

KEVIN KAMENETZ County Executive LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 29, 2017

Ethan Haire 18820 Fox Chase Court Parkton, MD 21120

RE: Petition for Administrative Variance

Case No. 2018-0146-A

Property: 18820 Fox Chase Court

Dear Petitioner:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

JOHN E. BEVERUNGEN Administrative Law Judge for Baltimore County

JEB:dlw Enclosure IN RE: PETITION FOR ADMIN. VARIANCE \* (18820 Fox Chase Court)

(18820 Fox Chase Court) 6<sup>th</sup> Election District

3<sup>rd</sup> Council District Ethan Haire

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

**HEARINGS FOR** 

BALTIMORE COUNTY

CASE NO. 2018-0146-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 owner of the property, Ethan Haire ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory building to be located in the side yard of the existing dwelling 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 Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 10, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 ORDER RECEIVED FOR FILING

Date	2-59-17	tem
Bv	(PU)	

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 Petitioner.

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 <u>29<sup>th</sup></u> day of <u>December</u>, <u>2017</u>, 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 a proposed accessory building to be located in the side yard of the existing dwelling in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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.

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 12-29-11

2



#### 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 18820 Fox chase ct Porkton, MD 21/20 Currently zoned RC 4 Deed Reference 32705 10 Digit Tax Account # 2 0 0 0 Owner(s) Printed Name(s) Ethan (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) 400.1 OF BCIR TO PERMIT A PROPOSED ACCESSORY BUILDING TO BE LOCATED IN THE SIDE YARD OF THE EXISTING DWELLING IN LIEU OF THE REQUIRED IN THE 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 S ection 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): Ethan Haire Name # 2 - Type or Print Mailing Address 443 324 4399, 21120 Attorney for Owner(s)/Petitioner(s) Representative to be contacted: Ethan Haire Name- Type or Print Name - Type or Print Mailing Address State 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 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as County, this day of required by the zoning regulations of Baltimore County. Administrative Law Judge for Baltimore County Filing Date 12917 Estimated Posting Date 21917 Reviewer A

### 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.

21120

REV. 5/5/2016

Address: 18820 For Chose	Ct. F	ockton	MD	21120
Address: 18820 Fox Chose Print or Type Address of property	/	City	State	Zip Code
Based upon personal knowledg Administrative Variance at the a	e, the following above address.	are the facts (Clearly state	upon which I/we be practical difficu	pase the request for an altright or hardship here)
I wish to place a 10'x1	4' shed on	my property	in the side	yard of my house.
Because of the severe strong of the yard, there would shed in the cear yar and therefore, I would need for a shed in the could require extensive to locate the shed in the requirement would unrease and would render conformand would would render conformand would render conformand would would render conformand would would render conformand would wou	d be great  I the entire  d to remove  for forthe  grading. The  ministe the  crear yar  ministy prevent  mance unne	practical di proposed site proposed site practical di d. In summe the use of cessorily be	difficulty in a of the proper material trees in Steep Slope of in the Side y ficulties and the property ourselessome.	placing the Strate ty is in the woods, corder to make room  The rear yard and is the perfect. hordships of attempting liance with the current for a permitted purpose
Signature of Owner (Affiant)		Si	gnature of Owner (Aff	fiant)
Ethan Haire			,	
Name- Print or Type		Na	me- Print or Type	
The following informa	ation is to be com	pleted by a Not	ary Public of the Sta	ate of Maryland
STATE OF MARYLAND, COULD I HEREBY CERTIFY, this	NTY OF BALT day of	Jovenber :		e a Notary of Maryland, in
Print name(s) here:	own or oatisfact	arily identified to	mo as such Affian	t/e)
the Affiant(s) herein, personally kn		orny identified to	ine as such Aman	(0).
AS WITNESS my hand and Notari		Dusan	E- Nous	
( P = 20)	Notary I	Public	1/2/18	SWM E. Domozych
1 De marche 1	My Con	nmission Expire	S	



