

M E M O R A N D U M

DATE: January 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0126-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 4, 2018. 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	*	BEFORE THE
(18400 Vernon Road)		
7 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Frank J. Cimino, Jr. & Michele A. Cimino	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0126-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, Frank J. Cimino, Jr. and Michele A. Cimino ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (detached garage) to be located in the side and rear yard in lieu of the required rear yard. 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 November 10, 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

ORDER RECEIVED FOR FILING

Date 12-5-17

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage's height and usage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 5th day of **December, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (detached garage) to be located in the side and rear yard in lieu of the required rear yard, 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.
2. Petitioners or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

Date 12-5-17

By [Signature]

3. The detached garage shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 12-5-17

By aw



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 18400 VERNON ROAD

Currently zoned RCZ

Deed Reference 21304 1 T05

10-Digit Tax Account # 2300000167

Owner(s) Printed Name(s) FRANK J. CIMINO, JR. & MICHELE A. CIMINO

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

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

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

1. ☒ ADMINISTRATIVE VARIANCE from

SECTION 400.1 (BCZR) TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN THE SIDE AND REAR YARD IN LIEU OF THE REQUIRED REAR YARD.

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

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

FRANK J. CIMINO, JR. / MICHELE A. CIMINO

Name #1 – Type or Print

Name #2 – Type or Print

Frank J. Cimino, Jr.

Signature #1

Michele A. Cimino

Signature #2

18400 VERNON RD. WHITE HALL, MD

Mailing Address

City

State

21161 / (443) 463-5021 / fc@ciminos.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:

DAVID BILLINGSLEY

Name- Type or Print

David Billingsley

Signature

601 CHAPWOOD CT. EDGEWOOD, MD

Mailing Address

City

State

21040 / (410) 679-8719 / dwb0209@yahoo.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 11/21/17 day of November, 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 2018-0126-1 Filing Date 11/21/17 Estimated Posting Date 11/21/17 Reviewer JS

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: 18400 VERNON ROAD WHITE HALL, MD. 21161
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)

SEE ATTACHED

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

Frank J. Cimino, Jr.
Signature of Owner (Affiant)

FRANK J. CIMINO, JR.
Name- Print or Type

Michele A. Cimino
Signature of Owner (Affiant)

MICHELE A. CIMINO
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 30th day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

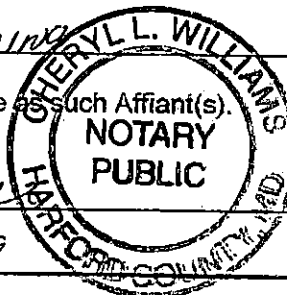
Print name(s) here: FRANK J. CIMINO & MICHELE A. CIMINO

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

AS WITNESS my hand and Notaries Seal

Cheryl L. Williams
Notary Public

6/15/19
My Commission Expires



**AFFIDAVIT
18400 VERNON ROAD**

We would like to construct a one story garage to provide additional vehicle parking and storage. Consideration was given to attaching the proposed garage to the existing dwelling but we could not come up with a design that worked architecturally.

When we designed the house, careful consideration was given to the view from the dwelling and rear covered porch. Placing the garage to the rear of the dwelling would destroy this view. The garage as proposed will be 195 feet from the closest property line and approximately 350 feet from the closest adjacent dwelling.

The exterior of the proposed garage will be compatible with the existing dwelling and will not be used to provide additional living quarters or commercial use.

ZONING DESCRIPTION

18400 VERNON ROAD

Beginning for the same at a point formed by the intersection of the west side of Vernon Road (60 feet wide) with the south side of Elliotts Chance Court (40 feet wide) thence being all of Lot 12 as shown on the plat entitled Elliotts Chance recorded among the Baltimore County plat records in Plat Book 71 Folio 2.

Containing 42.024 Acres of land, more or less.

Being known as 18400 Vernon Road. Located in the 7TH Election District, 3RD Councilmanic District of Baltimore County, Maryland.

2018-0126-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 5, 2017

FROM: *me*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 20, 2017
Item No. 2018-0126-A, 0129-A and 0130-A

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

*

*

*

*

*

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 11/27/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-126

INFORMATION:

Property Address: 18400 Vernon Road
Petitioner: Frank J. Cimino, Jr., Michele A. Cimino
Zoning: RC 2
Requested Action: Administrative Variance

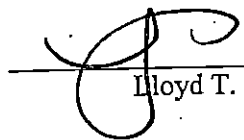
The Department of Planning has reviewed the petition for an administrative variance) to permit an accessory structure (detached garage) to be located in the side and rear yard in lieu of the required rear yard.

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

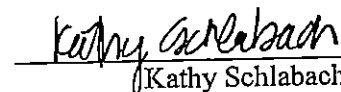
- Record the R.C. 4 Conservancy Lot as shown on the 2nd Amended Final Development Plan for Elliotts Chance prior to the issuance of building permits.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

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

CERTIFICATE OF POSTING

Date: NOVEMBER 10, 2017

RE: Project Name: 18400 VERNON ROAD
Case Number /PAI Number: 2018-0126-A
Petitioner/Developer: CIMINO
Date of Hearing/Closing: NOVEMBER 27, 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 18400 VERNON ROAD

The sign(s) were posted on NOVEMBER 10, 2017
(Month, Day, Year)

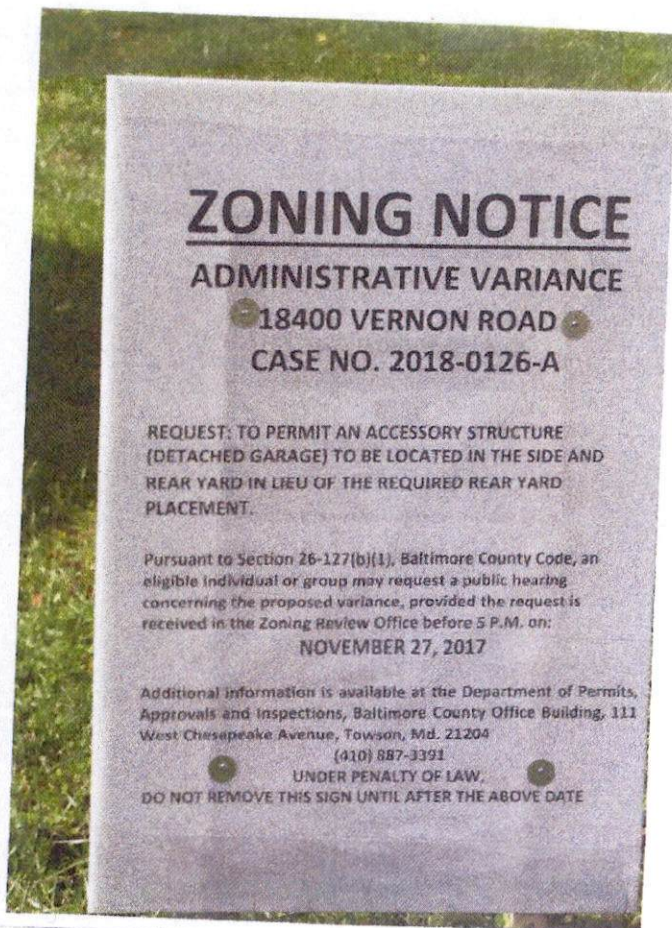
David Billingsley
(Signature of Sign Poster)

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)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0126 -A Address 18400 VERNON RD.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/2/17 Posting Date: 11/12/17 Closing Date: 11/27/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0126 -A Address 18400 VERNON RD.

Petitioner's Name CIMINO Telephone 443-463-5021

Posting Date: 11/12/17 Closing Date: 11/27/17

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE
LOCATED IN THE SIDE AND REAR YARD IN LIEU OF THE REQUIRED REAR YARD
PLACEMENT.

Revised 6/30/2018

**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: 2018-0126-A
Property Address: 18400 Vernon Road
Property Description: _____
Legal Owners (Petitioners): Frank Cimino Jr
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Frank Cimino Jr.
Company/Firm (if applicable): _____
Address: 18400 Vernon Road
White Hall Md 21161
Telephone Number: (443) 463-5021

160522

Date: 10/11/71

MAIN RECEIPT

BUSINESS ACTUAL TIME DOWN

11/05/2017 11/02/2017 11:13:05

FEB 05 01 1961

RECEIVED # 75903 11/02/2017 GFL

Rept 5-328 ZOWING VERIFICATION

CR NO. 14522

Recpt Tot \$75.00

4173.00 CR 5.00 CA

Baltimore County, Maryland

Total: \$ 75.00

Rec
From: CIM 236

For: 70-8-026-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

November 28, 2017

Frank J & Michele A Cimino
18400 Vernon Road
White Hall MD 21161

RE: Case Number: 2018-0126 A, Address: 18400 Vernon Road

Dear Mr. & Ms. Cimino:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 2, 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
David Billingsley, 601 Charwood Court, Edgewood MD 21040

(Av) 11-27-17

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: November 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0126-A
Address 18400 Vernon Road
(Cimino Property)

Zoning Advisory Committee Meeting of **November 20, 2017**.

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

Reviewer: Steve Ford

Date: 11-15-2017



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

STATE HIGHWAY
ADMINISTRATION

Date: 11/13/17

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. 2018-0126-A

*Administrative Variance
Frank & Michelle Cimino
18400 Vernon Road.*

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

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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
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X The Department of Environmental Protection and Sustainability has no
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Reviewer: Steve Ford

Date: 11-15-2017

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

*Rec'd
from
Lloyd
Moxley
12-5*

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

DATE: 12/5/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-126 (amended)



INFORMATION:

Property Address: 18400 Vernon Road
Petitioner: Frank J. Cimino, Jr., Michele A. Cimino
Zoning: RC 2
Requested Action: Administrative Variance

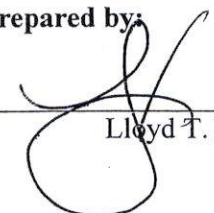
The Department of Planning has reviewed the petition for an administrative variance to permit an accessory structure (detached garage) to be located in the side and rear yard in lieu of the required rear yard.

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

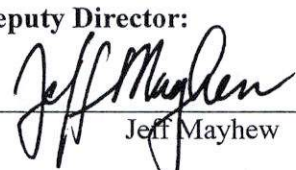
Be advised that this recommendation does not constitute the Department's approval of any future zoning request or development proposal. The integrity of the conservancy lot will be a primary consideration of the Department on any future action requiring agency review.

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

Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/ka

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-1276

DATE: 11/27/2017

*Rec'd
from
Jorge
Moxley*



INFORMATION:

Property Address: 18400 Vernon Road
Petitioner: Frank J. Cimino, Jr., Michele A. Cimino
Zoning: RC 2
Requested Action: Administrative Variance

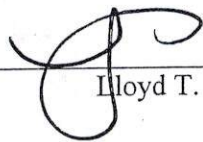
The Department of Planning has reviewed the petition for an administrative variance) to permit an accessory structure (detached garage) to be located in the side and rear yard in lieu of the required rear yard.

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

- Record the R.C. 4 Conservancy Lot as shown on the 2nd Amended Final Development Plan for Elliotts Chance prior to the issuance of building permits.

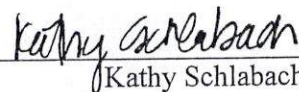
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-127

DATE: 11/27/2017



INFORMATION:

Property Address: 18400 Vernon Road
Petitioner: Frank J. Cimino, Jr., Michele A. Cimino
Zoning: RC 2
Requested Action: Administrative Variance

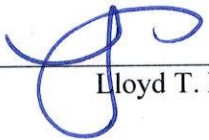
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- Record the R.C. 4 Conservancy Lot as shown on the 2nd Amended Final Development Plan for Elliotts Chance prior to the issuance of building permits.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlach

AVA/KS/LTM/ka

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

Debra Wiley

From: John E. Beverungen
Sent: Monday, December 04, 2017 11:27 AM
To: Debra Wiley
Subject: FW: 18400 Vernon Road
Attachments: Scan0351.pdf

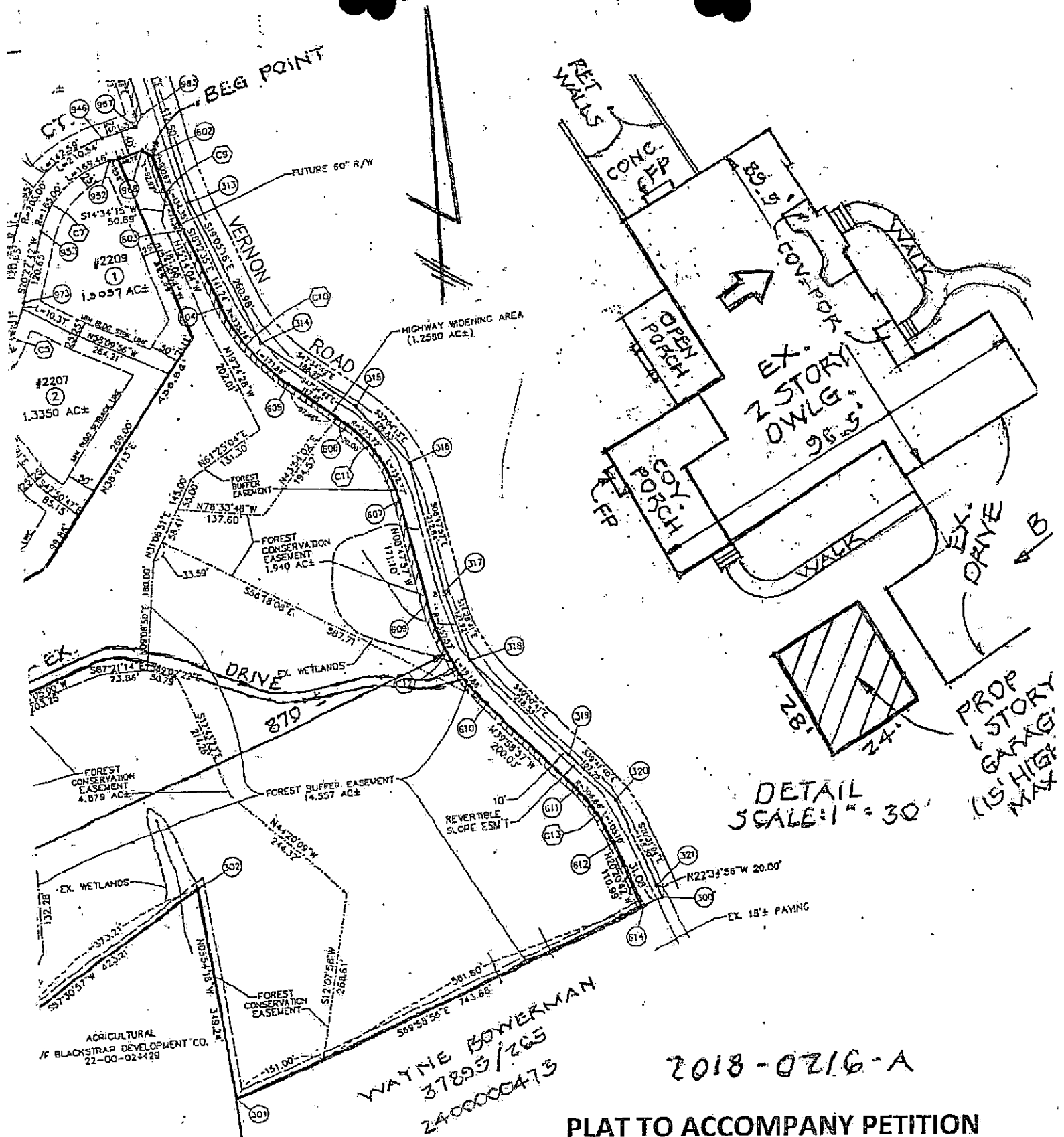
Were you waiting for this?

From: David Billingsley [mailto:dwb0209@yahoo.com]
Sent: Saturday, December 02, 2017 1:08 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: 18400 Vernon Road

Judge Beverungen

Attached are the photos for the proposed garage. Let me know if you need any additional photos.
Thanks

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL



WAYNE BOWERMAN
37893/265
2400000473

2018-0216-A

**PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE**

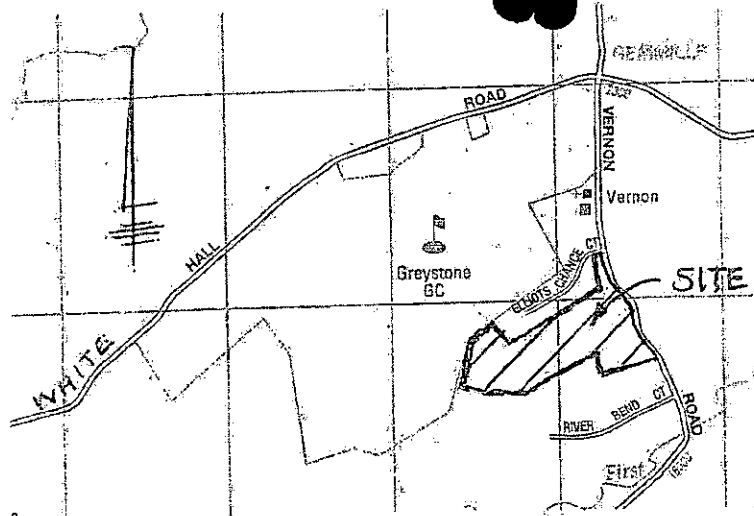
18400 VERNON ROAD

LOT 12 ELLIOTTS CHANCE 71/2

ELECTION DISTRICT 7C3 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 200 FEET OCTOBER 30, 2017

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



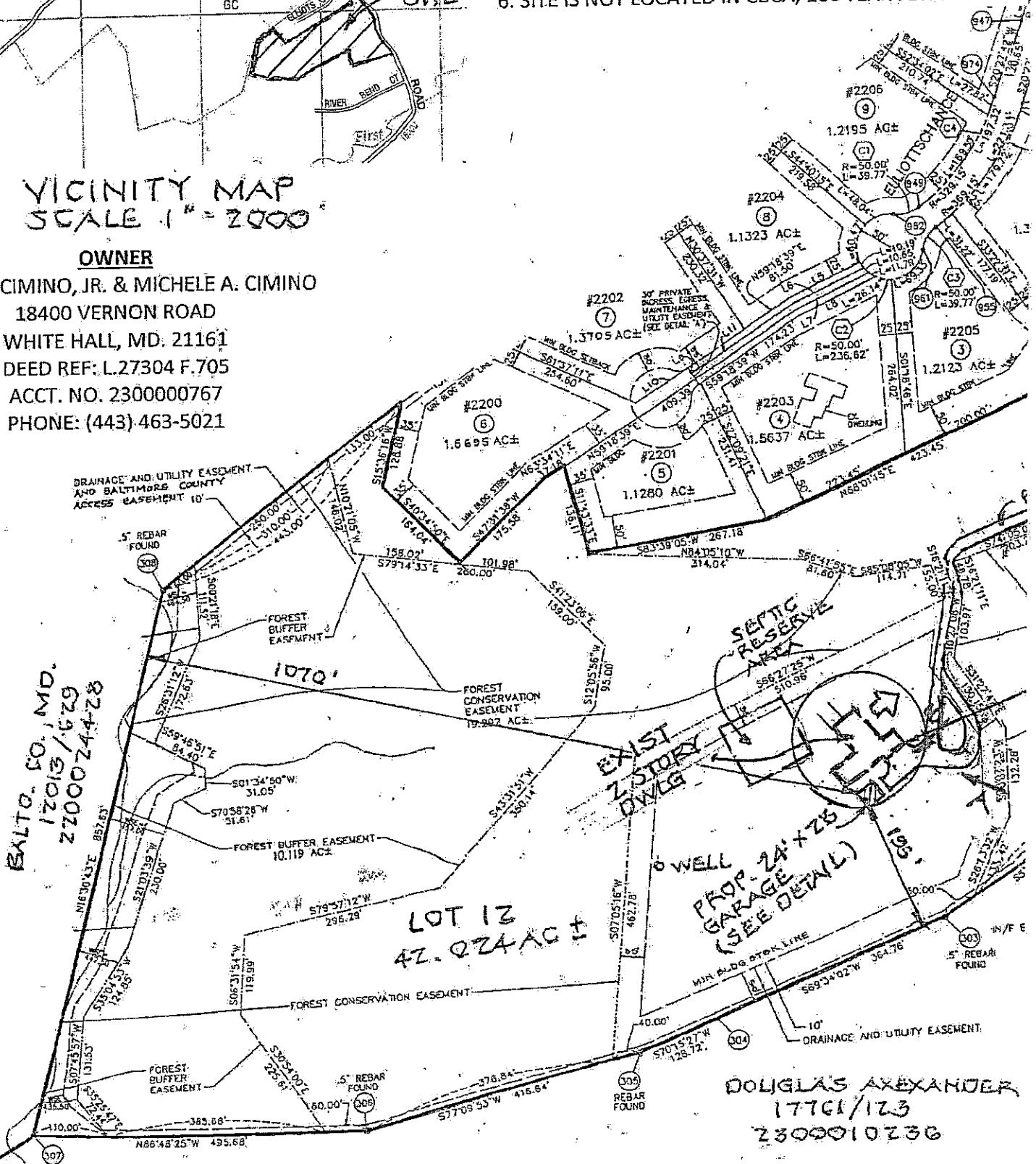
VICINITY MAP
SCALE 1" = 2000'

OWNER

RANK J. CIMINO, JR. & MICHELE A. CIMINO
18400 VERNON ROAD
WHITE HALL, MD. 21161
DEED REF: L.27304 F.705
ACCT. NO. 230000767
PHONE: (443) 463-5021

NOTES

1. ZONING.....RC2 (MAP 018A2)
2. AREA.....42.024 ACRES
3. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
4. NO HISTORIC STRUCTURES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST
5. PRIVATE WELL AND SEPTIC SYSTEMS
6. SITE IS NOT LOCATED IN CBCA, 100 YEAR FLOOD ZONE



DOUGLAS ALEXANDER
17761/173
2300010736

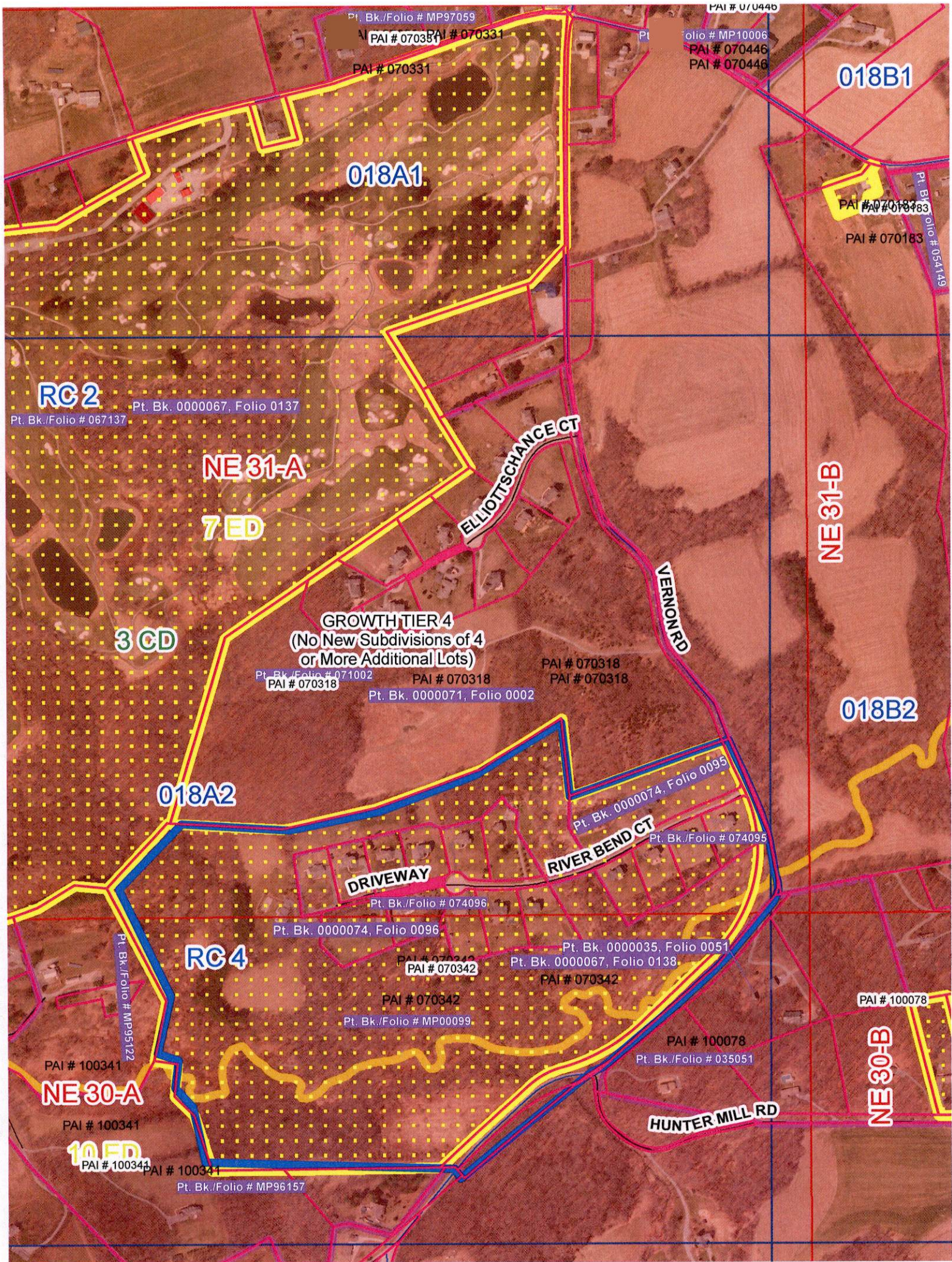


PHOTO A

GARAGE WILL
BE HERE

EX. PORCH

EX. GARAGE

EX. DRIVE

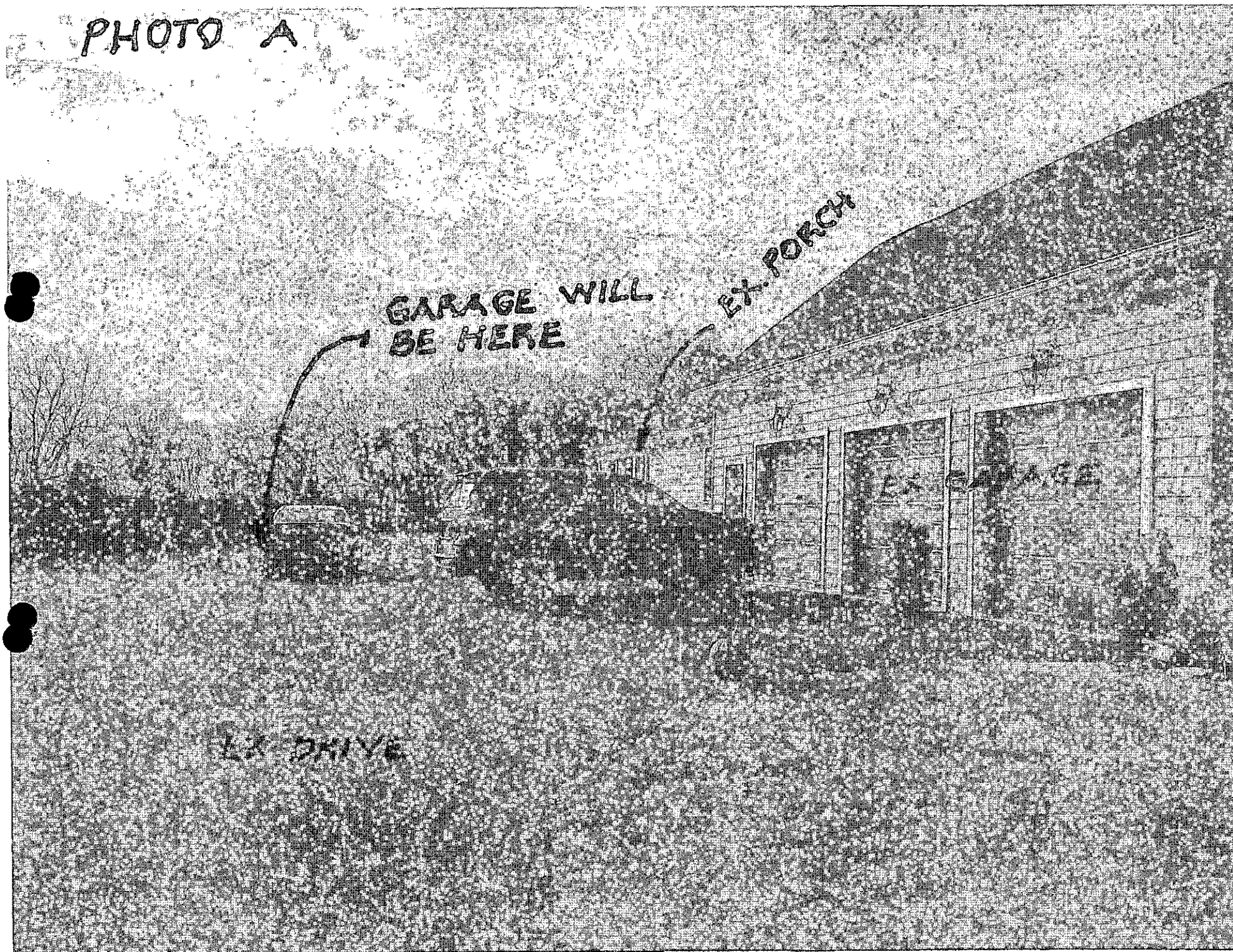
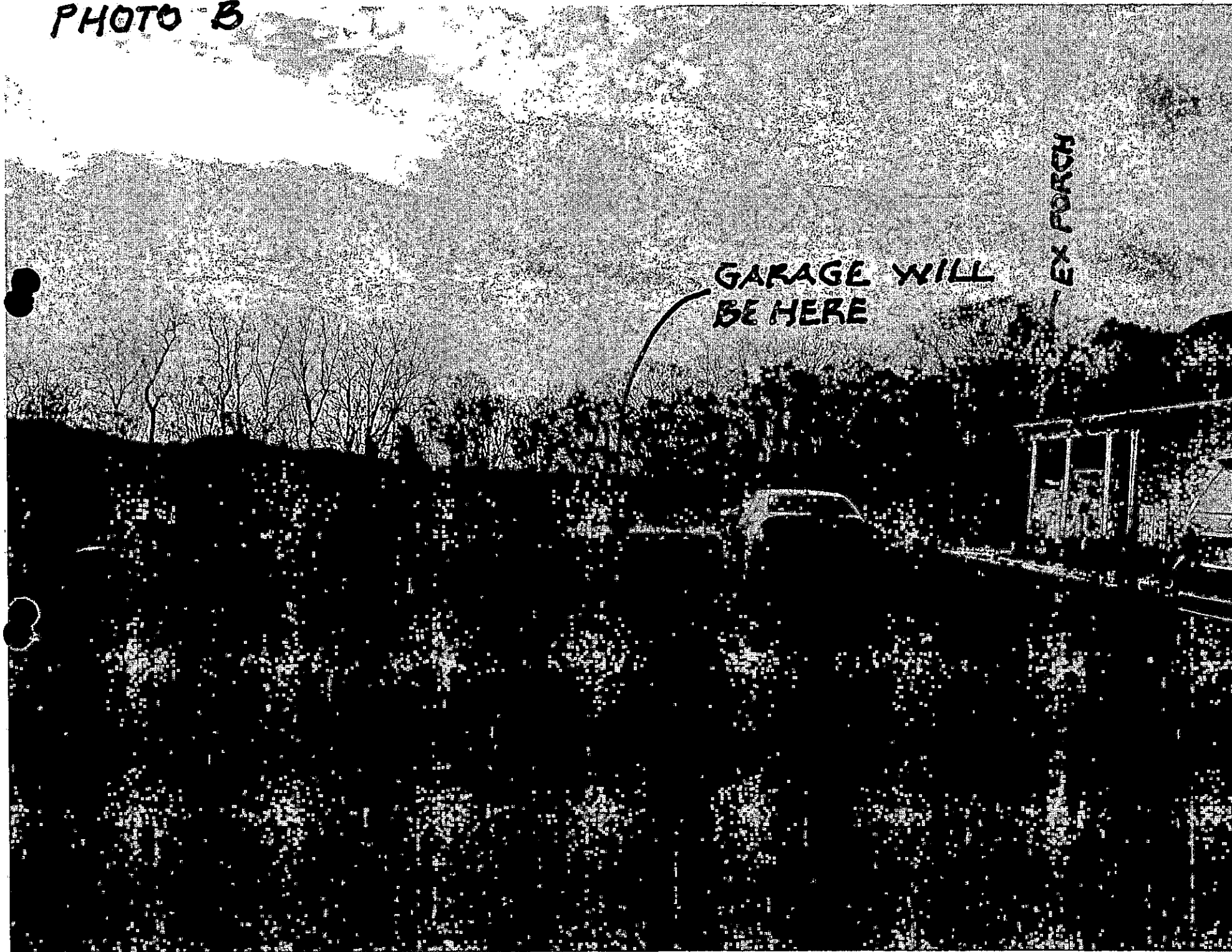


PHOTO B

GARAGE WILL
BE HERE

EX PORCH



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>11-15</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-13</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING Date: <u>11-10-17</u> by <u>Bellingsley</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐
Comments, if any: <u>(Photo missing 11-29)</u> ✓ <u>Rec'd 12-4-17</u>		

Real Property Data Search

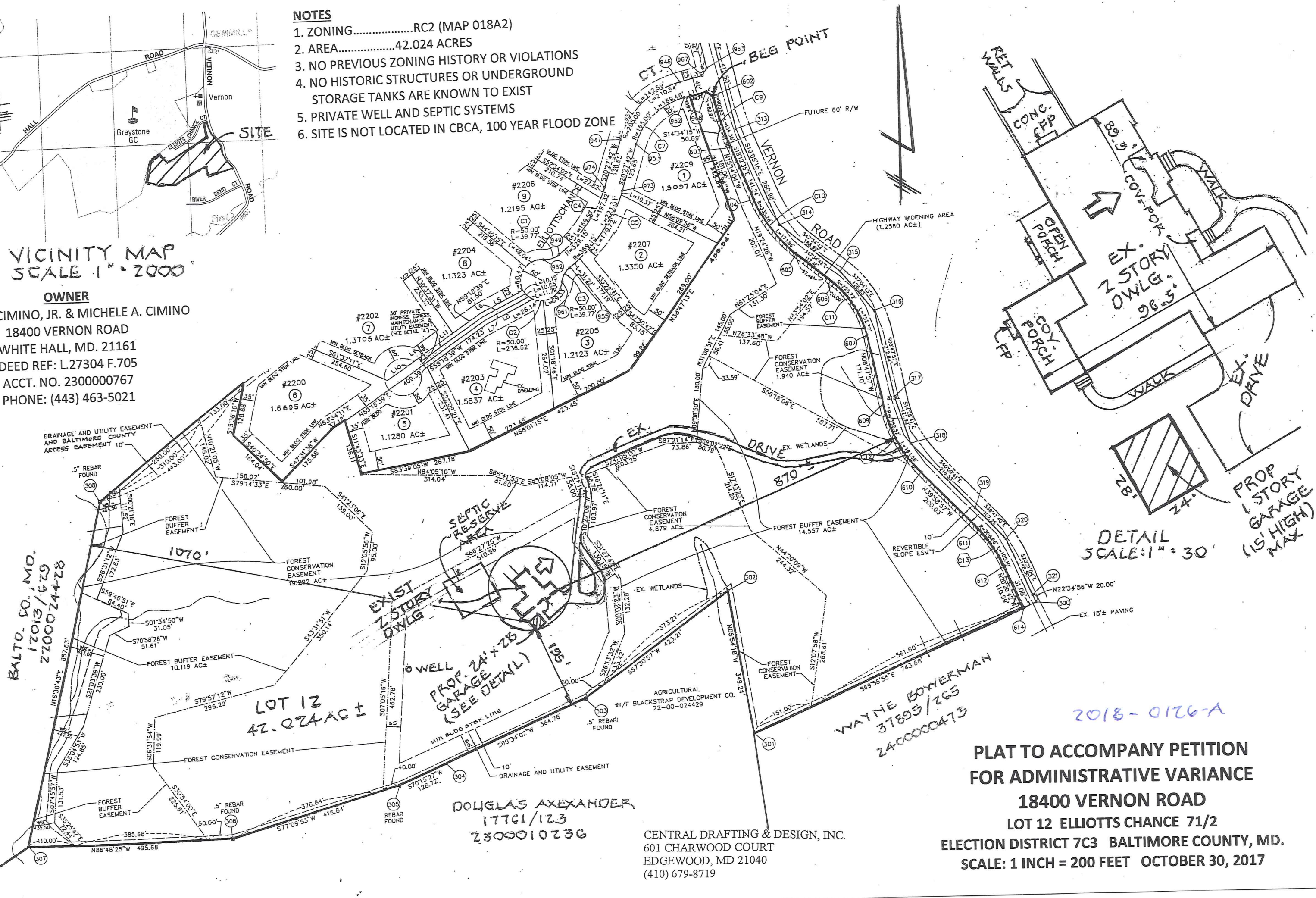
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 2300000767			
Owner Information					
Owner Name:	CIMINO FRANK J JR CIMINO MICHELE A		Use:	RESIDENTIAL	
Mailing Address:	18400 VERNON RD WHITE HALL MD 21161-		Principal Residence:	YES	
			Deed Reference:	/27304/ 00705	
Location & Structure Information					
Premises Address:		18400 VERNON RD WHITE HALL 21161-		Legal Description:	42.024 AC 18400 VERNON RD ELLIOTT'S CHANCE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0018	0010	0037		0000	12 2017 0071/0002
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2016	3,265 SF	1600 SF	42.0200 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	4 full	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	253,900	253,900			
Improvements	880,800	872,000			
Total:	1,134,700	1,125,900	1,125,900	1,125,900	
Preferential Land:	0			0	
Transfer Information					
Seller: GLINOWIECKI JOSEPH		Date: 09/05/2008		Price: \$531,200	
Type: ARMS LENGTH VACANT		Deed1: /27304/ 00705		Deed2:	
Seller: KAUFMAN ALEXANDER F		Date: 09/03/2003		Price: \$329,500	
Type: ARMS LENGTH IMPROVED		Deed1: /18791/ 00407		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/21/2017					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					



FRANK J. CIMINO, JR. & MICHELE A. CIMINO
18400 VERNON ROAD
WHITE HALL, MD. 21161
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2018-0126-A

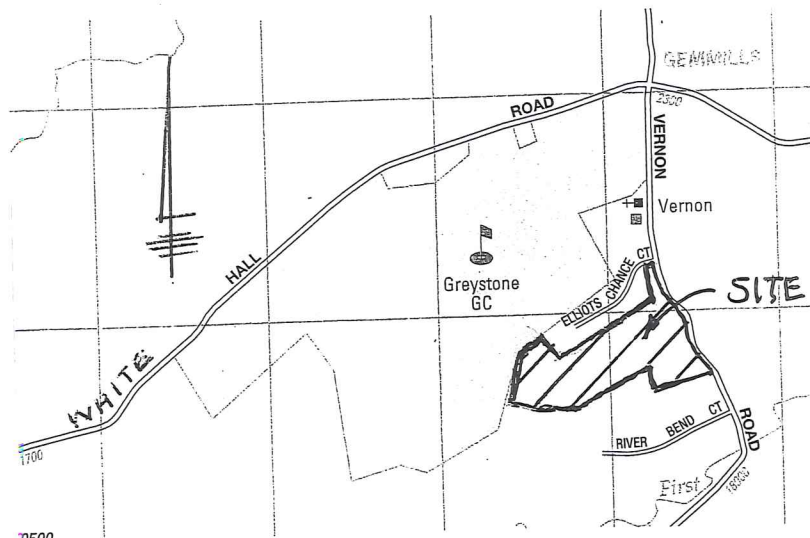
PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

18400 VERNON ROAD
LOT 12 ELLIOTTS CHANCE 71/

ELECTION DISTRICT 7C3 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 200 FEET OCTOBER 30, 2017

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



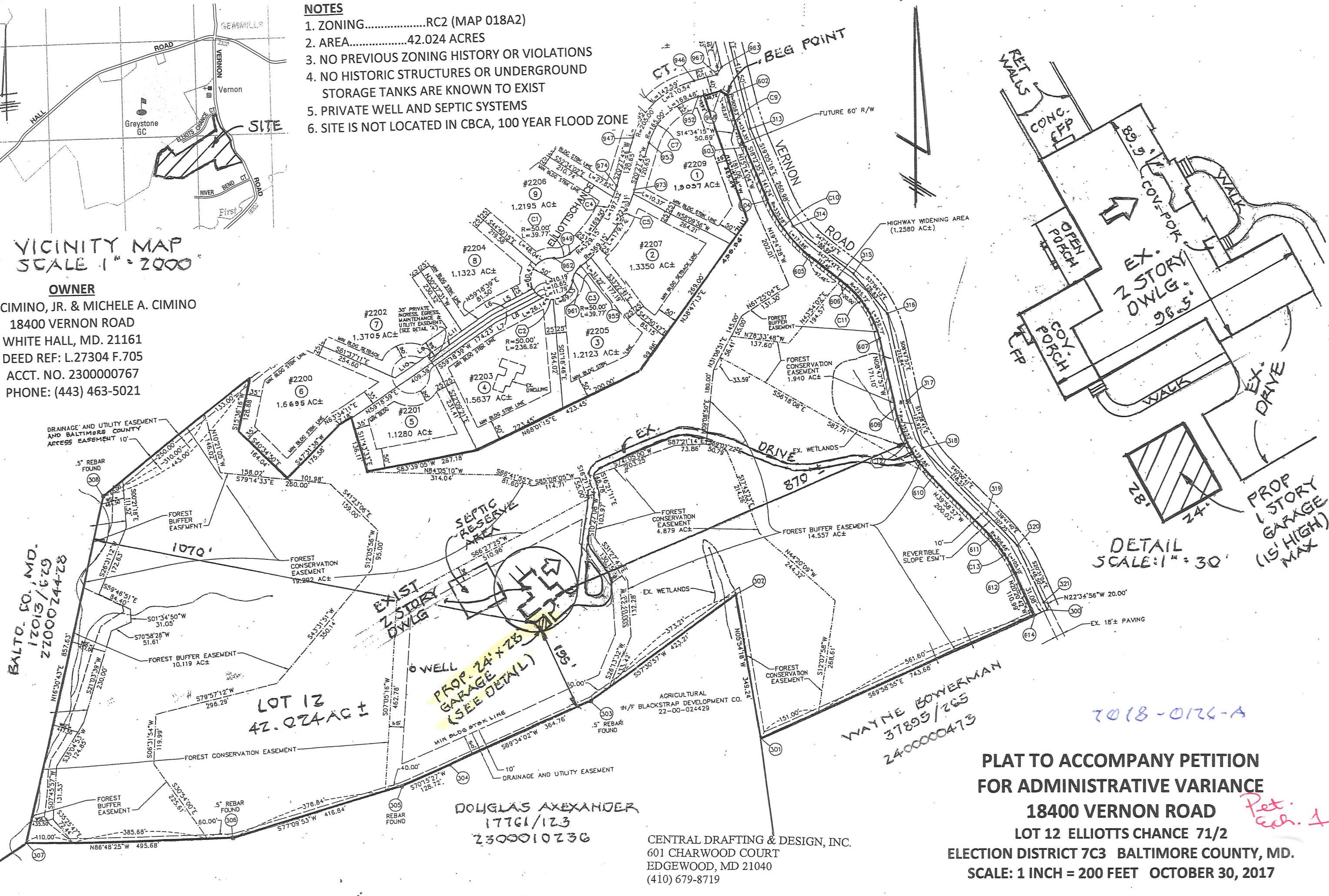
VICINITY MAP
SCALE 1" = 2000'

OWNER

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BALTO. CO., MD.
17013/629
22000744-28

LOT 12
42.024 AC ±

PROP. 24'x28'
(SEE DETAIL)

DOUGLAS ALEXANDER
17761/123
2300010236

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

WAYNE BOWERMAN
37899/265
2400000473

DETAIL
SCALE: 1" = 30'

2018-0126-A

**PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE**
18400 VERNON ROAD
LOT 12 ELLIOTTS CHANCE 71/2
ELECTION DISTRICT 7C3 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 200 FEET OCTOBER 30, 2017

Pet.
Car. 1