

M E M O R A N D U M

DATE: July 17, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0286-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 16, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(12 Timber Way Ct.)

4th Election District

2nd Council District

Shirley Alderson

Legal Owner

Petitioner

*

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*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0286-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Shirley Alderson, legal owner of the subject property ("Petitioner"). The Petition seeks variance relief from §400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an existing shed to remain in the front yard in lieu of the required rear yard placement. A site plan was marked as Petitioner's Exhibit 1.

Shirley Alderson appeared in support of the petition. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency did not oppose the request.

The site is approximately two (2) acres in size and zoned RC-5. The property is improved with a single-family dwelling constructed in 1984. Petitioner hired a contractor to install a concrete pad and 12' x 8' shed on her property. Given the small size of the structure a permit was not required and Petitioner was unaware accessory structures - - even those not requiring permits - - must be located in the rear yard.

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate

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Date 6/15/18

By Sen

- variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

Petitioner's lot is triangular in shape and as noted by the DOP (who visited the site) there is a "significant grade change" across the property. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be required to raze or relocate the shed.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. The DOP also noted in its zoning comment the shed is visible from Timber Way Ct., and that agency suggested landscaping be provided to screen the view. This is a reasonable suggestion and a condition to that effect will be included below.

THEREFORE, IT IS ORDERED, this 15th day of **June, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an existing shed to remain in the front yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Within 60 days of the date hereof Petitioner must provide landscaping to screen the view of the shed from Timber Way Ct.

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Date 6/15/18

By sen

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:sln

ORDER RECEIVED FOR FILING

Date 6/15/18

By sln



PETITION FOR ZONING HEARING(S)

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

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

Address 12 Timber Way Ct Reisterstown MD 21136 which is presently zoned RC5
Deed References: 12208/0449 10 Digit Tax Account # 1900011039
Property Owner(s) Printed Name(s) Shirley Alderson

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

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

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

BCZR: 400.1 → To permit an existing shed to remain in the front yard in lieu of the required rear yard placement.

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Shirley Alderson

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

12 Timber Way Ct Reisterstown, MD

Mailing Address

City

State

21136

Zip Code

410-833-5262

Telephone #

sam1more@

Email Address

comcast.net

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING
6/15/18
sen

Date

By

CASE NUMBER 2018-0786-A Filing Date 4/20/18

Do Not Schedule Dates: Reviewer JS

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS

5409 EAST DRIVE BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
APRIL 18, 2018

ZONING DESCRIPTION
#12 TIMBER WAY COURT
BALTIMORE COUNTY, MARYLAND
TAX MAP 49 GRID 8 PARCEL 260

BEGINNING FOR THE SAME AT A POINT AT THE END OF TIMBERWAY COURT AT THE DIVISION LINE BETWEEN LOT 18 AND LOT 19 AS SHOWN ON A PLAT ENTITLED "RESUBDIVISION OF LOTS 19, 20 & 21 OF SECTION TWO, SAGAMORE FOREST II" RECORDED IN BALTIMORE COUNTY MARYLAND IN PLAT BOOK 50 FOLIO 82, THENCE RUNNING WITH THE DIVISION LINE BETWEEN LOT 18 AND LOT 19 AND THE OUTLINES OF LOT 19 THE FOLLOWING COURSES NORTHEASTERLY 365.97 FEET, THENCE SOUTHEASTERLY 285 FEET THENCE SOUTHEASTERLY 143.25, THENCE SOUTHWESTERLY 400.52 FEET TO TIMBER WAY COURT, THENCE NORTHWESTERLY BY A CURVE TO THE LEFT WITH A RADIUS OF 50 FEET FOR AN ARC LENGTH OF 49.56 FEET TO THE PLACE OF BEGINNING.

BEING LOT 19 AS SHOWN ON A PLAT ENTITLED "RESUBDIVISION OF LOTS 19, 20 & 21 OF SECTION TWO, SAGAMORE FOREST II" RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND IN PLAT BOOK 50 FOLIO 82 AND DESCRIBED IN A DEED DATED MAY 23, 1997 BY AND BETWEEN EDWARD SWARTZ AND CHERYL SWARTZ HIS WIFE PARTIES OF THE FIRST PART AND SHIRLEY A. ALDERSON PARTY OF THE SECOND PART AND RECORDED IN BALTIMORE COUNTY MARYLAND IN DEED LIBER 12208 FOLIO 449.



2018-0786-A



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5603272

Sold To:

Shirley Alderson - CU00655835
12 Timber Way Ct
Reisterstown, MD 21136-1824

Bill To:

Shirley Alderson - CU00655835
12 Timber Way Ct
Reisterstown, MD 21136-1824

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

May 24, 2018

NOTICE OF ZONING HEARING

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

Case: # 2018-0286-A
12 Timber Way Court
NE/s Timber Way Court, n/w of Timber Grove Road
4th Election District - 2nd Councilmanic District
Legal Owner(s) Shirley Alderson

Variance: to permit an existing shed to remain in the front yard in lieu of the required rear yard placement.

Hearing: Thursday, June 14, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

05/24/18 5603272

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, June 12, 2018 11:49 PM
To: Administrative Hearings
Subject: Case # 2018-0286-A 12 Timber Way Court
Attachments: Timber Way Cert..jpeg; Photos Timber Way Court .docx

Hi Sherry,

I have another one for you! Case # 2018-0286-A @ 12 Timber Way Court
Thanks,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



1952

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 6/12/2018

Case Number: 2018-0286-A

Petitioner / Developer: SHIRLEY ANDERSON

Date of Hearing: JUNE 14, 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:
12 TIMBER WAY COURT

The sign(s) were posted on: MAY 23, 2018

The sign(s) were re-photographed on: June 12, 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)

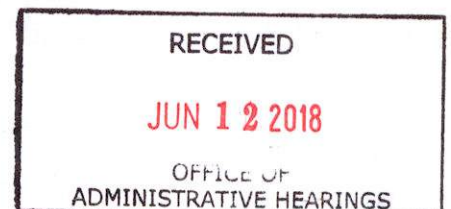




(2) Sign Case # 2018-0286-A



Group Photo Case # 2018-0286-A 12 Timber Way Court



...

717 053.
11 11 11
11 11 11

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/23/2018

Case Number: 2018-0286-A

Petitioner / Developer: SHIRLEY ANDERSON

Date of Hearing: JUNE 14, 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:
12 TIMBER WAY COURT

The sign(s) were posted on: MAY 23, 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)



SIGN # (1) CASE # 2018-0286-A 12 TIMBER WAY COURT



SIGN # (2) CASE # 2018-0286-A 12 TIMBER WAY COURT



KEVIN KAMENETZ
County Executive

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

May 7, 2018

NOTICE OF ZONING HEARING

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CASE NUMBER: 2018-0286-A

12 Timber Way Court
NE/s Timber Way Court, n/w of Timber Grove Road
4th Election District -- 2nd Councilmanic District
Legal Owners: Shirley Alderson

Variance to permit an existing shed to remain in the front yard in lieu of the required rear yard placement.

Hearing: Thursday, June 14, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Shirley Alderson, 12 Timber Way Court, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 25, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 24, 2018 Issue - Jeffersonian

Please forward billing to:
Shirley Alderson
12 Timber Way Court
Reisterstown, MD 21136

410-833-5262

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0286-A

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NE/s Timber Way Court, n/w of Timber Grove Road
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
12 Timber Way Court; NE/S Timber Way Court, *
1360' NW of c/line with Timber Grove Road * OF ADMINISTRATIVE
4th Election & 2nd Councilmanic Districts *
Legal Owner(s): Shirley Alderson * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2018-286-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAY 03 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to Shirley Alderson, 12 Timber Way Court, Reisterstown, Maryland 21136, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 2018-0286-A

Property Address: 12 TIMBER WAY CT.

Property Description: _____

Legal Owners (Petitioners): CHERYL ANDERSON

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHERYL ANDERSON

Company/Firm (if applicable): _____

Address: 12 TIMBER WAY CT.

BALT, MD 21136

Telephone Number: 410-833-5262

Revised 7/9/2015

CASHIER'S VALIDATION



KEVIN KAMENETZ
County Executive

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

June 7, 2018

Shirley Alderson
12 Timber Way
Reisterstown MD 21136

RE: Case Number: 2018-0286 A, Address: 12 Timber Way

Dear Ms. Alderson:

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 4/30/18

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. 2018-0286-A

Variance
Shirley Alderson
12 Timber Way 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

6-14

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: 18-286

DATE: 5/24/2018



INFORMATION:

Property Address: 12 Timber Way Court
Petitioner: Shirley Alderson
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit an existing shed to remain in the front yard in lieu of the required rear yard.

A site visit was conducted on 5/10/2018. The property has some significant grade change from the street to the rear of the property and the existing shed is clearly visible from the road.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Landscape screening be installed between the road and the existing shed.

