

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. 2016-0293-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
(1515 Hunter Mill Road)		
7 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Donald A. Bohn, Jr. and Joanna Bell	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0293-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 owners of the property, Donald A. Bohn, Jr. and Joanna Bell ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations, to permit an accessory structure (detached garage/shed) to be placed in the side yard with a height of 18 ft. in lieu of the required rear yard placement and 15 ft. maximum height. 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 May 29, 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 § 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 SWJ

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 Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed accessory structure's (garage/shed) height and usage, I will impose conditions that the garage/shed 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 21st day of **June, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 and of the Baltimore County Zoning Regulations, to permit an accessory structure (detached garage/shed) to be placed in the side yard with a height of 18 ft. in lieu of the required rear yard placement and 15 ft. maximum height, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 6-21-16

By OW

2. The Petitioners or subsequent owners shall not convert the accessory structure (garage/shed) into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 DLW



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 1515 Hunter Mill Road, White Hall, MD 21161 Currently zoned RC2

Deed Reference 37467/00162 10 Digit Tax Account # 0718072271

Owner(s) Printed Name(s) Donald Arthur Bohn Jr. & Joanna Bell

(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:

- X** **ADMINISTRATIVE VARIANCE** from Section(s)
BCZR: 400.1; 400.3 → To permit an accessory structure (garage/shed) to be placed in the side yard with a height of 18 feet in lieu of the required rear yard placement and 15 feet maximum height.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Donald Bohn

Joanna Bell

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

1515 Hunter Mill Road White Hall, MD

Mailing Address

City

State

21161

443-623-2048

ddonbgs@aol.com

Zip Code

Telephone #

Email Address

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

None

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Same as above

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 2016-0293-A Filing Date 5/29/16 Estimated Posting Date 5/29/16 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: 1515 Hunter Mill Road White Hall MD 21161
Print or Type Address of property City State Zip Code

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

See attached page

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

Signature of Owner (Affiant)

Donald Bohn

Name- Print or Type

Signature of Owner (Affiant)

Joanna Bell

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 19th day of May, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Donald Bohn and Joanna Bell

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

AS WITNESS my hand and Notaries Seal

JUSTINE M. HANCOCK
Notary Public - Maryland
Notary Public - Baltimore County
My Commission Expires
February 27, 2018
My Commission Expires

Affidavit for 1515 Hunter Mill Road Variance Request

Part 1 Height Restriction:

-A need exists for a maintenance/storage building for the storage and maintenance of farm equipment. In order to drive our tractor into the building we need 8ft minimum vertical opening doors. This requires that our minimum wall height be 9ft which pushes a normal truss design garage above the 15ft restriction. The closest design we could find was 15'-1" and that was a light gauge steel building which we do not want.

-Along with the 8ft vertical opening doors we would like to have a gantry in the building to use for tractor and farm equipment maintenance. A truss design building would not allow enough vertical room for this so we would prefer an open rafter design which requires a steep roof pitch. The final height would be between 17'-6" and 18' above finish floor.

Part 2 Location:

-We request variance to allow a maintenance/storage building be built in the side yard for the following reasons:

- The rear area directly behind our home is not suitable for a permanent outbuilding due to the septic system, proximity to a small stream, proximity to the property line and proximity to the NCR trail easement.

- The area rear of the foundation line to the west of the home is currently a large productive fenced in garden. Relocating the garden due to the zoning requirements would be a hardship.

- The area rear of the foundation further south of the garden is wooded with mature trees. Removal of 720 square feet of trees due to the zoning requirements would be a hardship and would be detrimental to the property.

- Pushing the building further southwest into the field would put portions of the building out of view which is a security issue and a hardship. That would also require a new stone driveway for access which would take away from our productive field and possibly require relocation of multiple fruit trees planted along the edge of the field.

- The area we have chosen in the side yard is a small depressed area of our agricultural field which has not been very productive due to standing water issues. It is between raised garden beds and a sweet corn plot. We will raise the slab to match the elevation of the residential yard.

- The proximity to the existing driveway, Hunter Mill Road and to the home will allow us to access this building without developing a new driveway as the ground is sufficiently hard enough to support vehicles with or without the addition of stone or paved surfaces.

Zoning Description

BEGINNING at the end of the 671 foot line in a Deed dated October 9, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1406, folio 445, from Thomas C. Hunter and wife to Floyd F. Russell and wife, along the east side of the Northern Central Railroad right-of-way, thence South 67 degrees 29 minutes West across said railroad right-of-way 200.9 feet to the northeasternmost side of a Tail Race there situate, thence bounding on said side of said Tail Race the three following courses and distance, viz: North 56 degrees 54 minutes West 175.7 feet, North 62 degrees 35 minutes West 722.4 feet and North 30 degrees 7 minutes West 61.2 feet to the center of Hunter Mill Road, thence bounding on the center of said road the two following courses and distances, viz: North 59 degrees 37 minutes East 144.5 feet, North 55 degrees 45 minutes East 500 feet in said railroad right-of-way; thence south on said right-of-way to the place of beginning. Believed to contain nine acres of land more or less.

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2016-0293-A

TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE/SHED) TO BE PLACED IN THE SIDE
YARD AT A HEIGHT OF 18 FEET, IN LIEU OF
THE REQUIRED REAR YARD PLACEMENT AND 15
FEET MAXIMUM HEIGHT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 2/13/16.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204-1100

DO NOT REMOVE THIS SIGN AND

Zoning Description

BEGINNING at the end of the 671 foot line in a Deed dated October 9, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1406, folio 445, from Thomas C. Hunter and wife to Floyd F. Russell and wife, along the east side of the Northern Central Railroad right-of-way, thence South 67 degrees 29 minutes West across said railroad right-of-way 200.9 feet to the northeasternmost side of a Tail Race there situate, thence bounding on said side of said Tail Race the three following courses and distance, viz: North 56 degrees 54 minutes West 175.7 feet, North 62 degrees 35 minutes West 722.4 feet and North 30 degrees 7 minutes West 61.2 feet to the center of Hunter Mill Road, thence bounding on the center of said road the two following courses and distances, viz: North 59 degrees 37 minutes East 144.5 feet, North 55 degrees 45 minutes East 500 feet in said railroad right-of-way; thence south on said right-of-way to the place of beginning. Believed to contain nine acres of land more or less.

CERTIFICATE OF POSTING

Date: 5-29-16

RE: Case Number: 2016-0293-A

Petitioner/Developer: Behn + Bell

Date of Hearing/Closing: 6-13-16

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 1515 Hunter Mill Rd

The signs(s) were posted on 5-29-16
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0793 -A Address 1515 HUNTER MILL ROAD, 21161

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

Filing Date: 5/20/16 Posting Date: 5/29/16 Closing Date: 6/13/16

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- 0793 -A Address 1515 HUNTER MILL ROAD, 21161

Petitioner's Name BOHN+BELL Telephone 443-623-7048

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

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (GARAGE/SHED) TO BE
PLACED IN THE SIDE YARD AT A HEIGHT OF 18 FEET, IN LIEU OF THE
REQUIRED REAR YARD PLACEMENT AND 15 FEET MAXIMUM HEIGHT.

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: 2016-0293-A
Property Address: 1515 Hunter Mill Road White Hall, MD 21161
Property Description: _____

Legal Owners (Petitioners): Donald Bohn & Joanna Bell
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Donald Bohn
Company/Firm (if applicable): _____
Address: 1515 Hunter Mill Road White Hall, MD 21161

Telephone Number: 443-623-2048

Revised 5/20/2014

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

No. 139276

Date: 5/20/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
5/23/2016 5/20/2016 11:06:26 2

R/G W302 MAIL JEE
> RECEIPT # 966809 5/20/2016 QFLN
Dept 5 528 ZONING VERIFICATION
C/ NO. 139276

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

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: \$ 75.00

Rec From: BOB A. BELL

For: 2016-0293-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

Donald Bohn & Joanna Bell
1515 Hunter Mill Road
White Hall MD 21161

RE: Case Number: 2016-0293 A, Address: 1515 Hunter Mill Road

Dear Mr. Bohn & Ms. Bell:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 20, 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

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



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

Date: 6/1/16

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. 2016-0293-A

Administrative Variance
Donald & Joanna Bell
1515 Hunter Mill 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 'Richard A. Zeller', is written over the typed name 'Richard A. Zeller'.

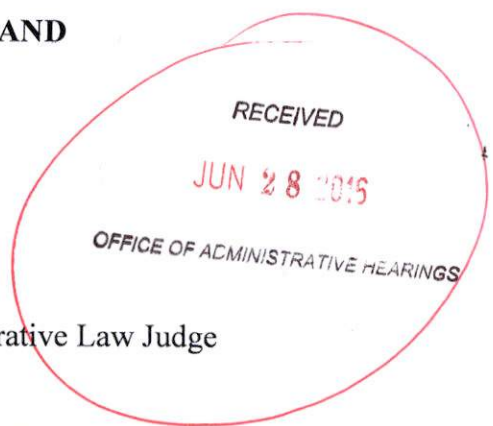
Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

6-13

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: June 28, 2016

SUBJECT: EPS Comment for Zoning Item: # 2016-0293-A
Address: 1515 Hunter Mill Road
(Bell Property)

Zoning Advisory Committee Meeting of **June 3, 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 future proposed building permits (for a garage/shed), especially since a septic system repair area on this site may be limited - due to nearby streams.
Reviewer: Dan Esser Date: 6/1/16
2. Environmental Impact Review has no comment on the referenced zoning item. The proposed garage/shed will be reviewed for compliance with Forest Buffer regulations at the building permit stage.
Reviewer: Thomas Panzarella Date: 6/24/16

0293

Debra Wiley

From: Jeffery Livingston
Sent: Thursday, June 23, 2016 11:59 AM
To: Debra Wiley
Subject: RE: Zoning Petition Comments
Attachments: ZAC 16-0296-A 5839 Loreley Beach Road.doc

Debbie,

Here's the comment for 2016-296-A.

