

M E M O R A N D U M

DATE: December 29, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0043-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 24, 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



KEVIN KAMENETZ
County Executive

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

November 24, 2014

Thomas E. Eline
300 Oakwood Road
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 2015-0043-A
Property: 300 Oakwood Road

Dear Mr. Eline:

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:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(300 Oakwood Road)
12th Election District *
7th Council District *
Thomas E. Eline *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0043-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Thomas E. Eline ("Petitioner"). The Petitioner is requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an accessory structure (garage) on corner lot to be located in the side and rear yard and occupy 75% of such third of the lot in lieu of the required location only in the third of the farthest removed from any street and shall occupy not more than 50% of such third, and (2) To allow a height of 18 ft. in lieu of the required 15 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.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 2, 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 11-24-14

By [Signature]

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). 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 § 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 Petitioner.

Although the Department of Planning did not make any recommendations related to the detached accessory structure (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 B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24th day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an accessory structure (garage) on corner lot to be located in the side and rear yard and occupy 75% of such third of the lot in lieu of the required location only in the third of the farthest removed from any street and shall occupy not more than 50% of such third, and (2) To allow a height of 18 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

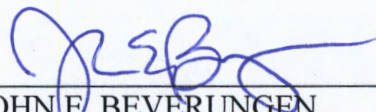
Date 11-24-14

By [Signature]

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his 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.
2. The Petitioner 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-24-14

By low



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 300 Oakwood Rd which is presently zoned DR 5.5
Deed Reference 29630/00008 10 Digit Tax Account # 1205043080
Property Owner(s) Printed Name(s) Thomas E. Eline

(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

1. ☒ ADMINISTRATIVE VARIANCE from section(s) 400.1 & 400.3 BCZR

See attached sheet

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

2. ☐ 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

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Thomas E. Eline

Name #1 - Type or Print

Name #2 - Type or Print

Thomas E. Eline

300 Oakwood Rd Baltimore MD

Mailing Address City State

21222, 443-468-4729,

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 11-24-14 day of Nov, 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 2015-0043-A Filing Date 8/22/14 Estimated Posting Date 8/31/14 Reviewer JP

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: 300 Oakwood Rd Baltimore MD 21222
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 HAVE BEEN RENTING A GARAGE AT 3 OAKWOOD RD,
FOR APPROX. 20-YEARS. THE PROPERTY AND HOUSE
HAS BEEN SOLD AND BOUGHT SEVERAL TIMES.
I HAVE HAD 3 TO 4 DIFFERENT LAND-LORDS,
CAUSING MY RENT FOR GARAGES TO INCREASE
SEVERAL TIMES. IF I CAN GET A GARAGE AT MY
HOUSE I COULD MOVE OUT OF GARAGE THAT I AM RENTING.

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

Thomas E. Eline
Signature of Affiant

THOMAS E. ELINE
Name- Print or Type

Signature of Affiant

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 23 day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Thomas E. Eline
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

Kathi B. Brudzinski
Notary Public
August 9, 2016
My Commission Expires



To permit an accessory structure (garage) on corner lot to be located in the side and rear yard and occupy 75% of such third of the lot in lieu of the required location only in the third of the farthest removed from any street and shall occupy not more than 50% of such third. And to allow a height of 18 ft. in lieu of the required 15 ft.

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

No. **116280**

Date: **5/22/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/25/2014 5/22/2014 12:23:30

RECEIPT # 555330 5/22/2014

\$ 528 ZHONG VERIFICATION

Receipt for \$75.00
 \$1.00 LK \$80.00 CA
 \$5.00 EB

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	906	0000		6150						75.00

Total: **75.00**

Rec From: **Thomas E/ins**

For: **3001 OAKWOOD RD**
Adelphi, Va.

2015-0043-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0043-A

Property Address: 300 OAKWOOD RD

Property Description: _____

Legal Owners (Petitioners): Thomas E. Elinio

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas E. Elinio

Company/Firm (if applicable): _____

Address: 300 Oakwood Rd.

Telephone Number: 443-468-4729

CERTIFICATE OF POSTING

2015-0043-A

RE: Case No.: _____

Petitioner/Developer: _____

Thomas Eline

November 17, 2014

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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 located at: _____

300 Oakwood Rd

November 2, 2014

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

November 2, 2014

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0043 -A

Address 300 OAKWOOD RD.

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

Phone Number: 410-887-3391

Filing Date: 8/22/14 10/3/14 10/20/14

Posting Date: 8/31/14 10/12/14 11/2/14

Closing Date: 9/15/14 10/27/14 11/17/14

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

- 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.
- 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.
- 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.
- 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 2015- 0043 -A

Address 300 OAKWOOD RD

Petitioner's Name THOMAS E. ELINE

Telephone 443-468-4729

Posting Date: 8/31/14 10/12/14 11/2/14

Closing Date: 9/15/14 10/27/14 11/17/14

Wording for Sign: To permit an accessory structure (garage) on corner lot to be located in the side and rear yard, and occupy 75% of such third of the lot, in lieu of the required location only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third. And to allow a height of 18' in lieu of the required 15'.

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment9-4DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC9-25DEPS
(if not received, date e-mail sent _____)Not CBCA

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)9-3STATE HIGHWAY ADMINISTRATION
TRAFFIC ENGINEERINGNo objection

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 11-2-14 by BlackPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1205043080			
Owner Information					
Owner Name:		ELINE THOMAS E		Use:	RESIDENTIAL
Mailing Address:		300 OAKWOOD RD BALTIMORE MD 21222-2215		Principal Residence:	YES
				Deed Reference:	/29630/ 00008
Location & Structure Information					
Premises Address:		300 OAKWOOD RD 0-0000		Legal Description:	300 OAKWOOD RD GRAY MANOR 2
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0103	0006	0436		0000	130 2015 0013/0060
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1943	957 SF		16,920 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BLOCK	1 full	1 Carport
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2012		As of 07/01/2014	
				As of 07/01/2015	
Land:	52,200	52,200			
Improvements	72,200	72,200			
Total:	124,400	124,400		124,400	
Preferential Land:	0				
Transfer Information					
Seller: ELINE PAUL G		Date: 06/28/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29630/ 00008		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					

Baltimore County

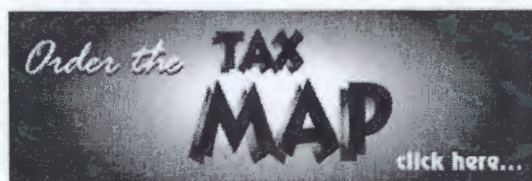
[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **12** Account Number: **1205043080**

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>).

[\(http://lmsweb05.mdp.state.md.us/website/mosp/\)](http://lmsweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please

Loading... Please Wait.

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MEMORANDUM

TO: Kristen Lewis
Office of Zoning Review

FROM: Debra Wiley, Legal Administrative Secretary *DW*
Office of Administrative Hearings

DATE: October 1, 2014

SUBJECT: Case No. 2015-0043-A – 300 Oakwood Road
Administrative Variance – Closing date: 9/15/14

As you may be aware, the above-referenced case had a closing date of September 15, 2014. Unfortunately, the sign posting requirement was not fulfilled per the Petitioner and John Sullivan, who is assisting the Petitioner with this request.

In any event, we are returning the file to you for further processing, i.e., obtaining new closing date, etc. Thanks.

c: *✓* File

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-25</u>	DEPS <u>None as of 9-24</u> (if not received, date e-mail sent <u>9-24</u>)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-3</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING <u>Missing</u> <u>9-24</u>	Date: _____	by _____
<u>(June Wilson does not have 9-24)</u>		<u>2:45 Sp. to Mr. Elaine + Reil</u> <u>have his brother call</u> <u>we.</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	<u>9-29 2:28 Sp. to Kathryn</u> <u>who in turn called</u> <u>John Sullivan.</u>
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>10-1 Per John Sullivan, after contacting Pet, advised</u> <u>that sign was not posted.</u>		
<u>D. Wiley</u>		

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1205043080			
Owner Information					
Owner Name:		ELINE THOMAS E		Use: RESIDENTIAL	
Mailing Address:		300 OAKWOOD RD BALTIMORE MD 21222-2216		Principal Residence: YES Deed Reference: /29630/ 00008	
Location & Structure Information					
Premises Address:		300 OAKWOOD RD 0-0000		Legal Description: 300 OAKWOOD RD GRAY MANOR 2	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0013/0060
0103	0006	0436		0000	130 2015
Special Tax Areas:			Town: Ad Valorem: Tax Class:		NONE
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1943		957 SF		16,920 SF	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BLOCK	1 full	1 Carport
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2012		Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		52,200		52,200	
Improvements		72,200		72,200	
Total:		124,400		124,400	
Preferential Land:		0		0	
Transfer Information					
Seller: ELINE PAUL G		Date: 06/28/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29630/ 00008		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2014 07/01/2015	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					

Baltimore County

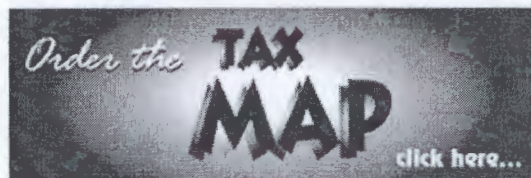
[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **12** Account Number: **1205043080**

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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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RECEIVED

BALTIMORE COUNTY, MARYLAND

SEP 25 2014

Inter-Office Correspondence

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 25, 2014

SUBJECT: DEPS Comment for Zoning Item # 2015-0043-A
Address 300 Oakwood Road
(Eline Property)

Zoning Advisory Committee Meeting of August 25, 2014.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

The property under consideration is not located within the Chesapeake Bay Critical Area.

Reviewer: *Gris Batchelder – Environmental Impact Review (EIR)*

**Debra Wiley - ZAC Comment Needed - CBCA - Admin. Var. Case No. 2015-0043-A -
Closing date: 9/15**

From: Debra Wiley
To: Livingston, Jeffrey; Lykens, David
Date: 9/24/2014 2:39 PM
Subject: ZAC Comment Needed - CBCA - Admin. Var. Case No. 2015-0043-A - Closing date: 9/15

Good Afternoon,

It appears that a ZAC comment from DEPS (CBCA) is not included in the case file. A case description has been provided for your convenience.
Please provide to me ASAP. Thanks.

CASE NUMBER: 2015-0043-A

300 OAKWOOD RD.

Location: SW corner of Oakwood Road & W Woodwell Road
12th Election District, 7th Council District

Legal owner: Thomas Eline

ADMINISTRATIVE VARIANCE (1) To permit an accessory structure (garage) on corner lot to be located in the side and rear yard and occupy 75% of such third of the lot of the required location only in the third of the farthest removed from any street and shall occupy not more than 50% of such third, and (2) To allow a height of 18 ft. in lieu of the required 15 ft.

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

Message Id: 54230FC6.9E1 : 38 : 53259
Subject: ZAC Comment Needed - CBCA - Admin. Var. Case No. 2015-0043-A - Closing date: 9/15
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 9/24/2014 2:39 PM
From: Debra Wiley

Recipients:

Recipient	Action	Date & Time	Comment
 NCH_PO.NCH_DOM	Delivered	9/24/2014 2:39 PM	
To: David Lykens (dlykens@baltimorecountymd.gov)			
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)			

Post Offices

Post Office	Delivered	Route
NCH_PO.NCH_DOM	9/24/2014 2:39 PM	baltimorecountymd.gov

Files

File	Size	Date & Time
MESSAGE	2162	9/24/2014 2:39 PM
TEXT.htm	3542	9/24/2014 2:39 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: 5422D786.NCH_DOM.NCH_PO.100.1687076.1.1D4CD.1
Common Record Id: 5422D786.NCH_DOM.NCH_PO.200.2000026.1.53430.1



KEVIN KAMENETZ
County Executive

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

September 16, 2014

Thomas E Eline
300 Oakwood Road
Baltimore MD 21222

RE: Case Number: 2015-0043 A, Address: 300 Oakwood Road

Dear Mr. Eline:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 22, 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: 9/3/14

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

RE: Baltimore County
Item No 2015-0043-A
Administrative Variance
Thomas Eline
300 Oakwood 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. 2015-0043-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: September 4, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For September 1, 2014
Item No. 2015-0037, 0039, 0040, 0041 and 0043

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\ZAC09012014 -.doc

300 Oakwood Rd

* HEARING OFFICER

* COPY



Publication Date: 8/14/2014

TO REMAIN



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



0 5 10 20 30 40 Feet

1 inch = 20 feet

300
OAK WOOD
RD.

302
OAK WOOD
RD.





VAC
LOT

← OAKWOOD RD
LOOKING WEST



W Woodward
R.R.



Photo
from
100 ~~Woodward~~ Oakwood



300

Looking
SOUTH

302

DAXWOOD RD













VACANT
LOT

ACROSS
OAKWOOD RD



OAKWOOD RD

#500



#2708
W. Woodwell
RD

* 300
OAKWOOD



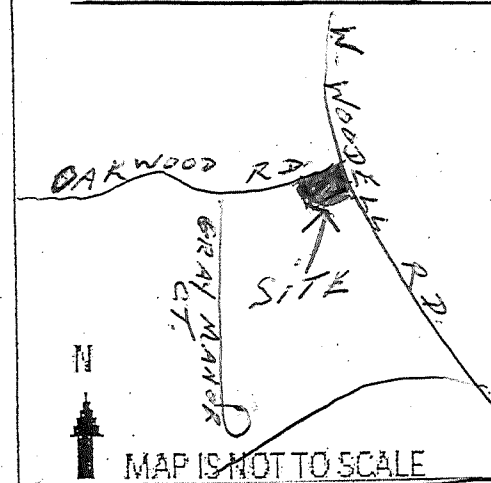
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 300 OAKWOOD RD. OWNER(S) NAME(S) THOMAS E. ELINE

SUBDIVISION NAME GRAY MANOR 2 LOT# 130 BLOCK# - SECTION# -

PLAT BOOK # 0013 FOLIO # 0060 10 DIGIT TAX # 1205043080 DEED REF. # 28630/00008

SITE VICINITY MAP



ZONING MAP# 103C1 (AKA SE 3 F)

SITE ZONED DR-5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE 0.38 AC. ±

OR SQUARE FEET 16,920 ±

HISTORIC? _____

IN CBCA? yes

IN FLOOD PLAIN? _____

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY [Signature] DATE 8-17-14 SCALE: 1 INCH = 40 FEET

* FLOOD ZONE "X" UNSHADED "GROUND ELEVATION 18 FT. PANEL 04408 DATED 5-14-14.

(AKA "C")

Pet. Eoh. 1

2015-0043-A

* HEARING OFFICER

* COPY

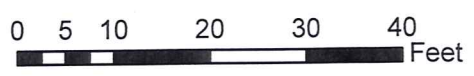
300 Oakwood Rd



Publication Date: 8/14/2014



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



1 inch = 20 feet

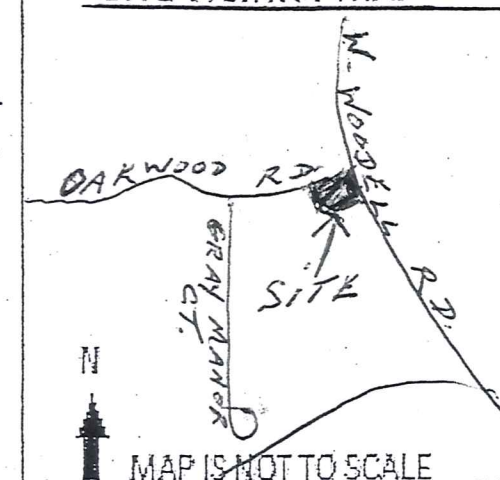
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SITE VICINITY MAP



ZONING MAP# 103C1 (FKA SE3-F)

SITE ZONED DR-5.5

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AND ORDER RESULT BELOW

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(FKA "C")