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

Prepared by:


Jessie A. Bialek

Deputy Director:


Jeff Mayhew

AVA/JM/JAB/

c: Joseph Wiley
Shirley Alderson
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED
MAY 19 1964
OFFICE OF
ADMINISTRATIVE HEARINGS

6-14

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: May 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0286-A
Address 12 Timber Way Court
(Aldrson Property)

Zoning Advisory Committee Meeting of **May 7, 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: June 4, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For May 07, 2018
Item No. 2018-0272-A (**REVISED VARIANCE**), 0284-SPH, 0285-SPHA,
0286-A, 0290-A, 0291-A, 0292-SPHA, and 0293-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: 5/24/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-286

INFORMATION:

Property Address: 12 Timber Way Court
Petitioner: Shirley Alderson
Zoning: RC 5
Requested Action: Variance

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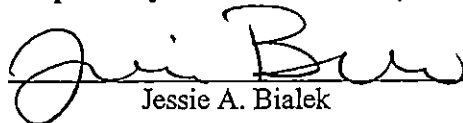
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For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:


Jessie A. Bialek

Deputy Director:


Jeff Mayhew

AVA/JM/JAB/

c: Joseph Wiley
Shirley Alderson
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: May 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0286-A
Address 12 Timber Way Court
(Aldrson Property)

Zoning Advisory Committee Meeting of **May 7, 2018**.

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

Reviewer: Steve Ford



Baltimore County
Permits, Approvals
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 1800206 (1800206) Property No. 190001139 Zoning: _____

Name(s): Alderson Shirley A.

Address: 12 Timber Way Ct. Roseto, MD 21121

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCZR 111.102.1: 411 "Temporary Structure Placement"

It is Unlawful to Place a Shed in the Front of or on the Side of Your House.

Please, Remove the Shed from the Front Yard.

Recd in mail 4/2/18

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 4/6/18 DATE ISSUED: 3/27/18

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [Signature] PRINT NAME: Jim Kemp

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

PAI BI 11

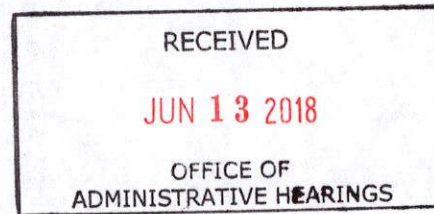
REVISED 9/16

2018-0286-A

CASE NAME Shirley Alderson
CASE NUMBER 2018-0286-A
DATE 6-14-18

[illegible]

Zoning Review Office
County Office Building
11 West Chesapeake Ave
Room 111
Towson Maryland 21204
Case #2018-0286-A



Dear Sir,

I reside on Timber Way Court and 12 Timber Way Court can be seen from my property. The neighborhood that I reside in has houses that are presently worth from mid \$500K to \$600K. Granting a variance to allow the shed to remain at the present location (12 Timber Way Court) will have a direct effect on property values for those residing in the court. There is no reason to grant the variance as there is enough acreage (2.2 acres) on the property to relocate the shed to the rear of the property.

Thank you,

A handwritten signature in dark ink, appearing to be "Larry Schwager", written over the printed name.

Larry Schwager

Zoning Review Office

Case #2018-0286-A

Asking for a variance after erecting a shed and ignoring zoning laws is ridiculous. The shed does not belong in the front of the property and should be placed as zoning laws indicate. Zoning laws are supposed to be enforced for a reason.

James Lochery



ATTACHMENT #001

There are only two (2) ways to come on to the above stated property: (pic. 1)

- (1) The driveway on the right side of the house. However, it slopes down from the front of the property toward the gate and steps that lead to the pool area. (pic. 2)
- (2) The left front side of the property. But for large trucks/equipment to come in from this side it would require cutting down existing trees &/or branches. (pic. 3)

In addition, the property is laid out in such a way that large trucks/equipment do not have a clear access to the back of the house:

The path to the back, slopes downward and it also slopes to the left toward the trees and tree stumps, and then drops off the back. On the right side, steps come off the back of the house towards the path. (pic. 4, 5, & 6). Even if a large truck was able to make it down the slope, they would not have room to make a right turn into the back of the house, unless I cut down the trees in that bottom section, pull up the tree stumps and remove the steps from my house. (pic. 7 & 8). The distance from the steps to the tree-line is aprox. 10.5 Ft. wide and aprox. 46 Ft. from the front of the house to the steps.

Therefore, the present shed location was the only suitable area on the property that would allow trucks, equipment and workers at least partial access to be able to build a foundation level enough for the shed to be installed. (pic. 9 & 10)

1







3.





5.

