



KEVIN KAMENETZ
County Executive

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

November 14, 2014

Christopher T. and Beth A. Somers
824 Kingston Road
Baltimore, Maryland 21212

RE: Petition for Administrative Variance
Case No. 2015-0088-A
Property: 824 Kingston Road

Dear Mr. and Mrs. Somers:

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

c: William and Virginia Cook, 822 Kingston Road, Baltimore, MD 21212
Kevin and Catherine Pascale, 826 Kingston Road, Baltimore, MD 21212

IN RE: PETITION FOR ADMIN. VARIANCE *

(824 Kingston Road)

9th Election District *

5th Council District

Christopher T. and Beth A. Somers *

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0088-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Christopher T. and Beth A. Somers. The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback of 6 ft. in lieu of the minimum side yard setback of 10 ft. 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.

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. However, it is to be noted that letters of support was received from neighbors residing at 822 and 826 Kingston Road, who had no objection to Petitioners' request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 26, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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

the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 11-14-14

By [Signature]

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 Petitioners.

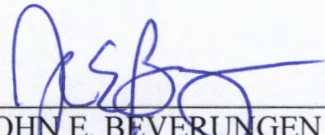
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 14th day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback of 6 ft. in lieu of the minimum side yard setback of 10 ft., be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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 11-14-14

2

By (signature)



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 824 KINGSTON RD Currently zoned DR 5.5
 Deed Reference 29098 100045 10 Digit Tax Account # 0902654080
 Owner(s) Printed Name(s) CHRISTOPHER & BETH SOMERS

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

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

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

1. ADMINISTRATIVE VARIANCE from Section(s)

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

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

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

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

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

Owner(s)/Petitioner(s):

CHRISTOPHER SOMERS / BETH SOMERS
 Name #1 - Type or Print Name #2 - Type or Print
Chris Somers / Beth A Somers
 Signature #1 Signature #2

824 KINGSTON RD BALTIMORE MD
 Mailing Address City State

21212 / /
 Zip Code Telephone # Email Address

Representative to be contacted:

SCOTT CANTNER
 Name - Type or Print
Scott Cantner
 Signature

1102 E. JOPPA RD TOWSON MD
 Mailing Address City State

21286 / 410-828-9600 / scantner@turnerfrax.com
 Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
 Date 11-14-14

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

By _____
 Name- Type or Print

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0088-A Filing Date 10/15/14 Estimated Posting Date 10/26/14 Reviewer G.A.

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: 824 KINGSTON RD BALTIMORE MD 21212
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)

OUR HOME IS ON A NARROW LOT WITH LIMITED AREA ON EITHER SIDE TO ADD ADDITIONAL SPACE FOR A SIDE MUDROOM ENTRY. THE BACKYARD IS TAKEN UP IN LARGE PART BY A SCREENED IN PORCH AND DETACHED GARAGE - THE GARAGE IS NO LONGER USED FOR VEHICLES. THE PROPOSED MUDROOM ADDITION WOULD OCCUPY PART OF AN OLD DRIVEWAY LEADING BACK TO THAT DETACHED GARAGE.

THE PROPOSED MUDROOM/ENTRY ADDITION IS PLANNED FOR THE RIGHT/REAR SIDE OF THE HOUSE TAKING ADVANTAGE OF AN AREA WHERE THE SIDE YARD IS AT ITS WIDEST. CONSEQUENTLY, THE RELIEF WE ARE REQUESTING TO THE 10' SIDE SET BACK REQUIREMENT IS TO PERMIT A 6' SIDE SET BACK ON THAT EAST SIDE.

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


Signature of Owner (Affiant)

CHRISTOPHER SOMERS
Name- Print or Type


Signature of Owner (Affiant)

BETH SOMERS
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:

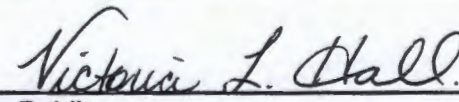
I HEREBY CERTIFY, this 13th day of Oct., 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christopher & Beth Somers

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

AS WITNESS my hand and Notary Seal




Notary Public 9-14-17
My Commission Expires

October 15, 2014

Section: 1BO2.3.C.1

To permitted a proposed addition with a side yard setback of 6 feet in lieu of the minimum side yard set back of 10 feet.

