

IN RE: PETITION FOR VARIANCE

(609 Oak Hill Road)

1st Election District

1st Council District

Donald R. Anderson

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0270-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Donald Anderson, the legal owner of the subject property. The Petitioner is requesting variance relief from §1B02.3.C.1 of Baltimore County Zoning Regulations (B.C.Z.R.) to allow an addition with a side yard setback of 14 ft. and sum of both sides of 29 ft.¹ in lieu of the required 25 ft. and 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was Donald Anderson. The Petition was advertised and posted as required by the B.C.Z.R. There were no Protestants in attendance, and the file does not contain any letters of opposition. There were no substantive Zoning Advisory Committee (ZAC) comments received. The property is approximately 9,600 square feet and is zoned DR 2. The Petitioner proposes to construct an addition on the rear of his home. At this point, Petitioner is unsure whether the builder will construct the addition to the same width as the existing dwelling or 1 ft. narrower on both sides; that will depend upon a structural analysis of the home's foundation.

¹ The Petition was amended slightly at the hearing based upon the measurements shown on the site plan. As such, the Order which follows contains different measurements than originally proposed.

ORDER RECEIVED FOR FILING

Date 8-4-14

By (signature)

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).

Petitioner has met this test. The property is narrow and deep, and Petitioner must contend with existing site conditions. As such, the property is unique. Petitioner would experience a practical difficulty if the regulations were strictly interpreted, because he 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. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 4th day of August, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulation (B.C.Z.R.) §1B02.3.C. to allow an addition with a side yard setback of 13 ft. and sum of both sides of 27 ft. in lieu of the required 25 ft. and 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

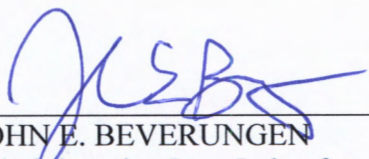
ORDER RECEIVED FOR FILING

Date 8-4-14

By [Signature]

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 8-4-18

By low



KEVIN KAMENETZ
County Executive

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

August 4, 2014

Donald R. Anderson
607 Oak Hill Road
Catonsville, Maryland 21228

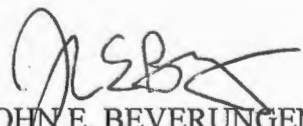
RE: Petition for Variance
Property: 609 Oak Hill Road
Case No. 2014-0270-A

Dear Mr. Anderson:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 609 OAK HILL Rd which is presently zoned DR2
Deed References: _____ 10 Digit Tax Account # 0120200430
Property Owner(s) Printed Name(s) Anderson Donald

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

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

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

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

3. X a Variance from Section(s) 1802.3.C.1 BC2A
To allow an addition with a side yard setback of 14' and
sum of both sides of 29' in lieu of the required 25' and 40',
respectively.
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 Self
Signature [Signature]

Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Name #1 - Type or Print Anderson Donald Name #2 - Type or Print _____
Signature #1 [Signature] Signature #2 _____
Mailing Address 607 OAK HILL Rd Catonsville MD
Zip Code 21228 Telephone # 4107474929 Email Address Donald1654@Verizon.net

Representative to be contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2014-0270-A Filing Date 6/13/14 Do Not Schedule Dates: _____ Reviewer JF

ZONING DESCRIPTION

Zoning Description For 609 Oak Hill Road

Beginning at a point on the East side of Oak Hill Road, which is 40 feet wide at the distance of 750 ft. west of the centerline of the nearest improved intersecting street Hilltop Avenue, which is 40 ft. wide, located in the 1st Election District, 1st Councilmanic District.

BOOK No. 5 FOLIO 114 LOT # 61. Plat of Oak Ridge

Consideration:\$250,000.00
Tax Map #:01-20-200430
Return after Recording to:
Allview Title Group, Inc.
5513 Twin Knolls Rd, Unit 214
Columbia, Maryland 21045

0^34861 204

THIS DEED, made this 9th day of April, 2014, by and between Edison W. Tecco, Jr., Personal Representative of the Estate of Edison W. Tecco, Sr., Grantor, and Donald Anderson, Grantee, reserving to the Grantee a Life Estate with Full Rights of Divestiture, including, but not limited to the right to sell, mortgage, lease, or convey, with Remainder to Aileen P. Anderson.

W I T N E S S E T H:

That for and in consideration of the sum of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars, cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, as sole owner, his/her personal representatives and assigns, in fee simple, all that piece or parcel of ground together with improvements thereon, situate, lying and being in Baltimore County, State of Maryland, and more particularly described as follows, that is to say:

BEGINNING for the same at an iron pipe heretofore planted where the southeast side of Oak Hill road is intersected by the division line between lots 60 and 61 as shown on the Plat of Oak Ridge filed among the Plat Records of Baltimore County in Plat Book No. 5 folio 114 thence running with and binding on the said southeast side of Oak Hill Road south twenty four degrees fifty minutes west sixty and no one-hundredths fee to a pipe heretofore planted thence leaving the said southeast side of said Oak Hill Road and running with and binding on the division line between Lots 61 and 62 as shown on the aforescribed Plat of Oak ridge south sixty-five degrees ten minutes east one hundred sixty and no one-hundredths feet to a pipe now planted said pipe being distance forty and no one-hundredths feet north sixty-five degrees ten minutes west from an iron pipe heretofore planted at the southeasternmost corner of Lot No. 61 thence running for a line of division north twenty-four degrees fifty minutes east sixty and no one-hundredths fee to a pipe now planted and to intersect the aforescribed division line between lots 60 and 61 thence running with and binding on said division line north sixty-five degrees ten minutes west one hundred sixty and no one-hundredths feet to the place of beginning. Being the northwesternmost one hundred sixty and no one-hundredths feet of Lot 61 as shown on the Plat of Oak ridge filed among the Plat Records of Baltimore County in Plat Book No. 5 folio 114. The improvements thereon being now known as 609 Oak Hill Road.

BEING the same property which by Deed dated August 14, 1967 and recorded among the Land Records of Baltimore County in Liber 793, folio 303 which was granted and conveyed by John T. Neuberth and Marie E. Neuberth unto Edison W. Tecco and Betty H. Tecco. The said Betty H. Tecco having since then departed this life on August 16, 2005, thereby vesting title in Edison W. Tecco. The said Edison W. Tecco having since then departed this life on February 16, 2014, wherein Edison W. Tecco, Jr. was appointed Personal Representative of his Estate. Refer to Estate No. 177488.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anyway appertaining and subject to all covenants and restrictions of record.

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: 2014-0270-A

Petitioner: Donald R Anderson

Address or Location: 609 OAK Hill Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Donald Anderson

Address: 607 OAK Hill Rd

Catonsville MD 21228

Telephone Number: 410-747-4929

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

No. **112231**

Date: **6/13/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
6/13/2014 6/13/2014 10:44:15

RE: MSDA WALKIN SMIL SAN
>> RECEIPT # 628017 6/13/2014 CFU
Dept 5 528 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				100.00 75.00

RECEIPT # 112231
Recpt Tot \$75.00
1.00 CK \$75.00 CA
Baltimore County, Maryland

Total: **75.00**

Rec From: **ANDERSON**
For: **Petition For Variance**
609 OAK HILL RD
Case # 2014-0270-A

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

CASE NO: 2014-0270-A

PETITIONER/DEVELOPER
DONALD ANDERSON

DATE OF HEARING/CLOSING:
AUGUST 4, 2014

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

ATTENTION:

LADIES AND GENTLEMEN:

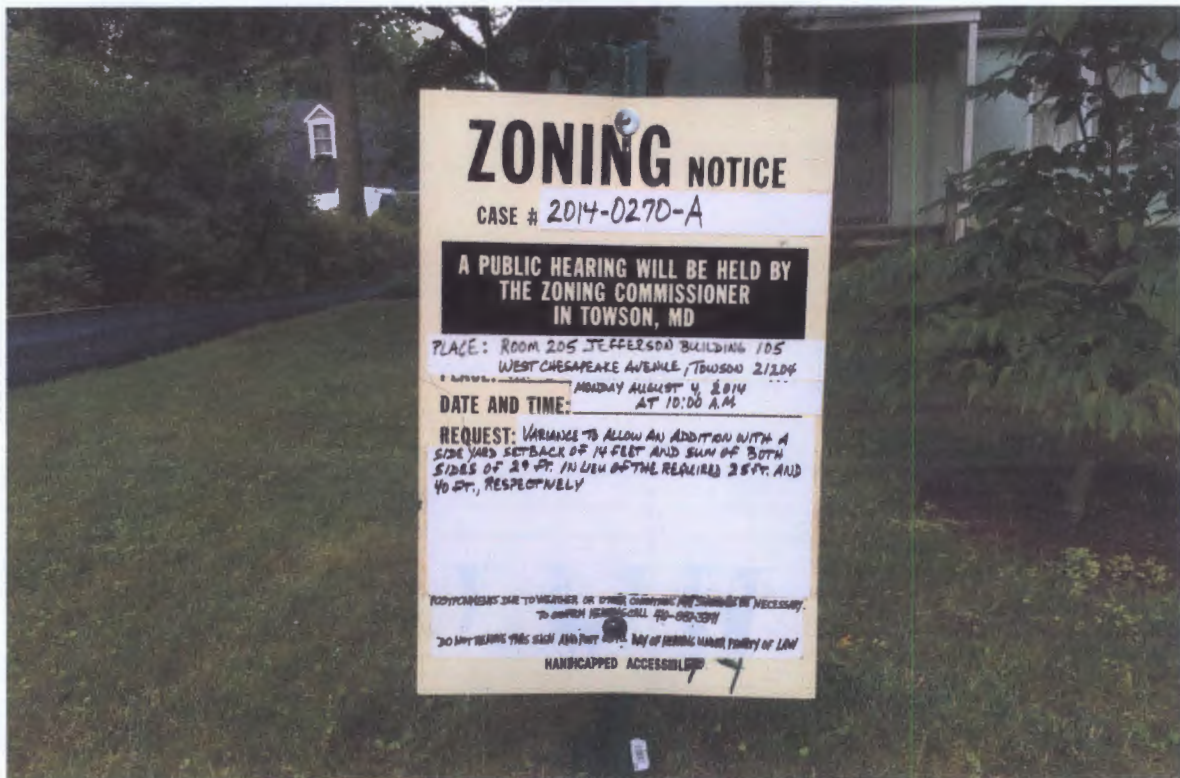
THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

609 OAK HILL ROAD

THIS SIGN(S) WERE POSTED ON July 15, 2014
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 7/15/14
SIGNATURE OF SIGN POSTER AND DATE:

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



ZONING NOTICE

CASE # 2014-0270-A

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

PLACE: ROOM 205 JEFFERSON BUILDING 105
WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: MONDAY AUGUST 4, 2014
AT 10:00 A.M.

REQUEST: VARIANCE TO ALLOW AN ADDITION WITH A
SIDE YARD SETBACK OF 14 FEET AND SUM OF BOTH
SIDES OF 29 FT. IN LIEU OF THE REQUIRED 35 FT. AND
40 FT., RESPECTIVELY

POSTPONEMENTS DUE TO WEATHER OR OTHER CIRCUMSTANCES WILL BE NECESSARY.
TO CANCEL HEARING CALL 410-326-3371

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

HANDICAPPED ACCESSIBLE

Myelin 7/15/2014

RE:CASE NO: 2014-0270-A

PETITIONER/DEVELOPER

DON ANDERSON

DATE OF HEARING/CLOSING:

8/4/14

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

ATTENTION:

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THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
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PROPERTY AT _____

609 OAK HILL

THIS SIGN(S) WERE POSTED ON July 15, 2014
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/15/14
SIGNATURE OF SIGN POSTER AND DATE:

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



meacham 7/15/14



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 17, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on July 15, 2014.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

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: #2014-0270-A

609 Oak Hill Road
E/s Oak Hill Road at the distance of 750 ft. w/of centerline of Hilltop Avenue
1st Election District - 1st Councilmanic District

Legal Owner(s): Donald Anderson

Variance to allow an addition with a side yard setback of 14 feet and sum of both sides of 29 ft. in lieu of the required 25 ft. and 40 ft., respectively.

Hearing: Monday, August 4, 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.

IT 7/776 July 15

986847



KEVIN KAMENETZ
County Executive

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

July 8, 2014

NOTICE OF ZONING HEARING

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CASE NUMBER: 2014-0270-A

609 Oak Hill Road

E/s Oak Hill Road at the distance of 750 ft. w/of centerline of Hilltop Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Donald Anderson

Variance to allow an addition with a side yard setback of 14 feet and sum of both sides of 29 ft. in lieu of the required 25 ft. and 40 ft., respectively.

Hearing: Monday, August 4, 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: Donald Anderson, 607 Oak Hill Road, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 15, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 15, 2014 Issue - Jeffersonian

Please forward billing to:
Donald Anderson
607 Oak Hill Road
Catonsville, MD 21228

410-747-4929

NOTICE OF ZONING HEARING

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CASE NUMBER: 2014-0270-A

609 Oak Hill Road

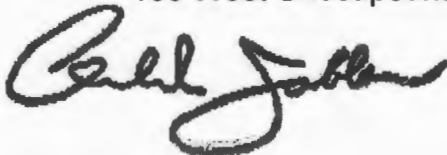
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Variance to allow an addition with a side yard setback of 14 feet and sum of both sides of 29 ft. in lieu of the required 25 ft. and 40 ft., respectively.

Hearing: Monday, August 4, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
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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.

MEMORANDUM

DATE: September 4, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0270-A – Appeal Period Expired

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

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR VARIANCE

609 Oak Hill Road; E/S Oak Hill Road at
distance of 750' W of c/line Hilltop Avenue
1st Election & 1st Councilmanic Districts
Legal Owner(s): Anderson Donald
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-270-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUN 27 2014

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carol S. Demilio

CAROL E. 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 27th day of June, 2014, a copy of the foregoing Entry of Appearance was mailed to Anderson Donald, 607 Oak Hill Road, Catonsville, Maryland 21228, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014-0270-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/30

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

N/C

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

FIRE DEPARTMENT

7/9

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

N/C

6/23

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/15/14

SIGN POSTING

Date:

7/15/14

by

Agile

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

July 30, 2014

Donald Anderson
607 Oak Hill Road
Catonsville MD 21228

RE: Case Number: 2014-0270 A, Address: 609 Oak Hill Road

Dear Mr. Anderson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 13, 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, flowing 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: 6/23/14

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

RE: Baltimore County
Item No. 2014-0270-A
Variance
Donald R. Anderson
609 Oak Hill Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0270-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 blue 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: June 30, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 30, 2014
Item No. 2014-0270, 0271 0274, 0275, 0276, 0277 and 0278

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\ZAC06302014 -.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

JUL 09 2014

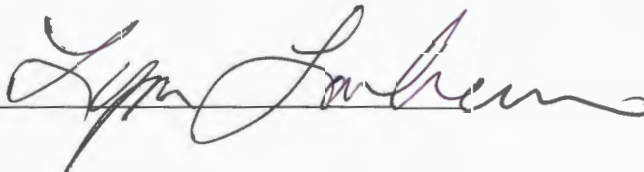
SUBJECT: Zoning Advisory Petition(s) for
Item No: 2014-270 and 2014- 274

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the above referenced zoning items and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By: _____



LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

7/30/2014

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

map should not be used for legal
altimore MD 21201.

e online through the Maryland State

the Maryle... . iannin
http://www... s/OurP... .tml).

3/website/mosp/)

 $\Rightarrow$

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 - 01 Account Number - 0120200430		
Owner Information		
Owner Name:	ANDERSON DONALD	Use: RESIDENTIAL
Mailing Address:	607 OAK HILL RD BALTIMORE MD 21228-5844	Principal Residence: NO Deed Reference: 1) /34861/ 00204 2)
Location & Structure Information		
Premises Address:	609 OAK HILL RD BALTIMORE 21228-5844	Legal Description: PT LT 61 OAK RIDGE
Map: 0100	Grid: 0024	Parcel: 0646
Sub District:	Subdivision: 0000	Section: 61
Block:	Lot: 2013	Assessment Year:
Plat No:	Plat Ref: 0005/ 0114	
Special Tax Areas:	Town: NONE	
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1946	1,442 SF	9,600 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
STUCCO	1 full	1 Detached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2013	07/01/2013
		As of
		07/01/2014
Land:	169,600	127,600
Improvements	139,000	135,600
Total:	308,600	263,200
Preferential Land:	0	263,200
		0
Transfer Information		
Seller: TECCO EDISON W	Date: 04/15/2014	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /34861/ 00204	Deed2:
Seller: NEUBERTH JOHN T & MARIE E	Date: 08/17/1967	Price: \$21,000
Type: ARMS LENGTH IMPROVED	Deed1: /04793/ 00303	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
		0.00/0.00

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Exhibit Sheet

Petitioner/Developer

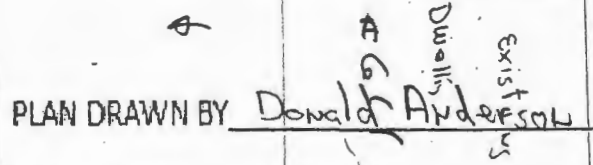
DW
9-4-14

Protestants

DW
8-5-14

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

ADDRESS 609 OAK Hill Rd OWNER(S) NAME(S) Donald Anderson
SUBDIVISION NAME OAK Ridge LOT# 61 BLOCK# N/A SECTION# N/A
PLAT BOOK# 5 FOLIO# 114 10 DIGIT TAX# 0120200430 DEED REF.# 34861100204



CASE # 2014-0270-A

VIOLATION CASE INFO:

