

M E M O R A N D U M

DATE: August 9, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0272-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 8, 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 * BEFORE THE
(11 B Walk Avenue) *
4th Election District * OFFICE OF ADMINISTRATIVE
2nd Council District * HEARINGS FOR
Leroy and Sharon Henry * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2016-0272-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, Leroy and Sharon Henry ("Petitioners"). The Petitioners are requesting Variance relief from § 427.1.B.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 6 ft. high fence in the front yard (gate across driveway only) in lieu of the maximum height of 42 in. and to allow the fence to be adjoining the front and side yards of the adjoining property. 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 12, 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

ORDER RECEIVED FOR FILING

Date 7/8/16

By Sen

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 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 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 7th day of **July, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 427.1.B.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 6 ft. high fence in the front yard (gate across driveway only) in lieu of the maximum height of 42 in. and to allow the fence to be adjoining the front and side yards of the adjoining property, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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

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Date 7/8/16

By Sen



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 11B Walk Avenue, Owings Mills, MD 21117 Currently zoned D.R. 3.5
 Deed Reference 17401 / 00259 10 Digit Tax Account # 23-00-003993
 Owner(s) Printed Name(s) Leroy Henry and Sharon Henry

(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. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 427.1.B.1&2 → To permit a 6 foot high fence in the front yard (gate across driveway only) in lieu of the maximum height of 42 inches, and to allow the fence to be in the front and side yards of the adjoining property.

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.

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 7/18/16
 Sen

Date

By

Owner(s)/Petitioner(s):

Leroy Henry / Sharon Henry
 Name #1 – Type or Print / Name #2 – Type or Print
 Signature #1 / Signature #2
 11B Walk Ave., Owings Mills, MD
 Mailing Address / City / State
 21117 / 443-898-8311 / firesafetyhenry@verizon.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:

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 2016-0272-A Filing Date 5/5/16 Estimated Posting Date 5/15/16 Reviewer JS

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: 11B Walk Avenue, 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)

Walk Avenue is a dead end street. FedEx, UPS trucks, and others drive down our private paved driveway to turn around. A gate will prevent drivers from having access to our driveway. It is also costly to maintain & preserve the asphalt on the driveway.

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

Leroy Henry
Signature of Owner (Affiant)
Leroy Henry
Name- Print or Type

Sharon Henry
Signature of Owner (Affiant)
Sharon Henry
Name- Print or Type

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

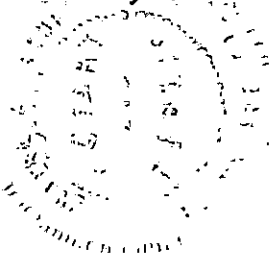
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of May, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Leroy Henry and Sharon Henry

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

AS WITNESS my hand and Notaries Seal



Indira Henry
Notary Public
My Commission Expires

INDIRA G. HENRY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 10, 2016

**ZONING PROPERTY DESCRIPTION FOR
11B WALK AVENUE
OWINGS MILLS, MARYLAND 21117**

BEGINNING for the same at a railroad spike now set on the northeast side of Walk Avenue , twenty feet wide, 4.0 feet northeast of the edge of the road in the macadam parking area and 620 feet southeast fo the centerline of Gwynnbrook Avenue, and at the beginning of the fourth or N 41 degrees 29 minutes 00 seconds W 100.00 feet line of that lot which was conveyed by Frank D. Kline and Gloria Jean Kline, his wife, to Frank D. Kline and Gloria Jean Kline, his wife, by Deed dated January 6, 1997 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 11985, folio 300, etc., said beginning point being also the end of the fourth or N 41 degrees 29 minutes 00 seconds W 100.00 feet line of that parcel of ground which was conveyed by Daniel Morgan Simon and Debra Elizabeth Simon, his wife, to Anthony Cascio and Pamela Cascio, his wife, by Deed dated May 30, 1996 and recorded among the aforementioned Land Records in Liber S.M. 11638, folio 268, etc., thence along the northeast side of Walk Avenue, running with and binding on a part of the said foruth line of Kline

1.) N 49 degrees 14 minutes 53 seconds W 20.13 feet to a railroad spike now set 4.0 feet northeast of the edge of the road, in the aforesaid macadam parking area, thence leaving the northeast side of Walk Avenue and running for line of division, the following two courses and distances,

2.) N 47 degrees 15 minutes 14 seconds E 315.27 feet to a steel bar and cap now set, thence;

3.) N 42 degrees 44 minutes 46 seconds W 79.76 feet to a steel bar and cap now set in the first or N 54 degrees 34 minutes 50 seconds E 525.04 feet line of the aforementioned Kline lot, 324.32 feet from the beginning thereof, and also in the fifth or S 54 degrees 34 minutes 50 seconds W 525.04 feet line of that lot which was conveyed by Adele Pantar to Francis A. Lotito and Lou Ellen Lotito, his wife, by Deed dated August 29, 1987 and recorded among the aforementioned Land Records in Liber S.M. 7686, folio 59, etc., thence running reversely with a part of the said fifth line and running with and binding on the remainder of the aforesaid first line of Kline,

4.) N 47 degrees 11 minutes 06 seconds E 199.94 feet to a steel bar and cap now set in the sixth or N 42 degrees 35 minutes 00 seconds W 483.13 feet line of that lot which was conveyed by Mary Elizabeth Snodgrass to James M. Snodgrass and Joseph E. Snodgrass by Deed dated December 19, 1996 and recorded among the aforementioned Land Records in Liber S.M. 11950, folio 409, etc., thence running with and binding on the said sixth line and running with and binding on the second or S 35 degrees 12 minutes 30 seconds E 100.00 feet line of the aforementioned Kline Lot (S.M. 11985, folio 300, etc.),

5.) S 42 degrees 46 minutes 44 seconds E 100.00 feet to a 3/4 inch from iron pipe found at the end of the said second line of Kline and at the end of the first or N 54 degrees 38 minutes 40

2016-0272-A

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seconds E 514.11 fee line of the aforementioned parcel conveyed from Simon to Cascio, thence running reversely with and binding on the said first line of Cascio and running with and binding on the third or S 54 degrees 38 minutes 40 seconds W 514.11 feet line of Kline.

6.) S 47 degrees 15 minutes 14 seconds W 513.00 feet to the place of beginning.

Containing 0.60275 acres of land, more or less.

TOGETHER with an easement, fifteen feet wide, for ingress and egress from the hereindescribed lot in a southwesterly direction to Walk Avenue, the northwest side of said easement described as follows:

BEGINNING for the same at the end of the third or N 42 degrees 44 minutes 46 seconds W 79.76 feet line of the hereindescribed lot and in the first or N 54 degrees 34 minutes 50 seconds D 525.04 feet line of that parcel of land which was conveyed by Frank D. Kline and Gloria Jean Kline, his wife, to Frank D. Kline and Gloria Jean Kline, his wife, by deed dated January 6, 1997 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 11985, folio 300, etc., and running thence, the following three courses and distances,

1.) S 47 degrees 11 minutes 06 seconds W 224.00 feet reversely along part of the said first line of Kline, thence:

2.) S 5 degrees 36 minutes 25 seconds W 27.12 feet and thence;

3.) S 47 degrees 11 minutes 06 seconds W 78.00 feet to intersect the fourth or N 41 degrees 29 minutes 00 seconds W 100.00 feet line of the aforementioned lot conveyed from Kline to Kline, 18.11 feet from the end thereof.

DESIGNATED as Lot 2, No. 11B Walk Avenue, on the attached approved Minor Subdivision Plat of "Kline Property", Baltimore County Planning and Development Management File No. 98052M and recorded among the Land Records of Baltimore County, Maryland in the Book of Minor Subdivisions and Greenways S.M. 1, folio 175.

The improvements thereon being known as 11B Walk Avenue.

The first of these is the fact that the system is not self-sufficient. It is dependent on the outside world for many of its needs, and this is a serious weakness.

The second is the fact that the system is not flexible. It is rigid and inflexible, and this is a serious weakness.

The third is the fact that the system is not efficient. It is wasteful and inefficient, and this is a serious weakness.

The fourth is the fact that the system is not secure. It is vulnerable to attack and sabotage, and this is a serious weakness.

The fifth is the fact that the system is not reliable. It is prone to breakdown and failure, and this is a serious weakness.

The sixth is the fact that the system is not adaptable. It is unable to cope with change and new circumstances, and this is a serious weakness.

The seventh is the fact that the system is not cost-effective. It is expensive and costly, and this is a serious weakness.

The eighth is the fact that the system is not user-friendly. It is difficult to use and understand, and this is a serious weakness.

The ninth is the fact that the system is not scalable. It is unable to handle large amounts of data and work, and this is a serious weakness.

The tenth is the fact that the system is not secure. It is vulnerable to attack and sabotage, and this is a serious weakness.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/12/2016

Case Number: 2016-0272-A

Petitioner / Developer: HENRY

Date of Hearing (Closing): JUNE 27, 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:
11 B WALK AVENUE

The sign(s) were posted on: JUNE 12, 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)

MEMORANDUM

TO: Kristen Lewis / June Wisnom
Office of Zoning Review

FROM: Debra Wiley, Legal Administrative Secretary *DW*
Office of Administrative Hearings

DATE: June 8, 2016

SUBJECT: Case No. 2016-0272-A – 11B Walk Ave.
Administrative Variance – Closing date: 5/30/16

The above-referenced case had a closing date of May 30, 2016. It appears there was a misunderstanding that the Petitioners must use one of the sign posters on the approved list. Therefore, the sign posting requirement was not properly fulfilled per my telephone conversation with Ms. Henry and Petitioners' contractor today.

In any event, we are returning the file to you for further processing, i.e., obtaining new closing date, etc. Thanks.

c: ✓ File

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0272 -A Address 11 B WALK AVE, 21117

Contact Person: JOHN SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/5/16 Posting Date: 5/15/16 Closing Date: 5/30/16

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- 0272 -A Address 11 B WALK AVE, 21117

Petitioner's Name HENRY Telephone 443-898-8311

Posting Date: 5/15/16 Closing Date: 5/30/16

Wording for Sign: To Permit A 6 FOOT HIGH FENCE IN THE FRONT YARD (GATE
ACROSS DRIVEWAY ONLY) IN LIEU OF THE MAXIMUM HEIGHT OF 42 INCHES, AND TO
ALLOW THE FENCE TO BE IN THE FRONT AND SIDE YARDS OF THE ADJOINING
PROPERTY.

Revised 7/9/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0272
Property Address: 11 B WALK AVE, 21117
Property Description: _____

Legal Owners (Petitioners): LEROY + SHARON HENRY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: HENRY
Company/Firm (if applicable): _____
Address: 11 B WALK AVE
OWINGS MILLS, MD 21117

Telephone Number: 443-898-8311

Revised 5/20/2014

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

No. **139240**

Date: **5/5/16**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/05/2016 5/05/2016 11:13:20

RE 1 WASH WASHIN ARMS LIA
 RECEIPT 0 65000 04/03/2016
 Dept 5 524 JONES VERIFICATION
 CI NO. 139240

Recpt Tot 475.00
 175.00 CR 1.00 CR
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				\$ 75.00

Total: **\$ 75.00**

Rec From: **HENRY**

For: **2016 0267-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*

June 1, 2016

Leroy & Sharon Henry
11 B Walk Avenue
Owings Mills, MD 21117

RE: Case Number: 2016-0272 A, Address: 11 B Walk Avenue

Dear Mr. & Ms. Henry:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 5, 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

5-30
CLOSING

BALTIMORE COUNTY, MARYLAND

RECEIVED

MAY 18 2016

Inter-Office Correspondence

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 18, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0272-A
Address 11-B Walk Avenue
(Henry Property)

Zoning Advisory Committee Meeting of **May 23, 2016.**

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

Reviewer: Steve Ford

Date: 05-18-2016

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



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

Date: 5/10/16

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. 2016-0272-A

Variano
Leroy Henry & Sharon Henry
11 B Walk Avenue

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

Sincerely,

A handwritten signature in blue ink that reads "Richard Zeller".

for Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ



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

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

Date: 5/9/16

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. 2016-0272-A

Administrative Variance
Levy = Sharon Henry
11 B Walk Avenue.

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

Sincerely,

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 16, 2016
Item No. 2016-0270 and 0272.

DATE: May 19, 2016

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\ZAC05162016.doc

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 18, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0272-A
Address 11-B Walk Avenue
(Henry Property)

Zoning Advisory Committee Meeting of **May 23, 2016.**

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

Reviewer: Steve Ford

Date: 05-18-2016

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>5-18</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-16</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>6-12-16</u> by <u>O'Keefe</u>	
<i>Missing 6/8 2:30 pm</i> <i>Spoke to MS. Henry + to her contractor. Advised them Contractor put his company's sign on property. Sign posting requirement. Advised them to contact zoning people to obtain new dates.</i>		
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 - 2300003993			
Owner Information					
Owner Name:		HENRY LEROY HENRY SHARON		Use: RESIDENTIAL	
Mailing Address:		11B WALK AVE OWINGS MILLS MD 21117-2124		Principal Residence: YES	
				Deed Reference: /17401/ 00259	
Location & Structure Information					
Premises Address:		11B WALK AVE 0-0000		Legal Description: .60275 AC 11 B WALK AVE NER 580FT SE GWYNNBROOK AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0058	0008	0909		0000	2
Assessment Year:				Plat No: MS	
2016				Plat Ref:	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1999		2,192 SF		800 SF	
Property Land Area		County Use			
26,255 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Value Information					
		Base Value		Value As of 01/01/2016	
Land:		60,000		60,000	
Improvements		215,100		310,100	
Total:		275,100		370,100	
Preferential Land:		0		275,100	
				306,767	
				0	
Transfer Information					
Seller: KLINE EDWARD M,SR		Date: 01/17/2003		Price: \$279,000	
Type: ARMS LENGTH IMPROVED		Deed1: /17401/ 00259		Deed2:	
Seller: KLINE EDWARD MICHAEL,SR		Date: 04/26/1999		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13697/ 00607		Deed2:	
Seller: KLINE FRANK D/GLORIA		Date: 09/25/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13175/ 00061		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/08/2012					

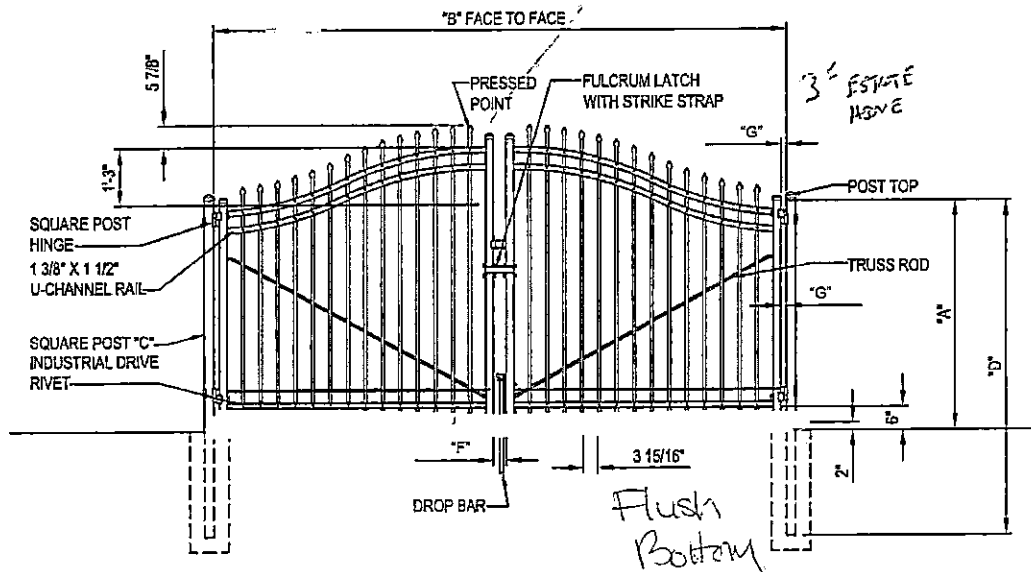
New Search (<http://sdat.dat.maryland.gov/RealProperty>)

A detailed street map of a residential area in Gwynnbrook, showing various lots and streets. The lot labeled P.909 is highlighted in yellow. The map includes streets like Gwynnbrook, P.135, P.137, P.898, P.899, P.141, P.142, P.143, P.140, P.139, P.138, P.137, P.136, P.135, P.134, P.133, P.132, P.131, P.130, P.129, P.128, P.127, P.126, P.125, P.124, P.123, P.122, P.121, P.120, P.119, P.118, P.117, P.116, P.115, P.114, P.113, P.112, P.111, P.110, P.109, P.108, P.107, P.106, P.105, P.104, P.103, P.102, P.101, P.100, P.99, P.98, P.97, P.96, P.95, P.94, P.93, P.92, P.91, P.90, P.89, P.88, P.87, P.86, P.85, P.84, P.83, P.82, P.81, P.80, P.79, P.78, P.77, P.76, P.75, P.74, P.73, P.72, P.71, P.70, P.69, P.68, P.67, P.66, P.65, P.64, P.63, P.62, P.61, P.60, P.59, P.58, P.57, P.56, P.55, P.54, P.53, P.52, P.51, P.50, P.49, P.48, P.47, P.46, P.45, P.44, P.43, P.42, P.41, P.40, P.39, P.38, P.37, P.36, P.35, P.34, P.33, P.32, P.31, P.30, P.29, P.28, P.27, P.26, P.25, P.24, P.23, P.22, P.21, P.20, P.19, P.18, P.17, P.16, P.15, P.14, P.13, P.12, P.11, P.10, P.9, P.8, P.7, P.6, P.5, P.4, P.3, P.2, P.1. The map also shows a grid of streets labeled 1 through 11, and a street labeled WALK AVE. A legend in the top left corner shows a plus sign and a minus sign.

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>).

10

11



NOT TO SCALE

Operator

NOM HEIGHT (A)
3'-0"
3'-6"
4'-0"
5'-0"
<u>6'-0"</u>
7'-0"
8'-0"
CUSTOM HEIGHTS AVAILABLE

POST OPTION (C)
3" SQ X 12 GA
<u>4" SQ X 11 GA</u>
6" SQ X 3/16" WALL
8" SQ X 1/4" WALL
10" SQ X 1/4" WALL

PICKET OPTION (E)
3/4" SQ 14 GA
OR
<u>1" SQ 18 GA</u>

A	" NOM HEIGHT
B	" FACE TO FACE OF POSTS
C	" POST SIZE GAUGE
D	" POST LENGTH
E	" PICKET SIZE GAUGE

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 2812-030.

F - TOTAL DEDUCTIONS
 Manual Latch Gate 3"
 Operated Gate 2"
 ILD 3"
 Drop Rod 3"

G - TOTAL DEDUCTIONS
 Strap Hinge 3"
 Barrel Hinge 5"
 Self Closing Hinge 1.5"
 Wall Mount Hinge 4"
 Pilaster Hinge 1.5"
 Ctr.Pin to Frame



BARCELONA GATE

3 RAIL, DOUBLE SWING GATE, 3/4 INCH OR 1 INCH PICKETS, 8 FT. TO 12 FT. OPENING, ARCHED 2

2812-030

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VIOLATION CASE INFO:

VIOLATION CASE INFO:



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