

IN RE: PETITION FOR VARIANCE
(1726 Earhart Road)
15th Election District
7th Councilman District
William Shull & Sherry Bramande
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2014-0145-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by William Shull and Sherry Bramande, the legal owners of the subject property. The Petitioners are requesting variance relief from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit an existing addition with a side yard setback of 7 feet¹ and an extension to the principal dwelling with side and rear yard setbacks of 0 feet in lieu of the required 10, 10 and 30 feet, respectively; (2) a front yard setback of 17 feet in lieu of the front yard average of 23 feet; and (3) an open projection (deck) with side and rear yard setbacks of 0 feet in lieu of the allowed 7½, 7½ and 22½ feet. 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.

Appearing at the public hearing in support of the requests was Sherry Bramande and Rick Richardson, whose firm prepared the plan. The file reveals that the Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

¹ At the hearing, Mr. Richardson (a licensed Professional Engineer who was accepted as an expert) pointed out that the side yard setback for the existing addition is in fact 5.7' instead of 7 feet. This in my opinion is not a material discrepancy in these circumstances, and the Petition was amended accordingly.

ORDER RECEIVED FOR FILING

Date 3-24-14

By [Signature]

There were no Zoning Advisory Committee (ZAC) comments received from any of the County agencies.

This matter is currently the subject of a violation case (Case No. C0139407) before the Office of Administrative Hearings, and a copy of the Code Enforcement file was made a part of the zoning hearing file. The Petitioners were cited for undertaking construction activity without proper permits.

The fact that a code violation is issued is generally not considered in a zoning case. Zoning enforcement is conducted by the Department of Permits, Approvals, and Inspections, which has the authority to issue Correction Notices and Citations and to impose fines and other penalties for violation of law. On the other hand, the role of the Administrative Law Judge in this matter is to decide the discreet legal issue of whether the Petitioners are entitled to the requested zoning relief.

Testimony and evidence revealed that the subject property is approximately 6,000 square feet and is zoned DR 5.5. Ms. Bramande has lived at the location for approximately 3 years, and she wanted to make improvements to her home. The Petitioners provided photos showing that the improvements would be in keeping with the pattern and scale of neighboring homes, and even with the enclosed porch the front of Petitioners' home is roughly in line with adjoining homes. The Petitioners require zoning relief to construct these improvements.

Based upon the testimony and evidence presented, I will grant the petition for variance. To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

ORDER RECEIVED FOR FILING

Date 3-24-14

2

By low

Petitioners have met this test. The Petitioners' lot is narrow and deep, and it is therefore unique.

If the B.C.Z.R. were strictly interpreted, the Petitioners would indeed suffer a practical difficulty, given they would be unable to construct the improvements to their home. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 24th day of March, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit an existing addition with a side yard setback of 5.7 feet and an extension to the principal dwelling with side and rear yard setbacks of 0 feet in lieu of the required 10, 10 and 30 feet, respectively; (2) a front yard setback of 17 feet in lieu of the front yard average of 23 feet; and (3) an open projection (deck) with side and rear yard setbacks of 0 feet in lieu of the allowed 7½, 7½ and 22½ feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for 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 3-24-14

By DW

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:sln

ORDER RECEIVED FOR FILING

Date 3-24-14

By low

KEVIN KAMENETZ
County Executive



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

March 24, 2014

William Shull
Sherry Bramande
1726 Earhart Road
Baltimore, Maryland 21221

RE: Petitions for Variance
Property: 1726 Earhart Road
Case No.: 2014-0145-A

Dear Mr. Shull and Ms. Bramande:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Lewis Mayer, Division of Code Inspections & Enforcement, PAI



PETITION FOR ZONING HEARING(S)

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 1726 Earhart Road which is presently zoned D.R 5.5

Deed References: 32857/ 00412 10 Digit Tax Account # 1518474930

Property Owner(s) Printed Name(s) William Shull, Sherry Bramande

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s)

see attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

to be presented at hearing

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:

WILLIAM SHULL / SHERRY BRAMANDE

Name #1- Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1726 Earhart Road

Baltimore

MD

Mailing Address

City

State

21221-2101

/ 443-415-0789 /

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC, Rick Richardson

Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium, MD

Mailing Address

City

State

21093 /

410-560-1502

/rick@richardsonengineering.net

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-0145-A Filing Date 1/2/14

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

Sections 1B02.3.C.1, 303.1, and 301.1 – to permit an existing addition with a side yard setback of 7 feet and an extension to the principal dwelling with side and rear yard setbacks of 0 feet in lieu of the required 10, 10, and 30 feet, respectively; a front yard setback of 17 feet in lieu of the front yard average of 23 feet; and an open projection (deck) with side and rear yard setbacks of 0 feet in lieu of the allowed $7\frac{1}{2}$, $7\frac{1}{2}$, and $22\frac{1}{2}$ feet, respectively.

Item #0145

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING PROPERTY DESCRIPTION FOR
1726 EARHART ROAD
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the **north** side right-of-way of **Earhart Road (50 feet wide)** at a distance of **355 feet west** of the centerline of the nearest improved intersecting street **Bennett Road (50 feet wide)**:

Thence the following courses and distances: (1) North 38 degrees 37 minutes 07 seconds West 95.00 feet, (2) South 51 degrees 22 minutes 53 seconds West 50.00 feet, (3) South 38 degrees 37 minutes 07 seconds East 95.00 feet, (4) North 51 degrees 22 minutes 53 seconds East 50.00 feet; to the point of beginning.

Being Lot #211, Section #2 in the subdivision of **Edgewater Addition** as recorded in Baltimore County Plat Book #13, Folio #33, containing a net area of **4,750 square feet or 0.11 acres**.

