MEMORANDUM

DATE: May 15, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2018-0247-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 14, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7612 Cedar Road)		
12th Election District	*	OFFICE OF ADMINISTRATIVE
7th Council District		
Bernard W. Cumberland	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2018-0247-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owner of the property, Bernard W. Cumberland ("Petitioner"). The Petitioner is requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an addition with a front yard setback of 22 ft. and a side yard setback of 2 ft. in lieu of the required 25 ft. and 10 ft. respectively and to permit existing structure with a side yard setback of 9 ft. in lieu of the required 10 ft. 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 March 25, 2018, 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 Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in

the file to indicate that the requested variance would adversely affect the health, safety or general 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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR 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 BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this **13th** day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an addition with a front yard setback of 22 ft. and a side yard setback of 2 ft. in lieu of the required 25 ft. and 10 ft. respectively and to permit existing structure with a side yard setback of 9 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said 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 4-13-18
By

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 7612 CEDAR RD **Currently zoned** DR 5.5

Deed Reference ____ / ____ 10 Digit Tax Account # 1213078410

Owner(s) Printed Name(s) BERNARD CUMBERLAND

(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) 1B02.3.C.1 BCZR

To permit an addition with a front yard setback of 22' and side yard setback of 2' in lieu of the required 25' and 10' respectively. And to permit existing structure with a side yard setback of 9' in lieu of the required 10'.

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):

BERNARD CUMBERLAND / ____

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

7612 CEDAR RD DUNDALK MD

Mailing Address / City / State

21222 / 410-979-2481 / bcumberland1@comcast.net

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:

Name – Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING

Date 4-13-18

By

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 2018-0247-A **Filing Date** 3/14/18 **Estimated Posting Date** 3/25/18 **Reviewer** JF

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: 7612 CEDAR RD (Print or Type Address of property) DUNDALK (City) MD (State) 21222 (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)**

TO ACCOMIDATE GROWING FAMILY. AND STORAGE NEEDS.

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

Signature of Owner (Affiant) — Signature of Owner (Affiant)

BERNARD CUMBERLAND

Name- Print or Type — Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of MARCH, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: BERNARD CUMBERLAND

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

AS WITNESS my hand and Notaries Seal

CHARLOTTE E RADCLIFFE NOTARY PUBLIC BALTIMORE COUNTY, MD

Notary Public CHARLOTTE E. RADCLIFFE

My Commission Expires 11/22/2020

REV. 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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Print or Type Address of property | City | State | Zip Code

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Signature of Owner (Affiant) | Signature of Owner (Affiant)

BERNARD CUMBERLAND

Name- Print or Type | Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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Print name(s) here: BERNARD CUMBERLAND

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

AS WITNESS my hand and Notarial Seal

CHARLOTTE E RADCLIFFE NOTARY PUBLIC BALTIMORE COUNTY, MD

Notary Public CHARLOTTE E. RADCLIFFE

My Commission Expires 11/22/2020

REV. 5/5/2016

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 7612 CEDAR RD **Currently zoned** DR 5.5

Deed Reference / 10 Digit Tax Account # 1 2 1 3 0 7 8 4 1 0

Owner(s) Printed Name(s) BERNARD CUMBERLAND

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

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1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 BCZR

To permit an addition with a front yard setback of 22' and side yard setback of 2' in lieu of the required 25' and 10', respectively. And to permit existing structure with a side yard setback of 9' in lieu of the required 10

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):

BERNARD CUMBERLAND

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

7612 CEDAR RD DUNDALK. MD

Mailing Address / City / State

21222 / 410-979-2481 / bcumberland1@comcast.net

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:

Name – Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING

Date 4-13-18

By

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 2018-0247-A **Filing Date** 3/14/18 **Estimated Posting Date** 3/25/18 **Reviewer** JF

Rev 5/5/2016

ZONING DESCRIPTION FOR 7612 CEDAR ROAD 21222
(address)

Beginning at a point on the South EAST side of CEDAR RD.
(north, south, east or west)

name of street on which property fronts) which is 50 RIGHT OF WAY
(number of feet of right-of-way width)

wide at the distance of 450' ~~South~~ West of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street NORTHPOINT ROAD
(name of street)

which is 50'
(number of feet of right-of-way width) wide. *Being Lot # 134,

Block —, Section # — in the subdivision of NORTHSHIRE
(name of subdivision)

as recorded in Baltimore County Plat Book # 14, Folio # 29,

containing 6250 S.F. Also known as 7612 CEDAR RD
(square feet or acres) (property address)

and located in the 12th Election District, 7 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING

CASE NO. 2018-0247-A

PETITIONER/DEVELOPER

BERNARD

CUMBERLAND

DATE OF HEARING/CLOSING

4/9/18

BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

7612 CEDAR ROAD

THIS SIGN(S) POSTED ON March 25, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/25/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411


7612
ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE# 2018-0247-A
TO PERMIT AN ADDITION WITH A FRONT YARD SETBACK OF 22' AND SIDE YARD SETBACK OF 2' IN LIEU OF THE REQUIRED 25' AND 10', RESPECTIVELY. AND TO PERMIT EXISTING STRUCTURE WITH A SIDE YARD SETBACK OF 9' IN LIEU OF THE REQUIRED 10'
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, APRIL 9, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 410-887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.
MEETING IS HANDICAP ACCESSIBLE

3/25/18

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0247 -A Address 7612 CEDAR RD

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/16/18 **Posting Date:** 3-25-18 **Closing Date:** 4-9-18

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0247 -A Address 7612 CEDAR RD.

Petitioner's Name BERNARD CUMBERLAND Telephone 410-979-2481

Posting Date: 3-25-18 **Closing Date:** 4-9-18

Wording for Sign: To Permit an addition with a front yard setback of 22' and side yard setback of 2' in lieu of the required 25' and 10' respectively. And to permit existing structure with a side yard setback of 9' in lieu of the required 10'.

Revised 6/30/2018

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Account Identifier: **District - 12 Account Number -** 1213078410

Owner Information

Owner Name:	CUMBERLAND BERNARD WAYNE	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7612 CEDAR RD BALTIMORE MD 21222-1403	**Deed Reference:**	/29094/ 00289

Location & Structure Information

Premises Address:	7612 CEDAR RD 0-0000	**Legal Description:**	7612 CEDAR RD NORTHSHIRE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0096	0024	0201		0000			134	2018	Plat Ref:	0014/ 0029

Special Tax Areas:		**Town:**	NONE
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1949	1,060 SF		6,250 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2017	Phase-in Assessments As of 07/01/2018
Land:	48,200	48,200		
Improvements	98,400	106,800		
Total:	146,600	155,000	146,600	149,400
Preferential Land:	0			0

Transfer Information

Seller: CUMBERLAND BERNARD W	**Date:** 01/19/2010	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /29094/ 00289	**Deed2:**
Seller: MOSER ROBERT C	**Date:** 06/06/1988	**Price:** $70,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /07878/ 00819	**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

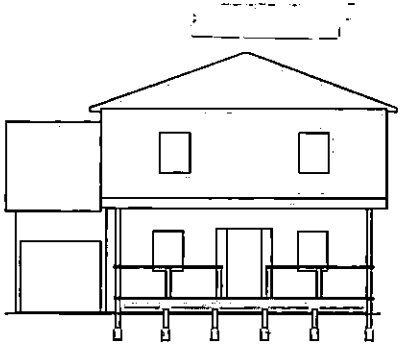
Homestead Application Information

Homestead Application Status: Approved 12/31/2012

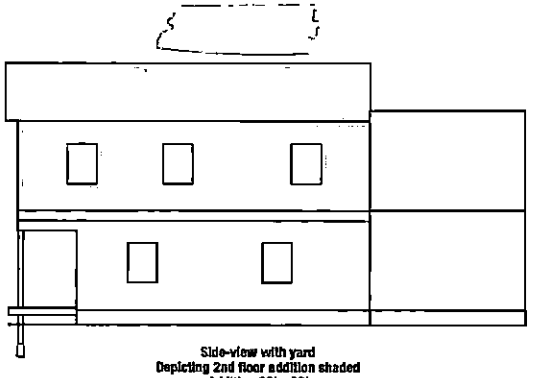
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

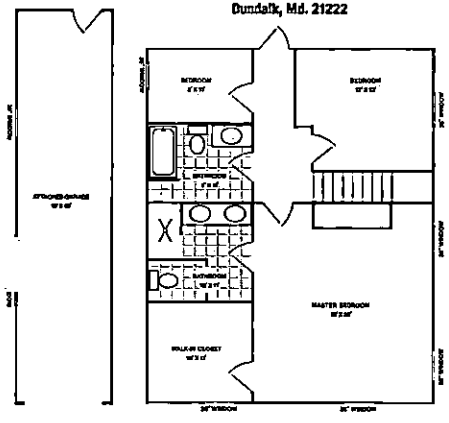


Front-view depicting 2nd floor addition and attached garage shaded
Addition 29' x 36'
6' extension creating a covered porch on the front of house
16" over on each side of lower level



