

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. 2016-0194-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

(2326 Hoover Lane)

11th Election District

3rd Council District

Jerry Bentley, Jr.

Legal Owner

Petitioner

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0194-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 Jerry Bentley, Jr., legal owner of the subject property ("Petitioner"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §400.3 to permit an existing garage with a height of 18 ft., in lieu of the required 15 ft. A site plan was marked as Petitioner's Exhibit 1.

Jerry Bentley appeared in support of the Petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). A condition will be included in the Order below to address that comment.

The subject property is 3.70 acres and zoned RC 5. The property is improved with a single family dwelling (SFD) and a one-story garage situated to the rear of the dwelling. Petitioner constructed the garage without a permit, and in applying for the permit was informed a variance was needed for the 18' height of the existing garage.

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

ORDER RECEIVED FOR FILING
Date 4-26-16

By den

difficulty or hardship.

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

Petitioner has met this test. The property is irregularly shaped and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be required to raze the garage. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

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.") §400.3 to permit an existing garage with a height of 18 ft., in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The Petitioner or subsequent owners shall not convert the accessory structure (garage) into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure (garage) shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 4-26-16

By sen

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 slr



PETITION FOR ZONING HEARING(S)

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

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

Address 2326 Hoover La. 21057 which is presently zoned RCS
 Deed References: 16097-0681 10 Digit Tax Account # 2200023779
 Property Owner(s) Printed Name(s) Jerry Bentley Jr

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

BCZR: 400.3 → To permit an existing garage with a height of 18 feet in lieu of the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Jerry Bentley Jr

Name #1- Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

2326 Hoover La. Glen Arm MD

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

CASE NUMBER 2016-0194-A

Filing Date 2/25/16

Do Not Schedule Dates: _____

Reviewer JS

Zoning Property Description for 2326 Hoover Lane

Glen Arm, MD 21057

Lot 3, Plat of Minor Subdivision of the Pearce Property, West side of Glenarm Road, 1400 feet North of Cromwell Bridge Road, Eleventh Election District, Baltimore County, Maryland.

Beginning for the same at a point on the Northwest outline of the land shown on the Plat of the Minor Subdivision of the Pearce Property, which Plat is approved as a Baltimore County, Maryland Minor Subdivision as Project No. 92-315 MP, having an approval date of May 24, 1993, said point being also the beginning of the seventh or South 63 deg 50 min 40 sec West 272.10 foot line of the land described in Parcel 3 on Schedule A in the Deed from Elizabeth Smith Littleton to Marion G. Pearce dated November 1, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber S. M. 9001, Folio 713, running thence referring the courses and distances to the meridian as established in the Baltimore County Metropolitan District and binding on a part of said seventh line of Parcel 3 on Schedule A, and binding on the North lot line of Lot 3 shown on said Minor Subdivision Plat, the following course and distance; (1) South 63 deg 50 min 40 sec West 192.10 feet, thence binding on the lot lines between Lot 3 and Lot 2 shown on said Minor Subdivision Plat; the following four courses and distances; (2) South 57 deg 57 min 58 sec East 170.00 feet, (3) South 76 deg 00 min 39 sec East 45.99 feet, (4) South 37 deg 57 min 58 sec East 155.00 feet, and (5) North 82 deg 57 min 02 sec East 349.00 feet to a point on the East outline of the land shown on said Minor Subdivision Plat, thence binding for a part on said East outline, the following course and distance; (6) North 10 deg 21 min 25 sec West 23.12 feet to the beginning of the fourth or North 49 deg 16 min 10 sec East 49.93 foot line of said land to Pearce, thence binding on said fourth, the fifth and sixth lines of said land to Pearce and binding on the East, Northeast, and Northwest outlines of the land shown on said Minor Subdivision being the lot lines of said Lot 3, the following three courses and distances; (7) North 49 deg 16 min 10 sec East 49.93 feet, (8) North 37 deg 57 min 58 sec West 487.98 feet and (9) South 49 deg 16 min 12 sec West 200.54 feet to the place of beginning.

Together with the right and use thereof with others entitled thereof for purposes of ingress, egress, maintenance and utility easement of a strip of land which is 40 feet wide in that portion running Southeasterly from the Southeast corner of the above described land and 32.5 feet wide in that portion running Northeasterly to Glenarm Road adjacent to the Northwest side of the 25 foot wide strip of land reserved to the Mayor and City Council of Baltimore as an exception in a Deed recorded among the Land Records of Baltimore County, Maryland in Liber W. P. C. 614 Folio 421, said easement crossing over the panhandle portions of the following four Deeds:

(1) The panhandle portion of a Deed for 7.50 acres dated November 1, 1991 from Elizabeth Smith Littleton to Sally Ellen Morgan Attfield and recorded among the aforesaid Land Records in Liber S. M. 9001 Folio 710.

(2) The panhandle portion of a Deed for 7.51 acres dated November 1, 1991 from Elizabeth Smith Littleton to Marion G. Pearce and recorded among the aforesaid Land Records in Liber S. M. 9001 Folio 713.

(3) The panhandle portion of a Deed for 5.439 acres dated December 19, 1967 from Elva G. Young to William S. Smith and Elizabeth H. Smith, his wife, and recorded among the aforesaid Land Records in Liber O. T. G. 4334 Folio 512.

(4) The panhandle portion of the third or 0.224 acre parcel of a Deed dated December 19, 1967 from Elva G. Young to William S. Smith and Elizabeth H. Smith, his wife, and recorded among the aforesaid Land Records in Liber O. T. G. 4834 Folio 515.

Being Lot # 3 in the minor subdivision of the Pearce Property as recorded in Baltimore County Pt. Bk./ Folio # MP 92315 containing 3.70 acres in lot. Located in the 11th Election District and 3rd Council District.



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 4073013

Sold To:

Jerry Bentley, Jr. - CU00528546
2326 Hoover Ln
Glen Arm, MD 21057-9427

Bill To:

Jerry Bentley, Jr. - CU00528546
2326 Hoover Ln
Glen Arm, MD 21057-9427

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: # 2016-0194-A
2326 Hoover Lane
N/s Hoover Lane, 1120 ft. n/w of intersection with Glen Arm Road
11th Election District - 3rd Councilmanic District
Legal Owner(s) Jerry Bentley, Jr.

Variance: to permit an existing garage with a height of 18 feet in lieu of the required 15 feet.

Hearing: Monday, April 25, 2016 at 11:00 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 4073013

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/3/2016

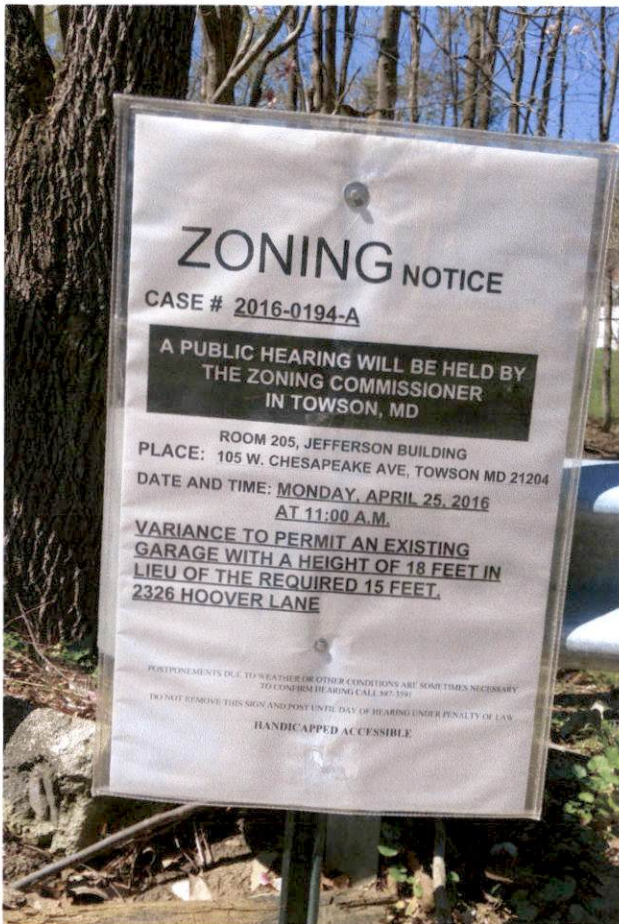
Case Number: 2016-0194-A

Petitioner / Developer: JERRY BENTLEY, JR.

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:
2326 HOOVER LANE

The sign(s) were posted on: APRIL 3, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

March 16, 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: 2016-0194-A

2326 Hoover Lane

N/s Hoover Lane, 1120 ft. n/w of intersection with Glen Arm Road

11th Election District – 3rd Councilmanic District

Legal Owners: Jerry Bentley, Jr.

Variance to permit an existing garage with a height of 18 feet in lieu of the required 15 feet.

Hearing: Monday, April 25, 2016 at 11:00 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: Jerry Bentley, Jr., 2326 Hoover Lane, Glen Arm 21057

- 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:
Jerry Bentley, Jr.
2326 Hoover Lane
Glen Arm, MD 21057

443-807-0432

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 NUMBER: 2016-0194-A

2326 Hoover Lane

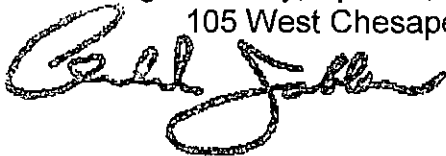
N/s Hoover Lane, 1120 ft. n/w of intersection with Glen Arm Road

11th Election District -- 3rd Councilmanic District.

Legal Owners: Jerry Bentley, Jr.

Variance to permit an existing garage with a height of 18 feet in lieu of the required 15 feet.

Hearing: Monday, April 25, 2016 at 11:00 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 * BEFORE THE OFFICE
2326 Hoover Lane; N/S Hoover Lane, *
1120' NW the intersection with Glen Arm Rd * OF ADMINISTRATIVE
11th Election & 3rd Councilmanic Districts *
Legal Owner(s): Jerry Bentley Jr. * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2016-194-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 Jerry Bentley, Jr., 2326 Hoover Lane, Glen Arm, Maryland 21057, 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/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: 2016-0194 A.

Petitioner: JERRY BENTLEY, JR.

Address or Location: 2326 HOOVER LANE, 21057

PLEASE FORWARD ADVERTISING BILL TO:

Name: JERRY BENTLEY, JR

Address: 2326 HOOVER LANE

GLEN ARM, MD 21057

Telephone Number: 443-807-0432

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

No. **135714**

Date: **2/25/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 2/25/2016 2/25/2016 10:22:00 3

RECEIPT # 439611 2/25/2016 OFLN

Dept 5 523 ZONING VERIFICATION
 No. 135714

Receipt Tot \$75.00
 \$5.00 CK \$69.00 CA
 \$5.00- CB

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: **BENTLEY**

For: **2016-0194A**

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

Jerry Bentley Jr.
2326 Hoover Lane
Glen Arm MD 21057

RE: Case Number: 2016-0194 A, Address: 2326 Hoover Lane

Dear Mr. Bentley:

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

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. 2016-0194-A
Variance
Jerry Bealleg, Jr.
2326 Hoover Lane

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0194-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

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: 16-194

RECEIVED

MAR 29 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 2326 Hoover Lane
Petitioner: Jerry Bentley, Jr.
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit an existing garage with a height of 18 feet in lieu of the required 15 ft.

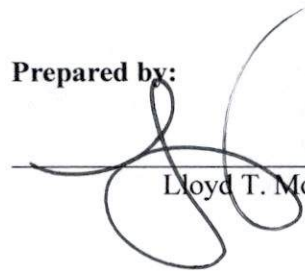
A site visit was conducted on March 16, 2016.

The Department has no objection to granting the petitioned zoning relief conditioned on the following:

- The garage shall not be used as a residence or for commercial purposes.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Jerry Bentley, Jr.
Kaylee Justice
Office of the Administrative Hearings
People's Counsel for Baltimore County

4-25

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAR 10 2016
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: March 10, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0194-A
Address 2326 Hoover Lane
(Bentley, Jr. Property)

Zoning Advisory Committee Meeting of March 14, 2016.

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

Reviewer: Steve Ford

Date: 03-10-2016

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: 16-194

INFORMATION:

Property Address: 2326 Hoover Lane
Petitioner: Jerry Bentley, Jr.
Zoning: RC 5
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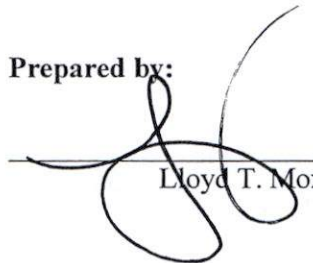
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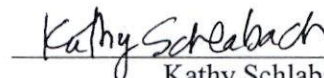
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Jerry Bentley, Jr.
Kaylee Justice
Office of the Administrative Hearings
People's Counsel for Baltimore County

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
3/10/16	DEPS (if not received, date e-mail sent _____)	N/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: 4/3/16 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

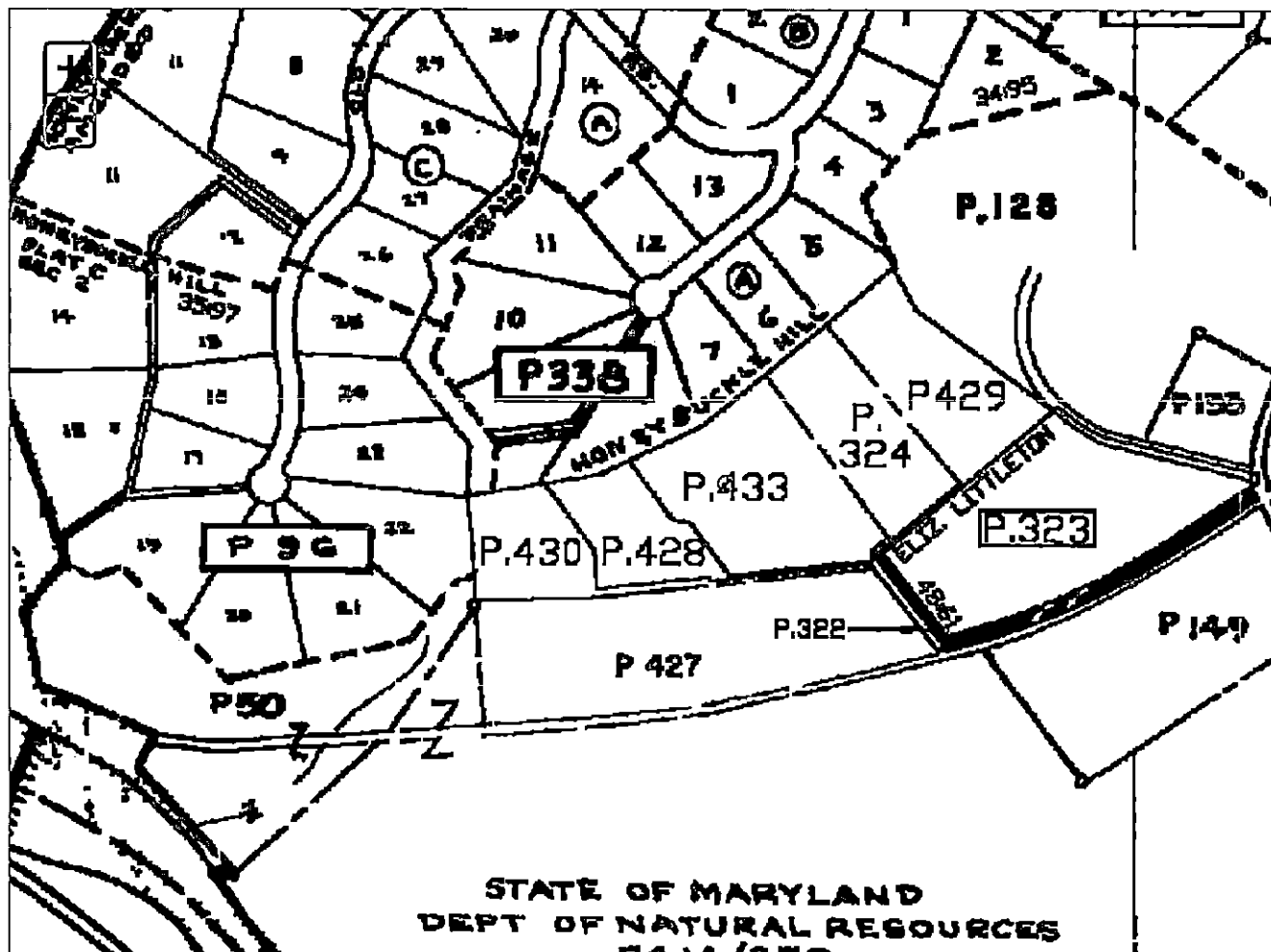
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2200023779			
Owner Information					
Owner Name:		BENTLEY JERRY JR		Use: RESIDENTIAL	
Mailing Address:		2326 HOOVER LN GLEN ARM MD 21057-9427		Principal Residence: YES Deed Reference: /16097/ 00681	
Location & Structure Information					
Premises Address:		2326 HOOVER LN 0-0000		Legal Description: 3.70 AC 2326 HOOVER LA WSR NW COR OF GUNPOWDER RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0062	0014	0433		0000	3 2015
Special Tax Areas:				Town: NONE Ad Valorem: Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1995		2,200 SF		1200 SF	
Property Land Area		County Use			
3.7000 AC		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full	1 Attached
Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		190,500		190,500	
Improvements		228,500		254,500	
Total:		419,000		445,000	
Preferential Land:		0		427,667 436,333 0	
Transfer Information					
Seller: BENTLEY JERRY		Date: 02/12/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /16097/ 00681		Deed2:	
Seller: PEARCE MARION G		Date: 06/20/1995		Price: \$135,000	
Type: ARMS LENGTH VACANT		Deed1: /11092/ 00684		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: Approved 12/31/2012					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **11** Account Number: **2200023779**

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>).

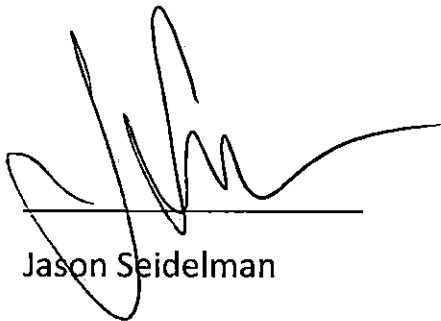
Note to Hearing Officer:

2016-1094-A

2326 Hoover Lane

Sir,

Just an FYI. This garage was built without a permit and a complaint was received, however, Inspector Richard Anders with Sediment Control issued a "Stop Work" order (attached) but did not open a violation case.

A handwritten signature in black ink, appearing to read 'Jason Seidelman', is written over a horizontal line.

Jason Seidelman

Planner II

Zoning Office

410-887-3391

BALTIMORE COUNTY MARYLAND

PERMITS, APPROVALS, AND INSPECTIONS

PHONE: 410-887-3226

FAX: 410-887-8081

Job Location: 2326 HOOVER LANE District: 9

Grading Permit #: NONE Building Permit #: NONE Date: 8/14/18

☐ Correction Notice	☐ Illegal Continuance
☒ Stop Work Order	☐ Complaint and SC #

I have on this day, inspected this site and have found the following violation(s) of the Baltimore County Code, Article 33, Title 5, Section 103.

- ① STOP ALL WORK UNTIL PERMITS ARE OBTAINED
- ② APPLY FOR BUILDING PERMIT
- ③ APPLY FOR GRADING PERMIT
- ④ APPLY FOR RETAINING WALL PERMIT
- ⑤ SEED AND MULCH EXPOSED SOIL AROUND NEW CONSTRUCTION.

These conditions must be corrected no later than A.S.A.P.. Failure to comply and complete the required work you could be penalized by fine, imprisonment, or both, pursuant to Article 1, Section 217, and Article 33, Section 5 of the Baltimore County Code.

Inspector: Richard J. Arder

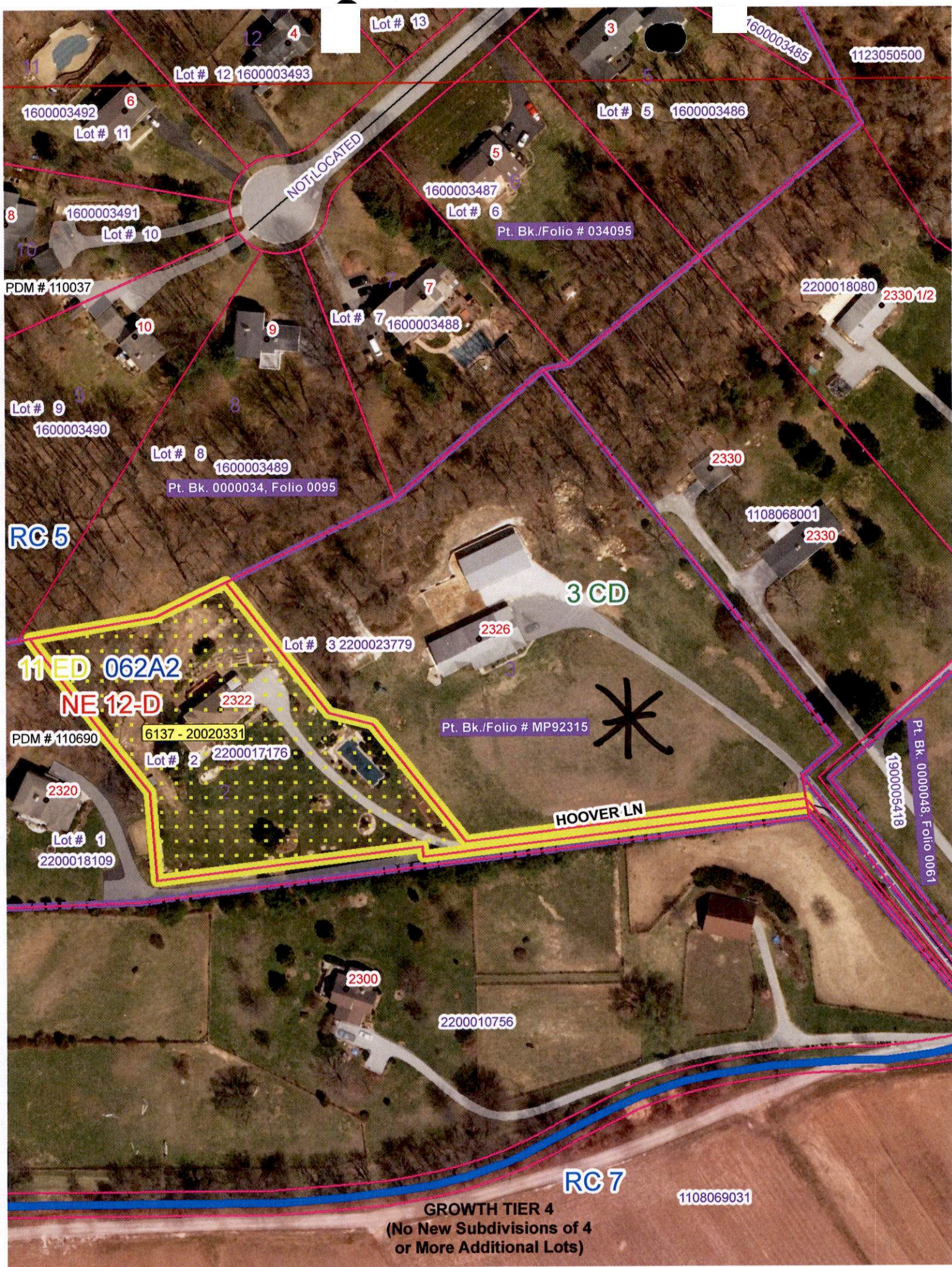
Received by: Jimmy Buttz
(signature)

Jerry Buttz Jr
(print)

Site re-inspection date: _____

Correction(s) approved: _____

Inspector



NOT LOCATED

RC 5

11 ED 062A2
NE 12-D

3 CD

HOOVER LN

RC 7

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Lot # 12 1600003493

Lot # 13

Lot # 5 1600003486

1600003487

Lot # 6

Pt. Bk./Folio # 034095

1123050500

1600003485

1600003492

Lot # 11

1600003491

Lot # 10

PDM # 110037

10

Lot # 7

1600003488

2200018080

2330 1/2

Lot # 9

1600003490

Lot # 8

1600003489

Pt. Bk. 0000034, Folio 0095

2330

1108068001

2330

Lot # 3 2200023779

2326

Pt. Bk./Folio # MP92315

2322

6137 - 20020331

Lot # 2

2200017176

PDM # 110690

Lot # 1

2200018109

2320

2300

2200010756

1108069031

Pt. Bk. 0000048, Folio 0061
1900005418



New Garage

Existing 1 story



New Garage

18'

Existing 1 Story



18'

New Garage



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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