

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1133 North Point Road)		
12 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
David C. & Tracy T. McCullough	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0199-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, David C. and Tracy T. McCullough ("Petitioners"). The Petitioners are requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) To permit a proposed accessory structure (shed) with a height of 17 ft. in lieu of the maximum height of 15 ft., and (2) To permit an existing shed located in the side yard in lieu of the required rear yard. 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. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated February 13, 2017, indicating:

"There is an existing sewer main on this property and is located close to where the proposed structure is to be placed. Show the existing drainage and utility easement along existing sewer main, and submit revised drawing."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 12, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-8-17

By [Signature]

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general 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.

Although the Department of Planning did not make any recommendations related to the proposed detached accessory structure (storage shed), I will impose conditions that the storage shed shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities. In addition, as noted on the attached ZAC comment, Petitioners will be required to submit a revised site plan showing location of utility easement. Petitioners are also advised the shed may need to be relocated in the rear yard to avoid interfering with the underground utilities.

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 8th day of **March, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) To permit a proposed accessory structure (shed) with a height of 17 ft. in lieu of the maximum height of 15 ft., and (2) To permit an existing shed located in the side yard in lieu of the required rear yard, be and are hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 3-8-17

By [Signature]

The relief granted herein shall be subject to the following:

- 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.
- Petitioners or subsequent owners shall not convert the proposed storage shed into a dwelling unit or apartment. The proposed storage shed shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed storage shed shall not be used for commercial purposes.
- Petitioners shall comply with the ZAC comment received by DPR, dated February 13, 2017; a copy of which is attached hereto and made a part hereof.

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 3-8-17

By kw

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 13, 2017
Item No. 2017-0199

DATE: February 13, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comment.

There is an existing sewer main on this property and is located close to where the proposed structure is to be placed. Show the existing drainage and utility easement along exiting sewer main, and submit revised drawing.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 17-0199-02132017.doc

ORDER RECEIVED FOR FILING

Date 3-8-17

By DW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

March 8, 2017

David C. & Tracy T. McCullough
1133 Old North Point Road
Baltimore, MD 21222

RE: Petition for Administrative Variance
Case No. 2017-0199-A
Property: 1133 Old North Point Road

Dear Mr. and Mrs. McCullough:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Mike Tana, 516 North Marlyn Avenue, Baltimore, MD 21221



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 1133 N. Point Rd Currently zoned DR 5.5
Deed Reference 22049 / 90655 10 Digit Tax Account # 1213040980
Owner(s) Printed Name(s) David McCullough & Tracy McCullough

(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)

SEE ATTACHED

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):

David McCullough , Tracy McCullough
Name #1 - Type or Print Name #2 - Type or Print

[Signature] , [Signature]
Signature #1 Signature #2

1133 N. Point Rd BALTO MD
Mailing Address City State

21222 , 443-324-6982 HRdwking1@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

MIKE TANA
Name - Type or Print

[Signature]
Signature

516 N. MARLYN AVE BALTO MD
Mailing Address City State

21221 , 443-467-8039 , MTANA.SLS@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

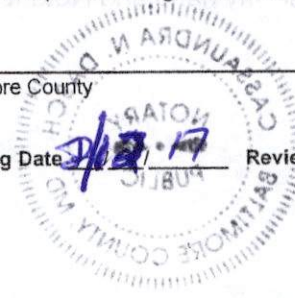
Zip Code Telephone # Email Address

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 2017-0199-A Filing Date 3/7/17 Estimated Posting Date 3/12/17 Reviewer gl

Rev 5/5/2016



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: 1133 N. Point Rd Bolton MD 21222
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)

- 1) INew GARAGE with Peak Hr. of 17' to Replace
2 Damaged side by side garages w 2 separate peaks
- 2) Existing shed is located from side property line
occupying (140 sq. ft.)

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

David McCullough
Signature of Owner (Affiant)

David McCullough
Name- Print or Type

Tracy McCullough
Signature of Owner (Affiant)

Tracy McCullough
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

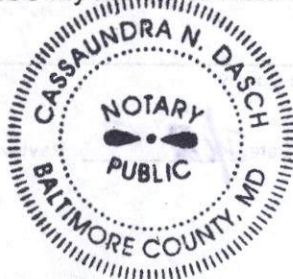
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of January, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David McCullough, Tracy McCullough

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

AS WITNESS my hand and Notaries Seal



C. W. K.
Notary Public

12/18/20

My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1133 N. Point Rd Bd 140 MO 21222
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)

- 1) NEW GARAGE WITH PEAK HT. OF 17' TO REPLACE
2 DAMAGED SIDS BY SIDS GARAGES - 2 SEPARATE PEAKS
- 2) EXISTING SHED IS LOCATED FROM SIDE PROPERTY LINE
OCCUPYING (140 SQ. FT.)

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

[Signature]
Signature of Owner (Affiant)

David McCullough
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Tracy McCullough
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

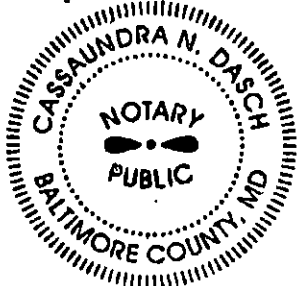
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of January, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David McCullough, & Tracy McCullough

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
12/18/20
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 1133 N. Point Rd Currently zoned DR 5.5
Deed Reference 22049 1 20655 10 Digit Tax Account # 1213040980
Owner(s) Printed Name(s) David McCullough & Tracy McCullough

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

SEE
Attached

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):

David McCullough , Tracy McCullough
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2

1133 N. Point Rd BALTO MD
Mailing Address City State

21222 , 443-324-6982 HPdwrking1@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

MIKE TANA
Name – Type or Print

Mike Tana
Signature

516 N. Marlyh Ave BALTO MD
Mailing Address City State

21221 , 443-467-8039 MTANA.SCS@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

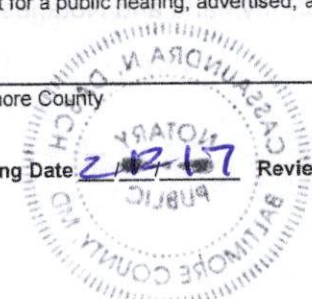
A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0199-A Filing Date 2/17 Estimated Posting Date 2/17 Reviewer gh

Rev 5/5/2016

ORDER RECEIVED FOR FILING
3-8-17
[Signature]



2017-0199-A

Administrative Variance: Sections 400.1 & 400.3 of the BCZR

To permit a proposed accessory structure (shed) with a height of 17 feet in lieu of the maximum height of 15 feet, and to permit an existing shed located in side yard in lieu of the required rear.

ZONING DESCRIPTION FOR:

(1133 North Point Road)

Beginning at the South corner of North Point Road which the property fronts and a right of way width of 50 feet at a distance of 25 feet west to the centerline of Willow Road with a right of way width of 50 feet. Being lot #2 in the subdivision of Northshire as recorded in the Baltimore County Plat Book #0014, Folio #0029, containing 7,998 sq feet, located in election district 12, 7th councilman district.

2017-0149-1

NO 148647

Date:

[illegible]

Total:

Rec: David E Tracy McCallahan
From:

For: 1133 N P F Rd 21222

Case # 2017-0194-1

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

PLEASE PRESS HARD!!!!

BUSINESS	ACTUAL	TIME	DRM
2/01/2017	2/01/2017	09:07:14	1
REG NS01	WALKIN LJR		
>>RECEIPT # 705698 2/01/2017			DFLN
Dept .5 528 ZONING VERIFICATION			
CR NO. 148647			

Recpt Tot	\$75.00	
\$1.00 CK	\$80.00	CA
	\$5.00	CG

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2017-0199-A

RE: Case No.: _____

Petitioner/Developer: _____

David & Tracy McCullough

February 27, 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:

1133 North Point Road

February 12, 2017

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

Sincerely,

February 12, 2017

(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)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 199 -A Address 1133 N. Point Rd 21222

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/1/17 Posting Date: 2/12/17 Closing Date: 2/27/17

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0199 -A Address 1133 N. Point Rd 21222

Petitioner's Name David & Tracy McCullough Telephone 443-417-8039

Posting Date: 2/12/17 Closing Date: 2/27/17

Wording for Sign: To Permit a proposed accessory structure (shed) with a height of 17 feet in lieu of the required 15 feet, and to permit an existing shed located in the side yard in lieu of the required rear yard.

Revised 7/6/16



KEVIN KAMENETZ
County Executive

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

February 28, 2017

David & Tracy McCullough
1133 North Point Road
Baltimore MD 21222

RE: Case Number: 2017-0199 A, Address: 1133 North Point Road

Dear Mr. & Ms. McCullough:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 7, 2017. 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
Mike Tana, 516 N Marlyn Avenue, Baltimore MD 21221

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



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

Date: 2/6/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & 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 2/6/17. A field inspection and internal review reveals that an entrance onto MD151 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2017-0199-A.

*Administrative Variance
David & Terry McCullough
1133 North Point Road.
MD151*

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) X 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

INTEROFFICE CORRESPONDENCE

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

DATE: February 13, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For February 13, 2017
Item No. 2017-0199

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comment.

There is an existing sewer main on this property and is located close to where the proposed structure is to be placed. Show the existing drainage and utility easement along exiting sewer main, and submit revised drawing.

* * * * *

DAK:CEN

cc:file

ZAC-ITEM NO 17-0199-02132017.doc

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: February 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0199-A
Address 1133 North Point Road
(McCullough Property)

Zoning Advisory Committee Meeting of **February 13, 2017**

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

Reviewer: Steve Ford

Date: 2-8-2017

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: February 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0199-A
Address 1133 North Point Road
(McCullough Property)

Zoning Advisory Committee Meeting of **February 13, 2017**

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

Reviewer: Steve Ford

Date: 2-8-2017

M E M O R A N D U M

DATE: April 10, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0199-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 7, 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: ✓ Case File
Office of Administrative Hearings

2017-01-17-A
199

Real Property Data Search (w2) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 12 Account Number - 1213040980		
Owner Information		
Owner Name:	MCCULLOUGH DAVID CHARLES MCCULLOUGH TRACY TAYLOR	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1133 OLD NORTH POINT RDD BALTIMORE MD 21222-1413	Deed Reference: /22049/ 00655
Location & Structure Information		
Premises Address:	1133 OLD NORTH POINT RD 0-0000	Legal Description: 1133 OLD NORTH POINT RD NORTHSHIRE
Map:	Grid:	Parcel:
0096	0024	0201
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	2	2015
Plat No:	Plat Ref:	0014/ 0029
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1949	840 SF	
Property Land Area	County Use	
7,998 SF	04	
Stories	Basement	Type
1	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full	2 Detached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2015
Land:	49,900	49,900
Improvements	77,200	72,600
Total:	127,100	122,500
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2016
		As of 07/01/2017
		122,500
		122,500
		0
		0
Transfer Information		
Seller: MCCULLOUGH PATRICIA L	Date: 06/16/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /22049/ 00655	Deed2:
Seller: MCCULLOUGH PATRICIA L	Date: 04/30/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15158/ 00691	Deed2:
Seller: WARNICK JEAN I/WARNICK CHARLES WSR	Date: 11/02/1995	Price: \$40,000
Type: NON-ARMS LENGTH OTHER	Deed1: /11284/ 00642	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2016
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 11/10/2010		

2. The Baltimore County Department of Public Works has the honor to acknowledge the receipt of your request for information regarding the property described above. We have confidence in

2017-0199-B

.133 North Point Road



Publication Date: 1/9/2017



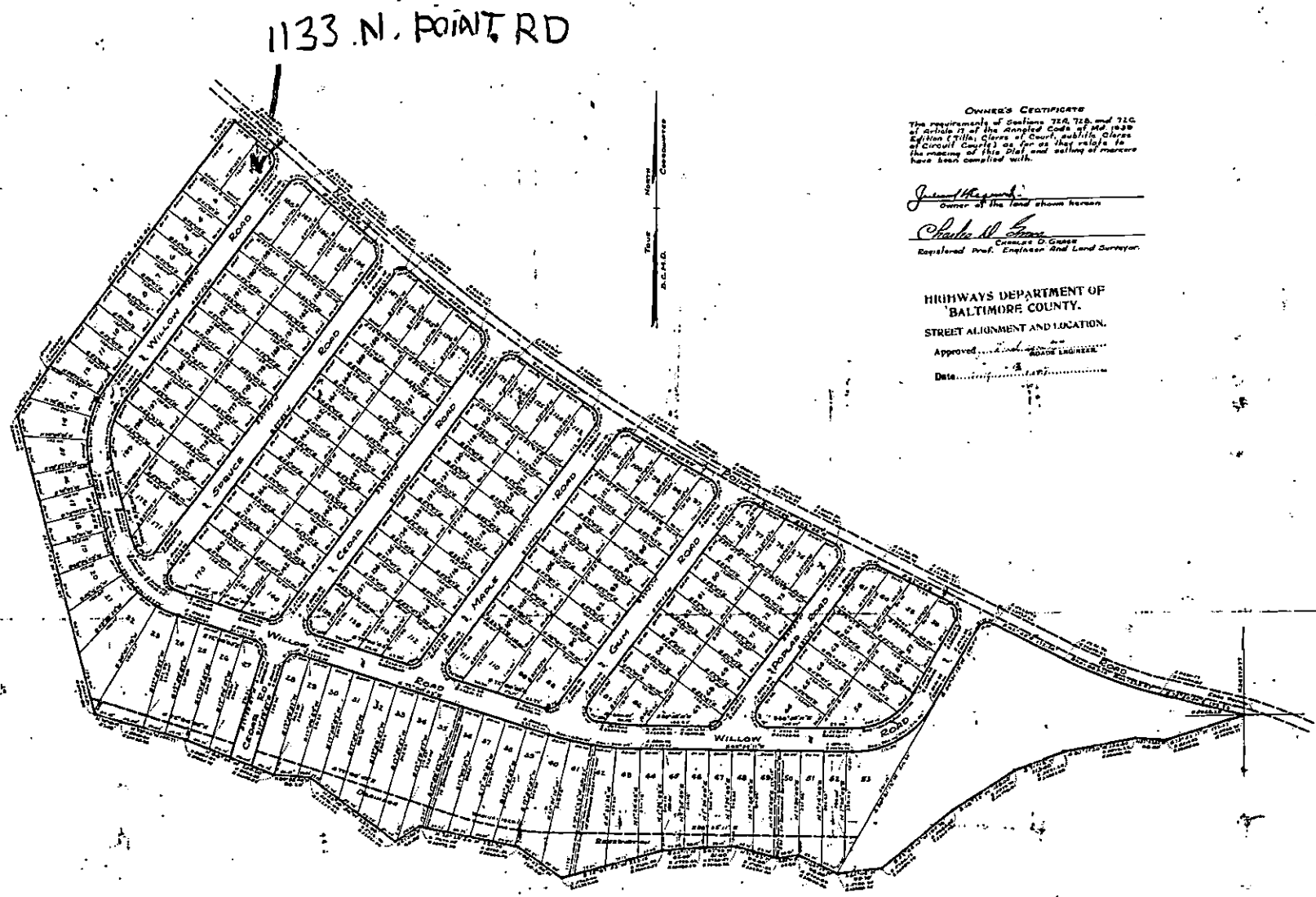
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

2017-0199-A



1133 N. POINT RD

North
True
A.C.M.C.

OWNER'S CERTIFICATE
The requirements of Sections 726, 728 and 729 of Article 27 of the Annotated Code of Md. 1926 Edition (Title) Clerks of Court, public Clerks of Circuit Courts) as far as they relate to the making of this Plat and setting of markers have been complied with.

James H. Hagan
Owner of the land shown herein
Charles D. Gages
Charles D. Gages
Registered Prof. Engineer And Land Surveyor

HIGHWAYS DEPARTMENT OF
BALTIMORE COUNTY.
STREET ALIGNMENT AND LOCATION.
Approved.....
Date.....

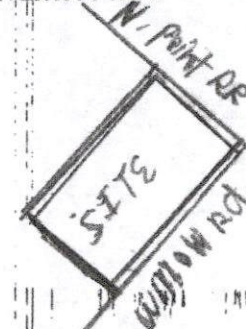
NORTHSHIRE
J. H. REQUARD REALTY CO.
15TH DISTRICT, BALTIMORE COUNTY
Scale 1"=100' AUGUST 4th 1947

This Plat is Based On Metamorphosed
District Of Baltimore County Computed
Survey Map # 7596 and Map # 7597

THOMPSON, GRACE & MAYS, INC.
ENGINEERS - CONTRACTORS
BALTIMORE COUNTY SAND BUILDING
YORK ROAD - TOWSON, MD.
Scale 1"=100' AUGUST 4, 1947

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1133 N. POINT ROAD OWNER(S) NAME(S) DAVID & TRACY MCCULLOUGH
 SUBDIVISION NAME NORTHSHIRE LOT # 2 BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # 01402910 DIGIT TAX # 1213040980 DEED REF. # 22049100655

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0096

SITE ZONED DR 5.

ELECTION DISTRICT 12

COUNCIL DISTRICT _____

LOT AREA ACREAGE .183

OR SQUARE FEET 7,998

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

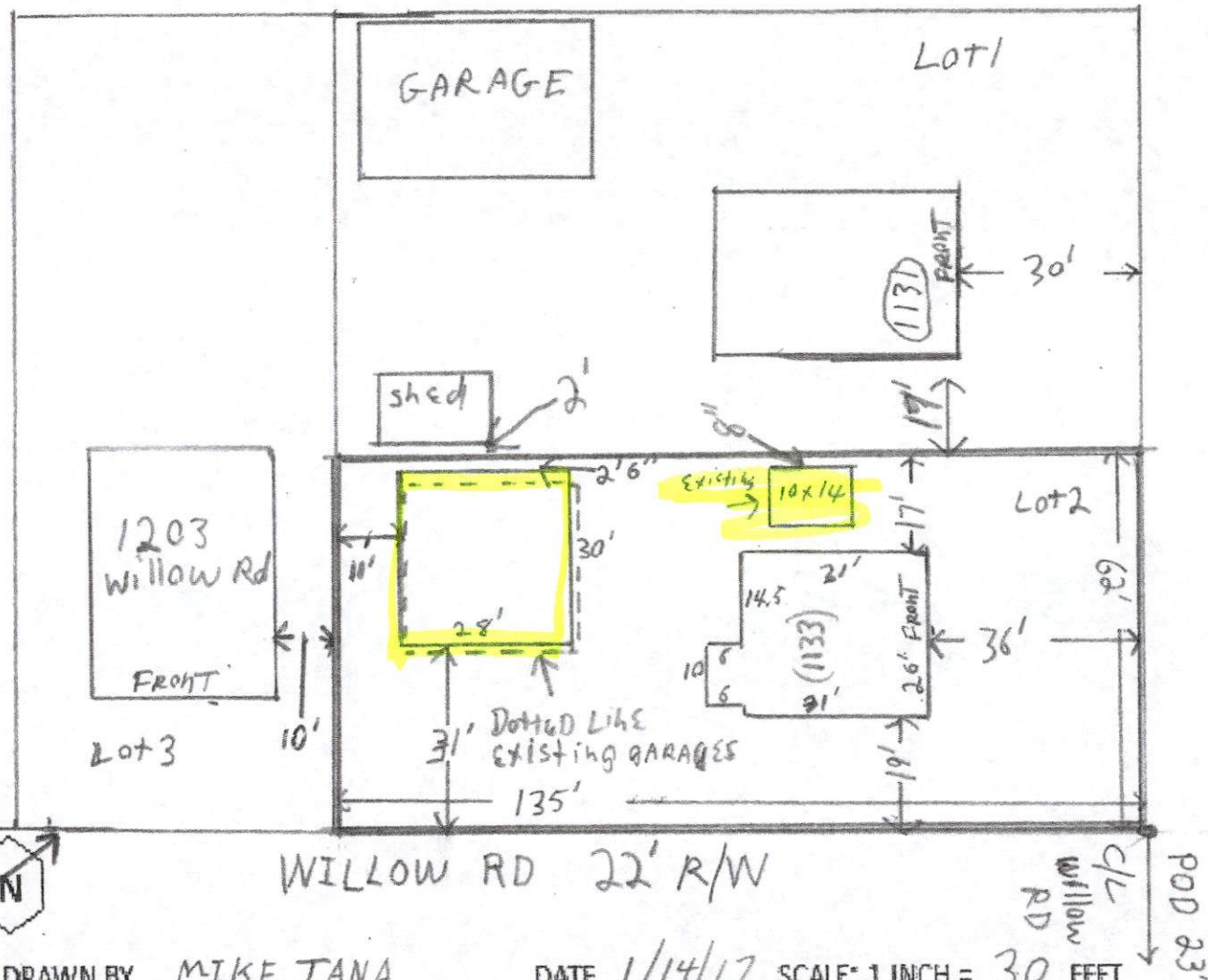
PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

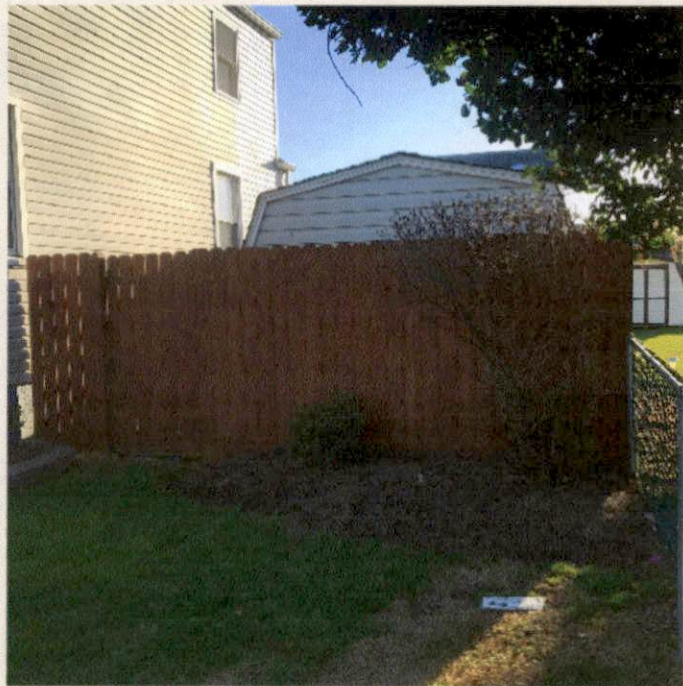
Pat. Ex. 1



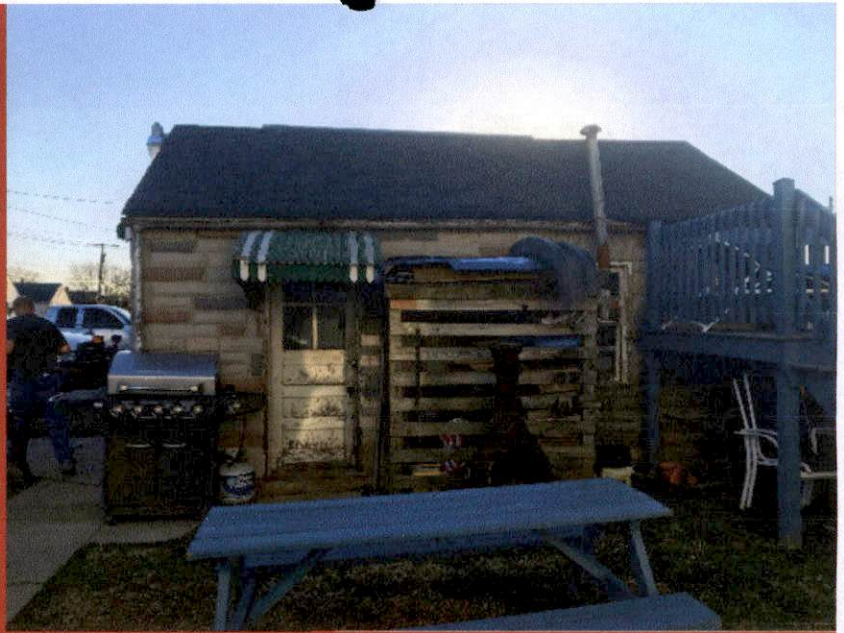
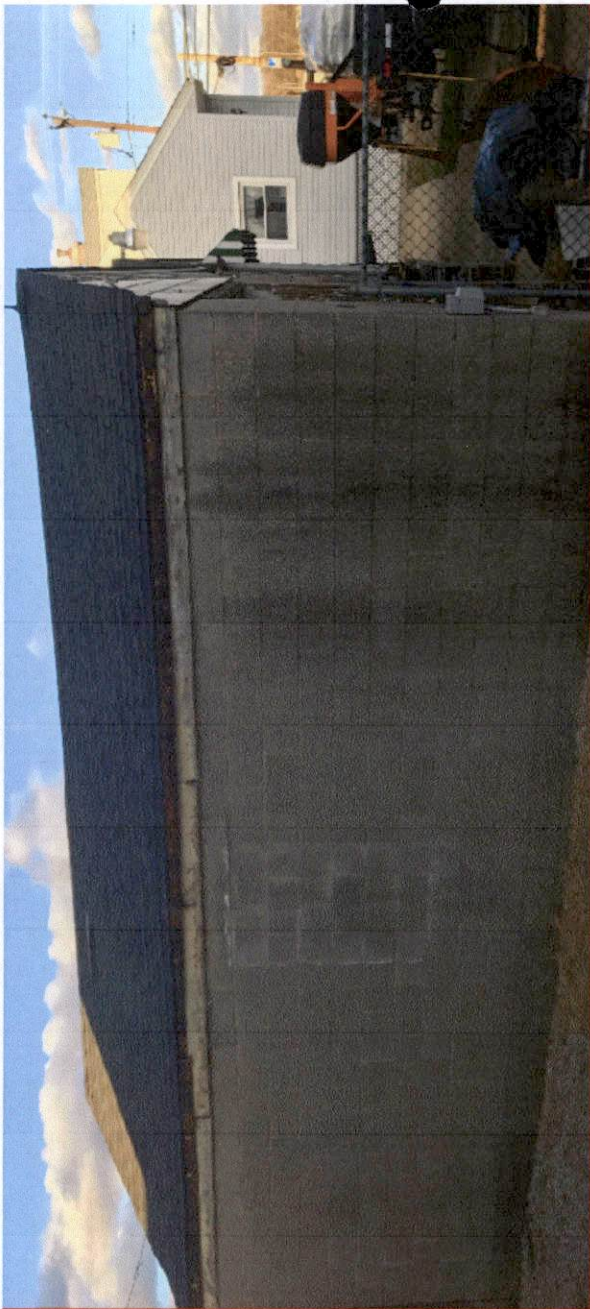
PLAN DRAWN BY MIKE TANA

DATE 1/14/17 SCALE: 1 INCH = 30 FEET

2017-0199-A



2017-0199-A



PIC•COLLAGE

2017-0199-A