

MEMORANDUM

DATE: November 13, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0065-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(931 Susquehanna Avenue) *
15th Election District *
6th Council District *

Tyler J. Williamson *
Legal Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0065-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Tyler J. Williamson, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an accessory structure (garage) with a footprint larger than the principal structure (dwelling). A Petition for Variance seeks to permit an accessory structure (garage) with a height of 24 ft. in lieu of the maximum allowed 15 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Tyler Williamson and David Billingsley appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Department of Environmental Protection and Sustainability (DEPS). Neither agency opposed the requests.

SPECIAL HEARING

The subject property is approximately 1.29 acres in size and zoned DR 3.5. The property is located in the Bowley's Quarters community and is improved with a single family dwelling

ORDER RECEIVED FOR FILING

Date 10/10/17

By Sen

constructed in 2005. The dwelling is modest, with a 1,152 sq. ft. footprint. The proposed garage would be 2,040 sq. ft., and would be situated at the rear of the lot behind the dwelling.

The proposed building would be used to store large tractors, vehicles and other equipment used in the farming operations on the adjoining property which is owned by Petitioner's parents. The accessory building will be attractive and constructed of quality materials, as shown on the elevation drawings submitted as Exhibit 7. I do not believe the size of the accessory building (or the fact it would be larger than the existing dwelling) will have a detrimental impact upon the community and the petition for special hearing will be granted.

VARIANCE

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

- (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).

The Petitioner's lot was created by the Plat of Long Beach Estates (Ex. No. 4), recorded in 1914 long before adoption of the B.C.Z.R. 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 garage with a sufficient height to accommodate large farm equipment. Finally, I find that the variance 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.

THEREFORE, IT IS ORDERED this 10th day of **October, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County

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Date

10/10/17

By

Den

Zoning Regulations ("B.C.Z.R) to approve an accessory structure (garage) with a footprint larger than the principal structure (dwelling), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit an accessory structure (garage) with a height of 24 ft. in lieu of the maximum allowed 15 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 or subsequent owners shall not convert the accessory structure into a dwelling unit or apartment. The accessory structures shall not contain any sleeping quarters and/or living area.
3. The accessory structure shall not have a separate electric meter.
4. Petitioner must prior to issuance of permits comply with the critical area regulations.

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:slm

ORDER RECEIVED FOR FILING

Date 10/10/17
By slm



CB CA

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 931 SUSQUEHANNA AVENUE which is presently zoned OR 3.5
 Deed References: 79388 / 413 10 Digit Tax Account # 2400 00 8797
 Property Owner(s) Printed Name(s) TYLER J. WILLIAMSON

(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
 AN ACCESSORY STRUCTURE (GARAGE) WITH A FOOTPRINT LARGER THAN THE PRINCIPAL STRUCTURE (DWELLING)
2. ☐ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ **a Variance** from Section(s) SECTION 400.3 (BCZR) TO PERMIT AND ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 24 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 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):

TYLER J. WILLIAMSON

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

931 SUSQUEHANNA AVE BALTO MD.

Mailing Address City State

21220 (443) 604-9323 tjwilliamson2@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature

601 CHARYWOOD CT. EDGEWOOD MD.

Mailing Address City State

21040 (410) 679-8719 dwh0209@yahoo.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2018-0065-SPHA

Filing Date

8/25/17

Do Not Schedule Dates:

Reviewer

AT

ZONING DESCRIPTION
931 SUSQUEHANNA AVENUE

Beginning for the same at a point on the east side of Susquehanna Avenue (30 feet wide), distant 215.5 feet northerly from its intersection with the center of Chester Road (30 feet wide), thence being all of Lot 268 as shown on the plat entitled Long Beach Estates recorded among the Baltimore County plat records in Plat Book 4 Folio 131.

Containing 1.29 acre of land, more or less.

Being known as 931 Susquehanna Avenue. Located in the 15TH election district, 6TH councilmanic district

2018-0065-SPHA



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 5180952

Sold To:

Tyuler Williamson - CU00618376
931 Susquehanna Ave
Middle River, MD 21220-4311

Bill To:

Tyuler Williamson - CU00618376
931 Susquehanna Ave
Middle River, MD 21220-4311

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

Sep 14, 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: # 2018-0065-SPHA
931 Susquehanna Avenue
E/s Susquehanna Avenue, 215 ft. N/of centerline of Chester Road
15th Election District - 6th Councilmanic District
Legal Owner(s) Tyler Williamson

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory structure (garage) with a footprint larger than the principal structure (dwelling). Variance to permit an accessory structure (garage) with a height of 24 ft. in lieu of the maximum permitted 15 ft.

Hearing: Friday, October 6, 2017 at 11:00 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.

9/043 September 14 5180952

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

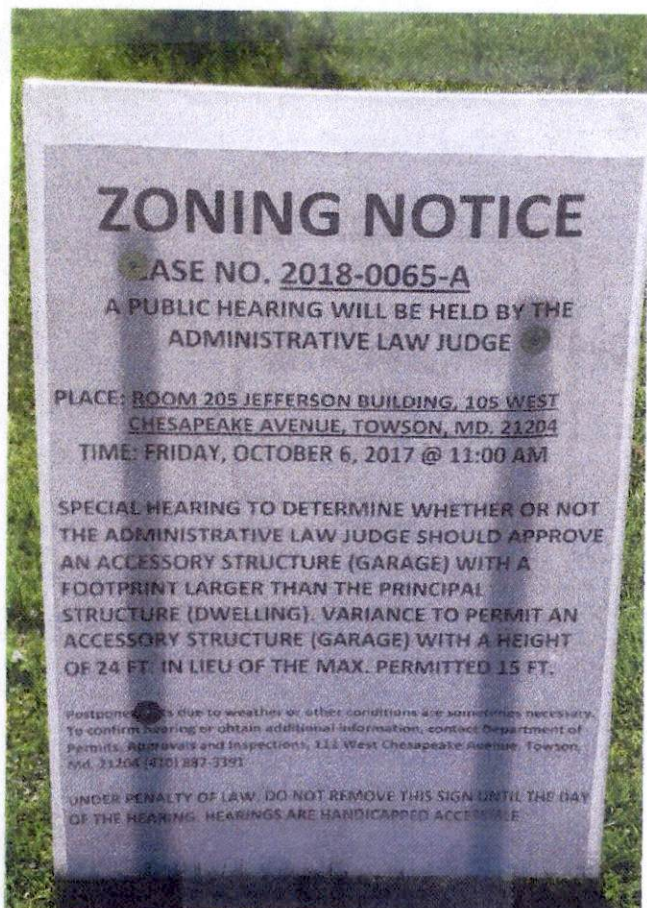
CERTIFICATE OF POSTING

Date: SEPTEMBER 15, 2017

RE: Project Name: 931 SUSQUEHANNA AVE
Case Number /PAI Number: 2018-0065-A
Petitioner/Developer: TYLER WILLIAMSON
Date of Hearing/Closing: OCTOBER 6, 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 931 SUSQUEHANNA AVE

The sign(s) were posted on SEPTEMBER 15, 2017
(Month, Day, Year)



David Billingsley
(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)



KEVIN KAMENETZ
County Executive

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

September 7, 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: 2018-0065-SPHA

931 Susquehanna Avenue

E/s Susquehanna Avenue, 215 ft. N/of centerline of Chester Road

15th Election District – 6th Councilmanic District

Legal Owners: Tyler Williamson

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Variance to permit an accessory structure (garage) with a height of 24 ft. in lieu of the maximum permitted 15 ft.

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Tyler Williamson, 931 Susquehanna Avenue, Baltimore 21220
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 16, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 14, 2017 Issue - Jeffersonian

Please forward billing to:
Tyler Williamson
931 Susquehanna Avenue
Baltimore, MD 21220

443-604-9323

NOTICE OF ZONING HEARING

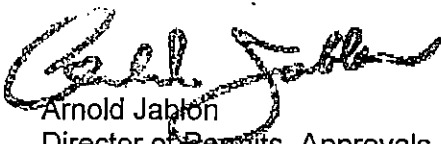
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E/s Susquehanna Avenue, 215 ft. N/of centerline of Chester Road
15th Election District – 6th Councilmanic District
Legal Owners: Tyler Williamson

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory structure (garage) with a footprint larger than the principal structure (dwelling).
Variance to permit an accessory structure (garage) with a height of 24 ft. in lieu of the maximum permitted 15 ft.

Hearing: Friday, October 6, 2017 at 11:00 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 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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
931 Susquehanna Avenue; E/S Susquehanna * OF ADMINISTRATIVE
Avenue, 215' N of c/line of Chester Road * HEARINGS FOR
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Tyler Williamson * BALTIMORE COUNTY
Petitioner(s) *
* 2018-065-SPHA

* * * * *

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.

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

RECEIVED

AUG 28 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of August, 2017, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0065-SPHA
Property Address: 931 SUSQUEHANNA AVE
Property Description: _____

Legal Owners (Petitioners): TYLER WILLIAMSON
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: TYLER WILLIAMSON
Company/Firm (if applicable): _____
Address: 931 SUSQUEHANNA AVE
BALTO MD. 21220

Telephone Number: (443) 604-9323

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

NO 157182

Date:

8/25/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6120				\$150
Total:								\$150

Rec

From:

For:

931 SUSQUEHANNA AVE

2018-0065-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

RECEIVEDS ACTUAL TIME

8/25/2017 8/25/2017 17:41:27

REC NO: 914004

8/25/2017

S/O ZONING VERIFICATION

157182

157182

1.00

Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

September 28, 2017

Tyler J Williamson
931 Susquehanna Avenue
Baltimore MD 21220

RE: Case Number: 2018-0065 SPHA, Address: 931 Susquehanna Avenue

Dear Mr. Williamson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 25, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

 MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: August 30, 2017

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 20180065 DPMA 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.

20180065 DPMA
Special Hearing Variance
Tyler J. Williamson
931 Susquehanna 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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

10-6

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED

SEP 26 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

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

DATE: 9/13/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-065

INFORMATION:

Property Address: 931 Susquehanna Avenue

Petitioner: Tyler J. Williamson

Zoning: DR 3.5

Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should permit an accessory structure (garage) with a footprint larger than the principal structure (dwelling). The Department has also reviewed the petition for a variance to permit same said accessory structure to have a height of 24 feet in lieu of the maximum permitted 15 feet.

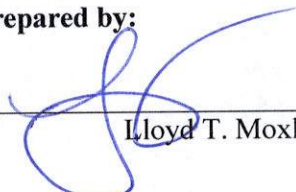
A site visit was conducted on September 5, 2017.

The Department has no objections to granting the petitioned zoning relief conditioned upon the following:

- The accessory structure shall not be used for commercial or principal residential purposes.
- The accessory structure shall not have a separate electric meter.

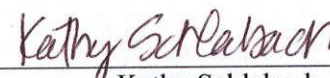
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: September 21, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0065-SPHA
Address 931 Susquehanna Avenue
(Williamson Property)

Zoning Advisory Committee Meeting of **September 4, 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 allow a garage with great height than permitted and with a footprint larger than the principal structure. The lot is not waterfront, and contains a dwelling, driveway, and part of a neighbor's driveway. Lot coverage is limited to a maximum of 15% (8,429 square feet). Existing and proposed lot coverage was not provided, and a driveway to the proposed garage was not shown. 17 trees are required to meet the afforestation requirement; any existing trees to remain can be counted towards this requirement. If the lot coverage and afforestation requirements are met, then 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. As long as lot coverage and afforestation requirements are met, it will help conserve fish, plant, and wildlife habitat.

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;

If lot coverage and afforestation requirements can be met, then the relief requested will be consistent with established land-use policies for development in the Critical Area.

Reviewer: Regina Esslinger

Date: September 21, 2017

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: September 21, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0065-SPHA
Address 931 Susquehanna Avenue
(Williamson Property)

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Reviewer: Regina Esslinger

Date: September 21, 2017

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 9/13/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-065

INFORMATION:

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Petitioner: Tyler J. Williamson
Zoning: DR 3.5
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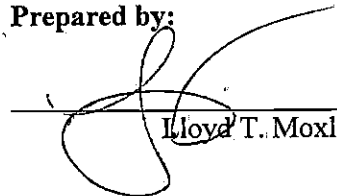
A site visit was conducted on September 5, 2017.

The Department has no objections to granting the petitioned zoning relief conditioned upon the following:

- The accessory structure shall not be used for commercial or principal residential purposes.
- The accessory structure shall not have a separate electric meter.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
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: September 7, 2017

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2017
Item No. 2018- 0060-A, 0062-A, 0064-A and 0065-SPH

The Bureau of Development Plans Review has reviewed the subject zoning
Items and we have no comments.

* * * * *

VKD: CEN
cc: file

CASE NAME 931 SUSQUEHANNA AVE
CASE NUMBER 2018-0065-JPHA
DATE 10/6/17

NAME

CITY, STATE, ZIP

E - MAIL

[illegible]

Carl Richards Jr

From: Arnold Jablon
Sent: Wednesday, September 20, 2017 2:54 PM
To: Nathan A Yufer
Subject: RE: Change of Occupancy

Most likely you won't be able to, but it will depend on your zoning and the size of your lot. You would need a plot plan showing your property with the location and size of your home. You should call the Zoning Office and make an appointment, 410 887 3391.

From: Nathan A Yufer [mailto:nyufer@gmail.com]
Sent: Wednesday, September 20, 2017 1:49 PM
To: Arnold Jablon <ajablon@baltimorecountymd.gov>
Subject: Change of Occupancy

Good Afternoon,

I'm not sure if I have the right department but I'm trying to convert my basement into a one bedroom apartment and I was told I need to submit a change of occupancy request. Could you help me find out where I need to go to do this?

Thanks!

Nathan A Yufer, CPA
202-557-1431

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>9/21</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
<u>9/26</u>	PLANNING (if not received, date e-mail sent _____)	<u>no obj w/ conditions</u>
<u>8/30</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>9/14/17</u>	
SIGN POSTING	Date: <u>9/15/17</u> by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 15 Account Number - 2400008797						
Owner Information									
Owner Name:		WILLIAMSON TYLER J			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		931 SUSQUEHANNA AVE BALTIMORE MD 21220-4311			Deed Reference:		/29388/ 00413		
Location & Structure Information									
Premises Address:		931 SUSQUEHANNA AVE 0-0000			Legal Description:		1.29 AC 931 SUSQUEHANNA AVE LONG BEACH ESTATES		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0098	0004	0203		0000			268	2018	0004/ 0131
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
2005		1,152 SF				1.2900 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	NO	STANDARD UNIT		SIDING	2 full				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2017		07/01/2018	
Land:		101,300		101,300					
Improvements		138,600		138,600					
Total:		239,900		239,900		239,900			
Preferential Land:		0							
Transfer Information									
Seller: WILLIAMSON DIANA LYNN				Date: 04/21/2010			Price: \$236,000		
Type: ARMS LENGTH IMPROVED				Deed1: /29388/ 00413			Deed2:		
Seller: SCHLAG LORETTA H				Date: 02/02/2009			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /27600/ 00160			Deed2:		
Seller: SCHLAG LORETTA H				Date: 11/16/2004			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /20990/ 00334			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Approved 02/08/2011									
Homeowners' Tax Credit Application Information									
Date: 09/01/2017									

192
11-13-17

Sen
10-10-17

PETITIONER'S EXHIBITS

**931 SUSQUEHANNA AVENUE
CASE NO. 2018-0065-SPHA**

1. PLAT TO ACCOMPANY PETITION DATED JULY 31, 2017 (NO CHANGES)
2. SDAT REAL PROPERTY DATA SEARCH
3. DEED OF RECORD L.29388 F.413 DATED MARCH 30, 2010
4. PLAT OF PLAN C, LONG BEACH ESTATES PB 4 F 131 RECORDED AUGUST 7, 1914
5. AERIAL PHOTO
- 6a -b. PHOTOS
7. BUILDING ELEVATIONS

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 2400008797			
Owner Information					
Owner Name:		WILLIAMSON TYLER J		Use:	RESIDENTIAL
Mailing Address:		931 SUSQUEHANNA AVE BALTIMORE MD 21220-4311		Principal Residence:	YES
				Deed Reference:	/29388/ 00413
Location & Structure Information					
Premises Address:		931 SUSQUEHANNA AVE 0-0000		Legal Description:	1.29 AC 931 SUSQUEHANNA AVE LONG BEACH ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0004	0203		0000	268
				Assessment Year:	2015
				Plat No:	0004/0131
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
2005		1,728 SF			1.2900 AC
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	SIDING	2 full	
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:		101,300	101,300		
Improvements		100,300	138,600		
Total:		201,600	239,900	227,133	239,900
Preferential Land:		0			0
Transfer Information					
Seller: WILLIAMSON DIANA LYNN		Date: 04/21/2010		Price: \$236,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29388/ 00413		Deed2:	
Seller: SCHLAG LORETTA H		Date: 02/02/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27600/ 00160		Deed2:	
Seller: SCHLAG LORETTA H		Date: 11/16/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20990/ 00334		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 02/08/2011					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

PETITIONER'S
EXHIBIT NO. 2

THIS DEED, made this 30 day of March, 2010, by Diana Lynn Williamson, Robin G. Schlag and Kenneth T. Schlag, parties of the first part, Grantors, and Tyler J. Williamson, party of the second part, Grantee.

WITNESSETH, That in consideration of the sum of **TWO HUNDRED THIRTY SIX THOUSAND DOLLARS (\$236,000.00)**, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey to the said party of the second part, sole owner, his heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland, and described as follows:

Being known and designated as Lot No. 268, as shown on the Plat of Long Beach Estates, Plan "C" subdivided by Cityco Realty Company and recorded among the Land Records of Baltimore County in Plat Book WPC No. 4, folio 131. The improvements thereon being known as No. 931 Susquehanna Avenue, Baltimore, Maryland 21220.

TAX ID#15-2400008797

BEING the same property described in a Deed dated January 15, 2009 and recorded among the Land Records of Baltimore County, Maryland in Liber 27600, folio 160, was granted and conveyed by Diana Lynn Williamson, Personal Representative of the Estate of Loretta Helen Schlag unto the within named Grantors.

TOGETHER with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or in anywise appertaining.

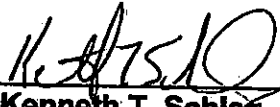
TO HAVE AND TO HOLD the said described premises to the said party of the second part, his heirs, personal representatives and assigns, in fee simple forever.

AND the said parties of the first part hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; and they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

PETITIONER'S
EXHIBIT NO. 3

WITNESS the hand and seal of the said Grantor.

WITNESS:


 Kenneth T. Schlag (SEAL)

STATE OF Louisiana, CITY/COUNTY OF Orleans, to wit:

I HEREBY CERTIFY, that on this 30th day of March, 2010, before me, the undersigned, a Notary Public of the State of Louisiana, city/county of Orleans, personally appeared Kenneth T. Schlag known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.


 Notary Public
 Michael D. Letourneau

My commission expires: at death.



SURVEYED AND PLATTED
REDING & HOWARD
CIVIL & LANDSCAPE ENGRS
BALTIMORE, MD.

PLAN C LONG BEACH ESTATES

SUB-DIVIDED BY
CITYCO REALTY CO.
BALTIMORE, MD.

SCALE 1"=200' NOV 1910
2 E. LEXINGTON ST ST. PAUL 3652

REC:
AUG. 7, 1914

Filed Aug 7th 1914
Test Wm P Cole
Clerk

PETITIONER'S
EXHIBIT NO. **4**

W.P.C. N. 4. 131



931 SJSQUHANNA AVENUE



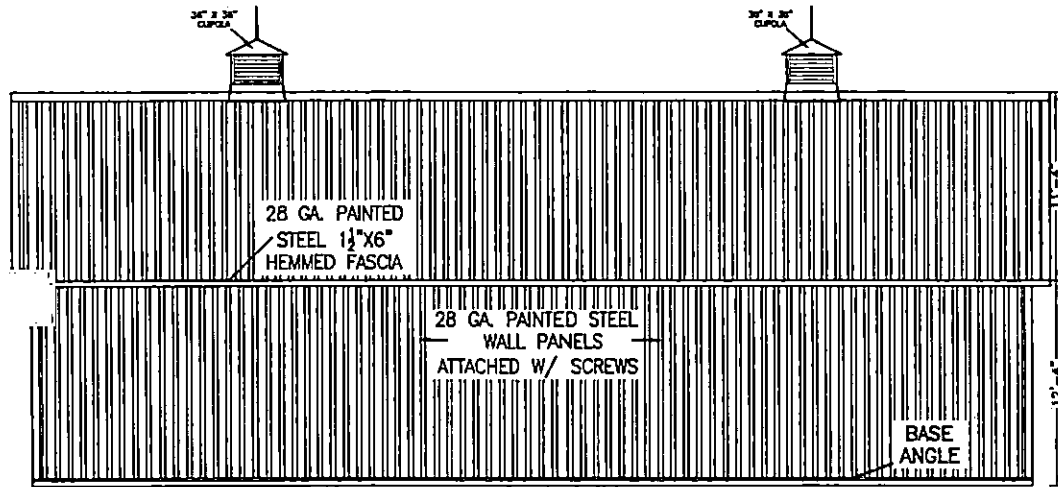
October 4, 2017

Legend

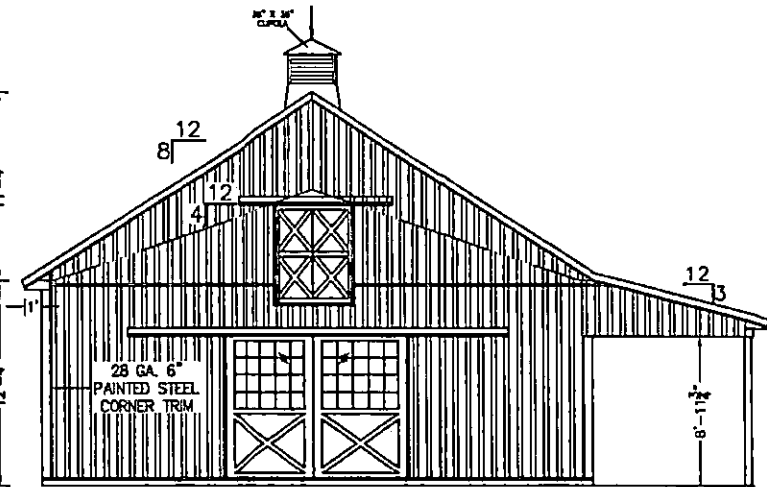
- House Numbers
- Property

0 0.005 Miles
1 inch = 94 feet

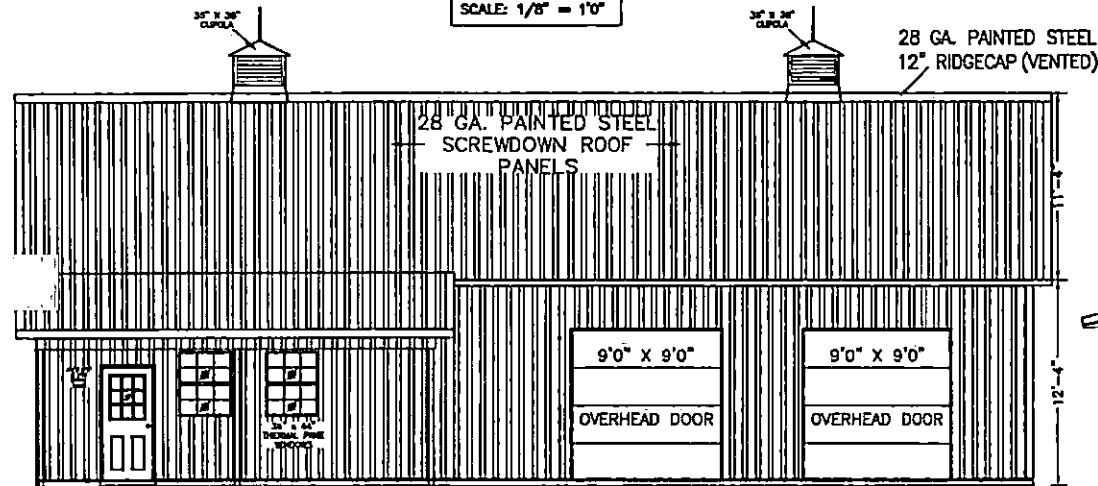
PETITIONER'S
EXHIBIT NO. 5



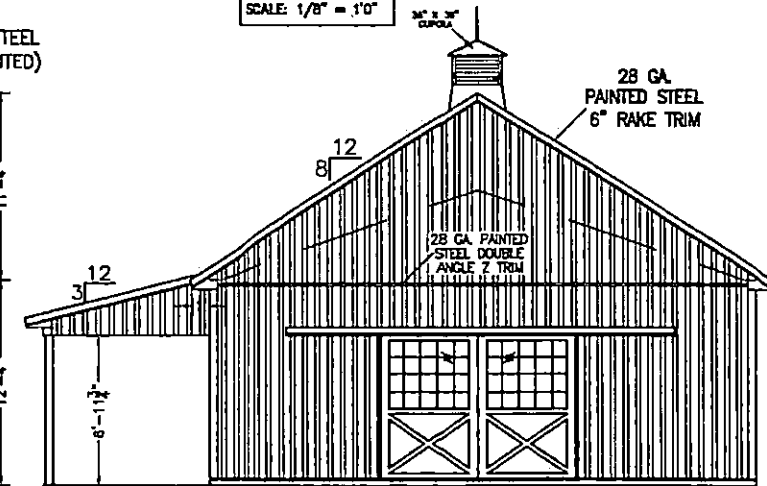
BACK SIDEWALL
SCALE: 1/8" = 1'0"



LEFT ENDWALL
SCALE: 1/8" = 1'0"



FRONT SIDEWALL
SCALE: 1/8" = 1'0"



RIGHT ENDWALL
SCALE: 1/8" = 1'0"

PETITIONER'S
EXHIBIT NO. 7

OWNER
TYLER WILLIAMSON
931 SUSQUEHANNA AVE
MIDDLE RIVER MD 21220

ALL INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF SHIRK POLE BUILDINGS LLC. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT PERMISSION. BUILDER AND OWNER ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.

DRAWN BY: ALS

REVIEW:

REVISIONS:

DATE: 3/28/17

SITE:

ELEVATIONS

A.2



b



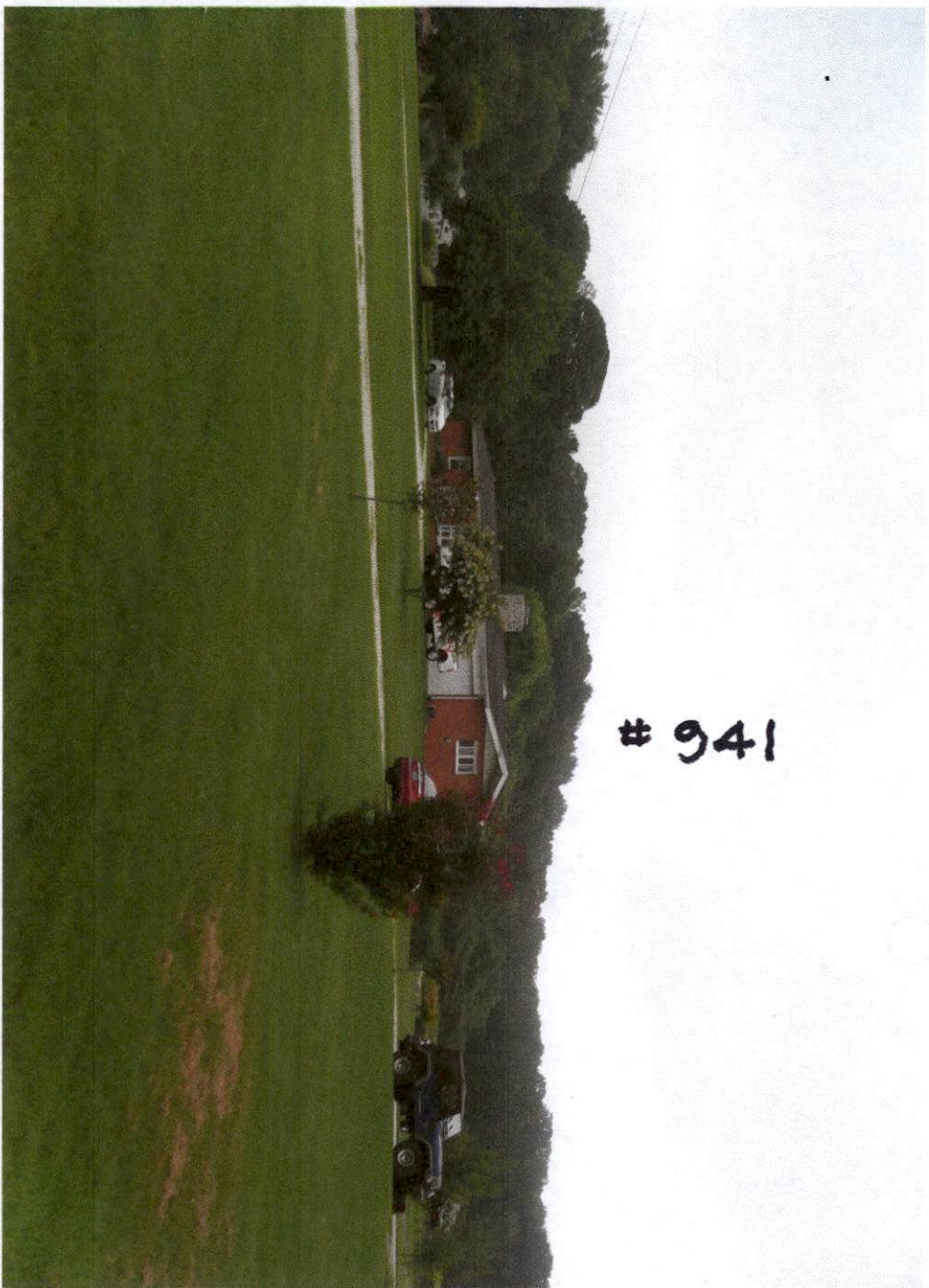
a



d



c

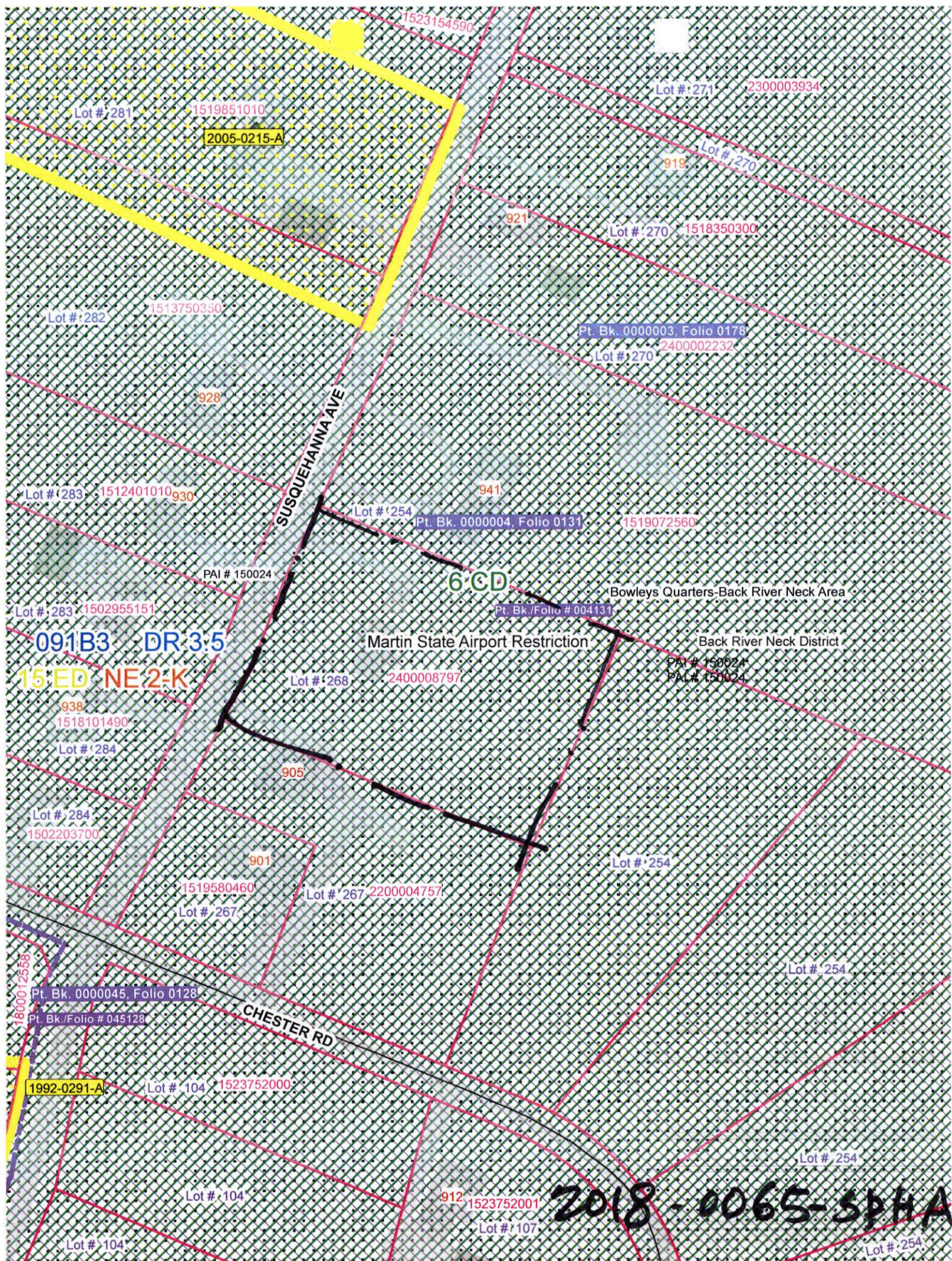


941

2

Q

142



2005-0215-A

SUSQUEHANNA AVE

6 CD

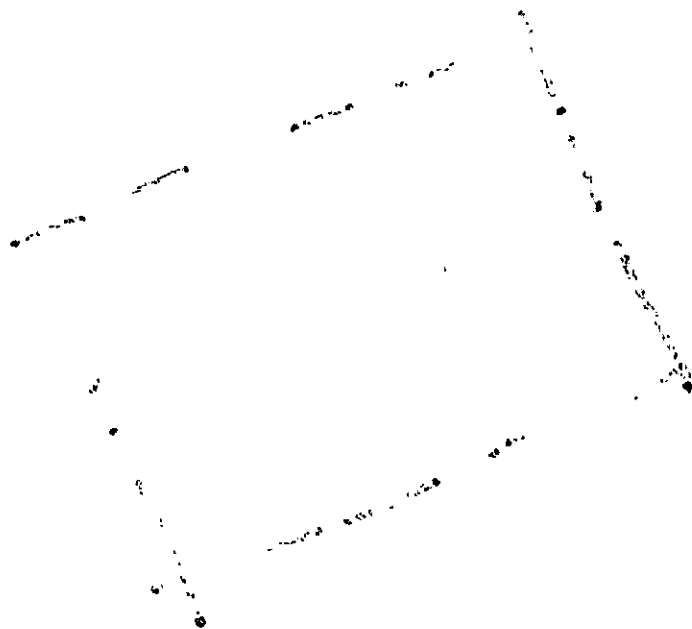
Martin State Airport Restriction

Bowleys Quarters-Back River Neck Area

Back River Neck District

CHESTER RD

2018-0065-SPHA



APP-000-800

