MEMORANDUM

DATE: October 12, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2016-0318-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 10, 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 **(3401 Baker Schoolhouse Road)** 6th Election District 3rd Council District Amy J. Combs Petitioner	* * * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **CASE NO. 2016-0318-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Bruce Doak on behalf of Amy J. Combs, owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 400.1 to permit a proposed and existing detached accessory structures (garages) to be located in the side yard in lieu of the required rear yard. A site plan was marked as Petitioner's Exhibit 1.

Owner Amy J. Combs and Bruce E. Doak, whose firm prepared the site plan, appeared in support of the petition. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Department of Environmental Protection and Sustainability (DEPS). Neither agency opposed the requests.

The approximately one acre property is zoned Resource Conservation – Agricultural (R.C. 2) and is improved with a single-family dwelling which was constructed in 1840. On the property are three small sheds which were constructed many years ago, before the adoption of the zoning regulations. As such they would qualify as lawful nonconforming structures under B.C.Z.R. §104. Even so, they are referenced in the Petition and will be considered along with the variance request

for the proposed garage.

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 the test. The property is long and narrow, and there is simply no room to construct a garage in the rear yard as required by the regulations. As such, the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because she would not be able to construct a modern garage to store household items and motor vehicles. 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 **8th** day of September**, 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.") § 400.1 to permit a proposed and existing detached accessory structures (sheds & garages) to be located in the side yard in lieu of the required rear yard, 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. The Petitioner or subsequent owners shall not convert the garage into a

ORDER RECEIVED FOR FILING

Date 9-8-16

By SLN

dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

3. The garage shall not be used for commercial purposes.

4. Prior to issuance of a building permit for the proposed garage, Petitioner must obtain approval from the Ground Water Management section of DEPS.

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 9-8-16
By sln

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 3401 BAKER SCHOOLHOUSE ROAD **which is presently zoned** RC 2

Deed References: JLE 36088/215 10 Digit Tax Account # 0 6 0 8 0 6 5 0 5 0

Property Owner(s) Printed Name(s) AMY J. COMBS

(SELECT THE HEARING(S) BY MARKING X 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._X_ **a Variance** from Section(s) 400.1 (BCZR)

SEE ATTACHED PAGE

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 THE 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

AMY J. COMBS

Name #1 – Type or Print Name #2 – Type or Print

Amy J. Combs

Signature #1 Signature # 2

3401 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address City State

21053 410-357-5310

Zip Code Telephone # Email Address

AMYJO364@MSN.COM

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING

Name – Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address City State

21053 410-419-4906

Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

ORDER RECEIVED FOR FILING
Date 9-8-16
By

CASE NUMBER 2016-0318-A **Filing Date** 6/19/16 **Do Not Schedule Dates:** AUG 15TH - AUG 28TH **Reviewer** RT

Petition requested:

Section 400.1 – to permit a proposed and existing detached accessory structures (garages) to be located in the side yards in lieu of the required rear yard.

Item #0318

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

Zoning Description

3401 Baker Schoolhouse Road- 1.003 Acres
Sixth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southeast side of Baker Schoolhouse Road, being 1700 feet +- from the centerline of Middletown Road, thence running on the southeast side of said road and on the outlines of the subject property 1) South 41 degrees West 490 feet, thence leaving said road and running on the outlines of the subject property, the three following courses and distances, viz.

2) South 42 1/2 degrees East 57 feet
3) North 48 degrees East 497 1/2 feet and
4) North 47 1/2 degrees West 120 feet
to the point of beginning.

Containing 1.003 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.

STATE OF MARYLAND
BRUCE EDWIN DOAK
531
PROPERTY LINE SURVEYOR
6/08/16

Land Use Expert and Surveyor

CASE # 2016-0318-A

THE BALTIMORE SUN MEDIA GROUP

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 4376722

Sold To:
Amy Combs - CU00554773
3401 Baker Schoolhouse Rd
Freeland,MD 21053-9760

Bill To:
Amy Combs - CU00554773
3401 Baker Schoolhouse Rd
Freeland,MD 21053-9760

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

Aug 11, 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: # 2016-0318-A
3401 Baker Schoolhouse Road
SE/s Baker Schoolhouse Road, 1700 ft. s/w of Middletown Road
6th Election District - 3rd Councilmanic District
Legal Owner(s) Amy Combs

Variance: to permit a proposed and existing detached accessory structures (garages) to be located in the side yards in lieu of the required rear yard.

Hearing: Tuesday, September 6, 2016 at 1:30 p.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.

8/102 August 11 4376722

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 9, 2016

Re:
Zoning Case No. 2016-0318-A
Petitioner: Amy Combs
Hearing date: September 6, 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 **3401 Baker Schoolhouse Road.**

The sign was posted on August 8, **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. 2016-0318-A

3401 Baker Schoolhouse Road

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: Tuesday September 6, 2016 1:30PM

REQUEST:
Variance to permit a proposed and existing detached accessory structures (garages) to be located in the side yards in lieu of the required rear yard.

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


ZONING NOTICE

TO: Patuxent Publishing Company
Thursday, August 11, 2016 – Jeffersonian Issue

Please forward billing to:
Amy Combs 410-357-5310
3401 Baker Schoolhouse Road
Freeland, MD 21053

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6th Election District – 3rd Councilmanic District
Legal Owners: Amy Combs

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

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

KEVIN KAMENETZ
County Executive

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

August 3, 2016

NOTICE OF ZONING HEARING

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3401 Baker Schoolhouse Road
SE/s Baker Schoolhouse Road, 1700 ft. s/w of Middletown Road
6th Election District – 3rd Councilmanic District
Legal Owners: Amy Combs

Variance to permit a proposed and existing detached accessory structures (garages) to be located in the side yards in lieu of the required rear yard.

Hearing: Tuesday, September 6, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Amy Combs, 3401 Baker Schoolhouse Road, Freeland 21053
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SUNDAY, AUGUST 14, 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.

KEVIN KAMENETZ
County Executive

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

August 3, 2016

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3401 Baker Schoolhouse Road
SE/s Baker Schoolhouse Road, 1700 ft. s/w of Middletown Road
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Legal Owners: Amy Combs

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Arnold Jablon
Director

AJ:kl

C: Amy Combs, 3401 Baker Schoolhouse Road, Freeland 21053
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

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(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE 3401 Baker Schoolhouse Road; SE/S Baker Schoolhouse Road, 1700' SW Middletown Rd 6th Election & 3rd Councilmanic Districts Legal Owner(s): Amy J. Combs Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2016-318-A

* * * * * * * * * * * * *

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

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 Bruce E. Doak, Bruce E. Doak Consulting, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 2016-0318-A

Petitioner: Amy J. Combs

Address or Location: 3401 Baker Schoolhouse Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy J. Combs

Address: 3401 Baker Schoolhouse Road
Freeland MD 21053

Telephone Number: 410-357-5310

Revised 2/20/98 - SCJ

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

No. 139396

Date: 6/10/16

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

Total: $75.00

Rec From:

For: Zoning hearing - Case # 2016-0318-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT
BUSINESS ACTUAL TIME
6/10/2016 6/10/2016 09:26:10 1
REF NO: WALKIN WIP
RECEIPT # 457952 6/10/2016 OPEN
5 520 ZONING VERIFICATION
NO. 139396
Rcpt Tot $75.00
$75.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

September 1, 2016

Amy Combs
3401 Baker Schoolhouse Road
Freeland MD 21053

RE: Case Number: 2016-0318 A, Address: 3401 Baker Schoolhouse Road

Dear Ms. Combs:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 10, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak, Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

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

State Highway Administration
Maryland Department of Transportation

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. 2016-0318-A
Variance
Amy J. Combs
3401 Baker School House Road.

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

Sincerely,

for Richard A. Zeller

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

RECEIVED
JUL 12 2016
OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 16-318

INFORMATION:
Property Address: 3401 Baker Schoolhouse Road
Petitioner: Amy J. Combs
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed and existing detached accessory structures (garages) to be located in the side yard in lieu of the required rear yard.

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

- The accessory structures shall not be converted into a residence or used for commercial purposes.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

9-6

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 # 2016-0318-A
Address 3401 Baker Schoolhouse Road
(Combs Property)

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

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

1. Ground Water Management must review any proposed building permit(s) for accessory building structures, since the property is served by well and septic.

Reviewer: Dan Esser Date: 6/21/16

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2016

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2016
Item No. 2016-0313, 0315, 0316, 0318, 0319, 0320, 0321, 0323, 0326 and 0327

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\ZAC06272016.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: 16-318

INFORMATION:
Property Address: 3401 Baker Schoolhouse Road
Petitioner: Amy J. Combs
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Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

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

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1. Ground Water Management must review any proposed building permit(s) for accessory building structures, since the property is served by well and septic.

Reviewer: Dan Esser Date: 6/21/16

CASE NO. 2016-0318-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
7/5	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
6/22	DEPS (if not received, date e-mail sent _____)	C
	FIRE DEPARTMENT	
7/7	PLANNING (if not received, date e-mail sent _____)	C
6/20	STATE HIGHWAY ADMINISTRATION	no Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 8-11-16

SIGN POSTING Date: 8-8-16 by Dack

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** - 06 **Account Number** - 0608065050

Owner Information

Owner Name:	COMBS AMY J	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3401 BAKERS SCHOOLHOUSE RD FREELAND MD 21053-9760	Deed Reference:	/36068/ 00215

Location & Structure Information

Premises Address:	3401 BAKER SCHOOL HOUSE RD FREELAND 21053-	Legal Description:	1.003 AC 3401 BAKER SCH HSE RD 1750 SW MIDDLETOWN RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0005	0004	0053		0000				2017	Plat Ref:

Special Tax Areas: Town: NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1840	2,386 SF		1.0000 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full		

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	85,500	85,500		
Improvements	95,200	95,200		
Total:	180,700	180,700	180,700	
Preferential Land:	0			

Transfer Information

Seller: COMBS AMY	Date: 04/16/2015	Price: $162,000
Type: ARMS LENGTH IMPROVED	Deed1: /36068/ 00215	Deed2:
Seller: FEDERAL NATIONAL MORTGAGE	Date: 02/19/2015	Price: $162,000
Type: ARMS LENGTH IMPROVED	Deed1: /35860/ 00301	Deed2:
Seller: DOUGHERTY TERRI A	Date: 10/29/2014	Price: $369,253
Type: NON-ARMS LENGTH OTHER	Deed1: /35514/ 00441	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

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

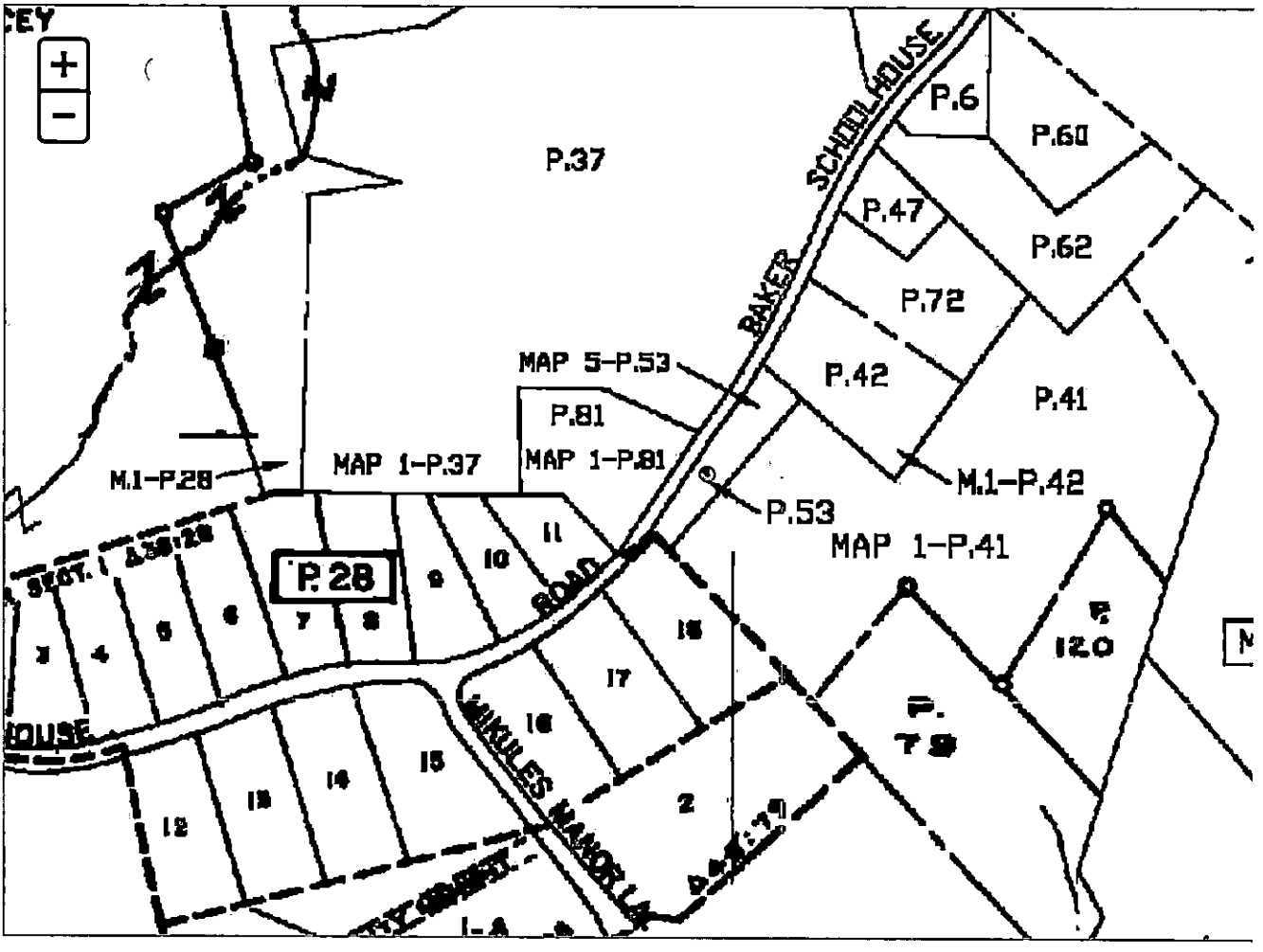
Homestead Application Information

Homestead Application Status: Approved 06/24/2015

Baltimore County

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

District: **06** Account Number: **0608065050**



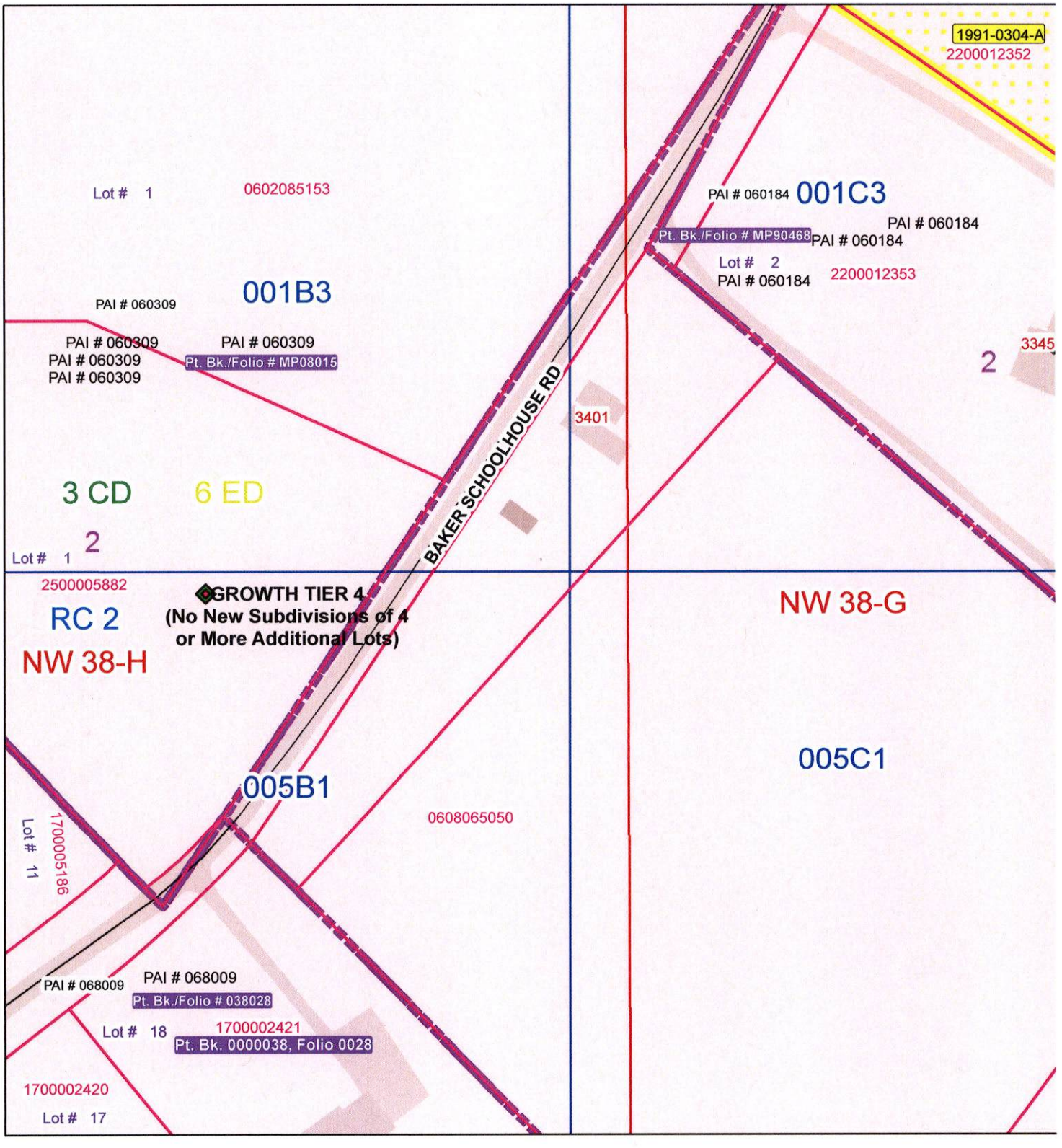
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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).

3401 Bakers Schoolhouse Road



Publication Date: 6/10/2016

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

N W E S

0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0318

Case No.: 2016-0318-A

Exhibit Sheet

Petitioner/Developer DW 10-12-16 Protestants SLR 9-8-16

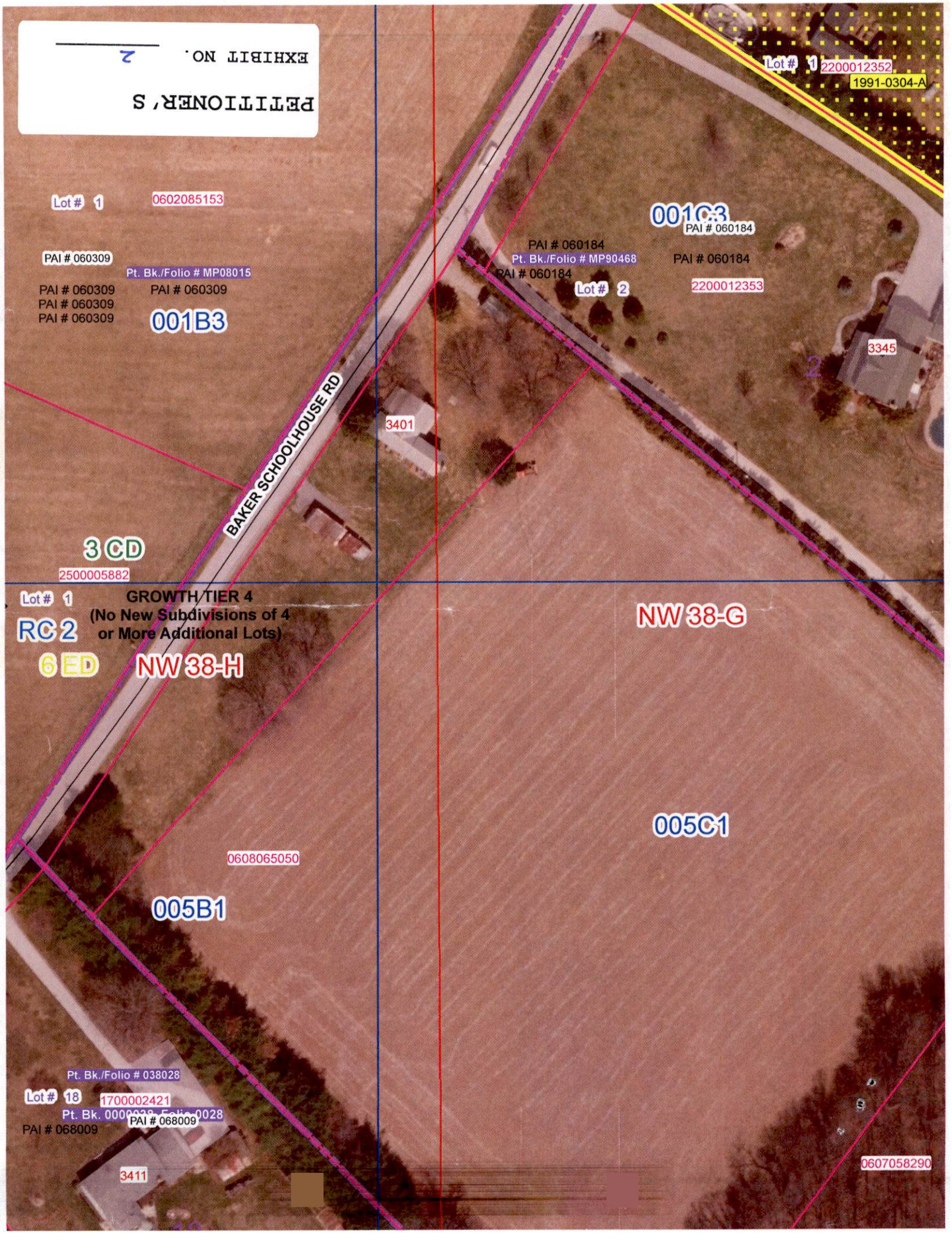
No. 1	site plan	
No. 2	aerial map/photo	
No. 3	3A-3K Photos w/ KeySheet	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

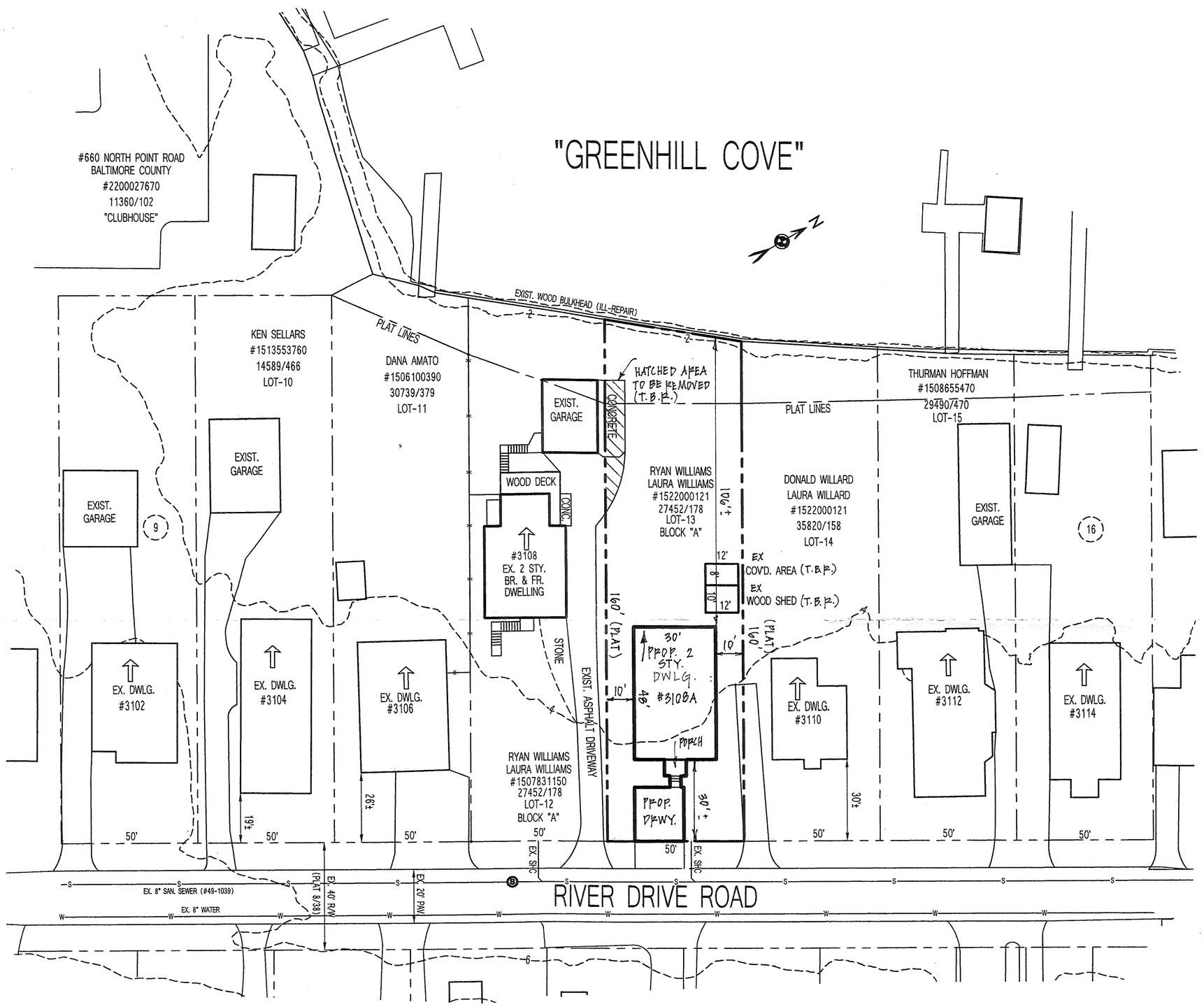
A

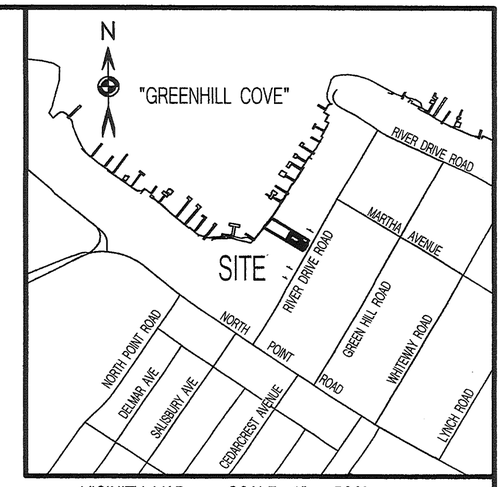
F

K

PETITIONER'S EXHIBIT NO. 2







VICINITY MAP SCALE: 1" = 500'

GENERAL NOTES

1. EXISTING ZONING: D.R.-5.5 (111B1)
2. LOT SIZE: 8000 S.F.± / 0.184 AC.± (SDAT)
3. EXISTING USE: EX. ACCESSORY STRUCTURE (TO BE REMOVED)
   PROPOSED USE: SINGLE FAMILY DWELLING
4. THIS PROPERTY IS LOCATED IN THE CBCA (LDA) AND 100 YR FLOODPLAIN - 2400100555G ZONE "AE" 05/05/2014
5. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC AREA.
6. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
7. THERE IS NO PRIOR ZONING HISTORY.
8. THERE ARE NO CURRENT OR OUTSTANDING ZONING VIOLATIONS.
9. THIS PLAN WAS PREPARED USING PUBLIC RECORDS: I.E., GIS PORTAL, PUBLIC WATER AND SEWER DRAWINGS, TITLE DEED. THE EXISTING CONDITIONS WERE FIELD MEASURED.
10. THERE IS CONTIGUOUS OWNERSHIP.
11. EXIST. LOT COVERAGE = 434 S.F.± (5%) EX. SHED,COV'D AREA & CONCRETE
12. ALLOWABLE LOT COVERAGE = 2500 S.F.± (31.25%)
13. PROPOSED LOT COVERAGE: 1865 S.F.+/- PROP. DWLG, PORCH, DRWY.

#2016-0317-A

Special Hearing for a waiver pursuant to Section 500.6, B.C.Z.R.; Section 3112.0, Building Code, and Sections 32-4-414, 32-4-107(a)(2), 32-8-301, BCC to build in a tidal floodplain.

STATE OF MARYLAND
MICHAEL VINCENT MOSKOWITZ
NO. 21176
PROFESSIONAL LAND SURVEYOR

GRAPHICAL SCALE: 1" = 30'

0 30 60 90

SITE RITE SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

OWNER
RYAN AND LAURA WILLIAMS
(OWNER LOTS 12 AND 13)
3108 RIVER DRIVE ROAD
BALTIMORE, MD. 21219
CONTRACT PURCHASER: BARRY KOLUCH
(LOT 13 ONLY)
PHONE: 443-865-2467

PLAN TO ACCOMPANY PETITION FOR VARIANCE

#3108A RIVER DRIVE ROAD

LOT-13 BLOCK "A" - LYNCH POINT - PLAT 8/38
TAX MAP: 111 GRID: 05 PARCEL: 141
TAX ACCOUNT #1522000120
DEED REFERENCE: 27452/178
15TH ELECTION DISTRICT C7
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'	Date: 05/18/2016	JOB #10389
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW, JK