

MEMORANDUM

DATE: November 15, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0073-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 *
(9406 Concord Court)
11th Election District *
5th Council District *
Stephen F. & Mary D. Hall *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0073-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Stephen F. & Mary D. Hall ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (deck) to have a rear setback of 20 ft. in lieu of the required 22.5 ft. and to amend the Final Development Plan (FDP) of 12th Avenue, Lot No. 12 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' 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 Petitioners 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 Petitioners have 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

ORDER RECEIVED FOR FILING

Date 10-13-16

By SW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (deck) to have a rear setback of 20 ft. in lieu of the required 22.5 ft. and to amend the Final Development Plan (FDP) of 12th Avenue, Lot No. 12 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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 [Signature]



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 9406 Concord Court, Baltimore, Maryland 21234-1886

Currently zoned DR 5.5

Deed Reference 21993 / 00307

10 Digit Tax Account # 2400006892

Owner(s) Printed Name(s) Stephen F. and Mary D. Hall

(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)

Section 1B02.3.C.1 – to permit a proposed open projection (deck) to have a rear yard setback of 20 feet in lieu of the required 22½ feet, and to amend the Final Development Plan of 12th AVENUE, lot #12 only.

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):

Stephen F. Hall / Mary D. Hall

Name #1 – Type or Print

Name #2 – Type or Print

Steph F. Hall / Mary D. Hall

Signature #1

Signature #2

9406 Concord Court

Baltimore

Maryland

Mailing Address

City

State

21234-1886 / 410.371.7391 / shall510@comcast.net

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:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 2017-0073-A Filing Date 9/13/16 Estimated Posting Date 9/25/16 Reviewer RDD

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: 9406 Concord Court Baltimore Maryland 21234-1886
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)**

At the time of purchase we were expecting the back yard would be 30' or more from the back of the house ending at a retaining wall. When the home was built the size of our back yard was drastically reduced when the builder installed the retaining approximately 20 feet from the back of the house. The property also slants 0-5' (North - South) from one side to the other. When it rains the water from the North side neighbors' property creates a stream that runs through our back yard down to a drain on the other side of my South side neighbors' property. Therefore, when it rains it takes a few days to dry out restricting us from using the yard. In addition, even when the weather is good the usable available space is very limited. Installing this expanded deck will provide ample space for outside furniture and allow us to entertain guests regardless of the weather conditions.

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

Stephen F. Hall
Signature of Owner (Affiant)

Mary D. Hall
Signature of Owner (Affiant)

Stephen F. Hall
Name- Print or Type

Mary D. Hall
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 7th day of Sept, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Stephen F Hall & Mary D Hall

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

AS WITNESS my hand and Notaries Seal

Natasha Romo Bess
Notary Public

3/15/2020
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.

Address: 9406 Concord Court Baltimore Maryland 21234-1886
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)**

At the time of purchase we were expecting the back yard would be 30' or more from the back of the house ending at a retaining wall. When the home was built the size of our back yard was drastically reduced when the builder installed the retaining approximately 20 feet from the back of the house. The property also slants 0-5' (North - South) from one side to the other. When it rains the water from the North side neighbors' property creates a stream that runs through our back yard down to a drain on the other side of my South side neighbors' property. Therefore, when it rains it takes a few days to dry out restricting us from using the yard. In addition, even when the weather is good the usable available space is very limited. Installing this expanded deck will provide ample space for outside furniture and allow us to entertain guests regardless of the weather conditions.

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

Stephen F. Hall
Signature of Owner (Affiant)

Mary D. Hall
Signature of Owner (Affiant)

Stephen F. Hall
Name- Print or Type

Mary D. Hall
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 7th day of Sept, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Stephen F. Hall + Mary D. Hall

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

AS WITNESS my hand and Notaries Seal

Natalie Romo BSA
Notary Public
3/15/2020
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 9406 Concord Court, Baltimore, Maryland 21234-1886

Currently zoned DR 5.5

Deed Reference 21993 / 00307

10 Digit Tax Account # 2400006892

Owner(s) Printed Name(s) Stephen F. and Mary D. Hall

(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)

Section 1B02.3.C.1 – to permit a proposed open projection (deck) to have a rear yard setback of 20 feet in lieu of the required 22½ feet, and to amend the Final Development Plan of 12th AVENUE, lot #12 only.

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):

Stephen F. Hall / Mary D. Hall

Name #1 – Type or Print

Name #2 – Type or Print

Stephen F. Hall
Signature #1

Mary D. Hall
Signature #2

9406 Concord Court

Baltimore

Maryland

Mailing Address

City

State

21234-1886

/ 410.371.7391

/ shall510@comcast.net

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:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 2017-0073 - A

Filing Date 9/13/16

Estimated Posting Date 9/25/16

Reviewer R.D.D.

ZONING PROPERTY DESCRIPTION
FOR 9406 CONCORD COURT

Beginning at a point on the west side of Concord Court, which has a 40-foot right of way, at a distance of (+/-) 200 feet west and south of the centerline of the nearest improved intersecting street 12th Avenue, which has a 25-foot right of way. Being Lot #12 in the subdivision of 12th Avenue as recorded in Baltimore County Plat Book #77, Folio #20, containing 6,394 square feet. Located in the 11th Election District and 5th Councilmanic District.

Item #0073

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0073-A

PETITIONER/DEVELOPER

STEPHAN HALL

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 _____

9406 CONCORD CT.

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 # 2017-0073-A
TO PERMIT A PROPOSED OPEN PROTECTION (DECK) TO HAVE
A REAR YARD SETBACK OF 20 FEET IN LIEU OF THE
REQUIRED 22 1/2 FEET, AND TO AMEND THE FINAL
DEVELOPMENT PLAN OF 12TH AVENUE LOT #12 ONLY

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 HANDICAPPED ACCESSIBLE

yes to 9/24/16

THE
FEDERAL
BUREAU OF
INVESTIGATION
UNITED STATES
DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0073 -A Address 9406 Concord Ct
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/13/16 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- 0073 -A Address 9406 Concord Ct
Petitioner's Name Stephen Hall Telephone 410 371 7391
Posting Date: 9/25/16 Closing Date: 10/10/16
Wording for Sign: To Permit a proposed open projection (deck) to have a rear yard setback of 20 feet in lieu of the required 22 1/2 feet, and to amend the final development plan of 12th Avenue, lot #12 only

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: 2017-0073-A
Property Address: 9406 Concord Ct
Property Description: west side Concord Ct, 1/2 200' west and south of 12th Ave
Legal Owners (Petitioners): STEPHEN F. & MARY D. HALL
Contract Purchaser/Lessee: STEPHEN F. & MARY D. HALL

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN F. HALL
Company/Firm (if applicable): _____
Address: 9406 CONCORD CT
BALTIMORE MD 21234
Telephone Number: (410) 371-7391

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

No. 141422

Date: 9/13/16

PAID RECEIPT

BUSINESS ACTUAL TIME LGR
9/15/2016 9/13/2016 11:39:04 5

REG 4505 WALKIN LGR
>> RECEIPT # 068665 9/13/2016 (FLH)

Dept 5 526 ZONING VERIFICATION
CF NO. 141422

Recpt Tot \$150.00
\$1.00 OK \$150.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						\$150.00

Total: \$150.00

Rec From: S + M Hall

For: zoning hearing - case # 2017-0073-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*

October 12, 2016

Stephen F & Mary D Hall
9406 Concord Court
Baltimore MD 21234-1886

RE: Case Number: 2017-0073 A, Address: 9406 Concord Court

Dear Mr. & Ms. Hall:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 13, 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

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

RECEIVED

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 # 2017-0073-A
Address 9406 Concord Court
(Hall 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

SHA

State Highway Administration

Maryland Department of Transportation

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

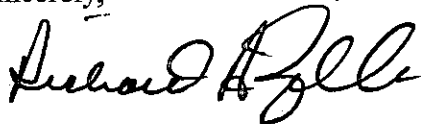
Dear Ms. Lewis:

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. 2017-0073-A

*Administrative Variance
Stephen F. & Mary D. Hall
9406 Concord Court*

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
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

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: _____

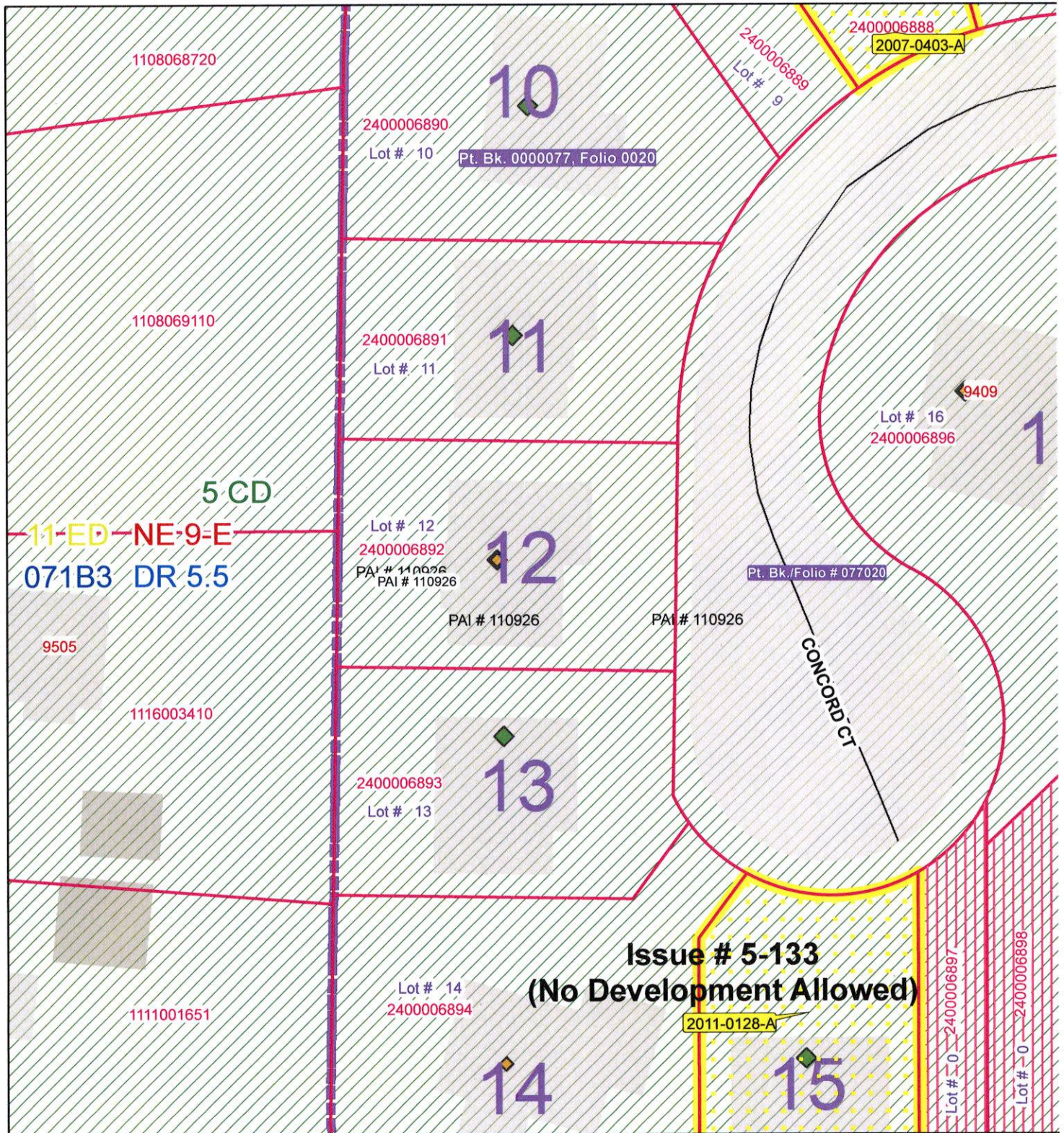
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2400006892			
Owner Information					
Owner Name:	HALL STEPHEN F HALL MARY D		Use:	RESIDENTIAL	
Mailing Address:	9406 CONCORD CT BALTIMORE MD 21234-1886		Principal Residence:	YES	
			Deed Reference:	/37765/ 00023	
Location & Structure Information					
Premises Address:		9406 CONCORD CT 0-0000		Legal Description:	.1468 AC 9406 CONCORD CT WS 12TH AVENUE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0077/0020
0071	0016	0583		0000	12 2015
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 2006	Above Grade Enclosed Area 2,508 SF		Finished Basement Area		Property Land Area 6,394 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 01/01/2015		Phase-in Assessments As of 07/01/2016 As of 07/01/2017
Land:	136,300		136,300		
Improvements	272,300		228,400		
Total:	408,600		364,700		364,700 364,700
Preferential Land:	0				0
Transfer Information					
Seller: HALL STEPHEN F		Date: 07/19/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37765/ 00023		Deed2:	
Seller: 12TH AVENUE LLC		Date: 06/07/2005		Price: \$140,000	
Type: ARMS LENGTH VACANT		Deed1: /21993/ 00307		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 11/25/2008					

9406 Concord Court



Publication Date: 9/8/2016



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0073

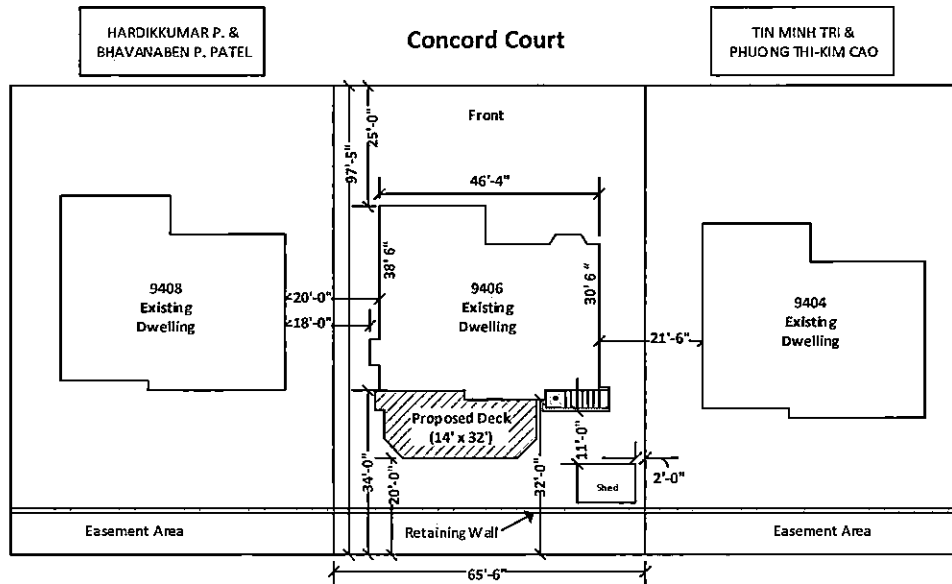
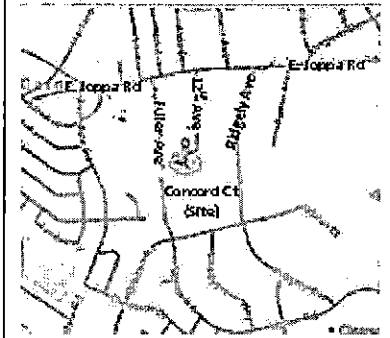
ZONE HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUEST WITH X)

ADDRESS 9406 Concord Court, Baltimore, MD 21234 OWNER(S) NAME(S) Stephen F. & Mary D. Hall

SUBDIVISION NAME Rivers Knot LOT# 12 BLOCK# _____ SECTION# _____

PLAT BOOK# SM 77 FOLIO# 20 10 DIGIT TAX # 2 4 0 0 0 6 8 9 2 DEED REF. # 21993 / 00307

SITE VICINITY MAP



N
↑
MAP IS NOT TO SCALE

ZONING MAP# 071B3

SITED ZONE DR 5.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 005

LOT AREA ACREAGE .1468

OR SQUARE FEET 6394

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:



#2017-0073-A

Signature

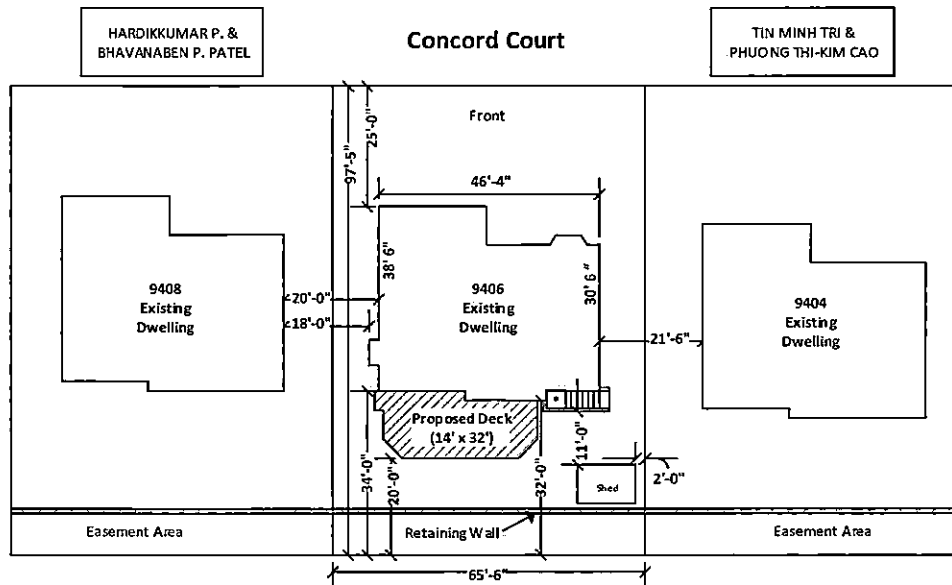
PLAN DRAWN BY Stephen F. Hall DATE 10/12/2016 SCALE: 1 INCH = 40 FEET

ZONE HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUEST WITH X)

