

M E M O R A N D U M

DATE: September 19, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0017-A

The appeal period for the above-referenced case expired on September 14, 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 ADMIN. VARIANCE

(2321 Harford Road)

9th Election District

5th Council District

Lawrence T. Brown

Petitioner

*

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0017-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Lawrence T. Brown ("Petitioner"). The Petitioner is requesting Variance relief from §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed carport (open projection addition) with a side setback of 5 ft. in lieu of the minimum side setback of 6 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 Bureau of Development Plans Review (DPR) dated July 29, 2016 indicating if granted, an opaque fence and/or screening should be provided along the property line of the adjacent property at 2323 Harford Hill Road. It is to be noted that letters from five (5) neighbors were received in support of the Petitioner's request, including the adjacent neighbor at 2323 Harford Hills Road.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 31, 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 8-15-16

By BW

The Petitioner has filed the supporting affidavits as required by Section 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 Section 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 Petitioner.

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 15th day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed carport (open projection addition) with a side setback of 5 ft. in lieu of the minimum side setback of 6 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 8-15-16

By [Signature]

- Petitioner must comply with the ZAC comment from DPR, dated July 29, 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 8-15-16

By [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 01, 2016
Item No. 2017-0017

DATE: July 29, 2016

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

If granted, opaque fence and /or screening should be provided along the property line of adjacent property at 2323 Harford Hill Road.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0017-08012016.doc

ORDER RECEIVED FOR FILING

Date 8-15-16

By DAK



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 2321 Harford Hills Rd Currently zoned DR 5.5
 Deed Reference 2602-1-00553 10 Digit Tax Account # 0911471020
 Owner(s) Printed Name(s) LAWRENCE T. BROWN

(SELECT THE HEARING(S) BY MARKING X 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:

- X ADMINISTRATIVE VARIANCE from Section(s) 1802.3.B. & 301.1 To permit a proposed carport ~~carport~~ (open projection addition) with a side setback of 5 feet in lieu of the minimum side set back of 6 feet

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

2. 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):

Lawrence T. Brown

Name #1 - Type or Print

Name #2 - Type or Print

Lawrence T. Brown

Signature #1

Signature #2

2321 Harford Hills Rd Baltimore MD

Mailing Address

City

State

21234 (410) 882-5198

Zip Code

Telephone #

LTB0345@YAHOO.COM

Email Address

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

N/A

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Same as above

Name - Type or Print

Signature

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 15 day of August 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 2017-0017-1A

Filing Date 7/18/16

Estimated Posting Date 7/21/16

Reviewer gh

Rev 5/5/2016

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: 2321 Harford Hills Rd; Baltimore, MD 21234
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)

- My house and car are exposed to strong winds from the Northeast during storms. Water damage repairs have been required to the house.
- Significant snowfalls have created large drifts (up to 5 ft during recent blizzards) against my house and the side door. This door is my primary exit/entrance to my car
- Leaves and debris build up along that side of the house from swirling wind
- I am 71 yrs old and intend to stay in this house as long as possible. A carport will protect the house and provide access to the house (from the car) without exposure to weather elements.

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

Lawrence T. Brown
Signature of Owner (Affiant)
Lawrence T. Brown
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

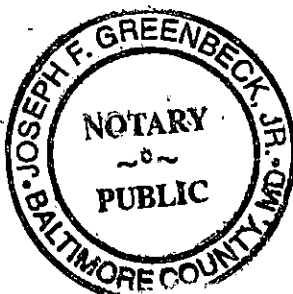
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of JULY, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LAWRENCE T BROWN

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
JULY 9, 2019
My Commission Expires

REV. 5/8/2014

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.

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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)

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- I am 71 yrs old and intend to stay in this house as long as possible. A carport will protect the house and provide access to the house (from the car) without exposure to weather elements.

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

Lawrence T. Brown
Signature of Owner (Affiant)

Lawrence T. Brown
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

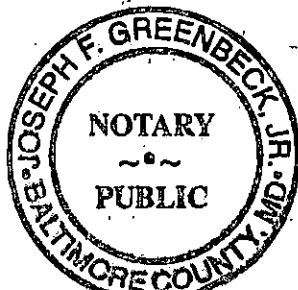
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LAWRENCE T. BROWN

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

AS WITNESS my hand and Notaries Seal



Notary Public

July 9, 2019
My Commission Expires

REV. 5/8/2014



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 2321 Harford Hills Rd Currently zoned DR 5.5
Deed Reference 2602110033 10 Digit Tax Account # 0911471020
Owner(s) Printed Name(s) LAWRENCE T. BROWN

(SELECT THE HEARING(S) BY MARKING **X** 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:

1. **X** ADMINISTRATIVE VARIANCE from Section(s) 1802.3.B & 301.1 To permit a proposed carport (open projection addition) with a side setback of 5 feet in lieu of the minimum side setback of 6 feet.

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

2. _____ 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):

Lawrence T. Brown

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

Lawrence T. Brown

Signature #1 Signature #2

2321 Harford Hills Rd Baltimore MD

Mailing Address City State

21234 (410) 882-5198 LTBC345@YAHOO.COM

Zip Code Telephone # Email Address

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

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Same as above

Name - Type or Print

Signature

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 2017-0017-A Filing Date 7/18/16 Estimated Posting Date 7/31/16 Reviewer: gl

Rev 5/5/2016

Zoning Property Description for 2321 Harford Hills Rd, Parkville MD 21234

Beginning at a point on the south side of Harford Hills Rd which is 36 feet wide at the distance of 340 feet west of the centerline of the nearest improved intersecting street (Perring Park Rd) which is 36 feet wide.

Being Lot #5, Block #A, Section #1 in the subdivision of Perring Park as recorded in Baltimore County Plat Book #27, Folio #49, containing 0.29 acres. Located in the 9th Election District and 5th Council District

2017.0012-A

CERTIFICATE OF POSTING

Date: 7-31-16

RE: Case Number: 2017-0017-A

Petitioner/Developer: Lawrence Brown

Date of Hearing/Closing: 8-15-16

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 2321 Hurford Hills Rd

The signs(s) were posted on 7-31-16
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0017-A
TO PERMIT A PROPOSED CARPORT (OPEN
PROJECTION ADDITION) WITH A SIDE SETBACK
OF 5 FEET IN LIEU OF THE REQUIRED 6 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 8/15/16

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204; (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.
ACCESSIBLE

Zoning Property Description for 2321 Harford Hills Rd, Parkville MD 21234

Beginning at a point on the south side of Harford Hills Rd which is 36 feet wide at the distance of 340 feet west of the centerline of the nearest improved intersecting street (Perring Park Rd) which is 36 feet wide.

Being Lot #5, Block #A, Section #1 in the subdivision of Perring Park as recorded in Baltimore County Plat Book #27, Folio #49, containing 0.29 acres. Located in the 9th Election District and 5th Council District

2017-2017-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0017 -A

Address 2321 Harford Hills Rd

Contact Person: Gary Hucik
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/18/16

Posting Date: 7/31/16

Closing Date: 8/15/16

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 2017- 0017 -A

Address 2321 Harford Hills Rd 21234

Petitioner's Name Lawrence T. Brown

Telephone 410-882-5198

Posting Date: 7/31/16

Closing Date: 8/15/16

Wording for Sign: To Permit a proposed carport (open projection addition) with a sign setback of 5 feet in lieu of required 6 feet

Revised 7/6/16

No

142913

Date: _____

7/18/16

CONFIDENTIAL

BUSINESS ACTION THE
7/19/2016 7/19/2016 09:53:50

REC'D 001: WALKER LTR
RECEIPT # 864597 7/19/2018 OFU

DATE: 5-5-83 TRAINING VERIFICATION
CIRCUIT: 142213

Receipt for
 \$75.00 of
 Baltimore County, Maryland

[illegible]

Total: 75.00

Rec

From

For:

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

August 9, 2016

Lawrence T. Brown
2321 Harford Hills Road
Baltimore MD 21234

RE: Case Number: 2017-0017 A, Address: 2321 Harford Hills Road

Dear Mr. Brown:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 18, 2016. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular embossed seal. The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



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

Date: 7/25/16

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. 2017-0017-A

Administration Variance
Lawrence T. Brown
2321 Harford Hills 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,

A handwritten signature in cursive script, appearing to read "Richard Zeller".

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

WW/RAZ

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



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

Date: 7/25/16

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

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*Administration Variance
Lawrence T. Brown
2321 Harford Hills 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,

A handwritten signature in blue ink that reads "Richard Zeller".

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

SUBJECT: Zoning Advisory Committee Meeting
For August 01, 2016
Item No. 2017-0017

DATE: July 29, 2016

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

If granted, opaque fence and /or screening should be provided along the property line of adjacent property at 2323 Harford Hill Road.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0017-08012016.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 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0017-A
Address 2321 Harford Road
(Brown Property)

Zoning Advisory Committee Meeting of **July 25, 2016**.

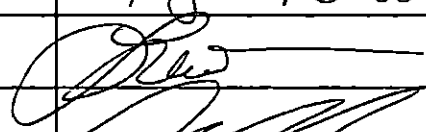
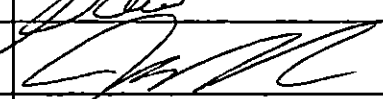
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 07-29-2016

**Support for an Area Variance for Property Located at
2321 Harford Hills Rd, Parkville, Md 2123**

As owner of the property listed above I, Larry Brown, am requesting an area variance to build a carport over the existing macadam driveway along the side of my house. The variance is necessary since a portion of the carport will extend into the setback required between houses. Your signature below indicates that you have no objection to this variance request

Date (2016)	Printed Name	Signature	Address
7/12	Megan Roberts	Megan Roberts	2325 Harford Hills Rd
7/13	Lisa Wilder-Katz		2322 Harford Hills Rd
7/13	Josh Baker		2324 Harford Hills Rd
7/13	Nancy + Tom Shakespeare	Nancy Shakespeare	9001 Harford Hills GARTH

Signature of Requestor:

Doc 100

100-1000000

100-1000000

100-1000000

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 - 0902656570			
Owner Information					
Owner Name:		ROBERTS MEGAN		Use: RESIDENTIAL	
Mailing Address:		2325 HARFORD HILLS RD BALTIMORE MD 21234-2650		Principal Residence: YES	
				Deed Reference: /37175/ 00196	
Location & Structure Information					
Premises Address:		2325 HARFORD HILLS RD BALTIMORE 21234-2650		Legal Description: 2325 HARFORD HILL MRD PERRING PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0071	0008	0513		0000	1 A 3
					Assessment Year: 2017
					Plat No: 1
					Plat Ref: 0027/0049
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1962		1,265 SF		1000 SF	
				Property Land Area	
				8,269 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		73,400	73,400		
Improvements		137,800	137,800		
Total:		211,200	211,200	211,200	
Preferential Land:		0			
Transfer Information					
Seller: JANG HAK JIN		Date: 02/16/2016		Price: \$180,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37175/ 00196		Deed2:	
Seller: BRANDAU WILHELMINA R		Date: 09/26/2000		Price: \$146,900	
Type: ARMS LENGTH IMPROVED		Deed1: /14716/ 00443		Deed2:	
Seller: JAGIELSKI ALEXANDER R & EMMA		Date: 06/29/1966		Price: \$20,500	
Type: ARMS LENGTH IMPROVED		Deed1: /04638/ 00045		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 07/21/2016					

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 - 0908551910			
Owner Information					
Owner Name:	KATZ MARSHALL T KATZ LISA A		Use:	RESIDENTIAL	
Mailing Address:	2322 HARFORD HILLS RD BALTIMORE MD 21234-2657		Principal Residence:	YES	
			Deed Reference:	/23156/ 00146	
Location & Structure Information					
Premises Address:		2322 HARFORD HILLS RD 0-0000		Legal Description: 2322 HARFORD HILLS RD PERRING PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0071	0008	0513		0000	1 C 4
					Assessment Year: 2017
					Plat No: 1 Plat Ref: 0027/0049
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1962	1,265 SF				7,313 SF
County Use 04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	BRICK	1 full/ 2 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		72,700	72,700		
Improvements		117,200	117,200		
Total:		189,900	189,900	189,900	
Preferential Land:		0			
Transfer Information					
Seller: RESCH KENNETH A, JR		Date: 12/30/2005		Price: \$240,000	
Type: ARMS LENGTH IMPROVED		Deed1: /23156/ 00146		Deed2:	
Seller: HITTLE OWEN		Date: 10/23/1998		Price: \$129,900	
Type: ARMS LENGTH IMPROVED		Deed1: /13242/ 00120		Deed2:	
Seller: HITTLE OWEN		Date: 04/05/1984		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06217/ 00729		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 03/06/2009					

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 - 0923505870			
Owner Information					
Owner Name:		BAKER JOSHUA R		Use:	RESIDENTIAL
Mailing Address:		2324 HARFORD HILLS RD BALTIMORE MD 21234-		Principal Residence:	YES
				Deed Reference:	/33364/ 00251
Location & Structure Information					
Premises Address:		2324 HARFORD HILLS RD BALTIMORE 21234-2657		Legal Description:	2324 HARFORD HILLS RD PERRING PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0071	0008	0513		0000	1
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	1
C	3	2017		0027/0049	
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1963	1,073 SF	530 SF	7,350 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half	
Value Information					
Base Value		Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:		72,700	72,700		
Improvements		114,300	114,300		
Total:		187,000	187,000		
Preferential Land:		0			
Transfer Information					
Seller: DIX JOHN L		Date: 03/28/2013		Price: \$190,000	
Type: ARMS LENGTH IMPROVED		Deed1: /33364/ 00251		Deed2:	
Seller: WILSON EDITH S		Date: 05/22/1995		Price: \$125,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14598/ 00442		Deed2:	
Seller: WILSON FELIX		Date: 02/24/1993		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09621/ 00277		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 08/27/2013					

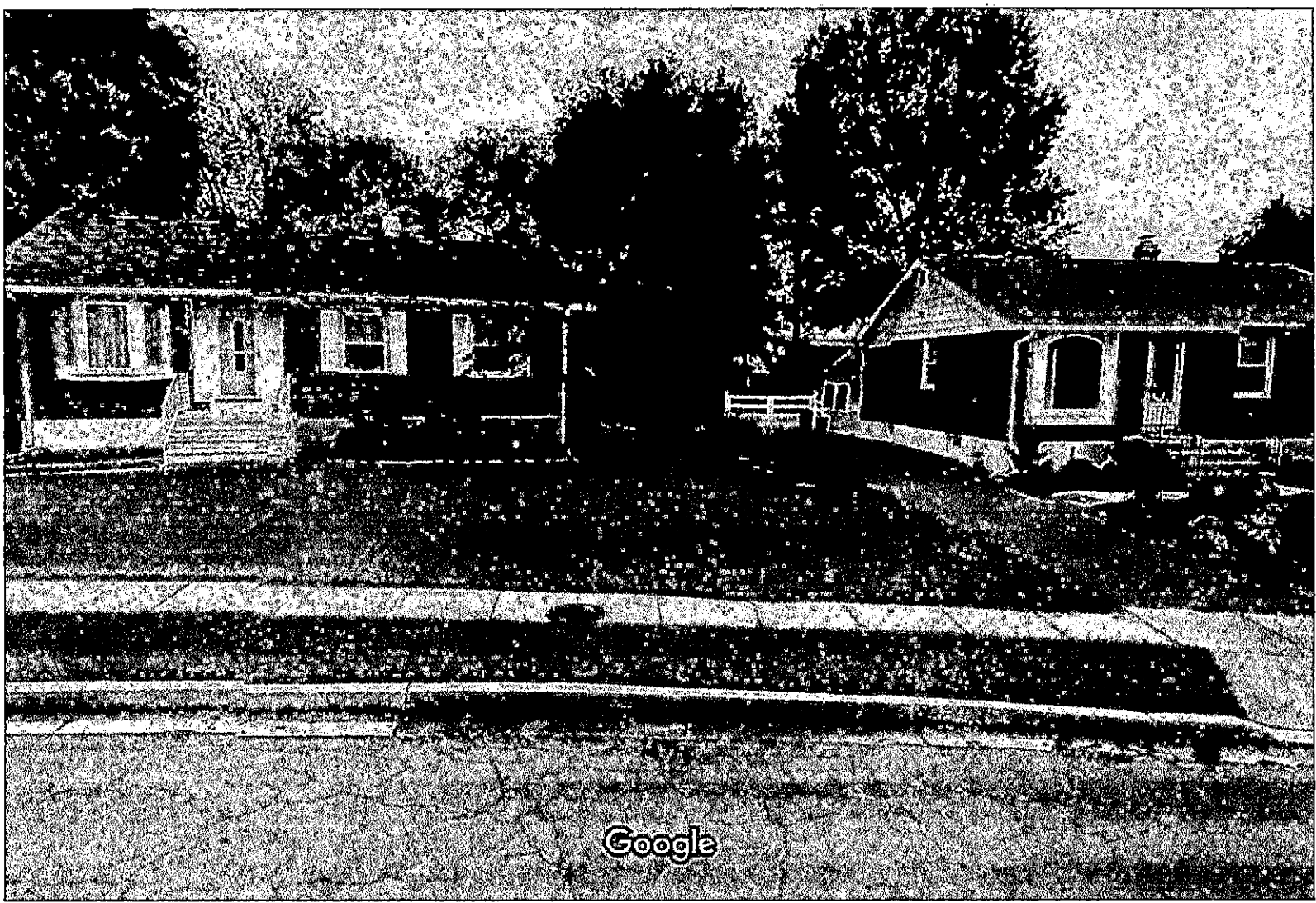
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0902575700			
Owner Information					
Owner Name:	SHAKESPEARE WARREN THOMAS HARPER-SHAKESPEARE NANCY		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	9001 HARFORD HILLS GARTH BALTIMORE MD 21234-2613		Deed Reference:	/10836/ 00721	
Location & Structure Information					
Premises Address:		9001 HARFORD HILLS GARTH 0-0000		Legal Description:	9001 HARFORD HILLS GARTH PERRING PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0071	0008	0513		0000	1
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	0027/0049
C	6	2017			
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1961	1,265 SF	607 SF	9,801 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half	1 Carport
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		73,800	73,800		
Improvements:		145,700	145,700		
Total:		219,500	219,500	219,500	
Preferential Land:		0			
Transfer Information					
Seller: BOTELER MARY CATHERINE		Date: 11/18/1994		Price: \$147,500	
Type: ARMS LENGTH IMPROVED		Deed1: /10836/ 00721		Deed2:	
Seller: BOTELER J C,SR ETAL		Date: 11/03/1981		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06341/ 00760		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 07/01/2008					

Google Maps Harford Hills Rd *Existing*



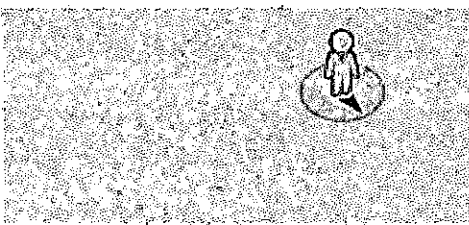
Carney, Maryland

2323

Image capture: Oct 2012 © 2016 Google

2321

Street View - Oct 2012

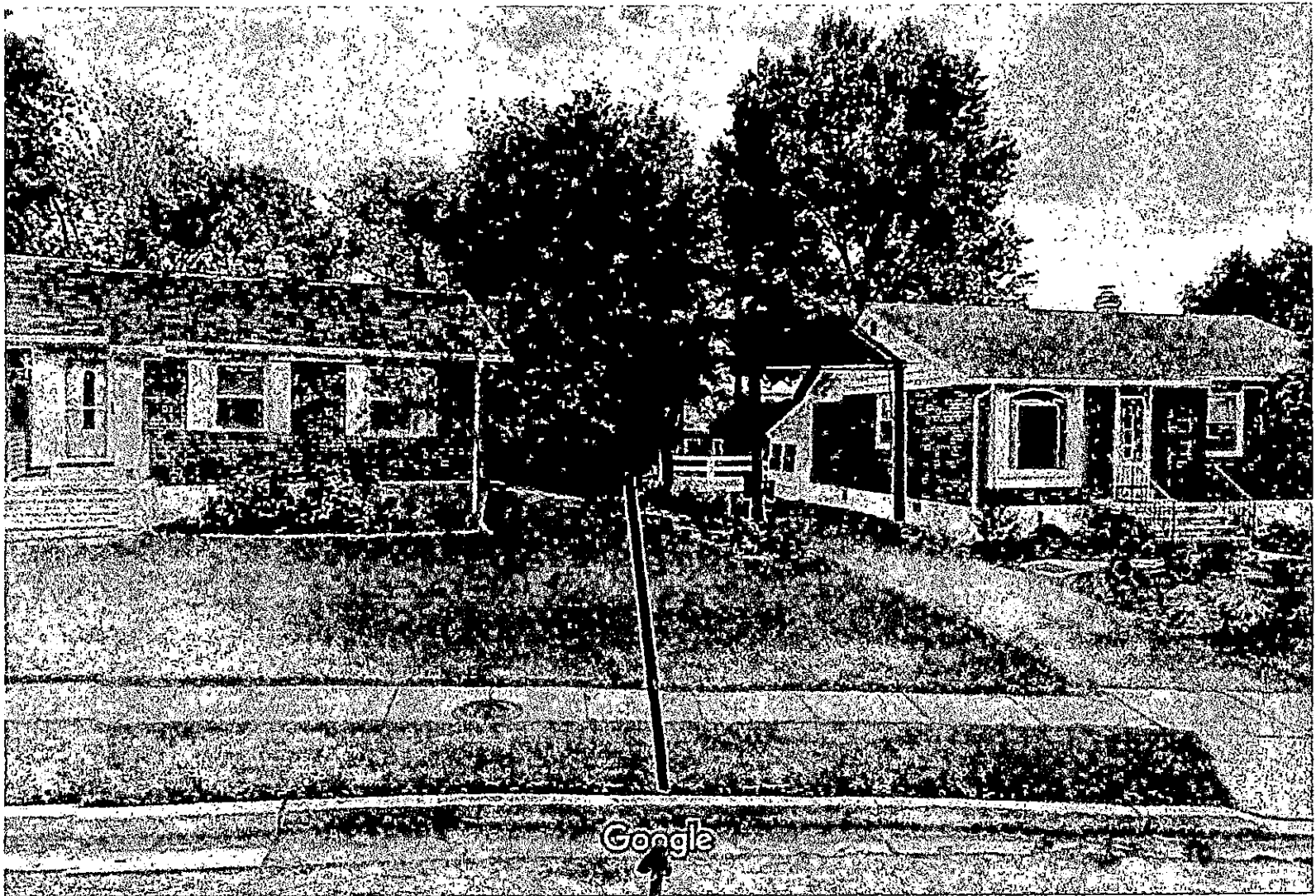


2017-0017-A

Google Maps

Harford Hills Rd

Proposed (Carport)



Carney, Maryland

Street View - Oct 2012

2323
(Plot #4)

approx
Property line

Image capture: Oct 2012 © 2016 Google

2321
(Plot #5)



Rear View

Proposed ↓

Open on
sides

Property
line

2321 Highland Hills Rd



CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-29</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>7-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-25</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 7-31-16 by PilsonPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

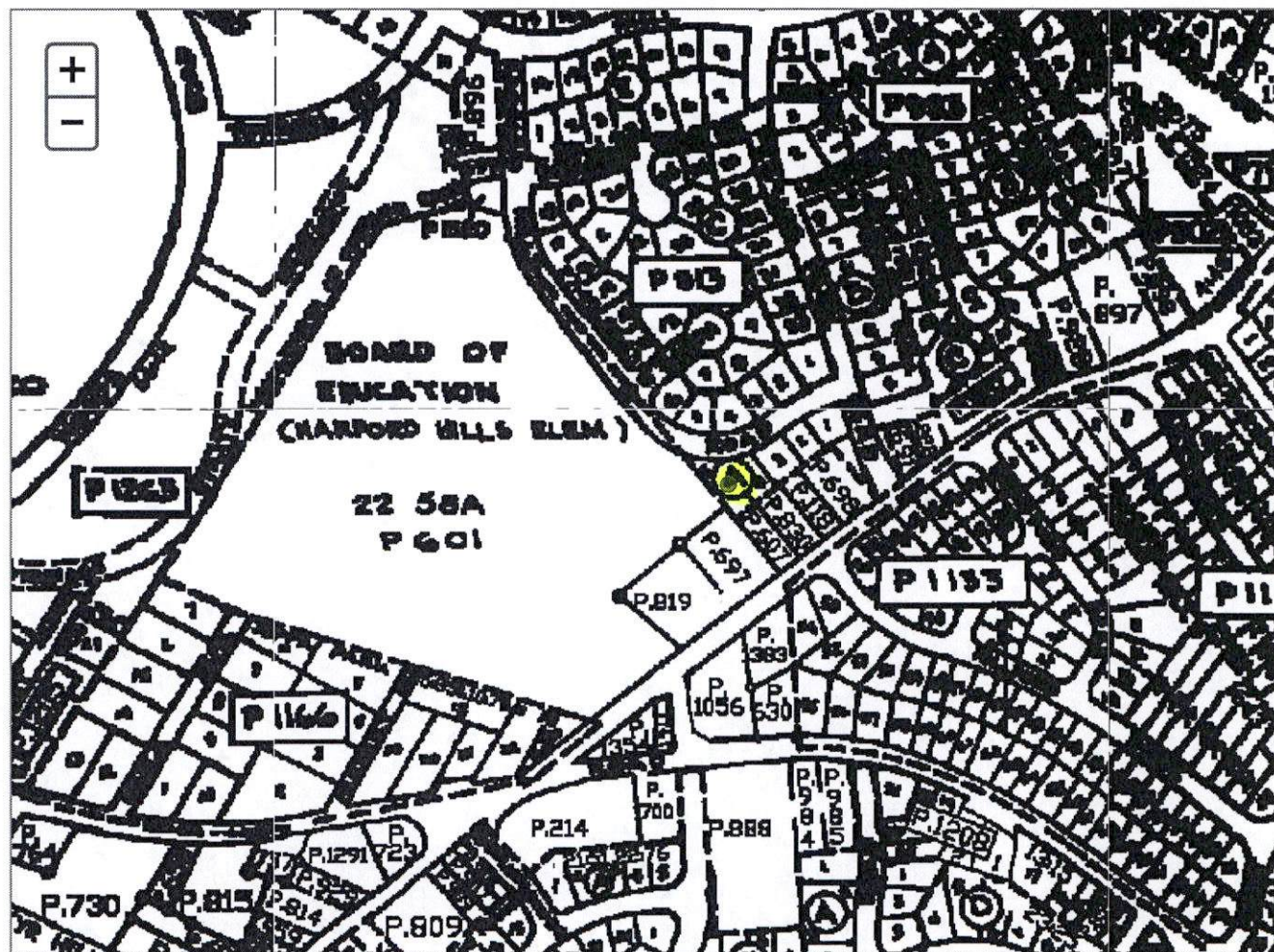
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0911471020			
Owner Information					
Owner Name:		BROWN LAWRENCE T		Use:	RESIDENTIAL
Mailing Address:		2321 HARFORD HILLS RD BALTIMORE MD 21234-2650		Principal Residence:	YES
				Deed Reference:	/26021/ 00553
Location & Structure Information					
Premises Address:		2321 HARFORD HILLS RD 0-0000		Legal Description: 2321 HARFORD HILLS RD PERRING PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0071	0008	0513		0000	1 A 5 2014 Plat Ref: 0027/0049
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1962		1,073 SF		900 SF	
				Property Land Area 12,709 SF	
				County Use 04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	BRICK	2 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		87,100	74,500		
Improvements		183,500	157,000		
Total:		270,600	231,500	231,500	231,500
Preferential Land:		0			0
Transfer Information					
Seller: BYRD DOUGLAS		Date: 08/08/2007		Price: \$315,000	
Type: ARMS LENGTH IMPROVED		Deed1: /26021/ 00553		Deed2:	
Seller: KLOTZ ERIC J		Date: 08/28/2002		Price: \$155,000	
Type: ARMS LENGTH IMPROVED		Deed1: /16760/ 00719		Deed2:	
Seller: CORNELL DEVELOPM ENT CO		Date: 12/13/1962		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /04085/ 00047		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 04/28/2008					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **09** Account Number: **0911471020**

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>).

Approval for variance at 2321 Harford Hills Rd

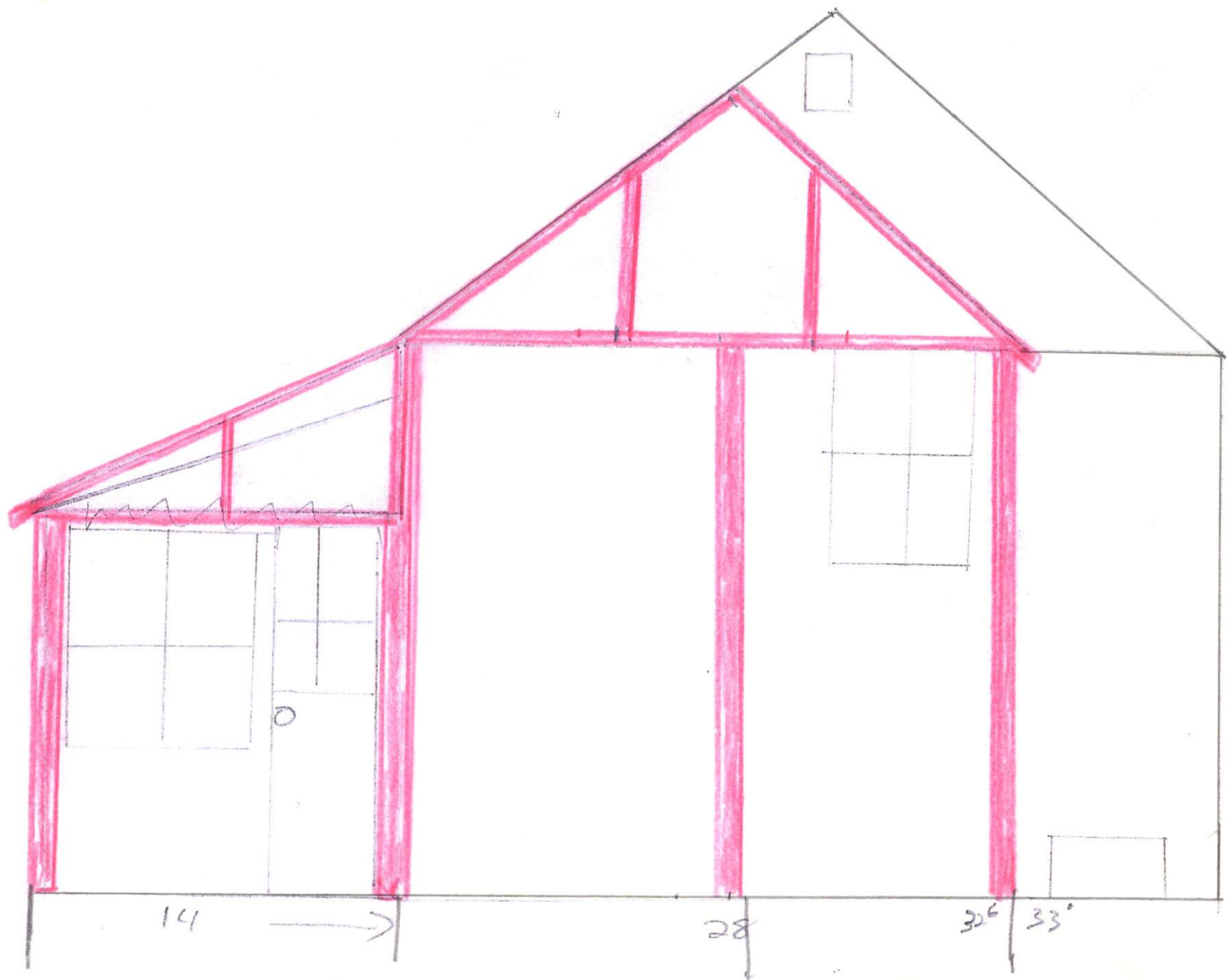
I, THANG VAN PHAM, living at and owning the property at 2323 Harford Hills Rd (Plat Lot#4) have been informed by Mr. Larry Brown of his request for an Administrative Variance for his property next door at 2321 Harford Hills Rd (Plat Lot#5). The variance is required to construct a carport on the side of Mr. Brown's house which will partially intrude into the setback requirements between the houses. The setback requirement is 7.5 ft. The breach of the setback will only occur towards the rear of the carport and will, at no point, extend beyond Lot#5

I have reviewed the request with Mr. Brown and by signing this document I am expressing no objection with the carport or the variance request.

Signed:

Thang Pham (8/11/16)
2323 Harford Hills Rd

2017-0017-A

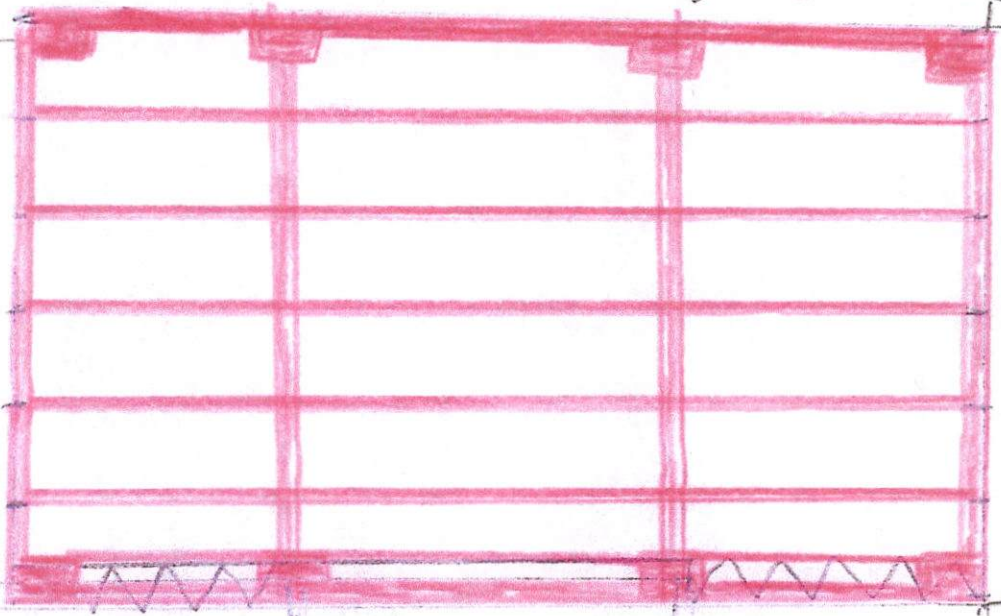


2017-0017-A

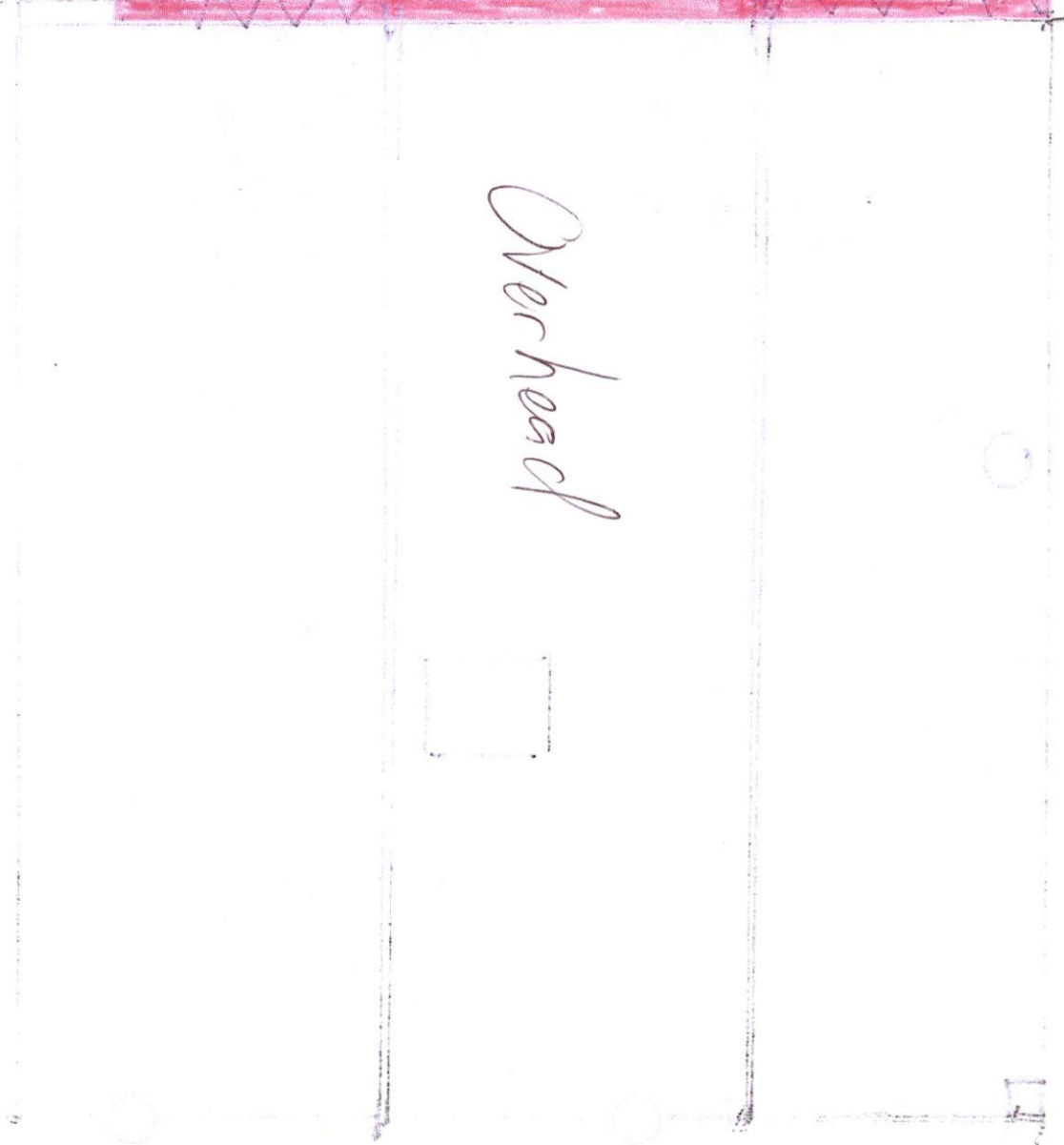
10' from property line

5' 6" from property line
325

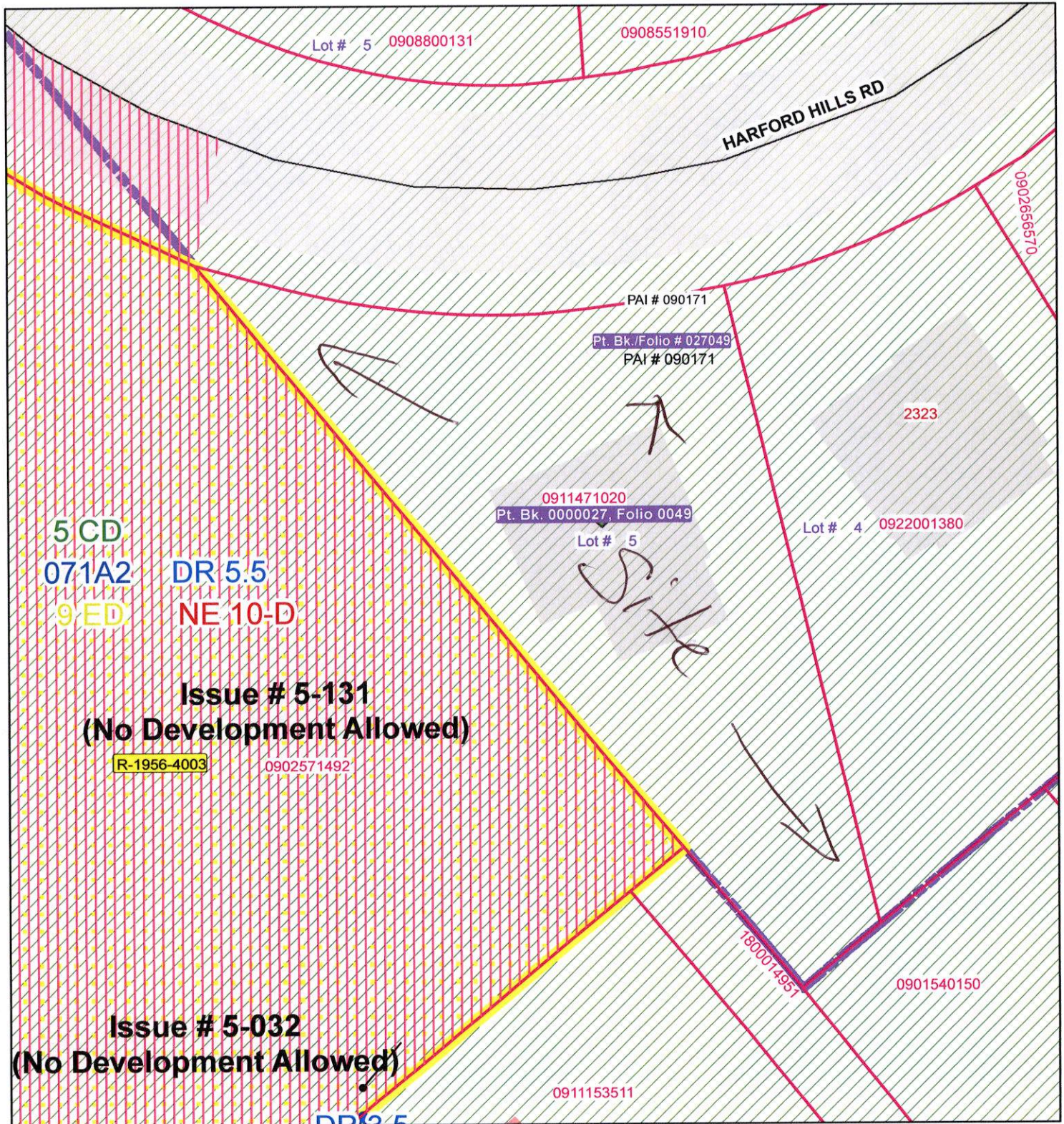
DRIVEWAY



Overhead



2021 Harford Hills Road



Publication Date: 7/15/2016



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



0 5 10 20 30 40
Feet

1 inch = 30 feet

2017-0017-A

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

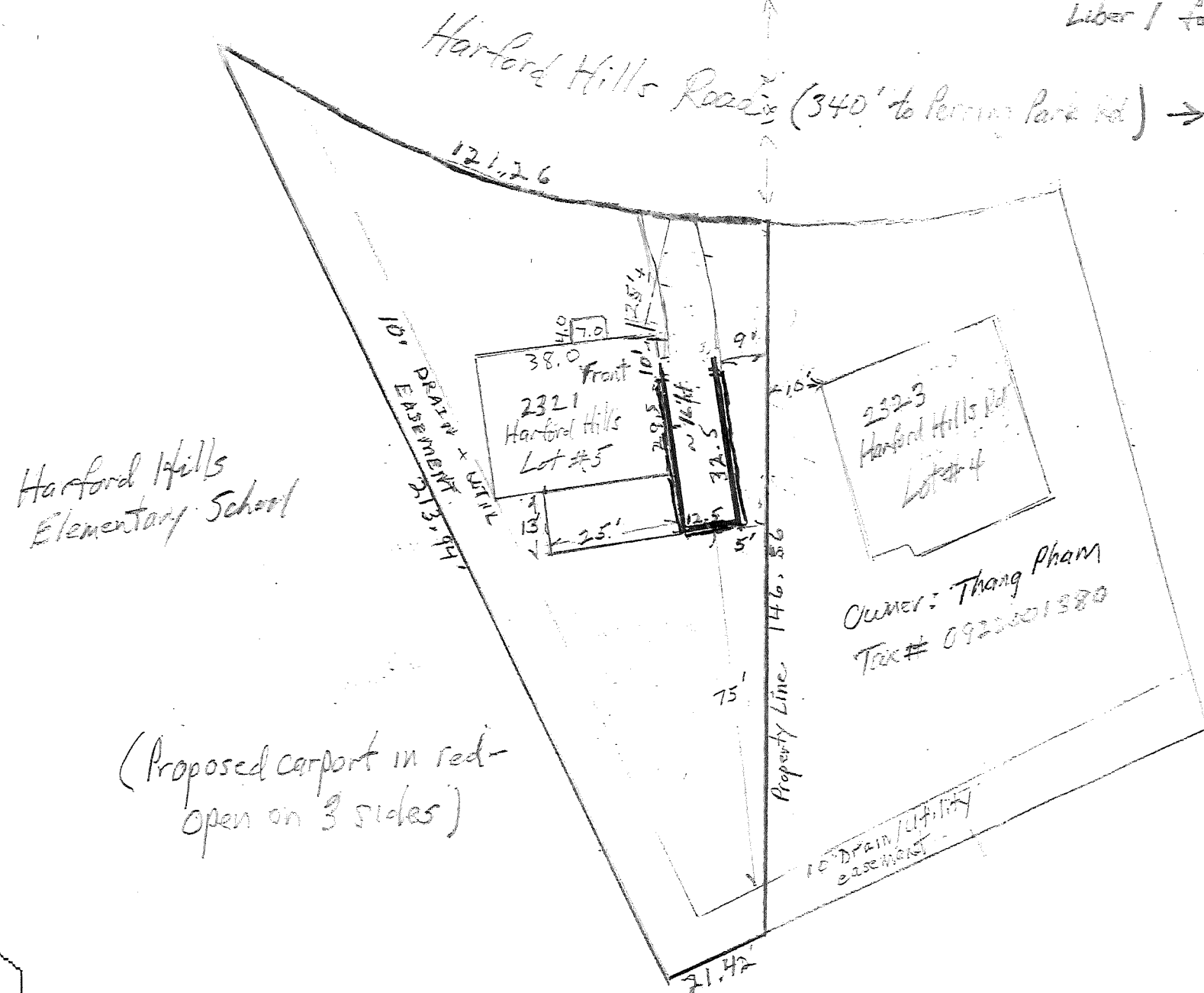
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0922001380			
Owner Information					
Owner Name:	LE HOA PHUONG VAN PHAM THANG		Use:	RESIDENTIAL YES	
Mailing Address:	2323 HARFORD HILLS RD BALTIMORE MD 21234- 2650		Deed Reference:	/26890/ 00121	
Location & Structure Information					
Premises Address:		2323 HARFORD HILLS RD BALTIMORE 21234-2650		Legal Description: 2323 HARFORD HILLS RD PERRING PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0071	0008	0513		0000	1
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	1
A	4	2017		0027/ 0049	
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1962	1,073 SF	540 SF	10,836 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full/ 2 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		74,100	74,100		
Improvements		116,900	116,900		
Total:		191,000	191,000	191,000	
Preferential Land:		0			
Transfer Information					
Seller: LE HOA PHUONG		Date: 04/15/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26890/ 00121		Deed2:	
Seller: LE HOA PHUONG		Date: 08/15/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26052/ 00074		Deed2:	
Seller: LE HOA PHUONG		Date: 10/03/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /18900/ 00405		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 01/06/2009					

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

ADDRESS 2321 Hartford Hills Rd OWNER(S) NAME(S) Lawrence T. Brown

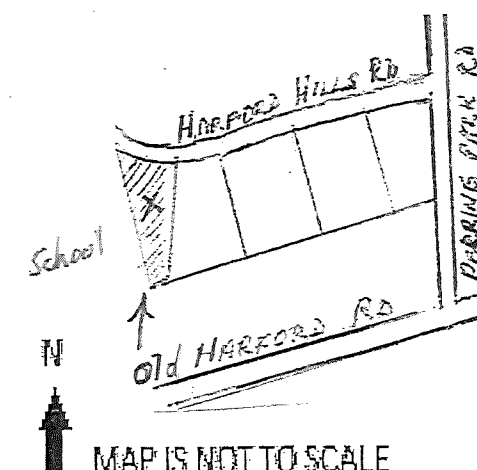
SUBDIVISION NAME Perring Park LOT # 5 BLOCK # A SECTION # 1

PLAT BOOK # 27 FOLIO # 49 10 DIGIT TAX # 0911471020 DEED REF. # 26021100553
Liber 1 folio



PLAN DRAWN BY Lawrence T. Brown DATE 7/10/2016 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 071A2

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.29

OR SQUARE FEET 12,709

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

X/A

VIOLATION CASE INFO:

No

Per. EPR. 1

2017-0017-A

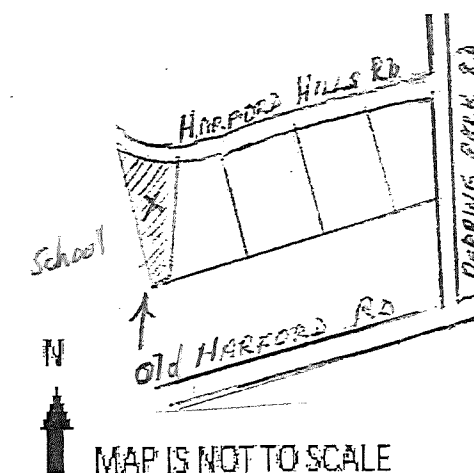
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2321 Hartford Hills Rd OWNER(S) NAME(S) Lawrence T. Brown

SUBDIVISION NAME Perring Park LOT # 5 BLOCK # A SECTION # 1

PLAT BOOK # 27 FOLIO # 49 10 DIGIT TAX # 0911471020 DEED REF. # 26021100553
Liber 1 folio

SITE VICINITY MAP



ZONING MAP# 071A2

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.29

OR SQUARE FEET 12,709

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

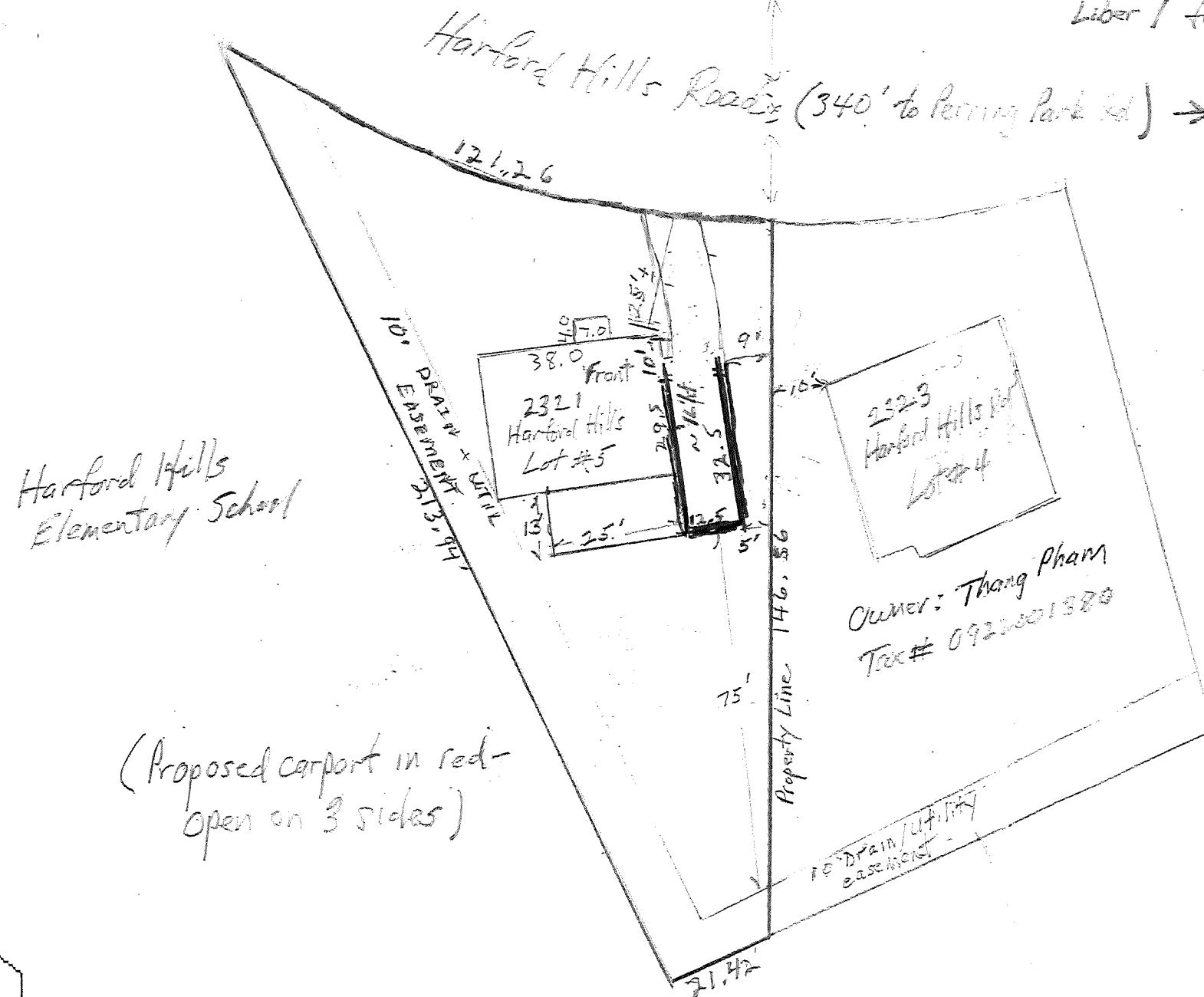
PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2017-0017-A



PLAN DRAWN BY Lawrence T. Brown DATE 7/10/2016 SCALE: 1 INCH = 30 FEET