MEMORANDUM

DATE: October 25, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0001-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 24, 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	*	BEFORE THE OFFICE
(8004 Hillendale Road)		
9th Election District	*	OF ADMINISTRATIVE
6th Council District		
Dixon Avenue LLC	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0001-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Dixon Avenue, LLC., owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the construction of a single family dwelling on a lot with a lot width of 50 ft. at the front foundation line in lieu of the required 55 ft. A site plan was marked as Petitioner's Exhibit 1.

Charles Merritt appeared in support of the petition. Timothy M. Kotroco, Esq. represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the county agencies.

The subject property is approximately 14,000 square feet and is zoned DR 5.5. The property (known as Lot Nos. 661 and 662 on the Hillendale Park plat) is improved with a single-family dwelling constructed in 1938, which is uninhabitable. Petitioner proposes to raze the structure and construct in its place a new home. Proposed elevation drawings were submitted (Petitioner's Ex. 5), and counsel indicated they were also reviewed and approved by the Department of Planning (DOP).

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

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

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

Petitioner has met this test. The lots were created by the plat of Hillendale Park, recorded in 1928. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to construct a dwelling on the property. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and community opposition.

THEREFORE, IT IS ORDERED, this **23rd** 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.") to approve the construction of a single family dwelling on a lot with a lot width of 50 ft. at the front foundation line in lieu of the required 55 ft., 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 its 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.

ORDER RECEIVED FOR FILING
Date 9-23-16
By Sln

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 9-23-16

By sln

PL..TION FOR ZONING HEA...NG(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 8004 Hillendale Road **which is presently zoned** DR 5.5

Deed References: 36572/00098 10 Digit Tax Account # 0919510950

Property Owner(s) Printed Name(s) Dixon Avenue, LLC

(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

SEE ATTACHED

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

SEE ATTACHED

3._X_ **a Variance** from Section(s)

SEE ATTACHED

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

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Dixon Avenue, LLC c/o Dale Luht, Member

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

Dale Luht

Signature #1 Signature # 2

9619 Dixon Avenue, Baltimore, MD

Mailing Address City State

21234 / 443-255-2730 / DLuht2@yahoo.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Timothy Kotroco

Signature

305 Washington Avenue, Suite 502, Towson, Maryland

Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 9-23-16
By ADN

CASE NUMBER 2017-0001-SPH **Filing Date** 7/6/2016 **Do Not Schedule Dates:** _____ **Reviewer** TK

REV. 10/4/11

ATTACHMENT TO VARIANCE PETITION

To approve the construction of a single-family dwelling on a lot with a lot width of 50' at the front foundation line in lieu of the required 55' pursuant to section 1B02.3.C.1 of the BCZR;

And, for such other and further relief as the nature of this cause may require

MERRITT DEVELOPMENT CONSULTANTS,INC
~~~~~~~~Engineering~~~~~~~~~~~Land Planning~~~~~~~~~~~Surveying~~~~~~~~~~

9831 Magledt Road
Baltimore, MD 21234
Phone: 410-925-4061
Fax: 410-661-1297
merrittdc@verizon.net

Zoning Description for 8004 Hillendale

Beginning at a point on the West side of Hillendale Road 40' wide, approximately 120' North from the centerline of Orlando Road 40' wide the following 4 courses:

1. N 82° 22' 50" W 267.08'
2. N 08° 48' 22" W 52.13'
3. S 82° 22' 50" E 281.82'
4. S 07° 37' 10" W 50.00' to the place of beginning

Beginning lots 661-662 in the subdivision of Hillendale Park as recorded in Baltimore County Plat Book #9, Folio #10, containing 13,664+/- SF or 0.31+/- AC. Located in the 9th Election District and the 6th Council District.
~~~~~~~~

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: July 18, 2016

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski, Planner II, Zoning Review

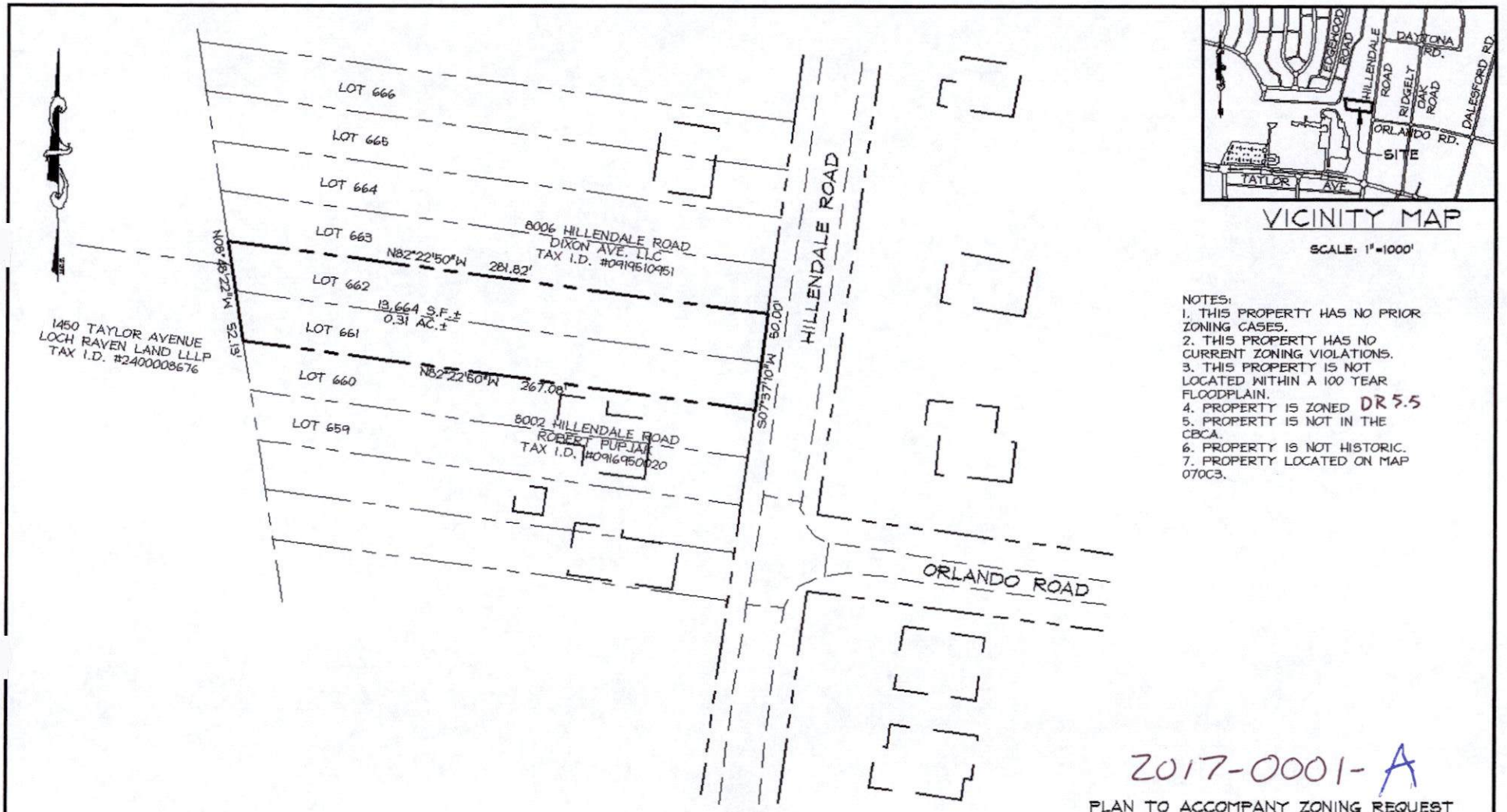
SUBJECT: Petition for Special Hearing
Case No. 2017-0001-SPH
(8004 Hillendale Road, Lots 661 and 662)

A. For clarification, this office accepted a drop off Petition from Timothy Kotroco, Esquire for an undersized lot Special Hearing, on July 6, 2016.

B. During the review of the filing documents our staff determined that there may be a merger issue with lots 663 and 664 because the original house straddled the line between lots 662 and 663. Please note that lots 663 and 664 are not part of this filing and all 4 lots were once owned by the same owner.

C. Additionally, it has been determined that no building envelope has been provided for the proposed new house. Without a building envelope we could not determine if variances would be required. If variances are required, then, Section 304 wouldn't apply and a Special Hearing may not be the correct way to move forward.(i.e., this may need a lot width variance under the small lot table instead of the Special Hearing)

Please call me if you have any questions. (3391)



VICINITY MAP

SCALE: 1"=1000'

NOTES:
1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
4. PROPERTY IS ZONED DR 5.5
5. PROPERTY IS NOT IN THE CBCA.
6. PROPERTY IS NOT HISTORIC.
7. PROPERTY LOCATED ON MAP 070C3.

2017-0001-A

PLAN TO ACCOMPANY ZONING REQUEST

CASE NO.

8004 HILLENDALE ROAD

9TH ELEC. DISTRICT 6TH COUNCILMANIC DISTRICT

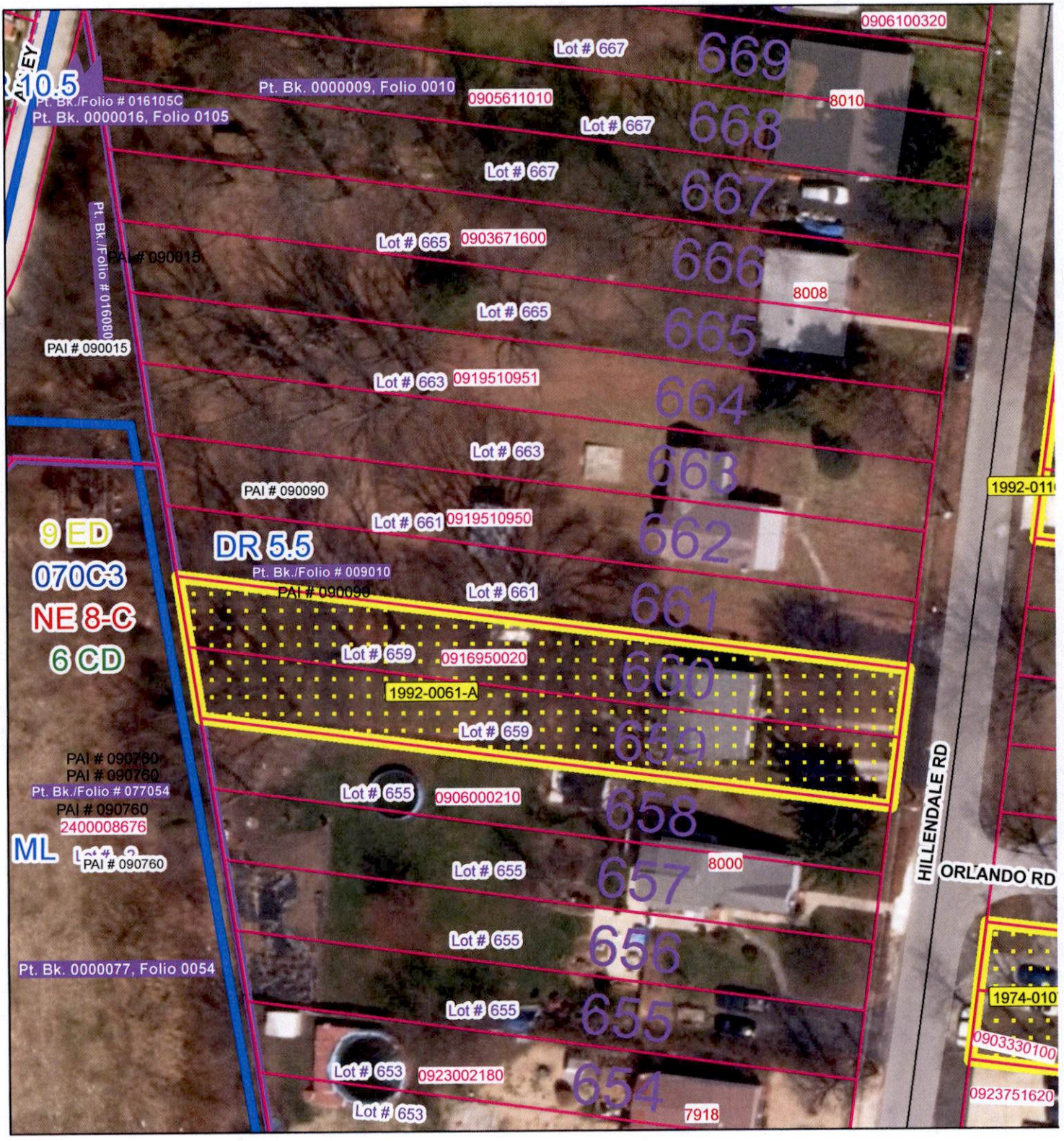
BALTIMORE COUNTY, MARYLAND

SCALE: 1'=50' JUNE 8, 2016

MERRITT DEVELOPMENT CONSULTANTS, INC.
9831 MAGLEDT ROAD
BALTIMORE, MARYLAND 21234
PHONE: 410-925-4061 FAX:410-661-1297

OWNER
DIXON AVE., LLC
9619 DIXON AVE.
BALTIMORE, MARYLAND 21234
DEED REF.
TAX ID. 0919510950

8004 Hillendale Road 20..'-0001-A



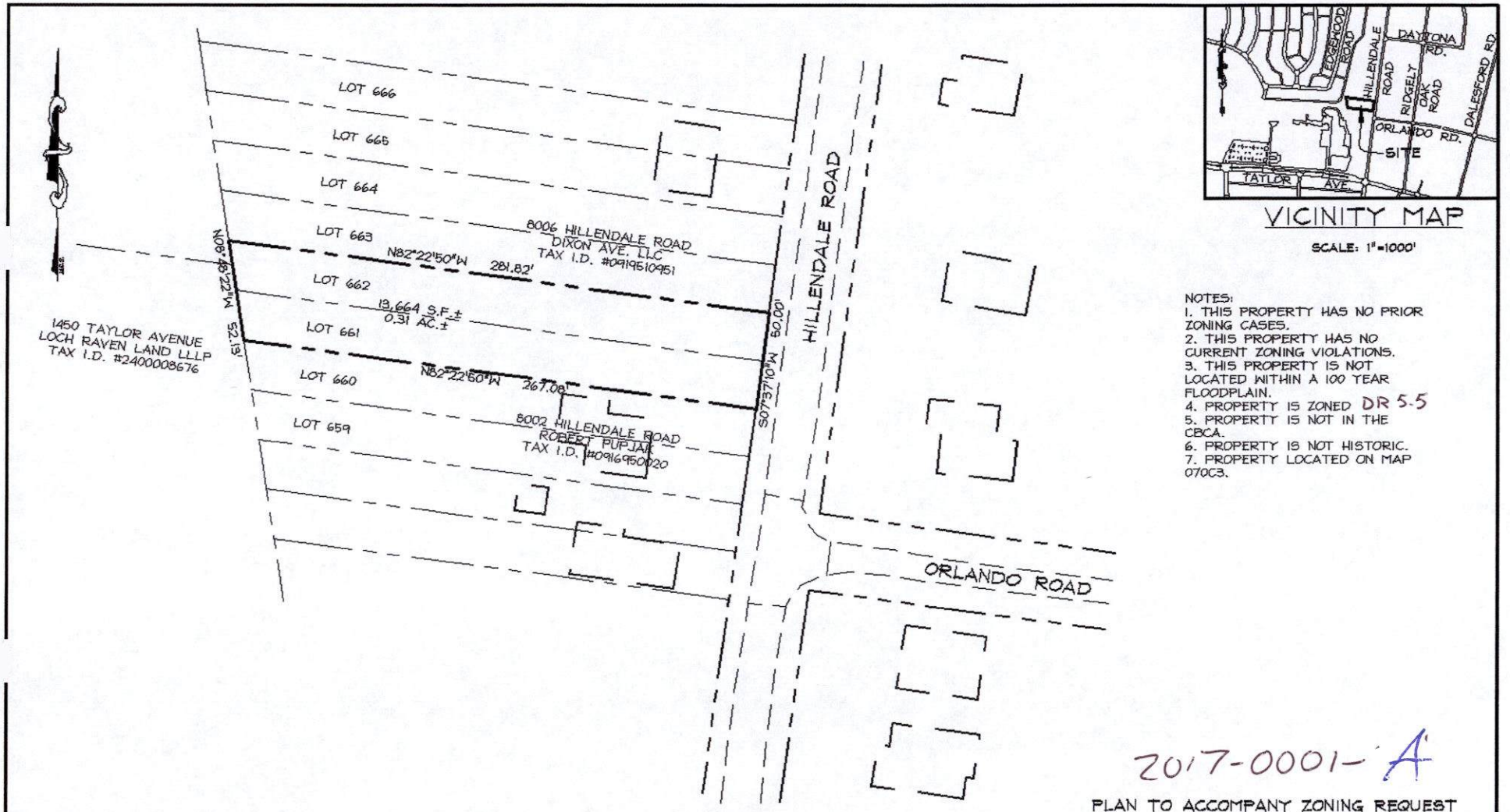
Publication Date: 7/6/2016

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

N W E S

0 12.525 50 75 100 Feet

1 inch = 50 feet



VICINITY MAP

SCALE: 1"=1000'

NOTES:
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4. PROPERTY IS ZONED DR 5.5
5. PROPERTY IS NOT IN THE CBCA.
6. PROPERTY IS NOT HISTORIC.
7. PROPERTY LOCATED ON MAP 070C3.

2017-0001-A

PLAN TO ACCOMPANY ZONING REQUEST

CASE NO.

8004 HILLENDALE ROAD

9TH ELEC. DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' JUNE 8, 2016

MERRITT DEVELOPMENT CONSULTANTS, INC.
9831 MAGLEDT ROAD
BALTIMORE , MARYLAND 21234
PHONE: 410-925-4061 FAX:410-661-1297

OWNER
DIXON AVE. , LLC
9619 DIXON AVE.
BALTIMORE, MARYLAND 21234
DEED REF.
TAX ID. 0919510950

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 4420912

Sold To:
Timothy Kotroco - CU00421252
305 Washington Avenue
#502
Towson,MD 21204

Bill To:
Timothy Kotroco - CU00421252
305 Washington Avenue
#502
Towson,MD 21204

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

Sep 01, 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: # 2017-0001-A
8004 Hillendale Road
W/s Hillendale Road, 76 ft. +/- N/w of Orlando Road
9th Election District - 6th Councilmanic District
Legal Owner(s) Dixon Avenue, LLC c/o Dale Luht, Member

Variance: to approve the construction of a single family dwelling on a lot with a lot width of 50 ft. at the front foundation line in lieu of the required 55 ft. and for such other and further relief as the nature of this cause may require.

Hearing: Thursday, September 22, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/029 September 1 4420912

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

Date: SEPTEMBER 2, 2016

RE: Project Name: 8004 HILLENDALE ROAD

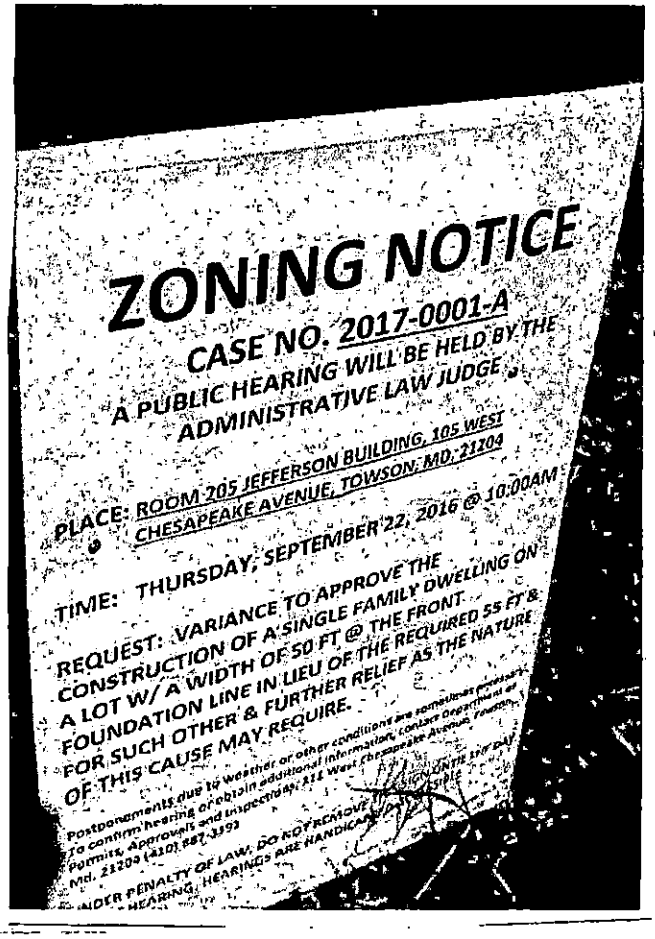
Case Number /PAI Number: 2017-0001-A

Petitioner/Developer: DIXON AVENUE LLC

Date of Hearing/Closing: SEPTEMBER 22, 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 8004 HILLENDALE ROAD

The sign(s) were posted on SEPTEMBER 2, 2016
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

11/11

KEVIN KAMENETZ
County Executive

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

August 24, 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: 2017-0001-A
8004 Hillendale Road
W/s Hillendale Road, 76 ft. +/- N/w of Orlando Road
9th Election District – 6th Councilmanic District
Legal Owners: Dixon Avenue, LLC c/o Dale Luht, Member

Variance to approve the construction of a single family dwelling on a lot with a lot width of 50 ft. at the front foundation line in lieu of the required 55 ft. and for such other and further relief as the nature of this cause may require.

