

M E M O R A N D U M

DATE: May 5, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0198-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 2, 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 *
(17280 Bushland Road)
7th Election District *
3rd Council District *
Kevin S. and Kerry Openshaw *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0198-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Kevin S. and Kerry Openshaw. The Petitioners are requesting variance relief from §§ 1A09.7.C.2.e and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (detached garage) to be located in the front yard of the dwelling and to permit a proposed height of 27 ft. in lieu of the required in the side or rear yard and a maximum allowed height of 15 ft. respectively. 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 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 March 11, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 3-31-16

By kw

should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 31st day of **March, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1A09.7.C.2.e and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (detached garage) to be located in the front yard of the dwelling and to permit a proposed height of 27 ft. in lieu of the required in the side or rear yard and a maximum allowed height of 15 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners 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 3-31-16

By bw

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 3-31-16

By dlw



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 17280 BUSHLAND RD. Currently zoned RC 8
Deed Reference 35380 100089 10 Digit Tax Account # 2500000582
Owner(s) Printed Name(s) KEVIN F. KERRY OPENSHAW

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1A09.7.C.2.e of BCZR to permit a proposed accessory building (detached garage) to be located in the front yard of the dwelling and from Section 400.3 of BCZR to permit a proposed height of 27 feet, in lieu of the required in the side or rear yard and a maximum allowed height of 15 feet respectively.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.
- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

KEVIN OPENSHAW, Kerry OPENSHAW

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

17280 BUSHLAND RD PARKTON, M D.

Mailing Address

City

State

21120, 443-622-2331

Zip Code

Telephone #

Email Address

OPENSHAW5@YAHOO.COM

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

KEVIN OPENSHAW

Name – Type or Print

[Signature]

Signature

17280 BUSHLAND RD PARKTON, Md

Mailing Address

City

State

21120, 443-622-2331

Zip Code

Telephone #

Email Address

OPENSHAW5@YAHOO.COM

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 3-31-16 day of March, 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 2016-0198-A Filing Date 3/1/16 Estimated Posting Date 3/13/16 Reviewer AT

~3/28/16

Rev 5/8/2014

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: 17280 Bushland Rd Parkton MD 21120-9475
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)

DUE TO CONTOURS ON THE PROPERTY, THE AREA THAT IS
NOTED FOR THE "PROPOSED GARAGE" IS THE MOST
CONDSUSIVE PLACE TO LOCATE THE ACCESSORY STRUCTURE
(GARAGE). THE SLOPES & CONTOURS ON THE PROPERTY
WOULD POSE A FINANCIAL BURDEN DUE TO THE
COST OF EXCAVATION & GRADING.

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

KEVIN OPENSHAW

Signature of Owner (Affiant)

Kevin Openshaw

Name- Print or Type

Kerry Openshaw

Signature of Owner (Affiant)

Kerry OPENSHAW

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 23rd day of February, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Kevin Openshaw & Kerry Openshaw

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

AS WITNESS my hand and Notaries Seal

Karen M. Howell
Notary Public

10-15-19
My Commission Expires

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: 17280 BUSHLAND Rd PARKTON MD 21120-9475
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)

DUE TO CONTOURS ON THE PROPERTY, THE AREA THAT IS
NOTED FOR THE "PROPOSED GARAGE" IS THE MOST
CONDSUIVE PLACE TO LOCATE THE ACCESSORY STRUCTURE
(GARAGE). THE SLOPES & CONTOURS ON THE PROPERTY
WOULD POSE A FINANCIAL BURDEN DUE TO THE
COST OF EXCAVATION & GRADING.

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

KEVIN OPENSHAW

Signature of Owner (Affiant)

Kevin Openshaw

Name- Print or Type

Kerry Openshaw

Signature of Owner (Affiant)

Kerry OPENSHAW

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 23rd day of February, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Kevin Openshaw and Kerry Openshaw

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

AS WITNESS my hand and Notaries Seal

Karen M. Howell

Notary Public.

10-15-19
My Commission Expires



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 17280 BUSHLAND RD.

Currently zoned RC 8

Deed Reference 35380 100089

10 Digit Tax Account # 2500000582

Owner(s) Printed Name(s) KEVIN & KERRY OPENSHAW

(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) 1A09.7.C.2.e of BCZR to permit a proposed accessory building (detached garage) to be located in the front yard of the dwelling and from Section 400.3 of BCZR to permit a proposed height of 27 feet, in lieu of the required in the side or rear yard and a maximum allowed height of 15 feet respectively.

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):

KEVIN OPENSHAW, KERRY OPENSHAW

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

[Signature]

Signature #2

17280 BUSHLAND RD PARKTON, M.D.

Mailing Address

City

State

21120, 443-622-2331

Zip Code

Telephone #

Email Address

OPENSHAW5@YAHOO.CO

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

KEVIN OPENSHAW

Name – Type or Print

[Signature]

Signature

17280 BUSHLAND RD PARKTON, MD

Mailing Address

City

State

21120, 443-622-2331

Zip Code

Telephone #

Email Address

OPENSHAW5@YAHOO.CO

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 2016-0198-A

Filing Date 3/1/16

Estimated Posting Date 3/13/16

Reviewer AT

- 3/28/16

Rev 5/8/2014

Zoning Property Description

Zoning property description for 17280 Bushland Rd.
Parkton, MD. 21120.

Beginning at a point on the south side of Bushland Rd., which is 20' wide at the distance of 1010' South east of the centerline of the nearest improved intersecting street Falls Rd, which is 20' wide.

Thence the following courses and distances: (1st POC) is N. 88 02' 33" E. 199.08', (2nd POC) N. 54 02' 32" E. 288.19', (3rd POC) S. 32 25' 06" E. 215.40', (4th POC) S. 06 47' 51" E. 565.51', (5th POC) S. 58 26' 10" W. 197.10', (6th POC) N. 28 49' 03" E. 348.78', (7th POC) S. 58 26' 10" W. 20.00', (8th POC) N. 32 06' 16" W. 57.93', (9th POC) N. 43 16' 06" W. 110.00', (10th POC) N. 22 28' 06" W. 200.00', and (11th POC) N. 52 06' 55" W. 100.00', Back to the point of beginning as recorded in Deed Liber 24339, Folio 399 containing 256,481.28ft. Located in the 7 Election District and 3 Council District.

2016-0198-A

CERTIFICATE OF POSTING

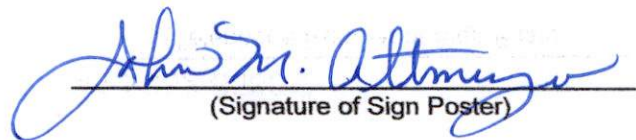
Date: 03/11/2016

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2016-0198-A
Petitioner/Developer: Kevin Openshaw
Date of Hearing/Closing: 03/28/ 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 17280 Bushland Rd

The sign(s) were posted on 03/11/2016

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0198 -A Address 17280 Bushland Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 03/01/2016 Posting Date: 3/13/16 Closing Date: 3/28/16

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0198 -A Address 17280 Bushland Road

Petitioner's Name Kevin Openshaw Telephone 443-622-2331

Posting Date: 3/13/16 Closing Date: 3/28/16

Wording for Sign: To Permit a proposed accessory building (detached garage) in the front yard of the dwelling and with a height of 27 feet, in lieu of the required in the side or rear yard and a maximum allowed height of 15 feet.

Revised 3/01/16

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0198 -A Address 17280 Bushland Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 03/01/2016 Posting Date: 3/13/16 Closing Date: 3/28/16

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0198 -A Address 17280 Bushland Road

Petitioner's Name Kevin Openshaw Telephone 443-622-2331

Posting Date: 3/13/16 Closing Date: 3/28/16

Wording for Sign: To Permit a proposed accessory building (detached garage) in the front yard of the dwelling and with a height of 27 feet, in lieu of the required in the side or rear yard and a maximum allowed height of 15 feet.

Revised 3/01/16

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

No. **134786**
Date: **3/1/16**

PAID RECEIPT
BUSINESS ACTUAL TIME DRU
3/02/2016 3/01/2016 10:17:07 5
REC USDS WALKIN 8803 LRB
>> RECEIPT # 842299 3/01/2016 ORJ
Dept 5 529 ZONING VERIFICATION
CH 134786
Receipt 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

Total: **\$ 75**

Rec From: **KEVIN OPENSHAW**
For: **17280 BUSHLAND RD**
2016-0198-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*

March 29, 2016

Kevin & Kerry Openshaw
17280 Bushland Road
Parkton MD 21120

RE: Case Number: 2016-0198 A, Address: 17280 Bushland Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 1, 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

CLOSING
3-28

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 # 2016-0198-A
Address 17280 Bushland Road
(Openshaw 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

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. 2016-0198-A
Administrative Variance
Kevin & Kerry Openshaw
17280 Bushland Road

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. 2016-0198-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 14, 2016

FROM: ^{DAK}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

Real Property Data Search (w4)

Guide to searching the database

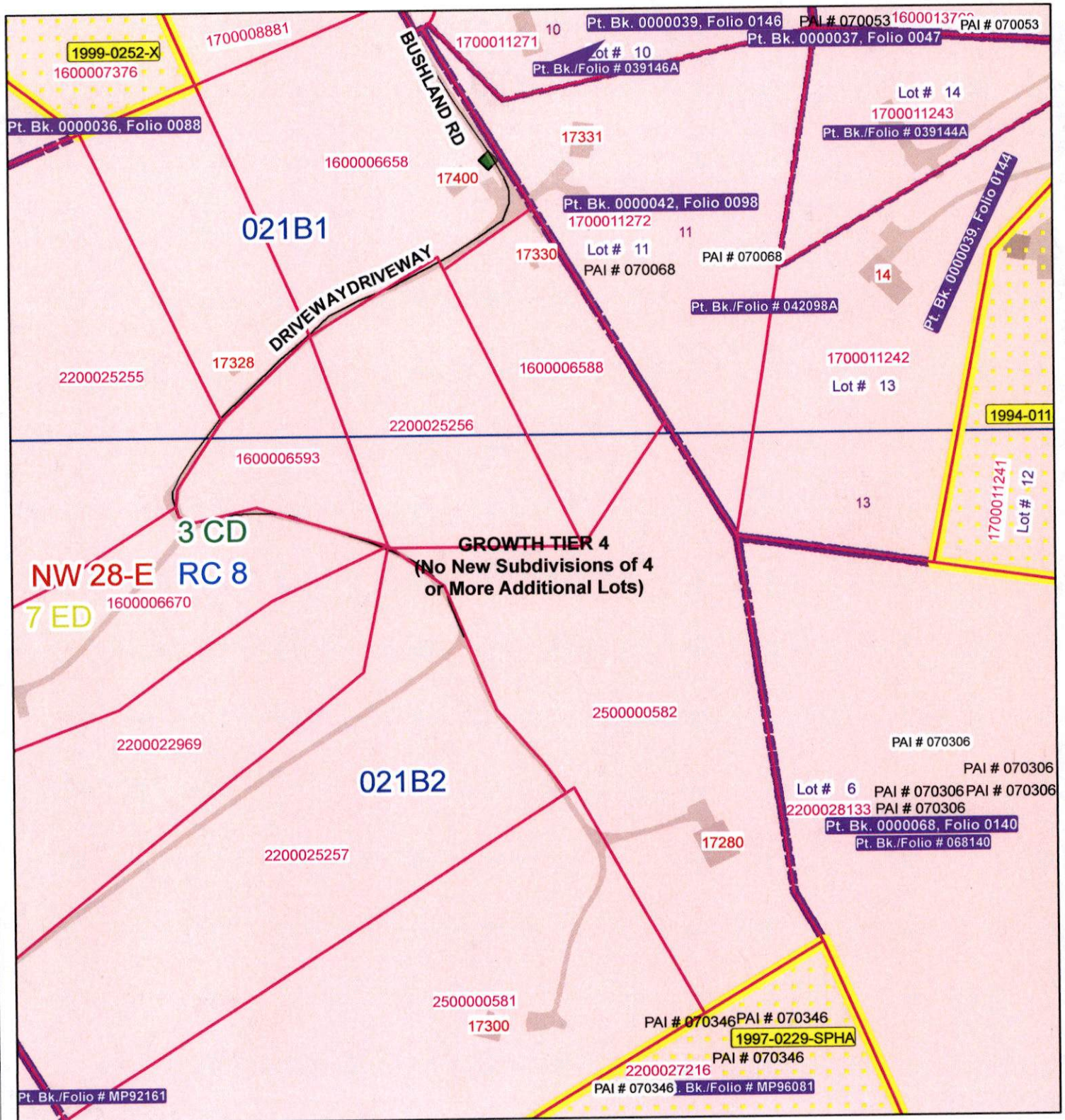
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 2500000582			
Owner Information					
Owner Name:		OPENSHAW KEVIN S OPENSHAW KERRY		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		17280 BUSHLAND RD PARKTON MD 21120-9475		Deed Reference: /35380/ 00089	
Location & Structure Information					
Premises Address:		17280 BUSHLAND RD 0-0000		Legal Description: 5.888 AC 17280 BUSHLAND RD 2000FT S OF FALLS RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0021	0009	0174		0000	
				Assessment Year:	Plat No: Plat Ref:
				2014	
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2007	2,100 SF		5.8900 AC	33	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	LOG	2 full/ 1 half	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:		158,800	143,000		
Improvements		261,800	298,900		
Total:		420,600	441,900	434,800	441,900
Preferential Land:		0			0
Transfer Information					
Seller: OPENSHAW KEVIN S		Date: 09/18/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /35380/ 00089		Deed2:	
Seller: FIX SEAN		Date: 04/05/2012		Price: \$420,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31907/ 00081		Deed2:	
Seller: BOWLING JAMES TIMOTHY/KAREN		Date: 08/21/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /24339/ 00399		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 07/12/2013					

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, regarding the information.

2016-0198-A

17280 Bushland Road



Publication Date: 2/19/2016



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



0 55 110 220 330 440 Feet

1 inch = 200 feet

2016-0198-A

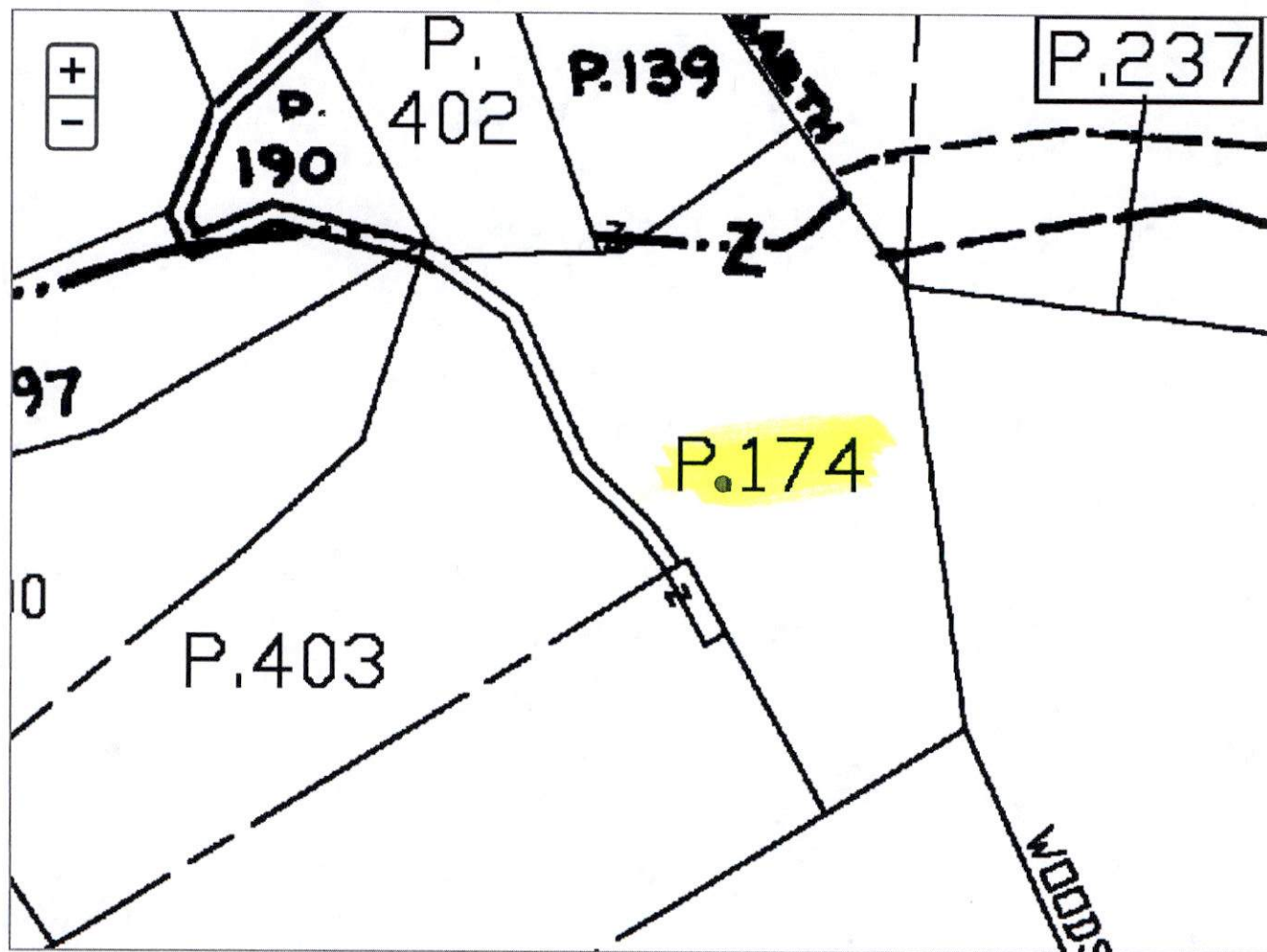
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 07 Account Number - 2500000582							
Owner Information									
Owner Name:		OPENSHAW KEVIN S OPENSHAW KERRY			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		17280 BUSHLAND RD PARKTON MD 21120-9475			Deed Reference:		/35380/ 00089		
Location & Structure Information									
Premises Address:		17280 BUSHLAND RD 0-0000			Legal Description:		5.888 AC 17280 BUSHLAND RD 2000FT S OF FALLS RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0021	0009	0174		0000				2014	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 2007		Above Grade Enclosed Area 2,100 SF		Finished Basement Area		Property Land Area 5.8900 AC		County Use 33	
Stories 1 1/2	Basement YES	Type STANDARD UNIT		Exterior LOG	Full/Half Bath 2 full/ 1 half	Garage 1 Attached	Last Major Renovation		
Value Information									
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015			
Land:		158,800		143,000		As of 07/01/2016			
Improvements		261,800		298,900					
Total:		420,600		441,900		434,800		441,900	
Preferential Land:		0						0	
Transfer Information									
Seller: OPENSHAW KEVIN S Type: NON-ARMS LENGTH OTHER				Date: 09/18/2014 Deed1: /35380/ 00089		Price: \$0 Deed2:			
Seller: FIX SEAN Type: ARMS LENGTH IMPROVED				Date: 04/05/2012 Deed1: /31907/ 00081		Price: \$420,000 Deed2:			
Seller: BOWLING JAMES TIMOTHY/KAREN Type: NON-ARMS LENGTH OTHER				Date: 08/21/2006 Deed1: /24339/ 00399		Price: \$0 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 07/12/2013									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **07** Account Number: **2500000582**

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>).

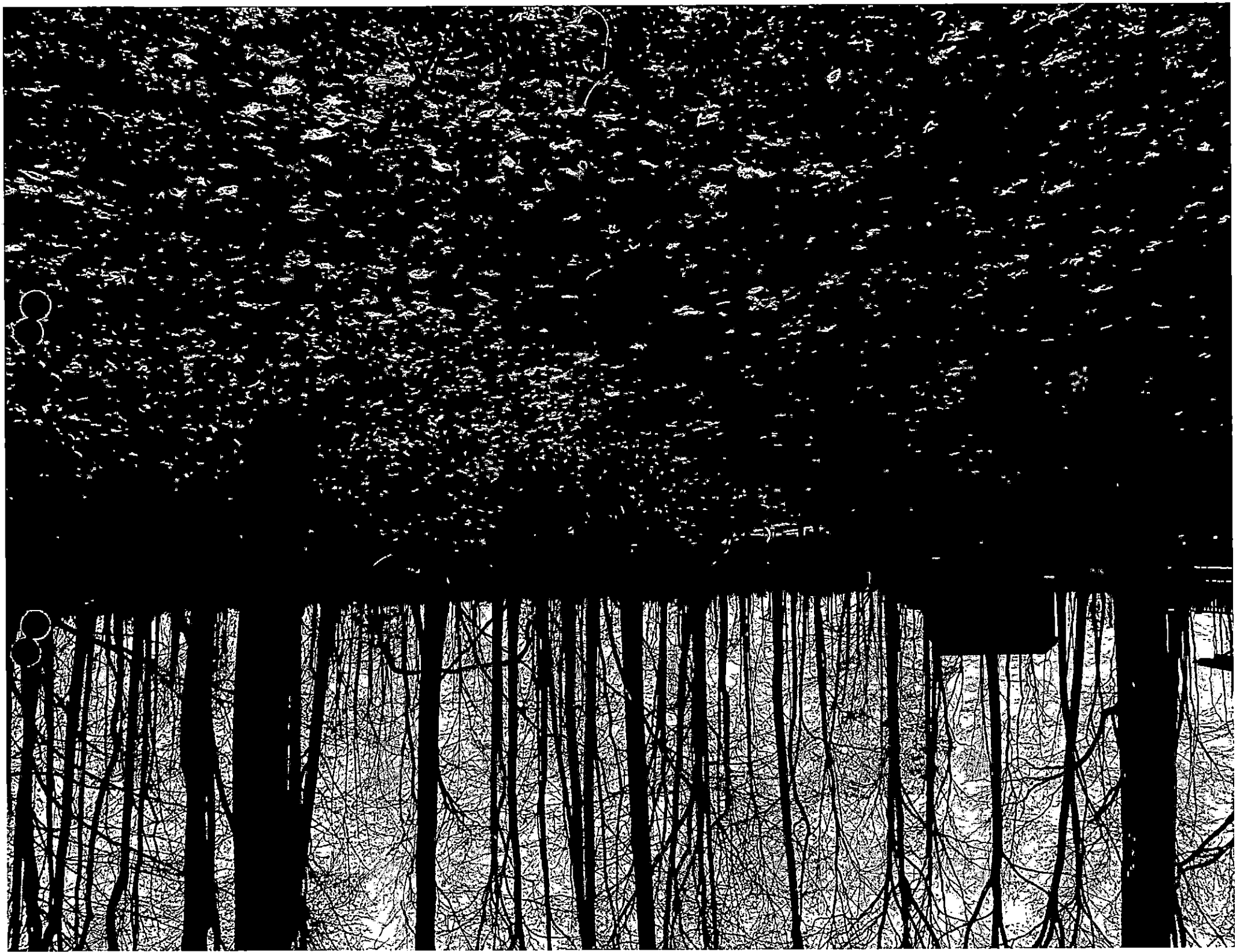
Property maps provided courtesy of the Maryland Department of Planning.

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>).

2016-0198-A

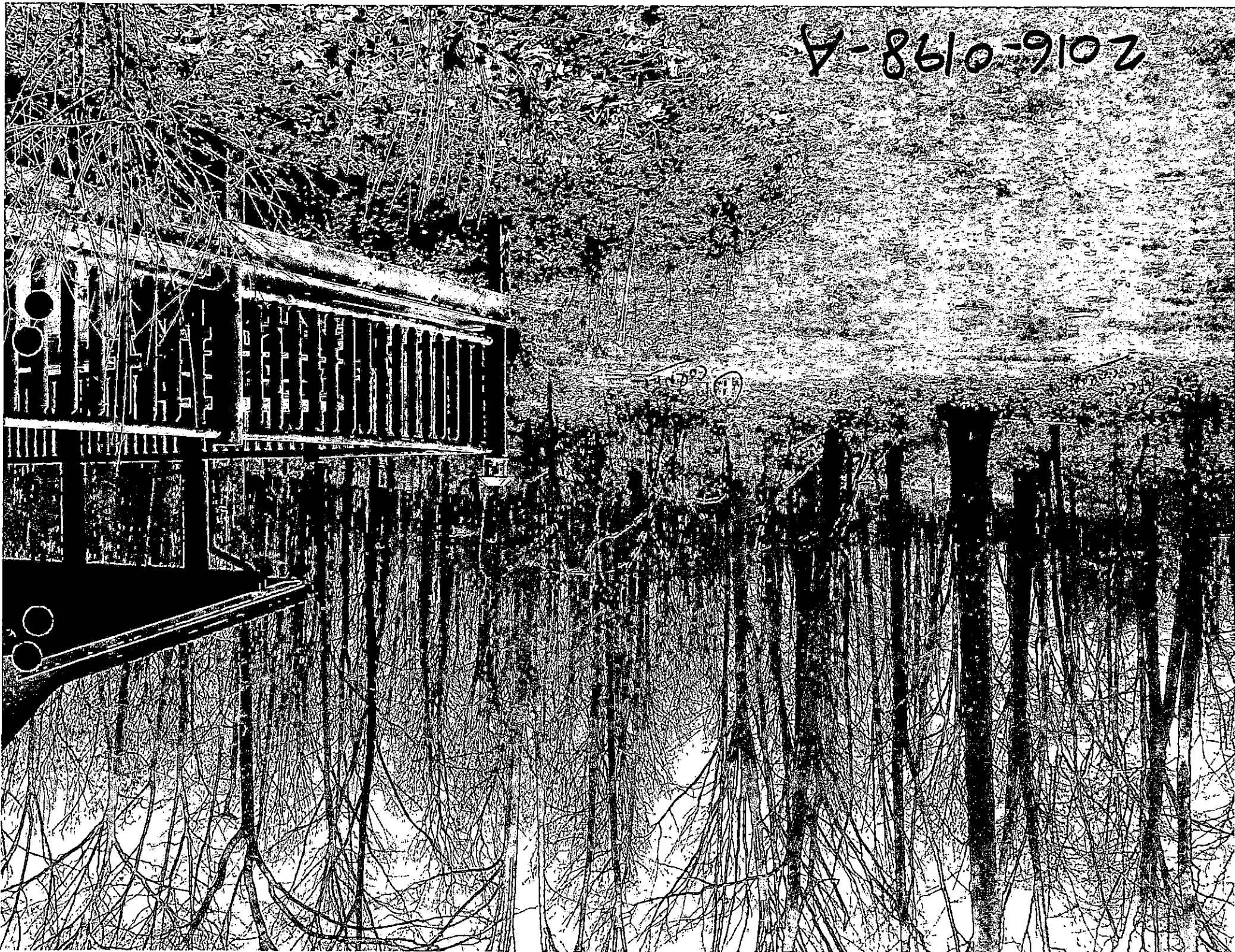
Open

7
30
30
30
30
30
30

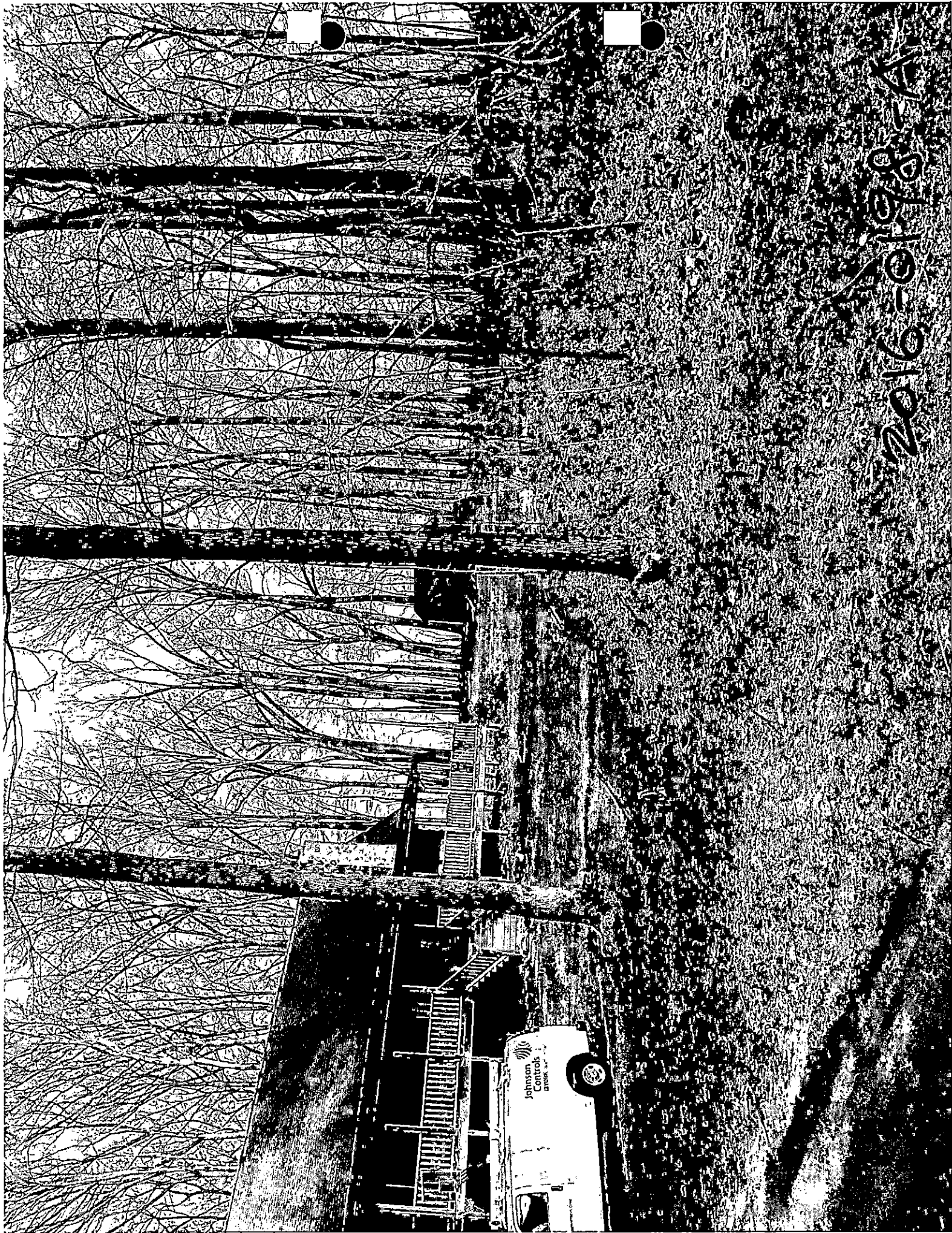




2016-0198-A



2019-01-28-7



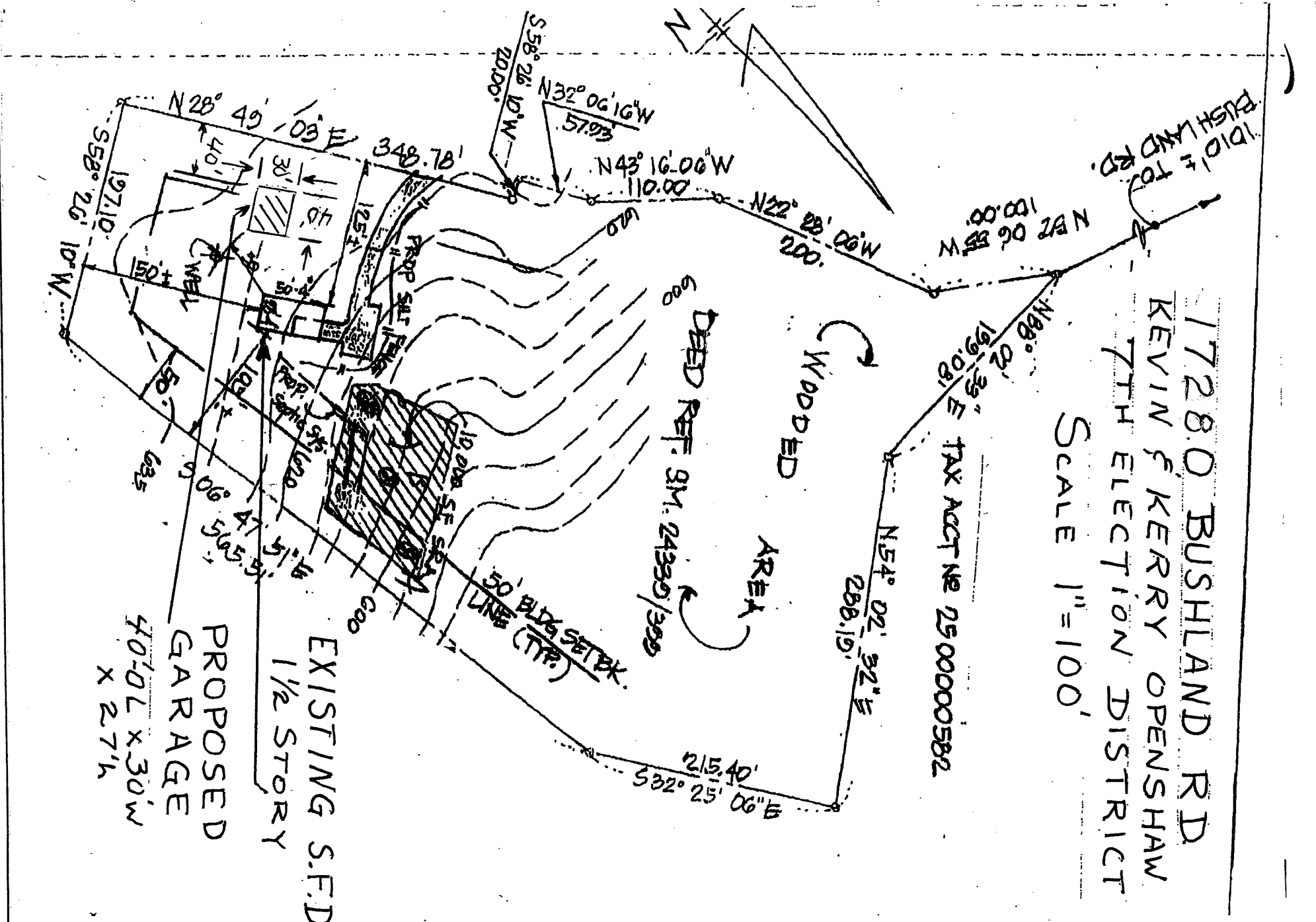
2016-01-98-A

7
9
9
9
2
0
2

C H E C K L I S T

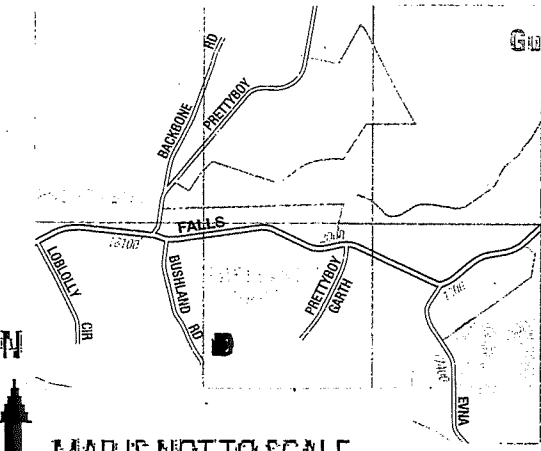
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-17</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	Date: <u>15 days</u> <u>Altmeier</u> by <u>3-11-16</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17280 BUSHLAND RD. OWNER(S) NAME(S) KEVIN & KERRY OPENSHAW
 SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2500000582 DEED REF. # 35380/00089



PLAN DRAWN BY J. ALTMAYER DATE 2-22-16 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



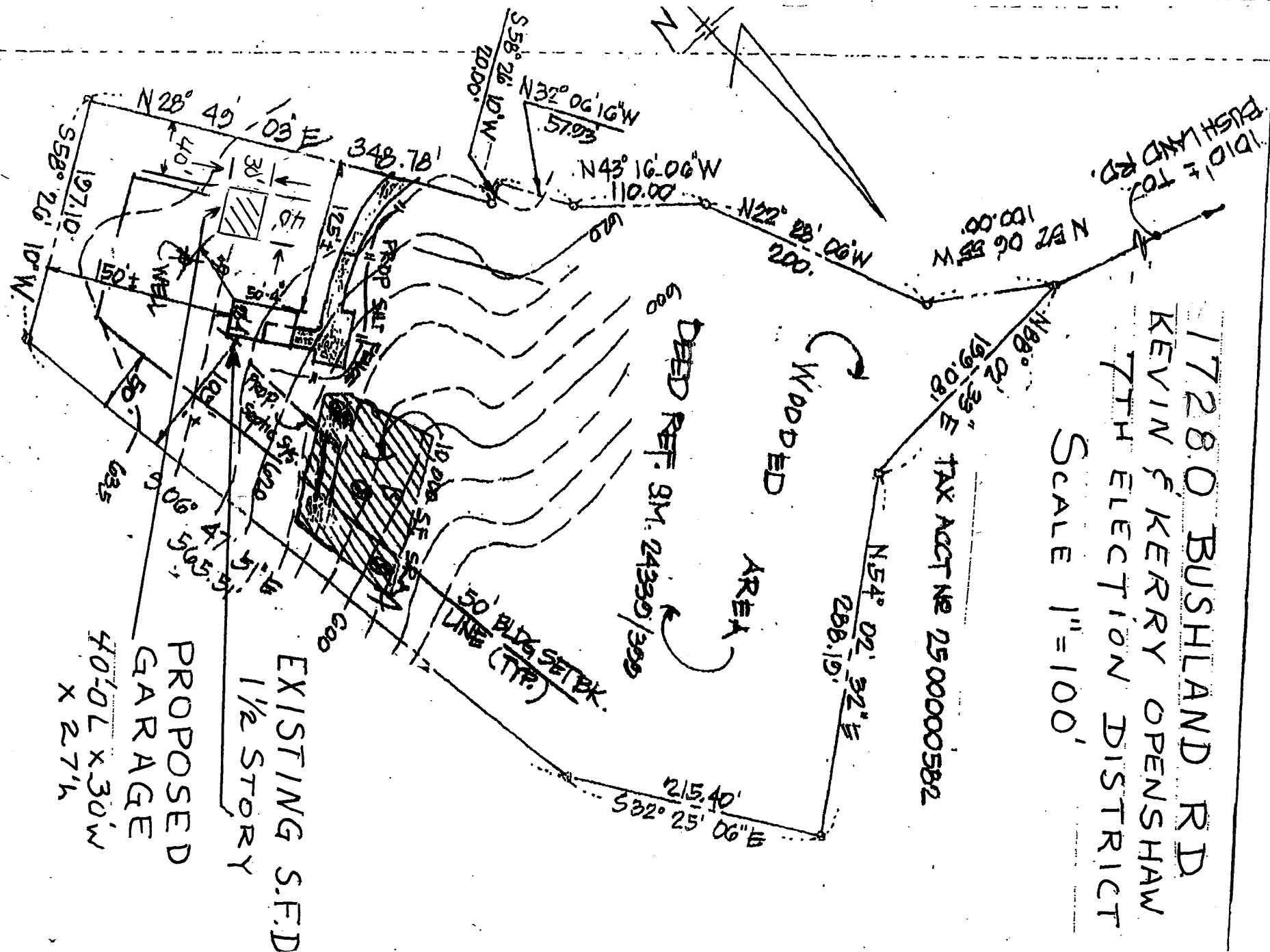
ZONING MAP# 021B2
 SITE ZONED RC 8
 ELECTION DISTRICT 7
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 5.888 AC
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC _____ PRIVATE X
 SEWER IS: PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2016-0198-A

Pet. Exh. 1

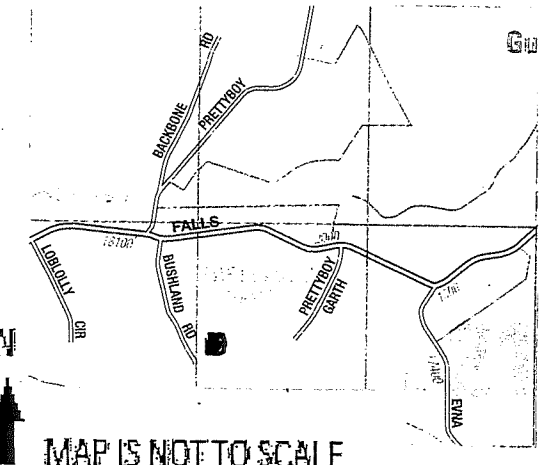
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17280 BUSHLAND RD. OWNER(S) NAME(S) KEVIN & KERRY OPENSHAW
 SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2500000582 DEED REF. # 35380/00089



PLAN DRAWN BY J. ALTMAYER

DATE 2-22-16 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 021B2
 SITE ZONED RC 8
 ELECTION DISTRICT 7
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 5.888 AC
 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

VIOLATION CASE INFO:

2016-0198-A