

MEMORANDUM

DATE: August 29, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0326-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 28, 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(11716 Hamilton Place)
11th Election District *
6th Council District *
Randy A. & Virginia Rollins *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0326-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, Randy A. and Virginia Rollins ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing addition with a rear yard setback of 25 ft. and to permit an attached proposed open deck and pool with a rear yard setback of 23 ft. and a side yard setback of 5 ft. in lieu of the required 40 ft., 30 ft. rear and 15 ft. side setbacks. 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. No adverse ZAC comments were 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 July 2, 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

ORDER RECEIVED FOR FILING

Date 7/27/17
By Sen

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.

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 27th day of **July, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing addition with a rear yard setback of 25 ft. and to permit an attached proposed open deck and pool with a rear yard setback of 23 ft. and a side yard setback of 5 ft. in lieu of the required 40 ft., 30 ft. rear and 15 ft. side setbacks, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

JEB:dlw


JOHN E. BEVERUNGEN

Administrative Law Judge for
Baltimore County

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Date

By



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 11716 Hamilton Pl. White Marsh Md. 21162 Currently zoned DR2
 Deed Referen: 38342 100357 10 Digit Tax Account # 1101054680
 Owner(s) Printed Name(s) Randy Rollins Virginia Rollins

(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)

Sections: 1B01.2.3.C.1

To permit an existing addition with a rear yard setback of 25ft. and to permit an attached proposed open deck and pool with a rear yard setback of 23 feet and a side yard setback of 5 feet. of the zoning in lieu of the required 40ft./30ft. rear and 15ft. side setbacks.

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.

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 Date 7/27/17
 By ALN

Owner(s)/Petitioner(s):

Randy Rollins / Virginia Rollins
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
11716 Hamilton Pl. White Marsh Md.
 Mailing Address City State
21162 / 4438073093 / RANDAROL@gmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Randy Rollins
 Name – Type or Print
[Signature]
 Signature
11716 Hamilton Pl. White Marsh Md.
 Mailing Address City State
21162 / 4438073093 / RANDAROL@gmail.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 2017-0326-A Filing Date 6/8/2017 Estimated Posting Date 6/18/17 Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 11716 Hamilton Pl. White Marsh Md. 21162
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The Potential Screen Room and deck as designed to not extend closer to the rear property than the existing rear addition with the exception of the pool which would normally be ok with its setbacks if standing alone. Please allow similar setback for the deck similar to existing and setbacks for the pool (rear and side). The neighbors are ok with these adjustments to permit an existing addition that was erected with a permit approved in 2013 with a setback of 25 feet and to approve an open deck and pool in the rear yard because a restriction to erect in the side yard restricted by sewer line.

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

Randy Rollins
Signature of Owner (Affiant)
Randy Rollins
Name- Print or Type

Virginia Rollins Virginia Rollins
Signature of Owner (Affiant)
Virginia Rollins
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:

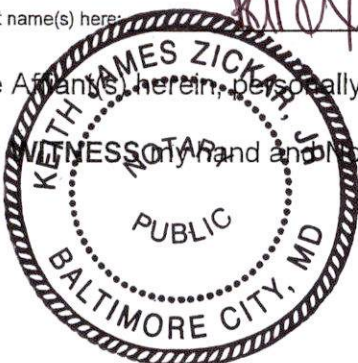
I HEREBY CERTIFY, this 05 day of June, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Randy & Virginia Rollins

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

AS WITNESSES, my hand and Notaries Seal



Keith Zickler
Notary Public

06/19/19
My Commission Expires

ORDER RECEIVED FOR FILING
Date _____
By _____

Affidavit in Support 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: 11716 HAMILTON PL. WHITE MARSH MD. 21162
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

THE POTENTIAL SCREEN ROOM AND DECK AS DESIGNED TO NOT EXTEND CLOSER TO THE REAR PROPERTY THAN THE EXISTING REAR ADDITION WITH THE EXCEPTION OF THE POOL WHICH WOULD NORMALLY BE OK WITH ITS SETBACKS IF STANDING ALONE. PLEASE ALLOW SIMILAR SETBACK FOR THE DECK SIMILIAN TO EXISTING AND SETBACKS FOR THE POOL (REAR AND SIDE.) THE NEIGHBORS ARE OK WITH THESE ADJUSTMENTS TO PERMIT AN EXISTING ADDITION THAT WAS ERRECTED WITH A PERMIT APPROVED IN 2013 WITH A SETBACK OF 25' FEET AND TO APPROVE AN OPEN DECK AND POOL IN THE REAR YARD BECAUSE A RESTRICTION TO ERRECT IN THE SIDE YARD RESTRICTED BY SEWER LINE.

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

Randy Rollins
Signature of Owner (Affiant)

RANDY ROLLINS
Name- Print or Type

Virginia Rollins Virginia Rollins
Signature of Owner (Affiant)

Virginia Rollins
Name- Print or Type

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

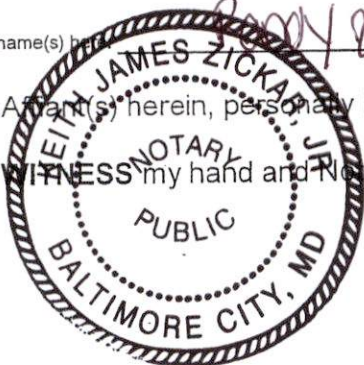
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 05 day of June, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) of Affiant(s) Randy & Virginia Rollins

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

AS WITNESS my hand and Notaries Seal



Keth Zickar
Notary Public

06/19/19
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 11716 HAMILTON PL. WHITE MARSH MD. 21162 Currently zoned OR2
 Deed Reference 38342100357 10 Digit Tax Account # 1101059680
 Owner(s) Printed Name(s) RANDY ROLLINS VIRGINIA ROLLINS

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Sections: **1B01.2.3.C.1**

To permit an existing addition with a rear yard setback of 25ft. and to permit an attached proposed open deck and pool with a rear yard setback of 23 feet and a side yard setback of 5 feet. in lieu of the required 40ft./30ft. rear and 15ft. side setbacks.

of the zo

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
7/27/17

Date

By

Owner(s)/Petitioner(s):

RANDY ROLLINS

Name #1 – Type or Print

VIRGINIA ROLLINS

Name #2 – Type or Print

Randy Rollins

Signature #1

Virginia Rollins

Signature #2

11716 HAMILTON PL. WHITE MARSH MD.

Mailing Address

City

State

21162

Zip Code

4438073093

Telephone #

RANDAROL@gmail.com

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:

RANDY ROLLINS

Name – Type or Print

Randy Rollins

Signature

11716 HAMILTON PL. WHITE MARSH MD.

Mailing Address

City

State

21162

Zip Code

4438073093

Telephone #

RANDAROL@gmail.com

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 2017-0326-A

Filing Date 6/8/2017

Estimated Posting Date 6/18/17

Reviewer [Signature]

Property description for: 11716 Hamilton Pl. White Marsh, Md. 21162

Owners: Randy and Virginia Rollins

Lot Number (1) Plat titled PDM #06-103-M Subdivision of the Anderson property" recorded among the Land Records of Baltimore county at Liber 31222, Folio 37

Beginning for same on the northwest side of Hamilton pl., 50 feet wide, at a point distant North 37 Degrees 16 minutes 15 seconds East, as the courses are now referred to the Maryland Coordinate System NAD 83/91, 12.66 feet measured along Hamilton Place from an the southwest corner of lot 2 Block "K" Plat No. 3 Daryl Gardens, recorded among the Plat records O Baltimore county in Plat Book G.L.B. No.18 folio 94 which was conveyed by a deed dated November 6, 1994 and recorded among the Land Records of Baltimore County I Liber S.M. No. 12533 folio 54 from Vivian R Anderson and Merry Roe and running thence and binding on the northwest side of Hamilton Place, 50 feet wide, and binding on apart of said lot 2 and a part of Lot 3, Block "K", Plat No.3 Darryl gardens, the following course and distance, viz: (1) North 37 degrees 16 minutes 15 seconds East 137.91 feet and thence leaving said Hamilton place and lot line and running for lines of division, through Lot No. 3 and Lot 2, the five following course and distances, viz.: (2) North 40 degrees 01 minute 13 seconds west 82.23 feet, (3) north 52 degrees 01 minute 19 seconds West 69.27 feet, (4) South 38 degrees 01 minute 56 seconds West 117.61 feet, (5) South 04 degrees 49 minutes 59 seconds East 39.85 feet, and (6) South 48 degrees 16 minutes 24 seconds East, northeasterly 12.62 feet measured at right angles from the southernmost line of said lot, Block "K" 124.70 feet to the place of beginning; containing 0.494 acre of land, more or less located in the (11) election district and council (01) counsel district .

2017-0326-A

Debra Wiley

From: Kristen L Lewis
Sent: Thursday, July 06, 2017 2:21 PM
To: Debra Wiley
Subject: Sign Posting
Attachments: 20170706142202729.pdf

Hi Debbie,

Attached is the sign posting from this morning.

Kristen Lewis
PAI – Zoning Review
410-887-3391



-----Original Message-----

From: cpr111@baltimorecountymd.gov [mailto:cpr111@baltimorecountymd.gov]
Sent: Thursday, July 06, 2017 2:22 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Message from "RNP002673BFB3B1"

This E-mail was sent from "RNP002673BFB3B1" (MP 4054).

Scan Date: 07.06.2017 14:22:02 (-0400)
Queries to: cpr111@baltimorecountymd.gov

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0326-A

PETITIONER/DEVELOPER

RANDY & VIRGINIA POLLINS

DATE OF HEARING/CLOSING:

July 17, 2017

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

ATTENTION:

LADIES AND GENTLEMEN:

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

11716 HAMILTON PLACE

THIS SIGN(S) WERE POSTED ON

(MONTH, DAY, YEAR)

July 2, 2017

SINCERELY,

SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

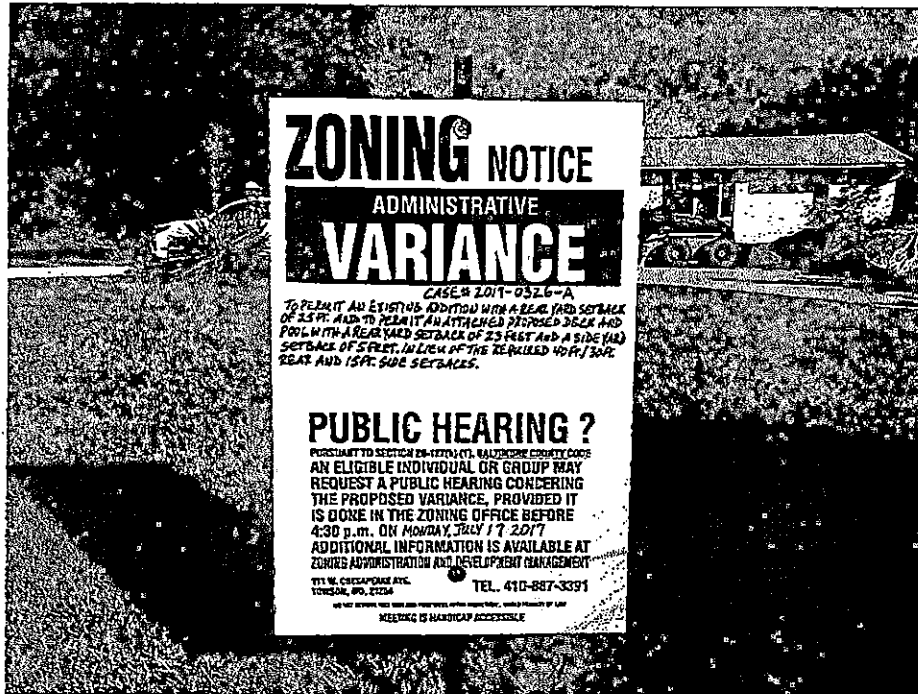
(SIGN POSTER)

9912 MAIDENBROOK RD.

BALTO. MD. 21234

(ADDRESS)

PHONE NUMBER: 443-629-3411



ZONING NOTICE
ADMINISTRATIVE VARIANCE

CASE # 2017-0526-A

TO PERMIT AN EXISTING ADDITION WITH A REAR YARD SETBACK OF 25 FT. AND TO PERMIT AN ATTACHED SWIMMING POOL WITH A REAR YARD SETBACK OF 25 FEET AND A SIDE YARD SETBACK OF 5 FEET, IN LIEU OF THE REQUIRED 40 FT. REAR AND 15 FT. SIDE SETBACKS.

PUBLIC HEARING ?

PURSUANT TO SECTION 20-117(a) (1), BALDWIN COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, JULY 17, 2017.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHICKASAW AVE.
TOMBALL, TX, 77058

TEL. 410-887-3391

WE ARE OPEN MON. THRU FRI. 9:00 AM - 5:00 PM, SAT. 9:00 AM - 1:00 PM, SUNDAY CLOSED

MEETING IS HANDICAP ACCESSIBLE

2/2/17

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0326 -A Address 11716 Hamilton Place

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

Filing Date: 6/8/17 Posting Date: 6/18/17 Closing Date: 7/3/17

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2017- 0326 -A Address 11716 Hamilton Place

Petitioner's Name Randy & Virginia Rollins Telephone 443-807-3093

Posting Date: 6/18/17 Closing Date: 7/3/17

Wording for Sign: To permit an existing addition with a rear yard setback of 25ft. and to permit an attached proposed open deck and pool with a rear yard setback of 23 feet and a side yard setback of 5 feet. in lieu of the required 40ft./30ft. rear and 15ft. side setbacks.

Revised 7/9/15

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

№ 153089

Date: 6/8/17

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:

Rollins

For:

11716 Hamilton Place

2017-0326-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

PAID TO: ROLLINS 10/11/17
 BY: ROLLINS 10/11/17
 RECEIPT # 20000 10/11/17 010
 Dept: 5 500 0000 0000 0000
 LF NO. 153089

Receipt to: 75.00
75.00 0 1.00 00
 Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

July 3, 2017

Randy & Virginia Rollins
11716 Hamilton Place
White Marsh MD 21162

RE: Case Number: 2017-0326 A, Address: 11716 Hamilton Place

Dear Mr. & Ms. Rollins:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 8, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0326-A
Address 11716 Hamilton Place
(Rollins Property)

Zoning Advisory Committee Meeting of **June 19, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 6-15-2017

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 6/14/17

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. 2017-0326-A

*Administrative Variance
Randy & Virginia Rollins
11716 Hamilton Place.*

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

Sincerely,



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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

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

BALTIMORE COUNTY, MARYLAND

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 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0326-A
Address 11716 Hamilton Place
(Rollins Property)

Zoning Advisory Committee Meeting of **June 19, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 6-15-2017

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

6-15

DEPS

(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

6-14

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-2-17

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

7-6 9:47 Am Sp. to Mr. Rollins to contact sign poster & get us proof of posting.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1101054680			
Owner Information					
Owner Name:	ROLLINS RANDY A ROLLINS VIRGINIA		Use:	RESIDENTIAL	
Mailing Address:	11716 HAMILTON PL WHITE MARSH MD 21162-1116		Principal Residence:	YES	
			Deed Reference:	/38342/ 00357	
Location & Structure Information					
Premises Address:		11716 HAMILTON PL WHITE MARSH MD 21162-1116		Legal Description:	MINOR SUB LT 1 IMPS PT LTS 2 & 3 .494 AC 11716 HAMILTON PL
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0073	0003	0318		0000	
					Block:
					K
					Lot:
					1
					Assessment Year:
					2015
					Plat No:
					0018/
					Plat Ref:
					0094
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1967	1,352 SF		21,520 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2016	07/01/2017	
Land:	114,300	114,300			
Improvements	90,100	165,500			
Total:	204,400	279,800	254,667	279,800	
Preferential Land:	0			0	
Transfer Information					
Seller: ROLLINS RANDY TRUSTEE		Date: 12/02/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /38342/ 00357		Deed2:	
Seller: ROE MERRY GWEN		Date: 08/23/2013		Price: \$220,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /34122/ 00444		Deed2:	
Seller: ROE MERRY GWEN		Date: 06/15/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32197/ 00387		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: Application received					
Homeowners' Tax Credit Application Information					