Side-view with yard
Depicting 2nd floor addition shaded
Addition 29' x 36'
6' extension creating a covered porch on the front of house
18" over on each side of lower level

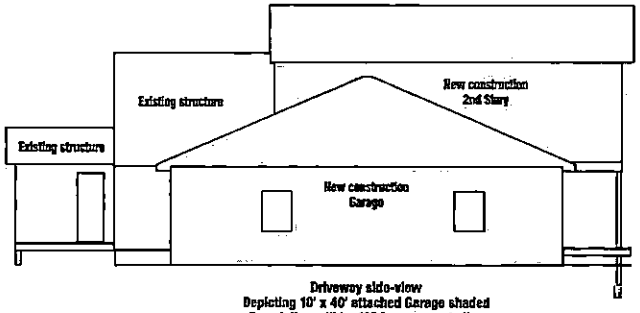
716 Cedar Road
Dundalk, Md. 21222



Attached Garage 10' x 40'

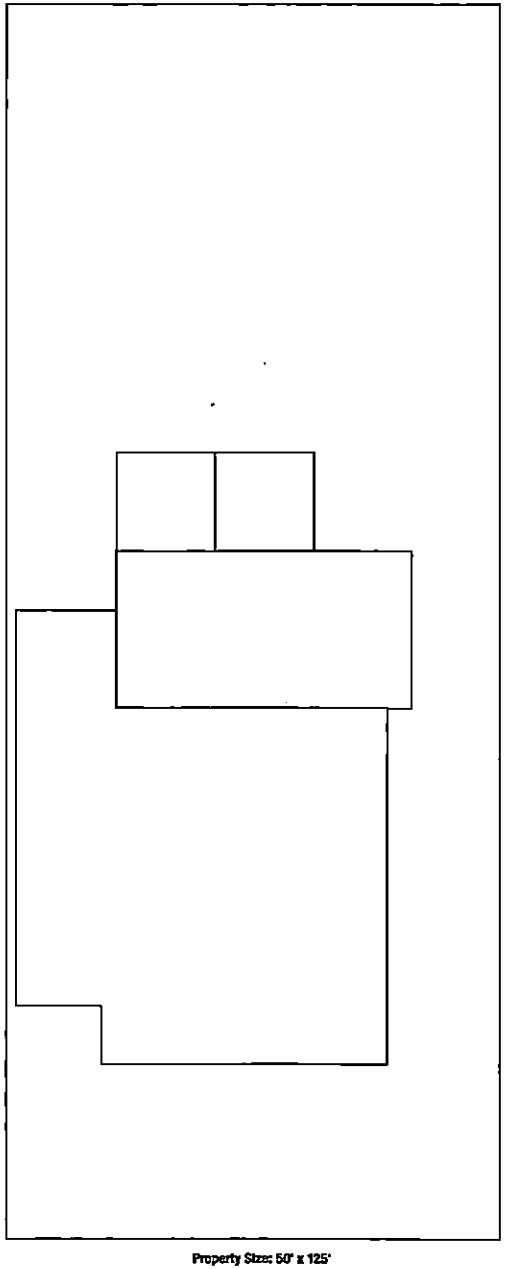
2nd Story 29' x 36'

716 Cedar Road
Dundalk, Md. 21222



Driveway side-view
Depicting 10' x 40' attached Garage shaded
Foundation will be 12" from property line

716 Cedar Road
Dundalk, Md. 21222



Property Size: 50' x 125'

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

№ 166294

Date: 3/16/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: BERNARD CUMBERLAND

For: 7612 CEDAR RD.
Administrative Variance
Case # 2018-0247-A

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

PAID RECEIPT
BUSINESS ACTUAL TIME REQ.
3/19/2018 3/19/2018 14:33:3 3
REG WOOD WALKIN CAH
RECEIPT # 266292 3/19/2018 DELR
Dept: 5 528 ZONING VERIFICATION
CR ID. 166294
Recpt Tot 175.00
175.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

April 10, 2018

Bernard Cumberland
7612 Cedar Road
Dundalk MD 21222

RE: Case Number: 2018-0247 A, Address: 7612 Cedar Road

Dear Mr. Cumberland:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 16, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 3/19/18

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. 2018-0247-A-
Administrative Variance
Bernard Cumberland
7612 Cedar Road.

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

Sincerely,

for Richard A. Zeller

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

INTEROFFICE CORRESPONDENCE

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

DATE: April 4, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2018
Item No. 2018-0237-A, 0238-A, 0239-A, 0240-SPH, 0242-A, 0243-A, 0244-A, 0245-A and 0247-A

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

* * * * *

VKD: cen
cc: file

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: March 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0247-A
Address 7612 Cedar Road
(Cumberland Property)

Zoning Advisory Committee Meeting of **March 26, 2018**.

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

Reviewer: Steve Ford

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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: March 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0247-A
Address 7612 Cedar Road
(Cumberland Property)

Zoning Advisory Committee Meeting of **March 26, 2018**.

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

Reviewer: Steve Ford

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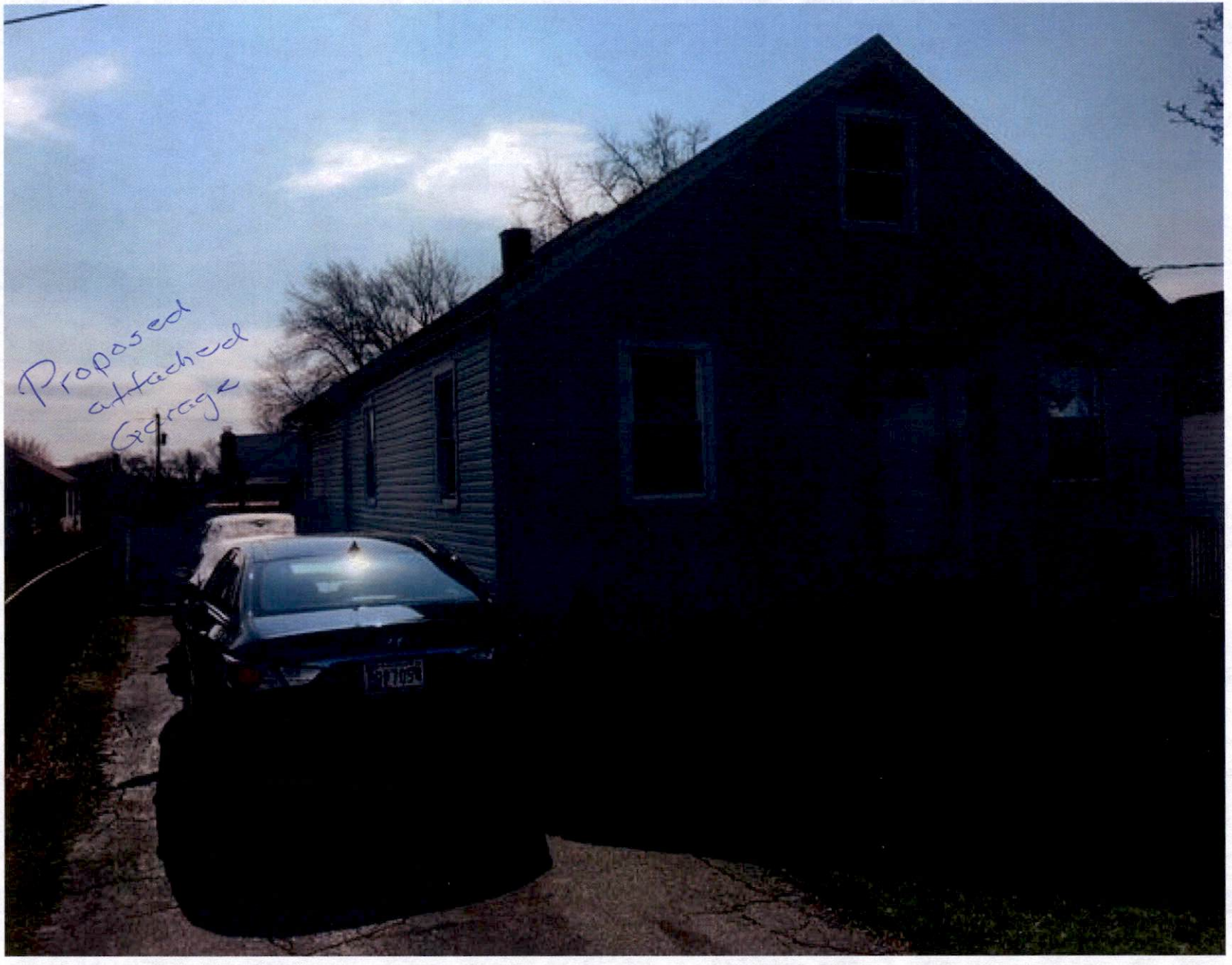

Proposed
attached
Garage

CASE NO. 2018- 0247-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
4-4	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
3-27	DEPS (if not received, date e-mail sent _____)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
3-19	STATE HIGHWAY ADMINISTRATION	No object.
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 3-25-18 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District** - 12 **Account Number** - 1213078410

Owner Information

Owner Name:	CUMBERLAND BERNARD WAYNE	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7612 CEDAR RD BALTIMORE MD 21222-1403	**Deed Reference:**	/29094/ 00289

Location & Structure Information

Premises Address:	7612 CEDAR RD 0-0000	**Legal Description:**	7612 CEDAR RD NORTHSHIRE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0096	0024	0201		0000			134	2018	Plat Ref: 0014/ 0029

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1949	1,060 SF		6,250 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2017	Phase-in Assessments As of 07/01/2018
Land:	48,200	48,200		
Improvements	98,400	106,800		
Total:	146,600	155,000	146,600	149,400
Preferential Land:	0			0

Transfer Information

Seller: CUMBERLAND BERNARD W	**Date:** 01/19/2010	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /29094/ 00289	**Deed2:**
Seller: MOSER ROBERT C	**Date:** 06/06/1988	**Price:** $70,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /07878/ 00819	**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 12/31/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2018-0247-A **Reviewer:** Jun Fernando
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Bernard Cumberland
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

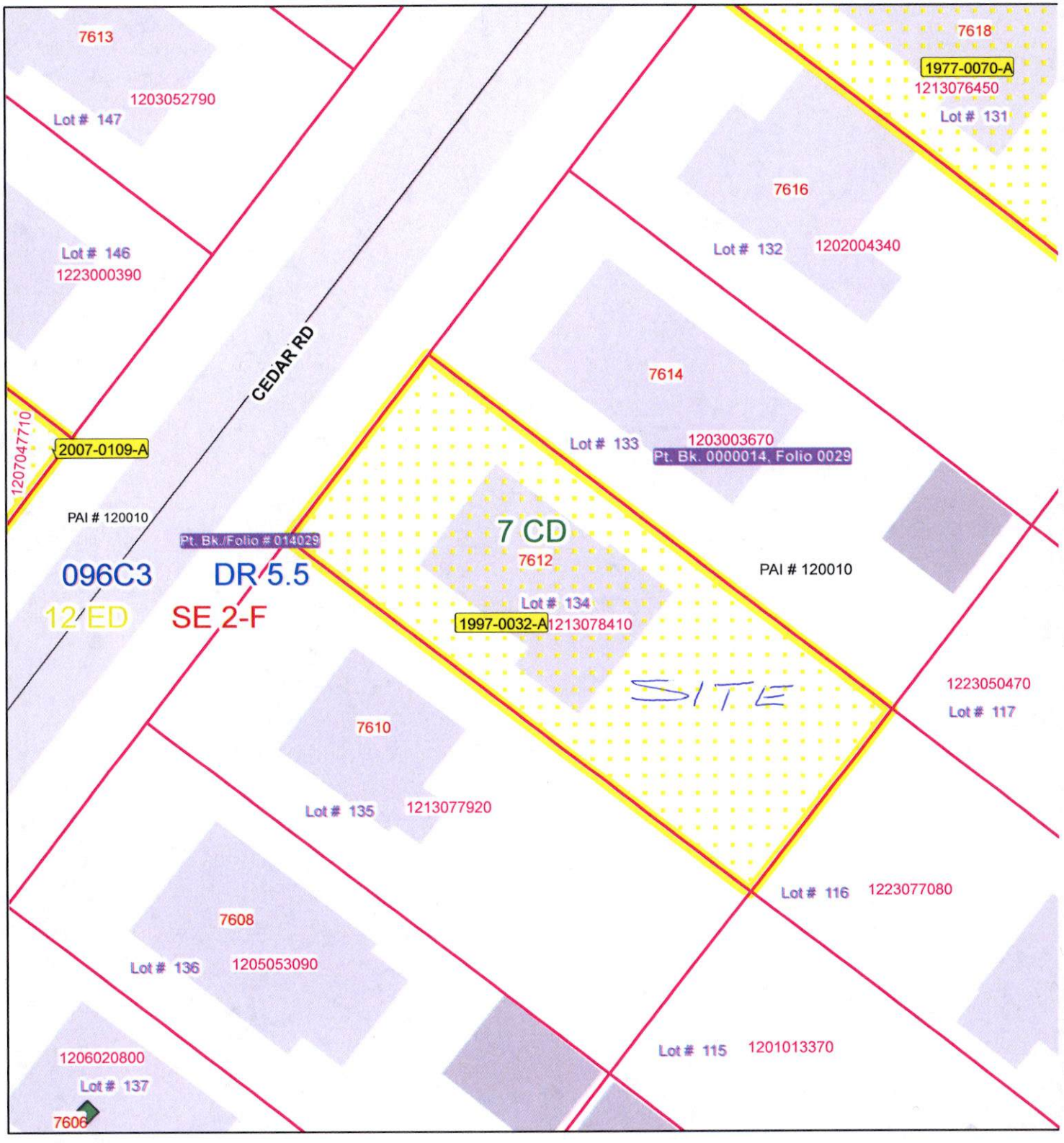
Property Address: 7612 CEDAR RD
Location: S/S of Cedar Road, +/- 450 ft. W of the centerline of North Point Road

