

M E M O R A N D U M

DATE: October 11, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0039-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 7, 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 *
(1602 Summit Avenue)
14th Election District *
6th Council District *
Robbie A. Hayes *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0039-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, Robbie A. Hayes. The Petitioner is requesting variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a swimming pool to be placed in the side yard in lieu of the required rear yard placement. 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. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 14, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 9-7-16

By SW

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 7th day of **September, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a swimming pool to be placed in the side yard in lieu of the required rear yard placement, 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.

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 9-7-16

By bw



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 1602 Summit Avenue, Rosedale MD 21237 Currently zoned
Deed Reference 38561/00337 10 Digit Tax Account # 2500001452
Owner(s) Printed Name(s) Robbie Hayes

(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)

BCZR: 400.1 → To permit a swimming pool to be placed in the side yard in lieu of the required rear yard placement.

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):

Robbie Hayes
Name #1 – Type or Print Name #2 – Type or Print
Robbie Hayes
Signature #1 Signature #2
1602 Summit Ave Rosedale MD
Mailing Address City State
21237 , 502-592-8884 , orew4kids@aol.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
ORDER RECEIVED FOR FILING
9-7-16
EW

Representative to be contacted:

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 2017-0039-4 Filing Date 8/5/16 Estimated Posting Date 8/14/16 Reviewer JS

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: 1602 Summit Avenue Rosedale MD 21237
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)

With 12,328 square footage of yard/property, I have ample space for an above-ground pool. However, there is no space to place a pool in the backyard. There is plenty of space for the pool to be installed to the left of my home which is surrounded by trees on two sides, sits way back from the road, and is not blocking or interfering with any access to powerlines, right of ways, etc...

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

Robbie Hayer
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Robbie Hayer
Name- Print or Type

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 1 day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robbie Hayer

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

AS WITNESS my hand and Notaries Seal



JAMES JASON WOODY
Notary Public, State of Maryland
Baltimore County
My Commission Expires June 21 2020

[Signature]
Notary Public
June 21, 2020
My Commission Expires

Affidavit in Support of Administrative Variance

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to place a pool in the backyard. There is plenty of space for the
pool to be installed to the left of my home which is surrounded
by trees on two sides, sits way back from the road, and is
not blocking or interfering with any access to powerline, right of
ways, etc...

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

Robbie Hayer
Signature of Owner (Affiant)

Robbie Hayer
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

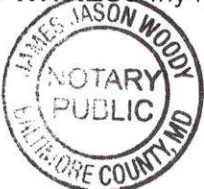
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robbie Hayer

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

AS WITNESS my hand and Notaries Seal



James Jason Woody Notary Public
Notary Public, State of Maryland
Baltimore County
My Commission Expires June 21 2020



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 1602 Summit Avenue, Roseale MD 21237 Currently zoned
Deed Reference 35561 00/0037 10 Digit Tax Account # 2500001452
Owner(s) Printed Name(s) Robbie Hayes

(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)

BCZR: 400.1 → To permit a swimming pool to be placed in the side yard in lieu of the required rear yard placement.

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):

Robbie Hayes
Name #1 – Type or Print Name #2 – Type or Print
Robbie Hayes
Signature #1 Signature #2
1602 Summit Ave Roseale MD
Mailing Address City State
21237 502-592-8884 aren4Kids@aol.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

ORDER RECEIVED FOR FILING
9-7-16

Representative to be contacted:

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 2017-0039-A Filing Date 8/5/16 Estimated Posting Date 8/14/16 Reviewer JS

ZONING PROPERTY DESCRIPTION FOR 1602 SUMMIT AVENUE, ROSEDALE 21237

Beginning at a point on the west side of Summit Avenue which is 40 feet wide at a distance of 130 feet south of the centerline of the nearest improved intersecting street Heinle Avenue which is 40 feet wide.

Being Lot # 3, Block NA, Section # NA in the subdivision of Summit Farms as recorded in Baltimore County Plat Book # 007, Folio # 092, containing 12,328 square feet. Located in the 14 Election District and 6 Council District.

2017-0039-A

CERTIFICATE OF POSTING

2017-0039-A

RE: Case No.: _____

Petitioner/Developer: _____

Robbie Hayes

August 29, 2016

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1602 Summit Ave

August 14, 2016

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

August 14, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0039 -A Address 1602 SUMMIT AVE, 21237

Contact Person: JASON SEIDEMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/5/16 Posting Date: 8/14/16 Closing Date: 8/29/16

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

- 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.
- 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.
- 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.
- 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- 0039 -A Address 1602 SUMMIT AVE.

Petitioner's Name HAYES Telephone 502-592-8884

Posting Date: 8/14/16 Closing Date: 8/29/16

Wording for Sign: TO PERMIT A SWIMMING POOL TO BE PLACED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

Revised 7/6/16

**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/neighbor 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: 2017-0039-4

Property Address: 1602 SUMMIT AVE, 21237

Property Description: _____

Legal Owners (Petitioners): ROBBIE HAYES

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBBIE HAYES

Company/Firm (if applicable): _____

Address: 1602 SUMMIT AVE

ROSEDALE, MD 21237

Telephone Number: 502-592-8884

Revised 7/9/2015

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

No.

142816

Date:

8/5/16

PAID RECEIPT

BUSINESS ACTUAL TIME DEPT
8/05/2016 8/05/2016 11:19:16 4

NO. 142816
RECEIPT # 694546 8/05/2016 OFLH
Dept 5 328 ZONING VERIFICATION
Receipt Tot \$75.00
\$75.00 CK \$6.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6170				\$ 75.00
Total:								\$ 75.00

Rec From: FAYES

For: 2017-0039-A

DISTRIBUTION

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

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

August 30, 2016

Robbie Hayes
1602 Summit Avenue
Rosedale MD 21237

RE: Case Number: 2017-0039 A, Address: 1602 Summit Avenue

Dear Mr. Hayes:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 5, 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

8-29-16
Closing

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 15 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: August 15, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0039-A
Address 1602 Summitt Avenue
(Hayes Property)

Zoning Advisory Committee Meeting of **August 22, 2016.**

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

Reviewer: Steve Ford

Date: 08-15-2016

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



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

Date: 8/15/16

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. 2017-0039-A

Administrative Variance
Robbie Hayes
1602 Seaside Avenue

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, appearing to read 'Wendy Wolcott'.

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

DATE: August 17, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For August 22, 2016
Item No. 2017-0039, 0040, 0041 and 0042

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\ZAC201608222016.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
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Date: 08-15-2016



10540

Lot # 13

Lot # 11 1403001501

1603

Lot # 11

1606

2500001451

Lot # 2

Lot # 9 1403001500
Pt. Bk./Folio # 007048C

1601

Lot # 9

SUMMIT AVE

DR 5.5

1602

PAI # 140447

Pt. Bk./Folio # MP05151

PAI # 140447

PAI # 140447

Pt. Bk. 0000007, Folio 0092

2500001452

Lot # 9

096B1

6 CD

14 ED

NE 2-E

1957-4022-X

Lot # 5

1420067370

2007-0585-A
R-1975-0219-

BR

Pt. Bk. 0000007, Folio 0048

Lot # 1

2500001450

PAI # 140135

PAI # 140135

PAI # 140135

7318

1413028823

Lot # 21

Pt. Bk./Folio # 007092B

R-1969-0260-X

BRAS

Lot # 21

Lot # 1 1413028820

Lot # 2

1413028821

Lot # 2

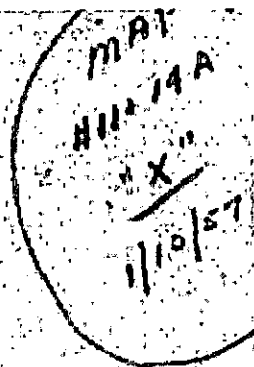
PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

JOHN V. AND FRANCES CHRUSNIAK

1957-4022-X



For a Special Exception

To the Zoning Commissioner of Baltimore County

John V. Chrusniak and Frances Chrusniak, his wife

Legal Owners

American Telephone and Telegraph Company

Contract
Purchaser

heroby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or be erected thereon) hereinafter described for a Long Distance Telephone Repeater Station.

All that parcel of land in the Fourteenth District of Baltimore County on the West side of Summit Avenue, beginning 193 feet North of Philadelphia Road; thence Northerly and binking on the West side of Summit Avenue 30 feet; thence South 73 degrees 15 minutes West 70 feet; thence South 16 degrees 45 minutes East 118.49 feet; thence North 58 degrees 27 minutes East 72.10 feet to the place of beginning.

American Telephone & Telegraph Co.
by:

C.H. Teskey, Asst. Area Attorney

Contract Purchaser

John V. Chrusniak

Frances Chrusniak

Legal Owner

1604 Summit Avenue
Baltimore 6, Maryland

Address

Address

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>8-15</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-15</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 1957-4022-x - Unrecorded -- phone equip. box placed by Bell)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 8-14-16 by BlackPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 2500001452			
Owner Information					
Owner Name:		HAYES ROBBIE A		Use:	RESIDENTIAL
Mailing Address:		1602 SUMMIT AVE BALTIMORE MD 21237-1308		Principal Residence:	YES
				Deed Reference:	/35561/ 00337
Location & Structure Information					
Premises Address:		1602 SUMMIT AVE BALTIMORE 21237-1308		Legal Description:	.283AC PT LT 74 1602 SUMMIT AVE SS SUMMIT FARMS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: MS
0089	0021	0202		0000	3 2015 Plat Ref: 0007/0092
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2014	1,920 SF		12,328 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	2 Attached
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	71,900	71,900			
Improvements	184,700	203,000			
Total:	256,600	274,900	268,800	274,900	
Preferential Land:	0			0	
Transfer Information					
Seller: WATTS OTIS 3RD		Date: 11/14/2014		Price: \$265,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35561/ 00337		Deed2:	
Seller: ATLANTIC COASTAL DEVELOPMENT LLC		Date: 08/16/2010		Price: \$67,000	
Type: ARMS LENGTH VACANT		Deed1: /29775/ 00263		Deed2:	
Seller: MAYHEW RONALD L/KATHLEEN M		Date: 11/14/2006		Price: \$140,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /24756/ 00001		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/10/2015					

Best location for the above-ground pool is to the left of the home because the backyard is too small and populated with numerous trees.



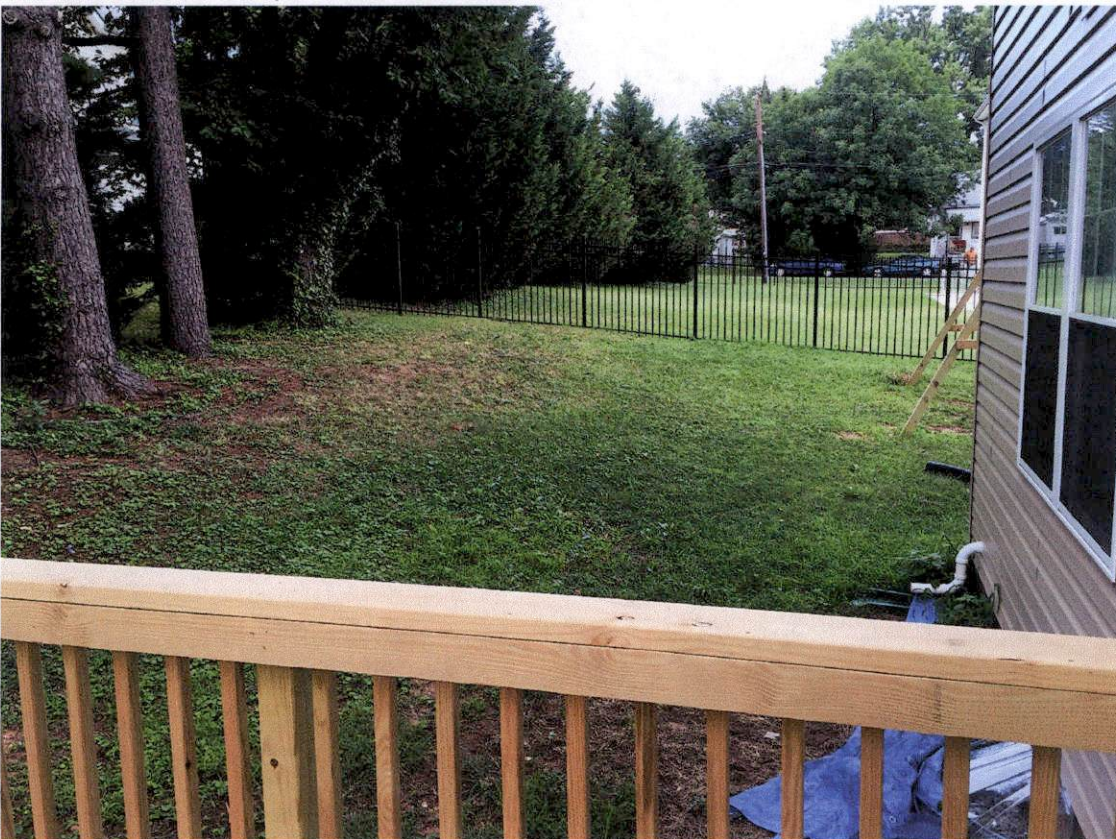
To the right of the home, is my neighbor's property that begins where the iron wrought fence is located.



The designated area sits far back from the road in a secluded area that is surrounding by trees in the rear and to the left. Maryland Fence Manufacturing Company is located to the left, beyond the trees.



Picture of narrow backyard with numerous trees/roots



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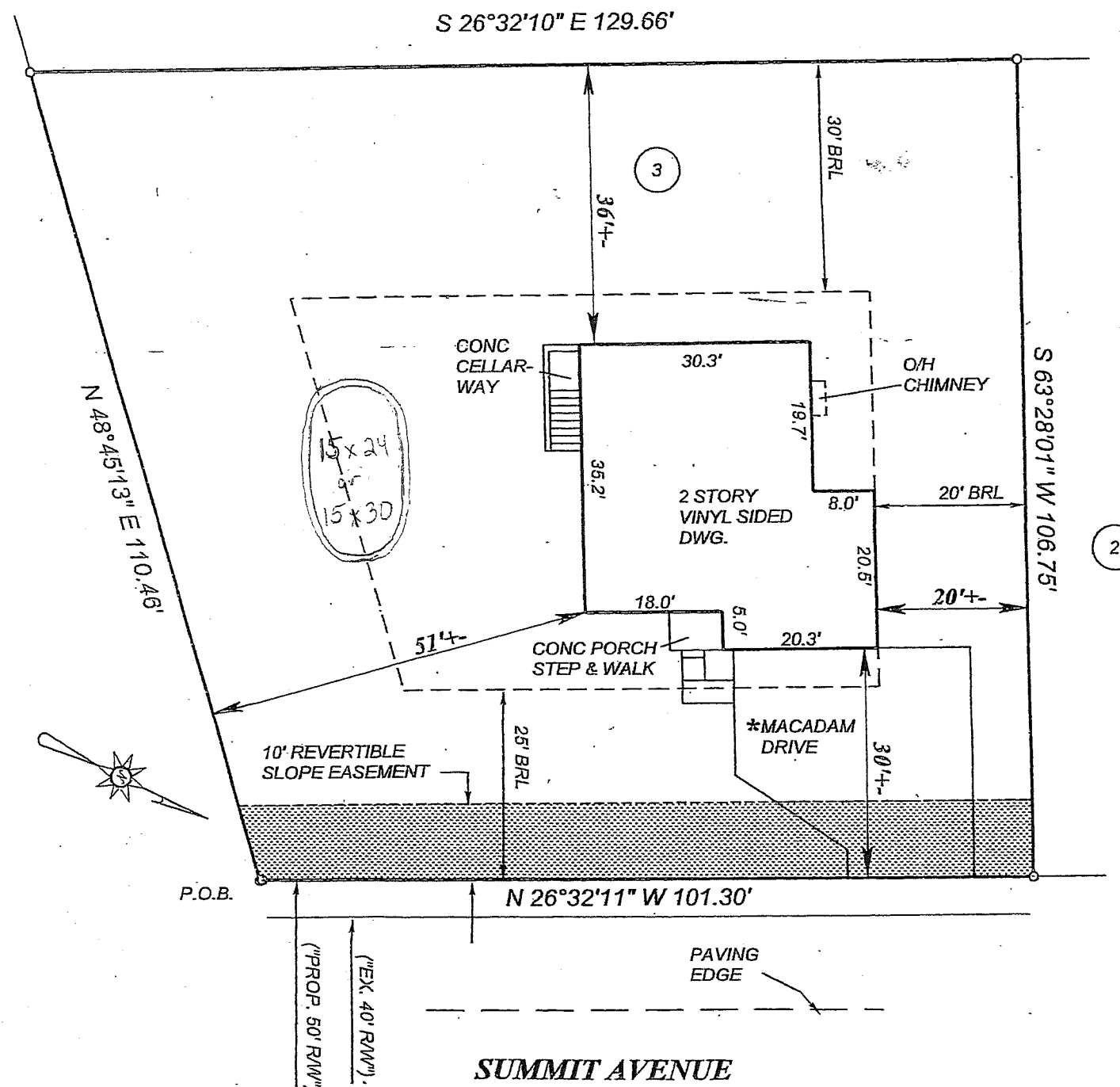
VIOLATION CASE INFO:

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

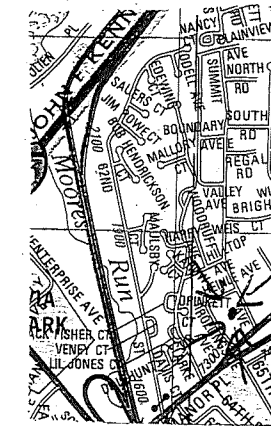
ADDRESS 1602 Summit Avenue OWNER(S) NAME(S) Robbie Hayes

SUBDIVISION NAME Summit Farms LOT# 3 BLOCK# NA SECTION# NA

PLAT BOOK # 007 FOLIO # 092 10 DIGIT TAX # 2500001452 DEED REF. # 35561 / 00337



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# ADC: 36E9

SITE ZONED DR 5.5

ELECTION DISTRICT 14

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 12,328

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY *Robbie Hayes DATE 8-1-16 SCALE: 1 INCH = 20 FEET

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Pet. Exh. 1