Item #0145

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: 2014-0145 A

Petitioner: WILLIAM SHULL & SHERRY BRAMANDE

Address or Location: 1726 EARHART RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHERRY BRAMANDE

Address: 1726 EARHART RD

BALT. MD 21224-2101

Telephone Number: 443-415 0789

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

No. **107017**

Date: **1/2/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 1/02/2014 1/02/2014 11:40:29

REC HSM WALKIN SHIL SHI
 RECEIPT # 611988 1/02/2014

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	800	0000		6150				875.00	

5 528 ZONING VERIFICATION
 107017

Recpt Tot 875.00
 875.00 CX 1.00 CA
 Baltimore County, Maryland

Total: **875.00**

Rec From:

For:

zoning hearing case # 2014-0145-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2014-0145-A

RE: Case No.: _____

Petitioner/Developer: _____

William Shull & Sherry Bramande

Match 3, 2014

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: _____

1726 Earhart Rd

February 11, 2014

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



Sincerely,


(Signature of Sign Poster)

February 11, 2014

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2014-0145-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Monday, March 3, 2014 at 10:00 a.m.

REQUEST: Variance to permit an existing addition with a side yard setback of 7 feet and an extension to the principle dwelling with side and rear yard setbacks of 0 feet in lieu of the required 10, 10 and 30 feet, respectively; a front yard setback of 17 feet in lieu of the front yard average of 23 feet; and an open projection (deck) with side and rear yard setbacks of 0 feet in lieu of the allowed 7 ½, 7 ½, and 22 ½ feet, respectively.

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

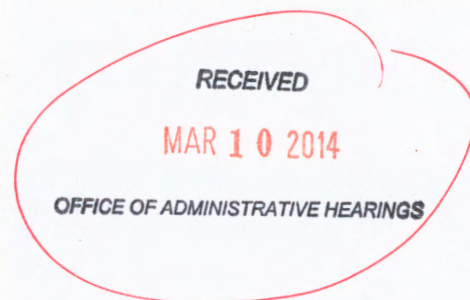
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Debra Wiley - 1726 Earhart Rd Certification for Repost

From: <lopie@comcast.net>
To: "Richardson, Rick" <rick@richardsonengineering.net>, <dwiley@baltimoreco...>
Date: 3/7/2014 11:10 PM
Subject: 1726 Earhart Rd Certification for Repost
Attachments: Rick.pdf

Attached please find copy of certification



CERTIFICATE OF POSTING

2014-0145-A (Repost)

RE: Case No.: _____

Petitioner/Developer: _____

William Shull & Sherry Bramande

Match 21, 2014

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:

1726 Earhart Rd

March 6, 2014

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

Sincerely,

March 6, 2014

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

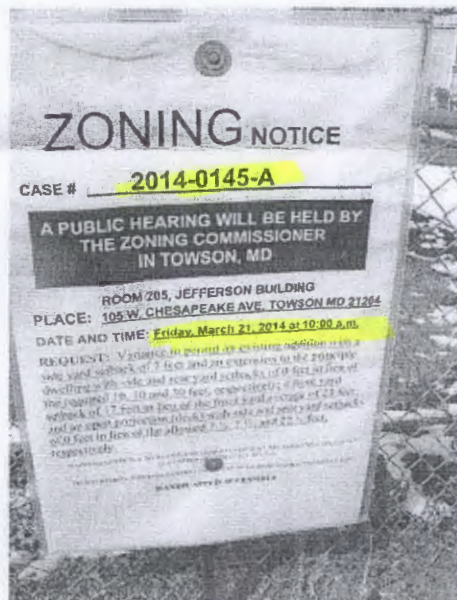
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

February 14, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on February 11, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

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

Case: # 2014-0145-A

1726 Earhart Road
NW/s Earhart Road, 355 ft. SW of centerline
of Bennett Road

15th Election District - 7th Councilmanic District

Legal Owner(s): William Shull & Sherry Bramande

Variance: to permit an existing addition with a side yard setback of 7 feet and an extension to the principal dwelling with side and rear yard setbacks of 0 feet in lieu of the required 10, 10 and 30 feet, respectively; a front yard setback of 17 feet in lieu of the front yard average of 23 feet and an open projection (deck) with side and rear yard setbacks of 0 feet in lieu of the allowed 7 1/2, 7 1/2 and 22 1/2 feet, respectively.

Hearing: Monday, March 3, 2014 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.

JT 2/688 Feb. 11

968312



KEVIN KAMENETZ
County Executive

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

January 30, 2014

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: 2014-0145-A

1726 Earhart Road
NW/s Earhart Road, 355 ft. SW of centerline of Bennett Road
15th Election District – 7th Councilmanic District
Legal Owners: William Shull & Sherry Bramande

Variance to permit an existing addition with a side yard setback of 7 feet and an extension to the principal dwelling with side and rear yard setbacks of 0 feet in lieu of the required 10, 10 and 30 feet, respectively; a front yard setback of 17 feet in lieu of the front yard average of 23 feet; and an open projection (deck) with side and rear yard setbacks of 0 feet in lieu of the allowed 7 ½, 7 ½, and 22 ½ feet, respectively.

Hearing: Monday, March 3, 2014 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. Shull, Ms. Bramande, 1726 Earhart Road, Baltimore 21221
Richardson Engineering, 30 E. Padonia Rd., Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 11, 2014.**
- (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
Tuesday, February 11, 2014 Issue - Jeffersonian

Please forward billing to:
Sherry Bramande
1726 Earhart Road
Baltimore, MD 21221

443-415-0789

NOTICE OF ZONING HEARING

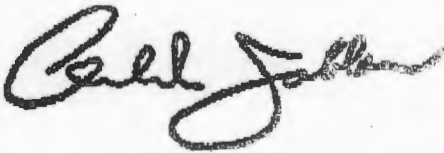
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CASE NUMBER: 2014-0145-A

1726 Earhart Road
NW/s Earhart Road, 355 ft. SW of centerline of Bennett Road
15th Election District – 7th Councilmanic District
Legal Owners: William Shull & Sherry Bramande

Variance to permit an existing addition with a side yard setback of 7 feet and an extension to the principal dwelling with side and rear yard setbacks of 0 feet in lieu of the required 10, 10 and 30 feet, respectively; a front yard setback of 17 feet in lieu of the front yard average of 23 feet; and an open projection (deck) with side and rear yard setbacks of 0 feet in lieu of the allowed 7 ½, 7 ½, and 22 ½ feet, respectively.

Hearing: Monday, March 3, 2014 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 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: April 24, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0145-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 23, 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

CASE NO. 2014-0145-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

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

1/15/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. C0139407)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 2/11/14

SIGN POSTING

Date: 2/11/14

by Black

New Sign Info 3-6-14

Black Rec'd 3-10-14

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

RE: PETITION FOR VARIANCE
1746 Earhart Road; NW/S Earhart Road,
355' SW c/line Bennett Road
15th Election & 7th Councilmanic Districts
Legal Owners: William Shull
& Sherry Baramande

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-145-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

JAN 16 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of January, 2014, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, MD 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DATE: 01/13/2014

STANDARD ASSESSMENT INQUIRY (1)

TIME: 13:27:31

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 18 474930	15	3-0	04-00	H	NO		01/10/14

SHULL WILLIAM

DESC-1..

BRAMANDE SHERRY

DESC-2.. EDGEWATER

1726 EARHART RD

PREMISE. 01726 EARHART

RD

BALTIMORE

21221-2101

BALTIMORE

MD 21221-2101 FORMER OWNER: MCCUBBIN PROPERTIES LLC

----- FCV -----			----- PHASED IN -----			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	52,700	52,700		FCV	ASSESS	ASSESS
IMPV:	74,000	35,000	TOTAL..	87,700	87,700	87,700
TOTL:	126,700	87,700	PREF...	0	0	0
PREF:	0	0	CURT...	87,700	87,700	87,700
CURT:	126,700	87,700	EXEMPT.		0	0
DATE:	07/08	07/08				

----	TAXABLE BASIS	----	FM DATE
	ASSESS:	87,700	09/27/13
	ASSESS:	87,700	
	ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

ZONING VARIANCE CASES

N J. Garland

N B. Peters

Y L. Mayer

N J. Kemp

N T. Kidd

N R. Rohlfis

N R. Larrick

No H. Rowe

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 January 6, 2014
FORMAL OR INFORMAL RESPONSE DUE AT January 13, 2014 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
- # 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 Lewis

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: 2014-0142-A

Primary Use: Commercial

Reviewer: JS

Type: VARIANCE

Legal Owner: Louis & Mary Simmons

Contract Purchaser: C&D's Installers Inc, 6760 Graceland Ave., Baltimore MD 21224

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 12th **Councilmanic Dist:** 7th

Property Address: 6760 Graceland Ave

Location: NE/S of Graceland Avenue, 195 ft. SW of intersection with Wilson Avenue

Existing Zoning: BL

Area: 0.14 acre

Proposed Zoning: VARIANCE To permit a side yard setback of five (5) ft. in lieu of the required ten (10) ft. and a rear yard setback of three (3) ft. in lieu of the required twenty (20) ft.

Attorney: Timothy M. Kotroco, 1 W. Pennsylvania Ave., Ste. 300, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2014-0143-A

Primary Use: Residential

Reviewer: AT

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Evan S. & Cheryl A. Mickel

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 8th **Councilmanic Dist:** 2nd

Property Address: 4 Broadridge Ln

Location: W/S of Broadridge Lane, 475 ft. S of the centerline Barthel Road

Existing Zoning: RC 4

Area: 2.085 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE 1. To rescind the setback variance from Case #85-247-A
2. To allow a side yard setback of 15 ft. in lieu of the required 25 ft. from any lot line per Section 1A03.4B2a BCZR for a proposed one story screen porch.

Attorney:

Prior Zoning Cases: # 85-247-A

Concurrent Cases:

Violation Cases:

Closing Date: 1/20/2014

Miscellaneous:

ZAC AGENDA

Case Number: 2014-0144-XA

Primary Use: Residential

Reviewer: BR

Type: VARIANCE SPECIAL EXCEPTION

Legal Owner: David A. Cuomo

Contract Purchaser: Amanda E. Tyler, Pres., 2341 Ydork Road, Timonium MD 21093

Critical Area: NO

Flood Plain: NO

Historic: NO

Election Dist: 8th

Councilmanic Dist: 3rd

Property Address: 2341 York Rd

Location: E/S York Road, 110 ft. N centerline Talbott Road

Existing Zoning: DR 3.5, RO

Area: 10,562 sq. ft.