Existing Zoning: DR 5.5 **Area:** 6,250 SQ. FT,
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit an addition with a front yard setback of 22 ft. and a side yard setback of 2 ft. in lieu of the required 25 ft. and 10 ft. respectively and to permit existing structure with a side yard setback of 9 ft. in lieu of the required 10 ft.
Attorney: Not Available
Prior Zoning Cases: 1997-0032-A
Concurrent Cases: None
Violation Cases: None
Closing Date: 04/09/2018

Miscellaneous Notes:


Lot # 161
1212040830
7616
Lot # 162
1204001240
Lot # 151
1202002550
Lot # 150
1211047400
2009-0024-A
1991-005
7624
1203038650
Lot # 128
Lot # 149
1219027080
7617
7622
Lot # 129
1208003070
Lot # 163
1203020030
Lot # 148
1207058980
7615
Pt. Bk. 0000014, Folio 0029
7620
Lot # 130
1220030750
1212040640
Lot # 147
1203052790
7613
Lot # 131
1213076450
1977-0070-A
Lot # 120
1213058570
Lot # 146
1223000390
7611
Lot # 132
1202004340
Lot # 145
1207047710
2007-0109-A
1219064070
Lot # 119
12 ED
Lot # 133
1203003670
7 CD
096C3
SE 2-F
DR 5.5
7607
1211016240
Lot # 144
Pt. Bk./Folio # 014029
PAI # 120010
Lot # 134
1213078410
1997-0032-A
PAI # 120010
Lot # 118
1212040650
7611
7610
Lot # 135
1213077920
Lot # 117
1223050470
7609
Lot # 143
1220000624
CEDAR RD
Lot # 136
1205053090
Lot # 116
1223077080
7607
Lot # 137
1206020800
Lot # 115
1201013370
7605
Lot # 114
1219051800
7603
MAPLE RD
1202071400
Lot # 139
12260400030
Lot # 109
1207015860
Lot # 138
Lot # 113
1260
1226000800
1262
Lot # 112
1202002540
Lot # 111
1207062060
WILLOW RD
1300
1202058540

