

M E M O R A N D U M

DATE: May 27, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0193-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 26, 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 VARIANCE

(1129 Maple Avenue)

15th Election District

6th Council District

Michael J. Kasputis

Legal Owner

Carpentry Unlimited Homes, Inc.

Contract Purchaser

Petitioners

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0193-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 Michael J. Kasputis, legal owner of the subject property and Carpentry Unlimited Homes, Inc., contract purchaser ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 1A04.3.B.2.b to permit a front yard setback of 50 ft. from the center of a street or road and side yard setbacks of 10 ft. and 45 ft. in lieu of the required 75 ft., 50 ft., and 50 ft. respectively for a new dwelling . A site plan was marked as Petitioners' Exhibit 1.

Mark Fuchslager and David Billingsley appeared in support of the Petition. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning (DOP) and Department of Environmental Protection and Sustainability (DEPS), and conditions will be included in the Order below to address these comments.

The subject property is approximately 15,000 square feet and is zoned DR 5.5. The property is unimproved and is comprised of four (4) individual lots, each 25 ft. x 150 ft. The lots were created by the Plat of Cedar Beach, recorded in 1925. Petitioners propose to construct a single family dwelling (SFD) on the property, but variance relief is needed to do so.

ORDER RECEIVED FOR FILING

Date 4-26-16

By Sen

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The lots were created long ago, before the adoption of the B.C.Z.R. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct a single family dwelling on the lots. 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 Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 26th day of April, **2016**, 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.") § 1A04.3.B.2.b to permit a front yard setback of 50 ft. from the center of a street or road and side yard setbacks of 10 ft. and 45 ft. in lieu of the required 75 ft., 50 ft., and 50 ft. respectively for a new dwelling, be and is hereby GRANTED.

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. Prior to issuance of permits Petitioners must comply with the Critical Area Regulations.

ORDER RECEIVED FOR FILING

Date 4-26-16

By Sen

3. Petitioners must comply with the ZAC comment submitted by the DOP, a copy of which is attached hereto.

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/sln

ORDER RECEIVED FOR FILING

Date 4-26-16

By sln



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

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

REV. 10/4/11

10.10.10



ZONING DESCRIPTION

1129 MAPLE ROAD

Beginning at a point on the east side of Maple Road (40 feet wide) distant northerly 465 feet from its intersection with the centerline of Holly Neck Road, thence being all of Lots 158, 159, 160 and 161 as shown on the plat entitled Cedar Beach recorded among the Baltimore County Plat Records in Plat Book 7 Folio 186.

Containing 15,000 square feet or 0.344 acre of land, more or less.

Being known as 1129 Maple Road, located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Maryland.

2016-0193-A



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 4073179

Sold To:

Carpentry Unlimited Homes, LLC - CU00528562
850 Baltimore Yacht Club Rd
Attn: Mark Fuchsluger
Essex, MD 21221-2051

Bill To:

Carpentry Unlimited Homes, LLC - CU00528562
850 Baltimore Yacht Club Rd
Attn: Mark Fuchsluger
Essex, MD 21221-2051

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

Apr 05, 2016

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: # 2016-0193-A
1129 Maple Avenue
E/s Maple Avenue, 465 ft. N/of centerline of Holly Neck Road
15th Election District - 6th Councilmanic District
Legal Owner(s) Michael Kasputis
Contract Purchaser/Lessee: Carpentry Unlimited Homes, LLC

Variance: to permit a front yard setback of 50 ft. from the center of a street or road and side yard setbacks of 10 ft. and 45 ft. in lieu of the required 75 ft., 50 ft., and 50 ft. respectively for a new dwelling.

Hearing: Monday, April 25, 2016 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.

JT 4/6/16 April 5 4073179

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

Date: MARCH 31, 2016

RE: Project Name: 1129 MAPLE ROAD
Case Number /PAI Number: 2016-0193-A
Petitioner/Developer: CARPENTRY UNLIMITED HOMES LLC
Date of Hearing/Closing: APRIL 25, 2016

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 1129 MAPLE ROAD

The sign(s) were posted on MARCH 31, 2016

(Month, Day, Year)


(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

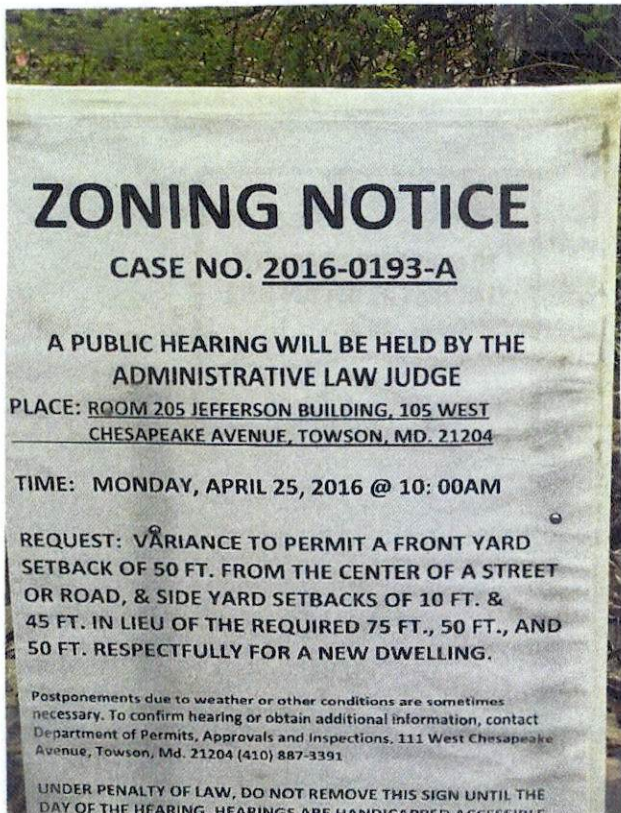
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)





KEVIN KAMENETZ
County Executive

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

March 15, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judges 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 NUMBER: 2016-0193-A

1129 Maple Avenue

E/s Maple Avenue, 465 ft. N/of centerline of Holly Neck Road

15th Election District – 6th Councilmanic District

Legal Owners: Michael Kasputis

Contract Purchaser/Lessee: Carpentry Unlimited Homes, LLC

Variance to permit a front yard setback of 50 ft. from the center of a street or road and side yard setbacks of 10 ft. and 45 ft. in lieu of the required 75 ft., 50 ft., and 50 ft. respectively for a new dwelling.

