



CBCA

ADMINISTRATIVE ZONING PETITION

flood

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 7727 Meath RD. Currently zoned DR 5.5
 Deed Reference 37082 100001 10 Digit Tax Account # 1219031230
 Owner(s) Printed Name(s) Jennifer / Jason Brewer

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3, BCZR to permit an existing accessory building (2-story garage) with a height of 17.5 feet in lieu of the maximum allowed 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):

Jennifer Brewer Jason Brewer
 Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

7727 MEATH RD DUNDALK MD.
 Mailing Address City State

21222 410-830-9692 Brew3333@yahoo.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:

Jason Brewer
 Name – Type or Print

Signature

7727 MEATH RD DUNDALK MD.
 Mailing Address City State

21222 410-830-9692 Brew3333@yahoo.com
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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

2017-0228-A

Filing Date 2/28/2017

Estimated Posting Date 3/12/2017

Reviewer JNP

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: 7727 MEATH RD DUNDALK 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)

The garage in the rear of the house was constructed in 2003 or 14 years ago for storage only we live in small house with a large family. Our house is on a cement slab so have no basement or really any closet space either so we use the upstairs which is second floor of garage for storage only! It has no sheet rock or anything else just lights.

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

Signature of Owner (Affiant)

Jason Brewer
Name- Print or Type

Signature of Owner (Affiant)

Jennifer Brewer
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 21ST day of FEBRUARY, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JASON BREWER & JENNIFER BREWER

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

AS WITNESS my hand and Notaries Seal

Herbert Geilenkirchen
Notary Public
My Commission Expires 10/11/2020



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Jason Brewer
Name- Print or Type

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Herbert Geilenkirchen
Notary Public
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Jennifer Brewer Jason Brewer
 Name #1 – Type or Print Name #2 – Type or Print

Jennifer Brewer Jason Brewer
 Signature #1 Signature #2

7727 MEATH RD DUNDALK MD.
 Mailing Address City State

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

Name- Type or Print

Signature

Mailing Address City State

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Representative to be contacted:

Jason Brewer
 Name – Type or Print

Jason Brewer
 Signature

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Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0228-A Filing Date 2/28/2017 Estimated Posting Date 3/12/2017 Reviewer JNP

Zoning Petition

Being at a point on the (East) side of (Meath Rd.) which is (R/W 50') feet wide at a distance of (+/- 600 feet) (East) of the centerline of the nearest improved intersecting street (Louth) which is (50' R/W) feet wide.

Being LOT #23 BLOCK #3 ~~SECTION #~~ in the subdivision of Dundalk ^(Plat 7) as recored in Baltimore County Plat Book #13 FOLIO #22 containing (5700 square foot lot) located in the #12 Election District an (7th) Council District

2017-0228-A

Debra Wiley

From: John Krach
Sent: Monday, August 10, 2020 9:13 AM
To: Debra Wiley
Subject: RE: Case No. 2017-0228-A - 7727 Meath Rd. (Brewer)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Sorry,

I was not aware of that. The Complaint number was CB1600557. He was issued a permit and eventually completed the work in 2020. The permits have been completed and the case has been closed.

-John

From: Debra Wiley
Sent: Wednesday, August 05, 2020 7:57 PM
To: John Krach <jkrach@baltimorecountymd.gov>
Subject: Re: Case No. 2017-0228-A - 7727 Meath Rd. (Brewer)

John,

Our office does not use accella but thanks

From: John Krach
Sent: Wednesday, August 5, 2020 5:11:55 PM
To: Debra Wiley
Subject: Re: Case No. 2017-0228-A - 7727 Meath Rd. (Brewer)

Debra,

The case can be found in accella. The permit was issued and closed once the permit received an approved completion inspection.
-John

Sent from my iPhone

> On Aug 5, 2020, at 2:19 PM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

>

> John,

>

> I spoke to Mr. Brewer today and he indicated that he has paid fines and received his permits. In other words, he believes this case has been satisfied and he doesn't need the variance. I also spoke to Jeff Perlow in the Zoning Office who indicated if our office can get a copy of the code violation stating it has been closed, we'll use that in order to close the variance file.

>

> Thanks again.

>

> Debra Wiley, Legal Administrative Secretary
> Baltimore County Office of Administrative Hearings
> 105 West Chesapeake Avenue, Suite 103
> Towson, Maryland 21204
> 410-887-3868

>

>

> -----Original Message-----

> From: Debra Wiley

> Sent: Wednesday, August 5, 2020 2:00 PM

> To: John Krach <jkrach@baltimorecountymd.gov>

> Subject: FW: Case No. 2017-0228-A - 7727 Meath Rd. (Brewer)

>

> John,

>

> Can you respond whether this variance is still needed. It was an administrative variance but because it had a code enforcement issue associated with it, it became a formal demand and should have had a hearing. Unfortunately, due to COVID-19, it has yet to be scheduled.

>

> I believe this was to "legitimize" their garage ... The petition indicates their request was to permit an existing accessory building (2-story garage) with a height of 17.5 ft. in lieu of the maximum allowed 15 ft. I believe if the code enforcement citation has been satisfactorily met and closed, we can probably do the same here.

>

> Thank you.

>

> Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings

> 105 West Chesapeake Avenue, Suite 103

> Towson, Maryland 21204

> 410-887-3868

>

>

> -----Original Message-----

> From: Debra Wiley

> Sent: Monday, July 20, 2020 3:26 PM

> To: John Krach <jkrach@baltimorecountymd.gov>

> Subject: RE: Case No. 2017-0228-A - 7727 Meath Rd. (Brewer)

>

> John,

>

> I am not in the office today. What do you need?

>

> Thanks.

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> Subject: RE: Case No. 2017-0228-A - 7727 Meath Rd. (Brewer)

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> Debra,

> Please call me about this case. I thought everything had been approved due to the permit (B931558) being issued on 10/24/17. The garage received a completion approval on permit B966034 (alterations to complete) on 01/08/20. My extension is x7247.

>

> Thanks,

> John

>

> -----Original Message-----

> From: Debra Wiley

> Sent: Friday, July 17, 2020 2:48 PM

> To: John Krach <jkrach@baltimorecountymd.gov>

> Subject: Case No. 2017-0228-A - 7727 Meath Rd. (Brewer)

>

<> Good Afternoon John,

>

> Please see attached for reference.

>

> As you may be aware there is quite a backlog of zoning cases to be scheduled.

>

> Our office is attempting to help Kristen with scheduling and it appears that the above-referenced case was an administrative variance with a closing date of March 27, 2017. At that time, ALJ Beverungen requested a formal demand since this had a code violation case associated with it.

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> I've spoken to Mr. Brewer today who has indicated that he came before Code Enforcement last year and was advised this was resolved. In addition, he believes that the zoning case is not needed now; however, our office would like your comment on this before we can close the zoning file.

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> Thanks in advance for any consideration.

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> From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>

> Sent: Friday, July 17, 2020 2:43 PM

> To: Debra Wiley <dwiley@baltimorecountymd.gov>

> Subject: Message from "RNP002673F6C9D3"

>

> This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

>

> Scan Date: 07.17.2020 14:42:59 (-0400)

> Queries to: adminhearingscpr@baltimorecountymd.gov

>

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Queries to: adminhearingscpr@baltimorecountymd.gov

NO. 150313

Date: _____

2/28/2017

[illegible]

Total: 76.00

Julian Brewer

Adm Va. 150-7727 Meath Road
2017-0228-1 (Reviewer)

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRUG
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
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53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
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81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

3/01/2017 2/28/2017 11:50:29 5

REG US05 WALKIN LRB

23RECEIPT # 887997 2/28/2017 (FLN)

Dept 5 328 ZONING VERIFICATION

CR NO. 150313

Receipt Tot. \$75.00

1.00 OK \$80.00 CA

\$5.00- CB

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: March 30, 2017

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John Beverungen, Administrative Law Judge JB / dew
Office of Administrative Hearings

RE: Petition for Administrative Variance – 3/27/17 Closing Date
Case No. 2017-0228-A – 7727 Meath Rd., 21222 (Formal Demand)

After receipt and a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. The Zoning Review Hearing Checklist states in pertinent part:

“Who May Not Use The Administrative Variance Procedure?:

6. Properties under an active zoning violation may not use this type of variance.”

Therefore, our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

JEB:dlw

c: Office of People’s Counsel
W. Carl Richards, Jr., Supervisor, Zoning Review Office, PAI

**CBCA****ADMINISTRATIVE ZONING PETITION****flood**

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

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Rev 5/5/2016

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JASON BREWER
Name- Print or Type

Signature of Owner (Affiant)

JENNIFER BREWER
Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

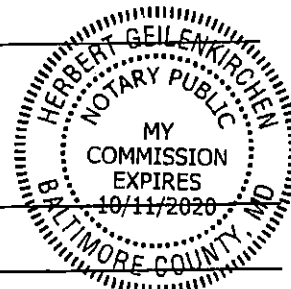
Print name(s) here: JASON BREWER & JENNIFER BREWER

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

AS WITNESS my hand and Notaries Seal

Herbert Geilenkirchen
Notary Public

My Commission Expires 10/11/2020



BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: March 30, 2017

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John Beverungen, Administrative Law Judge *JB / dew*
Office of Administrative Hearings

RE: Petition for Administrative Variance – 3/27/17 Closing Date
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JEB:dlw

c: Office of People's Counsel
W. Carl Richards, Jr., Supervisor, Zoning Review Office, PAI

Administrative Variance Hearing/Posting:

To save the individual Baltimore County homeowner time and money, effective March 30, 1990, an administrative variance procedure for an owner occupied residential lot was established pursuant to Section 32-3-303, Baltimore County Code. This procedure may not require newspaper advertising or a public hearing and, as such, the overall time period from the date of filing to written order will diminish and possibly save costs.

If a formal hearing demand (challenge) is not filed with Zoning Review by a property owner within 1,000 feet of site during the posting period, the administrative procedure may continue. Beyond 1,000 feet, a challenge is honored at the discretion of the Administrative Law Judge. The challenge fee is \$60.00 paid by the challenger. (call 410-887-3391 to confirm the challenge fee.) Without paying the \$60.00 processing fee for a demand for a full hearing, any interested party may address their concerns or concurrence to the hearing officer in writing, well in advance of a decision, c/o Zoning Review Office, which will be forwarded to the Judge making the decision.

Possible Full Public Hearing Required?:

If a hearing demand, as described above, is filed and/or if the Administrative Law Judge, decides there is a need, the application will leave the administrative process, necessitating advertising, re-posting, and a public hearing. In such cases, the petitioner will receive written notice that a standard public hearing will be scheduled under the standard time/cost framework. Petitioners will receive notification by mail. The new fees should be paid by mail upon receipt of the statements.

Who May Use The Administrative Variance Procedure?:

1. Legal owner(s) of a single family owner-occupied residential property.

The above parties must submit a notarized affidavit attesting to the fact that they do now own and occupy said residential property and that there are no active Code Enforcement violation cases on the subject property.

Who May Not Use The Administrative Variance Procedure?:

1. Contract purchaser(s) of a single family residential property.
2. Petitioners filing a residential variance in combination with a special hearing and/or special exception. (Other than an Administrative Special Hearing for Historic Properties)
3. Petitioners filing non-residential variances.
4. A builder or developer requesting variance(s) for lot(s).
5. Vacant lots for homes to be built are not eligible per Section 32-3-303, BCC.
6. Properties under an active zoning violation may not use this type of variance.

Administrative Special Hearing Waiver for Historic Properties

Per Section 500.7 BCZR and Title 32, Baltimore County Code, alterations to historic property may require a posting notification/or a waiver/public hearing similar to the Administrative Variance process. Contact the Landmarks Preservation Commission representative in the Office of Planning (410-887-3495). Use the following wording in the petition request:

Special Hearing to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2) to raze, alter or construct addition to building: (indicate type of work in this space).

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: March 30, 2017

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John Beverungen, Administrative Law Judge *JB / dlw*
Office of Administrative Hearings

RE: Petition for Administrative Variance – 3/27/17 Closing Date
Case No. 2017-0228-A – 7727 Meath Rd., 21222 (Formal Demand)

After receipt and a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. The Zoning Review Hearing Checklist states in pertinent part:

“Who May Not Use The Administrative Variance Procedure?:

6. Properties under an active zoning violation may not use this type of variance.”

Therefore, our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

JEB:dlw

c: Office of People's Counsel
W. Carl Richards, Jr., Supervisor, Zoning Review Office, PAI

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1 BALTIMORE COUNTY CLERK AND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:
Legal Owner/Petitioner:
Contract Purchaser:
Property Address:
Location Description:

VIOLATION INFORMATION: Case No. 207-0228-A
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☒ 4. State Tax Parcel Map (if applicable)
- ☒ 5. MVA Registration printout (if applicable)
- ☒ 6. Deed (if applicable)
- ☒ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☒ 10. Citation and Proof of Service (if applicable)
- ☒ 11. Certified Mail Receipt(s) if applicable)
- ☒ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☒ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☒ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer

DATE: 9/21/16 INTAKE BY: _____ CASE#: 1600557 INSPEC: JJK

COMPLAINT
LOCATION: 7727 Meath Rd
Dundalk, MD ZIP CODE: 21222 DIST: _____

COMPLAINT
NAME: John Krach PHONE#: (H) _____ (W) _____

ADDRESS: Belt Co. Inspector ZIP CODE: _____

PROBLEM: Unpermitted Structures built w/o permits
Front Porch and garage Electric run to both
structures without permits

IS THIS A RENTAL UNIT? YES _____ NO X

IF YES, IS THIS SECTION 8? YES _____ NO X

OWNER/TENANT
INFORMATION Brewer, Jason Arvin

TAX ACCOUNT #: 1219071230 ZONING: _____

INSPECTION: 9-20-16 - Drove by address to
see a 2 story garage being worked on and
Front porch also being worked on. Could not find
permits for either structure.

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1600557

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1600557	John Krach		09/22/2016	Monitor	12/01/2016	

Complaint Description: Structures built without permits front porch and garage. Electrical run to both structures without permits.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
7727 MEATH RD DUNDALK, MD 21222-5424 Tax Id: 1219071230	BREWER JASON ARVIN IN TRUST FOR DEVON BREWER 7727 MEATH RD BALTIMORE, MD 21222-5424	John Krach 410-887-3953

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
John Krach	09/21/2016	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
John Krach	09/22/2016	Re-Inspection	Monitor	Monitor	
John Krach	10/27/2016	Re-Inspection	Monitor	Monitor	
John Krach	11/15/2016	Re-Inspection	Monitor	Monitor	
John Krach		Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

9/22/2016: Drove by address to see a 2 story garage being worked on and front porch also being worked on. Could not find permits for either structure. Correction Notice Issued. R/C 10/5/16 ***JJK/lk

10/6/2016: Homeowner started permit process. He was found to be in the flood plain (AE). Zoning looking into other improvements made to house before issuing permits for garage and porch. R/C remains 10/05/16. ***JJK/sph

10/05/16: met with Mr. Brewer. He has received architectural drawings for porch and garage. He is waiting for land survey. will provide to Rebecca Daniels when he receives survey. R/c 10/21/16.

10/28/2016: Mr. Brewer still waiting for property survey to be completed. R/c 12/01/16. ***JJK/sph

12/6/2016: Mr. Brewer obtained a permit (B929315) for front porch. R/C 1/6/16 ***JJK/lk

DATE: 03/07/2017 STANDARD ASSESSMENT INQUIRY (1)

TIME: 07:13:22

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 19 071230	12	3-0	04-00	H	NO		03/02/17

BREWER JASON ARVIN IN TRUST

DESC-1..

FOR DEVON BREWER

DESC-2.. DUNDALK

7727 MEATH RD

PREMISE. 07727 MEATH

RD

00000-0000

BALTIMORE

MD 21222-5424 FORMER OWNER: BREWER JENNIFER APRIL

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	49,700	49,700				
IMPV:	110,500	117,700	TOTAL..	167,400	167,400	165,000
TOTL:	160,200	167,400	PREF...	0	0	0
PREF:	0	0	CURT...	167,400	167,400	165,000
CURT:	160,200	167,400	EXEMPT.		0	0
DATE:	01/15	01/15				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 167,400 08/06/16

ASSESS: 165,000

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

TIME: 06:26:34
DATE: 03/07/2017

INSPECTION DAILY PLANNER
FOR: 11C

PERMIT #	DIST/PCT	INSPECTION TYPE	ARRIVAL MILEAGE	TIME ARRIVE DEPART	ACTION	REMARKS
B896811	11 01	P/FR				
	ADDRESS:	9657 BELAIR RD				
B931958	11 01	CEIL				
	ADDRESS:	11775 BELAIR RD				

MILEAGE END: _____

DATE : _____

MILEAGE START: _____

NUMBER OF INSPECTIONS: _____

MILES TRAVELED: _____

INSPECTOR _____



20/09/2016 12:24 PM



20/09/2016 12:24 PM



20/09/2016 12:25 PM

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. _____ Property No. 1219671230 Zoning: _____

Name(s): Brewer, Jason Arvin

Address: 7727 Meath Rd
Baltimore, MD 21222-5424

Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNT LAWS:

2003 Baltimore County Code Sec 35.2.301, 304
2015 Baltimore County Council Bill 40-15 part 115.1

Construction requiring permits on property being performed
without obtaining permits and required inspections

Obtain permits for structural and electrical work being
performed on property

Obtain ~~permits~~ required inspections on all permitted work

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 10.5.16 DATE ISSUED: 09.21.16

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: JM PRINT NAME: JOHN KRECH

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 9.21.16 DATE ISSUED: 9.21.16

INSPECTOR: JM PRINT NAME: JOHN KRECH

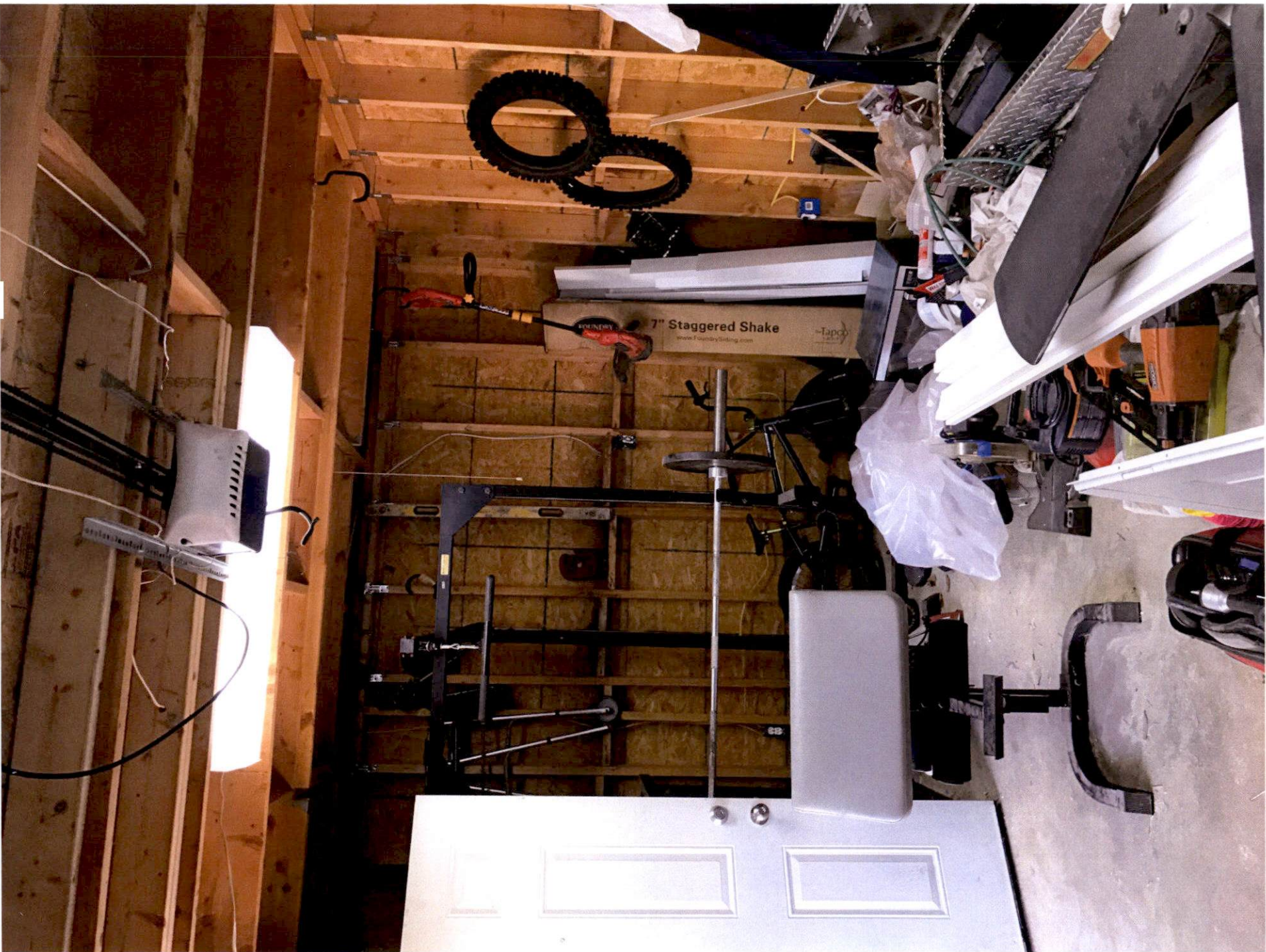
COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

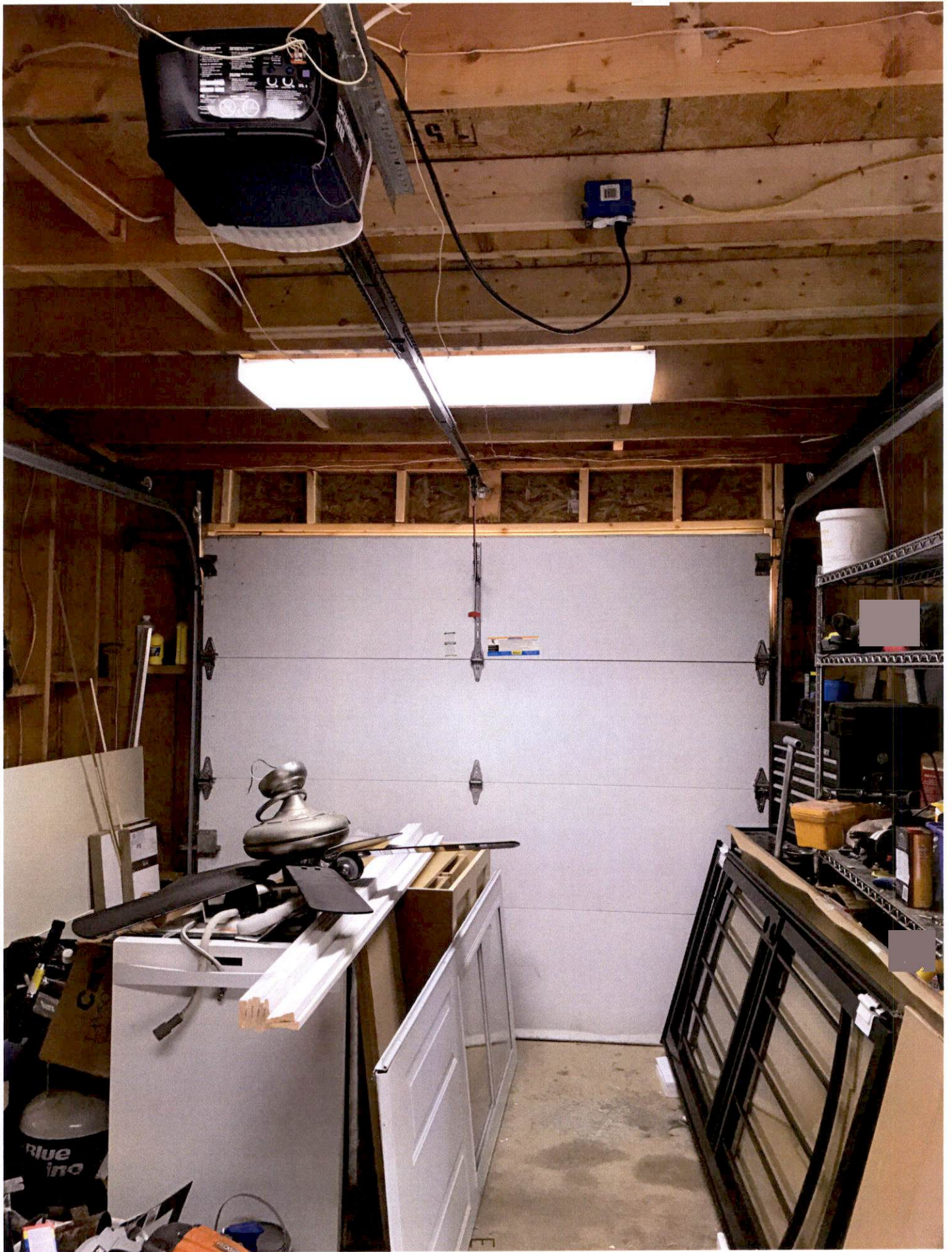
NOTICE TO DEFENDANT

If you fail to comply with applicable requirement of County Code or other code, regulation or standard cited on the reverse side, a Code Enforcement Citation will be issued which may subject you to (1) the imposition of a civil penalty, (2) a requirement to reimburse the County for fees or costs incurred to correct any violation and/or (3) reasonable conditions as to the time and manner of the correction of any violation.

















Lot # 25
1203003270

25

Lot # 17
1207030180

17

1202001740
Lot # 24

24

7725

Pt. Bk. 0000013, Folio 0022

1202037090
Lot # 18

18

19

12 ED
7 CD DR 5.5
SE 5-F 110C1

Lot # 23
1219071230

23

PAI # 120009

Pt. Bk. PAI # 120009

71.66'

100'

Lot # 22 1203069160

7729

22

Lot # 20
1986-0241-A

20

Lot # 21
1208032161

Lot # 10 1201002035

2017-0228-A

MEATH RD

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0228-A

PETITIONER/DEVELOPER
JASON & JENNIFER BREWER

DATE OF HEARING/CLOSING:
3/27/17

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

7727 MEATH ROAD

THIS SIGN(S) WERE POSTED ON March 12, 2017
(MONTH, DAY, YEAR)

SINCERELY Martin Ogle 3/12/17
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
~~60 CHELMSFORD COURT~~ 9912 MAIDBROOK RD
BALTIMORE, MD ~~21220~~ 21234
(ADDRESS)
PHONE NUMBER: 443-629-3411



msf/mgl 3/12/17

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0228 -A Address 7727 Meath Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/28/2017 Posting Date: 3/12/2017 Closing Date: 3/27/2017

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- 0228 -A Address 7727 Meath Road
Petitioner's Name Jason & Jennifer Brewer Telephone 410-830-9692
Posting Date: 3/12/2017 Closing Date: 3/27/2017
Wording for Sign: To Permit an existing accessory building (2 story garage) with a height of 17.5 feet in lieu of the maximum allowed 15 feet

Revised 7/6/16



KEVIN KAMENETZ
County Executive

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

March 28, 2017

Jennifer & Jason Brewer
7727 Meath Road
Dundalk MD 21222

RE: Case Number: 2017-0228 A, Address: 7727 Meath Road

Dear Mr. & Ms. Brewer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 28, 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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 16 2017

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: March 16, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0228-A
Address 7727 Meath Road
(Brewer Property)

Zoning Advisory Committee Meeting of **March 13, 2017**.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject, non-waterfront property is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area and may be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. The petitioner's request to allow an existing accessory building (two-story detached garage) with a height of 17.5 feet in lieu of the maximum allowed 15 feet may not increase impervious surfaces. However, any future building permit applications and/or plans received by the Environmental Impact Review Section of DEPS will be reviewed for the applicability of the 10% Rule regulations and any required mitigation. Allowing the request with this petition will result in no impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. Any development proposal for the property will be reviewed for application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish habitat in proximity to nearby Bullneck Creek.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The applicant's request is consistent with this goal. The project will be subject to review for application of the Critical Area IDA pollutant reduction requirements, thereby, maintaining compliance with these regulations. Allowing this request will be consistent with established land-use policies.

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: March 16, 2017



Larry Hogan, **Governor**
Boyd K. Rutherford, **Lt. Governor**
Pete K. Rahn, **Secretary**
Gregory C. Johnson, P.E., **Administrator**

Date: 3/6/17

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. 2017-0228-A

*Administrative Variance
Jennifer & Jason Brewer
7727 Meath Road.*

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

Sincerely,

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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030
410.229.2300 | TTY 800.735.2258 | roads.maryland.gov
My telephone number/toll-free number is 866.998.0367

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

RECEIVED

MAR 22 2017

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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 March 13, 2017
Item No. 2017- 0228, 0229 and 0230

DATE: March 17, 2017

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\ZAC03132017.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: March 16, 2017

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Reviewer: Thomas Panzarella
Environmental Impact Review

Date: March 16, 2017

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>3-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>3-14</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-6</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-12-17</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

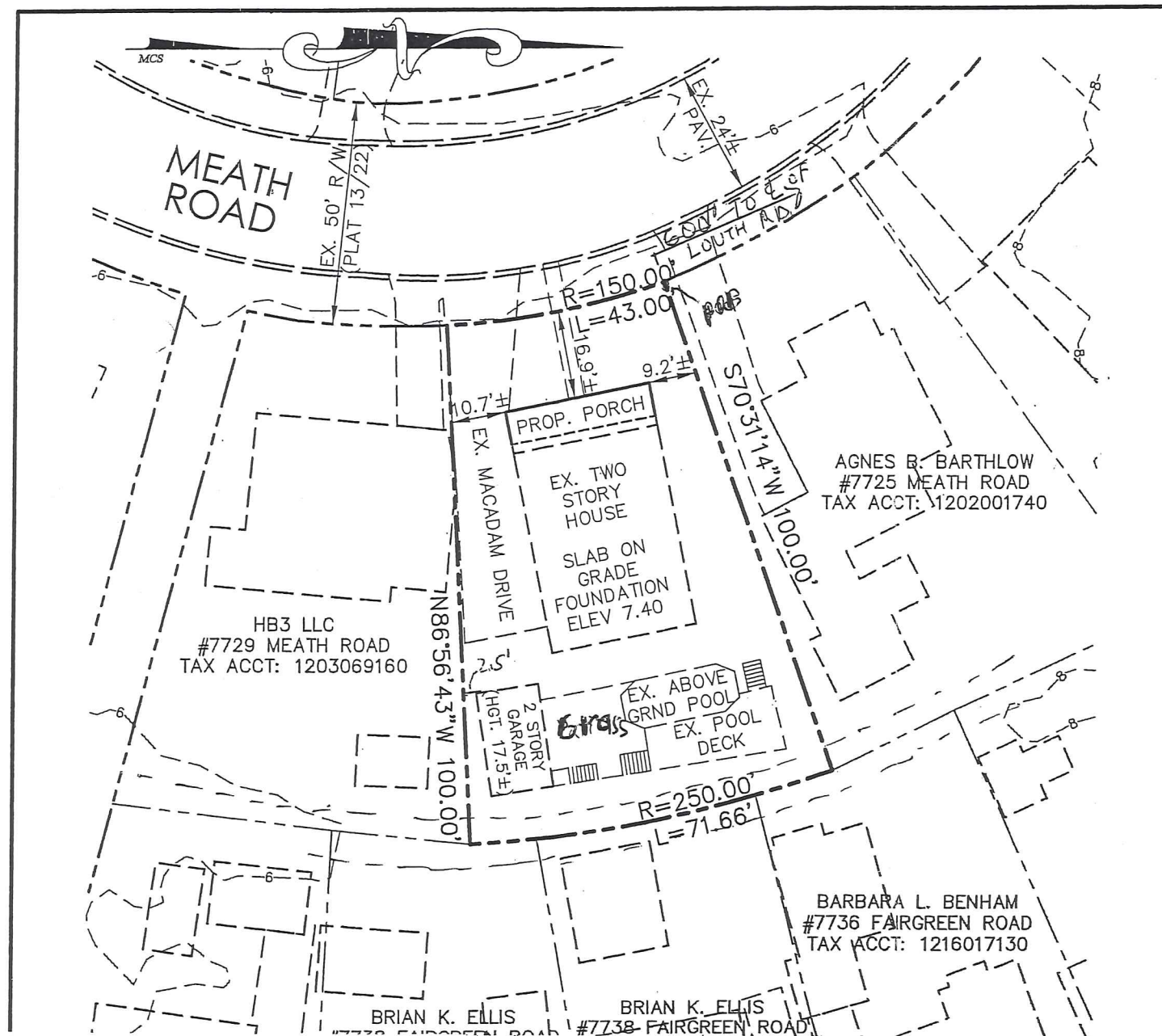
Comments, if any: _____

Real Property Data Search Guide to searching the database

Search Result for BALTIMORE COUNTY

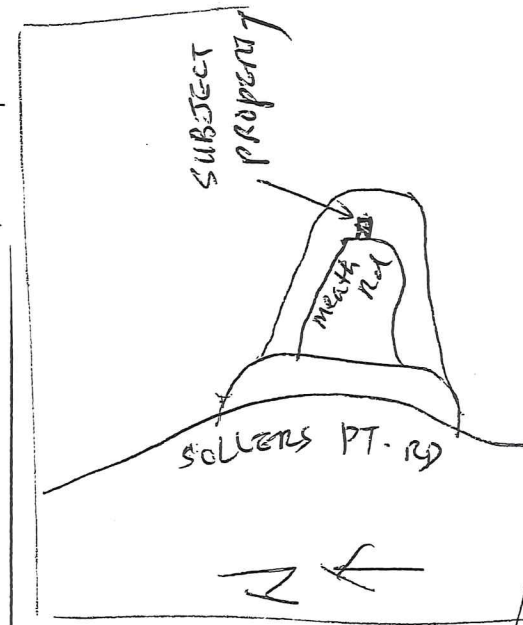
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1219071230			
Owner Information					
Owner Name:	BREWER JASON ARVIN IN TRUST FOR DEVON BREWER			Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:	7727 MEATH RD BALTIMORE MD 21222-5424			Deed Reference:	/37082/ 00001
Location & Structure Information					
Premises Address:	7727 MEATH RD 0-0000			Legal Description:	7727 MEATH RD DUNDALK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 7
0103	0023	0449		0000	3 23 2015 Plat Ref: 0013/0022
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1942	1,876 SF			5,700 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		49,700	49,700		
Improvements		110,500	117,700		
Total:		160,200	167,400	165,000	167,400
Preferential Land:		0			0
Transfer Information					
Seller: BREWER JENNIFER APRIL Type: NON-ARMS LENGTH OTHER		Date: 01/15/2016 Deed1: /37082/ 00001		Price: \$0 Deed2:	
Seller: DEBORD JENNIFER APRIL Type: NON-ARMS LENGTH OTHER		Date: 10/06/2005 Deed1: /22674/ 00293		Price: \$0 Deed2:	
Seller: DIEHL CHRISTOPHER J Type: ARMS LENGTH IMPROVED		Date: 09/23/1999 Deed1: /14041/ 00505		Price: \$95,000 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					

PLAT BOOK # 13 FOLIO # 22 10 DIGIT TAX # 1219071230 DEED REF. # 37082/00001



PLAN DRAWN BY Jason Brewer DATE 2.22.17 SCALE: 1 INCH = 30' FEET

2017-0228-A



140

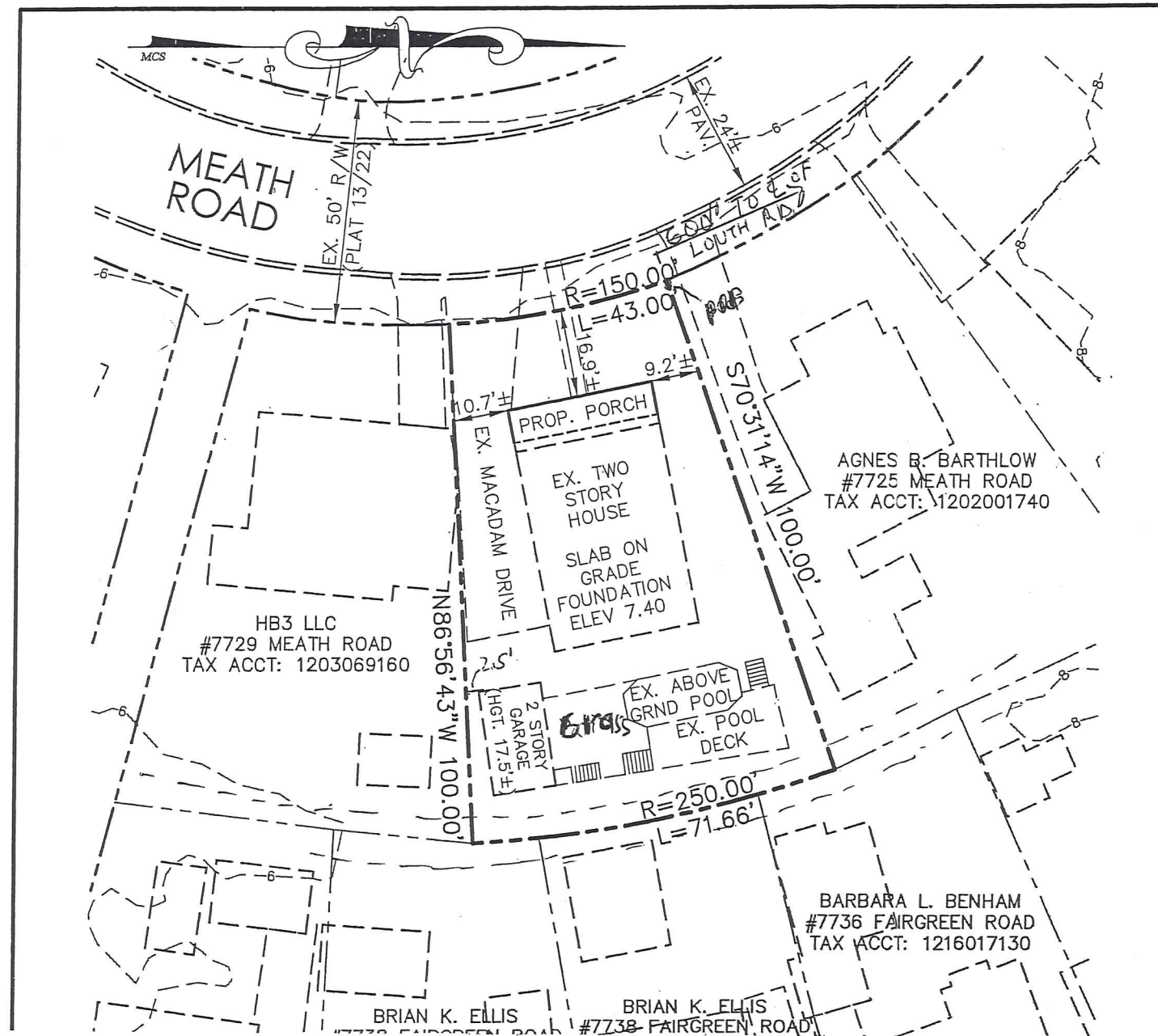
NO

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

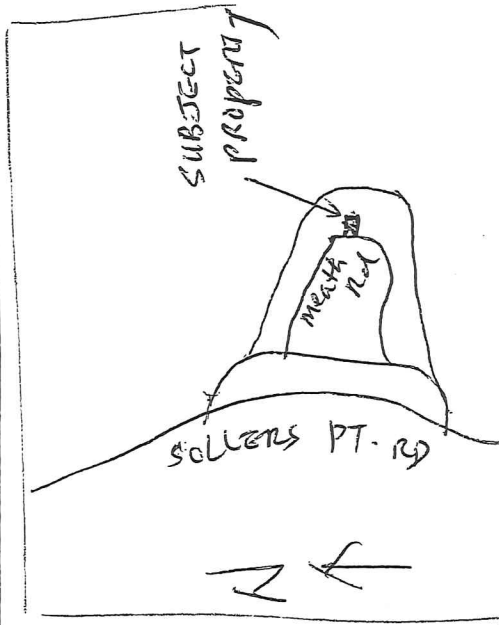
ADDRESS 7727 MEATH RD OWNER(S) NAME(S) Jennifer / Jason Brewer

SUBDIVISION NAME DUNDAIK (PLAT 7) LOT# 23 BLOCK# 3 SECTION# _____

PLAT BOOK # 13 FOLIO # 22 10 DIGIT TAX # 1219071230 DEED REF. # 31082/00001



PLAN DRAWN BY Jason Brewer DATE 2.22.17 SCALE: 1 INCH = 30' FEET



ZONING MAP# 110 C1

SITE ZONED DR 5.5

ELECTION DISTRICT 12th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE _____

OR SQUARE FEET 5700

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

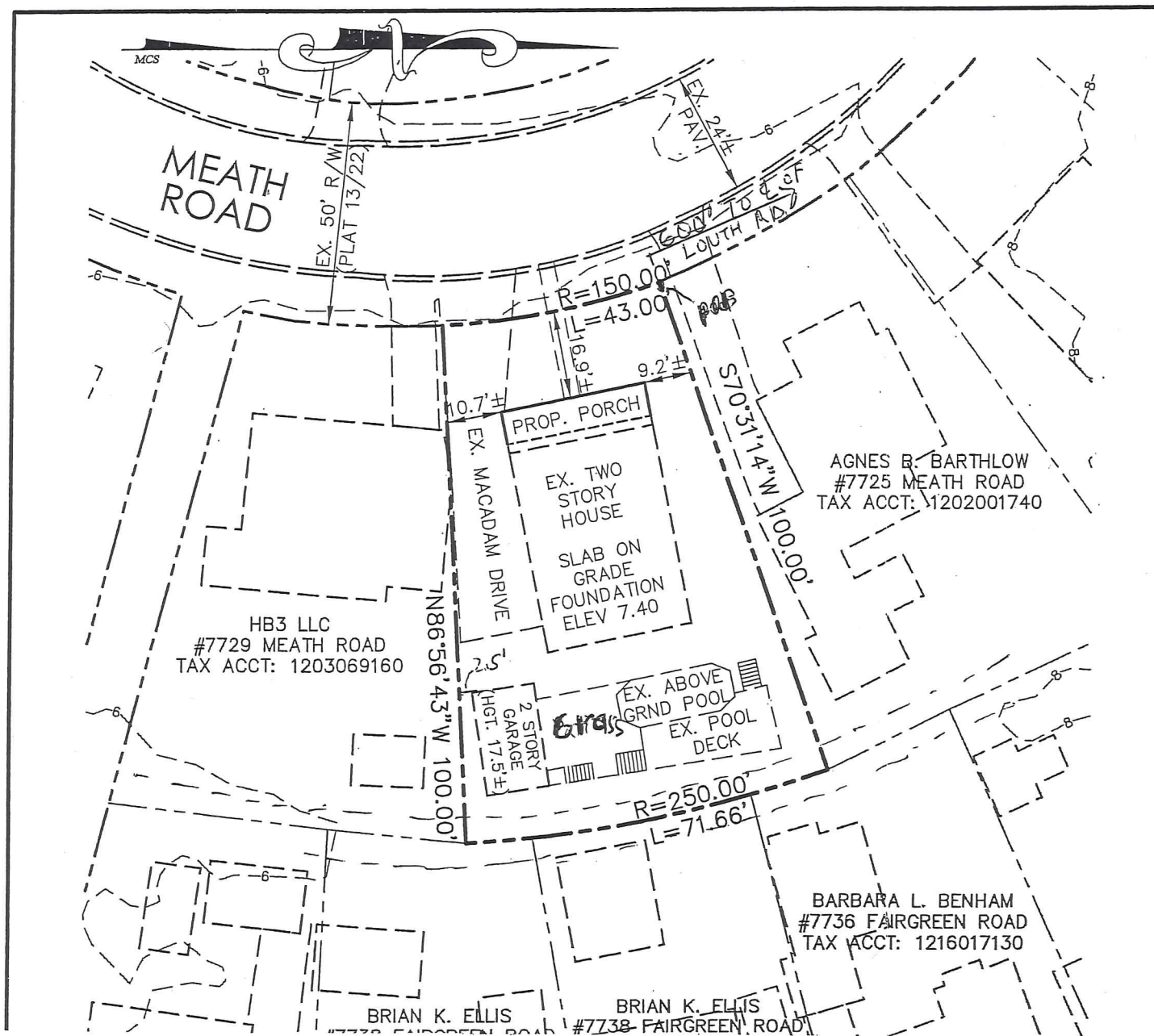
NO

VIOLATION CASE INFO:

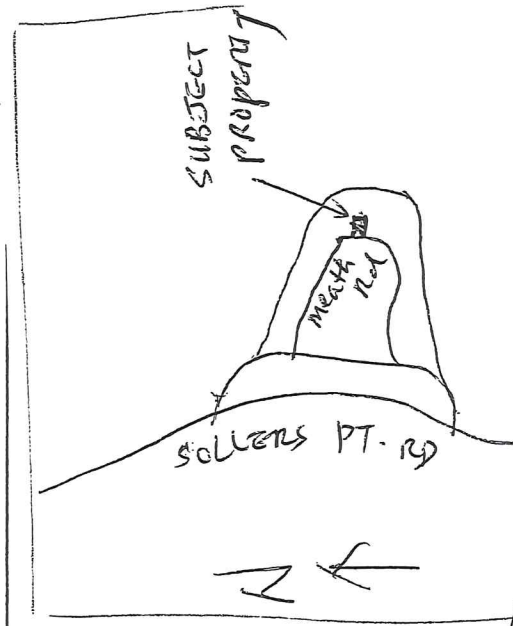
NO

2017-0228-A

PLAT BOOK # 13 FOLIO # 22 10 DIGIT TAX # 1219071230 DEED REF. # 37082/00001



PLAN DRAWN BY Jason Brewer DATE 2.22.17 SCALE: 1 INCH = 30' FEET



No

VIOLATION CASE INFO:

2017-0228-A