

MEMORANDUM

DATE: May 11, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0188-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 10, 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 VARIANCE

(11115 Hidden Trail Drive)

3rd Election District

2nd Council District

Richard & Nancy Hudes

Legal Owners

Petitioners

*

*

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*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0188-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Richard and Nancy Hudes, the legal owners of the subject property (“Petitioners”). The Petition seeks variance relief from Section 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit an existing accessory structure (chicken coop) and two (2) accessory buildings (sheds) to be located in the side and front yards in lieu of the required rear yard only. A site plan was marked as Petitioners’ Exhibit 1.

Nancy Hudes appeared in support of the petition, and Stuart Kaplow, Esq. represented the Petitioners. One neighbor attended the hearing to obtain additional information regarding the request. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the reviewing county agencies.

The site is approximately 1.02 acres in size and zoned RC-5. The property is improved with a single family dwelling constructed in 1986. Counsel explained the chicken coop and sheds have been in their present location for at least 13 years (i.e., Petitioners purchased the property in 2003). The petition was filed after an anonymous complaint was filed with the Bureau of Code Enforcement.

ORDER RECEIVED FOR FILING

Date 4-10-18

By [Signature]

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The large lot has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be required to raze or relocate the existing accessory structures. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 10th day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit an existing accessory structure (chicken coop) and two (2) accessory buildings (sheds) to be located in the side and front yards in lieu of the required rear yard only, be and is hereby GRANTED.

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 4-10-18

By dlw



PETITION FOR ZONING HEARING(S)

CC1714781

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

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

Address 1115 HIDDEN TRAIL DRIVE which is presently zoned RC-5
Deed References: 18971/0271 10 Digit Tax Account # 1700010387
Property Owner(s) Printed Name(s) RICHARD & NANCY HODES

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) 400.1; BC2R,
To permit an existing accessory structure (chicken coup) and 2 accessory buildings (sheds) to be located in the side and front yards in lieu of the required rear yard only.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Richard Hodes, Nancy Hodes

Name #1 - Type or Print

Name #2 - Type or Print

R Hodes

Nancy Hodes

Signature #1

Signature #2

1115 Hidden Trail Dr. Owings Mills, MD

Mailing Address

City

State

21117 410-902-9995 nhodes@mac.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0188-A Filing Date 1/12/18

Do Not Schedule Dates: Reviewer JCM

Zoning Petition Property Description:

Part A

Zoning Property Description for 11115 Hidden Trail Drive, Owings Mills, MD

Beginning at a point on the north side of Hidden Trail Drive which is 50 feet wide at a distance of 738 feet to the southeast of the center line of the nearest improved intersecting street, Shaded Brook Drive, which is a 50 foot right of way.

Part B, Option 2

Being Lot #80 in the subdivision of Valley Heights as recorded in Baltimore County Plat Book #40, Folio 37, containing 1.02 acres. Located in the 3rd Election District and the 2nd Council District.



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5508875

Sold To:

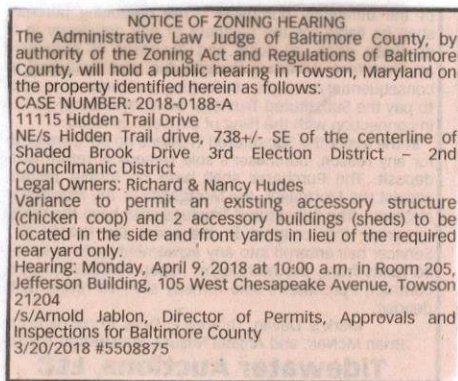
NANCY HUDES - CU00643909
11115 Hidden Trail Dr
Owings Mills, MD 21117-2345

Bill To:

NANCY HUDES - CU00643909
11115 Hidden Trail Dr
Owings Mills, MD 21117-2345

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

Mar 20, 2018



The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/18/2018

Case Number: 2018-0188-A

Petitioner / Developer: RICHARD & NANCY HUDES

Date of Hearing: APRIL 9, 2018

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:
11115 HIDDEN TRAIL DRIVE

The sign(s) were posted on: MARCH 18, 2018

ZONING NOTICE

CASE # 2018-0188-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: MONDAY, APRIL 9, 2018
AT 10:00 A.M.

VARIANCE TO PERMIT AN EXISTING ACCESSORY
STRUCTURE (CHICKEN COOP) AND 2 ACCESSORY
BUILDINGS (SHEDS) TO BE LOCATED IN THE SIDE
AND FRONT YARDS IN LIEU OF THE REQUIRED
REAR YARD ONLY.
11115 HIDDEN TRAIL DRIVE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



1115 HIDDEN TRAIL DRIVE
CASE # 2018-0188-A



KEVIN KAMENETZ
County Executive

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

March 12, 2018

NEW NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0188-A

11115 Hidden Trail Drive

NE/s Hidden Trail drive, 738+/- SE of the centerline of Shaded Brook Drive

3rd Election District - 2nd Councilmanic District

Legal Owners: Richard & Nancy Hudes

Variance to permit an existing accessory structure (chicken coop) and 2 accessory buildings (sheds) to be located in the side and front yards in lieu of the required rear yard only.

Hearing: Monday, April 9, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Richard & Nancy Hudes, 11115 Hidden Trail Drive, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 20, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 20, 2018 Issue - Jeffersonian

Please forward billing to:
Nancy Hudes
11115 Hidden Trail Drive
Owings Mills, MD 21117

410-902-9995

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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11115 Hidden Trail Drive

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

February 6, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0188-A

11115 Hidden Trail Drive

NE/s Hidden Trail drive, 738+/- SE of the centerline of Shaded Brook Drive

3rd Election District - 2nd Councilmanic District

Legal Owners: Richard & Nancy Hudes

Variance to permit an existing accessory structure (chicken coop) and 2 accessory buildings (sheds) to be located in the side and front yards in lieu of the required rear yard only.

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Richard & Nancy Hudes, 11115 Hidden Trail Drive, Owings Mills 21117

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 20, 2018.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 20, 2018 Issue - Jeffersonian

Please forward billing to:

Nancy Hudes
11115 Hidden Trail Drive
Owings Mills, MD 21117

410-902-9995

NOTICE OF ZONING HEARING

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CASE NUMBER: 2018-0188-A

11115 Hidden Trail Drive

NE/s Hidden Trail drive, 738+/- SE of the centerline of Shaded Brook Drive

3rd Election District - 2nd Councilmanic District

Legal Owners: Richard & Nancy Hudes

Variance to permit an existing accessory structure (chicken coop) and 2 accessory buildings (sheds) to be located in the side and front yards in lieu of the required rear yard only.

Hearing: Monday, March 12, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
11115 Hidden Trail Drive; NE/S Hidden Trail *
Drive, 738' SE of c/line Shaded Brook Drive * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Richard & Nancy Hudes *
Petitioner(s) * BALTIMORE COUNTY
* 2018-188-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JAN 25 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to Richard & Nancy Hudes, 11115 Hidden Trail Drive, Owings Mills, Maryland 21117, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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: 2018-0188-A
Property Address: 11115 HIDDEN TRAIL DR.
Property Description: N/S of HIDDEN TRAIL DRIVE, 738ft. ±
SE FROM E of SHADED BROOK CT.
Legal Owners (Petitioners): RICHARD & NANCY HODES
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nancy Hodes
Company/Firm (if applicable): _____
Address: 11115 Hidden Trail Dr.
Owings Mills, MD 21117

Telephone Number: 410-902-9995

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

NO 161186

Date: 1/12/18

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept Obj	BS Acct	Amount
				Source/	Rev/			
001	506	0000		6150				75.00

Total: 75.00

Rec From: NANCY HUDES

For: 2018-0188-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME
1/12/2018 1/12/2018 09:40:46
161186 WALKIN LRS
RECEIPT # 940543 1/12/2018 (61)
325 TOWNS VERIFICATION
161186
Receipt Tot 75.00
75.00 LR \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

April 4, 2018

Richard & Mary Hudes
11115 Hidden Trail Drive
Owings Mill MD 21117

RE: Case Number: 2018-0188 A, Address: 11115 Hidden Trail Drive

Dear Mr. & Ms. Hudes:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 12, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 1/22/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0188-A

*Marionco
Richard & Nancy Hudes
11115 Hidden Trail Drive*

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 MEMORANDUM

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

DATE: 2/26/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-188



INFORMATION:

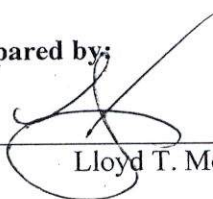
Property Address: 1115 Hidden Trail Drive
Petitioner: Richard Hudes, Nancy Hudes
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit 1 existing and 2 proposed accessory structures to be located in the side and front yards in lieu of the required rear yard only. *existing* *WSJ*

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

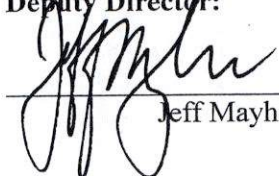
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Wally Lippincott
Richard & Nancy Hudes
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

DATE: 2/26/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-188



INFORMATION:

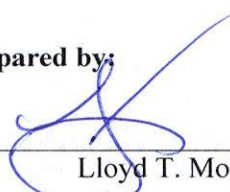
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The Department of Planning has no objection to granting the petitioned zoning relief.

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

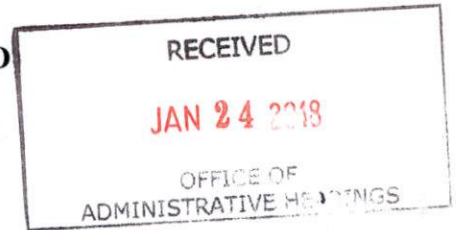
AVA/KS/LTM/

c: Wally Lippincott
Richard & Nancy Hudes
Office of the Administrative Hearings
People's Counsel for Baltimore County

~~3-12-18~~
4-9-18

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: January 24, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0188-A
Address 11115 Hidden Trail Drive
(Hudes Property)

Zoning Advisory Committee Meeting of **January 29, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 31, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2018
Item No. 2018-0188-A, 0189-A and 0190-SPH

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

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/26/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-188

INFORMATION:

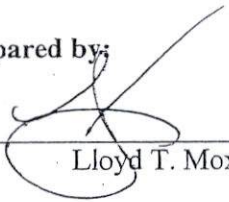
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For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/

c: Wally Lippincott
Richard & Nancy Hudes
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: January 24, 2018

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Address 11115 Hidden Trail Drive
(Hudes Property)

Zoning Advisory Committee Meeting of **January 29, 2018**.

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>
<u>1/31</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>No Comments</u>
<u>1/24</u>	DEPS (if not received, date e-mail sent _____)	<u>No Comment</u>
_____	FIRE DEPARTMENT	_____
<u>2/26</u>	PLANNING (if not received, date e-mail sent _____)	<u>No Objection</u>
<u>1/22</u>	STATE HIGHWAY ADMINISTRATION	<u>No Objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. <u>CC 1714781</u>)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>3/20/18</u>	
SIGN POSTING	Date: <u>3/18/18</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE _____

2018-0188-A

4-9-2018

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

Nancy Hudes	11115 Hidden Trail Dr.	Owings Mills, MD 21117	nhudes@mac.com
-------------	------------------------	------------------------	----------------

CASE NAME 2018-0188-A
CASE NUMBER _____
DATE _____

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

IN RE: **PETITIONS FOR VARIANCE**

11115 Hidden Trail Drive
3rd Election District
2nd Council District
Richard Hudes & Nancy Hudes, Owner
Petitioners

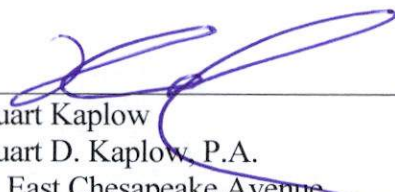
* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* Case No: **2018-188-A**



* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Stuart Kaplow and Stuart D. Kaplow, P.A. as legal counsel
for Richard Hudes and Nancy Hudes, the property owner and your Petitioners.



Stuart Kaplow
Stuart D. Kaplow, P.A.
15 East Chesapeake Avenue
Towson, Maryland 21286
(410) 339-3910
skaplow@stuartkaplow.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6 day of April, 2018, a copy of the foregoing was
mailed first class, postage prepaid to:

Peter Max Zimmerman, Esquire
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204



Stuart Kaplow

January 2018

To whom it may concern:

This letter is written in reference to the exterior structures at 11115 Hidden Trail Drive 21117. We reside at 11111 Hidden Trail Drive. Our property is immediately adjacent to 11115 Hidden Trail Drive. Our home and yard are in full view of the exterior structures mentioned above. We have no objection to these structures and are in full support of the variance for 11115 Hidden Trail Drive.

