

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1310 Aintree Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Daniel F. and Kristie B. DeMaso	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0339-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Daniel F. and Kristie B. DeMaso ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations, to permit a proposed accessory building (detached garage) with a height of 18 ft. in lieu of the permitted 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated July 11, 2016 indicating that the Ground Water Management section must review any proposed building permit for a detached garage for verification of the septic system location.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 9, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8-1-16

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage (detached) shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations, to permit a proposed accessory building (detached garage) with a height of 18 ft. in lieu of the permitted 15 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,

ORDER RECEIVED FOR FILING

Date 8-1-16

By [Signature]

Petitioners would be required to return the subject property to its original condition.

2. The Petitioners or subsequent owners shall not convert the garage into a 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. Petitioners must comply with the ZAC comment received from DEPS, dated July 11, 2016; a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-1-16

By law



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 1310 Aintree Rd Towson MD 21286 Currently zoned Residential DR-1
 Deed Reference 27779 100135 10 Digit Tax Account # 09 11352100
 Owner(s) Printed Name(s) Daniel F. Demaso Kristie B Demaso

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3; BCZR, To permit a proposed accessory building (detached garage) with a height of 18 ft. in lieu of the permitted 15 ft.

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

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

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

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

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

Owner(s)/Petitioner(s):

Daniel F Demaso, Kristie B Demaso
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
 Signature #1 Signature #2

1310 Aintree Rd Towson MD
 Mailing Address City State

21286 / 410 337 9551 / dandemaso@hotmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature SAME

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0339-A Filing Date 7/14/16 Estimated Posting Date 7/10/16 Reviewer JCM

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 8-1-16

By [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1310 Aintree Rd Towson MD 21286
Print or Type Address of property City State Zip Code

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

We are requesting an Administrative Variance for the garage to be a free standing structure. The Permit # B905519 was for an attached garage. The builder failed inspections on the breezeway and the Baltimore County Inspector recommends we apply for a Free Standing Garage - it is behind the house and not near the boundaries (see attached). The Baltimore County Inspector has passed the garage (foundation, framing, etc).
We own and occupy the residential property and there are no Code enforcement violations active.

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

[Signature]
Signature of Owner (Affiant)

Daniel F DEMASO
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Kristie B DEMASO
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of JUNE, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

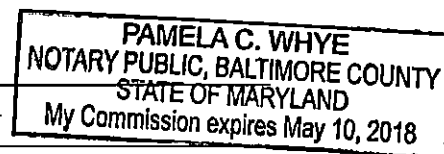
Print name(s) here: Daniel F. Demaso Kristie B. Demaso

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

AS WITNESS my hand and Notaries Seal

Pamela C. Whye
Notary Public

My Commission Expires 5-10-2018



Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

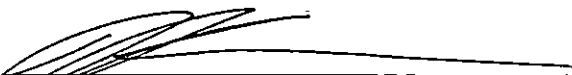
Address: 1310 Aintree Rd Towson MD 21286
Print or Type Address of property City State Zip Code

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

We are requesting an Administrative Variance for the garage to be a Free Standing structure. The Permit # B9055190 was for an attached garage. The builder failed inspections on the breezeway and the Baltimore County Inspector recommends we apply for a Free Standing Garage - it is behind the house and not near the boundaries (see attached). The Balt. County Inspectors have passed the garage (foundation, framing, etc).

We own and occupy the residential property and there are no Code enforcement violations active.

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


Signature of Owner (Affiant)

Daniel F. DEMASO
Name- Print or Type


Signature of Owner (Affiant)

Kristie B. DEMASO
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

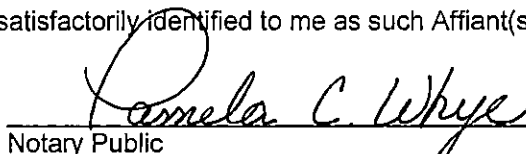
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of JUNE, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Daniel F. Demaso & Kristie B. Demaso

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

AS WITNESS my hand and Notaries Seal


Notary Public

My Commission Expires 5.10.2018

PAMELA C. WHYE
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission expires May 10, 2018



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 1310 Antree Rd Towson MD 21286 Currently zoned Residential DR-1
Deed Reference 27779 100135 10 Digit Tax Account # 0911352180
Owner(s) Printed Name(s) Daniel F Demaso Kristie B Demaso

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3° BC2R. To permit a proposed accessory building (detached garage) with a height of 18 ft. in lieu of the permitted 15 ft.

