

M E M O R A N D U M

DATE: June 28, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0263-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 27, 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 *
(2 Hounds Hollow Court)
4th Election District *
2nd Council District *
Ruth B. Shpritz *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0263-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Ruth B. Shpritz ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure (detached garage) in the side and rear yard of a single family dwelling on a corner lot in lieu of the rear yard and in the required third of the lot that is farthest removed from the side street. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated May 9, 2016, indicating the following: "Ground Water Management must review any proposed building permit (for a garage) on this site. The plan shows a (proposed) garage going very close to their septic area."

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 6, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 5-27-16

By lsj

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.

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 detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 27th day of **May, 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 an accessory structure (detached garage) in the side and rear yard of a single family dwelling on a corner lot in lieu of the rear yard and in the required third of the lot that is farthest removed from the side street, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 5-27-16

By bw

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. 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.
3. The garage shall not be used for commercial purposes.
4. The Petitioner must comply with the ZAC comment from DEPS dated May 9, 2016; a copy of which is attached hereto and made a part hereof.

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 5-27-16

By 

523
Closing

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 10 2016



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 9, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0263-A
Address 2 Hounds Hollow Court
(Shpritz Property)

Zoning Advisory Committee Meeting of May 9, 2016.

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

1. Ground Water Management must review any proposed building permit (for a garage) on this site. The plan shows a (proposed) garage going very close to their septic area.

Reviewer: Dan Esser

Date: 5/6/16

ORDER RECEIVED FOR FILING

Date 5-27-16

By DJ



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 2 Hounds Hollow Ct. Owings Mills, MD 21117 Currently zoned _____

Deed Reference 18527\00595

10 Digit Tax Account # 17 0000 8705

Owner(s) Printed Name(s) Ruth B. Shpritz

(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) _____

Section: 400.1

To permit an accessory structure (garage) in the side and rear yard of a single family dwelling on a corner lot in lieu of the rear yard and in the required third of the lot of that is furthest removed from the side street.

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):

Ruth B. Shpritz

Name #1 – Type or Print

Name #2 – Type or Print

Ruth B. Shpritz

Signature #1

Signature #2

2 Hounds Hollow Ct. Owings Mills, MD

Mailing Address

City

State

21117

Zip Code

410-365-2525

Telephone #

RuthShpritz@

Email Address

comcast.net

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Date

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

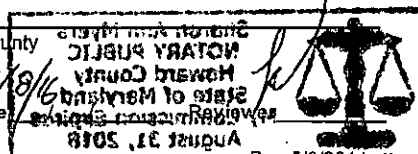
A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 5 day of May that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0263-A

Filing Date 4/28/2016

Estimated Posting Date 5/18/16



Rev 5/8/2014

Affidavit in Support of Administrative Variance

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

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

Address: 2 Hounds Hollow Ct. Owings Mills, MD 21117
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 subject property is on a corner lot facing Hounds Hollow Ct. I desire to construct a garage at the end of my driveway, which can be seen from Hunting Wood Dr. This existing driveway was in place at the time of my purchase of the property, over thirteen years ago. My home entries are the front door, facing Hounds Hollow Ct, and a side door adjacent to the driveway. I have no way to enter my home on the left side of the property. The proposed garage meets zoning code setbacks, and is clear from the septic field.

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

Ruth B. Shpritz
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Ruth B. Shpritz
Name- Print or Type

Name- Print or Type

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

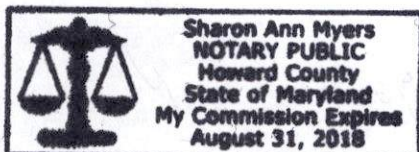
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Print name(s) here: Ruth B Shpritz

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

AS WITNESS my hand and Notaries Seal



Sharon Ann Myers
Notary Public
August 31, 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: 2 Hounds Hollow Ct. Owings Mills, MD 21117
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 subject property is on a corner lot facing Hounds Hollow Ct. I desire to construct a garage at the end of my driveway, which can be seen from Hunting Tweed Dr. This existing driveway was in place at the time of my purchase of the property, over thirteen years ago. My home entries are the front door, facing Hounds Hollow Ct., and a side door adjacent to the driveway. I have no way to enter my home on the left side of the property. The proposed garage meets zoning code setbacks, and is clear from the septic field.

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

Ruth B. Shpritz
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Ruth B. Shpritz
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 April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ruth B Shpritz

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

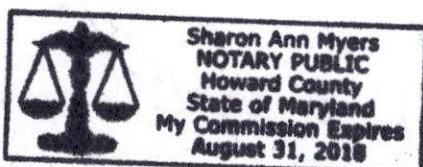
AS WITNESS my hand and Notaries Seal

Sharon Ann Myers

Notary Public

August 31, 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 2 Hounds Hollow Ct. Owings Mills, MD 21117 Currently zoned _____
Deed Reference 18527100595 10 Digit Tax Account # 17 00008705
Owner(s) Printed Name(s) Ruth B. Shpritz

(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)

Section: 400.1

To permit an accessory structure (garage) in the side and rear yard of a single family dwelling on a corner lot in lieu of the rear yard and in the required third of the lot that is furthest removed from the side street.

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):

Ruth B. Shpritz

Name #1 – Type or Print

Name #2 – Type or Print

Ruth B. Shpritz

Signature #1

Signature #2

2 Hounds Hollow Ct. Owings Mills, MD

Mailing Address

City

State

21117

Zip Code

Telephone #

Email Address

410-365-2525, RuthShpritz@comcast.net

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 _____ 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

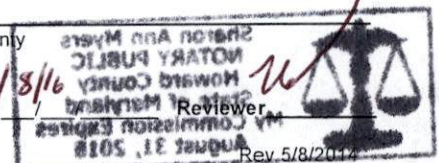
CASE NUMBER 2016-0263-A

Filing Date 4/28/2016

Estimated Posting Date

5/8/16

Reviewer



Zoning Property Description for 2 Hounds Hollow Court, Owings Mills, MD 21117

Beginning at a point on the North side of Hounds Hollow Court, which is 50 feet wide at the distance of 40 feet, Northwest of the center line of the nearest improved intersecting street, Hunting Tweed Drive, which is 50 feet wide.

Being Lot # 128, Section 2 in the Subdivision of Valley Hills as recorded in Baltimore County Plat Book #EHK JR. 39 Folio 87, containing 1.14 acres in lot. Located in the 4th Election District and the 2nd Council District.

2016-0263-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/6/2016

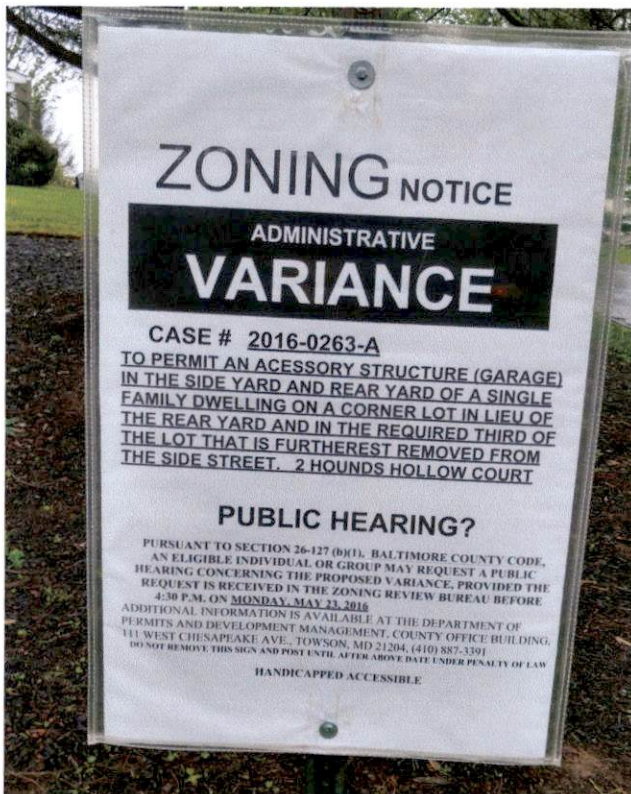
Case Number: 2016-0263-A

Petitioner / Developer: RUTH B. SHPRITZ

Date of Hearing (Closing): MAY 23, 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:
2 HOUNDS HOLLOW COURT

The sign(s) were posted on: MAY 6, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0263 -A

Address 2 Hounds Hollow Ct.

Contact Person: _____
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/28/16

Posting Date: 5/8/16

Closing Date: 5/23/16

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- 0263 -A

Address 2 Hounds Hollow Ct.

Petitioner's Name Ruth B. Shpritz

Telephone 410-365-2525

Posting Date: 5/8/16

Closing Date: 5/23/16

Wording for Sign: To permit an accessory structure (garage) in the side and rear yard of a single family dwelling on a corner lot in lieu of the rear yard and in the required third of the lot that is furthest removed 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: 2016-0263-A
Petitioner: Ruth B Shpritz
Address or Location: 2 Hands Hollow Ct

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ruth B. Shpritz
Address: 2 Hands Hollow Ct
Owings Mills, MD 21117
Telephone Number: 410-812-0603

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

No. **139234**
 Date: **4/28/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 4/29/2016 4/29/2016 09:26:59 1

REG WSD1 WALKIN LRA5 LIR
 X RECEIPT # 650665 4/29/2016 DFLN
 Dept 5 528 ZONING VERIFICATION
 CF NO. 139234

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	(XXX)		6150				75.00

Recpt Tot \$75.00
 \$75.00 CY \$1.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: _____
 For: **2 Hounds Hollow Ct.**
2016-0763-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 24, 2016

Ruth Shpritz
2 Hounds Hollow Court
Owings Mills MD 21117

RE: Case Number: 2016-0263 A, Address: 2 Hounds Hollow Court

Dear Ms. Shpritz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 28 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

To wen

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

DATE: May 19, 2016

SUBJECT: Zoning Advisory Committee Meeting
For May 9, 2016
Item No. 2016-0259, 0260, 0263, 0264, 0265, 0266 and 0268

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

RECEIVED

MAY 26 2016

OFFICE OF ADMINISTRATIVE HEARINGS

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC05092016.doc

523
Closing

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 10 2016



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 9, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0263-A
Address 2 Hounds Hollow Court
(Shpritz Property)

Zoning Advisory Committee Meeting of May 9, 2016.

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

1. Ground Water Management must review any proposed building permit (for a garage) on this site. The plan shows a (proposed) garage going very close to their septic area.

Reviewer: Dan Esser Date: 5/6/16

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 5/5/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2016-0263-A

Administrative Variance
Ruth B. Spritz
2 Howards Hollow Court

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink that reads "Richard A. Zeller".
for Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: May 9, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0263-A
Address 2 Hounds Hollow Court
(Shpritz Property)

Zoning Advisory Committee Meeting of May 9, 2016.

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

1. Ground Water Management must review any proposed building permit (for a garage) on this site. The plan shows a (proposed) garage going very close to their septic area.

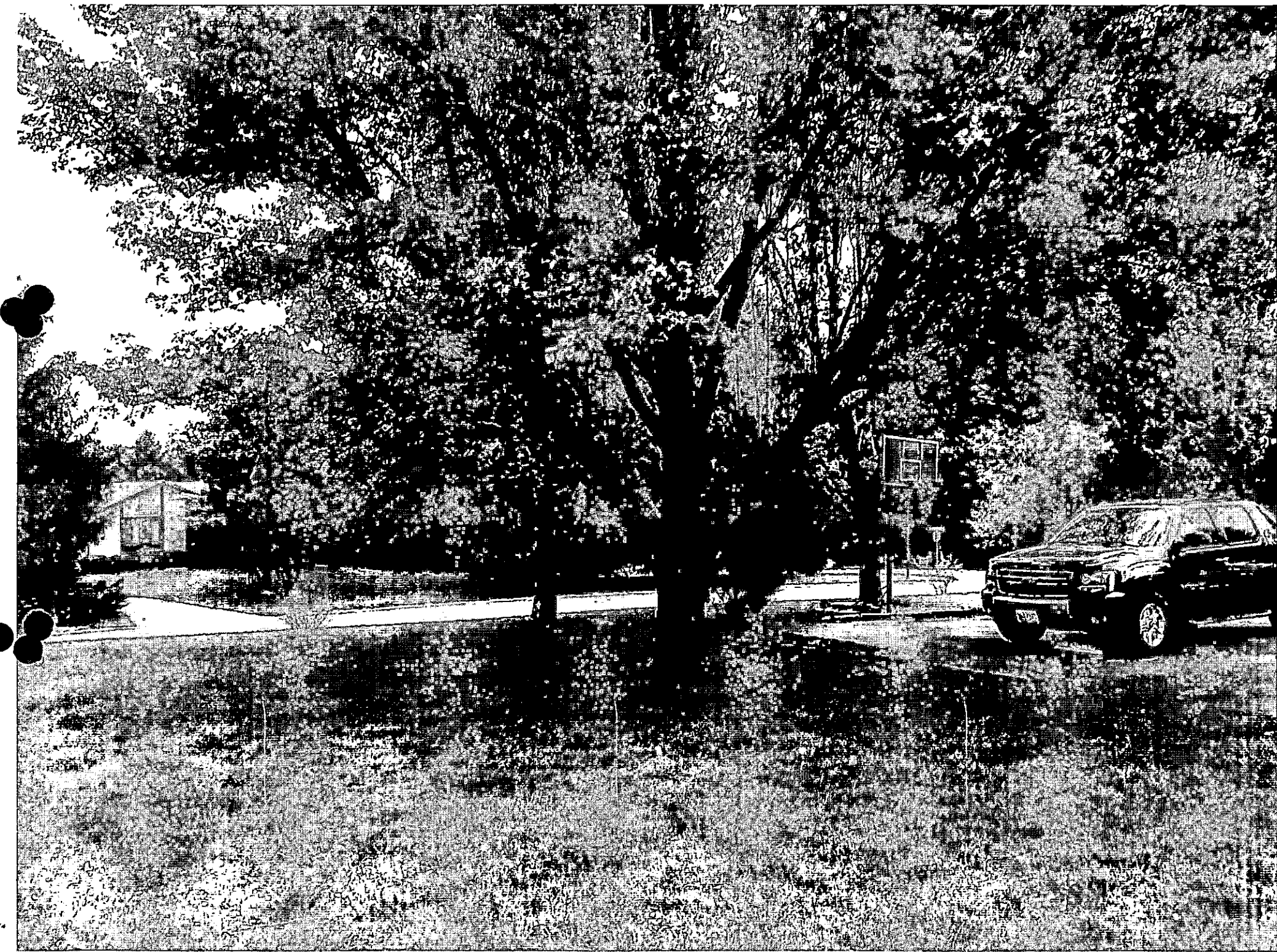
Reviewer: Dan Esser

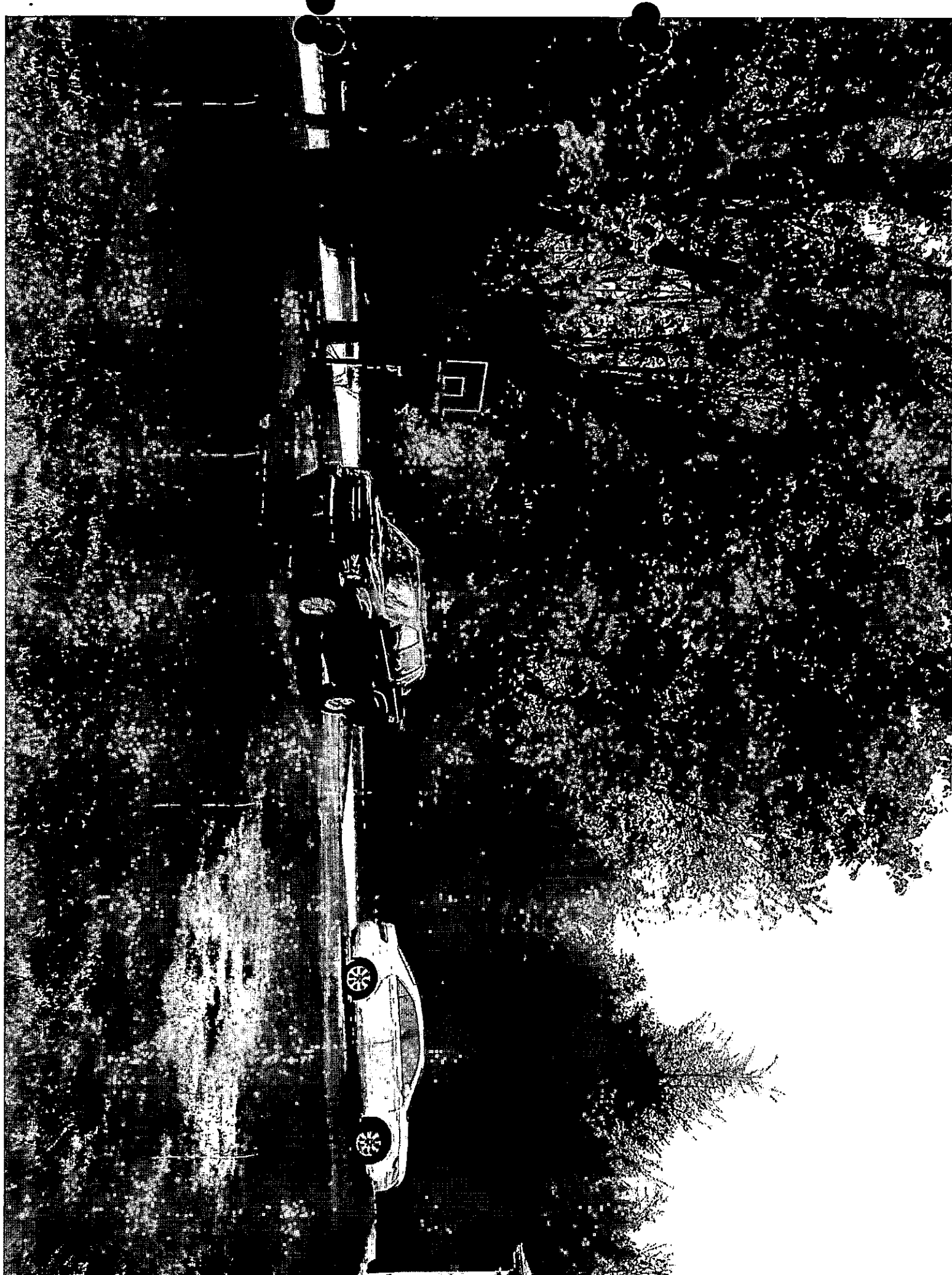
Date: 5/6/16

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>5-26</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>5-9</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-5</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>5-6-16</u> by <u>O'Keefe</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

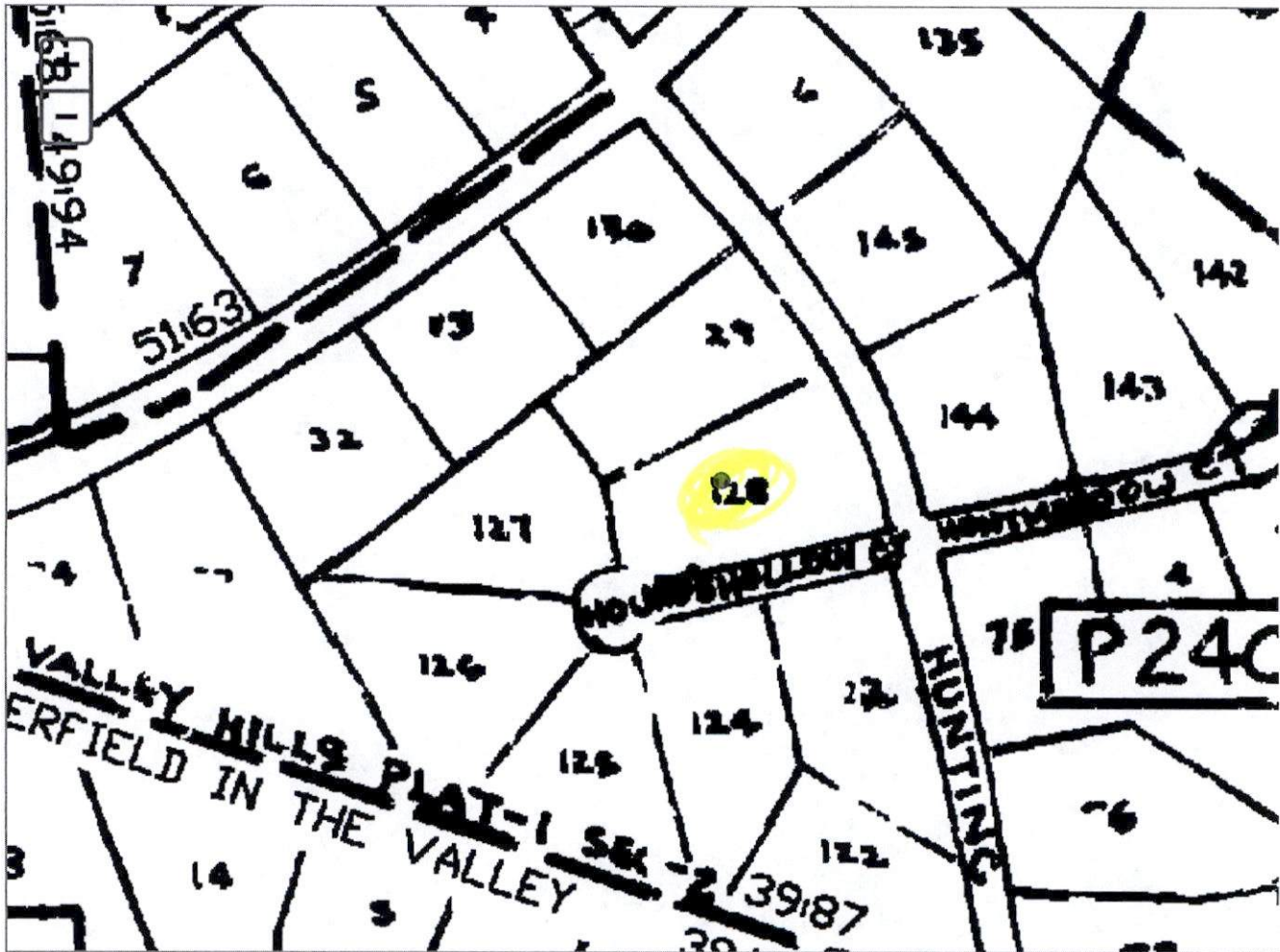
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 1700008705			
Owner Information					
Owner Name:		SHPRITZ RUTH B		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		2 HOUNDS HOLLOW CT OWINGS MILLS MD 21117-1502		Deed Reference: /18527/ 00595	
Location & Structure Information					
Premises Address:		2 HOUNDS HOLLOW CT 0-0000		Legal Description: 2 HOUNDS HOLLOW CT NS VALLEY HILLS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0049	0023	0240		0000	2
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	1
	128	2016		0039/0087	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1978	2,478 SF		1.1400 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	FRAME	2 full/ 1 half	1 Attached
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2016		07/01/2015	
Land:	102,600	102,600			
Improvements	172,000	225,300			
Total:	274,600	327,900		274,600	292,367
Preferential Land:	0				0
Transfer Information					
Seller: JACHMAN ELLEN E/TRUSTEE		Date: 08/06/2003		Price: \$292,000	
Type: ARMS LENGTH IMPROVED		Deed1: /18527/ 00595		Deed2:	
Seller: JACHMAN HOWARD I		Date: 11/26/1993		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /10168/ 00285		Deed2:	
Seller: G W STONE INC		Date: 02/16/1977		Price: \$20,400	
Type: ARMS LENGTH IMPROVED		Deed1: /05725/ 00675		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 07/19/2010					

Baltimore County

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

District: 04 Account Number: 1700008705



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>).

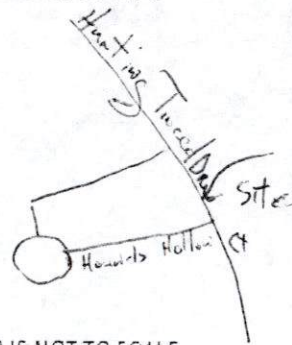
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2 Hounds Hollow Ct OWNER(S) NAME(S) Ruth B. Shpritz

SUBDIVISION NAME Valley Hills LOT # 128 BLOCK # _____ SECTION # _____

PLAT BOOK # EHK FOLIO # 87 10 DIGIT TAX # 1700008105 DEED REF. # 18527/00595
JR39

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 049C3

SITE ZONED RC5

ELECTION DISTRICT 04

COUNCIL DISTRICT 02

LOT AREA ACREAGE 1.14 AC

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1700008106
EXISTING
2-Story
Lot 129

2102 HUNTING TWEED DR
DEED REF. 37350/00113

HUNTING TWEED LLC
301.54

N 82° 27' 44" E

128

PROPOSED
GARAGE

#2
SPILT-LEVEL
BRICK FR
DWLG.

G FRONT

27' W

MAC
DRIVE

N 82° 11' 21" W

HOUNDS HOLLOW CT.

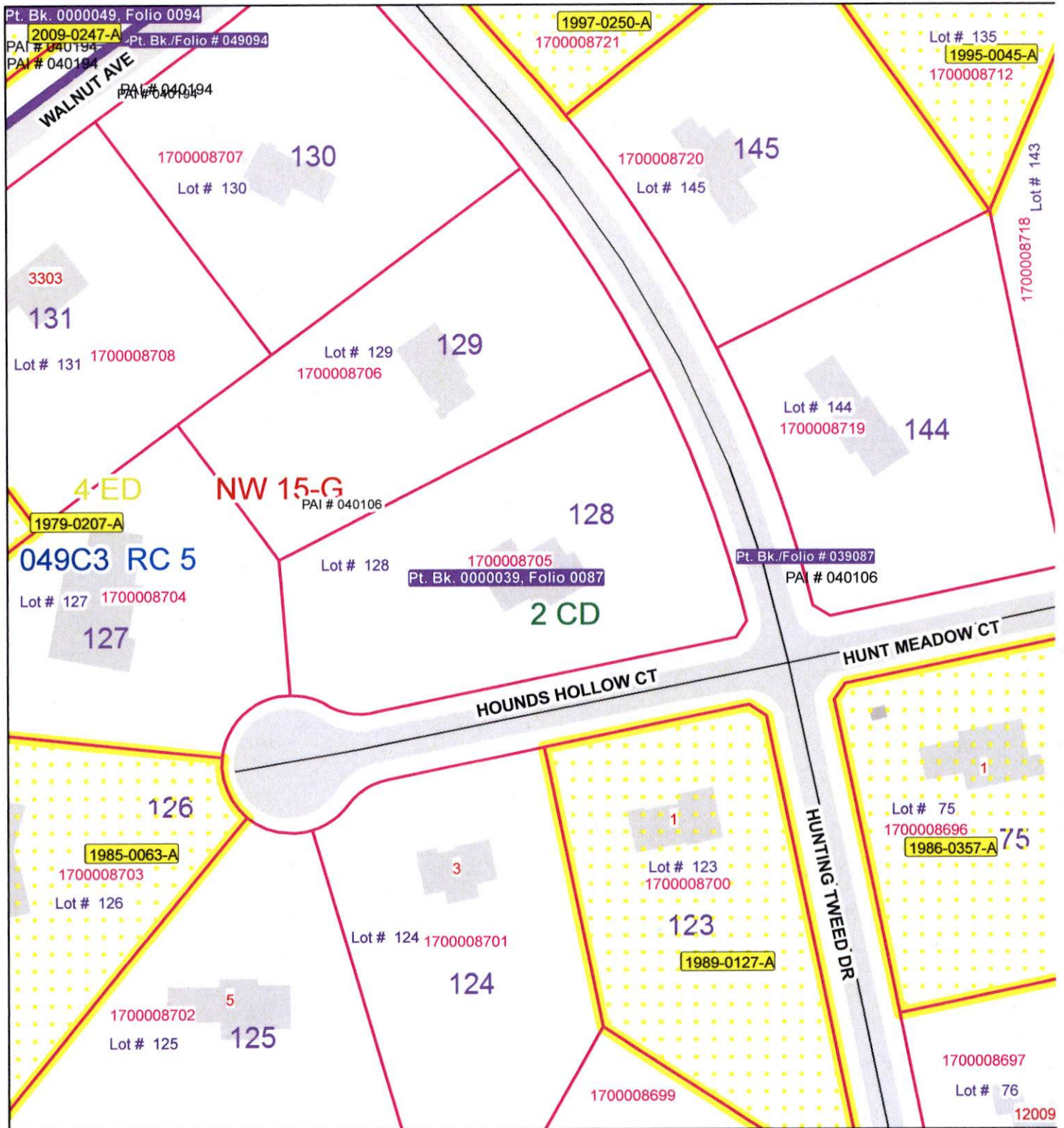
PLAN DRAWN BY John C. Mellema, Sr. DATE 4-15-16 SCALE: 1 INCH = 50 FEET

2016-0263-A

VIOLATION CASE INFO:

Per. Enr. 1

2 Hounds Hollow Court 2016-0263-A



Publication Date: 4/28/2016



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

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

ADDRESS 2 Hounds Hollow Ct

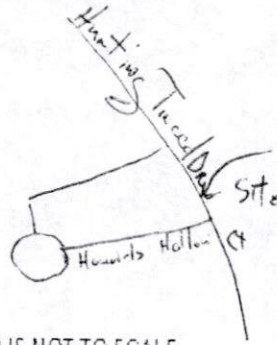
OWNER(S) NAME(S) Ruth B. Shpritz

SUBDIVISION NAME Valley Hills

LOT # 128 BLOCK # _____ SECTION # _____

PLAT BOOK # EHK FOLIO # 87 10 DIGIT TAX # 1700008105 DEED REF. # 18527 / 00595
JR 39

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 049C3

SITE ZONED RC5

ELECTION DISTRICT 04

COUNCIL DISTRICT 02

LOT AREA ACREAGE 1.14 AC

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

1700008106
EXISTING
2-Story
Lot 129
FROM

2102 HUNTING TWEED DR
DEED REF. 37350/00113
11'

HUNTING TWEED LLC
301.54

N 82° 27' 44" E

128

PROPOSED
GARAGE

#2
SPILT-LEVEL
BRICK FR
DWLG
31

MAC
DRIVE

R: 855.00

HUNTING TWEED
DRIVE

50' ROW

194.04

R: 855.00

S51° 48' 18" W
13.89

N 82° 11' 21" W

HOUNDS HOLLOW CT.

264.49

50' ROW

R: 550.00
L: 29.45
R: 50.00
L: 36.14

N

PLAN DRAWN BY John C. Mellema, Sr. DATE 4-15-16 SCALE: 1 INCH = 50 FEET

2016-0263-A

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

ADDRESS 2 Hounds Hollow Ct

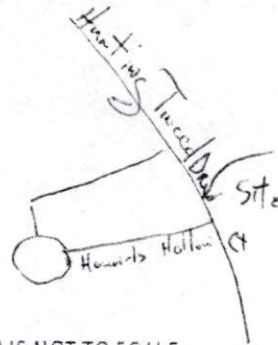
OWNER(S) NAME(S) Ruth B. Shpritz

SUBDIVISION NAME Valley Hills

LOT # 128 BLOCK # _____ SECTION # _____

PLAT BOOK # EHK FOLIO # 87 10 DIGIT TAX # 1700008705 DEED REF. # 18527 / 00595
JR 39

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 049C3

SITE ZONED RC5

ELECTION DISTRICT 04

COUNCIL DISTRICT 02

LOT AREA ACREAGE 1.14 AC

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ☒

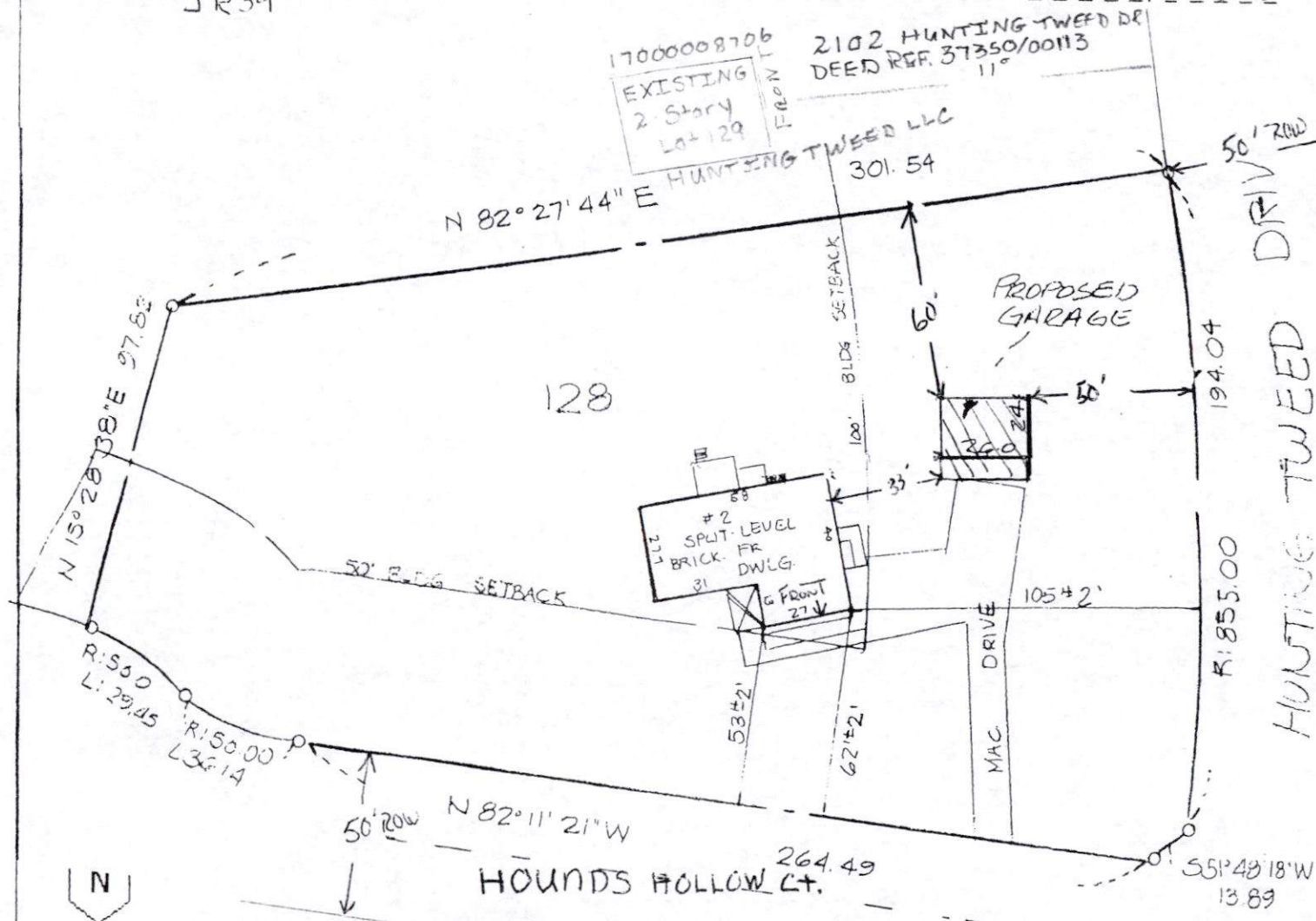
SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY John C. Mellema, Sr. DATE 4-15-16 SCALE: 1 INCH = 50 FEET

2016-0263-A