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

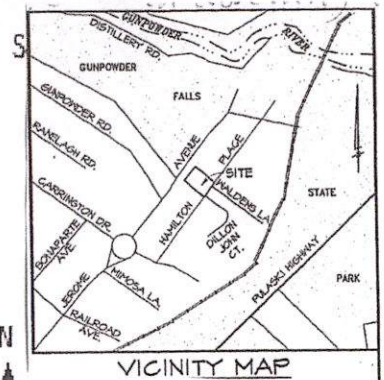
View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 11 Account Number - 1101054680							
Owner Information										
Owner Name:		ROLLINS RANDY A ROLLINS VIRGINIA			Use:		RESIDENTIAL			
Mailing Address:		11716 HAMILTON PL WHITE MARSH MD 21162-1116			Principal Residence:		YES			
					Deed Reference:		/38342/ 00357			
Location & Structure Information										
Premises Address:		11716 HAMILTON PL WHITE MARSH MD 21162-1116			Legal Description:		MINOR SUB LT 1 IMPS PT LTS 2 & 3 .494 AC 11716 HAMILTON PL			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	3
0073	0003	0318		0000		K	1	2015	Plat Ref:	0018/0094
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1967		1,352 SF				21,520 SF		04		
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	Last Major Renovation		
1	YES	STANDARD UNIT	ASBESTOS SHINGLE		1 full/ 1 half		1 Attached			
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2015		As of 07/01/2016		As of 07/01/2017	
Land:			114,300		114,300					
Improvements			90,100		165,500					
Total:			204,400		279,800		254,667		279,800	
Preferential Land:			0						0	
Transfer Information										
Seller: ROLLINS RANDY TRUSTEE				Date: 12/02/2016			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /38342/ 00357			Deed2:			
Seller: ROE MERRY GWEN				Date: 08/23/2013			Price: \$220,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /34122/ 00444			Deed2:			
Seller: ROE MERRY GWEN				Date: 06/15/2012			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /32197/ 00387			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										

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

ADDRESS 11716 Hamilton Pl. wh. marsh rd 21162 OWNER(S) NAME(S) RANDY + VIRGINIA ROLLINS

SUBDIVISION NAME MINOR SUBDIVISION ANDERSON PROPERTY LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 18 FOLIO # 94 10 DIGIT TAX # 1101054680 DEED REF. # _____



MAP IS NOT TO SCALE

ZONING MAP# 07381

SITE ZONED DR 2

ELECTION DISTRICT 11

COUNCIL DISTRICT 6

LOT AREA ACREAGE 0.494

OR SQUARE FEET 21520

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2017-0326-8

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

ADDRESS 11716 Hamilton Pl. wh. marsh rd 21162 OWNER(S) NAME(S) RANDY + VIRGINIA ROLLINS

SUBDIVISION NAME MINOR SUBDIVISION ANDERSON PROPERTY LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 18 FOLIO # 94 10 DIGIT TAX # 1101054680 DEED REF. # 38342/00357



PLAN DRAWN BY RANDY ROLLINS DATE 5/26/17 SCALE: 1 INCH = 20 FEET



MAP IS NOT TO SCALE

ZONING MAP# 07381

SITE ZONED DR2

ELECTION DISTRICT 11

COUNCIL DISTRICT 6

LOT AREA ACREAGE 0.494

OR SQUARE FEET 21,520

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2017-0326-A

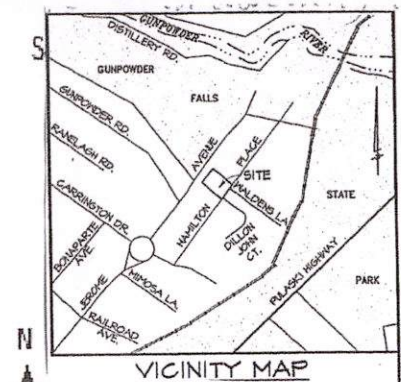
ADDRESS 11716 Hamilton Pl. wh marsh rd 21162 OWNER(S) NAME(S) RANDY + VIRGINIA ROLLINS

PLAT BOOK # 18 FOLIO # 94 10 DIGIT TAX # 1101 054 680 DEED REF. #

PLAT BOOK # 18 FOLIO # 94 10 DIGIT TAX # 1101 054 680 DEED REF. #



PLAN DRAWN BY RANDY ROLLINS DATE 5/26/17 SCALE: 1 INCH = 20 FEET



MAP IS NOT TO SCALE

ZONING MAP# 073B1

SITE ZONED DR2

ELECTION DISTRICT 11

COUNCIL DISTRICT 6

LOT AREA ACREAGE 0.494

OR SQUARE FEET 2/520

HISTORIC? No

IN CBCA? NO

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ~~*~~ PRIVATE

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2017-0326-A

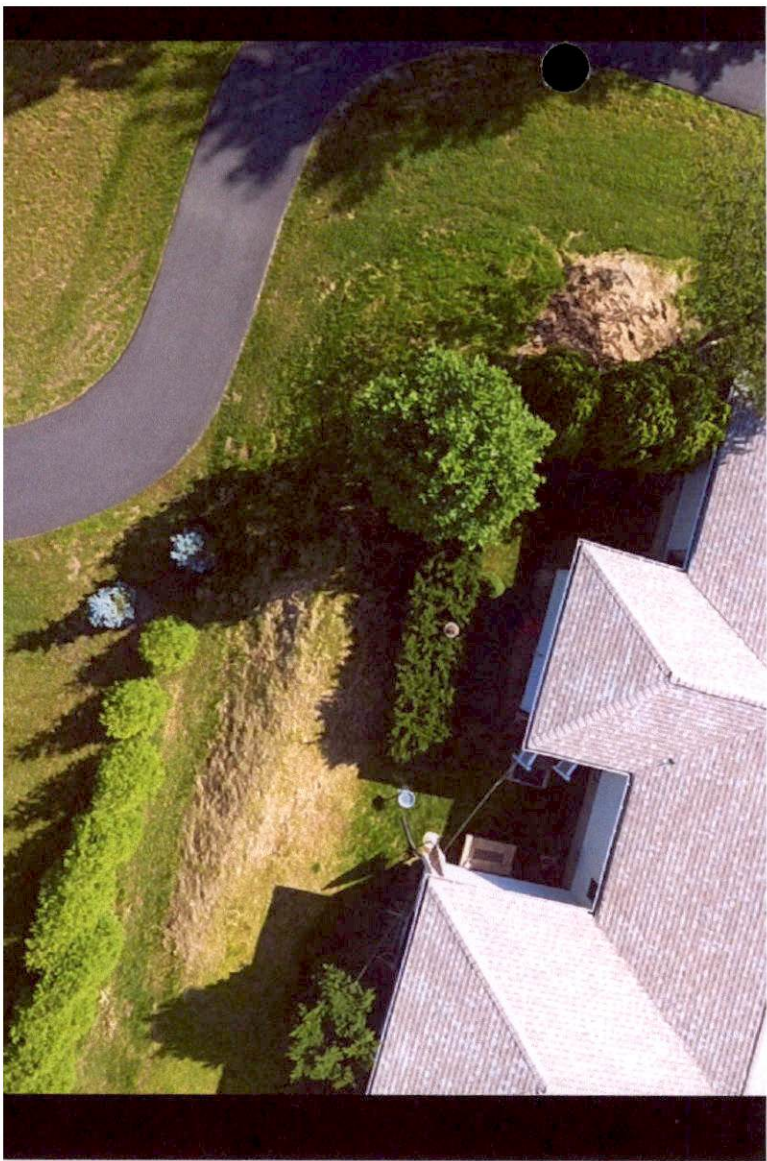
Pet. Exh. 1

2017-0326-A

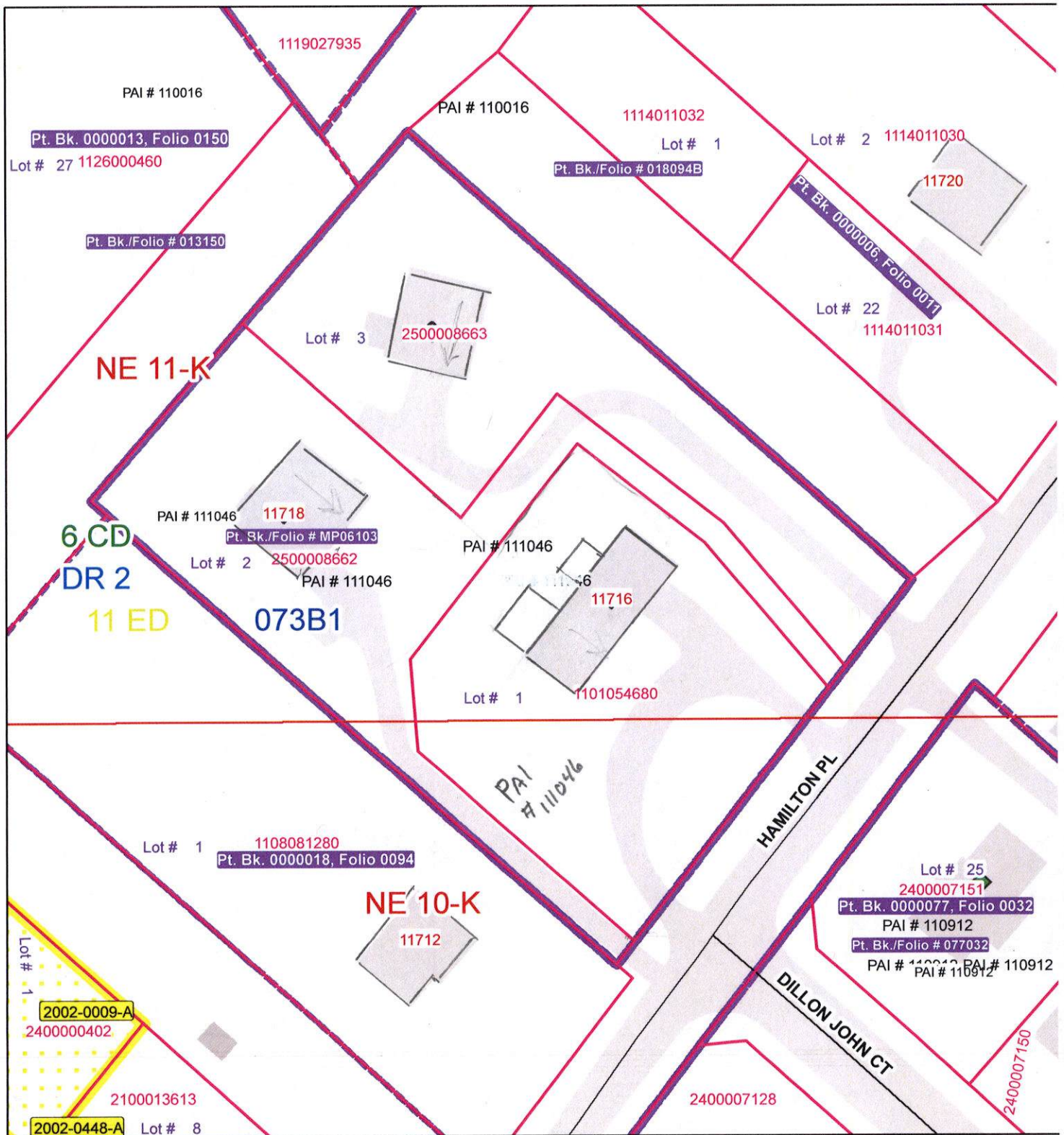
Boiler-Tin / Deck + some screen
variance for 23' setback
Pool

Lot 2





2017-0326-A



Publication Date: 5/10/2017



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



0 15 30 60 90 120 Feet

1 inch = 60 feet