



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 17111 HUNTER GREEN RD, UPPER CO, MD 21155 Currently zoned RC 2
 Deed Reference 30313 / 00166 10 Digit Tax Account # 1700005871
 Owner(s) Printed Name(s) ALAN D & BRITANY M KELLER

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

Sections 400.1 and 400.3 – to permit a proposed detached accessory structure.(storage shed) to be located in the front yard of the principal dwelling with a height of as much as 17 feet in lieu of the required rear yard and maximum allowed 15 feet.

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):

ALAN D KELLER / BRITANY M KELLER

Name #1 – Type or Print

Name #2 – Type or Print

Alan D. Keller
Signature #1

Britany M. Keller
Signature #2

17111 HUNTER GREEN RD, UPPER CO, MD
Mailing Address City State

21155 / 410.374.0007 / akbk6100@comcast.net
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:

ALAN D KELLER

Name – Type or Print

Alan D. Keller
Signature

17111 HUNTER GREEN RD, UPPER CO, MD
Mailing Address City State

21155 / 410.374.0007 / akbk6100@comcast.net
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 2016-0221-A Filing Date 3/17/16 Estimated Posting Date 3/27/16 Reviewer [Signature]

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: 17111 HUNTER GREEN RD, UPPERCO, MD 21155
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)**

SEE ATTACHED

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

Alan D. Keller
Signature of Owner (Affiant)

ALAN D KELLER
Name- Print or Type

Brittany M Keller
Signature of Owner (Affiant)

BRITTANY M KELLER
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 11th day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Alan D. Keller and Brittany M Keller

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

AS WITNESS my hand and Notaries Seal

Patricia P. Blair
Notary Public
11/21/2018
My Commission Expires

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 17111 HUNTER GREEN RD, UPPER CO, MD 21155
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)**

SEE ATTACHED

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

Alan D. Keller
Signature of Owner (Affiant)

ALAN D KELLER
Name- Print or Type

Brittany M. Keller
Signature of Owner (Affiant)

BRITTANY M KELLER
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 14th day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Alan D. Keller and Brittany M. Keller

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

AS WITNESS my hand and Notaries Seal

Notary Public
11/21/2018
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 17111 HUNTER GREEN RD, UPPERCO, MD 21155 Currently zoned RC 2
Deed Reference 30313 / 00166 10 Digit Tax Account # 1700005871
Owner(s) Printed Name(s) ALAN D J BRITTANY M KELLER

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

Sections 400.1 and 400.3 – to permit a proposed detached accessory structure (storage shed) to be located in the front yard of the principal dwelling with a height of as much as 17 feet in lieu of the required rear yard and maximum allowed 15 feet.

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):

ALAN D KELLER / BRITTANY M KELLER
Name #1 – Type or Print Name #2 – Type or Print

Alan D. Keller / Brittany M. Keller
Signature #1 Signature #2

17111 HUNTER GREEN RD, UPPERCO, MD
Mailing Address City State

21155 / 410.374.0007 / akbk6100@comcast.net
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:

ALAN D KELLER
Name – Type or Print

Alan D. Keller
Signature

17111 HUNTER GREEN RD, UPPERCO, MD
Mailing Address City State

21155 / 410.374.0007 / akbk6100@comcast.net
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 2016-0221-A Filing Date 3/17/16 Estimated Posting Date 3/27/16 Reviewer RJD

Administrative Variance Petition

Applicants: Alan D Keller and Brittany M Keller

Address: 17111 Hunter Green Rd, Upperco, MD 21155

Currently zoned: Residential

Deed reference: 30313 / 00166

10 digit tax account #: 1700005871

Based upon personal knowledge, the following are the facts upon which we base the request for an Administrative Variance at the above address:

We are requesting an administrative variance at 17111 Hunter Green Rd, Upperco, MD 21155 due to unreasonable hardship. The unusual shape of our lot, placement of the house on the lot, and steep slope of the lot behind the house presents undue hardship to meet the Baltimore County Building Permit requirements of **location behind the rear foundation wall line** and a **height limit of fifteen (15) feet**. Due to the unique shape of the lot and the placement of the house on the lot, the property has a large "side yard" to the east of the house as well as a large "rear yard" behind the rear foundation wall line of the house. Topographically, the rear yard of the property is steeply sloped while the side yard is effectively level. Due to the steep slope of the rear yard, any enhancements to the area or buildings on the property would require substantial grading, slope terracing, and silt and surface runoff management. The steep slope of the rear lot not only makes it difficult for us to make reasonable use of the property but also would incur substantial cost to correct that would make it difficult to secure a reasonable return on enhancements to the property. Furthermore, the unique shape of our lot, location of our house on the lot, and the resulting steeply sloped rear yard marks our property as peculiar to the other properties in the area. Lastly, these elements (unique shape of the lot, placement of the house, and steep slope of the rear yard) are not the result of any actions or decisions made by the applicants.

The requested location of the proposed structure is on the side yard, which has nearly no slope compared to that of the rear yard. The requested location would require less grading and would materially reduce the risk of surface runoff. However, we do need to request a height allowance of seventeen (17) feet to account for the slight slope of the requested location, and any construction irregularities, even though the proposed building is planned to be only 15' tall. Lastly, due to the unique shape of the lot, the requested location of the proposed structure would NOT hinder or disrupt line of sight for neighboring houses or vehicular traffic in the area.

Item #0221

Zoning Property Description for S.E. side of Hunter Green at 17111

Applicants: Alan D Keller and Brittany M Keller

Address: 17111 Hunter Green Rd, Upperco, MD 21155

Currently zoned: Residential

Deed reference: 30313 / 00166

10 digit tax account #: 1700005871

Beginning at a point on the **south** side of Hunter Green Road, which is ⁵⁰~~45~~ feet wide at the distance of **25** feet west of the centerline of the nearest improved intersecting street, Hunter Lake Court, which is **25** feet wide.

section 1

(ie: south side of intersection)

Being Lot #16 in the subdivision of Hunter Green as recorded in Baltimore County Plat Book #39, Folio #25, containing 3.272 acres. Located in Election District 5 and Council District 3.

Item # 0221

April 11, 2016

Alan and Brittany Keller
17111 Hunter Green Rd
Upperco, MD 21155

Baltimore County Zoning Review Office
C/O David Duvall
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

RE: Administrative Variance Petition
Case Number: 2016-0221-A

Dear Mr. Duvall:

I am writing in reference to case number 2016-0221-A, an administrative variance petition for 17111 Hunter Green Rd, Upperco, MD 21155. Specifically we were requesting a variance to the location and height of an accessory structure on the property. The requested location was on the front yard of the property (as opposed to the rear yard requirement) and the height request was for 17 feet (as opposed to the 15 foot requirement).

We are officially withdrawing our request for the variance for both location and height. We will no longer be building the structure on the proposed location in the front yard nor will we be building the structure above the 15 foot limit.

We are working with our contractor to review new potential locations for the structure on our property. Due to the additional cost associated with building the structure in the rear yard where there is a significant slope, we are not certain we will be able to proceed at all. Should we decide to continue forward with the project, the structure will meet all building permit requirements, including location and height. We will apply for the building permit when we determine whether or not we can move forward with the project.

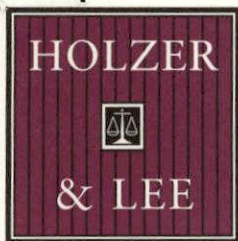
In the meantime, there is no need to continue forward with a hearing since we withdraw our request for an administrative variance. Please do not hesitate to contact us with any questions or the need for additional information.

Sincerely,



Alan and Brittany Keller

cc: J Carroll Holzer, Attorney
508 Fairmount Avenue
Towson, MD 21286



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

~~XXXXXXXXXXXXXXXXXXXX~~

E-Mail: jcholzer38@gmail.com

April 5, 2016

#8168

VIA HAND DELIVERY

Arnold Jablon, Esquire
Deputy Administrative Officer
Director, Department of Permits
Approvals & Inspection
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: *Request for Administrative Variance; 17111 Hunter Green Rd.,
Upperco, MD 21155*

Dear Mr. Jablon:

Please be advised that I have been retained to represent **Rudolph Toth, Robert Shaffer** as well as several individuals named in the attached Request for Public Hearing before the ALJ. My clients are adjacent property owners and would be adversely impacted by the granting of relief in this zoning request. I have attached a copy of the Request for Administrative Zoning Petition.

I would like to be copied in any Notice of Hearing, or any other correspondence having to do with the public hearing in the above referenced matter.

Thanking you for your assistance in this matter.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "JCH", is written over the typed name "J. Carroll Holzer".

J. Carroll Holzer

JCH:mlg
Attachment

cc: Lawrence Stahl, Esq.
Kristin Lewis



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 17111 HUNTER GREEN RD, UPPER CO, MD 21155 Currently zoned RC 2

Deed Reference 30313 / 00166 10 Digit Tax Account # 1700005871

Owner(s) Printed Name(s) ALAN D & BRITTANY M KELLER

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

Sections 400.1 and 400.3 – to permit a proposed detached accessory structure, (storage shed) to be located in the front yard of the principal dwelling with a height of as much as 17 feet in lieu of the required rear yard and maximum allowed 15 feet.

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):

ALAN D KELLER / BRITTANY M KELLER

Name #1 – Type or Print Name #2 – Type or Print

Alan D. Keller / Brittany M. Keller

Signature #1 Signature #2

17111 HUNTER GREEN RD, UPPER CO, MD

Mailing Address City State

21155 / 410-374-0007 / akbk6100@comcast.net

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:

ALAN D KELLER

Name – Type or Print

Alan D. Keller

Signature

17111 HUNTER GREEN RD, UPPER CO, MD

Mailing Address City State

21155 / 410-374-0007 / akbk6100@comcast.net

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 2016-0221-A

Filing Date 3/17/16

Estimated Posting Date 3/27/16

Reviewer [Signature]

Administrative Variance Petition

Applicants: Alan D Keller and Brittany M Keller

Address: 17111 Hunter Green Rd, Upperco, MD 21155

Currently zoned: Residential

Deed reference: 30313 / 00166

10 digit tax account #: 1700005871

Based upon personal knowledge, the following are the facts upon which we base the request for an Administrative Variance at the above address:

We are requesting an administrative variance at 17111 Hunter Green Rd, Upperco, MD 21155 due to unreasonable hardship. The unusual shape of our lot, placement of the house on the lot, and steep slope of the lot behind the house presents undue hardship to meet the Baltimore County Building Permit requirements of **location behind the rear foundation wall line and a height limit of fifteen (15) feet**. Due to the unique shape of the lot and the placement of the house on the lot, the property has a large "side yard" to the east of the house as well as a large "rear yard" behind the rear foundation wall line of the house. Topographically, the rear yard of the property is steeply sloped while the side yard is effectively level. Due to the steep slope of the rear yard, any enhancements to the area or buildings on the property would require substantial grading, slope terracing, and silt and surface runoff management. The steep slope of the rear lot not only makes it difficult for us to make reasonable use of the property but also would incur substantial cost to correct that would make it difficult to secure a reasonable return on enhancements to the property. Furthermore, the unique shape of our lot, location of our house on the lot, and the resulting steeply sloped rear yard marks our property as peculiar to the other properties in the area. Lastly, these elements (unique shape of the lot, placement of the house, and steep slope of the rear yard) are not the result of any actions or decisions made by the applicants.

The requested location of the proposed structure is on the side yard, which has nearly no slope compared to that of the rear yard. The requested location would require less grading and would materially reduce the risk of surface runoff. However, we do need to request a height allowance of seventeen (17) feet to account for the slight slope of the requested location, and any construction irregularities, even though the proposed building is planned to be only 15' tall. Lastly, due to the unique shape of the lot, the requested location of the proposed structure would NOT hinder or disrupt line of sight for neighboring houses or vehicular traffic in the area.

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. 2016-0221-A
Administrative Variance
Alan D. & Brittany M. Keller
17111 Hunter Green 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. 2016-0221-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 dark ink, appearing to read 'David W. Peake', is written over a horizontal line.

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

CERTIFICATE OF POSTING

Date: March 26, 2016

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2016-0221-A
Petitioner/Developer: Alan Keller
Date of Hearing/Closing: April 11, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 17111 Hunter Green Rd.
Upperco, MD. 21155

The sign(s) were posted on March 26, 2016

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0221 -A Address 17111 Hunter Green Rd

Contact Person: David Davall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/17/16 Posting Date: 3/27/16 Closing Date: 4/11/16

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- 0221 -A Address 17111 Hunter Green Rd

Petitioner's Name Alan Keller Telephone 410.374.0007

Posting Date: 3/27/16 Closing Date: 4/11/16

Wording for Sign: To Permit a proposed detached accessory structure
(storage shed) to be located in the front yard of the principal
dwelling with a height as much as 17 feet in lieu of the required
rear yard and maximum allowed 15 feet

Revised 7/21/15

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0221 -A Address 17111 Hunters Green Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/17/16 Posting Date: 3/27/16 Closing Date: 4/11/16

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0221 -A Address 17111 Hunter Green

Petitioner's Name Alan Keller Telephone 410.374 0007

Posting Date: 3/27/16 Closing Date: 4/11/16

Wording for Sign: To Permit a proposed detached accessory structure
(storage shed) to be located in the front yard of the principal
dwelling with a height as much as 17 feet in lieu of the required
rear yard and maximum allowed 15 feet

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: 2016-0221-A
Petitioner: Alan Keller
Address or Location: 17111 Hunter Green Rd. Upperco, MD 21155

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alan Keller
Address: 17111 Hunter Green Rd.
Upperco, MD 21155
Telephone Number: 410-374-0007



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2016-0221-A

Address: 1711 Hunter Green Rd Upperco, MD 21155

Petitioner(s): ALAN D & BRITTANY M Keller

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

(We) Rudolph Toth & Robert Staffer
Name - Type or Print

☒ Legal Owner's OR ☐ Resident of
9 Hunter Lake Ct & 10 Hunter Lake Ct
Address

Upperco, MD 21155
City State Zip Code

Staffer 410-374-9272 Toth 410-239-7270
Telephone Number

which is located approximately 400' both feet from the property, which is the subject of the above petition, do hereby formally demand that a public hearing be set in this matter. ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

P. Robert Staffer April 5, 2016
Signature Date

Rudolph P. Toth 4/5/16
Signature Date
Revised 9/18/98 - wcr/scj

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

No. 132122
 Date: 4/5/16

Paid Receipt

PAID TO: RECEIVED
 DATE: 4/5/16
 AMOUNT: 561.00
 BY: [Signature]
 FOR: [Signature]

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					561.00

Total: 561.00

Rec From: R. T. H. / [Signature]
 For: demanded for inventory - [Signature]
2016-0321-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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

No. **134713**

Date: **3/17/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DSM
 3/17/2016 3/17/2016 10:40:41 3

REC 0503 WALKIN CRET CASH
 >> RECEIPT # 671652 3/17/2016 CASH

Dept 3 528 ZONING VERIFICATION
 CA NO. 134713

Receipt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150						\$75.00

Total: **\$75.00**

Rec From: **Alan Keller**

For: **Zoning hearing - cas. # 2016-0221-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Administrative Variance Petition

Applicants: Alan D Keller and Brittany M Keller

Address: 17111 Hunter Green Rd, Upperco, MD 21155

Currently zoned: Residential

Deed reference: 30313 / 00166

10 digit tax account #: 1700005871



Photo description:

View of the rear yard slope. The requested location of the proposed structure is in front of the existing shed, where the slope is almost nonexistent (there is a better view of the requested location slope in following pictures).

Item #0221



Photo description:

View of requested location (marked with orange flags, circled in red) of the proposed structure from the west end of Hunter Lake Court. Note that the building will not obstruct the line of sight for vehicular traffic.

Item #0221

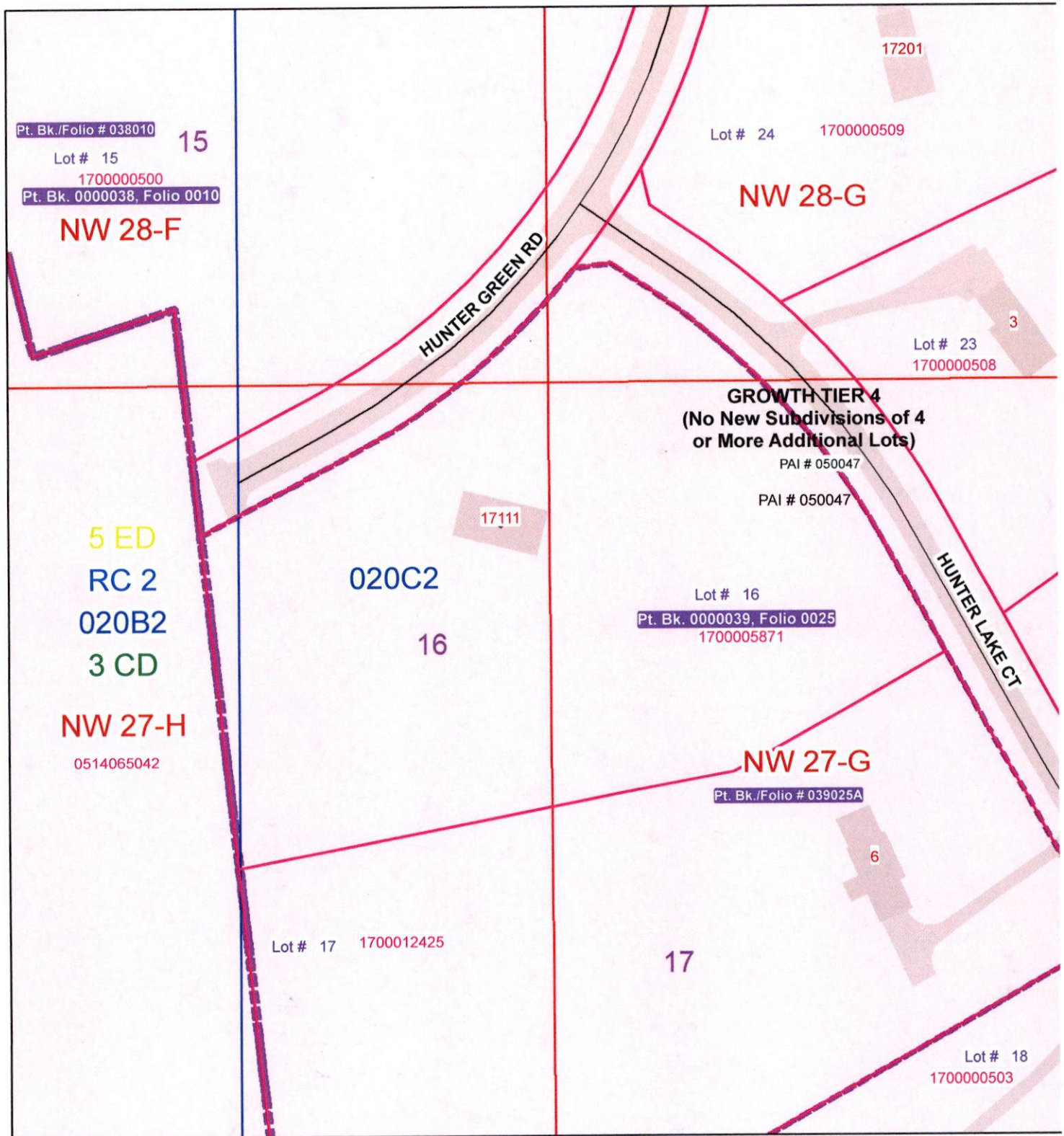


Photo description:

View of requested location of the proposed structure (marked with orange flags, circled in red) from the east end of Hunter Lake Court. Note that the building will not obstruct the line of sight for vehicular traffic.

Item #0221

1,111 Hunter Green Road



Publication Date: 3/16/2016



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 # 0221

