

MEMORANDUM

DATE: November 15, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0071-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 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 *
(510 Whinstone Drive)
4th Election District *
4th Council District *
Rollie Lomax, Jr. *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0071-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, Rollie Lomax, Jr. ("Petitioner"). The Petitioner is requesting Variance relief from § 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a deck (open projection) with a rear yard setback of 20 ft. in lieu of the required 22.5 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. 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 24, 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 10-13-16

By [Signature]

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 13th day of **October, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a deck (open projection) with a rear yard setback of 20 ft. in lieu of the required 22.5 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.

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 10-13-16

By DLW



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 510 Whinstone Dr. Reisterstown, MD 21136 Currently zoned _____
Deed Reference 37426 1 000 53 10 Digit Tax Account # 2 5 0 0 0 1 0 8 0 4
Owner(s) Printed Name(s) Bollie Komax

(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) 301.1 (BCZR) to approve a deck (open projection) with a rear yard setback of 20 ft. in lieu of the required 22.5 ft.
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):

Bollie Komax
Name #1 – Type or Print Name #2 – Type or Print
Bollie Komax
Signature #1 Signature #2
510 Whinstone Dr. Reisterstown, MD
Mailing Address City State
21136 540-272-3902
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:

Ryan Tolson
Name- Type or Print
Ryan Tolson
Signature
10509 Stahl Rd. White Marsh, MD
Mailing Address City State
21162 410-258-2308
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 2017-0071-A Filing Date 9/12/16 Estimated Posting Date 9/25/16 Reviewer BR

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: 510 Whinstone Dr. Reisterstown MD 21136
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)

Our property located at 510 Whinstone Dr. in Reisterstown, MD 21136 has a 30' rear setback which would only allow a deck built in the rear of our home to extend out 7.5' past the rear of the dwelling. We are asking for a variance of 2.5' to allow us to build a open deck that is useable and functionable. This proposed deck would be proportionate with the size of the home and would not hinder the resale value of the dwelling. This variance would absolutely not adversely affect the health, safety or general welfare of the public. Strict compliance with current zoning would result in a hardship for future value and resale.

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

Rollie Lomax
Signature of Owner (Affiant)

Signature of Owner (Affiant)

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 13th day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Rollie Lomax

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

AS WITNESS my hand and Notaries Seal



Matthew McCarron

Notary Public

July 7, 2018

My Commission Expires

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

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

Roddie Lomax
Signature of Owner (Affiant)

Signature of Owner (Affiant)

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 13th day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Roddie Lomax

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

AS WITNESS my hand and Notaries Seal



Matthew McCarron
Notary Public

July 7, 2018
My Commission Expires



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 510 Whinstone Dr. Reisterstown, MD 21136 Currently zoned _____
 Deed Reference 37426 1 000 53 10 Digit Tax Account # 2 5 0 0 0 1 0 8 0 4
 Owner(s) Printed Name(s) Rollie Lomax

(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) 301.1 (BC2R) to approve a deck (open projection) with a rear yard setback of 20 ft. in lieu of the required 22.5 ft.

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):

Rollie Lomax
 Name #1 – Type or Print Name #2 – Type or Print
Rollie Lomax
 Signature #1 Signature #2
510 Whinstone Dr. Reisterstown, MD
 Mailing Address City State
21136 540-272-3902
 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

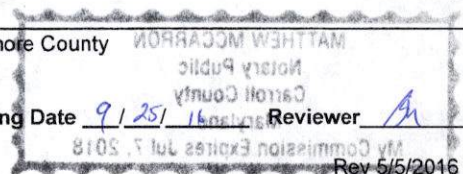
Representative to be contacted:

Ryan Tobon
 Name- Type or Print
Ryan Tobon
 Signature
10509 Stahl Rd. White Marsh, MD
 Mailing Address City State
21162 410-258-2308
 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 2017-0071-A Filing Date 9/12/16 Estimated Posting Date 9/25/16 Reviewer A



Rev 5/5/2016

**ZONING PROPERTY DESCRIPTION FOR:
510 WHINSTONE DR.**

Beginning at a point on the South side of Whinstone Dr. which is 30 feet wide at the distance of 22 feet west of the centerline of the centerline of the nearest improved intersecting street Longmaid Dr. which is 30 feet wide.

