

IN RE: PETITION FOR VARIANCE

(7230 Hughes Avenue)

15th Election District

7th Council District

John Rowland

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2017-0280-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by John Rowland, owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from §1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an existing side addition with a setback of 5 ft. in lieu of the minimum side setback of 10 ft. A site plan was marked as Petitioner's Exhibit 1.

John Rowland appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability (DEPS). That agency noted Petitioner must comply with critical area regulations.

The site is approximately 10,000 square feet in size and zoned DR 5.5. The property is improved with a single-family dwelling (1,288 sq. ft.) which was constructed in 1990. Petitioner began construction of a mudroom addition on the side of the dwelling, and was issued a stop work order by Baltimore County. Petitioner was informed he needed to obtain permit(s) for the construction project, and that a variance was required for the deficient side yard setback.

A variance request involves a two-step process, summarized as follows:

ORDER RECEIVED FOR FILING

Date

6/14/17

By

sen

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The property is narrow and deep (50' x 200') and the irregular dimensions necessitate zoning setback relief. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to construct the proposed addition. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition. In addition, Petitioner noted his neighbor at 7228 Hughes Avenue was granted similar zoning relief in 1998 (Case No. 1998-0276-A), and thus I believe the proposed improvements will be compatible with the neighborhood.

THEREFORE, IT IS ORDERED, this 14th day of **June, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to §1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an existing addition to a dwelling with a side yard setback of 5 ft. in lieu of the minimum 10 ft., be and is hereby GRANTED.

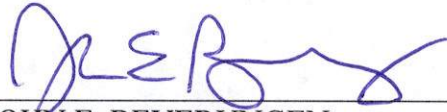
The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must prior to issuance of permit(s) comply with critical area regulations.

ORDER RECEIVED FOR FILING

Date 6/14/17
By Sen

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:slh

ORDER RECEIVED FOR FILING

Date 6/14/17

By slh



KEVIN KAMENETZ
County Executive

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

June 14, 2017

John Rowland
7230 Hughes Avenue
Edgemere, Maryland 21219

RE: Petition for Variance
Case No. 2017-0280-A
Property: 7230 Hughes Avenue

Dear Mr. Rowland:

Enclosed please find a copy of the decision 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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Timothy Kidd, Code Enforcement Inspector,
Baltimore County Office of Permits, Approvals and Inspections



CBCA

PETITION FOR ZONING HEARING(S)

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

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

Address 7230 Hughes Ave, Edgemere 21219 which is presently zoned OR 5.5

Deed References: 35750 / 00168 10 Digit Tax Account # 1502006791

Property Owner(s) Printed Name(s) John Rowland

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. **X** a **Variance** from Section(s) 1B02.3.C.1 To permit an existing side addition with a set back of 5 feet in lieu of minimum side set back of 10 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

John Rowland /
Name #1 - Type or Print Name #2 - Type or Print

John Rowland /
Signature #1 Signature #2

7230 Hughes Ave, Edgemere Md.
Mailing Address City State

21219 / 443-904-9352 / jrowland@gpinet.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
12/14/17
SEN

CASE NUMBER 2017-0280-A Filing Date 4/17/17 Do Not Schedule Dates: Reviewer gh

ZONING PETITION PROPERTY DESCRIPTION

PART A

ZONING PROPERTY DESCRIPTION FOR 7230 Hughes Ave, Edgemere, Md. 21219

Beginning at a point on the North side of Hughes Ave. which is 20 feet wide

At a distance of 239 feet west of centerline of nearest improved intersecting

Street Murray Ave. which is 16 feet wide.

PART B - OPTION #2

Being lot (#163), Block (B), Section (B), in the subdivision of (Chesapeake Terrace)

As recorded in Baltimore County Plat Book (WPC NO.5), Folio (#36) containing

(10,000 square foot) lot, located in the (15) Election district and (7) council district.

2017-0280-18

NO 151438

Date:

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PAID RECEIPT
BUSINESS ACTUAL TIME IRM
4/18/2017 4/17/2017 09:12:39 1
REG W501 WALKIN LJR
>>RECEIPT # 716031 4/17/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 151438
Recpt Tot $75.00
$75.00 CK 4.00 CA
Baltimore County, Maryland

```

Total:

From:

For:

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2017-0280-A

RE: Case No.: _____

Petitioner/Developer: _____

John Rowland

June 8, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

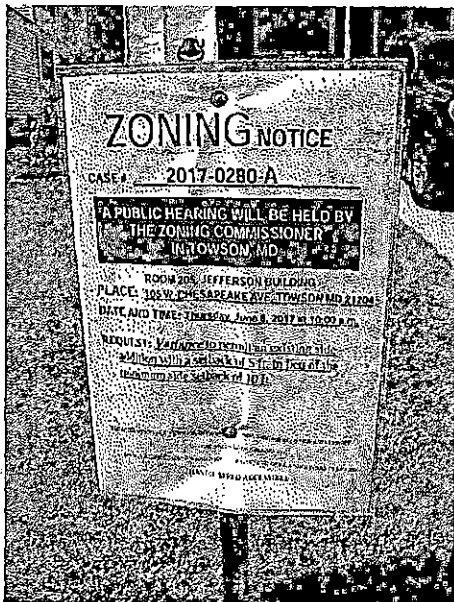
Ladies and Gentlemen:

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

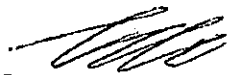
7230 Hughes Avenue

May 19, 2017

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



Sincerely,



(Signature of Sign Poster)

May 19, 2017

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2017-0280-A

RE: Case No.: _____

Petitioner/Developer: _____

John Rowland

June 8, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

7230 Hughes Avenue

May 19, 2017

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



Sincerely,

May 19, 2017

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4957847

Sold To:

John Rowland - CU00599553
7230 Hughes Ave
Sparrows Point, MD 21219-2012

Bill To:

John Rowland - CU00599553
7230 Hughes Ave
Sparrows Point, MD 21219-2012

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 18, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0280-A

7230 Hughes Avenue
Northside of Hughes Avenue, west of Murray Avenue
15th Election District - 7th Councilmanic District
Legal Owner(s) John Rowland

Variance to permit an existing side addition with a setback of 5 ft. in lieu of the minimum side setback of 10 ft.

Hearing: Thursday, June 8, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5-098 May 18

4957847

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 18, 2017 Issue - Jeffersonian

Please forward billing to:
John Rowland
7230 Hughes Avenue
Edgemere, MD 21219

443-904-9352

NOTICE OF ZONING HEARING

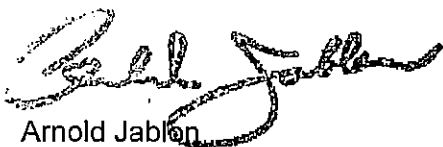
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

May 3, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0280-A

7230 Hughes Avenue
Northside of Hughes Avenue, west of Murray Avenue
15th Election District – 7th Councilmanic District
Legal Owners: John Rowland

Variance to permit an existing side addition with a setback of 5 ft. in lieu of the minimum side setback of 10 ft.

Hearing: Thursday, June 8, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: John Rowland, 7230 Hughes Avenue, Edgemere 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 19, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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/neighbor 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: 2017-0280-A

Property Address: 7230 Hughes Ave, Edgemere Md. 21219

Property Description: _____

Legal Owners (Petitioners): John Rowland

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Rowland

Company/Firm (if applicable): _____

Address: 7230 Hughes Ave
Edgemere, Md. 21219

Telephone Number: 443-904-9352

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

June 1, 2017

John Rowland
7230 Hughes Avenue
Edgemere MD 21219

RE: Case Number: 2017-0280 A, Address: 7230 Hughes Avenue

Dear Mr. Rowland:

The above referenced petition was accepted for processing, **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 17, 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: 4/26/17

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. 2017-0280-A

Variance
John Rowland
17230 Hughes Avenue.

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

BALTIMORE COUNTY, MARYLAND

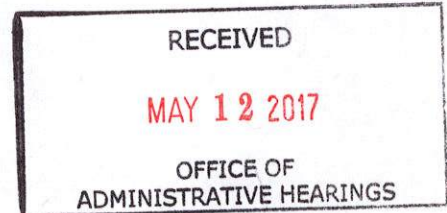
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 5/10/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-280



INFORMATION:

Property Address: 7230 Hughes Avenue
Petitioner: John Rowland
Zoning: DR 5.5
Requested Action: Variance

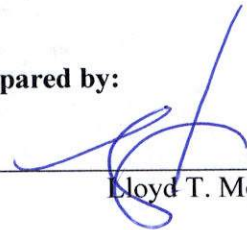
The Department of Planning has reviewed the petition for a variance to permit an existing single family dwelling with addition to have a side yard setback of 5 feet in lieu of minimum required 10 feet.

A site visit was conducted on May 1, 2017. The property is the subject of Code Violation Case No: CB1700164 for the addition being built without proper permit.

The Department of Planning has no objection to the granting of the petitioned zoning relief.

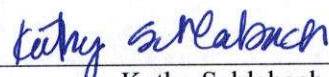
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Josephine Selvakumar
John Rowland
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 8, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2017
Item No. 2017-0270, 0278, 0280, 0282, 0283, 0285 and 0286

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\ZAC05082017.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: May 3, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0280-A
Address 7230 Hughes Avenue
(Rowland Property)

Zoning Advisory Committee Meeting of **May 1, 2017**.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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 property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to construct a 168 square foot addition to an existing dwelling with less side yard setbacks than permitted. The lot is not waterfront, and the proposed dwelling must meet all LDA requirements, including lot coverage limits and afforestation requirements. The property is 10,000 square feet, so lot coverage is limited to a maximum of 31.25% (3125 square feet), with mitigation required for any lot coverage between 25% (2500 square feet) and 3125 square feet. 15% afforestation of three trees is required, and any existing trees to remain can be counted towards this requirement. The current proposal does not provide information as to whether the lot coverage and afforestation requirements will be met. If these requirements are met, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront and does not provide information regarding lot coverage and afforestation requirements. Again, if all these requirements are met this request will currently help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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;

There is incomplete information regarding the lot coverage and afforestation requirements. Should these requirements be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: May 2, 2017

M E M O R A N D U M

DATE: July 17, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0280-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 14, 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

RE: PETITION FOR VARIANCE
7230 Hughes Avenue; N/S Hughes Avenue,
W 239' to be c/line Murray Avenue
15th Election & 7th Councilmanic Districts
Legal Owner(s): John Rowland
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2017-280-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

APR 26 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of April, 2017, a copy of the foregoing Entry of Appearance was mailed to John Rowland, 7230 Hughes Avenue, Edgemere, Maryland 21219, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

E TIMORE COUNTY MARY ND
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.: 2017-0280-A
Legal Owner/Petitioner: John Rowland
Contract Purchaser: N/A
Property Address: 7230 Hughes Ave.
Location Description: N/S OF Hughes Ave w 239 FT to the centerline of MURRAY Ave.
VIOLATION INFORMATION: Case No. CB 1700164
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



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1700164

<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>
CB1700164	Timothy Kidd		03/25/2017	Monitor	05/11/2017	

Complaint Description: It appears that an addition is being put on the side of the house that is only 4 or 5 foot from the property line. Also, there does not appear to be a permit in any of the front windows.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
7230 HUGHES AVE SPARROWS POINT, MD 212192012 Tax Id: 1502006791	ROWLAND JOHN 7230 HUGHES AVE BALTIMORE, MD 21205	Sharon Ranocchia 7214 Hughes Ave Baltimore MD, 21219 410-477-8331 sherrylynn0311@verizon.net

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Timothy Kidd	03/28/2017	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
Timothy Kidd	04/25/2017	Re-Inspection	Monitor	Monitor	
Timothy Kidd		Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

3/28/2017: Visited site to find a structure being built on side of house will post Stop Work Correction Notice at site and also will mail. Called complainant to update, left message. R/C 4/10/17
***TK/lk
4/25/2017: 4/10/17: spoke with owner who informed he would need variance for setbacks.
4/25/17: owner in process of obtaining variance. R/C 05/12/17. **TK/sph

Baltimore County
Permits, Approvals
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB 1700164 Property No. 1502006791 Zoning: _____
Name(s): Rowland John
Address: 7230 Hughes Ave Baltimore Md 21205
Violation Location: Same as above

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Permits Required
Baltimore County Code 2003
Building Regulation Article (35)
Subtitle 3 Building Permits Section 35.3.301
302/304

Secure All necessary
permits for structure being built
on side of house.
IF ANY QUESTIONS please call
410-887-3953

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

ON OR BEFORE: _____ DATE ISSUED: _____

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: _____ PRINT NAME: _____

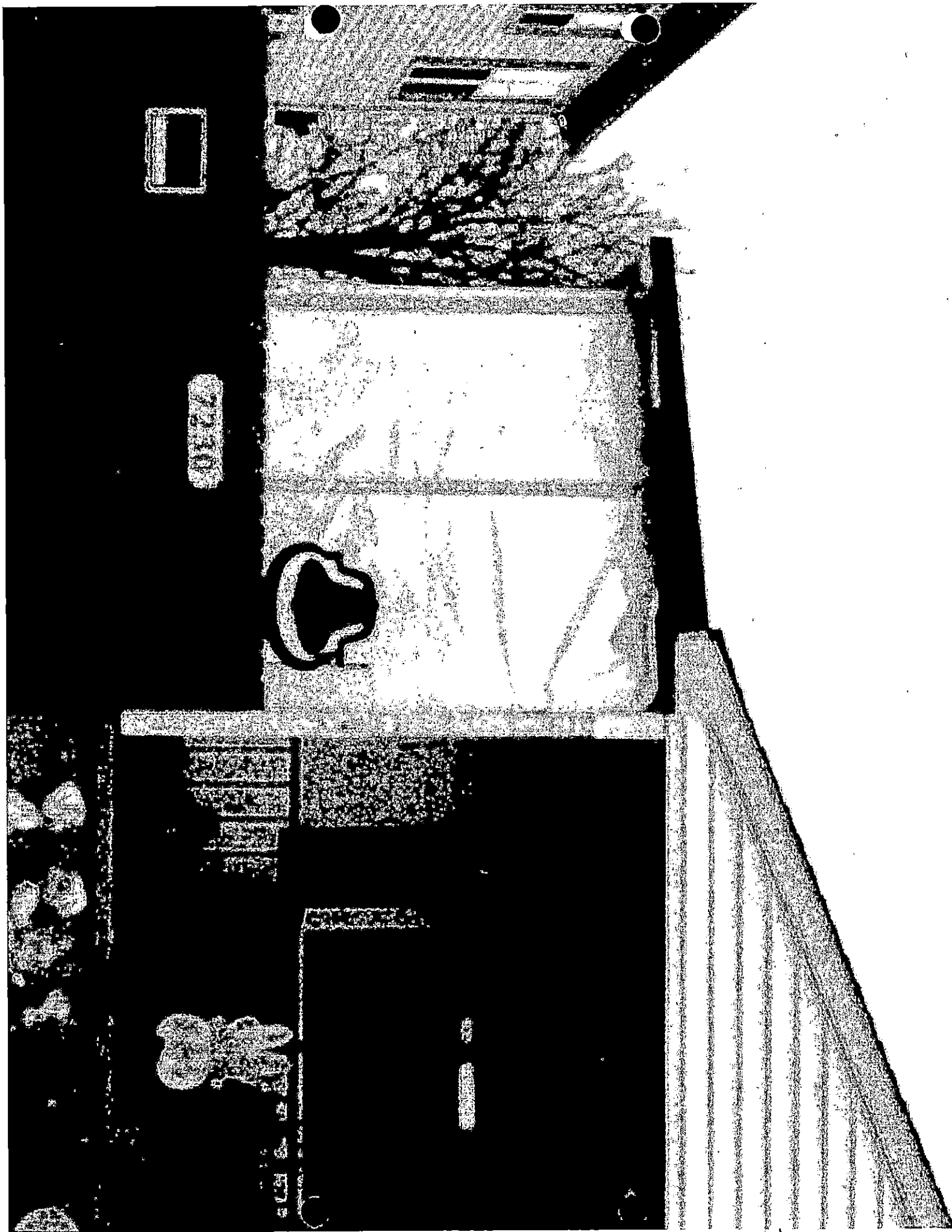
STOP WORK NOTICE

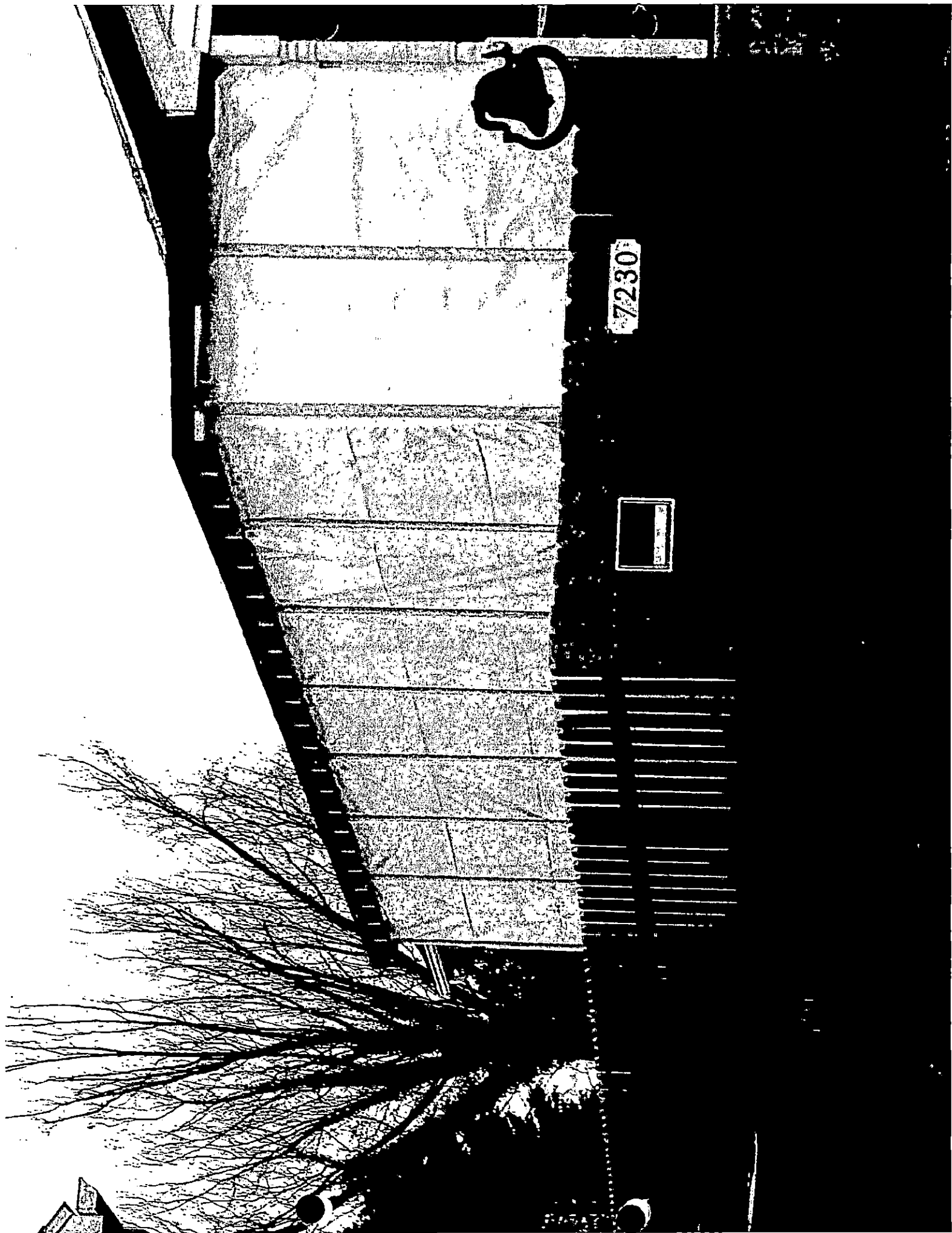
PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 4.10.17 DATE ISSUED: 3.28.17

INSPECTOR: Tim Kidd PRINT NAME: Tim Kidd

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





7230

DATE: 04/25/2017 STANDARD ASSESSMENT INQUIRY (1)

TIME: 08:00:51

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 02 006791	15	3-0	04-00	H	NO		04/03/17

ROWLAND JOHN

DESC-1..

DESC-2.. CHESAPEAKE TERRACE

7230 HUGHES AVE

PREMISE. 07230 HUGHES

AVE

00000-0000

BALTIMORE

MD 21205-

FORMER OWNER: NEECE BURLEY E

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	74,500	74,500		FCV	ASSESS	ASSESS
IMPV:	95,500	106,300	TOTAL..	180,800	180,800	177,200
TOTL:	170,000	180,800	PREF...	0	0	0
PREF:	0	0	CURT...	180,800	180,800	177,200
CURT:	170,000	180,800	EXEMPT.		0	0
DATE:	01/15	01/15				

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

ASSESS: 180,800 08/06/16

ASSESS: 177,200

ASSESS: 0

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

DATE: 04/25/2017

STANDARD ASSESSMENT INQUIRY (2)

TIME: 08:01:22

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 02 006791	15	3-0	04-00	H	NO		04/03/17
LOT.... 163		BOOK....		MAP.....	0111	LOT WIDTH.....	50.00
BLOCK..		FOLIO...		GRID....	0016	LOT DEPTH.....	200.00
SECTION.. B				PARCEL..	0128	LAND AREA..	10000.000 S
PLAT..						YEAR BUILT.....	90

-----TRANSFER DATA-----

NUMBER..... 519887
 DATE..... 01/12/15
 PURCHASE PRICE..... 190,000
 GROUND RENT..... 0
 DEED REF LIBER..... 35750
 DEED REF FOLIO..... 0168
 CONVEYED IND..... 1
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. - -

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE.....
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO
 30317

-----STRUCTURE-----

CODE SQ. FEET
 1288

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 04/25/2017

STANDARD ASSESSMENT INQUIRY (3)

TIME: 08:01:29

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 02 006791	15	3-0	04-00	H	NO		04/03/17

-----STATE-----

GEO CODE N/A LAND-USE

REC CREATE DATE.. 04/03/17

82

NO

R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 08/06/16

LAST FM TYPE.....

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 04/03/17

PRIOR LOAD DATE.. 03/02/17

STATE TAXABLE ASSESS

ASSESS: 180,800

ASSESS: 177,200

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

Real Property Data Search (v2) Guide to searching the database

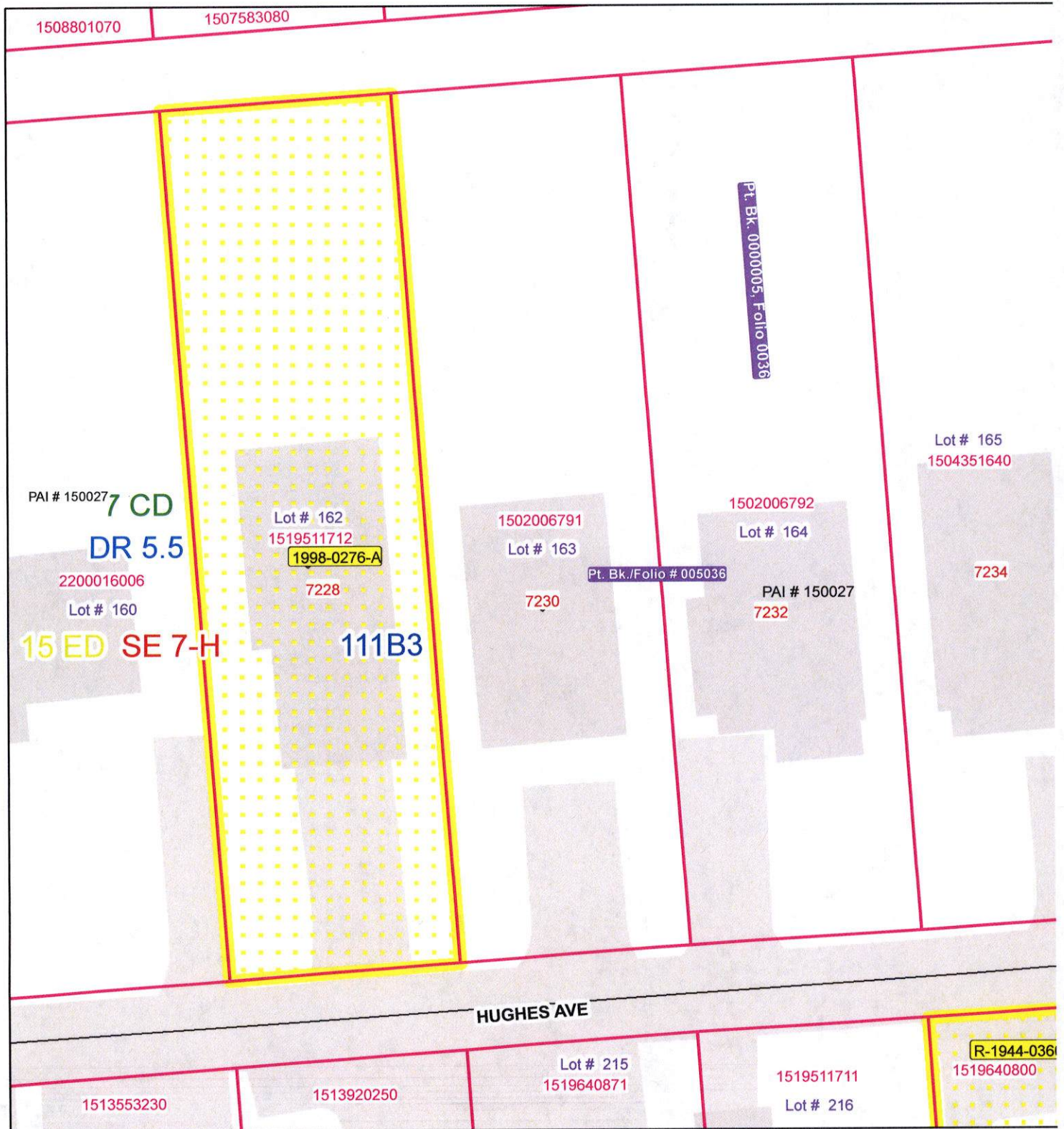
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1502006791			
Owner Information					
Owner Name:		ROWLAND JOHN		Use: RESIDENTIAL	
Mailing Address:		7230 HUGHES AVE BALTIMORE MD 21205-		Principal Residence: YES Deed Reference: /35750/ 00168	
Location & Structure Information					
Premises Address:		7230 HUGHES AVE 0-0000		Legal Description: CHESAPEAKE TERRACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0005/0036
0111	0016	0128		0000	B 163 2015
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 1990		Above Grade Enclosed Area 1,288 SF		Finished Basement Area 10,000 SF County Use 04	
Stories 1	Basement YES	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 1 full/ 1 half	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		74,500	74,500		
Improvements		95,500	106,300		
Total:		170,000	180,800	177,200	180,800
Preferential Land:		0			0
Transfer Information					
Seller: NEECE BURLEY E		Date: 01/12/2015		Price: \$190,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35750/ 00168		Deed2:	
Seller: BARNHILL REMBERT L		Date: 04/03/1985		Price: \$9,500	
Type: ARMS LENGTH IMPROVED		Deed1: /06896/ 00255		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: No Application					

a. The information on this page is for informational purposes only. It is not intended to be used for legal or financial purposes. While we have confidence in

2017-0280-A

7230 Hughes Avenue



Publication Date: 4/4/2017



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

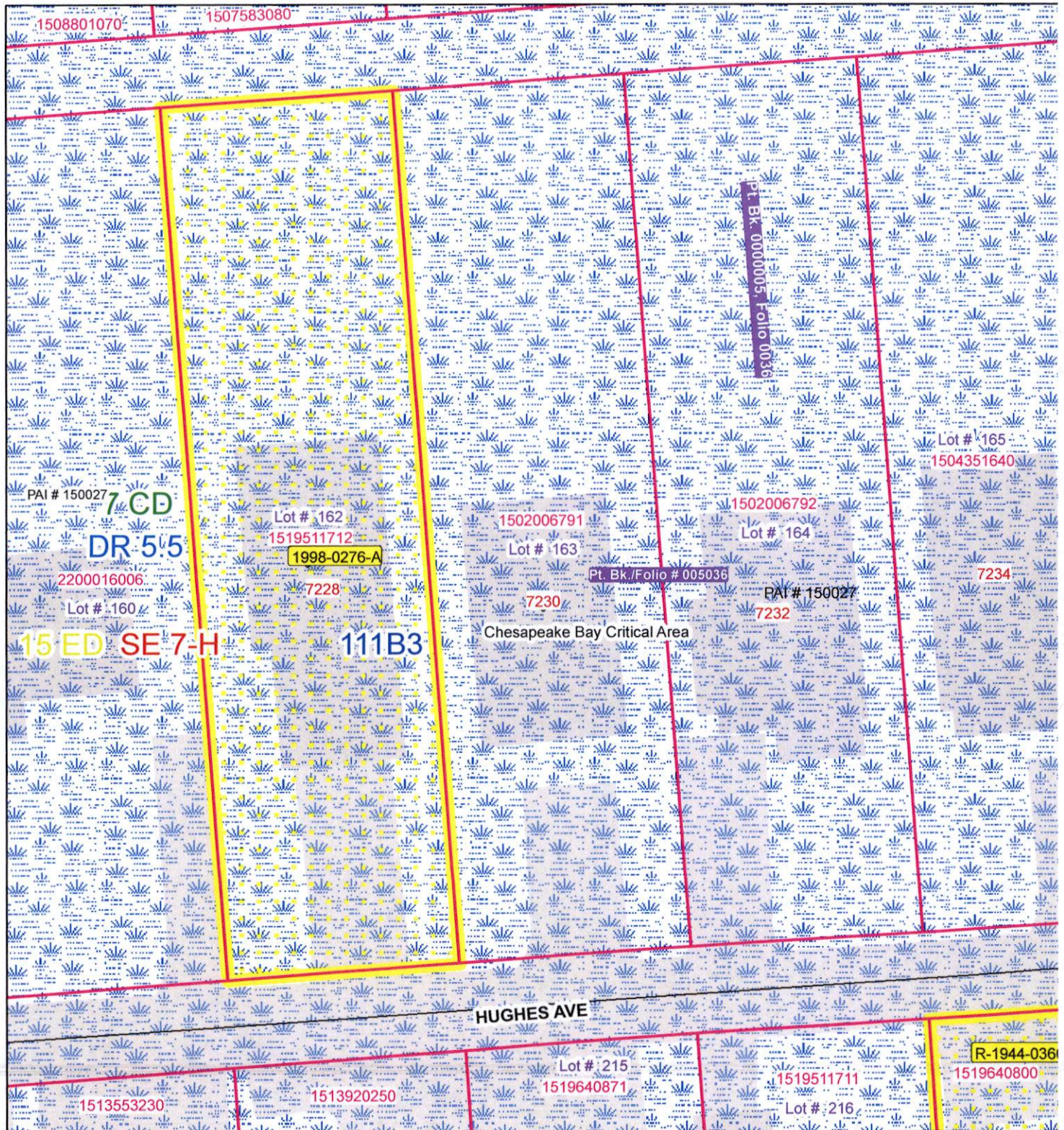


0 5 10 20 30 40
Feet

1 inch = 30 feet

2017-0280-A

Chesapeake Bay Critical Area



Publication Date: 4/4/2017



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



0 5 10 20 30 40
 Feet

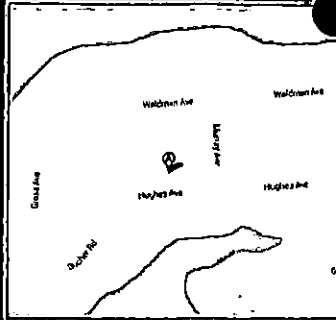
1 inch = 30 feet

2017-0280-A

ORDERED BY:



**LEGENDS TITLE
GROUP**



PROPERTY ADDRESS: 7230 HUGHES AVENUE

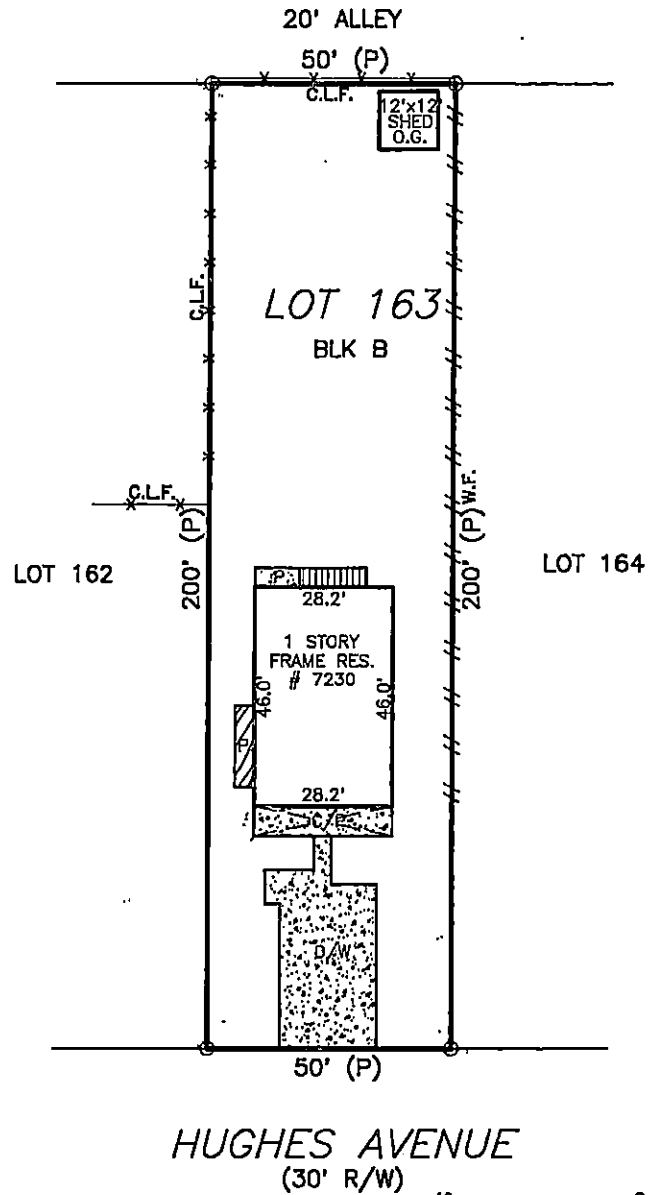
SPARROWS POINT, MARYLAND 21219

SURVEY NUMBER: MD1408.3564

FIELD WORK DATE: 9/4/2014

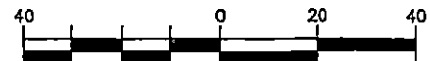
REVISION HISTORY: (REV.0 9/5/2014)

MD1408.3564
LOCATION DRAWING
LOT 163, SECTION B
CHESAPEAKE TERRACE,
BALTIMORE COUNTY, MARYLAND
09-04-2014 SCALE 1"=40'



William H. L. L.
EXPIRES 1-14-2015

HUGHES AVENUE
(30' R/W)



GRAPHIC SCALE (In Feet)

.1 inch = 40' ft.

ACCURACY=3±

2017-0280-01

POINTS OF INTEREST:

C3 1700164

2017-0280-A