ZONING PROPERTY DESCRIPTION FOR 824 KINGSTON RD

BEGINNING AT A POINT ON THE NORTH SIDE OF KINGSTON ROAD WHICH IS 50 FEET WIDE AT THE DISTANCE OF 197 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET COPELEIGH ROAD WHICH IS 50 FEET WIDE

BEING LOT# 45, BLOCK 13 IN THE SUBDIVISION OF STONELEIGH AS RECORDED IN BALTIMORE COUNTY PALT BOOK #7, FOLIO 87 CONTAINING 6,250 SQUARE FEET. LOCATED IN THE 9TH ELECTION DISTRICT AND 5TH COUNCIL DISTRICT.

2015-0088-A

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

No. **118320**
 Date: **10/15/14**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				75.00

Total: **75.00**

Rec From: **Scott Cantner**

For: **Administrative Variance**
2015-0088-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME
 10/15/2014 10/15/2014 14:06:19
 PMS #305 WALKIN RMC'S LAB
 RECEIPT # 737125 10/15/2014
 NO. 118320

Recpt Tot \$75.00
 \$75.00 CR \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: Oct. 26, 2014

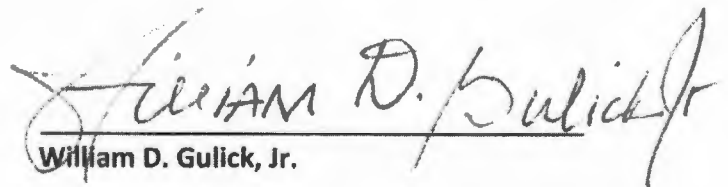
Attention: Ms. Kristen Lewis

Re: Case Number: 2015-0088 -A

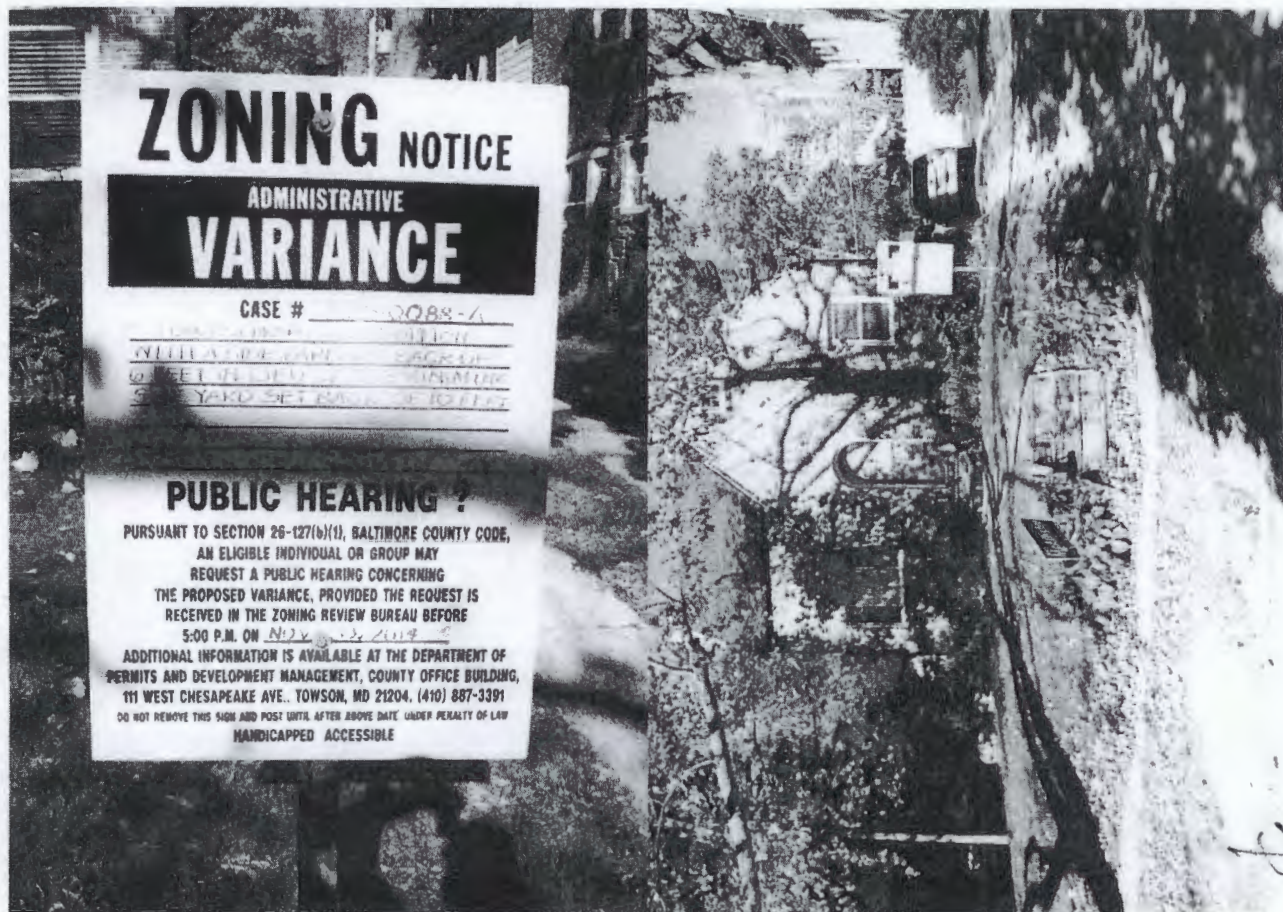
Petitioner/Developer: Turner Troxell Company Inc.
Date of Hearing/Closing: Nov.10, 2014