Being Lot 98 in the subdivision of Quarry Place as recorded in Baltimore County Plat Book 79, Folio 391 containing 0.1789 acres. Located in the 4th Election District and 4th Council District.

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0071-A

PETITIONER/DEVELOPER

RYAN TOLSON

DATE OF HEARING/CLOSING:

10/10/16

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

510 WHINSTONE RD

THIS SIGN(S) WERE POSTED ON September 24, 2016
(MONTH, DAY, YEAR)

SINCERELY,

 9/24/16
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE
ADMINISTRATIVE VARIANCE

CASE# 2017-0071-A
TO PERMIT A REAR YARD SETBACK OF 20 FT. IN
LIEU OF THE REQUIRED 22.5 FT. FOR A DECK

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY OCTOBER 10, 2016
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD 21204



TEL. 410-887-3391

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

MEETING IS HANDICAP ACCESSIBLE

Myah J. 9/24/16

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0071 -A Address 510 Whinstone Dr.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/12/16 Posting Date: 9/25/16 Closing Date: 10/10/16

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- 0071 -A Address 510 Whinstone Dr.

Petitioner's Name Rollie Lomax Jr. Telephone 540-272-3902

Posting Date: 9/25/16 Closing Date: 10/10/16

Wording for Sign: To Permit a rear yard setback of 20 ft. in lieu of the
required 22.5 ft. for a deck.

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: 2017-0071-A
Property Address: 510 Whinstone Dr.
Property Description: SFD Requesting 2.5' Variance for open deck.
Legal Owners (Petitioners): Rolie Lomax
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ryan Tolson
Company/Firm (if applicable): A+ Remodeling
Address: 10509 Stanl Rd.
White Marsh, MD 21162
Telephone Number: 410-258-2308

№ 144012

Date: 9/12/16

[illegible]

Total: 47.50

Rec: Baltimore County
From: A Plus Remodeling LLC

For: James

PLEASE PRESS HARD!!!

SECRET

JUSTICES	ACTUAL	THE	WAS
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
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53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
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89	90	91	92
93	94	95	96
97	98	99	100

9/13/2016 9/12/2016 11:14:00

REG 4902 GOLDEN JEE

RECEIPT # 781544 7/12/2016 07:11

Dept 5 528 ZONING VERIFICATION

CR 10. 14402

Recd Tot 175.00

\$75.00 OK 1.00 CA

Baltimore County, Maryland

9/2/20

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 12, 2016

Rollie Lomax
510 Whinstone Drive
Reisterstown MD 21136

RE: Case Number: 2017-0071 A, Address: 510 Whinstone Drive

Dear Mr. Lomax:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 12, 2016. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Ryan Tolson, 10509 Stahl Toad, White Marsh MD 21162

10/10

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

SEP 22 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 22, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0071-A
Address 510 Whinestone Drive
(Lomax Property)

Zoning Advisory Committee Meeting of **September 26, 2016**

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

Reviewer: Steve Ford Date: 09-22-2016

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



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

Date: 9/19/16

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.

2017-0071-A
Administrative Variance
Rollie Lomax
510 Whinstone Drive

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 black 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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 30, 2016
Item No. 2017-0071 and 0073

