

M E M O R A N D U M

DATE: January 5, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0120-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 4, 2016. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(9 Quail Hill Court)
7th Election District *
3rd Council District *
Rodger O. and Linda M. Robertson *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0120-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Rodger O. and Linda M. Robertson ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 103.1 and 1A00.4 of the Baltimore County Zoning Regulations ("B.C.Z.R") [§§ 400.1 and 400.3 of the 1973 zoning regulations] to permit a proposed detached accessory structure (garage) to be located in the side property with a height of 18.75 ft. in lieu of the required rear property and maximum allowed height of 15 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 15, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 12-2-15

By EW

The Petitioners have filed the supporting affidavits as required by § 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 Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 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.

Although the Department of Planning did not make any recommendations related to the accessory structure (detached garage) height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 2nd day of **December, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 103.1 and 1A00.4 of the Baltimore County Zoning Regulations ("B.C.Z.R.) [§§ 400.1 and 400.3 of the 1973 zoning regulations] to permit a proposed detached accessory structure (garage) to be located in the side property with a height of 18.75 ft. in lieu of the required rear property and maximum allowed height of 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 12-2-15

By (signature)

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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 12-2-15

By DLW



KEVIN KAMENETZ
County Executive

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

December 2, 2015

Rodger O. and Linda M. Robertson
9 Quail Hill Court
Parkton, Maryland 21120

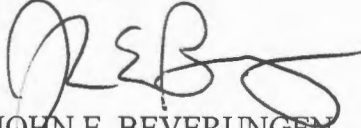
RE: Petition for Administrative Variance
Case No. 2016-0120-A
Property: 9 Quail Hill Court

Dear Mr. and Mrs. Robertson:

Enclosed please find a copy of the Order 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:dlw
Enclosure

c: Gregory J. Morgan, Sr., Brothers Services Company, 111 Hanover Pike,
Hampstead, MD 21074

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-16</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>11-18</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-12</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING <u>5 days</u>	Date: <u>11-15-15</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

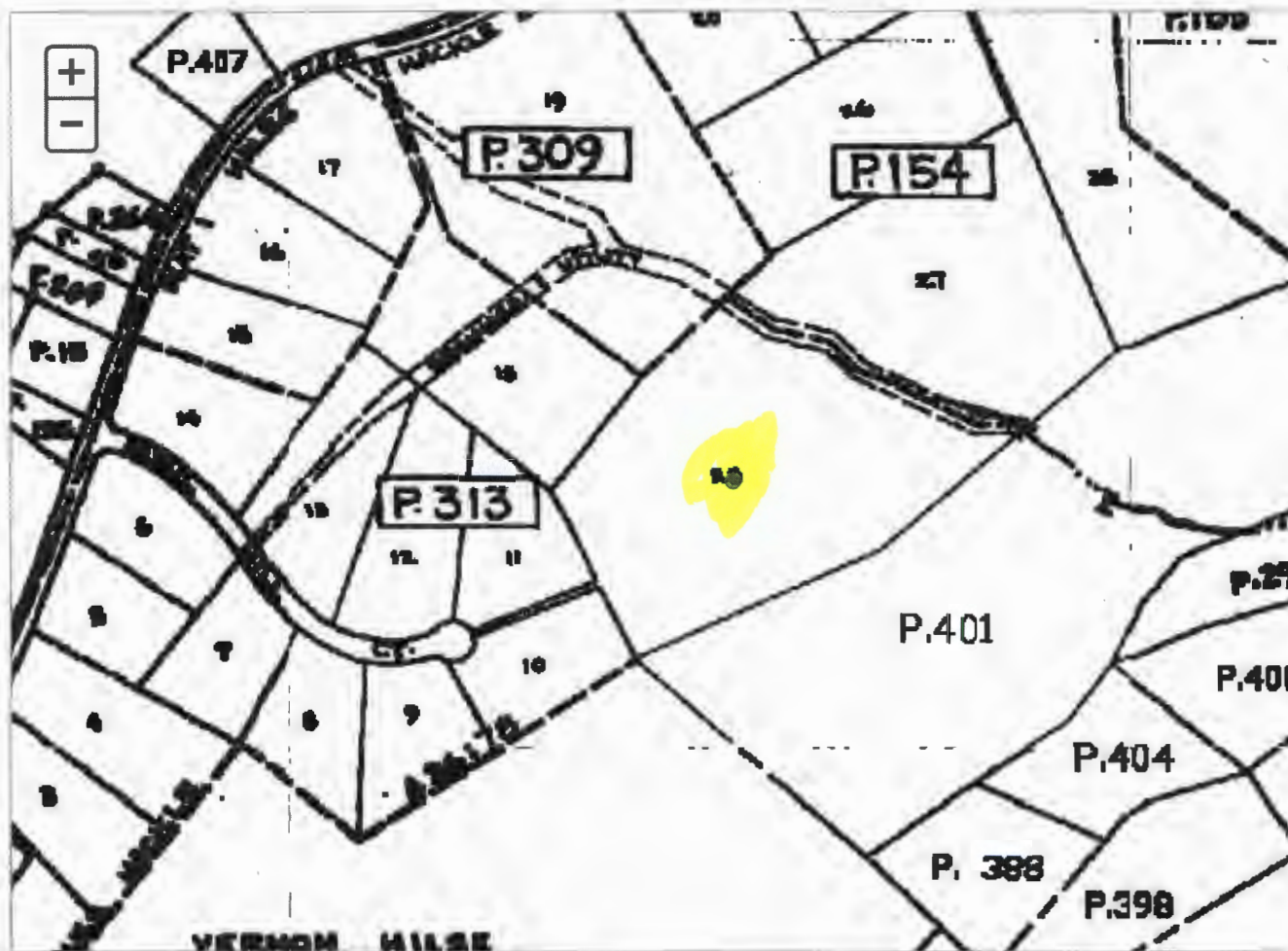
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 1600011340			
Owner Information					
Owner Name:	ROBERTSON RODGER O ROBERTSON LINDA M		Use:	RESIDENTIAL	
Mailing Address:	9 QUAIL HILL CT PARKTON MD 21120-9633		Principal Residence:	YES	
			Deed Reference:	/25566/ 00709	
Location & Structure Information					
Premises Address:		9 QUAIL HILL CT 0-0000		Legal Description:	11.97 AC 9 QUAIL HILL CT HALES HACKLE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0021	0008	0313		0000	
					Block:
					28
					Lot:
					28
					Assessment Year:
					2014
					Plat No:
					2
					Plat Ref:
					0036/ 0078
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			NONE		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1977	1,835 SF	900 SF	11.9700 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	3 full	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		192,300	176,900		
Improvements		227,400	247,500		
Total:		419,700	424,400	422,833	424,400
Preferential Land:		0			0
Transfer Information					
Seller: OTOOLE KATHLEEN A		Date: 05/01/2007		Price: \$600,000	
Type: ARMS LENGTH IMPROVED		Deed1: /25566/ 00709		Deed2:	
Seller: CLAUS OTTO R		Date: 04/07/2006		Price: \$575,000	
Type: ARMS LENGTH IMPROVED		Deed1: /23646/ 00702		Deed2:	
Seller: CLAUS OTTO R, JR		Date: 06/04/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12908/ 00606		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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 05/07/2008					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **07** Account Number: **1600011340**

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.

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>).

CERTIFICATE OF POSTING

Date: 11-15-15

RE: Case Number: 2016-0120-A

Petitioner/Developer: Rodger Robertson

Date of Hearing/Closing: 11-30-15

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 9 Quail Hill Ct

The signs(s) were posted on 11/15/15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2016-0120-A

TO PERMIT A PROPOSED DETACHED
ACCESSORY STRUCTURE (GARAGE) TO BE
LOCATED IN THE SIDE PROPERTY WITH A HEIGHT
OF 13.75 FEET IN LIEU OF THE REQUIRED REAR
PROPERTY AND MAXIMUM ALLOWED HEIGHT OF
15 FEET

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 11/30/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



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 9 Quail Hill Court Parkton MD Currently zoned RC 8 (vested RDP)
 Deed Reference 25566 / 00709 10 Digit Tax Account # 16 000 11340
 Owner(s) Printed Name(s) Rodger O. Robertson and Linda M. Robertson

(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)

Sections 103.1 and 1A00.4 of the BCZR (Sections 400.1 and 400.3 of 1973 zoning regs) – to permit a proposed detached accessory structure (garage) to be located in the side property with a height of 18.75 feet in lieu of the required rear property and maximum allowed height of 15 feet.

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):

Rodger O. Robertson Linda M. Robertson
 Name #1 – Type or Print Name #2 – Type or Print
Rodger O. Robertson Linda M. Robertson
 Signature #1 Signature #2
9 Quail Hill Ct Parkton MD
 Mailing Address City State
21120 410-459-7541 rorobertson9
 Zip Code Telephone # Email Address @gmail.com

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

Name- Type or Print
 Signature
 Mailing Address City State
 Date 12-2-15
 Zip Code Telephone # Email Address

Representative to be contacted:

Gregory J. Morgan, Sr.
 Name – Type or Print
Gregory J. Morgan
 Signature
111 Hancor Pike Hampstead MD.
 Mailing Address City State
21074 410-276-8437 gmorgan@brothersservices.com
 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 2016-0120A Filing Date 11/6/15 Estimated Posting Date 11/15/15 Reviewer RD

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: 9 Quail Hill Ct. Parkton, MD 21120
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)

We are requesting an administrative Variance for the construction of a detached garage on our property per attached drawings, plot plan and details set forth herein. Our existing garage is currently being renovated into living space for our elderly parents (under separate permit #BB89928). With the conversion of the garage into living space, we now require a climate controlled garage to accommodate vehicle and lawn/farmette equipment storage. The topography and site-lines of our property do not allow for construction to the rear of the home or to attach the garage. Because our property is located on a "flag/remote" lot on 12 acres of property and our home and the proposed garage is not visible from neighboring properties, we believe this project will have minimal or no aesthetic impact on neighboring properties. Thus, we do not expect any opposition by our neighbors to the requested approval of this variance. Thank you.

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

Rodger O. Robertson
Signature of Owner (Affiant)

Rodger O. Robertson
Name- Print or Type

Linda M. Robertson
Signature of Owner (Affiant)

Linda M. Robertson
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 28th day of October, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Rodger Robertson + Linda Robertson

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
7/23/2016
My Commission Expires

MATTHEW R. BOWERSOX
NOTARY PUBLIC STATE OF MARYLAND

Item #0120

ZONING PROPERTY DESCRIPTION FOR 9 QUAIL HILL COURT

Beginning at a point on the east side of Quail Hill Court, which has a 50-foot right of way, at the distance of 1200 feet (+/-) east of the centerline of the nearest improved intersecting street Prettyboy Dam Road, which has a 50-foot right of way. Being Lot #28 in the subdivision of Hale's Hackle in Baltimore County Plat Book #36, Folio #78, containing 11.97 acres. Located in the 7th Election District and 3rd Councilmanic District.

Item #0120

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2016- 0120 -A Address 9 Quail Hill CtContact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 11/6/15 Posting Date: 11/15/15 Closing Date: 11/30/15

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

- 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.
- 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.
- 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.
- 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 2016- 0120 -A Address 9 Quail Hill CtPetitioner's Name Rodger Robertson Telephone 410 459 7541Posting Date: 11/15/15 Closing Date: 11/30/15Wording for Sign: To Permit a proposed detached accessory structure (garage)
to be located in the side property with a height of 18.75 feet in lieu
of the required rear property and maximum allowed height of 15 feet

Revised 7/21/15

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/neighborhood 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: 2016-0120-A
Petitioner: Rodger O. and Linda Robertson
Address or Location: 9 Quail Hill Court, Parkton, MD. 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: Rodger Robertson
Address: 9 Quail Hill Court
Parkton, MD. 21120
Telephone Number: 410-459-7541

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

No. **128783**
 Date: **11/6/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DPM
 11/09/2015 11/06/2015 12:28:05 5
 REG NS05 WALKIN RBO5 LRB
 >> RECEIPT # 827324 11/06/2015 QFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 128783
 Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

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

Total: **\$75.00**

Rec From: _____
 For: **Zoning hearing - case # 2016-0120-A**

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

December 1, 2015

Rodger O & Linda M Robertson
9 Quail Hill Court
Parkton MD 21120

RE: Case Number: 2016-0120 A, Address: 9 Quail Hill Court

Dear Mr. & Ms. Robertson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 6, 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
Gregory J Morgan, Sr., Brothers Services Co., 111 Hanover Pike, Hampstead MD 21074

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 11/12/15

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

RE: Baltimore County
Item No. 2016-0120-A
Administrative Variance
Rodger D. & Linda M. Robertson
9 Quail Hill Court

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0120-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 16, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For November 9, 2015
Item No. 2016-0111, 0113, 0114, 0115, 0118 and 0120

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11092015.doc

Closing
11-30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

NOV 18 2015



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 18, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0120-A
Address 9 Quail Hill Court
(Robertson Property)

Zoning Advisory Committee Meeting of November 9, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 11-18-2015

Item #0120

Left side of home





Riviera Sd. - Front

Item #0120



Item #0120

Existing attached garage. being converted to in-law suite



Item # 0120

Rear / side of house



Item #0120

Front of home

Front of Home



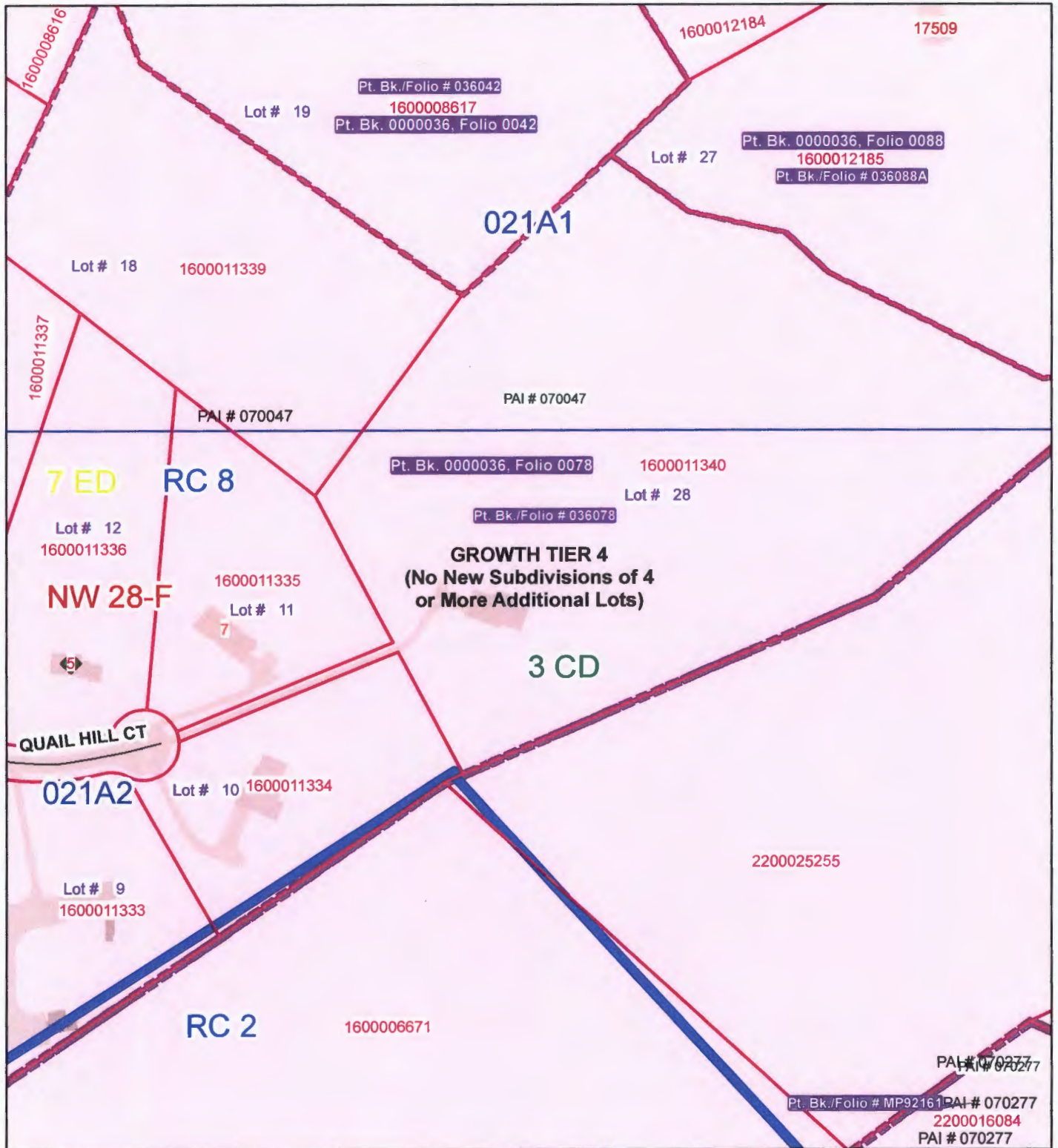
Item # 0020



Item #012

Left front of home

9 Quail Hill Court



Publication Date: 11/6/2015



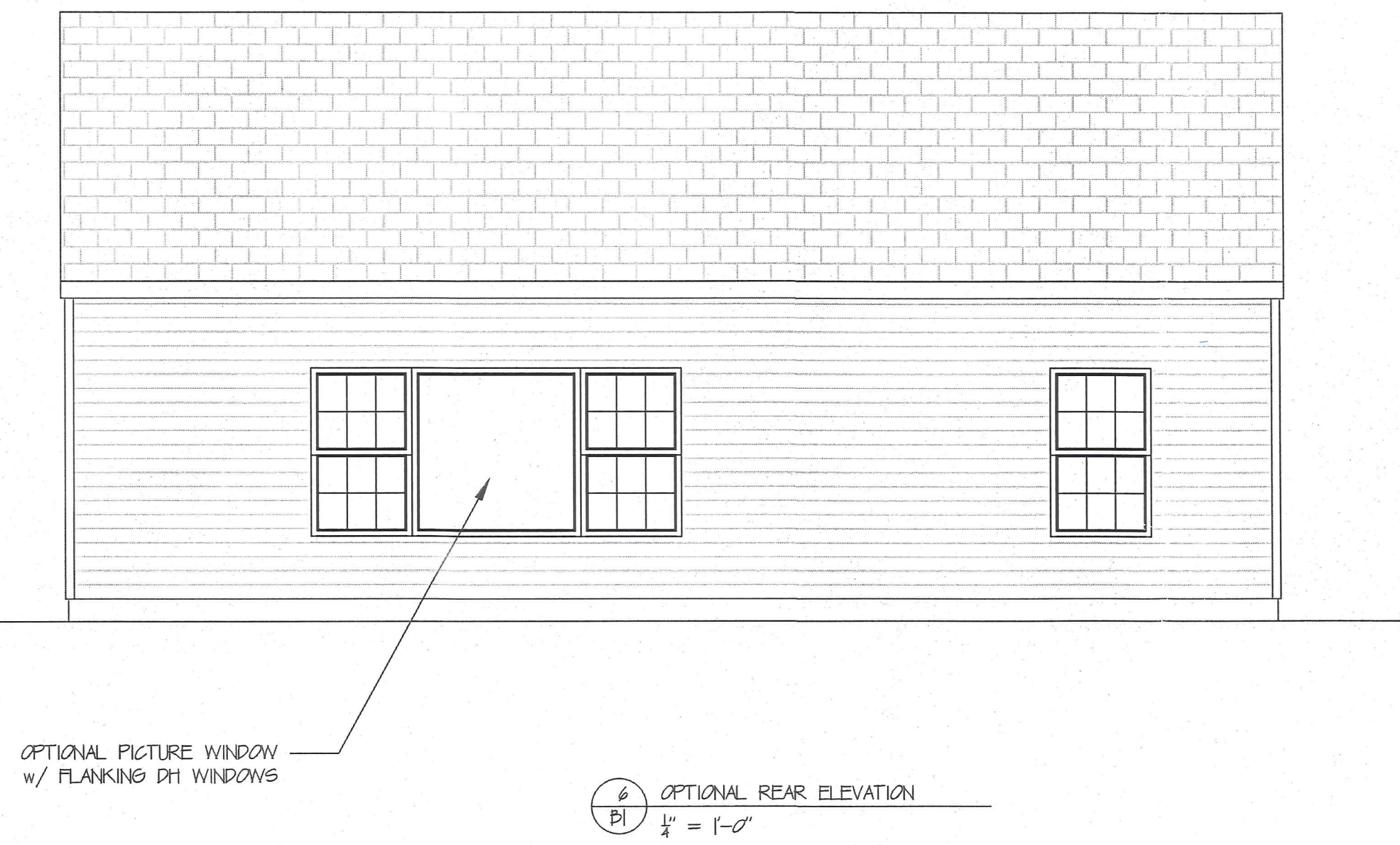
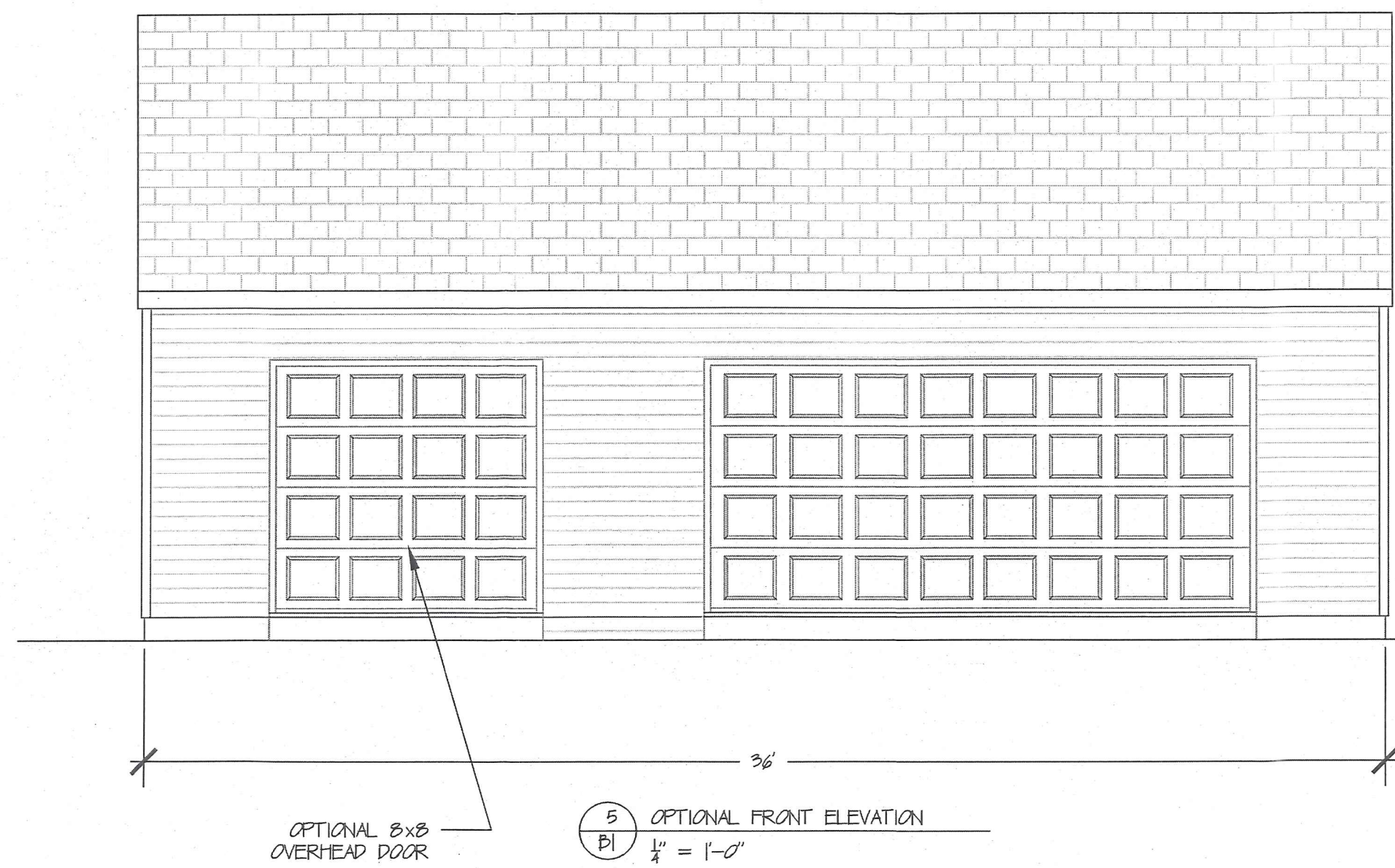
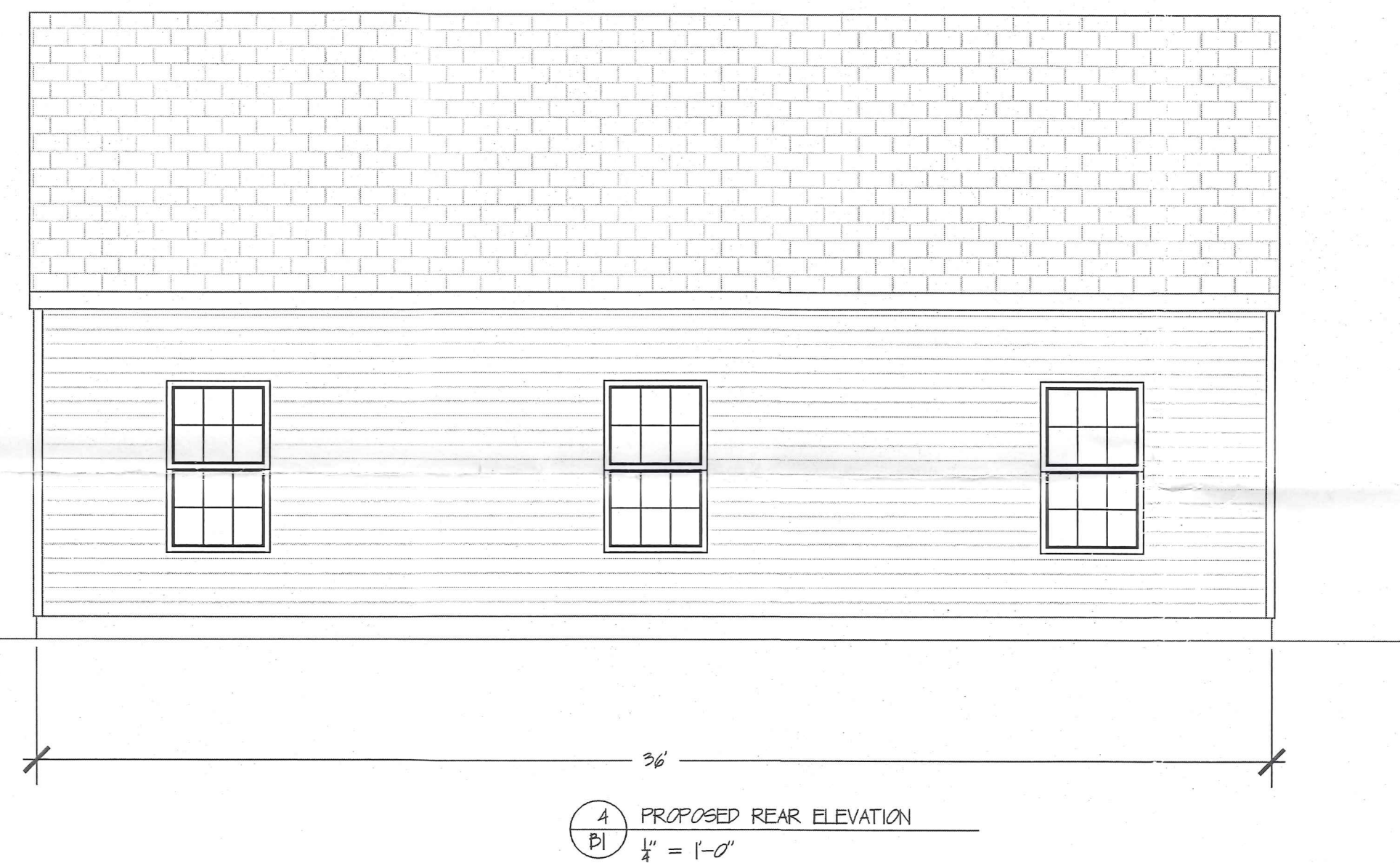
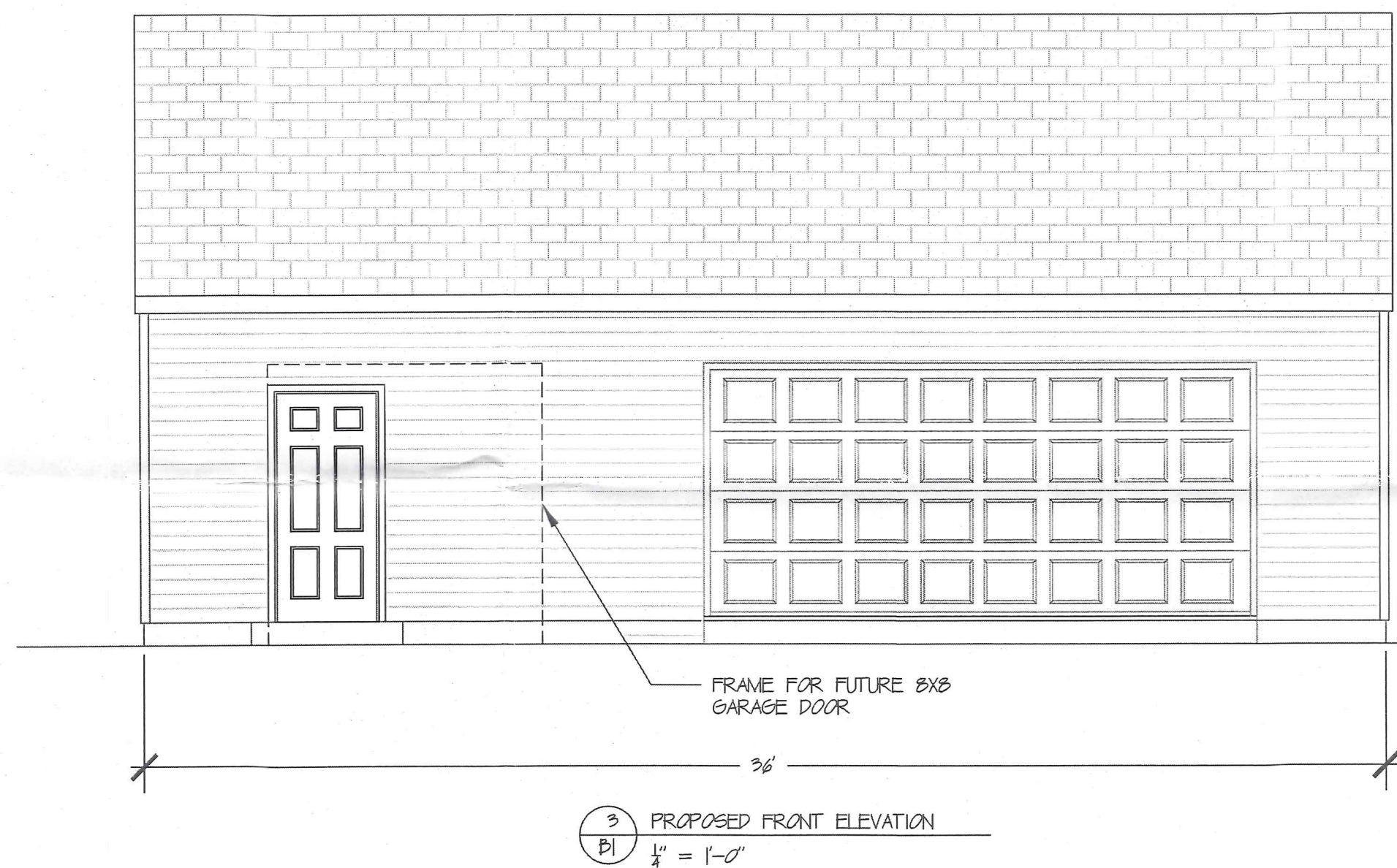
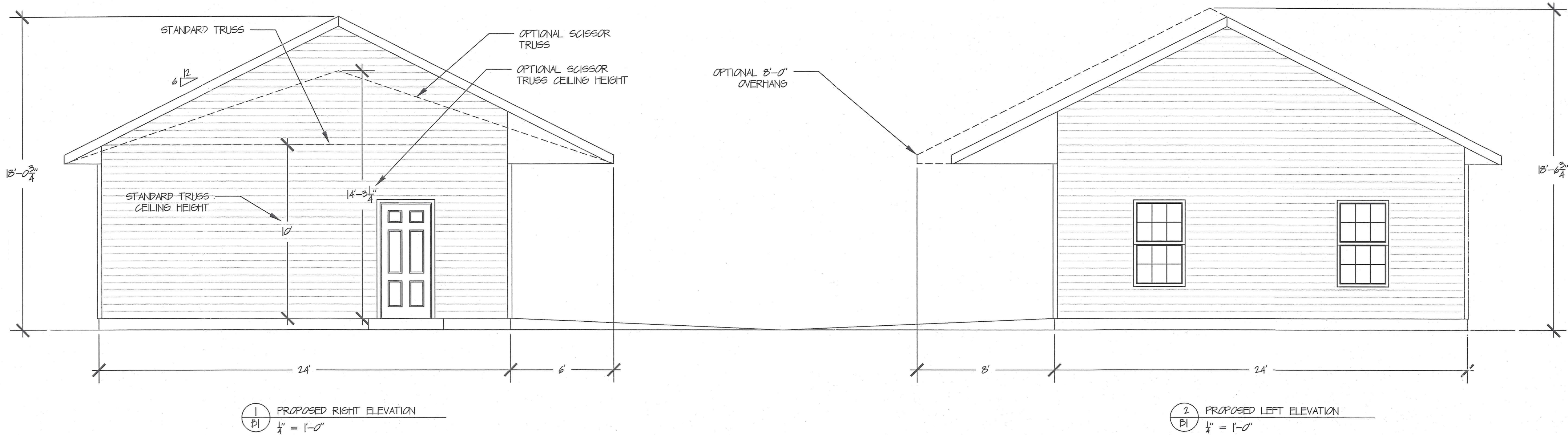
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 200 300 400 Feet

1 inch = 200 feet

Item #0120



REVISIONS

ROBERTSON GARAGE

BROTHERS SERVICES COMPANY

DATE: 08-04-15
DRAWN: DNC
PROJECT: 6191

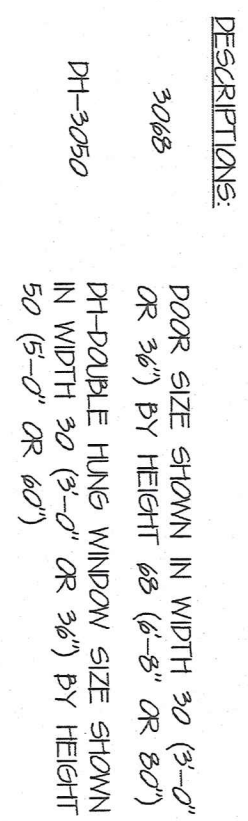
☒ REVIEW
☐ BID
☐ PERMIT

SHEET TITLE:
ELEVATIONS

SHEET: B1

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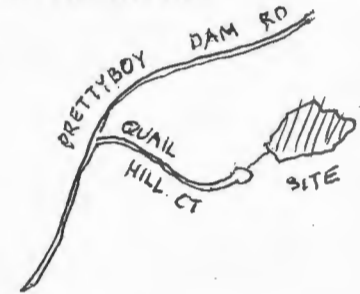
Item #0120

Pet. Eur-1

Item # 0120

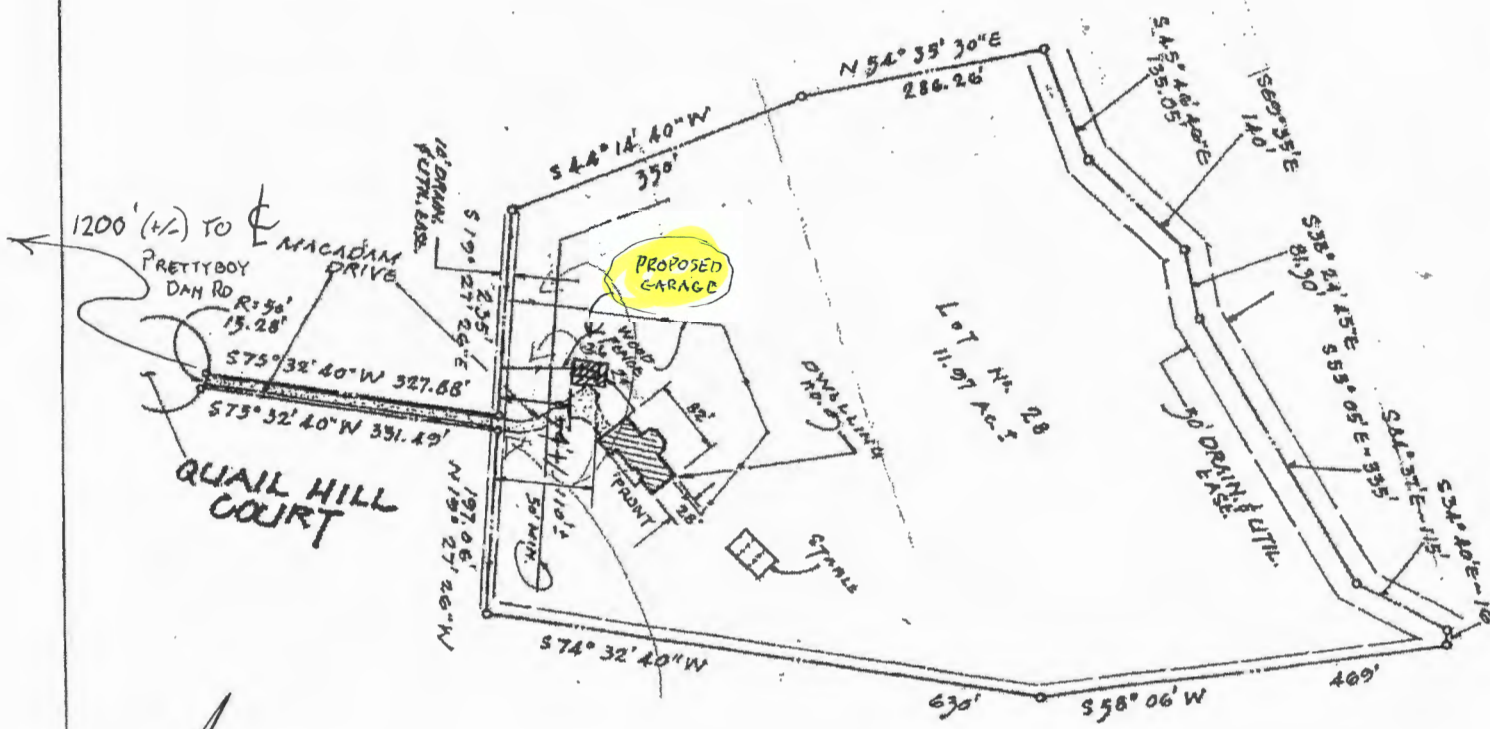
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 9 Quail Hill Court OWNER(S) NAME(S) Rodger O. & Linda M. Robertson
 SUBDIVISION NAME Hale's Hackle LOT # 78 BLOCK # SECTION #
 PLAT BOOK # 36 FOLIO # 78 10 DIGIT TAX # 160001340 DEED REF. # 25566-100709

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# O2(A1 + A2)
 SITE ZONED RC8 (vested ZDP)
 ELECTION DISTRICT 7th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 11.97 acre
 OR SQUARE FEET
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



PLAN DRAWN BY Due DATE 10/28/15 SCALE: 1 INCH = 200 FEET

VIOLATION CASE INFO:

#2016-0120-A RD Per. Exh. 1

SUBDIVISION NAME Hale's Hackle LOT # 78 BLOCK # SECTION #
PLAT BOOK # 36 FOLIO # 78 10 DIGIT TAX # 1600015340 DEED REF. # 25566-100709

PLAT BOOK # 36 FOLIO # 78 10 DIGIT TAX # 1600011340 DEED REF. # 25566-100709

MAP IS NOT TO SCALE.

ZONING MAP# 021A1 + A2
SITE ZONED RC8 (vested RDP)

ELECTION DISTRICT 7th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 11.97 acre

OR SQUARE FEET

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

AND ORDER RESERVATION BELOW

VIOLATION CASE INFO:

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VIOLATION CASE INFO:

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#2016-0120-A

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