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

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

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

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

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

Owner(s)/Petitioner(s):

Daniel F. Demaso / Kristie B Demaso
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

1310 Antree Rd Towson MD
Mailing Address City State

21286 / 410 337 9551 / dandemaso@hotmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature Same

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0339-A Filing Date 7/1/16 Estimated Posting Date 7/10/16 Reviewer JCM

ORDER RECEIVED FOR FILING

Rev 5/8/2014

Date 8-1-16

By [Signature]

30 June 2016

ZONING PETITION PROPERTY DESCRIPTION:

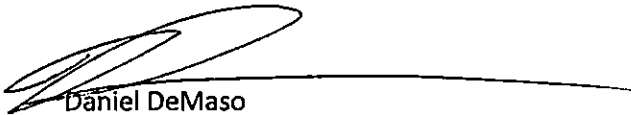
Daniel and Kristie DeMaso
1310 Aintree Rd
Towson MD 21286
443-520-5296
dandemaso@hotmail.com

PART A: ZONING PROPERTY DESCRIPTION FOR 1310 AINTREE ROAD, TOWSON MD 21286:

Beginning at a point on the Northwest side of Aintree Road which is 20 feet wide at a distance of 130 feet Northwest of the boundary line (140 feet from the centerline) of the nearest improved intersecting street Seminary Avenue which is 24 feet wide.

PART B:

Being Lot #39, Block 42A, Section 0, in the Hampton subdivision as recorded in the Baltimore County Plat Book #009, Folio #012038 containing 1.15 Acres. Located in Election District 09 and Council District 3.



Daniel DeMaso

Kristie DeMaso

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/12/2016

Case Number: 2016-0339-A

Petitioner / Developer: DANIEL DEMASO

Date of Hearing (Closing): JULY 25, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1310 AINTREE ROAD

The sign(s) were posted on: JULY 9, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0339 -A Address 1310 AINTREE RD.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/1/16 Posting Date: 7/10 Closing Date: 7/25

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0339 -A Address 1310 AINTREE RD.

Petitioner's Name DANIEL DEMASO Telephone 410-337-9551

Posting Date: 7/10/16 Closing Date: 7/25/16

Wording for Sign: To Permit A DETACHED GARAGE WITH A HEIGHT
OF 18ft. IN LIEU OF THE PERMITTED 15ft.

Revised 7/9/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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: 2016-0339-A
Property Address: 1310 Aintree Rd Towson MD 21286
Property Description: Single Family residence on 1.15 AC
Garage Addition Admin Variance
Legal Owners (Petitioners): Daniel F DeMaso Kristie B DeMaso
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Daniel DeMaso
Company/Firm (if applicable): —
Address: 1310 Aintree Rd
Towson MD 21286

Telephone Number: 443 520 5296

Revised 7/9/2015

Concrete - hde

Window - \$240 to me

electrical - ran rope eastward side

wood floor - look at it.

DRYHALL

Peru. x

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

No.

141365

Date:

7/31/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
7/01/2016 7/01/2016 09:41:10 3

REG W503 WALKIN CASH
> RECEIPT # 682491 7/01/2016 GFLH

Dept S 528 ZONING VERIFICATION

NO. 141365

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

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						75. —

Total: 75. —

Rec

From:

DANIEL DEMASO

For:

2016-0339-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*

July 26, 2016

Daniel F & Kristie B Demaso
1310 Aintree Road
Towson MD 21286

RE: Case Number: 2016-0339 A, Address: 1310 Aintree Road

Dear Mr. & Ms. Demaso:

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

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

(AV) 7-25-16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUL 11 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: July 11, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0339-A
Address 1310 Aintree Road
(DeMaso Property)

Zoning Advisory Committee Meeting of **July 18, 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 for a detached garage, since we need to verify the location of the septic system there.

Reviewer: Dan Esser

Date: 7/8/16

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



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

Date: 7/11/16

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. 2016-0339-A.

Administrative Vandallo
Daniel F. & Kristine B. DeMaso
1310 Aintree Road.

