



KEVIN KAMENETZ
County Executive

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

March 2, 2017

Richard F. Decosta
14907 Dunstan Lane
Monkton, Maryland 21111

Dear Sir:

RE: Spirit and Intent Letter for Zoning Case #2017-0137-A
14907 Dunstan Lane
10th Election District

Pursuant to your letter received February 24, 2017, you have requested an opinion from this office regarding the Variance granted in the above referenced case. Your request to amend the previously approved site plan by relocating the approved 1 story 18' high detached accessory structure that is 13' from the side property line to within 10.5' to the property line.

Upon review of the facts in case #2017-0137-A and analysis of both exhibit #1 and the re-submitted red-lined site plan, it is the opinion of this office that you request **does meet the spirit and intent** of the Variance granted in the subject case

A copy of this letter and the new red-lined site plan will be placed in the above reference Variance file.

I trust that the information set forth in this letter is sufficiently detailed and responsive to you request. If you need additional information or have any questions, I can be contacted at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Leonard Wasilewski", is written over the typed name and title.

Leonard Wasilewski
Planner II
Zoning Review

17-084/LW

RECEIVED

FEB 24 2017

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

1-31-1

#17-084
~~113~~
\$20.00

From: Date:

Richard F. DeCosta, Property Owner
14907 Dunstan Lane
Monkton, Md. 21111

To:

Mr. Arnold Jabolan
Director of PAI, Baltimore County
111 West Chesapeake Ave.
Towson, Md. 21204

Subject:

Spirit and intent to move the new detached garage foundation location from original submitted location. The new detached garage is located at the above address.

The location change of the new garage is less than 3 feet from the originally submitted location. The intent of the change in location is to be sure the garage location meets all Baltimore County requirements for easement and side yard set back parameters. No dimensions to the garage size have changed.

Sincerely,



Richard F. DeCosta

Zoning does not have the
authority to change the approved
set back.

2017-0137-A

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(14907 Dunstan Lane)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Richard and Peggy DeCosta	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0137-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Richard and Peggy DeCosta ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations, to permit a detached accessory structure (garage) to be located in the side yard with a maximum height of 18 ft. in lieu of the required rear yard placement and maximum height of 15 ft. 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 November 27, 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 § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 12-19-16

By 

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 19th day of **December, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations, to permit a detached accessory structure (garage) to be located in the side yard with a maximum height of 18 ft. in lieu of the required rear yard placement and maximum height of 15 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.

ORDER RECEIVED FOR FILING

Date 12-19-16

By [Signature]

2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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 12-19-16

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 14907 Dunstan Lane Currently zoned _____
 Deed Reference 1 10 Digit Tax Account # 1004075087
 Owner(s) Printed Name(s) Richard DeCosta and Peggy DeCosta

(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/plot attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)
 BCZR: 400.1 & 400.3 → To permit a detached accessory structure (garage) to be located in the side yard with a maximum height of 18 feet in lieu of the required rear yard placement and maximum height of 15 feet.

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):

Richard DeCosta / Peggy DeCosta
 Name #1 – Type or Print Name #2 – Type or Print
Richard DeCosta Peggy DeCosta
 Signature #1 Signature #2
14907 Dunstan Ln Monkton MD
 Mailing Address City State
21111 410 628-0627 richie2bot@aol.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Masen K Jelle
 Name – Type or Print
Masen K Jelle
 Signature
PO Box 324
14904 Dunstan Ln Monkton MD
 Mailing Address City State
21111 443 416 2016 jelle@buildingremodeling.com
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0137-4 Filing Date 11/18/16 Estimated Posting Date 11/27/16 Reviewer JS

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: 14907 DUNSTAN LN. MONKTON MD 21111
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)

BASED ON EXISTING HOUSE LOCATION THERE IS NO ROOM TO BUILD
THE PROPOSED GARAGE BEHIND THIS HOUSE. THE PROPOSED LOCATION IS
THE ONLY PRACTICAL LOCATION ON THE DRIVEWAY SIDE FOR ACCESSIBILITY.

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

Richard DeCosta
Signature of Owner (Affiant)

Richard DeCosta
Name- Print or Type

Peggy De Costa
Signature of Owner (Affiant)

Peggy De Costa
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 18th day of November, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Masen Jolle

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

AS WITNESS my hand and Notaries Seal

BRADLEY F. HOLLANDSWORTH
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
My Commission Expires 03-25-2020

Bradley F. Hollandsworth
Notary Public
03-25-2020
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.

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Print or Type Address of property City State Zip Code

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THE PROPOSED GARAGE BEHIND THIS HOUSE. THE PROPOSED LOCATION
IS THE ONLY PRACTICAL LOCATION ON THE DRIVEWAY SIDE FOR
ACCESSIBILITY.

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

Richard DeCosta
Signature of Owner (Affiant)

RICHARD DELOSTA
Name- Print or Type

Peggy DeCosta
Signature of Owner (Affiant)

Peggy DeCosta
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 18th day of November, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Masen Jolte

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

AS WITNESS my hand and Notaries Seal

BRADLEY F HOLLANDSWORTH
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
My Commission Expires 03-25-2020

Bradley F. Hollandsworth
Notary Public
03-25-2020
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 14907 Dunstan Lane Currently zoned _____
Deed Reference 1 10 Digit Tax Account # 1004075007
Owner(s) Printed Name(s) Richard DeCosta and Peggy DeCosta

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 & 400.3 → To permit a detached accessory structure (garage) to be located in the side yard with a maximum height of 18 feet in lieu of the required rear yard placement and maximum height of 15 feet.

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):

Richard DeCosta Peggy DeCosta
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
14907 Dunstan Ln. Monkton MD
Mailing Address City State
21111 410 622-0627 richie260t@gmail.com
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Masen K Solle
Name – Type or Print _____
[Signature]
Signature _____
PO Box 324 Monkton MD
Mailing Address City State
21111 443-416-2616 solle@kingmodeling.com
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0137-1 Filing Date 11/18/16 Estimated Posting Date 11/27/16 Reviewer JS

Zoning petition property description

Part A

Zoning property description for 14907 Dunstan Lane.

NE CORNER OF ---

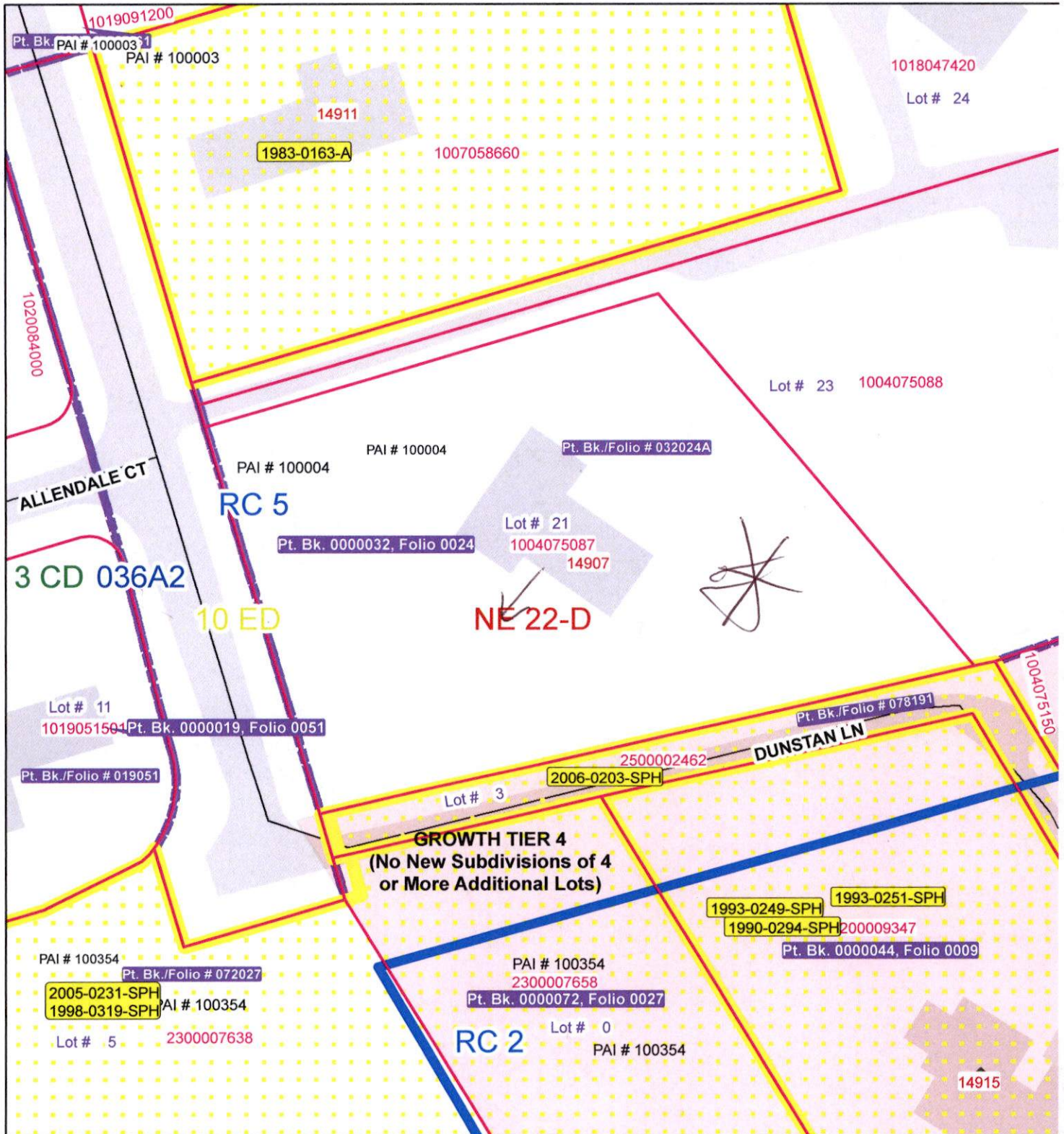
Beginning at a point on the east side of Dunstan Lane which is 50' r/w in feet, of the centerline, of the nearest improved intersecting street, Allendale court, which is 50'r/w feet wide.

Part B

Being lot #2, section #2 in the subdivision of Locksley as recorded in Baltimore County Plat Book #32, Folio #24, containing 1.12 Acres. Located in the 10th election district and 3rd council district.

2017-0137-A

14907 Dunstan Lane



Publication Date: 11/7/2016



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



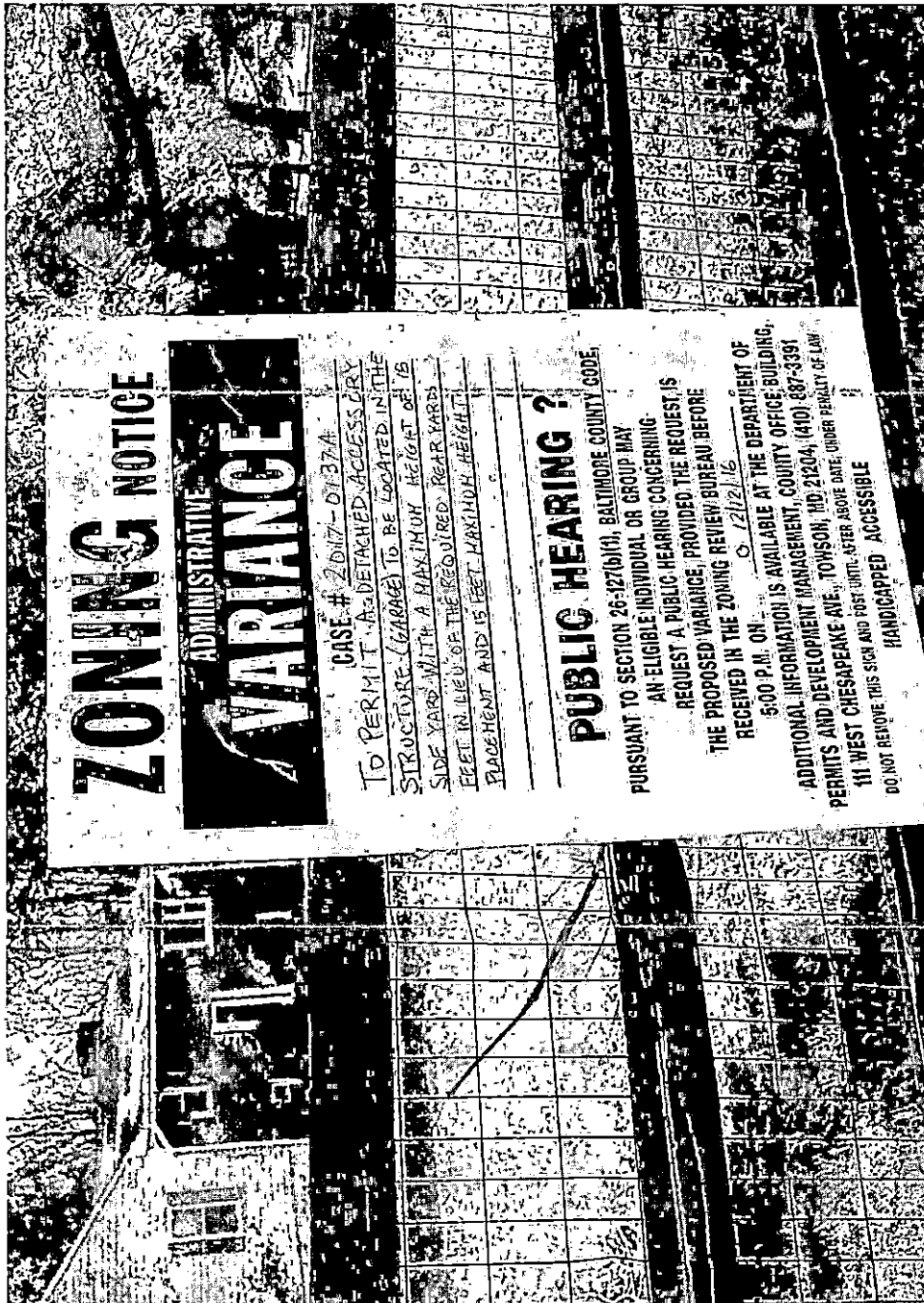
0 15 30 60 90 120 Feet

1 inch = 60 feet

CERTIFICATE OF POSTING

Date: 11-27-16

RE: Case Number: 2017-0137-A



ary sign(s) required
107 Duenstan Lane

r)

e Pilson
Sign Poster)

CE PILSON
ie of Sign Poster)

arn Road
ess of Sign Poster)

4D 21120
p Code of Sign Poster)

443
hber of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0137 -A Address 14907 DUNSTAN LANE, 21111

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

Filing Date: 11/18/16 Posting Date: 11/27/16 Closing Date: 12/12/16

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- 0137 -A Address 14907 DUNSTAN LANE

Petitioner's Name DE COSTA Telephone 410-688-0627

Posting Date: 11/27/16 Closing Date: 12/12/16

Wording for Sign: TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE YARD WITH A MAXIMUM HEIGHT OF 18 FEET IN LIEU OF THE REQUIRED REAR YARD PLACEMENT AND 15 FEET MAXIMUM HEIGHT.

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: 2017-0137-A

Property Address: 14907 Dunston Lane

Property Description: Beginning at a point on the East point of Dunston Ln
which is 50' R/W in feet, of the centerline of the nearest

Legal Owners (Petitioners): Richard + Peggy DeCosta improved intersecting st.

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Masen K Jolle

Company/Firm (if applicable): Viking Remodeling and Repairs, LLC

Address: PO Box 324

Monkton, MD 21111

Telephone Number: 443 416 2016



KEVIN KAMENETZ
County Executive

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

December 14, 2016

Richard & Peggy DeCosta
14907 Dunstan Lane
Monkton MD 2111

RE: Case Number: 2017-0137 A, Address: 14907 Dunstan Lane

Dear Mr. & Ms. DeCosta

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
Masen K Jolle, P O Box 324, Monkton MD 21111

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 # 2017-0137-A
Address 14907 Dunstan Lane
(DeCosta 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

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 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. 2017-0137-A

*Administrative Variance
Richard & Peggy DeCosta
14907 Dinston Lane.*

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
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0137-A
Address 14907 Dunstan Lane
(DeCosta 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

TO WORK

(AV) 12-12-16

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 December 12, 2016
Item No. 2017-0135, 0137, 0140, 0141, 0143, 0145 and 0146

DATE: December 19, 2016

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

RECEIVED

JAN 03 2018

OFFICE OF ADMINISTRATIVE HEARINGS

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC12122016.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>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>12-2</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objections</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>11-27-16</u> by <u>Pison</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~~

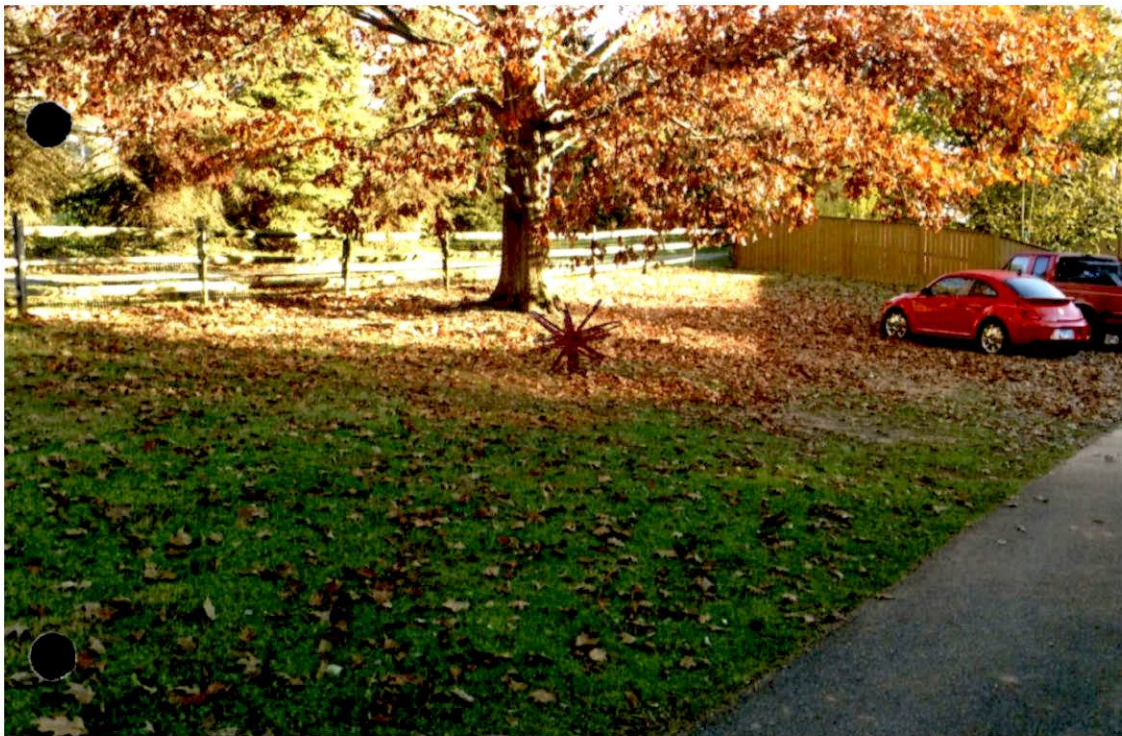
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 1004075087			
Owner Information					
Owner Name:		DECOSTA RICHARD DECOSTA PEGGY		Use:	RESIDENTIAL
Mailing Address:		14907 DUNSTAN LN MONKTON MD 21111-2503		Principal Residence:	YES
				Deed Reference:	/18408/ 00385
Location & Structure Information					
Premises Address:		14907 DUNSTAN LN 0-0000		Legal Description:	14907 DUNSTAN LN LOCKSLEY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0036	0008	0171		0000	2 21 2017 0032/0024
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1975		3,552 SF		700 SF	1.1200 AC
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	SIDING	3 full	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2014	As of 07/01/2016	As of 07/01/2017
Land:		136,600	136,600		
Improvements		196,500	196,500		
Total:		333,100	333,100	333,100	
Preferential Land:		0			
Transfer Information					
Seller: SIGLER ALICIA A		Date: 07/17/2003		Price: \$255,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /18408/ 00385		Deed2:	
Seller: SIGLER KEVIN J		Date: 10/19/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15677/ 00055		Deed2:	
Seller: HAVILAND BARBARA A		Date: 05/07/1998		Price: \$168,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /12842/ 00691		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2016	07/01/2017	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00	0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 10/03/2013					











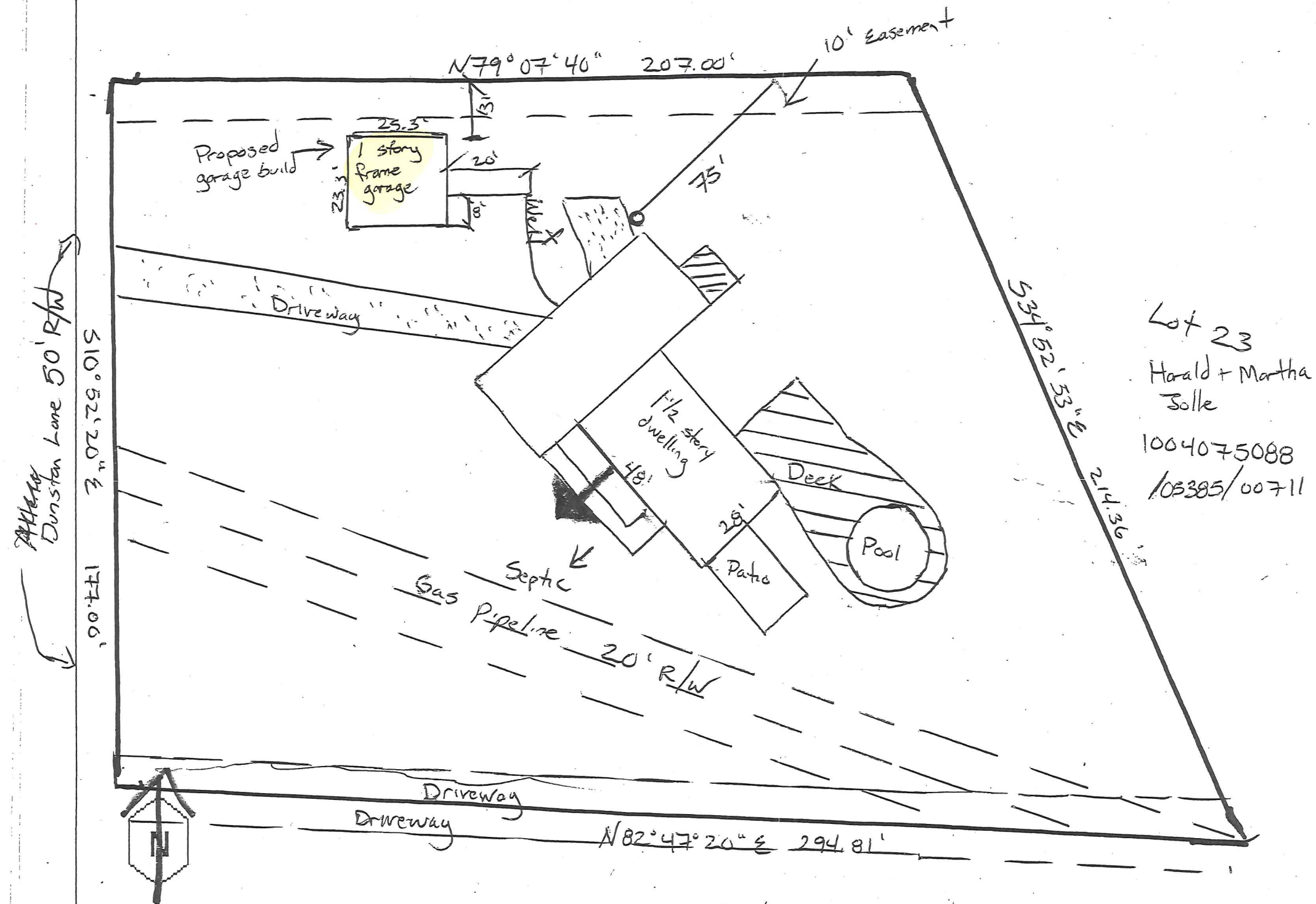


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

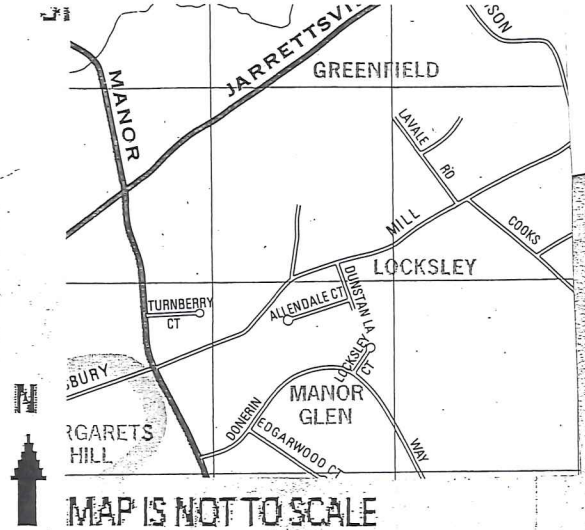
ADDRESS 14907 Dunstan Lane OWNER(S) NAME(S) Richard + Peggy DeCosta

SUBDIVISION NAME Locksley LOT # 21 BLOCK # _____ SECTION # 2

PLAT BOOK # 0032 FOLIO # 24 10 DIGIT TAX # 1004075087 DEED REF. # L8408/00385



PLAN DRAWN BY Masen Karl Solle DATE 11/11/2016 SCALE: 1 INCH = 30 FEET



ZONING MAP# 036A2

SITE ZONED RC 5

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.120

OR SQUARE FEET _____

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

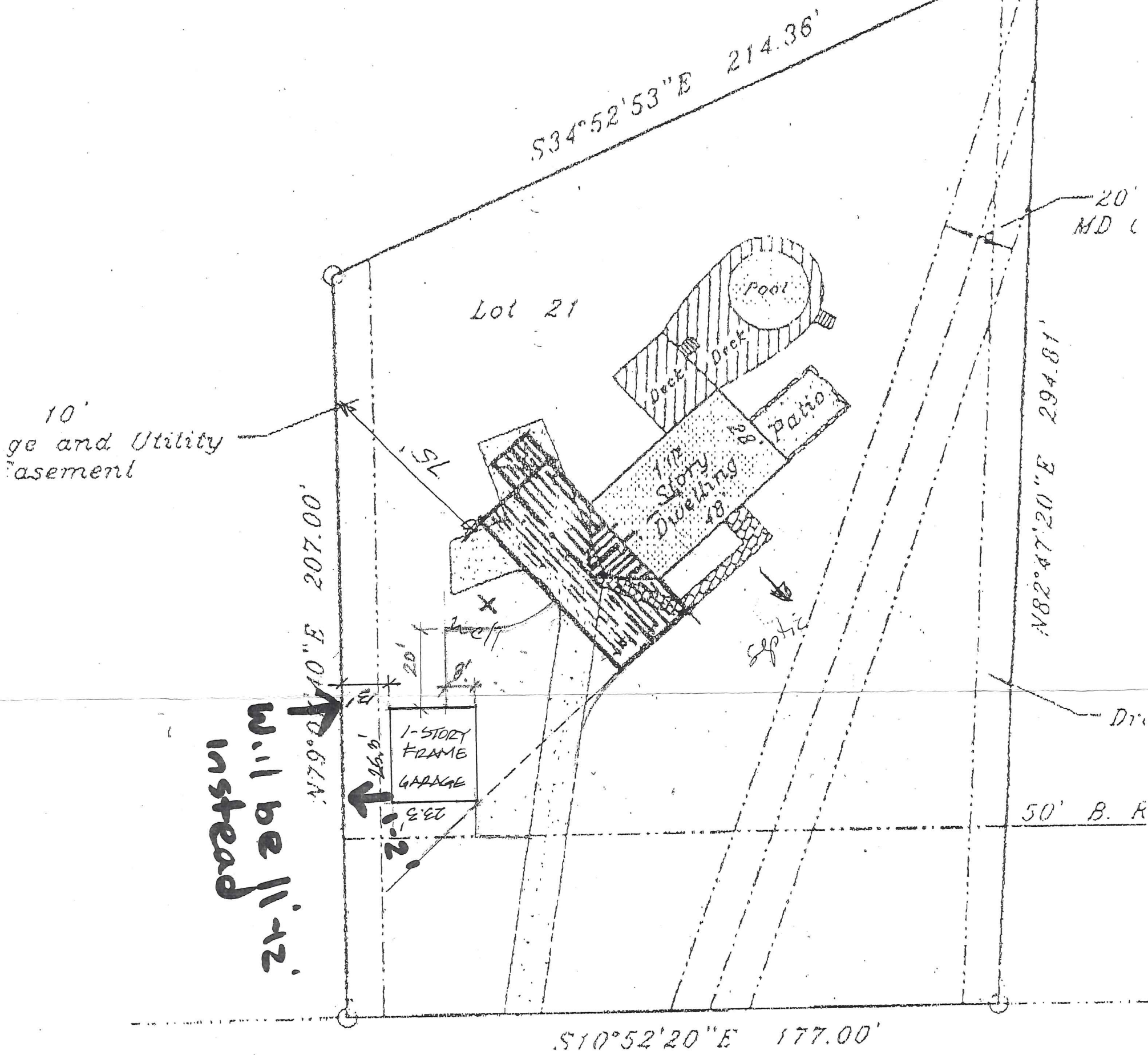
AND ORDER RESULT BELOW

VIOLETION CASE INFO:

Pet. Exh. 1

2017-0137-A

Lot 23



DUNSTAN LANE

SITE PLAN

1" = 30'



DE COSTA RESIDENCE
14907 DUNSTAN LANE
MONKTON MD 21111

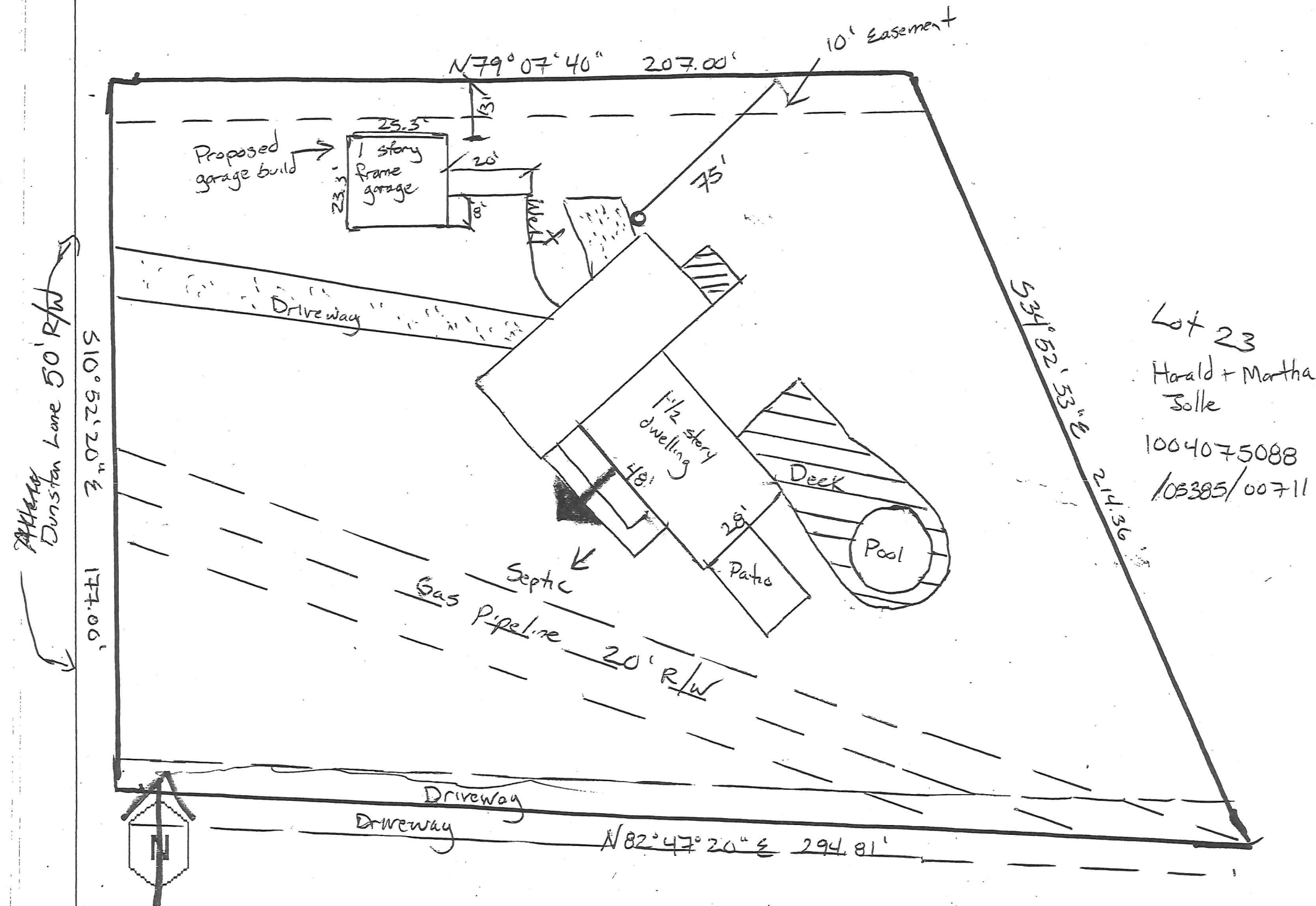
4 OCTOBER 2016

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

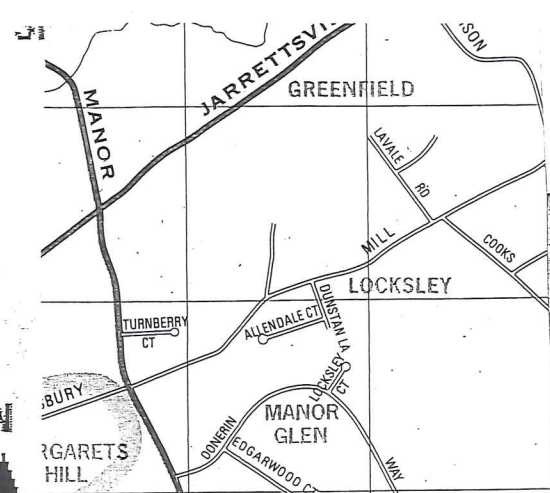
ADDRESS 14907 Dunstan Lane OWNER(S) NAME(S) Richard + Peggy DeCosta

SUBDIVISION NAME Locksley LOT # 21 BLOCK # _____ SECTION # 2

PLAT BOOK # 0032 FOLIO # 24 10 DIGIT TAX # 1004075087 DEED REF. # 18408/00385



PLAN DRAWN BY Masen Karl Solle DATE 11/11/2016 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE

ZONING MAP# 036A2

SITE ZONED RC 5

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.120

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

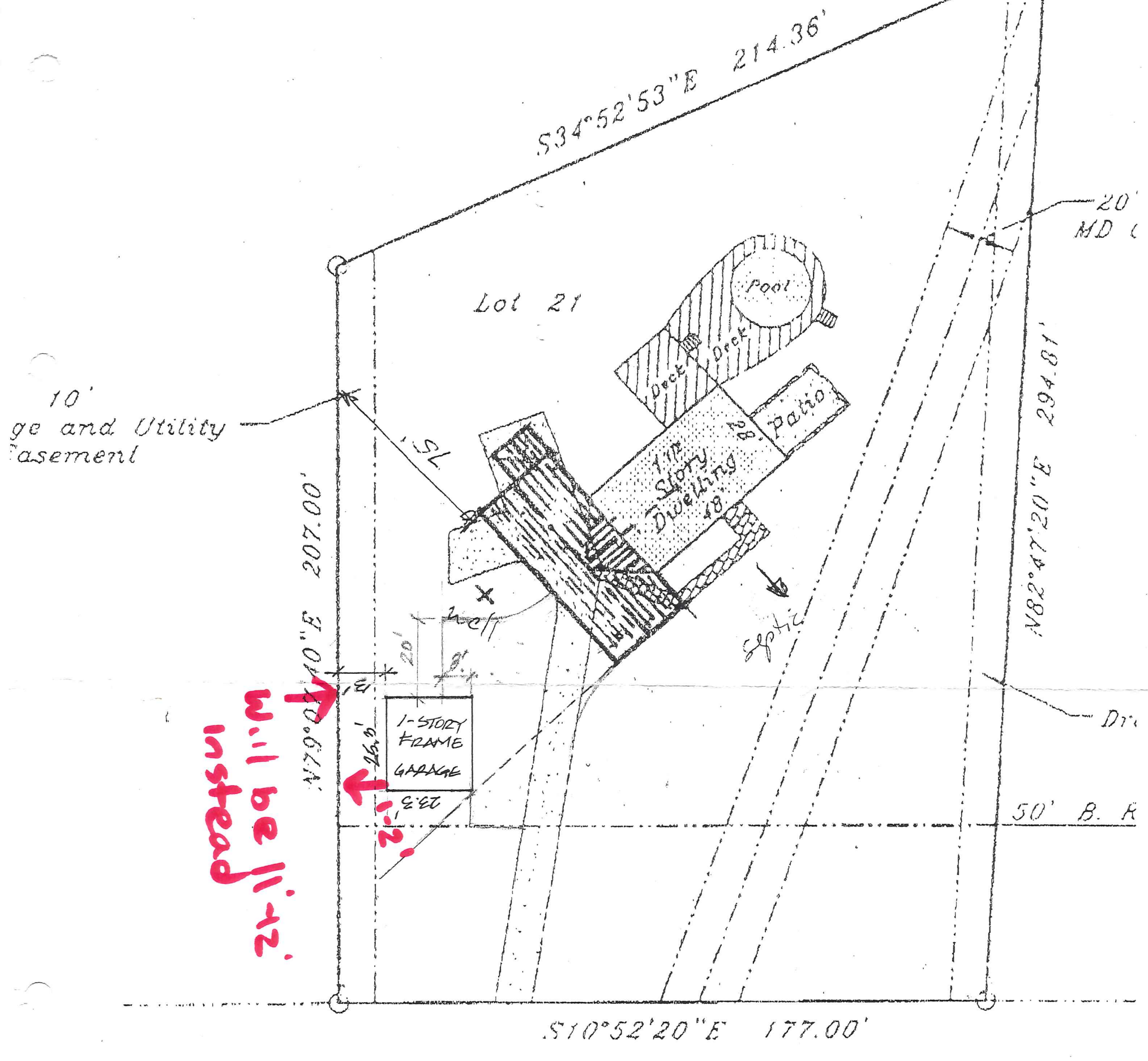
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2017-0137-A

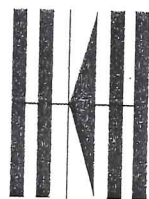
Lot 23



DUNSTAN LANE

SITE PLAN

1" = 30'



DELOSTA RESIDENCE
14907 DUNSTAN LANE
MONKTON MD 21111

4 OCTOBER 2016

523 Park Avenue

Towson, MD 21204

hkharchitects.com