible cause the return of the water/drainage problems due to the presence of additional springs in the hill.

It is for these stated reasons that we request a variance to construct a pad/deck that is capable of supporting the weight of a spa on the side of the home, as well as a privacy fence to surround the new structure.



TLW 1218@msn.com

443-677-2138

Item #0088

Zoning Description for 9536 Hallhurst Road

Beginning at a point on the west side of Hallhurst Road, which has a 50-foot right-of-way, at the distance of 1300 (+/-) feet north of the centerline of the nearest improved street, Klausmier Road, which has a 60-foot right-of-way.

Being Lot #76, Block R, Section #2 in the subdivision of Oakhurst as recorded in Baltimore County Plat Book #56, Folio #95, containing 0.14 acres, 6,120 square feet. Located in the 11th Election District and 5th Councilmanic District.

Item #0088

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/neighborhood 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: 2014-0088-A
Petitioner: Isaac Weinstein
Address or Location: 9536 Hallhurst Road Nottingham MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Isaac Weinstein
Address: 9536 Hallhurst Road
Nottingham MD 21236
Telephone Number: 443 677-1807

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

No. **102644**

Date: **10/9/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DEPT

10/10/2013 10/09/2013 10:59:10 8

REF W904 WALKIN SHIL SAN

RECEIPT # 595357 10/09/2013 OFLN

Dept 5 528 ZONING VERIFICATION

CR 10. 102644

Recpt Tot \$75.00

\$75.00 CK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				\$75.00

Total: **\$75.00**

Rec From:

For:

Zoning hearing - case # 2014-0088-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2014-0088-A

Petitioner: Isaac Weinstein

Closing Date: 11/4/13

Baltimore County Department of
Permits and Development Management
Room 105, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

9536 Hallhurst Road

_____ on 10/20/13

Sincerely,

 10/20/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)

Certificate of Posting

Case No. 2014-0088-A



9536 Hallhurst Court

(posted 10/20/13)

Richard E. Hoffman 10/20/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)

M E M O R A N D U M

DATE: December 9, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0088-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 6, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c:  Case File
Office of Administrative Hearings

CASE NO. 2013-⁴ 0088-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>76-147-SPHX</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-20-13</u> by <u>Hibben</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- 0088 -A Address 9536 Hallhurst Rd

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

Filing Date: 10/9/13 Posting Date: 10/20/13 Closing Date: 11/4/13

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2014- 0088 -A Address 9536 Hallhurst

Petitioner's Name Isaac Weinstein Telephone 443-677-1907

Posting Date: 10/20/13 Closing Date: 11/4/13

Wording for Sign: To Permit a proposed open projection (deck) with a
side yard setback of 5 feet in lieu of the minimum
required 11 1/4 feet

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

November 5, 2013

Isaac & Tabitha Weinstein
9536 Hallhurst Road
Baltimore MD 21236

RE: Case Number: 2014-0088 A, Address: 9536 Hallhurst Road

Dear Mr. & Ms. Copeland:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 9, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 10-17-13

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

RE: Baltimore County
Item No 2014-0088-A
Administrative Variance
Issac & Tabitha Weinstein
9536 Hallhurst 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. 2014-0088-A.

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

Sincerely,

A handwritten signature in blue ink, which appears to read "Richard A. Zeller", is written over the typed name of Steven D. Foster.

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

2014-0088-A AV 11-4-13



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

Tom Quirk
FIRST DISTRICT

Vicki Almond
SECOND DISTRICT

Todd Huff
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

David Marks
FIFTH DISTRICT

Cathy Bevins
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

October 22, 2013

RECEIVED

OCT 23 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Lawrence M. Stahl, Esquire
Managing Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Stahl:

Attached please find a copy of Resolution 106-13 concerning the public disclosure of Tabitha Weinstein, an employee of the Baltimore County Police Department. Ms. Weinstein has applied for a variance to construct a deck on the rear of her residence at 9536 Hallhurst Road, Baltimore, Maryland 21236.

This Resolution was approved by the County Council at its October 21, 2013 meeting and is being forwarded to you for appropriate action.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas J. Peddicord, Jr.", is written over a horizontal line.

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:jlh
Enclosure

cc: Tabitha Weinstein

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2013, Legislative Day No. 17

Resolution No. 106-13

Mr. David Marks, Councilman

By the County Council, October 21, 2013

A RESOLUTION concerning the public disclosure of Tabitha Weinstein, an employee of the Baltimore County Police Department.

