

MEMORANDUM

DATE: May 25, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0250-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 24, 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 *
(6601 Darnall Road)

9th Election District *

2nd Council District

Matthew W. & Rebecca C. Hudson *
Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0250-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Matthew W. and Rebecca C. Hudson ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard and with a height of 24.5 ft. in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 31, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 4-24-18

By 100

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 § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

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 24th day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard and with a height of 24.5 ft. in lieu of the required 15 ft. be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, and/or kitchen facilities.
3. The detached garage shall not be used for commercial purposes.

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2

By kw

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 4-24-18

By low



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 6601 Darnall Road Currently zoned DR1
 Deed Reference 29544 / 00496 10 Digit Tax Account # 0916000710
 Owner(s) Printed Name(s) Rebecca C. and Matthew W. Hudson

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

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

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

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 & 400.3 BC2R
To permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard and with a height of 24.5' in lieu of the required 15'.

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):

Rebecca C Hudson / Matthew W Hudson
 Name #1 – Type or Print Name #2 – Type or Print
Rebecca C Hudson Matthew W Hudson
 Signature #1 Signature #2
6601 Darnall Road Baltimore MD
 Mailing Address City State
21204 / 410-321-0789 / Matt.Hudson@OPCO.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:

Susan Harrington, Ketchiffe Architects
 Name – Type or Print
Susan M Harrington
 Signature
10404 Stevenson Rd, Stevenson MD
 Mailing Address City State
21153 / 410-484-7010 / ssusan@ketchiffearchitects.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 4-24-18 day of April 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 2018-0250-A Filing Date 3/20/18 Estimated Posting Date 4/1/18 Reviewer JF

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: 6601 Darnall Road Baltimore MD 21204
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)

We would like to build a detached property maintenance structure for lawn and garden equipment and utility storage, with a half story upper level workshop above. Because of the extremely steep grades in the rear yard, we need to locate the structure in the side yard.


Signature of Owner (Affiant)

Rebecca C. Hudson
Name- Print or Type


Signature of Owner (Affiant)

Matthew W. Hudson
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 2nd day of March, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Rebecca C. Hudson + Matthew W. Hudson

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

AS WITNESS my hand and Notaries Seal

Elizabeth Thorpe
Notary Public

Anne Arundel County - Maryland
My Commission Expires Sept. 9, 2018


Notary Public
9/9/18
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR:
6601 DARNALL ROAD
Towson, MD 21204

Beginning at a point on the East side of **Darnall Road** which is ±20 feet wide at a distance of ±314 feet North of the centerline of the nearest improved intersecting street Skyline Road which is ±20 feet wide.

Thence the following courses and distances: (1st Point of Call-“POC”) S. 1D 22' 00" E. 74.35', (2ND POC) S. 4D 50' 00" E. 125.6', (3RD POC) S. 7D 38' 00" E. 93.75', (4TH POC) S. 8D 53' 00" E. 23.45', (5TH POC) N. 81D 46' 00" E. 302.72', (6TH POC) N. 9D 53' 00" W. 294.68', (7TH POC) S. 86D 33' 00" W. 276.68', back to the point of beginning as recorded in Deed Liber 0029544, Folio 496, containing 2.1 acres of lot. Located in the 9th Election District and 2nd Council District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/31/2018

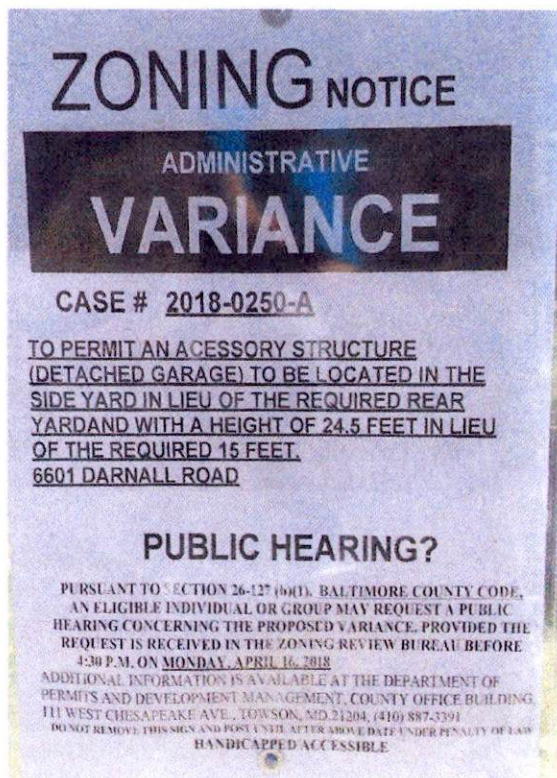
Case Number: 2018-0250-A

Petitioner / Developer: RATCLIFFE ARCHITECTS ~ REBECCA & MATTHEW HUDSON

Date of Closing: APRIL 16, 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:
6601 DARNALL ROAD

The sign(s) were posted on: **MARCH 31, 2018**



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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0250 -A Address 6601 DARNALL RD

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

Filing Date: 3/26/18 Posting Date: 4-1-18 Closing Date: 4-16-18

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- 0250 -A Address 6601 DARNALL RD

Petitioner's Name Rebecca & Matthew Hudson Telephone 410-321-0789

Posting Date: 4-1-18 Closing Date: 4-16-18

Wording for Sign: To Permit an accessory structure (detached garage)
to be located in the side yard in lieu of the required rear
yard and with a height of 24.5' in lieu of the required 15'.

Revised 6/30/2018

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0250-A

Property Address: 6601 Darnall Rd, Towson, MD 21204

Property Description: _____

Legal Owners (Petitioners): Matthew & Rebecca Hudson

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Susan Harrington

Company/Firm (if applicable): Ratcliffe Architects

Address: 10404 Stevenson Rd.

Stevenson, MD 21153

Telephone Number: 410.484.7010

ME 166128

Date: 3/25/18

1. DISBURSEMENT VOUCHER DATE 07/01/2018
 2. 3/21/2018 3/22/2018 10:26:41
 3. MD. STATE WAREHOUSE
 4. RECEIPT & ORDER 1/20/2018 05/11
 5. 1.329 EIGHT VERIFICATION
 6. CR NO. 100129
 7. Request for 175.00
 8. 175.00 CR 1.00 CA
 9. Baltimore County, Maryland

Total: 75.00

For: Administrative Variance
CGOI DARNALL RD.
Case # 2018-0250-A

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



KEVIN KAMENETZ
County Executive

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

April 17, 2018

Rebecca C & Matthew W Hudson
6601 Darnall Road
Baltimore MD 21204

RE: Case Number: 2018-0250 A, Address: 6601 Darnell Road

Dear Ms. Hudson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 20, 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, reading "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Susan M Harrington, 10404 Stevenson Road, Stevenson MD 21153



MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 3/26/18

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. 2018-0250-A.

*Administrative Variance
Rebecca C. Hudson
6601 Darnall Road.*

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

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 28, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0250-A
Address 6601 Darnall Road
(Hudson Property)

Zoning Advisory Committee Meeting of **April 2, 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: April 20, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 02, 2018
Item No. 2018-0246-A, 0248-A, 0249-A, 0250-A, 0252-SPHA, 0253-A and
0254-A

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

*

*

*

*

*

VKD: cen
cc: file

ZAC AGENDA

Case Number: 2018-0250-A **Reviewer:** Jun Fernando

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Rebecca C Hudson

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 6601 DARNALL RD

Location: E/S of Darnall Road, +/- 314 ft. N of Skyline Road

Existing Zoning: DR 1

Area: 2.1 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard and with a height of 24.5 ft. in lieu of the required 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/16/2018

Miscellaneous Notes:

Case Number: 2018-0251-SPH **Reviewer:** Leonard Wasilewski

Existng Use: RECREATIONAL **Proposed Use:**

Type: SPECIAL HEARING

Legal Owner: Glen Arm Properties i, LLC, Francis A Pommert. III

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 5323 GLEN ARM RD

Location: S/S of Glen Arm Road, +/-508 ft. E of the centerline of Long Green Road

Existing Zoning: RC 2, RC 6

Area: 32.33 ACRES, 1,408, 295 SQ. FT.

Proposed Zoning:

SPECIAL HEARING:

1. To approve access the local street or collector street through an existing right-of-way instead of an in fee strip; and
2. To allow the continued use of an existing 1,440 ft. existing right-of-way access strip for up to three (3) lots.
3. For such other and further relief as the nature of this cause may require.

Attorney: Timothy M Kotroco, 305 Washington Avenue, Suite 502, Towson MD 21204

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

CASE NO. 2018- 0250-A**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>3-28</u>	DEPS (if not received, date e-mail sent _____)	<u>NO</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-31-18</u> by <u>O'Keefe</u>	
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 - 09 Account Number - 0916000710							
Owner Information									
Owner Name:		HUDSON MATTHEW W HUDSON REBECCA C				Use:		RESIDENTIAL	
Mailing Address:		6601 DARNALL RD BALTIMORE MD 21204-3502				Principal Residence:		YES	
						Deed Reference:		/29544/ 00496	
Location & Structure Information									
Premises Address:		6601 DARNALL RD 0-0000				Legal Description:		2.1 AC ES DARNALL RD 6601 DARNALL RD 755 SE RUXTON RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0009	0812		0000				2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1923		4,692 SF		437 SF		2.1000 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	YES	STANDARD UNIT		STONE	5 full/ 1 half	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:		421,800		421,800					
Improvements		620,700		786,300					
Total:		1,042,500		1,208,100		1,097,700		1,152,900	
Preferential Land:		0						0	
Transfer Information									
Seller: BAKER ELEANOR P,TRUSTEE				Date: 06/08/2010		Price: \$1,180,000			
Type: ARMS LENGTH IMPROVED				Deed1: /29544/ 00496		Deed2:			
Seller: BAKER ELEANOR P				Date: 01/11/1993		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /09547/ 00254		Deed2:			
Seller: PARKER LLEWELLYN L				Date: 01/10/1973		Price: \$80,000			
Type: ARMS LENGTH IMPROVED				Deed1: /05328/ 00313		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

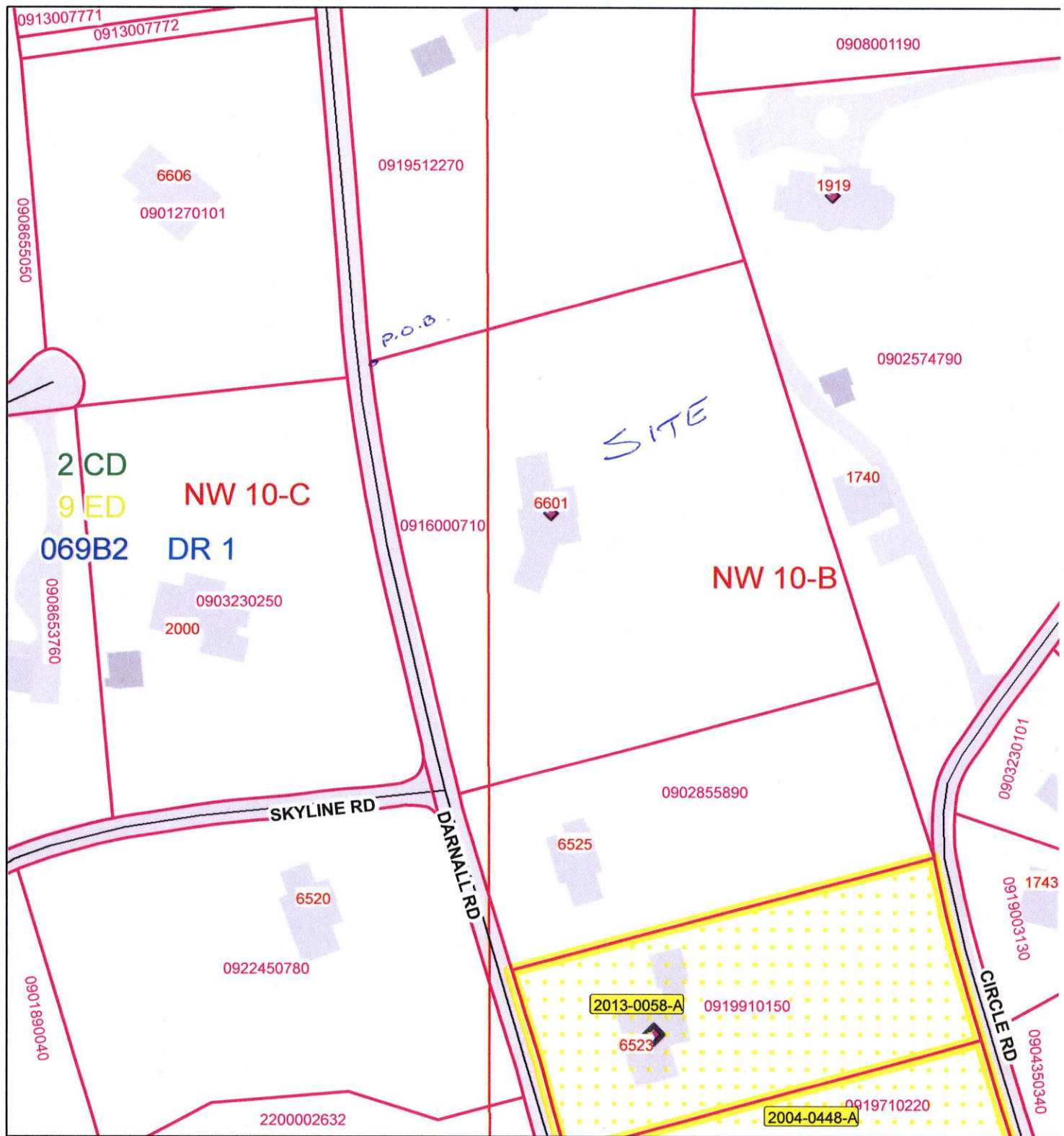
Homestead Application Status: Approved 09/14/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

6601 Darnall Road



Publication Date: 3/20/2018



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE _____ YES

FOR SPECIAL HEARING _____ N/A

ADDRESS _____ 6601 DARNALL RD _____ OWNER NAME _____ MATTHEW & REBECCA HUDSON

SUBDIVISION _____ 0000 _____ LOT # _____ N/A _____ MAP# _____ 0069 _____ GRID # _____ 0009 _____ PARCEL# _____ 0812

PLAT BOOK # _____ W.P.C. 639 _____ FOLIO # _____ 510 _____ 10 DIGIT TAX # _____ 0916000710 _____ DEED REF # _____ 0029544 / 496

UTILITIES MARK WITH "X"

WATER IS:
PUBLIC ☒ PRIVATE _____

SEWER IS:
PUBLIC ☒ PRIVATE _____

PRIOR HEARING _____ NO

IF SO GIVE CASE NUMBER

AND SHOW RESULT BELOW

ZONING MAP _____ 0069

SITE ZONED _____ DR1

ELECTION DISTRICT _____ 9

COUNCIL DISTRICT _____ 2

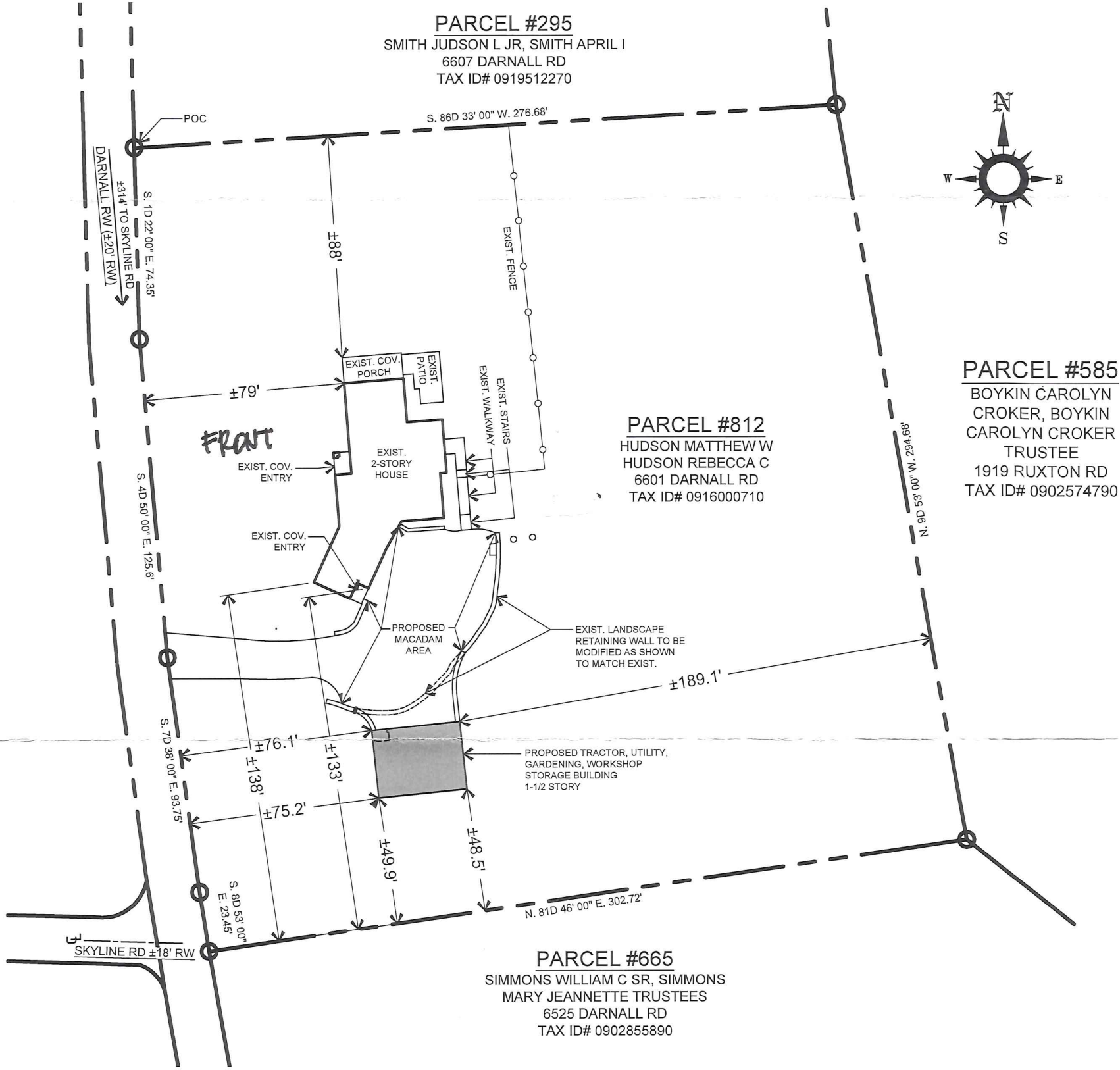
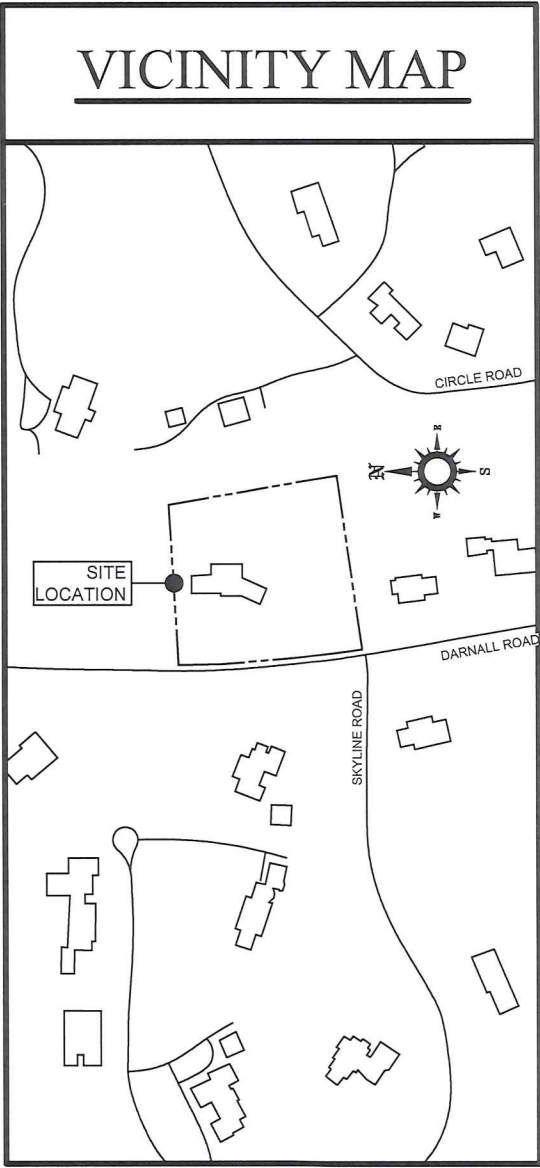
LOT AREA ACREAGE _____ 2.10

OR SQUARE FEET _____ N/A

HISTORIC _____ NO

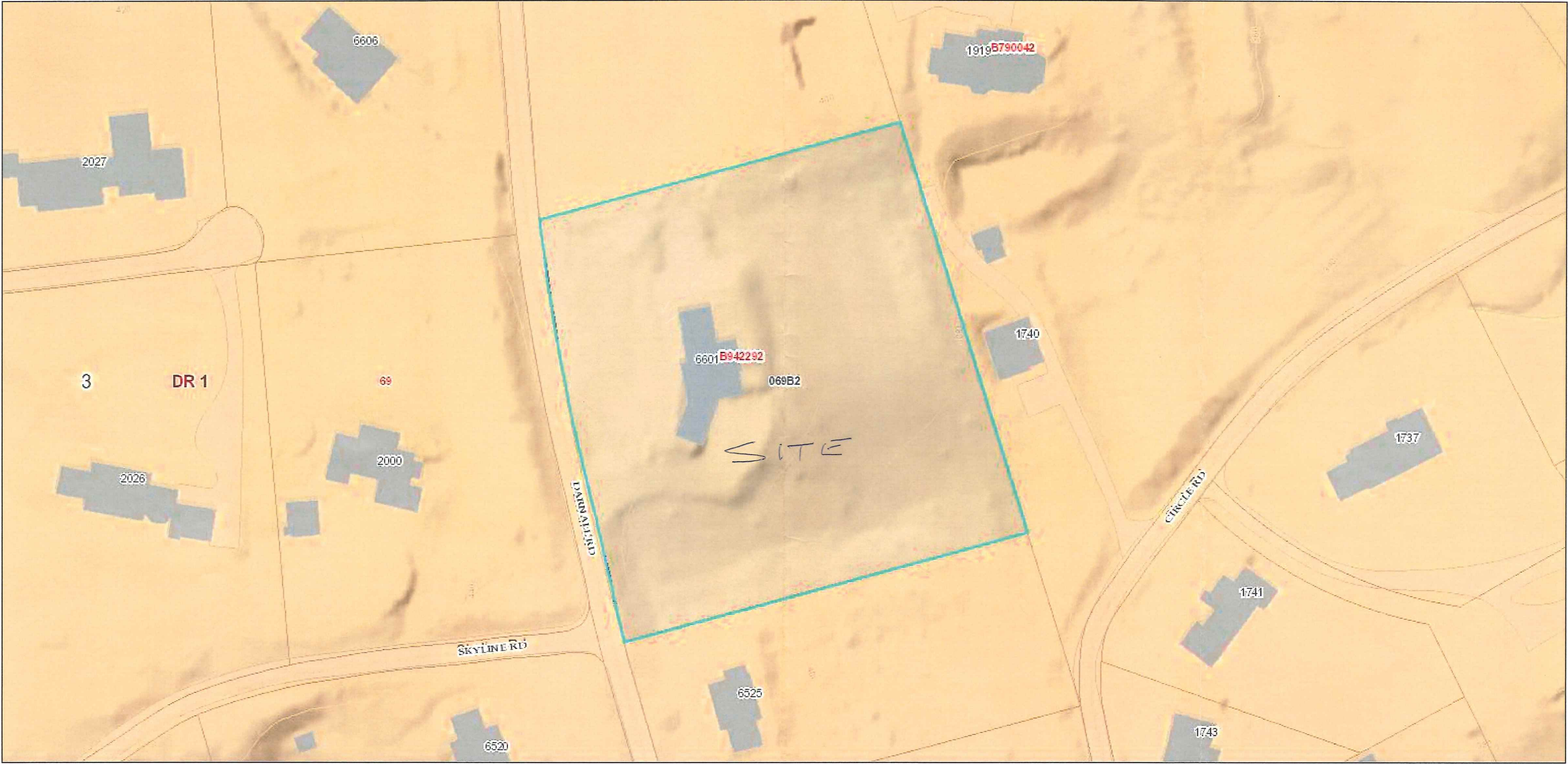
IN CBCA _____ NO

IN FLOOD PLAIN _____ NO



COPYRIGHT ©2018 Ratcliffe Architects

Baltimore County - My Neighborhood



March 1, 2018

200 Scale Grid

Building Footprints

- <all other values>
- RESIDENTIAL BUILDING
- INSTITUTIONAL BUILDING
- COMMERCIAL BUILDING

Congressional Districts

- 1
- 2
- 3
- 7
- House Numbers

Permits

Zoning

Property

Interstates

Interstate Ramps

Major Roads

Minor Roads

Local Roads

Alleys and Driveways

Tax Map Grid

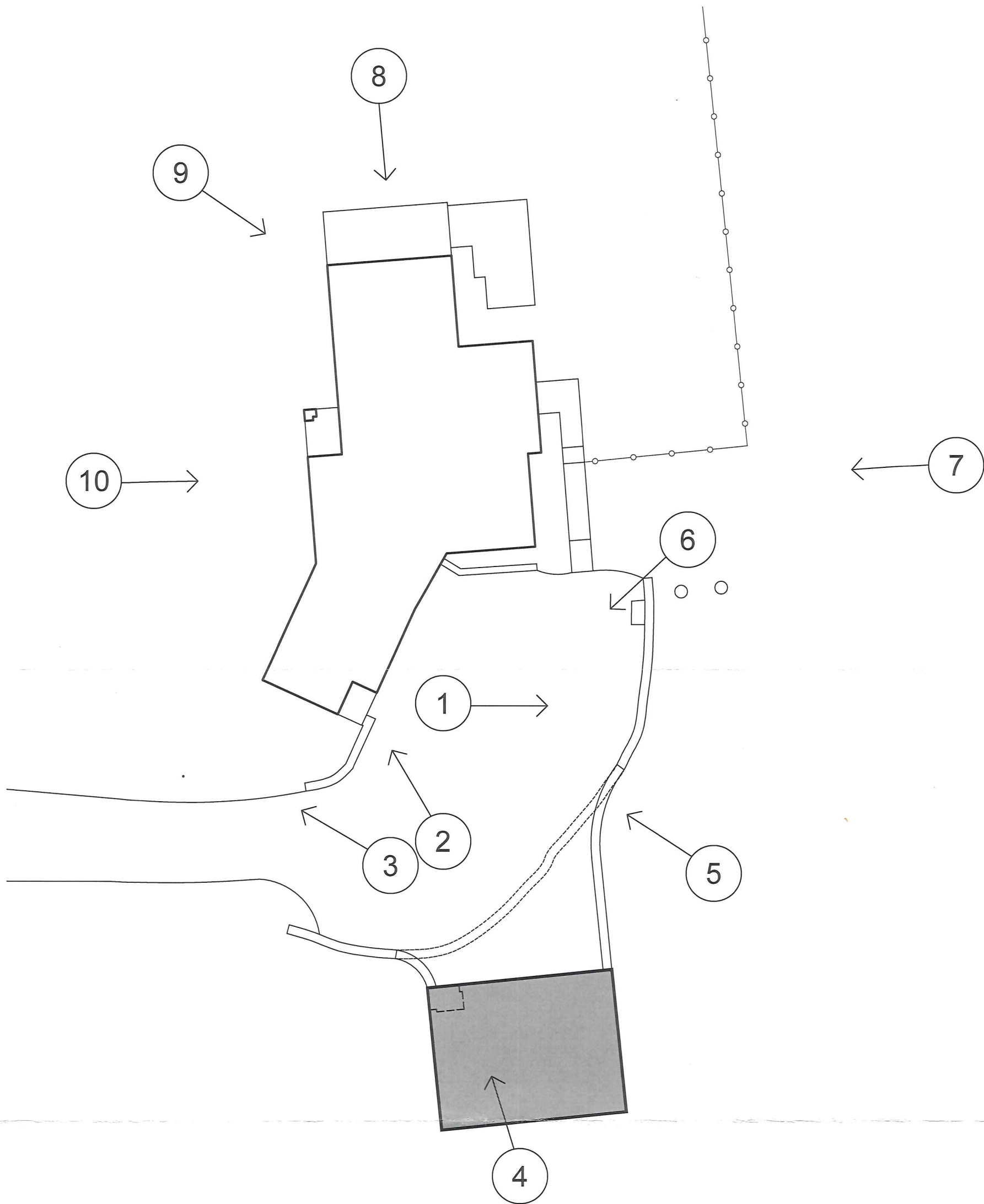
County Boundary

1:1,128

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

Baltimore County GIS - Web Application



RATCLIFFE
ARCHITECTS

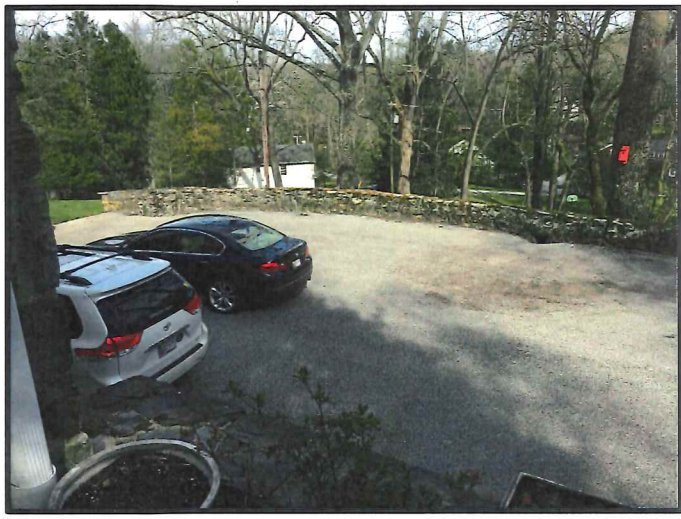
Proposed Hudson Utility Structure

6601 Darnall Rd, Towson, MD 21204

PHOTO REF. PLAN

SCALE: NTS
DATE: 03.20.2018

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#1



#2



#3



#4



#5



#6



#7



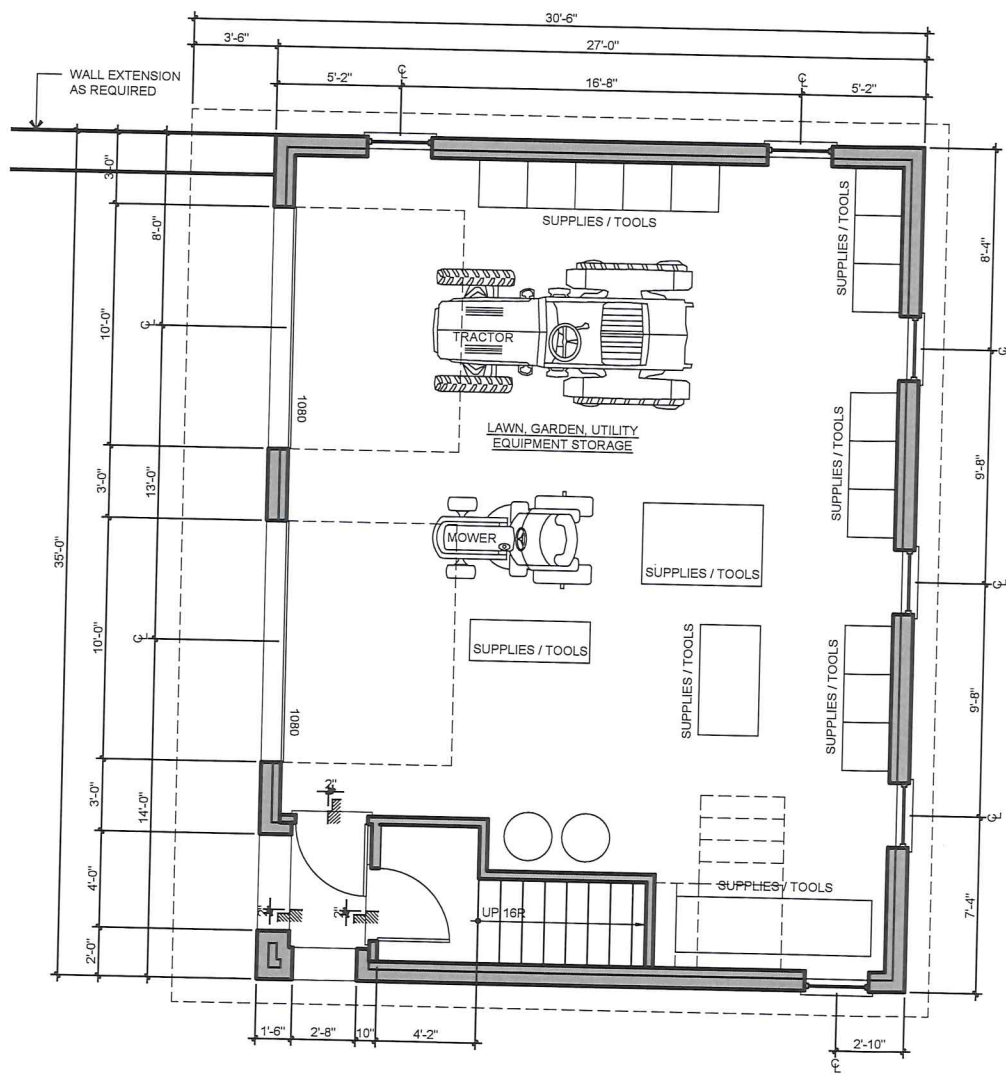
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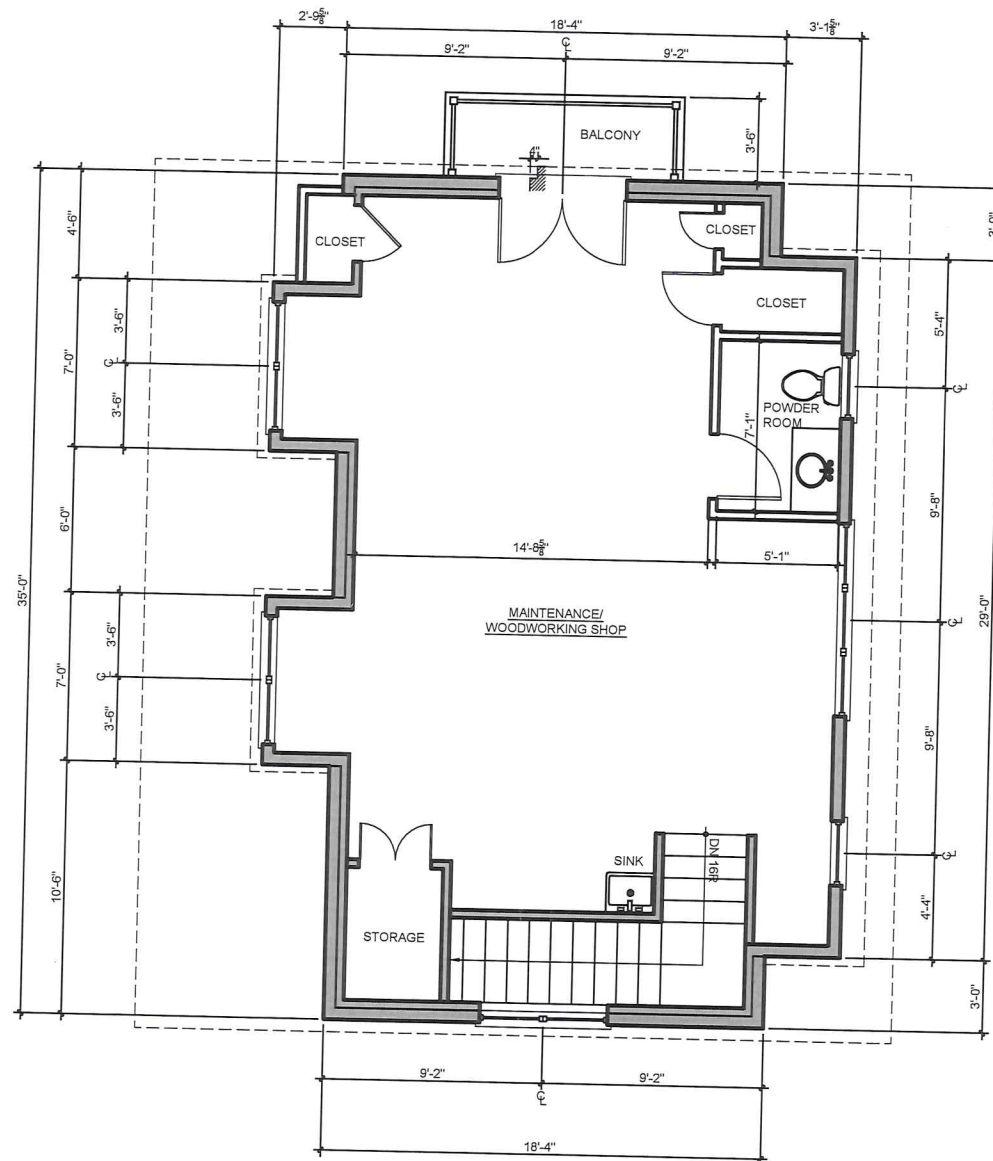
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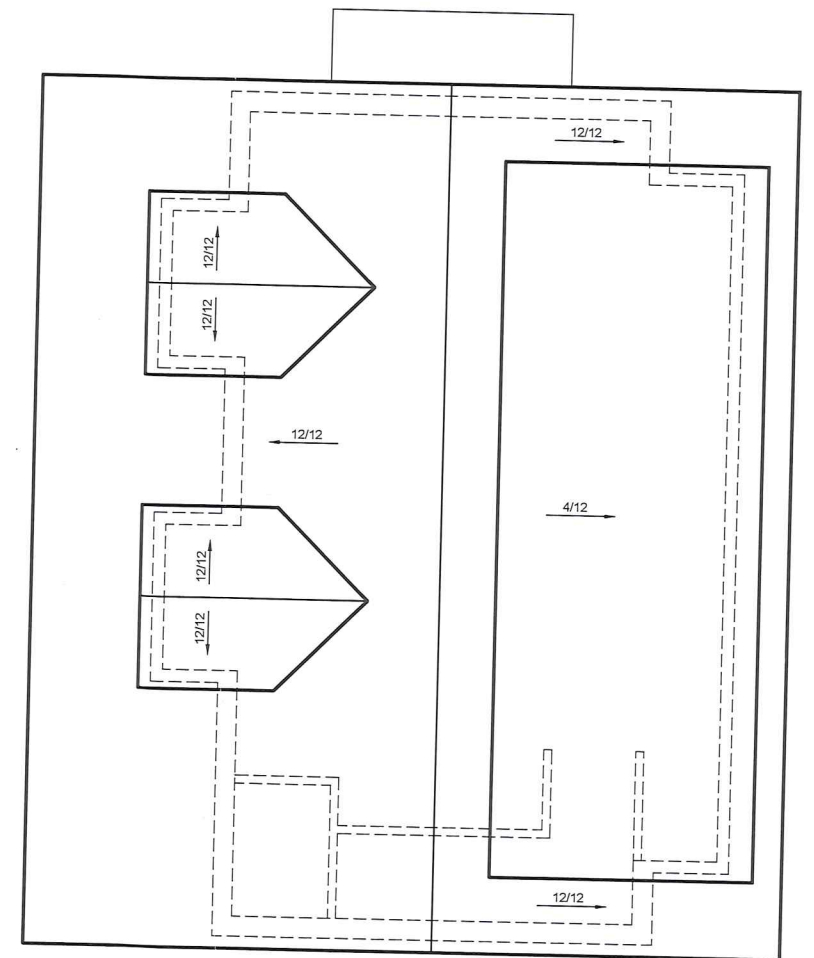
#10



GROUND FLOOR PLAN



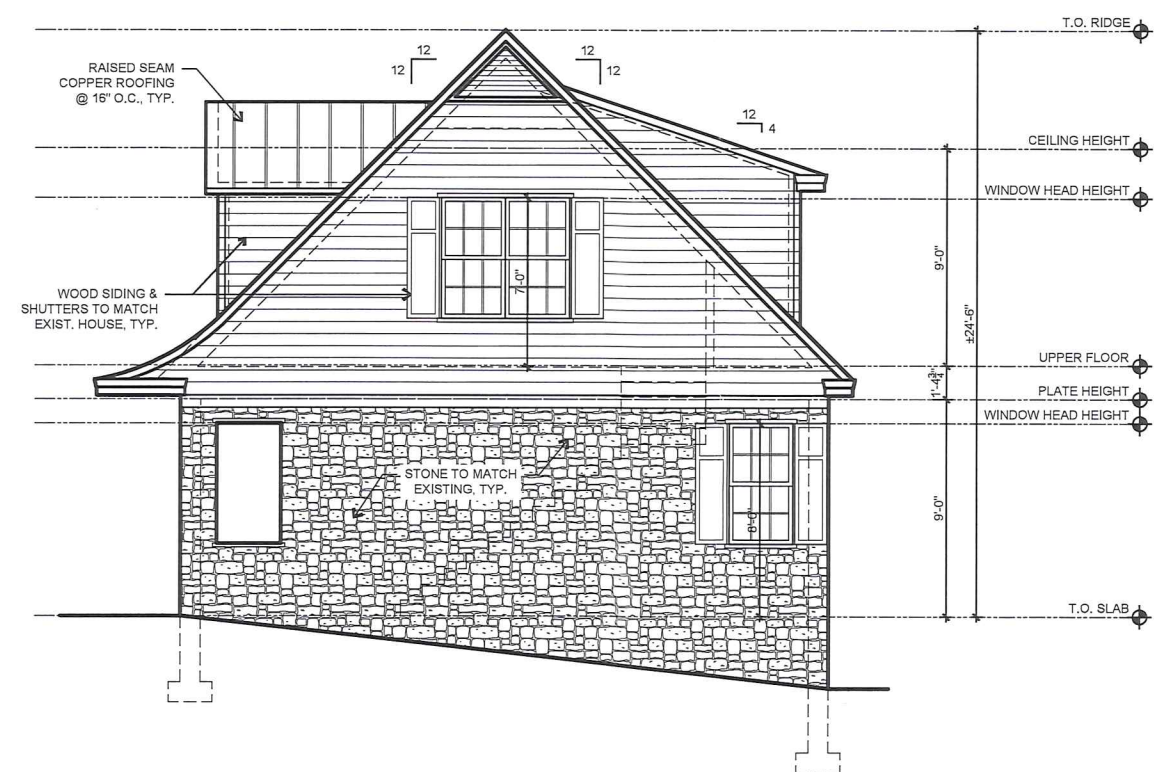
UPPER FLOOR PLAN



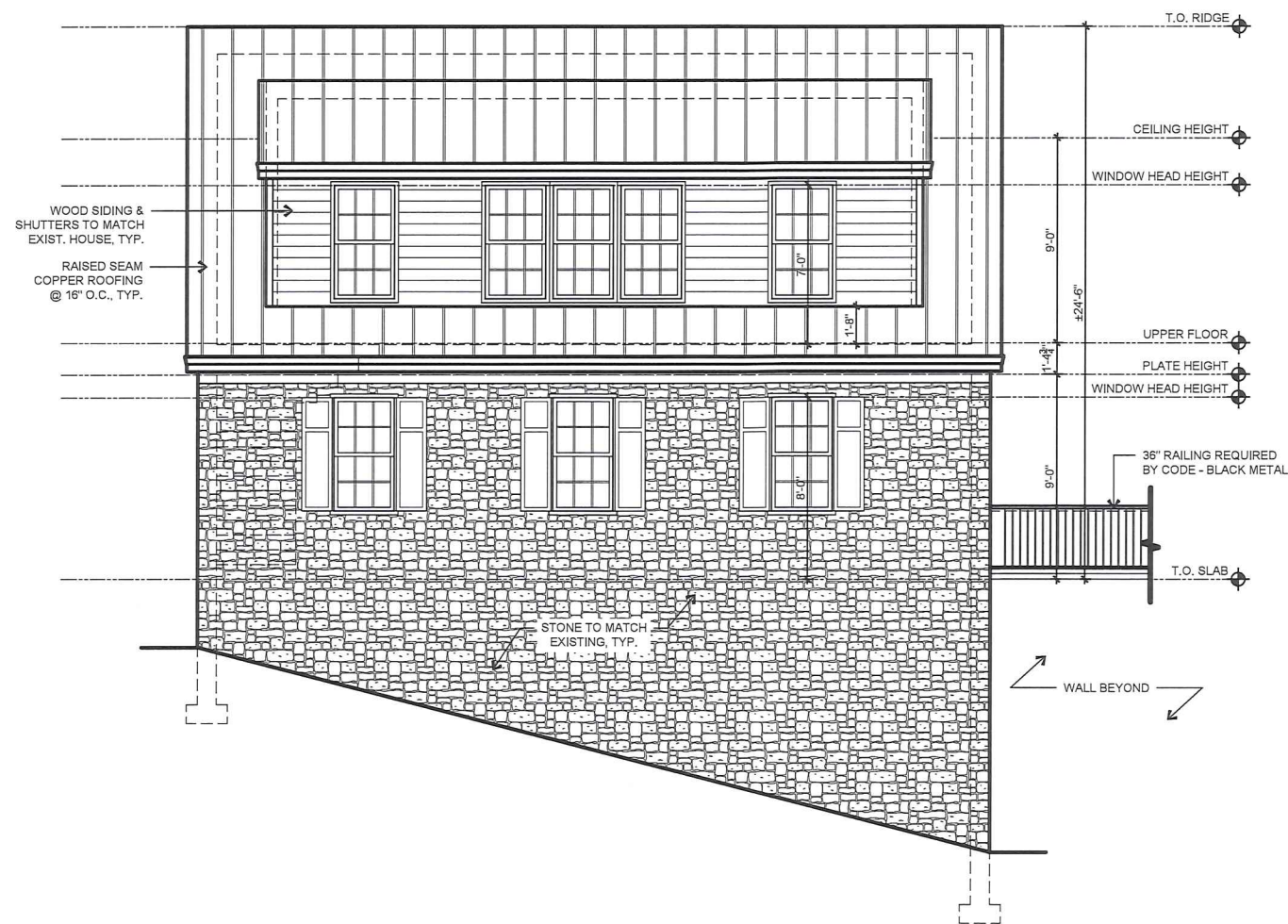
