

IN RE: **PETITION FOR SPECIAL HEARING** *
(401 Walpole Ct.)
8th Election District *
3rd Councilmanic District *
Michael G. & Johanna Coughlin *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0208-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Laura Thul Penza, AIA with Penza & Bailey Architects on behalf of Michael and Johanna Coughlin ("Petitioners"). The Special Hearing was filed pursuant to §§ 400.4 and 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an accessory apartment in an accessory building.

Appearing at the public hearing in support of the requests was Michael and Johanna Coughlin. 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) dated May 8, 2014, indicating that agency supports the request provided the requirements set forth in the Regulations are satisfied.

The subject property is 1.56 acres and is zoned DR 1. The property is not contained within a subdivision and is not shown on a recorded plat. The Petitioners' purchased the home last year, and would like to construct an accessory apartment for use by Ms. Coughlin's mother.

Such accessory apartments are permitted by the Regulations, under certain circumstances. B.C.Z.R. §400.4. The detached building must be in the rear yard and no larger than 1,200 sf.

ORDER RECEIVED FOR FILING

Date

6/9/14

By

Den

The Petitioners satisfy these requirements, and the plan shows the 1 story building is 34' x 26' (884 sf). The B.C.Z.R. also specifies that the building may not have separate water and utility meters, and Petitioners confirmed that the apartment will not have separate meters. Finally, the Regulations also indicate that the Petitioners must in essence satisfy the special exception standards set forth in B.C.Z.R. §502.1. I believe the Petitioners have met those requirements.

The subject property is rather large (1.56 acres) and the proposed apartment is being designed by an architect and will be constructed with quality materials. The Petitioners indicated that their neighbors support the request, as does the Valley Crest Community Association, which submitted a letter stating its Board "unanimously approved [the] plans." In these circumstances, I believe the proposed addition will be aesthetically pleasing and will not be detrimental to the health, safety and welfare of the community.

THEREFORE, IT IS ORDERED this 9th day of June 2014, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to §§ 400.4 and 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve an accessory apartment in an accessory building, 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.
- Petitioners must obtain from the Department of Permits, Approvals and Inspections (PAI) a use permit for the accessory apartment, and renew such permit every two (2) years.
- The accessory apartment may be occupied only by Petitioners' immediate family members(s).
- Petitioners must record promptly among the Land Records of Baltimore County the Declaration of Understanding described in B.C.Z.R. §400.4.A.1.

ORDER RECEIVED FOR FILING

2 Date 6/9/14
By den

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 6/9/14

3 By slr

KEVIN KAMENETZ
County Executive



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

June 9, 2014

Michael and Johanna Coughlin
401 Walpole Ct.
Lutherville, Maryland 21093

RE: Petition for Special Hearing
Property: 401 Walpole Ct.
Case No.: 2014-0208-SPH

Dear Mr. & Mrs. Coughlin:

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 the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



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 401 Walpole Ct.

which is presently zoned DR-X

Deed References: 33630/00411

10 Digit Tax Account # 0811036470

Property Owner(s) Printed Name(s) Michael G. & Johanna Coughlin

(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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an accessory apartment in an accessory building.

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

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Michael G. Coughlin

Johanna Coughlin

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

401 Walpole Ct.

Lutherville

MD

Mailing Address

City

State

21093

410-688-9897

mcoughlin@mragta.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Laura Thul Penza, AIA

Name - Type or Print

Signature

401 Woodbourne Ave

Baltimore

MD

Mailing Address

City

State

21212

410-435-6677

ltpenza@penzabailey.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-0208-SPH Filing Date 4/10/2014

Do Not Schedule Dates: _____

Reviewer h

REV. 10/4/11

ZONING PROPERTY DESCRIPTION FOR 401 WALPOLE COURT

Beginning at a point on the ^{South side} cul de sac of Walpole Court, which is 50 feet wide at the distance of 317.75 feet south southwest of the centerline of the nearest improved intersecting street Lyden Road, which is 50 feet wide.

Being lot # 12 in the subdivision of Valley Crest – Section One as recorded in Baltimore County Plat Book # 0020, Folio # 0041, containing 67,954 square feet (1.56 acres). Located in the 8th Election District and the 3rd Council District.

2014-0208-SPH

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: 2014-0208-SPH

Petitioner: Michael G. Coughlin & Johanna Coughlin

Address or Location: 401 Walpole Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael Coughlin

Address: 401 Walpole Court

Lutherville, MD 21093

Telephone Number: (410)-688-9897

109868

No.