WHEREAS, Tabitha Weinstein, an employee of the Baltimore County Police Department, has applied for a variance to construct a deck on in the rear of her residence at 9536 Hallhurst Road, Baltimore, Maryland 21236.

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

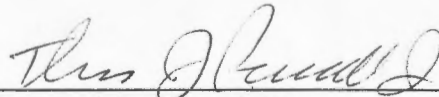
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the zoning request filed by Tabitha Weinstein does not contravene the public welfare.

clb

r010613.wpd

READ AND PASSED this 21st day of OCTOBER, 2013.

BY ORDER

A handwritten signature in cursive script, appearing to read "Thomas J. Peddicord, Jr.", written over a horizontal line.

Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 106-13

Administrative Hearings - Re: Case number 2014-0088

From: Administrative Hearings
To: WEINSTEIN, ISAAC
Date: 11/6/2013 3:03 PM
Subject: Re: Case number 2014-0088

This is to acknowledge receipt of the photos for the above-referenced case. Your file will be delivered to the Judge for his review and you will receive a decision shortly.

Thank you.

>>> ISAAC WEINSTEIN <meximelt1218@msn.com> 11/6/2013 2:29 PM >>>

Please see the attached photos of the site for the proposed deck. This is in reference to case #2014-0088.

Thank you,
Isaac Weinstein
4436771907

Administrative Hearings - Case number 2014-0088

From: ISAAC WEINSTEIN <meximelt1218@msn.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...
Date: 11/6/2013 2:29 PM
Subject: Case number 2014-0088
Attachments: photo 1.JPG; photo 2.JPG; photo.JPG

Please see the attached photos of the site for the proposed deck. This is in reference to case #2014-0088.

Thank you,
Isaac Weinstein
4436771907







Analysis

This home is at the bottom of a very large hill. Surface water will always tend to flow toward the home's rear patio and deck, and the recent underground drainage system should keep the water from accumulating under and around the deck and patio.

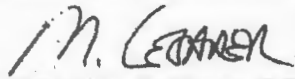
Settling of the underlying soil has caused the concrete patio to crack. The deck supports have also settled unevenly, causing the deck to be off-level. Settling was probably aggravated by wetness in the soil.

Conclusions

The following conclusion is expressed to a reasonable degree of engineering certainty:

Settling of the patio and deck was caused by accumulation rain water on the surface, soaking into the soil. Water tended to accumulate in the soil around the deck and patio because the area is in a depression at the bottom of a large hill.

Respectfully submitted


Michael D. Leshner, P.E.



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 22975, Expiration Date: 7-28-15

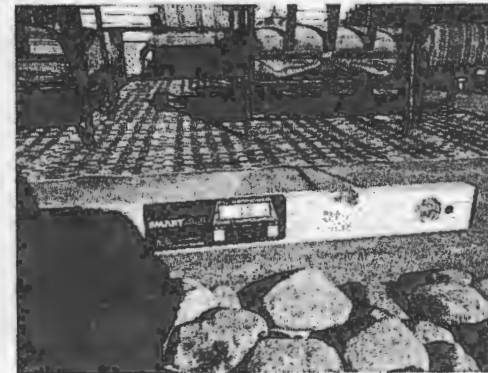
The deck slopes toward the middle on the right side as well.

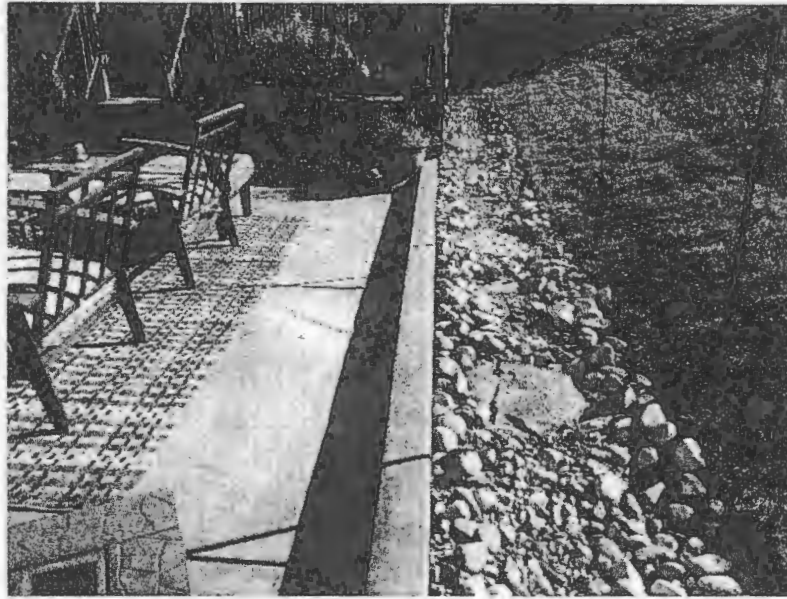


The concrete patio has settled, with the outside corners lower than the center.