7614 Cedar Road



Publication Date: 3/14/2018

Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N W E S

0 5 10 20 30 40 Feet

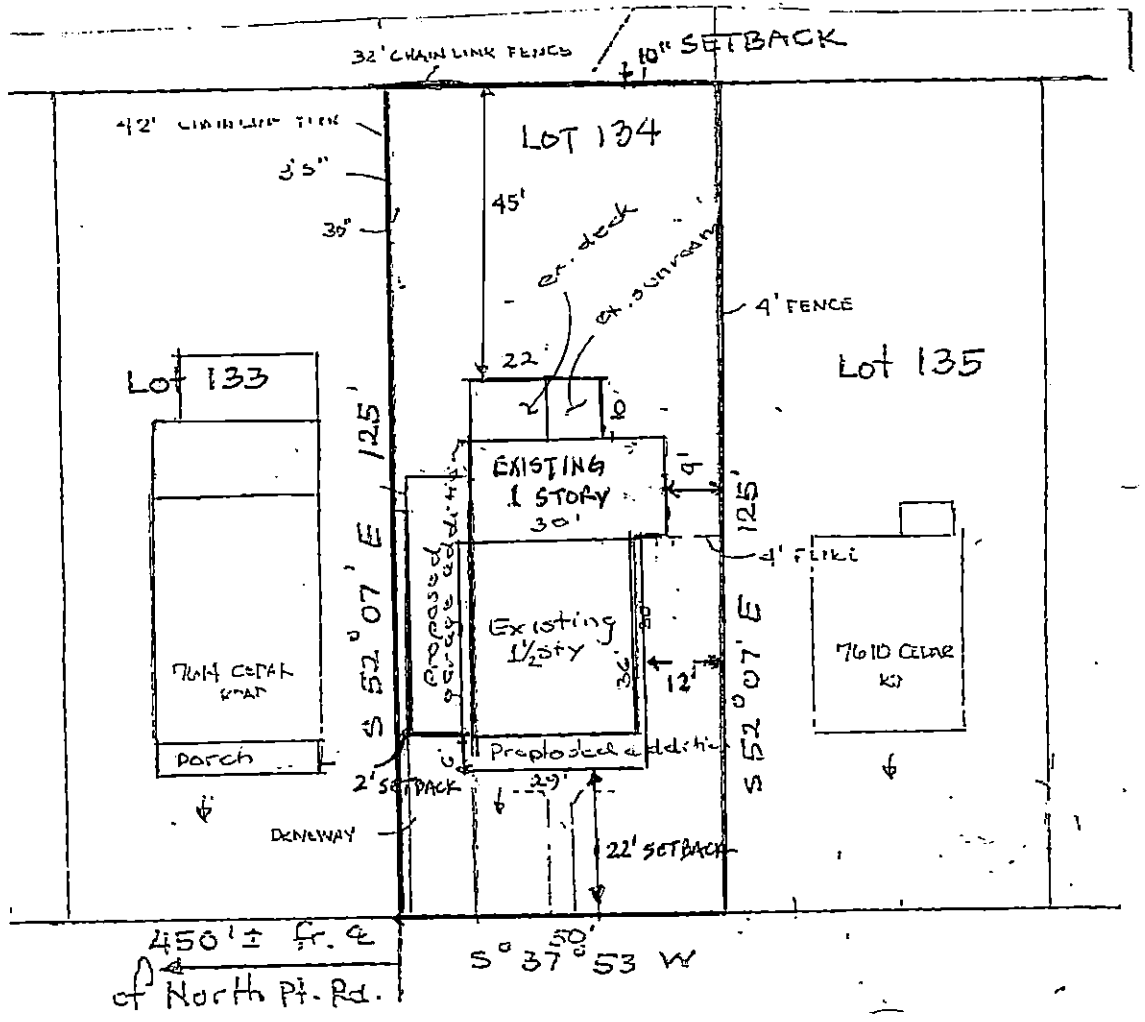
1 inch = 30 feet

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

ADDRESS 7612 CEDAR RD OWNER(S) NAME(S) BERNARD CUMBERLAND

SUBDIVISION NAME NORTHSHIRE LOT # 134 BLOCK # ____ SECTION # ____

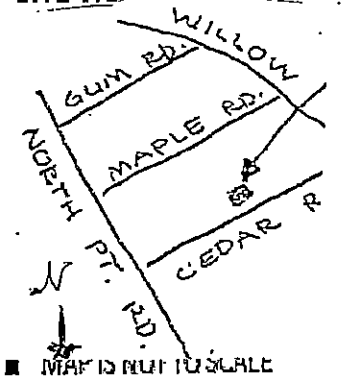
PLAT BOOK # 14 FOLIO # 29 10 DIGIT TAX # 1213078410 DEED REF. # ____/____



7612 CEDAR ROAD (50' WIDE)

PLAN DRAWN BY Bernard Cumberland Scale of Drawing: 1" = 30

SITE VICINITY MAP



■ MAP IS NOT TO SCALE

ZONING MAP# 096C3

SITE ZONED DR 5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE ____

OR SQUARE FEET 6250

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARING ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