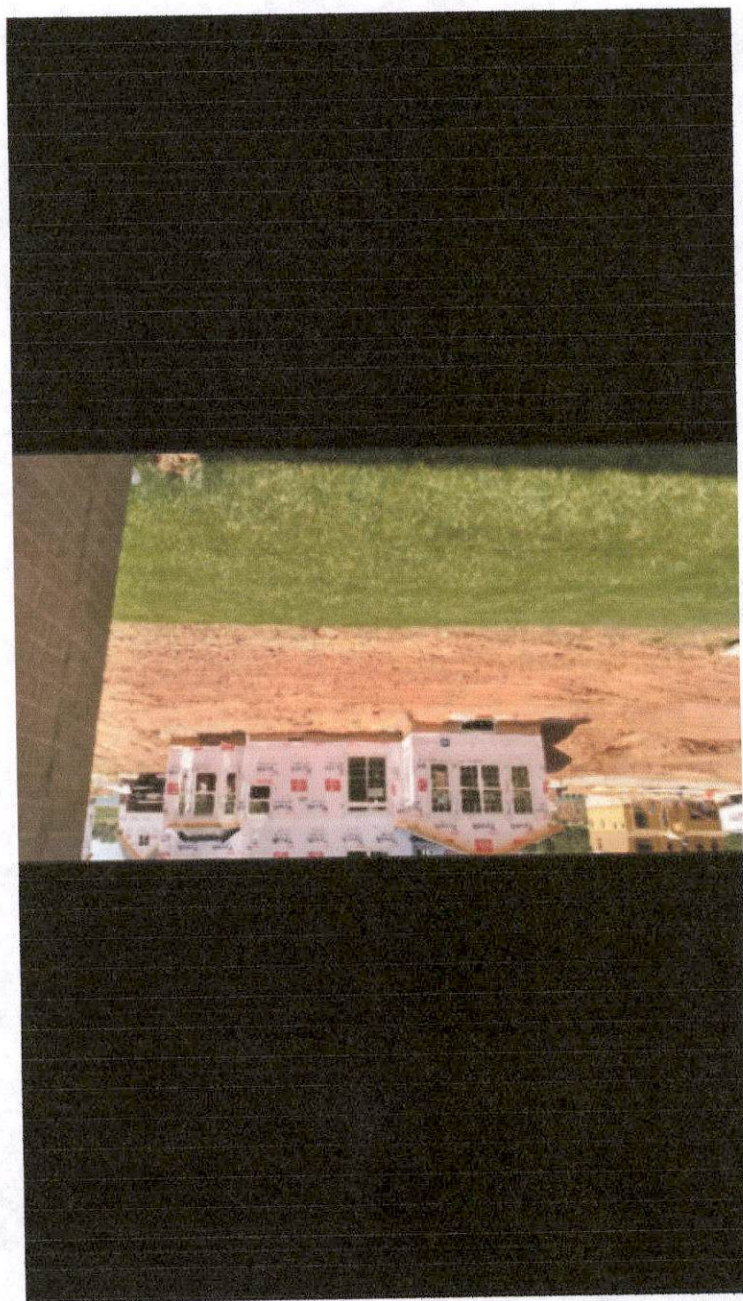
DATE: September 30, 2016

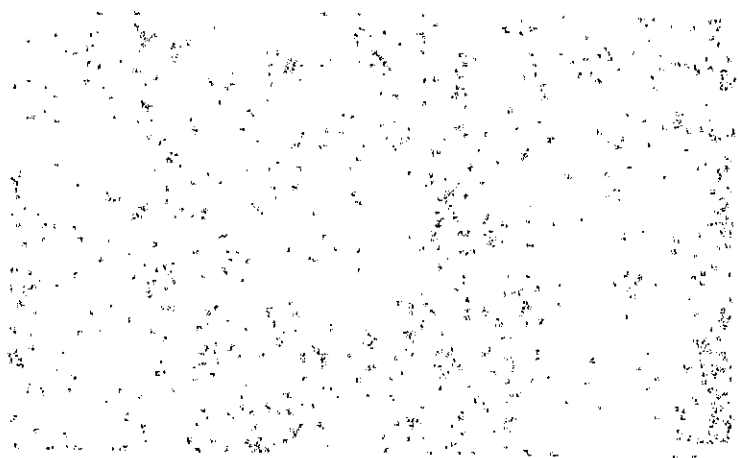
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC09302016.doc

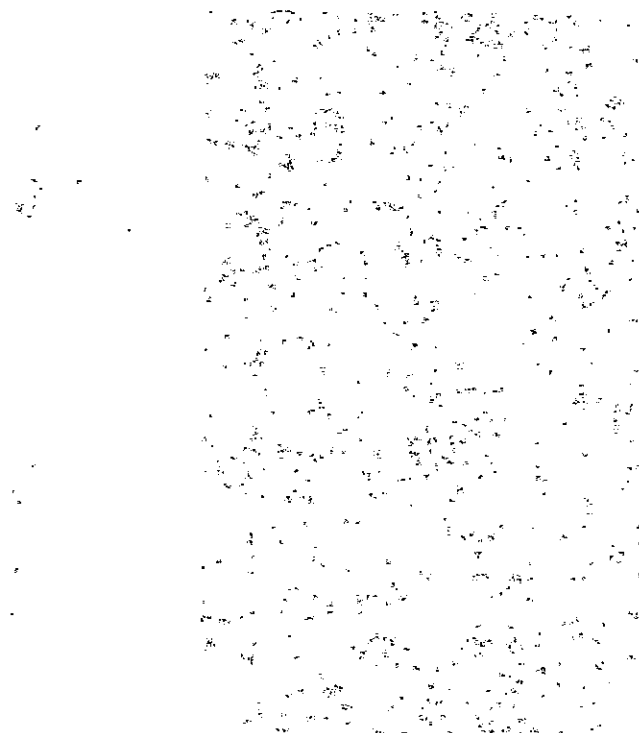
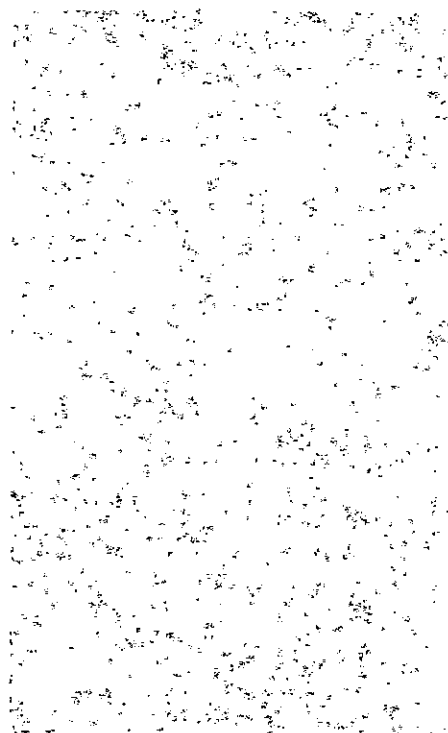
1200 #





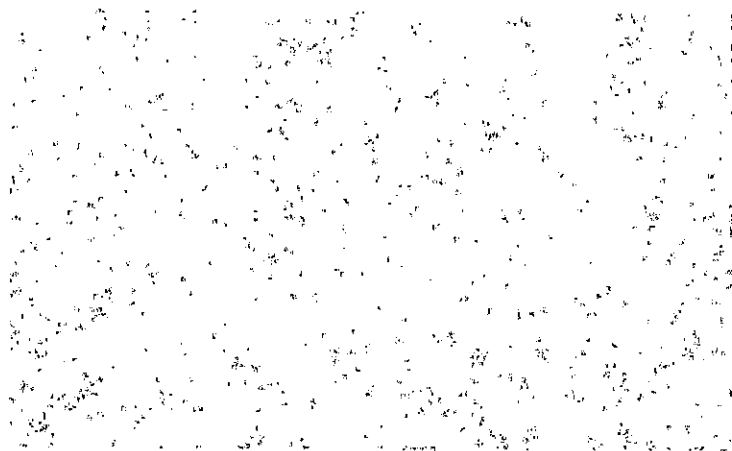
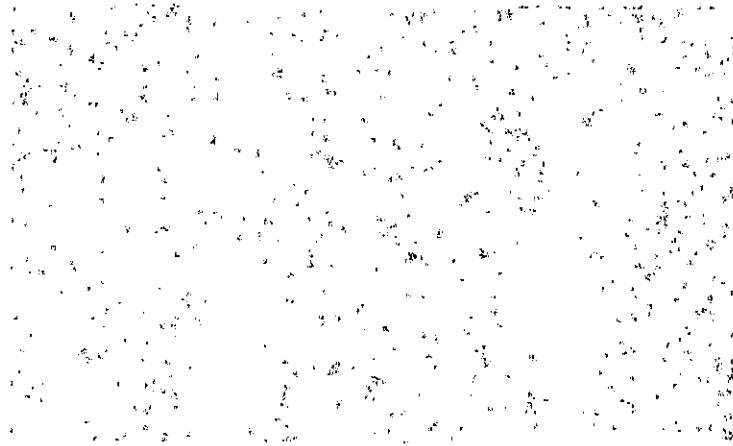


#0071



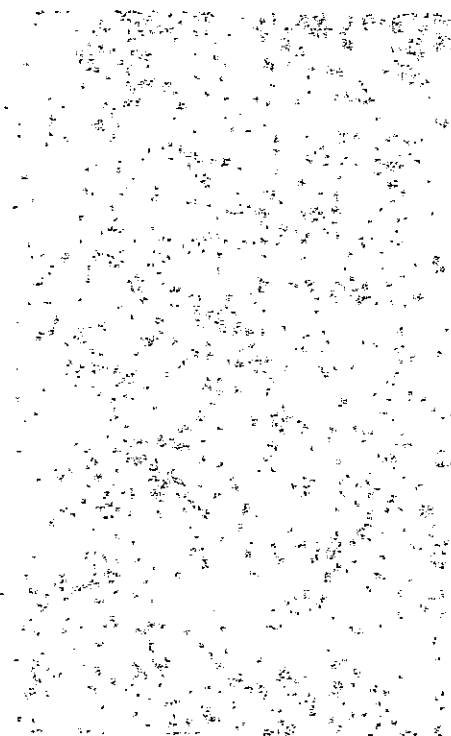
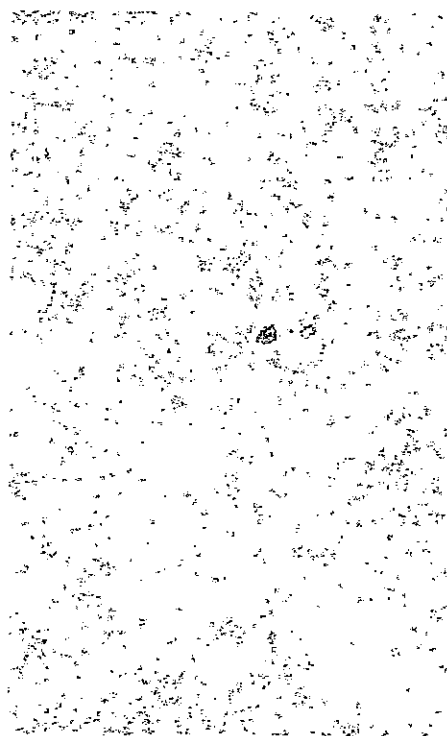


#0071





#0071



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>9-30</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-19</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: <u>9-24-16</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

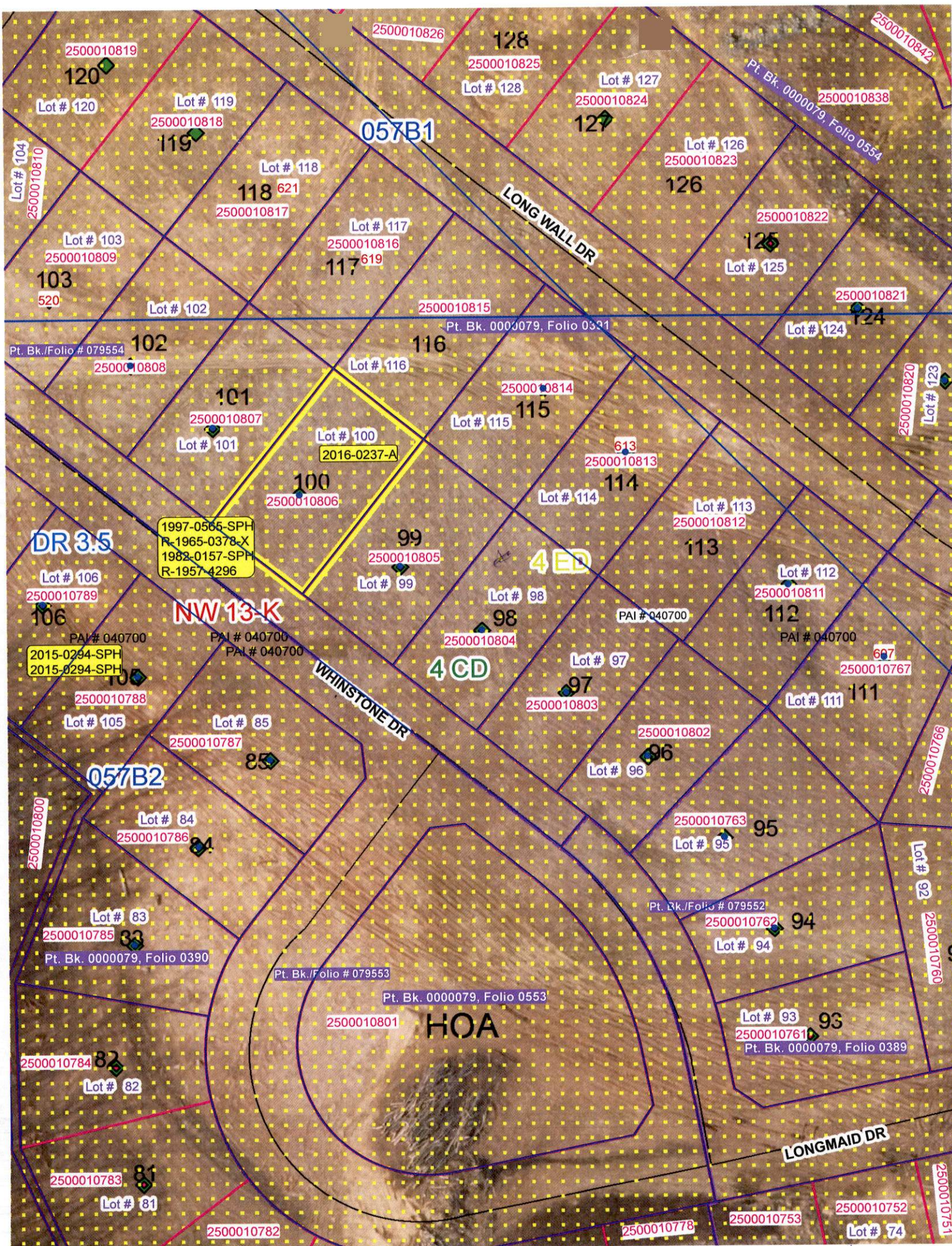
Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 04 Account Number - 2500010804							
Owner Information											
Owner Name:		LOMAX ROLLIE JR LOMAX JILL BAYLOR					Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		510 WHINSTONE DR REISTERSTOWN MD 21136-					Deed Reference:		/37426/ 00053		
Location & Structure Information											
Premises Address:		510 WHINSTONE DR REISTERSTOWN MD 21136-0000					Legal Description:		0.179 AC 510 WHINSTONE DR NS DELIGHT QUARRY		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	4	
0057	0011	0626		9388			98	2016		Plat Ref:	79/391
Special Tax Areas:						Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 2016		Above Grade Enclosed Area 3,094 SF		Finished Basement Area		Property Land Area 7,797 SF		County Use 04			
Stories 2	Basement YES	Type STANDARD UNIT		Exterior SIDING	Full/Half Bath 2 full/ 1 half		Garage 1 Attached	Last Major Renovation			
Value Information											
				Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2016			
Land:				112,700		112,700		As of 07/01/2017			
Improvements				365,100		318,900					
Total:				477,800		431,600		431,600		431,600	
Preferential Land:				0				0		0	
Transfer Information											
Seller: BEAZER HOMES GROUP Type: ARMS LENGTH IMPROVED				Date: 04/22/2016 Deed1: /37426/ 00053				Price: \$499,588 Deed2:			
Seller: COMMUNITY DEVELOPMENT Type: ARMS LENGTH MULTIPLE				Date: 06/05/2015 Deed1: /36266/ 00131				Price: \$789,996 Deed2:			
Seller: ARUNDEL CORPORATION Type: ARMS LENGTH MULTIPLE				Date: 03/25/2014 Deed1: /34792/ 00430				Price: \$5,764,086 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 05/23/2016											

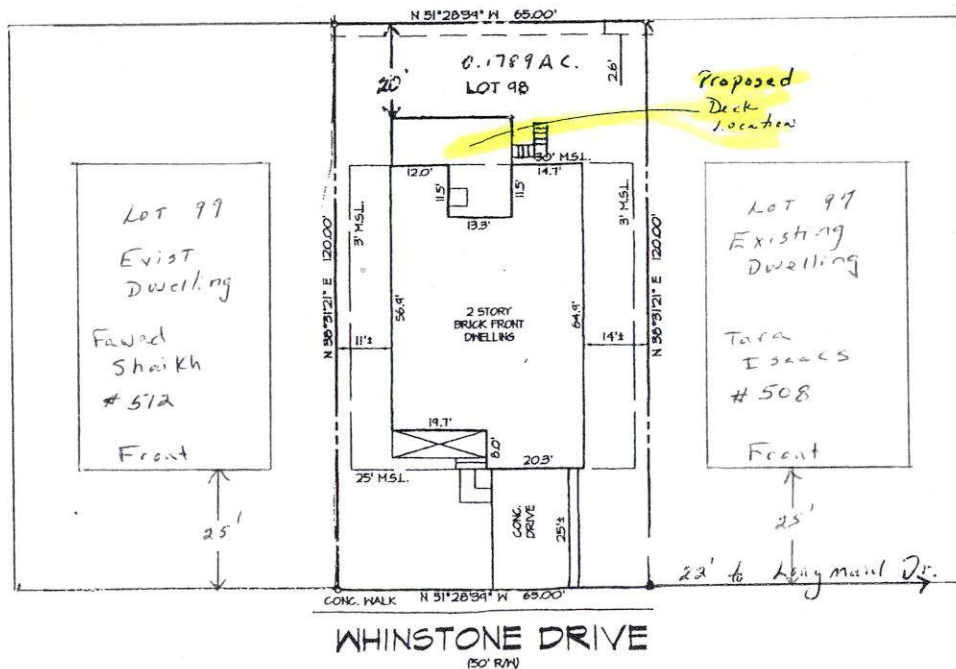


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 510 Whinstone Dr. OWNER(S) NAME(S) Rellie Lomax Jr.

SUBDIVISION NAME Quarry Delight LOT # 98 BLOCK # _____ SECTION # _____

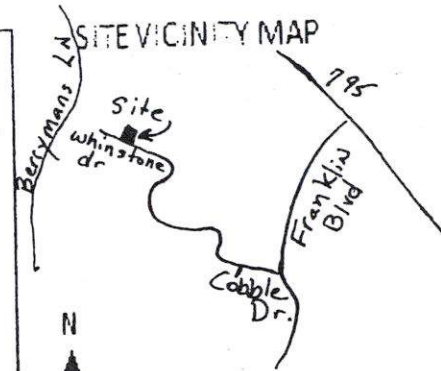
PLAT BOOK # 79 FOLIO # 391 10 DIGIT TAX # 2500010804 DEED REF. # 37426/00053



PLAN DRAWN BY Ryan Tolson

DATE 6/27/16

SCALE: 1 INCH = 40' FEET



N

MAP IS NOT TO SCALE

ZONING MAP# 0057

SITE ZONED DR 3.5

ELECTION DISTRICT 4

COUNCIL DISTRICT 4

LOT AREA ACREAGE 0.1789

OR SQUARE FEET 7797 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? N

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Ex. 1

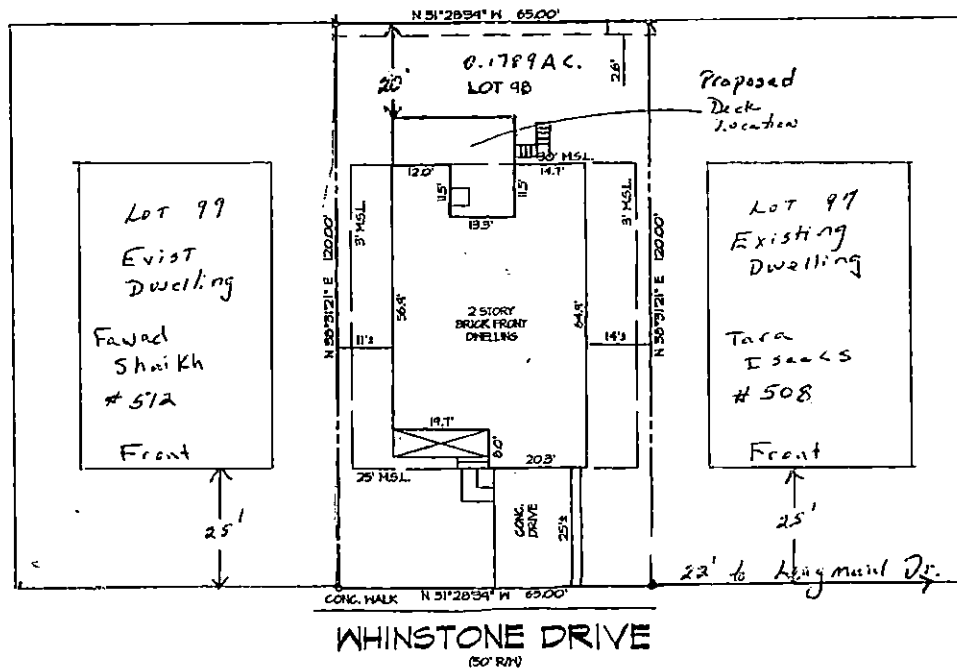
CASE # 2017-0071-A

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

ADDRESS 510 Whinstone Dr. OWNER(S) NAME(S) Rellie Lomax Jr.

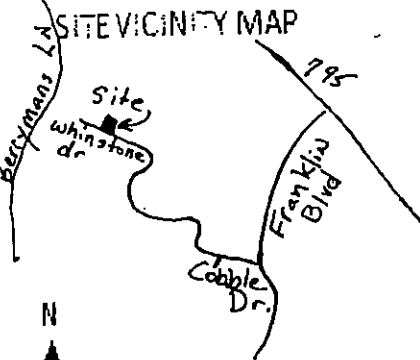
SUBDIVISION NAME Quarry Delight LOT # 98 BLOCK # _____ SECTION # _____

PLAT BOOK # 79 FOLIO # 391 10 DIGIT TAX # 2500010804 DEED REF. # 37426/00053



PLAN DRAWN BY Ryan Tolson

DATE 6/27/16 SCALE: 1 INCH = 40' FEET



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ZONING MAP# 0057

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PUBLIC X PRIVATE _____

PRIOR HEARING? No

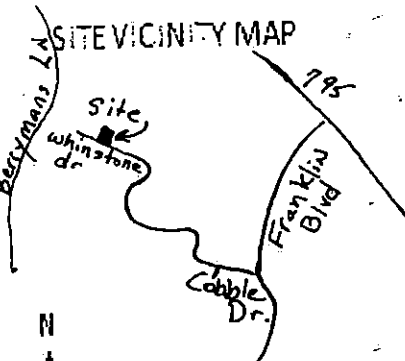
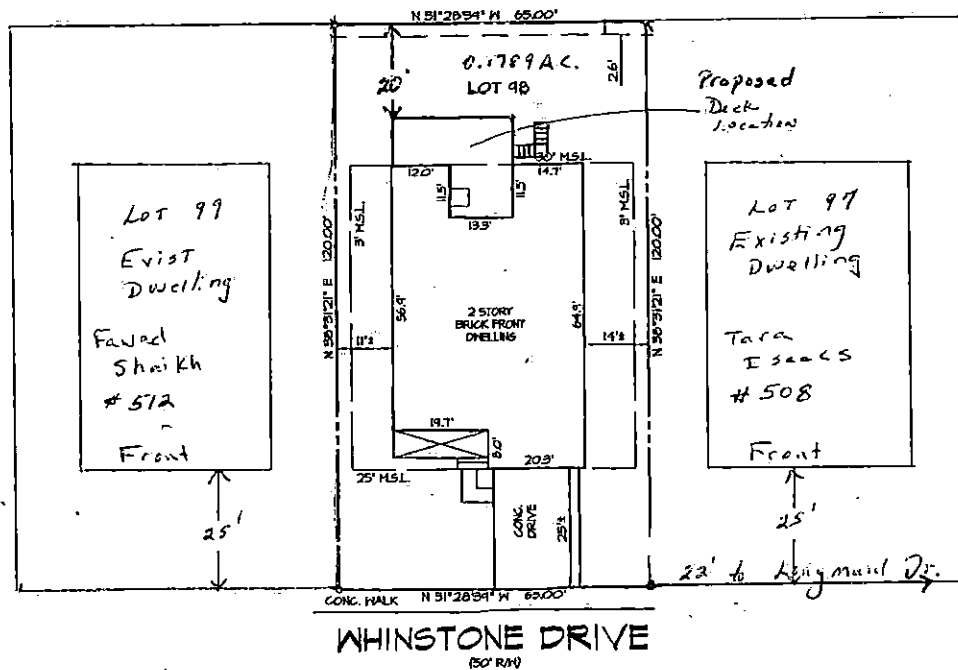
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CASE # 2017-0071-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ MARK TYPE REQUESTED WITH X
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 SUBDIVISION NAME Quarry Delight LOT # 98 BLOCK # _____ SECTION # _____
 PLAT BOOK # 79 FOLIO # 391 10 DIGIT TAX # 2500010804 DEED REF. # 37426/00053



MAP IS NOT TO SCALE
 ZONING MAP# 0057
 SITE ZONED DR 3.5
 ELECTION DISTRICT 4
 COUNCIL DISTRICT 4
 LOT AREA ACREAGES 0.1789
 OR SQUARE FEET 7797 SF
 HISTORIC? No
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 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? N
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



PLAN DRAWN BY Ryan Tolson

DATE 6/27/16

SCALE: 1 INCH = 40' FEET

VIOLATION CASE INFO: