

IN RE: PETITION FOR SPECIAL HEARING *
(11711 Bellvue Avenue)
1st Election District *
3rd Councilmanic District *
Thomas T. and Joanna K. Lawry *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0200-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Bernadette Moskunas with Site Rite Surveying, Inc. on behalf of Thomas T. and Joanna K. Lawry ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard and front yard addition with side setbacks of 29 ft. and 41 ft. in lieu of the minimum required 50 ft., and a front yard setback to the centerline of the road of 52 ft. in lieu of the minimum required 75 ft. for an RC 5 zoned property that is not in a recorded subdivision.

Appearing at the public hearing in support of the requests was Thomas T. and Joanna K. Lawry and Bernadette Moskunas with Site Rite Surveying, Inc., who prepared the site plan. Joseph I. Tivvis, Jr., Esquire represented the Petitioners. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance at the hearing. The only substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP), which indicated that the improvements were in character with the neighborhood. Also, this property is the subject of a Baltimore County Uniform Code Enforcement Correction Notice (Citation No. CO-0136548), which is being held in abeyance pending the outcome of this matter.

ORDER RECEIVED FOR FILING

Date 6/3/14

By Den

The subject property is comprised of two (2) parcels totaling 38,550 square feet and is zoned RC 5.

The Petitioners have six children, and required additional space for their family. They began construction of the project, but the Department of Permits, Approvals and Inspections (PAI) issued a stop work order, and directed Petitioners to secure necessary permits and zoning relief.

As noted, the property is zoned RC-5, and is not within a recorded subdivision. The regulations provides that in such circumstances an owner whose lot does not meet the minimum size requirements or setbacks "may apply for a special hearing ... to alter" the requirements. B.C.Z.R. § 1A04.3.B.1.b.1.

The regulations do not specify that a variance must be obtained, and thus I do not believe Petitioners must satisfy the requirements of B.C.Z.R. § 307. Rather, I believe the appropriate test is whether the alterations would be consistent with existing conditions in the neighborhood, and not detrimental to the health, safety or welfare of the community. The DOP, after a site visit, made such a finding, and I believe the petition for special hearing should be granted.

THEREFORE, IT IS ORDERED this 3rd day of June 2014, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a side yard and front yard addition with side setbacks of 29 ft. and 41 ft. in lieu of the minimum required 50 ft. and a front yard setback to the centerline of the road of 52 ft. in lieu of the minimum required 75 ft. for an RC 5 zoned property that is not in a recorded subdivision, be and is hereby GRANTED.

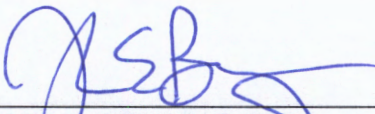
ORDER RECEIVED FOR FILING

Date 6/3/14
By Den

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.

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 6/3/14
By sln

KEVIN KAMENETZ
County Executive



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

June 3, 2014

Joseph I. Tivvis, Jr., Esquire
Suite 1215
One North Charles Street
Baltimore, Maryland 21201

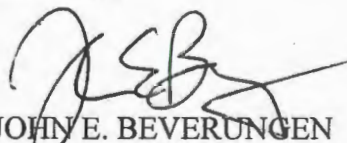
RE: Petition for Special Hearing
Property: 11711 Bellvue Avenue
Case No. 2014-0200-SPH

Dear Mr. Tivvis:

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

c: Code Inspector, Baltimore County Division of Code Inspections
and Enforcement, Department of Permits, Approvals and Inspections,
111 W. Chesapeake Avenue, Towson, MD 21204



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 11711 Bellvue Avenue

which is presently zoned RC5

Deed References: 17572/386

10 Digit Tax Account # 1119001050

Property Owner(s) Printed Name(s) Thomas and Joanna Lawry

1119001051

(SELECT THE HEARING(S) BY MARKING ☒ 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

SEE ATTACHED

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

3. ☐ a **Variance** from Section(s)

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)

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 (Petitioners):

Thomas Lawry, Joanna Lawry

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

11711 Bellvue Avenue Kingsville, MD

Mailing Address City State

21087, 443-677-2926

Zip Code Telephone # Email Address

Representative to be contacted:

Bernadette Moskunus Site Rite Surveying Inc.

Name - Type or Print

Signature

200 E. Joppa Road Rm 101 Towson, MD

Mailing Address City State

21286, 410 828 9060, siteriteinc@aol.com

Zip Code Telephone # Email Address

CASE NUMBER 2014-0200-SPH Filing Date 3/21/14

Do Not Schedule Dates: _____ Reviewer JS

REV. 10/4/11

Petition for Special Hearing

11711 Bellvue Avenue

BCZR: 1A04.3.B.1.b.1 & BCZR: 1A04.3.B.1.2.b → To permit a side yard and front yard addition with side setbacks of 29 feet and 41 feet in lieu of the minimum required 50 feet, and, a front yard setback to the centerline of the road of 52 feet in lieu of the minimum required 75 feet, for an RC5 zoned property that is not in a recorded subdivision.

**ZONING DESCRIPTION FOR
#11711 BELLVUE AVENUE**

BEGINNING at a point on the southeast side of Bellvue Avenue which has a variable right of way (50 foot right of way in front of the subject property) at the distance of 530 feet northeast of the center line of Bradshaw Road which is 50 feet wide.

Thence the following courses and distances: northerly 15 feet, thence by a curve to the right with a radius of 1118.81 feet for a distance of 105.19 feet; thence South 41° 14' 00" East, 315.62 feet; thence South 48° 29' 30" West, 105.00 feet; thence continuing South 48° 29' 30" West, 15 feet to the center line of a 30 foot right of way and thence North 41° 14' West, 321.84 feet to the point of beginning as recorded in Deed Liber 17572, folio 386, containing 38,550 square feet. Located in the 11th Election District and 3rd Councilmanic District.



Michael V. Moskunas

Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, #101
Towson MD 21286
(410) 828-9060

FILE: 11711 BELLVUE AVENUE.DOC\2014 ZONING DESC

2014-0200-SPH

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 2014-0200-SPH
Petitioner: Thomas and Joanna Lawry
Address or Location: 11711 Bellvue Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Lawry
Address: 11711 Bellvue Avenue
Kingsville, MD 21087
Telephone Number: 443-677-2926

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

109835

No.

Date:

3/27/14

PAID RECEIPT

BUSINESS ACTUAL TIME BSW
 3/27/2014 3/27/2014 09:58:30 1
 MSOT WALKIN LRG LTR
 EXEPT 3 50320 3/27/2014 OFLO
 5-528 ZORUS VERIFICATION
 NO. 107835
 Receipt Tot \$75.00
 \$0.00 CR \$100.00 CA
 \$25.00 CS
 Baltimore County, Maryland

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

Total:

\$ 75.00

Rec From:

LAWRY

For:

2014-0200-MMM A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POST

CASE NO: 2014-0220-SPH

PETITIONER/DEVELOPER

THOMAS LAURY

SITE, ZITE SURVEYING INC

DATE OF HEARING/CLOSING:

JUNE 2, 2014

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

LADIES AND GENTLEMEN:

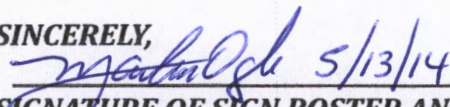
**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT**

11711 BELLVUE AVENUE

THIS SIGN(S) WERE POSTED ON
(MONTH, DAY, YEAR)

May 13, 2014

SINCERELY,

 5/13/14
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

(SIGN POSTER)

60 CHELMSFORD COURT

BALTIMORE, MD 21220

(ADDRESS)

PHONE NUMBER: 443-629-3411

NOTICE

A PUBLIC HEARING WILL BE HELD BY

THE ZONING COMMISSIONER

IN TOWSON, MD

ROOM 205, JEFFERSON BUILDING 105

PLACE: WEST CHESTER AVE, TOWSON 21204

DATE AND TIME: MONDAY, JUNE 2, 2014
AT 10:00 A.M.

