



KEVIN KAMENETZ  
*County Executive*

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

November 21, 2014

Christopher & Katherine Corzine  
7 Palo Court  
Halethorpe, Maryland 21227

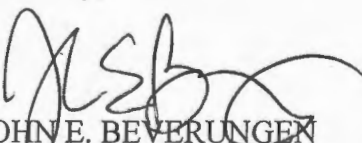
RE: Petition for Variance  
Property: 7 Palo Court  
Case No. 2015-0071-A

Dear Mr. and Mrs. Corzine:

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:slh  
Enclosure

**IN RE: PETITION FOR VARIANCE**  
**(7 Palo Ct.)**  
13<sup>th</sup> Election District  
1<sup>st</sup> Council District  
Katherine & Christopher Corzine  
Petitioners

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* **CASE NO. 2015-0071-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §100.6 to permit four (4) hens on a lot containing 10,393 sq. ft. in lieu of the required one (1) acre. 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.

Katherine & Christopher Corzine appeared in support of the requests. There were no Protestants or interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received. In addition to the site plan, the Petitioners presented photos (Exhibit 2) of the site, hens and chicken coop. The site is well-maintained and the coop (which is in the rear yard of the dwelling) is attractive and clean. Also, as noted in a letter of support from their neighbor (Exhibit 3), the Petitioners' property slopes downward from front to back, such that the hens are "not even visible from the front of the house and Court."

To obtain variance relief requires a showing that:

- (1) The property is unique; and

ORDER RECEIVED FOR FILING

Date

11/21/14

By

Sen



# 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 7 Palo Court, Halethorpe, MD 21227 which is presently zoned DR 5.5  
Deed References: 28594/00357 10 Digit Tax Account # 1304000670  
Property Owner(s) Printed Name(s) Christopher S. Corzine, Katherine Jane Corzine

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a Variance from Section(s) 100.6 to permit four hears on a lot containing 10,393 sq. ft. in lieu of the required 43,560 sq. ft. (1 acre)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

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

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Attorney for Petitioner:

Name- Type or Print

Date 11/21/14

Signature [Signature]

By [Signature]

Mailing Address City State

Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

Katherine Corzine, Christopher Corzine  
Name #1 - Type or Print Name #2 - Type or Print

Kloymie [Signature]  
Signature #1 Signature #2

7 Palo Court Halethorpe MD  
Mailing Address City State

21227, 410-227-1788, Kjchristensen@  
Zip Code Telephone # Email Address hotmail.com

## Representative to be contacted:

Katherine Corzine  
Name - Type or Print

Kloymie  
Signature

See above

Mailing Address City State

410-227-1788 Kjchristensen@  
Zip Code Telephone # Email Address hotmail.com

CASE NUMBER 2015-0071-A Filing Date 9/29/14 Do Not Schedule Dates: Reviewer BK

The Corzine Family  
7 Palo Court  
Halethorpe, MD 21227

September 15, 2014

Your Honor,

We are requesting a variance from B.C.Z.R. 100.6 to permit us to keep four (4) hens on our parcel of land that is 10,393 sq. ft. in lieu of the required one acre.

In the spring of 2012, I purchased chicks for my daughters as Easter gifts. We raised the chicks inside our house in a brooder until they were mature enough to move to their permanent home. My husband turned a portion of our substantial shed into a chicken coop with an attached enclosed run. The shed is located in the back corner of our lot, separated from the neighboring lots by a privacy fence. On the far side of the privacy fence is a wooded hill that descends to Washington Boulevard.

We care deeply about our hens. They are truly our pets. My children have learned an enormous amount from watching them grow from fuzzy little chicks to fully feathered egg-laying hens. We all share the burden of cleaning and feeding the hens. In return for our care, we obtain between 18-24 eggs per week, which provides my family of seven with a wonderful source of protein.

To illustrate how much we love the hens, who we affectionately call "the girls", let me share a brief story with you. Last summer we adopted a small dog from the Falls Road SPCA. Shortly after the dog came home, she chased and bit one of our hens, wounding her. We immediately packed up the injured hen and headed to Falls Road Animal Hospital for emergency care. After assessing the hen, the veterinarian recommended sedation and stitching, to which we agreed. Following her surgery, she was sent home on oral antibiotics, which we gave to her faithfully as she recovered in an isolation area we set up for her in our laundry room. The chicken was saved, and we worked with the SPCA to rehome the little dog.

We truly appreciate your consideration of our variance request. We will be heartbroken if we have to find them a new home.

Warm regards,

*Kate Corzine*

Kate Corzine

# **ZONING DESCRIPTION**

## **Zoning Description For 7 Palo Court**

Beginning at a point on the East side of Palo Court, which is 50 feet wide at the distance of 125 ft. south of the centerline of the nearest improved intersecting street Palo Circle, which is 50 ft. wide. Being Lot # 15, Block C, Section 7 in the subdivision of Wynnewood as recorded in Baltimore County Plat Book #0026, Folio# 0090, containing 10,393 square feet and located in the 13<sup>th</sup> Election District, 1<sup>st</sup> Councilmanic District.



## THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 23, 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 October 23, 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: #2015-0071-A**

7 Palo Court

E/s Palo Court, 125 ft. s/of the centerline of Palo Circle

13th Election District - 1st Councilmanic District

Legal Owner(s): Katherine & Christine Corzine

**Variance:** to permit four hens on a lot containing 10,393 sq. ft. in lieu of the required 43,560 sq. ft. (1 acre)

**Hearing:** Friday, November 14, 2014 at 11:00 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.  
10/398 October 23 998308

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 10/25/2014

**Case Number:** 2015-0071-A

**Petitioner / Developer:** MR. & MRS. CHRISTOPHER CORZINE

**Date of Hearing (Closing):** NOVEMBER 14, 2014

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

**The sign(s) were posted on:** OCTOBER 25, 2014



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

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

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

TO: PATUXENT PUBLISHING COMPANY  
Thursday, October 23, 2014 Issue - Jeffersonian

Please forward billing to:

Kate Corzine  
7 Palo Court  
Halethorpe, MD 21227

410-227-1788

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**CASE NUMBER: 2015-0071-A**

7 Palo Court

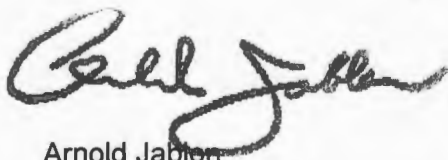
E/s Palo Court, 125 ft. s/of the centerline of Palo Circle

13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Katherine & Christopher Corzine

Variance to permit four hens on a lot containing 10,393 sq. ft. in lieu of the required 43,560 sq. ft. (1 acre).

Hearing: Friday, November 14, 2014 at 11:00 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 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.



KEVIN KAMENETZ  
County Executive

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

October 8, 2014

## NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2015-0071-A**

7 Palo Court

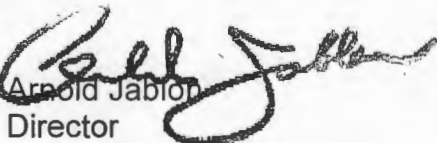
E/s Palo Court, 125 ft. s/of the centerline of Palo Circle

13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Katherine & Christopher Corzine

Variance to permit four hens on a lot containing 10,393 sq. ft. in lieu of the required 43,560 sq. ft. (1 acre).

Hearing: Friday, November 14, 2014 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

  
Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Corzine, 7 Palo Court, Halethorpe 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 25, 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.

# 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.**

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#### For Newspaper Advertising:

Item Number or Case Number: 2015-0071-A

Petitioner: Katherine Corzine

Address or Location: 7 Palo Court, Halethorpe, MD 21227

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: Kate Corzine

Address: 7 Palo Court  
Halethorpe, MD 21227

Telephone Number: (410) 221-1788

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
7 Palo Court; E/S Palo Court, 125' S of \*  
c/line Palo Circle \* OF ADMINISTRATIVE  
13<sup>th</sup> Election & 1<sup>st</sup> Councilmanic Districts \*  
Legal Owner(s): Katherine & Christopher Corzine\* HEARINGS FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2015-071-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

OCT 14 2014

.....

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 14<sup>th</sup> day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to Katherine Corzine, 7 Palo Court, Halethorpe, Maryland 21227, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Case No.:

2015-0071-A

Exhibit Sheet

11/21/14  
Sen

Petitioner/Developer

19W  
12-23-14

Protestants

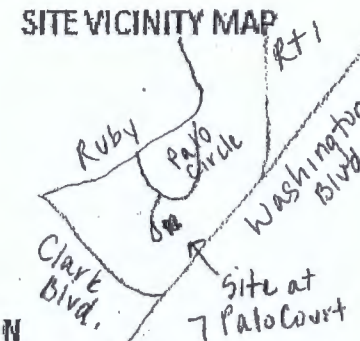
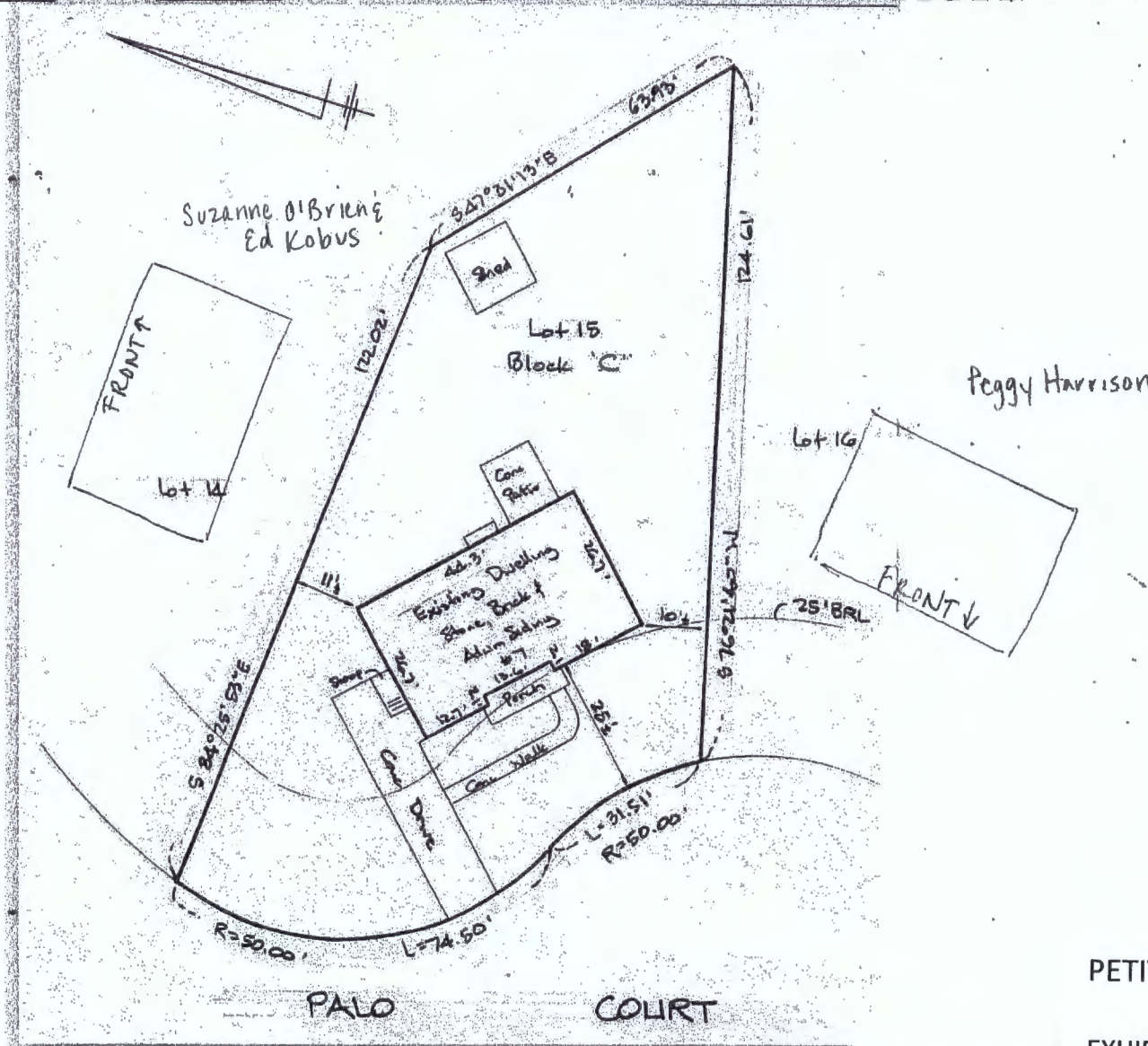
|        |                                     |  |
|--------|-------------------------------------|--|
| No. 1  | Plan                                |  |
| No. 2  | Photos                              |  |
| No. 3  | letter of support<br>dated 10-30-14 |  |
| No. 4  |                                     |  |
| No. 5  |                                     |  |
| No. 6  |                                     |  |
| No. 7  |                                     |  |
| No. 8  |                                     |  |
| No. 9  |                                     |  |
| No. 10 |                                     |  |
| No. 11 |                                     |  |
| No. 12 |                                     |  |

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

ADDRESS 7 Palo Court, Halethorpe, MD 21221 OWNER(S) NAME(S) Katherine & Christopher Corzine

SUBDIVISION NAME Wynnewood LOT # 15 BLOCK # C SECTION # 7

PLAT BOOK # 0026 FOLIO # 0090 10 DIGIT TAX # 13 04000670 DEED REF. # 28594/00351



MAP IS NOT TO SCALE

ZONING MAP# 108 C 2

SITE ZONED DR-5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 10,393

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC X PRIVATE \_\_\_\_\_

PRIOR HEARING? \_\_\_\_\_

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

PETITIONER'S \_\_\_\_\_

EXHIBIT NO. 1

PLAN DRAWN BY Katherine Corzine DATE September 27, 2014 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO:  
CC1408544

Case # 2015-0071-A

PETITIONER'S

EXHIBIT NO. 2



7 Palo Ct, Halethorpe, MD 21227, USA

Imagery Date: 8/29/2010 39°13'42.31" N 76°41'45.29" W elev

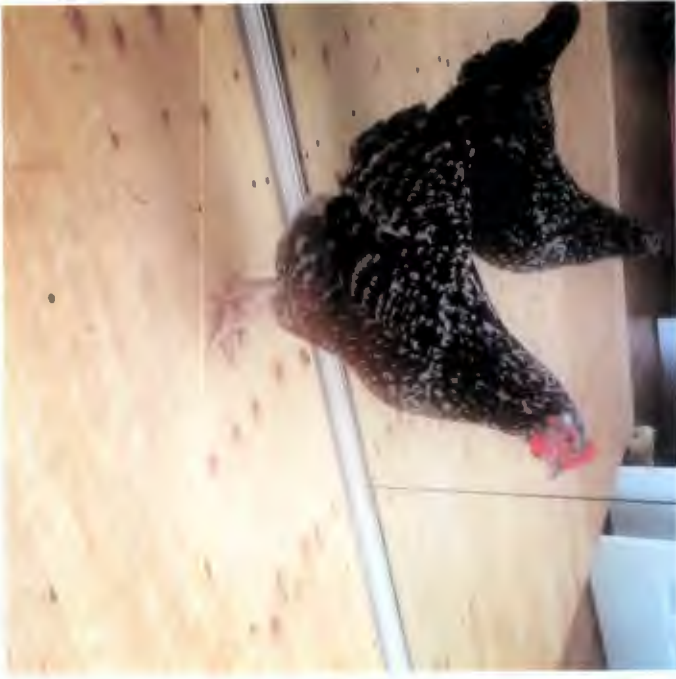
Google













PETITIONER'S

EXHIBIT NO. 3

James Alan Soltesz \* Nancy Elizabeth Soltesz  
1 Palo Ct., Halethorpe, MD 21227  
410-737-8156  
jim.nancy14@outlook.com

October 30, 2014

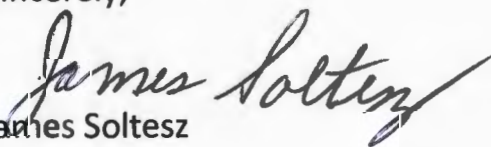
Zoning Commissioner  
Rm 205, Jefferson Building  
105 W. Chesapeake Ave.  
Towson, MD 21204

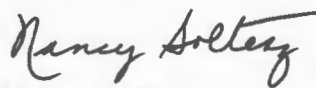
**RE: Case # 2015-007-A**  
**Nov. 14, 2014**  
**7 Palo Ct., Halethorpe, MD 21227**

Dear Commissioner,

As neighbors of the the residents at 7 Palo Ct., we wish to **support** their wish to house 4 hens on their property. Despite the fact that their property is not a full acre, the hens are housed in a well built, well maintained area in their back yard which slopes downward so that it is not even visible from the front of the house and Court. These neighbors are well able to maintain the amount of the property on which they live. (Not many people currently opt to live on an acre or more of land.) We are certain that the spirit of the "acreage" law is being kept in our neighborhood.

Sincerely,

  
James Soltesz

  
Nancy Soltesz

✓ cc: The Corzines

## MEMORANDUM

DATE: December 23, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2015-0071-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on December 22, 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

James Alan Soltesz \* Nancy Elizabeth Soltesz  
1 Palo Ct., Halethorpe, MD 21227  
410-737-8156  
jim.nancy14@outlook.com

October 30, 2014

Zoning Commissioner  
Rm 205, Jefferson Building  
105 W. Chesapeake Ave.  
Towson, MD 21204

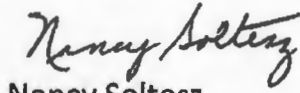
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Sincerely,

  
James Soltesz

  
Nancy Soltesz

cc: The Corzines

RECEIVED  
NOV 24 2014  
OFFICE OF ADMINISTRATIVE HEARINGS

## Sherry Nuffer

---

**From:** cpr111@baltimorecountymd.gov  
**Sent:** Monday, November 24, 2014 3:53 PM  
**To:** Sherry Nuffer  
**Subject:** Message from "cpr111"  
**Attachments:** 201411241552.pdf

This E-mail was sent from "cpr111" (Aficio MP 4002).

Scan Date: 11.24.2014 15:52:59 (-0500)  
Queries to: cpr111@baltimorecountymd.gov

CASE NO. 2015- 0071-A

**C H E C K L I S T**

Comment  
Received

Department

Support/Oppose/  
Conditions/  
Comments/  
No Comment

10/9/14

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

N/C

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

FIRE DEPARTMENT

10/20/14

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

C

10/16/14

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CC 1408544)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date:

10/23/14

SIGN POSTING

Date:

10/25/14

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: \_\_\_\_\_

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

| View Map                                                 |                                  | View GroundRent Redemption                       |                             | View GroundRent Registration                        |                   |
|----------------------------------------------------------|----------------------------------|--------------------------------------------------|-----------------------------|-----------------------------------------------------|-------------------|
| <b>Account Identifier:</b>                               |                                  | <b>District - 13 Account Number - 1304000670</b> |                             |                                                     |                   |
| <b>Owner Information</b>                                 |                                  |                                                  |                             |                                                     |                   |
| <b>Owner Name:</b>                                       |                                  | CORZINE CHRISTOPHER<br>CORZINE KATHERINE         |                             | <b>Use:</b>                                         | RESIDENTIAL       |
| <b>Mailing Address:</b>                                  |                                  | 7 PALO CT<br>BALTIMORE MD 21227-4912             |                             | <b>Principal Residence:</b>                         | YES               |
|                                                          |                                  |                                                  |                             | <b>Deed Reference:</b>                              | /28594/ 00357     |
| <b>Location &amp; Structure Information</b>              |                                  |                                                  |                             |                                                     |                   |
| <b>Premises Address:</b>                                 |                                  | 7 PALO CT<br>0-0000                              |                             | <b>Legal Description:</b><br>7 PALO CT<br>WYNNEWOOD |                   |
| <b>Map:</b>                                              | <b>Grid:</b>                     | <b>Parcel:</b>                                   | <b>Sub District:</b>        | <b>Subdivision:</b>                                 | <b>Section:</b>   |
| 0108                                                     | 0017                             | 0629                                             |                             | 0000                                                | 7                 |
| <b>Block:</b>                                            | <b>Lot:</b>                      | <b>Assessment Year:</b>                          | <b>Plat No:</b>             | <b>Plat Ref:</b>                                    | <b>County Use</b> |
| C                                                        | 15                               | 2013                                             |                             | 0026/0090                                           | 04                |
| <b>Special Tax Areas:</b>                                |                                  |                                                  | <b>Town:</b>                |                                                     |                   |
|                                                          |                                  |                                                  | NONE                        |                                                     |                   |
| <b>Ad Valorem:</b>                                       |                                  |                                                  |                             |                                                     |                   |
| <b>Tax Class:</b>                                        |                                  |                                                  |                             |                                                     |                   |
| <b>Primary Structure Built</b>                           | <b>Above Grade Enclosed Area</b> | <b>Finished Basement Area</b>                    | <b>Property Land Area</b>   | <b>County Use</b>                                   |                   |
| 1960                                                     | 1,118 SF                         |                                                  | 10,393 SF                   | 04                                                  |                   |
| <b>Stories</b>                                           | <b>Basement</b>                  | <b>Type</b>                                      | <b>Exterior</b>             | <b>Full/Half Bath</b>                               | <b>Garage</b>     |
| 1                                                        | YES                              | STANDARD UNIT                                    | SIDING                      | 1 full/ 1 half                                      |                   |
| <b>Last Major Renovation</b>                             |                                  |                                                  |                             |                                                     |                   |
|                                                          |                                  |                                                  |                             |                                                     |                   |
| <b>Value Information</b>                                 |                                  |                                                  |                             |                                                     |                   |
| <b>Base Value</b>                                        |                                  | <b>Value</b>                                     | <b>Phase-in Assessments</b> |                                                     |                   |
|                                                          |                                  | As of                                            | As of                       | As of                                               |                   |
|                                                          |                                  | 01/01/2013                                       | 07/01/2014                  | 07/01/2015                                          |                   |
| <b>Land:</b>                                             | 98,500                           | 74,500                                           |                             |                                                     |                   |
| <b>Improvements</b>                                      | 112,900                          | 99,000                                           |                             |                                                     |                   |
| <b>Total:</b>                                            | 211,400                          | 173,500                                          | 173,500                     | 173,500                                             |                   |
| <b>Preferential Land:</b>                                | 0                                |                                                  |                             | 0                                                   |                   |
| <b>Transfer Information</b>                              |                                  |                                                  |                             |                                                     |                   |
| <b>Seller: STABLER EDMUND THOMAS</b>                     |                                  | <b>Date: 09/02/2009</b>                          |                             | <b>Price: \$250,000</b>                             |                   |
| <b>Type: ARMS LENGTH IMPROVED</b>                        |                                  | <b>Deed1: /28594/ 00357</b>                      |                             | <b>Deed2:</b>                                       |                   |
| <b>Seller: STABLER EDMUND THOMAS</b>                     |                                  | <b>Date: 02/21/2006</b>                          |                             | <b>Price: \$0</b>                                   |                   |
| <b>Type: NON-ARMS LENGTH OTHER</b>                       |                                  | <b>Deed1: /23420/ 00017</b>                      |                             | <b>Deed2:</b>                                       |                   |
| <b>Seller: DAVIS FRANK S</b>                             |                                  | <b>Date: 07/25/1978</b>                          |                             | <b>Price: \$54,000</b>                              |                   |
| <b>Type: ARMS LENGTH IMPROVED</b>                        |                                  | <b>Deed1: /05913/ 00882</b>                      |                             | <b>Deed2:</b>                                       |                   |
| <b>Exemption Information</b>                             |                                  |                                                  |                             |                                                     |                   |
| <b>Partial Exempt Assessments:</b>                       | <b>Class</b>                     | <b>07/01/2014</b>                                |                             | <b>07/01/2015</b>                                   |                   |
| <b>County:</b>                                           | 000                              | 0.00                                             |                             |                                                     |                   |
| <b>State:</b>                                            | 000                              | 0.00                                             |                             |                                                     |                   |
| <b>Municipal:</b>                                        | 000                              | 0.00 0.00                                        |                             | 0.00 0.00                                           |                   |
| <b>Tax Exempt:</b>                                       | <b>Special Tax Recapture:</b>    |                                                  |                             |                                                     |                   |
| <b>Exempt Class:</b>                                     | NONE                             |                                                  |                             |                                                     |                   |
| <b>Homestead Application Information</b>                 |                                  |                                                  |                             |                                                     |                   |
| <b>Homestead Application Status: Approved 11/03/2009</b> |                                  |                                                  |                             |                                                     |                   |

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

[illegible]

Order the **TAX MAP** [click here...](#)

(<http://imsweb05.mdp.state.md.us/website/mosp/>)

 Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ  
County Executive

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

November 6, 2014

Katherine & Christopher Corzine  
7 Palo Court  
Halethorpe MD 21227

RE: Case Number: 2015-0071 A, Address: 7 Palo Court

Dear Mr. & Ms. Corzine:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 29, 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: jaw

Enclosures

c: People's Counsel

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



Maryland Department of Transportation

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

Date: 10/6/14

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

RE: Baltimore County  
Item No. 2015-0071-A  
Variance  
Katherine & Christopher Corzine  
7 Palo Court

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0071-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

11/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 20, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 7 Palo Court

**INFORMATION:**

**Item Number:** 15-071

**Petitioner:** Katherine Corzine

**Zoning:** DR 5.5

**Requested Action:** Variance

RECEIVED

OCT 23 2014

OFFICE OF ADMINISTRATIVE HEARINGS

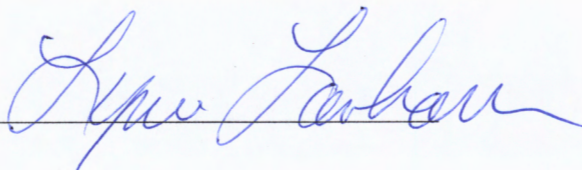
**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Petitioner is requesting a variance from the Baltimore County Zoning Regulations Section 100.6 to permit four hens on a lot of less than one acre of land.

On August 5, 2013, the Baltimore County Council adopted Resolution 73-13 requesting the Baltimore County Planning Board to review County laws and regulations relating to the use of land for accessory, non commercial raising and keeping of small livestock, fowl, or poultry. The Department of Planning staff held an informational meeting on March 20, 2013 to receive input on the communities concerns regarding this topic as a precursor to preparing recommendations to the Planning Board. The Planning staff has not developed any recommendations and is not at a point to provide recommendations on this particular site other than to note the Baltimore County Code provides clear direction on this topic under Section 13-7-311.

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

**Division Chief:**  
AVA/LL



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** October 9, 2014

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 13, 2014  
Item No. 2015-0071, 0073, 0074, 0075, 0076, 0078 and 0079

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\ZAC10132014 -.doc

10/21/14  
8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

**DATE:** October 20, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 7 Palo Court

**INFORMATION:**

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**Petitioner:** Katherine Corzine  
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**Division Chief:**  
AVA/LL

A handwritten signature in black ink, appearing to read "Arnold Jablon", written over a horizontal line.

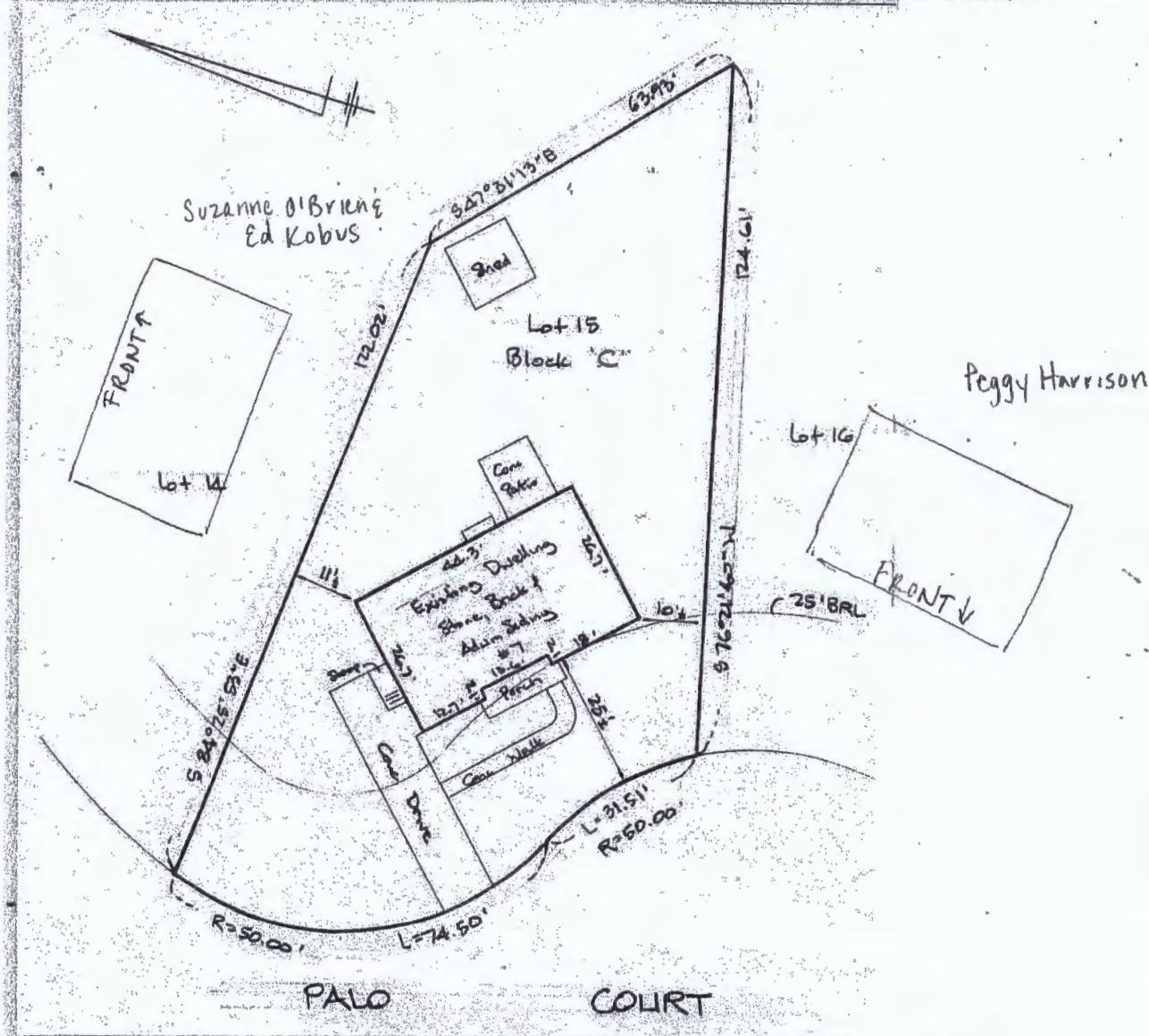


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 7 Palo Court, Halethorpe, MD 21221 OWNER(S) NAME(S) Katherine & Christopher Corzine

SUBDIVISION NAME Wynnewood LOT # 15 BLOCK # C SECTION # 7

PLAT BOOK # 0026 FOLIO # 0090 10 DIGIT TAX # 13 04 00 06 70 DEED REF. # 28594/00357



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 108 C 2

SITE ZONED DR-5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 10,343

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC X PRIVATE \_\_\_\_\_

PRIOR HEARING? \_\_\_\_\_

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

VIOLATION CASE INFO:

CC1408544

PLAN DRAWN BY Katherine Corzine DATE September 27, 2014 SCALE: 1 INCH = 30 FEET

case # 2015-0071-A