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: 824 Kingston Road

The sign(s) were posted on: Oct. 26, 2014


William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293



KINSTON ROAD

NOTE: TREE LIMB SHADOWS EVERYWHERE,
BEST I COULD DO.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0088 -A Address 824 Kingston Rd
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/15/14 Posting Date: 10/26/14 Closing Date: 11/10/14

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- 0088 -A Address 824 Kingston Rd
Petitioner's Name Scott Cantner Telephone 410-828-9600
Posting Date: 10/26/14 Closing Date: 11/10/14
Wording for Sign: To permit a proposed addition
with a side yard set-back of 6 feet in lieu
of the minimum side yard set back of 10 feet.

Revised 7/18/14

M E M O R A N D U M

DATE: December 16, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0088-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 15, 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	_____
<u>10-2</u>	ADJACENT PROPERTY OWNERS	Cook - 822 Kingston } <u>No</u> Pascale - 826 Kingston } <u>object</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-26-14</u> by <u>Julick</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0902654080			
Owner Information					
Owner Name:		SOMERS CHRISTOPHER T SOMERS BETH A		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		824 KINGSTON RD BALTIMORE MD 21212-1908		Deed Reference: /29098/ 00045	
Location & Structure Information					
Premises Address:		824 KINGSTON RD 0-0000		Legal Description: LT 45,46 824 KINGSTON RD STONELEIGH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0080	0002	0130		0000	
Block:	Lot:	Assessment Year:	Plat No:		
13	45	2014	0007/0087		
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1932	1,949 SF	360 SF	6,260 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	BRICK	2 full	
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2014		Phase-In Assessments As of 07/01/2014	
Land: 180,200		153,200		As of 07/01/2015	
Improvements: 207,400		278,000			
Total: 387,600		431,200		402,133	
Preferential Land: 0				416,667	
Transfer Information					
Seller: VAETH DAVID T		Date: 01/20/2010		Price: \$445,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29098/ 00045		Deed2:	
Seller: RAY RICHARD B		Date: 09/25/1985		Price: \$125,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07011/ 00629		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/23/2010					

Baltimore County

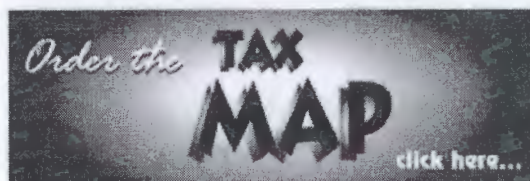
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **09** Account Number: **0902654080**

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

☒ Loading... Please

Loading... Please Wait.

-->

LOOKING FROM REAR OF HOUSE



2015-0088-A

From FRONT of HOUSE



2015-0088-A

William and Virginia Cook

10/2/14

822 Kingston Rd

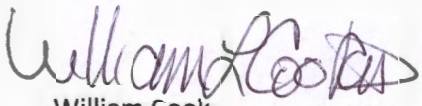
Baltimore, MD 21212

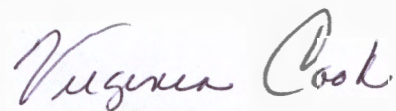
To: Baltimore County

This letter is in reference to a building permit and variance at the address of 824 Kingston Rd.

We the property owners of 822 Kingston Rd have NO objections to this setback variance of approx. 6.5 feet for the new proposed one story addition instead of the required setback of 10 feet.

Thank you

 10/5/14
William Cook Date

 10/15/14
Virginia Cook Date

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 day of , , before me a Notary of Maryland, in and for the County aforesaid, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

2015-0088-A

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0901351650			
Owner Information					
Owner Name:	COOK WILLIAM L 2ND COOK VIRGINIA L		Use:	RESIDENTIAL YES	
Mailing Address:	822 KINGSTON RD BALTIMORE MD 21212-1908		Principal Residence:	YES	
			Deed Reference:	/06414/ 00643	
Location & Structure Information					
Premises Address:		822 KINGSTON RD 0-0000		Legal Description:	LT 47-48 STONELEIGH
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0080	0002	0130		0000	13
					47
					2014
					Assessment Year:
					Plat No:
					Plat Ref:
					0007/0087
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1935		2,236 SF		6,250 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	1/2 BRICK FRAME	2 full	1 Detached
					Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2014	Phase-In Assessments As of 07/01/2014		
			As of 07/01/2015		
Land:	180,200	153,200			
Improvements	196,900	239,000			
Total:	377,100	392,200	382,133	387,167	
Preferential Land:	0			0	
Transfer Information					
Seller: ALKIRE HERBERT L		Date: 07/20/1982	Price: \$82,000		
Type: ARMS LENGTH IMPROVED		Deed1: /06414/ 00643	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	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					

Kevin and Catherine Pascale

10/2/14

826 Kingston Rd

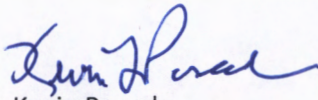
Baltimore, MD 21212

To: Baltimore County

This letter is in reference to a building permit and variance at the address of 824 Kingston Rd.

We the property owners of 826 Kingston Rd have NO objections to this setback variance of approx. 6.5 feet for the new proposed one story addition instead of the required setback of 10 feet.

Thank you


Kevin Pascale 10/6/14
Date


Catherine Pascale 10/8/14
Date

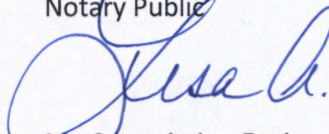
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of Oct. 2014, before me a Notary of Maryland, in and for the County aforesaid, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Notary Public


My Commission Expires



2015-0088-A

Real Property Data Search (w4)

Guide to search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent R			
Account Identifier:			District - 09 Account Number - 0914400170							
Owner Information										
Owner Name:			PASCALE KEVIN J PASCALE CATHERINE SCHUSTER				Use: Principal Residence:		RES YES	
Mailing Address:			826 KINGSTON RD BALTIMORE MD 21212-1908				Deed Reference:		/128	
Location & Structure Information										
Premises Address:			826 KINGSTON RD 0-0000				Legal Description:		LT 4 826 I STO	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:		
0080	0002	0130		0000	13		43	2014		
Special Tax Areas:						Town: Ad Valorem: Tax Class:		N		
Primary Structure Built 1935			Above Grade Enclosed Area 2,576 SF			Finished Basement Area		Property Land Area 6,250 SF		
Stories 2	Basement YES	Type STANDARD UNIT	Exterior BRICK		Full/Half Bath 2 full/ 1 half		Garage	Last M		
Value Information										
			Base Value		Value As of 01/01/2014		Phase-in Assessme As of 07/01/2014			
Land:			180,200		153,200					
Improvements			330,000		335,200					
Total:			510,200		488,400		488,400			
Preferential Land:			0							
Transfer Information										
Seller: PASCALE KEVIN J Type: NON-ARMS LENGTH OTHER					Date: 05/20/1998 Deed1: /12873/ 00013			Price: \$0 Deed2:		
Seller: HARRIS ROBERT L Type: ARMS LENGTH IMPROVED					Date: 05/23/1997 Deed1: /12193/ 00078			Price: \$2 Deed2:		
Seller: OCONNOR DANNY B Type: ARMS LENGTH IMPROVED					Date: 06/14/1991 Deed1: /08822/ 00405			Price: \$2 Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class				07/01/2014		07/0	
County:			000				0.00			
State:			000				0.00			
Municipal:			000				0.00 0.00		0.00	

Tax Exempt:
Exempt Class:

Special Tax Recapture:
NONE

Homestead Application Information

Homestead Application Status: Approved 05/15/2008



KEVIN KAMENETZ
County Executive

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

November 12, 2014

Christopher & Beth Somers
824 Kingston Road
Baltimore MD 21212

RE: Case Number: 2015-0088 A, Address: 824 Kingston Road

Dear Mr. & Ms. Somers:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 26, 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
Scott Cantner, 102 E. Joppa Road, Towson MD 21286

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



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

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. 2015-0088-A

Administrative Variance
Christopher & Beth Somers
824 Kingston 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. 2015-0088-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,

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: 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

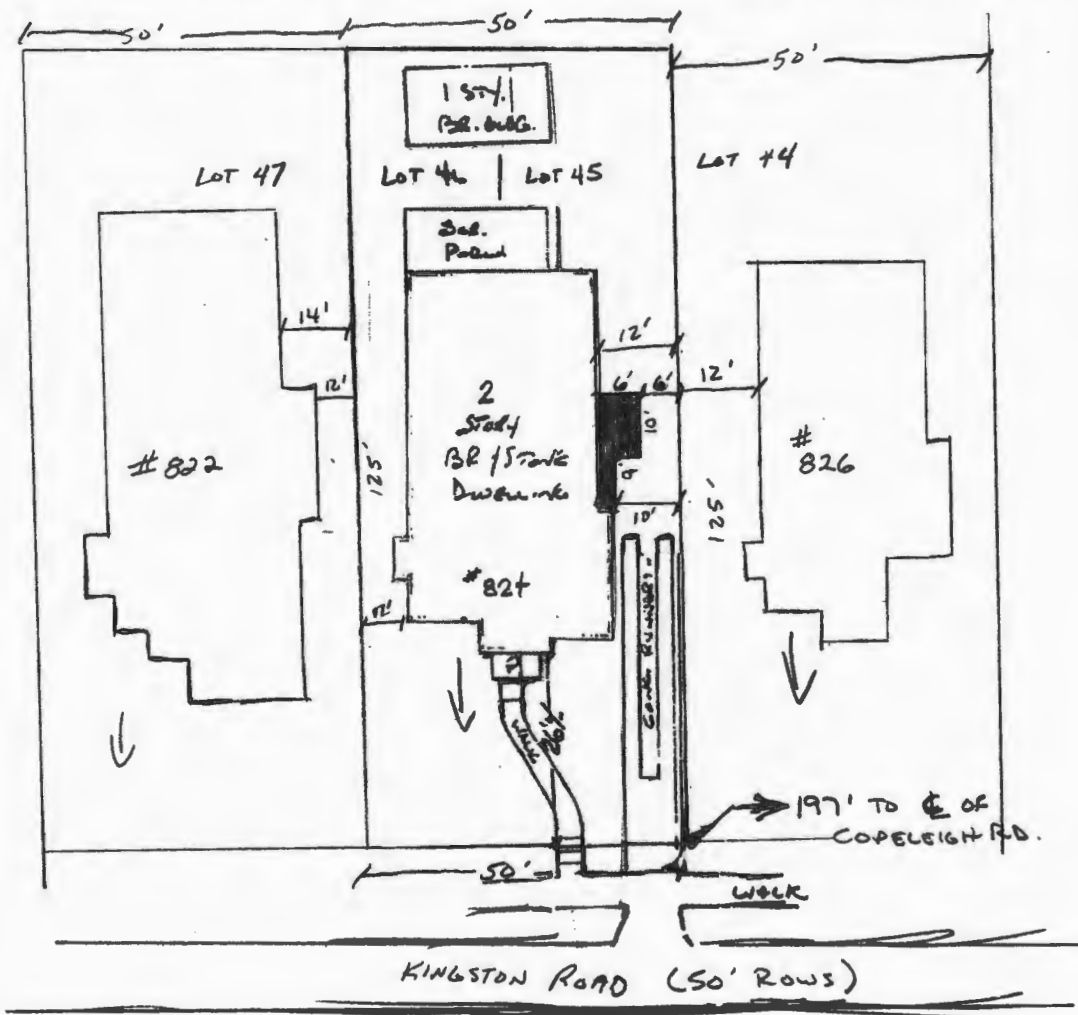
Real Property Data Search (w1)