Proposed Zoning: VARIANCE To permit the use of an existing driveway of 10 ft. in width in lieu of the required 20 ft. in width for two-way movements

SPECIAL EXCEPTION To use the herein described property for an animal grooming facility

Attorney: Justin A. Williams, 210 W. Pennsylvania Ave., Ste 500, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2014-0145-A

Primary Use: Residential

Reviewer: RDD

Type: VARIANCE

Legal Owner: William Shull & Sherry Bramande

Contract Purchaser:

Critical Area: NO

Flood Plain: NO

Historic: NO

Election Dist: 15th

Councilmanic Dist: 7th

Property Address: 1746 Earhart Rd

Location: NW/S Earhart Road, 355 ft. SW of the centerline Bennett Road

Existing Zoning: DR 5.5

Area: 4750 sq. ft., 0.11 acres

Proposed Zoning: VARIANCE To permit an existing addition with a side yard setback of 7 ft. and an extension to the principal dwelling with a side and rear yard setback of 0 ft. in lieu of the required 10, 10 and 30 ft., respectively; a front yard setback of 17 ft. in lieu of the front yard average of 23 ft. and an open projection (deck) with side and rear yard setbacks of 0 ft. in lieu of the allowed 7.5, 7.5 and 22.5 ft., respectively

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2014-0147-A

Primary Use: Residential

Reviewer: RDD

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Robert Schmid

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 5th **Councilmanic Dist:** 3rd

Property Address: 3003 Benson Mill Rd

Location: S/S Benson Mill Road, 30 ft. W of the centerline Falls Road

Existing Zoning: RC 2

Area: 2.343 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE To permit the replacement of an existing non-conforming detached accessory structure (storage shed) in its original location and situated in the side yard and in the third of the lot closest to a street, with a height of 16 ft. in lieu of the required rear yard, the third of the lot farthest removed, and the maximum allowed height of 15 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 2/3/2014

Miscellaneous:

ZAC AGENDA

Case Number: 2014-0148-A

Primary Use: Residential

Reviewer: GH

Type: VARIANCE

Legal Owner: Tom & Evelyn Pon

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 2nd **Councilmanic Dist:** 4th

Property Address: 6819 Windsor Mill Rd

Location: N/S of Windsor Mill Road, 129.6 ft. NW of the centerline of Read Road

Existing Zoning: DR 5 & DR 6

Area: 3.892+/- acres

Proposed Zoning: VARIANCE 1. To permit setbacks from side building faces to side building faces as follows:

- a. 10 ft. in lieu of the required 20 ft. for lots 1-9; and
- b. 11 ft. in lieu of the required 20 ft. for lots 13-16;
2. If necessary, To permit open projections for decks and porches in the rear yard to extend a distance 40 % of the required rear yard setback in lieu of the required 25 %;
3. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County

Attorney: Lawrence E Schmidt, 600 Washington Avenue, Ste. 200, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:



KEVIN KAMENETZ
County Executive

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

February 26, 2014

William Shull & Sherry Bramande
1726 Earhart Road
Baltimore MD 21221

RE: Case Number: 2014-0145 A, Address: 1726 Earhart Road

Dear Mr. Shull & Ms. Bramande:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 2, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "R" and a trailing flourish.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Richardson Engineering, LLC, Rick Richardson, 30 E. Padonia Road, Suite 500, Timonium MD 21093

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



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

Date: 1/15/14

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

RE: Baltimore County
Item No 2014-0145-A
Variance
William Shull &
Sherry Bramante
1746 Earhart 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. 2014-0145-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

Debra Wiley - Case No. 2014-0145-A (1726 Earhart Road)

From: Debra Wiley
To: rick@richardsonengineering.net
Date: 3/6/2014 11:18 AM
Subject: Case No. 2014-0145-A (1726 Earhart Road)

Good Morning,

Per our telephone conversation today, this is to confirm that the above-referenced case has been rescheduled to Friday, March 21, 2014 @ 10 AM, in Room 205, Jefferson Building, Towson, Maryland. In addition, please be reminded to have the new hearing information replaced over the old by the sign poster and provide to this office proof of same.

Thank you in advance for your cooperation.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Rescheduling of "Snow Day" Hearings

From: Debra Wiley
To: OAH Staff
Date: 3/6/2014 9:49 AM
Subject: Rescheduling of "Snow Day" Hearings
CC: Lewis, Kristen; Wisnom, June

Good Morning,

As you are aware, the County was closed on Monday, March 3rd. Both of the cases originally set for Monday have been rescheduled for Friday, March 21, 2014 in Room 205. In addition, they have been advised to have the new hearing information replaced over the old by their sign poster and provide to this office proof of same.

2014-0145-A - 3/21 @ 10 AM

2014-0146-A - 3/21 @ 11 AM

Please mark your calendars accordingly. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Re: 1746 Earhart Road

From: Debra Wiley
To: Richardson, Patrick
Date: 3/6/2014 7:40 AM
Subject: Re: 1746 Earhart Road

Rick,

I left you a voice mail almost 10 minutes after you left our office that Kristen Lewis gave that date away to someone else and that we can schedule it for Friday, March 21st at the same time.

Sorry for the inconvenience but I called the number that was listed on the petition and got your voice mail.

Let me know if Friday will work for you. If not, we can set it in for another day.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> "Richardson, Patrick" <prichardson@richardsonengineering.net> 3/5/2014 9:44 PM >>>

Deb,

Please confirm the hearing for March 20 at 10am for this hearing to be rescheduled.

I have arranged to have the sign changed and will forward confirmation of this to you as soon as I can get it.

Thank you.

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road
Suite 500
Timonium, MD 21093
410-560-1502 x112
fax 443-901-1208
rick@richardsonengineering.net

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2014-0145-A
Legal Owner/Petitioner:
Contract Purchaser:
Property Address: 1726 EARNHART RD
Location Description:

VIOLATION INFORMATION: Case No. C 0139407
Defendants: WILLIAM SHULL, SHERYL BRAMAND

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME Lewis Mayer

ADDRESS Bld Inspection
Room G-21

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☐ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☒ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer

Baltimore County
Permits, Approvals
And Inspections



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

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. C0139407

Property No. 1518474930

FA18122
Zoning: _____

Name(s): William Shull, Sherry Bramante

Address: 1726 EARHART

21221

Violation Location: 1726 EARHART RD

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCC 35-2-301.004 COUNCIL BILL 40-12 PART 115

FAILURE TO OBTAIN PERMIT TO ENCLOSE PORCH AND
SIDE BUMP OUT ADDITION

OBTAIN BUILDING PERMIT TO ENCLOSE PORCH AND FOR
SIDE ADDITION

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

ON OR BEFORE: 11/22/13

DATE ISSUED: 11/18/13

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: Lew Mayer

PRINT NAME: Lew Mayer

STOP WORK NOTICE

PURSUANT TO INSEPTION 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: 11/22/13

DATE ISSUED: 11/18/13

INSPECTOR: _____

PRINT NAME: _____

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

REVISED 2/13

CODE ENFORCEMENT REPORT

FA 0181176

DATE: 11/16/13 INTAKE BY: LK CASE#: 0139467 INSPEC: _____

COMPLAINT
LOCATION: 1726 Earlast Road

ZIP CODE: 443-468-8371 DIST: _____

COMPLAINT
NAME: Robert Taylor PHONE#: (H) 443-468-8371 (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Built deck all around pool - Enclosing porch - Bumping out Kitchen side of house - No permits.

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT
INFORMATION _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 11/8/13 - Visited Site, Issued Stop Work Order to Obtain Permit to Enclose Frt. Porch, Deck Under 16" Offground. Permit Not Required RLC 11/28/13 from LK

REINSPECTION: 12/6/13 - Owner And Rick Richardson Are Working On Variance To Obtain Permit RLC 1/23/14 from

REINSPECTION: _____

REINSPECTION: _____



Department of Permits, Approvals & Inspections Complaint Report

Report Criteria:

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 11/6/2013 to 11/6/2013

PE Range: BI01 to bi06

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0139407		Tim Kidd	11/06/2013		Lisa Kalantary	11/06/2013	Open - Normal		37F7

Complaint Description: BUILT DECK ALL AROUND POOL - ENCLOSING PORCH - BUMPING OUT KITCHEN ON SIDE OF HOUSE - NO PERMITS**Facility:**FA0181176
PDM 1518474930
1726 EARHART RD
ESSEX, MD, 21221**Owner :**SHULL WILLIAM BRAMANDE SHERRY
1726 EARHART RD
BALTIMORE MD 21221
HOME: 4105294816
ROSEMCCUBBIN@COMCAST.NET**Complainant:**ROBERT TAYLOR

WORK: 4434688371**Daily Activity Details - No Data****Violation Details - No Data****Comment Details - No Comments****Lien Information - None****Mileage:**

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 15 Account Number - 1518474930	
Owner Information		
Owner Name:	SHULL WILLIAM BRAMANDE SHERRY	Use: RESIDENTIAL
Mailing Address:	1726 EARHART RD BALTIMORE MD 21221-2101	Principal Residence: YES
		Deed Reference: 1) /32857/ 00412 2)
Location & Structure Information		
Premises Address:	1726 EARHART RD BALTIMORE 21221-2101	Legal Description: 1726 EARHART RD EDGEWATER
Map: 0090	Grid: 0022	Parcel: 0078
Sub District:	Subdivision: 0000	Section: 2
Block:	Lot: 211	Assessment Year: 2012
Plat No:	Plat Ref: 0013/ 0033	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1941	725 SF	4,750 SF
County Use	04	
Stories	Basement	Type
1.000000	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full	
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	52,700	52,700
Improvements	74,000	35,000
Total:	126,700	87,700
Preferential Land:	0	87,700
		0
Transfer Information		
Seller: MCCUBBIN PROPERTIES LLC	Date: 12/03/2012	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /32857/ 00412	Deed2:
Seller: ROBUSTO JOHN J	Date: 11/05/2009	Price: \$62,000
Type: NON-ARMS LENGTH OTHER	Deed1: /28834/ 00352	Deed2:
Seller: WOOD WILLIAM P & MILDRE	Date: 03/17/1967	Price: \$7,400
Type: ARMS LENGTH IMPROVED	Deed1: /04734/ 00109	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: Approved 09/11/2013		

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

[illegible]

Order the **TAX MAP** [click here...](#)

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

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

CASE NAME _____
CASE NUMBER 2014-145
DATE 3-21-14

[illegible]

Case No.: 2014-145-A

Exhibit Sheet

Petitioner/Developer

Respondent

DW
3-24-14

DW
3-24-14

No. 1	Plan	
No. 2	Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

Tel: 410-560-1502
Fax 443-901-1208



Enclosing front porch



House to east

PETITIONER'S

EXHIBIT NO. 2



House to west



Rear yard



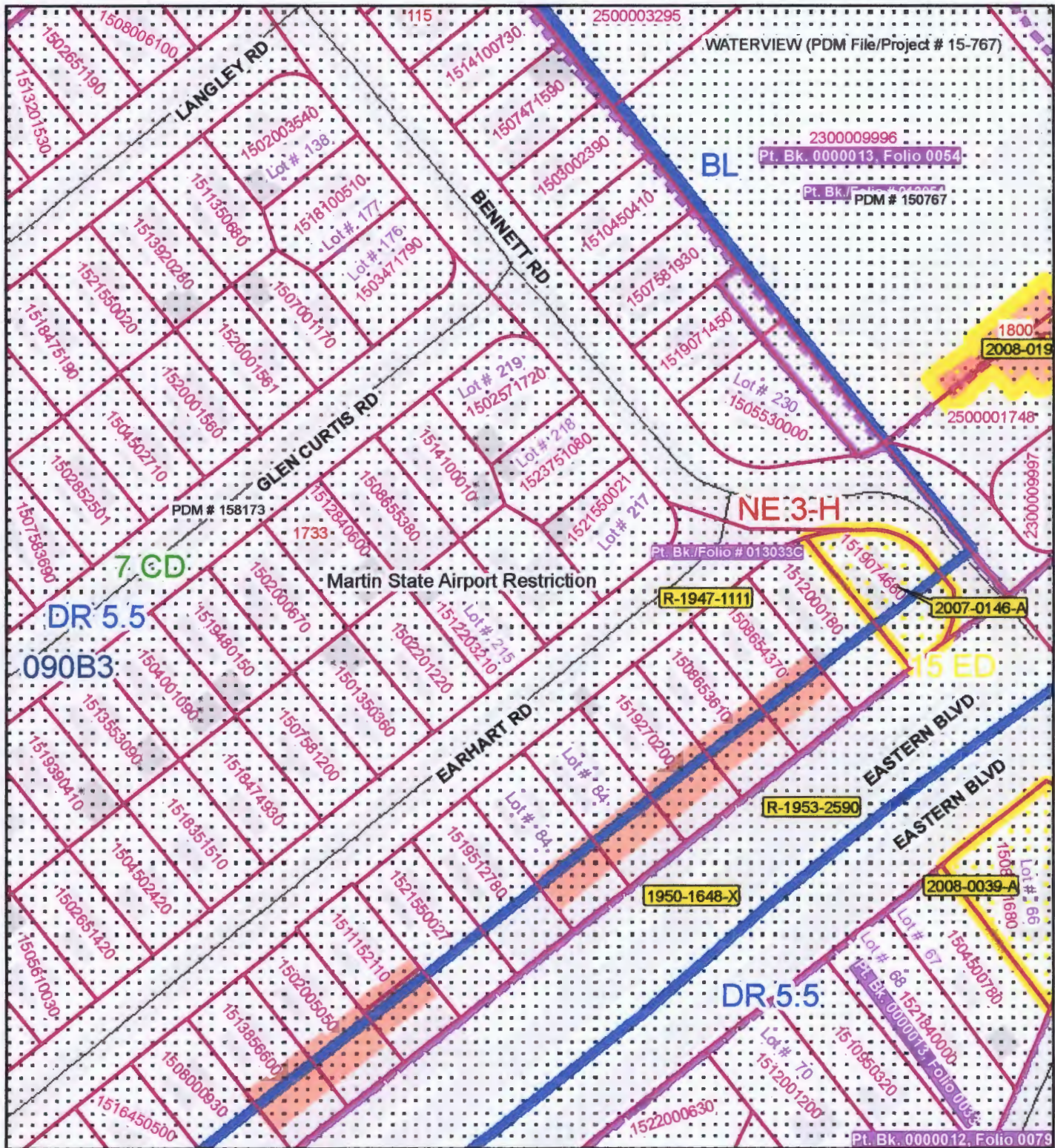
East side of house toward rear yard



Rear yard



1746 Earhart Road



Publication Date: 12/19/2013

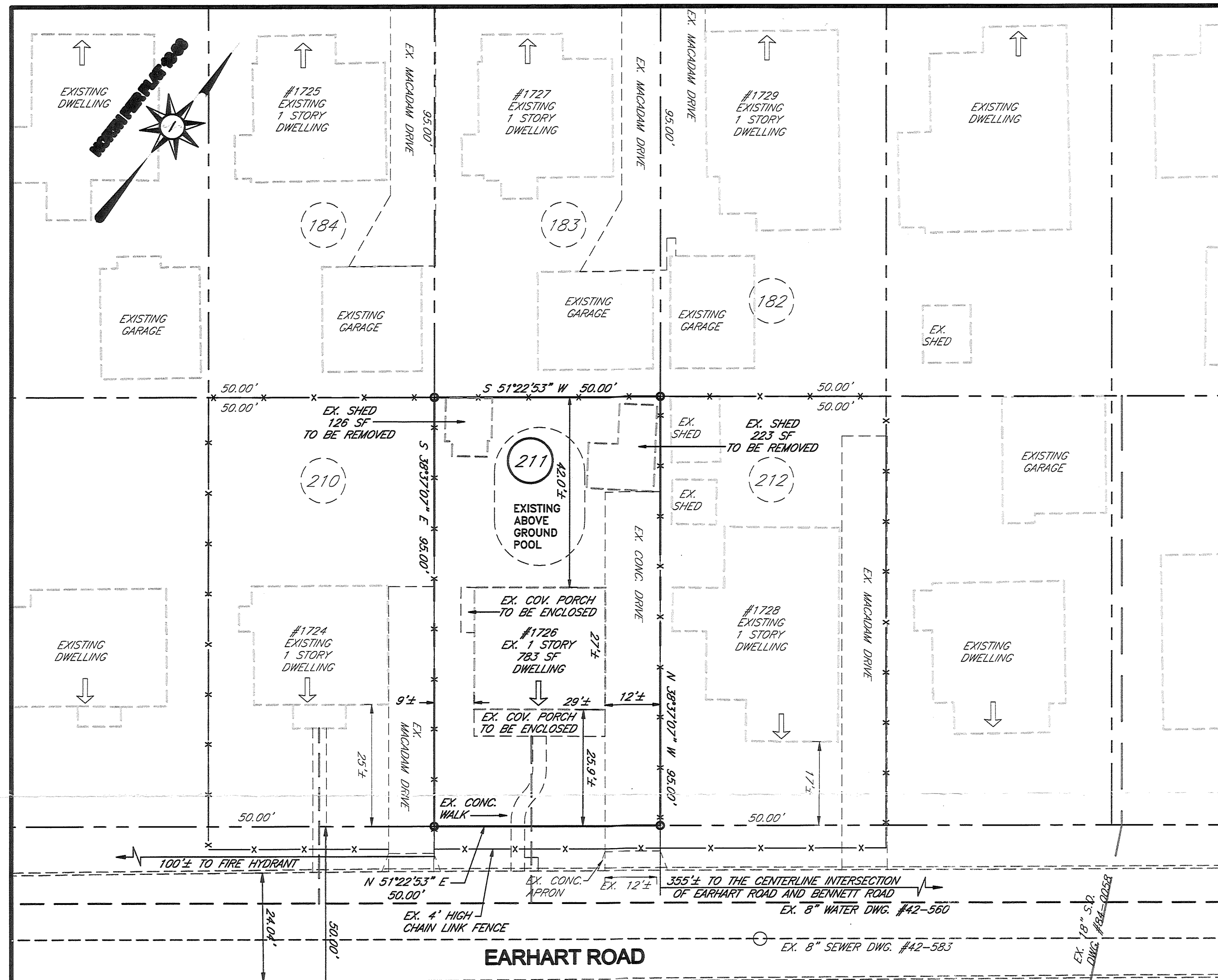


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



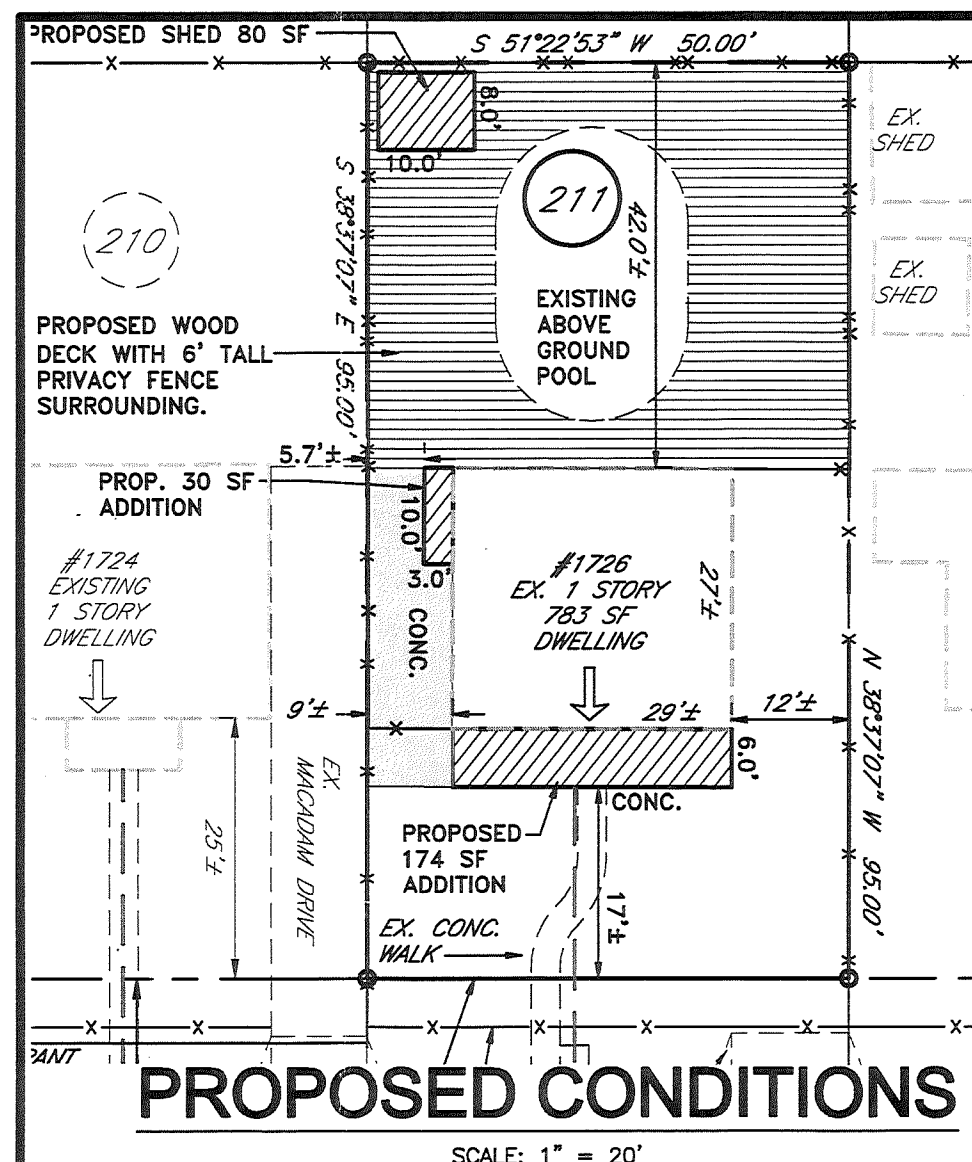
1 inch = 100 feet

Item # 0145



EXISTING CONDITIONS

SCALE: 1" = 20'



PROPOSED CONDITIONS

SCALE: 1" = 20'

ADJOINER LIST

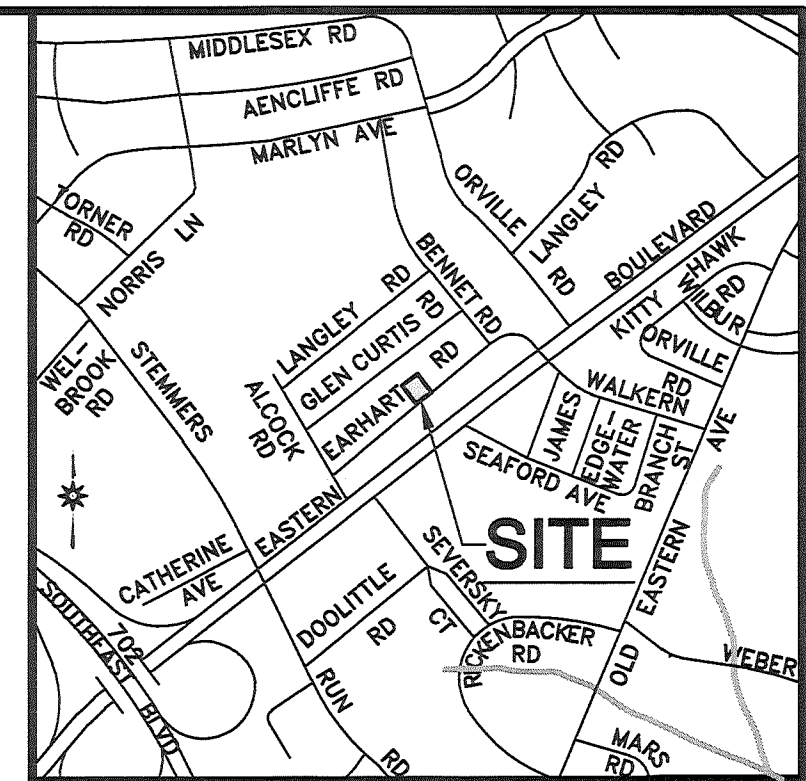
LOT #210
LAND OF
JAMES C. ELLENBERGER JR.
& KELLY N. WEATHERSTEIN
TAX MAP #90, GRID #22, PARCEL #78, SECTION #2
TAX ACCOUNT #1518351510
DEED REF: 30179/430
PLAT: EDGEWATER 13-33
USE: RESIDENTIAL
ZONED: DR 5.5

LOT #184
LAND OF
PHILIP J. & WILMA G. BLYTHE
TAX MAP #90, GRID #22, PARCEL #78, SECTION #2
TAX ACCOUNT #1513553090
DEED REF: 12487/251
PLAT: EDGEWATER 13-33
USE: RESIDENTIAL
ZONED: DR 5.5

LOT #183
LAND OF
RALPH W. DAVIS
TAX MAP #90, GRID #22, PARCEL #78, SECTION #2
TAX ACCOUNT #1504001090
DEED REF: N/A
PLAT: EDGEWATER 13-33
USE: EXEMPT
ZONED: DR 5.5

LOT #182
LAND OF
JOHN PARRISH
TAX MAP #90, GRID #22, PARCEL #78, SECTION #2
TAX ACCOUNT #1519480150
DEED REF: 28217/428
PLAT: EDGEWATER 13-33
USE: RESIDENTIAL
ZONED: DR 5.5

LOT #212
LAND OF
MARGARET L. & GERALDINE MOORE
TAX MAP #90, GRID #22, PARCEL #78, SECTION #2
TAX ACCOUNT #1507581200
DEED REF: 15089/629
PLAT: EDGEWATER 13-33
USE: RESIDENTIAL
ZONED: DR 5.5



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: WILLIAM SHULL & SHERRY BRAMANDE
1726 EARHART ROAD
BALTIMORE, MARYLAND 21221-2101
- SITE AREA:
GROSS: 6,000 SF or 0.14 Ac.±
NET: 4,750 SF or 0.11 Ac.±
- USES:
EXISTING: 1 STORY SINGLE FAMILY DWELLING.
PROPOSED: 1 STORY SINGLE FAMILY DWELLING.
- UTILITIES:
PUBLIC WATER & SEWER
DEED REF: 32857/412
- TAX ACCOUNT: #1518474930
- COUNCILMANIC DISTRICT: 7TH
- ZONING: DR 5.5
(PER 1"=200' ZONING MAP 090B3)
- TAX MAP #90, GRID #22, PARCEL #78, SECTION #2, LOT #211.
- PLAT REFERENCE: 13-33 "EDGEWATER ADDITION"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM)
PANEL #2400100430 F PANEL 430 OF 580 DATED SEPT. 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES ON FILE.
- CURRENT VIOLATIONS: C0139407, INSPECTOR LEWIS MAYER.
- NO PREVIOUS PERMITS ON FILE.
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT HISTORIC.
- BUILDING FLOOR AREAS:
EXISTING: 783 SF.
PROPOSED: 30 + 174 = 204 SF.
TOTAL: 783 + 204 = 987 SF.
- WATERSHED: MIDDLE RIVER
- SITE DOES LIE WITHIN THE MARTIN STATE AIRPORT 3 MILE PROXIMITY RADIUS.
- SETBACKS:
TYPE REQUIRED PROVIDED
FRONT: 23' (AVG) 17'±
SIDE: 15' 5.7'±
REAR: 30' 42'±

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PETITIONER'S

EXHIBIT NO. 1

PLAN TO ACCOMPANY ZONING PETITION
#2014-0145-A FOR THE
SHULL/BRAMANDE
RESIDENCE
1726 EARHART ROAD
BALTIMORE, MARYLAND 21221

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS

DRAWN BY:	DESIGNED BY:	SCALE:
CND	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
12-16-13	13129	1 OF 1