

MEMORANDUM

DATE: October 17, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0306-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on October 13, 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(9136 Cowenton Avenue) *

11th Election District *

5th Council District *

Jacy Butcher *

Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0306-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Jacy Butcher, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an in-law suite in an accessory structure. In addition, a Petition for Variance requests that the accessory apartment be permitted to have an area of 1,650 sq. ft. and a height of 32 ft. in lieu of the maximum allowed 1200 sq. ft. of area and 15 ft. in height, respectively. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Jacy Butcher. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS) and the Department of Planning (DOP).

SPECIAL HEARING

The regulations require a special hearing for approval of an accessory apartment that is in a detached structure. Petitioner proposes to construct for his mother a 40' x 30' "in-law" suite

ORDER RECEIVED FOR FILING

Date 9-13-16

By sen

with a loft area containing approximately 450 sq. ft. of living space. The height variance is needed to accommodate the loft, which Petitioner stated his mother would use for sewing or recreation. The lot is 0.75 acres and is in my opinion sufficient to accommodate both the single family dwelling and proposed accessory apartment.

VARIANCES

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The lot is narrow and deep, as noted in a recent zoning order (Case No. 2016-0211-A) wherein the property was found to be unique. Petitioner would experience practical difficulty if the regulations were strictly interpreted because he would be unable to construct the proposed accessory building. Finally, as demonstrated by the lack of any opposition, I do not believe granting the requests would have a detrimental impact upon the community.

THEREFORE, IT IS ORDERED this 13th day of September, **2016**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to approve an in-law suite (i.e., accessory apartment) in an accessory structure, be and is hereby GRANTED.

IT IS FURTHER ORDERED the petition for variance to permit a proposed accessory structure to be used as an in-law suite to have an area of 1,650 sq. ft. and a height of 32 ft. in lieu of the maximum allowed 1200 sq. ft. of area and 15 ft. in height, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

9-13-16

By

sln

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comments of the DOP and DEPS, copies of which are attached hereto.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 9-13-16

By slh



PETITION FOR ZONING HEARING(S)

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

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

Address 9136 Cowenton Ave. which is presently zoned
Deed References: 36168/003 21 10 Digit Tax Account # 2500000073
Property Owner(s) Printed Name(s) Jacy Butcher

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

In-law suite in an accessory structure

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

BCZR: 400.3 & 400.4.B.2 → To permit a proposed accessory structure to be used as an In-Law Suite to have an area of 1650 square feet and a height of 32 feet in lieu of the maximum allowed 1200 square feet of area and 15 feet high, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Jacy Butcher
Name #1 - Type or Print Name #2 - Type or Print
Jacy Butcher
Signature #1 Signature #2
9601 Redwing Dr. Perry Hall MD
Mailing Address City State
21128, (410) 917-9546, jacybutcher@hotmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

John Butcher
Name - Type or Print
[Signature]
Signature
9601 Redwing Dr. Perry Hall MD
Mailing Address City State
21128, (443) 923-3010, johnnyrbutcher@gmail.com
Zip Code Telephone # Email Address

CASE NUMBER 2016-0306-SPHA Filing Date 6/2/16 Do Not Schedule Dates: Reviewer JS



PETITION FOR ZONING HEARING(S)

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

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

Address 9136 Cowenton Ave. which is presently zoned
Deed References: 36168/00321 10 Digit Tax Account # 2500000073
Property Owner(s) Printed Name(s) Jacy Butcher

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

In-law suite in an accessory structure

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(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Jacy Butcher

Name #1 - Type or Print Name #2 - Type or Print

Jacy Butcher

Signature #1 Signature #2

9601 Redwing Dr. Perry Hall MD

Mailing Address City State

21128 (410) 917-9546 jacybutcher@hotmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

John Butcher

Name - Type or Print

[Signature]

Signature

9601 Redwing Dr. Perry Hall MD

Mailing Address City State

21128 (443) 923-3010 johnnybutcher@gmail.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0306-SP4A Filing Date 6/2/16

Do Not Schedule Dates: Reviewer JS

ZONING DESCRIPTION FOR LOT: 8 AND PART OF 9, 9136 Cowenton Ave.

Beginning at a point on the West side of Cowenton Avenue 1055 ft. South of Raxis Avenue. Being Lot 8 and part of 9 in the subdivision of Property of Herman Koch as recorded in Baltimore County Plat Book #13 folio 001 containing 0.75 acre $\pm$, and located in the 11th Election District, 5th Council District.

2016-0306-SP4A



Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

August 11, 2016

Re:

Zoning Case No. 2016-0306- SPHA

Petitioner: Jacy Butcher

Hearing date: September 9, 2016

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

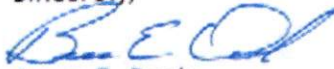
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **9136 Cowenton Avenue**.

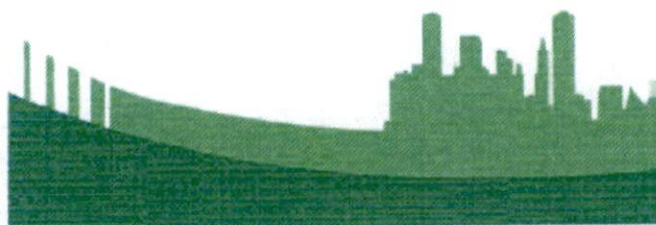
The sign was posted on August 11, 2016.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2016-0306-SPHA

9136 Cowenton Avenue

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Friday September 9, 2016 11:00 AM

REQUEST:

Special Hearing to determine whether or not the
Administrative Law Judge should approve an in-law
suite in an accessory structure.

Variance to permit a proposed accessory structure
to be used as an in-law suite to have an area of 1650
sq. ft. and a height of 32 ft. in lieu of the maximum
allowed 1200 sq. ft. of area and 15 ft. high
respectively.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE





501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4384014

Sold To:

Jacy Butcher - CU00532310
9601 Redwing Dr
Perry Hall, MD 21128-9392

Bill To:

Jacy Butcher - CU00532310
9601 Redwing Dr
Perry Hall, MD 21128-9392

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Aug 18, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2016-0306-SPHA
9136 Cowenton Avenue
W/s Cowenton Avenue, 1055 ft. s/of Rexis Avenue
11th Election District - 5th Councilmanic District
Legal Owner(s) Jacy Butcher

Special Hearing: to determine whether or not the Administrative Law Judge should approve an In-Law Suite in an accessory structure.

Variance: to permit a proposed accessory structure to be used as an In-Law Suite to have an area of 1650 sq. ft. and a height of 32 ft. in lieu of the maximum allowed 1200 sq. ft. of area and 15 ft. high, respectively.

Hearing: Friday, September 9, 2016 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/115 August 18 4384014



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4304981

Sold To:

Jacy Butcher - CU00532310
9601 Redwing Dr
Perry Hall, MD 21128-9392

Bill To:

Jacy Butcher - CU00532310
9601 Redwing Dr
Perry Hall, MD 21128-9392

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jul 12, 2016

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

NOTICE OF ZONING HEARING

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9136 Cowenton Avenue
W/s Cowenton Avenue, 1055 ft. s/of Rexis Avenue
11th Election District - 5th Councilmanic District
Legal Owner(s) Jacy Butcher

SPECIAL HEARING: to determine whether or not the Administrative Law Judge should approve an In-Law Suite in an accessory structure.

VARIANCE: to permit a proposed accessory structure to be used as an In-Law Suite to have an area of 1650 sq. ft. and a height of 32 ft. in lieu of the maximum allowed 1200 sq. ft. of area and 15 ft. high, respectively.

Hearing: Monday, August 1, 2016 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

IT 7/663 July 12. 4304981



KEVIN KAMENETZ
County Executive
August 3, 2016

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

NEW NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0306-SPHA

9136 Cowenton Avenue
W/s Cowenton Avenue, 1055 ft. s/of Rexis Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Jacy Butcher

Special Hearing to determine whether or not the Administrative Law Judge should approve an In-Law Suite in an accessory structure. Variance to permit a proposed accessory structure to be used as an In-Law Suite to have an area of 1650 sq. ft. and a height of 32 ft. in lieu of the maximum allowed 1200 sq. ft. of area and 15 ft. high, respectively.

Hearing: Friday, September 9, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl'

C: Jacy & John Butcher, 9601 Redwing Drive, Perry Hall 21128

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 20, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 18, 2016 Issue - Jeffersonian

Please forward billing to:

Jacy Butcher
9601 Redwing Drive
Perry Hall, MD 21128

410-917-9546

NOTICE OF ZONING HEARING

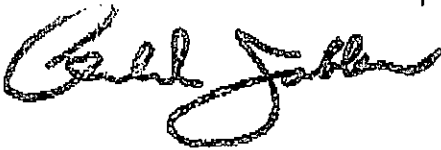
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0306-SPHA

9136 Cowenton Avenue
W/s Cowenton Avenue, 1055 ft. s/of Raxis Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Jacy Butcher

Special Hearing to determine whether or not the Administrative Law Judge should approve an In-Law Suite in an accessory structure. Variance to permit a proposed accessory structure to be used as an In-Law Suite to have an area of 1650 sq. ft. and a height of 32 ft. in lieu of the maximum allowed 1200 sq. ft. of area and 15 ft. high, respectively.

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive
June 28, 2016

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

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0306-SPHA

9136 Cowenton Avenue
W/s Cowenton Avenue, 1055 ft. s/of Rexis Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Jacy Butcher

Special Hearing to determine whether or not the Administrative Law Judge should approve an In-Law Suite in an accessory structure. Variance to permit a proposed accessory structure to be used as an In-Law Suite to have an area of 1650 sq. ft. and a height of 32 ft. in lieu of the maximum allowed 1200 sq. ft. of area and 15 ft. high, respectively.

Hearing: Monday, August 1, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Jacy & John Butcher, 9601 Redwing Drive, Perry Hall 21128

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 12, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 12, 2016 Issue - Jeffersonian

Please forward billing to:
Jacy Butcher
9601 Redwing Drive
Perry Hall, MD 21128

410-917-9546

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0306-SPHA

9136 Cowenton Avenue
W/s Cowenton Avenue, 1055 ft. s/of Raxis Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Jacy Butcher

Special Hearing to determine whether or not the Administrative Law Judge should approve an In-Law Suite in an accessory structure. Variance to permit a proposed accessory structure to be used as an In-Law Suite to have an area of 1650 sq. ft. and a height of 32 ft. in lieu of the maximum allowed 1200 sq. ft. of area and 15 ft. high, respectively.

Hearing: Monday, August 1, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
9136 Cowenton Avenue; W/S Cowenton
Avenue, 1055' S of c/line Raxis Avenue
11th Election & 5th Councilmanic Districts
Legal Owner(s): Jacy Butcher
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-306-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
JUN 14 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of June, 2016, a copy of the foregoing Entry of Appearance was mailed to John Butcher, 9601 Redwing Drive, Perry Hall, Maryland 21128, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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 twenty (20) 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: 2016-0306-SPHA
Property Address: 9136 Cowenton Ave. Perry Hall, MD 21128
Property Description: _____
Legal Owners (Petitioners): Jacy Butcher
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jacy Butcher
Company/Firm (if applicable): _____
Address: 9601 Redwing Dr.
Perry Hall, MD 21128
Telephone Number: (410) 917-9546

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

ADDRESS _____ OWNER(S) NAME(S) _____

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # _____ DEED REF. # _____ / _____



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = _____ FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# _____

SITE ZONED _____

ELECTION DISTRICT _____

COUNCIL DISTRICT _____

LOT AREA ACREAGE _____

OR SQUARE FEET _____

HISTORIC ? _____

IN CBCA ? _____

IN FLOOD PLAIN ? _____

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE _____

PRIOR HEARING ? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

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

No. 139291

Date: 6/2/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/06/2016 6/02/2016 11:41:56 3

603 WALTON CASH
RECEIPT # 679355 6/02/2016 CFLM

Dept 5 528 ZONING VERIFICATION
No. 139291

Recpt Tot \$150.00
\$1.00 CK \$150.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	906	0000		650				\$150.00

Total: \$150.00

Rec From: BUTLER

For: 2016-0307-SPHA

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

September 5, 2016

Jacy Butcher
9601 Redwing Drive
Perry Hall MD 21128

RE: Case Number: 2016-0306 SPHA, Address: 9136 Cowenton Avenue

Dear Ms. Butcher:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 2, 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.", is written over a horizontal line.

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: 6/13/16

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. 2016-0306-SPHA.

Special Hearing Variance
Tacy Butcher
9136 Cowenton 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 black ink, appearing to read 'Wendy Wolcott'.

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

WW/RAZ

8-1-16 11Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 28, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-306

JUL 06 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 9136 Cowenton Avenue
Petitioner: Jacy Butcher
Zoning: DR 3.5 H
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an accessory structure to be used as an in-law suite and also the petition for variance to allow said accessory structure to have an area of 1650 sq. ft. with a height of 32 ft. in lieu of the permitted 1200 sq. ft. and 15 ft. respectively.

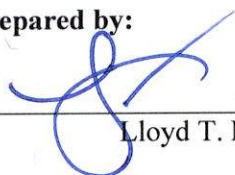
The site is located in the Honeygo District; be advised that the Honeygo Overlay District Design Guidelines apply.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

1. Building design and materials should be similar to those of the main residential structure. Submit architectural elevations for review to the contact listed below prior to permit issuance.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
John Butcher
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0306-SPHA
Address 9136 Cowenton Avenue
(Butcher Property)

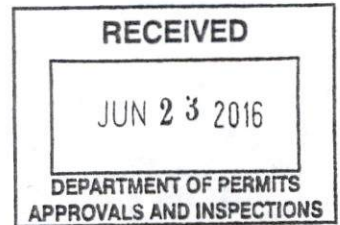
Zoning Advisory Committee Meeting of **June 13, 2016.**

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

Development of this property must comply with all requirements of Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains. It appears that a forest buffer would be required to be recorded on this property for protection of the stream and any associated wetlands on or near the rear of the property. A 35-foot principal structure setback from the outer limits of any forest buffer is required. The proposed in-law suite accessory structure must be located outside of any required forest buffer.

Reviewer: Paul Dennis – Environmental Impact Review (EIR)

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2016
Item No. 2016-0283, 0284, 0298, 0300, 0301, 0302, 0303, 0304, 0306,
0309 and 0310

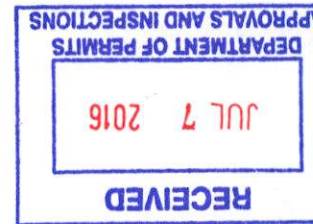
DATE: June 15, 2016

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\ZAC06132016.doc

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 28, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-306

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Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
John Butcher
Office of the Administrative Hearings
People's Counsel for Baltimore County

8-1-16 11am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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Deputy Administrative Officer and
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DATE: June 28, 2016

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Director, Department of Planning

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Case Number: 16-306

JUL 06 2016

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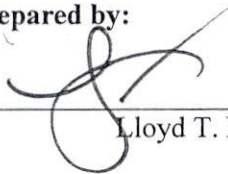
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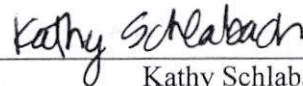
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
John Butcher
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

9-13-16

By

Sen

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0306-SPHA
Address 9136 Cowenton Avenue
(Butcher Property)

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Reviewer: Paul Dennis – Environmental Impact Review (EIR)

ORDER RECEIVED FOR FILING

Date 9-13-16

By Del

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>6/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>6/22</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
<u>6/28</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>no Obj w/conds</u>
<u>6/13/16</u>	STATE HIGHWAY ADMINISTRATION TRAFFIC ENGINEERING	<u>no Obj</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>8/18/16</u>	
SIGN POSTING	Date: <u>8/11/16</u> by <u>Dook</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

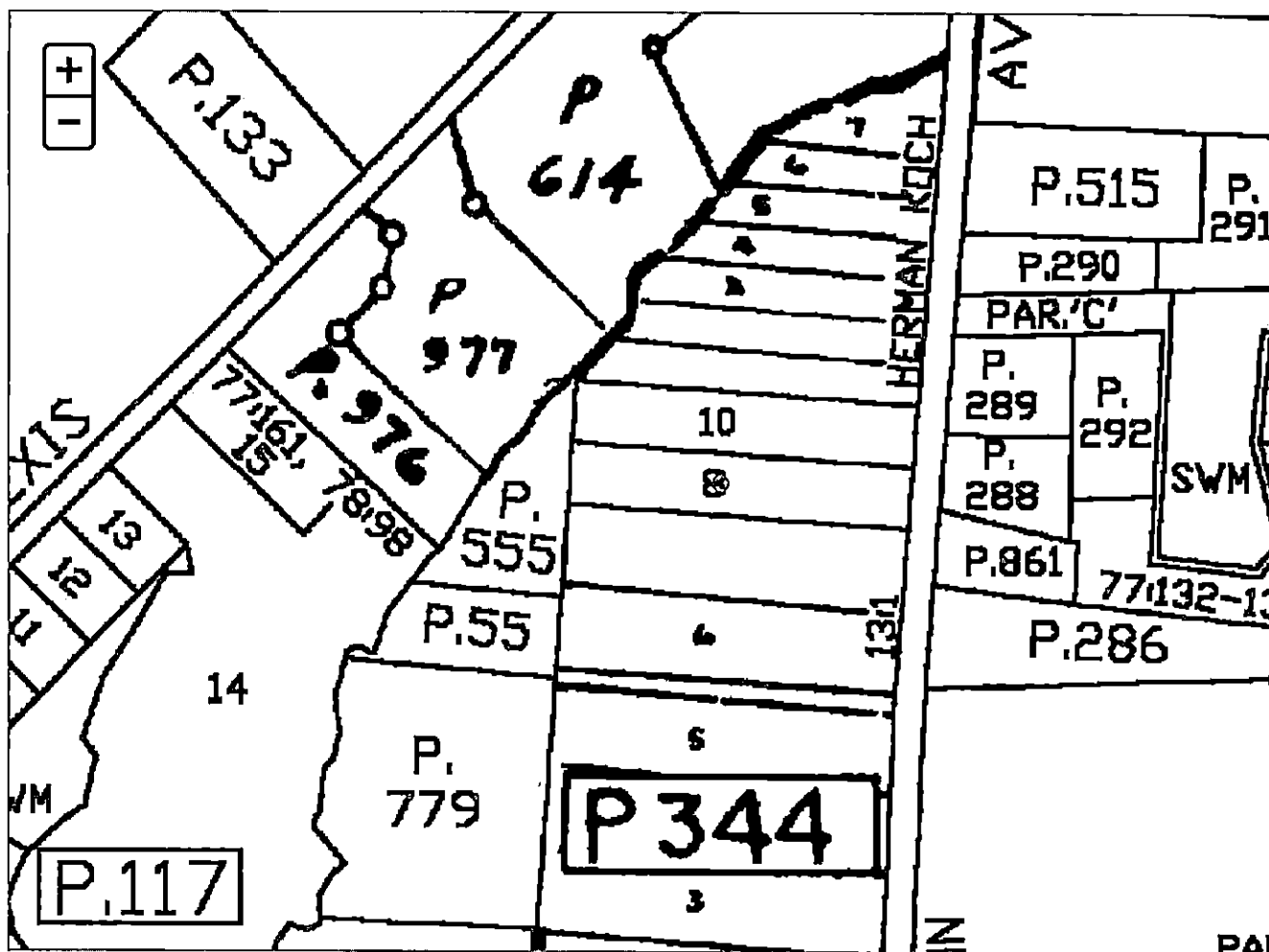
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2500000073			
Owner Information					
Owner Name:	BUTCHER JACY PUTT		Use:	RESIDENTIAL	
Mailing Address:	9601 REDWING DR PERRY HALL MD 21128-9392		Principal Residence:	NO	
			Deed Reference:	/36168/ 00321	
Location & Structure Information					
Premises Address:		COWENTON AVE 0-0000		Legal Description:	.75AC LT8PTLT9 WS COWENTON AVE HERMAN KOCH
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0013/0001
0072	0011	0344		0000	8 2015
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			32,670 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	88,400	88,400			
Improvements	0	0			
Total:	88,400	88,400	88,400	88,400	
Preferential Land:	0			0	
Transfer Information					
Seller: PUTT JOAN MARIE		Date: 05/12/2015	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /36168/ 00321	Deed2:		
Seller: BUTCHER JACY		Date: 06/08/2007	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /25752/ 00669	Deed2:		
Seller: BROWN CUSTOM CONTRACTING INC		Date: 05/22/2006	Price: \$119,900		
Type: ARMS LENGTH VACANT		Deed1: /23878/ 00461	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016	07/01/2017		
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: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **11** Account Number: **2500000073**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

IN RE: PETITION FOR VARIANCE

(9136 Cowenton Avenue)

11th Election District

5th Council District

Jacy Butcher

Legal Owner

Petitioner

*
*
*
*
*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0211-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Jacy Butcher, legal owner of the subject property ("Petitioner"). Petitioner requests Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§ 259.9.B.3 and 259.9.B.4.d to permit a proposed dwelling on a lot 75 ft. wide with a summation of side yard setbacks of 19 ft. in lieu of the minimum required 85 ft. and summation of 20 ft. respectively. A site plan was marked as Petitioner's Exhibit 1.

Jacy Butcher appeared in support of the Petition. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning (DOP) and Department of Environmental Protection and Sustainability (DEPS). The DEPS indicated review by the Ground Water Management (GWM) section may be required, assuming the public sewer had not yet been completed. Petitioner advised the sewer was completed in October 2015 and thus the DEPS comment is satisfied. A condition regarding review of architectural elevations will be included in the Order below in response to the DOP comment.

The subject property is approximately 32,670 square feet and is zoned DR 3.5-H. The property is unimproved, and Petitioner proposes to construct a single-family dwelling on the lot.

To do so variance relief is required.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

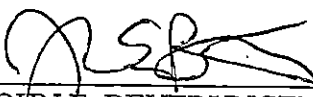
Petitioner has met this test. The lot is narrow and extremely deep, and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because she would be unable to construct an appropriate dwelling on the property. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 17th day of May, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §§ 259.9.B.3 and 259.9.B.4.d to permit a proposed dwelling on a lot 75 ft. wide with a summation of side yard setbacks of 19 ft. in lieu of the minimum required 85 ft. and summation of 20 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioner must submit for approval by the DOP architectural elevations of the proposed single-family dwelling.

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/sln

PAI # 111133

DR 3.5 H1

1113006900

PAI # 111133

PAI # 111133

REXIS AVE

1102002351

**Issue # 5-030
(Development Allowed)**

1119051800

PAI # 111074

PAI # 111074

2007-0386-A

PAI # 111074 PAI # 111074

PAI # 111074 1119009002

Pt. Bk./Folio # MP07156

1600009971

**Issue # 5-104
(No Development Allowed)**

Lot # 16

1123016990

Lot # 15

Lot # 14

1102086425

9208

9206

PAI # 110910 Pt. Bk. 0000077, Folio 0132

24000095

PAI # 110910

2003-04 PAI # 110910 Pt. Bk./Folio # 077132

PAI # 110910

9145

1102004100

Lot # 12

1119033525

1119033526

9137

Lot # 12

1113076710

Lot # 11 1103023375

9204

Lot # 10 2500000074

2011-0183-SPH

2016-0211-A

Lot # 10

Lot # 8

Lot # 8 2500000073



Eastern Subarea

NE 10-1-072C2

1118036780

11 ED DR 3.5 H

5 CD

1116055126

PAI # 110928 0000078, Folio 0098

Lot # 7 1116055125

Pt. Bk./Folio # 013001

PAI # 118040

PAI # 118040

9134

Pt. Bk. 0000077, Folio 0133

2003-0428-SPHASAH

1111078880

Lot # 14 2500000303
PAI # 110928
PAI # 110928

1102066303

Lot # 6 1102066302

9130

9133 1111089510

Lot # 5 1600000272

9128

9128-A
2200026159

Lot # 4 1104001670

9126

Pt. Bk. 0000013, Folio 0001

Lot # 3 1119012390

9124

PAI # 110930
PAI # 110930
PAI # 110930
PAI # 110930
Pt. Bk./Folio # MP03009

1112020525

Lot # 1

Lot # 1

1111000928

9127

PAI # 111133

DR 3.5 H1

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PAI # 110910

2003-04

PAI # 110910

Pt. Bk./Folio # 077132

Parcel C

NE 10-I 072C2

1118036780

2004-0412-A

11 ED DR 3.5 H

5 CD

1116055126

PAI # 110928

PAI # 110928

PAI # 110928

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4

9126

Pt. Bk. 0000013, Folio 0001

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3

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Lot # 1

Lot # 1

1111000928

COWENTON AVE

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COWENTON AVE

Pt. Bk. 0000077, Folio 0133

2003-0428-SPHASAH

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9133 1111089510

2

PAI # 110930

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PAI # 110930

Pt. Bk./Folio # MP03009

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1

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9141

1102089020

9137

1106057976

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1102066303

1102066302

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PAI # 110930
PAI # 110930
Pt. Bk./Folio # MP03009

1112020525

Lot # 1

Lot # 1

1111000928

Lot # 0
24000095
9619

9136 COWENTON AVE., 21128

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 02nd day of June, 2014, by and between Jacy TTT Butcher (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and special hearing to: *(add the special hearing only if in an accessory building) (clearly describe the proposed accessory apartment location in the existing buildings on the site and any new construction using as many lines as needed)*

The property being located at: 9136 Cowenton Ave. Perry Hall, MD 21128 and is more particularly described by metes and bounds in **Exhibit A** (The Property) and **Exhibit B** (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned DR 3.5-H which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for:

Donna Baldwin - mother (Name the occupant(s) of the apartment and the relationship in the immediate family. The other residents of the property are:

Jacy Butcher, John Butcher, Isabella Butcher, Abby Butcher list all residents with full names, their dwelling location in the building(s) and their relationship to the immediate family, in detail as required in Bill No. 49-11) The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

SAMPLE

Jacy Butcher

6/2/16

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

Norma Nash

Deborah Bunk

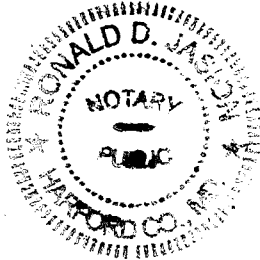
State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 02 day of 20 16, before the Subscriber, a Notary Public of State of Maryland, personally appeared Jacy Putt Butcher

The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

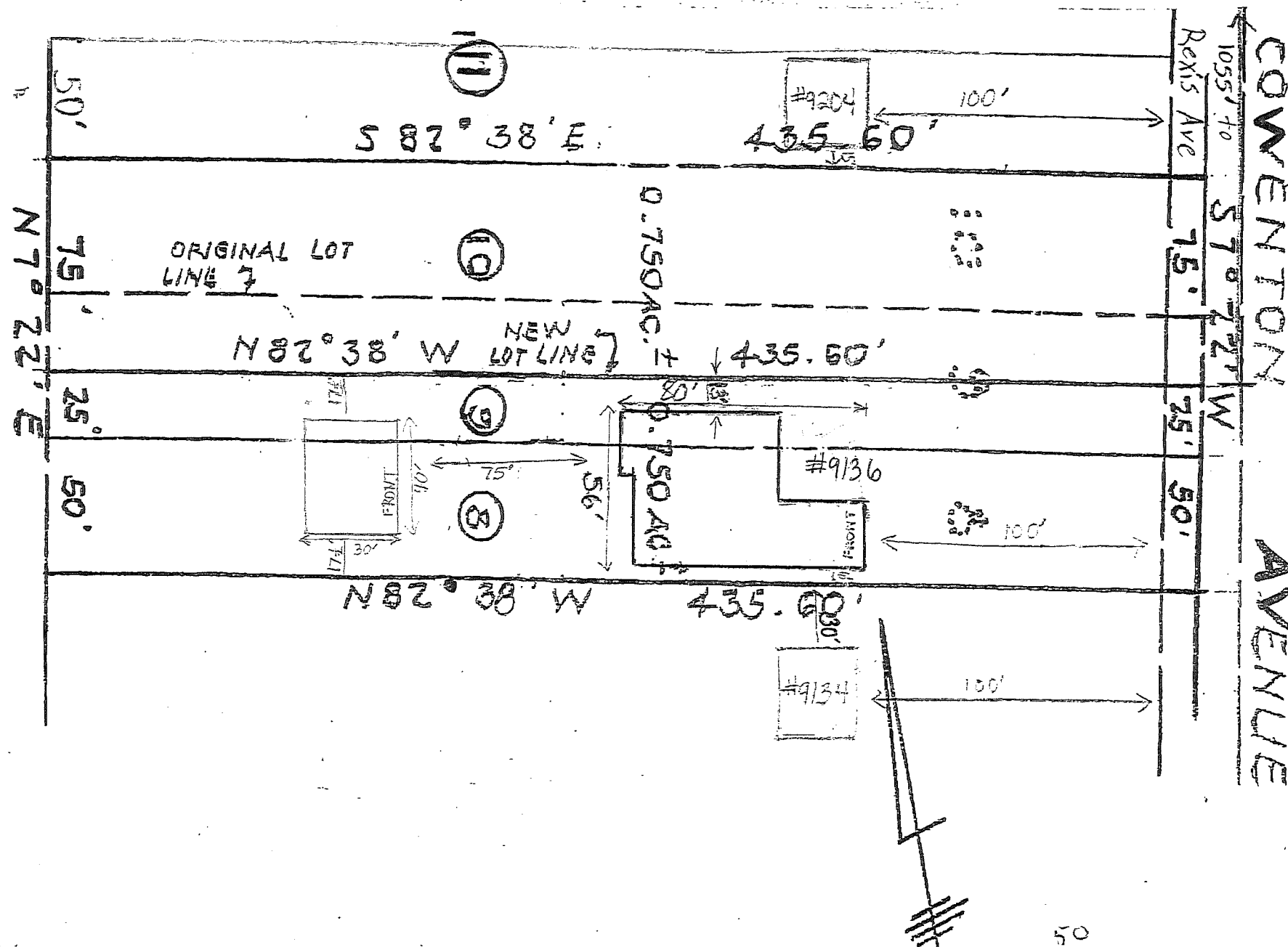


[Signature]

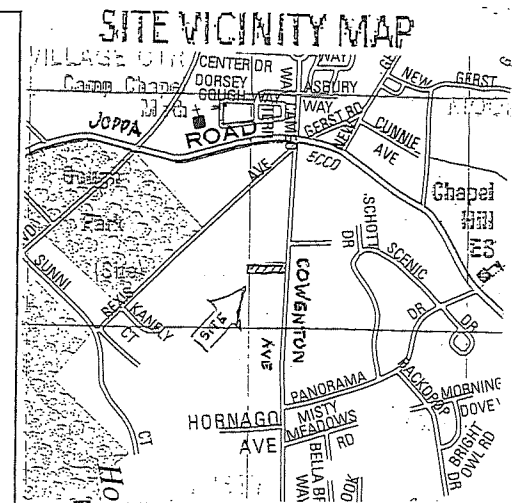
Notary Public

My Commission Expires
09/26/2016

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS 9136 Cowenton Avenue OWNER(S) NAME(S) Jacy Butcher
 SUBDIVISION NAME Herman Koch Lot # 8 Part of Lot # 9 BLOCK # SECTION #
 PLAT BOOK # 13 FOLIO # 1 10 DIGIT TAX # 2500000073 DEED REF. # 36168100221



PLAN DRAWN BY Jacy Butcher DATE 5/8/16 SCALE: 1 INCH = 50 FEET



MAP IS NOT TO SCALE

ZONING MAP# 072CZ
 SITE ZONED DR 3.5-H
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE .75 AC
 OR SQUARE FEET 32,670
 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

2016-0211-A

GRANTED - VARIANCES

FOR HOME TO BE BUILT

AS SHOWN ON THIS PLAN.

VIOLATION CASE INFO:

2016-0306-SPHA

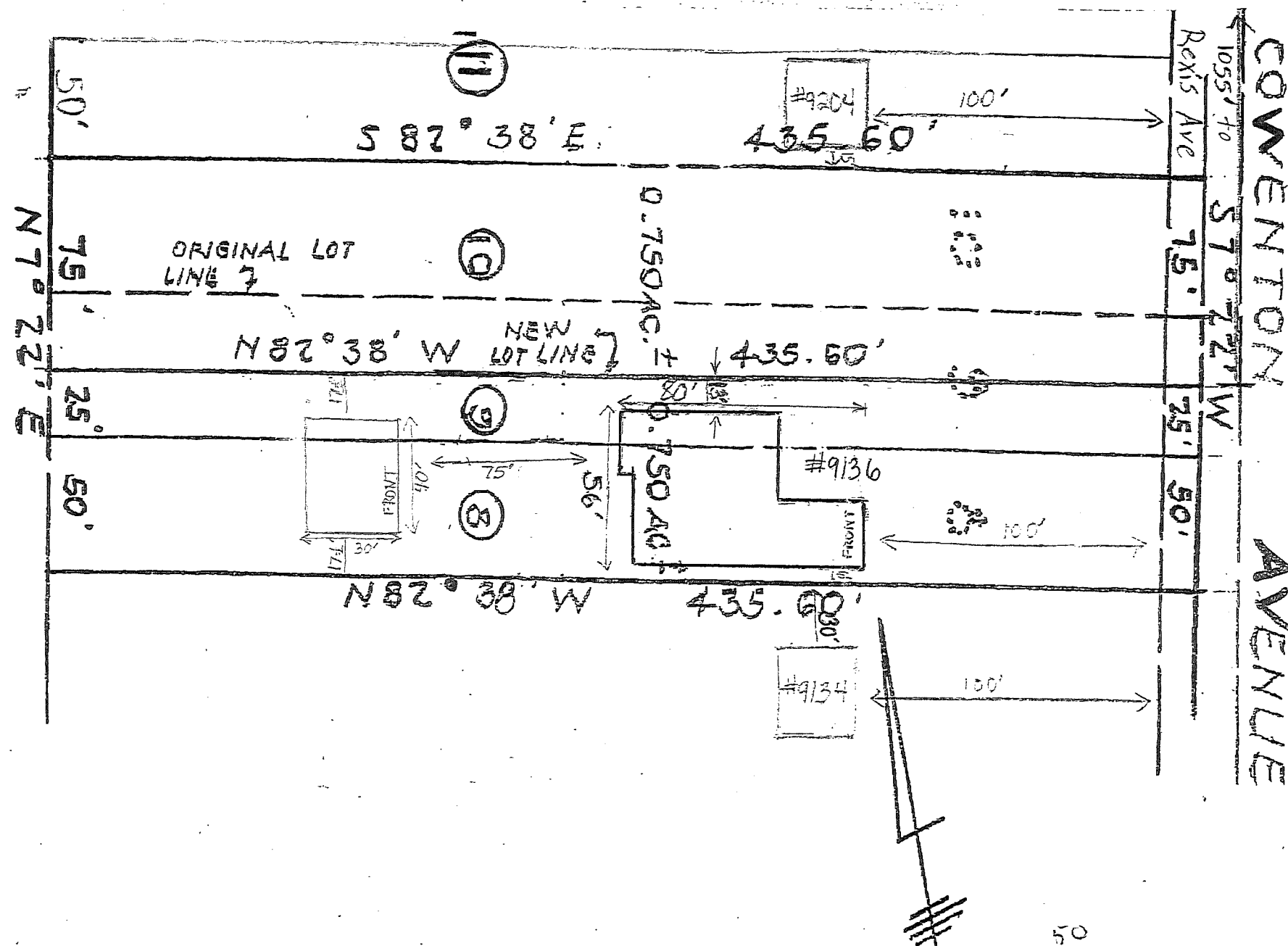
Ex #1

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

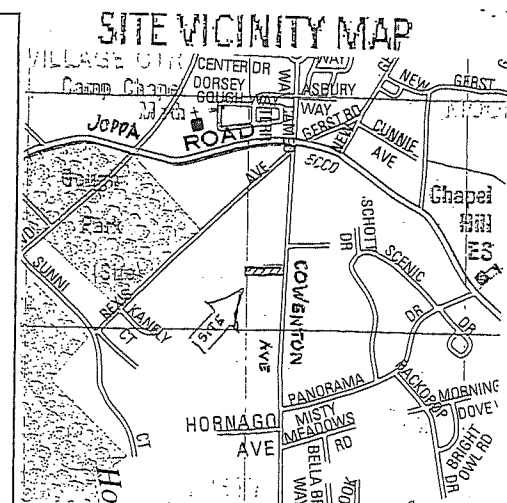
ADDRESS 9136 Cowenton Avenue OWNER(S) NAME(S) Jacy Butcher

SUBDIVISION NAME Herman Koch Lot # 8 Part of LOT # 9 BLOCK # SECTION #

PLAT BOOK # 13 FOLIO # 1 10 DIGIT TAX # 2500000073 DEED REF. # 36168100321



PLAN DRAWN BY Jacy Butcher DATE 5/8/16 SCALE: 1 INCH = 50 FEET



MAP IS NOT TO SCALE

ZONING MAP# 072CZ

SITE ZONED DR 3.5-H

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE .75 AC

OR SQUARE FEET 32,670

HISTORIC? NO

IN CBCA? NO

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WATER IS:

PUBLIC X PRIVATE

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VIOLATION CASE INFO:

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