

M E M O R A N D U M

DATE: May 13, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0215-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 11, 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

request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 20, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The DOP noted in its comment that the proposed garage may impair sight distance of motorists travelling through the alley at the rear of the property. But the file contains photographs (which may not have been seen by the DOP) which show a fence 5-6 ft. in height constructed along the side yard of Petitioner's lot. As such, even if the proposed garage was relocated as suggested by the DOP, drivers exiting the alley would still have to contend with the existing stockade fence.

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

ORDER RECEIVED FOR FILING

Date 4-11-16

By [Signature]

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 11th day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations, to permit a proposed garage to be located in the portion of the rear yard closest to the side street in lieu of the required placement in the third portion of the rear yard farthest from both streets, 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. Petitioner must comply with the ZAC comment dated April 1, 2016 from DEPS; a copy of which is attached hereto and made a part hereof.
3. The Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
4. The garage shall not be used for commercial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-11-16 3

By bw



CBCA

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 19 Clipper Rd. Baltimore, Md. 21221 Currently zoned DR5.5
 Deed Reference 283061 00090 10 Digit Tax Account # 1508003390
 Owner(s) Printed Name(s) Timothy Michael Costin

(SELECT THE HEARING(S) BY MARKING ☒ 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)

BCZR: 400.1 To permit a proposed garage to be located in the portion of the rear yard closest to the side street in lieu of the required placement in the 1/3 portion of the rear yard farthest from both streets.

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):

Timothy M. Costin / Name #1 - Type or Print Name #2 - Type or Print

Timothy M. Costin / Signature #1 Signature #2

19 Clipper Rd. Ba Md.
Mailing Address City State

21221 / (410) 238-3840 / timcostin@yahoo.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

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

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 26 day of February, 2016 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 2016-0215-A Filing Date 3/11/16 Estimated Posting Date 3/20/16 Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

A305

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: 19 Clipper Rd. Balti. Md. 21221
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)

This garage is necessary for entering and exiting our vehicles.
During rain or snow, the ground becomes slippery, whereas
it could create a slip and fall hazard. Myself and my wife
have both slipped and fell due to these hazardous conditions. Our
vehicles can't be parked on the street due to vandalism to our vehicles.
I have had numerous operations on my spine and I have a disability due
to that.

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

Timothy M. Costin
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Timothy M. Costin
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

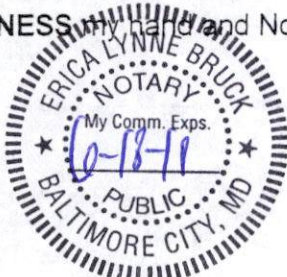
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of Feb., 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Timothy Costin

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

AS WITNESS my hand and Notaries Seal



Erica Lynne Bruck
Notary Public
6-18-18
My Commission Expires

Affidavit in Support

Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

1780

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and fell due to these hazardous conditions. Our vehicles can't be
parked on the street due to vandalism to our vehicles. I have had
numerous operations on my spine and I have a disability due to that.

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

Timothy M. Costin
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Timothy M. Costin
Name- Print or Type

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 20th day of Feb., 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Timothy Costin

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

AS WITNESS my hand and Notaries Seal



Erica Lynne Bruck
Notary Public
6-18-18
My Commission Expires

**CBCA****AD****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 19 Clipper Rd, Baltimore, Md. 21221 Currently zoned DR 5.5
 Deed Reference 28306 / 00090 10 Digit Tax Account # 1508003390
 Owner(s) Printed Name(s) Timothy Michael Costin

(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.

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1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 To permit a proposed garage to be located in the portion of the rear yard closest to the side street in lieu of the required placement in the 1/3 portion of the rear yard farthest from both streets.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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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):

Timothy M. Costin /
 Name #1 - Type or Print Name #2 - Type or Print

Timothy M. Costin /
 Signature #1 Signature #2

19 Clipper Rd. Balto Md.
 Mailing Address City State

21221 (410) 238-3840 timcostin@ipho.com
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

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

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 26 day of February, 2016 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 2016-0215-A Filing Date 3/11/16 Estimated Posting Date 3/20/16 Reviewer JS

Zoning Description

Zoning Property Description for
19 Clipper Rd.

Beginning at a point on the east side
of Clipper Rd which is 50 feet wide
at the distance of 75 feet southeast
of the center line of the nearest
improved intersecting street Avenal Rd
which is 50 Feet wide,

OPTION 2 Subdivision Lot - lot is part of
RECORD PLAT

Being Lot # 11, Block G in the
subdivision of Eastern Terrace in
Baltimore County Plat Book # 12,
folio # 119 containing 5,044 square feet.
Located in the 15th Election District
and 7th Council District.

2016-0715-A

Note to Hearing Officer:

Sir,

Just an FYI. I took a rough measurement of the area of the backyard and calculated it at 2,310 square feet. 40% of that is 924 square feet. I calculated the combined area of the existing pool and the proposed garage at 914 square feet, therefore, I did not advise a variance.

Jason Seidelman

Planner II

Zoning Review

410-887-3391

CERTIFICATE OF POSTING

2016-0215-A

RE: Case No.: _____

Petitioner/Developer: _____

Timothy Costin

April 4, 2016

Date of Hearing/Closing: _____

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

Attn: 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: _____

19 Clipper Road

March 20, 2016

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

March 20, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0215 -A Address 19 CLIPPER RD
Contact Person: JASON SGIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/11/16 Posting Date: 3/20/16 Closing Date: 4/4/16

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0215 -A Address 19 CLIPPER RD, 21221
Petitioner's Name COSTIN Telephone 410-238-3840
Posting Date: 3/20/16 Closing Date: 4/4/16

Wording for Sign: TO PERMIT A PROPOSED GARAGE TO BE LOCATED IN THE PORTION
OF THE REAR YARD CLOSEST TO THE SIDE STREET IN LIEU OF THE REQUIRED PLACEMENT
IN THE PORTION OF THE REAR YARD FURTHEST FROM THE SIDE STREET.

Revised 7/21/15

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 2016-0215-A

Petitioner: TIMOTHY COSTIN

Address or Location: 19 CLIPPER RD, 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: TIMOTHY COSTIN

Address: 19 CLIPPER RD.

BALT, MD 21221

Telephone Number: 410-238-3840

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

No. **134706**

Date: **3/11/16**

PAID RECEIPT

BUSINESS ACTUAL TIME CWM
 3/11/2016 3/11/2016 11:05:27 3

RECEIPT # 371045 3/11/2016 CFW

\$ 323 ZONING VERIFICATION
 NO. 529

Receipt Tot \$75.00
 \$75.00 CR \$1.00 CR
 Baltimore County, Maryland

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

Total: **\$ 75.00**

Rec From: **COST-N**

For: **2016-07-5-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 5, 2016

Timothy M Costin
19 Clipper Road
Baltimore MD 21221

RE: Case Number: 2016-0215 A, Address: 19 Clipper Road

Dear Mr. Costin:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 11, 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.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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: 16-215

INFORMATION:

Property Address: 19 Clipper Road
Petitioner: Timothy Costin
Zoning: DR 5.5
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for administrative variance to permit a detached accessory structure (garage) to be located in 1/3 yard closest to the street in lieu of the required 1/3 yard farthest removed from the street.

The Department does not support granting the petitioned zoning relief. The proposed detached accessory structure does not conform to the requirements of BCZR § 102.5 and presents a potential safety hazard by limiting the sight distance for drivers in the alley traveling southeast or entering onto Candry Terrace.

The Department recommends the petitioner reconfigure the building/site layout in a way that provides to the greatest extent possible a separation from Candry Terrace and petition the Administrative Law Judge to grant variance relief to the aforementioned § 102.5 in addition to the originally petitioned zoning relief.

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

Prepared by:

A handwritten signature in black ink, appearing to be "Lloyd T. Moxley", written over a horizontal line.

Lloyd T. Moxley

Division Chief:

A handwritten signature in black ink, appearing to be "Kathy Schlabach", written over a horizontal line.

Kathy Schlabach

AVA/KS/LTM/ka

c: Timothy Costin
Ngoné Seye-Diop
Office of the Administrative Hearings
People's Counsel for Baltimore County

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

RE: Baltimore County
Item No. 2016-0215-A
Administrative Variance
Timothy M. Costin
19 Clipper 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. 2016-0215-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 that reads "Richard A. Zeller".

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
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: March 28, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2016
Item No. 2016-0215, 0216, 0217, 0218, 0221 and 0223

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\ZAC03282016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 01 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Dave Lykens, Department of Environmental Protection and Sustainability (DEPS) -
Development Coordination

DATE: April 1, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0215-A
Address 19 Clipper Road
(Costin Property)

Zoning Advisory Committee Meeting of March 28, 2016.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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

This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA) and any development will need to address the 10% pollutant reduction requirements to minimize adverse impacts on water quality that result from the development activities. The zoning relief requested for the proposed location of the garage can be supported by EPS provided that the development complies with residential 10% pollutant reduction requirements.

2. Conserve fish, wildlife, and plant habitat; and

The zoning request will not result in any impacts to forest, wetlands, or Critical Area buffers. By meeting the 10% pollutant reduction requirements on this property for any development activities, watershed impacts can be better managed, and this can aid in the conservation of fish, wildlife, and plant habitat in the area.

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

The zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

Paul Dennis; Environmental Impact Review April 1, 2016

4-4
CLOSING
DATE

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: 16-215

RECEIVED

APR 01 2016

INFORMATION:

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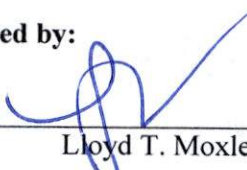
OFFICE OF ADMINISTRATIVE HEARINGS

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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Timothy Costin
Ngoné Seye-Diop
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 01 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Dave Lykens, Department of Environmental Protection and Sustainability (DEPS) -
Development Coordination

DATE: April 1, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0215-A
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(Costin Property)

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This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA) and any development will need to address the 10% pollutant reduction requirements to minimize adverse impacts on water quality that result from the development activities. The zoning relief requested for the proposed location of the garage can be supported by EPS provided that the development complies with residential 10% pollutant reduction requirements.

2. Conserve fish, wildlife, and plant habitat; and

The zoning request will not result in any impacts to forest, wetlands, or Critical Area buffers. By meeting the 10% pollutant reduction requirements on this property for any development activities, watershed impacts can be better managed, and this can aid in the conservation of fish, wildlife, and plant habitat in the area.

ORDER RECEIVED FOR FILING

Date 4-11-16

By [Signature]

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

The zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

Paul Dennis; Environmental Impact Review April 1, 2016

S:\EPS\Shared\DES\Shared\Devcoord\1 ZAC-Zoning Petitions\ZAC 2016\ZAC 16-0215-A 19 Clipper Road.doc

ORDER RECEIVED FOR FILING

Date 4-11-16

By ISW

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>3-28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>4-1</u>	PLANNING (if not received, date e-mail sent _____)	<u>Does NOT Support</u>
<u>3-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>2-28</u>	ADJACENT PROPERTY OWNERS <u>Supports</u>	_____
<u>Majewski / Buick 21 Clipper Rd.</u>		
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-20-16</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>* See note from Planner Seidelman</u>		

Real Property Data Search (w4)

Guide to searching the database

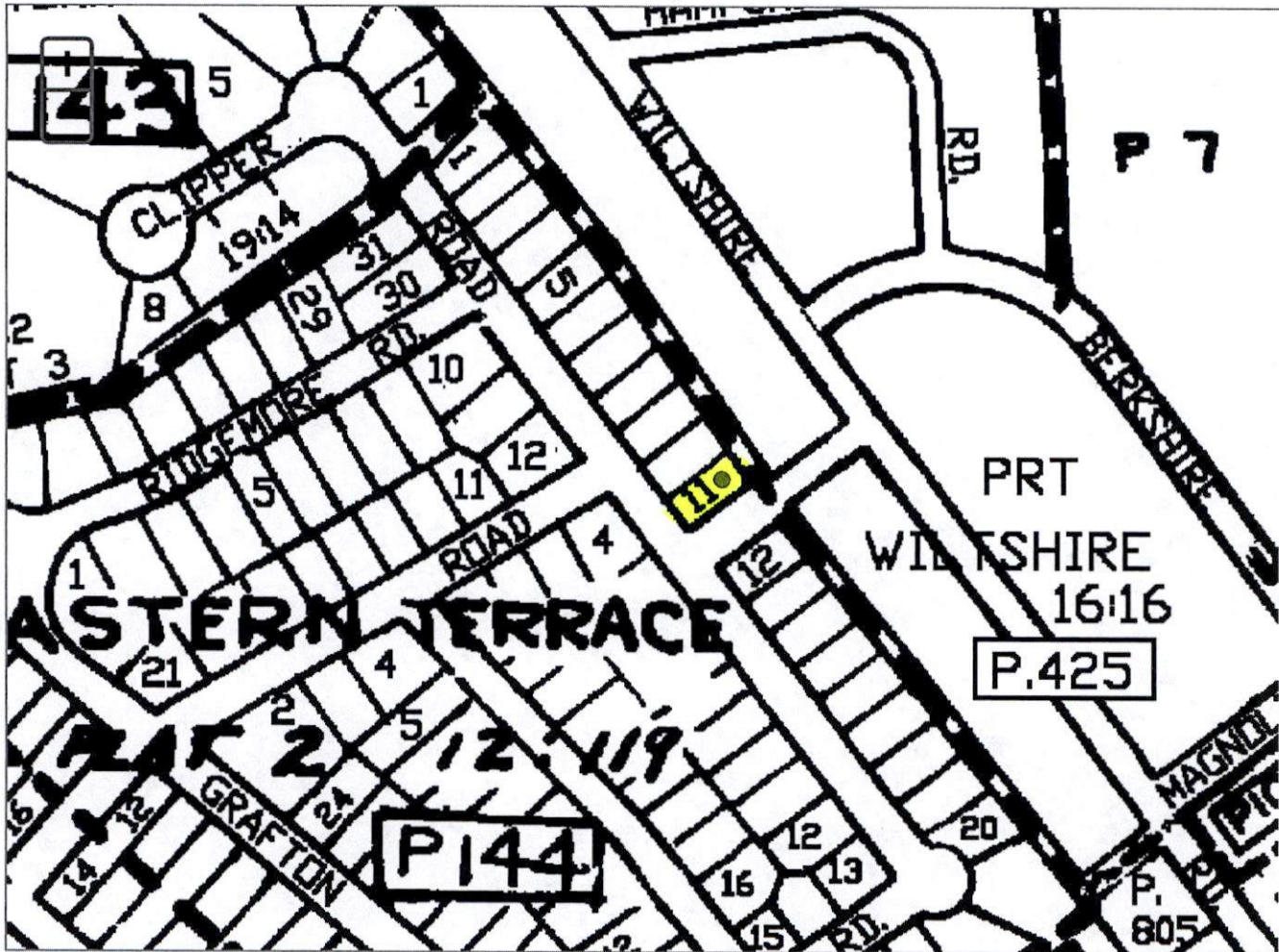
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1508003390			
Owner Information					
Owner Name:		COSTIN TIMOTHY M		Use:	RESIDENTIAL
Mailing Address:		19 CLIPPER RD BALTIMORE MD 21221-7009		Principal Residence:	YES
				Deed Reference:	/28306/ 00090
Location & Structure Information					
Premises Address:		19 CLIPPER RD BALTIMORE 21221-7009		Legal Description: 19 CLIPPER RD EASTERN TERRACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0097	0007	0144		0000	
					Block:
					G
					Lot:
					11
					Assessment Year:
					2015
					Plat No:
					2
					Plat Ref:
					0012/0119
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			NONE		
			Tax Class:		
			NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1948		1,590 SF		5,044 SF	
				Property Land Area	
				5,044 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	STUCCO	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	
				As of 07/01/2016	
Land:		53,000	53,000		
Improvements		58,200	67,000		
Total:		111,200	120,000	114,133	117,067
Preferential Land:		0			0
Transfer Information					
Seller:		HARRIS PEYTON W		Date: 06/25/2009	
Type:		ARMS LENGTH IMPROVED		Price: \$150,000	
				Deed1: /28306/ 00090	
				Deed2:	
Seller:				Date:	
Type:				Price:	
				Deed1:	
				Deed2:	
Seller:				Date:	
Type:				Price:	
				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 12/23/2009					

Baltimore County

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

District: 15 Account Number: 1508003390



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>).

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 - 15 Account Number - 1502200910			
Owner Information					
Owner Name:	MAJEWSKI NATALIE L		Use:	RESIDENTIAL	
Mailing Address:	21 CLIPPER RD BALTIMORE MD 21221-7009		Principal Residence:	YES	
			Deed Reference:	/33662/ 00479	
Location & Structure Information					
Premises Address:		21 CLIPPER RD 0-0000		Legal Description: 21 CLIPPER RD EASTERN TERRACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0097	0007	0144		0000	G 10
					Assessment Year: 2015
					Plat No: 2
					Plat Ref: 0012/0119
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1948	1,080 SF		5,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	NO	STANDARD UNIT	STUCCO	1 full	
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	53,000	53,000			
Improvements	62,300	76,100			
Total:	115,300	129,100	119,900	124,500	
Preferential Land:	0			0	
Transfer Information					
Seller: TAYLOR VALERIE J		Date: 05/23/2013		Price: \$108,700	
Type: NON-ARMS LENGTH OTHER		Deed1: /33662/ 00479		Deed2:	
Seller: BENEDICT FRANCIS T		Date: 05/26/1998		Price: \$65,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /12883/ 00090		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

To Whom it may concern:

I am writing this letter to give my consent that I do not mind that a driveway & two car garage be built on the property of 19 Clipper Rd. The owners, Stephenie & Tim Costin, discussed this with myself & my husband, Keith Busick, & we both agree to the proposed changes.

Sincerely,

Natallie Majewski

Natallie Majewski

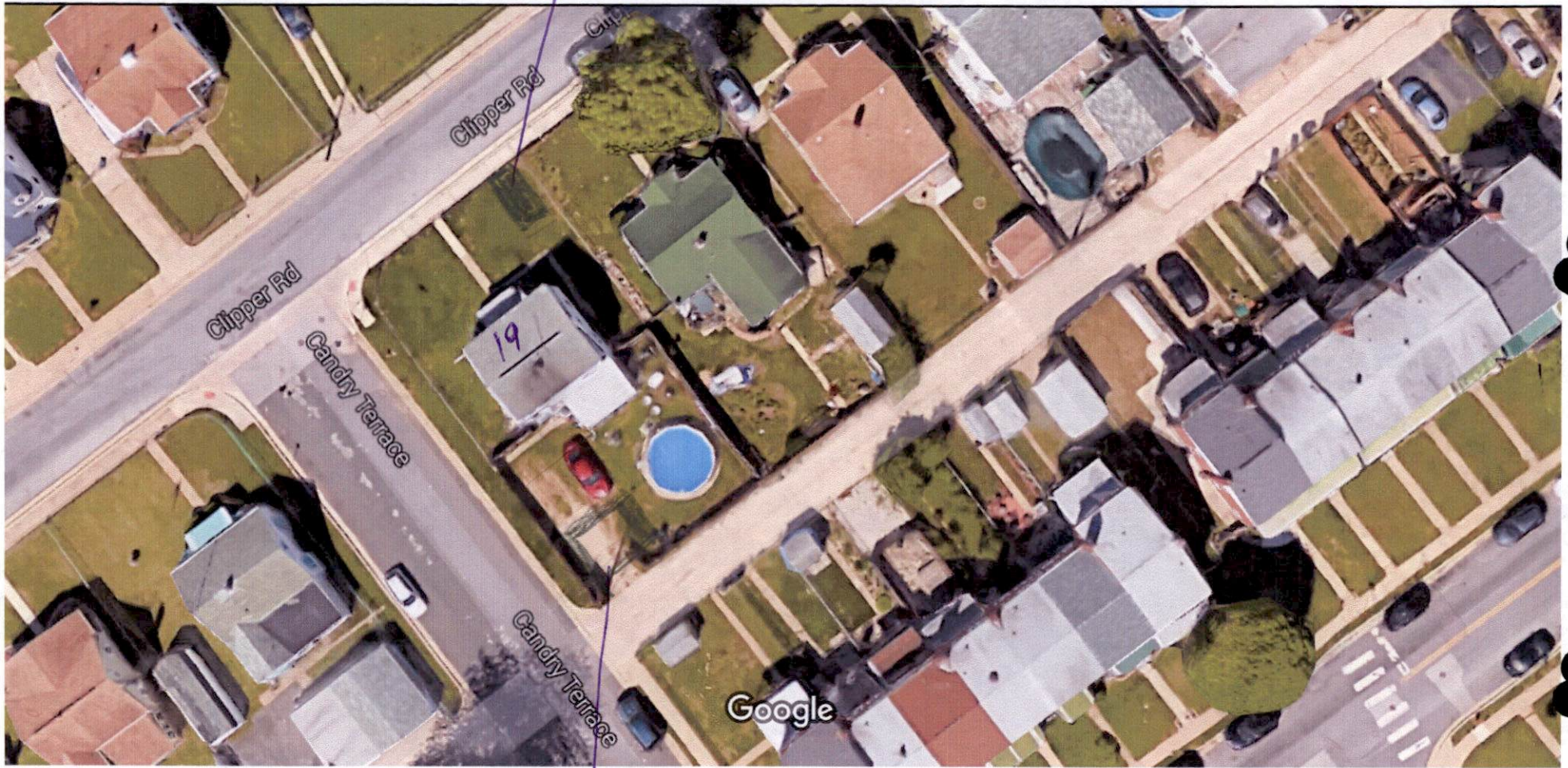
Keith Busick

(21 CLIPPER RD)

2016-0215-A

Google Maps

Proposed Parking Pad



Imagery ©2016 Google, Map data ©2016 Google 20 ft

Proposed
2car Garage

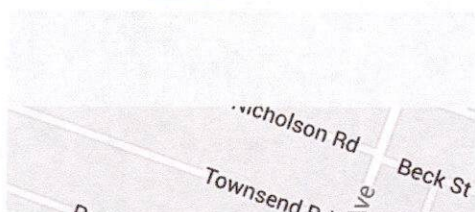
Google Maps Clipper Rd



Image capture: Oct 2012 © 2016 Google

Essex, Maryland

Street View - Oct 2012



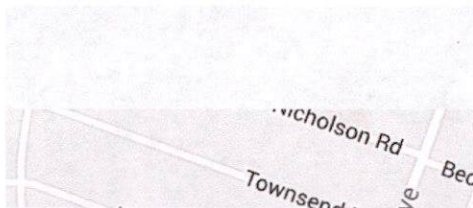
Google Maps Candry Terrace



Image capture: Oct 2012 © 2016 Google

Essex, Maryland

Street View - Oct 2012



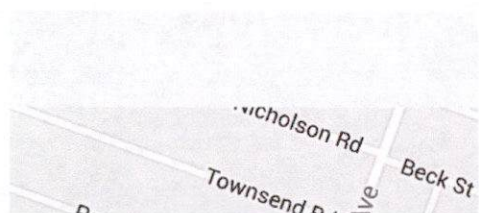
Google Maps Clipper Rd

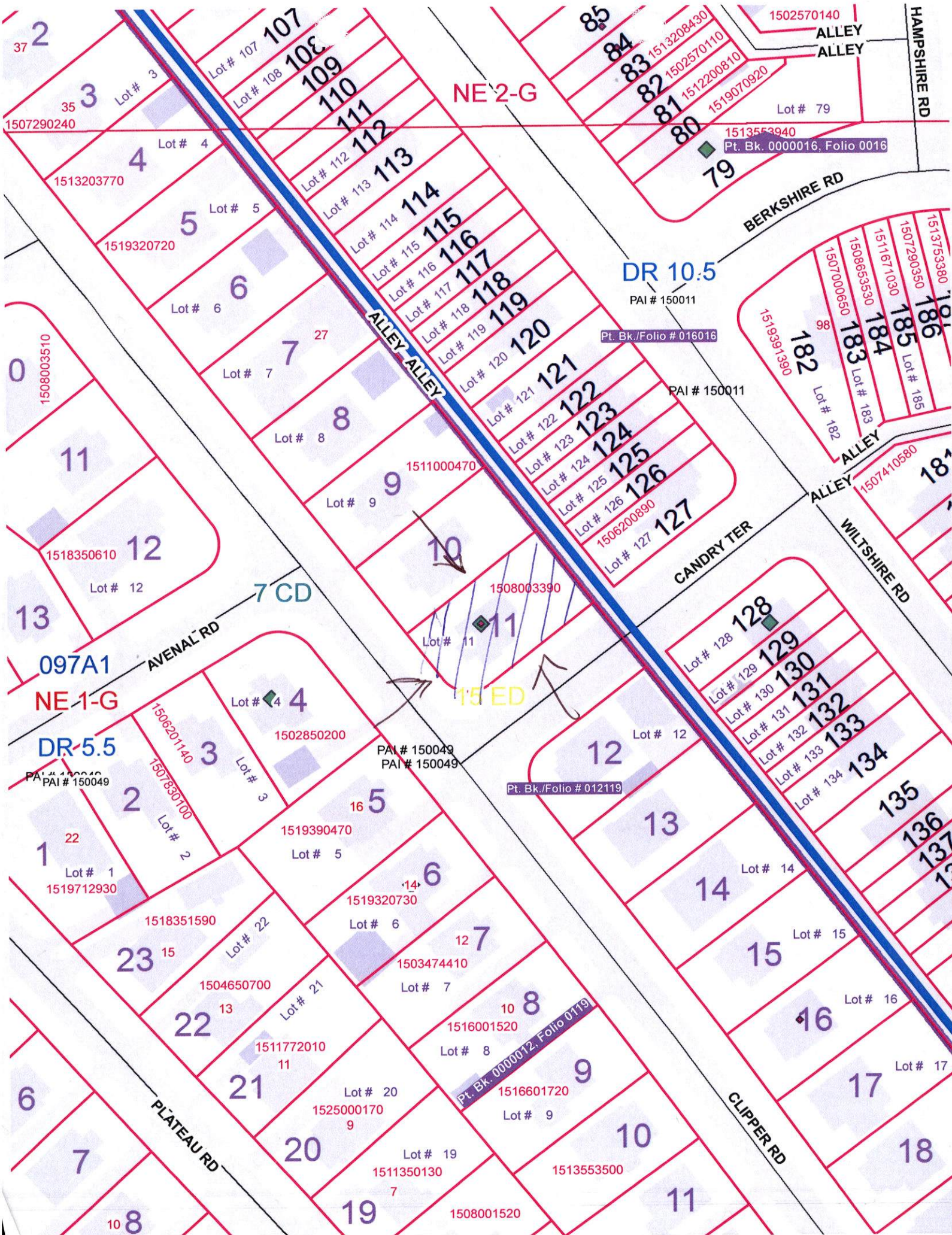


Image capture: Oct 2012 © 2016 Google

Essex, Maryland

Street View - Oct 2012





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

ADDRESS 19 Clipper Rd. Ba Ho. Md. 21221 OWNER(S) NAME(S) Timothy M. Costin

SUBDIVISION NAME Eastern Terrace LOT # 11 BLOCK # _____ SECTION # _____

PLAT BOOK # 12 FOLIO # 119 10 DIGIT TAX # 1508003390 DEED REF. # 28306100090

show map

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP # 97

SITE ZONED _____

ELECTION DISTRICT 15

COUNCIL DISTRICT 7th

LOT AREA ACREAGE 50445 sq ft

OR SQUARE FEET 50445 sq ft

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

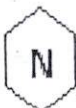
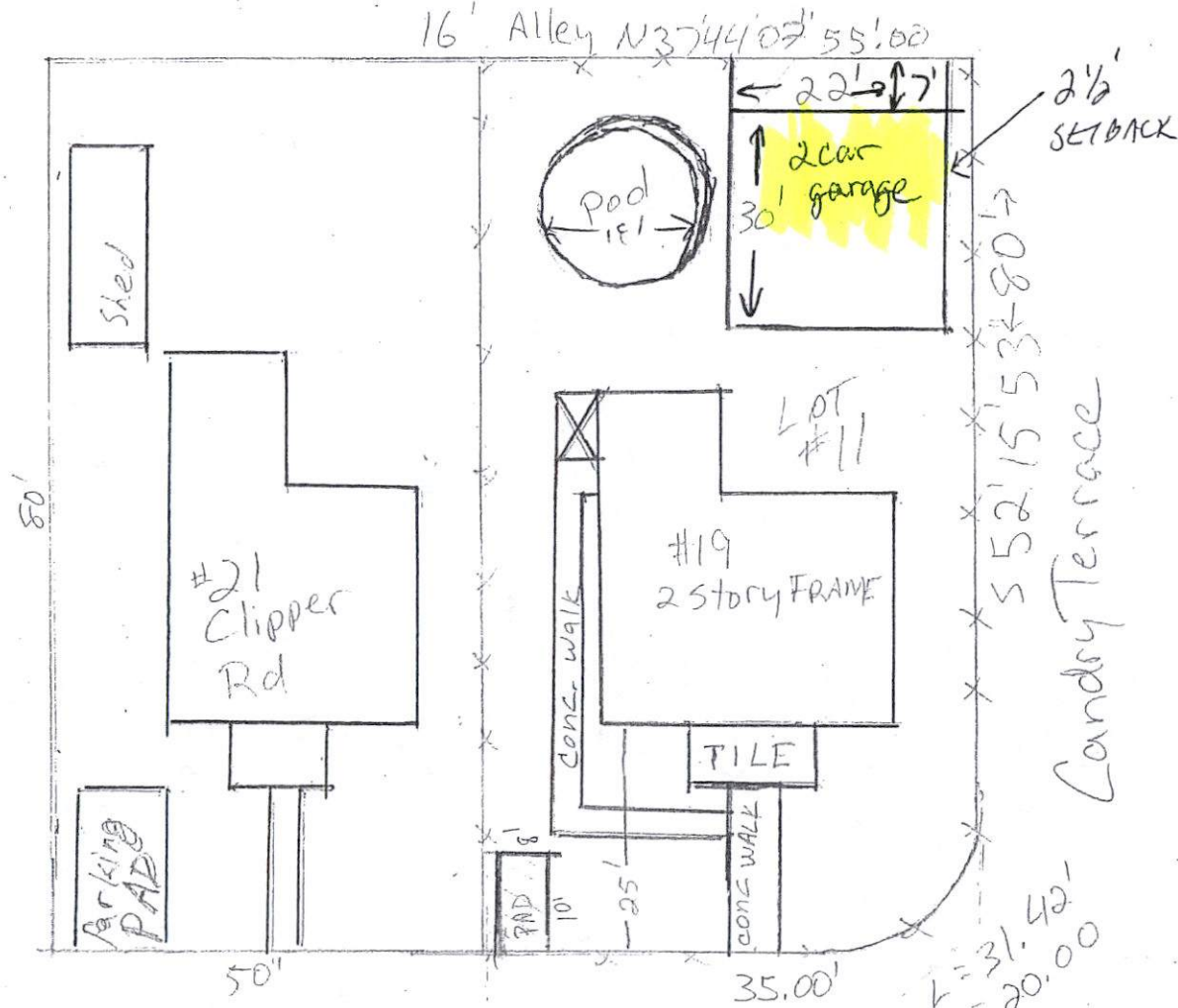
PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY Timothy M. Costin

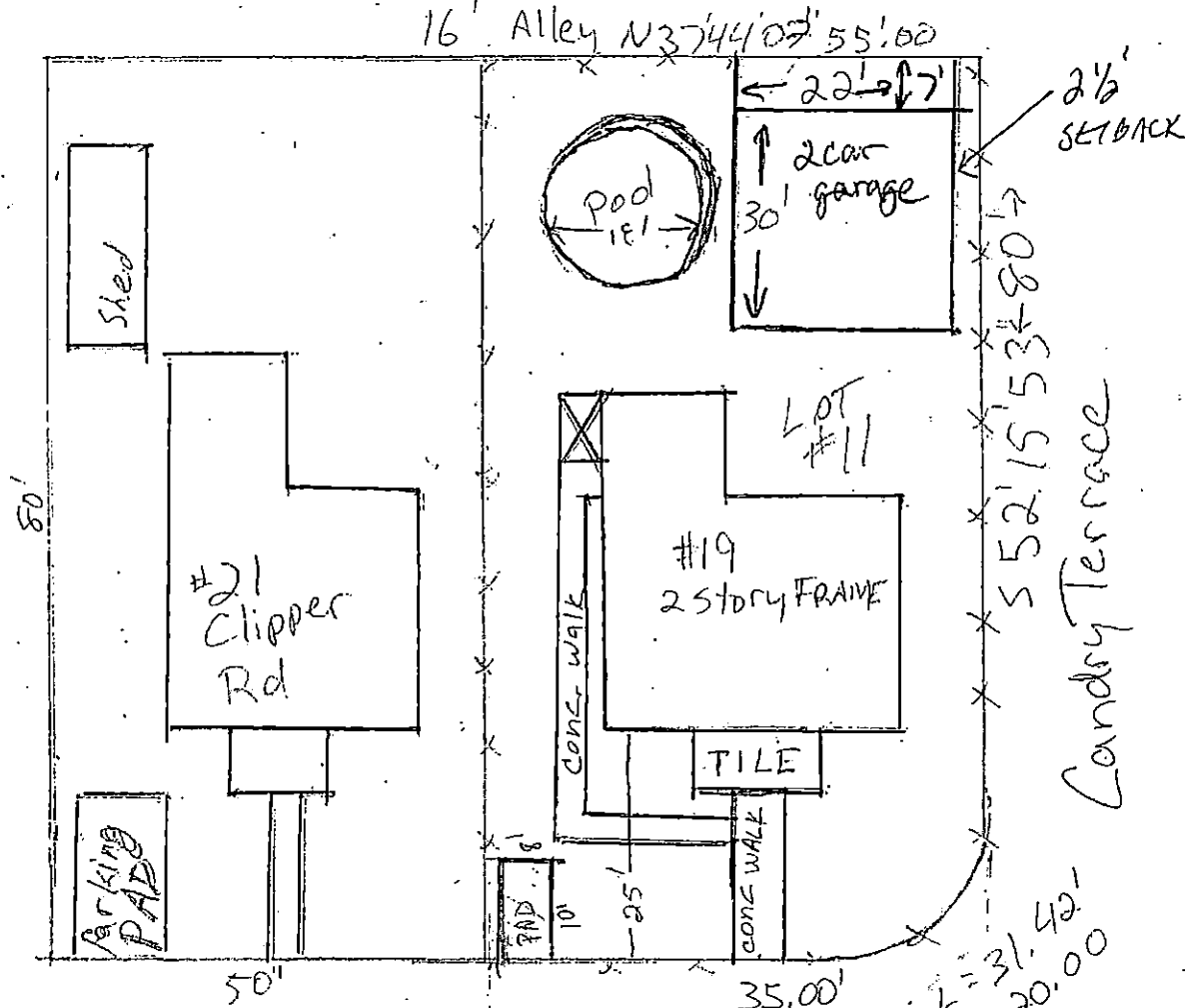
Clipper Rd

DATE 3-10-16 SCALE: 1 INCH = 25 FEET

2016-0215-A

Per. Exh. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 19 Clipper Rd. Ba. Ho. Md. 21221 OWNER(S) NAME(S) Timothy M. Costin
 SUBDIVISION NAME Eastern Terrace LOT # 11 BLOCK # _____ SECTION # _____
 PLAT BOOK # 12 FOLIO # 119 10 DIGIT TAX # 1508003390 DEED REF. # 28306100090



PLAN DRAWN BY Timothy M. Costin DATE 3-10-16 SCALE: 1 INCH = 25 FEET

SITE VICINITY MAP
 WILTSHIRE RD
 Candy Terrace
 Clipper Rd
 MAP IS NOT TO SCALE
 ZONING MAP # 97
 SITE ZONED _____
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7th
 LOT AREA ACREAGE 50445 sq ft
 OR SQUARE FEET 5044 sq ft
 HISTORIC? NO
 IN CBCA? YES
 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:

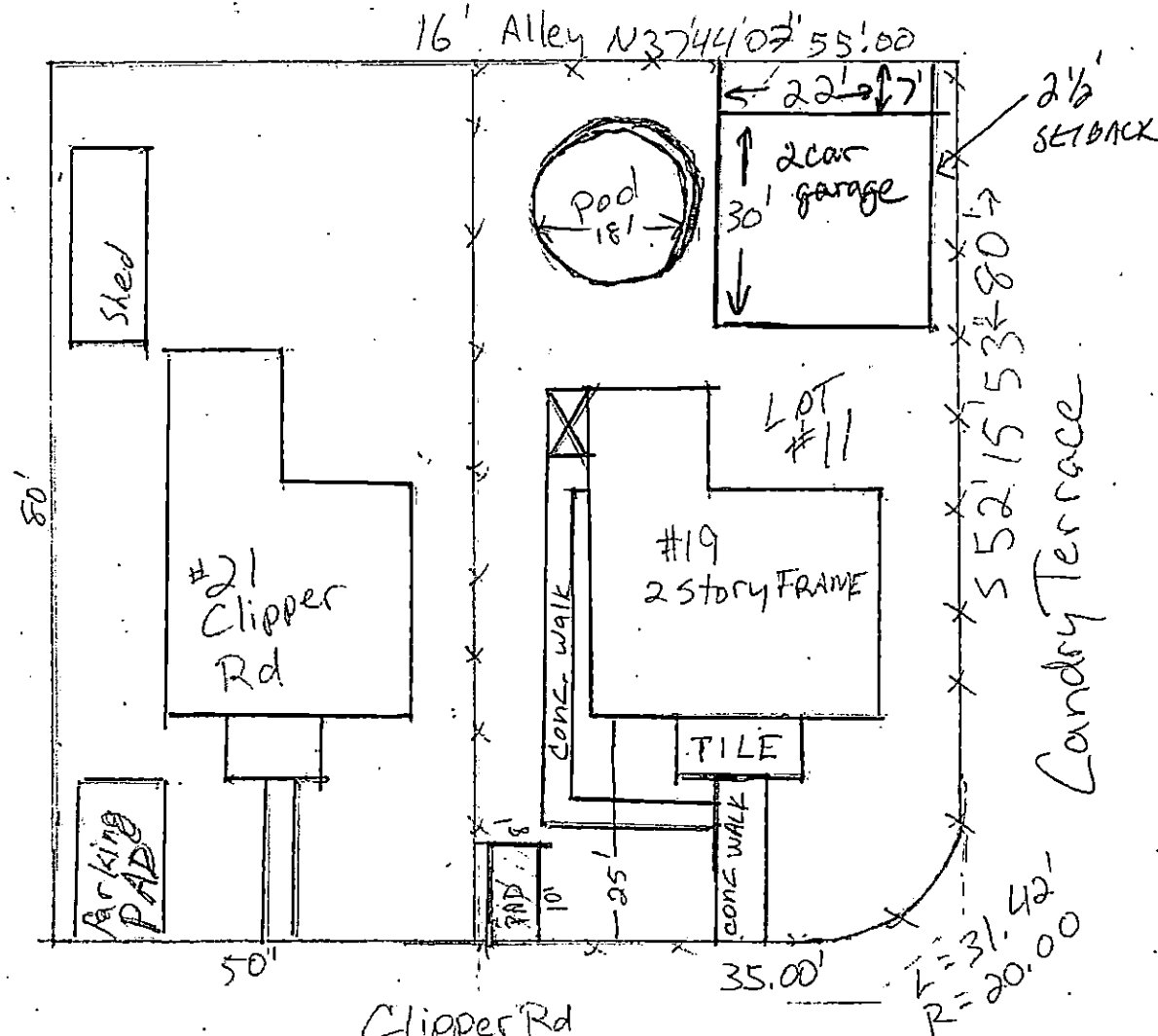
2016-0215-A

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

ADDRESS 19 Clipper Rd. Ba Ho. Md. 21221 OWNER(S) NAME(S) Timothy M. Costin

SUBDIVISION NAME Eastern Terrace LOT # 11 BLOCK # _____ SECTION # _____

PLAT BOOK # 12 FOLIO # 119 10 DIGIT TAX # 1508003390 DEED REF. # 28306100090

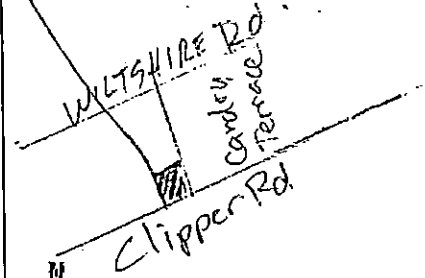


PLAN DRAWN BY Timothy M. Costin

DATE 3-10-16 SCALE: 1 INCH = 25 FEET

SW map

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 97

SITE ZONED _____

ELECTION DISTRICT 15

COUNCIL DISTRICT 7th

LOT AREA ACREAGE 50445 feet

OR SQUARE FEET 50445 ft

HISTORIC? NO

IN CBCA? YES

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:

2016-0215-A