

MEMORANDUM

DATE: December 6, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0098-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 5, 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

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 4th day of **November, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling addition with a side yard setback of 8 ft. in lieu of the required 15 ft., 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 11-4-16

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 9903 Fox Hill Rd. Currently zoned PR-2
Deed Reference 24 / 20 10 Digit Tax Account # 1119011740
Owner(s) Printed Name(s) Barry + Teresa Stitz

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ ADMINISTRATIVE VARIANCE from Section(s)

BCZR: 1B02.3.B To permit a proposed dwelling addition with a side yard setback of 8 ft. in lieu of the required 15 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):

Barry R. Stitz, Teresa M. Stitz
Name #1 – Type or Print Name #2 – Type or Print

Barry R. Stitz, Teresa M. Stitz
Signature #1 Signature #2

9903 Fox Hill Rd. Perry Hall MD
Mailing Address City State

21128 410 529 4384 sfitz5@verizon.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:

Marta E. Noe AIA, Architect
Name – Type or Print

Marta E. Noe
Signature

4055 Grande View Dr. Pylesville, MD 21132
Mailing Address City State

21132 410 836 3046 www.ebelingnoe.com
Zip Code Telephone # Email Address
noearch@verizon.net

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 2017-0098-A Filing Date 10/6/16 Estimated Posting Date 10/16/16 Reviewer JS

ORDER RECEIVED FOR FILING

Date 11-4-16

By [Signature]

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: 9903 Fox Hill Rd Perry Hall MD 21128
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) **HARDSHIP**

My father passed away on Sept. 4, 2016. Due to past health issues my mother was very dependent on my father. With his passing, we need to move my mother into our house because we don't feel she has the ability to live by herself. She suffers from short term memory loss caused by mini-strokes as a result of long term chemotherapy and has several medications that she needs to take daily that we need to monitor. She currently lives in Dundalk which is a 25 minutes from our house and it has been very difficult on our family (3 children) commuting daily to her residence. We request this variance which would allow us to ~~build~~ add on to our house a room that would give her adequate living space. We already have a master bedroom/bath behind the garage for her but need to add private living space for her. Our well location prevents us from adding on to the rear of that side of the house.

Barry R Stitz
Signature of Owner (Affiant)
Barry R. Stitz
Name- Print or Type

Teresa M Stitz
Signature of Owner (Affiant)
Teresa M. Stitz
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 28th day of September, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Barry and Teresa Stitz

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

AS WITNESS my hand and Notaries Seal

Jeremy N. Joseph
Notary Public
November 9, 2019
My Commission Expires

REV. 5/8/2014

JEREMY N. JOSEPH
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES NOV. 9, 2019

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Hardship

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Barry R Stitz
Signature of Owner (Affiant)
Barry R. Stitz
Name- Print or Type

Teresa M. Stitz
Signature of Owner (Affiant)
Teresa M. Stitz
Name- Print or Type

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I HEREBY CERTIFY, this 28th day of September, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

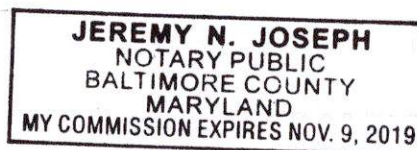
Print name(s) here: Barry and Teresa Stitz

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

AS WITNESS my hand and Notaries Seal

Jeremy Joseph
Notary Public
November 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 9903 Fox Hill Rd. Currently zoned DR-2
 Deed Reference 24 / 20 10 Digit Tax Account # 1119011740
 Owner(s) Printed Name(s) Barry + Teresa Stitz

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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

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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):

Barry R. Stitz , Teresa M. Stitz
 Name #1 - Type or Print Name #2 - Type or Print
Barry R. Stitz Teresa M. Stitz
 Signature #1 Signature #2
9903 Fox Hill Rd. PERRY HALL, MD 21128
 Mailing Address City State
21128 410529-4384 stitz5@verizon.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:

Marta E. Noe A/A , Architect
 Name - Type or Print
Marta E. Noe
 Signature
4055 Grande View Dr. Pylesville, MD
 Mailing Address City State
21132 4108363046 www.ebelingnoe.com
 Zip Code Telephone # Email Address
nocarch@verizon.net

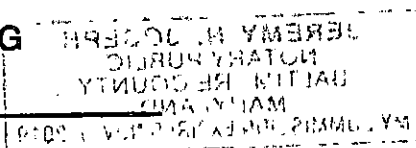
A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0098-4 Filing Date 10/6/16 Estimated Posting Date 10/16/16 Reviewer JS

ORDER RECEIVED FOR FILING

Date 11-4-16
 By [Signature]



Rev 5/8/2014

ZONING DESCRIPTION FOR 9903 FOX HILL ROAD:

Beginning at a point on the south side of Fox Hill Road which is 50 feet wide at the distance of 140 feet east of the centerline of the nearest improved intersection street Meeting House Road which is 50 feet wide.

Being Lot #49, Block (-), Section #C in the subdivision of Perry Hall Manor as recorded in Baltimore County Plat Book #24, Folio #20, containing 22,215 square feet. Located in the 11th Election District and 5th Council District.

2017-0098-A

Certificate of Posting

Case No. 2017-0098-A



9903 Fox Hill Road

(Posted 10/16/16)

 10/16/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CERTIFICATE OF POSTING

RE: Case No. 2017-0098-A

Petitioner: Teresa Stitz

Hearing / Closing Date: 10/31/16

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

9903 Fox Hill Road

on 10/16/16

Sincerely,

 10/16/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

UNIT 2: THE MATHS OF THE 19TH CENTURY

1. The first part of the unit is devoted to the study of the history of mathematics in the 19th century. It begins with a discussion of the work of the French mathematician Augustin-Louis Cauchy, who is known for his work on the foundations of calculus.

2. The second part of the unit is devoted to the study of the work of the German mathematician Carl Friedrich Gauss, who is known for his work on number theory and algebra. It begins with a discussion of his work on the theory of quadratic forms.

3. The third part of the unit is devoted to the study of the work of the English mathematician George Peacock, who is known for his work on the foundations of algebra. It begins with a discussion of his work on the theory of algebraic equations.

4. The fourth part of the unit is devoted to the study of the work of the French mathematician Adrien-Marie Legendre, who is known for his work on number theory and algebra. It begins with a discussion of his work on the theory of quadratic forms.

5. The fifth part of the unit is devoted to the study of the work of the German mathematician Carl Friedrich Gauss, who is known for his work on number theory and algebra. It begins with a discussion of his work on the theory of quadratic forms.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0098 -A Address 9903 Fox Hill Rd, 21128

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

Filing Date: 10/6/16 Posting Date: 10/16/16 Closing Date: 10/31/16

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- 0098 -A Address 9903 Fox Hill Rd

Petitioner's Name STITZ Telephone 410-529-4384

Posting Date: 10/16/16 Closing Date: 10/31/16

Wording for Sign: To Permit A SIDE YARD ADDITION WITH A SIDE YARD SET BACK
OF 8 FEET IN LIEU OF THE REQUIRED 15 FEET.

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: 2017-0098-A

Property Address: 9903 FOX HILL RD.

Property Description: _____

Legal Owners (Petitioners): BARRY + TERESA STITZ

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARRY + TERESA STITZ

Company/Firm (if applicable): _____

Address: 9903 FOX HILL RD

PERRY HALL, MD 21128

Telephone Number: 410-836-3046

Revised 7/9/2015

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

Nº 145712

Date: 10/6/16

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: \$ 75.00

Rec From: STITZ

For: 2017-0088-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DM
10/07/2016 10/06/2016 11:09:05 5
REG 4905 WALKIN LRD
>>RECEIPT H 872691 10/06/2016 0FLH
Dept 5 523 ZONING VERIFICATION
CR NO. 145712
Recpt Tot \$75.00
\$75.00 CR \$4.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

November 1, 2016

Barry R & Teresa M Stitz
9903 Fox Hill Road
Perry Hall MD 21128

RE: Case Number: 2017-0098 A, Address: 9903 Fox Hill Rd

Dear Mr. & Ms. Stitz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 6, 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
Marta E Noe AIA, Architect, 4055 Grande View Drive, Pylesville MD 21132

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



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

Date: 10/11/16

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. 2017-0098-A.

*Administrative Variance
Barry R. & Teresa M. Stitz
9803 Fox Hill Road.*

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Zeller'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 17, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For October 17, 2016
Item No. 2017-0093, 0094, 0095, 0096 and 0098

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\ZAC10172016.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>10-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>9-25</u>	ADJACENT PROPERTY OWNERS (2) <u>Chavis + Andrews</u>	<u>No objection</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-16-16</u> by <u>Hobbsman</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1119011740			
Owner Information					
Owner Name:		STITZ BARRY RICHARD STITZ TERESA M		Use:	RESIDENTIAL
Mailing Address:		9903 FOX HILL RD PERRY HALL MD 21128-9734		Principal Residence:	YES
				Deed Reference:	/27933/ 00433
Location & Structure Information					
Premises Address:		9903 FOX HILL RD PERRY HALL 21128-0000		Legal Description:	.512 AC 9903 FOX HILL RD PERRY HALL MANOR
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0063	0010	0418		0000	C 49
				Assessment Year:	Plat No:
				2015	0024/0020
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1959	2,016 SF				22,215 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	3 full	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2016	07/01/2017
Land:		93,300	93,300		
Improvements		234,300	230,200		
Total:		327,600	323,500	323,500	323,500
Preferential Land:		0			0
Transfer Information					
Seller: GRACE MATTHEW D		Date: 04/15/2009		Price: \$380,000	
Type: ARMS LENGTH IMPROVED		Deed1: /27933/ 00433		Deed2:	
Seller: GRACE MATTHEW D		Date: 05/24/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /23892/ 00281		Deed2:	
Seller: SCOTT CARROLL T		Date: 05/02/2001		Price: \$176,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15167/ 00344		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 06/30/2009					

10/31

BALTIMORE COUNTY, MARYLAND

RECEIVED

OCT 13 2016

Inter-Office Correspondence

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: October 13, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0098-A
Address 9903 Fox Hill Road
(Stitz Property)

Zoning Advisory Committee Meeting of **October 17, 2016**.

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

Reviewer: Steve Ford

Date: 10-13-2016

September 25, 2016

To Whom it May Concern,

I have received and reviewed a copy of the plat for 9903 Fox Hill Road prepared by Marta E. Noe and dated 9/23/2016 for Barry and Teresa Stitz, for the purposes of applying for a variance. I have no objection to the addition as shown, between their property and my property.

Property Owners: Vern W. Chavis Vernone W. Chavis
Alicia Chavis Alicia Chavis
Address: 9905 Fox Hill Rd. Perry Hall, MD 2128
Date: 9/25/16

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1104036581			
Owner Information					
Owner Name:		CHAVIS VERNON WAYNE CHAVIS ALICIA		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		9905 FOX HILL RD PERRY HALL MD 21128-9734		Deed Reference:	/19901/ 00243
Location & Structure Information					
Premises Address:		9905 FOX HILL RD PERRY HALL 21128-0000		Legal Description:	.458 AC 9905 FOX HILL RD PERRY HALL MANOR
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0063	0010	0418		0000	C 48 2015 0024/0020
Special Tax Areas:				Town: Ad Valorem: Tax Class:	NONE
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1964		1,908 SF		725 SF	19,602 SF
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	BRICK	2 full/ 1 half	1 Detached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2015	As of 07/01/2016	As of 07/01/2017
Land:		92,600	92,600		
Improvements		217,600	213,300		
Total:		310,200	305,900	305,900	305,900
Preferential Land:		0			0
Transfer Information					
Seller: MOORE THOMAS F Type: NON-ARMS LENGTH OTHER			Date: 04/15/2004 Deed1: /19901/ 00243		Price: \$307,000 Deed2:
Seller: DIRZUWEIT ROLAND C Type: ARMS LENGTH IMPROVED			Date: 11/20/2002 Deed1: /17124/ 00175		Price: \$240,000 Deed2:
Seller: Type:			Date: Deed1:		Price: 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 12/31/2012					

September 25, 2016

To Whom it May Concern,

I have received and reviewed a copy of the plat for 9903 Fox Hill Road prepared by Marta E. Noe and dated 9/23/2016 for Barry and Teresa Stitz, for the purposes of applying for a variance. I have no objection to the addition as shown, between their property and my property. I have no objections to the variance as proposed. I have indicated to the Stitz's that trucks may not drive on my property and the existing tree line may not be disturbed.

Property Owners:

Paul Andrews Paul Andrews
Karen Andrews Karen Andrews

Address:

9901 Fox Hill Rd

Date:

9/27/16

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 11 Account Number - 1123002230							
Owner Information									
Owner Name:		ANDREWS KAREN S ANDREWS PAUL D				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:		9901 FOX HILL RD PERRY HALL MD 21128-9734				Deed Reference:		/29483/ 00374	
Location & Structure Information									
Premises Address:		9901 FOX HILL RD PERRY HALL 21128-9734				Legal Description:		.714 AC 9901 FOX HILL RD PERRY HALL MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0063	0010	0418		0000	C		50	2015	Plat Ref: 0024/0020
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		2,106 SF				30,927 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	BRICK	2 full	1 Attached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2015		As of 07/01/2016		As of 07/01/2017	
Land:		95,400		95,400					
Improvements		194,200		189,700					
Total:		289,600		285,100		285,100		285,100	
Preferential Land:		0						0	
Transfer Information									
Seller: BRZOZOWSKI BERNARD C				Date: 05/18/2010			Price: \$345,000		
Type: ARMS LENGTH IMPROVED				Deed1: /29483/ 00374			Deed2:		
Seller: BRZOZOWSKI BERNARD				Date: 05/30/2006			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /23910/ 00001			Deed2:		
Seller: WALINSKI MARY J				Date: 11/17/2005			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /10113/ 00668			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 08/10/2010									



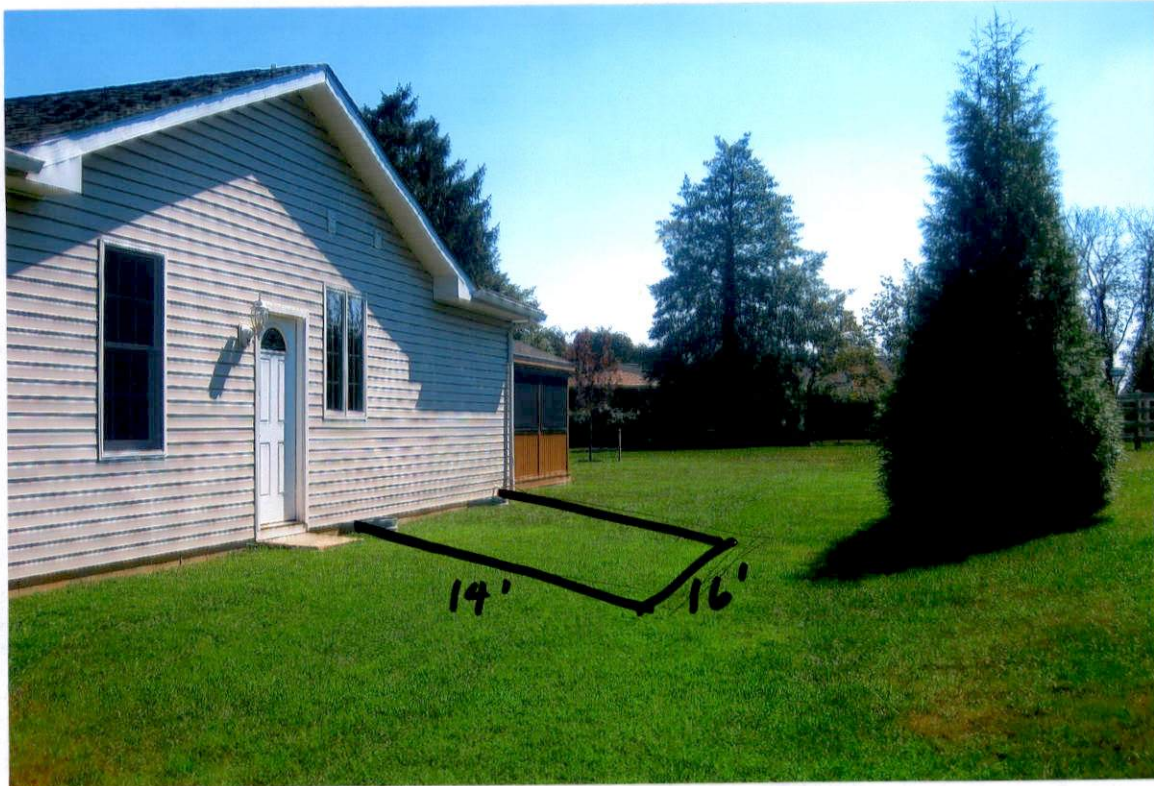
Front of House. Septic tanks and front setback prevent addition to front of house.



Neighbor
at
9901
has
given
written
approval
of
addition
plans.

Trees screen
neighbor's hs.

Side of garage where addition is planned. Neighbor planted row of trees 6' from property line.



Footprint of 14' x 16' sitting room addition for mother. Access is needed to driveway for sidewalk and entrance.



Back of existing Master Bedroom and Bath, which will be used by mother. Cannot add on to rear, because of well location.

well



Rear corner of existing Master Bedroom
and Bath, showing footprint of addition for
sitting room for mother.



Back of House.

Proposed addition to
existing bedroom to create
new master suite for owners.



Neighbor
at
#9905
rec'd
variance
to build
garage
8' from
line

Side
Property
Line

Rear corner of existing bedroom.
Concrete pad on property line shown.



Side
Property
line

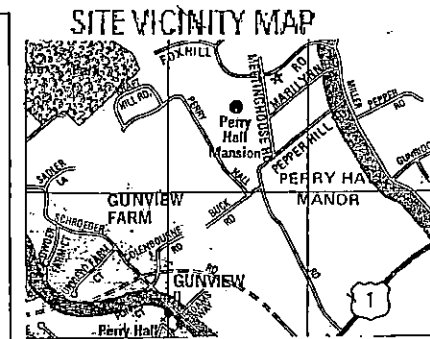
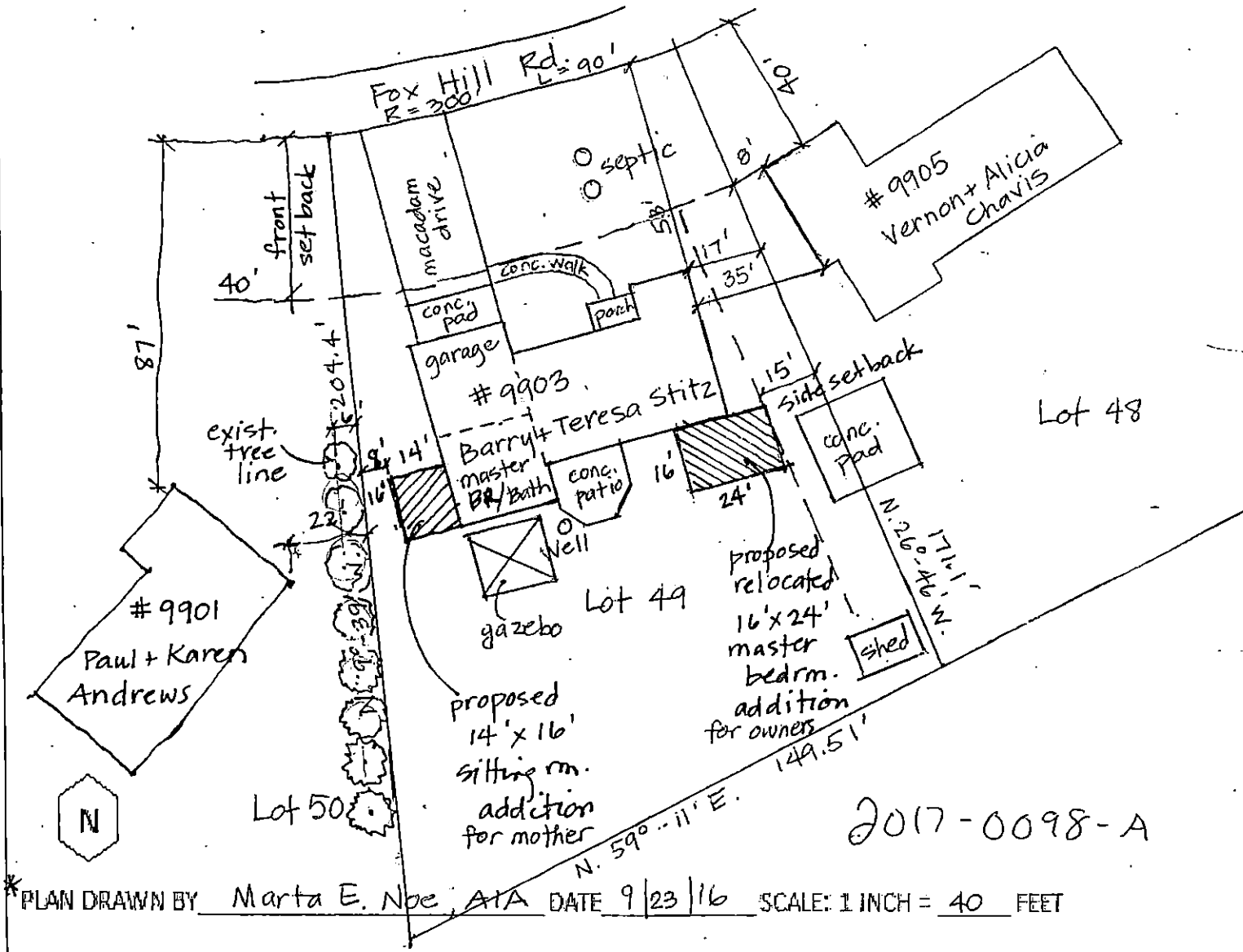
East side of house. Side setback
prevents addition to side of house.

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

ADDRESS 9903 Fox Hill Rd. OWNER(S) NAME(S) Barry + Teresa Stitz

SUBDIVISION NAME Perry Hall manor LOT# 49 BLOCK# MA SECTION# C

PLAT BOOK# 24 FOLIO# 20 10 DIGIT TAX# 1119011740 DEED REF.# 27933/00433



MAP IS NOT TO SCALE
ZONING MAP# 063-B2
SITE ZONED DR-2
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT AREA ACREAGE _____
OR SQUARE FEET 22,215 sf
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH ☒
WATER IS:
PUBLIC _____ PRIVATE ☒
SEWER IS:
PUBLIC _____ PRIVATE ☒
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

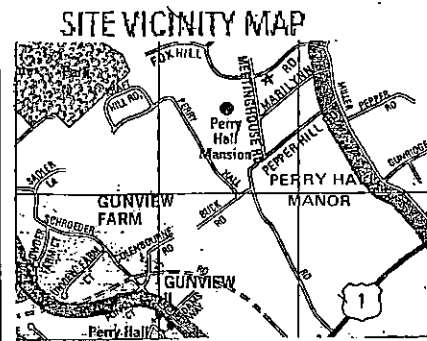
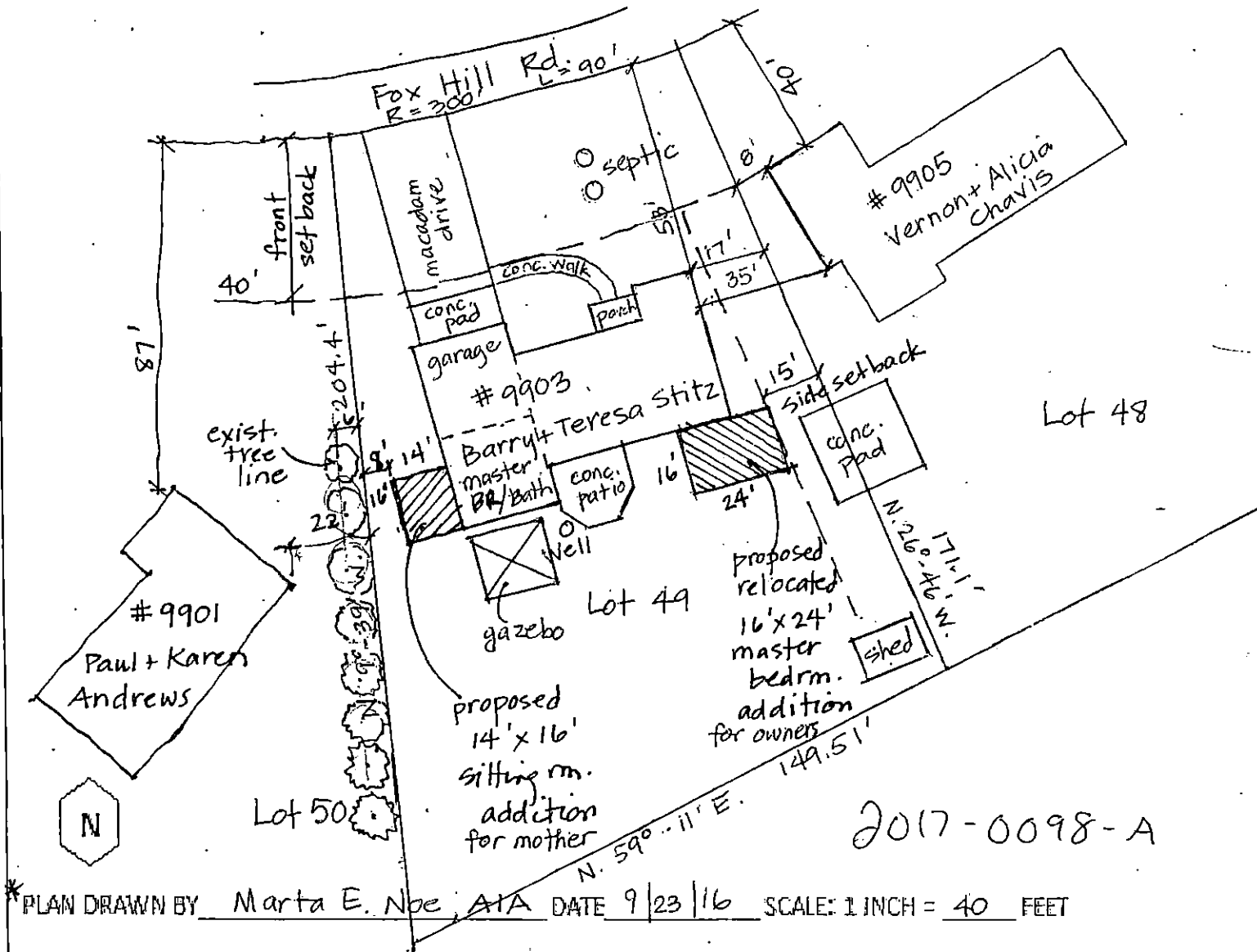
* Note: Lot 50 dimensions taken from survey dated 4/5/10 for 9901 Fox Hill Rd.
Lot 49 dimensions taken from survey dated 2/17/09 for 9903 Fox Hill Rd.
Lot 48 dimensions taken from variance granted 7/14/05 for 9905 Fox Hill Rd.

