

IN RE: PETITION FOR ADMIN. VARIANCE *
(2648 Masseth Avenue)
15th Election District *
7th Council District *
Yoon Hee Hwang & Heungju Hwang *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0295-A

* * * * *

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 owners of the property, Yoon Hee Hwang & Heungju Hwang ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a 2-story front addition with a side yard setback of 9 ft. in lieu of the required 10 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 12, 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

ORDER RECEIVED FOR FILING

Date 6-1-17
By Sen

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.

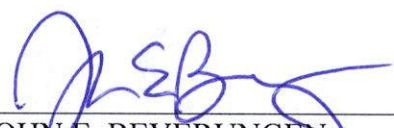
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **June, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a 2-story front addition with a side yard setback of 9 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHNE. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-1-17
By sen



KEVIN KAMENETZ
County Executive

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

June 1, 2017

Timothy M. Kotroco, Esq.
305 Washington Avenue, Suite 502
Towson, MD 21204

RE: Petition for Administrative Variance
Case No. 2017-0295-A
Property: 2648 Masseth Avenue (Hwang)

Dear Mr. Kotroco:

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 2648 MASSETH AVENUE

Currently zoned DR 5.5

Deed Reference 12911 / 208

10 Digit Tax Account # 2 3 0 0 0 0 3 0 2 8

Owner(s) Printed Name(s) YOON HEE & HEUNGJU HWANG

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s)

Section: 1BO2.3.C

To permit a 2 story front addition with a side yard setback of 9feet in lieu of the required 10ft.

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.

ORDER RECEIVED FOR FILING
Date 6-1-17
By Sen

Owner(s)/Petitioner(s):

YOON HEE HWANG/ HEUNGJU HWANG
Name #1 – Type or Print Name #2 – Type or Print

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

2648 MASSETH AVE BALTIMORE MD
Mailing Address City State

21219 410 746-5143
Zip Code Telephone # Email Address

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

Timothy Kokroco

Name- Type or Print

[Signature]

Signature

305 Washington Ave Towson MD
Mailing Address City State

21204 410 299 2943 T.Kokroco@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted

Same
Name – Type or Print

Signature

Date

By [Signature] [Signature]
Mailing Address City State

[Signature] [Signature]
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 2017-0295-A Filing Date 5/2/2017 Estimated Posting Date 5/14/17 Reviewer [Signature]

Rev 5/8/2014

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: 2648 MASSETH AVE BALTIMORE MD 21219
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)

WE HAVE AN ELDERLY FAMILY MEMBER WHO REQUIRES CONSTANT CARE AND WE DESIRE TO PROVIDE AN ADDITION FOR LIVING SPACE FOR HER. OUR HOME IS ON THE WATER AND IS SUBJECT TO A CRITICAL AREA EASEMENT THAT PROHIBITS US FROM EXPANDING ON THE WATER SIDE. BOTH SIDES ARE ALREADY AT THE MINIMUM DISTANCES ALLOWED. OUR ONLY ALTERNATIVE IS TO EXPAND TOWARD THE ROAD AND THERE IS PLENTY OF ROOM BEYOND THE FRONT YARD SETBACK LINE. THE FRONT RIGHT CORNER OF THE EXISTING HOUSE MEETS THE TEN FOOT SIDE YARD SETBACK, HOWEVER, WHEN EXTENDING THAT SIDE OF THE HOUSE 30 FEET, IT PUTS THE NEW FRONT RIGHT CORNER ONLY 9.3 FEET FROM THE SIDE LOT LINE. THE AREA OF THE PROPOSED ADDITION IS ALREADY IMPROVED BECAUSE IT IS OUR PARKING PAD. THE HOUSE ON THE ADJACENT PROPERTY IS 100 FEET AWAY. OUR PLANS ARE WELL UNDERWAY AND THIS ISSUE AROSE WHEN WE WERE HAVING OUR SITE PLAN PREPARED. IN CONSIDERATION OF THE ABOVE, WE REQUEST A SIDE YARD OF 9.3 FEET BE ALLOWED IN LIEU OF THE TEN FEET REQUIRED.

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

Yoon Hee Hwang
Signature of Owner (Affiant)

Heunju Hwang
Signature of Owner (Affiant)

YOON HEE HWANG
Name- Print or Type

HEUNJU HWANG
Name- Print or Type

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

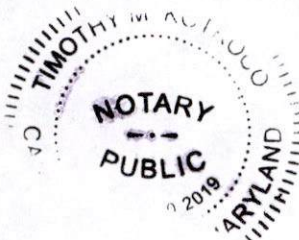
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

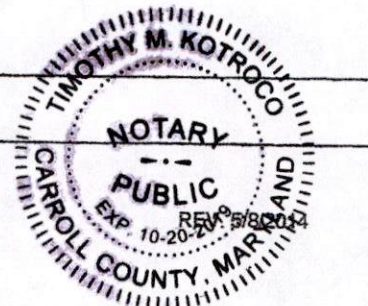
Print name(s) here: YOON HEE HWANG + Heunju Hwang

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

AS WITNESS my hand and Notaries Seal



Timothy M. Kotroco
Notary Public
10-20-2019
My Commission Expires



2017-0295-A

ZONING PROPERTY DESCRIPTION FOR

2648 MASSETH AVENUE

Beginning at a point on the south side of Masseth Avenue which is 30 feet wide at a distance of 1460 feet south of the center line of Sparrows Point Road which is 40 feet wide, thence South 10°48'19" West 285.00 feet; South 86°37'24" East 70.68 feet; North 07°56'27 East 276.21 feet; North 79°11'41" West 56.70 feet back to the point of beginning as recorded in Deed Liber 12,911, Folio 208, containing 0.376 acres of land. Located in the 15th Election District and 7th Council District.

2017-0295-A

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

NO 153053

Date: 5/2/17

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

Total: 75.00

Rec

From:

For:

2648 Massett Ave

2017-0295-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
5/03/2017 5/02/2017 09:43:25 2

REG 0502 WALKIN JEE
>>RECEIPT # 008667 5/02/2017 OFLN
Dept: 5 528 ZONING VERIFICATION
CR NO. 153053

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

**CASHIER'S
VALIDATION**

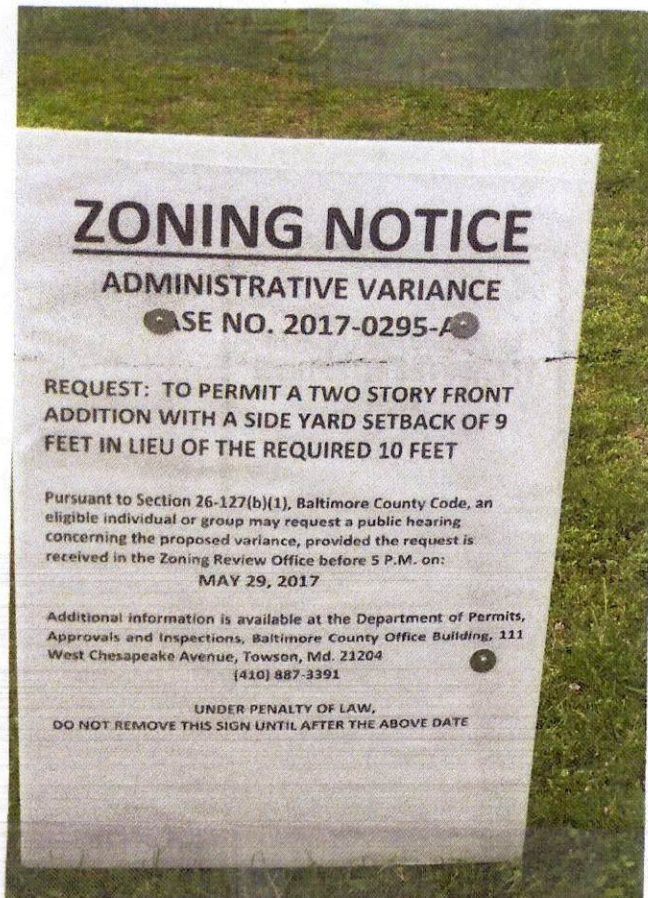
CERTIFICATE OF POSTING

Date: MAY 12, 2017

RE: Project Name: 2648 MASSETH AVENUE
Case Number /PAI Number: 2017-0295-A
Petitioner/Developer: YOON HEE HWANG
Date of Hearing/Closing: MAY 29, 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 2648 MASSETH AVENUE

The sign(s) were posted on MAY 12, 2017
(Month, Day, Year)



(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0295 -A Address 2648 Massey Ave

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/2/17 Posting Date: 5/14/17 Closing Date: 5/29/17

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- 0295 -A Address 2648 Massey Ave

Petitioner's Name Yoon Hee Hwang Hwangjin Hwang Telephone 410 746 5143

Posting Date: 5/14/17 Closing Date: 5/29/17

Wording for Sign: To permit a 2 story front addition with a side yard setback of 9feet in lieu of the required 10ft.

Revised 7/9/15



KEVIN KAMENETZ
County Executive

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

May 31, 2017

Yoon Hee Hwang
Heung Ju Hwang
2648 Masseth Avenue
Baltimore MD 21219

RE: Case Number, Address: 2017-0295 A, Address: 2648 Masseth Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on , 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
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204

Date: 5/15/17

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. 2017-0295-A

*Administrative Variance
Yoon Hee Hwang & Heungja Hwang
2648 Massett 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

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2017
Item No. 2017-0295

DATE: May 31, 2017

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

Prior to building permit application, the petitioner must contact the office of the
Director of Public Works to determine the flood protection elevation, so that the
floor elevation can be set.

* * * * *

VKD: CEN
cc:file
ZAC-ITEM NO 17-0295-05222017.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: June 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0295-A
Address 2648 Masseth Avenue
(Hwang Property)

Zoning Advisory Committee Meeting of **May 22, 2017**

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

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

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The petitioner is requesting a two story addition with a side yard setback of 9 feet in lieu of the required 10 feet. The property was the subject of a two-lot minor subdivision in 1994, known as the Hwang Property. In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage requirements. A recent site inspection of this property revealed that the current lot coverage is 5,503 square feet. This represents the maximum allowable amount for this property. According to the plan with this petition, the addition is proposed to be constructed over a portion of the existing macadam driveway/parking pad, therefore, no additional lot coverage will result. The property is also located within a Modified Buffer Area (MBA), which further restricts activities within the Critical Area Buffer, which on this site extends 100 feet landward of mean high water. The buffer on this property is a Critical Area Easement (CAE) as a result of the approved minor subdivision, and any impacts to the Easement are prohibited. The addition is not proposed within the CAE. Any building permit application or plan received by EIR will be reviewed for compliance with these regulations, therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

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

The current development proposal for the property will be reviewed for compliance with the LDA and MBA requirements, which will improve buffer functions, and conserve fish, wildlife and plant habitat in Jones Creek.

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

The side yard setback requested will be consistent with established land use policies, provided that the applicants meet any LDA and MBA requirements applicable to the proposal. The request, if granted, will avoid environmental impacts.

Reviewer: Thomas Panzarella;
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



Copy given
to P. Ketraco
6-7-17

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: June 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0295-A
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The side yard setback requested will be consistent with established land use policies, provided that the applicants meet any LDA and MBA requirements applicable to the proposal. The request, if granted, will avoid environmental impacts.

Reviewer: Thomas Panzarella;
Environmental Impact Review

M E M O R A N D U M

DATE: July 5, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0295-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 3, 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

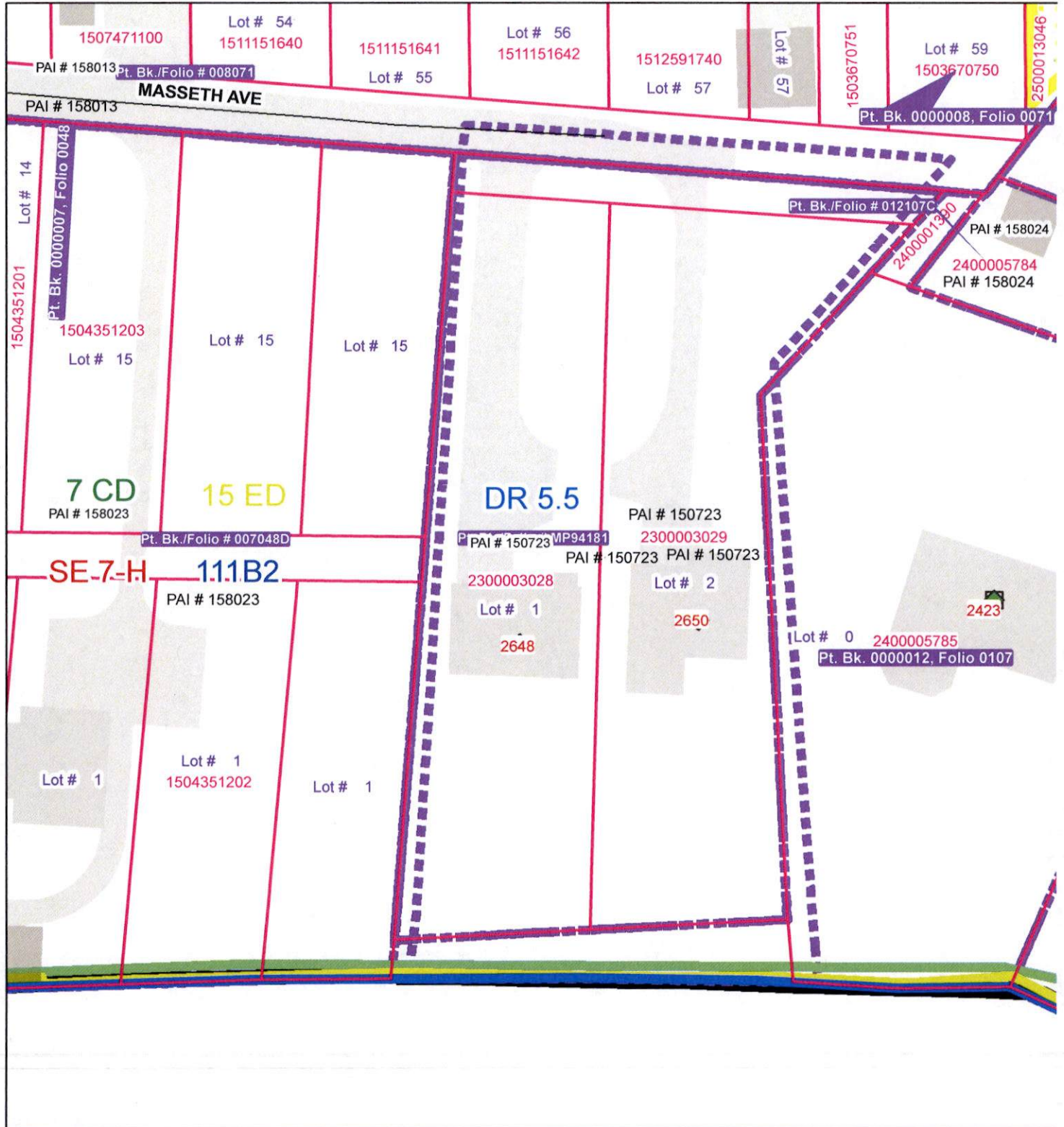
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 2300003028			
Owner Information					
Owner Name:	HWANG YOON HEE HWANG HEUNGJU		Use:	RESIDENTIAL	
Mailing Address:	2648 MASSETH AVE BALTIMORE MD 21219-		Principal Residence:	YES	
			Deed Reference:	/12911/ 00208	
Location & Structure Information					
Premises Address:		2648 MASSETH AVE BALTIMORE 21219- Waterfront		Legal Description:	.376 AC PRT LT 1 SS MASSETH AVE 1200FT S SPARROWS PT BLV
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0016	0170		0000	1
					Assessment Year: 2015
					Plat No: MS Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1999		2,656 SF			
				Property Land Area	
				16,378 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2016	07/01/2017
Land:		163,500	163,500		
Improvements		241,300	243,100		
Total:		404,800	406,600	406,000	406,600
Preferential Land:		0			0
Transfer Information					
Seller: HWANG YOON HEE		Date: 06/05/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12911/ 00208		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 09/25/2012					

2648 Masseth Avenue

2017-0295-A



Publication Date: 5/2/2017



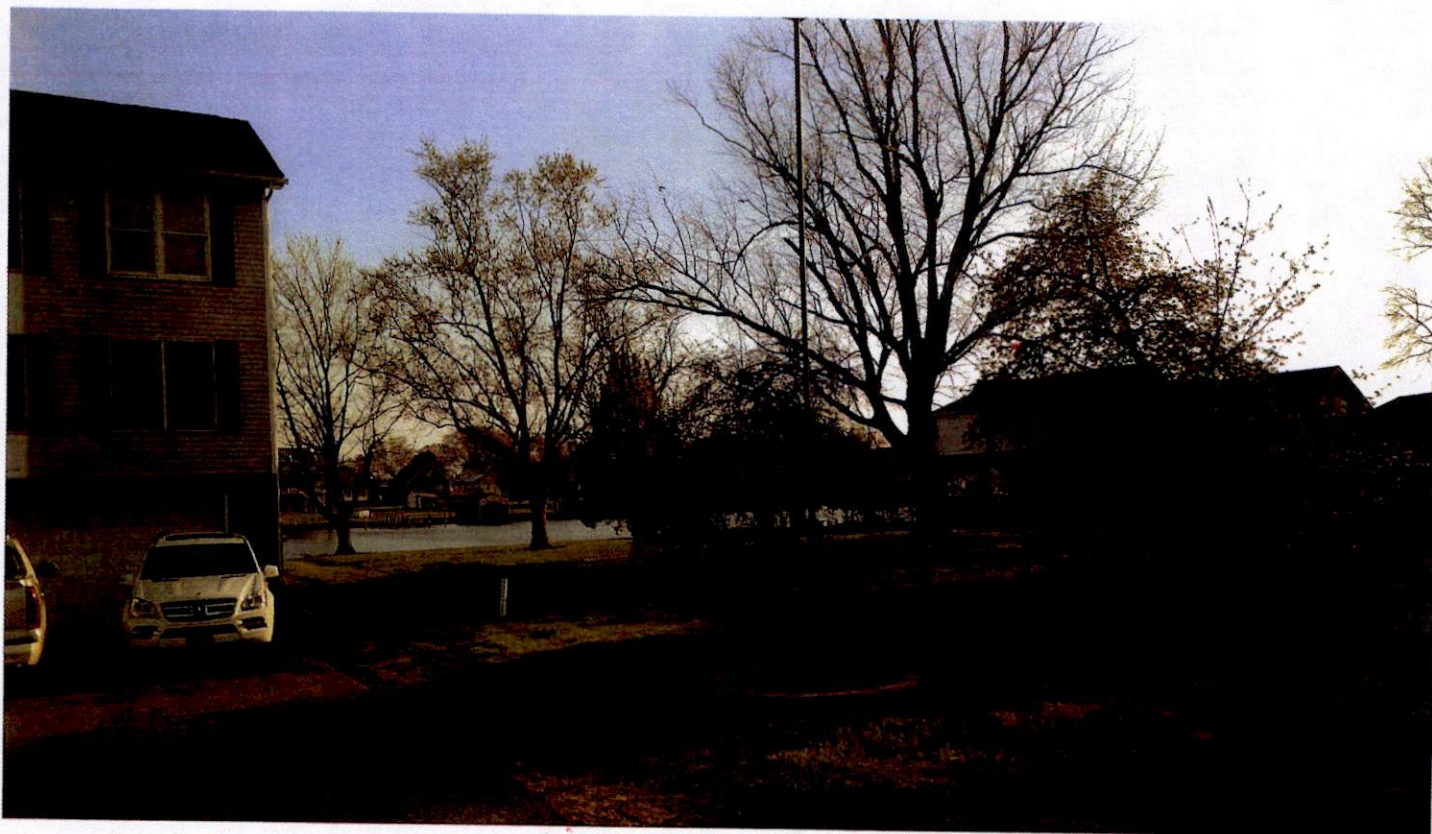
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet

Next Nearest house to additron is
Ms. Stayzak. We bought our lot
from her

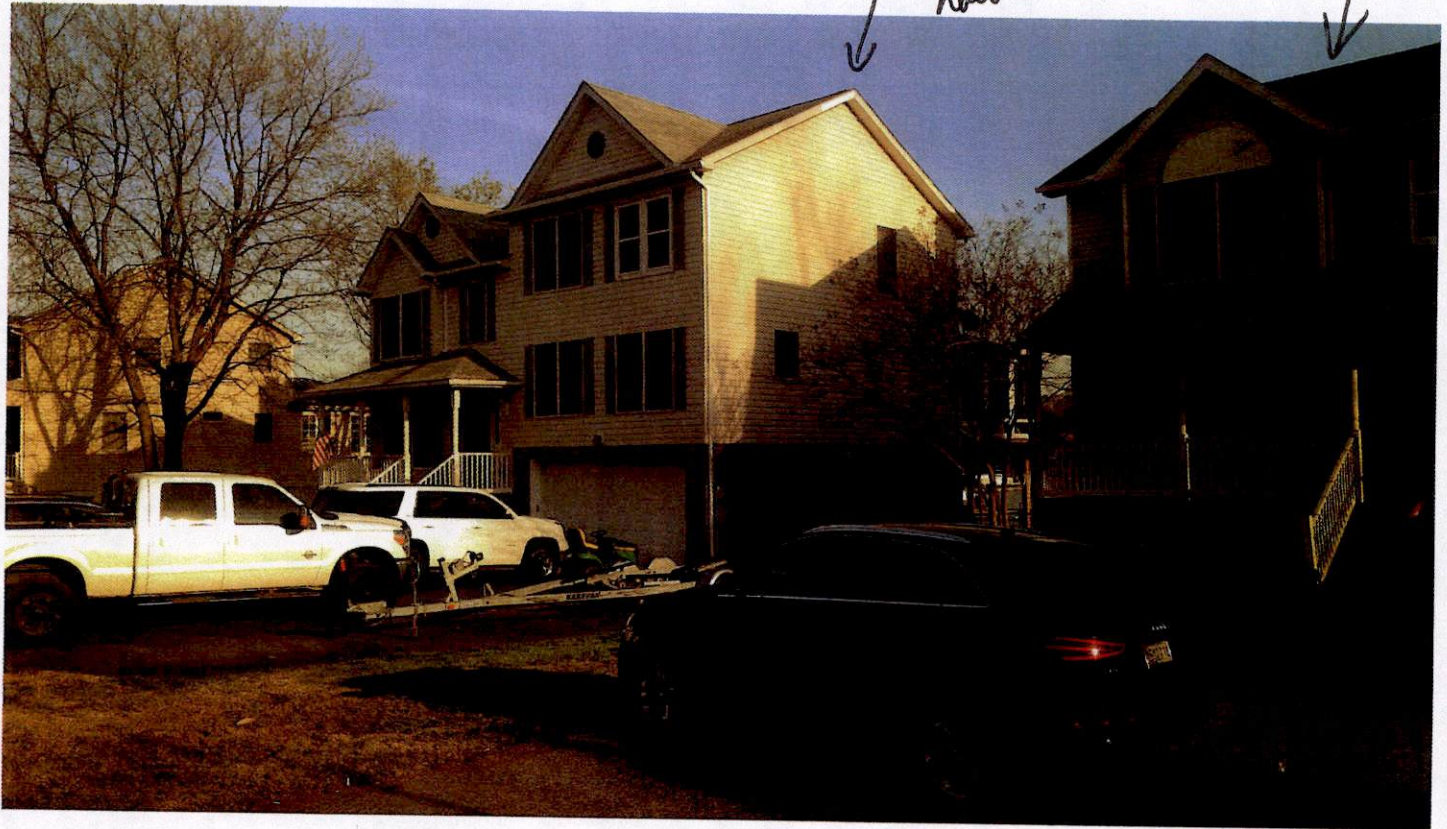


Cass No 2017-02957

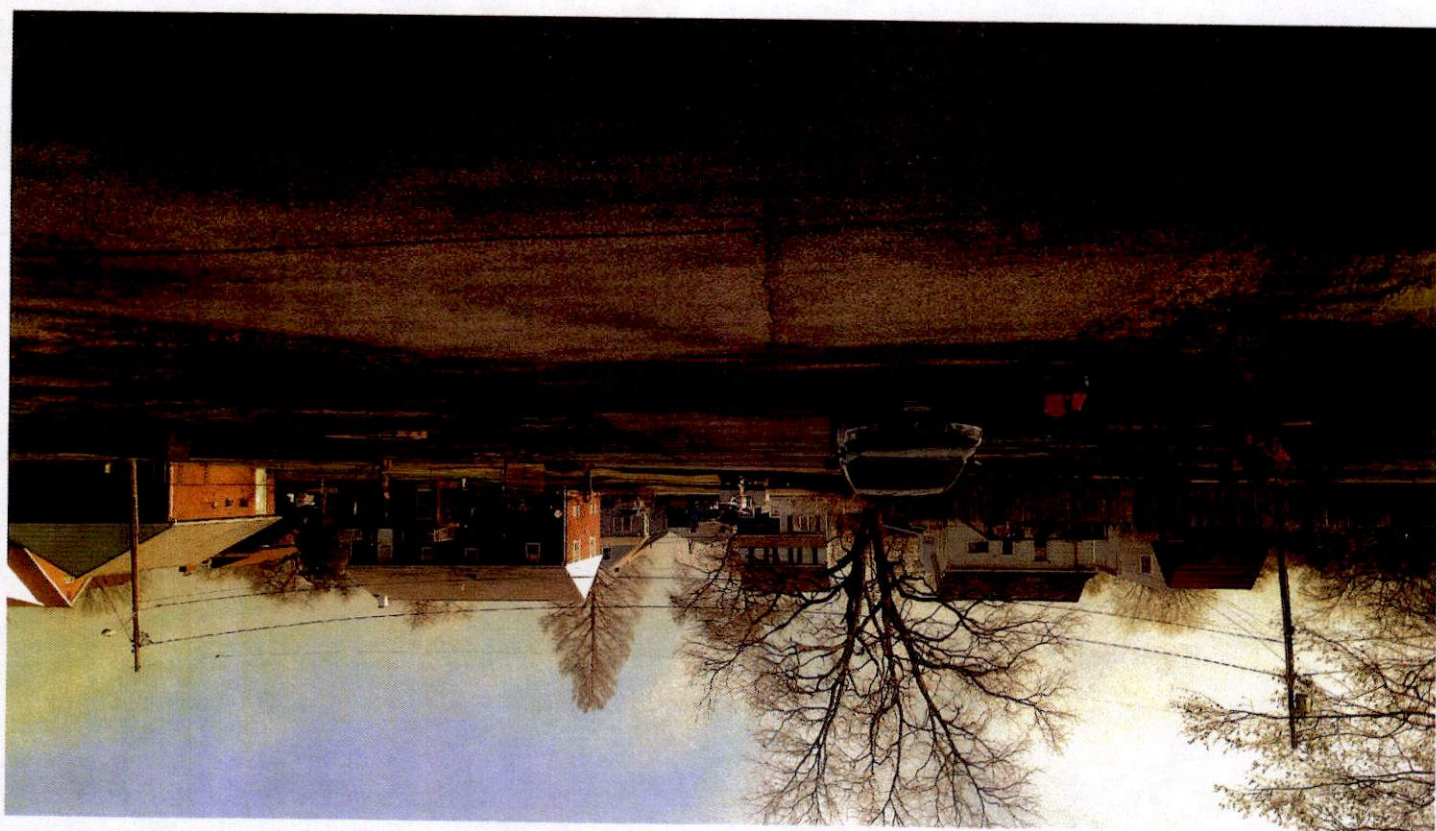
Next nearest house to the left of
my house. I built both houses +
sold this neighboring house

neighbor's
house

my
house

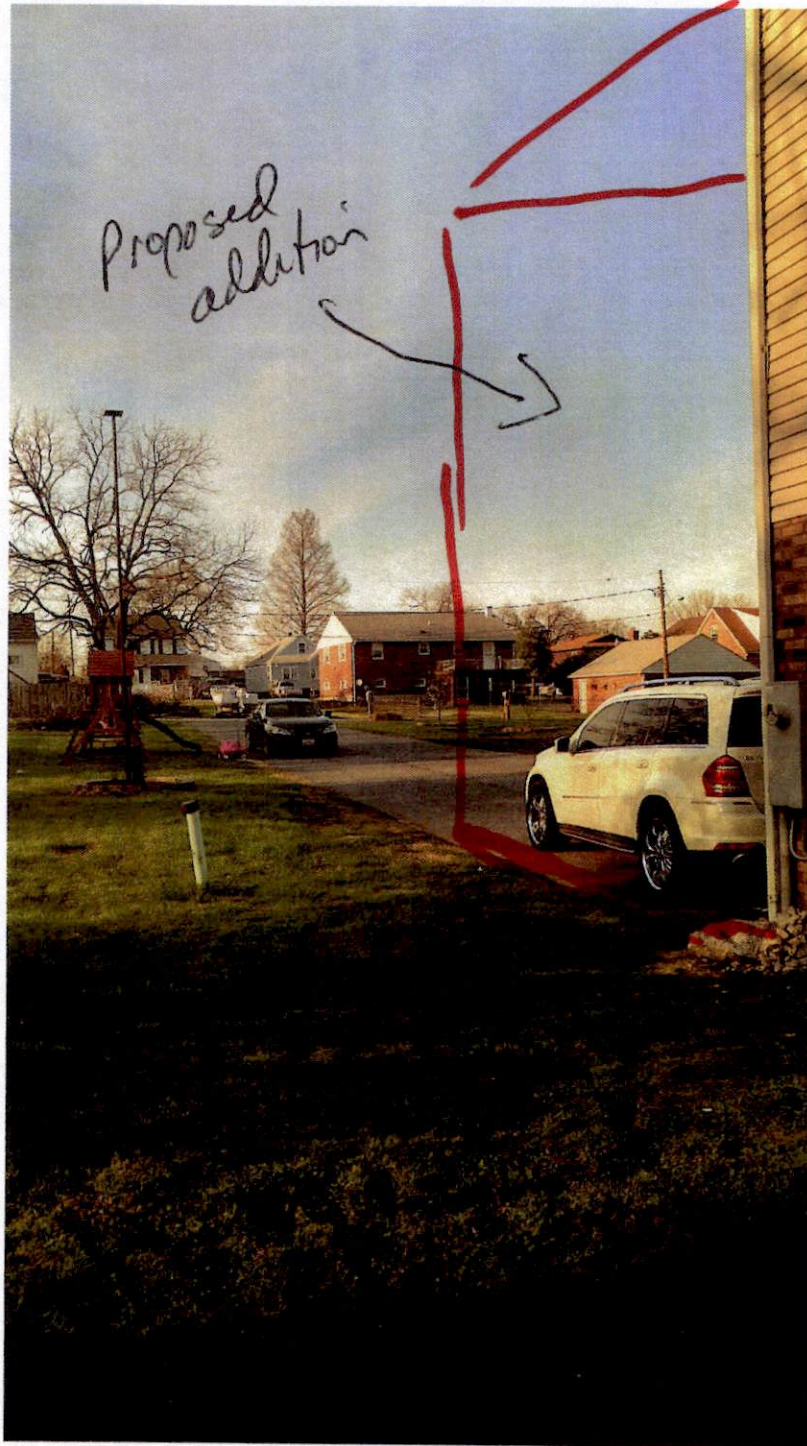


Case No 2017-00954



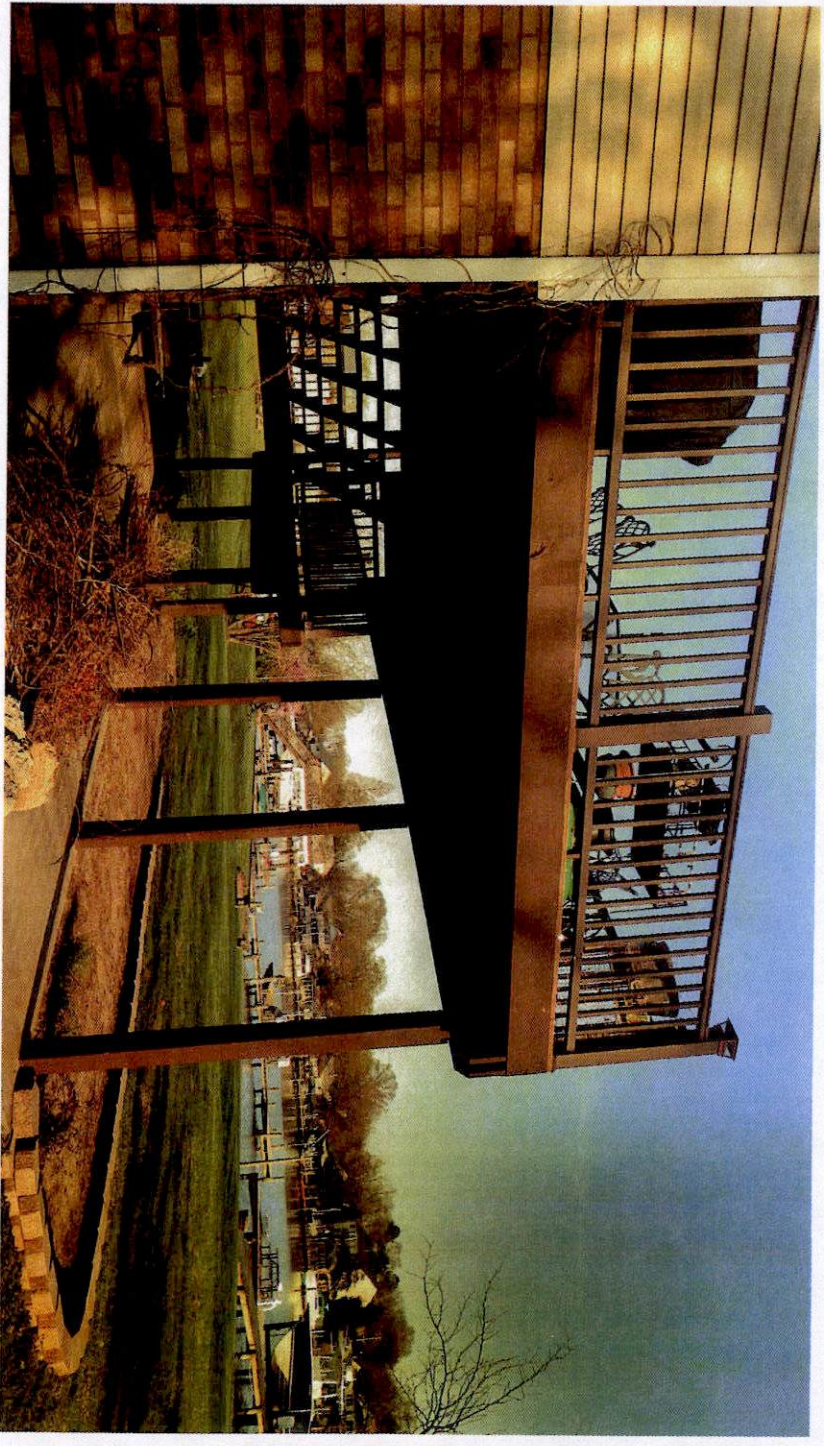
Looking out my driveway to
Mussers Ave. from in front of
my house

S.E. of my house looking at
my driveway



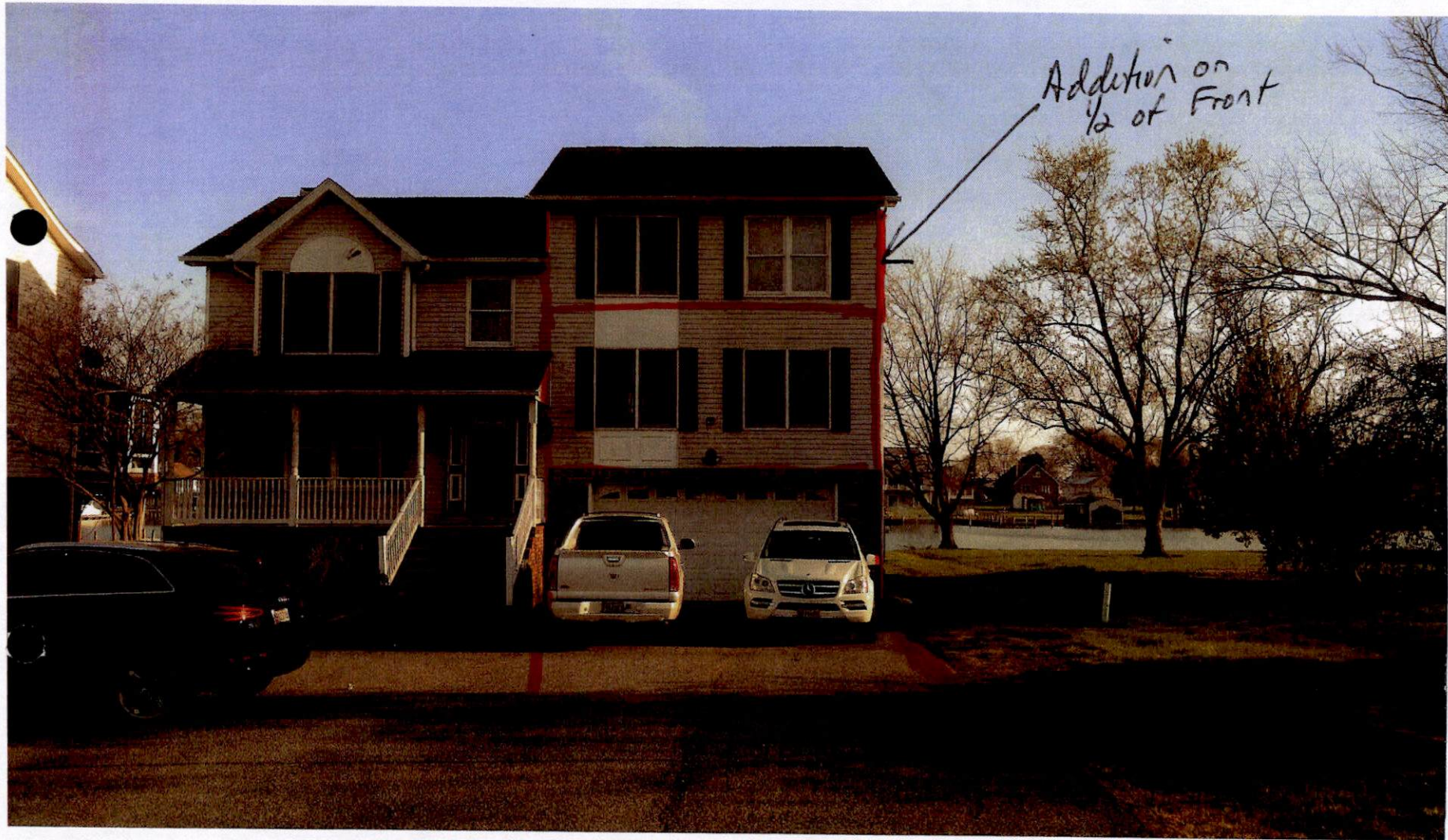
Case No. 2017-00957A

water side of my house



Case No 2017-00954

looking Directly at house from
front Driveway

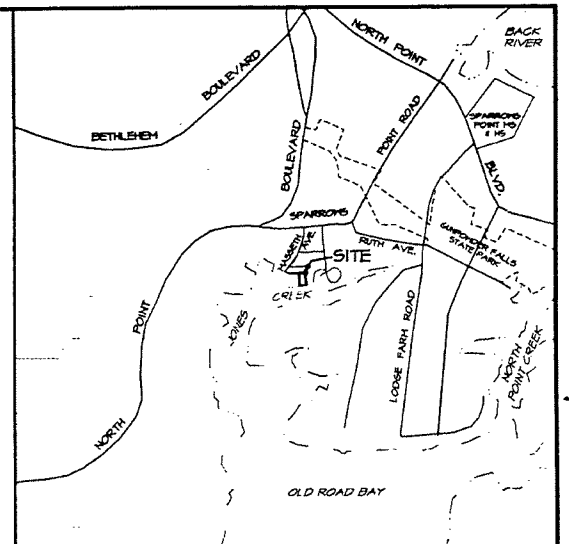
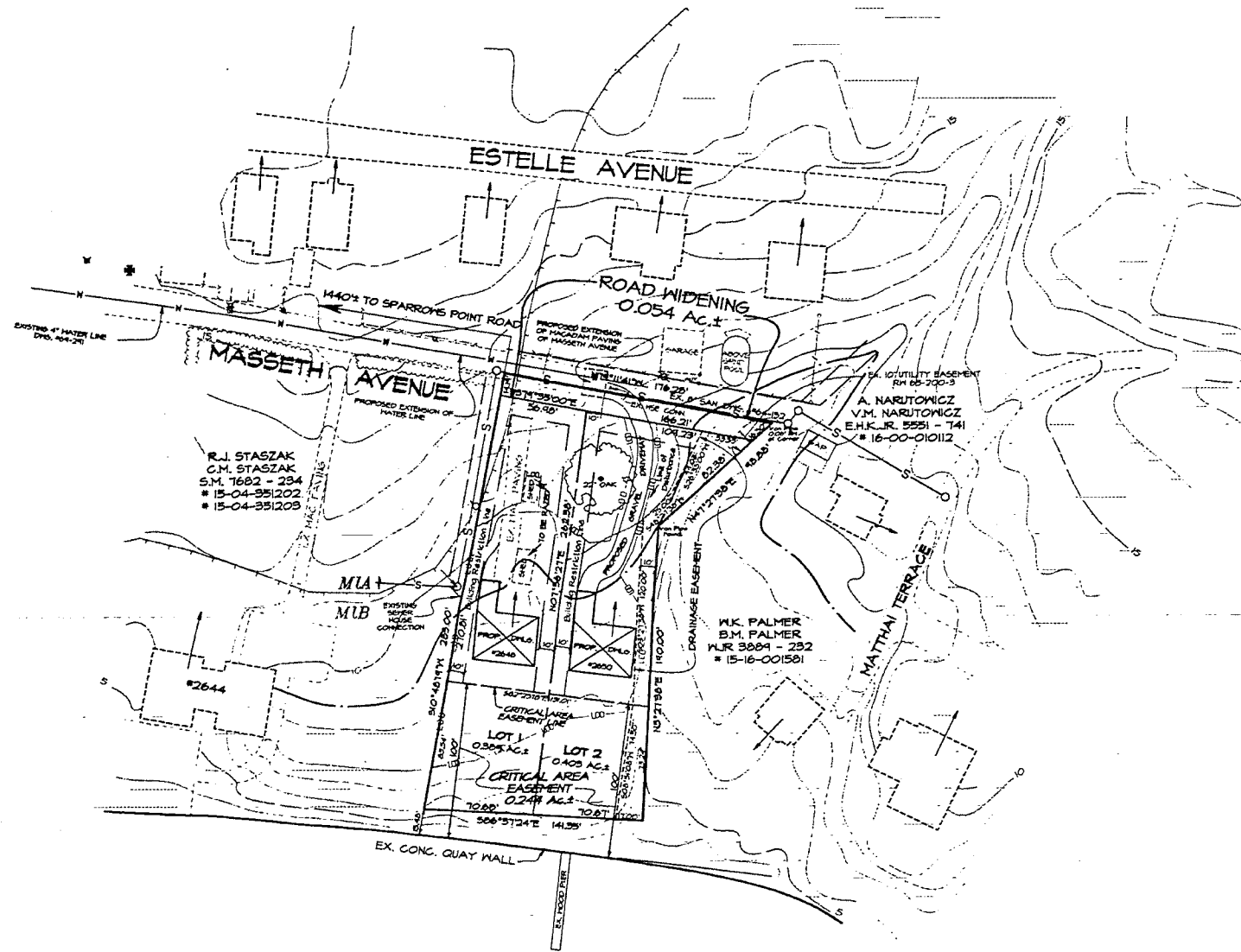


Case No 2017-0295A

looking down my yard to
my pier



Case No 2017-0295A



Vicinity Map

1" = 2000'

GENERAL NOTES

- BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS & ETZEL, LTD.
- TOPOGRAPHY SHOWN IS FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 48 AND 50.
- ALL LOTS SHOWN HEREON TO BE SERVED BY PUBLIC WATER AND SEWER.
- SOIL TYPES TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 48 AND 50.
- HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
- THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE BEFORE 1962. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
- ZONING IS D.R. 55 AS SHOWN ON ZONING MAP NO. 52, T.H.
- PROPOSED DWELLINGS ARE FOR SINGLE FAMILY USE.
- SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- ACCESS TO EXISTING DWELLINGS MUST BE MAINTAINED AT ALL TIMES.
- CENSUS TRACT 4521 CONGRESSIONAL DISTRICT 3318
- SCHOOL DISTRICT 45 REGIONAL PLANNING DISTRICT 3318
- WATERSHED 35 SUBWATERSHED 43
- AREA OF LIMIT OF DISTURBANCE = 17,255 sq. ft. or 0.394 AC.
- SITE IS LOCATED IN LIMITED DEVELOPMENT AREA.
- TOTAL AREA OF IMPERVIOUS SURFACE = 0.017 AC.
- TIDAL WETLAND BOUNDARY HAS "PRE-DETERMINED" BY A CONCRETE AND CORRUGATED STEEL BULKHEAD ALL IN EXCESS OF 300' IN EACH DIRECTION FROM THE SUBJECT PROPERTY. THIS REPRESENTS THE LIMIT OF SECTION 10 WATERS.
- THERE ARE NO NON-TIDAL WETLANDS OR BUFFERS ON OR WITHIN 100' OF THE SUBJECT PROPERTY.
- THERE ARE NO STREAMS OR BUFFERS ON OR WITHIN 100' OF THE SUBJECT PROPERTY.
- THE ONE-HUNDRED YEAR FLOODPLAIN/TIDAL SURGE IS SHOWN ON THE PLAN PER BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS HARRIS RESOURCES.
- THE SITE WILL REQUIRE A 15% FOREST VEGETATION COVERAGE REQUIREMENT WHICH WILL BE REPRESENTED BY ANOTHER SUBMISSION TO FULFILL DEPDM REQUIREMENTS.
- THERE ARE NO SIGNIFICANT PLANT OR ANIMAL HABITATS ON THE SITE. THE SITE IS COMPOSED OF SUBURBAN LAWN.
- THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS OR UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY OR ADJOINING PROPERTIES.
- A WAIVER OF LOCAL OPEN SPACE TO BE APPLIED FOR.
- IN CONFORMANCE WITH FEDERAL FLOOD INSURANCE REQUIREMENTS, THE FIRST FLOOR OR BASEMENT FLOOR MUST BE AT LEAST 1 FOOT ABOVE THE FLOOD PLAIN ELEVATION IN ALL CONSTRUCTION.
- IMPERVIOUS AREAS ARE LIMITED TO 15% OF THE SITE.
- PROPOSED DRAINAGE SHALL BE DIRECTED THROUGH DOWNSPOUTS AND ACROSS LAWNS.

DENSITY CALCULATIONS

GROSS AREA	0.846 Acres
HIGHWAY WIDENING	0.054 Acres
NET AREA	0.792 Acres
LOTS ALLOWED	5.5 X .85 = 4 LOTS
LOTS PROPOSED	2

OWNER/DEVELOPER

YOON HEE HWANG
2 GERMAN HILL ROAD
BALTIMORE, MARYLAND 21222
410-285-2245

JONES CREEK

CRITICAL AREA EASEMENT NOTES

- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CRITICAL AREA EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY CRITICAL AREA EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

SYMBOLS LEGEND

SOIL LINE	EXISTING PAVING
LIMIT OF DISTURBANCE	100 YEAR FLOODPLAIN/TIDAL SURGE LINE
9.4 ELEVATION	FIRE HYDRANT
CONTOURS	WATER VALVE
	UTILITY POLE

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/BASEMENT	STREETS & PARKING
MIA	Severe: Moderately Slow Permeability	Moderate: Moderately High Water Table	Moderate: Moderately High Water Table
MIB	Severe: Moderately Slow Permeability	Moderate: Moderately High Water Table	Moderate: Moderately High Water Table; Slope

DATE	REVISION
8/17/94	CRITICAL AREA EASEMENT ADDED
8/15/96	LIMIT OF DISTURBANCE PER GRADING STUDY DONE BY RICHARD TRUELOVE ADDED
5/24/96	ROAD WIDENING, SEWER HOUSE CONNECTIONS AND DRAINAGE & UTILITY EASEMENT ADDED
4/13/96	REVISIONS & ADDITIONS
DATE	REVISION

Scale: 1" = 50'

August 16, 1994

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
820 East Townson Boulevard
Towson, Maryland 21286
(410) 823-4470