Deed Reference 32705

### **ADMINISTRATIVE ZONING PETITION**

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

Address 18840 For Class Ct. Porteton, MD 2120 Currently zoned RC 4

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING To be filed with the Department of Permits, Approvals and Inspections

10 Digit Tax Account # 2 0 0 0 0 0 3 0 2 1

Owner(s) Printed Name(s) Ethan Haire	
(SELECT THE HEARING(S) BY MARKING $\underline{X}$ AT THE APPR	ROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
For Administrative Variances, the Affidavit on the	e reverse of this Petition form must be completed and notarized.
attached hereto and made a part hereof, hereby petition for	
1. X ADMINISTRATIVE VARIANCE from Section(s) & ACCESSORY BUILDING TO EXISTING DWELLING IN LIZ	400.1 OF BCZR TO PERMIT A PROPOSED BE LOCATED IN THE SIDE YARD OF THE EU OF THE REQUIRED IN THE REAR YARD.
of the zoning regulations of Baltimore County, to the zoning	g law of Baltimore County.
2 ADMINISTRATIVE SPECIAL HEARING to appr County Code: (indicate type of work in this space: i.e., to re	rove a waiver pursuant to Section 32-4-107(b) of the Baltimore raze, alter or construct addition to building)
of the Baltimore County Code, to the development law of E Property is to be posted and advertised as prescribed by the zoning regul/ we agree to pay expenses of above petition(s), advertising, posting, etc. Baltimore County adopted pursuant to the zoning law for Baltimore County	ulations. c. and further agree to be bound by the zoning regulations and restrictions of
	Owner(s)/Petitioner(s):
	Ethan Haire
	Name #1 – Type of Print Name #2 – Type or Print
	Ellian Hava
	Signature #1 Signature #2
	Mailing Address City State
	21120, 443 326 4399, ethanhaire @amil.
	Zip Code Telephone # Email Address
Attorney for Owner(s)/Petitioner(s):	Representative to be contacted:
	Ethan Haire
Name- Type or Print	Name - Type or Print
ORTH	Efra fl
Name- Type or Print Signature	Signature 18820 Fex Clase Ct. Parktin MD
Mailing Address City State	
DEA	Mailing Address City State  21120, 443-326-4399, ether baire @ quail co
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
	to be required, it is ordered by the Office of Administrative Hearings for Baltimore ect matter of this petition be set for a public hearing, advertised, and re-posted as
Admin	nistrative Law Judge for Baltimore County
CASE NUMBER 208-0146-A Filing Date 12	Estimated Posting Date 21017 Reviewer
	~ /2/25/17 Rev 5/5/2016

## 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.

21120

REV. 5/5/2016

Address: 18820 Fox Chose	Ct. Parkton	MD	21120
Address: 18820 Fex Chase ( Print or Type Address of property	City	State	Zip Code
Based upon personal knowledge Administrative Variance at the ab	, the following are the factories address. (Clearly st	ts upon which I/we bas ate practical difficulty	e the request for an or hardship here)
I wish to place a 10' x 14	' shed on my proper	ty in the side yo	ard of my house.
Boranse of the source Slor	red and ine and pres	ence of trees and c	other vegetation in
my near yard, there would	be great practice. The entire reary	I difficulty in T	placing the Storage
and therefore, I would need	to comous doons of	materie trees in	order to make room
For a shed in the re	or. Furthermore, t	he Steep Slope of	the rear yard
would require extensive of	rading. The proposed s	the in the Side yan	ord Ships of attempting
to locate the Shed in the	rear yard. In sum	mary, Strict complian	nce with the current
requirement would unreason	-bly prevent the use	of the property fo	r a permitted purpose
and would render conform	nance unnecessarily	burdensome.	
Signature of Owner (Affiant) Ethan Haire		Signature of Owner (Affian	t)
Name- Print or Type		Name- Print or Type	
The following informati	on is to be completed by a l	Notary Public of the State	of Maryland
	HARFORD		
STATE OF MARYLAND, COUN			
I HEREBY CERTIFY, this	day of November.	≥0/1, before me a	Notary of Maryland, in
and for the County aforesaid, person	nally appeared:		
Print name(s) here:	Haine		San
the Affiant(s) herein, personally know	wn or satisfactorily identifie	d to me as such Affiant(s)	).
AS WITNESS my hand and Notarie	s Seal Qusa	a E. Donza	1
( 18 COOM)	Notary Public	1/2/18	Swan E. Domozych
(3/10000)	My Commission Exp	pires	



#### 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 18820 Fox chase Ct Porkton, MD 2120 Currently zoned RC Deed Reference 32705 10 Digit Tax Account # 2 0 0 0 Owner(s) Printed Name(s) Ethan Haire (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) 400.1 OF BCZR TO PERMIT A PROPOSED ACCESSORY BUILDING TO BE LOCATED IN THE SIDE YARD OF THE EXISTING DWELLING IN LIEU OF THE REQUIRED IN THE 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): Ethan Haire Name # 2 - Type or Print Mailing Address 443 324 4399, 21120 Attorney for Owner(s)/Petitioner(s): Representative to be contacted: Fither Haire Name - Type or Print Name- Type or Print Mailing Address State Zip Code **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 20(8-0146-A Filing Date 17/17 Estimated Posting Date 12/10 Rev 5/5/2016

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REV. 5/5/2016

Address. 18820 For Chose Ct.	Pockton	MD	21120
Address: 18820 Fox Chose Ct.  Print or Type Address of property	City	State	Zip Code
Based upon personal knowledge, the Administrative Variance at the above	e following are the facts address. (Clearly state	s upon which I/we b te <u>practical difficu</u>	ase the request for an Ity or hardship here)
I wish to place a 10' x 14' 5	hed on my property	y in the side	yard of my house.
Because of the source Sloped	grading and presen	ice of trees and	other vegetation in
My rear yard, there would be Shed in the rear yard.	the great practical	difficulty in	placing the Starge
and therefore, I would need to	remove downs of	materie trees in	order to make room
For a shed in the rear.		e Steep Slope of	The rear yard
would require extensive grad location and would elimina	te the proposed Sit	e in the Side you	hard ships of attempting
to locate the Shed in the Te	or yard. In summ	very, Street compl	iance with the current
requirement would unreasonably	prevent the use of	the property	for a permitted purpose
and would render conformar	ice unnecessarily !	ourden some.	
Signature of Owner (Affiant) Ethan Haire	· · · · · · · · · · · · · · · · · · ·	Signature of Owner (Affi	ant)
Name- Print or Type		lame- Print or Type	
The following information is	s to be completed by a No	tary Public of the Sta	te of Maryland
STATE OF MARYLAND, COUNTY O	OF BALTIMORE, to W	it:	
I HEREBY CERTIFY, this and for the County aforesaid, personally	day of November, appeared:	<u>२०/</u> , before me	a Notary of Maryland, in
Print name(s) here:	aire		
the Affiant(s) herein, personally known of	or satisfactorily identified	to me as such Affiant	(s).
AS WITNESS my hand and Notaries Se	Susav	E. Donzo	
SA COOK	Notary Public	1/2/18	SWAN E. DOMOZYCA
(2/20000)2)	My Commission Expir	es	N Become

#### PART A

## ZONING PROPERTY DESCRIPTION FOR 18820 FOX CHASE CT., PARKTON, MD 21120

Beginning at a point on the Northwest side of Fox Chase Ct., which is 9 feet wide at a distance of 1,318 feet Northeast of the centerline of the nearest improved intersecting street Middletown Road which is 34 feet wide.

#### PART B

All that certain lot or parcel of land situate in the County of Baltimore, State of Maryland, and being more particularly described as follows:

Being known and designated as Lot No. 86, as shown on the Plat entitled, "Plat B, Section Two, Middletown Ridge", which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK, JR. 53, folio 21, containing 2.278 acres of lot. Located in the 6<sup>th</sup> Election District and 3<sup>rd</sup> Council District.

THE improvements thereon being known as 18820 Fox Chase Court.

#### PART A

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THE improvements thereon being known as 18820 Fox Chase Court.

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#### CERTIFICATE OF POSTING

Date: 12-10-17

RE: Case Number: 2018-0146-A

Petitioner/Developer: Ethan Haire

Date of Hearing/Closing: 12-25-17

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 1882 of the character of the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1882 of the character of the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1882 of the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1882 of the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1882 of the penalties of



## **ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2018-	0146 - A	Address	18820 Fox Chase Cour	<u>t                                      </u>
Contact Person:	Aaron T	Sui ease Print Your Name	Phone Numbe	er: 410-887-3391
Filing Date:	11/29/17	Posting Date: <u>12</u>	<u>/10/17</u> Closing [	Date: <u>12/25/17</u>
Any contact made through the contact p	with this office person (planne	e regarding the status er) using the case numbe	of the administrative var	riance should be
reverse side of reposting must is again respo	of this form) a st be done only onsible for all	nd the petitioner is resp y by one of the sign post associated costs. The	ne sign posters on the apponsible for all printing/poters on the approved list a zoning notice sign must lt should remain there the	esting costs. Any and the petitioner be visible on the
a formal requ	uest for a pub	olic hearing. Please ur	occupant or owner withir nderstand that even if the plete on the closing date.	
commissioner order that the within 10 day whether the p	r. He may:( matter be set /s of the clos	<ul> <li>a) grant the requested in for a public hearing.</li> <li>sing date if all County en granted, denied, or version</li> </ul>	reviewed by the zoning relief; (b) deny the reque You will receive written no agencies' comments are vill go to public hearing.	ested relief; or (c) otification, usually e received, as to
(whether due commissioner changed givir	to a neighbor), notification g notice of the	or's formal request or b will be forwarded to y hearing date, time and	In cases that must go to your order of the zoning order. The sign on the place location. As when the short he altered sign must	or deputy zoning property must be sign was originally
Petitioner: This Pa	rt of the Form	n is for the Sign Poster	Only	
	USE THE AD	MINISTRATIVE VARIA	NCE SIGN FORMAT	
Case Number 2018-	0146	-A Address <u>18820 F</u>	ox Chase Court	
Petitioner's Name: _	Ethan Haire	Telephone 443-	326-4399	
Posting Date:	12/10/17	Closing Da	ite: _ <u>' 12/25/2017</u>	
Wording for Sign: _	To permit a pr	oposed accessory buildi	ng to be located in the sid	le <u>yard of the</u>
existing dwell	ing in lieu of th	e required in the rear ya	rd.	

Revised 7/10/17



KEVIN KAMENETZ County Executive

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

December 27, 2017

Ethan Haire 18820 Fox Chase Court Parkton MD 21120

RE: Case Number: 2018-0146 A, Address: 18820 Fox Chase Court

Dear Mr. Haire:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 29, 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,

u. Callil

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

**Inter-Office Correspondence** 



DECIVED

ADMINISTRATIVE OF

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:

December 11, 2017

SUBJECT:

**DEPS** Comment for Zoning Item

# 2018-0146-A

Address

18820 Fox Chase Court

(Haire Property)

Zoning Advisory Committee Meeting of December 11, 2017.

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

Reviewer:

Steve Ford





Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 12/4/17

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. 2016-0146-A

Administrative Variance Ethan Haire 18820 Fox Chase Court

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

Sustainability (EPS) - Development Coordination

DATE:

December 11, 2017

SUBJECT:

**DEPS** Comment for Zoning Item

# 2018-0146-A

Address

18820 Fox Chase Court

(Haire Property)

Zoning Advisory Committee Meeting of December 11, 2017.

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

Reviewer:

Steve Ford

## CHECKLIST

Comment Received	<u>Departm</u>	Conditions/ Comments/ No Comment			
	DEVELOPMENT PL (if not received, date of				
12-11	DEPS (if not received, date of	e-mail sent			NC
	FIRE DEPARTMEN	Γ			
	PLANNING (if not received, date of	e-mail sent			
12-6	STATE HIGHWAY	ADMINISTRA	ATION		No diection
	TRAFFIC ENGINEE	RING			
	COMMUNITY ASSO	OCIATION			
	ADJACENT PROPE	RTY OWNER	.S		
ZONING VIOLATI	ON (Case)	No			)
PRIOR ZONING	(Case)	No			
NEWSPAPER ADV	/ERTISEMENT	Date:		76	
SIGN POSTING		Date:	12-	10-17	by Preson
PEOPLE'S COUNS	EL APPEARANCE	Yes		No $\square$	3 9
PEOPLE'S COUNS	SEL COMMENT LETT	ER Yes		No $\square$	
Comments, if any:	2				



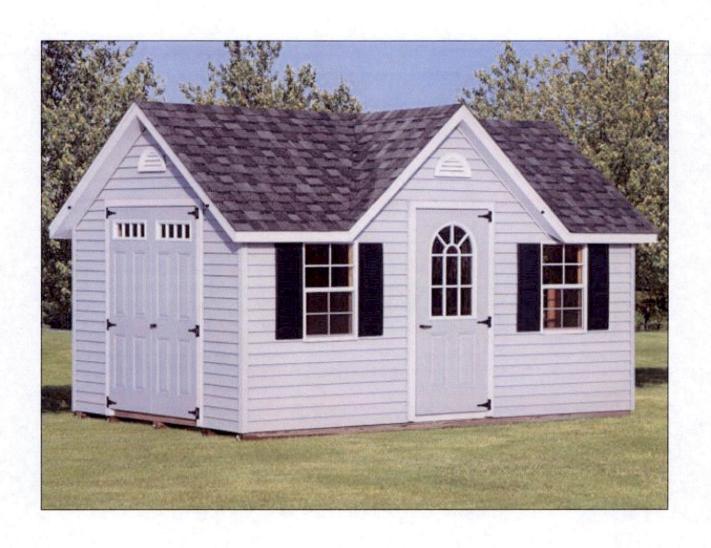
#### Real Property Data Search

#### Search Result for BALTIMORE COUNTY

View Map	View GroundRent Red	emption		View Gro	oundRent Reg	istration	1	
Account Identifier:	District - 06 A	ccount Nur	nber - 200000302	1				
		Owner Int	formation					
Owner Name:	HAIRE ETHAN	N	Use: Principal Res	idence:	RESIDEN'	TIAL		
Mailing Address: 18820 FOX CHASE CT Deed Reference: /32705/ 00328 PARKTON MD 21120- 9059								
			ture Information	100				
Premises Address:	18820 FOX CI 0-0000	HASE CT Legal Descrip		otion:	2.278 AC			
Map: Grid: Parcel:		rision: Se	ection: Block:	Lot:	Assessment	Plat	B	
0016 0006 0163	District: 0000	2		86	<b>Year:</b> 2017	No: Plat	0053/	
Special Tax Areas:		То	wn:		NON	Ref:	0021	
73.			Valorem: x Class:			Will the second		
Primary Structure Built	Above Grade Living Area		shed Basement	d Basement Property Land C			County Use	
1987	2,456 SF			2.27	00 AC	04		
Stories Basement 2 YES	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath	Garage 1 Attache	Last Ma	jor Rend	vation	
		Value Infe		- 7 maon				
	Base Value	Val		Phase-in	Assessments			
		As		As of		of		
l and.	400.000	01/01/2017		07/01/201	7 07	//01/2018	3	
Land: Improvements	136,900 245,000	149,800 254,200						
Total:	381,900	404,000		389,267	30	6,633		
Preferential Land:	0		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	000,20.	0	0,000		
		Transfer In	formation					
Seller: HILLS R WARREN Type: NON-ARMS LENG		Date: 10/23 Deed1: /32	3/2012 2705/ 00328		Price: \$437 Deed2:	400		
Seller: CHESAPEAKE HO	OMES INC	Date: 04/08	8/1987		Price: \$181	,035		
Type: ARMS LENGTH IN	IPROVED	Deed1: /07513/ 00302			Deed2:			
Seller: Type:		Date: Deed1:		Price: Deed2:				
		Exemption I	Information		DCCU2.			
Partial Exempt Assessme	nts: Class		07/01/2017		07/01/201	8		
County:	000		0.00					
State:	000	0.00						
Municipal:	000		0.00 0.00		0.00 0.00			
Tax Exempt: Exempt Class:		Special Ta	x Recapture:					
		stead Applic	ation Information	7				
Homestead Application St								
	Homooumon	o' Tay Cradit	Application Inform	antion				

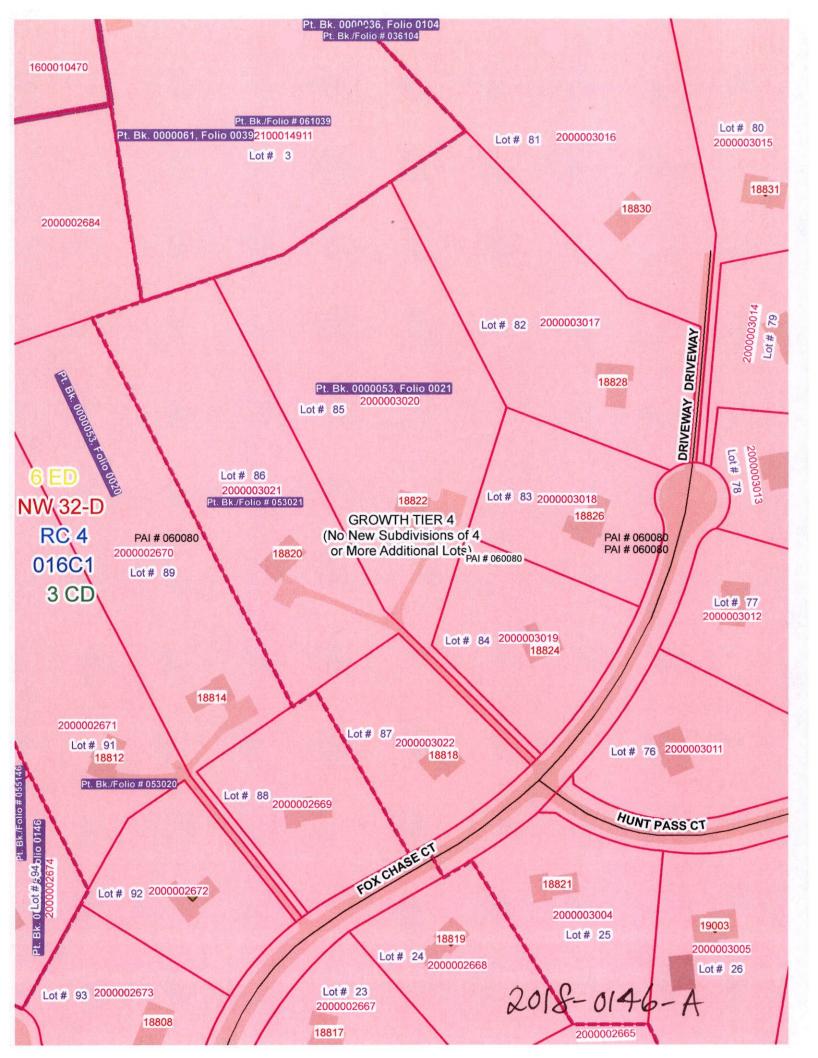






	SITE VICINITY MAP (447
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)	SITE VICINITY MAP
ADDRESS 1882 o Fox Chase Ct., Porkton, mo 21120 OWNER(S) NAME(S) Ethan Haire	the sales of the s
21 - 3	V. 58
SUBDIVISION NAME Middletown Ridge LOT # 86 BLOCK # SECTION # 2	7.3
PLAT BOOK #EHK JR, FOLIO # 21 10 DIGIT TAX # 200003021 DEED REF. # 32705 /0328	631:
53	11:3
	1100
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	middletown Rd
Midlimum 1 300 30 30 30 30 30 30 30 30 30 30 30 30	•
SETBACK LINE	MAP IS NOT TO SCALE
EXELL / EXELL / EXELL /	ZONING MAP# 016C
	SITE ZONED RC 4
502.231	ELECTION DISTRICT 6
86 Y 8 89 A 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	COUNCIL DISTRICT 3
3624 / 3	LOT AREA ACREAGE 2.278
18824	
LOWEST AG. 05/	OR SQUARE FEET
TYF-7-14 600 18 38 1 1 1 50' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 10 150' 1	HISTORIC ? NO
FAME GAT	IN CBCA ? No
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	IN FLOOD PLAIN ?_ NO
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	UTILITIES? MARK WITH X
2 278 AGT STORES OF THE SECOND	WATER IS:
SETBACK LINE	PUBLIC PRIVATE X
The state of the s	SEWER IS:
53/1.44	PUBLICPRIVATE_X
88149	PRIOR HEARING ?
1 / / / / / / / / / / / / / / / / / / /	IF SO GIVE CASE NUMBER
	AND ORDER RESULT BELOW
6	NO
PLAN DRAWN BY Ethan Have DATE 11/1/17 SCALE: 1 INCH = 60 FEET	
	VIOLATION GASE INFO:
	MULALIUM CASE INTO.

2018-0146-A Pet. Eva. 1



#### Real Property Data Search (w3)

#### Search Result for BALTIMORE COUNTY

View Map	View GroundRent Red	emption		View Groun	dRent Regi	stration	
Account Identifier:	District - 06 A	ccount Nun	nber - 200000302 <sup>.</sup>	1	·		·
		Owner Inf					
Owner Name:	HAIRE ETHAN	N	Use: Principal Resi	idence:	RESIDENT YES	ſIAL	
Mailing Address:	18820 FOX CI	JASE OT	Deed Referen				
	PARKTON ME 9059		2004 ((01010))		702700700	020	
			ture Information		-		
Premises Address:	18820 FOX CI 0-0000	HASE CT	Legal Descrip	tion:	2.278 AC F	RER 252	FT
					MIDDLETO	OWN RIE	GE
Map: Grid: Parce	l: Sub Subdiv District:	rision: Se	ection: Block:	Lot: Ass Yea	sessment er:	Plat No:	В
0016 0006 0163	0000	2		86 201	7	Plat Ref:	0053 0021
Special Tax Areas:	tod to the second committee to the second to	То	wn:		NON	E	
•			l Valorem: x Class:				
Primary Structure	Above Grade Living	Fínis	shed Basement	Propert	y Land	Cou	nty
Built	Area	Area		Area		Use	-
1987	2,456 SF	witers her sweet to reserve a sweetwhere a see	neisHendrid Obding their military military in the control of the c	2.2700 /	4C	04	
Stories Basement	Туре	Exterior	Full/Half Bath	Garage	Last Maj	or Reno	vation
2 YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached			
	- <del></del>	Value Inf					
	Base Value	Val	3	Phase-in Ass			
		As 01/	of 01/2017	As of 07/01/2017		of /01/2018	ı
Land:	136,900		9,800	0170112011	07.	10 1120 10	•
Improvements	245,000		4,200				
Total:	381,900		1,000 ·	389,267	39	6,633	
Preferential Land:	0				0		
		Transfer In	nformation				
Seller: HILLS R WARRE		Date: 10/2	3/2012	F	Price: \$437,	400	
Type: NON-ARMS LENG	GTH OTHER	Deed1: /32	2705/ 00328		Deed2:		
Seller: CHESAPEAKE H		Date: 04/0	8/1987	F	Price: \$181,	035	
Type: ARMS LENGTH I	MPROVED	Deed1: /07	7513/ 00302		eed2:		
Seller:		Date:		Price:			
Type:		Deed1:		t	Deed2:		
		Exemption !					
Partial Exempt Assessm			07/01/2017		07/01/2018	}	
County: State:	000		0.00				
state: Municipal:	000 000		0.00 0.00 0.00		0.00 0.00		
Tax Exempt:		Special Ta	ax Recapture:		0.00 0.00		
Exempt Class:		NONE	an itoouptuie.				
•	Home		cation Information				
Homestead Application S							
	Homeowner	s' Tax Credit	t Application Inform	nation	<del></del>		*********
Homeowners' Tax Credit							-

ZONING HEADING DUAN COD MADUANCE COD ODECIAL HEADING	SITE VICINITY MAP
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)	thouse driversally a
ADDRESS 1882 o Fox Chase Ct. Parkton, mo 21120 OWNER(S) NAME(S) Ethan Haire	1 12
SUBDIVISION NAME Middle fown Ridge LOT # 86 BLOCK # SECTION # 2	1.37
PLAT BOOK #EHL JR, FOLIO # 21 10 DIGIT TAX # 200003021 DEED REF. # 32705 /0328	(3) (*)
53	
	11/200
	i middletown Rd
SETBACK LINE	MAP IS NOT TO SCALE /
Even Server	ZONING MAP# 016C
	SITE ZONED RC 4
592.23	ELECTION DISTRICT 6
89 A	COUNCIL DISTRICT 3
3624	LOT AREA ACREAGE 2.278
#100 00 00 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	OR SQUARE FEET
TYPE 9.7 645.130	HISTORIC? NO
FAMERICANT	IN CBCA ? No
Box Eve 1	IN FLOOD PLAIN ? NO
	UTILITIES? MARK WITH X
2.278 Maria Bullows SETBACK LINE	WATER IS:
	PUBLICPRIVATE_X
To see the second of the secon	SEWER IS:
53/. 44'	PUBLICPRIVATE_X
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	PRIOR HEARING ?
	IF SO GIVE CASE NUMBER
	AND ORDER RESULT BELOW
( FN )	
PLAN DRAWN BY Ethan Have DATE 11/1/17 SCALE: 1 INCH = 60 FEET	
STATE	that are palace to the
L	VIOLATION CASE INFO:

ZONINO UEADINO DI ANI COD LIABITANCE DE CON ODERNA UEADINO	] SITE VICINITY MAP (447
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)	SITE VICINITY MAP
ADDRESS 18820 Fox Chase Ct., Parkton, mo 21120 OWNER(S) NAME(S) Ethan Haire	The second second
SUBDIVISION NAME Middletown Ridge LOT# 86 BLOCK # SECTION # 2	32.0
PLAT BOOK #EHK JR, FOLIO # 21 10 DIGIT TAX # 200003021 DEED REF. # 32705 /0328	
53	
	middletown Rd.
MINIMUM 30 30 SUILDING SETBACK LINE	MAP IS NOT TO SCALE
SETSACK ZINE	ZONING MAP# 016C
	SITE ZONED RC 4
592.237	ELECTION DISTRICT 6
86 Y 6	council district 3
3624	LOT AREA ACREAGE 2.278
#188 OF ON THE PROPERTY OF THE	OR SQUARE FEET
DE WES CAS 150 CONTRACTOR WELL IS THE WEST OF THE WEST	HISTORIC? NO
E. J.	IN CBCA? No
150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 150' - 15	IN FLOOD PLAIN ? NO
43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 43.5 [ ] [ 4	UTILITIES? MARK WITH X
2.218 1 Sept Minimum	WATER IS:
SETENCY LINE	PUBLICPRIVATE_X
	SEWER IS:
337	PUBLIC PRIVATE X
	PRIOR HEARING ? NO
8 188149	IF SO GIVE CASE NUMBER
	AND ORDER RESULT BELOW
	AND ORDER RESULT BELOW
PLAN DRAWN BY Ethan Have DATE 11/1/17 SCALE: 1 INCH = 60 FEET	
	VIOLATION GASE INFO:
	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\