REQUEST
SPECIAL HEARING TO REVERT A SIDE YARD AND FRONT
YARD ADDITION WITH SIDE SETBACKS OF 28 FEET AND 41 FEET
IN LIEU OF THE MINIMUM REQUIRED 50 FEET, AND A FRONT
YARD SETBACK TO THE CENTRULINE OF THE ROAD OF 52 FT
TO MEET THE MINIMUM 75 FEET FOR AN R 5 ZONED
PROPERTY THAT IS NOT IN A REZONED SUBDIVISION.

POSTAGE WILL BE PAID BY ADDRESSEE
NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES
FIRST CLASS PERMIT NO. 1000 NEW YORK, NY
POSTMASTER: RETURN TO: THE NEW YORK TIMES MAGAZINE GROUP
201 EAST 43RD STREET, 10TH FLOOR, NEW YORK, NY 10017

5/13/14



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 1, 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 May 13, 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: #2014-0200-SPH

11711 Bellvue Avenue

SE/s Bellvue Avenue, 530 ft. NE of centerline of intersection with Bradshaw Road

1st Election District - 3rd Councilmanic District

Legal Owner(s): Thomas & Joanna Lawry

Special Hearing to permit a side yard and front yard addition with side setbacks of 29 feet and 41 feet in lieu of the minimum required 50 feet, and a front yard setback to the centerline of the road of 52 ft in lieu of the minimum required 75 feet, for an RCS cones property that is not in a recorded subdivision.

Hearing: Monday, June 2, 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 5/ 649 May 13

979286



KEVIN KAMENETZ
County Executive

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

April 29, 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: 2014-0200-SPH

11711 Bellvue Avenue
SE/s Bellvue Avenue, 530 ft. NE of centerline of intersection with Bradshaw Road
1st Election District – 3rd Councilmanic District
Legal Owners: Thomas & Joanna Lawry

Special Hearing to permit a side yard and front yard addition with side setbacks of 29 feet and 41 feet in lieu of the minimum required 50 feet, and a front yard setback to the centerline of the road of 52 ft in lieu of the minimum required 75 feet, for an RC5 corner property that is not in a recorded subdivision.

Hearing: Monday, June 2, 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: Thomas & Joanna Lawry, 11711 Bellvue Avenue, Kingsville 21087
Bernadette Moskunus, 200 E. Joppa Road, Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 13, 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, May 13, 2014 Issue - Jeffersonian

Please forward billing to:
Thomas Lawry
11711 Bellvue Avenue
Kingsville, MD 21087

443-677-2926

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2014-0200-SPH

11711 Bellvue Avenue
SE/s Bellvue Avenue, 530 ft. NE of centerline of intersection with Bradshaw Road
1st Election District – 3rd Councilmanic District
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105 West Chesapeake Avenue, Towson 21204



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

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

M E M O R A N D U M

DATE: July 8, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0200-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on July 3, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
11711 Bellvue Avenue; SE/S Bellvue Avenue,	*	OF ADMINSTRATIVE
530' NE of c/line with Bradshaw Road	*	HEARINGS FOR
1 st Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Thomas & Joanna Lawry	*	2014-200-SPH
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

APR 01 2014

.....]

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of April, 2014, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, 200 East Joppa Road, Room 101, Towson, MD 21286, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014-

0200-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-9</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
<u>4/23/14</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>4-1</u>	STATE HIGHWAY ADMINISTRATION TRAFFIC ENGINEERING	<u>No objection</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. <u>CO-0136548</u> <u>9-13-13</u>)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>5-1-14</u>	
SIGN POSTING	Date: <u>5-13-14</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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. CO-0136548 Property No. 1119001050 Zoning: _____

Name(s): Thomas & Leanna Lamy

Address: 11711 Bellvue Ave

Kingville, MD 21087

Violation Location: same as above

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003

Building Regulations - Article 35 / Subtitle 3 - Building Permits

Sec 35-2-30A Penalty For Action

Without A Permit

Must file for permit to construct, alter, repair, remodel, demolish

a building or structure

Violation / building in stray addition

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

ON OR BEFORE: 9/13/13 DATE ISSUED: 9/13/13

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: Bob Peters PRINT NAME: Bob Peters

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: 9/13/13 DATE ISSUED: 9/13/13

INSPECTOR: Bob Peters PRINT NAME: Bob Peters

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

(2014-0700-A)



KEVIN KAMENETZ
County Executive

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

May 28, 2014

Thomas & Laura Lawry
11711 Bellvue Avenue
Kingsville MD 21087

RE: Case Number: 2014-0200 SPH, Address: 11711 Bellvue Avenue

Dear Mr. & Ms. Lawry:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 27, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Bernadette Moskunus, Site Rite Surveying Inc., 200 E. Joppa Road, Room 101, Towson MD 21286

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



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

Date: 4/1/14

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

RE: Baltimore County
Item No 2014-0200-SPH
Special Hearing
Thomas J. Fournier Lawry
11711 Bellvue 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. 2014-0200-SPH.

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 9, 2014

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For April 7, 2014
Item No. 2014-0197, 0199 and 0200

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC04072014 -.doc

6/2/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 23, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11711 Bellvue Avenue

RECEIVED

INFORMATION:

APR 25 2014

Item Number: 14-200

Petitioner: Thomas and Joanna Lawry

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is requesting a special hearing from Section 1A04.3.B.1.b.1 and from Section 1A04.3.B.1.2.b of the BCZR to permit a side yard and front yard addition with side setbacks of 29 feet and 41 feet in lieu of the minimum required 50 feet and a front yard setback to the centerline of the road of 52 feet in lieu of the minimum required 75 feet, for an RC zoned property that is not in a recorded subdivision.

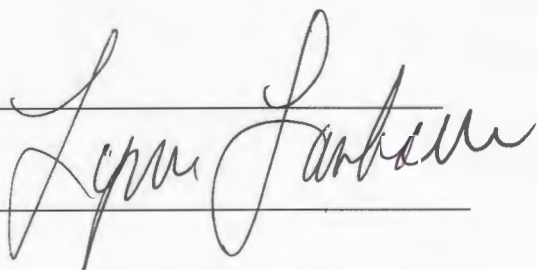
The petitioner has already begun work on a front wood porch and a two story framed addition. They received a correction notice, due to the lack of permits for the addition. After conducting a site visit, the addition of the wood front porch and two story addition, is very much in character with the rest of the neighborhood and does not look out of place. The front and sides of the dwelling are not visible from the road, since it is blocked by a large stand of mature trees.

While the Department of Planning is not in support of the petitioner's lack of building permits for the addition, since they are requesting this special hearing to be in compliance, with the BCZR, the Department has no objection.

For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared By: _____

Division Chief: _____
AVA/LL



Real Property Data Search (w4)

[Search Help](#)Your feedback is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 1119001050		
Owner Information		
Owner Name:	LAWRY THOMAS T LAWRY JOANNA K	Use: RESIDENTIAL
Mailing Address:	11711 BELLVUE AVE KINGSVILLE MD 21087-1615	Principal Residence: YES
		Deed Reference: 1) /17572/ 00386 2)
Location & Structure Information		
Premises Address:	11711 BELLVUE AVE 0-0000	Legal Description: 11711 BELLEVUE AVE NR CEDAR AVE
Map: 0064	Grid: 0002	Parcel: 0343
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built 1952	Above Grade Enclosed Area 1,256 SF	Finished Basement Area
Property Land Area 33,715 SF	County Use 04	
Stories 1.500000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 1 full	Garage
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
		As of
		07/01/2014
Land: 87,400	87,400	
Improvements: 114,400	79,000	
Total: 201,800	166,400	166,400
Preferential Land: 0		0
Transfer Information		
Seller: SADDINGTON MIRIAM	Date: 02/24/2003	Price: \$160,000
Type: ARMS LENGTH MULTIPLE	Deed1: /17572/ 00386	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00/0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **11** Account Number: **1119001050**

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

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

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

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



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

☒ Loading... Please

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→

CASE NAME 11711 Bellvue Ave.
CASE NUMBER 2014-200-A
DATE 6/2/2014

[illegible]

Case No.: 2014-0200-SPH

Exhibit Sheet

6-3-14
slu

Petitioner/Developer

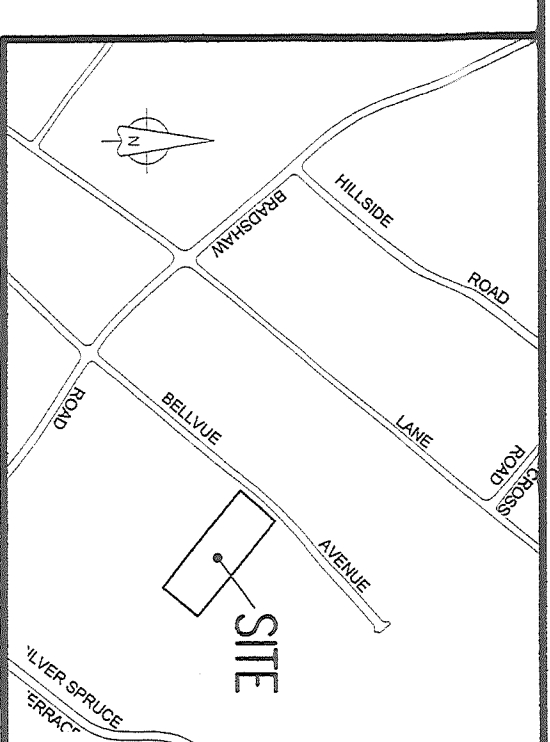
DW 7-8-14

Respondent

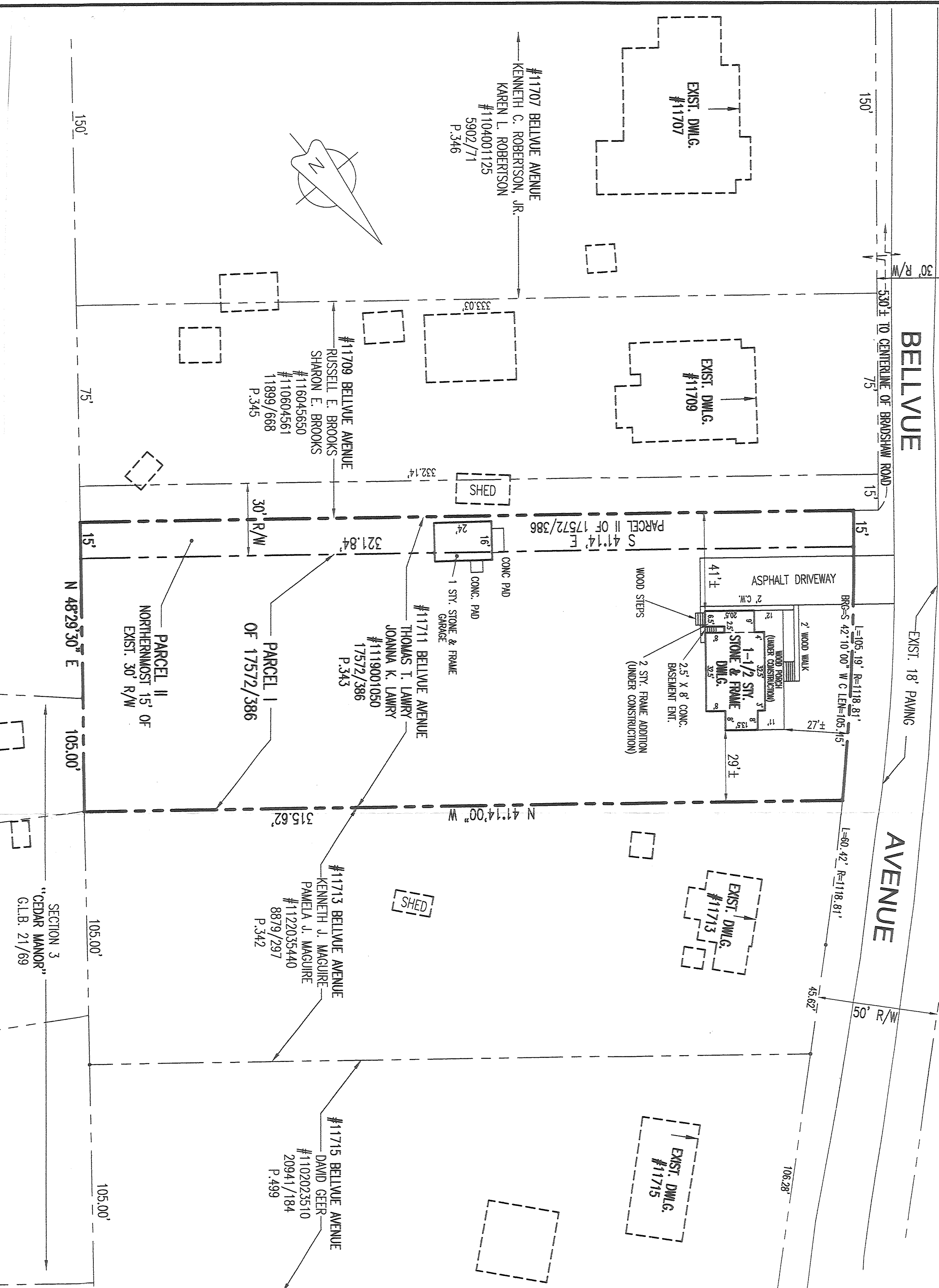
No. 1	Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



2014-0700-SPH



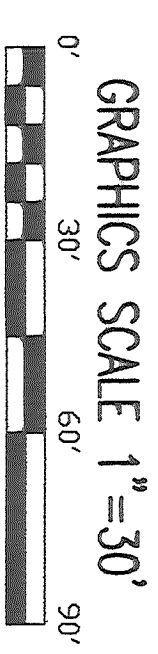
VICINITY MAP SCALE 1"=500'



GENERAL NOTES:

1. Existing zoning: RC 5 (064A1)
2. Lot Area: (Two parcels combined) 38,550 S.F. / 0.885 Ac +/-
3. Existing Use: Single Family Dwelling (additions under construction)
4. Proposed Use: SFD to remain
5. This property is not located in The Chesapeake Bay Critical Area, 100 Year Flood Plain Area or Historic District
6. This property is serviced by private well and septic systems
7. There is a Correction Notice issued for this property Case No. 00-0136548 dated September 9, 2013. Building without a permit.
8. There is no prior zoning history
9. This property is an individual lot of record and not part of an approved subdivision
10. The original dwelling was constructed in 1952
11. The Lawry's acquired this property December 27, 2002
12. This plan was prepared with the use of public records: title deeds, record plats, and GIS portal data. The improvements for the subject property were field measured without the benefit of a boundary survey.
12. There is no contiguous ownership.

PETITIONER'S
EXHIBIT NO. 1



2014-0200-SM

PLAN TO ACCOMPANY SPECIAL HEARING

#11711 BELLEVUE AVENUE

TAX #1119001050
TAX MAP: 64 GRID: 02 PARCEL: 343
DEED REFERENCE: 17572/386
BALTIMORE COUNTY, MARYLAND
11th ELECTION DISTRICT C
SCALE: 1"=30'
03/19/2014 JOB No. 10269



Michael J. Maguire

OWNER:
THOMAS and JOANNA LAWRY
11711 Bellvue Avenue
Kingsville MD 21087
443 - 677 - 2926



NOTE: INFORMATION SHOWN WAS COMPILED FROM THE BALTIMORE COUNTY GIS PORTAL AND A LOCATION SURVEY PERFORMED BY RUXTON DESIGN CORP. NO WARRANTIES ARE EXPRESSED, IMPLIED OR GUARANTEED.