



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)
6th Election District
3rd 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 12-29-17

By BW

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 29th 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 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 12-29-17

By [Signature]



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 Parkton, MD 2120 Currently zoned RC 4
Deed Reference 32705 / 0328 10 Digit Tax Account # 2000003021
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. ☒ **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 #1 – Type or Print Name #2 – Type or Print
Ethan Haire
Signature #1 Signature #2
18820 Fox Chase Ct Parkton MD
Mailing Address City State
2120 , 443 326 4399 , ethanhaire@gmail.com
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Ethan Haire
Name – Type or Print
Ethan Haire
Signature
18820 Fox Chase Ct. Parkton MD
Mailing Address City State
2120 , 443-326-4399 , ethanhaire@gmail.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0146A Filing Date 11/29/17 Estimated Posting Date 12/10/17 Reviewer AT

~ 12/25/17

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.

Address: 18820 Fox Chase Ct. Parkton MD 21120
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)

I wish to place a 10' x 14' shed on my property in the side yard of my house. Because of the severe sloped grading and presence of trees and other vegetation in my rear yard, there would be great practical difficulty in placing the Storage Shed in the rear yard. The entire rear yard of the property is in the woods, and therefore, I would need to remove dozens of mature trees in order to make room for a shed in the rear. Furthermore, the steep slope of the rear yard would require extensive grading. The proposed site in the side yard is the perfect location and would eliminate the practical difficulties and hardships of attempting to locate the shed in the rear yard. In summary, strict compliance with the current requirement would unreasonably prevent the use of the property for a permitted purpose and would render conformance unnecessarily burdensome.

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

Ethan Haire
Signature of Owner (Affiant)
Ethan Haire
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

HARFORD
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of November, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ethan Haire

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

AS WITNESS my hand and Notaries Seal



Susan E. Domzych
Notary Public
1/2/18
My Commission Expires
Susan E. Domzych



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 Parkton, MD 21120 Currently zoned RC 4
Deed Reference 32705 / 0328 10 Digit Tax Account # 2000003021
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. ☒ **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 #1 – Type or Print / Name #2 – Type or Print
Ethan Haire
Signature #1 / Signature #2
18820 Fox Chase Ct Parkton MD
Mailing Address / City / State
21120 / 443 326 4399 / ethanhaire@gmail.com
Zip Code / Telephone # / Email Address

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

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

Representative to be contacted:

Ethan Haire
Name – Type or Print
Ethan Haire
Signature
18820 Fox Chase Ct. Parkton MD
Mailing Address / City / State
21120 / 443-326-4399 / ethanhaire@gmail.com
Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 208-0146-A Filing Date 11/29/17 Estimated Posting Date 12/10/17 Reviewer AT

~ 12/25/17

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.

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

Ethan Haire
Signature of Owner (Affiant)
Ethan Haire
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

HARFORD
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of November, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ethan Haire

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

AS WITNESS my hand and Notaries Seal



Susan E. Domszyk
Notary Public
1/2/18
My Commission Expires
Susan E. Domszyk



ADMINISTRATIVE ZONING PETITION

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

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Owner(s) Printed Name(s) Ethan Haire

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

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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 #1 – Type or Print Name #2 – Type or Print
Ethan Haire
Signature #1 Signature #2
18820 Fox Chase Ct Parkton MD
Mailing Address City State
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Mailing Address City State
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Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0146-A Filing Date 11/29/17 Estimated Posting Date 12/10/17 Reviewer AT

12/25/17

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

Ethan Haire
Signature of Owner (Affiant)

Ethan Haire
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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Print name(s) here: Ethan Haire

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

AS WITNESS my hand and Notaries Seal



Susan E. Domzych
Notary Public
1/2/18
My Commission Expires
Susan E. Domzych

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 6th Election District and 3rd Council District.

THE improvements thereon being known as 18820 Fox Chase Court.

2018-0146-A

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

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THE improvements thereon being known as 18820 Fox Chase Court.

2018-0146-A

160543

Date:

PAID RECEIPT

Receipt for \$75.00
\$75.00 of 1.00 CA
Baltimore County, Maryland

Total:

ETHAN HAIRE

18820 FOX CHASE CT

2018-0146-A

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

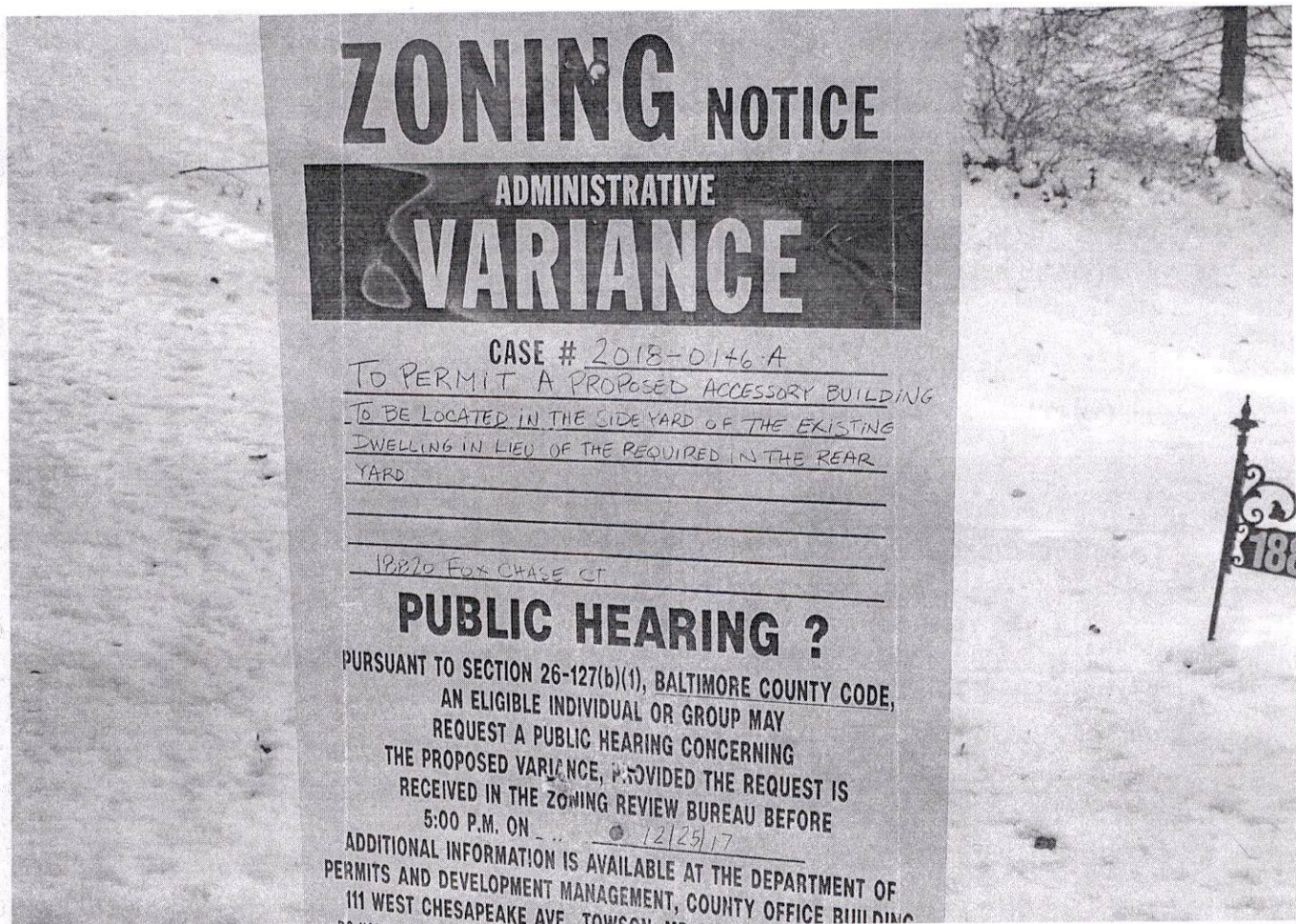
Date: 12-10-17

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 18820 Fox Chase Ct



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0146 - A Address 18820 Fox Chase Court

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/29/17 Posting Date: 12/10/17 Closing Date: 12/25/17

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0146 -A Address 18820 Fox Chase Court

Petitioner's Name: Ethan Haire Telephone 443-326-4399

Posting Date: 12/10/17 Closing Date: 12/25/2017

Wording for Sign: 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.

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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: 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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

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

Date: 12/6/17

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

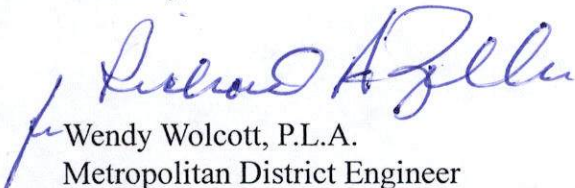
Dear Ms. Lewis:

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.

2018-0146-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

C H E C K L I S T

<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>12-11</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-6</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: 12-10-17 by PrisonPEOPLE'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 - 06 Account Number - 2000003021			
Owner Information					
Owner Name:		HAIRE ETHAN		Use:	RESIDENTIAL
Mailing Address:		18820 FOX CHASE CT PARKTON MD 21120-9059		Principal Residence:	YES
				Deed Reference:	/32705/ 00328
Location & Structure Information					
Premises Address:		18820 FOX CHASE CT 0-0000		Legal Description:	2.278 AC RER 252 FT MIDDLETOWN RIDGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0016	0006	0163		0000	2 86
				Assessment Year:	Plat No:
				2017	0053/0021
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1987	2,456 SF		2.2700 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		136,900	149,800		
Improvements		245,000	254,200		
Total:		381,900	404,000	389,267	396,633
Preferential Land:		0			0
Transfer Information					
Seller: HILLS R WARREN		Date: 10/23/2012		Price: \$437,400	
Type: NON-ARMS LENGTH OTHER		Deed1: /32705/ 00328		Deed2:	
Seller: CHESAPEAKE HOMES INC		Date: 04/08/1987		Price: \$181,035	
Type: ARMS LENGTH IMPROVED		Deed1: /07513/ 00302		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: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

2018-0146-A



2018-0146-A





2018-0146-A

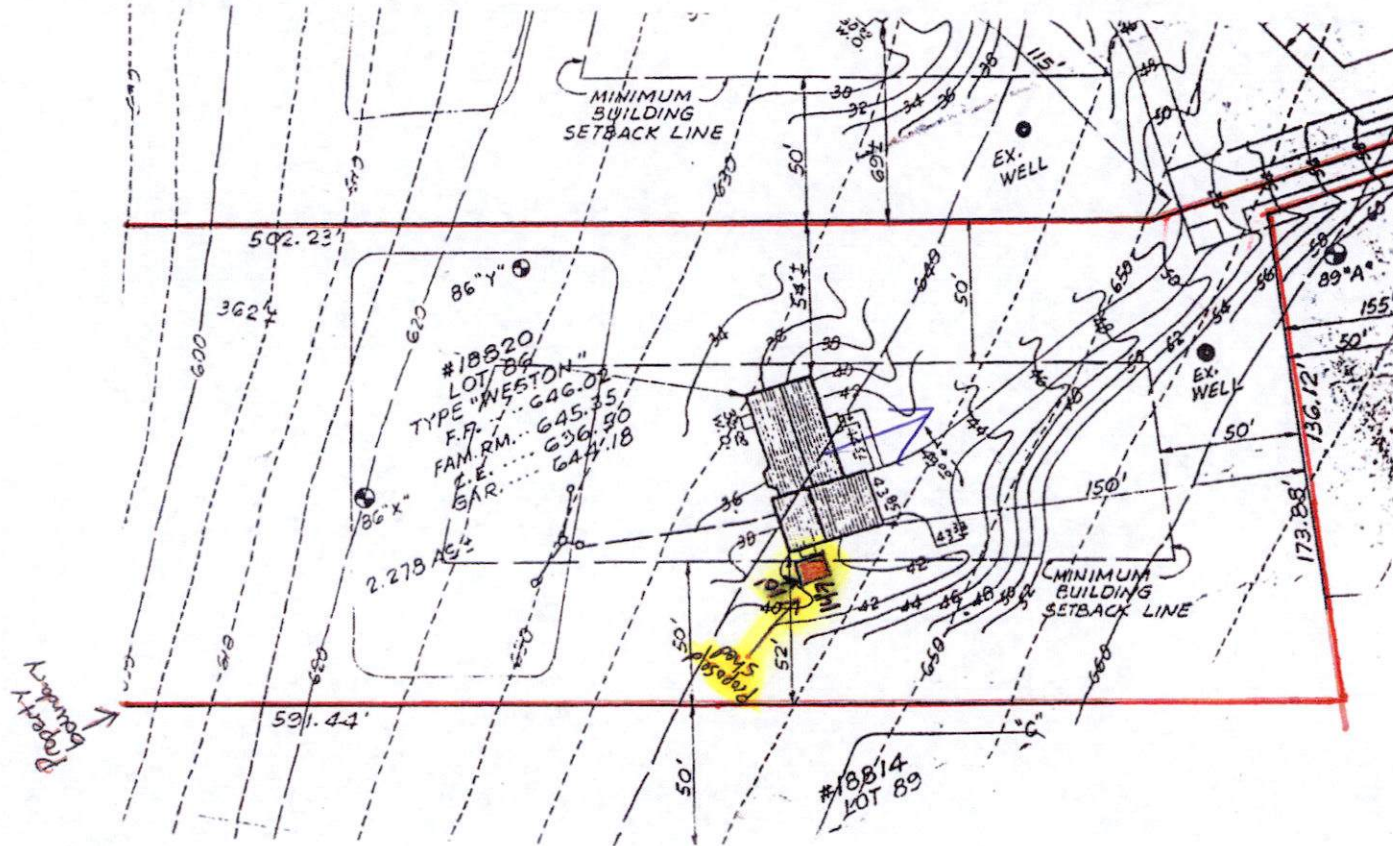
ZONING HEARING PLAN FOR VARIANCE ____ FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 18820 Fox Chase Ct., Parkton, MD 21206 OWNER(S) NAME(S) Ethan Haire

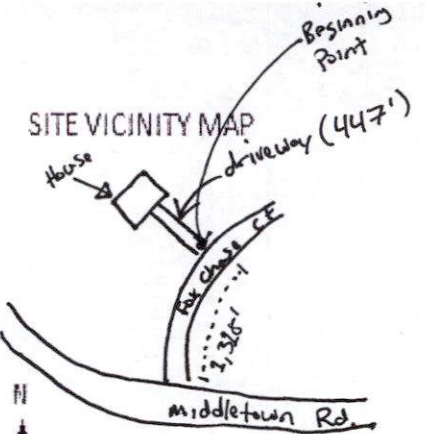
SUBDIVISION NAME Middletown Ridge LOT # 86 BLOCK # — SECTION # 2

PLAT BOOK # EHK JR, FOLIO # 21 10 DIGIT TAX # 2000003021 DEED REF. # 32705 / 0328

53



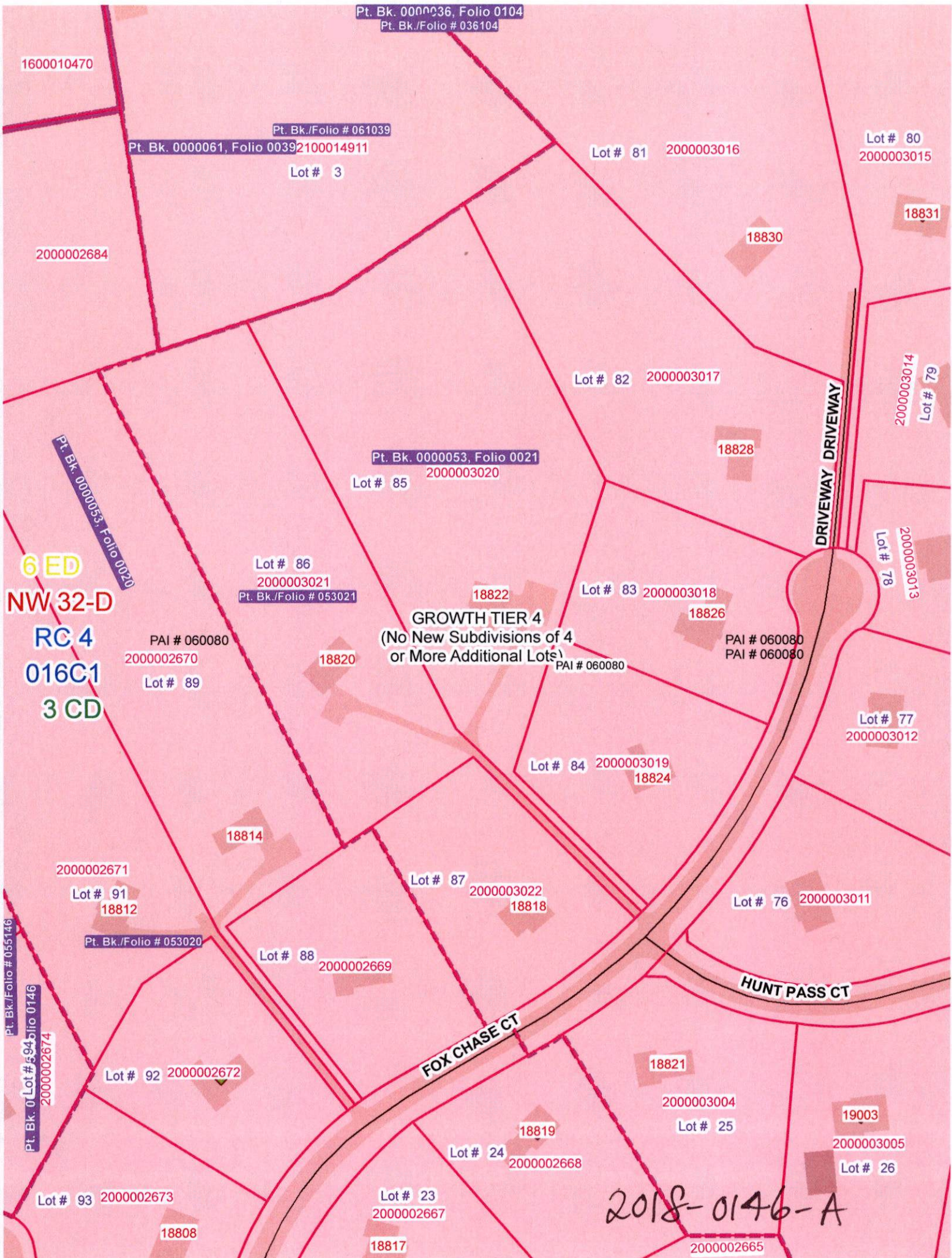
PLAN DRAWN BY Ethan Haire DATE 11/1/17 SCALE: 1 INCH = 60 FEET



MAP IS NOT TO SCALE
ZONING MAP# 016C1
SITE ZONED RC 4
ELECTION DISTRICT 6
COUNCIL DISTRICT 3
LOT AREA ACREAGE 2.278
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018-0146-A Pet. Exp. 1



Pt. Bk. 0000036, Folio 0104
Pt. Bk./Folio # 036104

1600010470

Pt. Bk./Folio # 061039

Pt. Bk. 0000061, Folio 0039 2100014911

Lot # 3

Lot # 81 2000003016

Lot # 80
2000003015

2000002684

18830

18831

Lot # 82 2000003017

18828

2000003014
Lot # 79

Pt. Bk. 0000053, Folio 0021

Lot # 85 2000003020

Lot # 86
2000003021

Pt. Bk./Folio # 053021

18822

Lot # 83 2000003018

18826

PAI # 060080
PAI # 060080

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

PAI # 060080

Lot # 84 2000003019
18824

Lot # 77
2000003012

PAI # 060080
2000002670
Lot # 89

18820

18814

2000002671

Lot # 91
18812

Pt. Bk./Folio # 053020

Lot # 88 2000002669

Lot # 87 2000003022
18818

Lot # 76 2000003011

HUNT PASS CT

Lot # 92 2000002672

FOX CHASE CT

18821

2000003004
Lot # 25

19003
2000003005
Lot # 26

Lot # 24 2000002668

18819

Lot # 23
2000002667

18817

Lot # 93 2000002673

18808

2018-0146-A

2000002665

Pt. Bk./Folio # 055146

Pt. Bk. 0 Lot # 94 Folio 0146

2000002674

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 06 Account Number - 2000003021			
Owner Information					
Owner Name:	HAIRE ETHAN		Use:	RESIDENTIAL	
Mailing Address:	18820 FOX CHASE CT PARKTON MD 21120-9059		Principal Residence:	YES	
			Deed Reference:	/32705/ 00328	
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Type: ARMS LENGTH IMPROVED		Deed1: /07513/ 00302		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: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

2018-0146-A

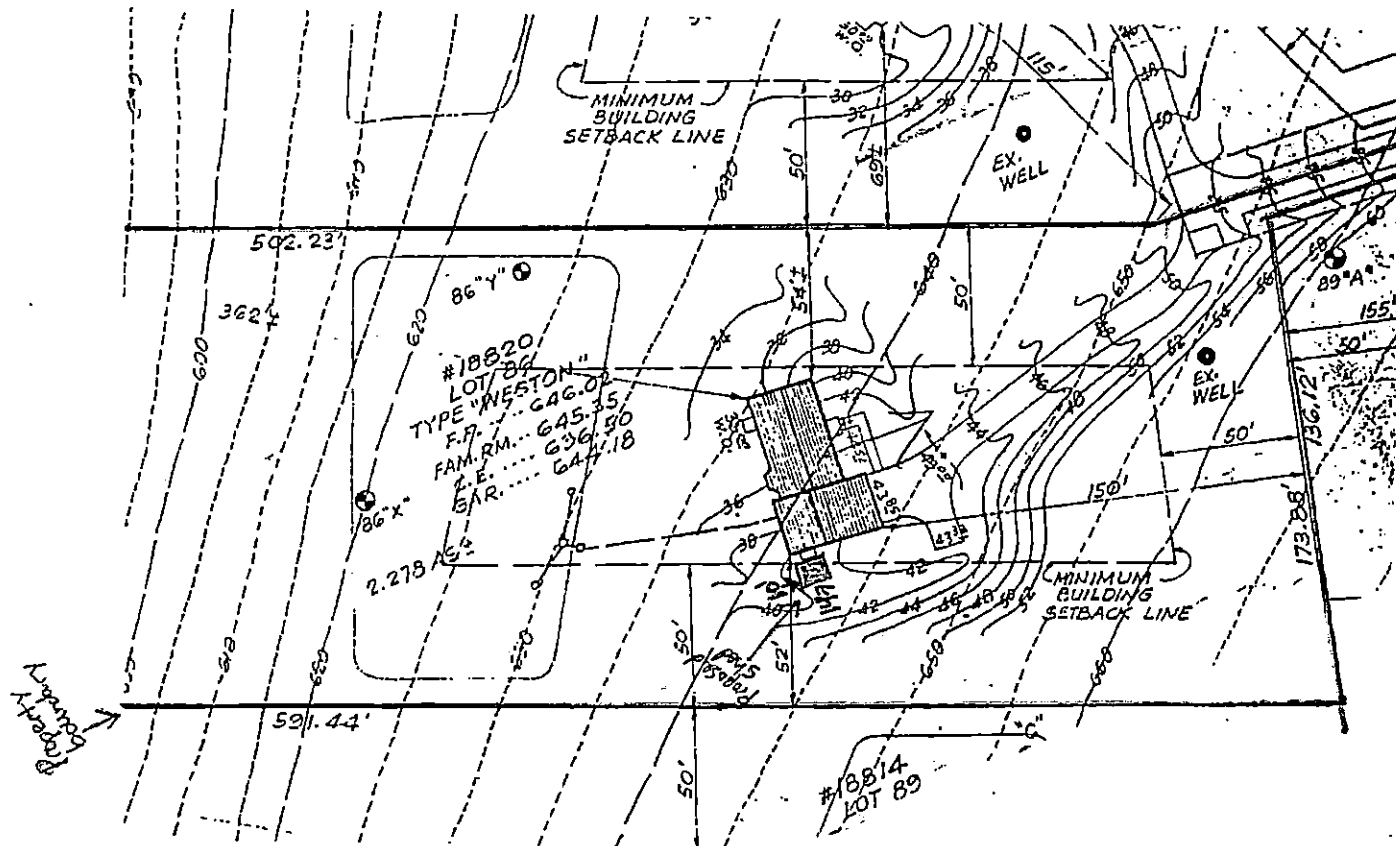
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 18820 Fox Chase Ct., Parkton, MD 21120 OWNER(S) NAME(S) Ethan Haire

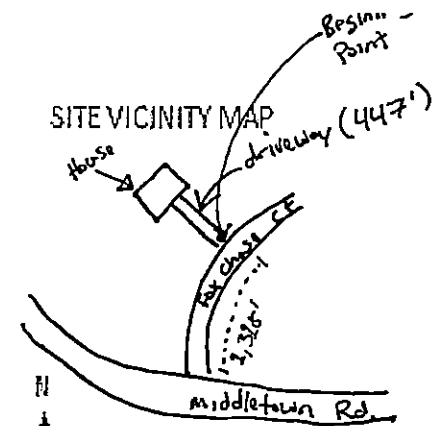
SUBDIVISION NAME Middletown Ridge LOT # 86 BLOCK # _____ SECTION # 2

PLAT BOOK # EHK JR, FOLIO # 21 10 DIGIT TAX # 2000003021 DEED REF. # 32705 / 0328

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PLAN DRAWN BY Ethan Haire DATE 11/1/17 SCALE: 1 INCH = 60 FEET



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PUBLIC _____ PRIVATE X
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IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
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VIOLATION CASE INFO:
NO

2018-0146-A

2018-0146-A