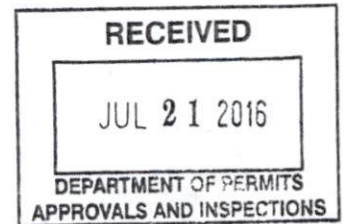
Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 18, 2016
Item No. 2016-0337, 0338, 0339, 0340 and
2017-0003

DATE: July 18, 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\ZAC07182016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 11, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0339-A
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Reviewer: Dan Esser Date: 7/8/16

(AV) 7-25-16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUL 11 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
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DATE: July 11, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0339-A
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1. Ground Water Management must review any proposed building permit for a detached garage, since we need to verify the location of the septic system there.

Reviewer: Dan Esser

Date: 7/8/16

ORDER RECEIVED FOR FILING

Date 8-1-16

By DW

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment7-18DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)SC7-11DEPS
(if not received, date e-mail sent _____)C

FIRE DEPARTMENT

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

7-11

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 7-9-16 by O'KeefePEOPLE'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 - 09 Account Number - 0911352180			
Owner Information					
Owner Name:		DEMASO DANIEL F DEMASO KRISTIE B		Use:	RESIDENTIAL
Mailing Address:		1310 AINTREE RD BALTIMORE MD 21286-1344		Principal Residence:	YES
				Deed Reference:	/27779/ 00135
Location & Structure Information					
Premises Address:		1310 AINTREE RD 0-0000		Legal Description:	PT LT 39-42A 1310 AINTREE RD HAMPTON
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0061	0015	0303		0000	39 2014 0009/0109
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1941		2,292 SF		1.1500 AC	
Property Land Area		County Use			
1.1500 AC		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	BRICK	3 full	1 Carport
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		226,300		192,300	
Improvements		255,200		217,700	
Total:		481,500		410,000 410,000	
Preferential Land:		0		0	
Transfer Information					
Seller: KIEHNE ERNEST C		Date: 03/13/2009		Price: \$557,000	
Type: ARMS LENGTH IMPROVED		Deed1: /27779/ 00135		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2015 07/01/2016	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00 0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/02/2009					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **09** Account Number: **0911352180**

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>).

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

GARAGE ADDITION VARIANCE

DANIEL F. DEMAS & KRISTIE B. DEMAS

DEED 27779/00135

1310 AINTREE RD

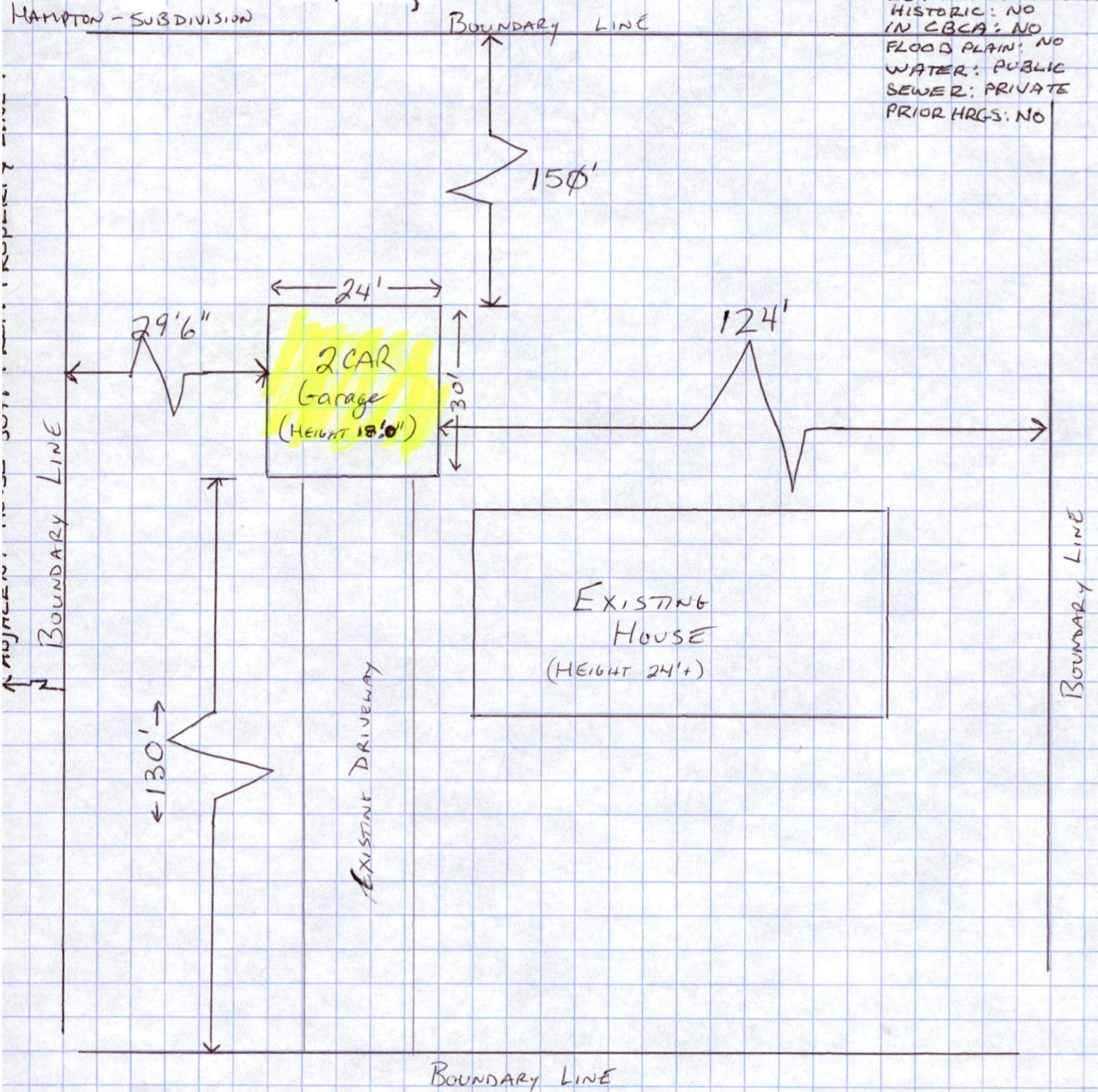
TAX ACCT # 0911352180

TOWSON MD 21286

PLAT 97 FOLIO 109 LOT No. 39

HAMPTON - SUBDIVISION

ZONING MAP: 061B2
ZONING: DR-1
ELECTION DIST: 9TH
COUNCIL DIST: 3RD
LOT AREA: 1.15 AC.
HISTORIC: NO
IN CBCA: NO
FLOOD PLAIN: NO
WATER: PUBLIC
SEWER: PRIVATE
PRIOR HRGS: NO

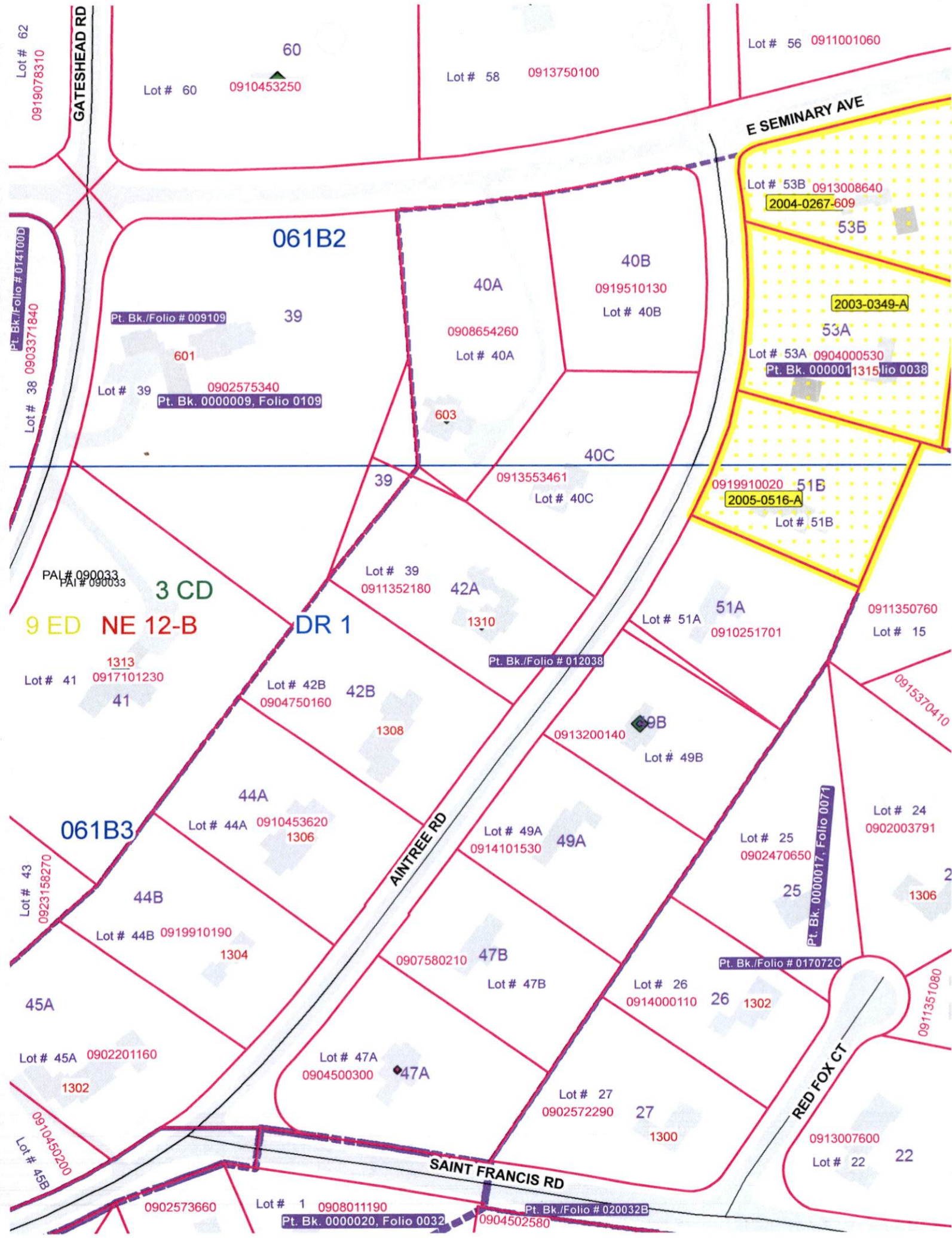


LOT SIZE 1.15 ACRE

← AINTREE ROAD →

North ↗

Pet. Exh. 1



Lot # 62
0919078310

GATESHEAD RD

Lot # 60 0910453250

Lot # 58 0913750100

Lot # 56 0911001060

E SEMINARY AVE

061B2

Pt. Bk./Folio # 009109

39

601

Lot # 39 0902575340
Pt. Bk. 0000009, Folio 0109

40A

0908654260
Lot # 40A

40B

0919510130
Lot # 40B

Lot # 53B 0913008640
2004-0267-609

53B

2003-0349-A

53A

Lot # 53A 0904000530
Pt. Bk. 0000011315, lio 0038

40C

0913553461
Lot # 40C

0919910020 51B
2005-0516-A

Lot # 51B

PAI # 090033
PAI # 090033

3 CD

9 ED NE 12-B

DR 1

Lot # 39
0911352180

42A

1310

Pt. Bk./Folio # 012038

Lot # 51A
0910251701

51A

0911350760
Lot # 15

Lot # 41 0917101230
1313
41

Lot # 42B
0904750160

42B

1308

0913200140
Lot # 49B

49B

0915370410

061B3

44A

Lot # 44A 0910453620
1306

44B

Lot # 44B 0919910190
1304

Aintree Rd

Lot # 49A
0914101530

49A

Lot # 25
0902470650

25

Lot # 24
0902003791

1306

0907580210

Lot # 47B
0902572290

47B

Lot # 26
0914000110 26 1302

Pt. Bk./Folio # 017072C

RED FOX CT

45A

Lot # 45A 0902201160
1302

Lot # 47A
0904500300 47A

Lot # 27
0902572290

27

1300

0913007600
Lot # 22 22

SAINT FRANCIS RD

0902573660

Lot # 1 0908011190

Pt. Bk. 0000020, Folio 0032

Pt. Bk./Folio # 020032B

0904502580

Lot # 43
0923158270

Lot # 45B
0910450200

0911351080

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

GARAGE ADDITION VARIANCE

DANIEL F. DEMAS & KRISTIE B. DEMAS

DEED 27779/00135

1310 AINTREE RD.

ZONING MAP: 061B2

TAX ACCT # 0911352180

TOWSON MD 21286

ZONING: DR-1

PLAT 97 FOLIO 109 LOT No. 39

ELECTION DIST: 9TH

HAMPTON - SUBDIVISION

BOUNDARY LINE

COUNCIL DIST: 3RD

LOT AREA: 1.15 AC.

