

M E M O R A N D U M

DATE: June 17, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0211-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 16, 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

(9136 Cowenton Avenue)

11th Election District

5th Council District

Jacy Butcher

Legal Owner

Petitioner

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*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0211-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 Jacy Butcher, legal owner of the subject property ("Petitioner"). Petitioner requests Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§ 259.9.B.3 and 259.9.B.4.d to permit a proposed dwelling on a lot 75 ft. wide with a summation of side yard setbacks of 19 ft. in lieu of the minimum required 85 ft. and summation of 20 ft. respectively. A site plan was marked as Petitioner's Exhibit 1.

Jacy Butcher 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). The DEPS indicated review by the Ground Water Management (GWM) section may be required, assuming the public sewer had not yet been completed. Petitioner advised the sewer was completed in October 2015 and thus the DEPS comment is satisfied. A condition regarding review of architectural elevations will be included in the Order below in response to the DOP comment.

The subject property is approximately 32,670 square feet and is zoned DR 3.5-H. The property is unimproved, and Petitioner proposes to construct a single-family dwelling on the lot.

ORDER RECEIVED FOR FILING

Date 5/17/16
By Sen

To do so variance relief is required.

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).

Petitioner has met this test. The lot is narrow and extremely deep, and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because she would be unable to construct an appropriate dwelling on the property. 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 17th day of **May, 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.") §§ 259.9.B.3 and 259.9.B.4.d to permit a proposed dwelling on a lot 75 ft. wide with a summation of side yard setbacks of 19 ft. in lieu of the minimum required 85 ft. and summation of 20 ft., respectively, 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 her 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. Prior to issuance of permits Petitioner must submit for approval by the DOP architectural elevations of the proposed single-family dwelling.

ORDER RECEIVED FOR FILING

Date 5/17/16

By Aln

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 5/17/16

By sln



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 9136 COWENTON AVE which is presently zoned DR 3.5 H
Deed References: 36168 / 00321 10 Digit Tax Account # 2500000073
Property Owner(s) Printed Name(s) JACY BUTCHER

(SELECT THE HEARING(S) BY MARKING X 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)

Sections 259.9.B.3 and 259.9.B.4.d – to permit a proposed dwelling on a lot 75 feet wide with a summation of side yard setbacks of 19 feet in lieu of the minimum required 85 feet and summation of 20 feet, respectively.

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:

Jacy Butcher
Name- Type or Print
Jacy Butcher
Signature
9601 Redwing Dr. Perry Hall, MD
Mailing Address City State
21128 (410) 917-9546 jacyputta@hotmail.com
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):

Jacy Butcher
Name #1 Type or Print
Jacy Butcher
Signature #1
9601 Redwing Dr. Perry Hall, MD
Mailing Address City State
21128 (410) 917-9546 jacyputta@hotmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Jacy Butcher
Name – Type or Print
Jacy Butcher
Signature
9601 Redwing Dr. Perry Hall, MD
Mailing Address City State
21128 410-917-9546 jacyputta@hotmail.com
Zip Code Telephone # Email Address

CASE NUMBER 2016-0211-A Filing Date 3/9/16 Do Not Schedule Dates: Reviewer

ZONING DESCRIPTION FOR LOT: 8 AND PART OF 9, 9136 Cowenton Ave.

Beginning at a point on the West side of Cowenton Avenue 1055 ft. South of Raxis Avenue. Being Lot 8 and part of 9 in the subdivision of Property of Herman Koch as recorded in Baltimore County Plat Book #13 folio 001 containing 0.75 acre $\pm$, and located in the 11th Election District, 5th Council District.

Item #0211



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 4116751

Sold To:

Jacy Butcher - CU00532310
9601 Redwing Dr
Perry Hall, MD 21128-9392

Bill To:

Jacy Butcher - CU00532310
9601 Redwing Dr
Perry Hall, MD 21128-9392

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

Apr 21, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2016-0211-A
9136 Cowenton Avenue W/s Cowenton Avenue, 1055 ft. s/of centerline of Raxis Avenue
11th Election District - 5th Councilmanic District
Legal Owner(s) Jacy Butcher
Variance: to permit a proposed dwelling on a lot 75 ft. wide with a summation of side yard setbacks of 19 ft. in lieu of the minimum required 85 ft. and summation of 20 ft., respectively.
Hearing: Friday, May 13, 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.
4/11/3 April 21 4116751

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

April 24, 2016

Re:

Zoning Case No. 2016-0211-A

Petitioner: Jacy Butcher

Hearing date: May 13, 2016

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **9136 Cowenton Avenue**.

The sign was posted on **April 23, 2016**.

Sincerely,

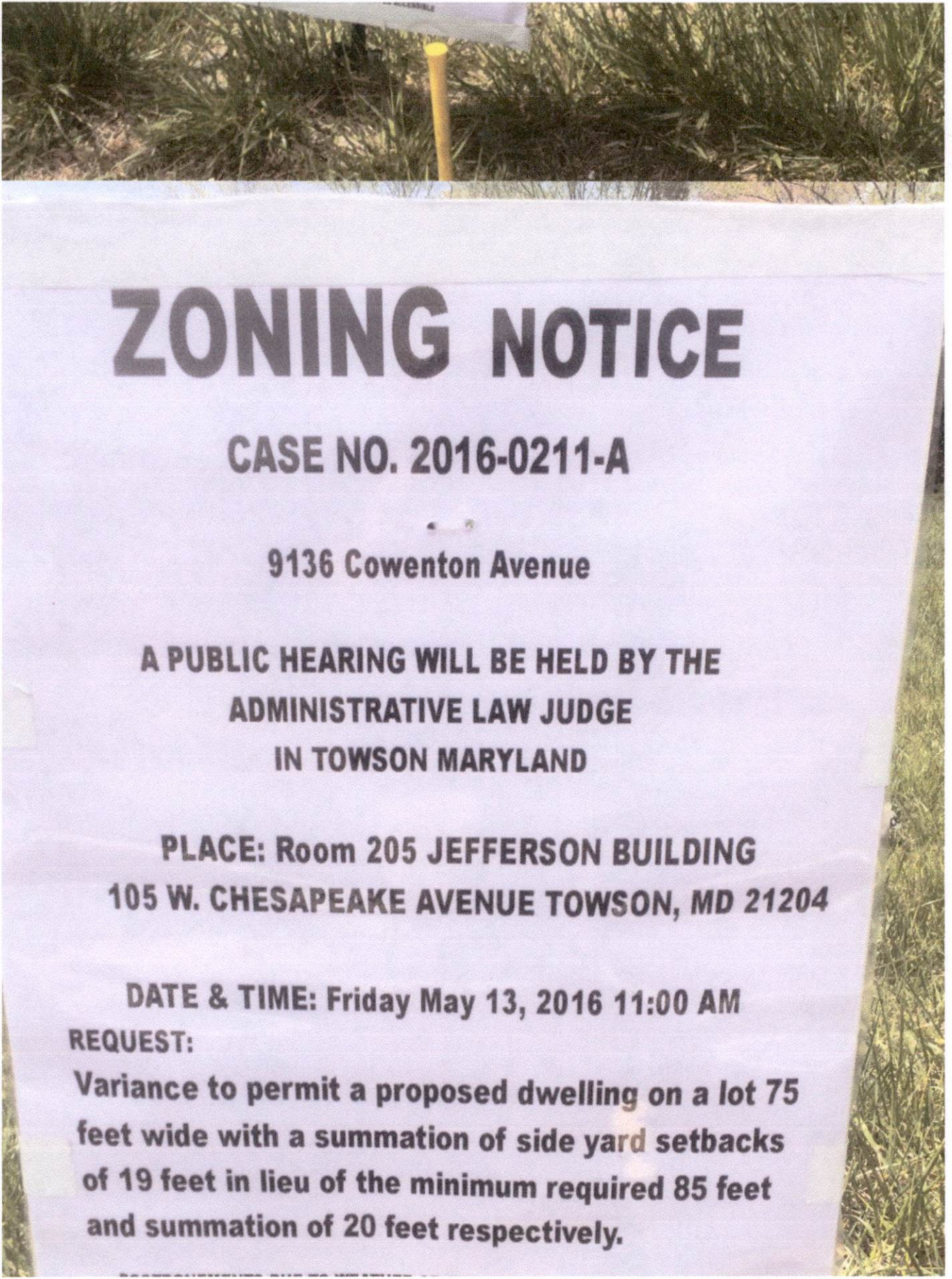


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



ZONING NOTICE

CASE NO. 2016-0211-A

9136 Cowenton Avenue

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Friday May 13, 2016 11:00 AM

REQUEST:

Variance to permit a proposed dwelling on a lot 75 feet wide with a summation of side yard setbacks of 19 feet in lieu of the minimum required 85 feet and summation of 20 feet respectively.

From: 4104194906@vzwpx.com
Subject:
Date: April 24, 2016 at 8:29 PM
To: bdoak@bruceedoakconsulting.com



ZONING NOTICE

CASE NO. 2016-0211-A

9136 Cowenton Avenue

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
195 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Friday May 13, 2016 11:00 AM

REQUEST:

Variance to permit a proposed dwelling on a lot 75
feet wide with a summation of side yard setbacks
of 19 feet in lieu of the minimum required 85 feet
and summation of 20 feet respectively.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIME
NECESSARY TO CONFORM THE HEARING CALL 410-867-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ
County Executive

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

April 4, 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: 2016-0211-A

9136 Cowenton Avenue
W/s Cowenton Avenue, 1055 ft. s/of centerline of Raxis Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Jacy Butcher

Variance to permit a proposed dwelling on a lot 75 ft. wide with a summation of side yard setbacks of 19 ft. in lieu of the minimum required 85 ft. and summation of 20 ft., respectively.

Hearing: Friday, May 13, 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", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Jacy Butcher, 9601 Redwing Drive, Perry Hall 21128

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 23, 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
Thursday, April 21, 2016 Issue - Jeffersonian

Please forward billing to:
Jacy Butcher
9601 Redwing Drive
Perry Hall, MD 21128

410-917-9456

NOTICE OF ZONING HEARING

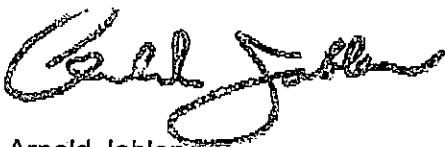
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0211-A

9136 Cowenton Avenue
W/s Cowenton Avenue, 1055 ft. s/of centerline of Rexis Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Jacy Butcher

Variance to permit a proposed dwelling on a lot 75 ft. wide with a summation of side yard setbacks of 19 ft. in lieu of the minimum required 85 ft. and summation of 20 ft., respectively.

Hearing: Friday, May 13, 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
9136 Cowenton Avenue; W/S Cowenton
Avenue, 1055' S of c/line Rexis Avenue
11th Election & 5th Councilmanic Districts
Legal Owner(s): Jacy Butcher
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-211-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

RECEIVED

MAR 18 2016

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 18th day of March, 2016, a copy of the foregoing Entry of Appearance was mailed to Jacy Butcher, 9601 Redwing Drive, Perry Hall, Maryland 21128, 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: 2016-0211-A

Petitioner: JACY BUTCHER

Address or Location: 9136 COWENTON AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JACY BUTCHER

Address: 9100 I. REDVING DR

PERKY HALL MD 21128

Telephone Number: 410. 917. 9546

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

No. **134704**

Date: **3/9/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DEN
3/10/2016 3/09/2016 12:09:46 5

REC W505 WALKIN RDOS LRD
>> RECEIPT: N 843237 3/09/2016 GFLH

Rev Sub
Source/ Rev/

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount Dept S 528 ZONING VERIFICATION

1001	306	6000		6150					575	

Total: **575**

Rec From:

For:

zoning hearing - case # 2016-0211-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

May 4, 2016

Jacy Butcher
9601 Redwing Drive
Perry Hall MD 21128

RE: Case Number: 2016-0211 A, Address: 9136 Cowenton Avenue

Dear Ms. Butcher:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 9, 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: 3/21/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0211-A

Variance
Tacy Butcher
9136 Conant Avenue

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 blue ink, appearing to read "Richard Zeller".

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

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: March 30, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-211

RECEIVED

MAR 31 2016

INFORMATION:

Property Address: 9136 Cowenton Avenue

Petitioner: Jacy Butcher

Zoning: 16-211

Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a variance to permit a proposed dwelling on a lot 75 feet wide with a summation of side yard setbacks of 19 feet in lieu of the minimum required 85 feet and summation of 20 feet, respectively.

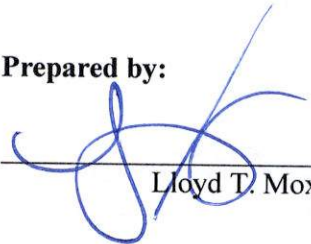
The subject site is located in the Honeygo District.

The Department of Planning has no objection to granting the petitioned zoning relief conditioned upon the following:

- Prior to building permit issuance, submit architectural elevations demonstrating plan adherence to the design requirements found in BCZR§ 259.9.C.3.b.4-5 to the Department for review and approval.

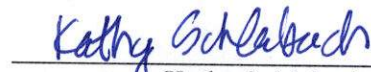
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Jacy Butcher
Ngoné Seye-Diop
Office of Administrative Hearings
People's Counsel for Baltimore County

513

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAR 17 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 17, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0211-A
Address 9136 Cowenton Avenue
(Butcher Property)

Zoning Advisory Committee Meeting of March 21, 2016.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Since houses in this area on Cowenton Avenue have been served by private septic systems, Ground Water Management will need to review any proposed new house if public sewer is still not available. (This will need to be determined).

Reviewer: Dan Esser Date: 3/16/16

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 15, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For March 21, 2016
Item No. 2016-0181, 0201, 0202, 0204, 0205, 0206, 0207, 0208, 0210,
0211, 0212 and 0213

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\ZAC03212016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: March 30, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-211

INFORMATION:

Property Address: 9136 Cowenton Avenue
Petitioner: Jacy Butcher
Zoning: 16-211
Requested Action: Variance

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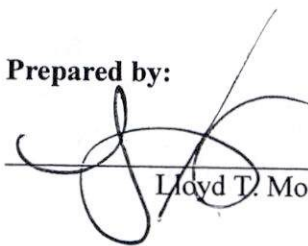
The subject site is located in the Honeygo District.

The Department of Planning has no objection to granting the petitioned zoning relief conditioned upon the following:

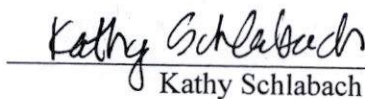
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For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Jacy Butcher
Ngoné Seye-Diop
Office of Administrative Hearings
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3/15/16</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>3/17/16</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
	FIRE DEPARTMENT	
<u>3/30/16</u>	PLANNING (if not received, date e-mail sent _____)	<u>no obj. w/ comment</u>
<u>3/21/16</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj.</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>4/21/16</u>	
SIGN POSTING	Date: <u>4/23/16</u> by <u>DOCK</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

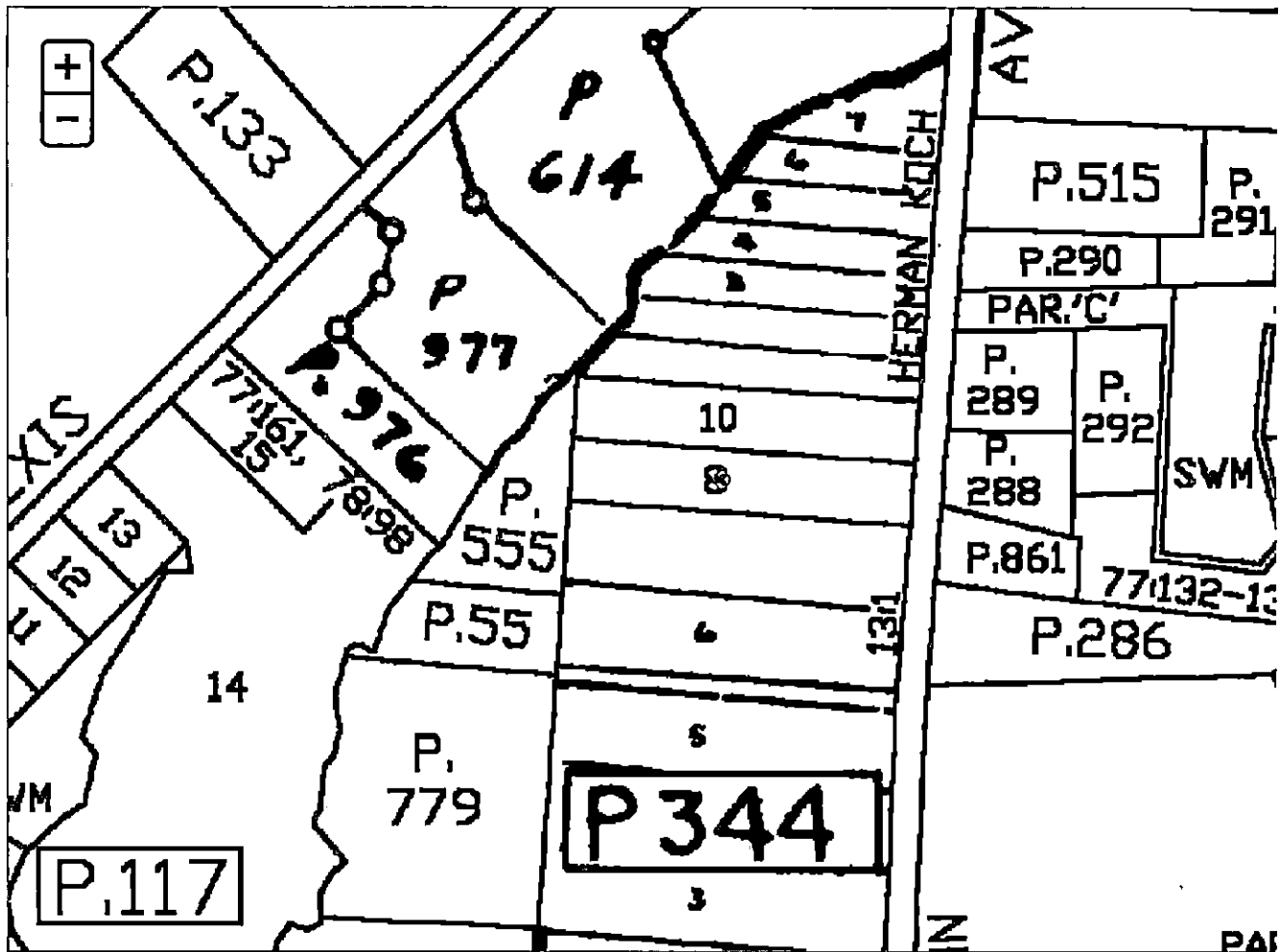
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 11 Account Number - 2500000073							
Owner Information									
Owner Name:		BUTCHER JACY PUTT				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		9601 REDWING DR PERRY HALL MD 21128-9392				Deed Reference:		/36168/ 00321	
Location & Structure Information									
Premises Address:		COWENTON AVE 0-0000				Legal Description:		.75AC LT8PTLT9 WS COWENTON AVE HERMAN KOCH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0072	0011	0344		0000			8	2015	Plat Ref: 0013/0001
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area 32,670 SF		County Use 04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015 As of 07/01/2016			
Land:			88,400	88,400					
Improvements			0	0					
Total:			88,400	88,400		88,400		88,400	
Preferential Land:			0					0	
Transfer Information									
Seller: PUTT JOAN MARIE				Date: 05/12/2015			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /36168/ 00321			Deed2:		
Seller: BUTCHER JACY				Date: 06/08/2007			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /25752/ 00669			Deed2:		
Seller: BROWN CUSTOM CONTRACTING INC				Date: 05/22/2006			Price: \$119,900		
Type: ARMS LENGTH VACANT				Deed1: /23878/ 00461			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://sdatt.dat.maryland.gov/RealProperty>)

District: 11 Account Number: 2500000073

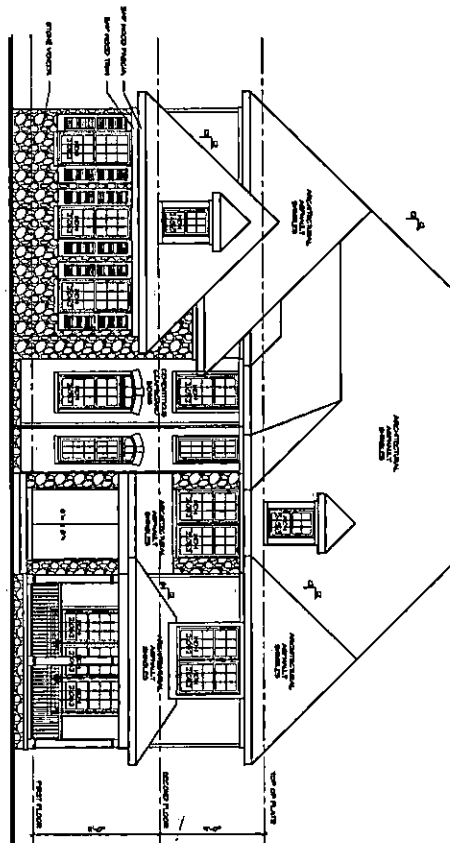


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

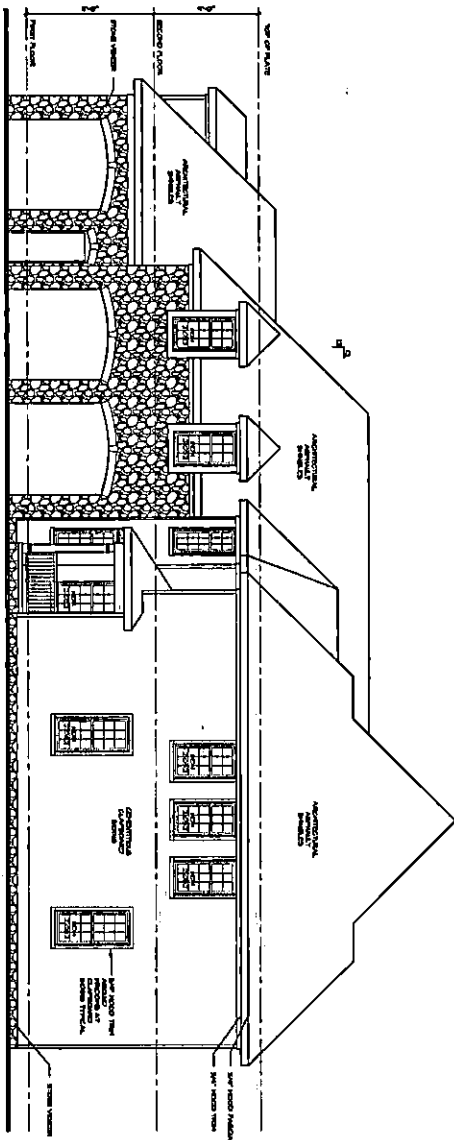
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

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>).



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Preliminary

This drawing is preliminary and is not to be used for construction. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The architect is not responsible for any errors or omissions in this drawing.

Butcher Residence
9136 Cowenton Road

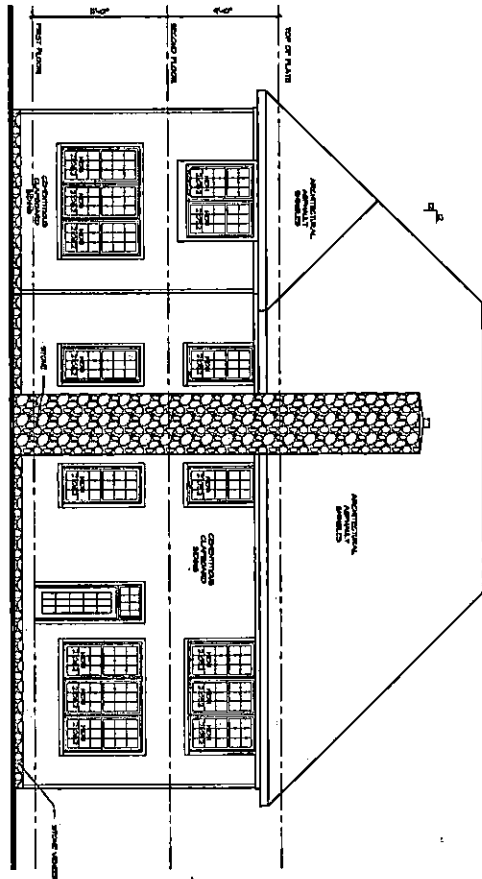
Perry Hall, Maryland

Gorman Architects, P.A.
8820-6 Old Harford Road
Baltimore, Maryland 21234
Phone: 410.582.7281

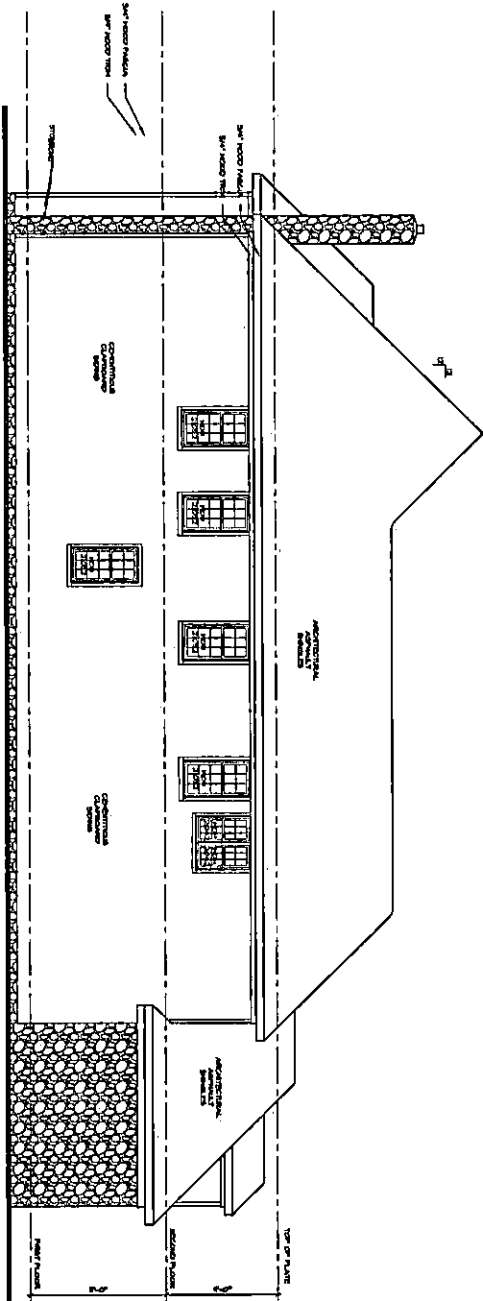
NO.	DATE	REVISION
1	02/04/16	REV

Elevations

A3



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Preliminary

These drawings are preliminary and are not to be used for construction. They are for informational purposes only. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in these drawings.

Butcher Residence
9136 Cowenton Road

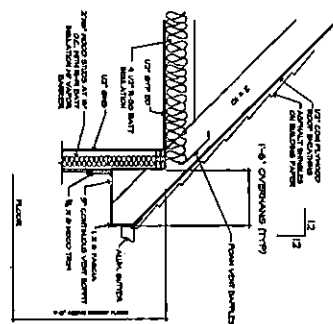
Perry Hall, Maryland

Gorman Architects, P.A.
8820-B Old Harford Road
Baltimore, Maryland 21234
Phone: 410.982.7261

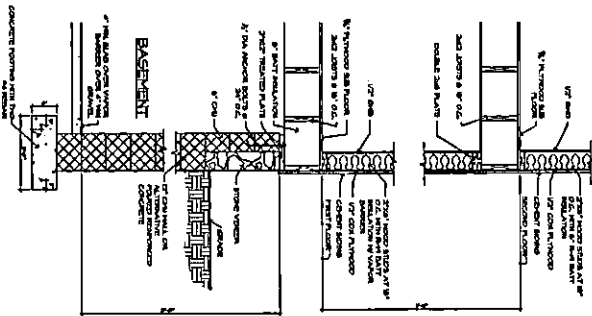
Elevations

RWG 02/04/16

A4



1 TYPICAL EAVE DETAIL
A5 SCALE: 3/8" = 1'-0"



1 TYPICAL FOUNDATION DETAIL
A5 SCALE: 3/8" = 1'-0"

Preliminary

These drawings are preliminary and are not to be used for construction. They are for informational purposes only. The architect assumes no responsibility for the accuracy or completeness of these drawings. The drawings are subject to change without notice.

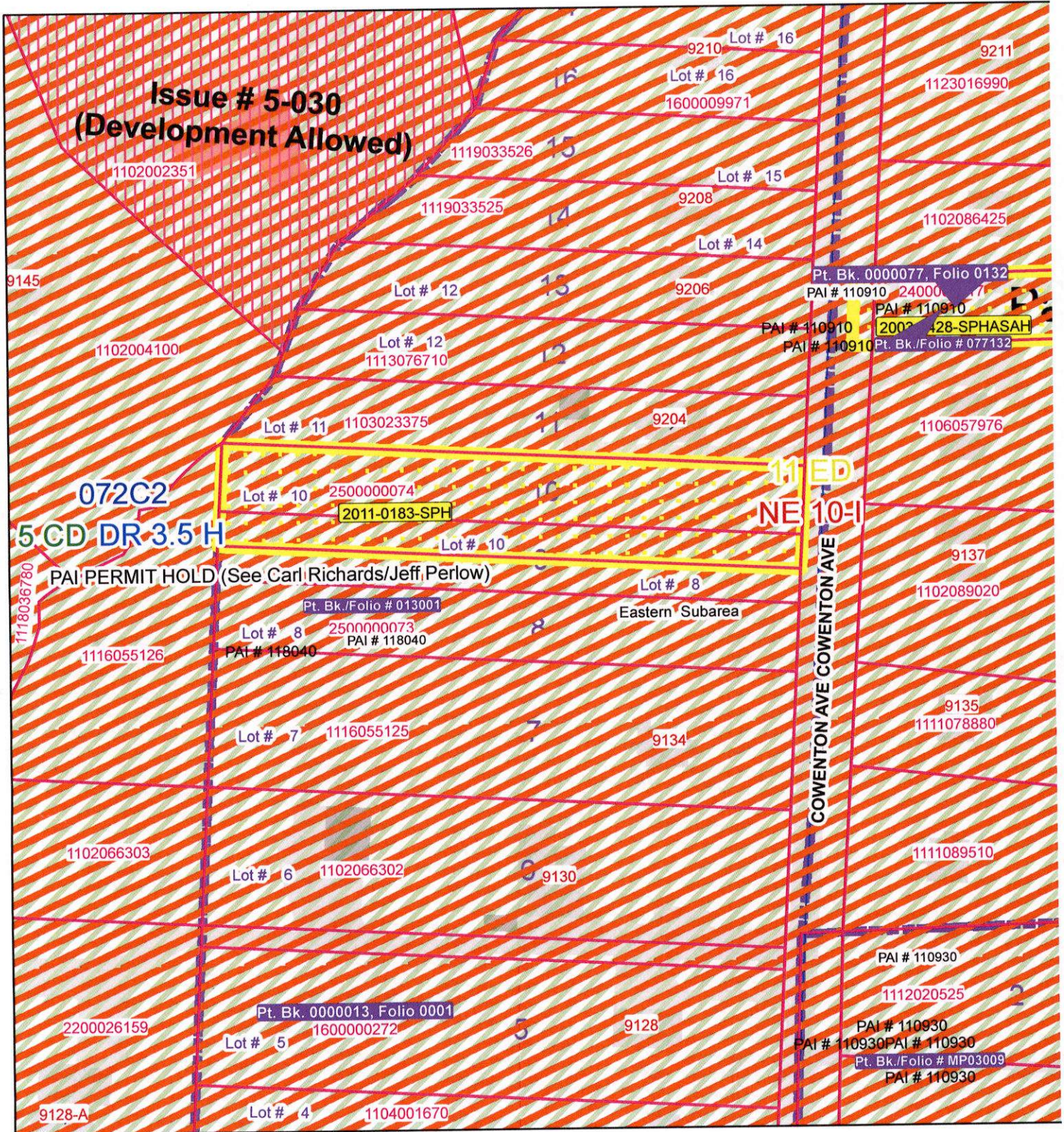
Gorman Architects, P.A.
6820-B Old Harford Road
Baltimore, Maryland 21234
Phone: 410.882.7281

Butcher Residence
9136 Cowenton Road
erry Hall, Maryland

Wall Section
RWG
02/01/14

A5

Cowenton Avenue



Publication Date: 3/8/2016



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

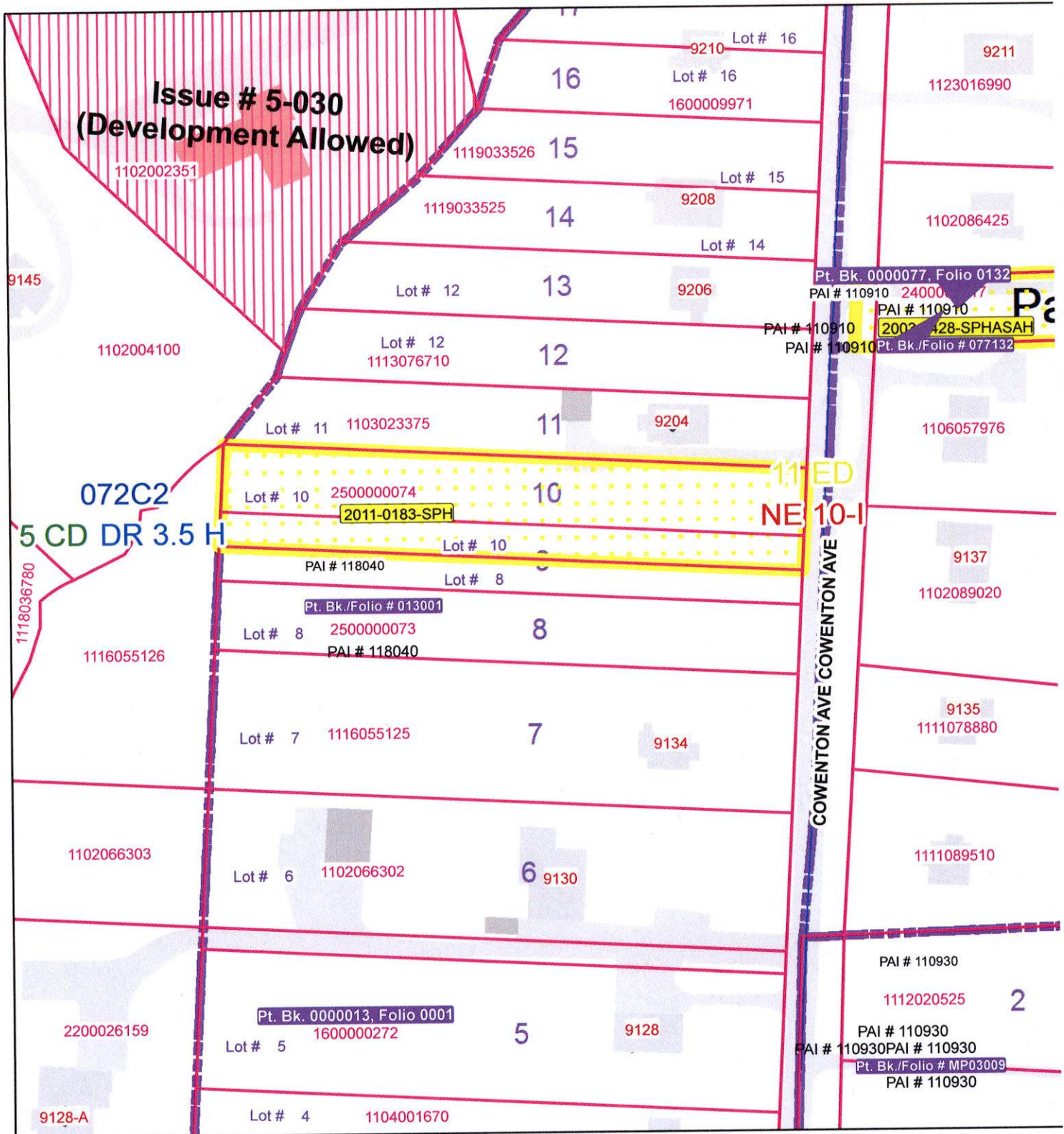


0 25 50 100 150 200 Feet

1 inch = 100 feet

Item # 0211

Cowenton Avenue



Publication Date: 3/8/2016



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

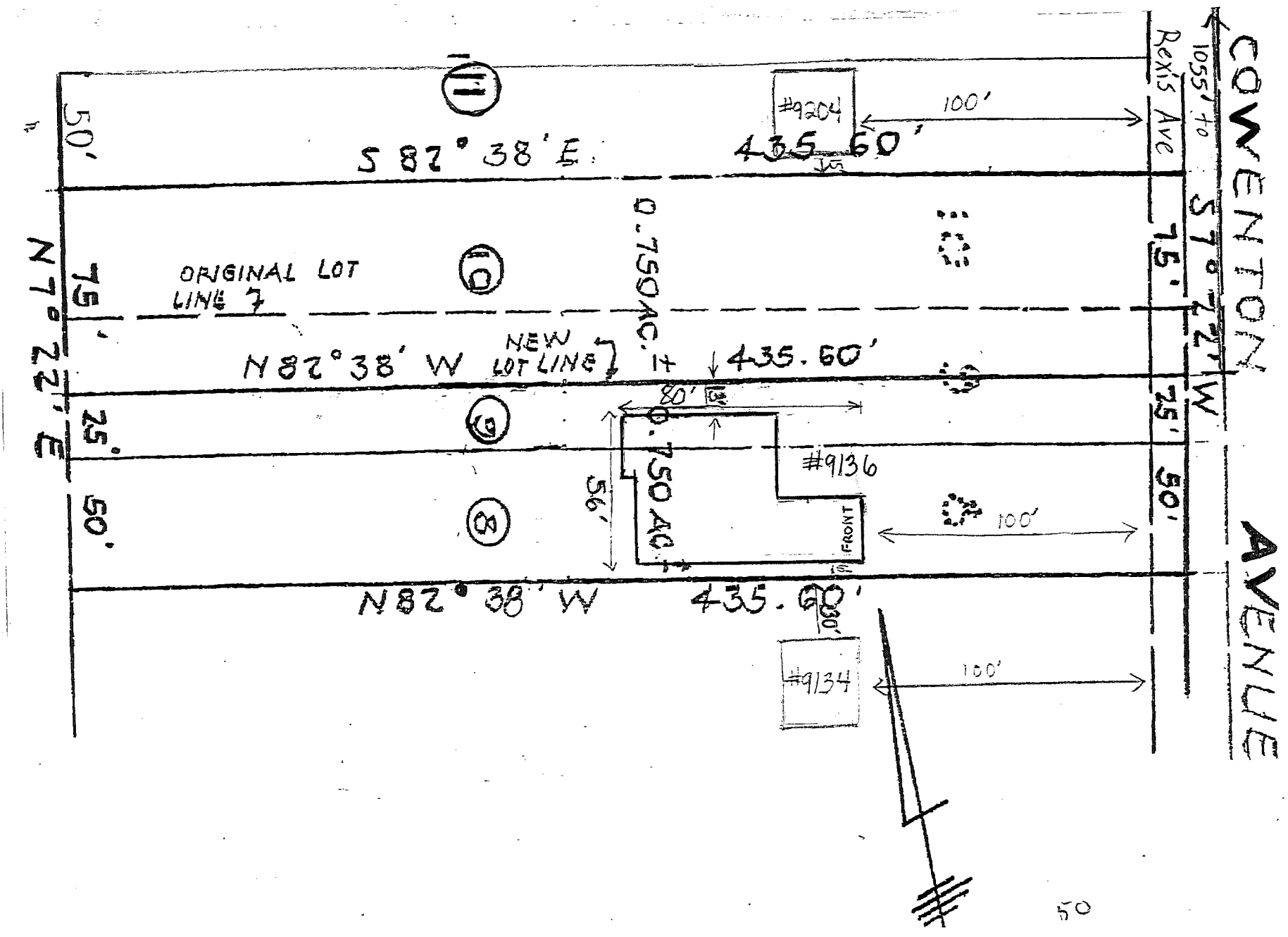
Item # 0211

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

ADDRESS 9136 Cowenton Avenue OWNER(S) NAME(S)

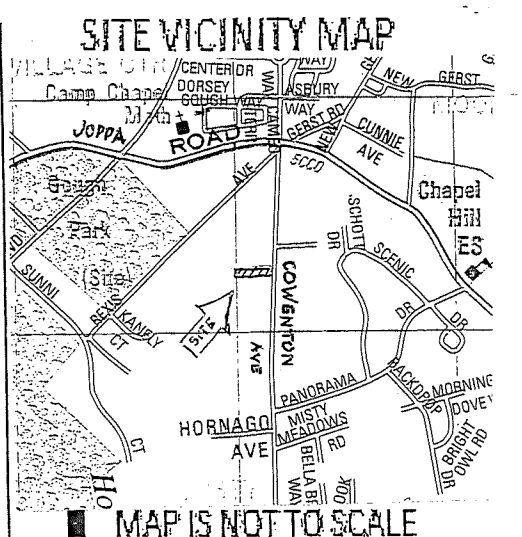
SUBDIVISION NAME Herman Koch Lot # 8 Part of LOT # 9 BLOCK # SECTION #

PLAT BOOK # 13 FOLIO # 1 10 DIGIT TAX # 25 00000073 DEED REF. # 36168100321



PLAN DRAWN BY Jacy Butcher DATE 3/8/16 SCALE: 1 INCH = 50 FEET

PETITIONER'S
EXHIBIT NO. 1



MAP IS NOT TO SCALE
ZONING MAP# 072CZ
SITE ZONED DR 3.5-H
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT AREA ACREAGE .75 AC
OR SQUARE FEET 32,670
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

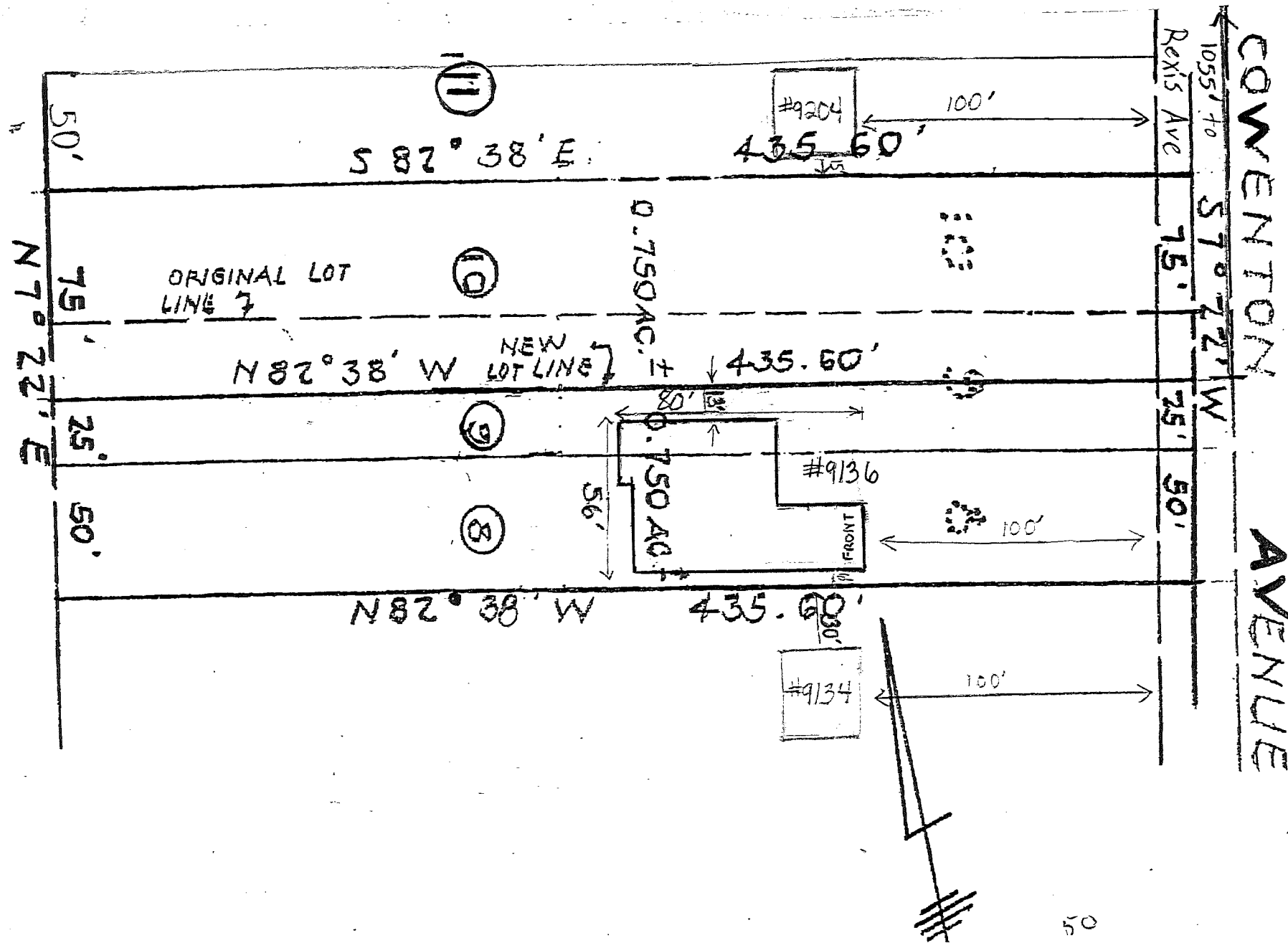
VIOLATION CASE INFO:

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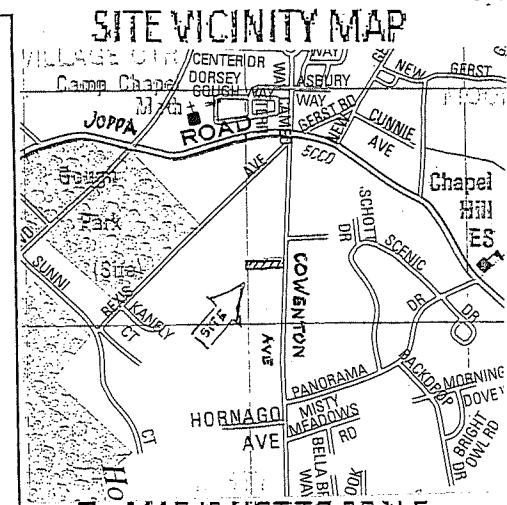
A-1120-9101-A

Pet. #1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 9136 Cowenton Avenue OWNER(S) NAME(S) _____
SUBDIVISION NAME Herman Koch Lot # 8 Part of LOT # 9 BLOCK # _____ SECTION # _____
PLAT BOOK # 13 FOLIO # 1 10 DIGIT TAX # 2500000073 DEED REF. # 36168/00321



PLAN DRAWN BY Jacy Butcher DATE 3/8/16 SCALE: 1 INCH = 50 FEET



MAP IS NOT TO SCALE

ZONING MAP# 072CZ
SITE ZONED DR 3.5-H
ELECTION DISTRICT 11
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PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING ? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2016-0211-A