ROOF PLAN



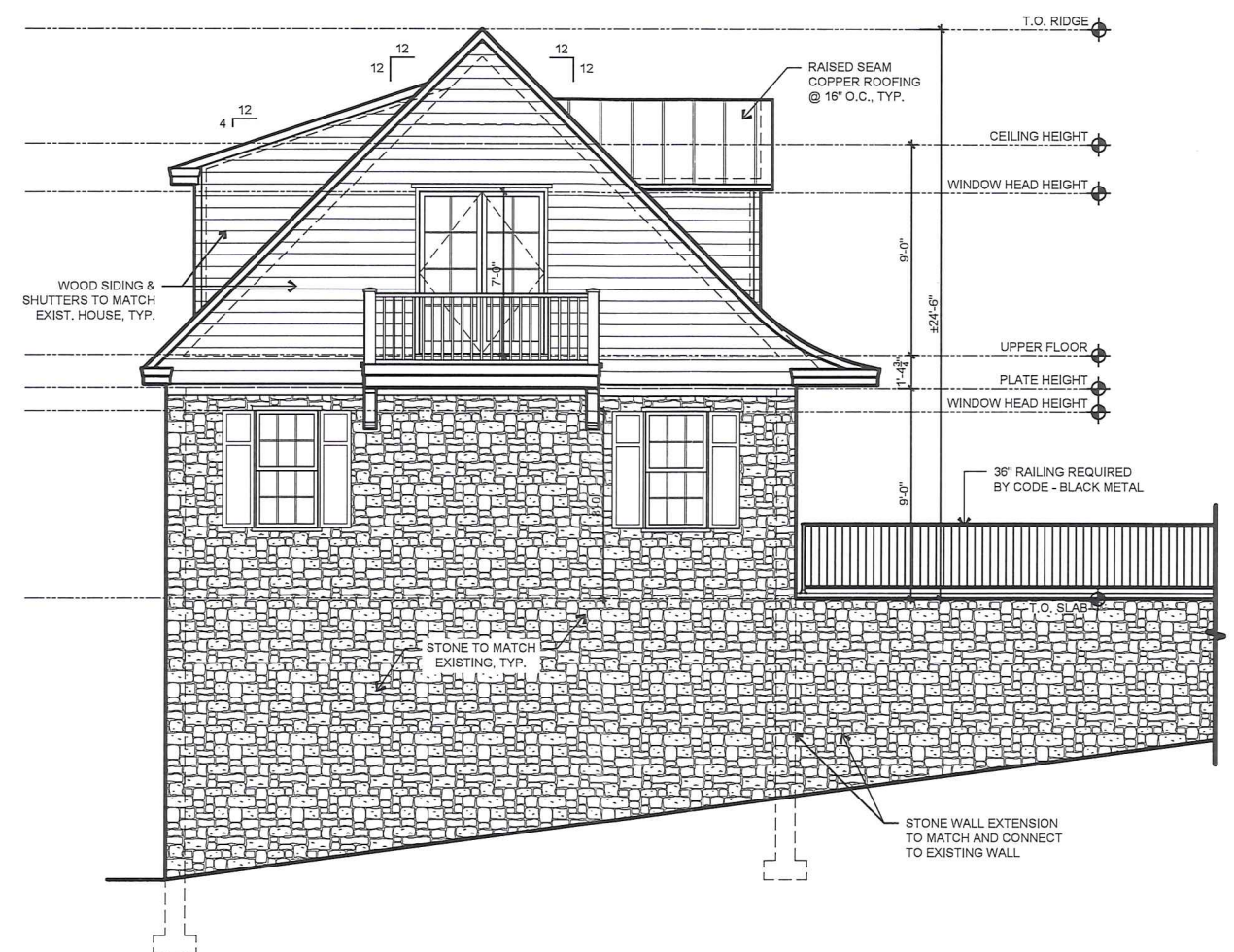
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION