



KEVIN KAMENETZ
County Executive

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

November 6, 2014

Kevin D. Hetman
124 N. Beechwood Avenue
Catonsville, Maryland 21228

RE: Petition for Administrative Variance
Case No. 2015-0085-A
Property: 124 N. Beechwood Avenue

Dear Mr. Hetman:

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 *

(124 N. Beechwood Avenue)

1st Election District *

1st Council District *

Kevin D. Hetman *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0085-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, Kevin D. Hetman. 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 a second story addition to an existing accessory structure, allowing a new height of 27 ft. in lieu of the maximum 15 ft., and (2) To allow the existing location of the same accessory structure to be in the side yard with a one (1) ft. side setback in lieu of the required rear yard placement and 2.5 ft. setback. 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 19, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 11-6-14

By (signature)

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, this 6th day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit a second story addition to an existing accessory structure, allowing a new height of 27 ft. in lieu of the maximum 15 ft., and (2) To allow the existing location of the same accessory structure to be in the side yard with a one (1) ft. side setback in lieu of the required rear yard placement and 2.5 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

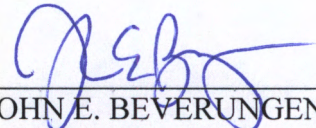
- The Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order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

ORDER RECEIVED FOR FILING

Date 11-6-14

By DW

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 11-6-14

By EW

Affidavit in Support of Administrative Variance

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

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

Address: 124 N BEECHWOOD AVE CATONSVILLE MD 21228
Print or Type Address of property City State Zip Code

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

- PLEASE SEE ATTACHED

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

[Signature]
Signature of Owner (Affiant)

Signature of Owner (Affiant)

KEVIN HETMAN
Name- Print or Type

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 1st day of October, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

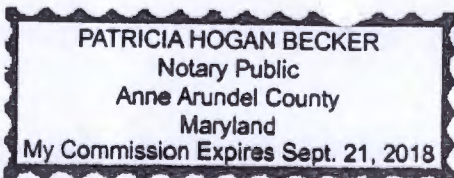
Print name(s) here: Kevin Hetman

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

9-21-14



My Commission Expires

A. The first step requires the petitioner to prove, to the satisfaction of the hearing officer, that the property whereon structures are to be placed (or uses conducted) is unique, unusual, and different from the surrounding properties such that the uniqueness causes the zoning provision to impact more on the subject property than on the surrounding properties.

- (a) Our home, while similar in layout to our neighbors' homes, is turned 90 degrees on the property and sits next to 122 N Beechwood which is offset on its property (closer to ours) since there is a county-owned drainage line between their property and 120 N Beechwood.
- (b) The majority of home owners on our side of the block have done additions to the rear of their homes (ex. – 122, 120, 118, 114 & 112 N Beechwood) yet ours remains in its original state.
- (c) Unlike the surrounding lots, our property (for reasons unbeknownst to us) is actually split into two separate properties: the main lot and a second triangular lot adjacent (in between us and 126 N Beechwood) again making finding areas for any additional space difficult.
- (d) Our property is at the bottom of two intersecting hills (down from Wyndcrest in the rear of the lot and down from the unit block of Beechwood) creating very bad drainage and a marsh-like effect for most of the year, eliminating the possibility of building an addition (with a new foundation and first floor) further back into the rear yard off the main structure. Additionally the only egress point from our basement (the existing Bilco door entrance) would be blocked and there would be no way to get in or out of the basement or move furniture and appliances (washers, dryers, boiler, etc.) into this space when they need to be replaced (as occurred during the derecho of a few years ago when the sewage system was overwhelmed with storm water and flooded our basement).
- (e) Our property was previously used (prior to our ownership) as a multi-dwelling apartment and the layout and plumbing alterations made during this renovation and the subsequent one re-converting it into a single family home have made it impossible to parcel any additional space other than the way we are currently proposing.
- (f) Our garage is unique in that it is placed immediately behind the main home in the rear yard but only sits about 4' from the home structure so tying the two together and using as an existing foundation (along with the sun room) is the only option we have to gain the needed space for a new bathroom in the main house and a new office over the garage).

B. The second step of the test requires that the petitioner demonstrate that strict compliance with the BCZR would result in either practical difficulty or unreasonable hardship. The Court of Special Appeals in *Anderson v. Board of Appeals, Town of Chesapeake Beach* 22 Md. App. 28, stated:

1. "To prove undue hardship for a use variance, the following three criteria must be met:

- (i) **Applicant must be unable to secure a reasonable return or make any reasonable use of his property (mere financial hardship or opportunity for greater profit is not enough).**
- (a) We purchased the home at the height of the market in 2007 and paid a premium to live in this neighborhood, which based on a recent appraisal during our last re-

finance makes our home barely worth what we paid for it (and well below the value of the additional money we've put into the property to repair it from its original state over the past 7 years). We want to stay in the neighborhood (in which we both grew up) and it is less than a mile from our in-laws, but could not afford to move to any larger homes in the area as we would lose a good deal of money on the sale of our home and couldn't afford any other homes. We are proposing this addition due to the fact that we can't afford to move and we wish to start having children which would necessitate more space in the home and another functional bathroom. Additionally when we do have children we will both need to continue working which would require we be near our in-laws for assistance in day care for our kids and an attached office space to accommodate for the time I spend working from home.

(ii) The difficulties or hardship is peculiar to the subject property in contrast with other properties in the zoning district.

- (a) Our home is one of very few homes in the neighborhood that has not had an addition added, and one of the smallest in terms of square footage. All our neighbors have added space (and in turn value) to their homes while ours has remained in its original state making it very difficult to sell.

(iii) Hardship was not the result of applicant's own actions.

- (a) We only purchased the homes 7 years ago and due to the above mentioned reasons (all out of our own control) the various constraints of the situation make it such that our only viable option is for the proposed addition.

2. To provide practical difficulty for an area variance, the following criteria must be met:

(i) Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome.

- (a) For the same reasons mentioned above, we can't afford to sell our home and with our soon to be expanding family can't manage to live in the space available in a functional manner with the number of children we hope to have.
- (b) I'm a salesman that spends about 50% of my work day working from my home office, and the added floor on top of our existing garage is intended to be my new office space which would need to be attached to the main home for (a) the ability to supervise our pets and children and (b) access to a bathroom during this time.

(ii) Whether the grant would be substantial injustice to applicant, as well as other property owners in district, or whether a lesser relaxation than that applied for would give substantial relief.

- (a) The grant would allow us to live functionally in the home and increase the property value to a level similar to our neighbors' already expanded properties, benefitting both us and them at the time any of us decide to sell.
- (b) We have discussed with our surrounding neighbors and they have given verbal approval and like our proposed plan.

(iii) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured."

- (a) Due to the nature of where the addition will be added the spirit of the ordinance will be kept and will have minimum impact due to the fact that the garage we wish to expand is already existing and our neighbor's home already has a similar addition.

C. No increase in residential density beyond that allowed by the BCZR shall be permitted.

- (a) There would NOT be any increase in density as the proposed addition will not create any new foundation and simply add a second floor to the rear of the home over existing space.

D. The relief requested must be in strict harmony with the spirit and intent of height, area, parking, or sign regulations.

- (a) The size and design of the addition would match the architecture of the existing and those surrounding homes which have also had additions installed on our block.

E. And only in such manner as to grant relief without substantial injury to the public health, safety, and general welfare.

- (a) The proposed addition would not in any way danger the health, safety or general welfare of anyone in the area.

ZONING PROPERTY DESCRIPTION FOR 124 N BEECHWOOD AVE, CATONSVILLE MD 21228

For the First:

Beginning at a point on the northeast boundary of Beechwood Ave which is 50' wide and at a distance of 350' southeasterly from the southeastern most part of Edmonson Ave and Beechwood Ave and running thence (1st POC) N.62 15' E. 162.4', (2nd POC) N.25.4' W. 50', (3rd POC) S.62.15' W. 164.2' and (4th POC) S.27.45' E. 50' to the place of beginning.

2015-0085-A

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2015-0085-A

RE: Case No.: _____

Petitioner/Developer: _____

Kevin Hetman

November 3, 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: _____

124 N Beechwood Ave

October 19, 2014

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

October 19, 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- 0085 -A Address 124 N. BEECHWOOD AVE.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/14/14 Posting Date: 10/19/14 Closing Date: 11/3/14

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0085 -A Address 124 N. BEECHWOOD AVE.

Petitioner's Name HETMAN Telephone 443-536-9661

Posting Date: 10/19/14 Closing Date: 11/3/14

Wording for Sign: TO PERMIT A SECOND STORY ADDITION TO AN EXISTING ACCESSORY STRUCTURE
ALLOWING A NEW HEIGHT OF 27 FEET IN LIEU OF THE MAXIMUM 15 FEET, AND TO ALLOW
THE EXISTING LOCATION OF THE SAME ACCESSORY STRUCTURE TO BE IN THE SIDE YARD WITH
A ONE FOOT SIDE SETBACK IN LIEU OF THE REQUIRED REAR YARD PLACEMENT AND
2.5 FEET SETBACK.

Revised 7/18/14

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: 2015-0085-A

Petitioner: KEVIN DANIEL HETMAN

Address or Location: 124 N BEECHWOOD AVE CATONSVILLE MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: KEVIN HETMAN

Address: 124 N BEECHWOOD AVE

CATONSVILLE, MD 21228

Telephone Number: 443-536-9661

M E M O R A N D U M

DATE: December 12, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0085-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 8, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-24</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-20</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	Date: <u>10-19-14</u> by <u>Black</u>	
PEOPLE'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 - 01 Account Number - 0119071860			
Owner Information					
Owner Name:		HETMAN KEVIN DANIEL		Use: RESIDENTIAL	
Mailing Address:		124 N BEECHWOOD AVE BALTIMORE MD 21228-4927		Principal Residence: YES	
				Deed Reference: /26185/ 00367	
Location & Structure Information					
Premises Address:		124 N BEECHWOOD AVE 0-0000		Legal Description: 124 N BEECHWOOD AVE NES SE OF EDMONDSON AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0100	0006	0579		0000	
				Assessment Year:	Plat No: Plat Ref:
				2013	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1947	1,778 SF	660 SF	7,824 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	2 full/ 1 half	1 Detached
Value Information					
	Base Value	Value As of 01/01/2013	Phase-in Assessments		
			As of 07/01/2014	As of 07/01/2015	
Land:	140,800	105,800			
Improvements	184,600	197,100			
Total:	325,400	302,900	302,900	302,900	
Preferential Land:	0			0	
Transfer Information					
Seller: DICKSON JOSEPH F		Date: 09/19/2007		Price: \$375,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /26185/ 00367		Deed2:	
Seller: DICKSON JOSEPH F		Date: 08/25/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /22432/ 00065		Deed2:	
Seller: DICKSON FRANCIS J		Date: 04/18/1990		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08467/ 00073		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

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

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

x Loading... Please

Loading... Please Wait.











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 - 01 Account Number - 0119071361			
Owner Information					
Owner Name:		HETMAN KEVIN DANIEL		Use:	RESIDENTIAL
Mailing Address:		124 N BEECHWOOD AVE BALTIMORE MD 21228-4927		Principal Residence:	YES
				Deed Reference:	/26185/ 00367
Location & Structure Information					
Premises Address:		124 N BEECHWOOD AVE 0-0000		Legal Description:	NES BEECHWOOD AV SE EDMONDSON AV
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0100	0012	0579		0000	2013
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			1,584 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-In Assessments	
			As of	As of	As of
			01/01/2013	07/01/2014	07/01/2015
Land:		1,200	1,200		
Improvements		0	0		
Total:		1,200	1,200	1,200	1,200
Preferential Land:		0			0
Transfer Information					
Seller: DICKSON JOSEPH F		Date: 09/19/2007		Price: \$375,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /26185/ 00367		Deed2:	
Seller: DICKSON JOSEPH F		Date: 08/25/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /22432/ 00065		Deed2:	
Seller: DICKSON FRANCIS J		Date: 04/18/1990		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08457/ 00073		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		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

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

District: 01 Account Number: 0119071361

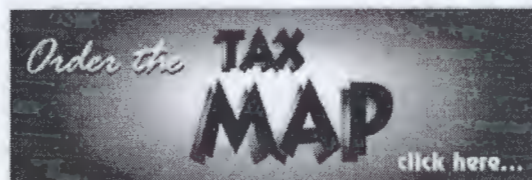


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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/>)

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KEVIN KAMENETZ
County Executive

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

November 5, 2014

Kevin Hetman
124 N Beechwood Avenue
Catonsville MD 21228

RE: Case Number: 2015-0085 A, Address: 124 N Beechwood Avenue

Dear Mr. Hetman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 10, 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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10/20/14

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

RE: Baltimore County
Item No 2015-0085-A.
Administrative Variance
Kevin Hotman
124 N. Beechwood Avenue

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. 2015-0085-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 24, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For October 27, 2014
Item No. 2015-0081, 0082, 0083, 0084, 0085, 0086, 0087 and 0088

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\ZAC10272014 -.doc

1800013634 Pt. Bk. 0000046, Folio 0024
Pt. Bk. PDM # 0102054

EDMONDSON AVE

Lot # 34 126
0104751310
Pt. Bk. 0000022, Folio 0051

0102201550

WYNDCREST AVE

Pt. Bk. 0000027, Folio 0082 0120660281

PDM # 010115

Lot # 128

Pt. Bk./Folio # 027082

2004-0313-A 13751410

Lot # 33

PDM # 010083

Pt. Bk./Folio # 022051

122

Lot # 32 0119716200

0112200070

N BEECHWOOD AVE

Lot # 126 0103002750
126

0113080480

Lot # 31 120
0108003140

100C1 DR-2
1-CD 1 ED

SITE

0119071361

0119071360
124

Lot # 30 118
0106201110

SW 3-G
R-1941-0150

0123155801
122

0126000400

117

1700004916

0102000078

0111990000
Lot # 29

Lot # 1 120
0110001100
Pt. Bk. 0000010, Folio 0125

0110450710

Lot # 2

Pt. Bk. 0000010, Folio 0125
PDM # 018054

Lot # 3 116
0103004020

0107580390 115

2012-0098-A

0111000481

Lot # 4

0119075030

113

0119270361
2007-0126-A

0108006040

2015-0085-A

2015-0085-A