



KEVIN KAMENETZ
County Executive

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

March 2, 2015

William M. Bafitis
1249 Engleberth Road
Baltimore, Maryland 21221

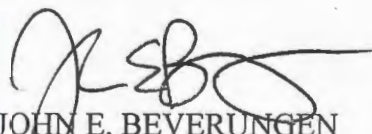
RE: Petition for Variance
Property: 1151 Foxwood Lane
Case No. 2015-0146-A

Dear Mr. Bafitis:

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

c: Department of Permits, Approvals & Inspections
Reference Violation Notice # CB1100966

IN RE: PETITION FOR VARIANCE

(1151 Foxwood Lane)

15th Election District

7th Council District

Carol M. Holland

Legal Owner

Petitioner

*

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*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0146-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 owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1 to permit an existing deck (open projection) with a rear yard setback of 34 ft. in lieu of the minimum setback of 37.5 ft. The subject property and requested relief is more fully depicted on the revised site plan that was marked as Petitioner's Exhibit 1.

Appearing at the hearing in support of the requests was William Bafitis, P.E., whose firm prepared the plan. 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. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 0.050 acres, and is zoned DR 10.5. The property is improved with an 18' wide 2-story townhouse. The Petitioner recently constructed an uncovered deck in the rear of her home, and it was discovered that variance relief was needed for the rear yard setback.

ORDER RECEIVED FOR FILING

Date 3/2/15

By Sen

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The Petitioner must contend with existing site conditions, and therefore the property is unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given she would be required to demolish and reconstruct the deck. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition. In addition, the relief requested is modest (i.e., 3 ½ ft. variance) and the deck and home are attractive and well-maintained.

THEREFORE, IT IS ORDERED, this 2nd day of March, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §1B02.3.C.1 to permit an existing deck (open projection) with a rear yard setback of 34 ft. in lieu of the minimum setback of 37.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

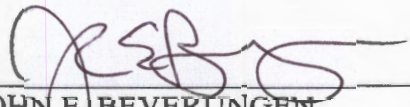
ORDER RECEIVED FOR FILING

Date 3/2/15

By Sen

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

JEB: sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 3/2/15

By sln



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 1151 FOXWOOD LANE which is presently zoned DR 10.5
Deed References: 8229/315 10 Digit Tax Account # 15-08655270
Property Owner(s) Printed Name(s) CAROL M. HOLLAND

(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)

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

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

CAROL M. HOLLAND

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1151 FOXWOOD LANE BALTO. MD

Mailing Address

City

State

21221

443-248-2089

Zip Code

Telephone #

Email Address

Representative to be contacted:

WILLIAM N. BAFITIS, P.E.

Name - Type or Print

Signature

1249 ENGLEBERTH ROAD BALTO. MD

Mailing Address

City

State

21221

410-391-2336

bafitisassoc@comcast.net

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0146-A

Filing Date 1/7/15

Do Not Schedule Dates: _____

Reviewer G. K.

January 7, 2015

Variance: Section 1B02.3.C.1 To permit an existing deck (open projection) with a rear yard setback of 34 feet in lieu the minimum setback of 37.5 feet.

Case# 2015-0146-A

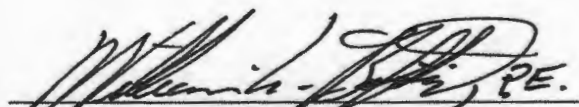


Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
1151 FOXWOOD LANE
BALTIMORE, MARYLAND 21221

Beginning at a point on the Southside of Foxwood Lane 50' wide; and a distance of ~~835~~^{817±} feet southeasterly from the centerline of the intersection of Foxchase Lane 50 feet wide.

Being lot 26 on the Subdivision Plat 2 of Fox Ridge Manor as recorded in Baltimore County Plat Book 30, Folio 02. Containing 2,184 Square Feet or 0.050 Acres located in the 15th Election District and 7th Councilmanic District.


William N. Bafitis, P.E. Lic. No. 11641



1/5/15
Date & Seal

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: 2015-0146-A

Petitioner: Carol M Holland

Address or Location: 1151 Foxwood Lane 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: CAROL M. HOLLAND

Address: 1151 FOXWOOD LANE

BALTIMORE, MD 21221

Telephone Number: 443-248-2089



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3019307

Sold To:

Carol Holland - CU00418360
1151 Foxwood Ln
Essex, MD 21221

Bill To:

Carol Holland - CU00418360
1151 Foxwood Ln
Essex, MD 21221

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Feb 05, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2015-0146-A
1151 Foxwood Lane
S/s Foxwood Lane, 835 ft. +/- to the centerline of Foxchase Lane
15th Election District - 7th Councilmanic District
Legal Owner(s) Carol Holland

Variance: to permit an existing deck (open projection) with a rear yard setback of 34 feet in lieu of the minimum setback of 37.5 ft.

Hearing: Friday, February 27, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/015 February 5 3019307

RE: PETITION FOR VARIANCE
1151 Foxwood Lane; S/S Foxwood Lane,
835' to c/line of Foxchase Lane
15th Election & 7th Councilmanic Districts
Legal Owner(s): Carol M. Holland
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-146-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

JAN 14 2015

[.....]

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 14th day of January, 2015, a copy of the foregoing Entry of Appearance was mailed to William Bafitis, P.E., 1249 Engleberth Road, Baltimore, MD 21221, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

Date: 02/06/2015

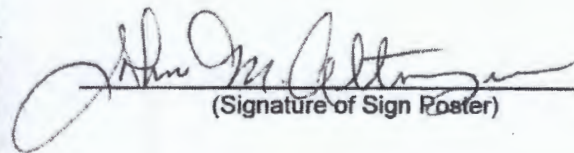
RE: Project Name: Public Hearing
Case Number /PAI Number: 2015-0146-A
Petitioner/Developer: Carol Holland
Date of Hearing/Closing: 02/27/2015

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 1151 Foxwood Lane Baltimore, MD. 21221

The sign(s) were posted on 02/06/2015

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive
January 26, 2015

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

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CASE NUMBER: 2015-0146-A

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S/s Foxwood Lane, 835 ft. +/- to the centerline of Foxchase Lane
15th Election District – 7th Councilmanic District
Legal Owners: Carol Holland

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Hearing: Friday, February 27, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Carol Holland, 1151 Foxwood Lane, Baltimore 21221
William Bafitis, P.E., 1249 Engleberth Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 7, 2015.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 5, 2015 Issue - Jeffersonian

Please forward billing to:
Carol Holland
1151 Foxwood Lane
Baltimore, MD 21221

443-248-2089

NOTICE OF ZONING HEARING

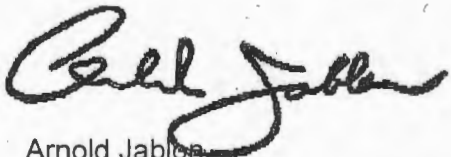
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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Case No.:

2015-0146-A

Exhibit Sheet

3/2/15
Sen

Petitioner/Developer

103-15

Protestants

No. 1	Revised plan		
No. 2	Photograph Plan w/ photos 1-6		
No. 3			
No. 4			
No. 5			
No. 6			
No. 7			
No. 8			
No. 9			
No. 10			
No. 11			
No. 12			

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: 11/15/15

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Glenn Berry, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2015-0146-A
Legal Owner/Petitioner: CAROL HOLLAND
Contract Purchaser:
Property Address: 1151 FOXWOOD LA
Location Description:

VIOLATION INFORMATION: Case No. CB 1400966
Defendants: CAROL HOLLAND

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME Lew Mayee ADDRESS Bldg Insp. G-21

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☐ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☒ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/
C: Code Enforcement Officer

DATE: 01/15/2015

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:44:14

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 655270	15	3-0	04-00	H	NO		01/06/15

HOLLAND CAROL M

DESC-1..

DESC-2.. FOX RIDGE MANOR

1151 FOXWOOD LN

PREMISE. 01151 FOXWOOD

LN

BALTIMORE

21221-5934

BALTIMORE

MD 21221-5934 FORMER OWNER: HOLLAND E BRITTON, 3RD

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	46,000	46,000		FCV	ASSESS	ASSESS
IMPV:	60,900	64,500	TOTAL..	108,100	108,100	106,900
TOTL:	106,900	110,500	PREF...	0	0	0
PREF:	0	0	CURT...	108,100	108,100	106,900
CURT:	106,900	110,500	EXEMPT.		0	0
DATE:	01/12	01/15				

----	TAXABLE BASIS	----	FM DATE
	ASSESS:	108,100	12/12/14
	ASSESS:	106,900	
	ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

To Whom It May Concern

There is a deck being built at

1151 Foxwood Lane in CSE+ No

Permit showing its at

least a 12x12. I ~~at~~ was told

I needed a permit. How

(one they don't need one)



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1400966

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1400966	Timothy Kidd		10/24/2014	Inspection Scheduled		

Complaint Description: Deck being built -- no permits.

Property

1151 FOXWOOD LN
ESSEX, MD 21221
Tax Id: 1508655270

Owner

HOLLAND CAROL M
1151 FOXWOOD LN
BALTIMORE, MD 21221-5934

Complainant

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Timothy Kidd		Initial Inspection	Scheduled		

Lien Information - No Lien

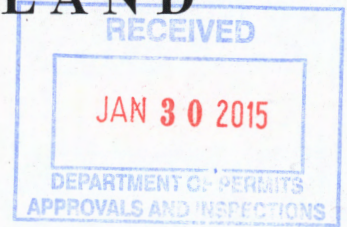
Comments Detail - No Comments

10/27/14 - VISITED SITE, OBSERVED NEW DECK
AND NEW FENCE OVER 42" BEING BUILT IN REAR OF
TOWNHOUSE. ISSUED STOPWORK ORDER + POSTED IN REAR YARD
RLC 11/10/14 LK
1/15/15 - OWNER IS APPLYING FOR VARIANCE RLC 2/19/15 LK

2/3/15
WJL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: January 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-146
1151 Foxwood Lane

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments.

Prepared By: _____

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

AVA/LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

M E M O R A N D U M

DATE: April 2, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0146-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 1, 2015. 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

PLEASE PRINT CLEARLY

CASE NAME 1511 Foxwood Lane
CASE NUMBER 2015-0146-A
DATE 2/27/15

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2015- 0146-A

CHECKLIST

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

1/14

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

N/C

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

FIRE DEPARTMENT

1/28

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

N/C

STATE HIGHWAY ADMINISTRATION

1/14

TRAFFIC ENGINEERING

no Obj

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB 11009166)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 2/5/15

SIGN POSTING

Date: 2/6/15

by Getmeier

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 - 15 Account Number - 1508655270			
Owner Information					
Owner Name:		HOLLAND CAROL M		Use:	RESIDENTIAL
Mailing Address:		1151 FOXWOOD LN BALTIMORE MD 21221-5934		Principal Residence:	YES
				Deed Reference:	/08229/ 00315
Location & Structure Information					
Premises Address:		1151 FOXWOOD LN BALTIMORE 21221-5934		Legal Description:	
				FOX RIDGE MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0097	0016	0448		0000	2 G 26 2015 0030/0002
Special Tax Areas:				Town: Ad Valorem: Tax Class:	
				NONE	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1964		1,152 SF		120 SF	
Property Land Area		County Use			
2,124 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		CENTER UNIT	BRICK	1 full	
Value Information					
Base Value		Value As of		Phase-in Assessments As of	
		01/01/2015		07/01/2014 As of 07/01/2015	
Land:	46,000	46,000			
Improvements	60,900	64,500			
Total:	106,900	110,500		106,900 108,100	
Preferential Land:	0			0	
Transfer Information					
Seller: HOLLAND E BRITTON,3RD		Date: 07/20/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08229/ 00315		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:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					
Homestead Application Status: Approved 06/07/2013					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1508655270**

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 Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

February 19, 2015

Carol Holland
1151 Foxwood Lane
Baltimore MD 21221

RE: Case Number: 2015-0146 A, Address: 1151 Foxwood Lane

Dear Ms. Holland:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 7, 2015. 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
William N Bafitis P E, 1249 Engleberth Road, Baltimore MD 21221

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

SHA
State Highway
Administration
MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 1/14/15

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

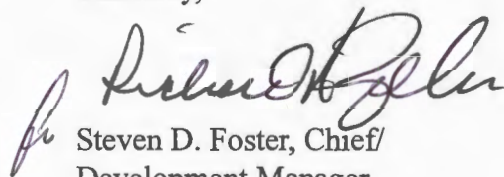
RE: Baltimore County
Item No 2015-0146-A
Variance
Carol M. Holland.
1151 Foxwood Lane.

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. 2015-0146-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: January 14, 2015

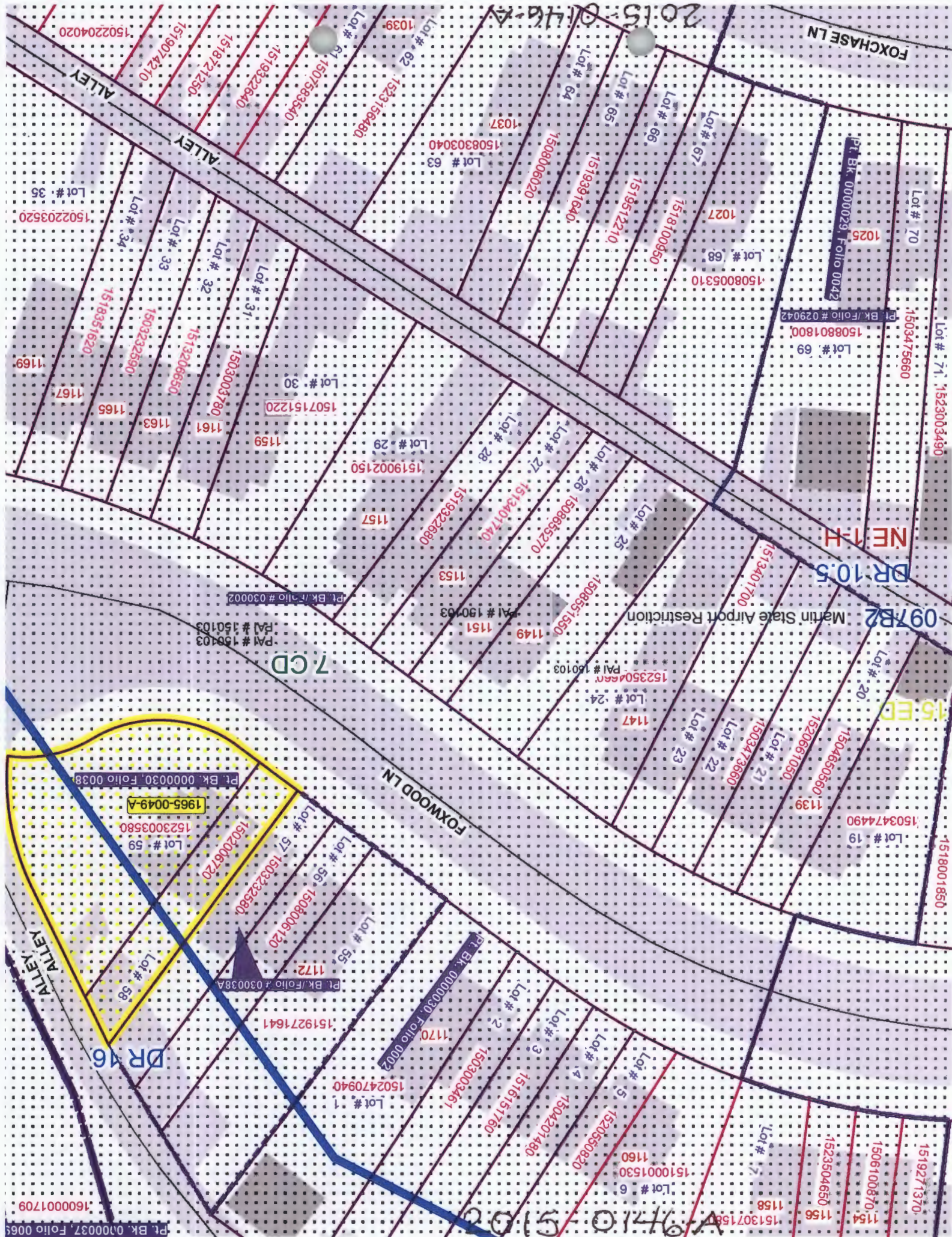
FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 19, 2015
Item No. 2015-0140, 0141, 0143, 0144, 0146 and 0147

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\ZAC01192015 -.doc



FOXCHASE LN

ALLEY

FOXWOOD LN

ALLEY

DR 10.5
NE 1-H

DR 46

15 ED

7 CD

2015-0146-A

2015-0146-A

Pt. Bk. 0000029, Folio 0042

Pt. Bk. Folio # 029042

Pt. Bk. Folio # 030002

PAI # 150103

Martin State Airport Restriction

PAI # 150103

Pt. Bk. 0000030, Folio 0038

1965-0049-A

Pt. Bk. Folio # 030038A

Pt. Bk. 0000030, Folio 0002

Pt. Bk. 0700037, Folio 0065

①



1151 FOXWOOD LANE

②



3



1151 FOXWOOD LANE

4



25

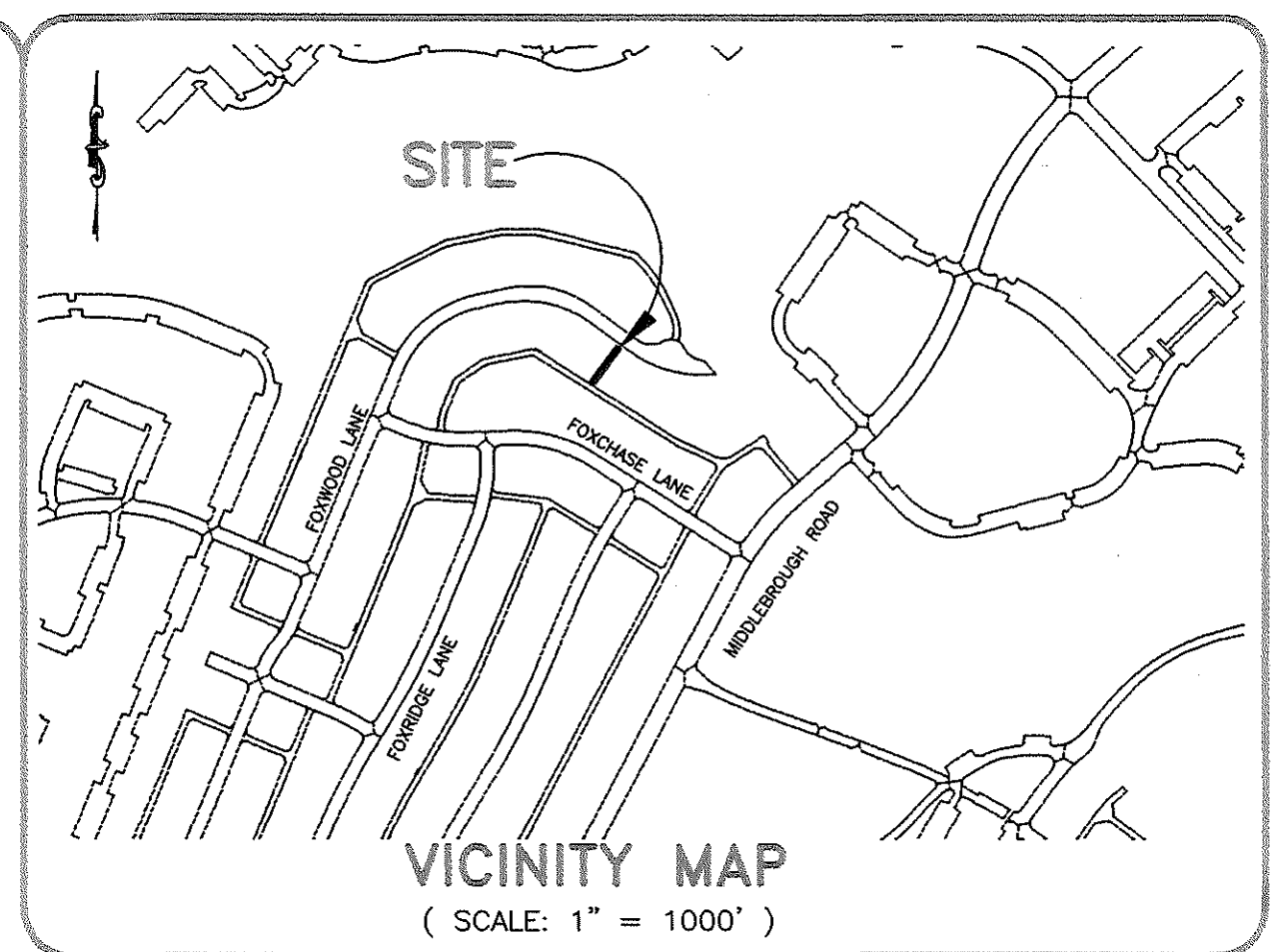


1151 Foxwood Lane

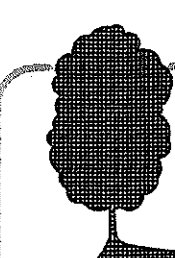
12



1151 Foxwood Lane



- SITE DATA**
- 1) OWNER: CAROL M. HOLLAND
#1151 FOXWOOD LANE
BALTIMORE, MARYLAND 21221
TELEPHONE 443-248-2089
 - 2) DEED REF: 8229/315
 - 3) TAX ACC. NO.: 15-08655270
 - 4) TAX MAP: 97 PARCEL: 448 LOT: 26
 - 5) PLAT REF: PLAT 2 OF FOX RIDGE MANOR BOOK 30 FOLIO 02
 - 6) ELECTION DISTRICT: 15TH
 - 7) COUNCILMANIC DISTRICT: 7TH
 - 8) REGIONAL PLANNING DISTRICT: 328
 - 9) CENSUS TRACT: 4505.02
 - 10) ZONING: DR-10.5
 - 11) ZONING MAP: 097B2
 - 12) USE: EXISTING: TWO STORY TOWNHOUSE
PROPOSED: TWO STORY TOWNHOUSE W/DECK
 - 13) SITE AREA: 2,184 S.F. OR 0.050 AC.



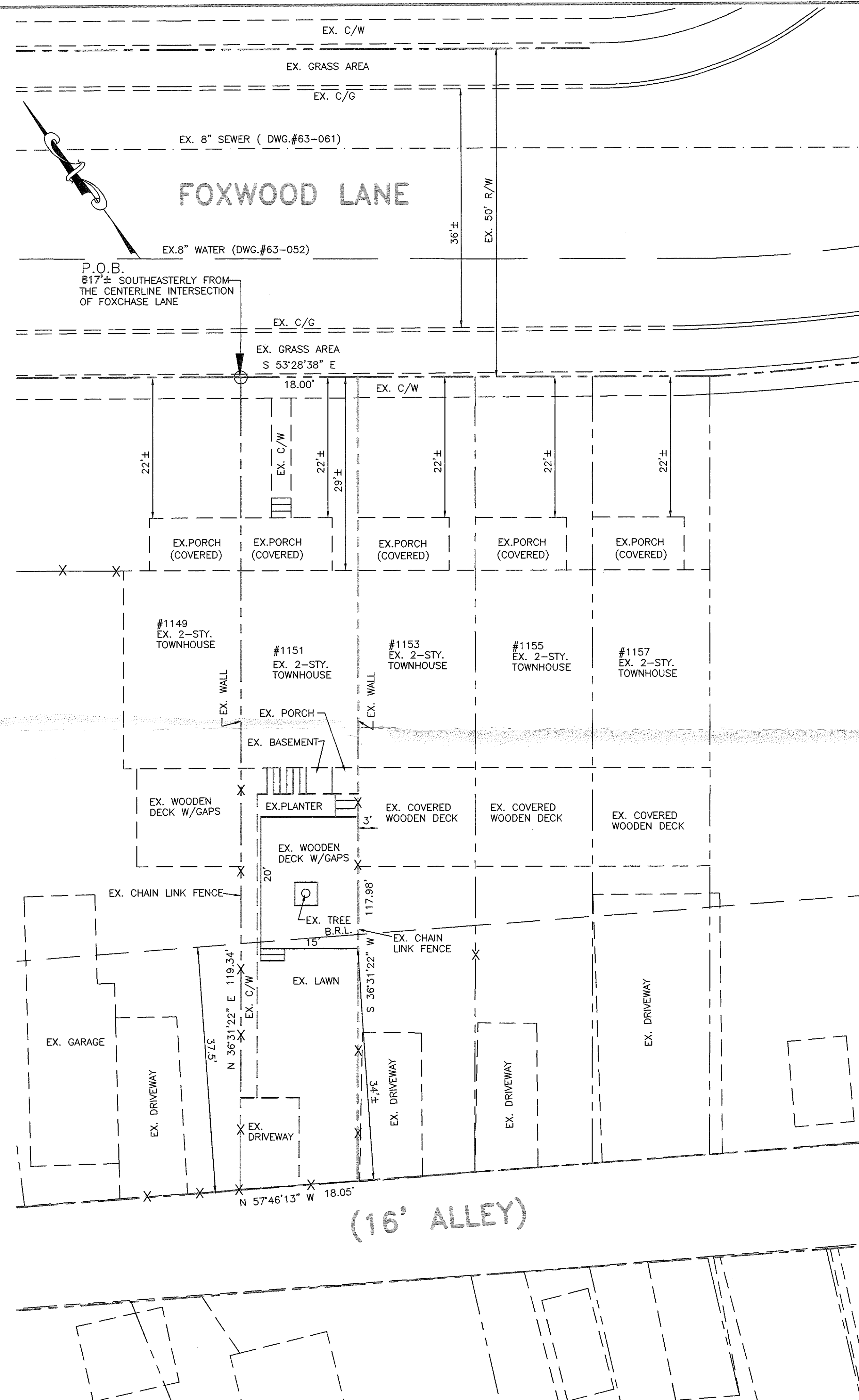
Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
(410) 391-2336

**PHOTOGRAPH PLAN
FOR
ZONING VARIANCE
FOR
#1151 FOXWOOD LANE**

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

PETITIONER'S EXHIBIT NO. <u>2</u>	1	SCALE: 1" = 20'
		JOB ORDER NO: 21421
WILLIAM N. BAFITIS, P.E. Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2015	SHEET <u>1</u> OF <u>1</u>	DATE: 02/25/15
		CHECKED: W.N.B.
		DRAWN: N.W.B.
NO.	REVISIONS	DATE



NOTES

- Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey. (NOV. 2014)
- The Firm Insurance Rate Map, 240010-0440 G indicates this is situated within flood Zone X.
- Property lines shown hereon were established by public information.
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Intensely Developed Area (IDA) (MAP 97).
- There shall be no clearing, grading, construction or disturbance of vegetation within the Critical Area except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- This site is not situated within a Mapped Buffer Management Area of the Chesapeake Bay Critical Areas.
- There are no forest or developed woodlands on this site.
- There are no Tidal & Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are no slopes greater than 15% on this site.
- There are no known wells on this site.
- There are no known underground storage tanks or septic systems on this site.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- Public Water and sewer serve this site.
- Caution underground utilities may exist in Foxwood Lane & onsite, contact Miss Utility (800-257-7777) prior to any construction.

CITATION NOTICE

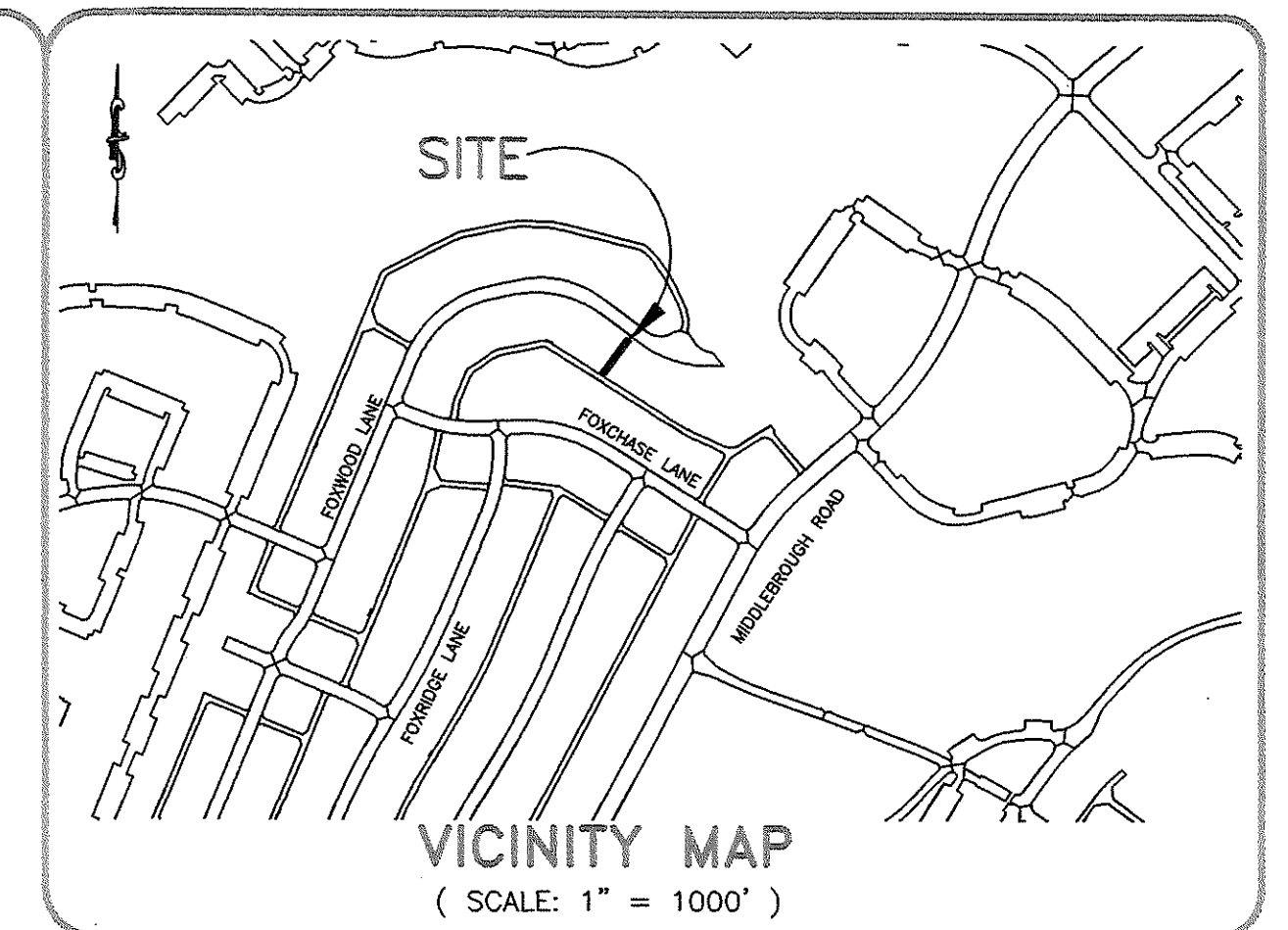
FAILURE TO OBTAIN BUILDING PERMIT FOR DECK IN REAR DWELLING AND FAILURE TO OBTAIN FENCE PERMIT FOR FENCE OVER 42" HIGH.
CASE NO. CB1100966.

ZONING HISTORY

THERE ARE NO ZONING CASES FOR THIS SITE.

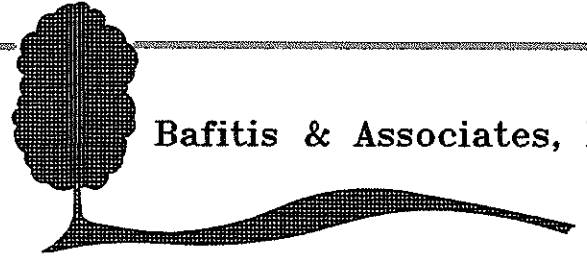
AVERAGE SETBACKS

FRONT SETBACK 22'



SITE DATA

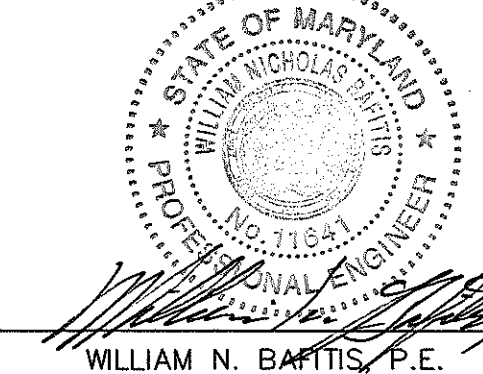
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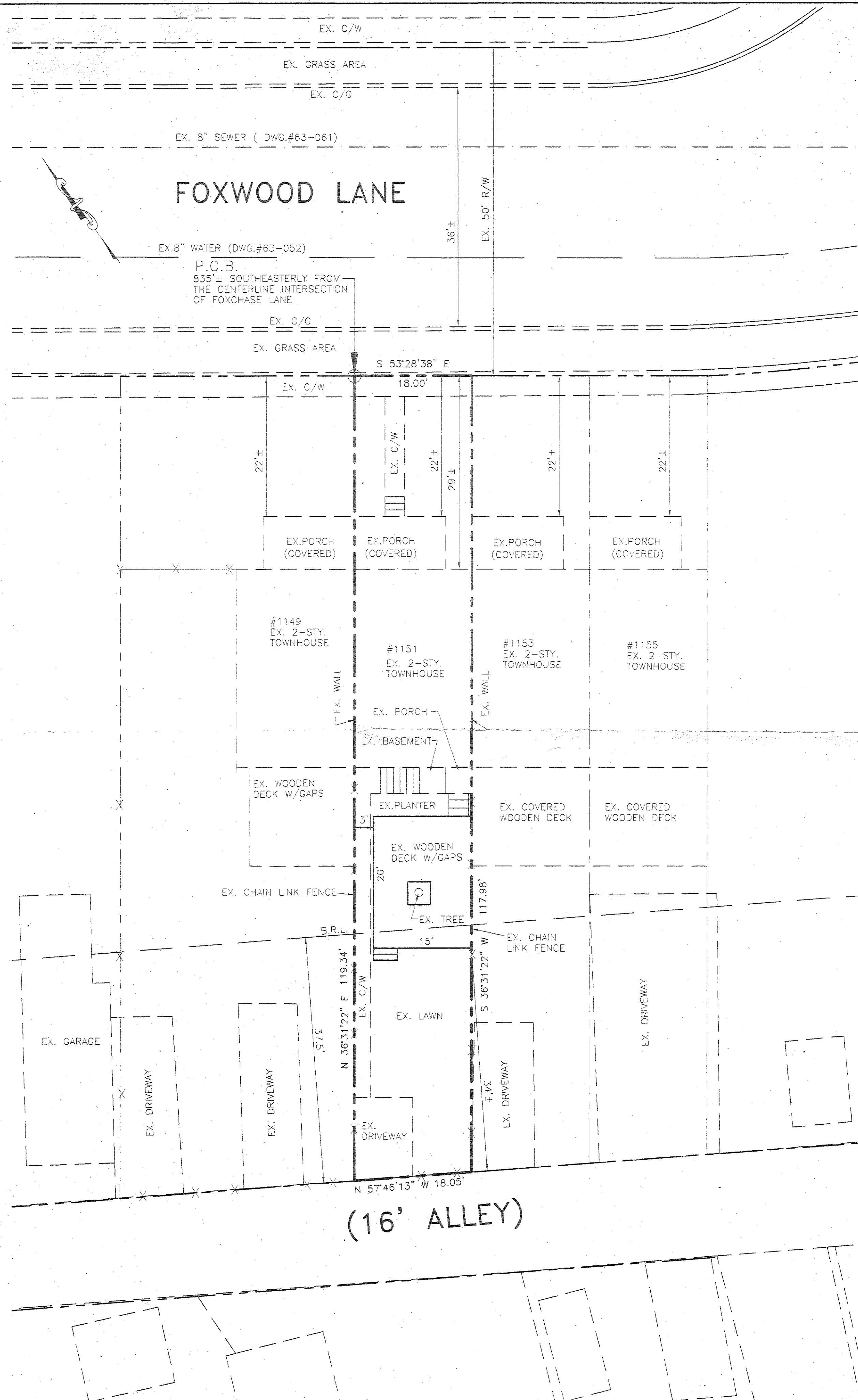
**Bafitis & Associates, Inc.**

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
1249 Engleberth Rd. Baltimore, MD 21221
(410) 391-2336

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR #1151 FOXWOOD LANE

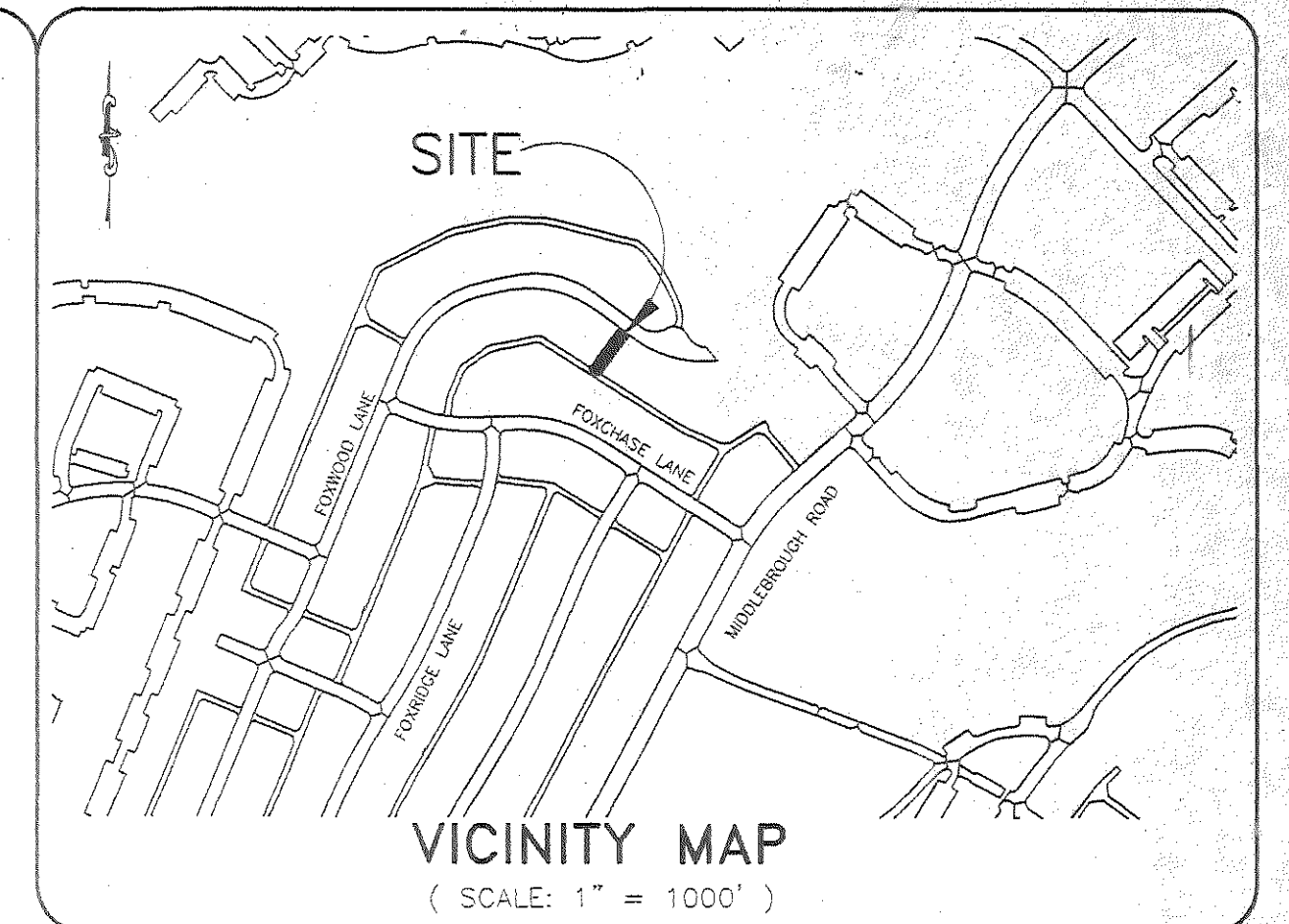
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

 WILLIAM N. BAFITIS, P.E. Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2015	1	SCALE: 1" = 10'
		JOB ORDER NO: 21421
		DATE: 12/30/14
		CHECKED: W.N.B.
		DRAWN: N.W.B.
NO.	REVISIONS	DATE
	MOVE #1151 FOXWOOD LANE TO THE LEFT 18'-±	02/25/15



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2. The Firm Insurance Rate Map, 240010-0440 G indicates this is situated within flood Zone X.
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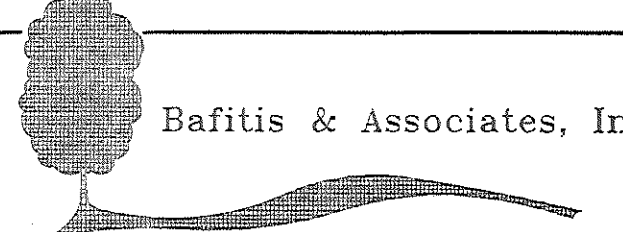
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FRONT SETBACK 22'



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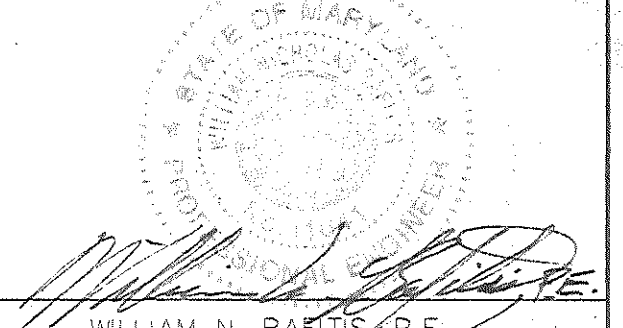
Civil Engineers/Land Planners
SURVEYORS

(410) 391-2336

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

FOR #1151 FOXWOOD LANE

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

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	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 80%;">REVISIONS</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	REVISIONS	DATE									
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