

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1822 Cainewood Court)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Stephen H. & Tammy J. Pedrick	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0239-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, Stephen H. & Tammy J. Pedrick ("Petitioners"). The Petitioners are requesting variance relief from §§ 504.2 and 1B01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and § V.B.b of the Comprehensive Manual of Development Policies (C.M.D.P.), to permit a proposed addition with a side building face to side building face setback as close as 25 ft. in lieu of the minimum required 30 ft.; and to amend the Final Development Plan (FDP) of Cainewood, Phase I and II, Lot No. 24 only. 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 Department of Environmental Protection and Sustainability (DEPS), dated March 22, 2017, indicating Petitioners must comply with certain environmental regulations.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 18, 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 4-10-17

By [Signature]

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 and photographs submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 10th day of **April, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 504.2 and 1B01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and § V.B.b of the Comprehensive Manual of Development Policies (C.M.D.P.), to permit a proposed addition with a side building face to side building face setback as close as 25 ft. in lieu of the minimum required 30 ft.; and to amend the Final Development Plan (FDP) of Cainewood, Phase I and II, Lot No. 24 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners must comply with the ZAC comment, dated March 22, 2017, from DEPS; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 4-10-17

By DW

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 4-10-17

By DW

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAR 22 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 22, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0239-A
Address 1822 Cainewood Court
(Pedrick Property)

Zoning Advisory Committee Meeting of **March 20, 2017.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The proposed addition is within the 35-foot principle structure setback to the Forest Conservation / Forest Buffer Easement associated with the 119 South Hilltop Road minor subdivision. An administrative variance to impact the setback may be required.

Reviewer: TAK Date: 3/21/2017

ORDER RECEIVED FOR FILING

Date 4-10-17
By ISJ



KEVIN KAMENETZ
County Executive

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

April 10, 2017

Stephen H. and Tammy J. Pedrick
1822 Cainewood Court
Catonsville, MD 21228

RE: Petition for Administrative Variance
Case No. 2017-0239-A
Property: 1822 Cainewood Court

Dear Petitioners:

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", followed by a long horizontal stroke.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 1822 Cainewood Ct. Baltimore, MD 21228 Currently zoned DR 2
Deed Reference 14378 / 367 10 Digit Tax Account # 22 00 023614
Owner(s) Printed Name(s) Stephen H. + Tammy J. Pedrick

(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)

Sections 504.2, 1B01.2.C.6 (BCZR), and V.B.b (CMDP) – to permit a proposed addition with a side building face to side building face setback as close as 25 feet in lieu of the minimum required 30 feet; and to amend the Final Development Plan of Cainewood, Phase I and II, lot #24 only.

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):

Stephen H. Pedrick Tammy J. Pedrick
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
1822 Cainewood Ct. Balt. MD
Mailing Address City State
21228 443-610-9620 tammy.pedrick@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:

Same as above
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 3 day of July, 2017, 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 2017-0239-A Filing Date 3/9/17 Estimated Posting Date 3/19/17 Reviewer [Signature]

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: 1822 Caine Wood Court Baltimore MD 21228
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)**

In order to accommodate the needs of our growing family we are seeking approval from Baltimore County to provide us with a variance for the purpose of constructing a 10'6" x 23' family room/dining room addition on the west facing side of our existing single family dwelling. Our immediate family has grown from its original size of 5 to currently standing at 9 with more to come. Our home is where extended family gather for holidays and special occasions. It is not uncommon for us to host groups of 20 or more multiple times a year. Though from the outside it appears we have a large home, the first floor of our home which is where all of our activities take place, the garage comprises more than a third of the living space. We would like to continue to live in this house as it is an ideal location due to its proximity to both my daughter + elderly parents. We do not wish nor do we have the money to purchase another home as we are nearing retirement.

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

Stephen H. Pedrick
Signature of Owner (Affiant)
Stephen H. Pedrick
Name- Print or Type

Tammy J. Pedrick
Signature of Owner (Affiant)
Tammy J. Pedrick
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 8 day of MARCH, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: STEPHEN H. PEDRICK & TAMMY J. PEDRICK

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

AS WITNESS my hand and Notaries Seal



Robert Warner
Notary Public

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

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)**

In order to accommodate the needs of our growing family, we are seeking approval from Baltimore County to provide us with a variance for the purpose of constructing a 10'6" x 23' family room/dining room addition on the west side of our existing single family dwelling. Our immediate family has grown from its original size of 5 to currently standing at 9 with more to come. Our home is where extended family gather for holidays and special occasions. It is not uncommon for us to host groups of 20 or more multiple times a year. Though from the outside it appears we have a large home the first floor of our home which is where all the activities take place, the garage comprises more than a third of the living space. We would like to continue to live in this house as it is an ideal location due to its proximity to both my daughter & elderly parents. We do not wish nor do we have the money to purchase another home as we are nearing retirement.

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

Stephen H. Pedrick
Signature of Owner (Affiant)
Stephen H. Pedrick
Name- Print or Type

Tammy J. Pedrick
Signature of Owner (Affiant)
Tammy J. Pedrick
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 8 day of MARCH, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: STEPHEN H. PEDRICK & TAMMY J. PEDRICK

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

AS WITNESS my hand and Notaries Seal



Robert Warner
Notary Public

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 1822 Cainewood Ct. Baltimore, MD 21228 Currently zoned DR 2
 Deed Reference 143781367 10 Digit Tax Account # 2200023614
 Owner(s) Printed Name(s) Stephen H. + Tammy J. Pedrick

(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)

Sections 504.2, 1B01.2.C.6 (BCZR), and V.B.b (CMDP) – to permit a proposed addition with a side building face to side building face setback as close as 25 feet in lieu of the minimum required 30 feet; and to amend the Final Development Plan of Cainewood, Phase I and II, lot #24 only.

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)

Construct addition

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):

Stephen H. Pedrick, Tammy J. Pedrick
 Name #1 – Type or Print Name #2 – Type or Print

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

1822 Cainewood Ct. Baltimore MD
 Mailing Address City State

21228 443-610-9620 tammy.pedrick@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:

Same as above
 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 4-10-17 day of April, 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 2017-0239-A Filing Date 3/9/17 Estimated Posting Date 3/19/17 Reviewer [Signature]

ZONING DESCRIPTION FOR 1822 CAINEWOOD COURT

Beginning at a point on the north side of Cainewood Court, which has a 50-foot right of way, at the distance of 425 feet east of the centerline of the nearest improved intersecting street Hilltop Road, which has a 50-foot right of way. Being Lot #24 in the subdivision of Cainewood, Phase I and II, as recorded in Baltimore County Plat Book #71, Folio #97, containing 9735 square feet. Located in the 1st Election District and 1st Councilmanic District.

Item #0239

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

Nº 148669

Date: 3/9/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$150.00

Total: \$150.00

Rec From: Stephen + Tommy Pedrick

For: Zoning hearing-case #2017-0239-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRU
 3/09/2017 3/09/2017 12:13:56 3
 REG W303 WALKIN CAM
 >>RECEIPT # 718816 3/09/2017 OFLN
 Dept 5 523 ZONING VERIFICATION
 CK NO. 148669

Recpt Tot \$150.00
 \$150.00 CK \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/18/2017

Case Number: 2017-0239-A

Petitioner / Developer: STEPHAN & TAMMY PEDRICK

Date of Hearing (Closing): APRIL 3, 2017

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1822 CAINEWOOD COURT

The sign(s) were posted on: MARCH 18, 2017



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

100-100-100



100-100-100



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0239 -A Address 1822 Cainewood Ct

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/9/17 Posting Date: 3/19/17 Closing Date: 4/3/17

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

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- 0239 -A Address 1822 Cainewood Ct

Petitioner's Name Stephan + Tammy Pedrick Telephone 443 610 9620

Posting Date: 3/19/17 Closing Date: 4/3/17

Wording for Sign: To Permit a proposed addition with a side building face
to side building face setback as close as 25 feet in lieu of the
minimum required 30 feet; and to amend the Final Development Plan of
Cainewood, Phase I & II, lot #24 only

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: 2017-0239-A
Property Address: 1822 Cainewood Court
Property Description: north side of Cainewood Rd, 425' east
of Hilltop Rd
Legal Owners (Petitioners): Stephen + Tammy Pedrick
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stephen + Tammy Pedrick
Company/Firm (if applicable): _____
Address: 1822 Cainewood Ct.
Baltimore, MD 21228
Telephone Number: 443-610-9620



KEVIN KAMENETZ
County Executive

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

April 4, 2017

Stephen H & Tammy Pedrick
1822 Cainewood Court
Baltimore MD 21228

RE: Case Number: 2017-0239 A, Address: 1822 Cainewood Court

Dear Mr. & Ms. Pedrick:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 9, 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



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

Date: 3/20/17

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

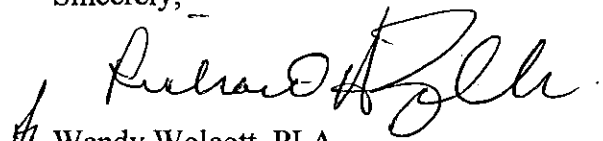
Dear Ms. Lewis:

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. 2017-0239-1A

*Administrative Variance
Stephen H. & Tommy F. Pedrick
1822 Carmewood Court.*

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

RECEIVED

MAR 28 2017

20BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For March 20, 2017
Item No. 2017- 0202, 0223, 0232, 0233, 0235, 0236, 0237, 0238, 0239
and 0240

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\ZAC03202017.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 22 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 22, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0239-A
Address 1822 Cainewood Court
(Pedrick Property)

Zoning Advisory Committee Meeting of **March 20, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The proposed addition is within the 35-foot principle structure setback to the Forest Conservation / Forest Buffer Easement associated with the 119 South Hilltop Road minor subdivision. An administrative variance to impact the setback may be required.

Reviewer: TAK Date: 3/21/2017

M E M O R A N D U M

DATE: May 12, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0239-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 10, 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

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 - 01 Account Number - 2200026314			
Owner Information					
Owner Name:		PEDRICK STEPHEN H PEDRICK TAMMY J		Use:	RESIDENTIAL
Mailing Address:		1822 CAINEWOOD CT CATONSVILLE MD 21228		Principal Residence:	YES
				Deed Reference:	/14378/ 00367
Location & Structure Information					
Premises Address:		1822 CAINEWOOD CT 0-0000		Legal Description:	.2235 AC PHASE II 1822 CAINEWOOD CT NS CAINEWOOD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0100	0017	0443		0000	24
				Assessment Year:	Plat No:
				2016	0071/0097
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1999	2,640 SF		400 SF		9,735 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2016	As of 07/01/2016	As of 07/01/2017
Land:		101,400	101,400		
Improvements		299,000	314,900		
Total:		400,400	416,300	405,700	411,000
Preferential Land:		0			0
Transfer Information					
Seller: KIMBERLY HOMES		Date: 11/23/1999		Price: \$259,965	
Type: ARMS LENGTH IMPROVED		Deed1: /14378/ 00367		Deed2:	
Seller: OSBORNE EUGENE F		Date: 10/05/1998		Price: \$543,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /13191/ 00009		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 06/27/2013					

France



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



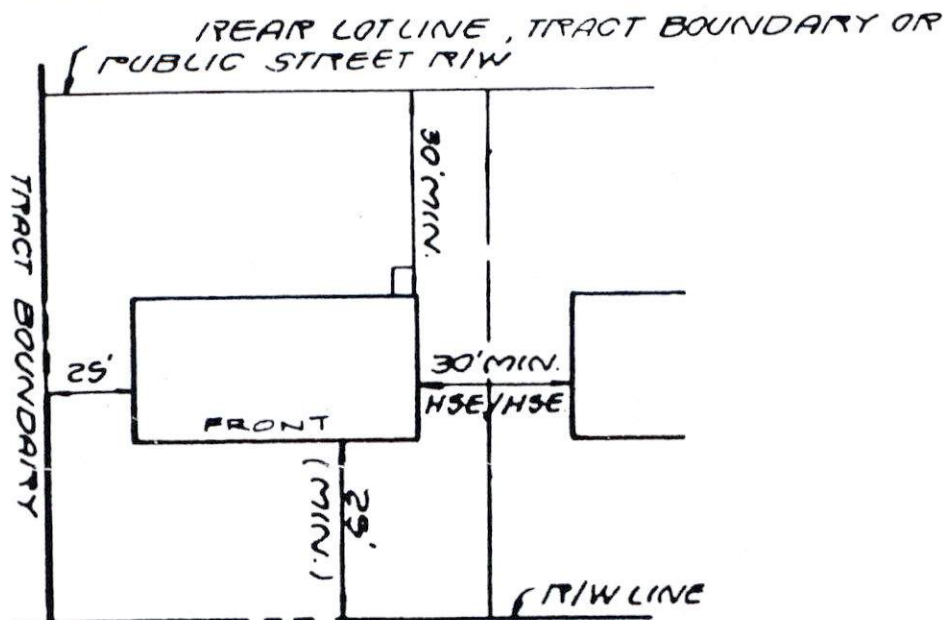
0 10 20 40 60 80 Feet

1 inch = 40 feet

Item # 0239

(PHASE II) LOTS 5-25
Summary of Setback and Height Requirements

	DR 1, 2, Zones	DR 3.5, 5.5, 10.5, 16 Zones
From Front Building Face To:		
Public Street Right-of-Way, or property line: arterial or collector	25'	25'
From Side Building Face To:		
Side building face	30'	16' < 20' high 20' > 20' high
Public street right-of-way	25'	15'
Paving of a private road	30'	25'
Tract boundary	25'	15'
From Rear Building Face To:		
Rear property line	30'	30'
Public street right-of-way,	30'	30'
Additional Setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.		
Maximum Building Height:	50'	50'
Maximum Building Height DR 16 Zone:	60'	60'



TYPICAL LOT & SETBACK SCHEMATIC (PHASE II) N.T.S.

Item #0239

*LEO & SUSAN
HULL*



Item #0239

Raised
concrete storm
drain

Side of 1822 Camewood Ct.

This is where we are proposing the 10'6" x 23' addition. We are proposing going up to the easement but not into the easement. The storm drain reflected on this picture sits on the property line between the 1822 and 1824 Camewood Ct. properties.



Picture reflecting house 1822 Cainewood Ct. + the house adjacent to it (west-side) which is where the addition will be erected. ↓ This picture reflects each property.
1824 Cainewood Ct.

Item #0239



Item #0239

Reflects distance between 1822 + 1824 Caineood Ct - left side of picture



Item #0239 Reflects location of addition on left side of picture - 1822 Cainewood Ct.



Front View as well as partial left side view of 1822 Cainewood Ct.

Item #0239



Item #0239

Pet. Exh. 1