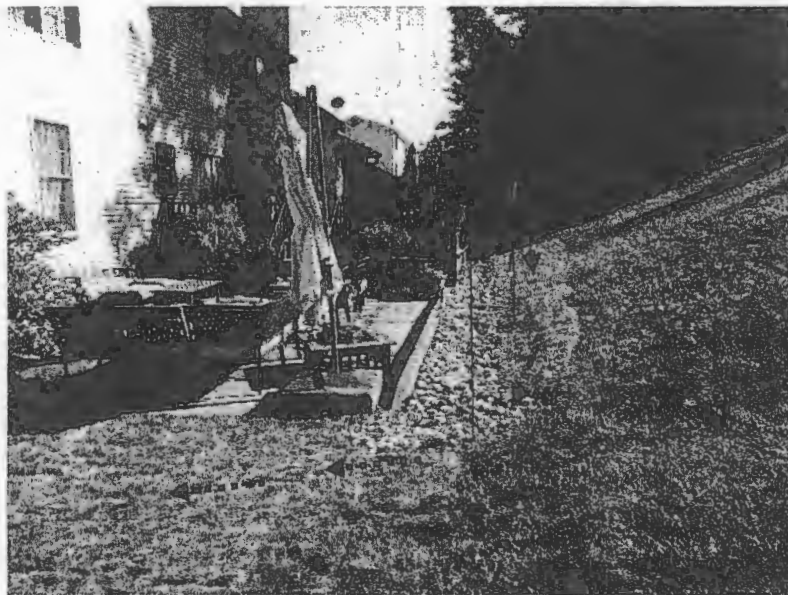


Settlement of the soil under the patio accounts for the crack.





The back patio and deck are at the bottom of a steep hill, as shown below. An underground drainage system has recently been installed. (red arrows)
A concern was expressed that the ground may be moving, causing the patio to crack and the wood deck to lift.



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 October 21, 2013
Item No. 2014-0088

DATE: October 22, 2013

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

The proposed deck shall be set back at least 6' from the side property line so that the foundation will not be in the easement. Also, the plan is not drawn to scale and the deck labeled as 8' x 11' is not proportional to those dimensions. Revise the drawing accordingly.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 14-0088-10142013.doc

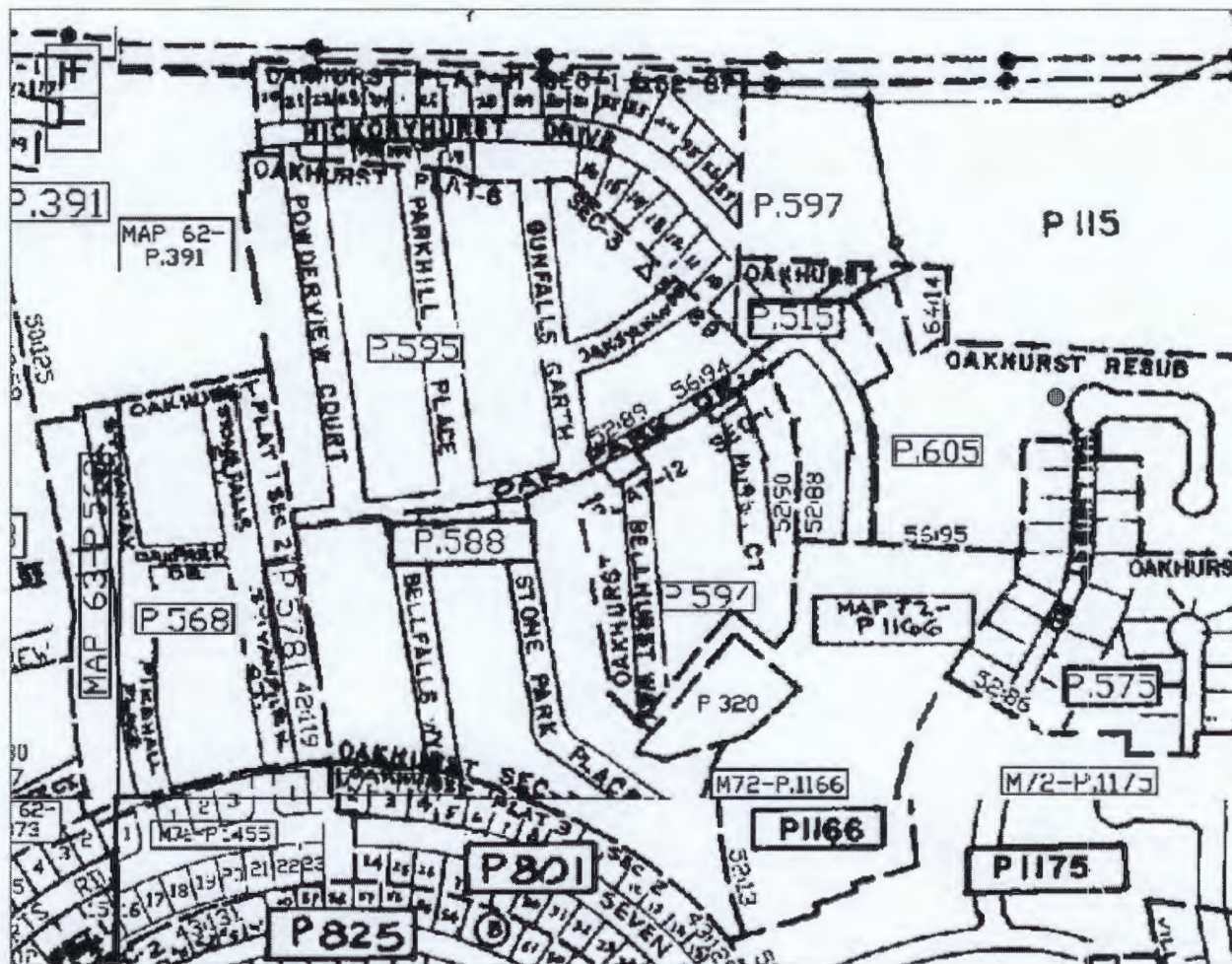
Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 2000013952		
Owner Information		
Owner Name:	WEINSTEIN ISAAC D WEINSTEIN TABITHA L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9536 HALLHURST RD BALTIMORE MD 21236-4819	Deed Reference: 1) /28723/ 00034 2)
Location & Structure Information		
Premises Address:	9536 HALLHURST RD 0-0000	Legal Description: .1405 AC 9536 HALLHURST RD OAKHURST
Map: 0063	Grid: 0019	Parcel: 0605
Sub District:	Subdivision: 0000	Section: 2
Block: R	Lot: 76	Assessment Year: 2012
Plat No:		Plat Ref: 0056/ 0095
Special Tax Areas:		
Town:		NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1992	2,128 SF	6,120 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	104,500	104,500
Improvements	202,100	192,500
Total:	306,600	297,000
Phase-in Assessments		As of
		07/01/2013
As of		07/01/2014
297,000		297,000
0		0
Transfer Information		
Seller: WEINSTEIN ISAAC D	Date: 10/07/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28723/ 00034	Deed2:
Seller: ESPINOSA MICHAEL TODD	Date: 08/14/2003	Price: \$255,000
Type: ARMS LENGTH IMPROVED	Deed1: /18582/ 00174	Deed2:
Seller: FRALLICCIARDI FRANK N	Date: 09/14/2000	Price: \$189,900
Type: ARMS LENGTH IMPROVED	Deed1: /14693/ 00544	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
0.00 0.00		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Application received		

