MEMORANDUM

DATE: November 14, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0065-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 10, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(10103 Tipperary Road)		
9th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Lori Ann Toscheff	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0065-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance by the legal owner of the property, Lori Ann Toscheff ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1B02.3.B and 504.1 (208.3 and 208.4 – 1955 regs.) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition and attached garage to have a side yard setback of 4 ft. (with a sum of side yard setbacks of 40 ft.) and a rear yard setback of 11 ft. in lieu of the required 10 ft. (sum of 25 ft.) and 30 ft., respectively. 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 12, 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 § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 10-11-16

By

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the 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 **11th** day of **October, 2016**, by the Administrative Law Judge for Baltimore County that the Petition for Administrative Variance seeking relief from § 1B02.3.B and 504.1 (208.3 and 208.4 – 1955 regs.) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition and attached garage to have a side yard setback of 4 ft. (with a sum of side yard setbacks of 40 ft.) and a rear yard setback of 11 ft. in lieu of the required 10 ft. (sum of 25 ft.) and 30 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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 10-11-16
By

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 10103 TIPPERARY RD. Currently zoned DR3.5/DR2 (vested R10)

Deed Reference 27,558/678 10 Digit Tax Account # 0908007170

Owner(s) Printed Name(s) LORIANN TOSCHEFF

(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)

Sections 1B02.3.B. and 504.1 (208.3 and 208.4 – 1955 regs) – to permit a proposed addition and attached garage to have a side yard setback of 4 feet (with a summation of side yard setbacks of 40 feet) and a rear yard setback of 11 feet in lieu of the required 10 feet (summation 25 feet) and 30 feet, respectively.

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):

LORI ANN TOSCHEFF / _____
Name #1 – Type or Print Name #2 – Type or Print

x Lori Ann Toscheff
Signature #1 Signature # 2

10103 TIPPERARY RD. BALTIMORE, MD
Mailing Address City State

21234 / 443-824-0379 / ltoscheff@msn.com
Zip Code Telephone # Email Address

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

_____
Name- Type or Print

_____
Signature

_____
Mailing Address City State

_____ / _____ / _____
Zip Code Telephone # Email Address

Representative to be contacted:

R. CRAIG RODGERS
Name – Type or Print

R Craig Rodgers
Signature

7024 GREENBANK RD. BALTIMORE, MD
Mailing Address City State

21220 / 443-677-2007 / craigrodgers200@gmail.com
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 2017-0065-A Filing Date 9/1/16 Estimated Posting Date 9/11/16 Reviewer RDD

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 10-11-16

By DW

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: 10103 TIPPERARY 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)**

I am adding an addition to the back of my home. I am also adding a garage. I would like to attach the garage to the addition for security purposes and to avoid having to be exposed to the elements.

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

x Lori Ann Toscheff
Signature of Owner (Affiant)

Signature of Owner (Affiant)

LORI ANN TOSCHEFF
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 30th day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LORI ANN TOSCHEFF

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

AS WITNESS my hand and Notaries Seal

Mandel A. Miller-Kowalewski
Notary Public MANDEL A. MILLER-KOWALEWSKI
My Commission Expires:
My Commission Expires December 9, 2019

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.

Address: 10103 TIPPERARY RD (Print or Type Address of property) BALTIMORE (City) MD (State) 21234 (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**)

I am adding an addition to the back of my home. I am also adding a garage. I would like to attach the garage to the addition for security purposes and to avoid having to be exposed to the elements.

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

x Lori Ann Toscheff
Signature of Owner (Affiant)

Signature of Owner (Affiant)

LORI ANN TOSCHEFF
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 30th day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LORI ANN TOSCHEFF

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

AS WITNESS my hand and Notaries Seal

Mardel A. Miller-Kowalewski
Notary Public MARDEL A. MILLER-KOWALEWSKI

My Commission Expires: December 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 10103 TIPPERARY RD. Currently zoned DR3.5/DR2 (vested R10)

Deed Reference 27,558/678 10 Digit Tax Account # 0908007170

Owner(s) Printed Name(s) LORIANN TOSCHEFF

(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)

Sections 1B02.3.B. and 504.1 (208.3 and 208.4 – 1955 regs) – to permit a proposed addition and attached garage to have a side yard setback of 4 feet (with a summation of side yard setbacks of 40 feet) and a rear yard setback of 11 feet in lieu of the required 10 feet (summation 25 feet) and 30 feet, respectively.

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):

LORI ANN TOSCHEFF / _____

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

X Lori Ann Toscheff _____

Signature #1 Signature # 2

10103 TIPPERARY RD. BALTIMORE, MD

Mailing Address City State

21234 / 443-824-0379 / ltoscheff@msn.com

Zip Code Telephone # Email Address

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

_____

Name- Type or Print

_____

Signature

_____

Mailing Address City State

_____ / _____ / _____

Zip Code Telephone # Email Address

Representative to be contacted:

R. CRAIG RODGERS

Name – Type or Print

R Craig Rodgers

Signature

7024 GREENBANK RD. BALTIMORE, MD

Mailing Address City State

21220 / 443-677-2007 / craigrodgers200@gmail.com

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 2017-0065-A Filing Date 9/1/16 Estimated Posting Date 9/11/16 Reviewer RJD

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 10-11-16

By LWS

ZONING PROPERTY DESCRIPTION
10103 TIPPERARY ROAD

Beginning at a point on the southeast side of Tipperary Road, which has a 50-foot right of way, opposite Munster Road, which has a 50-foot right of way. Being Lot #2, Block B, Section #2, in the subdivision of Cub Hills as recorded in Baltimore County Plat Book #26, Folio #30, containing 11,168 square feet, 0.256 acres. Located in the 9th Election District and 3rd Councilmanic District.