Jeff

From: Debra Wiley
Sent: Wednesday, June 22, 2016 3:15 PM
To: Stephen Ford <sford@baltimorecountymd.gov>; June Wisnom <jwisnom@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>
Cc: Jeffery Livingston <jlivingston@baltimorecountymd.gov>
Subject: RE: Zoning Petition Comments

Steve,

Do we anticipate how long this will take? Once the closing date passes, the files are delivered to OAH, the Judge prepares an Order quickly since the Petitioners will start calling shortly thereafter.

FYI: The 2016-0293 Order has already been completed; file folder did not indicate anything DEPS-related so we were not aware your department was planning on issuing a comment.

Thanks.

From: Stephen Ford
Sent: Wednesday, June 22, 2016 3:08 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Zoning Petition Comments

Debra,
Yes I have that holding for comments from EIR. Also, Holding is 0293-A for the same reason.
Thanks

From: Debra Wiley
Sent: Wednesday, June 22, 2016 3:04 PM
To: Stephen Ford <sford@baltimorecountymd.gov>; June Wisnom <jwisnom@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>
Cc: Jeffery Livingston <jlivingston@baltimorecountymd.gov>
Subject: RE: Zoning Petition Comments

Hi Steve,

Do you have a ZAC comment for 2016-0296-A (Admin. Variance with closing date of 6/20); file folder indicates it's in CBCA.

Thanks.

From: Stephen Ford

Sent: Wednesday, June 22, 2016 1:24 PM

To: Debra Wiley <dwiley@baltimorecountymd.gov>; June Wisnom <jwisnom@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>

Cc: Jeffery Livingston <jlivingston@baltimorecountymd.gov>

Subject: Zoning Petition Comments

For your files.

Thanks,

Stephen A. Ford

Engineering Associate III

Department of Environmental Protection

And Sustainability

Development Coordination

111 West Chesapeake Avenue, Room 319

Towson, Maryland 21204

sford@baltimorecountymd.gov

410-887-5859

410-887-4804 fax

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-1</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>5-29-16</u> by <u>Pelton</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

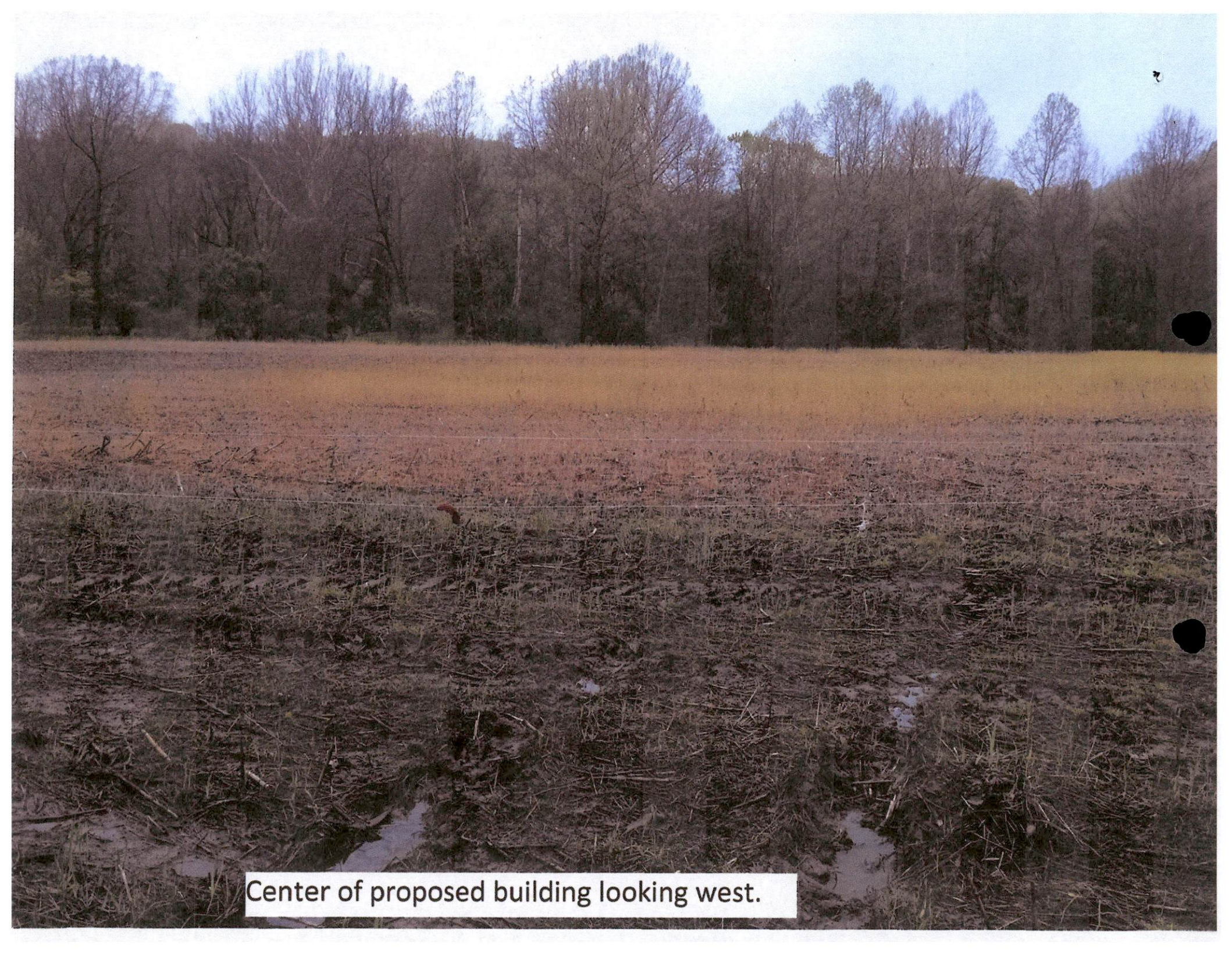
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 0718072271			
Owner Information					
Owner Name:	BOHN DONALD ARTHUR JR BELL JOANNA		Use:	AGRICULTURAL YES	
Mailing Address:	1515 HUNTER MILL RD WHITE HALL MD 21161-9421		Deed Reference:	/37467/ 00162	
Location & Structure Information					
Premises Address:		1515 HUNTER MILL RD WHITE HALL 21161-9421		Legal Description:	9.00AC 1515 HUNTER MILL RD SES 500 SW BACON RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0017	0018	0353		0000	
Assessment Year:				Plat No:	
2014				Plat Ref:	
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1941		1,248 SF			9.0000 AC
County Use					
05					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	BRICK	1 full/ 1 half	1 Attached
Value Information					
Base Value		Value As of 01/01/2014		Phase-in Assessments	
				As of 07/01/2015	As of 07/01/2016
Land:	92,100	83,100			
Improvements	94,400	70,700			
Total:	186,500	153,800		153,800	153,800
Preferential Land:	2,100				2,100
Transfer Information					
Seller: BELL JOANNA		Date: 05/03/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37467/ 00162		Deed2:	
Seller: RUSSELL THOMAS ADAMS		Date: 12/11/2013		Price: \$222,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34510/ 00158		Deed2:	
Seller: RUSSELL STEWART/DOROTHY CARTER		Date: 04/06/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30688/ 00236		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:		AGRICULTURAL TRANSFER TAX			
Homestead Application Information					
Homestead Application Status: Approved 05/19/2014					



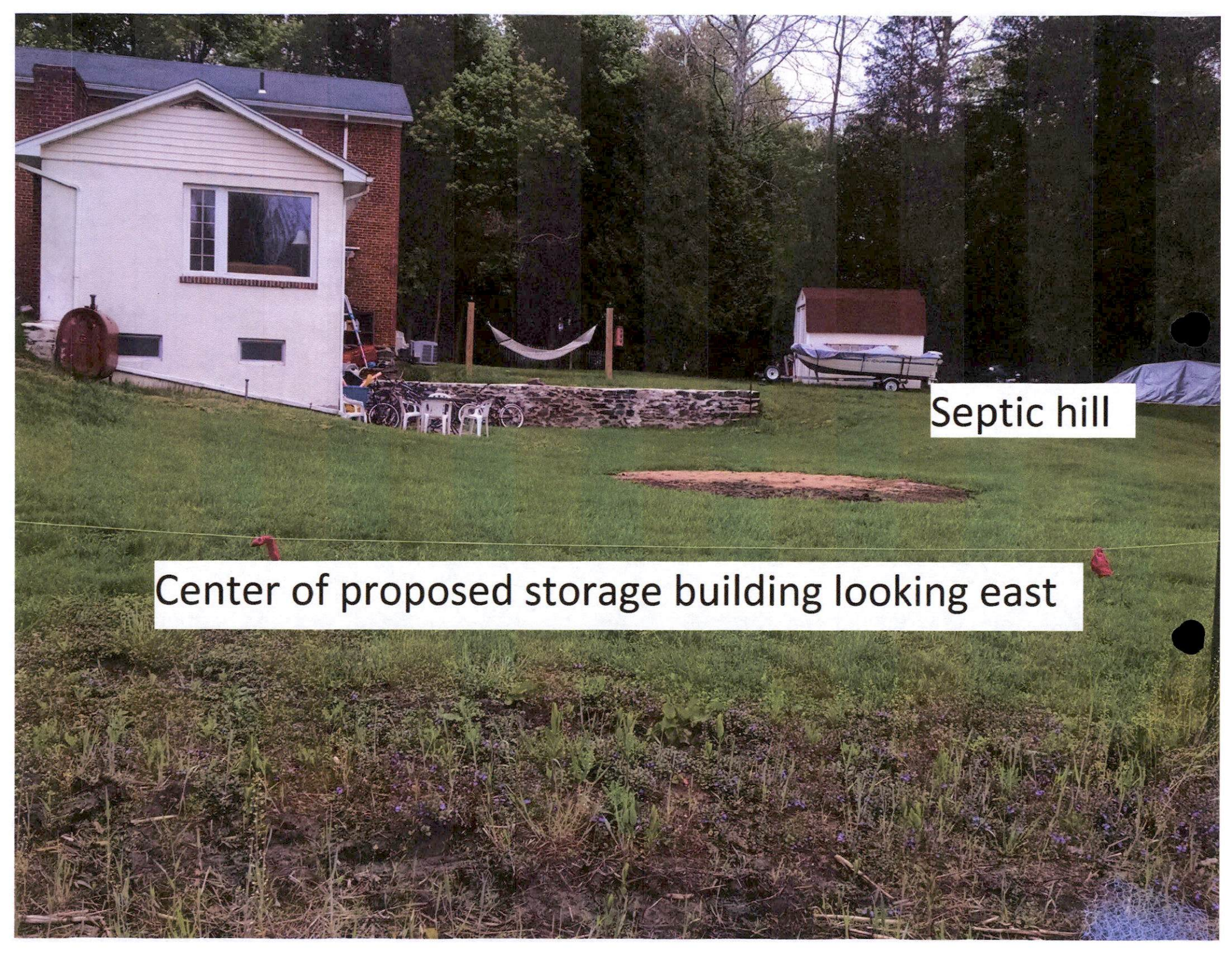
Center of proposed building looking north towards Hunter Mill Road



Center of proposed building looking south

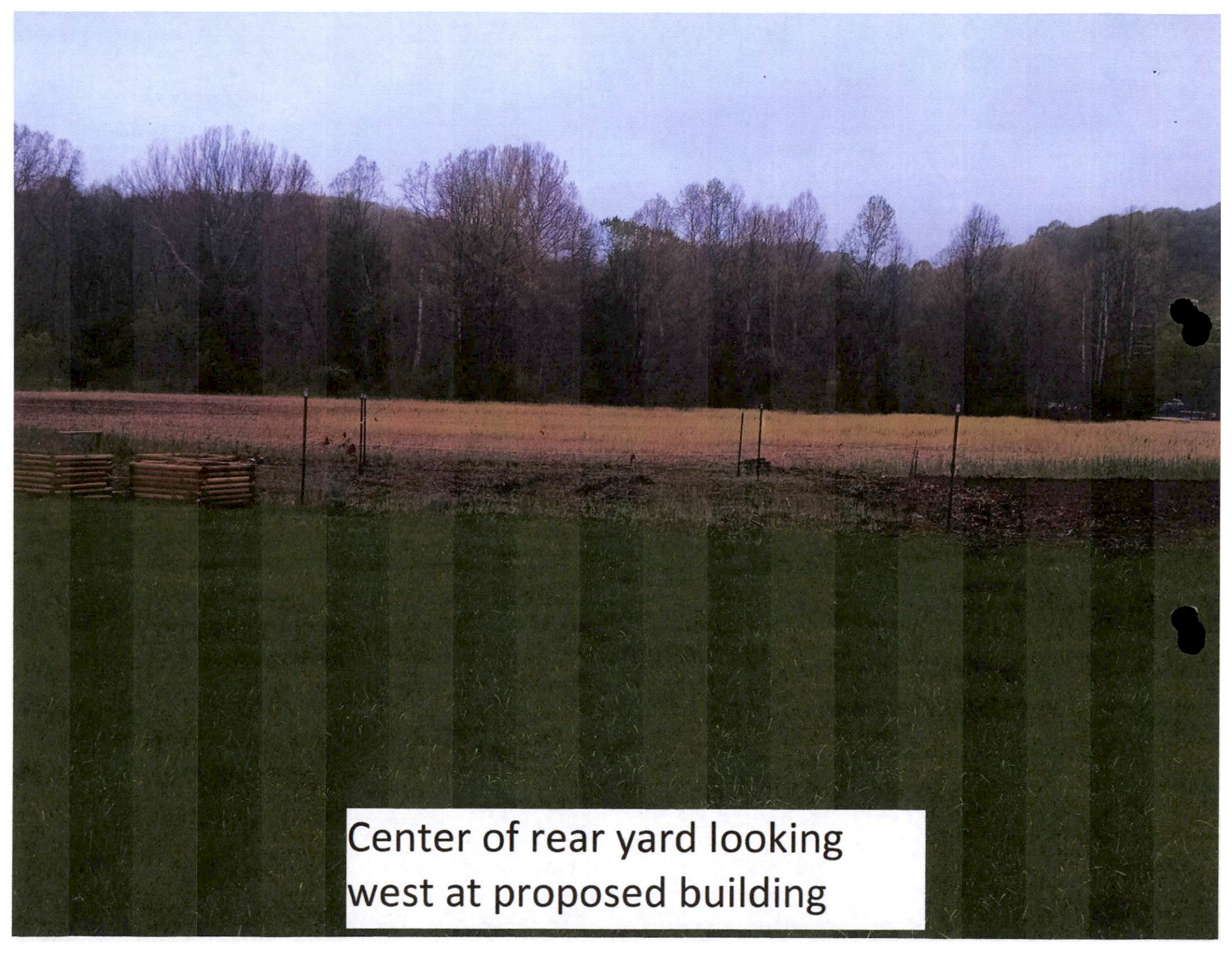


Center of proposed building looking west.



Center of proposed storage building looking east

Septic hill



Center of rear yard looking
west at proposed building

A photograph of a grassy yard. In the center, a hammock is strung between two wooden posts. To the left of the hammock, there is a small pile of sticks and a patch of bare earth. In the background, there is a fence and a line of trees. A white text box is overlaid on the image, pointing to a spot in the yard.

Proposed storage
building location.

Looking east towards proposed storage building



Septic hill

Looking north from stream

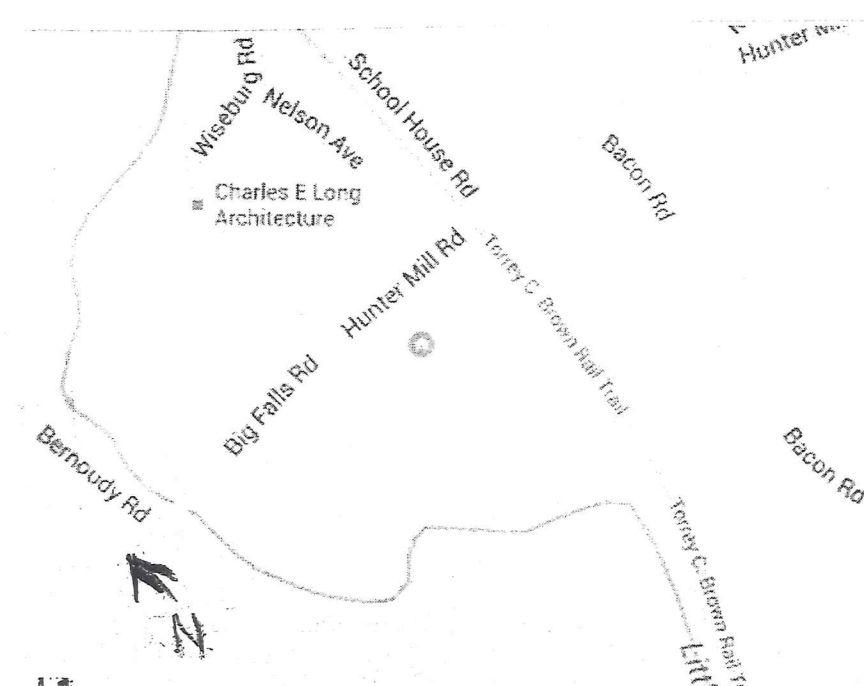
A photograph of a residential yard. On the left, a portion of a house with white siding and a brick chimney is visible. In the center background, a stream flows through a wooded area. The yard is green with grass and contains several items: a red propane tank, a fire pit with logs, a small wooden structure with a red roof, and a fenced-in area on the right. The sky is overcast.

Stream

Looking south from front yard

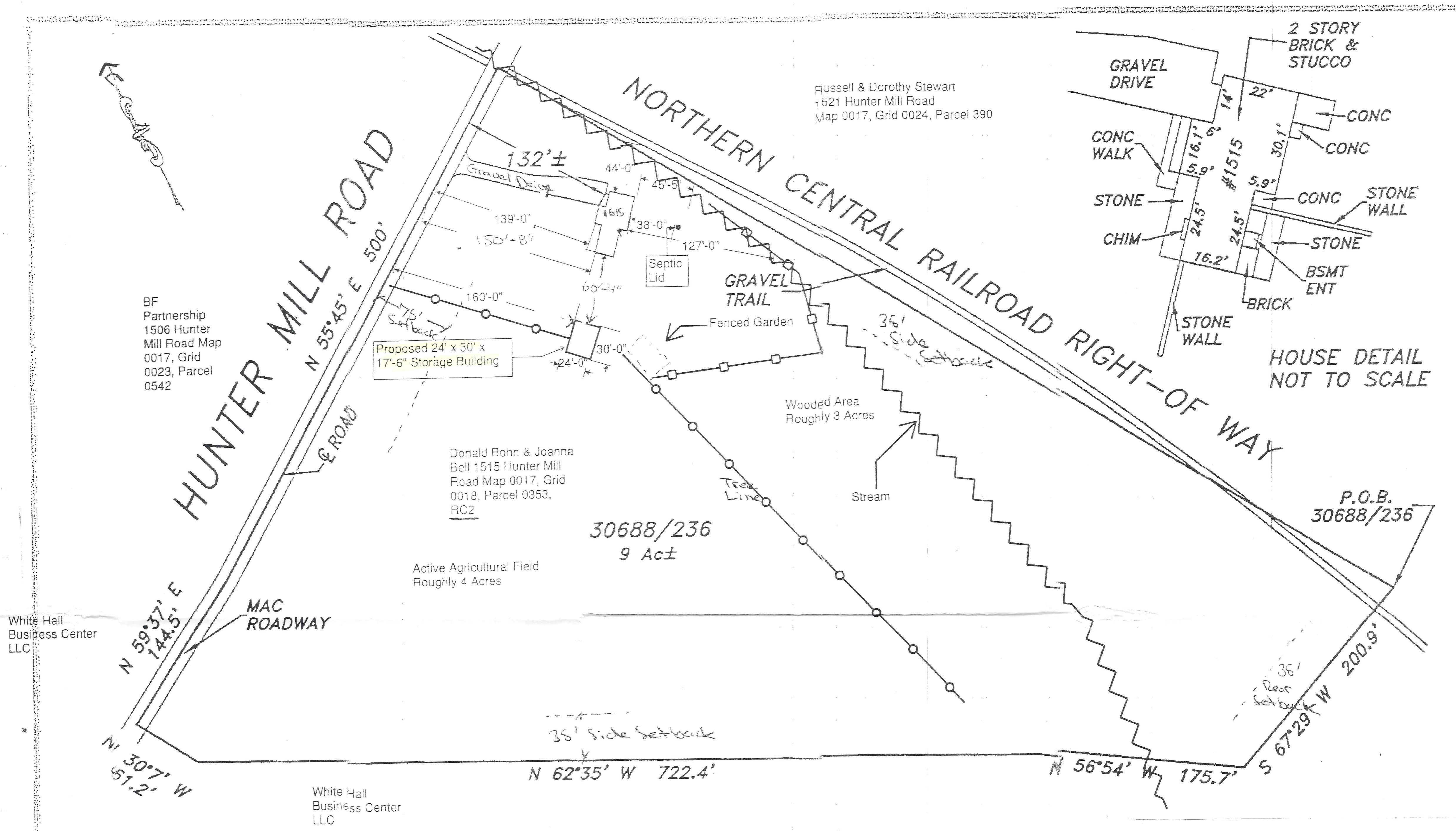


SITE VICINITY MAP

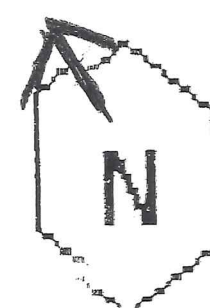


MAP IS NOT TO SCALE
 ZONING MAP# 0017
 SITE ZONED RC2
 ELECTION DISTRICT 07
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 9±
 OR SQUARE FEET _____
 HISTORIC? no
 IN CBCA? no
 IN FLOOD PLAIN? no
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE ☒
 SEWER IS:
 PUBLIC _____ PRIVATE ☒
 PRIOR HEARING? no
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:
no



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1515 Hunter Mill Rd OWNER(S) NAME(S) Donald Bohn / Joanna Bell
 SUBDIVISION NAME None LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # 30688 FOLIO # 236 10 DIGIT TAX # 071 807 2271 DEED REF. # 324 67/001 62

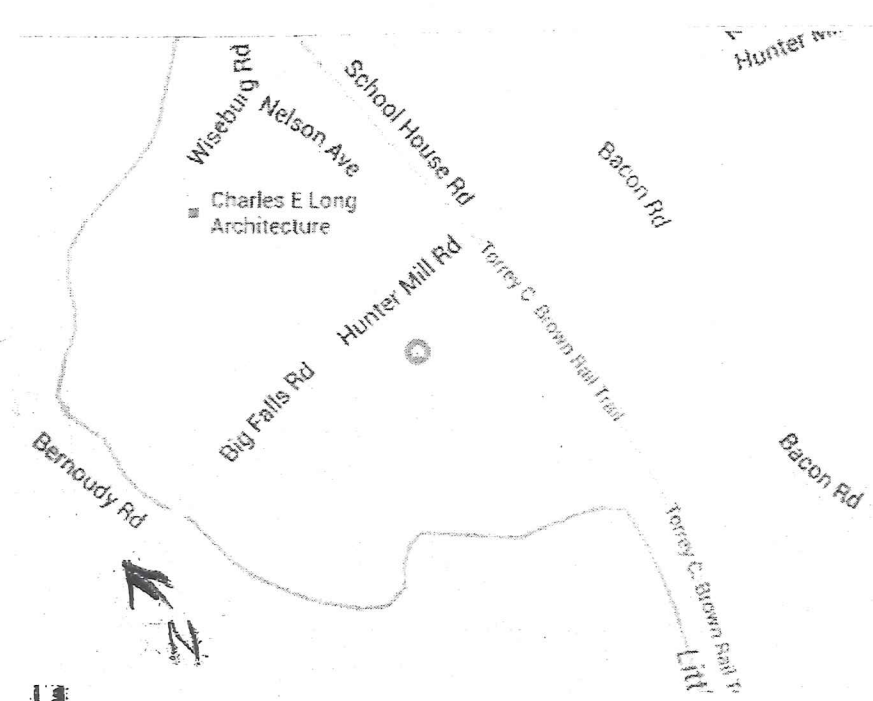


2016-0293-A

PLAN DRAWN BY Donald Bohn DATE 5-19-16 SCALE: 1 INCH = 50 FEET

Pt. 1

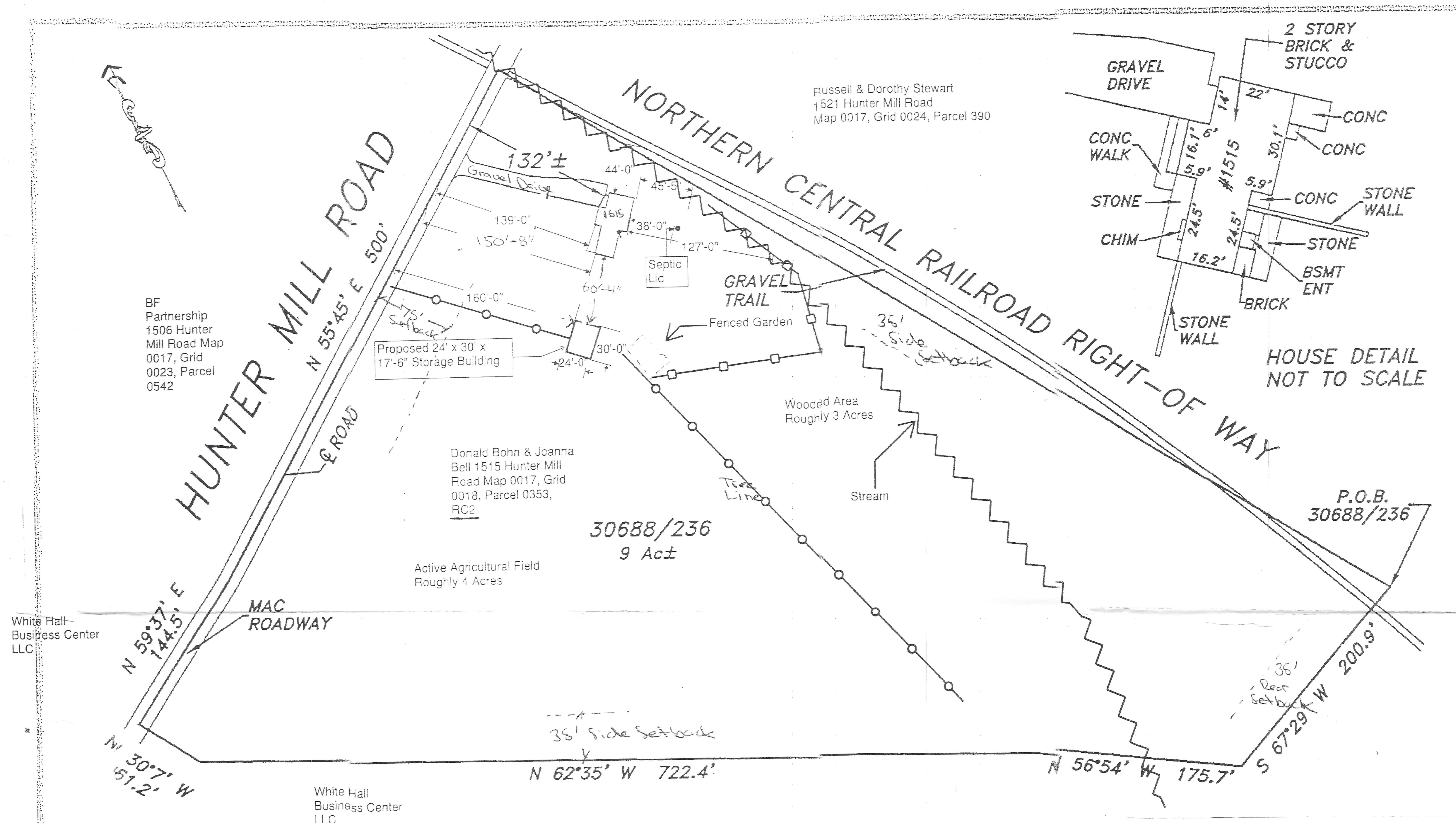
SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 0017
 SITE ZONED RC2
 ELECTION DISTRICT 07
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 9±
 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:

No

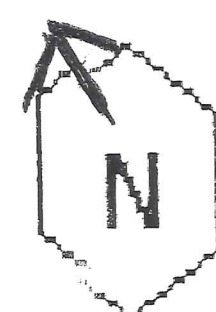


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1515 Hunter Mill Rd OWNER(S) NAME(S) Donald Bohn / Joanna Bell

SUBDIVISION NAME None LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 30688 FOLIO # 236 10 DIGIT TAX # 071 807 2271 DEED REF. # 374 67/001 62



2016-0293-A

PLAN DRAWN BY Donald Bohn DATE 5-19-16 SCALE: 1 INCH = 50 FEET