Hearing: Monday, April 25, 2016 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: Michael Kasputis, 109 Foxfire Drive, Port Deposit 21904
Mark Fuchsluger, P.O. Box 16638, Baltimore 21221
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 5, 2016.**
- (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
Tuesday, April 5, 2016 Issue - Jeffersonian

Please forward billing to:

Carpentry Unlimited Homes, LLC
Attn: Mark Fuchsluger
P.O. Box 16638
Baltimore, MD 21221

443-463-4972

NOTICE OF ZONING HEARING

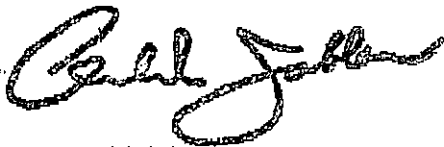
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Variance to permit a front yard setback of 50 ft. from the center of a street or road and side yard setbacks of 10 ft. and 45 ft. in lieu of the required 75 ft., 50 ft., and 50 ft. respectively for a new dwelling.

Hearing: Monday, April 25, 2016 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 ACCOMODATIONS, 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.

RE: PETITION FOR VARIANCE
1129 Maple Avenue; E/S Maple Avenue,
465' N of c/line of Holly Neck Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Michael J. Kasputis
Contract Purchaser(s): Carpentry Unlimited
Homes Inc

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-193-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

MAR 09 2016

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 9th day of March, 2016, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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/neighbor 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: 2016-0193-A
Petitioner: CARPENTRY UNLIMITED HOMES LLC
Address or Location: 1129 MAPLE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CARPENTRY UNLIMITED HOMES, LLC
Address: PO BOX 16638
BALTO MD. 21221
Telephone Number: (410) 679-8719

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

No. **135713**

Date: **2/25/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DEN
 2/25/2016 2/25/2016 09:15:32 5

RE: W005 WALKIN FEES LRB
 >> RECEIPT # 841645 2/25/2016 CFLN

De: 5 528 ZONING VERIFICATION
 CR NO. 135713

Receipt Tot - \$75.00

\$77.00 OT

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806		0000	6150				75.00

Total: **75.00**

Rec:
From:

For:

1129 Maple Ave

2016-0193-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*

April 20, 2016

Michael J Kasputis
109 Foxfire Drive
Port Deposit MD 21904

RE: Case Number: 2016-0193 A, Address: 1129 Maple Avenue

Dear Mr. Kasputis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 25, 2016. 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
Carpentry Unlimited Homes LLC, Mark A Fuchsluger, P O Box 16638, Baltimore MD 21221
David Billingsley, Central Drafting & Design, 601 Charwood Court, Edgewood MD 21040

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



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

Date: 3/7/16

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

RE: Baltimore County
Item No. 2016-0193-A
Variance
Michael J. Kasputis
1129 Maple Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0193-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 black ink, appearing to read 'David W. Peake'.

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

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690
www.roads.maryland.gov

4-20

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: March 24, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-193

INFORMATION:

Property Address: 1129 Maple Road
Petitioner: Michael J. Kasputis
Zoning: RC 5
Requested Action: Variance

RECEIVED
MAR 25 2016
OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a variance to permit a street line setback from the centerline of a street or road as close as 30 feet, and property line (side) setbacks of 10 feet and 45 feet in lieu of the required 75 feet and 50 feet respectively.

The Department has no objections to granting the petitioned relief conditioned upon the following:

- Ensure trees are left along the side property lines sufficient to provide screening between the residences or, where this is impractical, replace removed vegetation with adequate vegetative screening.

Please be aware this site is subject to the RC 5 Performance Standards pursuant to BCZR § 1A04. Architectural elevations must be submitted to this Department for review at the time of building permit application.

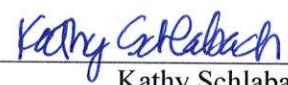
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Jeanette M. S. Tansey, R.L.A., Permits and Development Management
David Billingsley, Central Drafting & Design
Krystle Patchak
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED

MAR 15 2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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:

SUBJECT: DEPS Comment for Zoning Item # 2016-0193-A
Address 1129 Maple Avenue
(Kasputis Property)

Zoning Advisory Committee Meeting of March 14, 2016.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is requesting to allow a reduced front yard setback and side yard setback for the construction of a dwelling. The property is not waterfront, but there are nontidal wetlands and associated wetlands buffer on the site. The lot is grandfathered and fully forested. Complete lot coverage information was not provided. Lot coverage is limited to a maximum of 31.25% (4,687.5 square feet), with mitigation required for lot coverage between 25% (3,750 square feet) and 31.25%. As shown, the house and driveway are partially within the nontidal wetlands and wetlands buffer. There is also a forest clearing requirement that limits forest clearing to 30% without a variance, and mitigation for all forest clearing. No information was provided as to wetlands and wetlands buffer impacts and forest clearing and complete lot coverage information was not provided. Therefore, we cannot determine whether water quality impacts will be minimized.

2. Conserve fish, plant, and wildlife habitat;

No information was provided regarding the amount of impact to the wetlands, wetlands buffer, and forest clearing or mitigation for these impacts. Therefore we cannot determine that fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

As submitted, the Critical Area information is incomplete, and therefore we cannot say the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: March 15, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 14, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For March 14, 2016
Item No. 2016-0193, 0194, 0195, 0196, 0197 and 0198

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\ZAC03142016.doc

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**



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

DATE: March 24, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-193

INFORMATION:

Property Address: 1129 Maple Road
Petitioner: Michael J. Kasputis
Zoning: RC 5
Requested Action: Variance

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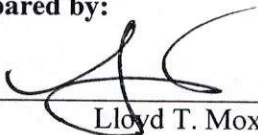
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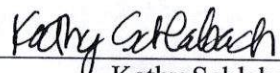
Please be aware this site is subject to the RC 5 Performance Standards pursuant to BCZR § 1A04. Architectural elevations must be submitted to this Department for review at the time of building permit application.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Jeanette M. S. Tansey, R.L.A., Permits and Development Management
David Billingsley, Central Drafting & Design
Krystle Patchak
Office of the Administrative Hearings
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 1129 MAPLE AVE
CASE NUMBER 2016-0693-A
DATE 4/25/16

PETITIONER'S SIGN-IN SHEET

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
3/14/16	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
3/15/16	DEPS (if not received, date e-mail sent _____)	C
	FIRE DEPARTMENT	
3/24/16	PLANNING (if not received, date e-mail sent _____)	C
3/7/16	STATE HIGHWAY ADMINISTRATION	no Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 4/5/16	
SIGN POSTING	Date: 3/31/16 by Billingsley	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w3)

Guide to searching the database

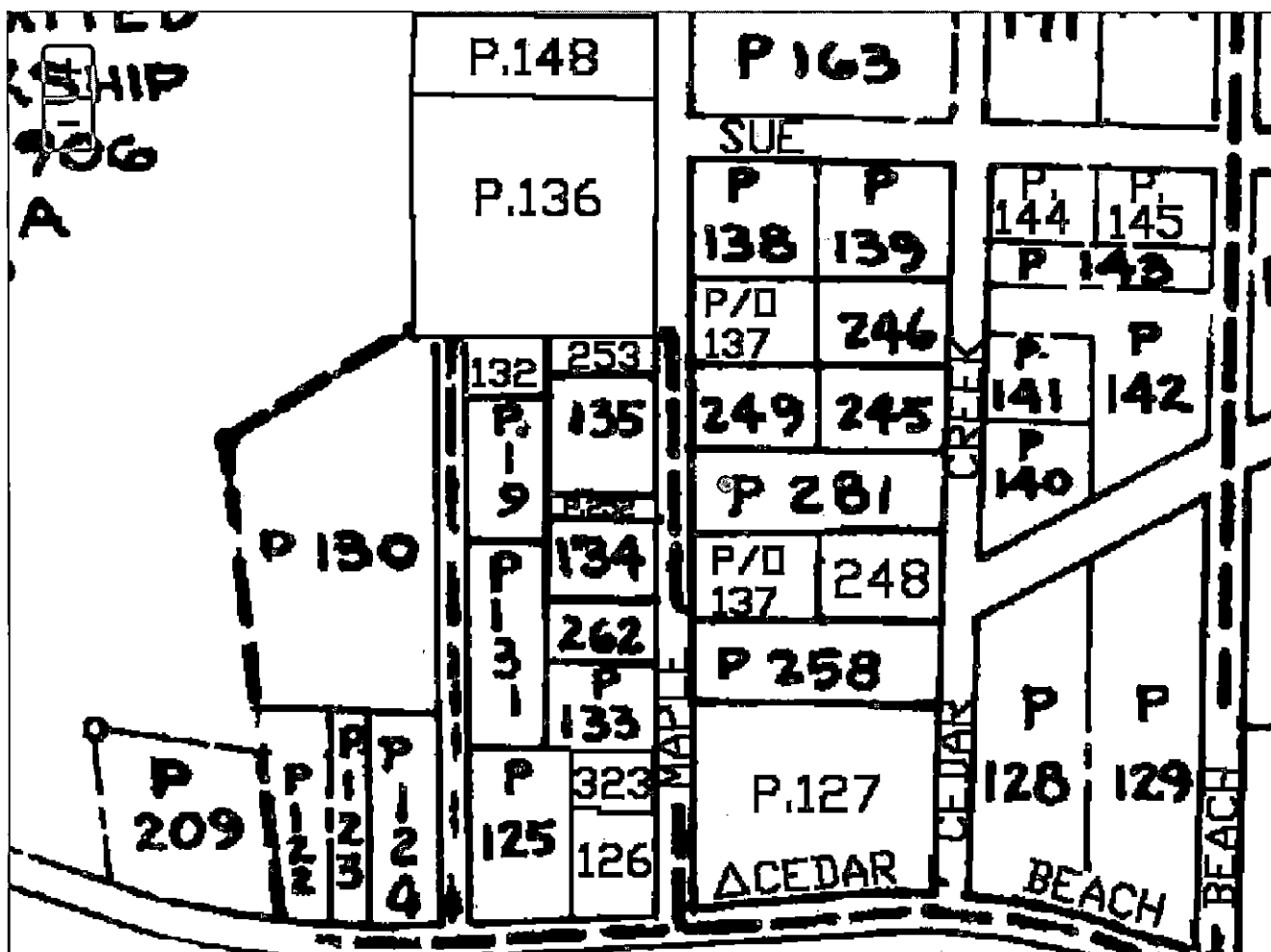
Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 15 Account Number - 1513108500						
Owner Information									
Owner Name:		KASPUTIS MICHAEL J			Use:		RESIDENTIAL		
Mailing Address:		109 FOXFIRE DR PORT DEPOSIT MD 21904-1682			Principal Residence: Deed Reference:		NO /32835/ 00204		
Location & Structure Information									
Premises Address:		MAPLE RD BALTIMORE 21221-0000			Legal Description:		LT 158-161 450 N HOLLY NECK RD CEDAR BEACH		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0105	0001	0281		0000	1			2015	Plat Ref: 0007/0186
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						15,000 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value		Phase-in Assessments			
				As of 01/01/2015		As of 07/01/2015		As of 07/01/2016	
Land:			41,500	41,500					
Improvements:			0	0					
Total:			41,500	41,500		41,500		41,500	
Preferential Land:			0					0	
Transfer Information									
Seller: SPINNATO MICHAEL				Date: 08/12/2002		Price: \$49,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /32835/ 00204		Deed2:			
Seller: WOLF RUSSELL ADAM				Date: 12/09/1980		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /06238/ 00791		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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: No Application									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 15 Account Number: 1513108500



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>).

192
5-27-16

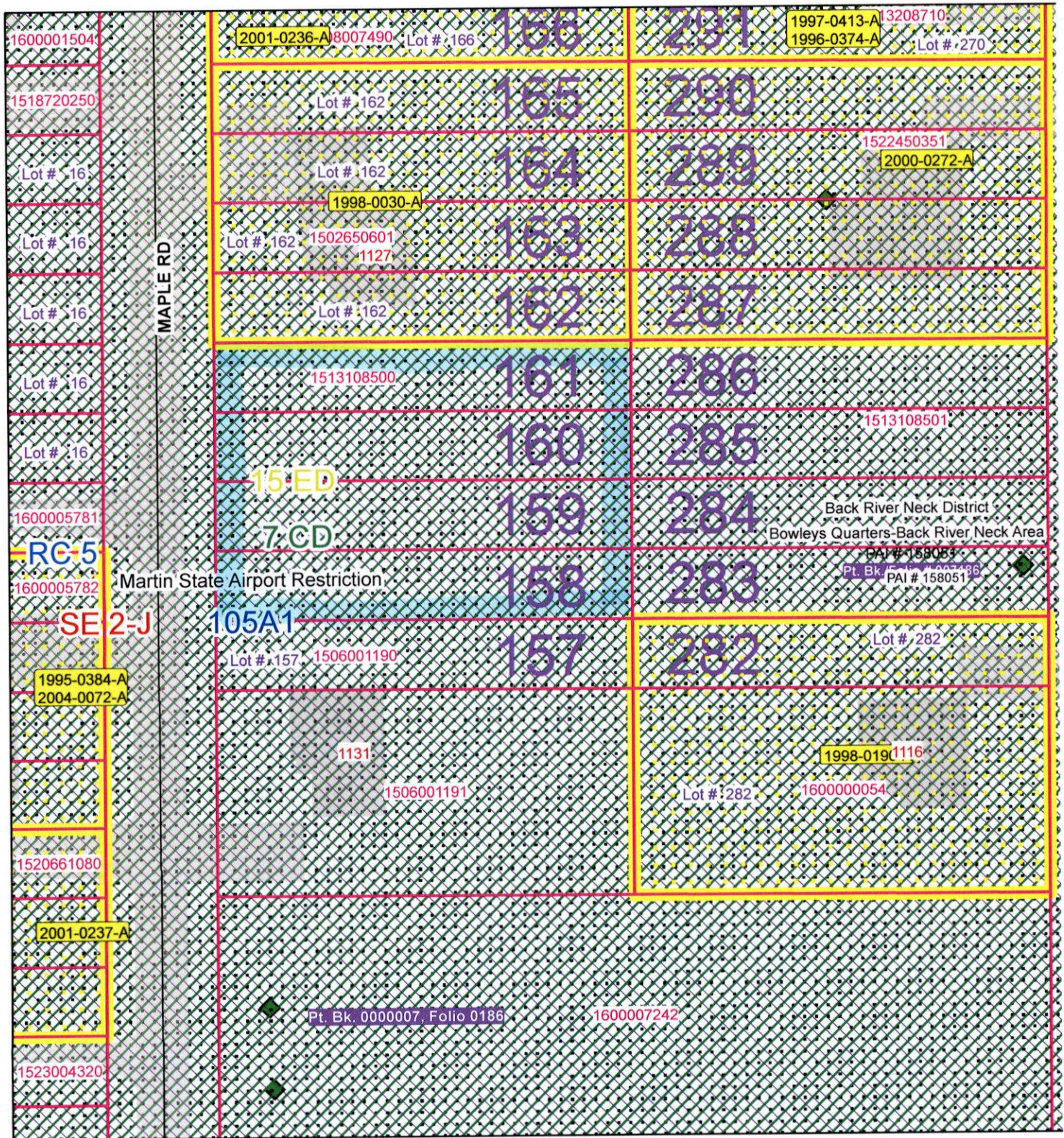
4-26-16
Sen

PETITIONER'S EXHIBITS

**1129 MAPLE AVENUE
CASE NO. 2016-0193-A**

- 1. PLAT TO ACCOMPANY PETITION DATED FEB. 8, 2016 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. DEED OF RECORD L. 32835 F. 204**
- 4. PLAT OF CEDAR BEACH PB 7 F 186 RECORDED 4-21-25**
- 5. AERIAL PHOTO**
- 6a – 6d. PHOTOS**

1125 Maple Road 201-0193-A



Publication Date: 2/25/2016

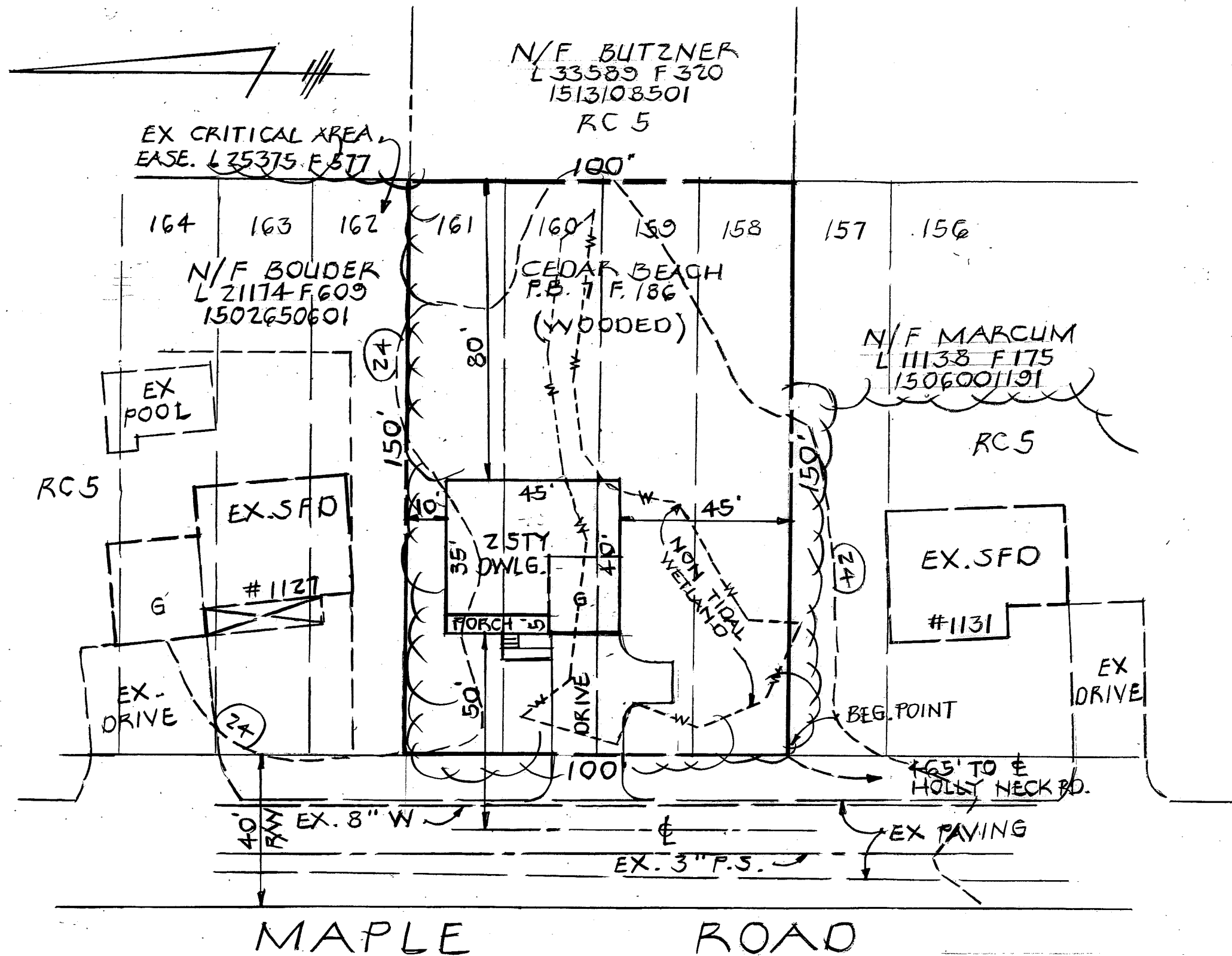


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet



NOTE

PRIOR TO ANY DISTURBANCE OR ISSUANCE OF ANY BUILDING PERMITS APPROVAL OF A VARIANCE FROM THE CHESAPEAKE BAY CRITICAL AREA REGULATIONS WILL BE REQUIRED.

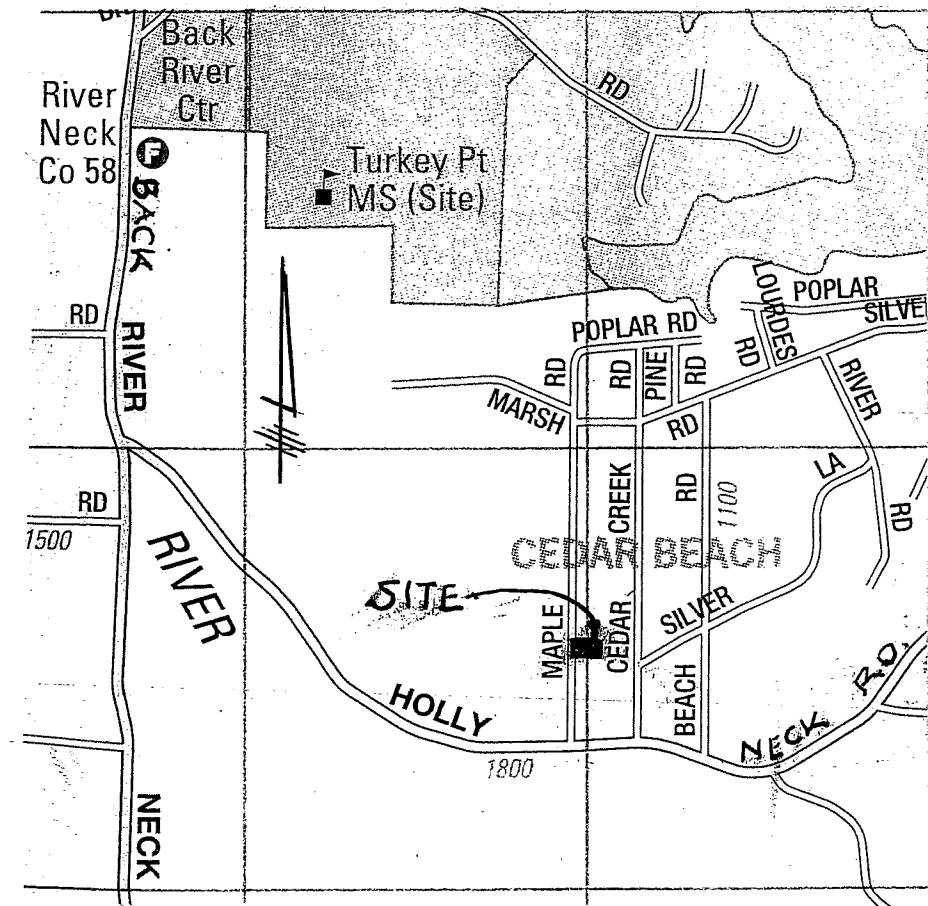
OWNER

MICHAEL J. KASPUTIS
109 FOXFIRE DRIVE
PORT DEPOSIT, MD. 21904
DEED REF: L32835 F.204
ACCT. NO. 1513108500

CONTRACT PURCHASER

CARPENTRY UNLIMITED HOMES LLC
P.O. BOX 16638
BALTIMORE, MD. 21221

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



VICINITY MAP
SCALE 1"=1000'

NOTES

1. ZONING.....RC5 (MAP NO. 105A1)
2. AREA.....15,000 SF = 0.344 ACRE +/-
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
5. SITE IS NOT LOCATED IN A FLOOD ZONE
6. SITE IS LOCATED IN THE CBCA
7. NO HISTORIC SITES, STRUCTURES OR UNDERGROUND STORAGE TANKS EXIST.
8. BUILDING COVERAGE...1900 / 15,000 = 12.7 %

2016-0193-A

PLAT TO ACCOMPANY ZONING PETITION

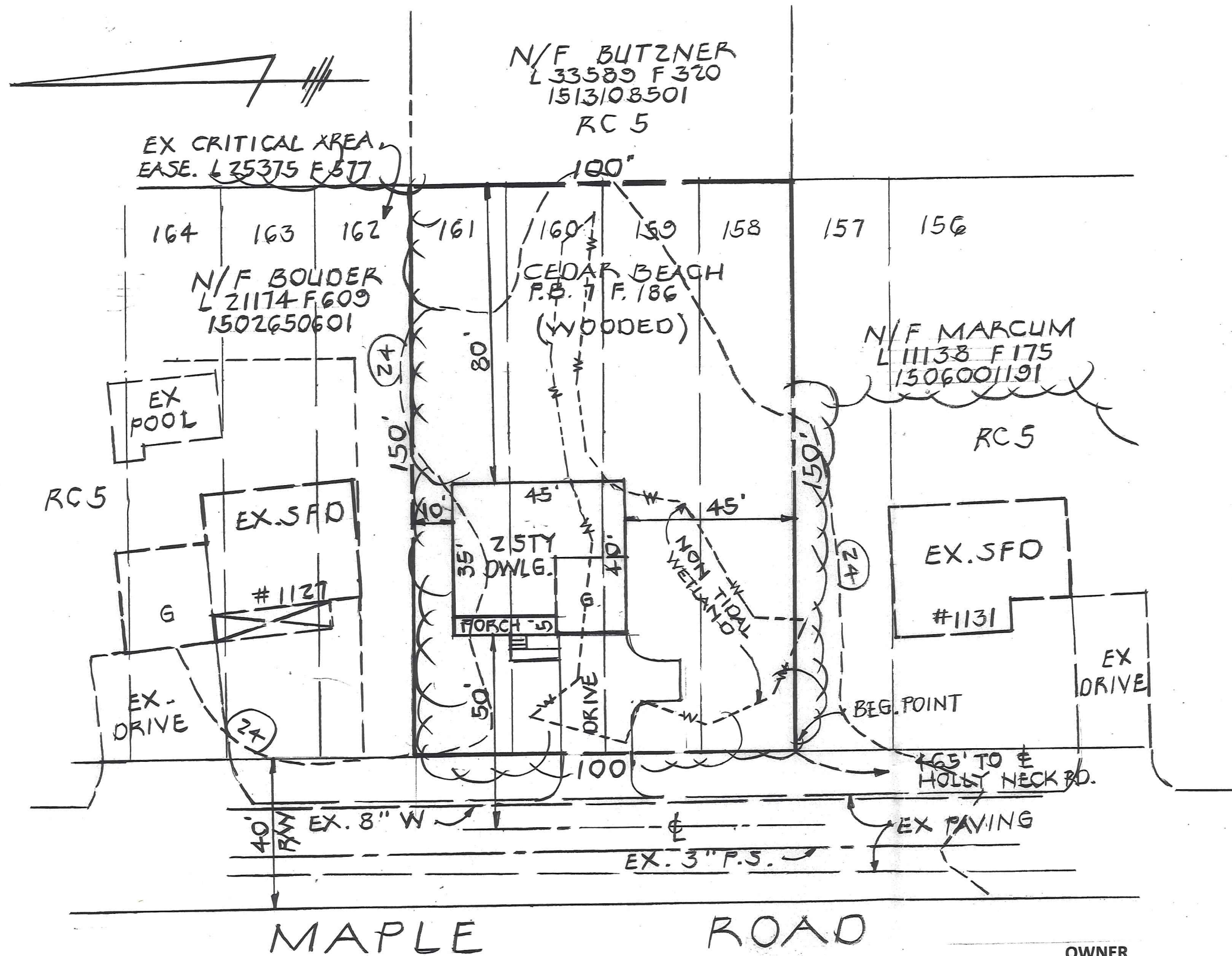
1129 MAPLE ROAD

LOTS 158 - 161 CEDAR BEACH PB 7 F 186

ELECTION DISTRICT 15C6

BALTIMORE COUNTY, MARYLAND

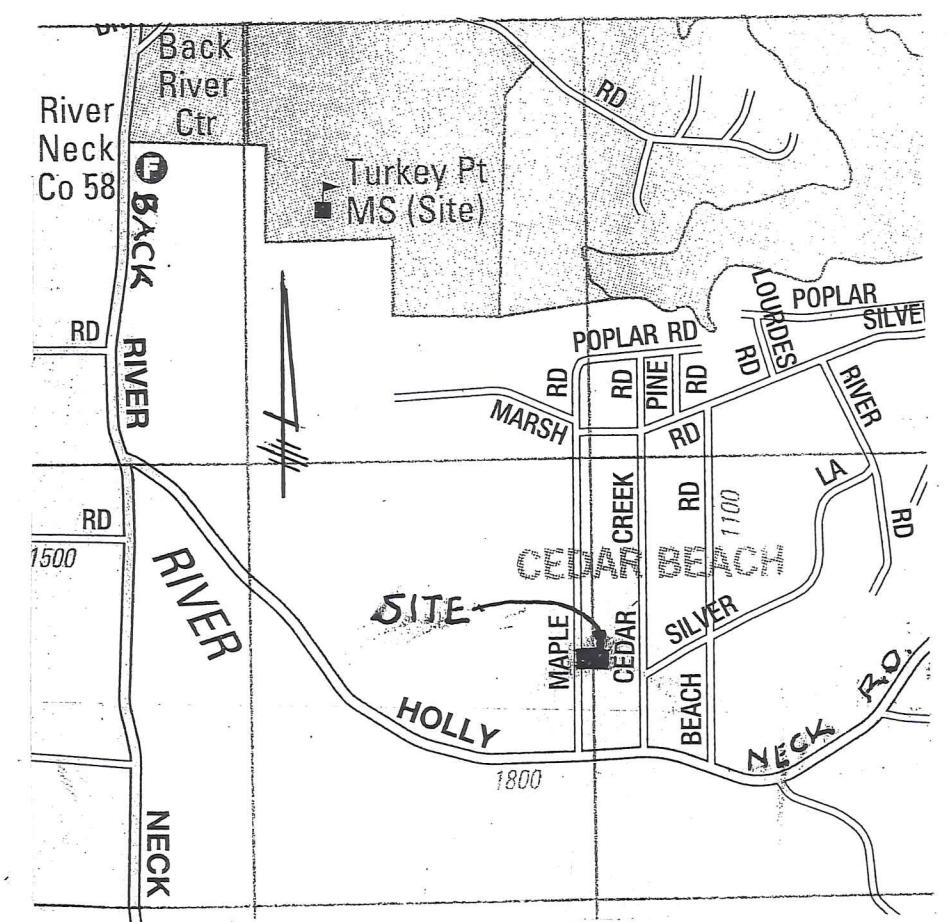
SCALE: 1 INCH = 30 FEET FEBRUARY 8, 2016



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APPROVAL OF A VARIANCE FROM THE CHESAPEAKE BAY CRITICAL AREA
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OWNER
MICHAEL J. KASPUTIS
109 FOXFIRE DRIVE
PORT DEPOSIT, MD. 21904
DEED REF: L.32835 F.204
ACCT. NO. 1513108500

CONTRACT PURCHASER
CARPENTRY UNLIMITED HOMES LLC
P.O. BOX 16638
BALTIMORE, MD. 21221



VICINITY MAP
SCALE 1" = 1000'

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**PETITIONER'S
EXHIBIT NO. 1**

PLAT TO ACCOMPANY ZONING PETITION
1129 MAPLE ROAD
LOTS 158 - 161 CEDAR BEACH PB 7 F 186
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 30 FEET FEBRUARY 8, 2016

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 - 1513108500			
Owner Information					
Owner Name:		KASPUTIS MICHAEL J		Use: RESIDENTIAL	
Mailing Address:		109 FOXFIRE DR PORT DEPOSIT MD 21904-1682		Principal Residence: NO	
				Deed Reference: /32835/ 00204	
Location & Structure Information					
Premises Address:		MAPLE RD BALTIMORE 21221-0000		Legal Description: LT 158-161 450 N HOLLY NECK RD CEDAR BEACH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0105	0001	0281		0000	1
				Block:	Lot:
				Assessment Year:	Plat No:
				2015	0007/0186
Special Tax Areas:				Town: NONE	
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
					15,000 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments	
				As of 07/01/2015	As of 07/01/2016
Land:		41,500	41,500		
Improvements		0	0		
Total:		41,500	41,500	41,500	41,500
Preferential Land:		0			0
Transfer Information					
Seller: SPINNATO MICHAEL		Date: 08/12/2002		Price: \$49,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /32835/ 00204		Deed2:	
Seller: WOLF RUSSELL ADAM		Date: 12/09/1980		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06238/ 00791		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, r

**PETITIONER'S
EXHIBIT NO. 2**

Crown Title Corporation
File No. 80359-12SH
Tax ID # 15-13-108500

No Title Search
No Title Insurance

This Deed, made this 15 day of OCTOBER, 2012, by and between Michael J. Kasputis, GRANTOR, and Michael J. Kasputis, GRANTEE.

- Witnesseth -

That for and in consideration of the sum of No Dollars 00/100 (\$.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said, as sole owner, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot Nos. 161, 160, 159 and 158, situate on the East side of Maple Road, all as shown on a plat entitled "Plat of Cedar Beach, Section 1", which plat is recorded among the Land Records of Baltimore County, in Plat Book WPC No. 7, folio 186.

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY)
The improvements thereon being known as 161 Maple Road, Essex, MD 21221.

BEING part of the same lot of ground which by Deed dated June 27, 2002, and recorded among the Land Records of Baltimore County, Maryland, in Liber 16697, Folio 334, was granted and conveyed by Michael Spinnato and Barbara Spinnato unto Michael J. Kasputis.

Tax Account No. 15-13-108500

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said, as sole owner, in fee simple.

PETITIONER'S
EXHIBIT NO. 3

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

Michael J. Kasputis (Seal)
Michael J. Kasputis

STATE OF MARYLAND } ss
COUNTY OF BALTIMORE }

I hereby certify that on this 15 day of October, 2012, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michael J. Kasputis, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy J. Miller, Notary Public
Lower Chanceford Twp., York County
My Commission Expires Sept. 12, 2014
Member, Pennsylvania Association of Notaries

Wendy J. Miller
Notary Public
My commission expires Sept. 12, 2014

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

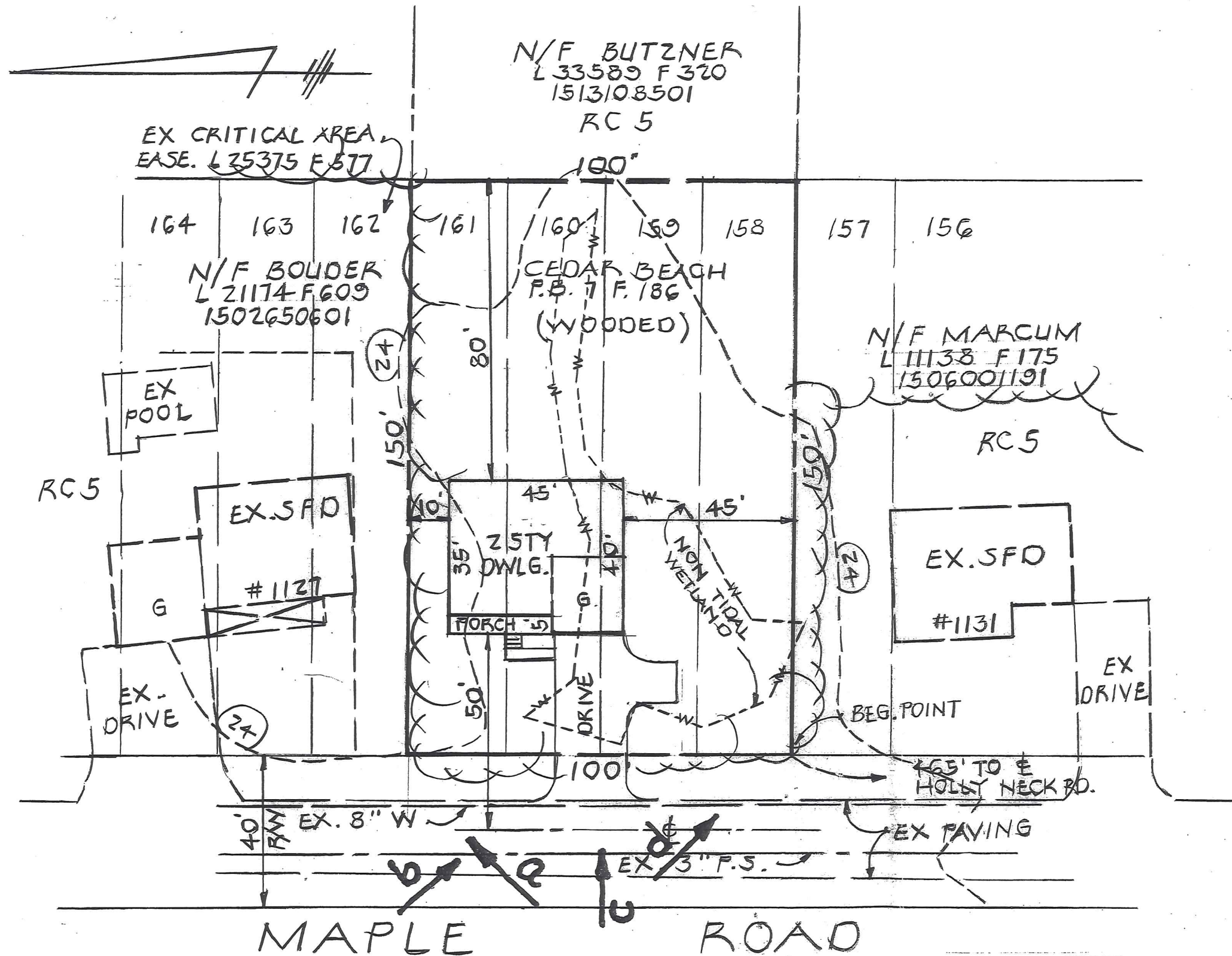
Attorney

AFTER RECORDING, PLEASE RETURN TO:
Crown Title Corporation
One Sanford Avenue
Baltimore, MD 21228



PETITIONER'S
EXHIBIT NO. 5

Imagery Date: 10/2



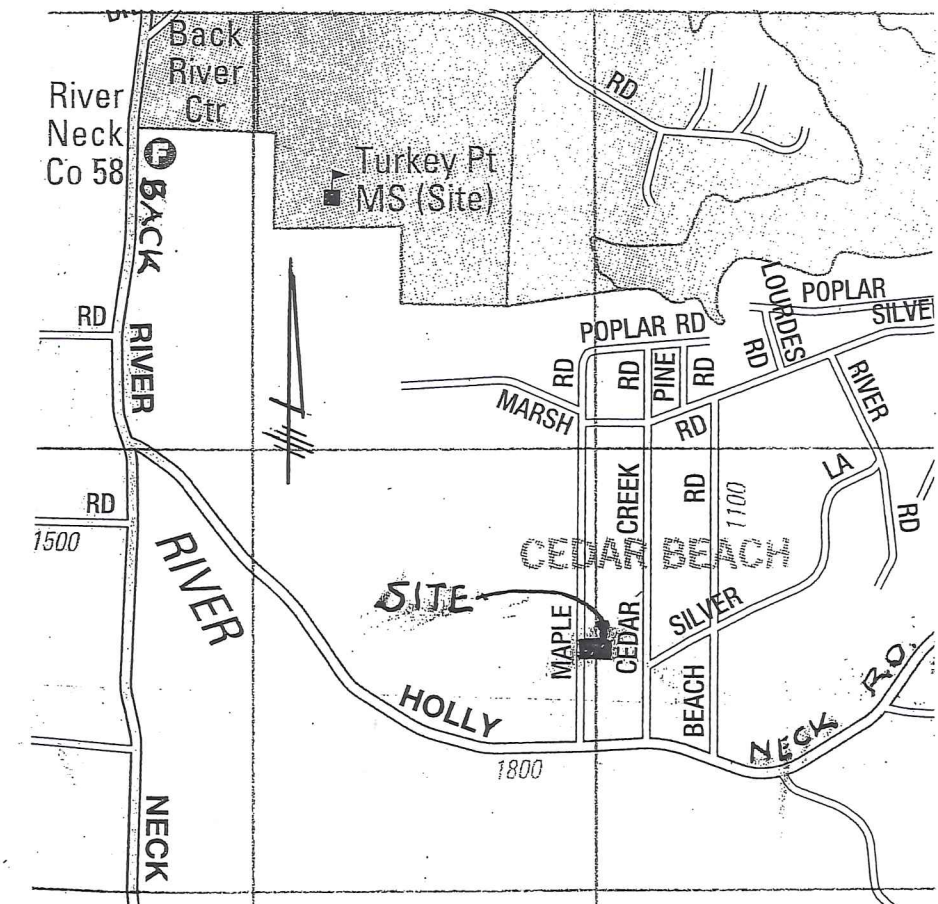
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CONTRACT PURCHASER

CARPENTRY UNLIMITED HOMES LLC
P.O. BOX 16638
BALTIMORE, MD. 21221



VICINITY MAP
SCALE 1" = 1000'

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PETITIONER'S
EXHIBIT NO. **6a-6d**

PLAT TO ACCOMPANY ZONING PETITION

1129 MAPLE ROAD

LOTS 158 – 161 CEDAR BEACH PB 7 F 186

ELECTION DISTRICT 15C6

BALTIMORE COUNTY, MARYLAND

SCALE: 1 INCH = 30 FEET FEBRUARY 8, 2016



b



a



d



c