Item #0065

CERTIFICATE OF POSTING

Date: SEPTEMBER 12, 2016

RE: Project Name: 10103 TIPPERARY RD

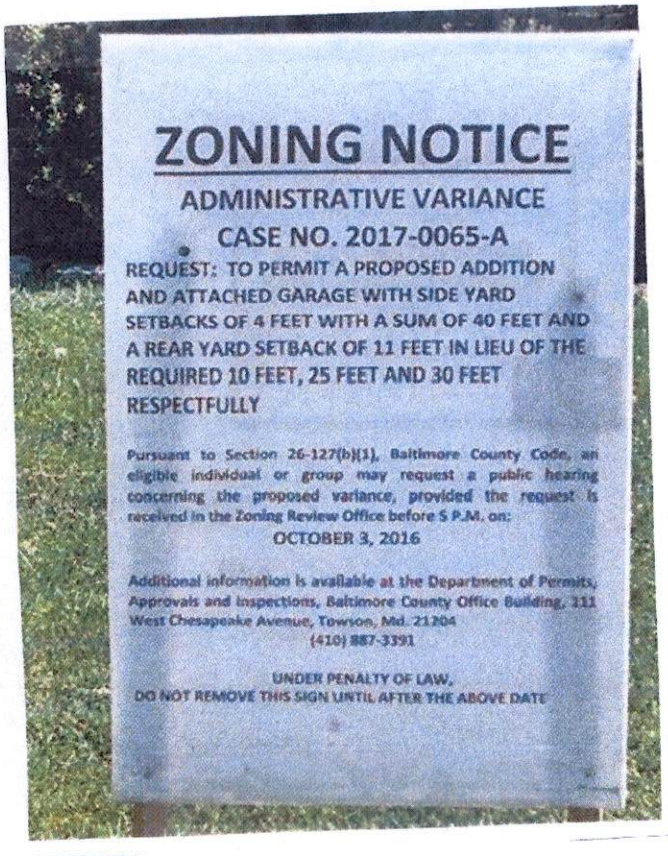
Case Number /PAI Number: 2017-0065-A

Petitioner/Developer: LORI ANN TOSCHETT

Date of Hearing/Closing: OCTOBER 3, 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 10103 TIPPERARY RD

The sign(s) were posted on SEPTEMBER 12, 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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0065 -A Address 10103 Tipperary Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/1/16 **Posting Date:** 9/11/16 **Closing Date:** 10/3/16

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- 0065 -A Address 10103 Tipperary Rd

Petitioner's Name Lori Ann Toschetti Telephone 443-824-0379

Posting Date: 9/11/16 **Closing Date:** 10/3/2016

Wording for Sign: *To Permit* a proposed addition and attached garage to have a side yard setback of 4 feet (with a summation of side yard setbacks of 40 feet) and a rear yard setback of 11 feet in lieu of the required 10 feet (summation 25 feet) and 30 feet, respectively

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/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 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: 2017-0065-A

Property Address: 10103 Tipperary Rd

Property Description: southeast side of Tipperary Rd, 10' southwest of Munster Rd

Legal Owners (Petitioners): Lori Ann Toscheff

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: R. CRAIG RODGERS

Company/Firm (if applicable): CRAIG CONSULTING, LLC

Address: 7024 GREENBANK RD
BALTIMORE, MD. 21220

Telephone Number: 443-677-2007

Revised 7/9/2015

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

№ 144011

Date: 9/1/16

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: Lin Toschett

For: Zoning hearing case #2017-0065-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
9/01/2016	9/01/2016	10:20:34	5

REG USER WALKIN LRB
>>RECEIPT # 867545 9/01/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 144011
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

October 4, 2016

Lori Ann Toscheff
10103 Tipperary Road
Baltimore MD 21234

RE: Case Number: 2017-0065 A, Address: 10103 Tipperary Road

Dear Ms. Toscheff:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 1, 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
R Craig Rodgers, 7024 Greenbank Road, Baltimore MD 21220

10-3
closing

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
SEP 14 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: September 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0065-A
Address 10103 Tipperary Road
(Toscheff Property)

Zoning Advisory Committee Meeting of **September 19, 2016**.

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

Reviewer: Steve Ford Date: 09-14-2016

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 17-0065-A 10103 Tipperary Road.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 19, 2016

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For September 19, 2016
Item No. 2017-0063, 0064, 0065, 0067 and 0069

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\ZAC09192016.doc

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: 9/12/16

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. 2017-0065-A
Administrative Variance
Lori Ann Tocshett
10103 Tepperary Road.

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

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

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: September 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0065-A
Address 10103 Tipperary Road
(Toscheff Property)

Zoning Advisory Committee Meeting of **September 19, 2016**.

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

Reviewer: Steve Ford Date: 09-14-2016

C:\Users\jwisnom\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\XEGA1Q0V\ZAC 17-0065-A 10103 Tipperary Road.doc

CASE NO. 2017- 0065-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
9-14	DEPS (if not received, date e-mail sent)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
9-12	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING Date: 9-12-16 by Bieringley

PEOPLE'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 - 09 Account Number - 0908007170**

Owner Information

Owner Name:	TOSCHEFF LORI ANN	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	10103 TIPPERARY RD BALTIMORE MD 21234-1137	**Deed Reference:**	/27558/ 00678

Location & Structure Information

Premises Address:	10103 TIPPERARY RD 0-0000	**Legal Description:**	10103 TIPPERARY RD CUB HILLS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0062	0022	0299		0000	2	B	2	2017	Plat Ref:	0026/ 0030

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1959	1,501 SF		11,000 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	YES	STANDARD UNIT	BRICK	2 full		

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	94,500	94,500		
Improvements	132,200	132,200		
Total:	226,700	226,700	226,700	
Preferential Land:	0			

Transfer Information

Seller: BOROWY MARIA L	Date: 01/13/2009	Price: $317,500
Type: ARMS LENGTH IMPROVED	Deed1: /27558/ 00678	Deed2:
Seller: HARRIS CHARLES L,SR	Date: 12/20/2002	Price: $200,000
Type: ARMS LENGTH IMPROVED	Deed1: /17264/ 00101	Deed2:
Seller: HARRIS CHARLES L,SR	Date: 12/07/2000	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /14851/ 00655	Deed2:

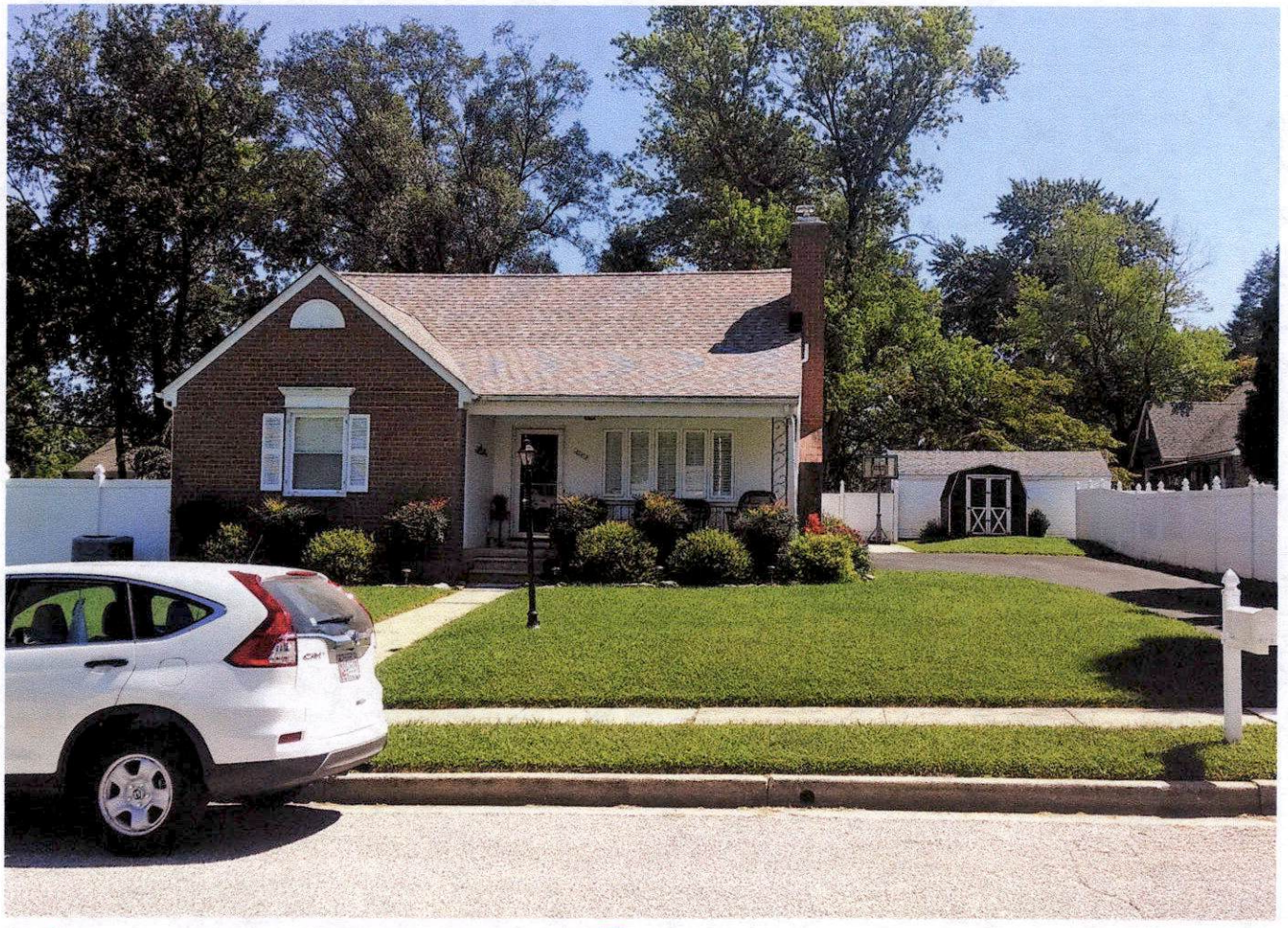
Exemption Information

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

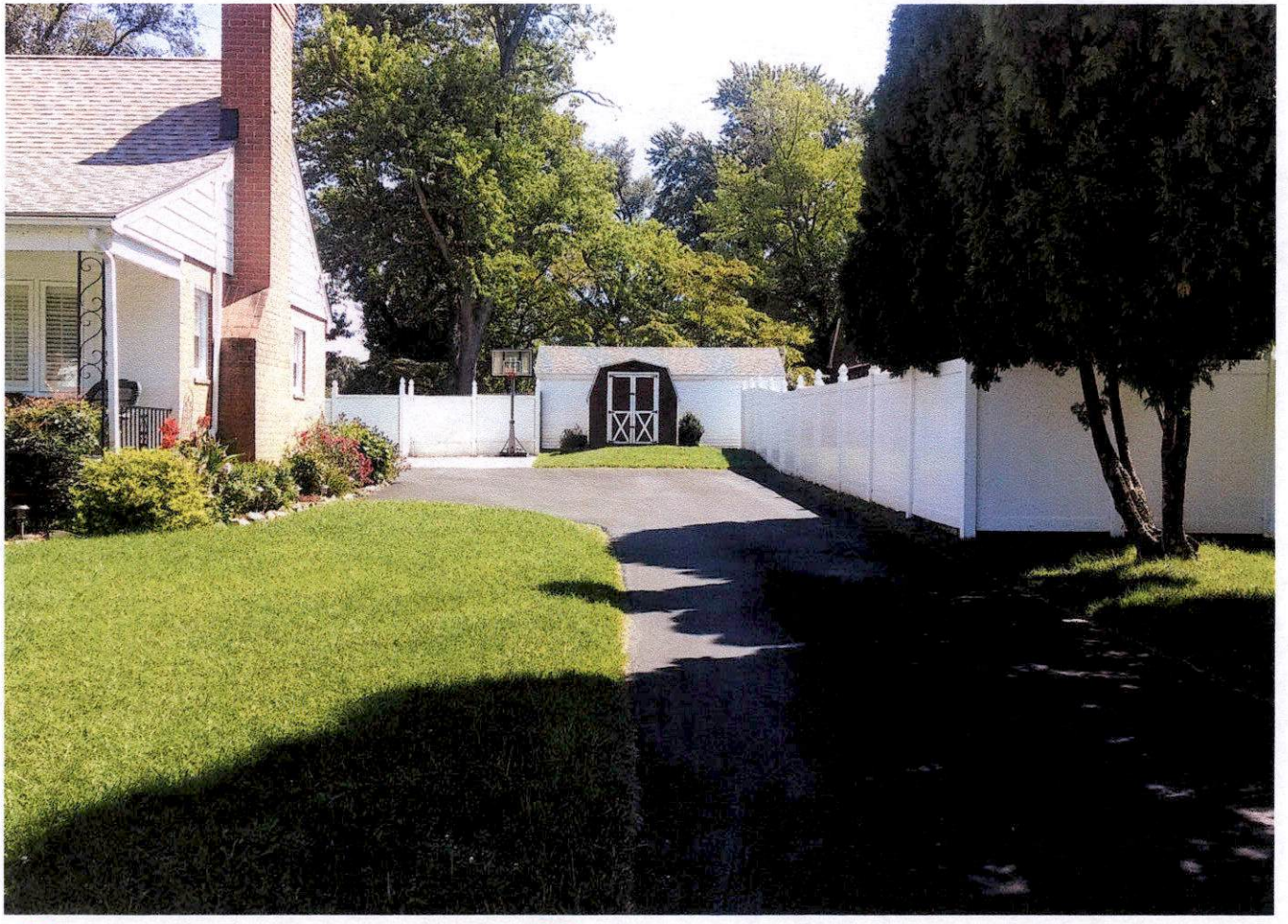
Homestead Application Information

Homestead Application Status: Approved 02/10/2009



① 10103 TIPPERARY RD

Item #0065



(2) 10103 TIPPERARY RD.

Item # 0065

③ 10103 TIPPERARY RD.

Item #0065

(4) 10103 TIPPERARY RD.

Item #0065

(5) 10103 TIPPERARY RD.

Item #0065

(6) 10103 TIPPERARY RD

Item #0065

S 53°36'52"W 124.87'

10' UTIL. EASEMENT

BLOCK "C"

30' Min.

50'

90.00'

113.23'

N 42786.75
E 27956.06

N 42757.09
E 27915.81

130.19'

N 42722.13
E 27910.51

10.00

39.27

R=25

N 42781.45
E 27991.02

95.00'

115.00'

111.00

100.00

111.00

6

1

2

2828

2829

10102

10104

10106

TBACK

46.91'

R=250'

L=46.91'

S 53°36'52"W 50'

N 42716.20
E 27902.46

N 42745.86
E 27942.71

S 53°36'52"W

95.00'

50'

TIPPERARY

ROAD

N 36°23'08"W

50.00'

N 42675.95
E 27932.12

N 53°36'52"E

S 53°36'52"W

200.00'

N 42630.65
E 27987.64

R=200

L=63.76'

63.76'

50.00'

N 42705.61
E 27972.37

100.00'

100.00'

30' Min.

BLOCK "B"

BUILDING SETBACK LINE

N 36°23'08"W

111.43'

S 36°23'08"E

111.93'

10101

10103

10105

1

2

3

4

2836

R=25'

44.90'

N 42593.08
E 27989.48

R=310

70.77'

L=70.77'

ROAD

48.82

10' UTIL. EASEMENT

10'

96.82'

100.00'

100.00'

N 42558.86
E 27960.24

N 42615.90
E 28038.48

S 53°54'05"W

332.73'

N 4273
E 28200

W.J.R. 26 FOLIO 30

RECEIVED for Record

MAR 24 1959 at A.M. P.M.

same day recorded in liber W.J.R. No. folio one of the Records of Baltimore County and examined, per

R-10

Walter J. Rasmussen

Clerk

SECTION 2

CUB HILLS

AND REVISION OF PARCEL "A" SECTION 1

A DEVELOPEMENT OF

O'MEARA BROTHERS

6300 FALLS ROAD
BALTIMORE 9, MD.

9TH ELECTION DISTRICT BALTIMORE CO. MD.

SCALE: 1" = 50'

DECEMBER 30 1958

LB 23 FOLIO 111

VED for Record at

ed in liber folio of

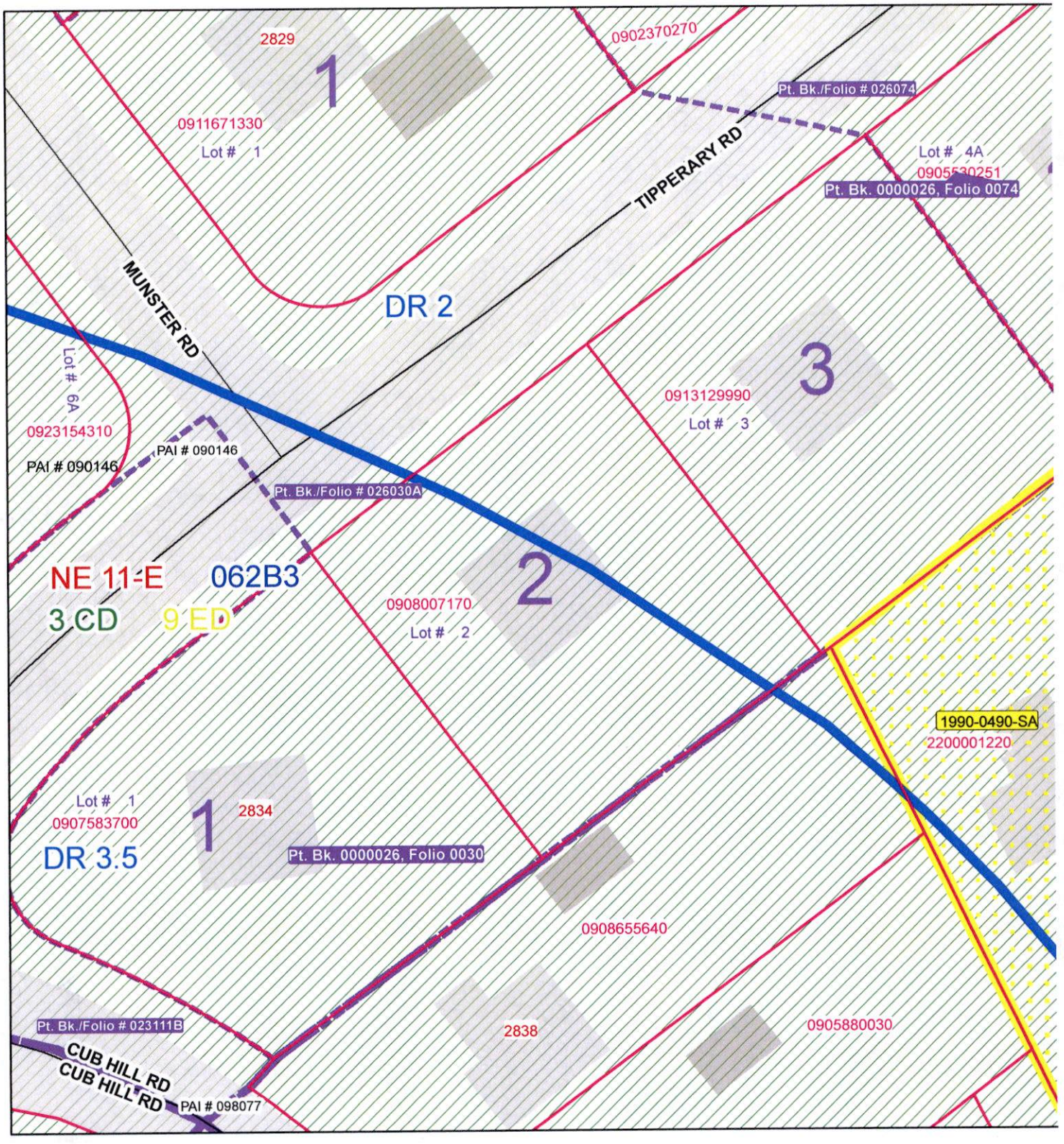
hereof in deeds are intended to be dedicated served in the grantors of ons.

District of Baltimore
& BC MD #9477 Elevation 413.89

Item #0065

nnotated Code of Md

10103 Tipperary Road



Publication Date: 8/25/2016

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

N W E S

0 10 20 40 60 80 Feet

1 inch = 40 feet

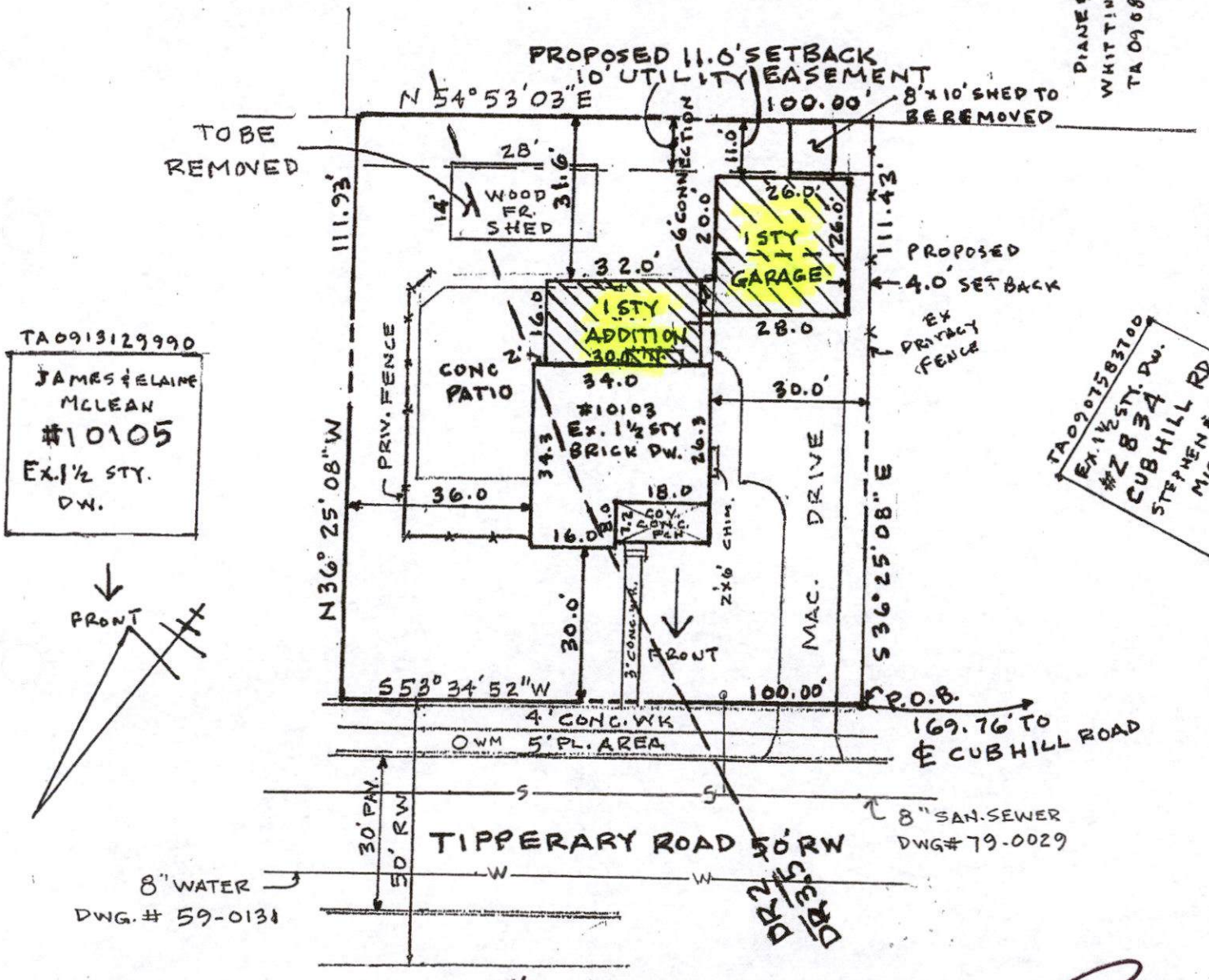
Item #0065

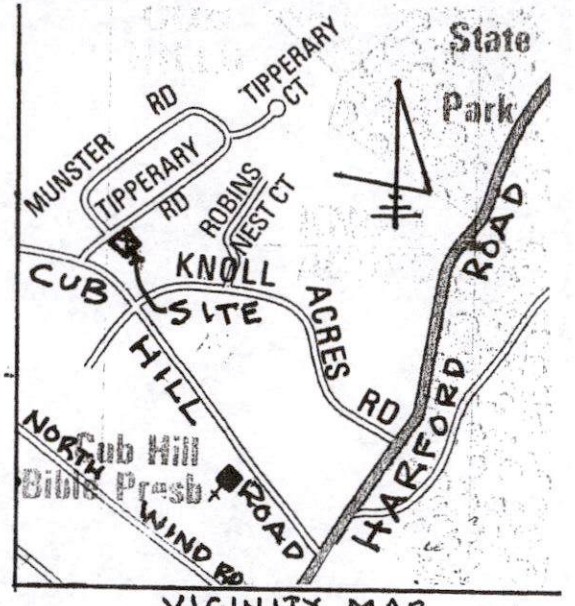
ZONING HEARING PLANFOR VARIANCE X FOR SPECIAL HEARING _____

ADDRESS 10103 TIPPERARY RD. OWNER NAME LORI ANN TOSCHEFF

SUBDIVISION NAME CUB HILLS LOT# 2 BLOCK# B SECTION# 2

PLAT BOOK# 26 FOLIO# 30 10 DIGIT TAX# 0908007170 DEED REF.# 27558/00678





VICINITY MAP
1" = 1000'

ZONING MAP# 062B3

SITE ZONED DR 3.5/DR2 (vested R-10)

ELECTION DISTRICT 9

COUNCIL DISTRICT 3

LOT AREA ACREAGE 0.2525 AC.

OR SQUARE FEET 11,000 SF

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

2017-0065-A

PLAN DRAWN BY CRAIG CONSULTING, LLC DATE 8/19/16 SCALE: 1" = 30'

Pet. Exh. 1

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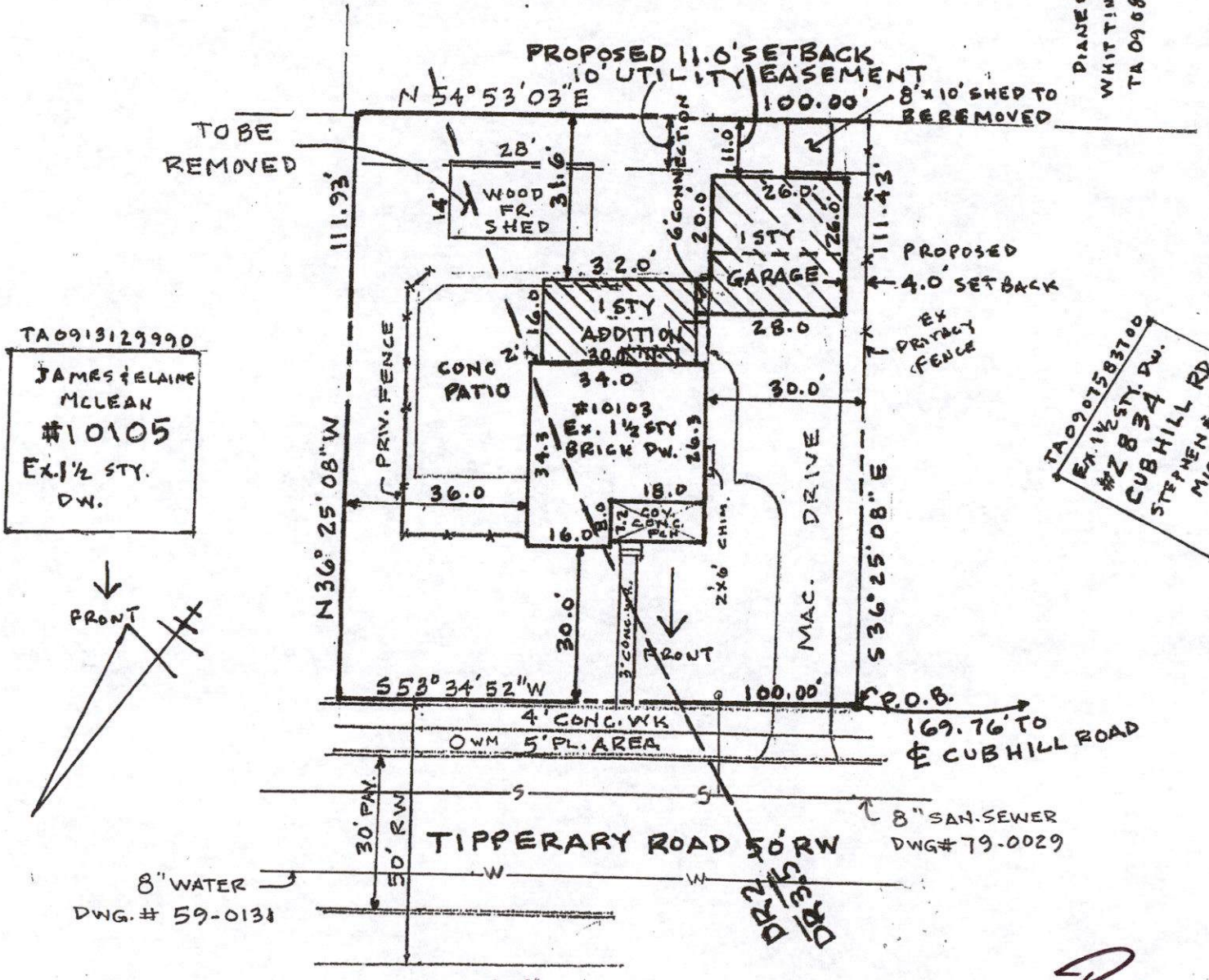

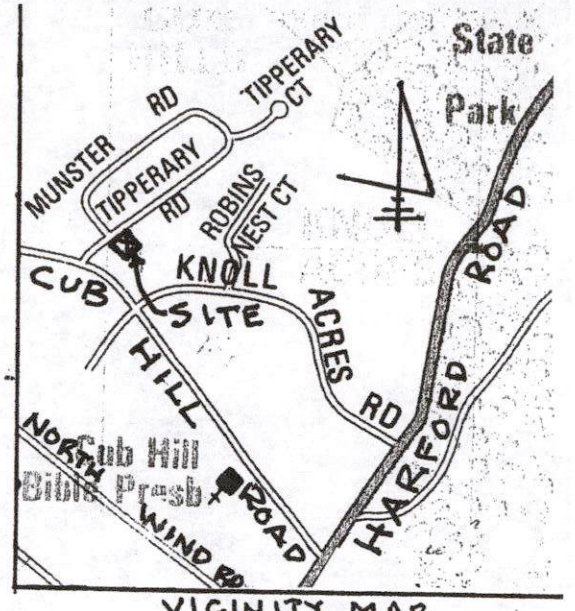

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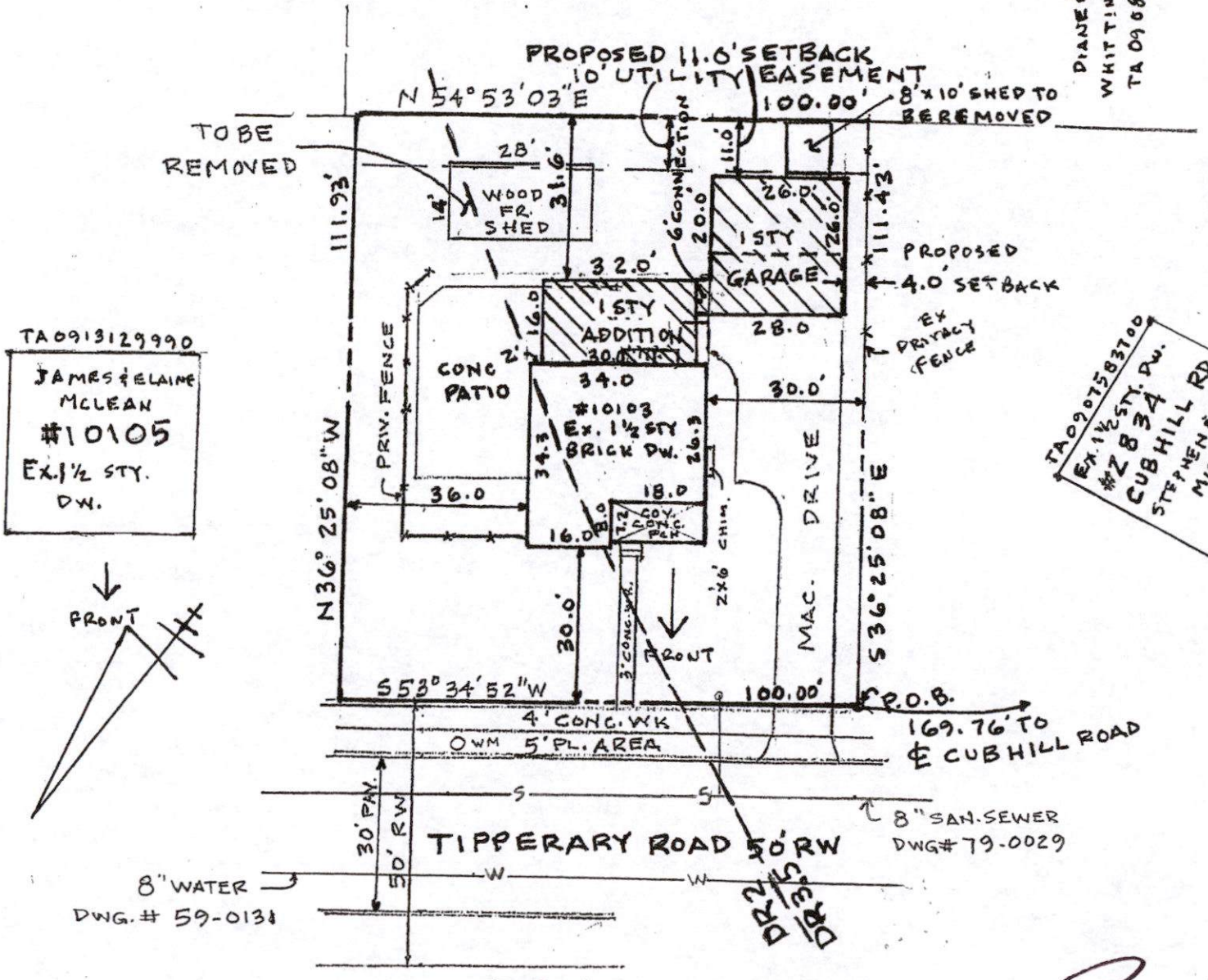

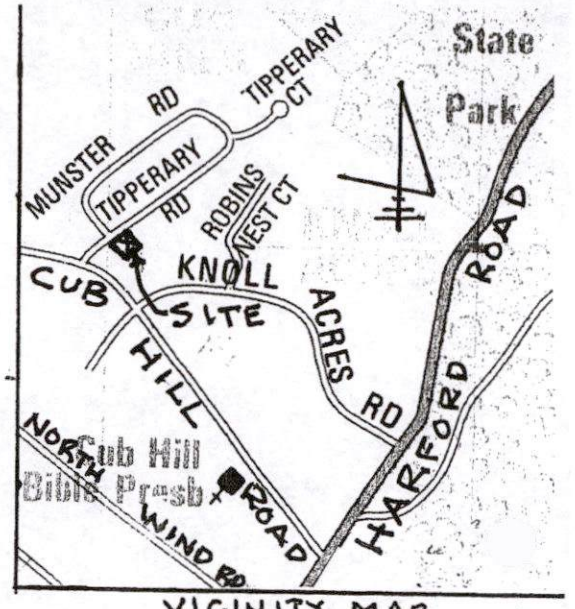

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