HISTORIC: NO

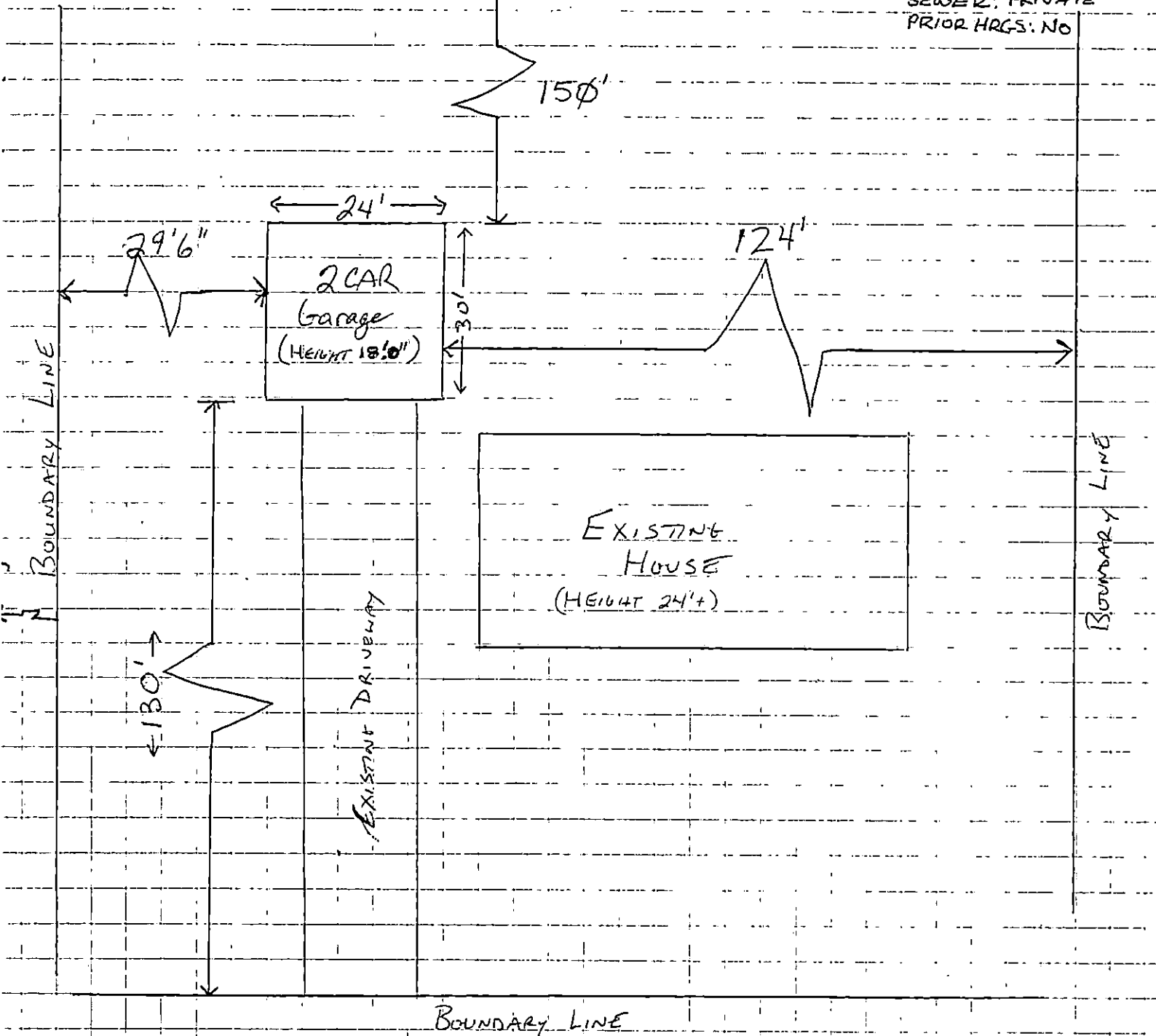
IN CBCA: NO

FLOOD PLAIN: NO

WATER: PUBLIC

SEWER: PRIVATE

PRIOR HRS: NO



LOT SIZE 1.15 ACRE

← AINTREE ROAD →

North

GARAGE ADDITION VARIABLE

1310 AINTREE RD

ZONING MAP: 061B2

ZONING: DR-1

ELECTION DIST: 9th
COUNCIL DIST: 3RD

LOT AREA: 1.15 AC.