Guide to searching the database 

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0902654080							
Owner Information									
Owner Name:		SOMERS CHRISTOPHER T SOMERS BETH A				Use:		RESIDENTIAL	
Mailing Address:		824 KINGSTON RD BALTIMORE MD 21212-1908				Principal Residence:		YES	
						Deed Reference:		/29098/ 00045	
Location & Structure Information									
Premises Address:		824 KINGSTON RD 0-0000				Legal Description:		LT 45,46 824 KINGSTON RD STONELEIGH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0080	0002	0130		0000		13	45	2014	
									Plat Ref: 0007/0087
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1932		1,949 SF		360 SF		6,250 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	BRICK	2 full					
Value Information									
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		180,200		153,200					
Improvements		207,400		278,000					
Total:		387,600		431,200		402,133		416,667	
Preferential Land:		0						0	
Transfer Information									
Seller: VAETH DAVID T				Date: 01/20/2010		Price: \$445,000			
Type: ARMS LENGTH IMPROVED				Deed1: /29098/ 00045		Deed2:			
Seller: RAY RICHARD B				Date: 09/25/1985		Price: \$125,000			
Type: ARMS LENGTH IMPROVED				Deed1: /07011/ 00629		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		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									

PLAT BOOK # 7 FOLIO # 87 10 DIGIT TAX # 09 02 65 40 80 DEED REF. # 29 09 8 / 00 04 5



PLAN DRAWN BY SC DATE 10/12/14 SCALE: 1 INCH = 30 FEET

2015-0088-A

N
↑
MAP IS NOT TO SCALE

ZONING MAP# 08041

SITE ZONED DR S.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE —

OR SQUARE FEET 6,250

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? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

No

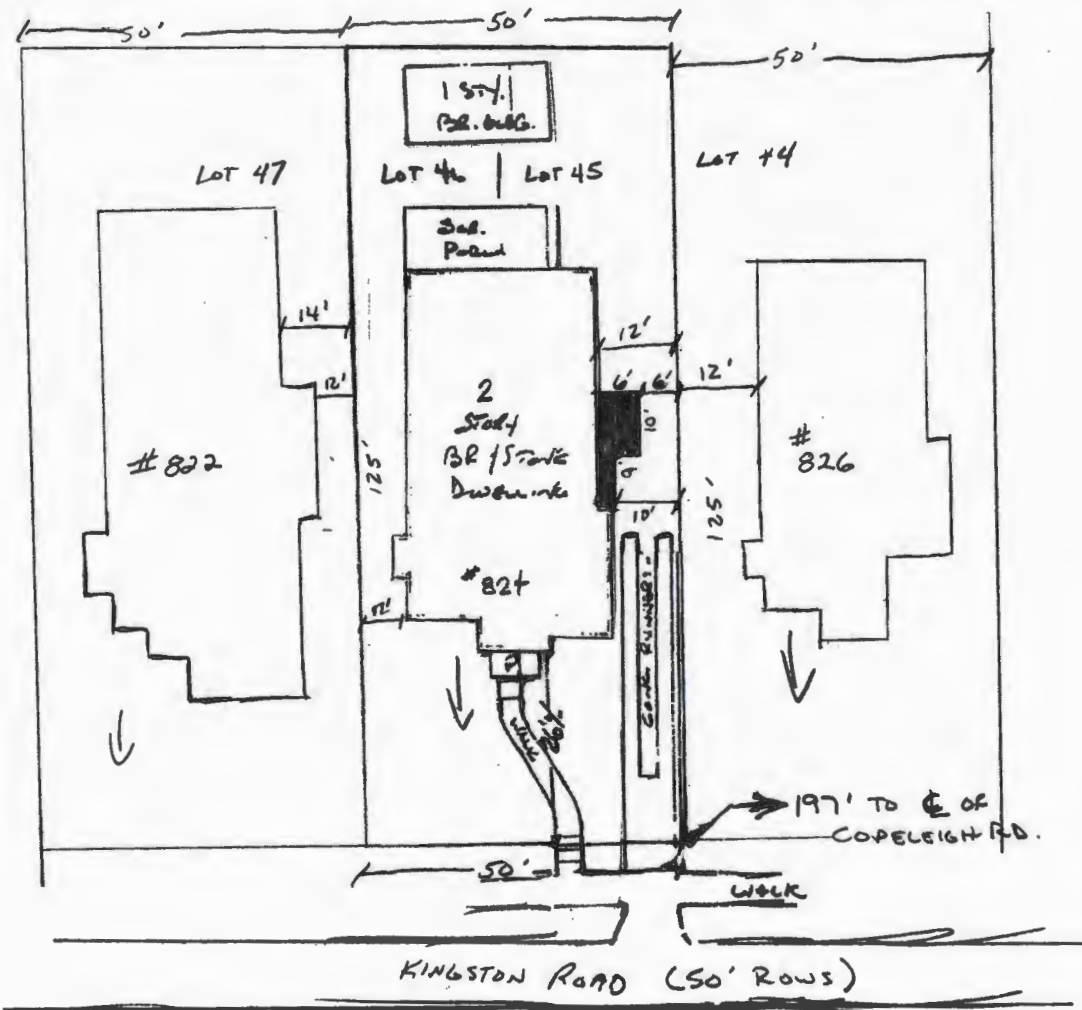
Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair, viewing a screen displaying a target. The target is a small circle, and the subject is required to move a cursor to the target. The cursor is a small circle, and the subject is required to move the cursor to the target. The target is a small circle, and the subject is required to move the cursor to the target.

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

ADDRESS 824 KINGSTON RD OWNER(S) NAME(S) CHRISTOPHER & BETH SOMERS

SUBDIVISION NAME STONELEIGH LOT # 45 BLOCK # 13 SECTION # —

PLAT BOOK # 7 FOLIO # 87 10 DIGIT TAX # 0902654080 DEED REF. # 29098/00045



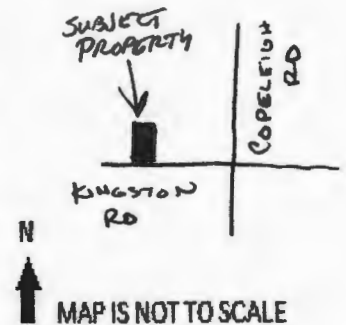
PLAN DRAWN BY SC

DATE 10/13/14

SCALE: 1 INCH = 30 FEET

2015-0088-A

SITE VICINITY MAP



ZONING MAP# 08041

SITE ZONED DR S.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE —

OR SQUARE FEET 6,250

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

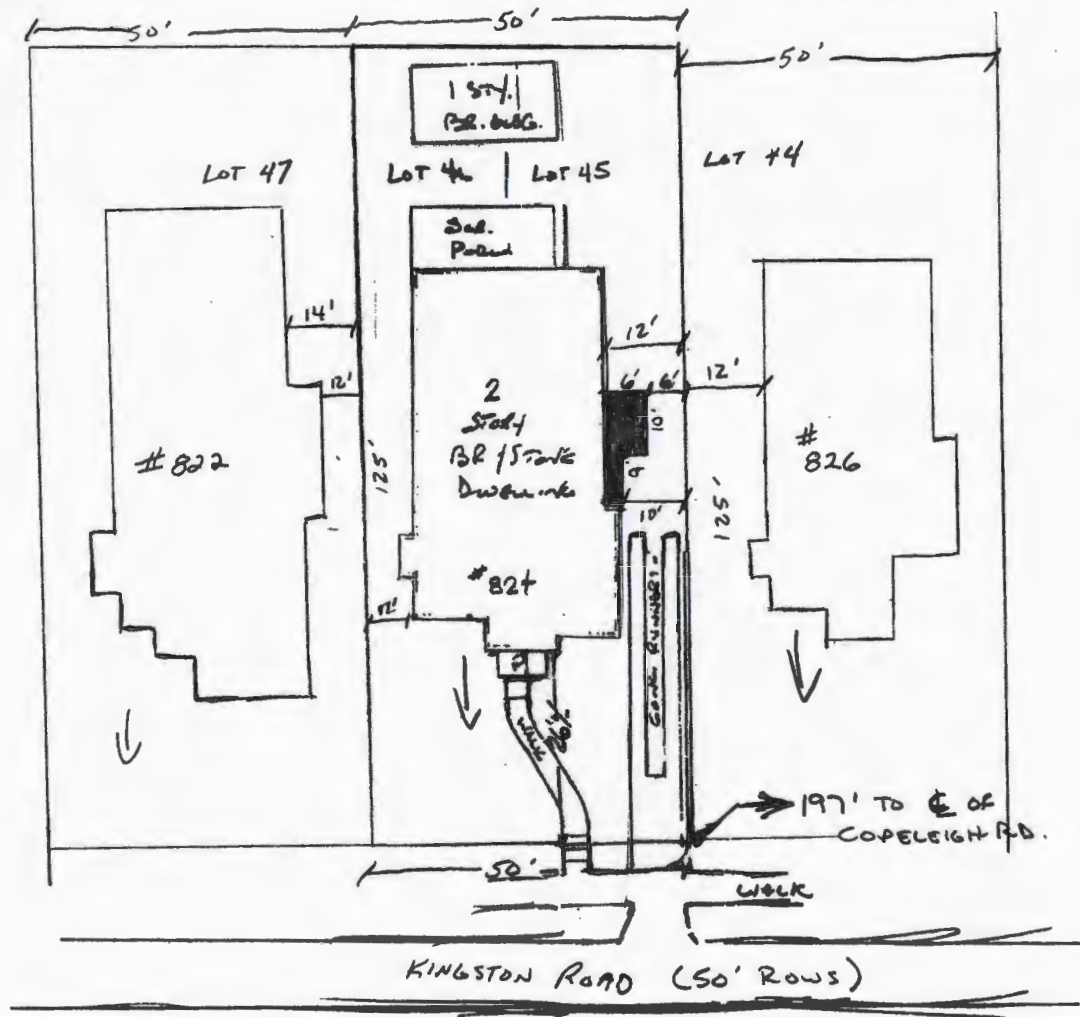
NO

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

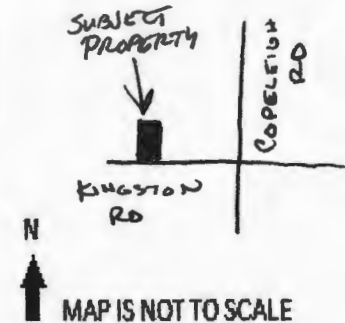
ADDRESS 824 KINGSTON RD OWNER(S) NAME(S) CHRISTOPHER & BETH SOMERS

SUBDIVISION NAME STONECREST LOT # 45 BLOCK # 13 SECTION # —

PLAT BOOK # 7 FOLIO # 87 10 DIGIT TAX # 09 0265 4080 DEED REF. # 29098/00045



SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 08041
SITE ZONED DR S-5
ELECTION DISTRICT 9
COUNCIL DISTRICT 5
LOT AREA ACREAGE —
OR SQUARE FEET 6,250
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? N/A
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NO

VIOLATION CASE INFO:

NO

PLAN DRAWN BY SC

DATE 10/13/14 SCALE: 1 INCH = 30 FEET

2015-0088-A

0913201000		Lot # 23
Lot # 49	Lot # 25	
Lot # 49 0916550030	Lot # 25 0902001190	
Lot # 47 0919910760	Lot # 27 0902007980	
Lot # 47	Lot # 27	
Lot # 45 0902007200	Lot # 29	
Lot # 45	Lot # 29 0903850091	
Lot # 43 0908301490	Lot # 31	
Lot # 43	Lot # 31 0913858270	
Lot # 41 0908300830	Lot # 33 0913553900	
Lot # 41	Lot # 33	
Lot # 38	Lot # 35	
Lot # 38	Lot # 35	
0911154650	Lot # 35 0922450432	
Lot # 38	Pt. Bk. 0000007, Folio 0087	

080A1 DR 5.5
9-ED NE 8-A
5-CD
KINGSTON RD

0907001660		Lot # 22
Lot # 51	Lot # 22 0923502461	
Lot # 51 0905740170	Lot # 22	
Lot # 49 0902200660	Lot # 25	
Lot # 49	Lot # 25 0918475960	
Lot # 47	Lot # 27 0902852210	
Lot # 47 0901351650	Lot # 27	
Lot # 45 0902654080	Lot # 27	
Lot # 45	Lot # 30 0902001120	
Lot # 43 0914400170	Lot # 30	
Lot # 43	Lot # 30	
Lot # 41	Lot # 30	
Lot # 41 0906100220	Lot # 34 0901850070	
Lot # 38	Lot # 36	
Lot # 38	Lot # 36	
Lot # 38 0906203250	Lot # 36 0902200580	

1959-4587-A
0904204220
WELLINGTON RD
Lot # 11
Pt. Bk. Folio # 020136
0913553730
Lot # 12
Pt. Bk. 0000020, Folio 0136
0908004900

0923154020		Lot # 1
Lot # 59	Lot # 1 0903471450	
	Pt. Bk. 0000008, Folio 0085	
0916150450		Lot # 51
0902370550		Lot # 1

2015-10088-A