

M E M O R A N D U M

DATE: July 22, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0290-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 21, 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
(203 Burning Tree Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Cynthia A. Settar (Demoss)	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0290-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Cynthia A. Settar (Demoss). The Petitioner is requesting Variance relief from § 1B02.3.B (R6 1955 regulations. – §§ 211.3 and 301.1) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (carport) to have a side yard setback of 6 in. in lieu of the minimum required 6 ft. 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 Bureau of Development Plans Review (DPR) dated May 31, 2016, indicating that the Petitioner shall provide screening adjacent to 201 Burning Tree Road.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 28, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by 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 6-21-16

By SW

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 Petitioner.

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 21st day of **June, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B (R6 1955 regulations. – §§ 211.3 and 301.1) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (carport) to have a side yard setback of 6 in. in lieu of the minimum required 6 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

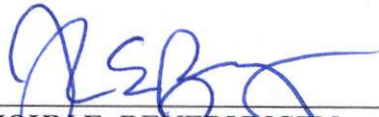
- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
- Petitioner must comply with the ZAC comment from DPR dated May 31, 2016; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 6-21-16

By [Signature]

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

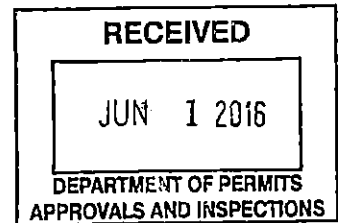
JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-21-16

By 

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2016
Item No. 2016-0290

DATE: May 31, 2016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Petitioner shall provide screening adjacent to 201 Burning Tree Road, if variance is allowed.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0290-05302016.doc

ORDER RECEIVED FOR FILING

Date 6-21-16

By [Signature]



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 203 BURNING TREE RD

Currently zoned DR5.5 (vested R6)

Deed Reference 07605100557

10 Digit Tax Account # 08 14 011260

Owner(s) Printed Name(s) CYNTHIA A. SETTAR DEMOSS

(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)

1B02.3.B (R6 1955 regs – sections 211.3 and 301.1) – to permit a proposed open projection (carport) to have a side yard setback of 6 inches in lieu of the minimum required 6 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):

CYNTHIA DEMOSS

Name #1 – Type or Print

Name #2 – Type or Print

Cynthia A. Demoss

Signature #1

Signature #2

203 Burning Tree Rd. Timonium MD

Mailing Address

City

State

21093 410-252-0713 CSETTAR25@

Zip Code

Telephone #

Email Address GMAIL.COM

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Don Lawrence

Name – Type or Print

Don Lawrence

Signature

2323 Beckleyville Rd. Pikesville MD 21053

Mailing Address

City

State

21053 443-562-1823

Zip Code

Telephone #

Email Address donlawrence60@gmail.com

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, 2016 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0290-A

Filing Date 5/17/16

Estimated Posting Date 5/29/16

Reviewer BJD

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: 203 BURNING TREE RD, TIMONIUM, MD 21093
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

MY HUSBAND HAS PERIPHERAL ARTERY DISEASE. HE HAS HAD 8 SURGERIES ON HIS LEFT LEG (4 OF WHICH WERE IN 6 MONTHS OF 2015). DOCTORS ARE UNABLE TO UNCLOG THE MAIN ARTERY IN HIS LEFT LEG.

IT WAS VERY DIFFICULT TO CLEAN THE DRIVEWAY OF 30 INCHES OF SNOW THIS PAST JANUARY AND IT WILL CONTINUE TO BE DIFFICULT IN THE FUTURE. A CARPORT COULD HELP IN THIS SITUATION.

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

Cynthia A. DeMoss
Signature of Owner (Affiant)

Signature of Owner (Affiant)

CYNTHIA A. DEMOSS
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 4th day of May, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CYNTHIA A. DEMOSS

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
8/1/2018
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.

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

Cynthia A. DeMoss
Signature of Owner (Affiant)

CYNTHIA A. DEMOSS
Name- Print or Type

Signature of Owner (Affiant)

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 4th day of May, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CYNTHIA A. DEMOSS

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

AS WITNESS my hand and Notaries Seal

B. L. P.
Notary Public
8/1/2018
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 203 BURNING TREE ROAD

Currently zoned PR5.5 (vested R6)

Deed Reference 07605100557

10 Digit Tax Account # 0814011260

Owner(s) Printed Name(s) CYNTHIA A. SETTAR DEMOSS

(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)

1B02.3.B (R6 1955 regs – sections 211.3 and 301.1) – to permit a proposed open projection (carport) to have a side yard setback of 6 inches in lieu of the minimum required 6 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):

CYNTHIA DEMOSS

Name #1 – Type or Print

Name #2 – Type or Print

Cynthia A. Demoss

Signature #1

Signature #2

203 BURNING TREE RD, TIMONIUM, MD

Mailing Address

City

State

21093 1410-252-0713 CSETTAR25@

Zip Code

Telephone #

Email Address GMAIL.COM

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DON LAWRENCE

Name - Type or Print

2323 BECKLEYSVILLE ROAD

FREELAND, MD

Mailing Address

City

State

21053 1443-562-1823 dlawrence60@

Zip Code

Telephone #

Email Address gmail.com

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 31 day of May, 2016 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER

2016-0290-A

Filing Date

5/17/16

Estimated Posting Date

5/29/16

Reviewer

RD

CYNTHIA A. SETTAR DE MOSS

203 BURNING TREE ROAD, TIMONIUM, MARYLAND 21093

TAX #: 0814011260

PHONE #: 410-252-0713

EMAIL: csettar25@gmail.com

ZONING HEARING PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 203 Burning Tree Road

Beginning at a point on the ^{south} north side of Burning Tree Road which is 50 feet wide at the distance of 112 feet west of the centerline of the nearest improved intersecting street Deep Dale Drive which is 50 feet wide.

Being Lot # 11, Block F, in the subdivision of Pine Valley as recorded in Baltimore County Plat Book G.L.B. No. 24, Folio 90, containing 8,045 square feet. Located in the 8th Election District and the 3rd Council District.

Item #0290

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/29/2016

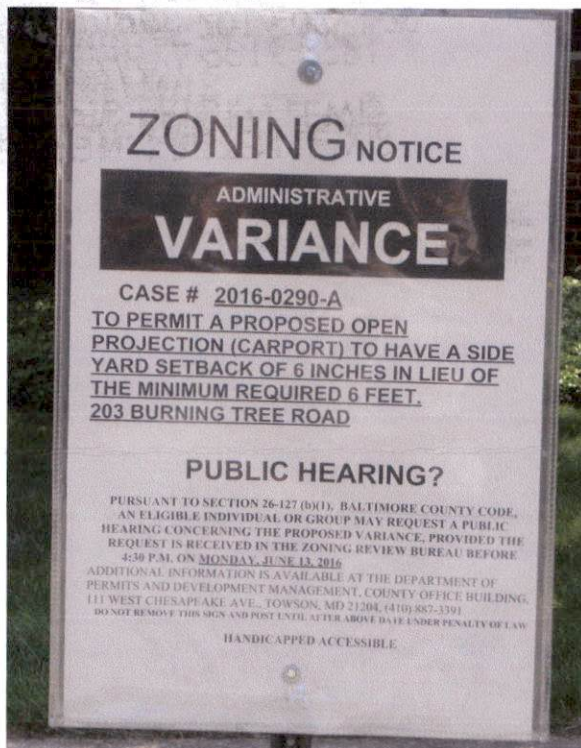
Case Number: 2016-0290-A

Petitioner / Developer: E. & C. SETTAR/DEMOSS

Date of Hearing (Closing): JUNE 13, 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:
203 BURNING TREE ROAD

The sign(s) were posted on: MAY 28, 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- 0290 -A Address 203 Burning Tree Rd

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

Filing Date: 5/17/16 Posting Date: 5/29 Closing Date: 6/13

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- 0290 -A Address 203 Burning Tree Rd

Petitioner's Name E + C Settar / Demoss Telephone 410 252 0713

Posting Date: 5/29/16 Closing Date: 6/13/16

Wording for Sign: To Permit a proposed open projection (carport) to
have a side yard setback of 6 inches in lieu of the
minimum required 6 feet

Revised 7/9/15

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: 2016-0290-A

Petitioner: CYNTHIA A. SETTAR DEMOSS

Address or Location: 203 BURNING TREE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CYNTHIA A. SETTAR DEMOSS

Address: 203 BURNING TREE ROAD
TIMONUM, MD 21093

Telephone Number: 410-252-0713

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

No. **139272**
 Date: **5/17/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 5/19/2016 5/17/2016 11:36:57 2

REG 4502 WALKIN JEE
 RECEIPT # 966315 5/17/2016 OFLN
 Dept 5 528 ZONING VERIFICATION
 CL NO. 139272

Receipt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	906	0000		6150				\$75.00

Total: **\$75.00**

Rec
 From:

For: **Zoning hearing - case # 2016-0290-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 14, 2016

Cynthia Demoss
203 Burning Tree Road
Timonium MD 21093

RE: Case Number: 2016-0290 A, Address: 203 Burning Tree Road

Dear Ms. Demoss:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 17, 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
Don Lawrence, 2323 Beckleysville Road, Freeland MD 21053

6-13

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAY 26 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 26, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0290-A
Address 203 Burning Tree Road
(Demoss Property)

Zoning Advisory Committee Meeting of **May 30, 2016**.

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

Reviewer: Steve Ford

Date: 05-26-2016

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



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

Date: 5/23/16

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: 2016-0290-A.

*Administrative Variance
Cynthia Demoss
203 Burning Tree Road.*

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, appearing to read "Wendy Wolcott".

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, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2016
Item No. 2016-0290

DATE: May 31, 2016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Petitioner shall provide screening adjacent to 201 Burning Tree Road, if variance is allowed.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0290-05302016.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 26, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0290-A
Address 203 Burning Tree Road
(Demoss Property)

Zoning Advisory Committee Meeting of **May 30, 2016.**

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

Reviewer: Steve Ford

Date: 05-26-2016

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>5-31</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>5-26</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-23</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>5-28-16</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 - 08 Account Number - 0814011260			
Owner Information					
Owner Name:		SETTAR EDGAR EARL SETTAR CYNTHIA A		Use:	RESIDENTIAL
Mailing Address:		203 BURNING TREE RD LUTH-TIMONIUM MD 21093-3004		Principal Residence:	YES
				Deed Reference:	/06407/ 00240
Location & Structure Information					
Premises Address:		203 BURNING TREE RD 0-0000		Legal Description:	
				PINE VALLEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0010	0569		0000	
					Block:
					F
					Lot:
					11
					Assessment Year:
					2014
					Plat No:
					Plat Ref:
					0024/0090
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1958		1,379 SF		470 SF	
				Property Land Area	
				8,045 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2014	07/01/2015	07/01/2016
Land:		155,000	155,000		
Improvements		95,500	75,300		
Total:		250,500	230,300	230,300	230,300
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
PAGE RICHARD P		06/24/1982		\$82,900	
Type:		Deed1:		Deed2:	
ARMS LENGTH IMPROVED		/06407/ 00240			
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2015		07/01/2016
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00		0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/15/2008					

Item #0290

203 BURNING TREE ROAD

SIDE OF HOUSE
LOCATION OF OPEN
PROTECTION





304 TIMONIUM ROAD, 21093

Item #0290



Item #0290

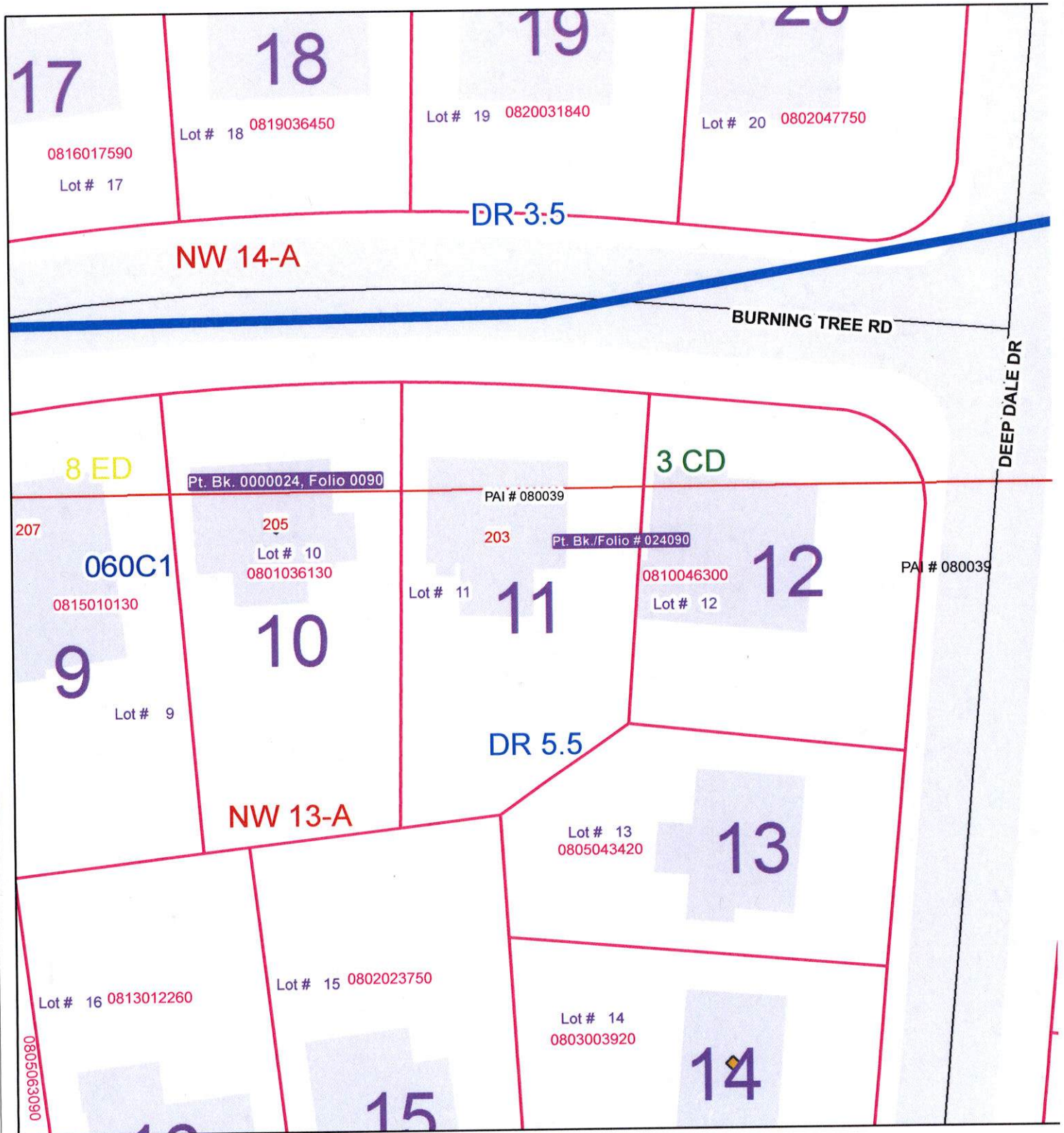
205. BURNING TREE RD

201 BURNING TREE RD



Item #0290

2J3 Burning Tree Road



Publication Date: 5/17/2016



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

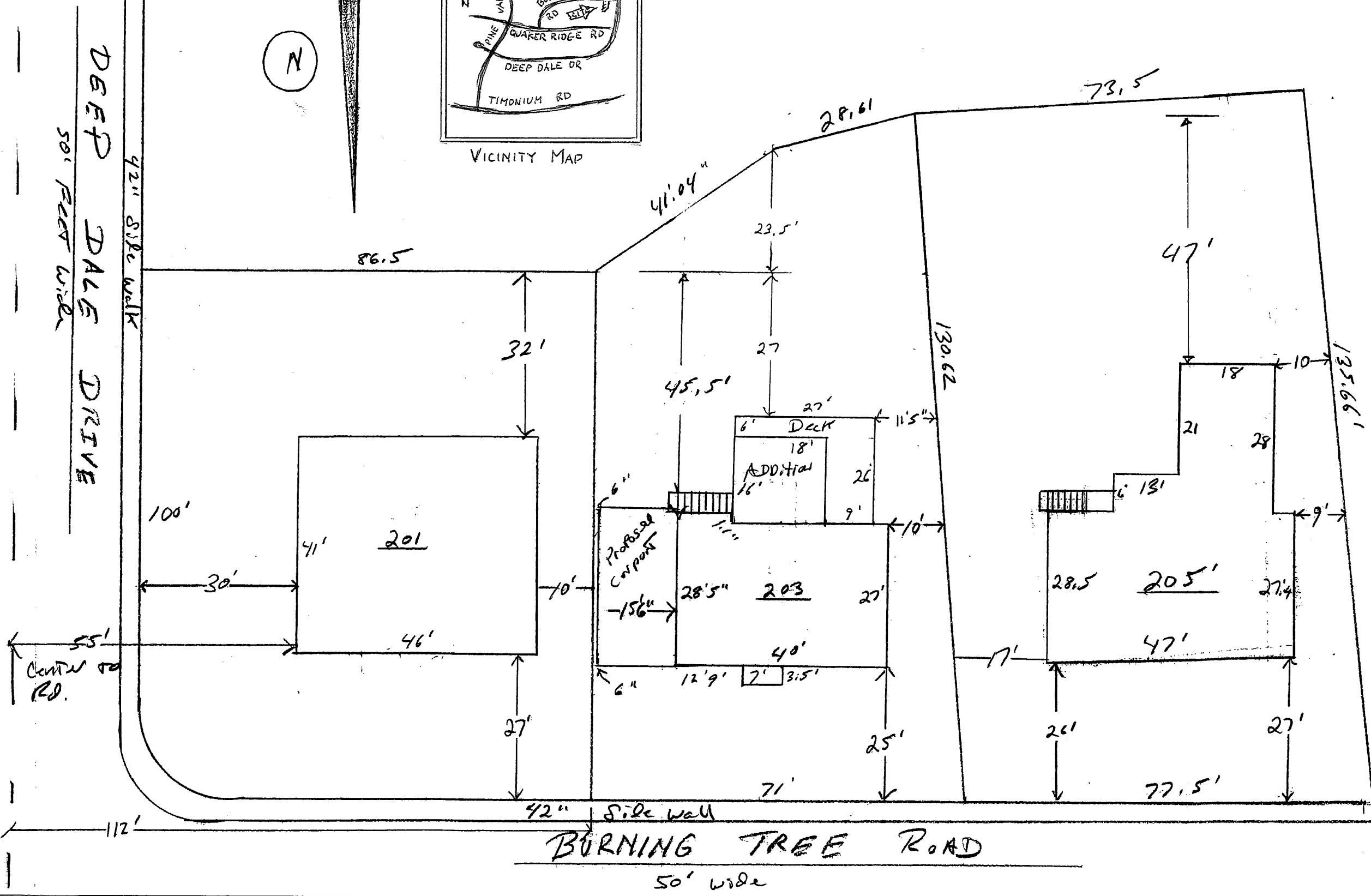
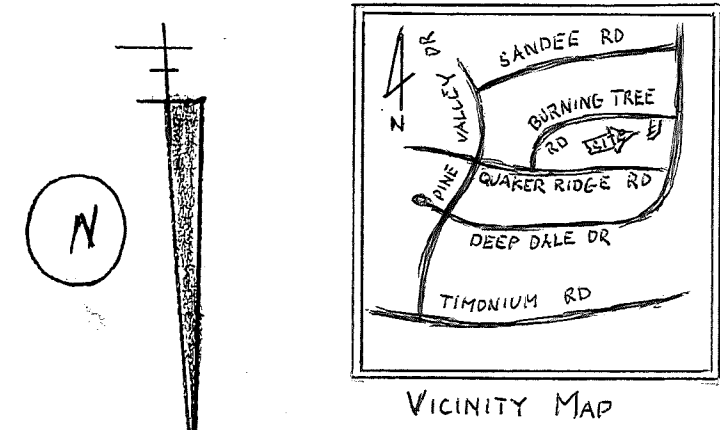
Item #0290

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

ADDRESS 203 BURNING TREE ROAD OWNER(S) NAME(S) CYNTHIA A. SETTAR DEMOSS

SUBDIVISION NAME PINE VALLEY LOT# 11 Block# F SECTION# _____

PLAT Book# 24 Folio 90 10 DIGIT TAX# 0814011260 DEED REF# 07605100557



ZONING MAP# 060C1
SITE ZONED DR 5.5 (vested R6)
ELECTION DISTRICT 8TH
COUNCIL DISTRICT 3RD
LOT AREA ACREAGE _____
OR SQUARE FEET 8,045 SF
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

2016-0290-A

Scale 1" = 20'

R.D.

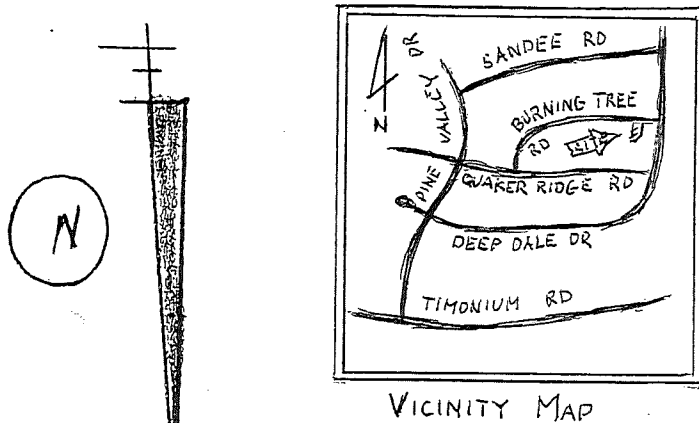
Pet. Exp. 1

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

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