Baltimore County

[New Search](#)District: **11** Account Number: **2000013952**

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

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

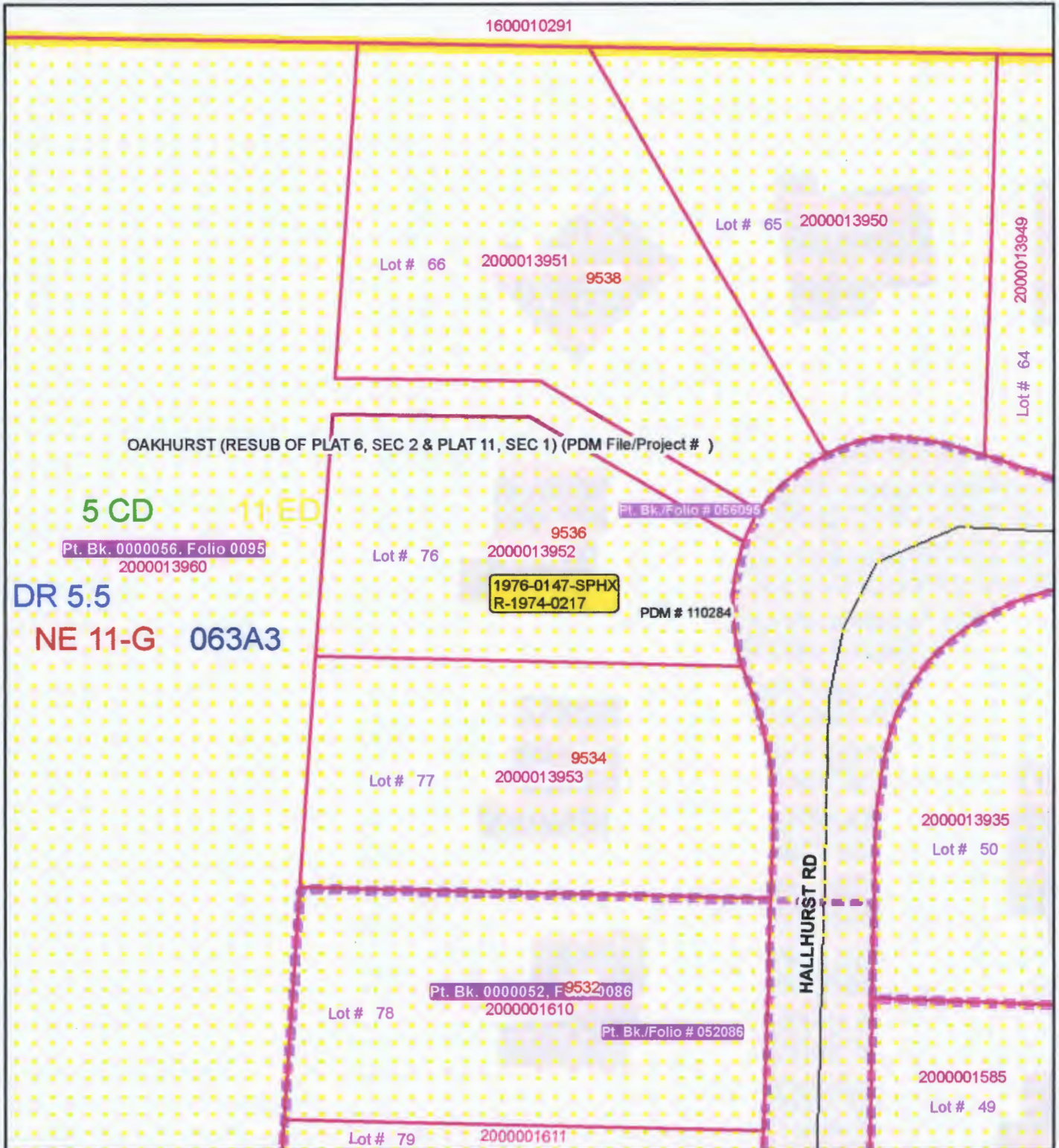
Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



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

9536 Hallhurst Road



Publication Date: 10/8/2013



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



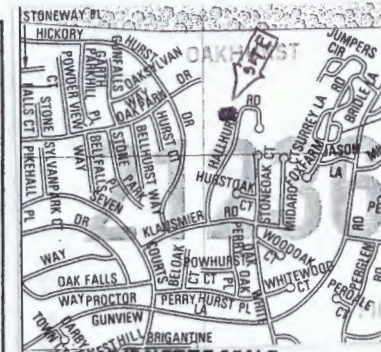
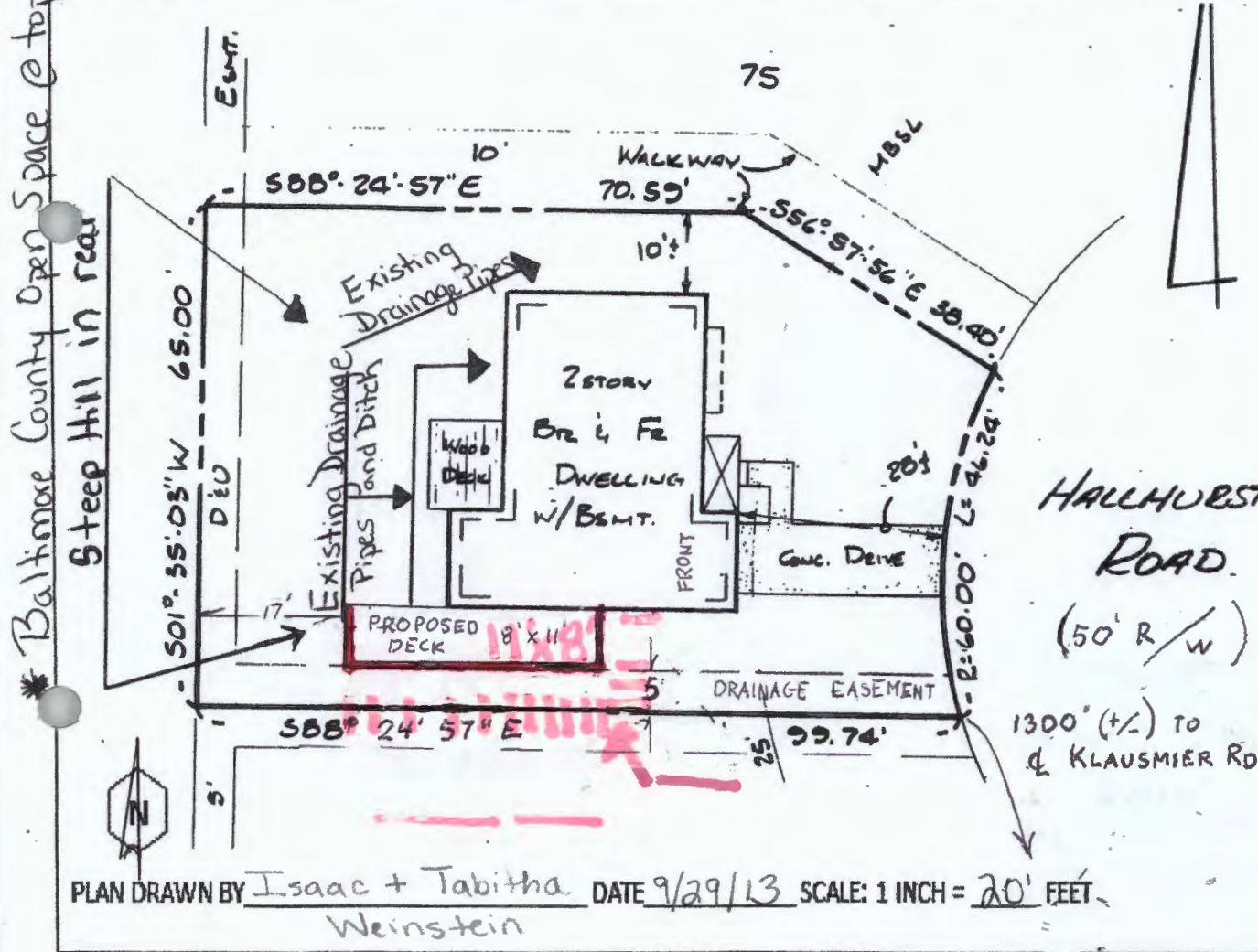
0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0088

*** Hard ship ***

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 9536 Hallhurst Rd. 21236 OWNER(S) NAME(S) Isaac + Tabitha Weinstein
SUBDIVISION NAME Oakhurst Plat 6 LOT # 76 BLOCK # R SECTION # 2
PLAT BOOK # 56 FOLIO # 95 10 DIGIT TAX # 2000013952 DEED REF. # 00287/23035



MAP IS NOT TO SCALE
ZONING MAP# 063A3
SITE ZONED DR 5.5
ELECTION DISTRICT 11th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE .14
OR SQUARE FEET 6120
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

