

M E M O R A N D U M

DATE: June 1, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0258-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 29, 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 *

(30 Arkla Court)

1st Election District *

1st Council District *

Ann M. Holmes *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0258-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, Ann M. Holmes ("Petitioner"). The Petitioner is requesting Variance relief from § 1B02.3.B [211.4; 1965 Zoning Regulations (R-6)] of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed rear addition with a rear yard setback of 21 ft. in lieu of the required 30 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. A ZAC comment was received from the Department of Planning, dated April 10, 2018, indicating the following:

"The submitted site plan shows an existing accessory structure in the former railroad now Baltimore County owned property to the south of the subject site. If it is determined that the shed belongs to the petitioner, approval of the petition should be conditioned upon the removal and /or relocation of said shed off of County owned property."

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 6, 2018 and April 10, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-27-18

By [Signature]

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.

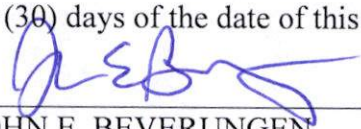
THEREFORE, IT IS ORDERED, this 27th day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B [211.4; 1965 Zoning Regulations (R-6)] of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed rear addition with a rear yard setback of 21 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.
2. Petitioner must comply with the DOP ZAC comment, dated April 10, 2018; a copy of which is attached hereto and made a part hereof.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 4-27-18

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 30 Arkla Court Catonsville, md 21228 Currently zone: DR 5-3 (Old R6-1965)
Deed Reference 9272 / 209 10 Digit Tax Account # 0102955211
Owner(s) Printed Name(s) Ann M Holmes

(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)

Sections: BCZR 1B02.3.B; {211.4; 1965 Zoning Regulation (R-6)}

To permit a proposed rear addition with a rear yard setback of 21ft. in lieu of the required 30ft.

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):

Ann M. Holmes
Name #1 – Type or Print Name #2 – Type or Print
Ann M Holmes
Signature #1 Signature #2
30 Arkla Ct. Catonsville md
Mailing Address City State
21228 / 410-744-5508 / Annarkla@gmail.com
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Joseph C. Galotta
Name – Type or Print
Joseph C Galotta
Signature
17 Cedarwood Rd Catonsville md 21228
Mailing Address City State
21228 / 410-744-1739 / jg@catoncandr.com
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0258-A Filing Date 3/27/2018 Estimated Posting Date 4/8/18 Reviewer

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: 30 Arkla Court Catonsville Md 21228
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)

1. My lot is an odd shaped lot compared to all the lots in the subdivision. Most of the lots are rectangular with the houses set with the shape of the lots. My house set way back off the street and is set at an angle to the largest part of the lot shape so to turn the face of the house towards the street.
2. I would like to construct a family room, washer & dryer closet and breakfast area connected to the existing kitchen at the right side of the home in the rear of the home. If I move the addition to the left the addition would be connected to the bedroom. If I go to the right side of the home with the addition, the existing stair well to the basement would be gone and the back set would still not be met because the house is not parallel with the back-property line.
3. Family area, washer and dryer are now in the lower level basement area. As I get older, the steps to the basement will be harder to navigate to do laundry and to have family over in the basement family room. When I retire, I plan to stay in my house as long as I able to do so and this would eliminating the daily use of the stairs to the basement.

Ann M. Holmes

Signature of Owner (Affiant)

Ann M. Holmes

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of March, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ann Holmes

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

AS WITNESS my hand and Notaries Seal

Amanda Pickle Amanda Jay Pickle
Notary Public

3/28/2018
My Commission Expires

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

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Ann M. Holmes
Signature of Owner (Affiant)

Ann M. Holmes
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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Print name(s) here: Ann Holmes

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

AS WITNESS my hand and Notaries Seal

Amanda Pickles
Notary Public
3/28/2018
My Commission Expires



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 30 Arkla Court Catonsville, md 21228 Currently zoned DR5-5 (Old RB-1965)
Deed Reference 9272 1 209 10 Digit Tax Account # 0102955211
Owner(s) Printed Name(s) Ann M Holmes

(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)

Sections: BCZR 1B02.3.B; {211.4; 1965 Zoning Regulation (R-6)}

To permit a proposed rear addition with a rear yard setback of 21ft.in lieu of the required

30ft. 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):

Ann M. Holmes

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

30 Arkla Ct. Catonsville md

Mailing Address

City

State

21228

Zip Code

410-744-5508

Telephone #

Annarkla@gmail.com

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:

Joseph L. Culotta

Name – Type or Print

Signature

17 Cedarwood Rd Catonsville md 21228

Mailing Address

City

State

21228

Zip Code

410-744-1739

Telephone #

jpc@catonsandr.com

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 BY 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 2018-0258-A

Filing Date 3/27/2018

Estimated Posting Date 4/8/18

Reviewer W

Rev 5/5/2016

ZONING PROPERTY DISCRIPTION FOR: **30 Arkla Court**

Beginning at a point on the south/west side of Arkla Court which is 60ft wide and 639+/_ ft. south west of the center line of Maiden Choice Lane which is 50ft. wide.

Being Lot # 15 as shown on Plat of (ONE – TWENTY – WEST) which is recorded in the Baltimore County Plat Book # 30, Folio 73, containing 21,879SF. Located in the 1st Election District and the 1st Council District.

2018-0258-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/7/2018

Case Number: 2018-0258-A

Petitioner / Developer: JOE COLUTA ~ ANN M. HOLEMS

Date of Closing: APRIL 23, 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:
30 ARKLA COURT

The sign(s) were posted on: APRIL 6, 2018



SIGN # 1

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)



Sign #2 Case # 2018-0258-A 30 Arkla Court 2nd sign posted 4/10/2018



Case # 2018-0258-A 30 Arkla Court Two Signs

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 258 -A Address 30 Arkla Court
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/27/18 Posting Date: 4/8/18 Closing Date: 4/23/18

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- 258 -A Address 30 Arkla Court
Petitioner's Name ANN M. HOLMES Telephone 410 744 5508
Posting Date: 4/8/18 Closing Date: 4/23/18

Wording for Sign: To permit a proposed rear addition with a rear yard setback of 21ft. in lieu of the required 30ft.

Revised 6/30/2018

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

NO 166200

Date: 3/27/18

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

Total: 75.00

Rec From:

For:

30 Arkia Ct.

2018-0758-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME INP
3/29/2018 3/27/2018 10:02:22 I
REG 4301 NADIAH LJR
RECEIPT # 700768 3/27/2018 OFL
Dept 5 528 ZONING VERIFICATION
CR NO. 166200
Recpt Tot 175.00
175.00 CR 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 24, 2018

Ann M Holmes
30 Arkla Court
Catonsville MD 21228

RE: Case Number: 2018-0258 A, Address: 30 Arkla Court

Dear Ms. Holmes:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 27, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Joseph L. Calotta, 17 Cedarwood Road, Catonsville MD 21228



STATE HIGHWAY
ADMINISTRATION

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

Date: 4/2/18

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. 2018-0258-A

*Administrative Variance
Ann M. Holmes
30 Arkla Court.*

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

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 24, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For April 09, 2018
Item No. 2018-0257-A, 0258-A and 0261-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 MEMORANDUM

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

DATE: 4/10/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-258

INFORMATION:

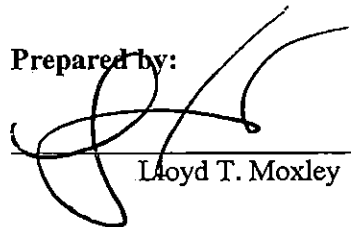
Property Address: 30 Arkla Court
Petitioner: Ann M. Holmes
Zoning: DR 5.5
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for Administrative Variance and has no objection conditioned upon the following:

- The submitted site plan shows an existing accessory structure in the former railroad now Baltimore County owned property to the south of the subject site. If it is determined that the shed belongs to the petitioner, approval of the petition should be conditioned upon the removal and/or relocation of said shed off of County owned property.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-348

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Dennis Wertz
Joseph C. Calotta
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: April 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0258-A
Address 30 Arkla Court
(Holmes Property)

Zoning Advisory Committee Meeting of **April 9, 2018**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-258



INFORMATION:

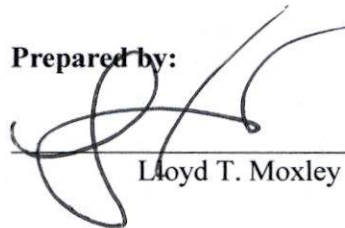
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Petitioner: Ann M. Holmes
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Requested Action: Administrative Variance

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Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Dennis Wertz
Joseph C. Calotta
Office of the Administrative Hearings
People's Counsel for Baltimore County

4-23

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
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DATE: April 4, 2018

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INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-258



INFORMATION:

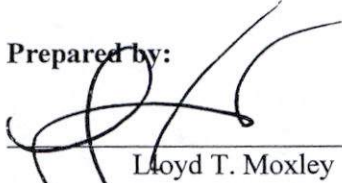
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Petitioner: Ann M. Holmes
Zoning: DR 5.5
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Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Dennis Wertz
Joseph C. Calotta
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 4-27-18

By AW

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment4-24DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC4-4DEPS
(if not received, date e-mail sent _____)NC

FIRE DEPARTMENT

4-17PLANNING
(if not received, date e-mail sent _____)C4-2

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 (1st) Date: 4-6-18 by O'KeefeSIGN POSTING (2nd) Date: 4-10-18 by "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 - 01 Account Number - 0102955211			
Owner Information					
Owner Name:		HOLMES ANN M		Use:	RESIDENTIAL
Mailing Address:		30 ARKLA CT BALTIMORE MD 21228		Principal Residence:	YES
				Deed Reference:	/09272/ 00209
Location & Structure Information					
Premises Address:		30 ARKLA CT 0-0000		Legal Description:	
ONE TWENTY WEST					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0010	0424		0000	15 2016 0030/0073
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1965	1,285 SF	385 SF	21,879 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	ASBESTOS SHINGLE	2 full	
Value Information					
Base Value		Value	Phase-in Assessments		
		As of 01/01/2016	As of 07/01/2017	As of 07/01/2018	
Land:	80,700	80,700			
Improvements	114,100	131,000			
Total:	194,800	211,700	206,067	211,700	
Preferential Land:	0			0	
Transfer Information					
Seller: SUTTON C ROBERT		Date: 07/09/1992		Price: \$1	
Type: ARMS LENGTH IMPROVED		Deed1: /09272/ 00209		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 04/28/2010					
Homeowners' Tax Credit Application Information					

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

ZAC AGENDA

Case Number: 2018-0258-A **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ann M Holmes

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 30 ARKLA CT

Location: SW/S of Arkla Court, +/- 639 ft. SW of the centerline of Maiden Choice Lane.

Existing Zoning: DR 5.5 (R6)

Area: 21,879 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed rear addition with a rear yard setback of 21 ft. in lieu of the required 30 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/23/2018

Miscellaneous Notes:



Rear of House: Proposed addition would be on the left side enclosing window and door.



Rear of House: View from right side looking across back of property.



Rear of House: View from left side looking across back of property.



Aerial View: 30 Arkla Ct, neighbor to the right and neighbor in the back.

30 Arula Court 2018-0458-A



Publication Date: 3/27/2018



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Zoning Hearing Plan For Variance

Address: 30 Arkla Court, Catonsville, MD, 21228

Subdivision Name: One Twenty West

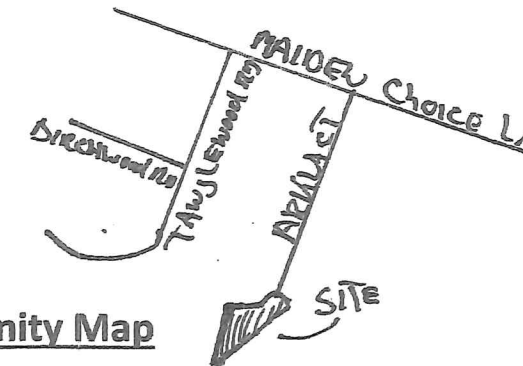
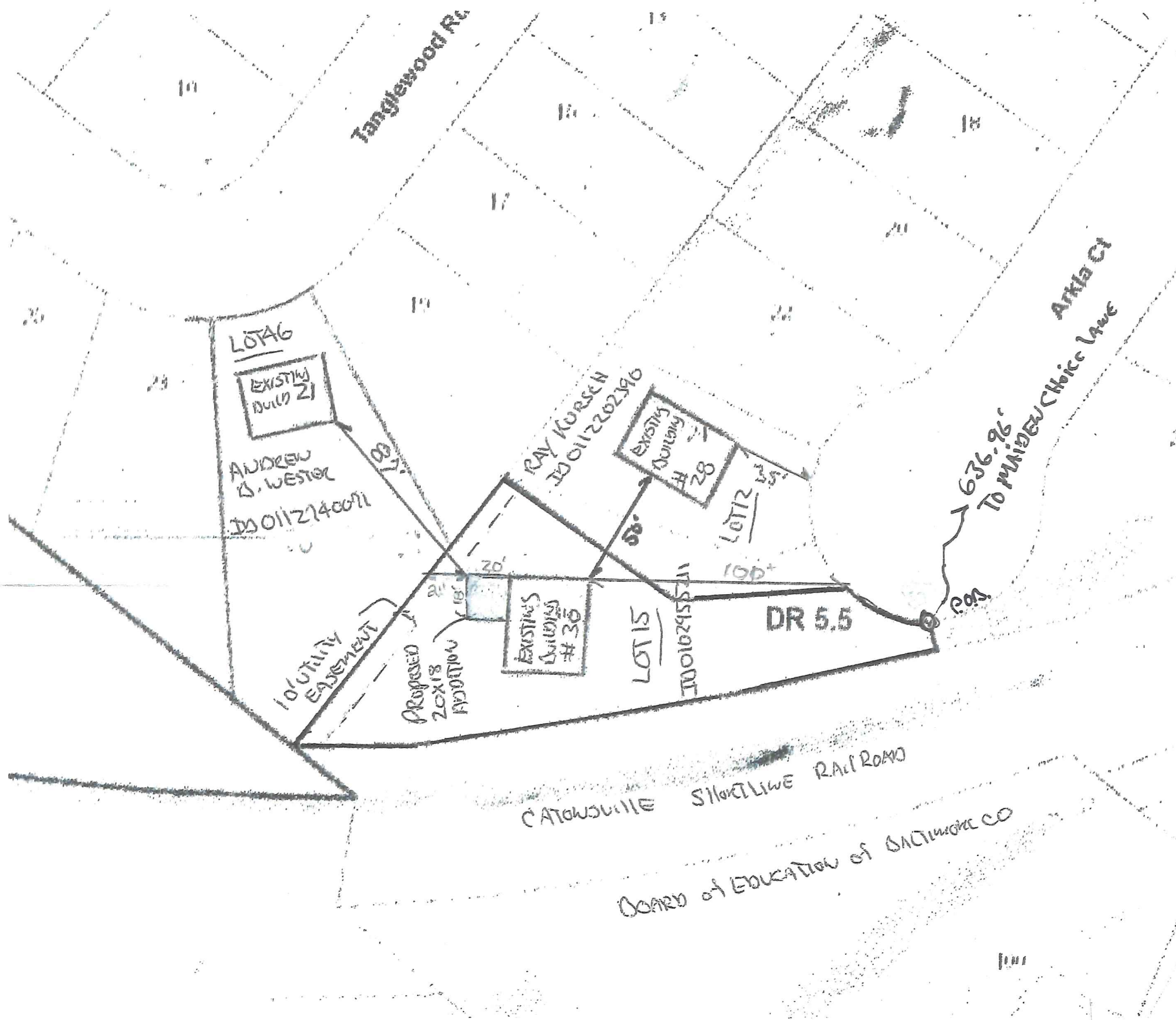
Plat Book# 30 Folio# 73

Owners Name: Ann Holmes

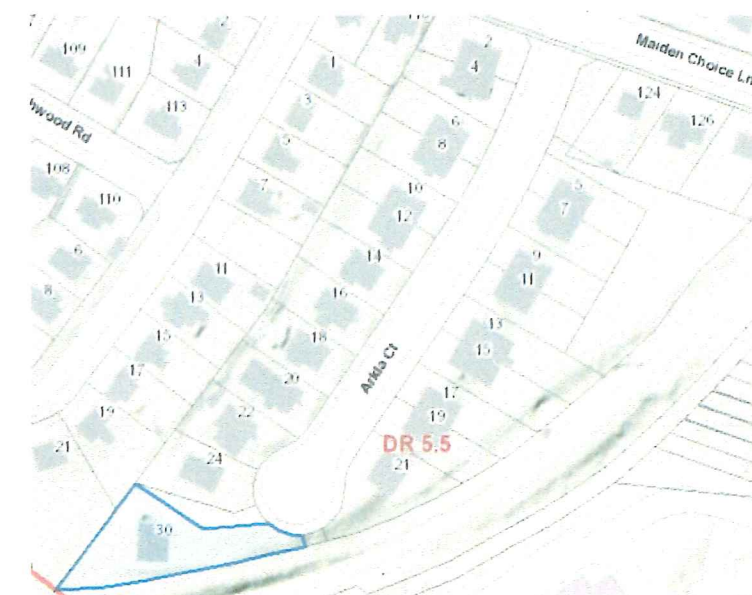
Lot# 15

Tax ID: 0102955211

Deed Ref# 9272/209



Zoning Map#	101B2
Site Zoned	DR5.5 Changed from R6
Election District	1
Council District	1
Lot Square Footage	21879
Lot Area Acreage	0.5023
Historic ?	No
In CBCA ?	No
In Flood Plane ?	No
Utilities	
Water	Public
Sewer	Public
Prior Hearings ?	None



Shows lot shapes on the street are basic shape is rectangular. See attached sheet "Baltimore County – My Neighborhood" for more detail

2018-0258-A



Zoning Hearing Plan For Variance

Address: 30 Arkla Court, Catonsville, MD, 21228

Subdivision Name: One Twenty West

Plat Book# 30 Folio# 73

Owners Name: Ann Holmes

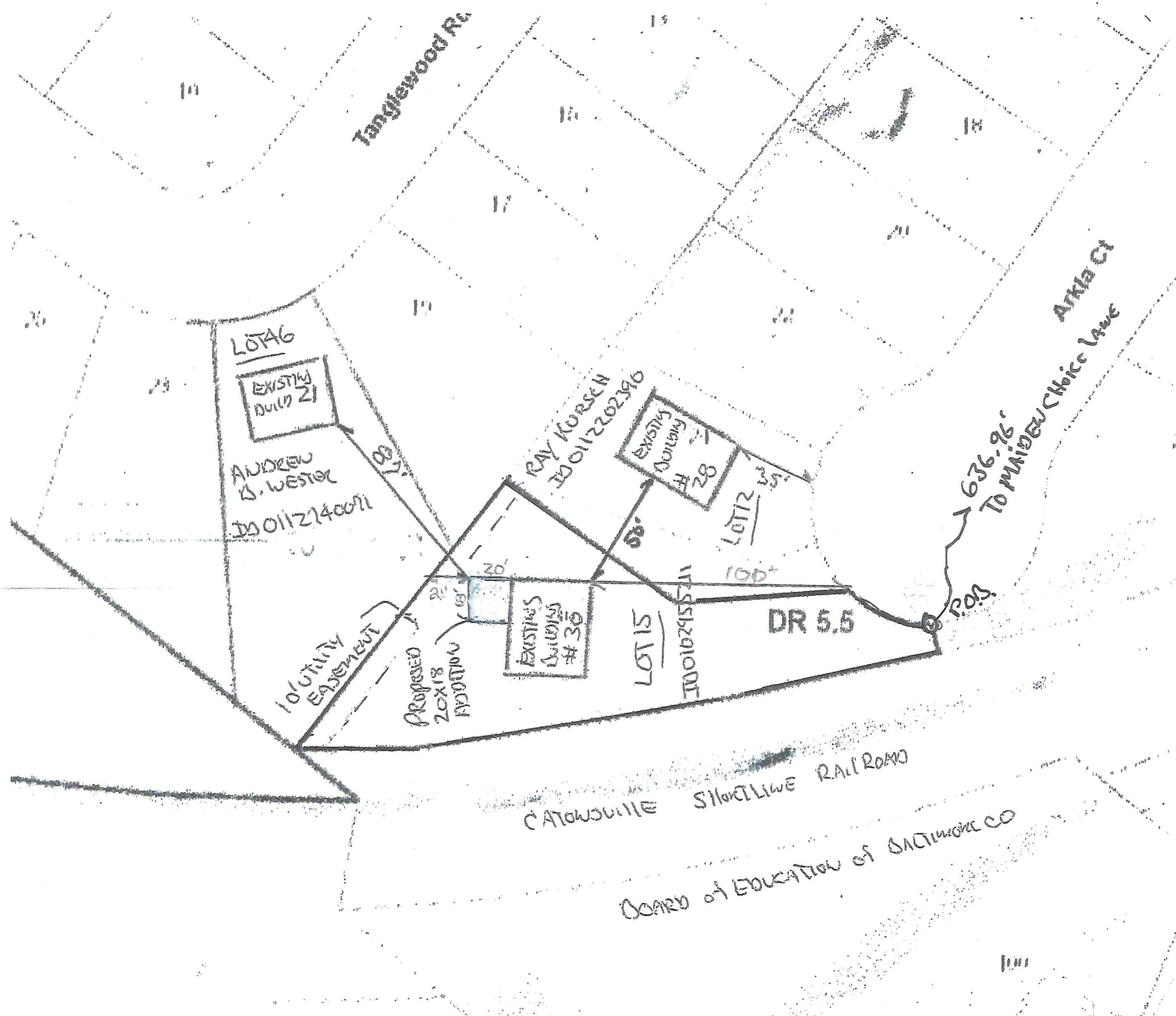
Lot# 15

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Water	Public
Sewer	Public
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Shows lot shapes on the street are basic shape is rectangular. See attached sheet "Baltimore County - My Neighborhood" for more detail

2018-0258-A



Drawing By: Joe Culotta

Date: 3/12/2018

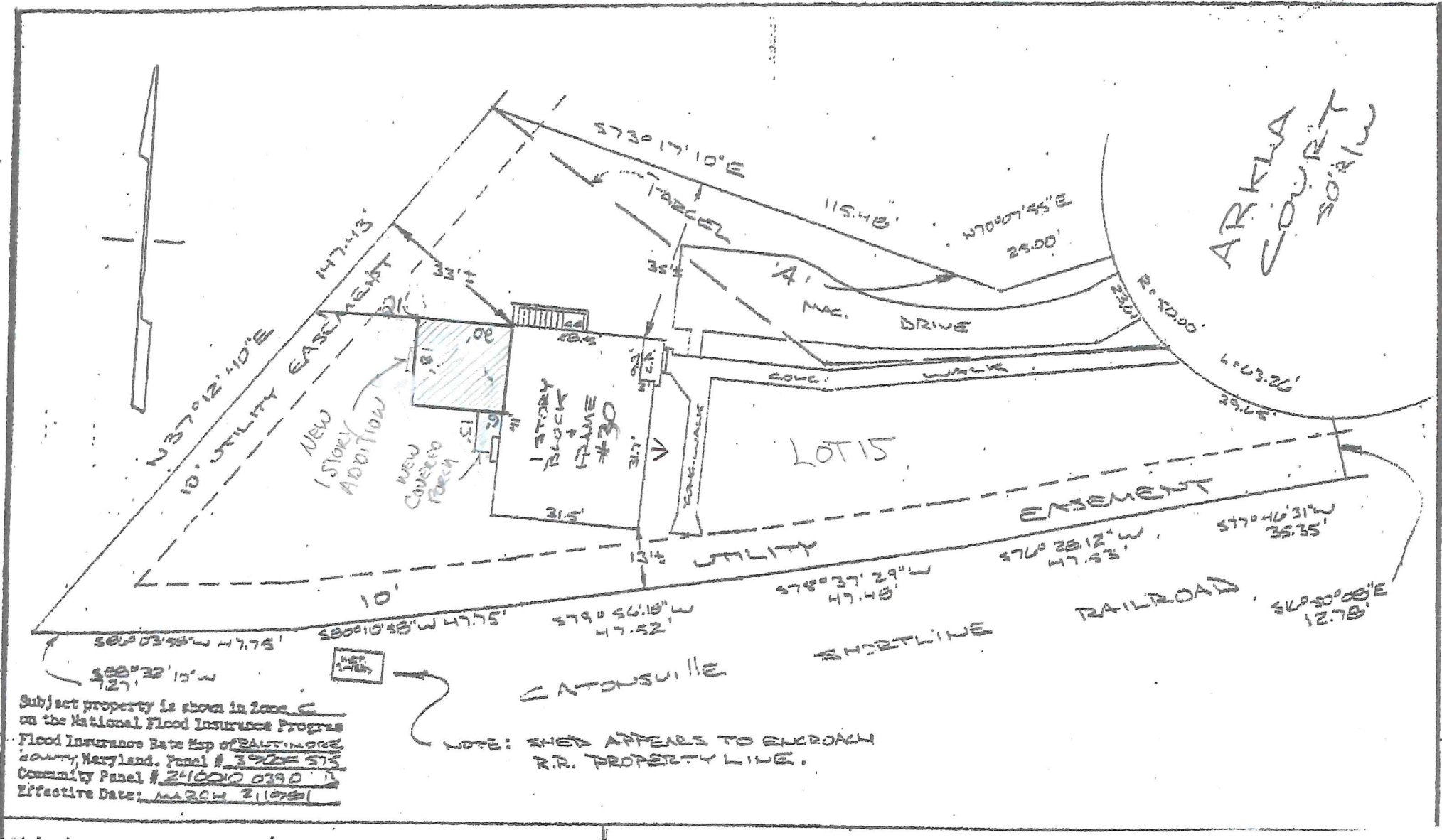
Scale: 1 Inch = 50 Feet

Drawing 2 of 2

Zoning Hearing Plan For Variance

Address: 30 Arkla Court, Catonsville, MD, 21228
Subdivision Name: One Twenty West
Plat Book# 30 Folio# 73

Owners Name: Ann Holmes
Lot# 15
Tax ID: 0102955211 Deed Ref# 9272/209



Site Vicinity Map

Zoning Map#	101B2
Site Zoned	DR5.5 Changed from R6
Election District	1
Council District	1
Lot Square Footage	21879
Lot Area Acreage	0.5023
Historic ?	No
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Utilities	
Water	Public
Sewer	Public
Prior Hearings ?	None

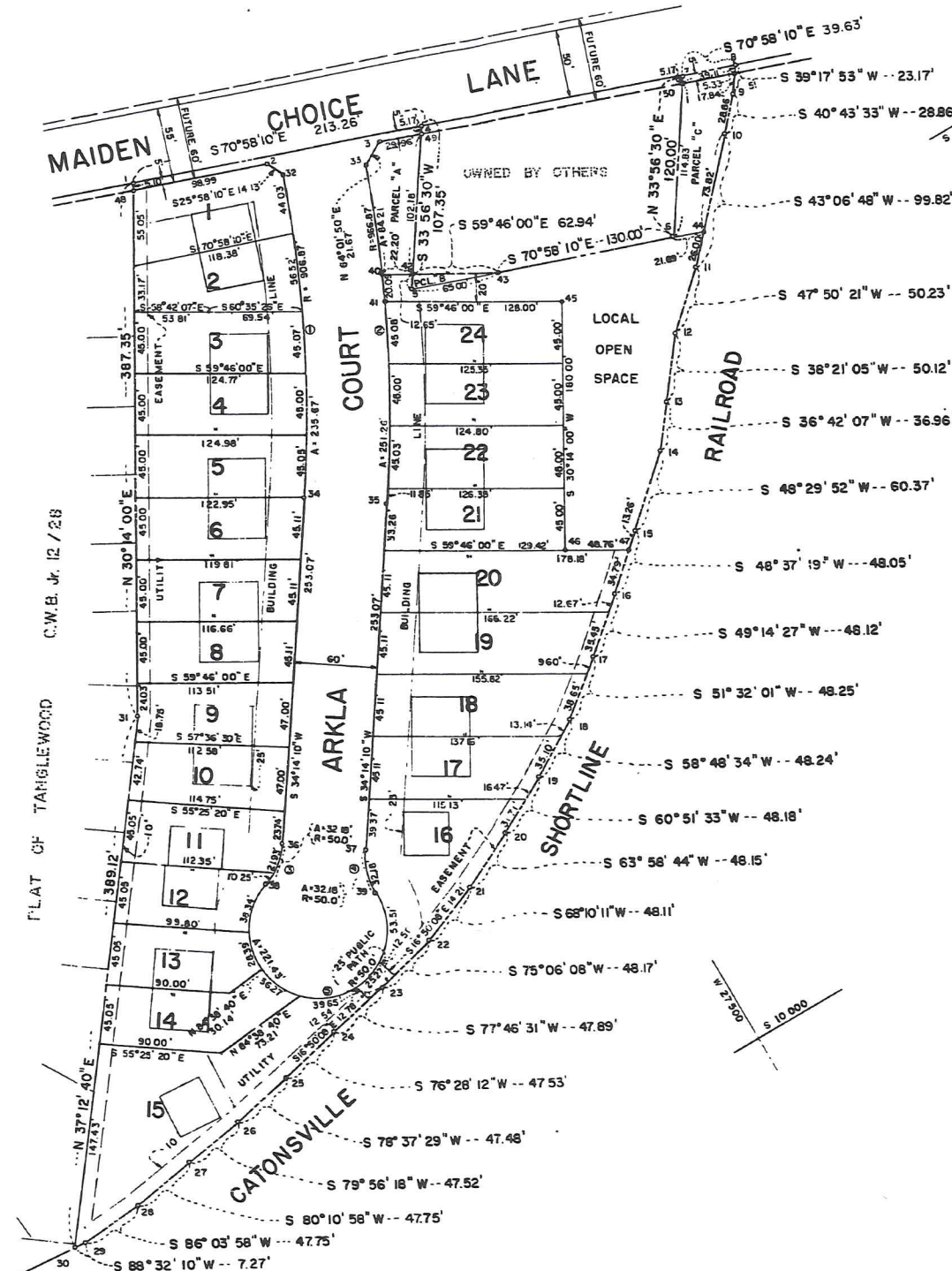
This is to certify that I have surveyed the property known as LOT 15 + PARCEL 'A', PLAT OF 'ONE-TWENTY WEST' sheet —of— recorded, in PLAT 20-31, GILES 73-103, respectively among the Land Records of BALTIMORE COUNTY, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.

2018-0258-A

COORDINATES		
NO.	WEST	SOUTH
1	27574.96	9236.18
2	27483.95	9272.87
3	27401.67	9295.95
4	27373.35	9305.72
5	27440.36	9408.85
6	27256.02	9468.85
7	27189.01	9369.30
8	27151.55	9382.23
9	27166.22	9400.16
10	27185.06	9422.03
11	27253.28	9494.90
12	27290.51	9528.61
13	27321.61	9567.92
14	27343.70	9597.55
15	27388.91	9637.56
16	27424.97	9670.74
17	27451.42	9700.75
18	27499.19	9730.75
19	27540.46	9755.73
20	27582.54	9779.19
21	27625.80	9800.31
22	27670.46	9818.20
23	27717.01	9830.59
24	27763.81	9840.73
25	27810.02	9851.85
26	27856.58	9861.21
27	27903.37	9869.31
28	27950.41	9877.53
29	27998.05	9880.33
30	28005.32	9880.74
31	27770.00	9570.84
32	27477.76	9285.57
33	27421.15	9305.44
34	27583.69	9495.35
35	27534.09	9529.11
36	27726.07	9704.57
37	27676.47	9738.33
38	27751.21	9723.75
39	27685.08	9768.75
40	27452.47	9383.59
41	27460.94	9401.81
42	27433.23	9394.77
43	27378.91	9464.46
44	27235.51	9475.92
45	27350.35	9466.26
46	27440.98	9621.77
47	27398.86	9646.32
48	27577.53	9240.59
49	27376.24	9310.01
50	27191.90	9373.59
51	27154.93	9386.34

CURVE DATA						
NO.	RAD.	DELTA	TAN.	ARC	CHORD	CHD. BEAR.
1	906.87	14°53'22"	118.50	235.67	235.01	S 26°47'23" W
2	966.87	14°53'22"	126.34	251.26	250.55	S 26°47'23" W
3	50.00	36°52'12"	16.67	32.18	31.62	N 52°40'16" E
4	50.00	36°52'12"	16.67	32.18	31.62	S 15°48'04" W
5	50.00	253°44'24"	—	221.43	80.00	N 55°45'50" W



THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTO. CITY SURVEY CONTROL SYSTEM.

T.S. NO. 18532 S 26116.20 W 9497.88
T.S. NO. 18529 S 25893.27 W 9176.24

PLAT
OF
ONE-TWENTY WEST
ELECTION DISTRICT NO. 1 BALTIMORE COUNTY, MARYLAND.
FOR
ARKLA BUILDING CORPORATION
18 FONT HILL DRIVE
ELLCOTT CITY, MD.

RRG 30 FOLIO 73
FILED FOR RECORD
FEB 25 1965
BALTIMORE COUNTY, MARYLAND
RECORDED BY
BALTIMORE COUNTY CLERK
JAN 18 1965

APPROVED: BALTO. CO. PLANNING BOARD
BY: *George E. Gaudin*
DATE: *Feb 24, 1965*

APPROVED: BALTO. CO. HIGHWAYS DEPT.
BY: *Harold E. Manning*
DATE: *2/24/65*

APPROVED: BALTO. CO. HEALTH DEPARTMENT
BY: *Richard J. Latta*
DATE: *2/24/65*

L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4200 FLORENCE AVE. - PHONE MA 8-3146
BALTIMORE 14, MARYLAND

DATE: *2-18-65*
SURVEYED BY: *DATE*
COMPUTED BY: *DATE*
DRAWN BY: *DATE*
CHECKED BY: *DATE*
SCALE: *1"=30'*

STATE OF MARYLAND
LAND SURVEYOR

MSA 554 1336-4479 36-73

2018-0258-A