

M E M O R A N D U M

DATE: July 24, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0231-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 23, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(7100 Upper Mills Cir.)
1st Election District
1st Councilman District
David & Marilyn Cox
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2014-0231-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David & Marilyn Cox, the legal owners of the subject property. The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit a window to property line setback of 10 ft. in lieu of the required 15 ft., and; (2) to amend the FDP of "Ellicott Mills", Lot #30 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Though originally filed as an Administrative Variance, a neighbor requested (in a timely fashion) a formal hearing on this matter. The hearing was subsequently scheduled for Friday, June 20, 2014 at 10:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson.

Appearing at the public hearing in support of the request was Jim Cabral, the contractor assisting Petitioners with the process. The Petition was advertised and posted as required by the B.C.Z.R. There were no Protestants in attendance. Mr. Cabral indicated that the Petitioners spoke with Mr. Fenwick (who filed the request for hearing), and that his concerns have been addressed. There were no Zoning Advisory Committee (ZAC) comments received.

ORDER RECEIVED FOR FILING

Date 6/23/14
By Den

The property is approximately 10,491 square feet and is zoned DR 2. The property is improved with a single family dwelling (constructed in 1982), and Petitioners engaged a contractor to construct an addition on the home. The addition will occupy the same footprint as an existing deck (open projection), but given the different setbacks variance relief is required.

To obtain variance relief requires a showing that:

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

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

Petitioners have met this test. The property has an irregular shape and is bounded by two public roads. As such, it is unique. Petitioners would experience a practical difficulty if the regulations were strictly interpreted, because they would be unable to construct the proposed addition. The variance can be granted in harmony with the B.C.Z.R. and without negatively impacting the health, safety and welfare of the community.

THEREFORE, IT IS ORDERED, this 23rd day of June, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit a window to property line setback of 10 ft. in lieu of the required 15 ft. and; (2) to amend the FDP of "Ellicott Mills", Lot #30(Section # S2) only, in accordance with the terms of this Order, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date

6/23/14

By

pen

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:slh

ORDER RECEIVED FOR FILING

Date 6/23/14

By slh

KEVIN KAMENETZ
County Executive



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

June 23, 2014

David & Marilyn Cox
7100 Upper Mills Cir.
Baltimore, Maryland 21228

RE: Petition for Variance
Property: 7100 Upper Mills Cir.
Case No. 2014-0231-A

Dear Mr. & Mrs. Cox:

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



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2014-0731

Address: 7100 UPPER MILLS CIRCLE

Petitioner(s): DAVID + MARILYN COX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Jesse C. Fenwick
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
7102 Upper Mills Cir
Address

Catonsville MD 21228
City State Zip Code

410-719-9789
Telephone Number

which is located approximately 31 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Jesse C. Fenwick 5-19-14
Signature Date

Shelby J. Fenwick 5-19-14
Signature Date
Revised 9/18/98 - wcr/scj

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

No. **112239**

Date: **5/19/14**

PAID RECEIPT

BUSINESS # TIME TIME DAY

5/20/2014 5/19/2014 11:47:59 1

REC 4501 MARKIN L845 L38

RECEIPT # 310754 5/19/2014 DELN

5 528 ZONING VERIFICATION

112239

Recpt Tot 460.00

\$0.00 CK 460.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
008	806	0000		6150				\$ 60.00

Total: **\$ 60.00**

Rec From: **2014-0831**

For: **FORMAL DEMAND OF PROTEST**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0231 -A

Address 7100 Upper Mills Cir.

Contact Person: J. MURPHY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/7/14

Posting Date: 5/18/14

Closing Date: 6/2/14

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- 0231 -A

Address 7100 Upper Mills Cir.

Petitioner's Name DAVID COX

Telephone 410-719-6958

Posting Date: 5/18/14

Closing Date: 6/2/14

Wording for Sign: To Permit A WINDOW TO PROPERTY LINE
SETBACK OF 10ft. IN LIEU OF THE REQUIRED
15ft.

Revised 7/06/11



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 Hearings for Baltimore County for the property located at

Address 7100 UPPER MILLS CIR. Currently zoned _____
Deed Reference _____ / _____ 10 Digit Tax Account # 1900014198
Owner(s) Printed Name(s) DAVID & MARILYN COX

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

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) V.B.6.b (CMDP)(1972) and 504.2; BCZR,
TO PERMIT A WINDOW TO PROPERTY LINE SETBACK OF 10 FEET IN LIEU OF THE REQUIRED
15 FEET AND TO AMEND THE FDP OF "ELLCOTT MILLS"
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

DAVID COX / MARILYN COX
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

7100 UPPER MILLS CIR BALTIMORE MD
Mailing Address City State

21228 / 410 719 6958 / MARCOX-2@JUNO.COM
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
6/23/14
den

Attorney for Owner(s)/Petitioner(s):

BY _____
Name- Type or Print

Signature _____

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

JIM CABRAL OF AES BUILDER & HOME IMPROVEMENTS
Name – Type or Print

Signature _____

6915 GOLDEN RING RD BALTO MD
Mailing Address City State

21237 / 410 574 4400 / JCABRAL@AESHOME.US
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2014-0231 A Filing Date 5/7/2014 Estimated Posting Date _____ / _____ / _____ Reviewer JCM

Affidavit in Support of Administrative Variance

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

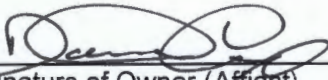
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 7100 UPPER MILLS CIRCLE BALTIMORE MD 21237
Print or Type Address of property City State Zip Code

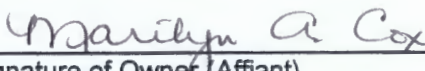
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

DUE TO THE UNUSUAL NATURE OF THE PROXIMITY OF THE REAR PROPERTY LINE TO THE REAR
OF THE HOME, ANY ADDITION WHATSOEVER IS IMPOSSIBLE. THE EXISTING HOUSE ALREADY SITS TOO
CLOSE TO THE REAR PROPERTY LINE. WE ONLY PROPOSE TO BUILD AN 18' X 10' ADDITION OFF THE REAR
OF THE HOUSE THAT DOES NOT EXCEED THE DISTANCE OF THE EXISTING HOUSE.

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


Signature of Owner (Affiant)

David W. Cox
Name- Print or Type


Signature of Owner (Affiant)

Marilyn A. Cox
Name- Print or Type

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

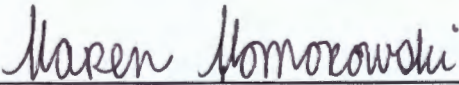
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Karen Komorowski

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal


Notary Public 04/23/16
My Commission Expires

KAREN A. KOMOROWSKI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 23, 2016

REV. 3/18/2014

ZONING DESCRIPTION FOR 7100 UPPER MILLS CIR.

Beginning at a point on the south-west side of **Upper Mills Circle** which is **60 feet** wide and **Hickory Ridge Court** which is **50 feet** wide. Being **Lot #30, Section #S2** in the subdivision of **Ellicott Mills** as recorded in Baltimore County **Plat Book #51, Folio #125**, containing **10,491 square feet**. Also known as **7100 Upper Mills Circle** and located in the **1st Election District, 1st Councilmanic District**.

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: 2014-0231-A

Petitioner: DAVID COX

Address or Location: 7100 Upper Mills Cir.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 410-719-6958

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

109894

No.

Date:

5/7/14

PAID RECEIPT

BUSINESS ACTION TIME

5/07/2014 5/07/2014 10:24:12

MS01 WALKIN LBS LJR

RECEIPT # 50225 5/07/2014

Det 5 528 ZONE VERIFICATION

109894

Receipt Tot \$75.00

\$75.00 CA 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total:

75.00

Rec

From:

DAVID COX

For:

2014-0231-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2014-0231-A

Petitioner: David Cox

Hearing / Closing Date: 6/2/14

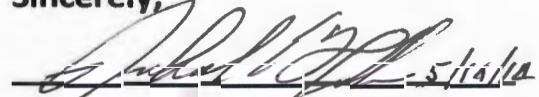
Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

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

7100 Upper Mills Circle

_____ on 5/14/14

Sincerely,

-5/14/14

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2014-0231-A



7100 Upper Mills Circle

(posted 5/14/14)

Richard E. Hoffman 5/14/14

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CERTIFICATE OF POSTING

RE: Case No. 2014-0231-A

Petitioner: David Cox

Hearing / Closing Date: 6/20/14

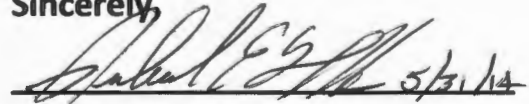
Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

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

_____ 7100 Upper Mills Circle _____

_____ on 5/31/14 _____

Sincerely,

 5/31/14

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2014-0231-A



7100 Upper Mills Circle

(posted 5/31/14)

Richard E. Hoffman 5/31/14

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 29, 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 29, 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: #2014-0231-A

7100 Upper Mills Circle

Corner of NW/s Upper Mills Circle and SW/s of Hickory Ridge Court

1st Election District - 1st Councilmanic District

Legal Owner(s): David & Marilyn Cox

Variance to permit window to property line setback of 10 feet in lieu of the required 15 feet and to amend the FDP of "Ellicott Mills".

Hearing: Friday, June 20, 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.
5/1103 May 29 981647



KEVIN KAMENETZ
County Executive

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

June 11, 2014

David & Marilyn Cox
7100 Upper Mills Circle
Baltimore MD 21228

RE: Case Number: 2014-0231 A, Address: 7100 Upper Mills Circle

Dear Mr. & Ms. Cox:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 7, 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
Jim Cabral, AES Builder & Home Improvements, 6915 Golden Ring Road, Baltimore MD 21237

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



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

Date: 5/12/14

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

RE: Baltimore County
Item No. 2014-0231-A
Administrative Variance
David & Marilyn Cox
7100 Upper Mills Circle

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. 2014-0231-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 black 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

DATE: May 14, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For May 19, 2014
Item No. 2014-0226, 0227, 0228, 0229, 0230, 0231 and 0232

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC05142014 -.doc



KEVIN KAMENETZ
County Executive

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

May 22, 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:

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7100 Upper Mills Circle

Corner of NW/s Upper Mills Circle and SW/s of Hickory Ridge Court

1st Election District – 1st Councilmanic District

Legal Owners: David & Marilyn Cox

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Hearing: Friday, June 20, 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: David & Marilyn Cox, 7100 Upper Mills Circle, Baltimore 21228
Jim Cabral, 6915 Golden Ring Road, Baltimore 21237
Jesse Fenwick, 7102 Upper Mills Circle, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 31, 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 29, 2014 Issue - Jeffersonian

Please forward billing to:

David Cox
7100 Upper Mills Circle
Baltimore, MD 21228

410-719-6958

NOTICE OF ZONING HEARING

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CASE NUMBER: 2014-0231-A

7100 Upper Mills Circle

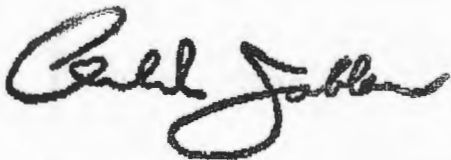
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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KEVIN KAMENETZ
County Executive

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

June 11, 2014

David & Marilyn Cox
7100 Upper Mills Circle
Baltimore MD 21228

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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
Jim Cabral, AES Builder & Home Improvements, 6915 Golden Ring Road, Baltimore MD 21237

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



Maryland Department of Transportation

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

Date: 5/12/14

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

RE: Baltimore County
Item No. 2014-0231-A
Administrative Variance
David & Marilyn Cox
7100 Upper Mills Circle

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. 2014-0231-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

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: May 14, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For May 19, 2014
Item No. 2014-0226, 0227, 0228, 0229, 0230, 0231 and 0232

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC05142014 -.doc

RE: PETITION FOR ADMINSTRATIVE * BEFORE THE OFFICE
VARIANCE *
7100 Upper Mills Circle; Cor of the NW/S * OF ADMINSTRATIVE
of Upper Mills Cir & SW/S Hickory Ridge Ct *
1st Election & 1st Councilmanic Districts * HEARINGS FOR
Legal Owner(s): David & Marilyn Cox *
Petitioner(s) * BALTIMORE COUNTY
*
* 2014-231-A

RECEIVED

JUN 19 2014

* * * * *
OFFICE OF ADMINISTRATIVE HEARINGS

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of June, 2014, a copy of the foregoing Entry of Appearance was mailed to Jim Cabral, AES Builders & Home Improvements, 6915 Golden Ring Road, Baltimore, MD 21237, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 01 Account Number - 1900014198	
Owner Information		
Owner Name:	COX DAVID W COX MARILYN A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	7100 UPPER MILLS CIR BALTIMORE MD 21228	Deed Reference: 1) /10605/ 00500 2)
Location & Structure Information		
Premises Address:	7100 UPPER MILLS CIR 0-0000	Legal Description: 10491 SQ FT .2408 A 7100 UPPER MILLS CIR NW ELLCOTT MILLS
Map: 0094	Grid: 0010	Parcel: 0359
Sub District:	Subdivision: 0000	Section: S2
Block: E	Lot: 30	Assessment Year: 2013
Plat No: B	Plat Ref: 0051/ 0125	
Special Tax Areas:	Town:	Ad Valorem: NONE
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1982	2,276 SF	400 SF
Property Land Area	County Use	
10,491 SF	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2013	07/01/2013
Land:	122,100	92,100
Improvements	205,400	218,000
Total:	327,500	310,100
Preferential Land:	0	310,100
		0
Transfer Information		
Seller: BROTHERS RONALD C	Date: 06/23/1994	Price: \$169,900
Type: ARMS LENGTH IMPROVED	Deed1: /10605/ 00500	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	

Case No.: 2014-0231-A

Exhibit Sheet

Petitioner/Developer 193-24-14

Respondent SEN 6-23-14

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

PETITIONER'S

2

EXHIBIT NO. _____

7057 Upper Mills Circle



Exit Street View

HICKORY
RIDGE CT.



7100 Upper Mills Circle Front of house

UPPER MILLS CIRCLE

© 2014 Google
© 2014 Google

Google earth

7100 Upper Mills Cir. as seen
from Hickory Ridge Ct

Proposed Addition in place of
existing deck

4 HICKORY RIDGE CT.

© 2014 Google
© 2014 Google

Google earth



Proposed Addition



7100 Upper Mills Cir, Catonsville, MD 21228, USA

7102 Upper
Mills Cir.

Google earth

PROPOSED SITE OF
ADDITION





PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

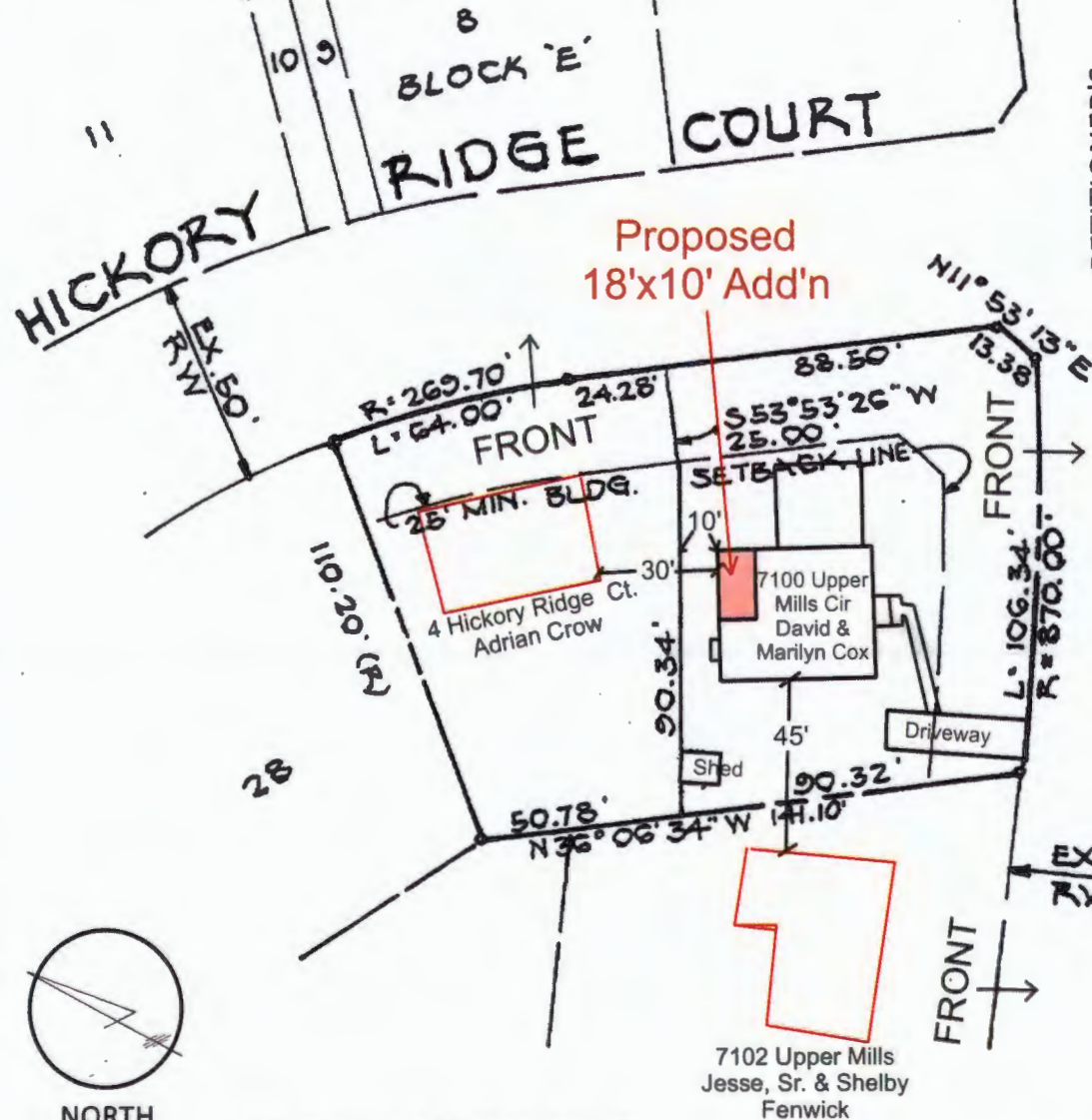
PROPERTY ADDRESS 7100 Upper Mills Cir.

SUBDIVISION NAME Ellicott Mills

PLAT BOOK # 51 FOLIO # 125 LOT # 30 SECTION # S2

OWNER David & Marilyn Cox

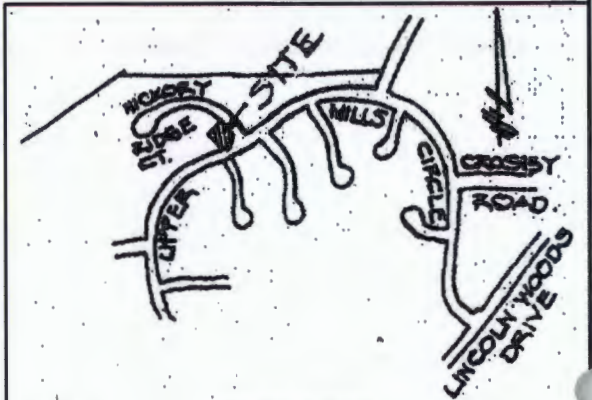
TAX ACCT. # 1900014198



PETITIONER'S

EXHIBIT NO. 1

HICKORY RIDGE COURT
MILLS CIRCLE
UPPER



VICINITY MAP
SCALE: 1"= 1000'

LOCATION INFORMATION

ELECTION DISTRICT 01

COUNCILMANIC DISTRICT 01

1"=200' SCALE MAP # 09482

ZONING DR-2

LOT SIZE	<u>0.24</u>	<u>10,491sf</u>
	ACREAGE	SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

NORTH

PREPARED BY Jim Cabral of AES Builder & Home Improvements, Inc.

SCALE OF DRAWING: 1" = 50ft.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

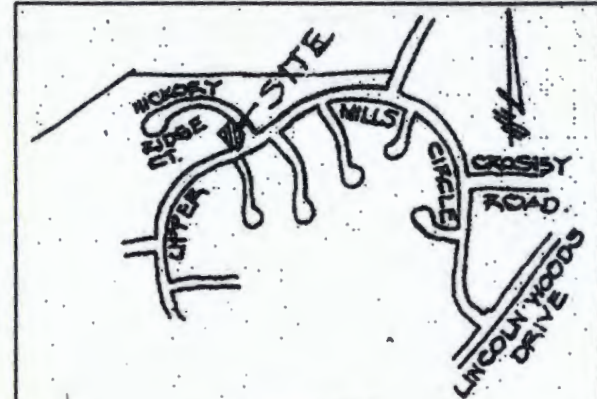
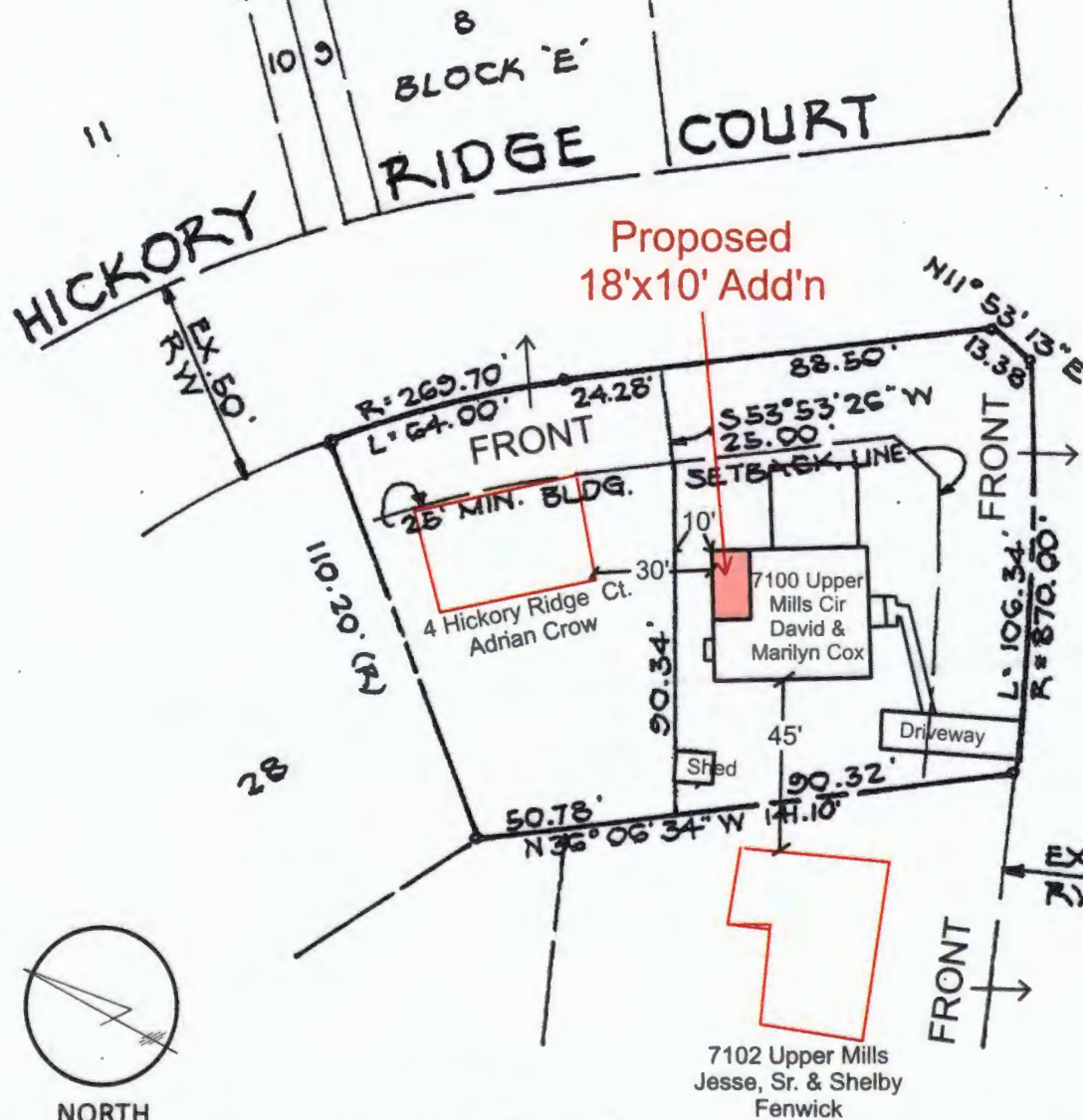
PROPERTY ADDRESS 7100 Upper Mills Cir.

SUBDIVISION NAME Ellicott Mills

PLAT BOOK # 51 FOLIO # 125 LOT # 30 SECTION # S2

OWNER David & Marilyn Cox

TAX ACCT. # 1900014198



VICINITY MAP
SCALE: 1"= 1000'

LOCATION INFORMATION

ELECTION DISTRICT 01

COUNCILMANIC DISTRICT 01

1"=200' SCALE MAP # 094B2

ZONING DR-2

LOT SIZE 0.24 10,491sf
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

NORTH

Jim Cabral of AES Builder &

PREPARED BY Home Improvements, Inc.

SCALE OF DRAWING: 1" = 50ft.