Date:

4/10/14

PAID RECEIPT

THESE ACTUAL TIME

U 19/2414 4/ U 19/2314 U 19/2643

陳永祥、MARK LING LEE

Y:\FBI\PT & JCS\JCS 4/10/2014

3. THE ZEPHYRUS VERIFICATION

限用。 500g

Receipt 1984

175-08

4. LG EK

1974

物、地、

Salisbury County, Maryland

Total:

Rec

From:

For:

401 Walpole Ct.

2014-0208-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

6

11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TO ANSIED

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/20/2014

Case Number: 2014-0208-SPH

Petitioner / Developer: MICHAEL & JOHANNA COUGHLIN

Date of Hearing (Closing): JUNE 6, 2014

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

The sign(s) were posted on: MAY 17, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

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 15, 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: #2014-0208-SPH

401 Walpole Court

S/s Walpole Court, 317.5 ft. SW of centerline of Lyden Road

Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Michael Coughlin & Johanna Coughlin

Special Hearing to permit an accessory apartment in an accessory building

Hearing: Friday, June 6, 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.
5/303 May 15

979351



KEVIN KAMENETZ
County Executive

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

May 1, 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: 2014-0208-SPH

401 Walpole Court

S/s Walpole Court, 317.5 ft. SW of centerline of Lyden Road

8th Election District – 3rd Councilmanic District

Legal Owners: Michael Coughlin & Johanna Coughlin

Special Hearing to permit an accessory apartment in an accessory building.

Hearing: Friday, June 6, 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", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Michael & Johanna Coughlin, 401 Walpole Court, Lutherville 21093
Laura Thul Penza, 401 Woodbourne Avenue, Baltimore 21212

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 17, 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
Thursday, May 15, 2014 Issue - Jeffersonian

Please forward billing to:
Michael Coughlin
401 Walpole Court
Lutherville, MD 21093

410-688-9897

NOTICE OF ZONING HEARING

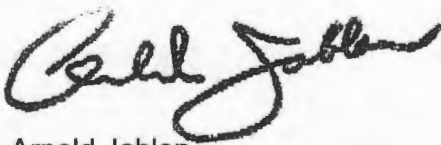
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CASE NUMBER: 2014-0208-SPH

401 Walpole Court
S/s Walpole Court, 317.5 ft. SW of centerline of Lyden Road
8th Election District – 3rd Councilmanic District
Legal Owners: Michael Coughlin & Johanna Coughlin

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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 10, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0208-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on July 9, 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
401 Walpole Court; S/S of Walpole Court, *
317.5' SW of c/line of Lyden Road * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): Michael & Johanna Coughlin * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2014-208-SPH

* * * * *

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 18 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 18th day of April, 2014, a copy of the foregoing Entry of Appearance was mailed to Laura Thul Penza, AIA, 401 Woodbourne Avenue, Baltimore, Maryland 21212, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment4-17

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

5-8

PLANNING

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

Sw/Cond.4-17

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5-15-14

SIGN POSTING

Date:

5-17-14by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

See "Declaration of Understanding"April
2014

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this ____ day of April 2014, by and between Michael G. Coughlin & Johanna Coughlin (hereinafter referred to as the "Declarants") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

- A. The Declarants who are also the owners of this property have filed an application for a use permit and special hearing to construct an accessory apartment in a new accessory building for their mother on this property. The 884 SF Accessory Building with basement will be located off the southwest corner of the existing two-story dwelling.

The property being located at 401 Walpole Court and is more particularly described by the metes and bounds in **Exhibit A** (The Property) and **Exhibit B** (The Site Plan) attached hereto and made a part hereof. The property is zoned DR-1, which is the particular zone in which the property is located.

- B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property.

The accessory apartment will be the housing for:
Kathy Mihok (Mother & Mother in-law).

The other residents are:

Michael G. Coughlin (Declarant), Principal Dwelling
Johanna Coughlin (Declarant), Principal Dwelling
Brendan Michael Coughlin (Son), Principal Dwelling
Thomas David Coughlin (Son), Principal Dwelling
Mary Clare Coughlin (Daughter), Principal Dwelling
James Patrick Coughlin (Son), Principal Dwelling

The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

- C. As a condition of approval of the Declarant's request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent

2014-0208-SPH

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

[Signature]
[Signature]

Michael Coughlin
Johanne Cghin

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 6th day of 2014, before the Subscriber, an Notary Public of the State of Maryland, personally appeared

Michael Coughlin & Johanne Coughlin

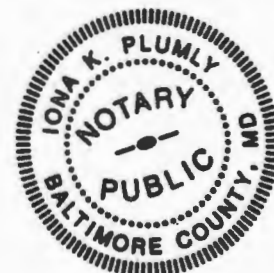
The declarant herein, who is the owner of this property, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that she executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

4/1/2016

[Signature]
Notary Public





KEVIN KAMENETZ
County Executive

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

May 28, 2014

Michael G. & Johanna Coughlin
401 Walpole Court
Lutherville MD 21093

RE: Case Number: 2014-0208 SPH, Address: 401 Walpole Court

Dear Mr. & Ms. Coughlin:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 10, 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 written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Laura Thul Penza, AIA, 401 Woodbourne Avenue, Baltimore MD 21212

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



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

Date: 4/17/14

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

RE: Baltimore County
Item No 2014-0208-SPA
Special Hearing
Michael G. & Johanna Carlin
401 Walpole Court.

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. 2014-0208-SPA.

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

8/4/14
JG WCA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: May 8, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 401 Walpole Court

INFORMATION:

Item Number: 14-208

Petitioner: Michael and Johanna Coughlin

Zoning: DR 1

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 for an accessory apartment in an accessory building.

The Department of Planning supports the special hearing request, provided that the following conditions are met.

1. The size of the in-law apartment may not exceed 1,200 square feet, and shall comply with the requirements of Section 400.
2. The in-law apartment may not be used as a separate dwelling unit or apartment once the family member for which this request is made no longer resides in the apartment. At that time all kitchen facilities shall be removed.
3. The accessory building shall not be used for commercial purposes.

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

Division Chief:
AVA/LL

A handwritten signature in black ink, appearing to read "Ava/LL", written over a horizontal line.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 17, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For April 21, 2014
Item Nos. 2014- 0176, 0205,0206,0207,0208,0209 and 0210

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\ZAC-04212014 -NO COMMENTS.doc

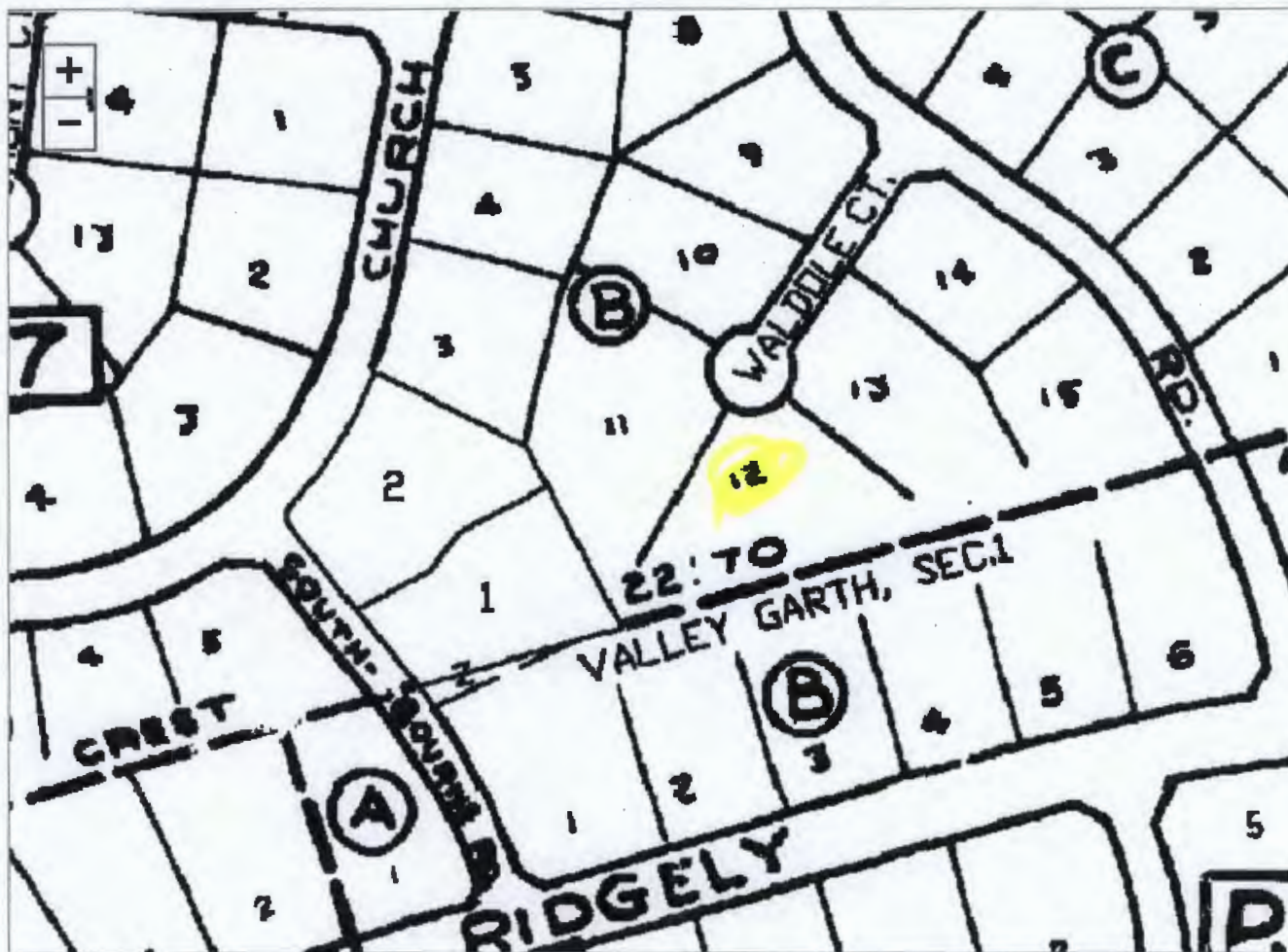
Real Property Data Search (w2)

[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 - 08 Account Number - 0811036470		
Owner Information		
Owner Name:	COUGHLIN MICHAEL G COUGHLIN JOHANNA 401 WALPOLE CT LUTHERVILLE MD 21093-4438	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /33630/ 00411 2)
Mailing Address:	Location & Structure Information	
Premises Address:	401 WALPOLE CT 0-0000	Legal Description: 401 WALPOLE CT VALLEY CREST
Map: 0061	Grid: 0008	Parcel: 0297
Sub District:	Subdivision: 0000	Section: 1
Block: B	Lot: 12	Assessment Year: 2014
Plat No:	Plat Ref: 0020/ 0041	
Town:	NONE	
Special Tax Areas:		
Ad Valorem:	Tax Class:	
Primary Structure Built 1956	Above Grade Enclosed Area 2,597 SF	Finished Basement Area 210 SF
Property Land Area 1.5600 AC	County Use 04	
Stories 2.000000	Basement NO	Type SPLIT LEVEL
Exterior 1/2 BRICK SIDING	Full/Half Bath 3 full	Garage 1 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2014	07/01/2013
		As of
		07/01/2014
Land: 211,200	211,200	
Improvements 192,400	255,000	
Total: 403,600	466,200	403,600
Preferential Land: 0		424,467
		0
Transfer Information		
Seller: SOTH EDWARD JR	Date: 05/17/2013	Price: \$555,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33630/ 00411	Deed2:
Seller: KIRBY WILLIAM H,JR	Date: 10/18/2005	Price: \$465,000
Type: ARMS LENGTH IMPROVED	Deed1: /22737/ 00573	Deed2:
Seller: FRANKLIN MARCUS N & DOROTHY	Date: 09/07/1967	Price: \$47,500
Type: ARMS LENGTH IMPROVED	Deed1: /04800/ 00577	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:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 02/10/2014		

Baltimore County

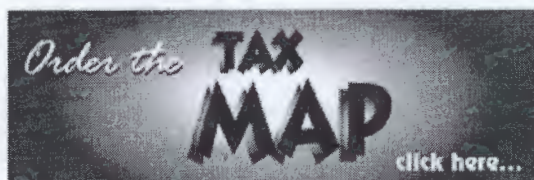
[New Search \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)District: **08** Account Number: **0811036470**

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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DATE 6-6-2014

[illegible]

Case No.: 2014-0208-SPH

Exhibit Sheet

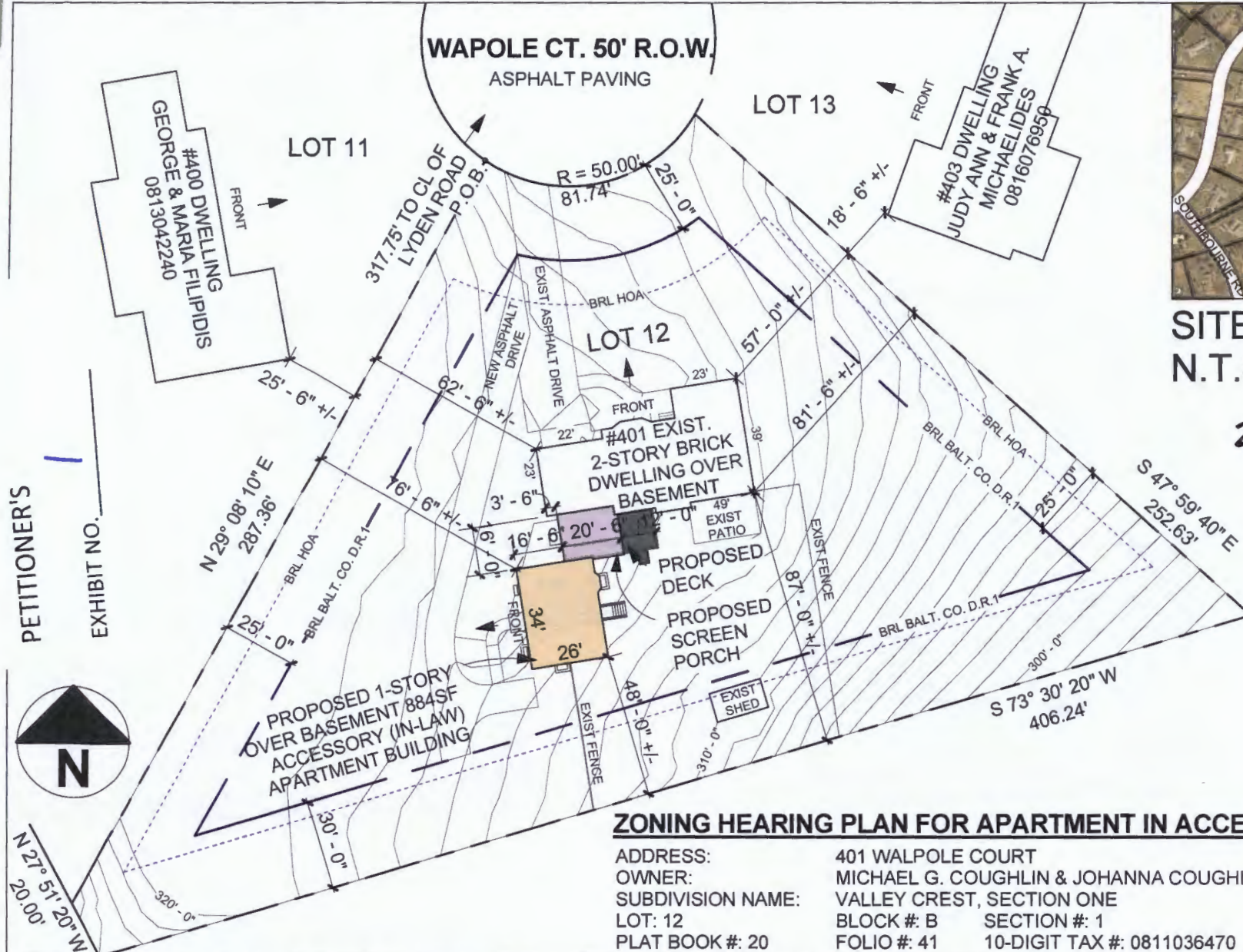
sent
6-9-14

Petitioner/Developer

BW
7-10-14

Respondent

No. 1	Site plan	
No. 2	Letter from VCCA May 27, 2014	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



SITE VICINITY MAP
N.T.S.

2014-0208-SFH

ZONING MAP#: 061A2
SITE ZONED: DR-1
ELECTION DISTRICT: 8
COUNCIL DISTRICT: 3
LOT AREA ACREAGE: 1.56
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
WATER IS: PUBLIC
SEWER IS: PUBLIC
PRIOR HEARING: NO

ZONING HEARING PLAN FOR APARTMENT IN ACCESSORY STRUCTURE

ADDRESS:	401 WALPOLE COURT
OWNER:	MICHAEL G. COUGHLIN & JOHANNA COUGHLIN
SUBDIVISION NAME:	VALLEY CREST, SECTION ONE
LOT: 12	BLOCK #: B SECTION #: 1
PLAT BOOK #: 20	FOLIO #: 41 10-DIGIT TAX #: 0811036470 DEED REF # 33630/00411

Z11-0	ZONING HEARING PLAN		PROJECT NO.: 13031 DRAWN BY: Ryan Behneman, Assoc. AIA	COUGHLIN / MIHOK RESIDENCE	401 Walpole Court Lutherville, MD 21093	PENZA+BAILEY ARCHITECTS 401 Woodbourne Avenue Baltimore, Maryland 21212 T 410-435-6677 F 410-435-6868 www.PenzaBailey.com
	SCALE: 1" = 50'-0"					
	DATE: APRIL 8, 2014					

2024 Dumont Road
Timonium, MD. 21093
May 27, 2014

Mr. Michael Coughlin
401 Walpole Court
Timonium, MD. 21093

Dear neighbor,

Thank you for submitting your architectural and structural plans for your home renovation.

The VCCA Board has unanimously approved these plans. They are comprehensive and thought out in every detail.

We wish you well during the project and look forward to seeing its completion. Your home will be beautiful!

Sincerely,
Connie Esposito
President
cmkespo@verizon.net

PETITIONER'S

EXHIBIT NO. 2



SITE VICINITY MAP
N.T.S.

2014-0206-SPH

ZONING MAP#: 061A2
SITE ZONED: DR-1
ELECTION DISTRICT: 8
COUNCIL DISTRICT: 3
LOT AREA ACREAGE: 1.56
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
WATER IS: PUBLIC
SEWER IS: PUBLIC
PRIOR HEARING: NO

ZONING HEARING PLAN FOR APARTMENT IN ACCESSORY STRUCTURE

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SUBDIVISION NAME: VALLEY CREST, SECTION ONE
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PLAT BOOK #: 20 FOLIO #: 41 10-DIGIT TAX #: 0811036470

DEED REF # 33630/00411

Z1-0

ZONING HEARING PLAN

SCALE: 1" = 50'-0"

DATE: APRIL 8, 2014

PROJECT NO.: 13031
DRAWN BY:
Ryan Behneman, Assoc. AIA

COUGHLIN / MIHOK RESIDENCE

401 Walpole Court
Lutherville, MD 21093

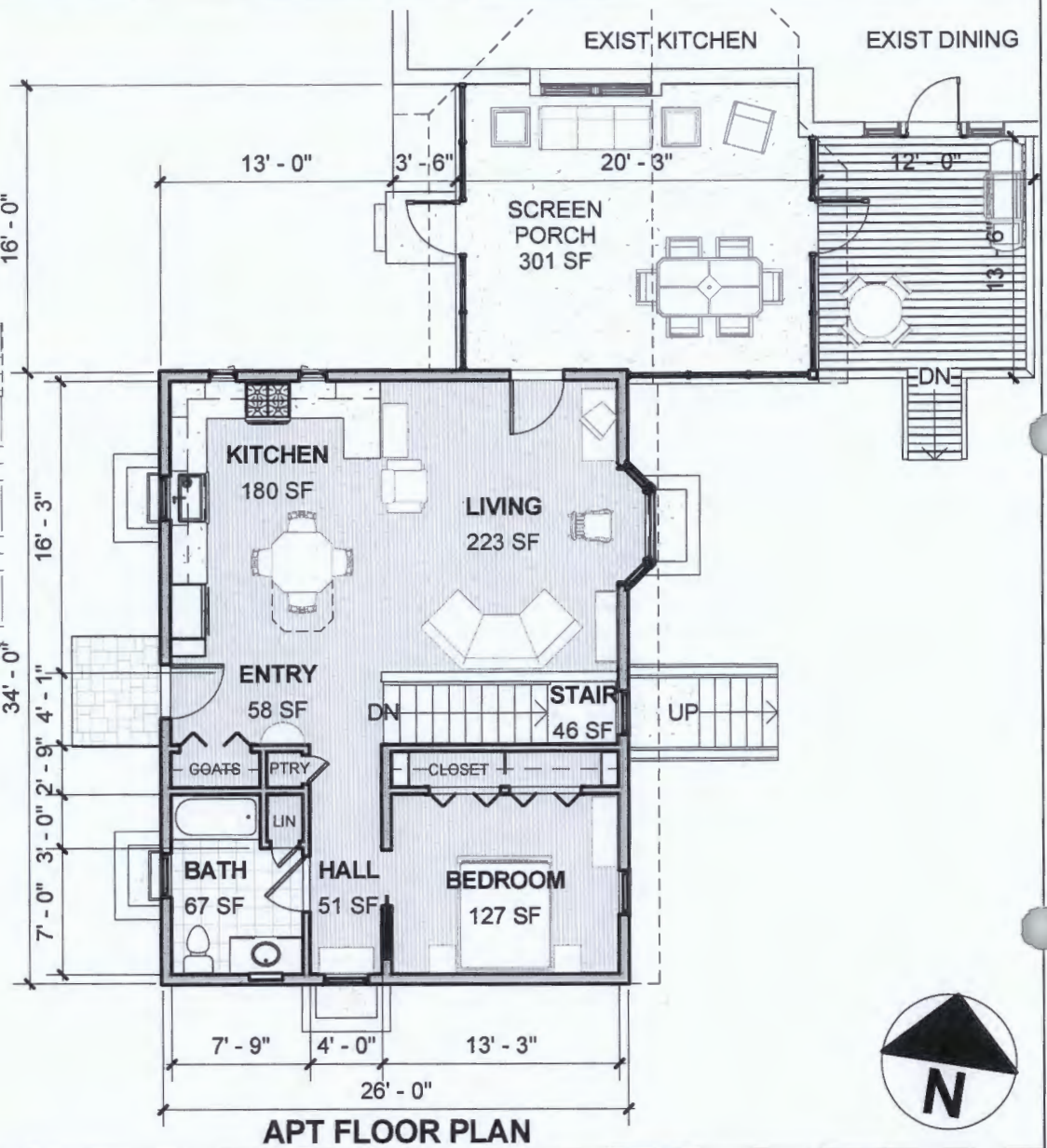
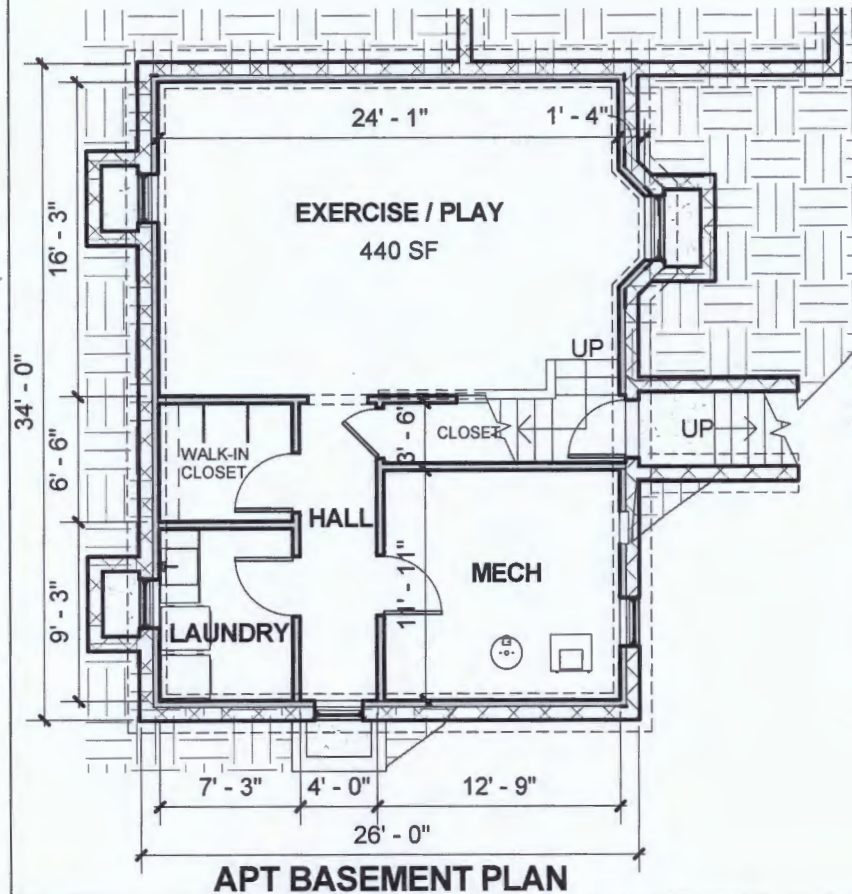
PENZA+BAILEY

ARCHITECTS

**401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com**

APT ROOM SCHEDULE

001	EXERCISE / PLAY	BASEMENT	440 SF	37%
BASEMENT: 1			440 SF	37%
101	BEDROOM	APT FLOOR	127 SF	11%
102	BATH	APT FLOOR	67 SF	6%
103	HALL	APT FLOOR	51 SF	4%
104	ENTRY	APT FLOOR	58 SF	5%
105	KITCHEN	APT FLOOR	180 SF	15%
106	LIVING	APT FLOOR	223 SF	19%
107	STAIR	APT FLOOR	46 SF	4%
APT FLOOR: 7			752 SF	63%
Grand total: 8			1192 SF	100%



Z1-1

APARTMENT FLOOR PLANS

SCALE: 1" = 10'-0"

DATE: APRIL 8, 2014

PROJECT NO.: 13031
DRAWN BY:
Ryan Behrman, Assoc. AIA

COUGHLIN / MIHOK RESIDENCE

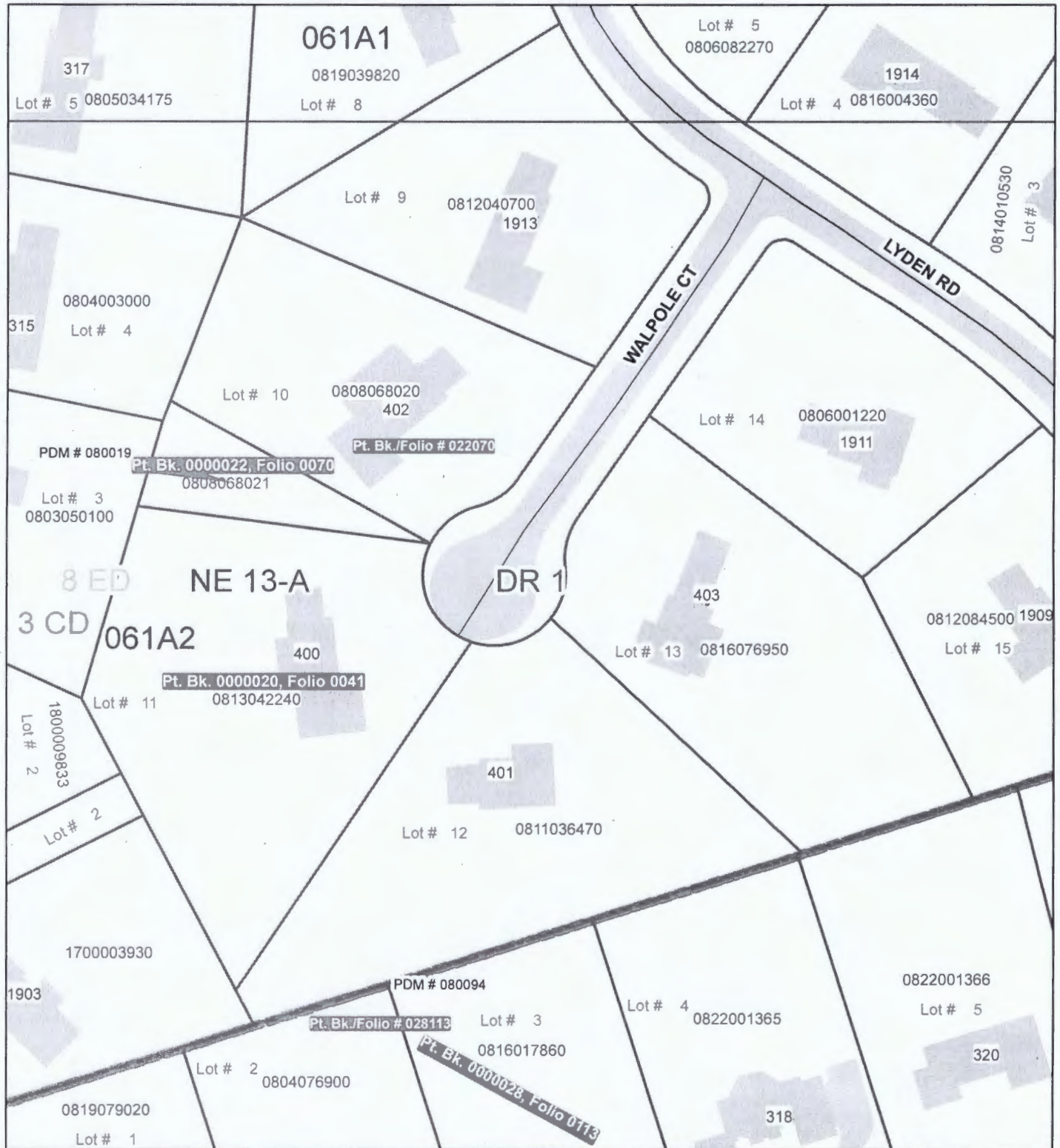
401 Walpole Court
Lutherville, MD 21093

PENZA+BAILEY

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T 410-435-6677 | F 410-435-6960
www.PenzaBailey.com

401 Walpole Court 2014-0208-SPH



Publication Date: 4/10/2014



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



0 25 50 100 150 200 Feet

1 inch = 100 feet



2014-0208-SP-11

Pt. Bk. 0000028 Folio 0113
1816

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.			
2	Conveyance Type Check Box	Deed	Mortgage	Other	
		Deed or Trust	Lease		
3	Tax Exemptions (if Applicable)	Improved Sale	Unimproved Sale	Multiple Accounts	Not an Arms-Length /1/
		Arms-Length /1/	Arms-Length /2/	Arms-Length /3/	Length Sale /9/
		Recordation			
		State Transfer			
4	Cite or Explain Authority	County Transfer			

Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration	
Any New Mortgage	\$	Transfer Tax Consideration	\$
Balance of Existing Mortgage	\$	X () %	\$
Other:	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Full Cash Value:	\$	Recordation Tax Consideration	\$
		X () per \$500 =	\$
Amount of Fees		TOTAL DUE	
Recording Charge	\$	Doc. 2	
Surcharge	\$	Agent:	
State Recordation Tax	\$	Tax Bill:	
State Transfer Tax	\$	C.B. Credit:	
County Transfer Tax	\$	Ag. Tax/Other:	
Other	\$		

Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
7	Transferred From	08	08-1-03617D				
		Subdivision Name			Lot (3a)	Block (3b)	Sec/AR (3c)
		Location/Address of Property Being Conveyed (2)					
		401 Wapole Ct. Lutherville-Timonium MD 21093					
Residential ☐ or Non-Residential ☐		Fee Simple ☐ or Ground Rent ☐	Amount:		Water Meter Account No.		
Partial Conveyance? ☐ Yes ☐ No		Description/Amt. of SqFt/Acreage Transferred:					

8	Transferred To	If Partial Conveyance, List Improvements Conveyed:	
		Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
9	Other Names to Be Indexed	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	
		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
10	Contact/Mail Information	Doc. 1 - Additional Names to be Indexed (Optional)	
		Doc. 2 - Additional Names to be Indexed (Optional)	

Name: Michael Coughlin		Return to Contact Person ☒	
Firm		Hold for Pickup ☐	
Address: 401 Wapole Ct.		Return Address Provided ☐	
Lutherville-Timonium 21093 Phone: (410) 288-9897			
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
Assessment Information		Was the property being conveyed by the grantee's principal residence? ☐ Yes ☐ No	
Information		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). ☐ Yes ☐ No	

Assessment Use Only - Do Not Write Below This Line			
Transfer Number:	Date Received:	Deed Received:	Assigned Property No.:
Year	20	Whole	Part
Land		Geo.	Map
Buildings		Zoning	Grid
Total		Use	Parcel
		Town/Cd.	Ex. St.
		Ex. Cd.	
REMARKS:			