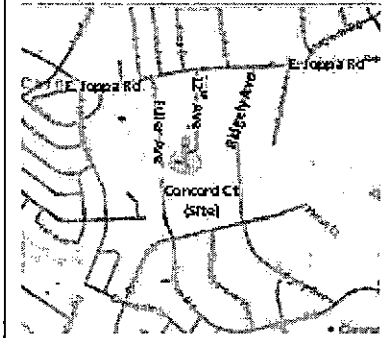
ADDRESS 9406 Concord Court, Baltimore, MD 21234 OWNER(S) NAME(S) Stephen F. & Mary D. Hall

SUBDIVISION NAME Rivers Knot LOT# 12 BLOCK# _____ SECTION# _____

PLAT BOOK# SM 77 FOLIO# 20 10 DIGIT TAX # 2 4 0 0 0 6 8 9 2 DEED REF. # 21993 / 00307



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 071B3

SITED ZONE DR 5.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 005

LOT AREA ACREAGE .1468

OR SQUARE FEET 6394

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:



#2017-0073-A

Signature

PLAN DRAWN BY Stephen F. Hall

DATE 10/12/2016

SCALE: 1 INCH = 40 FEET

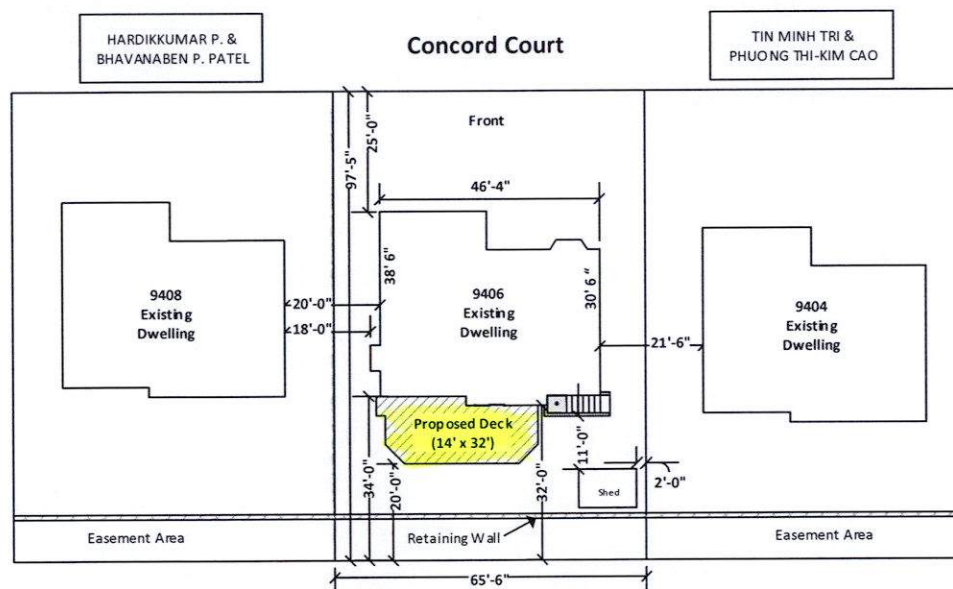
ZONE HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUEST WITH X)

ADDRESS 9406 Concord Court, Baltimore, MD 21234 OWNER(S) NAME(S) Stephen F. & Mary D. Hall

SUBDIVISION NAME Rivers Knot LOT# 12 BLOCK# SECTION#

PLAT BOOK# SM 77 FOLIO# 20 10 DIGIT TAX # 2 4 0 0 0 6 8 9 2 DEED REF. # 21993 / 00307

SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP# 071B3

SITED ZONE DR 5.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 005

LOT AREA ACREAGE .1468

OR SQUARE FEET 6394

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:

#2017-0073-A

RFH



PLAN DRAWN BY Stephen F. Hall

DATE 10/12/2016

SCALE: 1 INCH = 40 FEET

Pet. Exh. 1



BACK YARD

VIEW (SOUTH TO NORTH)



BACK YARD

VIEW (NORTH TO SOUTH)

A photograph of a narrow backyard between two houses. The house on the left has light-colored horizontal siding and a stone fireplace on the upper level. A white lattice fence runs along the left side of the yard. The house on the right is taller, with white horizontal siding and a satellite dish on the roof. A large green tree stands in the background behind a wooden fence. The ground is covered in green grass. The text "Item #0073" is written in black cursive at the bottom of the image.

Item #0073

FRONT VIEW

RIGHT SIDE OF HOUSE



Item #C073

FRONT VIEW

LEFT SIDE OF HOUSE