

IN RE: PETITION FOR ADMIN. VARIANCE *

(8 Walkway Court)

15th Election District *

6th Councilmanic District *

Raymond E. and Linda S. Bass *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0214-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Raymond E. and Linda S. Bass. Resolution 35-14 concerning the public disclosure of Raymond E. Bass, an employee of the Baltimore County Department of Public Works, was approved at the County Council meeting held on April 7, 2014. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) to have a height of 22 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that two (2) letters of support were received from adjacent neighbors residing at 6 Walkway Court (Leach) and 10 Walkway Court (Harper).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 27, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 5-20-14

By low

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

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 20th day of May, 2014, that a Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) to have a height of 22 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED, subject to the following:

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

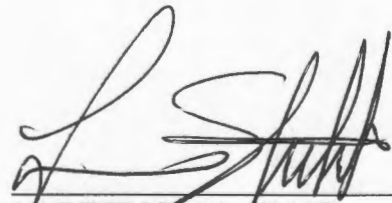
ORDER RECEIVED FOR FILING

Date 5-20-14

By EW

2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 5-20-14

By DLW

KEVIN KAMENETZ
County Executive



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

May 20, 2014

Raymond E. Bass
Linda S. Bass
8 Walkway Court
Baltimore, Maryland 21220

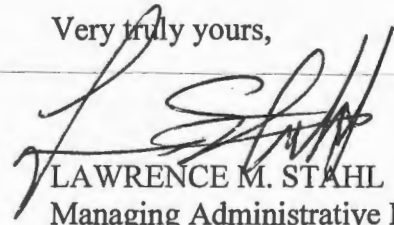
RE: PETITION FOR ADMINISTRATIVE VARIANCE
(8 Walkway Court)
Case No. 2014-0214-A

Dear Mr. and Mrs. Bass:

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.

Very truly yours,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Dorothy Leach, 6 Walkway Court, Baltimore, MD 21220
William B. Harper, Jr., 10 Walkway Court, Baltimore, MD 21220



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 8 Walkway Ct

which is presently zoned DR5.5

Deed Reference 0722130569

10 Digit Tax Account # 1519322990

Property Owner(s) Printed Name(s) Raymond & Linda Bass

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.3 - to permit a proposed detached accessory structure (garage) to have a height of 22 feet in lieu of the maximum allowed 15 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address md. gov

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 15 day of May, 2014 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0214-A

Filing Date 4/14/14

Estimated Posting Date 4/27/14

Reviewer RJD

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 8 Walkway Ct Baltimore MD 21220
Print or Type Address of property City State Zip Code

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

I'm requesting this administrative variance to be able to have a garage and/or
a pole building built to store my Hot Rod, work on my motor home and have a
place to store everything from both sheds in one location. The insurance company
won't insure Hot Rod unless it's in a secure place like a garage and in order
to be able to put my motorhome inside I need the higher walls and attic trusses
(8-12) for storage (height 22 ft) because both sheds need to be removed
because our yard is so small.

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

Raymond B. Bass Sr
Signature of Affiant
Raymond B. Bass Sr
Name- Print or Type

Linda S Bass
Signature of Affiant
Linda S Bass
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of April, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Raymond Bass & Linda Bass
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

Sandra M. Aul
4/25/14

ZONING PROPERTY DESCRIPTION FOR 8 WALKWAY COURT

Beginning at a point on the northeast side of Walkway Court, which has a 60-foot right of way, at the distance of 200 feet northwest of the centerline of the nearest improved intersecting street Transverse Avenue, which has an 80-foot right of way. Being lot #471, section #1 in the subdivision of Victory Villa as recorded in Baltimore Count Plat Book #22, Folio #103, containing 5000 square feet. Located in the 15th Election District and 6th Councilmanic District.

Item # 0214

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: 2014-0214-A

Petitioner: Raymond E. Bass Sr

Address or Location: 8 Walkway Ct Baltimore, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Raymond E. Bass Sr

Address: 8 Walkway Ct

Baltimore, MD 21220

Telephone Number: 410-967-9715

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

109874

No.

Date:

4 / 11 / 14

PAID RECEIPT

BUSINESS ACTUAL TIME
4/13/2014 4/14/2014 11:53:08

REG 4505 WALKIN RDS LAB
> RECEIPT # 732647 4/14/2014
Dept 5 528 ZONING VERIFICATION

NO. 109874

Recpt Tot \$75.00
1.00 CA \$75.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	906	0000		650				\$75.00

Total:

\$75.00

Rec From:

For:

zoning hearing - case # 2014-0214

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

CASE NO: 2014-0214-A

PETITIONER/DEVELOPER

RAYMOND E. BASS

DATE OF HEARING/CLOSING:

5/12/14

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

ATTENTION:

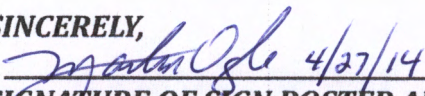
LADIES AND GENTLEMEN:

**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** _____

8 WALKWAY CT.

THIS SIGN(S) WERE POSTED ON April 27, 2014
(MONTH, DAY, YEAR)

SINCERELY,

 4/27/14
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2014-0214-A

TO PERMIT A PROPOSED DETACHED ACCESSORY
STRUCTURE (GARAGE) TO HAVE A HEIGHT OF
22 FEET IN LIEU OF THE MAXIMUM ALLOWED
15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 16-17(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
MONDAY, MAY 12, 2014
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-587-3391

DO NOT REMOVE THIS SIGN AND POST ENTIRE FOR THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

mgaduegl 4/27/14

M E M O R A N D U M

DATE: June 20, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0214-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 19, 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

CHECKLIST

Comment Received

Department

Support/Oppose/ Conditions/ Comments/ No Comment

4-23

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

N/C

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

FIRE DEPARTMENT

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

4-21

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

2✓

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

No objections

(Leach)
6 Walkway 9/20
8 Walkway 5/20
(Harper)

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 4-27-14 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Public Disclosure

Co. Employee Res. 35-14

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0214 -A Address 8 Walkway Ct
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/14/14 Posting Date: 4/27/14 Closing Date: 5/12/14

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2014- 0214 -A Address 8 Walkway Ct
Petitioner's Name Raymond E Bass Telephone 410 574-8468
Posting Date: 4/27/14 Closing Date: 5/12/14
Wording for Sign: To Permit a proposed detached accessory structure
(garage) to have a height of 22 feet in lieu of the
maximum allowed 15 feet

Revised 7/06/11

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2014, Legislative Day No. 7

Resolution No. 35-14

Mrs. Cathy Bevins, Councilwoman

By the County Council, April 7, 2014

A RESOLUTION concerning the public disclosure of Raymond E. Bass, an employee of the Baltimore County Department of Public Works.

WHEREAS, Raymond E. Bass, an employee of the Baltimore County Department of Public Works, has applied for a variance to construct a detached garage at his residence at 8 Walking Court, Baltimore, Maryland 21220.

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

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

clb
r03514.wpd

Item #0214



KEVIN KAMENETZ
County Executive

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

May 15, 2014

Raymond E. & Linda S. Bass
8 Walkway Court
Baltimore MD 21220

RE: Case Number: 2014-0214 A, Address: 8 Walkway Court

Dear Mr. & Ms. Bass:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 14, 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

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



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

Date: 4/21/14

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

RE: Baltimore County
Item No 2014-0214-A
Administrative Variance
Raymond E. & Linda S. Bass
& Walkway 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. 2014-0214-A.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2014
Item No. 2014-0211, 0212, 0213, 0214 and 0215

DATE: April 23, 2014

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\ZAC04282014 -.doc

Debra Wiley - Admin. Var. 2014-0214-A

From: Debra Wiley
To: Wisnom, June
Date: 5/15/2014 12:49 PM
Subject: Admin. Var. 2014-0214-A

Hi June,

I have received the file for the above but I just ran the case description from the data base yesterday and this was not located there.

Just want to make sure that the data base will be updated with 214 so I can print out.

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

5-15 1:12 PM
Deb Sp. to Mr. Bass. X1843
House in pic. is vacant
Att'ys try to get neighbors support etc.
on each side.
Case: 410.967.9715 ✓
REC'D 5-20-14

Debra Wiley - Administrative Variance - Case No. 2014-0214-A

From: Debra Wiley
To: Bass, Ray
Date: 5/20/2014 2:09 PM
Subject: Administrative Variance - Case No. 2014-0214-A
Attachments: 20140520135013952.pdf

Mr. Bass,

Per our telephone conversation, please find attached Judge Stahl's decision for the above-referenced matter; a hard copy has been put in the mail. The appeal period is due on June 19th by the end of the day. This will not preclude you from applying for your permit, however please see page 2 of the Order (specifically #1 regarding proceeding at your own risk).

If you have any questions, please feel free to contact me. 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

>>> <officeofhearings@baltimorecountymd.gov> 5/20/2014 1:50 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 05.20.2014 13:50:13 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

Message Id: 537B9A42.9A6 : 38 : 53259
Subject: Administrative Variance - Case No. 2014-0214-A
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 5/20/2014 2:09 PM
From: Debra Wiley

Recipients:

Recipient	Action	Date & Time	Comment
 COB_PO.COB_DOM	Delivered	5/20/2014 2:09 PM	
To: Ray Bass (rbass@baltimorecountymd.gov)	Third-Party Downloaded	5/20/2014 2:09 PM	

Post Offices

Post Office	Delivered	Route
COB_PO.COB_DOM	5/20/2014 2:09 PM	baltimorecountymd.gov

Files

File	Size	Date & Time
20140520135013952.pdf	163438	5/20/2014 2:05 PM
MESSAGE	1633	5/20/2014 2:09 PM
TEXT.htm	1378	5/20/2014 2:09 PM

Options

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

Record Id

Record Id: 537B6202.NCH_DOM.NCH_PO.100.1687076.1.1C07D.1
Common Record Id: 537B6202.NCH_DOM.NCH_PO.200.2000026.1.4C06C.1

Debra Wiley - Case Number 2014 - 0214

From: Ray Bass
To: Wiley, Debra
Date: 5/20/2014 8:52 AM
Subject: Case Number 2014 - 0214
Attachments: 20140520084009997.pdf

Hi Debra

Hear is the information from my neighbors per our conversation regarding case number 2014 - 0214, address 8 Walkway Court.

Should you have any questions I can be contacted at x-1843 or cell 410-967-9715.

Thanks
Ray

RECEIVED
MAY 20 2014
OFFICE OF ADMINISTRATIVE HEARINGS

To whom it may concern,

Date: 5-16-14

I don't have any objections to my neighbor at 8 Walkway Court putting up his garage.

Thank you,

Name (signature): M.C. Koch, print: M.D. Koch

Name (signature): _____, print: _____

Address: 6 Walkway Ct

Middle River Md. 21220

RECEIVED
MAY 20 2014
OFFICE OF ADMINISTRATIVE HEARINGS

Real Property Data Search (w3)

[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 - 15 Account Number - 1504750180		
Owner Information		
Owner Name:	LEACH DOROTHY	Use: RESIDENTIAL
Mailing Address:	6 WALKWAY CT BALTIMORE MD 21220-3423	Principal Residence: YES Deed Reference: 1) /09085/ 00814 2)
Location & Structure Information		
Premises Address:	6 WALKWAY CT 0-0000	Legal Description: VICTORY VILLA
Map: 0090	Grid: 0003	Parcel: 0573
Sub District:	Subdivision: 0000	Section: 1
Block:	Lot: 470	Assessment Year: 2012
Plat No: E	Plat Ref: 0022/ 0103	Town: NONE
Special Tax Areas:		
Primary Structure Built 1942	Above Grade Enclosed Area 696 SF	Finished Basement Area 5,000 SF
County Use 04	Stories 1.000000	Basement NO
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
Land: 53,000	53,000	As of 07/01/2014
Improvements: 101,200	59,800	
Total: 154,200	112,800	112,800
Preferential Land: 0		0
Transfer Information		
Seller: PIROZZI RICHARD V, JR	Date: 03/09/1992	Price: \$72,000
Type: ARMS LENGTH IMPROVED	Deed1: /09085/ 00814	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 \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)District: **15** Account Number: **1504750180**

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>).

[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please

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To whom it may concern,

Date: 5-16-14

I don't have any objections to my neighbor at 8 Walkway Court putting up his garage.

Thank you,

Name (signature): William B Hoyer print: William B Hoyer Jr

Name (signature): _____, print: _____

Address: 10 Walkway Ct

Baltimore, Md 21220

RECEIVED

MAY 20 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Real Property Data Search (w3)

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

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 15 Account Number - 1516601102	
Owner Information		
Owner Name:	HARPER WILLIAM B JR HARPER BONITA R 10 WALKWAY CT BALTIMORE MD 21220-3423	Use: RESIDENT Principal Residence: YES Deed Reference: 1) /07093/ 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	10 WALKWAY CT 0-0000	Legal Description: VICTOR
Map: 0090	Grid: 0003	Parcel: 0573
Sub District:	Subdivision: 0000	Section: 1
Block:	Lot: 472	Assessment Year: 2012
Plat No:		Plat Ref: NONE
Special Tax Areas:		Town: Ad Valorem: Tax Class:
Primary Structure Built 1942	Above Grade Enclosed Area 1,044 SF	Finished Basement Area 5,000 SF
Stories 1.000000	Basement NO	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 1 full	Garage
Last Major Ren		
Value Information		
	Base Value	Value As of 01/01/2012
		Phase-in Assessments As of 07/01/2013
Land:	53,000	53,000
Improvements	104,000	68,200
Total:	157,000	121,200
Preferential Land:	0	0
Transfer Information		
Seller: KILGORE ROBERT A	Date: 10/29/1985	Price: \$49,900
Type: ARMS LENGTH IMPROVED	Deed1: /07093/ 00595	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: Approved 01/20/2009		

Baltimore County

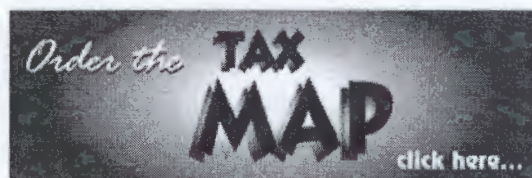
New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1516601102**

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[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please

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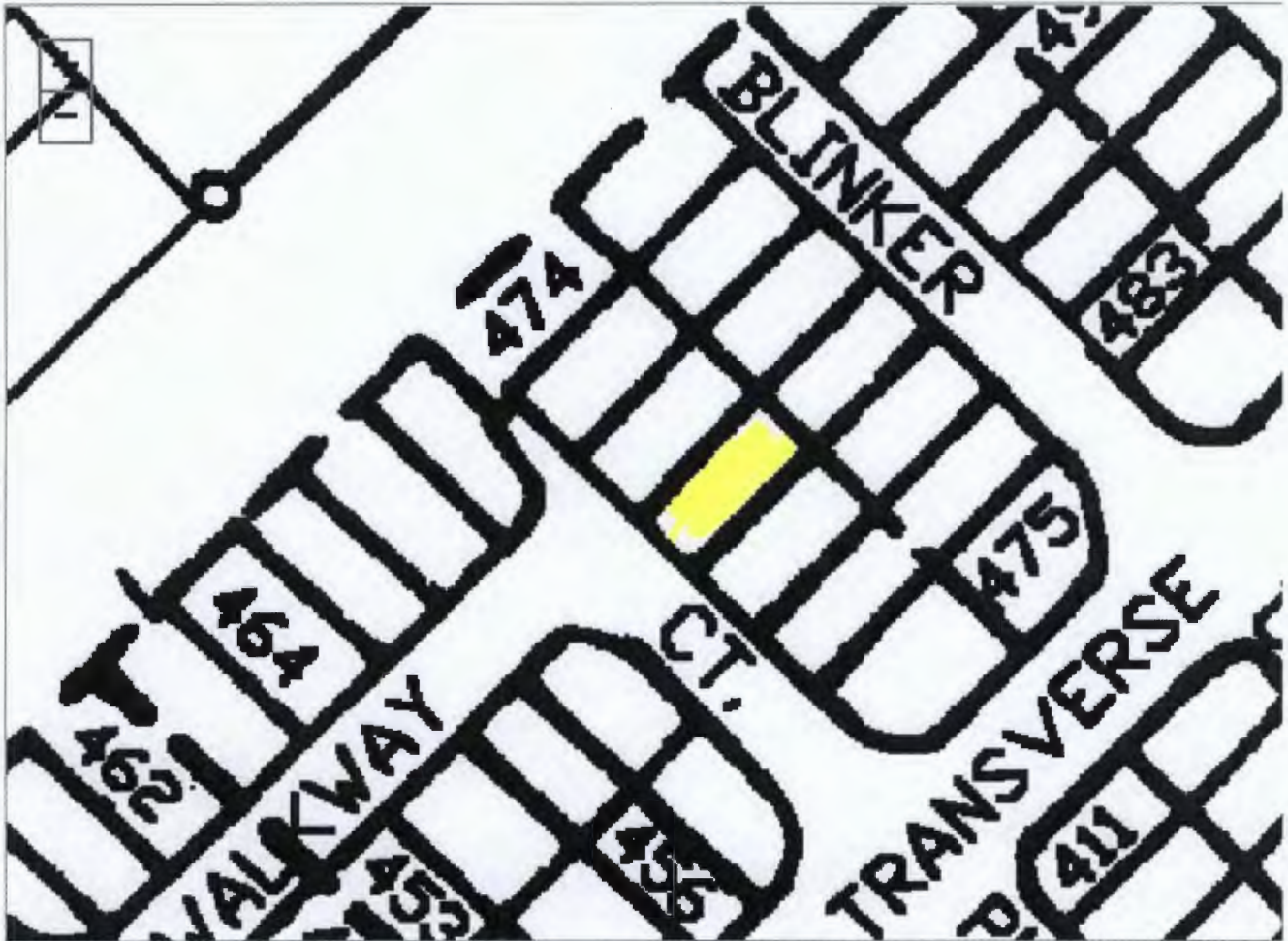
Real Property Data Search (w3)

[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 - 15 Account Number - 1519322990		
Owner Information		
Owner Name:	BASS RAYMOND E BASS LINDA S 8 WALKWAY CT BALTIMORE MD 21220-3423	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /07221/ 00569 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	8 WALKWAY CT 0-0000	Legal Description: VICTORY VILLA
Map: 0090	Grid: 0003	Parcel: 0573
Sub District:	Subdivision: 0000	Section: 1
Block:	Lot: 471	Assessment Year: 2012
Plat No: E	Plat Ref: 0022/ 0103	Town: NONE
Special Tax Areas:		
Primary Structure Built 1942	Above Grade Enclosed Area 1,624 SF	Finished Basement Area 5,000 SF
County Use 04	Stories 2.000000	Basement NO
Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 1 full
Garage	Last Major Renovation	
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2012	As of 07/01/2013
		As of 07/01/2014
Land: 53,000	53,000	
Improvements: 138,600	85,400	
Total: 191,600	138,400	138,400
Preferential Land: 0		0
Transfer Information		
Seller: SHEPHERD JOHN L	Date: 06/30/1986	Price: \$35,000
Type: ARMS LENGTH IMPROVED	Deed1: /07221/ 00569	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: Approved 09/09/2009		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1519322990**

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[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please

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8 walkway et Lot 471
Existing shed to be removed ^{showing} ~~with~~ neighboring properties

Item # 0214



Lot 477

Lot
470

Walkway to Lot 471

Existing shed to be removed showing neighboring properties

Item # 0214



MARYLAND CERTIFICATE OF TITLE

DO NOT ACCEPT TITLE SHOWING ANY ERASURES, ALTERATIONS OR VOIDS.



VEHICLE IDENTIFICATION NO. 1GBKP37W XF3330532 YEAR 86 MAKE PATH BODY STYLE MH CLASS MDP ODOMETER 126230 BRAND A TITLE NUMBER [REDACTED]
EXCEPT. GR. VEH. WT. GR. COMB. WT. FEE (TAGS) INSPECTION DATE DATE ISSUED
N/A +3700 00N/A \$40.50 07/23/99 07/23/99

OWNER'S SOUNDSEX / DRIVER LICENSE NO. [REDACTED]

CO-OWNER'S SOUNDSEX / DRIVER LICENSE NO. [REDACTED]

NAME(S) AND ADDRESS OF REGISTERED OWNER(S)

RAYMOND EUGENE BASS SR.
EUGENE MURIEL KEENER SR.
8 WALKWAY COURT
BALTIMORE MD 21220

ODOMETER CODES

A. Actual Mileage
B. Exceeds Mechanical Limits
C. Not Actual Mileage



MVA USE ONLY

OFFICIALLY ISSUED ON THE DATE SET FORTH ABOVE

[Signature]
ADMINISTRATOR OF MOTOR VEHICLES
VR-2 (5-98)
CONTROL NO. [REDACTED]
(This is not a Title No.)

Item # 0214



MARYLAND CERTIFICATE OF TITLE

DO NOT ACCEPT TITLE SHOWING ANY ERASURES, ALTERATIONS OR VOIDS.



VEHICLE IDENTIFICATION NO.	YEAR	MAKE	BODY STYLE	CLASS	ODOMETER	BRAND	TITLE NUMBER
9JA0213444	39	CHEV	28	L	130	C	[REDACTED]
EXCEPT.	GR. VEH. WT.	GR. COMB. WT.	FEE (TAGS)	INSPECTION DATE	DATE ISSUED		
N/A	00N/A	00N/A	\$25.50	N/A	03/25/14		
OWNER'S SOUNDSEX / DRIVER'S LICENSE NO.				CO-OWNER'S SOUNDSEX / DRIVER'S LICENSE NO.			
[REDACTED]				[REDACTED]			

NAME(S) AND ADDRESS OF REGISTERED OWNER(S)

RAYMOND EUGENE BASS SR
LINDA SUE BASS
8 WALKWAY CT
MIDDLE RIVER MD 21220-3423

ODOMETER CODES

- A. Actual Mileage
- B. Exceeds Mechanical Limits
- C. Not Actual Mileage



John Shw
ADMINISTRATOR OF MOTOR VEHICLES

CONTROL NO.
(This is not a Title No.)

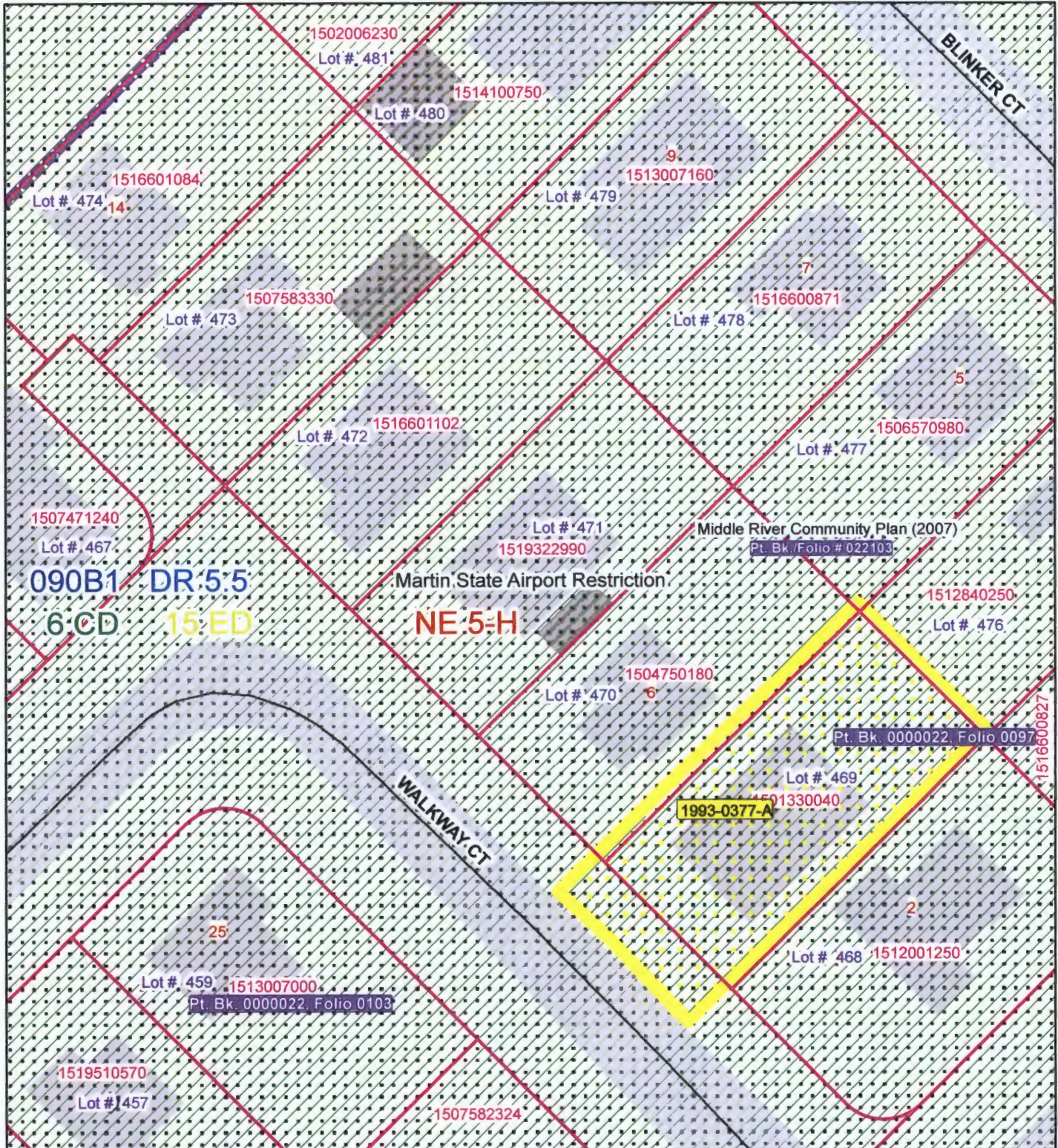


VR-002 (10/12)

THIS TITLE CONTAINS AN EAGLE WATERMARK WHICH IS VISIBLE WHEN HELD TO LIGHT

Item #0214

8 Walkway Court



Publication Date: 4/8/2014



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

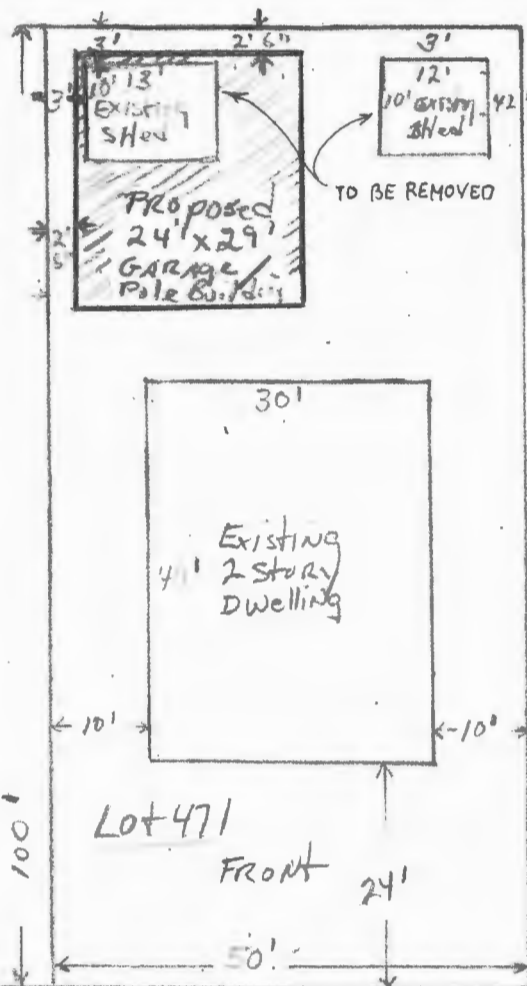
Item # 0214

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 8 WALKWAY CT OWNER(S) NAME(S) RAY & LINDA BASS

SUBDIVISION NAME VICTORY VILLA LOT # 471 BLOCK # N/A SECTION # 1

PLAT BOOK # 22 FOLIO # 103 10 DIGIT TAX # 1519322990 DEED REF. # 0722100569



Lot 472.

Lot 470

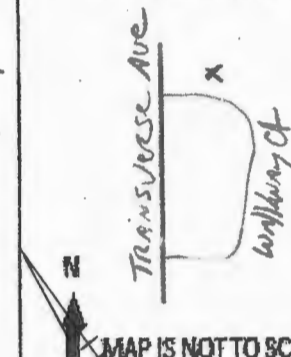
8 WALKWAY CT

200' to Transverse Ave

PLAN DRAWN BY RAY BASS

DATE 4-13-14 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 09081

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 3000

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2014-0214-A

RAY

Pat. Exh. 7