Sincerely,

Jenny & Ziv Gamliel

Kristen L Lewis

From: Nancy Hudes <nhudes@me.com>
Sent: Tuesday, February 13, 2018 11:36 AM
To: Kristen L Lewis
Subject: variance hearing

Case number: 2018-0199-A v1 8Y
Address: 11115 Hidden Trail Drive

Kristen -

As per our conversation this morning, my husband and I have a conflict with our current hearing date, March 12. We will be out of town with our children. We are available in the month of April. My cell phone is 410-382-2686, if you have any questions or need more information.

Thanks -

Richard and Nancy Hudes

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 1700010387			
Owner Information					
Owner Name:	HUDES RICHARD S HUDES NANCY C		Use:	RESIDENTIAL	
Mailing Address:	11115 HIDDEN TRAIL DR OWINGS MILLS MD 21117-2345		Principal Residence:	YES	
			Deed Reference:	/18971/ 00271	
Location & Structure Information					
Premises Address:		11115 HIDDEN TRAIL DR 0-0000		Legal Description: 11115 HIDDEN TRAIL DR VALLEY HEIGHTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0059	0009	0112		0000	80 2017 4 0040/0037
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1986	2,774 SF	2000 SF	1.0200 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	FRAME	3 full/ 1 half	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:	127,100	127,100			
Improvements	403,900	418,200			
Total:	531,000	545,300	535,767	540,533	
Preferential Land:	0			0	
Transfer Information					
Seller: POMERANTZ DAVID R		Date: 10/16/2003		Price: \$535,000	
Type: ARMS LENGTH IMPROVED		Deed1: /18971/ 00271		Deed2:	
Seller: POMERANTZ DAVID R		Date: 01/29/1987		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07466/ 00137		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 05/07/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

4/9
10Am

Case No.: 2018-0188-A - 1115 Hidden Trail Drive

Exhibit Sheet

192
4-10-18

Petitioner/Developer

192
5-11-18

Protestants

No. 1	Plan	
No. 2	Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



③ Front of house from the driveway

(2) part of notes from program





① Street view
11115 Hidden Trail Dr



② Driveway - panhandle

(3) Different components



(1) TOP of driveway - 1. shed & chicken coop.

PLAT BOOK # 40 FOLIO # 37 10 DIGIT TAX # 17 000 103 87 DEED REF. # 1897 J/00271

4

MAP IS NOT TO SCALE

ZONING MAP# 0059

SITE ZONED RC5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.02

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC **PRIVATE** ☒

SEWER IS:

PUBLIC **PRIVATE** ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

SCALE: 1 INCH = 50 FEET

VIOLATION CASE INFO:

CC 1714781

Pet. #



① Street view
11115 Hidden Trail Dr

Pet No. 2

② Driveway - parhandle



③ Front of house from the driveway



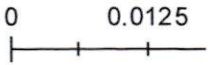


(1) TOP of driveway - 2 sheds & chicken coop.





Boundary



PLAT BOOK # 40 FOLIO # 37 10 DIGIT TAX # 17 000 103 87 DEED REF. # 18971/00271



MAP IS NOT TO SCALE

ZONING MAP# 0059

SITE ZONED RC5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.02

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

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WATER IS:

PUBLIC PRIVATE ☒

SEWER IS:

PUBLIC **PRIVATE** ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CC 1714781

PLAN DRAWN BY Richard Hudes DATE 1/9/18 SCALE: 1 INCH = 50 FEET

Lot # 76
1700010383

Lot # 77
1700010384
2002-0511-A

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

Lot # 78
Pt. Bk. 0000040, Folio 0037 1700010385

11119

Lot # 23 2000013081

11103

Lot # 79 1700010386
11117

2000013082
Lot # 24

SITE

PAI # 030147

Pt. Bk./Folio # 040037

PAI # 030147

Lot # 80 1700010387

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

Lot # 25
1990-0517-A 200013083

2 CD 3 ED
RC 5
NW 13-E 059B2

PAI # 030147
PAI # 030147

HIDDEN TRAIL DR

Lot # 81 11113
1700010388

PAI # 030295

Pt. Bk./Folio # 056030 PAI # 030295
PAI # 030295 PAI # 030295

Pt. Bk. 0000056, Folio 0030
Lot # 26 2000013084

11111

Lot # 82 1700010389

11109

Lot # 85 1700010392

11112

1990-0211-X