Hearing: Thursday, September 22, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Dale Luht, 9619 Dixon Avenue, Baltimore 21234

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 2, 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, September 1, 2016 Issue - Jeffersonian

Please forward billing to:
Timothy Kotroco 410-299-2943
305 Washington Avenue, Ste. 502
Towson, MD 21204

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: 2017-0001-A
8004 Hillendale Road
W/s Hillendale Road, 76 ft. +/- N/w of Orlando Road
9th Election District – 6th Councilmanic District
Legal Owners: Dixon Avenue, LLC c/o Dale Luht, Member

Variance to approve the construction of a single family dwelling on a lot with a lot width of 50 ft. at the front foundation line in lieu of the required 55 ft. and for such other and further relief as the nature of this cause may require.

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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 8004 Hillendale Road; W/S Hillendale Road, 76' NW of c/line of Orlando Road 9th Election & 6th Councilmanic Districts Legal Owner(s): Dixon Avenue, LLC by Dale Luht, Member Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2017-001-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

RECEIVED
AUG 02 2016

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 2nd day of August, 2016, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0001-A

Property Address: 8004 Hillendale Road

Property Description:

Legal Owners (Petitioners): Dixon Avenue, LLC

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy M. Kotroco

Company/Firm (if applicable):

Address: 305 Washington Ave
Suite 502
Towson MD 21204

Telephone Number:

Revised 5/20/2014

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

No. 141384

Date: 7/6/16

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: 8004 Hillendale Rd

7017-0001-A

#1305

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/20/2016	7/19/2016	13:00:23	1

MCG WEO1 WALKIN LJR
X RECEIPT # 645411 7/19/2016 OFLU
Dept 5 528 ZONING VERIFICATION
CK NO. 141384
Recpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

September 14, 2016

Dixon Avenue LLC
c/o Dale Luht, Member
9619 Dixon Avenue
Baltimore MD 21234

RE: Case Number: 2017-0001 A, Address: 8004 Hillendale Avenue

Dear Mr. Luht:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 6, 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
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204

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: 8/1/16

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0001-A
Variance
Dixon Avenue LLC, Dale Luht Member
8004 Hillendale 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,

Richard A. Zeller

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

WW/RAZ

JB 9-22
10xm

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: September 13, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 17-001

RECEIVED
SEP 14 2016
OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:
Property Address: 8004 Hillendale Road
Petitioner: Dixon Avenue, LLC c/o Dale Luht, Member
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a single family dwelling to be built on a lot having a width of 50' at the front foundation line in lieu of the required 55 feet.

A site visit was conducted on August 10, 2016.

This Department has no objection to granting the requested zoning relief.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2017\17-001.docx

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For August 8, 2016
Item No. 2017-0001and 0026

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\ZAC08082016.doc

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 2017-001-A
DATE 9-22-2016

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Timothy M. Kotroco	305 Washington Avenue, Suite 502	Towson, MD 21204	Tkotroco@gmail.com
ALLEN LUHT	1054 WILMAR PL	COCKEYSVILLE MD	
Charles Merritt	MDC INC 9831 MAGLEDY Rd	Balto MD 21234	MERRITTDC@VERIZON.NET

CASE NO. 2017-0001-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
8/5	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
	DEPS (if not received, date e-mail sent _____)	
	FIRE DEPARTMENT	
9/13	PLANNING (if not received, date e-mail sent _____)	no obj.
8/1/16	STATE HIGHWAY ADMINISTRATION	no obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9/1/16

SIGN POSTING Date: 9/2/16 by Bullingsley

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** - 09 **Account Number** - 0919510950

Owner Information

Owner Name:	FEDERAL HOME LOAN MORTGAGE CORPORATION	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	8950 CYPRESS WATERS BLVD COPPELL TX 75019-	Deed Reference:	/36572/ 00098

Location & Structure Information

Premises Address:	8004 HILLENDALE RD 0-0000	Legal Description:	LT 661,662 8004 HILLENDALE RD HILLENDALE PARK

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0070	0024	0706		0000			661	2017	Plat Ref:	0009/ 0010

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1938	876 SF		13,974 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 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:	69,700	69,700		
Improvements	60,400	60,400		
Total:	130,100	130,100	130,100	
Preferential Land:	0			

Transfer Information

Seller: NUNEZ RAMON E	Date: 08/24/2015	Price: $157,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36572/ 00098	Deed2:
Seller: CORKUM PATRICK	Date: 08/29/2007	Price: $180,000
Type: ARMS LENGTH MULTIPLE	Deed1: /26109/ 00315	Deed2:
Seller: DEIBLER CALVIN W	Date: 04/10/2003	Price: $130,000
Type: ARMS LENGTH MULTIPLE	Deed1: /17829/ 00127	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

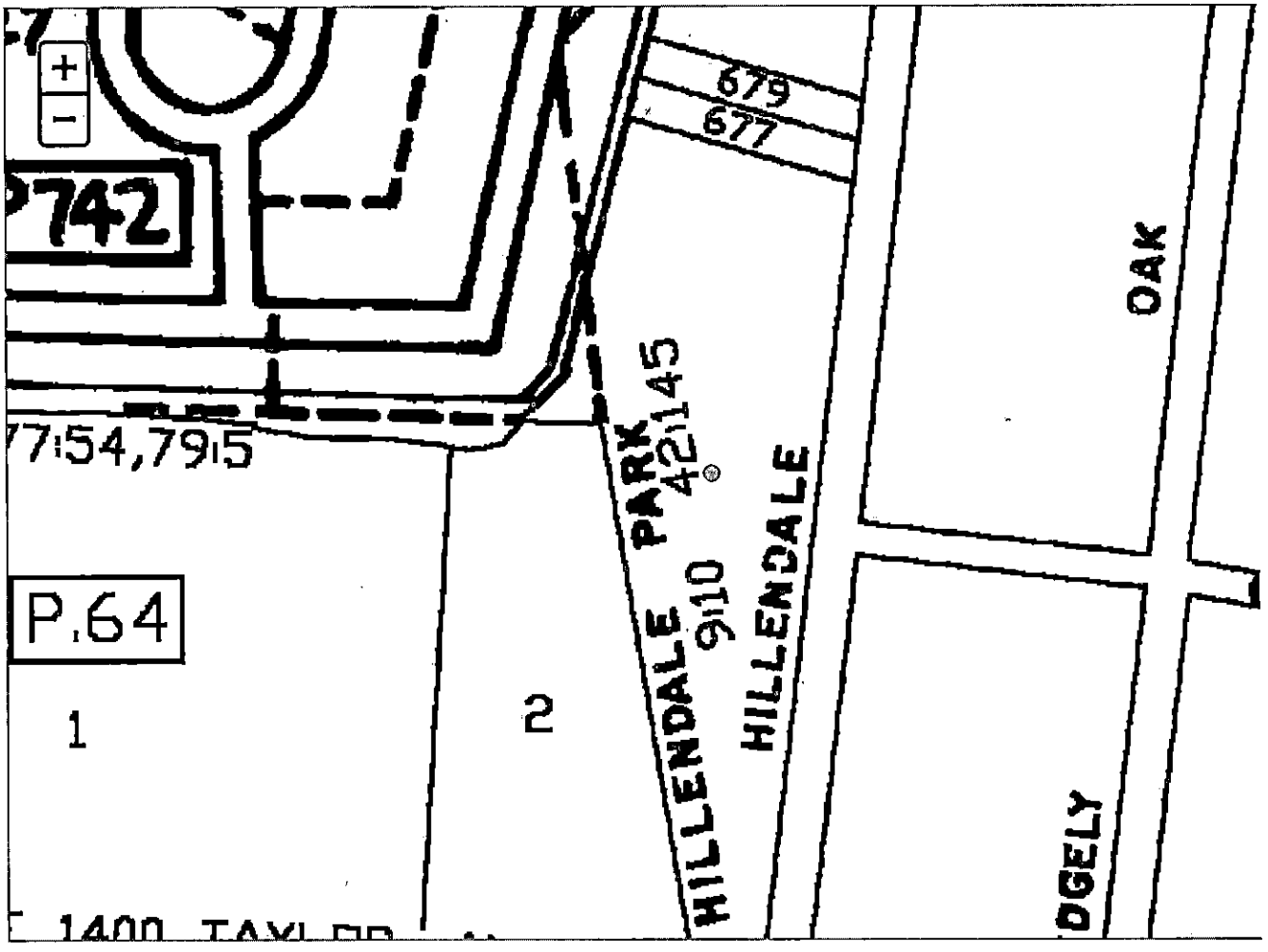
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

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

District: **09** Account Number: **0919510950**



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).

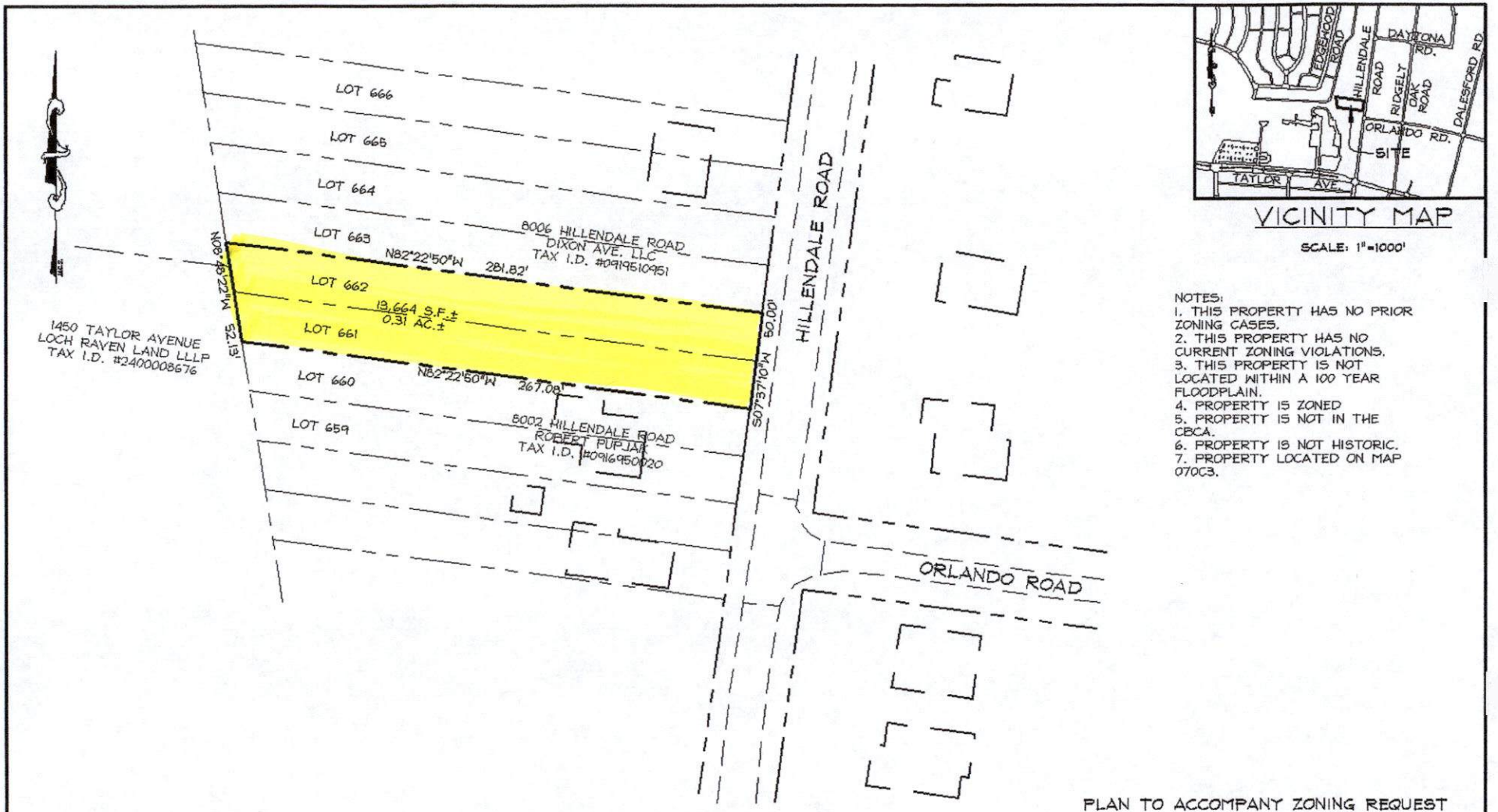
Case No.: 2017-0001-A

Exhibit Sheet

Petitioner/Developer DW 10-25-16

Protestant SLM 9-23-16

No. 1	Plan	
No. 2	proposed footprint	
No. 3	photos	
No. 4	Plat - Hillendale Park	
No. 5	Elevation drawings	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



VICINITY MAP

SCALE: 1"=1000'

NOTES:
1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
4. PROPERTY IS ZONED
5. PROPERTY IS NOT IN THE CBCA.
6. PROPERTY IS NOT HISTORIC.
7. PROPERTY LOCATED ON MAP 070C3.

MERRITT DEVELOPMENT CONSULTANTS, INC.
9831 MAGLEDT ROAD
BALTIMORE, MARYLAND 21234
PHONE: 410-925-4061 FAX:410-661-1297

OWNER
DIXON AVE., LLC
9619 DIXON AVE.
BALTIMORE, MARYLAND 21234
DEED REF.
TAX ID. 0919510950

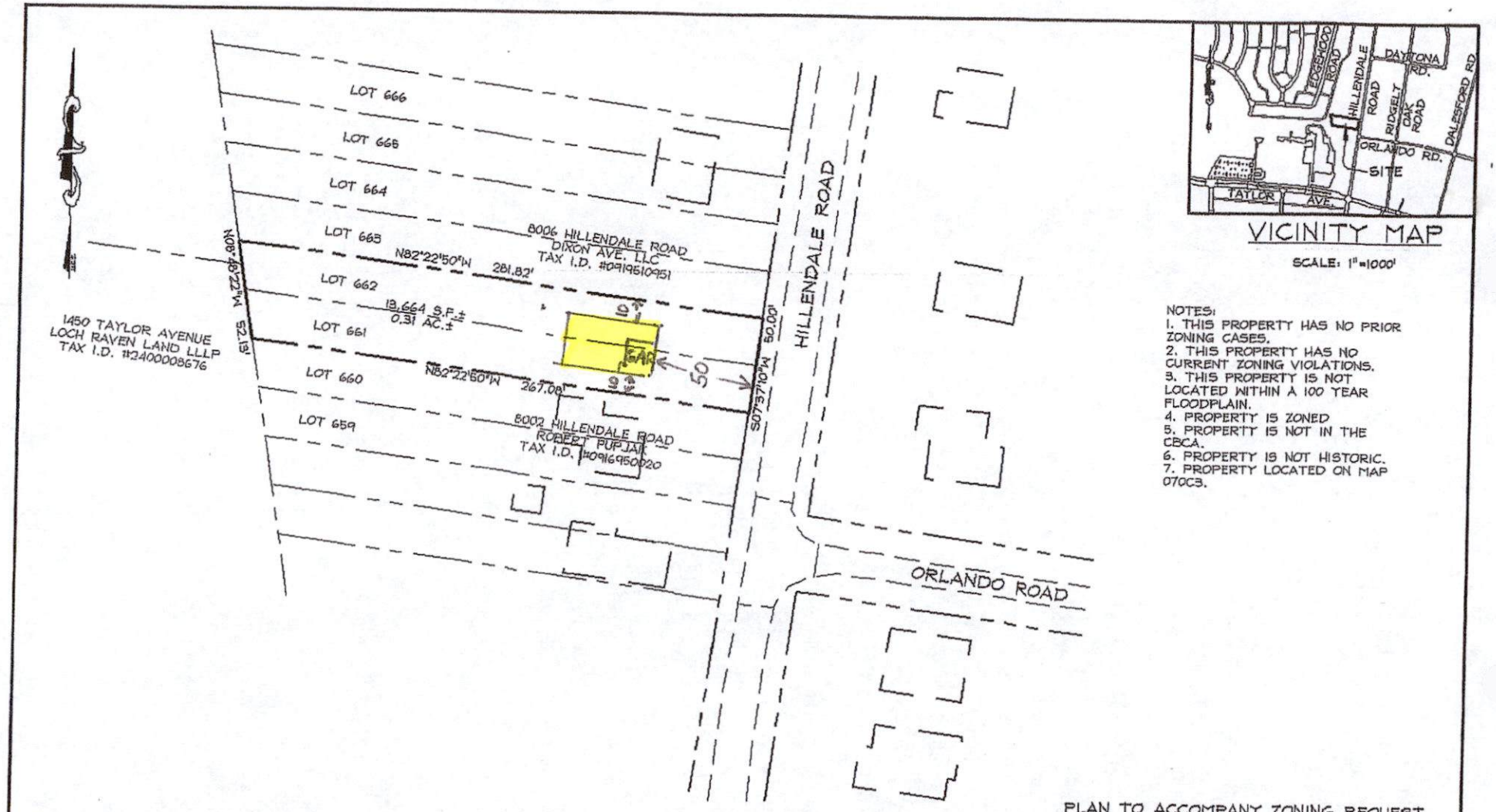
PLAN TO ACCOMPANY ZONING REQUEST

CASE NO.

8004 HILLENDALE ROAD

9TH ELEC. DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1'=50' JUNE 8, 2016

EXHIBIT
1



VICINITY MAP

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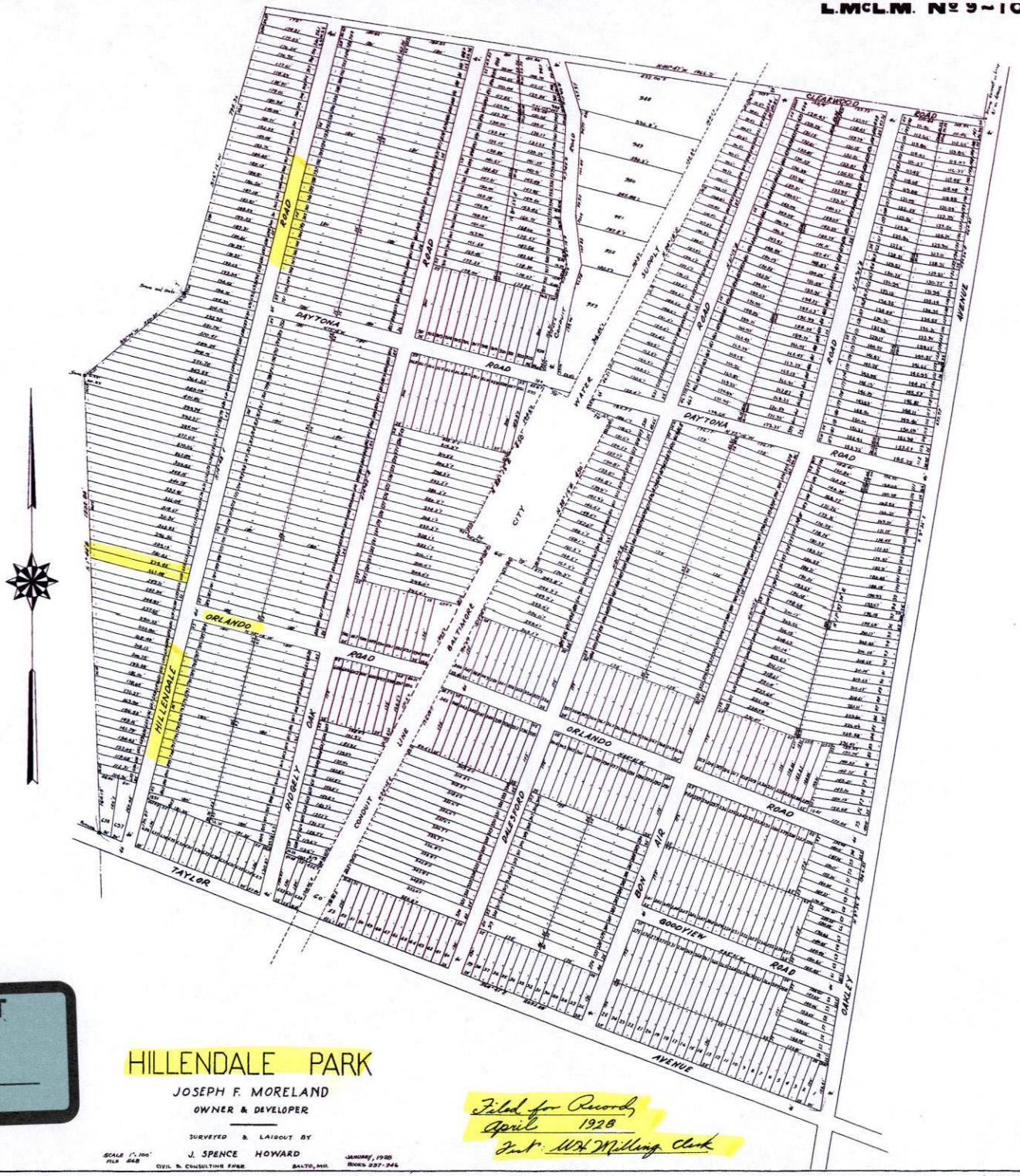
BALTIMORE COUNTY, MARYLAND
SCALE: 1'=50' JUNE 8, 2016

EXHIBIT
2

EXHIBIT
3



EXHIBIT

4

HILLENDALE PARK

JOSEPH F. MORELAND

OWNER & DEVELOPER

SURVEYED & LAYOUT BY

J. SPENCE HOWARD

CIVIL & CONSULTING ENGR.

SCALE 1" = 100'

FILE 648

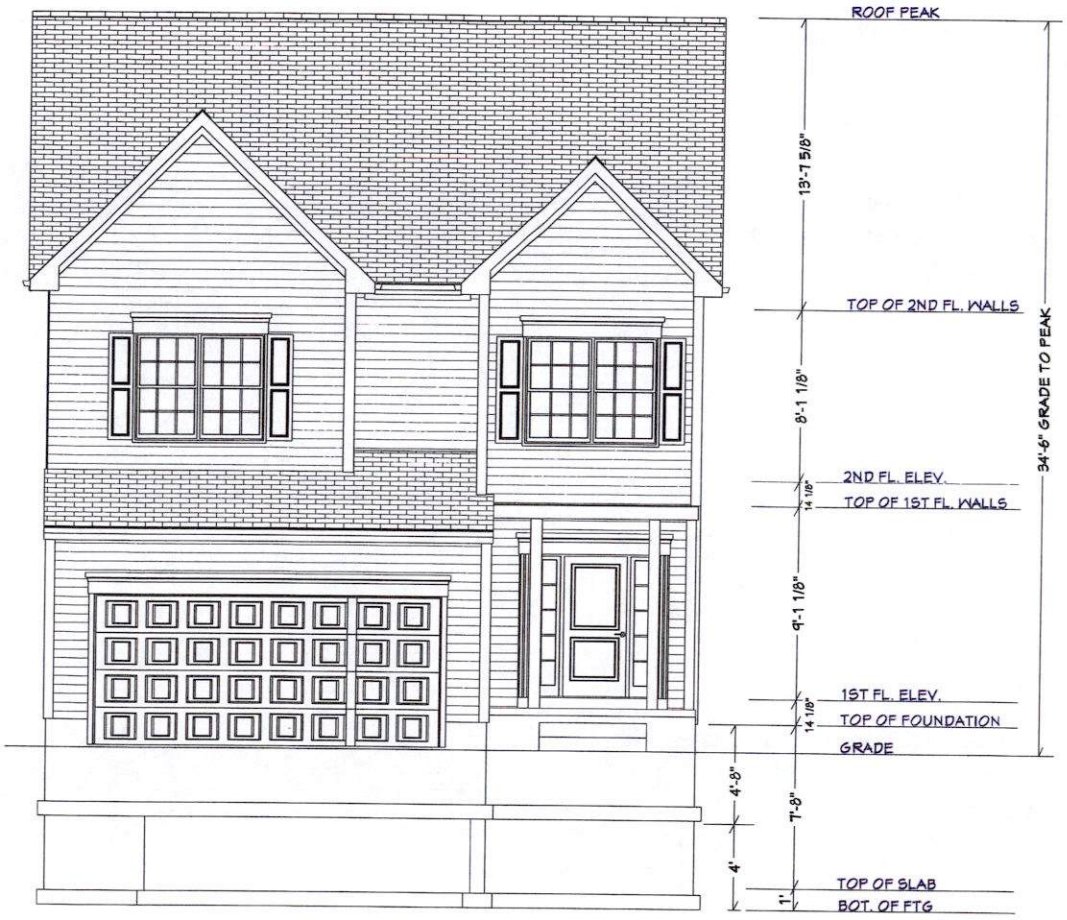
BALTO., MD.

JANUARY, 1925

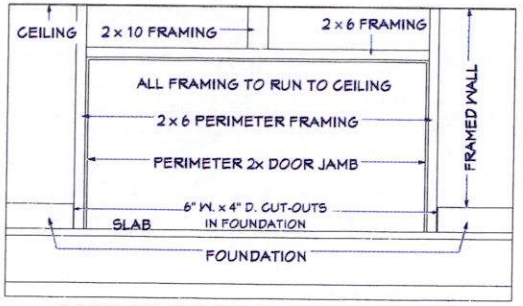
BOOKS 237-246

Filed for Record
April 1928
Test: W. H. Milling Clerk

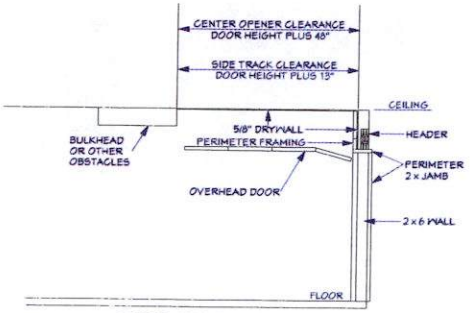
EXHIBIT 5



CROSS SECTION "B"

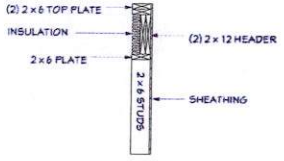


GARAGE DOOR FRAMING DETAIL

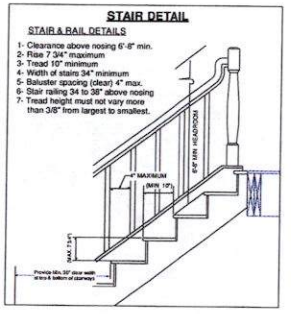


OVERHEAD DOOR DETAIL

2 x 6 WALL HEADER DETAIL



SCALE 1/2" = 1'



GROUND TEK ENGINEERING, LLC P.O. BOX 782, BEL AIR, MD 21014 Phone: 410-879-8188	8004 HILLENDALE ROAD BALTIMORE COUNTY	CROSS SECTION "B" & DETAILS

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27189, EXPIRATION DATE 3/26/18.

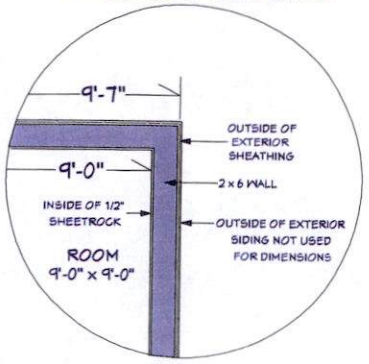
SIGNED DATE

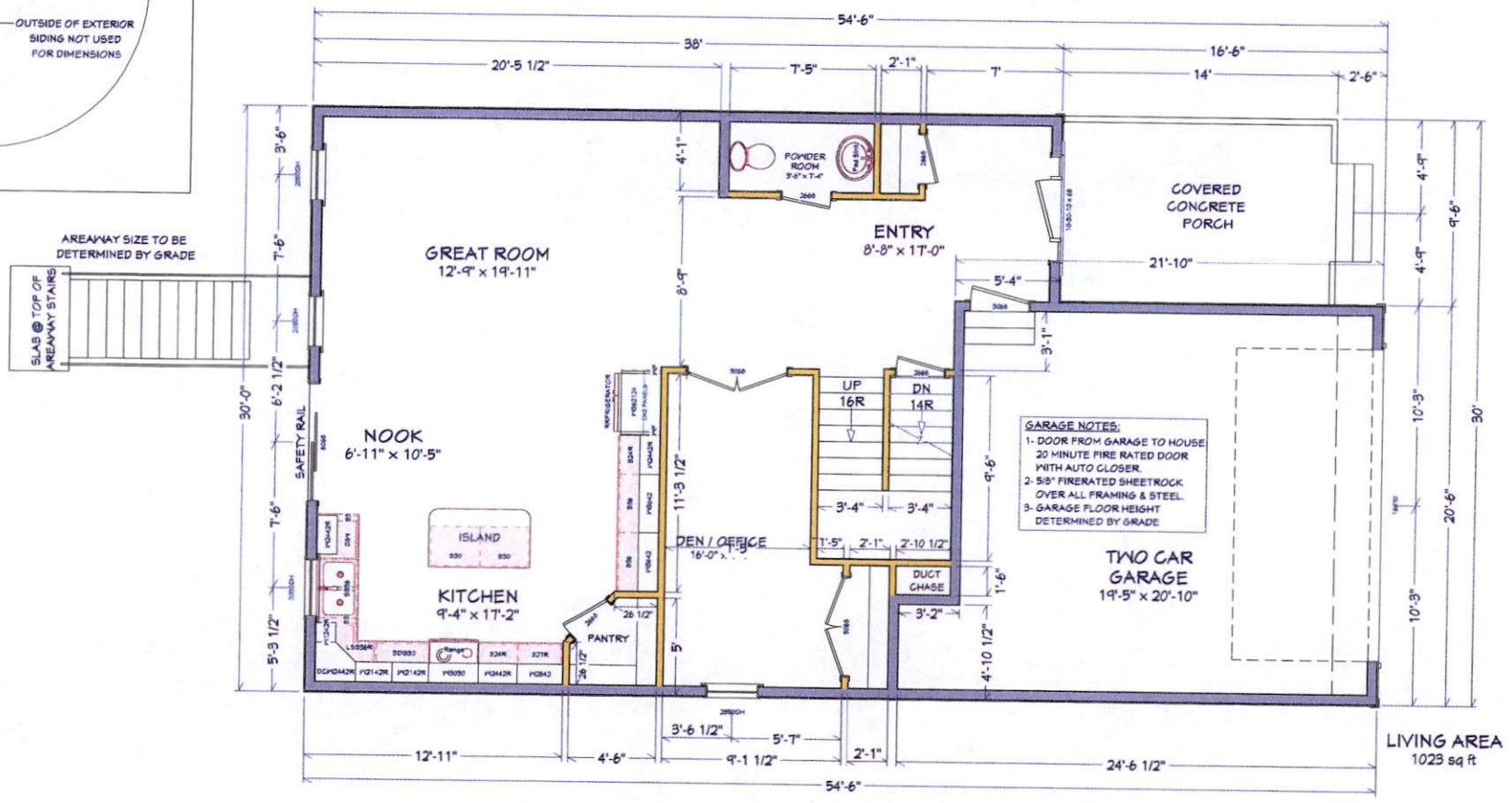
ARCH C (18" x 24")

SCALE	DATE	SHEET
1/4" = 1'	7/1/2016	S - 2.2

DIMENSIONS WITH ROOM NAMES ARE MEASURED TO INSIDE OF THE SHEETROCK

DIMENSIONS WITH LINES MEASURE TO THE OUTSIDE OF WALL SHEATHING





LIVING AREA
1023 sq ft

FIRST FLOOR PLAN

GROUND TEK ENGINEERING, LLC
P.O. BOX 782, BEL AIR, MD 21014
Phone: 410-879-8188

8004 HILLENDALE ROAD
BALTIMORE COUNTY

FIRST FLOOR PLAN

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SIGNED DATE

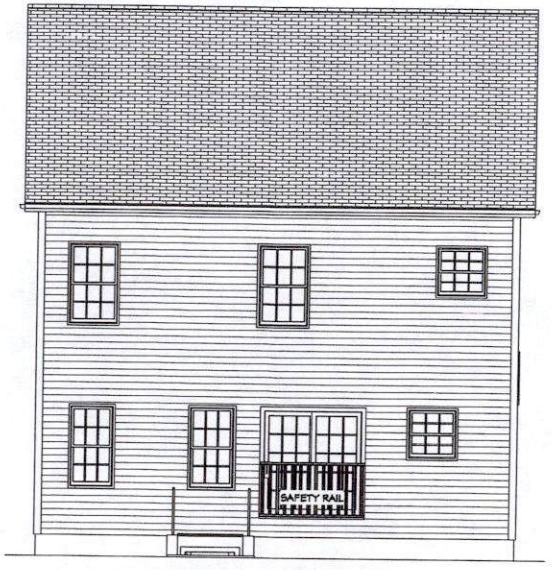
ARCH C (18" x 24")

SCALE	DATE	SHEET
1/4" = 1'	7/1/2016	A - 2

FRONT ELEVATION

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



REAR ELEVATION

GROUND TEK ENGINEERING, LLC
P.O. BOX 782, BEL AIR, MD 21014
Phone: 410-879-8188

8004 HILLENDALE ROAD
BALTIMORE COUNTY

ELEVATIONS

PROFESSIONAL CERTIFICATION

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SIGNED *DATE*

ARCH C (18" x 24")

SCALE	DATE	SHEET
3/16" = 1'	7/1/2016	A - 4