HISTORIC: NO

IN CBA: NO

FLOOD PLAIN: NO

~~WATER: PUBLIC~~

SEWER: PRIVATE

PRIOR HRGS: NO

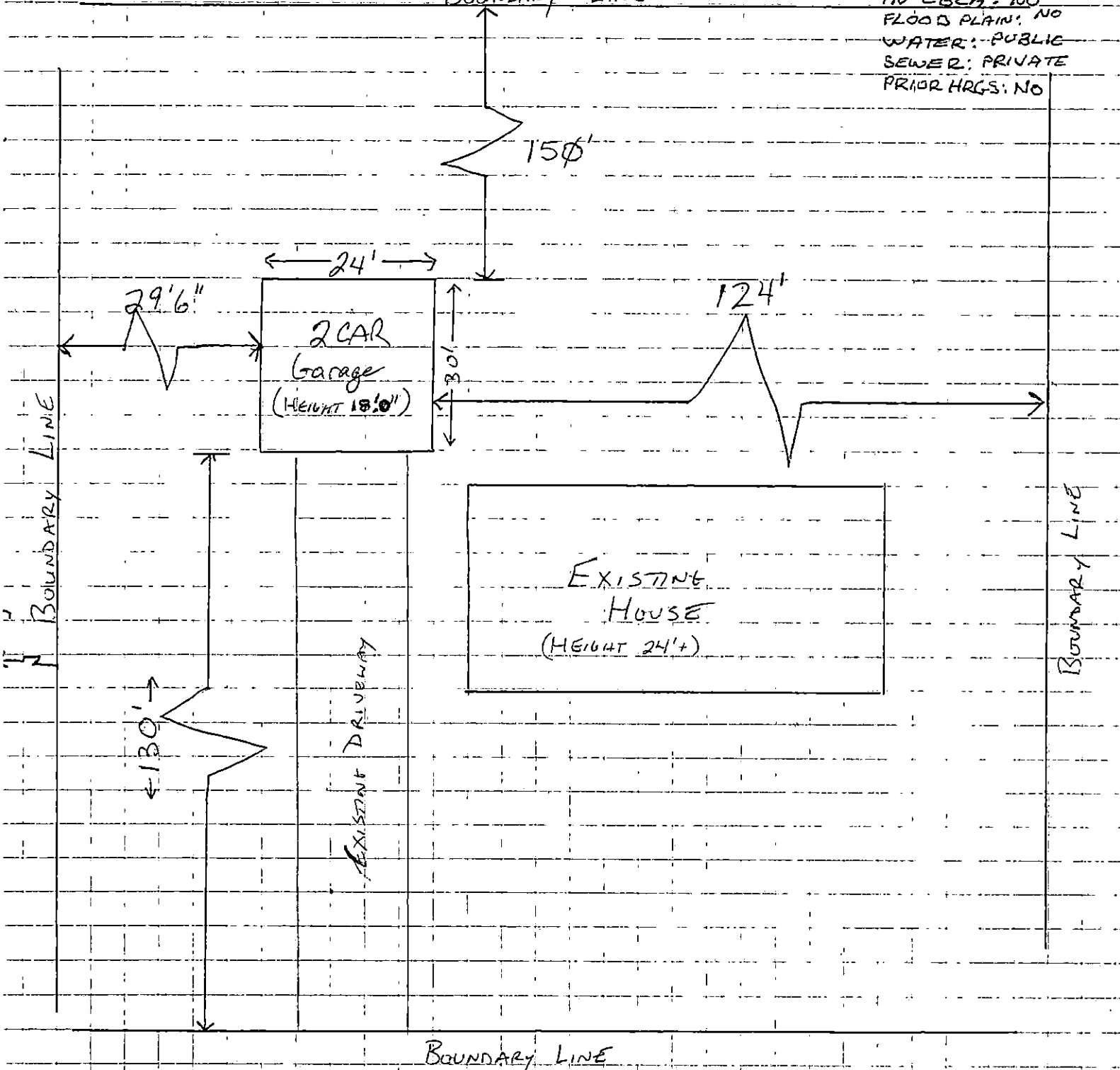
DEED 2777.9 / ~~00135~~
~~00135200~~

TAX ACCT # 0911352180

PLAT 97 Folio 109 LOT No. 39

Hampton - Subdivision

BOUNDARY LINE



LOT SIZE 1.15 ACRE

← Aintree Road →

North