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

ADDRESS 9903 Fox Hill Rd. OWNER(S) NAME(S) Barry + Teresa Stitz

SUBDIVISION NAME Perry Hall manor LOT# 49 BLOCK# NA SECTION# C

PLAT BOOK # 24 FOLIO # 20 10 DIGIT TAX # 1119011740 DEED REF. # 27933/00433



MAP IS NOT TO SCALE
ZONING MAP# 063-B2
SITE ZONED DR-2
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT AREA ACREAGE _____
OR SQUARE FEET 22,215 sf
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

2017-0098-A

* PLAN DRAWN BY Marta E. Noe, AIA DATE 9/23/16 SCALE: 1 INCH = 40 FEET

* Note: Lot 50 dimensions taken from survey dated 4/5/10 for 9901 Fox Hill Rd.
Lot 49 dimensions taken from survey dated 2/17/09 for 9903 Fox Hill Rd.
Lot 48 dimensions taken from variance granted 7/14/05 for 9905 Fox Hill Rd.

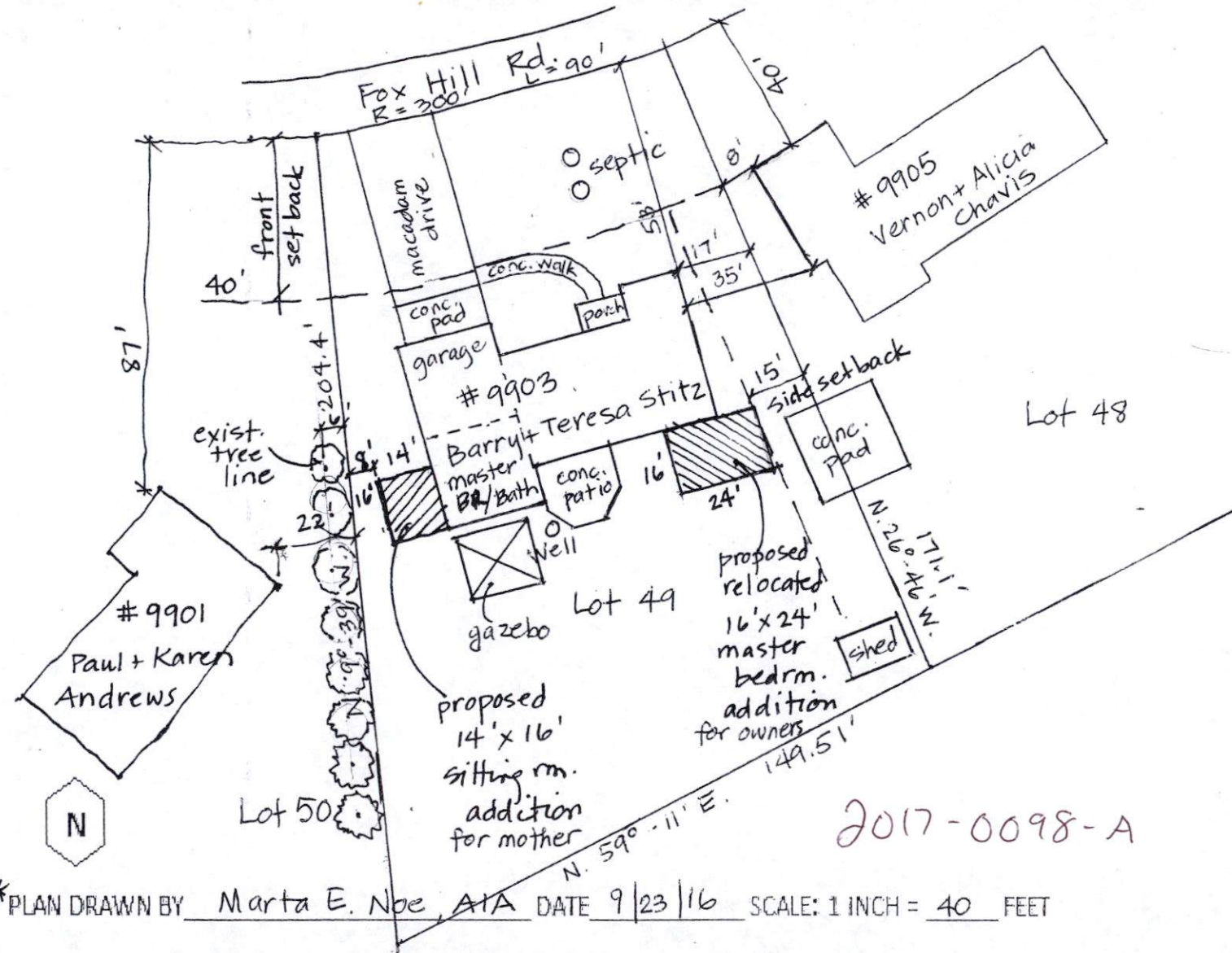
VIOLATION CASE INFO:

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

ADDRESS 9903 Fox Hill Rd. OWNER(S) NAME(S) Barry + Teresa Stitz

SUBDIVISION NAME Perry Hall manor LOT # 49 BLOCK # MA SECTION # C

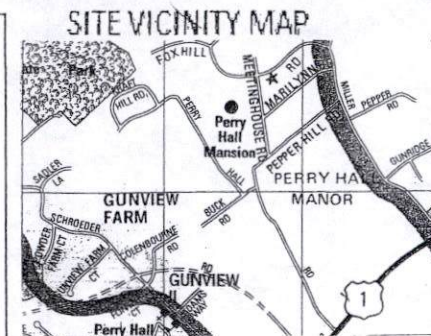
PLAT BOOK # 24 FOLIO # 20 10 DIGIT TAX # 1119011740 DEED REF. # 27933/00433



2017-0098-A

* PLAN DRAWN BY Marta E. Noe, AIA DATE 9/23/16 SCALE: 1 INCH = 40 FEET

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Lot 48 dimensions taken from variance granted 7/14/05 for 9905 Fox Hill Rd.



MAP IS NOT TO SCALE
ZONING MAP# 063-B2
SITE ZONED DR-2
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT AREA ACREAGE _____
OR SQUARE FEET 22,215 sf
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH ☒
WATER IS:
PUBLIC _____ PRIVATE ☒
SEWER IS:
PUBLIC _____ PRIVATE ☒
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:
Ret. Eoh.
1

RC 2

1116016040

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

61

9906

1995-0177-A

1112021610

Lot # 61 1107057400

Lot # 60

60

1113023430

Lot # 59
1102089240

59

9902

1108032700

Lot # 58

58

9900

Pt. Bk./Folio # 024020A

FOX HILL RD

Lot # 46

1105088500

46

1118011890

47

Lot # 47

2005-0661-A

1104036581

PAI # 110021

Lot # 48

48

PAI # 110021

Lot # 38

1116075950

NE 13-H

063B2

DR 2

49

Lot # 49 1119011740



Lot # 50
1123002230

50

Pt. Bk. 0000024, Folio 0020

1119053520

Lot # 37

37

Lot # 36
1107059791

36

Pt. Bk./Folio # 020129A

1107059790

Lot # 35

35

Pt. Bk. 0000000, Folio 0129

1113001510

Lot # 34

34

MARILYNN RD

1103077580

Lot # 28

DR 1

1113042130

(Development Allowed)
Issue # 5-027

NE 12-H

Lot # 27 1111017740

1" = 50'