

M E M O R A N D U M

DATE: September 19, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0311-A

The appeal period for the above-referenced case expired on September 15, 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 VARIANCE

(3457 Loganview Drive)

12th Election District

7th Council District

Paul and Joy Halcott

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0311-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 Paul and Joy Halcott, legal owners of the subject property ("Petitioners"). Petitioners request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §301 to permit an existing open projection (deck with swimming pool) to have a rear yard setback of 10 ft. in lieu of the required 22.5 ft. A site plan was marked as Petitioners' Exhibit 1.

Paul Halcott appeared in support of the Petition. No Protestants or interested citizens attended the hearing. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). Both agencies recommended fencing be provided along the rear property line to screen the adjoining property.

The subject property is approximately 5,100 square feet and is zoned DR 5.5. The property is improved with a single family dwelling constructed in 1951. Petitioners engaged a contractor last year to construct a deck and pool in their rear yard. They were later informed by a zoning inspector that a variance would be required to keep the pool in its current location.

ORDER RECEIVED FOR FILING

Date 8-16-14

By Sen

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).

Petitioners have met this test. The Petitioners must contend with existing site conditions and the property is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be required to raze or relocate their deck and pool. 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.

THEREFORE, IT IS ORDERED, this 16th day of August **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.) §301 to permit an existing open projection (deck with swimming pool) to have a rear yard setback of 10 ft. in lieu of the required 22.5 ft., 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.
2. Petitioners must comply with the ZAC comment of the DOP, a copy of which is attached.

ORDER RECEIVED FOR FILING

Date 8-16-16

By Sen

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

ORDER RECEIVED FOR FILING

Date 8-16-16

By sen



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 3457 Loganview DR. 21222 which is presently zoned DR-5.5
 Deed References: 17324/00570 10 Digit Tax Account # 1210078050
 Property Owner(s) Printed Name(s) PAUL & JOY HALCOTT

(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

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

3. ☒ a **Variance** from Section(s)

Section 301.1.A – to permit an existing open projection (deck with swimming pool) to have a rear yard setback of 10 feet in lieu of the required 22½ feet.

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)

TO BE PRESENTED AT HEARING

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:

Joy Halcott
 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):

PAUL HALCOTT / Joy Halcott
 Name #1 – Type or Print Name #2 – Type or Print

Paul Halcott / Joy Halcott
 Signature #1 Signature #2

3457 LOGANVIEW DR BALTO. MD
 Mailing Address City State

21222 / 410 2852164 / PHALCOTT@aol.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2016-0311-A Filing Date 6/7/16 Do Not Schedule Dates: _____ Reviewer RJD

9

11-11-5
C-10-11
11

ZONING PROPERTY DESCRIPTION FOR 3457 LOGANVIEW DRIVE

Beginning at a point on the north side of Loganview Drive, which has a 50-foot right of way, at a distance of 293 feet west of the centerline of the nearest improved intersecting street Court Way, which has a 50-foot right of way. Being Lot #23, Block 6, in the subdivision of Dundalk as recorded in Baltimore County Plat Book #14, Folio #114, containing 5100 square feet. Located in the 12th Election District and 7th Councilmanic District.

Item #0311

ZONING PROPERTY DESCRIPTION FOR
3457 LOGANVIEW DRIVE, DUNDALK, MD 21222.

Beginning at a point on the ~~EAST~~^{North} side of LOGANVIEW DRIVE
WHICH IS 50' RIGHT-OF WAY WIDTH wide at the distance of
293 West of centerline of the nearest improved intersecting
street COURT WAY which is 50' wide.

Subdivision Lot:

Being Lot# 23, Block 6, in the SUBDIVISION of PLAT NO. 6C of
DUNDALK as recorded in Baltimore County Plat Book # 17324,
Folio # 00570, containing Lot Area Acreage 5100sf, Located in
the 12th Election District and 7th Council District.

ZONING PROPERTY DESCRIPTION FOR 3457 LOGANVIEW DRIVE

Beginning at a point on the north side of Loganview Drive, which has a 50-foot right of way, at a distance of 293 feet west of the centerline of the nearest improved intersecting street Court Way, which has a 50-foot right of way. Being Lot #23, Block 6, in the subdivision of Dundalk as recorded in Baltimore County Plat Book #14, Folio #114, containing 5100 square feet. Located in the 12th Election District and 7th Councilmanic District.

Item #0311

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2016-031-A

PETITIONER/DEVELOPER

PAUL HALCOTT

DATE OF HEARING/CLOSING:

8/12/16

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

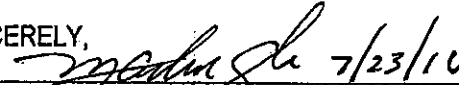
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

3457 LOGANVIEW DR

THIS SIGN(S) WERE POSTED ON 7/23/16
(MONTH, DAY, YEAR)

SINCERELY,

 7/23/16
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2016-0311-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave, Towson MD 21204

DATE AND TIME: FRIDAY AUGUST 12, 2016 AT 11: AM.

REQUEST: VARIANCE TO PERMIT AN EXISTING OPEN PROTECTION
(DECK WITH SWIMMING POOL) TO HAVE A REAR YARD SETBACK
OF 10 FEET IN LIEU OF THE REQUIRED 22.5 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING DATE CALL 885-5391

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

HANDICAPPED ACCESSIBLE

myalung 7/23/16



KEVIN KAMENETZ
County Executive

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

July 18, 2016

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: 2016-0311-A

3457 Loganview Drive
N/s Loganview Drive, 293 ft. w/of centerline of Court Way
12th Election District – 7th Councilmanic District
Legal Owners: Paul & Joy Halcott

Variance to permit an existing open projection (deck with swimming pool) to have a rear yard setback of 10 ft. in lieu of the required 22.5 ft.

Hearing: Friday, August 12, 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 the hearing information.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Halcott, 3457 Loganview Drive, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 23, 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, July 21, 2016 Issue - Jeffersonian

Please forward billing to:
Paul Halcott
3457 Loganview Drive
Baltimore, MD 21222

410-288-2164

NOTICE OF ZONING HEARING

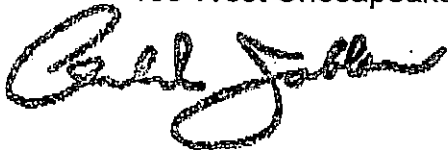
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0311-A

3457 Loganview Drive
N/s Loganview Drive, 293 ft. w/of centerline of Court Way
12th Election District – 7th Councilmanic District
Legal Owners: Paul & Joy Halcott

Variance to permit an existing open projection (deck with swimming pool) to have a rear yard setback of 10 ft. in lieu of the required 22.5 ft.

Hearing: Friday, August 12, 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	*	BEFORE THE OFFICE
3457 Loganview Drive; N/S Loganview Drive,	*	OF ADMINSTRATIVE
293' W of c/line Court Way	*	HEARINGS FOR
12 th Election & 7 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Paul & Joy Halcott	*	2016-311-A
Petitioner(s)		

* * * * *

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.

RECEIVED
JUN 22 2016

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of June, 2016, a copy of the foregoing Entry of Appearance was mailed to Paul Halcott, 3457 Loganview Drive, Baltimore, Maryland 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 2016-0311-A

Petitioner: PAUL HALCOTT

Address or Location: 3457 LOGANVIEW DR BALTO. MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAM

Address: _____

Telephone Number: 410 288 2164

1

[illegible]

Record Plat Reference Number

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

No. **139297**

Date: **6/7/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 6/07/2016 2/07/2016 11:54:52 1

REG 0501 WALTON LJC
 RECEIPT # 456355 2/07/2016 GFDH
 Dept 5 506 ZONING VERIFICATION
 RI NO. 139297

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

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				575

Total: **575**

Rec From:

For: **Zoning. Verif - 0050 FF 2016-0311-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*

August 2, 2016

Paul & Joy Halcott
3457 Loganview Drive
Baltimore MD 21222

RE: Case Number: 2016-0311 A, Address: 3457 Loganview Drive

Dear Mr. & Ms. Halcott:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 7, 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: 6/20/16

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. 2016-0311-A

Variance
Paul and Joy Halcott
3457 Loganview Drive

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 dark ink, appearing to read 'Richard Zeller', written over a horizontal line.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: July 7, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-311

RECEIVED

JUL 12 2016

INFORMATION:

Property Address: 3457 Loganview Drive
Petitioner: Paul Halcott, Joy Halcott
Zoning: DR 5.5
Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for variance to permit an existing open projection (deck with swimming pool) to have a rear yard setback of 10 feet in lieu of the required 22 ½ feet.

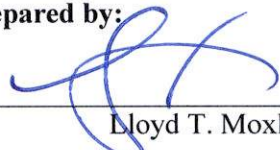
The property is the subject of violation case no. CB-1500366. A site visit was conducted on June 28, 2016.

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

- Provide vegetative screening along the rear property line to mitigate any impacts on the adjacent property.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Jeanette M. S. Tansey, R.L.A., Permits, Approvals and Inspections
Paul Halcott
Office of the Administrative Hearings
People's Counsel for Baltimore County

8-12

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 # 2016-0311-A
Address 3457 Loganview Drive
(Halcott Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

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

Reviewer: Steve Ford

Date: 06-22-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2016
Item No. 2016-0311

DATE: July 5, 2016

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

If the requested variance is granted, the petitioner should be required to provide opaque fencing on Class A screening along the rear property line.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0311-06272016.doc



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: July 7, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-311

INFORMATION:

Property Address: 3457 Loganview Drive
Petitioner: Paul Halcott, Joy Halcott
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit an existing open projection (deck with swimming pool) to have a rear yard setback of 10 feet in lieu of the required 22 ½ feet.

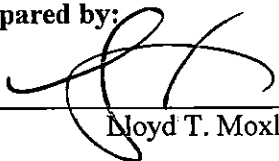
The property is the subject of violation case no. CB-1500366. A site visit was conducted on June 28, 2016.

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

- Provide vegetative screening along the rear property line to mitigate any impacts on the adjacent property.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Jeanette M. S. Tansey, R.L.A., Permits, Approvals and Inspections
Paul Halcott
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: July 7, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-311

RECEIVED

JUL 19 2016

INFORMATION:

Property Address: 3457 Loganview Drive
Petitioner: Paul Halcott, Joy Halcott
Zoning: DR 5.5
Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for variance to permit an existing open projection (deck with swimming pool) to have a rear yard setback of 10 feet in lieu of the required 22 ½ feet.

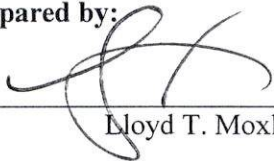
The property is the subject of violation case no. CB-1500366. A site visit was conducted on June 28, 2016.

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

- Provide vegetative screening along the rear property line to mitigate any impacts on the adjacent property.

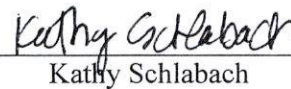
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Jeanette M. S. Tansey, R.L.A., Permits, Approvals and Inspections
Paul Halcott
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 8-16-16

By sen

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 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0311-A
Address 3457 Loganview Drive
(Halcott Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

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

Reviewer: Steve Ford

Date: 06-22-2016

1 BALTIMORE COUNTY MAR AND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

2016-0311-A

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:
Legal Owner/Petitioner:
Contract Purchaser:
Property Address:
Location Description:

3457 Logan view

VIIOLATION INFORMATION:

Case No.

Defendants:

CB 1500 366

Halcott - Paul, Joy

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME

ADDRESS

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☐ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/

C: Code Enforcement Officer



Department of Permits, Approvals & Inspections Building Inspectors Daily To Do List

Inspectors: GBERRY; HROWE; JGARLAND; JKRACH; JLKEMP; LMAYER; RLARRICK; RPETERS; RROHLFS; TKIDD; WKUKLANE

For Dates: 11/9/2015 - 11/13/2015

Property

3457 LOGANVIEW DR
DUNDALK, MD 21222-5950
Tax Id: 1211078650

Owner

HALCOTT PAUL A HALCOTT JOY L
3457 LOGANVIEW DR
BALTIMORE, MD 21222-5950

Complainant

Colleen Fisher
3459 Loganview

Record ID
CB1500366

Assigned To
Rodney Larrick

Assigned Date

Scheduled Date
11/11/2015

Inspection Type
Re-Inspection

Hearing Date

Complaint Description

Owner of 3457 Loganview Drive built pool and deck without permits. Also gate is not secured.

Received Date
06/22/2015

Comment Details

10/23/2015: Talked to owner, they are filing for variance for rear set back. R/C 11/11/15. ***RL/ir

10/6/2015: Left message at site for owner to call with update. R/C 10/21/15 ***RL/lk

7/9/2015: Pool company working with zoning on permit. R/C 7/17/15. ***RL/ir

7/1/2015: Owner called pool company told her everything was taken care of permit wise. No permit in system. Owner was told to solve ASAP by Lew Mayer. R/C 7/7/15 ***RL/lk

6/24/2015: Pool and deck built in rear yard. Correction Notice written to obtain permit and secure permit. R/C 6/30/15 ***RL/lk

Property History - No History

11/9/15

Owners waiting on site plan / will submit to zoning
for variance R/C 12/14/15 IRV

6/6/16

John Sullivan filed for variance
Pool company did not follow through with
filing for variance as they said they would



Department of Permits, Approvals & Inspections Building Inspectors Daily To Do List

Inspectors: GBERRY; HROWE; JGARLAND; JLKEMP; LMAYER; RLARRICK; RPETERS; RROHLFS; TKIDD; WKUKLANE

For Dates: 10/19/2015 - 10/23/2015

Property

3457 LOGANVIEW DR
DUNDALK, MD 21222-5950
Tax Id: 1211078650

Owner

HALCOTT PAUL A HALCOTT JOY L
3457 LOGANVIEW DR
BALTIMORE, MD 21222-5950

Complainant

Colleen Fisher
3459 Loganview

Record ID
CB1500366

Assigned To
Rodney Larrick

Assigned Date
06/22/2015

Scheduled Date
10/21/2015

Inspection Type
Re-Inspection

Hearing Date

Complaint Description

Owner of 3457 Loganview Drive built pool and deck without permits. Also gate is not secured.

Received Date
06/22/2015

Comment Details

10/6/2015: Left message at site for owner to call with update. R/C 10/21/15 ***RL/lk

7/9/2015: Pool company working with zoning on permit. R/C 7/17/15. ***RL/ir

7/1/2015: Owner called pool company told her everything was taken care of permit wise. No permit in system. Owner was told to solve ASAP by Lew Mayer. R/C 7/7/15 ***RL/lk

6/24/2015: Pool and deck built in rear yard. Correction Notice written to obtain permit and secure permit. R/C 6/30/15 ***RL/lk

Property History - No History

10/22/15 Talked to w owner - they are
filing for variance for rear set backs
R/C 11/11/15 RL



Department of Permits, Approvals & Inspections Building Inspectors Daily To Do List

Inspectors: RLARRICK

For Dates: 7/17/2015 - 7/17/2015

Property

3457 LOGANVIEW DR
DUNDALK, MD 21222-5950
Tax Id: 1211078650

Owner

HALCOTT PAUL A HALCOTT JOY L
3457 LOGANVIEW DR
BALTIMORE, MD 21222-5950

Complainant

Colleen Fisher
3459 Loganview

Record ID
CB1500366

Assigned To
Rodney Larrick

Assigned Date
06/22/2015

Scheduled Date
07/17/2015

Inspection Type
Re-Inspection

Hearing Date

Complaint Description

Owner of 3457 Loganview Drive built pool and deck without permits. Also gate is not secured.

Received Date
06/22/2015

Comment Details

7/9/2015: Pool company working with zoning on permit. R/C 7/17/15. ***RL/ir

7/1/2015: Owner called pool company told her everything was taken care of permit wise. No permit in system. Owner was told to solve ASAP by Lew Mayer. R/C 7/7/15 ***RL/lk

6/24/2015: Pool and deck built in rear yard. Correction Notice written to obtain permit and secure permit. R/C 6/30/15 ***RL/lk

Property History - No History

10/5/15 Left message at site for owner to call with
update R/c 10/21/15 R Larrick LK



Department of Permits, Approvals & Inspections Building Inspectors Daily To Do List

Inspectors: GBERRY; HROWE; JGARLAND; JLKEMP; LMAYER; RLARRICK; RPETERS; RROHLFS; TKIDD; WKUKLANE

For Dates: 7/6/2015 - 7/7/2015

Property

3457 LOGANVIEW DR
DUNDALK, MD 21222-5950
Tax Id: 1211078650

Owner

HALCOTT PAUL A HALCOTT JOY L
3457 LOGANVIEW DR
BALTIMORE, MD 21222-5950

Complainant

Colleen Fisher
3459 Loganview

Record ID

CB1500366

Assigned To

Rodney Larrick

Assigned Date

06/22/2015

Scheduled Date

07/07/2015

Inspection Type

Re-Inspection

Hearing Date

Complaint Description

Owner of 3457 Loganview Drive built pool and deck without permits. Also gate is not secured.

Received Date

06/22/2015

Comment Details

7/1/2015: Owner called pool company told her everything was taken care of permit wise. No permit in system. Owner was told to solve ASAP by Lew Mayer. R/C 7/7/15 ***RL/lk

6/24/2015: Pool and deck built in rear yard. Correction Notice written to obtain permit and secure permit. R/C 6/30/15 ***RL/lk

Property History - No History

7/8/15 Pool company working w zoning on
Permit
R/c 7/17/15 RLarrick
IKR



Department of Permits, Approvals & Inspections Building Inspectors Daily To Do List

Inspectors: GBERRY; HROWE; JGARLAND; JLKEMP; LMAYER; RLARRICK; RPETERS; RROHLFS; TKIDD; WKUKLANE

For Dates: 6/30/2015 - 6/30/2015

Property

3457 LOGANVIEW DR
DUNDALK, MD 21222-5950
Tax Id: 1211078650

Owner

HALCOTT PAUL A HALCOTT JOY L
3457 LOGANVIEW DR
BALTIMORE, MD 21222-5950

Complainant

Colleen Fisher
3459 Loganview

Record ID
.B1500366

Assigned To
Rodney Larrick

Assigned Date
06/22/2015

Scheduled Date
06/30/2015

Inspection Type
Re-Inspection

Hearing Date

Complaint Description

Owner of 3457 Loganview Drive built pool and deck without permits. Also gate is not secured.

Received Date

06/22/2015

Comment Details

6/24/2015: Pool and deck built in rear yard. Correction Notice written to obtain permit and secure permit. R/C 6/30/15 ***RL/lk

Property History - No History

6/30/15 Owner called pool company told her everything was taken care of permit wise. No ~~perm~~ permit in system Owner was told to solve ASAP by LM 12/c & 7/7/15 R Larrick LK



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1500366

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1500366	Rodney Larrick		06/22/2015	Inspection Scheduled		

Complaint Description: Owner of 3457 Loganview Drive built pool and deck without permits. Also gate is not secured.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
3457 LOGANVIEW DR DUNDALK, MD 21222-5950 Tax Id: 1211078650	HALCOTT PAUL A HALCOTT JOY L 3457 LOGANVIEW DR BALTIMORE, MD 21222-5950	Colleen Fisher 3459 Loganview

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Rodney Larrick		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

6/23/15

Pool and deck built in rear yard
c/n written to obtain ~~per~~ permit
and secure permit R/S 6/30/15
R Larrick LK

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 1500 366 Property No. _____ Zoning: _____

Name(s): Halcott Paul

Halcott Jay

Address: 3457 Logan View Dr 21222

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNT LAWS:

Baltimore County Code 2003 Article 35
35-2-301 Permits Required
304 Penalty for action without permit

- ① Secure permits for pool and deck
- ② Immediately secure pool area
with 4' high fence or barrier
- ③ Call for required inspections

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 6-30-15 DATE ISSUED: 6-23-15

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: Rodney Larrick PRINT NAME: Rodney Larrick

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE
CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

DATE: 06/17/2016

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:56:07

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 11 078650	12	3-0	04-00	H	NO		06/02/16

HALCOTT PAUL A

DESC-1..

HALCOTT JOY L

DESC-2.. DUNDALK

3457 LOGANVIEW DR

PREMISE. 03457 LOGANVIEW

DR

00000-0000

BALTIMORE

MD 21222-5950 FORMER OWNER: HALCOTT PAUL A

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	49,100	49,100		FCV	ASSESS	ASSESS
IMPV:	119,600	116,800	TOTAL..	165,900	165,900	165,900
TOTL:	168,700	165,900	PREF...	0	0	0
PREF:	0	0	CURT...	165,900	165,900	165,900
CURT:	168,700	165,900	EXEMPT.		0	0
DATE:	01/15	01/15				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 165,900 05/29/16

ASSESS: 165,900

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

CODE ENFORCEMENT REP

DATE: 6/22/15 INTAKE BY: IKR CASE #: CB1500366 INSPEC: RL

COMPLAINT LOCATION: 3457 Loganview Dr.

ZIP CODE: 21222 DIST:

COMPLAINANT NAME: Colleen Fisher PHONE #: (H) 443-514-4252 (W)

ADDRESS: 3459 Loganview Dr. ZIP CODE: 21222

PROBLEM: Owner of 3457 built pool and deck without permit; also gate is not secured.

IS THIS A RENTAL UNIT? YES NO
IF YES, IS THIS SECTION 8? YES NO
OWNER/TENANT INFORMATION:

TAX ACCOUNT #: ZONING:

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

6/7/16 HEARING
OFFICER'S
FILE

September 14, 2015

~~Mr. & Mrs. George~~ & Claire Vechio

Dawn Vechio

3514 Cornwall Court

Dundalk, MD 21222

RE: Paul & Joy Halcott

3457 Loganview Drive

Dundalk, MD 21222

Newly constructed deck & above ground pool on rear of property

Dawn +

I/we, ~~George~~ & Claire Vechio, residents of the adjacent property 3514 Cornwall Court, 21222 (see attached GIS report for location). We are located directly behind the residence of 3457 Loganview Drive, where the newly construct deck and above ground pool were constructed.

The newly constructed deck and above ground pool "DO NOT", nor cause any encroachment problems to our property. We "DO NOT" object to the residence directly behind our property, Paul & Joy Halcott, @ 3457 Loganview Drive, Dundalk, MD 21222, for having the newly constructed deck & above ground pool.

Best Regards,

Dawn Vechio 6/4/2016
Dawn
~~George~~ Vechio Date

Dawn Vechio
Print

Claire Vechio 6/4/2016
Claire Vechio Date

Claire Vechio
Print

Item #0311

6/16

HEARING
OFFICER'S
FILE

September 8, 2015

RE: 3457 Loganview Drive
Dundalk, MD 21222

I/we, Paul A. Halcott & Joy L. Halcott are the principle residences of the property. **We intend to remove the existing shed 8'x10 80sf.** on the property noted on the aerial print. The shed will be removed upon completion of the variance granted to the above referenced property.

Items in the existing shed will be stored in proper order on property.

Paul Halcott 25 May 2016

Paul A. Halcott

date

Joy Halcott 5/25/16

Joy L. Halcott

date

Item #0311

Real Property Data Search (w3)

Guide to searching the database

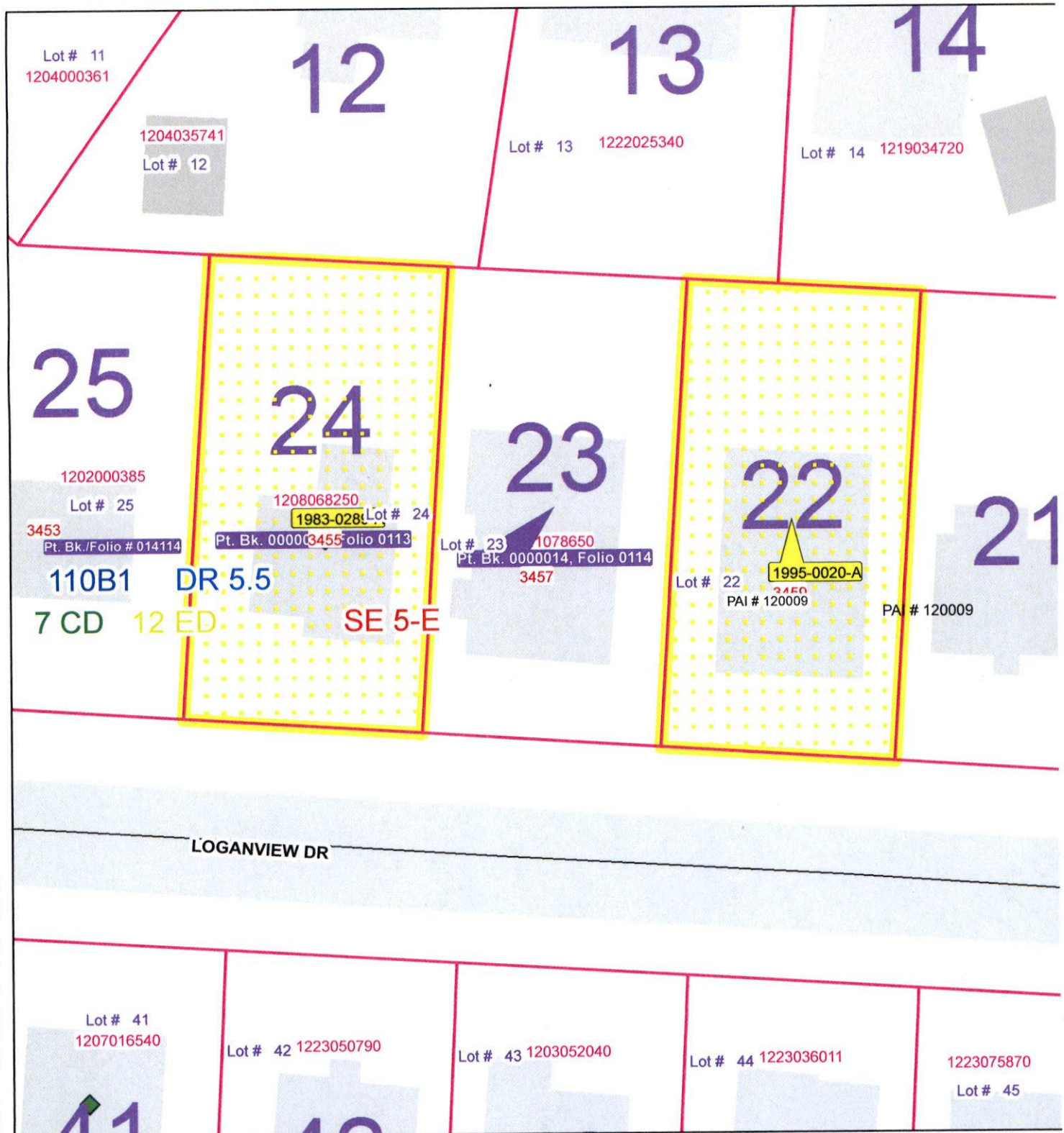
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1211078650			
Owner Information					
Owner Name:	HALCOTT PAUL A HALCOTT JOY L		Use:	RESIDENTIAL	
Mailing Address:	3457 LOGANVIEW DR BALTIMORE MD 21222-5950		Principal Residence:	YES	
			Deed Reference:	/17324/ 00570	
Location & Structure Information					
Premises Address:		3457 LOGANVIEW DR 0-0000		Legal Description: 3457 LOGANVIEW DR DUNDALK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0110	0004	0036		0000	
					Block:
					6
					Lot:
					23
					Assessment Year:
					2015
					Plat No:
					6C
					Plat Ref:
					0014/ 0114
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1951	2,504 SF		5,100 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
2	NO	STANDARD UNIT		1 full	
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015		
Land:	49,100	49,100			
Improvements	119,600	116,800			
Total:	168,700	165,900	165,900		
Preferential Land:	0		165,900		
			0		
Transfer Information					
Seller: HALCOTT PAUL A		Date: 01/06/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /17324/ 00570		Deed2:	
Seller: KRESS ROBERT L		Date: 04/11/1997		Price: \$65,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /12124/ 00291		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 10/06/2010					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Item #0311

3457 Loganview Drive



Publication Date: 6/6/2016



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



0 5 10 20 30 40 Feet

1 inch = 30 feet

Item #0311

3457 Loganview Drive



Publication Date: 9/18/2015



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



0 5 10 20 30 40 Feet

1 inch = 30 feet

Item #0311

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

7/15

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

C

6/22

DEPS
(if not received, date e-mail sent _____)

N/C

7/17

FIRE DEPARTMENT
PLANNING
(if not received, date e-mail sent _____)no obj
w/condition

7/20

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB150031d6)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7/23/16

by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☒

No

☐

Comments, if any: _____

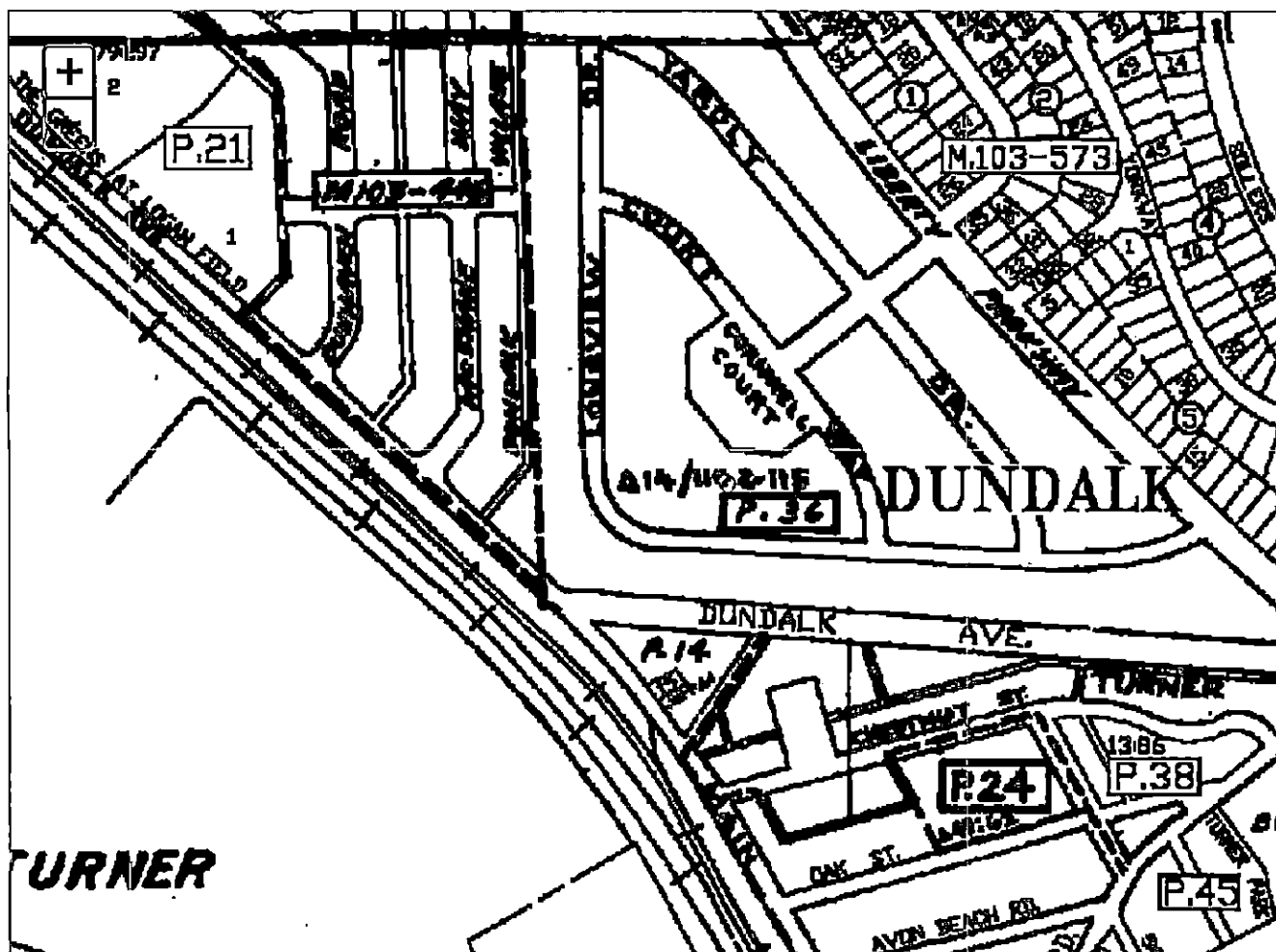
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1211078650			
Owner Information					
Owner Name:	HALCOTT PAUL A HALCOTT JOY L		Use:	RESIDENTIAL	
Mailing Address:	3457 LOGANVIEW DR BALTIMORE MD 21222-5950		Principal Residence:	YES	
			Deed Reference:	/17324/ 00570	
Location & Structure Information					
Premises Address:	3457 LOGANVIEW DR 0-0000		Legal Description:	3457 LOGANVIEW DR DUNDALK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 6C
0110	0004	0036		0000	6 23 2015 Plat Ref: 0014/0114
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1951	2,504 SF			5,100 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	SIDING	1 full	
Value Information					
	Base Value		Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:	49,100		49,100		
Improvements	119,600		116,800		
Total:	168,700		165,900	165,900	165,900
Preferential Land:	0				0
Transfer Information					
Seller: HALCOTT PAUL A		Date: 01/06/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /17324/ 00570		Deed2:	
Seller: KRESS ROBERT L		Date: 04/11/1997		Price: \$65,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /12124/ 00291		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 10/06/2010					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **12** Account Number: **1211078650**

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>).

Lot

Insp

Rodney LARKER

3:00

X-3457

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

ADDRESS 3457 LOGAN VIEW DRIVE OWNER(S) NAME(S) PAULA & JOY L HALCOTT

SUBDIVISION NAME DUNDALK LOT # 23 BLOCK # 6 SECTION # _____

PLAT BOOK # 0014 FOLIO # 0114 10 DIGIT TAX # 1211078650 DEED REF. # 17324/00570

SITE VICINITY MAP

POB 6/7
11:00 AM
Fde vac

FRONT

LOGAN VIEW DRIVE

R/W

SIDE WALK

51.00

LOT 23

30'

DWELLING
3457

3455

LOCKED GATE

30'

3459

10'

12'

DECK - 30' x 15' = 262 sq

POOL - 25' x 15' x 4' = 360 sq

6' FENCE - VINYL

Shed
to be removed

5'

3'

5' EASEMENT RESERVATION

5' EASEMENT RESERVATION

LOT 13

N

PLAN DRAWN BY SELF / PAULA HALCOTT DATE 9/13/15 SCALE: 1 INCH = 30' FEET



MAP IS NOT TO SCALE

ZONING MAP# _____

SITE ZONED DR 5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE 5100 sq

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

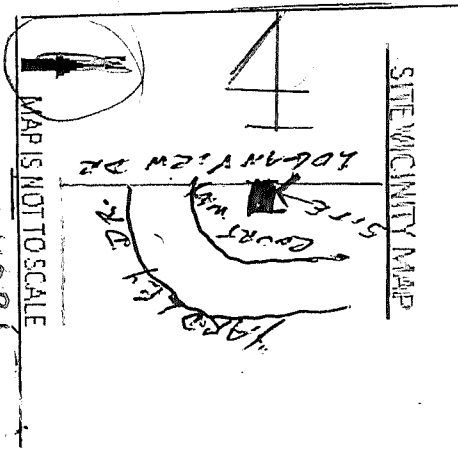
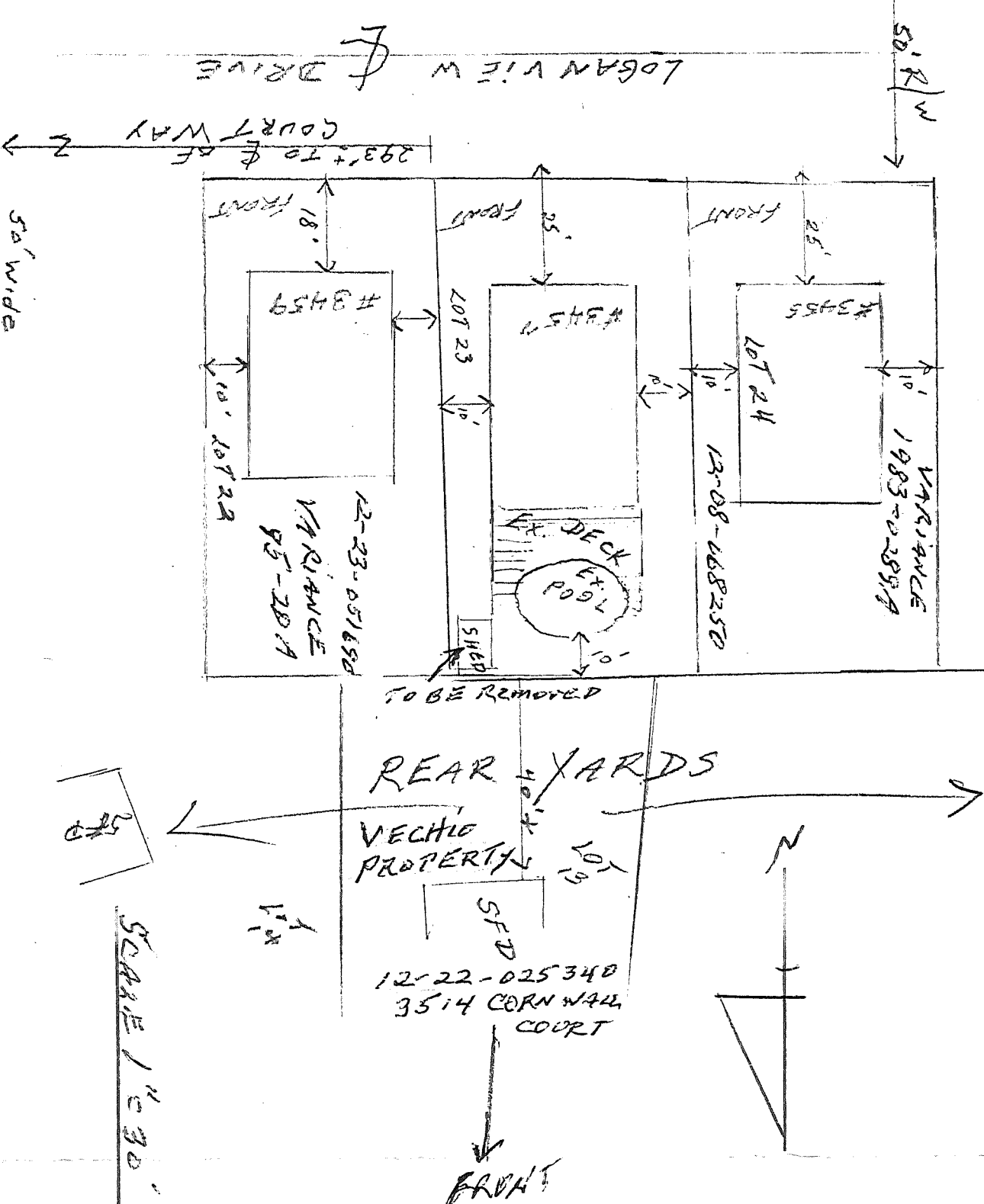
VIOLATION CASE INFO:

→ CB-1500366 -
SEE ATTACHE

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

ADDRESS 3457 LOGANVIEW DR. OWNER(S) NAME(S) Robbie Joy Halcott
SUBDIVISION NAME Map 110 LOT # 23 BLOCK # 6 SECTION # 1
PLAT BOOK # 14 FOLIO # 144 10 DIGIT TAX # 13110786 DEED REF. # 17324100570

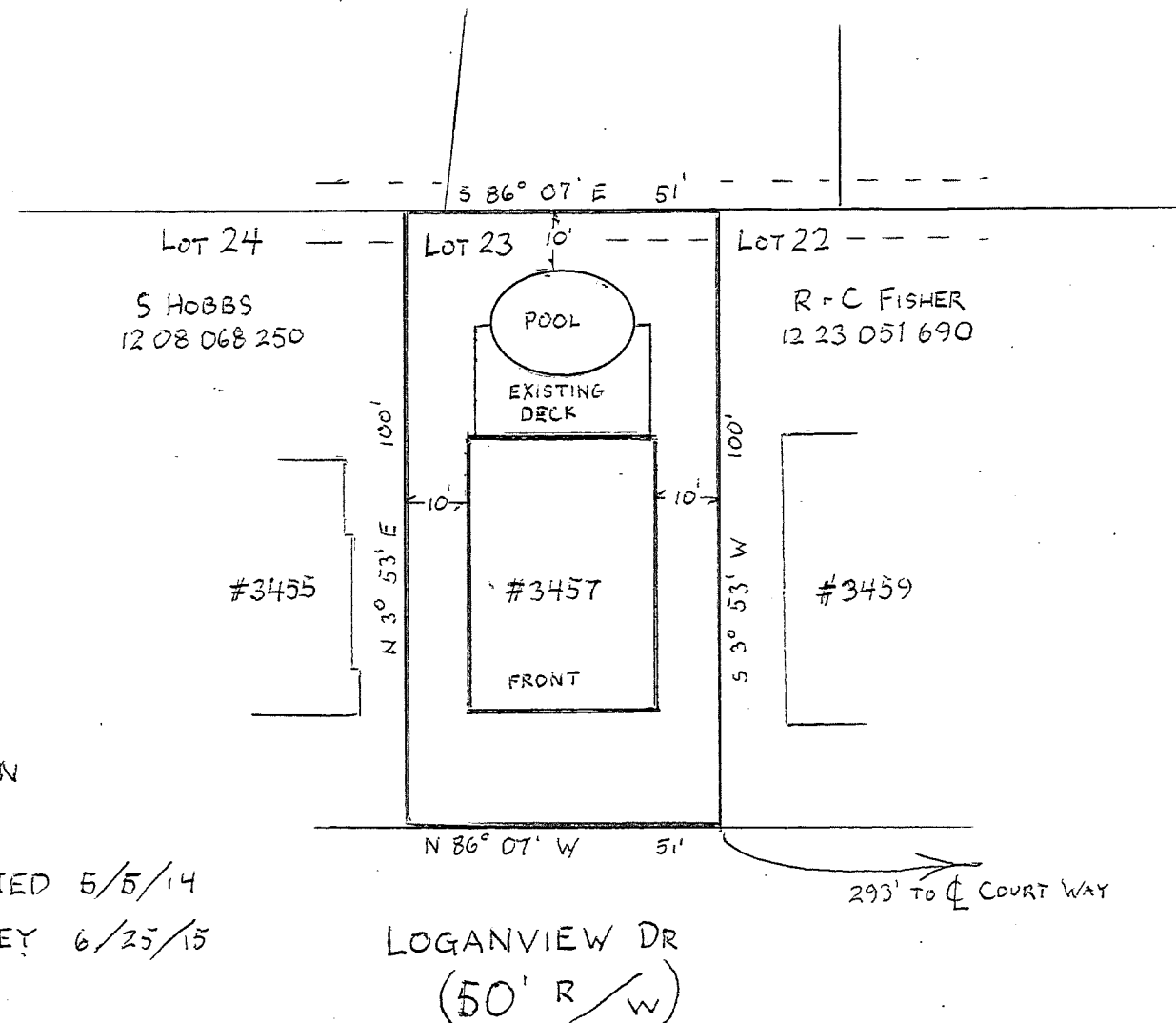
ST 4555 110 110
MAP 110 GRID 4 Parcel 36
NOT IN Flood Plain
MAP 053561F
ZONE X Shaded/Unshaded
MAP 04423 5-5-14
PER ROBBI JOY HALCOTT
6-25-15



MAP IS NOT TO SCALE
ZONING MAP# 11061
SITE ZONED DR-5.5
ELECTION DISTRICT 12
COUNCIL DISTRICT 7
LOT AREA ACREAGE 0.117
OR SQUARE FEET 5100
HISTORIC? NO
IN CBQA? 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

VIOLATION CASE INFO:
CB-1500366
Robbie Joy Halcott

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 3457 Loganview Dr OWNER(S) NAME(S) Paul & Joy Halcott
 SUBDIVISION NAME Dundalk LOT # 23 BLOCK # 6 SECTION # _____
 PLAT BOOK # 14 FOLIO # 114 10 DIGIT TAX # 121107865 DEED REF. # 17324/00570



NOT IN FLOOD PLAIN

MAP 05356/F

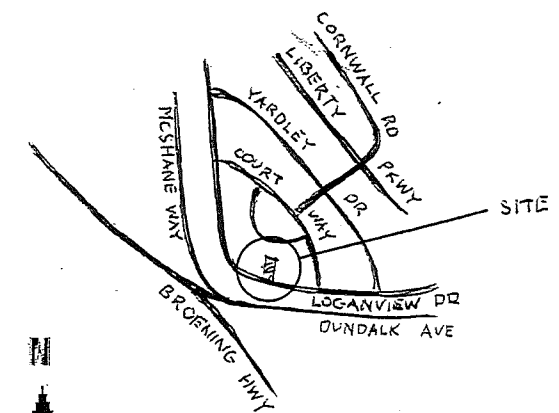
ZONE X MAP DATED 5/5/14

PER ROBIN HURLEY 6/25/15



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 110B1

SITE ZONED DR 5.5

ELECTION DISTRICT 12th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE _____

OR SQUARE FEET 5100

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

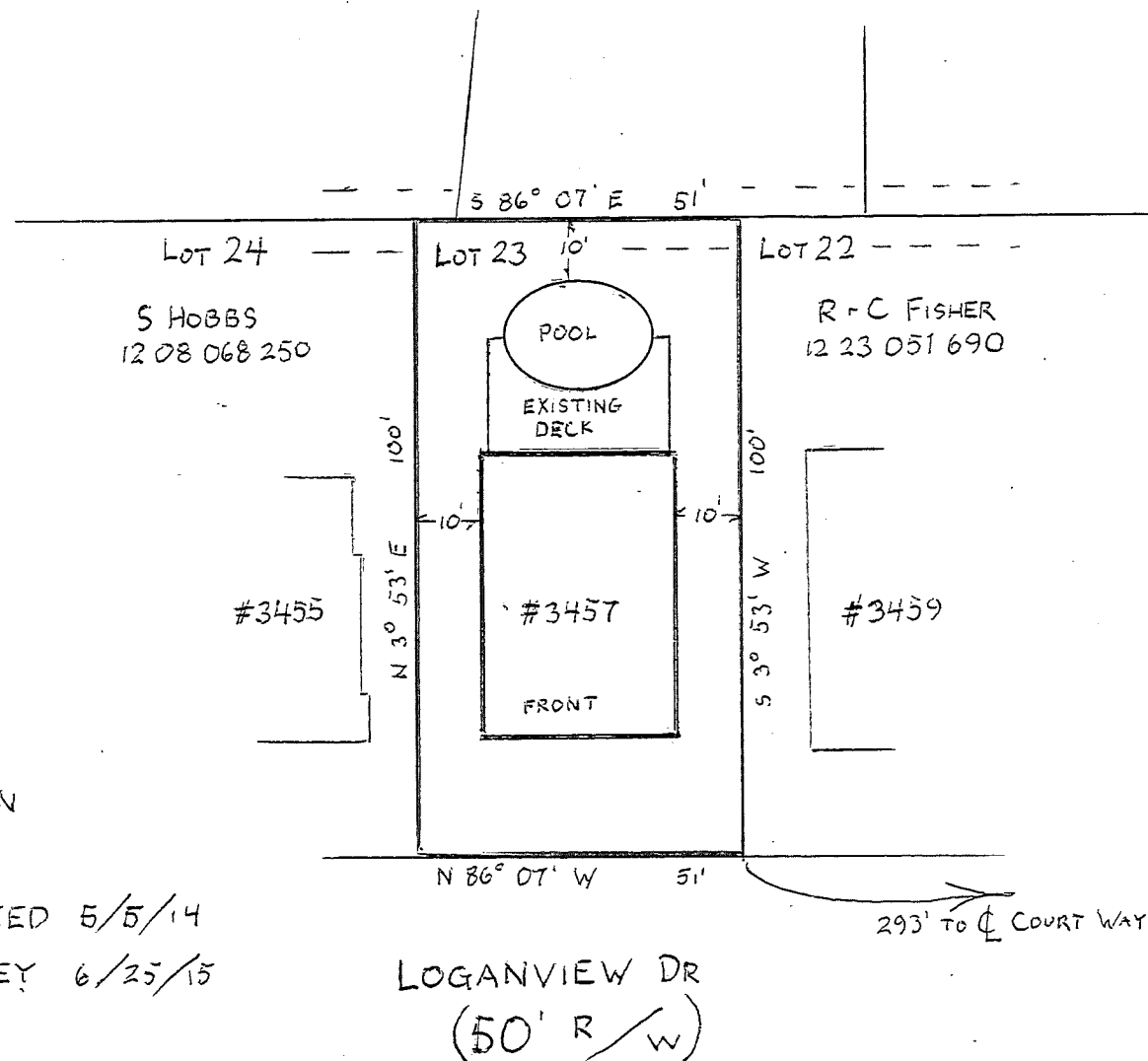
CB -1500366

RODNEY LARRICK

R.H.

#2016-0317-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 3457 Loganview Dr OWNER(S) NAME(S) Paul & Joy Halcott
 SUBDIVISION NAME Dundalk LOT # 23 BLOCK # 6 SECTION # _____
 PLAT BOOK # 14 FOLIO # 114 10 DIGIT TAX # 121107865 DEED REF. # 17324100570



NOT IN FLOOD PLAIN

MAP 05356/F

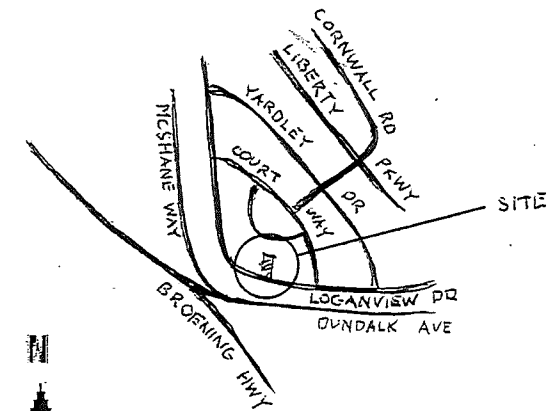
ZONE X MAP DATED 5/5/14

PER ROBIN HURLEY 6/25/15



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 110B1

SITE ZONED DR 5.5

ELECTION DISTRICT 12th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE _____

OR SQUARE FEET 5100

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CB -1500366

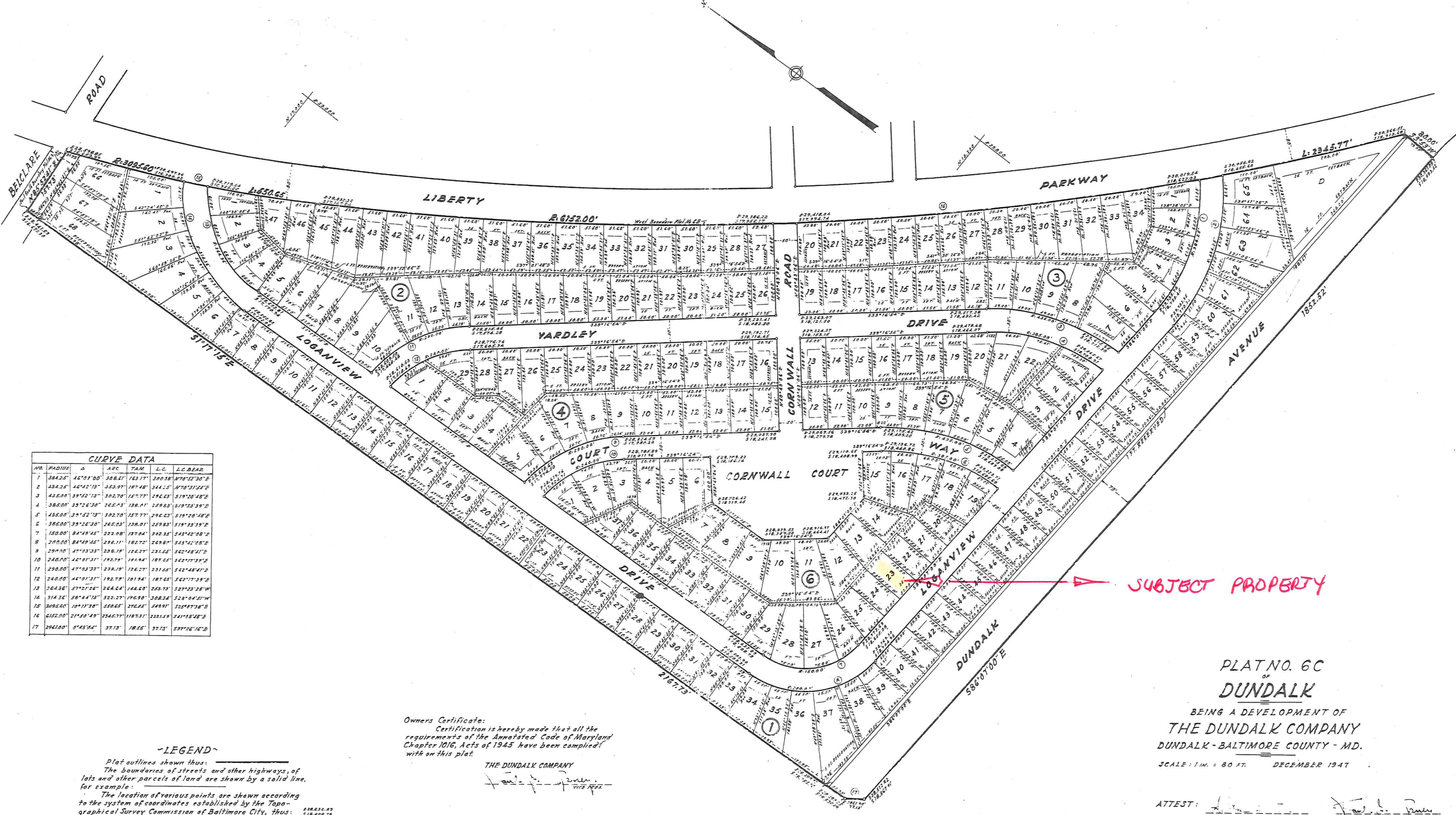
RODNEY LARRICK

PETITIONER'S

EXHIBIT NO. 1

R.D.

#2016-0311-A



CURVE DATA					
NO.	RADIUS	Δ	ARC	TAN	L.C. BEAR.
1	384.25	46°01'00"	308.47	163.77	360.38 N78°42'30"E
2	434.25	46°42'13"	363.97	187.48	344.5 N70°57'34"E
3	435.00	39°52'13"	302.70	157.77	296.83 S19°10'48"E
4	385.00	33°26'30"	265.13	138.01	259.83 S19°33'39"E
5	435.00	39°52'13"	302.70	157.77	296.83 S19°20'48"E
6	385.00	33°26'30"	265.13	138.01	259.83 S19°33'39"E
7	150.00	84°49'45"	222.08	137.64	262.35 S43°42'08"E
8	200.00	84°49'45"	296.11	182.72	269.81 S43°42'08"E
9	290.00	47°03'33"	238.18	126.27	236.55 S62°48'41"E
10	240.00	46°01'31"	192.79	101.94	187.65 S62°47'39"E
11	290.00	47°03'33"	238.18	126.27	236.55 S62°48'41"E
12	240.00	46°01'31"	192.79	101.94	187.65 S62°47'39"E
13	264.36	57°27'26"	264.64	144.60	265.73 S27°17'28"W
14	314.36	58°44'13"	322.27	176.90	308.34 S28°04'51"W
15	309.60	10°11'30"	58.65	29.64	44.91 S28°47'38"E
16	6152.00	21°50'49"	2346.77	1187.31	2331.59 S41°48'48"E
17	2961.00	0°43'14"	37.13	18.55	37.13 S37°12'12"E

LEGEND

Plat outlines shown thus: _____

The boundaries of streets and other highways, of lots and other parcels of land are shown by a solid line, for example: _____

The location of various points are shown according to the system of coordinates established by the Topographical Survey Commission of Baltimore City, thus: _____

Block numbers shown thus: ②

Lot numbers shown thus: 2

House setbacks shown thus: _____

Reservations on lots shown thus: _____

Owners Certificate:
 Certification is hereby made that all the requirements of the Annotated Code of Maryland Chapter 1016, Acts of 1945 have been complied with on this plat.

THE DUNDALK COMPANY

 VICE PRES.

Approved as to alignment and location of streets:

 J. L. Goff
 ROAD ENGINEER OF BALTO. CO., MD.

PLAT NO. 6C
DUNDALK
 BEING A DEVELOPMENT OF
THE DUNDALK COMPANY
 DUNDALK - BALTIMORE COUNTY - MD.
 SCALE: 1 IN. = 80 FT. DECEMBER 1947

ATTEST: _____
 ASST. SEC.

Item #0311