

MEMORANDUM

DATE: May 13, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0216-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

IN RE: PETITION FOR ADMIN. VARIANCE *
(7 Broadridge Lane)
8th Election District *
2nd Council District *
Andrew and Ellen Fish *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0216-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, Andrew and Ellen Fish ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a replacement detached accessory structure (storage shed) to be located partially in the side yard of the principal dwelling in lieu of the required rear yard. 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 ZAC comments submitted 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 20, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 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

ORDER RECEIVED FOR FILING

Date 4-11-16

By DW

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 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 B.C.C. and the B.C.Z.R., 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 from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a replacement detached accessory structure (storage shed) to be located partially in the side yard of the principal dwelling in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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

By DW



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 7 BROADBRIDGE LANE LUTHERVILLE, MD Currently zoned RC5
 Deed Reference 35242 / 00314 10 Digit Tax Account # 0803001101
 Owner(s) Printed Name(s) ANDREW & ELLEN FISH

(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:

- ☒ storage shed ADMINISTRATIVE VARIANCE from Section(s) 400.1 - to permit a replacement detached accessory structure (stable) to be located partially in the side yard of the principal dwelling in lieu of the required rear yard

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):

ANDREW FISH / ELLEN FISH

Name #1 – Type or Print

Name #2 – Type or Print

Andrew Fish
Signature #1

Ellen Fish
Signature #2

7 BROADBRIDGE LANE LUTHERVILLE, MD

Mailing Address

City

State

21093

Zip Code

410 905-2705

Telephone #

21093

Email Address

AW.FISH@VERIZON.NET

Representative to be contacted:

LLOYD B. MARTIN, JR.

Name – Type or Print

Lloyd B Martin Jr
Signature

26 E. AYLESBURY RD LUTHERVILLE, MD

Mailing Address

City

State

21093

Zip Code

443-695-9974

Telephone #

LB.MARTIN@VERIZON.NET

Email Address

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

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 3 day of 11, 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 2016-0216-A Filing Date 3/11/16 Estimated Posting Date 3/20/16 Reviewer RJD

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: 7 BROADRIDGE LANE LOTHERVILLE, MD 21093
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)

THE EXISTING ACCESSORY STRUCTURE AT 7 BROADRIDGE LANE, AND LOCATED ON THE SIDE YARD OF THE EXISTING HOUSE WAS STRUCK BY A LARGE TREE IN MID-JANUARY. THE PHYSICAL DAMAGE WAS EXTENSIVE ENOUGH TO MAKE THE STRUCTURE UN-USEABLE IN ITS CURRENT CONDITION. REQUEST DEMOLITION OF STRUCTURE SO A NEW STRUCTURE CAN REPLACE IT.

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

Andrew Fish
Signature of Owner (Affiant)
Andrew Fish
Name- Print or Type

Ellen R. Fish
Signature of Owner (Affiant)
Ellen R. Fish
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 8th day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Patricia M. Wong

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

AS WITNESS my hand and Notaries Seal

Patricia M. Wong
Notary Public
12/2/17
My Commission Expires

Affidavit in Support of Administrative Variance

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

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Address: 7 BROADBRIDGE LN. LUTHERVILLE, MD 21093
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)

THE EXISTING ACCESSORY STRUCTURE AT 7 BROADBRIDGE LANE AND LOCATED ON THE SIDE YARD OF THE EXISTING HOUSE WAS STRUCK BY A LARGE TREE IN MID-JANUARY. THE PHYSICAL DAMAGE WAS EXTENSIVE ENOUGH TO MAKE THE STRUCTURE UN-USEABLE IN ITS CURRENT CONDITION. REQUEST DEMOLITION OF STRUCTURE SO A NEW STRUCTURE CAN REPLACE IT.

