

M E M O R A N D U M

DATE: February 23, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0135-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 22, 2017. 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: *JG* Case File
JG Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(3113 Monkton Road)
10th Election District
3rd Council District
Daniel E. & Christine M. Basham
Legal Owners

Petitioners

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY

CASE NO. 2017-0135-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Daniel and Christine Basham, owners of the subject property ("Petitioners"). The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) to allow a structure height of 43 ft. in lieu of the permitted 35 ft. A site plan was marked as Petitioners' Exhibit 1.

Daniel & Christine Basham and professional engineer Rick Richardson appeared in support of the petition. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the State Highway Administration (SHA) indicating that a residential entrance permit will need to be obtained.

The unimproved property is approximately 5.6 acres and is zoned RC 2. Petitioners are building a new home on the lot, and Mr. Richardson noted the dwelling will be at least 300 ft. from Monkton Road. Given the topography (as shown on a photo marked as Exhibit 2) it is unlikely the home will be visible to motorists on Monkton Road. Petitioners submitted an elevation drawing of the new home, and only a small portion of the pitched roofline would exceed the 35 ft. height limitation.

ORDER RECEIVED FOR FILING

Date 1/23/17

By Sen

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The property has irregular dimensions and the site is also constrained by environmental features; i.e., forest buffers and forest conservation easements. As such, it is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed single-family dwelling. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 23rd day of January, **2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to allow a structure height of 43 ft. in lieu of the permitted 35 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioners must obtain from SHA a residential entrance permit.

ORDER RECEIVED FOR FILING

Date 1/23/17
By den

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:sln

ORDER RECEIVED FOR FILING

Date 1/23/17

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 3113 Monkton Road which is presently zoned RC-2
Deed References: 29360/216 10 Digit Tax Account # 2500004071
Property Owner(s) Printed Name(s) Daniel E. & Christine M. Basham

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s) 1A01.3.A to allow a structure height of 43' in lieu of the permitted 35'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ / Telephone # _____ / Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ / Telephone # _____ / Email Address _____

Legal Owners:

Daniel E. Basham / Christine M. Basham
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
4210 Gracton Road, Pylesville MD
Mailing Address _____ City _____ State _____
21132 / 410-836-3001 / cabasham@yahoo.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richardson Engineering, LLC, Rick Richardson
Name - Type or Print _____
Signature _____
30 E. Padonia Road, Suite 500 Timonium, MD
Mailing Address _____ City _____ State _____
21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2017-0135-A Filing Date 11/18/16

Do Not Schedule Dates: _____ Reviewer RJD

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION FOR
3113 MONKTON ROAD
10TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Monkton Road (70' ultimate width R.O.W.) at a distance of 600 feet north of the centerline intersection of Old York Road and Monkton Road, thence (1) South 45 degrees 39 minutes 48 seconds West 330.18 feet, (2) South 45 degrees 15 minutes 57 seconds West 959.87 feet, (3) North 45 degrees 35 minutes 12 seconds West 399.10 feet, (4) North 46 degrees 39 minutes 48 seconds East 552.44 feet, (5) South 56 degrees 13 minutes 02 seconds East 373.05 feet, (6) North 45 degrees 15 minutes 57 seconds East 339.27 feet, (7) North 45 degrees 39 minutes 48 seconds East 327.70 feet to a point on the West side of Monkton Road, thence along the western right of way of Monkton Road, (8) South 51 degrees 47 minutes 12 seconds East 20.17 feet to the point of beginning;

Containing a net area of 243,892 square feet, or 5.599 acres of land, more or less.

Item #0135



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4678073

Sold To:

Christine Basham - CU00577869
4210 Graceton Rd
Pylesville, MD 21132-1327

Bill To:

Christine Basham - CU00577869
4210 Graceton Rd
Pylesville, MD 21132-1327

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 29, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2017-0135-A
3113 Monkton Road
SW/s Monkton Road, 630 ft. NW of Old York Road
10th Election District - 3rd Councilmanic District
Legal Owner(s) Daniel & Christine Basham

Variance: to allow a structure height of 43 ft. in lieu of the permitted 35 ft.

Hearing: Friday, January 20, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/213 December 29 4678073

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

2017-0135-A

RE: Case No.: _____

Petitioner/Developer: _____

Daniel & Christine Basham

January 20, 2017

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

3113 Monkton Road

December 29, 2016

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

Sincerely,

December 29, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ,
County Executive

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

December 19, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0135-A

3113 Monkton Road

SW/s Monkton Road, 630 ft. NW of Old York Road

10th Election District – 3rd Councilmanic District

Legal Owners: Daniel & Christine Basham

Variance to allow a structure height of 43 ft. in lieu of the permitted 35 ft.

Hearing: Friday, January 20, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Basham, 4210 Gracton Road, Pylesville 21132
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 31, 2016.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 29, 2016 Issue - Jeffersonian

Please forward billing to:
Christine Basham
4210 Gracton Road
Pylesville, MD 21132

410-836-3001

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0135-A
3113 Monkton Road
SW/s Monkton Road, 630 ft. NW of Old York Road
10th Election District – 3rd Councilmanic District
Legal Owners: Daniel & Christine Basham

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Hearing: Friday, January 20, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
3113 Monkton Road; SW/S Monkton Road,	*	OF ADMINSTRATIVE
630' NW of Old York Road	*	HEARINGS FOR
10 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Daniel & Christine Basham	*	2017-135-A
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
DEC 07 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of December, 2016, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 2017-0135-A
Property Address: 3113 MONKTON RD
Property Description: southwest side of Monkton Rd, +/- 630'
northwest of Old York Rd
Legal Owners (Petitioners): DANIEL & CHRISTINE BASHAM
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRISTINE BASHAM
Company/Firm (if applicable): _____
Address: 4210 GRACON RD
PYLESVILLE, MD 21132
Telephone Number: 410-836-3001

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

No.

141433

Date:

11/18/16

PAID RECEIPT

BUSINESS ACTUAL TIME BKM
 1/21/2016 11/18/2016 09:17:29 2

RCN WS02 WALKIN JEE
 >>> RECEIPT # 989528 11/18/2016 OFLN
 Dept 5 528-ZONING VERIFICATION
 CR NO. 141433

Recpt Tot \$75.00
 \$75.00 CR \$4.00 CA
 Baltimore County, Maryland

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

Total: **\$75.00**

Rec From:

For: **Zoning Hearing - case # 2017-0135-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*

January 12, 2017

Daniel E & Christine M Basham
4210 Gracton Road
Pylesville MD 21132

RE: Case Number: 2017-0135 A, Address: 3113 Monkton Road

Dear Mr. & Ms. Basham:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 18, 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
Richardson Engineering LLC, 30 E Padonia Road, Suite 500, Timonium MD 21093

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



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

Date: 12/5/16

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 12/5/16. A field inspection and internal review reveals that an entrance onto MD138 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2017-0135-A

Daniel E. & Christine M. Basham
3113 Monkton Road
MD138

The applicant must contact the State Highway Administration to obtain an entrance permit. Should you have any questions regarding this matter feel free to contact 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).

A residential

Sincerely,

for Wendy Wolcott, PLA
Metropolitan District Engineer
Baltimore & Harford Counties

WW/RAZ

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

~~Mr. William Batch, Resident Maintenance Engineer, Harford~~
~~Shop~~

My telephone number/toll-free number is

Maryland Relay Service for Impaired or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road * Hunt Valley, Maryland 21030 * Phone 410-229-2300 or 1-866-998-0367 * Fax 410-527-4690

www.roads.maryland.gov

410-329-6752

1-20

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 1/3/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-135

RECEIVED

JAN 06 2017

INFORMATION:

Property Address: 3113 Monkton Road
Petitioner: Daniel M. Basham, Christine M. Basham
Zoning: RC 2
Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

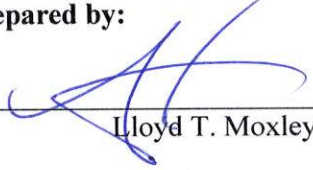
The Department of Planning has reviewed the petition for a variance to allow a structure height of 43' in lieu of the permitted 35'.

A site visit was conducted on December 13, 2016.

The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Kaylee Justice
Patrick Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

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

RECEIVED

DEC 02 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: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0135-A
Address 3113 Monkton Road
(Basham Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

Reviewer: Steve Ford

Date: 12-2-2016

12/23/16
TOWOK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 19, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2016
Item No. 2017-0135, 0137, 0140, 0141, 0143, 0145 and 0146

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC12122016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 1/3/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-135

INFORMATION:

Property Address: 3113 Monkton Road
Petitioner: Daniel M. Basham, Christine M. Basham
Zoning: RC 2
Requested Action: Variance

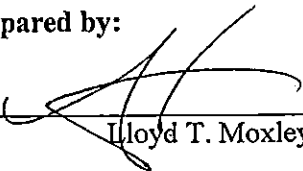
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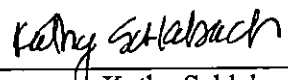
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For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Kaylee Justice
Patrick Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME 2017-135
CASE NUMBER 3113 MONKTON RD
DATE 1/20/17

[illegible]

CASE NO. 2017- 0135-A

C H E C K L I S T

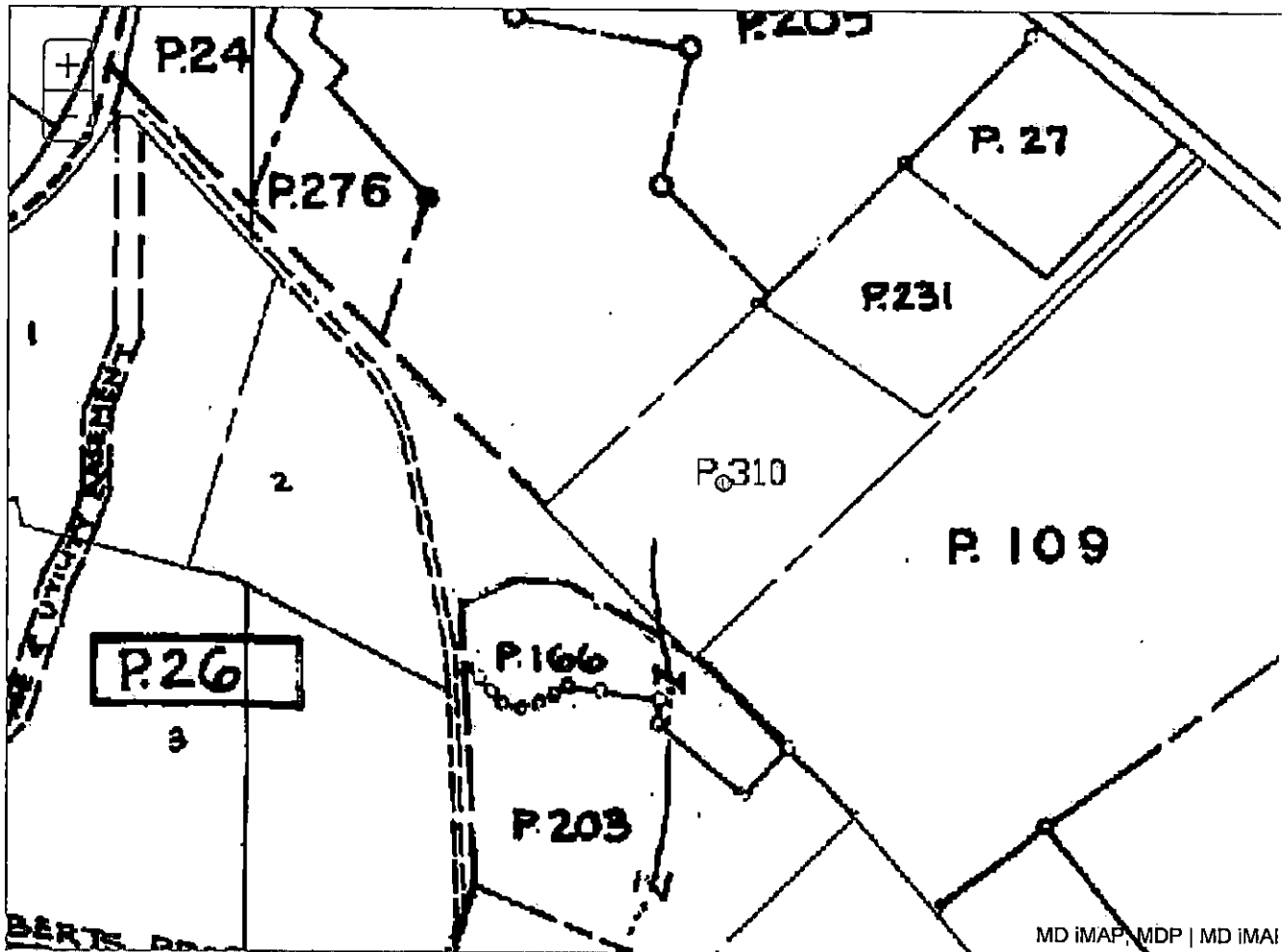
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12/19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO Comment</u>
<u>12/2</u>	DEPS (if not received, date e-mail sent _____)	<u>NO Comment</u>
_____	FIRE DEPARTMENT	_____
<u>11/6/17</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Obj</u>
<u>12/5/16</u>	STATE HIGHWAY ADMINISTRATION	<u>Entrance permit</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: <u>12/29/16</u>	
SIGN POSTING	Date: <u>12/29/16</u>	by <u>SSG Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

[Real Property Data Search](#) [Guide to searching the database](#)
[Search Result for BALTIMORE COUNTY](#)

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 2500004071			
Owner Information					
Owner Name:	BASHAM DANIEL E BASHAM CHRISTINE M		Use:	RESIDENTIAL	
Mailing Address:	4210 GRACTON RD PYLESVILLE MD 21132-1327		Principal Residence:	NO	
			Deed Reference:	/29360/ 00216	
Location & Structure Information					
Premises Address:		3113 MONKTON RD 0-0000		Legal Description:	5.599 AC 3113 MONKTON RD SWR 500 FT NW OLD YORK RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: MS
0029	0017	0310		0000	2 2017 Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built:	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			5.6000 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	193,000	193,000			
Improvements	0	0			
Total:	193,000	193,000	193,000	193,000	
Preferential Land:	0			0	
Transfer Information					
Seller: 3113 MONKTON ROAD LLC		Date: 04/13/2010		Price: \$245,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29360/ 00216		Deed2:	
Seller: 15820 OLD YORK ROAD LLC		Date: 10/23/2009		Price: \$1,000	
Type: ARMS LENGTH VACANT		Deed1: /28788/ 00374		Deed2:	
Seller: WALLIS NANCY K		Date: 06/29/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28325/ 00146		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: No Application					

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)District: **10** Account Number: **2500004071**

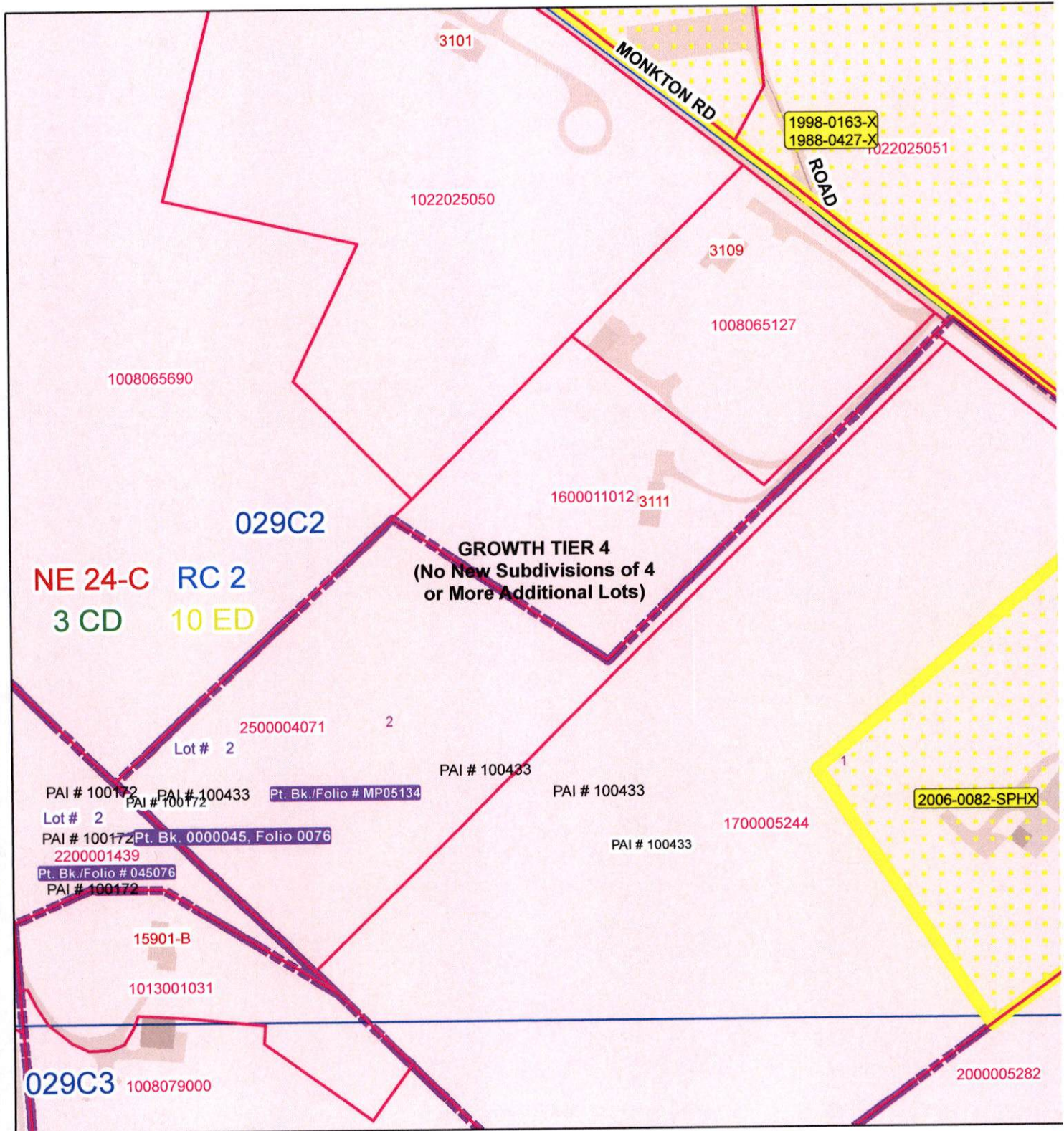
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

3113 Monkton Road



Publication Date: 11/18/2016



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



0 55 110 220 330 440 Feet

1 inch = 200 feet

Item # 0135

Google Maps Manor Rd



Imagery ©2017 Google, Map data ©2017 Google 500 ft

#4



ZONING NOTICE
CASE # 2017-0135-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
ROOM 201, JEFFERSON BUILDING
PLACE: 180 W. CHESAPEAKE AVE., TOWSON, MD 21204
DATE AND TIME: THURSDAY, JANUARY 26, 2017, AT 10:00 A.M.
REQUEST: Variance to allow a
structure height of 43 feet in
lieu of the permitted 35 feet.
FOR MORE INFORMATION, CONTACT THE TOWSON ZONING COMMISSIONER
AT 410.551.1234 OR VISIT THE TOWSON ZONING WEBSITE AT
WWW.TOWSONMD.GOV/ZONING



SITE
SCALE: 1" = 50'

GENERAL NOTES:

- OWNER: DANIEL E. & CHRISTINE M. BASHAM
4210 GRACON ROAD
PILLSVILLE, MARYLAND 21132
- SITE AREA: 243,892 SF or 5.599 Ac.±
- DEED REF: 28360/216
- TAX ACCOUNT: #2500004071
- COUNCILMANIC DISTRICT: 3RD
- TAX MAP #29, GRID #17, PARCEL #310, LOT #2
- MINOR SUBDIVISION PLAT ENTITLED 15820 OLD YORK ROAD (NANCY WALLIS PROPERTY) MS #05134M APPROVED JULY 20, 2007.
- ZONING: RC 2 (PER 1"=200' ZONING MAP 029C2)
- NO PRIOR ZONING HISTORY ON FILE.
- NO KNOWN PRIOR PERMITS ON FILE.
- THE PROPERTY IS NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- USES
EXISTING: VACANT RESIDENTIAL LOT.
PROPOSED: 2 STORY RESIDENTIAL DWELLING.
- SITE SERVICED BY: PRIVATE WELL AND SEPTIC SYSTEM.
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100140 F PANEL 140 OF 580 DATED SEPTEMBER 26, 2008.
- ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- WATERSHED: LOCH RAVEN RESERVOIR.
- NO PROPOSED FOREST CLEARING.
- PROPOSED BUILDING HEIGHT IS 43'. VARIANCE PER SECTION 1A03.A IS BEING SOUGHT.

#2017-0135-A
R.D.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR THE

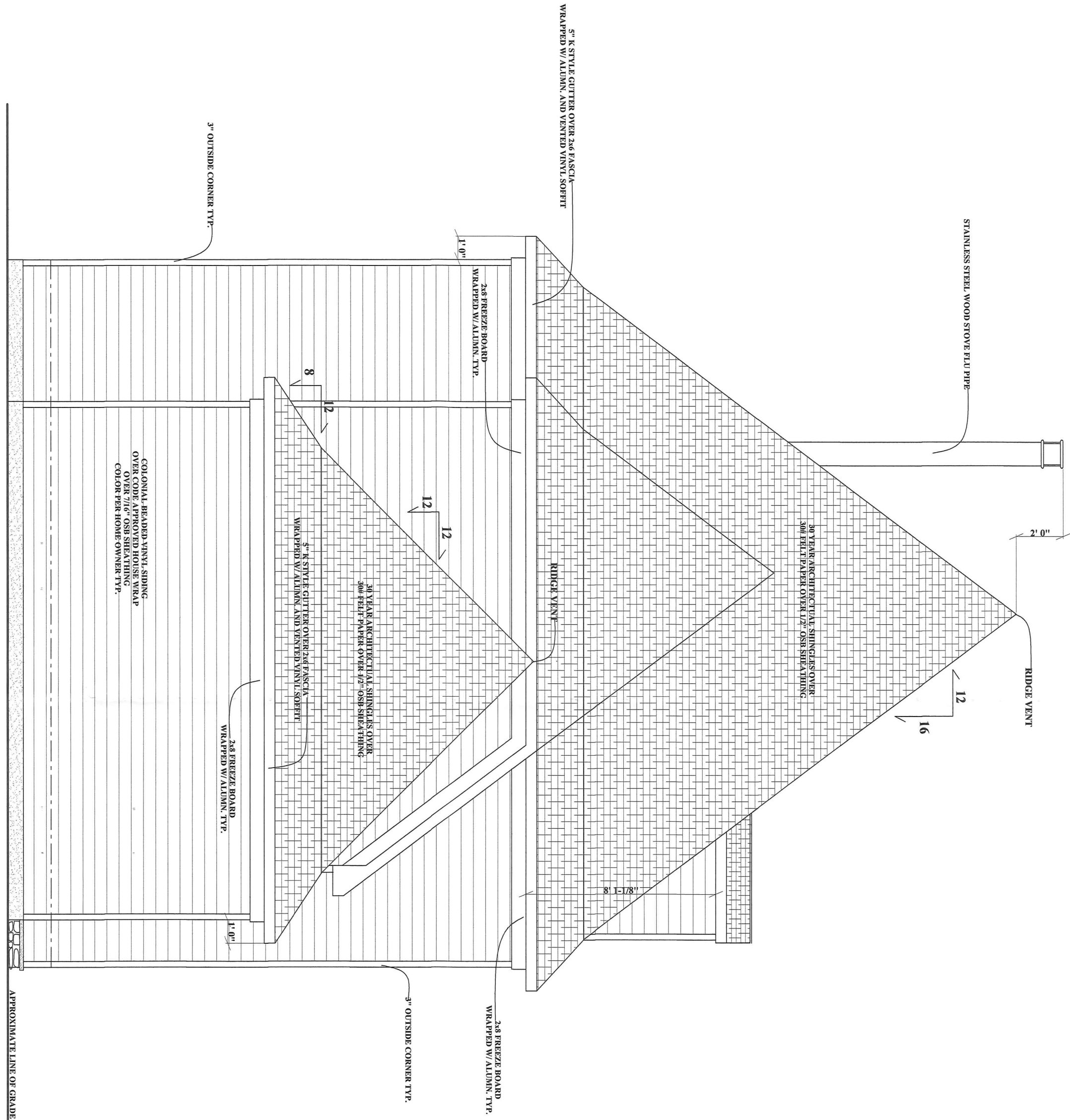
BASHAM RESIDENCE

3113 MONKTON ROAD
MONKTON, MARYLAND 21111

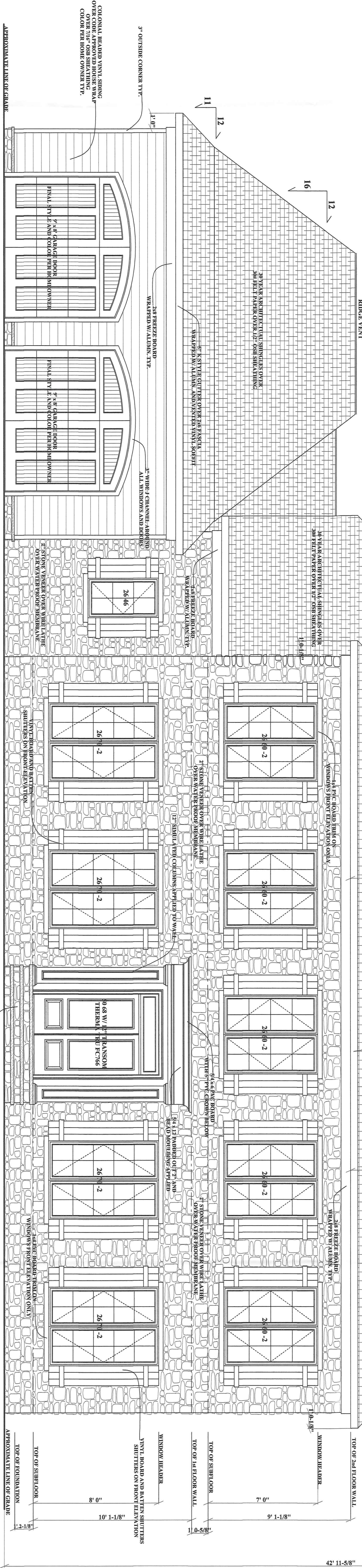
10TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	CND	PCR	AS SHOWN
	DATE:	JOB NO.:	SHEET NO.:
	11-09-16	15149	1 OF 1

Petitioners No. 1



LEFT ELEVATION



FRONT ELEVATION

REVISIONS		BY
5/18/16	RB	
5/23/16	RB	
5/26/16	RB	
11/2/16	RB	

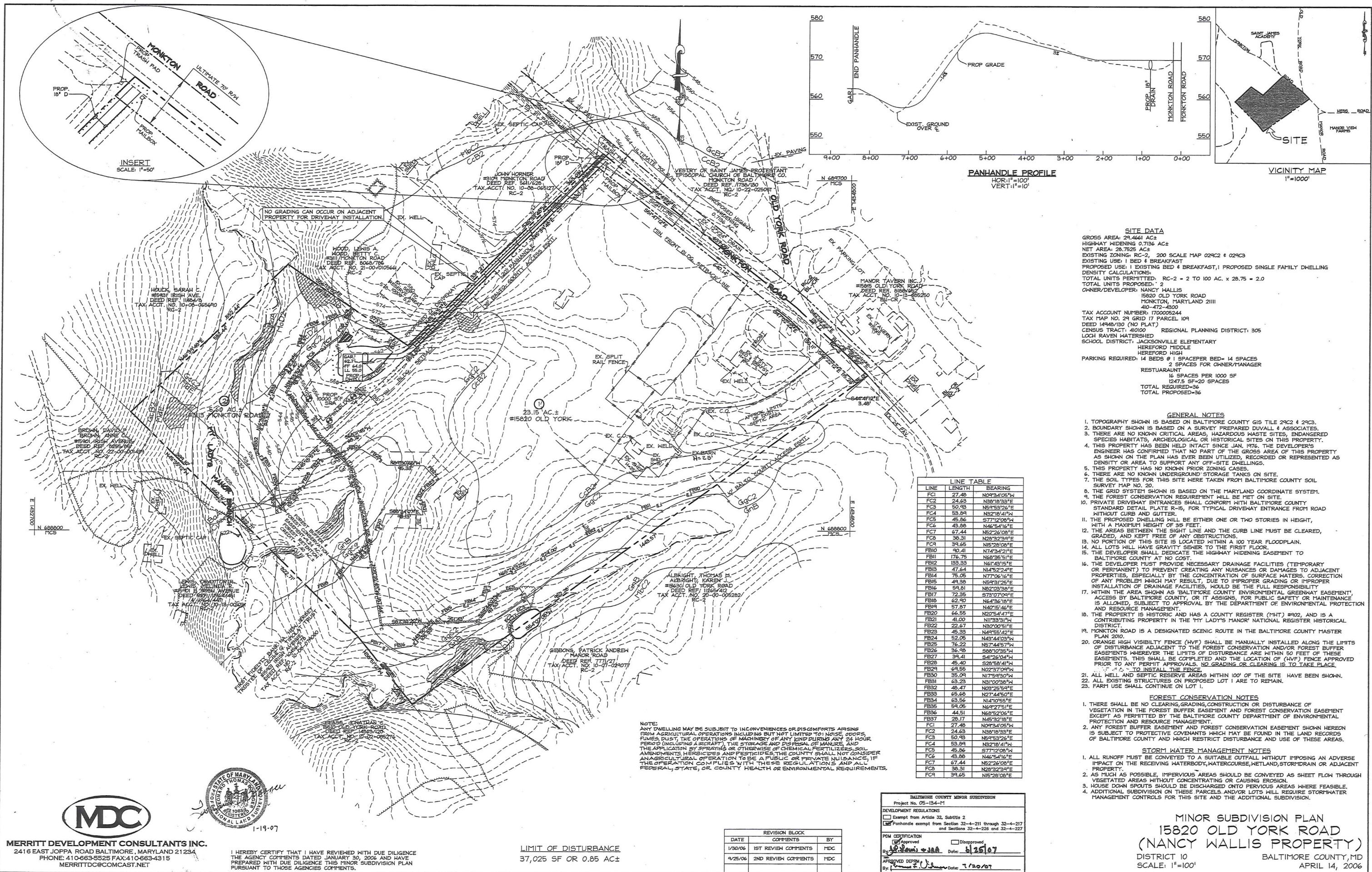
RB HOME DESIGN L.L.C.
2061 D MOUNT HOREB RD STREET MD 21154
RBHOMEDSIGN@HOTMAIL.COM
443-613-5115

THE BASHAM RESIDENCE
MONKTON RD
MONKTON MD 21111

THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED AT SITE FOR INFORMATION THAT PERTAINS SOLELY TO THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION OF THE WORK OF ALL TRADES

RB HOME DESIGNS
DATE : 11/2/16
SCALE : 1/4" = 1'
DRAWN :
R. BREDLOW
FRONT / LEFT
ELEVATIONS
SHEET NO.
A-1

KOREY HOMES
Your Key to Quality



Item #0135