

IN RE: PETITION FOR ADMIN. VARIANCE *

(313 S. Stuart St.)

15th Election District *

7th Council District *

Deborah G. Bark *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0271-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, Deborah G. Bark. The Petitioner is requesting Variance relief from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 6 in. in lieu of the required 7.5 ft. for a carport. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 7, 2015, 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 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

ORDER RECEIVED FOR FILING

Date 6-23-15

By gaw

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 23rd day of **June, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 6 in. in lieu of the required 7.5 ft. for a carport, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

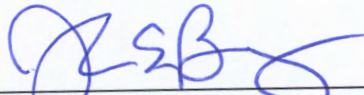
1. The Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
3. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 6-23-15

By [Signature]

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 6-23-15

By bw



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 313 S. STUART ST Currently zoned DRS-5
Deed Reference 07908 / 00323 10 Digit Tax Account # 1511351160
Owner(s) Printed Name(s) DEBORAH G. BARK

(SELECT THE HEARING(S) BY MARKING ☒ 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) 1802.3.C.1 & 301.1; BCZR, TO PERMIT
A SIDEYARD SETBACK OF 6 INCHES IN LIEU OF THE REQ'D
7.5 ft. FOR A CARPORT.

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):

DEBORAH BARK
Name #1 - Type or Print Name #2 - Type or Print
Deborah Bark
Signature #1 Signature #2
313 S. STUART ST., BALTO. MD
Mailing Address City State
21221 / 410-686-6570 / HALFAHART @
Zip Code Telephone # Email Address GMAIL.COM

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 15 day of May, 2015, 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 2015-0271-A Filing Date 5/27/15 Estimated Posting Date 6/7/15 Reviewer JM



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 313 S. STUART ST. Currently zoned DR5.5

Deed Reference 07908 / 00323 10 Digit Tax Account # 1511351160

Owner(s) Printed Name(s) DEBORAH BARK

(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:

- X ADMINISTRATIVE VARIANCE from Section(s) 1802.3.C.1; & 301.1; BCZR, TO PERMIT A SIDEYARD SETBACK OF 6 INCHES IN LIEU OF THE REQ'D 7.5 ft. for a CARPORT.

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

- 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):

DEBORAH BARK

Name #1 - Type or Print

Name #2 - Type or Print

Deborah Bark

Signature #1

Signature #2

313 S. STUART ST. BALTO. MD

Mailing Address

City

State

21221

Zip Code

410-684-6570

Telephone #

HALFAAAR @

Email Address

6MAIL.COM

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING
6-23-15
100
BY

Representative to be contacted:

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 2015-0271-A

Filing Date 5/27/15

Estimated Posting Date 6/7/15

Reviewer JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE REVIEW 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: 313 S. STUART ST., BALTIMORE MD 21221
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)

MY 71 YR OLD HUSBAND HAD A STROKE THAT LEFT HIM
WITHOUT THE USE OF LEFT ARM AND NECESSARY TO
USE A CANE TO WALK. I'VE HAD A TOTAL OF 4 HEART
ATTACKS. SINCE NEITHER OF US ARE IN A POSITION TO
SHOVEL SNOW AND THE MEER WALKING TO OUR
VEHICLE BECOMES INCREASINGLY DANGEROUS WITH AGE.
WE WOULD LIKE A SAFE EXIT FROM OUR HOUSE TO
VEHICLE.

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

Deborah Bark
Signature of Owner (Affiant)

Signature of Owner (Affiant)

DEBORAH BARK
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 19th day of MAY, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Melissa L. Sellers

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

AS WITNESS my hand and Notaries Seal

Melissa L. Sellers
Notary Public

6/21/2015
My Commission Expires

Deborah Bark Of 313 S. Stuart St.

Zoning Property description for 313 S. Stuart St.

BEGINNING FOR THE SAME on the easternmost side of Stuart Street (50 feet wide) at a point distant 98 feet north 27 degrees 06 minutes and 15 seconds west from a point formed by the intersection of the said easternmost side of Stuart Street with the northernmost side of New Jersey Avenue (50 feet wide) as shown on the Revised Plat of The Taylor Land Company Section "E", filed among the Plan Records of Baltimore County in Plan Book No. 9 Folio 74 etc., Thence running with and binding on the said easternmost side of Stuart Street North 27 degrees 06 minutes 15 seconds west 42.00 feet; thence north 62 degrees 53 minutes 45 seconds east to and through the center of the partition wall there situate and continuing the same course in all 145.00 feet: thence for a line of division south 27 degrees 06 minutes 15 seconds east 42.00 feet: thence south 62 degrees 53 minutes 45 seconds west 145.00 feet to the place of beginning.. Being known as 313 Stuart Street.

Deborah Bark of 313 S. Stuart St.

Back to the point of beginning as recorded in deed liber (07908), Folio 74,
containing 6090 square feet. Locatd in 15th Election District and 7Th Council District

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

No. **125478**

Date: **5/27/15**

PAID RECEIPT

BUSINESS ACTUAL TIME IN
5/27/2015 5/28/2015 15:23:25 5

RES MGD3 WALKIN RDOS LRB

> RECEIPT# 797469 5/28/2015 OPLN

Item 5 528 ZONING VERIFICATION

CR NO. 125478

Receipt Tot 175.00

\$75.00 CK 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct.	Amount
001	806	0000		6150						75.00

Total: **75.00**

Rec From: **J. KLINE SERVICE, LLC**

For: **2015-0271-A**

DISTRIBUTION

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

CASHIER'S
VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹⁵~~2013~~ 0271 -A Address 313 S. STUART ST.

Contact Person: Joe MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/27/15 Posting Date: 6/7 Closing Date: 6/22

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~~2013~~ 0271 -A Address 313 S. STUART ST.
Petitioner's Name DEBORAH BARK Telephone 410-686-6570
Posting Date: 6/7/15 Closing Date: 6/22/15
Wording for Sign: To Permit ~~FOR~~ A SIDE SETBACK OF
6 INCHES IN LIEU OF THE REQUIRED 7.5ft.
FOR A CARPORT.

ORIGINAL GIVEN TO APPLICANT.

Revised 7/06/11

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: 2015-0271-A

Petitioner: DEBORAH BARK

Address or Location: 313 S. STUART ST

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH BARK

Address: 313 S. STUART ST

BALTIMORE, MD 21221

Telephone Number: 410-686-6570

CERTIFICATE OF POSTING

CASE NO: 2015-0271-A

PETITIONER/DEVELOPER

DEBORAH BARK

DATE OF HEARING/CLOSING:

6/22/15

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

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 AT**

313 S. STUART ST.

THIS SIGN(S) WERE POSTED ON June 7, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/7/15
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2015-0271-A
TO PERMIT A SIDE SETBACK OF 6 FEET
IN LIEU OF THE REQUIRED 7.5 FT. FOR A CARPORT

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
MONDAY, JULY 22, 2015
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

marked 6/7/15

MEMORANDUM

DATE: July 24, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0271-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 23, 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

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment6-17DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)6-10

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 6-7-15 by: OglePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

SUBJECT PROPERTY



SUBJECT PROPERTY
SHOWING PROPOSE CARPOET



~~PO~~ CARPORTS A FEW DOORS
DOWN FROM SUBJECT PROPERTY.



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 17, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For June 15, 2015
Item No. 2015-0269, 0270, 0271, 0275, 0276, 0277, 0278, 0279, 0280,
0281, 0282 and 0283

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\ZAC06152015.doc

Real Property Data Search (w2)

Guide to search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent R				
Account Identifier:		District - 15 Account Number - 1511351160						
Owner Information								
Owner Name:		BARK DEBORAH G WARRENFELTZ		Use: Principal Residence:	RESID YES			
Mailing Address:		313 S STUART ST BALTIMORE MD 21221-4923		Deed Reference:	/0790			
Location & Structure Information								
Premises Address:		313 S STUART ST 0-0000		Legal Description:				
				TAYL COMF				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:
0097	0008	0102		0000	E	1H	42	2015
Special Tax Areas:				Town:		N		
				Ad Valorem:				
				Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		
1950		819 SF				6,090 SF		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last M		
1	NO	END UNIT	STUCCO	1 full	1 Detached			
Value Information								
			Base Value	Value As of 01/01/2015	Phase-in Assessment As of 07/01/2014			
Land:			44,000	44,000				
Improvements			49,300	48,200				
Total:			93,300	92,200	93,300			
Preferential Land:			0					
Transfer Information								
Seller: WARRENFELTZ DEBBIE G				Date: 05/14/1993		Price: \$		
Type: NON-ARMS LENGTH OTHER				Deed1: /07908/ 00323		Deed2:		
Seller: KIDD WILLIAM G				Date: 06/30/1988		Price: \$		
Type: ARMS LENGTH IMPROVED				Deed1: /07908/ 00323		Deed2:		
Seller:				Date:		Price:		
Type:				Deed1:		Deed2:		
Exemption Information								
Partial Exempt Assessments:		Class		07/01/2014		07/01/		
County:		000		0.00				
State:		000		0.00				

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1511351160**

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://msweb05.mdp.state.md.us/website/mosp/>☒ Loading... Please

Loading... Please Wait.

-->



KEVIN KAMENETZ
County Executive

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

June 23, 2015

Deborah Bark
313 S Stuart Street
Baltimore MD 21221

RE: Case Number: 2015-0271 A, Address: a313 S Stuart Street

Dear Ms. Bark:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 27, 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

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/10/15

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

RE: Baltimore County
Item No 2015-0271-A

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above 2015-0271-A 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.

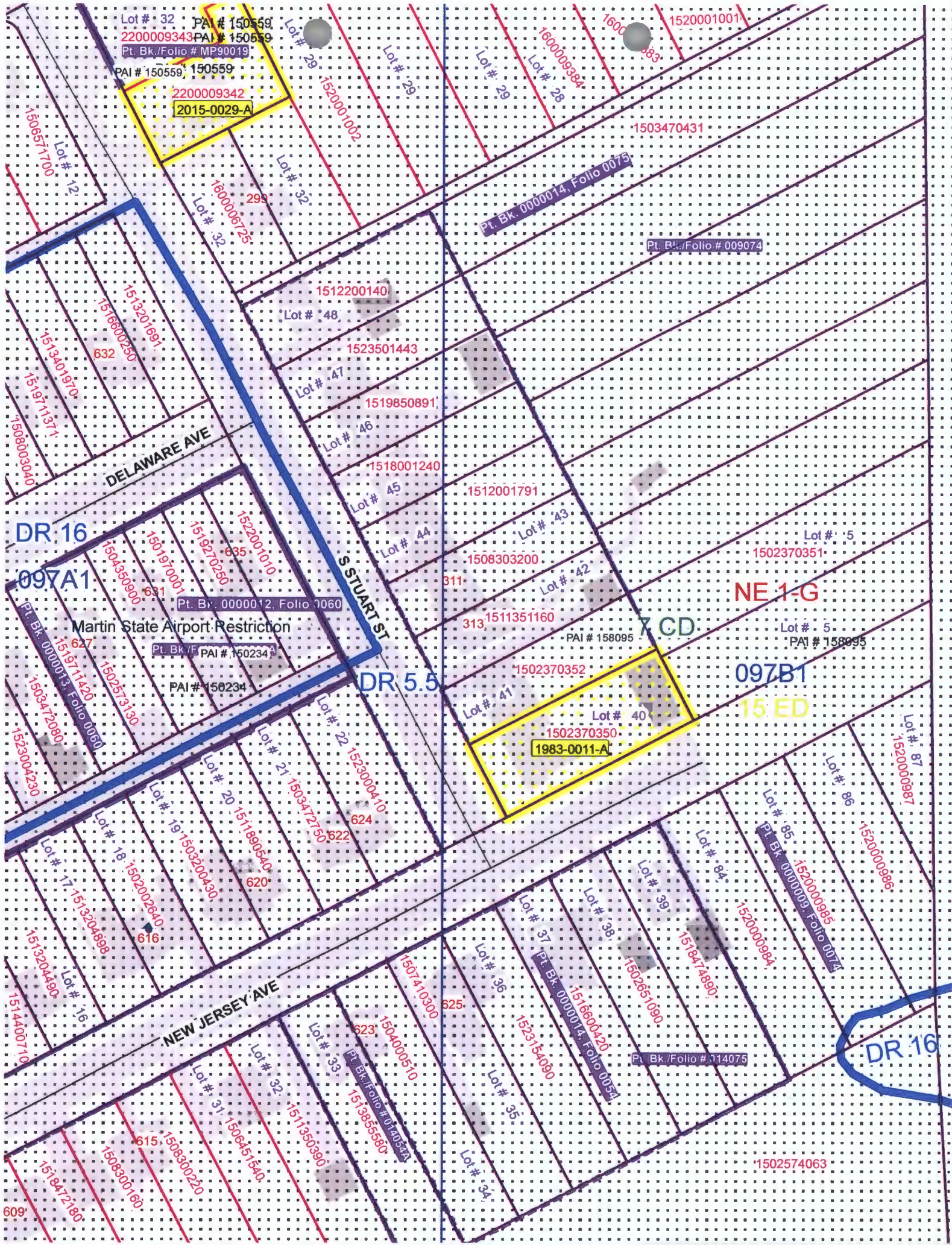
Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "David W. Peake".

for David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ





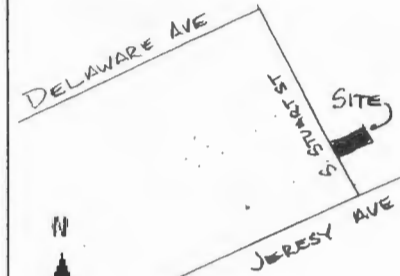
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 313 S. STUART ST OWNER(S) NAME(S) DEBORAH BARK

SUBDIVISION NAME TAYLOR LAND COMPANY LOT # 42 BLOCK # 1H SECTION # E

PLAT BOOK # 9 FOLIO # 74 10 DIGIT TAX # 1511351160 DEED REF. # 0790800323

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 09781

SITE ZONED DR 5.5

ELECTION DISTRICT 15TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE _____

OR SQUARE FEET 6,090

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? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

S. STUART ST

LOT 43

LOT 42

LOT 41

EXISTING
2 STORY
DWELL

313
S. STUART
ST.

SIDE
WALK

DRIVE
WAY

DRIVE
WAY

PORCH

CARPORT

315
S. STUART ST.

6"

FRANCIS HALL

N 62° 53' 15" W
42'

N 62° 53' 45" E
145'

EXISTING
GARAGE



PLAN DRAWN BY JASON KLINE

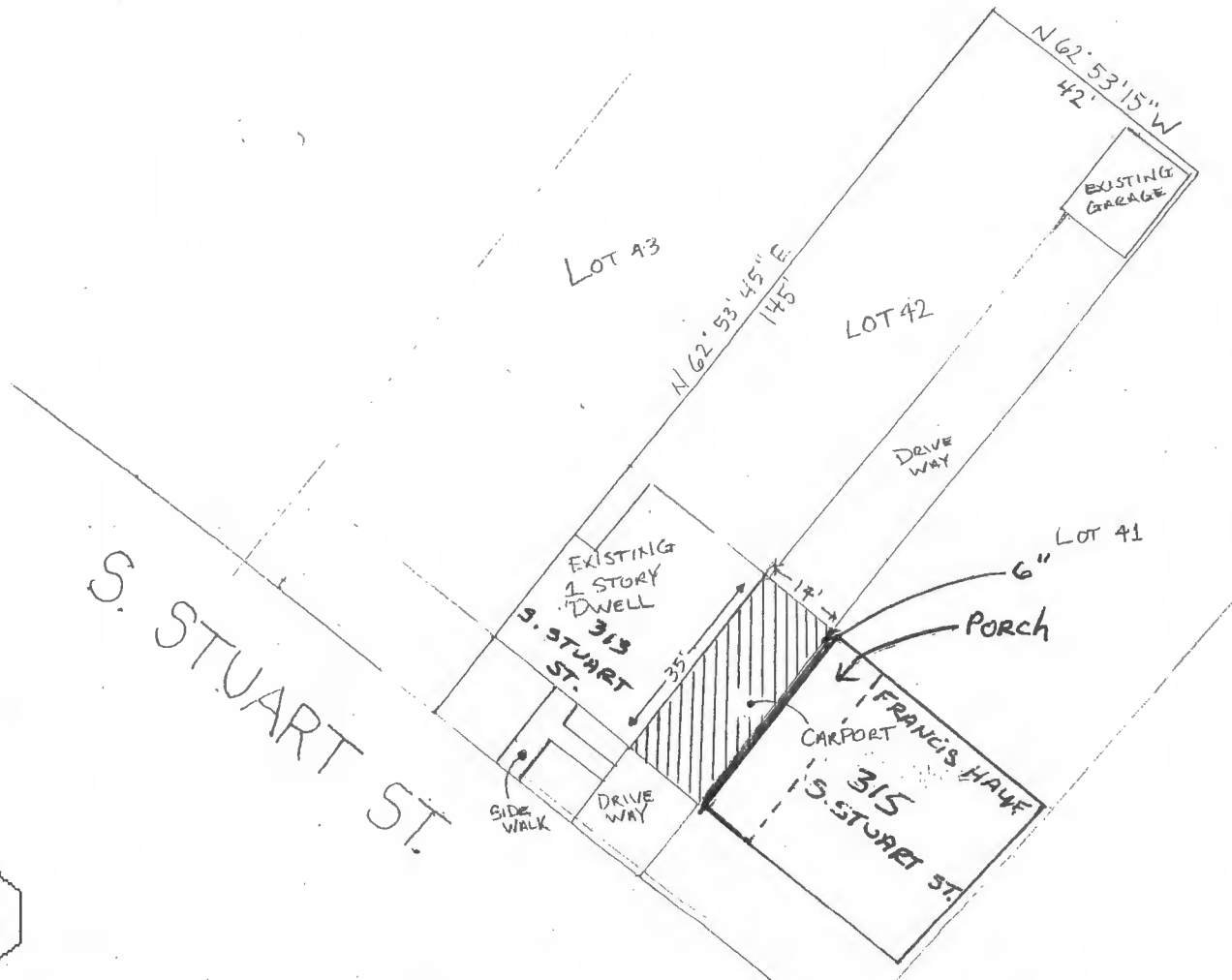
DATE 5/21/15 SCALE: 1 INCH = 30 FEET

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

ADDRESS 313 S. STUART ST OWNER(S) NAME(S) DEBORAH BARK

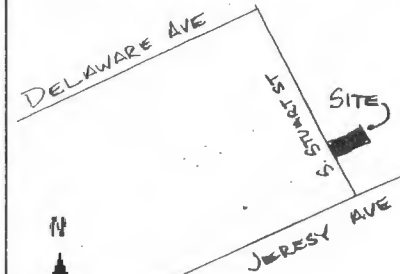
SUBDIVISION NAME TAYLOR LAND COMPANY LOT # 42 BLOCK # 14 SECTION # E

PLAT BOOK # 9 FOLIO # 74 10 DIGIT TAX # 1511351160 DEED REF: # 07908/00323



PLAN DRAWN BY JASON KLINE DATE 5/21/15 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 09781

SITE ZONED DR 5.5

ELECTION DISTRICT 15TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE _____

OR SQUARE FEET 6,090

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

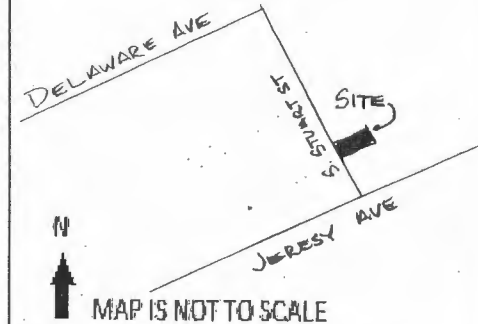
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 313 S. STUART ST OWNER(S) NAME(S) DEBORAH BARK

SUBDIVISION NAME TAYLOR LAND COMPANY LOT # 42 BLOCK # 1H SECTION # E

PLAT BOOK # 9 FOLIO # 74 10 DIGIT TAX # 1511351160 DEED REF. # 07908/00323

SITE VICINITY MAP



ZONING MAP# 097B1

SITE ZONED DR 5.5

ELECTION DISTRICT 15TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE _____

OR SQUARE FEET 6,090

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

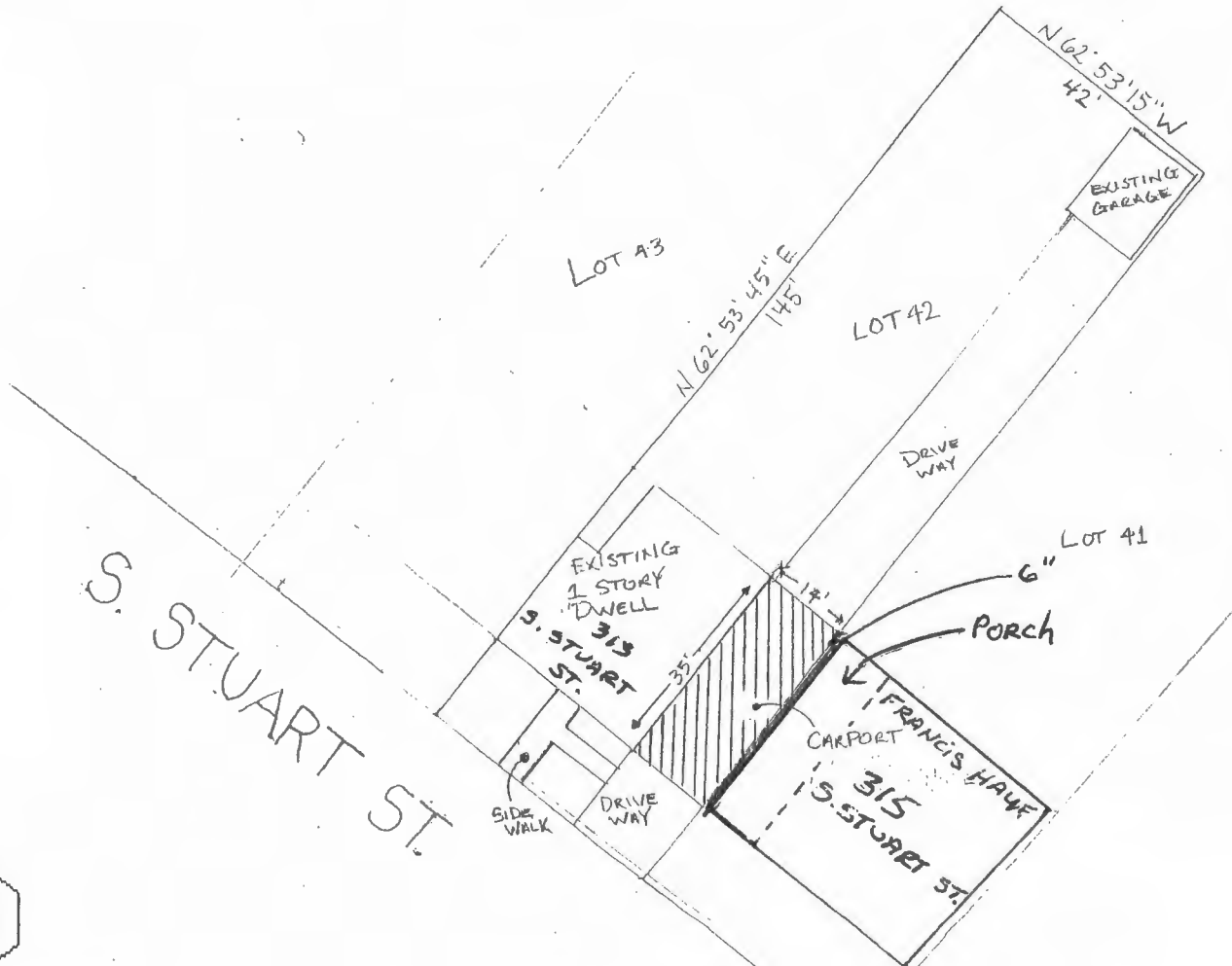
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Per Exh. A



PLAN DRAWN BY JASON KLINE DATE 5/21/15 SCALE: 1 INCH = 30 FEET