97-32-A

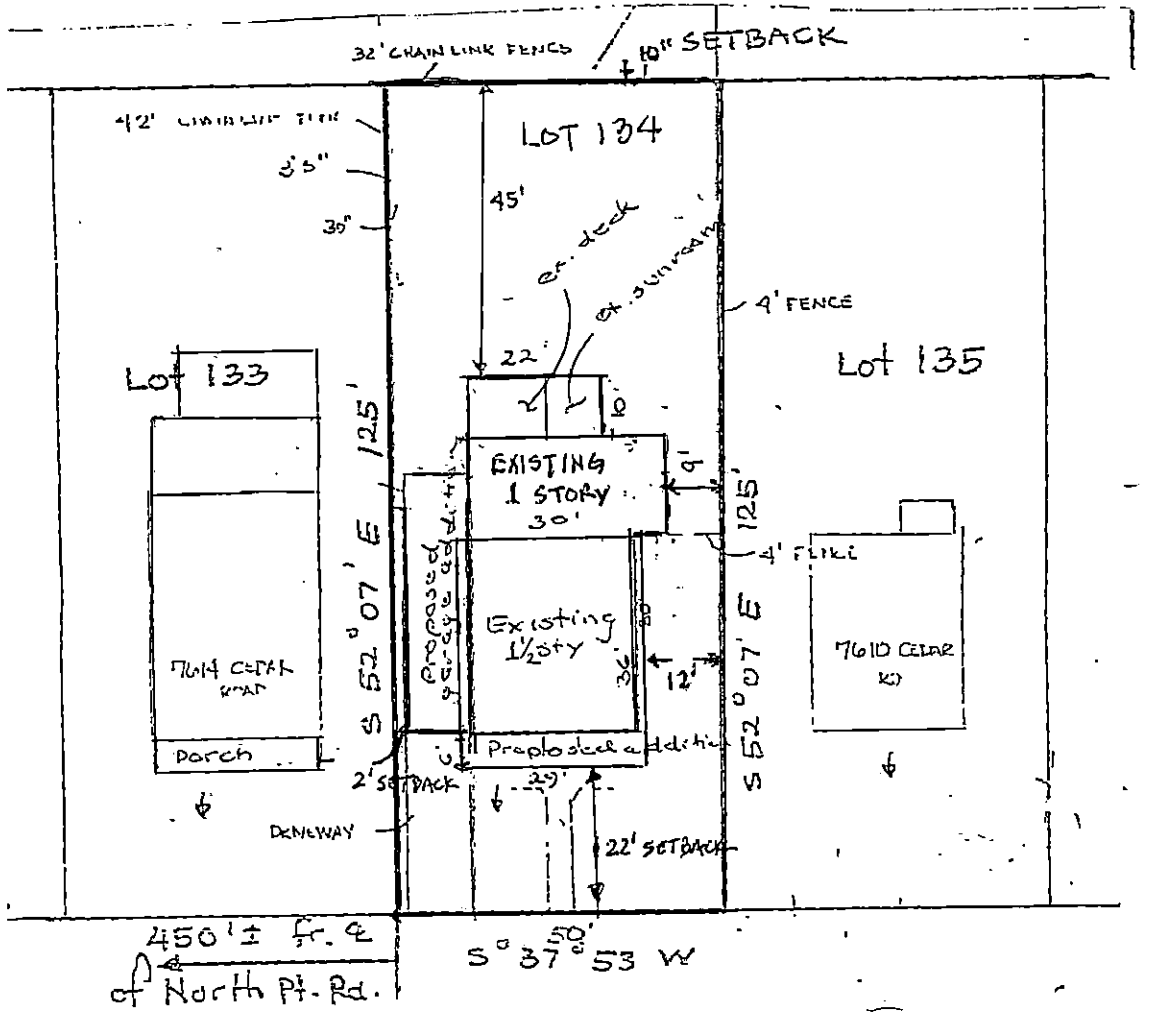
VIOLATION CASE INFO:

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

ADDRESS 7612 CEDAR RD OWNER(S) NAME(S) BERNARD CUMBERLAND

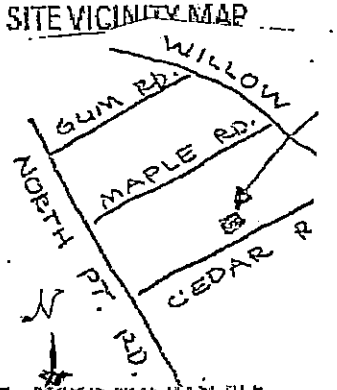
SUBDIVISION NAME NORTHSHIRE LOT # 134 BLOCK # ____ SECTION # ____

PLAT BOOK # 14 FOLIO # 29 10 DIGIT TAX # 1213078410 DEED REF. # ____/____



PLAN DRAWN BY Bernard Cumberland Scale of Drawing: 1" = 30

SITE VICINITY MAP



■ MAP IS NOT TO SCALE

ZONING MAP# 09C3

SITE ZONED DR 5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE ____

OR SQUARE FEET 6250

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

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PRIOR HEARING ? ____

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97-32-A

VIOLATION CASE INFO: