

|                                            |   |                             |
|--------------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE                  |
| <b>(12025 Stoney Batter Road)</b>          |   |                             |
| 11 <sup>th</sup> Election District         | * | OFFICE OF ADMINISTRATIVE    |
| 5 <sup>th</sup> Council District           |   |                             |
| Kevin and Dawn Corun                       | * | HEARINGS FOR                |
| Petitioners                                |   |                             |
|                                            | * | BALTIMORE COUNTY            |
|                                            | * | <b>CASE NO. 2017-0262-A</b> |

\* \* \* \* \*

### **OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Kevin and Dawn Corun ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R"), to permit a barn with a height of 21 ft. in lieu of the permitted 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated April 13, 2017, indicating development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands, Floodplains (§§ 33-3-101 through 33-3-120 of the Baltimore County Code). An additional comment was noted on the above ZAC comment from DEPS as follows:

"There are highly erodible soils in the location of the proposed barn. A wetland evaluation must be provided to determine whether there are any wetlands and applicable buffers on site. No structures are permitted within these areas without an approved Forest Buffer variance."

**ORDER RECEIVED FOR FILING**

Date 4-28-17  
By OW

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 9, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the accessory structure (barn) height and usage, I will impose conditions that the accessory building (barn) shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and is not to be used for commercial purposes.

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 28<sup>th</sup> day of **April, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R), to permit a proposed accessory building (barn) with a height of 21 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 4-28-17

By [Signature]

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any 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 or subsequent owners shall not convert the accessory building (barn) into a dwelling unit or apartment. The accessory structure (barn) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed accessory building (barn) shall not be used for commercial purposes.
4. Petitioners must comply with the ZAC comment submitted by DEPS, dated April 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 4-28-17

By dlw

## 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: April 13, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0262-A  
Address 12025 Stoney Batter Road  
(Corun Property)

Zoning Advisory Committee Meeting of **April 10, 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).

Additional Comments:

There are highly erodible soils in the location of the proposed barn. A wetland evaluation must be provided to determine whether there are any wetlands and applicable buffers on site. No structures are permitted within these areas without an approved Forest Buffer variance.

Reviewer: Regina Esslinger

Date: April 13, 2017

**ORDER RECEIVED FOR FILING**

Date 4-28-17

By [Signature]



KEVIN KAMENETZ  
*County Executive*

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

April 28, 2017

Kevin and Dawn Corun  
12025 Stoney Batter Road  
Kingsville, MD 21087

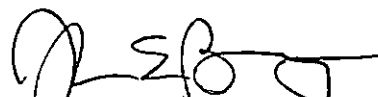
RE: Petition for Administrative Variance  
Case No. 2017-0262-A  
Property: 12025 Stoney Batter Road

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,

  
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 12025 STONEY BATTER RD Currently zoned RC2  
 Deed Reference 32643 / 0471 10 Digit Tax Account # 1600003759  
 Owner(s) Printed Name(s) KEVIN & DAWN CORUN

(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:

- ☒ ADMINISTRATIVE VARIANCE from Section(s) 400.3; BCZR, To PERMIT A BARW WITH A HEIGHT OF 21 FT. IN LIEU OF THE PERMITTED 15FT

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ 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):

KEVIN W. CORUN DAWN M. CORUN

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

12025 STONEY BATTER RD KINGSVILLE, MD

Mailing Address

City

State

21087 / 443 790 3315 / KEVIN@TRADEMARKBUILDING.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:

KEVIN CORUN

Name – Type or Print

[Signature]

Signature

12025 STONEY BATTER RD KINGSVILLE, MD

Mailing Address

City

State

21087 / 443 790 3315 / KEVIN@TRADEMARKBUILDING.COM

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0262-A Filing Date 3/29/17 Estimated Posting Date 4/9/17 Reviewer Jcm

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 4-28-17

By [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: 12025 STONEY BATTER RD KINGSVILLE MD 21087  
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)

- House was constructed in 1875 with only a dirt cellar
- Need space to store equipment needed to manage
- or large property but is also attractive to the property
- structure height required to park recreational vehicle

(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)  
KEVIN W CORUN  
Name- Print or Type

[Signature]  
Signature of Owner (Affiant)  
DAVID M. CORUN  
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:

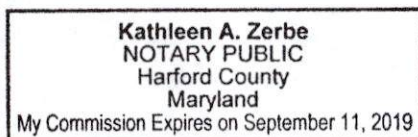
I HEREBY CERTIFY, this 19 day of Oct, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Kevin W. Corun

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

AS WITNESS my hand and Notaries Seal

Kathleen A. Zerbe  
Notary Public  
September 11, 2019  
My Commission Expires



REV. 5/8/2014

# Affidavit in Support of Administrative Variance

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

WED. 3/29  
11 A.M.

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: 12025 STONEY BATTER RD KINGSVILLE MD 21087  
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)

- House was constructed in 1875 with only a dirt cellar
- We need a space to store equipment needed to mow our large property but is also attractive to the property
- structure height required to park recreational vehicle

(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)

KEVIN W. CORUN

Name- Print or Type

[Signature]

Signature of Owner (Affiant)

DAWN M. CORUN

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 19 day of Oct, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Kevin W. Corun

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

AS WITNESS my hand and Notaries Seal

Kathleen A. Zerbe

Notary Public

September 19, 2019

My Commission Expires

Kathleen A. Zerbe  
NOTARY PUBLIC  
Harford County  
Maryland

My Commission Expires on September 11, 2019

REV. 5/8/2014



# 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 12025 STONEY BATTER RD Currently zoned RC2  
Deed Reference 326.43 / 0471 10 Digit Tax Account # 1600003759  
Owner(s) Printed Name(s) KEVIN & DAWN CORUN

(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 A BARN WITH A HEIGHT OF 21 FT IN LIEU OF THE PERMITTED 15 FT

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):

KEVIN W. CORUN / DAWN M. CORUN  
Name #1 – Type or Print Name #2 – Type or Print

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

12025 STONEY BATTER RD KINGSVILLE MD  
Mailing Address City State

21087 / 443 790 3315 / KEVIN@TRADEMARKBUILDING.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:

KEVIN CORUN  
Name – Type or Print

[Signature]  
Signature

12025 STONEY BATTER RD KINGSVILLE, MD  
Mailing Address City State

21087 / 443 790 3315 / KEVIN@TRADEMARKBUILDING.COM  
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0262A Filing Date 3/29/17 Estimated Posting Date 4/9/17 Reviewer JCM

ORDER RECEIVED FOR FILING

Date 4-28-17

By KW

Rev 5/8/2014

**Zoning Property Description for 12025 Stoney Batter Rd Kingsville Maryland 21087**

Beginning at a point on the east side of Stoney Batter Rd which is 30' wide at a distance of 350' north of the centerline of the nearest improved intersecting street Echo Acres lane which is 30' wide.

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

№ 151408

Date: 3/29/17

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

Total: 75.00

Rec From: KEVIN CARON

For: 2017-0262-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRN  
3/30/2017 3/29/2017 11:20:36 1

REG WSO1 WALKIN LJR  
>>RECEIPT # 713721 3/29/2017 GFLW  
Dept 5 528 ZONING VERIFICATION  
CR NO. 151408

Recpt Tot \$75.00  
\$75.00 CK \$0.00 CA  
Baltimore County, Maryland

CASHIER'S  
VALIDATION

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 4/11/2017

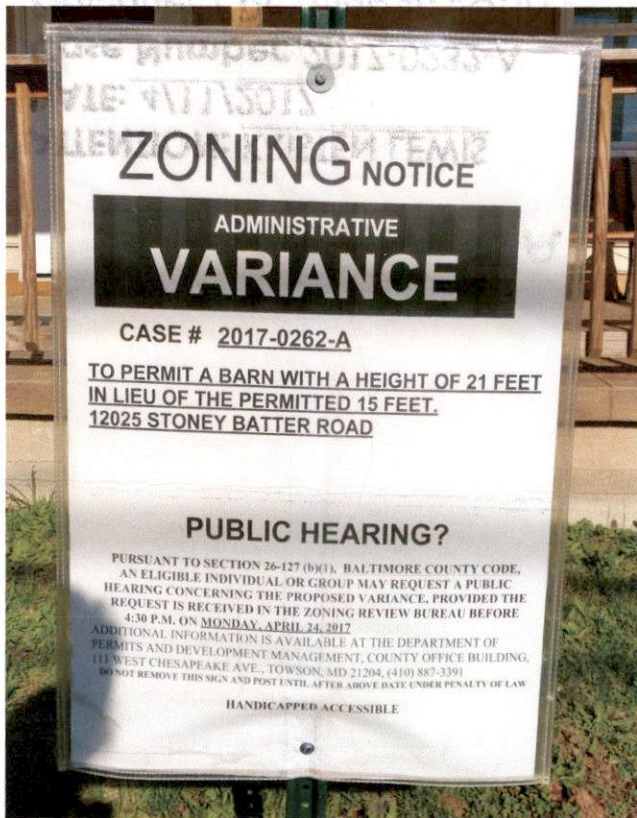
**Case Number:** 2017-0262-A

**Petitioner / Developer:** KEVIN CORUN

**Date of Hearing (Closing):** APRIL 24, 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:  
12025 STONEY BATTER ROAD

**The sign(s) were posted on: APRIL 9, 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)

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2016- 0262 -A Address 12025 STONEY BATTER RD

Contact Person: J. MERDEY Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3/29/17 Posting Date: 4/9/17 Closing Date: 4/24/17

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 2016- <sup>17</sup> 0262 -A Address 12025 STONEY BATTER RD.

Petitioner's Name KEVIN CORUN Telephone 443-790-3315

Posting Date: 4/9/17 Closing Date: 4/24/17

Wording for Sign: To Permit A BARN WITH A HEIGHT OF  
21ft. IN LIEU OF THE PERMITTED 15ft.

Revised 7/9/15

**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.**

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---

**For Newspaper Advertising:**

Case Number: 2017-0262-A

✓ Property Address: 12025 STONEY BATTER RD

Property Description: \_\_\_\_\_

✓ Legal Owners (Petitioners): KEVIN & DAWN CORUN

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

✓ Name: KEVIN CORUN

✓ Company/Firm (if applicable): SAME

✓ Address: \_\_\_\_\_

✓ Telephone Number: 443 790 3315

Revised 7/9/2015



KEVIN KAMENETZ  
County Executive

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

April 25, 2017

Kevin W & Dawn M Corun  
12025 Stoney Batter Road  
Kingsville MD 21087

RE: Case Number: 2017-0262 A, Address: 12025 Stoney Batter Road

Dear Mr. & Ms. Corun:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 29, 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

Date: 4/5/17

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. 2017-0262-A

*Administrative Variance  
Kevin W. & Dawn M. Corwin  
12025 Stoney Batter 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

**20BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** April 10, 2017

**FROM:** <sup>DAK</sup>  
Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 3, 2017  
Item No. 2017-0257, 0258, 0259, 0260, 0262, 0263, 0264, 0265, 0267  
and 0268

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\ZAC04102017.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: April 13, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0262-A  
Address 12025 Stoney Batter Road  
(Corun Property)

**Zoning Advisory Committee Meeting of April 10, 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).

Additional Comments:

There are highly erodible soils in the location of the proposed barn. A wetland evaluation must be provided to determine whether there are any wetlands and applicable buffers on site. No structures are permitted within these areas without an approved Forest Buffer variance.

Reviewer: Regina Esslinger

Date: April 13, 2017

## **M E M O R A N D U M**

DATE: May 31, 2017  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2017-0262-A – Appeal Period Expired

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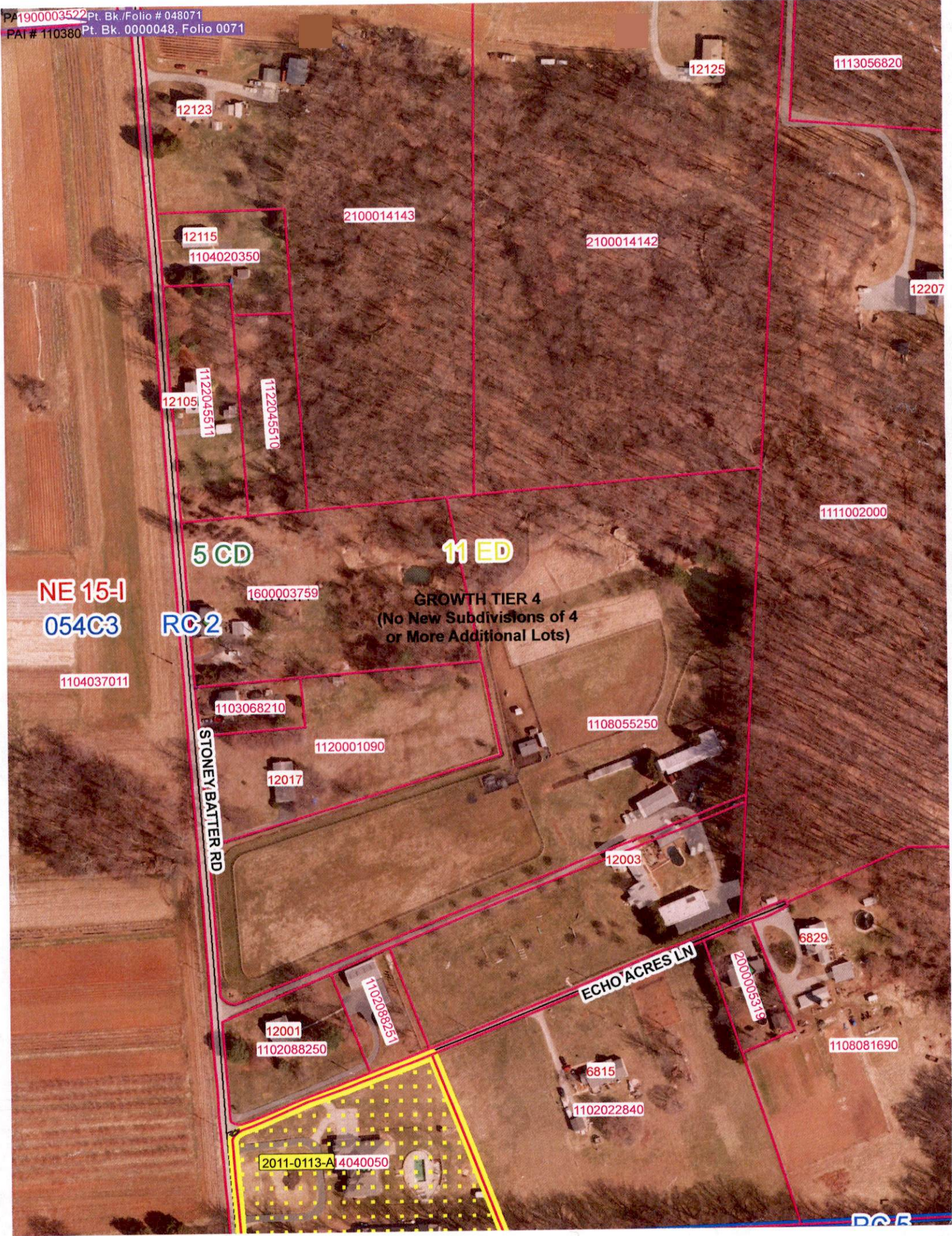
The appeal period for the above-referenced case expired on May 30, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File  
Office of Administrative Hearings

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                         |          |                                                       | View GroundRent Redemption                |                        |                      | View GroundRent Registration |                                                                |                  |          |           |
|----------------------------------|----------|-------------------------------------------------------|-------------------------------------------|------------------------|----------------------|------------------------------|----------------------------------------------------------------|------------------|----------|-----------|
| Account Identifier:              |          |                                                       | District - 11 Account Number - 1600003759 |                        |                      |                              |                                                                |                  |          |           |
| Owner Information                |          |                                                       |                                           |                        |                      |                              |                                                                |                  |          |           |
| Owner Name:                      |          | CORUN KEVIN<br>CORUN DAWN                             |                                           |                        | Use:                 |                              | RESIDENTIAL                                                    |                  |          |           |
| Mailing Address:                 |          | 12025 STONEY BATTER<br>RD<br>KINGSVILLE MD 21087-1211 |                                           |                        | Principal Residence: |                              | YES                                                            |                  |          |           |
|                                  |          |                                                       |                                           |                        | Deed Reference:      |                              | /32643/ 00471                                                  |                  |          |           |
| Location & Structure Information |          |                                                       |                                           |                        |                      |                              |                                                                |                  |          |           |
| Premises Address:                |          | 12025 STONEY BATTER<br>RD<br>KINGSVILLE 21087-1211    |                                           |                        | Legal Description:   |                              | 3.45 AC ES<br>12025 STONEY BATTER<br>RD<br>4400 S SUNSHINE AVE |                  |          |           |
| Map:                             | Grid:    | Parcel:                                               | Sub District:                             | Subdivision:           | Section:             | Block:                       | Lot:                                                           | Assessment Year: | Plat No: | Plat Ref: |
| 0054                             | 0023     | 0483                                                  |                                           | 0000                   |                      |                              |                                                                | 2015             |          |           |
| Special Tax Areas:               |          |                                                       |                                           | Town:                  |                      | NONE                         |                                                                |                  |          |           |
|                                  |          |                                                       |                                           | Ad Valorem:            |                      |                              |                                                                |                  |          |           |
|                                  |          |                                                       |                                           | Tax Class:             |                      |                              |                                                                |                  |          |           |
| Primary Structure Built          |          | Above Grade Living Area                               |                                           | Finished Basement Area |                      | Property Land Area           |                                                                | County Use       |          |           |
| 1875                             |          | 2,562 SF                                              |                                           |                        |                      | 3.4500 AC                    |                                                                | 04               |          |           |
| Stories                          | Basement | Type                                                  |                                           | Exterior               | Full/Half Bath       | Garage                       | Last Major Renovation                                          |                  |          |           |
| 2                                | YES      | STANDARD UNIT                                         |                                           | SIDING                 | 2 full               |                              |                                                                |                  |          |           |
| Value Information                |          |                                                       |                                           |                        |                      |                              |                                                                |                  |          |           |
|                                  |          | Base Value                                            |                                           | Value                  |                      | Phase-in Assessments         |                                                                |                  |          |           |
|                                  |          |                                                       |                                           | As of                  |                      | As of                        |                                                                | As of            |          |           |
|                                  |          |                                                       |                                           | 01/01/2015             |                      | 07/01/2016                   |                                                                | 07/01/2017       |          |           |
| Land:                            |          | 186,700                                               |                                           | 186,700                |                      |                              |                                                                |                  |          |           |
| Improvements                     |          | 69,600                                                |                                           | 221,500                |                      |                              |                                                                |                  |          |           |
| Total:                           |          | 256,300                                               |                                           | 408,200                |                      | 357,567                      |                                                                | 408,200          |          |           |
| Preferential Land:               |          | 0                                                     |                                           |                        |                      |                              |                                                                | 0                |          |           |
| Transfer Information             |          |                                                       |                                           |                        |                      |                              |                                                                |                  |          |           |
| Seller: YANG YANG                |          |                                                       |                                           | Date: 10/10/2012       |                      |                              | Price: \$290,000                                               |                  |          |           |
| Type: ARMS LENGTH IMPROVED       |          |                                                       |                                           | Deed1: /32643/ 00471   |                      |                              | Deed2:                                                         |                  |          |           |
| Seller: CRISPINO DALE,JR         |          |                                                       |                                           | Date: 06/01/2010       |                      |                              | Price: \$259,000                                               |                  |          |           |
| Type: ARMS LENGTH IMPROVED       |          |                                                       |                                           | Deed1: /29520/ 00093   |                      |                              | Deed2:                                                         |                  |          |           |
| Seller: BAYNES JOHN P,SR         |          |                                                       |                                           | Date: 11/22/2005       |                      |                              | Price: \$330,000                                               |                  |          |           |
| Type: ARMS LENGTH IMPROVED       |          |                                                       |                                           | Deed1: /22950/ 00325   |                      |                              | 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                   |                      |                              |                                                                |                  |          |           |



NE 15-I  
054C3

RC-2

5 CD

11 ED

GROWTH TIER 4  
(No New Subdivisions of 4  
or More Additional Lots)

STONEY BATTER RD

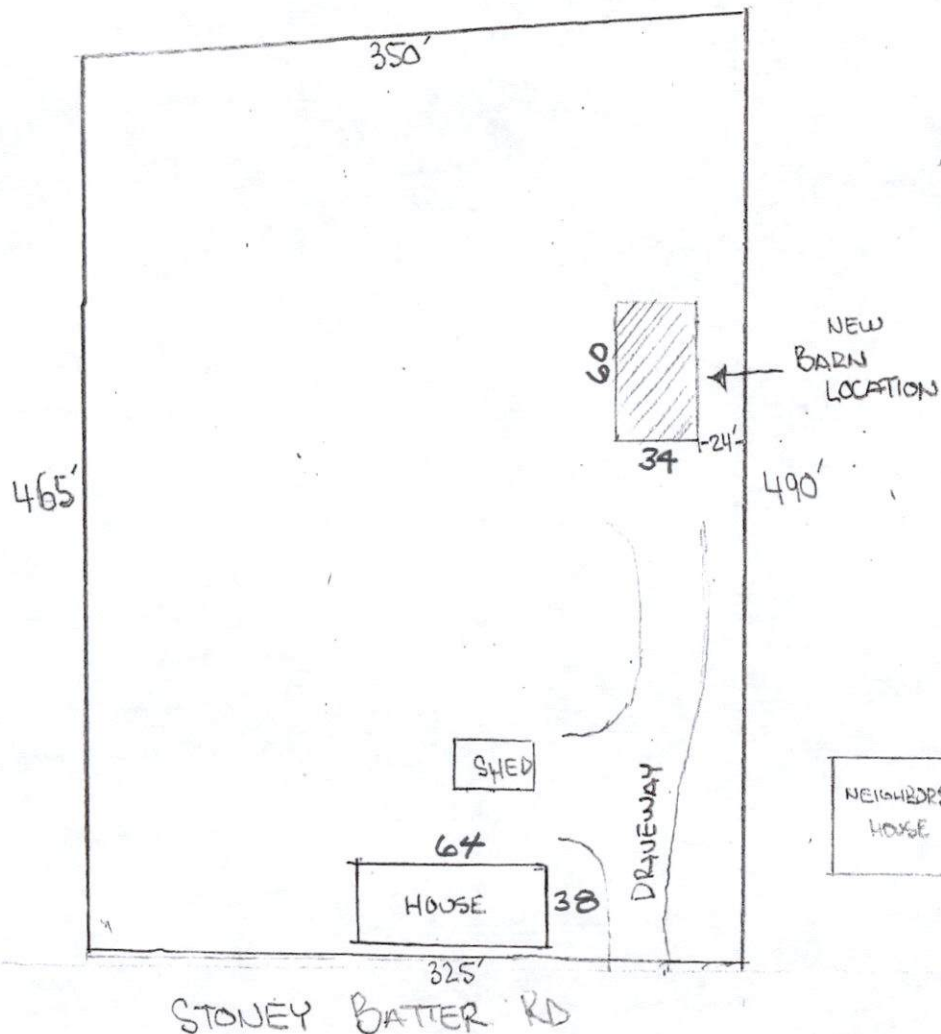
ECHO ACRES LN

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

ADDRESS 12025 STONEY BATTER RD OWNER(S) NAME(S) KEVIN & DAWN CORUN

SUBDIVISION NAME \_\_\_\_\_ LOT # \_\_\_\_\_ BLOCK # \_\_\_\_\_ SECTION # \_\_\_\_\_

PLAT BOOK # \_\_\_\_\_ FOLIO # \_\_\_\_\_ 10 DIGIT TAX # 1600003759 DEED REF. # 32643/0471



SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# OS4C3

SITE ZONED RC2

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE 3.42

OR SQUARE FEET \_\_\_\_\_

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC \_\_\_\_\_ PRIVATE ☒

SEWER IS:

PUBLIC \_\_\_\_\_ PRIVATE ☒

PRIOR HEARING? \_\_\_\_\_

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY KEVIN CORUN

DATE 3/27/17 SCALE: 1 INCH = 100' FEET

*Pet. Exh. 1*

**PRELIMINARY  
NOT FOR CONSTRUCTION  
FOR INFORMATION ONLY**

KEVIN CORUN  
12025 STONEY BATTER ROAD  
KINGSVILLE, MD 21087  
(443) 790-3315

### Expenditures by State and Year of Project Completion

2004

|                                                                                              |                                                                                              |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <p>  </p> | <p>  </p> |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|

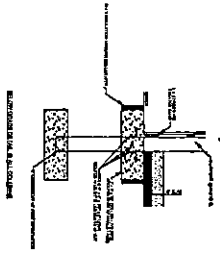
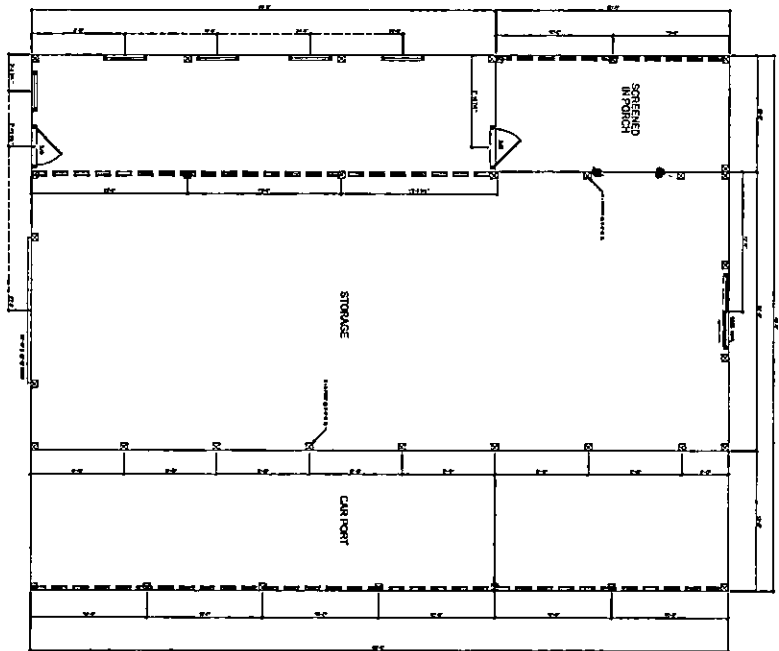
266

|                                       |  |
|---------------------------------------|--|
| <p> <b>NAME</b><br/> <b>DATE</b> </p> |  |
|---------------------------------------|--|

**PROFESSOR**

**EL2**

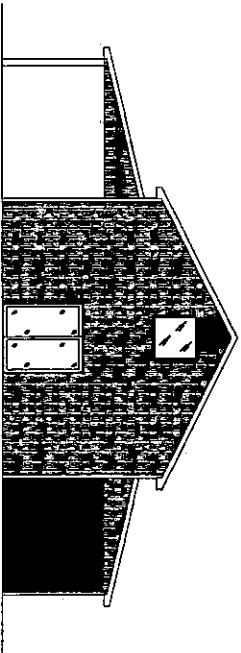
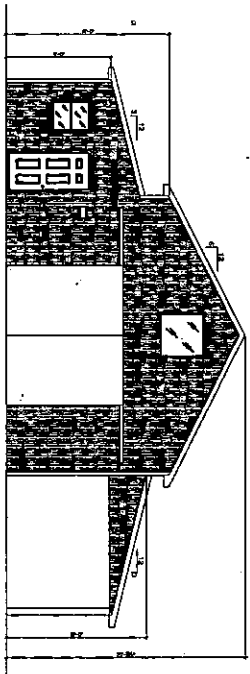
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|              |     |
|--------------|-----|
| PROJECT NAME | FP1 |
| CLIENT       |     |
| DATE         |     |
| SCALE        |     |
| BY           |     |
| CHECKED BY   |     |
| DATE         |     |

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[illegible]

|                                                       |                   |                 |                     |                           |                   |
|-------------------------------------------------------|-------------------|-----------------|---------------------|---------------------------|-------------------|
| INFORMATION TO BE<br>PROVIDED BY THE<br>ELI/VA PERSON | ELI/VA<br>COMPANY | PRODUCT<br>NAME | ELI/VA<br>ORDER NO. | MODEL NO.<br>YEAR or V/VZ | OTHER INFORMATION |
| ELI                                                   |                   |                 |                     |                           |                   |

