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

Andrew Fish
Signature of Owner (Affiant)

Andrew Fish
Name- Print or Type

Ever R. Fish
Signature of Owner (Affiant)

Ever R. Fish
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 8th day of March 2016 before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Patricia M. Long

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

AS WITNESS my hand and Notaries Seal

Patricia M. Long
Notary Public
12/2/17
My Commission Expires



ADMINISTRATIVE ZONING PETITION

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

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(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) 400.1 - to permit a replacement detached accessory structure (storage shed) to be located partially in the side yard of the principal dwelling in lieu of the required rear yard 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):

ANDREW FISH , ELLEN FISH
 Name #1 – Type or Print Name #2 – Type or Print
Andrew Fish Ellen Fish
 Signature #1 Signature #2
7 BROADBRIDGE LANE LUTHERVILLE, MD
 Mailing Address City State
21093 , 410 905-2705
 Zip Code Telephone # Email Address
AW.FISH@VERIZON.NET
 Representative to be contacted:
LLOYD B. MARTIN, JR.
 Name – Type or Print
Lloyd B. Martin
 Signature
26 E. AYLESBURY RD LUTHERVILLE, MD
 Mailing Address City State
21093 , 443 695-9974
 Zip Code Telephone # Email Address
LB.MARTIN5@VERIZON.NET

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

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 _____ 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 2016-0216-A Filing Date 3/11/16 Estimated Posting Date 3/20/16 Reviewer BDD

Fish Property Description:

3/1/2016

east

south

Zoning Property Description for 7 Broadridge Lane Lutherville, MD 21093. Beginning at a point on the south side of Broadridge Lane which has a right of way width of 70 feet at the distance of 575.00 feet west of the centerline of the nearest intersecting street (~~Barthlan~~ Road) which has a 70 foot wide right of way.

Barthel

Thence the following courses and distances: 1st point of call(poc) south 20 degrees 42 minutes west 364.23 feet, 2nd POC south 3 degrees 42 minutes west 317.68 feet, 3rd POC south 89 degrees west 99.24 feet, 4th POC north 1 degree east 30.00 feet, 5th POC north 83 degrees 18 minutes 30 seconds east 223.78 feet, 6th POC north 6 degrees 5 minutes 30 seconds west 185.87 feet, 7th POC north 11 degrees 46 minutes 50 seconds east 425.93 feet, 8th POC north 89 degrees 36 minutes 30 seconds west 167.60 feet, 9th POC north 89 degrees 36 minutes 30 seconds west 72.40 feet, back to point of beginning as recorded in Deed Liber 35242, Folio 314, containing 4.02 acres in lot. Located in the 8th election district and 2nd Council district.

Item #0216

CERTIFICATE OF POSTING

RE: Case No. 2016-0216-A

Petitioner: Andrew Fish

Hearing / Closing Date: 4/4/16

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

7 Broadridge Lane

on 3/20/16

Sincerely,

 3/20/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2016-0216-A



7 Broadridge Lane

(Posted 3/20/16)

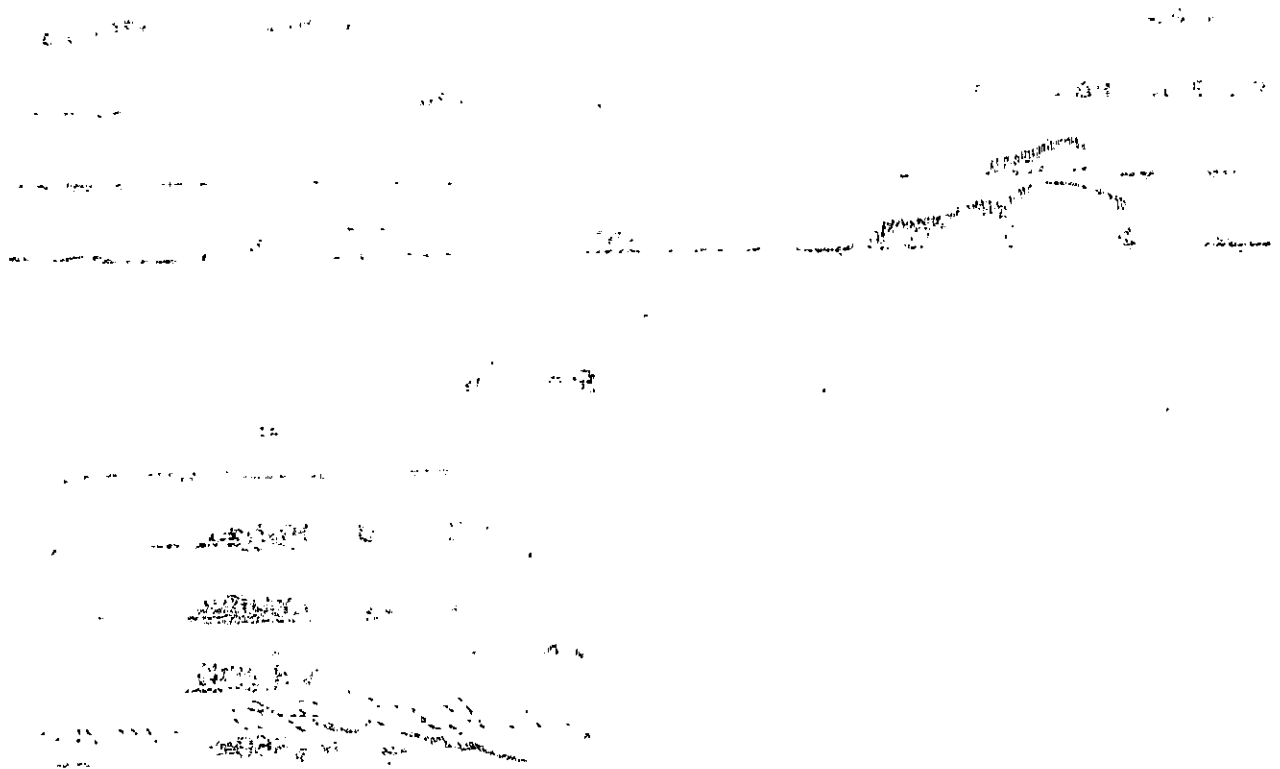
 3/20/16

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Certificate of Posting

Case No. 2016-0216-A



7 Broadridge Lane

(Posted 3/20/16)

 3/20/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0216 -A Address 7 Broadridge Lane
Contact Person: David Davall 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- 0216 -A Address 7 Broadridge Lane
Petitioner's Name Andrew Fish Telephone 410 905 2705
Posting Date: 3/20/16 Closing Date: 4/4/16
Wording for Sign: To Permit a replacement detached accessory structure
(stable) to be located partially in the side yard of the
principal dwelling in lieu of the required rear yard

storage shed

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: 2016-0216-A
Petitioner: ANDREW & ELLEN FISH
Address or Location: 7 BROADRIDGE LN. LUTHERVILLE, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lloyd B. Martin, Jr.
Address: 26 E. Aylesbury Rd
Lutherville, MD 21093
Telephone Number: 443 695-9974

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

No. **134707**

Date: **3/11/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRU
 3/11/2016 3/11/2016 11:27:12 3

REN 4203 WALKIN CRET CAY
 >> RECEIPT # 671057 3/11/2016 OFUN

5 523 ZONING VERIFICATION
 134707

Recpt Tot \$75.00
 \$75.00 CK 1.00 CH
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	006	0000		6150				575.00

Total: **575.00**

Rec From: **A Fish**

For: **Zoning hearing - case # 2016-0216-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

Andrew & Ellen Fish
7 Broadridge Lane
Lutherville MD 21093

RE: Case Number: 2016-0216 A, Address: 7 Broadridge Lane

Dear Mr. & Ms. Fish:

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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Lloyd B. Martin Jr., 26 E Aylesbury Road, Lutherville MD 21093

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. 2016-0216-A
Administrative Variance
Andrew & Ellen Fish
7 Broadridge Lane.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0216-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 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

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	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-21</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>3-20-16</u> by <u>Hoffman</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 - 08 Account Number - 0803001101			
Owner Information					
Owner Name:		FISH ANDREW W FISH ELLEN R		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		7 BROADRIDGE LN LUTH-TIMONIUM MD 21093		Deed Reference: /35242/ 00314	
Location & Structure Information					
Premises Address:		7 BROADRIDGE LN 0-0000		Legal Description: 4.02 AC REAR NS BROADRIDGE LA 5600 W FALLS RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0050	0022	0219		0000	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
1953	3,495 SF			4.0200 AC	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		227,800	227,800		
Improvements		324,800	260,100		
Total:		552,600	487,900	487,900	487,900
Preferential Land:		0			0
Transfer Information					
Seller: BRESLOW MICHAEL L		Date: 08/08/2014		Price: \$780,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35242/ 00314		Deed2:	
Seller: CARTER SPENCER M		Date: 09/02/1983		Price: \$182,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06585/ 00341		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 10/06/2014					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **08** Account Number: **0803001101**

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>).

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

4-4
RECEIVED

MAR 25 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 25, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0216-A
Address 7 Broadridge Lane
(Fish Property)

Zoning Advisory Committee Meeting of March 28, 2016.

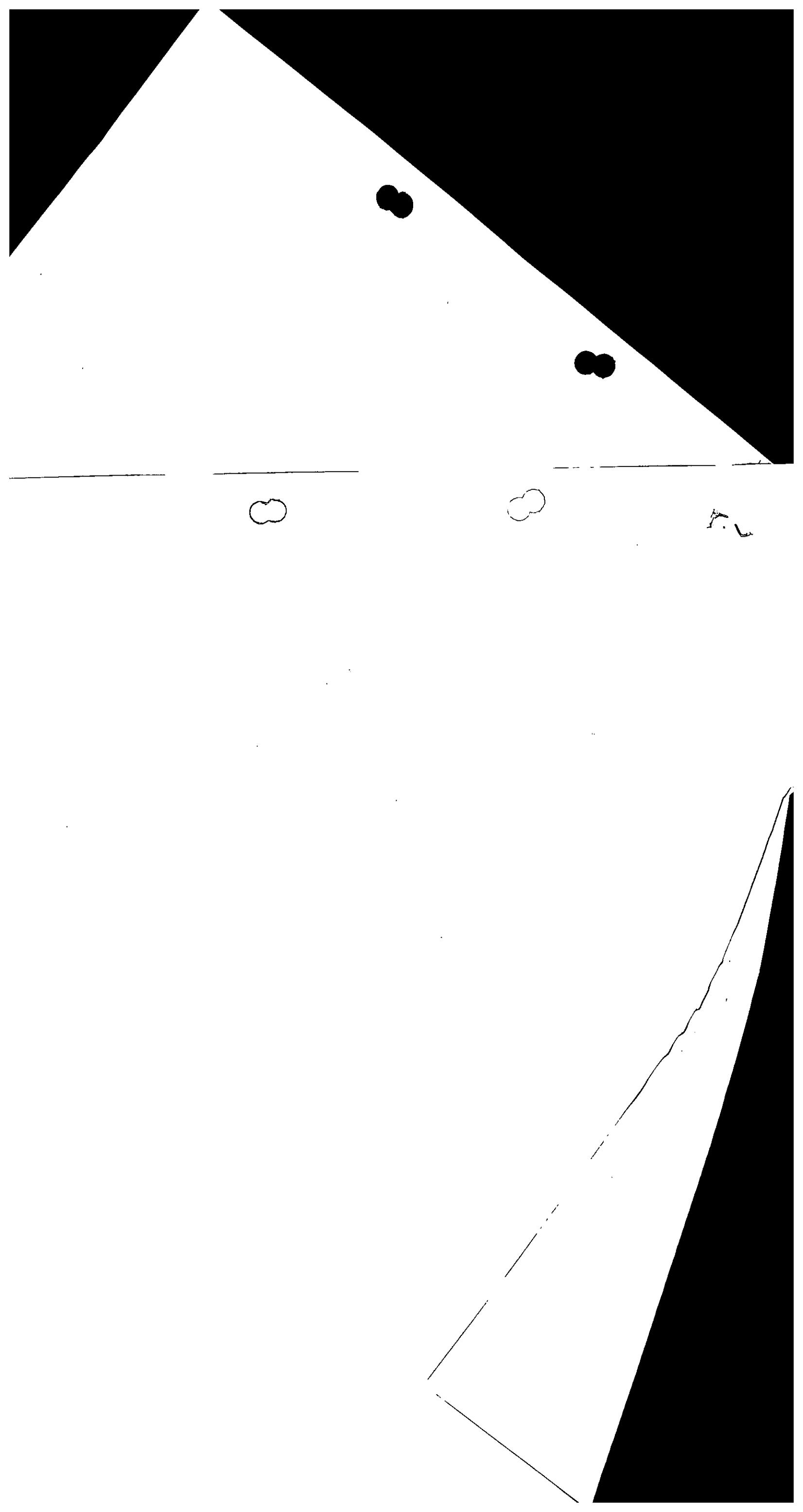
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

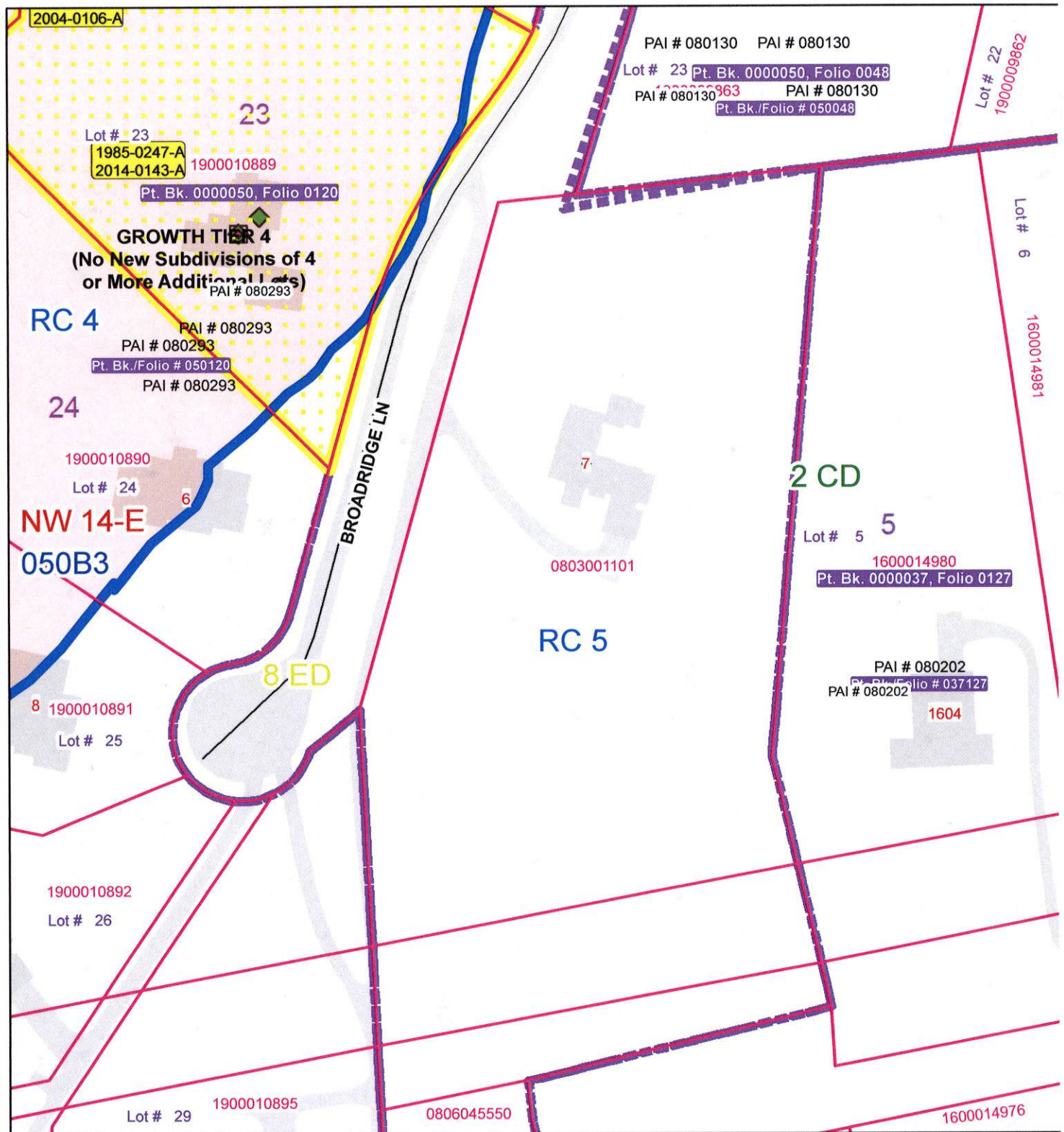
Date: 03-25-2016



Item #0216



7 Broadridge Lane



Publication Date: 3/11/2016



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

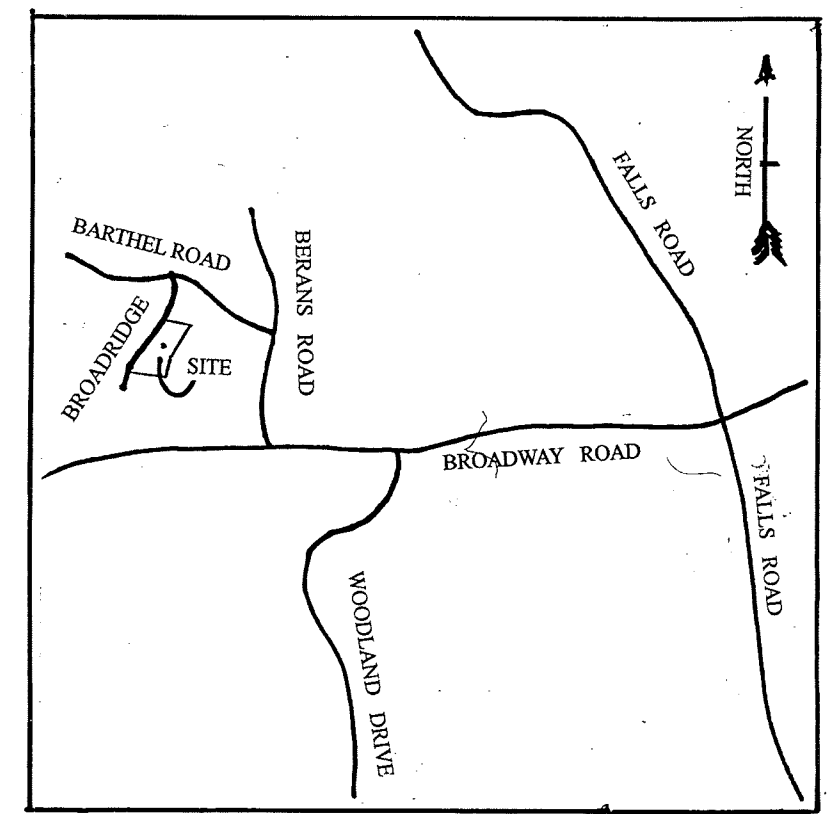


0 25 50 100 150 200 Feet

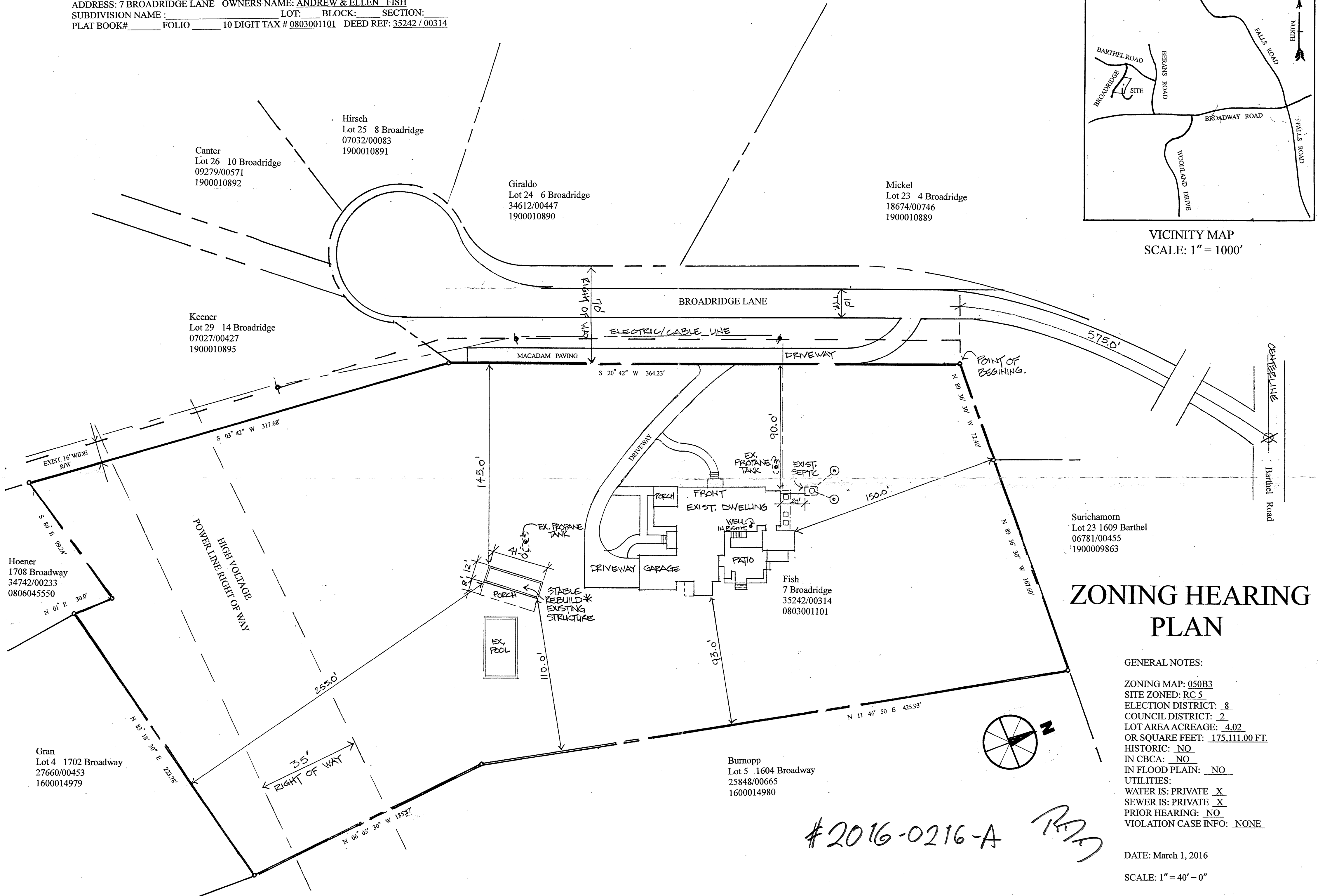
1 inch = 100 feet

Item #0210

ZONING HEARING PLAN FOR VARIANCE ~~X~~ FOR SPECIAL HEARING: _____
ADDRESS: 7 BROADRIDGE LANE OWNERS NAME: ANDREW & ELLEN FISH
SUBDIVISION NAME: _____ LOT: _____ BLOCK: _____ SECTION: _____
PLAT BOOK# _____ FOLIO _____ 10 DIGIT TAX # 0803001101 DEED REF: 35242 / 00314



VICINITY MAP
SCALE: 1" = 1000'



ZONING HEARING PLAN

GENERAL NOTES:

ZONING MAP: 050B3
SITE ZONED: RC 5
ELECTION DISTRICT: 8
COUNCIL DISTRICT: 2
LOT AREA ACREAGE: 4.02
OR SQUARE FEET: 175,111.00 FT.
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
UTILITIES:
WATER IS: PRIVATE X
SEWER IS: PRIVATE X
PRIOR HEARING: NO
VIOLATION CASE INFO: NONE

DATE: March 1, 2016

SCALE: 1" = 40' - 0"

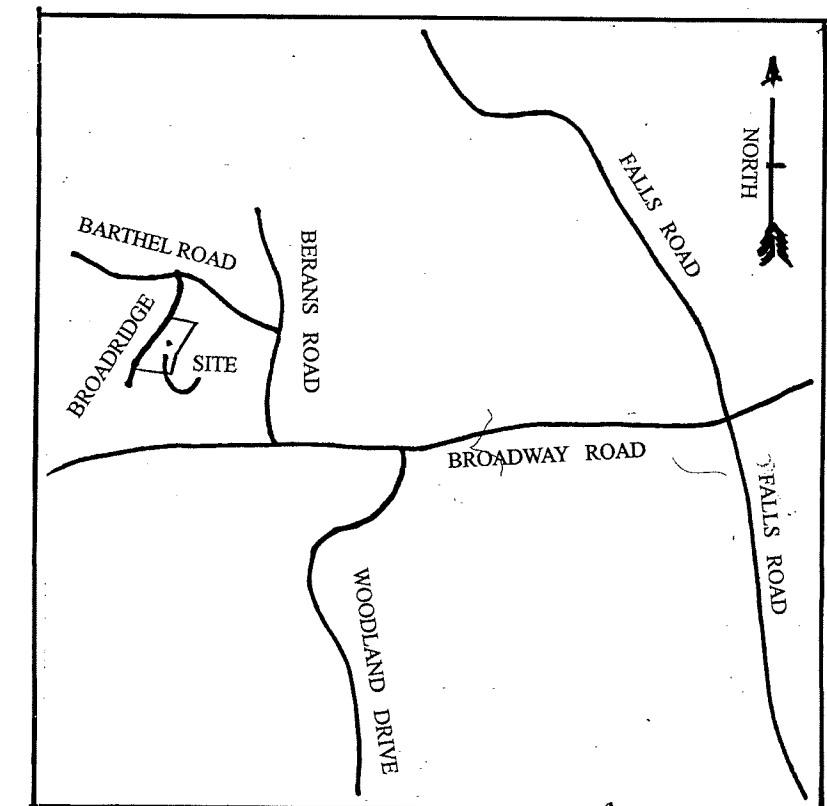
PLAN PREPARER:
Lloyd B. Martin, Jr.
Reg. Landscape Architect
MD. Lic. No. 200020
443 695-9974

* Proposed Action Required:
Stable unsafe and un-useable because damaged by large tree.
Rebuild structure.

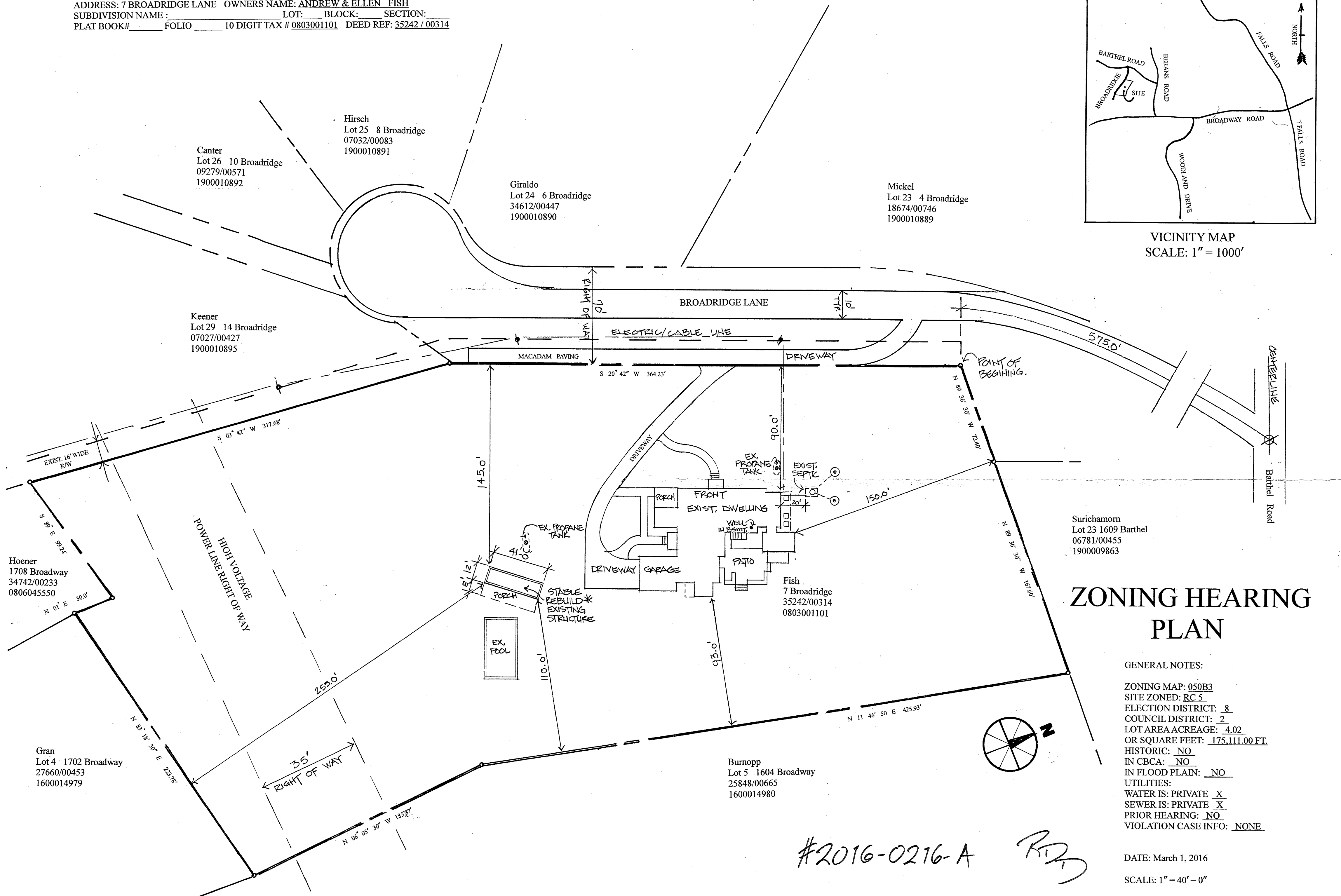
#2016-0216-A *RM*

Pat. Exh. 1

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PLAN PREPARER:
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#2016-0216-A R.D.

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