12 copies

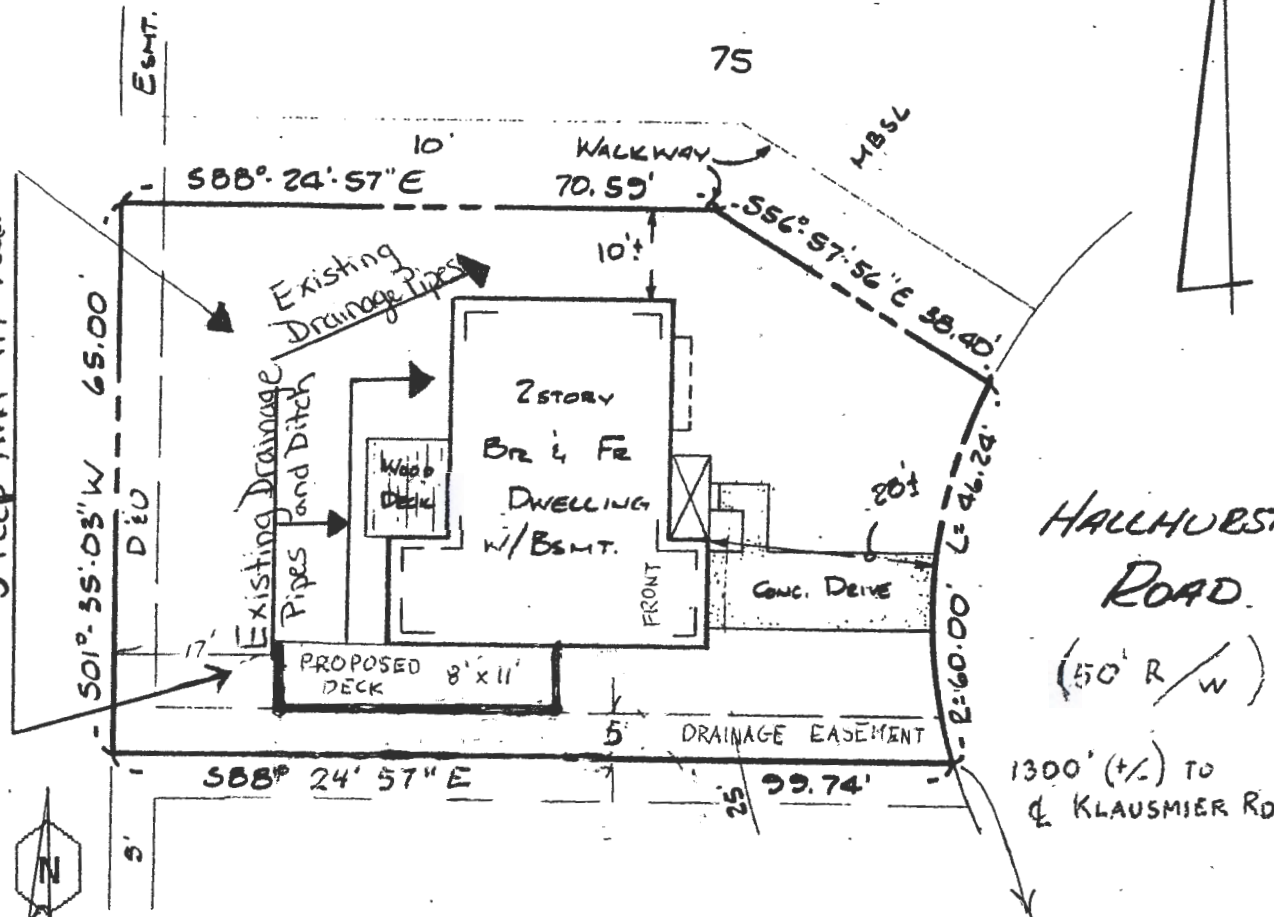
#2014-0088-A

Pet. 1

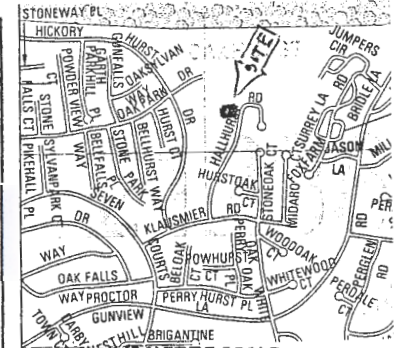
*** Hard ship ***

Baltimore County Open Space @ top of hill

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PLAN DRAWN BY Isaac + Tabitha Weinstein DATE 9/29/13 SCALE: 1 INCH = 20' FEET



MAP IS NOT TO SCALE
 ZONING MAP# 063 A 3
 SITE ZONED DR 5.5
 ELECTION DISTRICT 11th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE .14
 OR SQUARE FEET 6120
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 SEWER IS: PUBLIC X PRIVATE _____
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2014-0088-A

Handwritten signature/initials