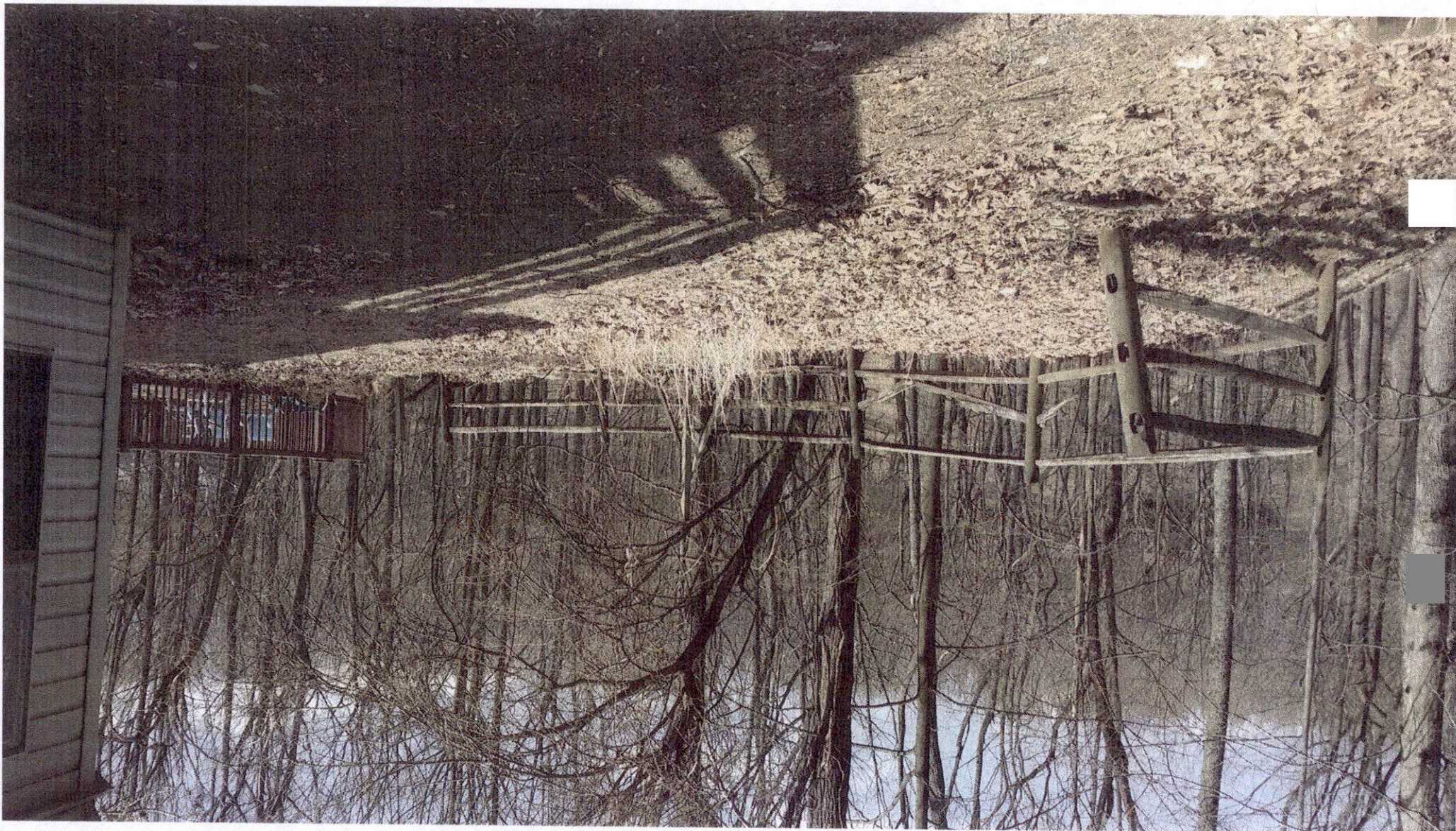


6.



7.

8.



9.





C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6/4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO COMMENT</u>
<u>5/4</u>	DEPS (if not received, date e-mail sent _____)	<u>NO COMMENT</u>
	FIRE DEPARTMENT	
<u>5/25</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Obj w/cond.</u>
<u>4/30</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>5/24/18</u>	
SIGN POSTING (1 st)	Date: <u>5/23/18</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: <u>6/12/18</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 - 04 Account Number - 1900011039							
Owner Information									
Owner Name:		ALDERSON SHIRLEY A				Use:		RESIDENTIAL	
						Principal Residence:		YES	
Mailing Address:		12 TIMBER WAY CT REISTERSTOWN MD 21136-1824				Deed Reference:		/12208/ 00449	
Location & Structure Information									
Premises Address:		12 TIMBER WAY CT 0-0000				Legal Description:		2.022 AC 88078 SQ FT 2.022 AC SAGAMORE FOREST II	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0049	0008	0260		0000	2		19	2016	Plat Ref: 0050/0082
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1984		3,209 SF		600 SF		2.0200 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	YES	STANDARD UNIT		SIDING	3 full/ 1 half				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2017		07/01/2018	
Land:		132,200		132,200					
Improvements		258,100		304,300					
Total:		390,300		436,500		421,100		436,500	
Preferential Land:		0						0	
Transfer Information									
Seller: SWARTZ HOWARD				Date: 06/04/1997			Price: \$252,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /12208/ 00449			Deed2:		
Seller: WORTHINGTON HILL SIDE				Date: 10/26/1983			Price: \$31,000		
Type: ARMS LENGTH IMPROVED				Deed1: /06613/ 00281			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 01/19/2010									
Homeowners' Tax Credit Application Information									

Homeowners' Tax Credit Application Status: No Application

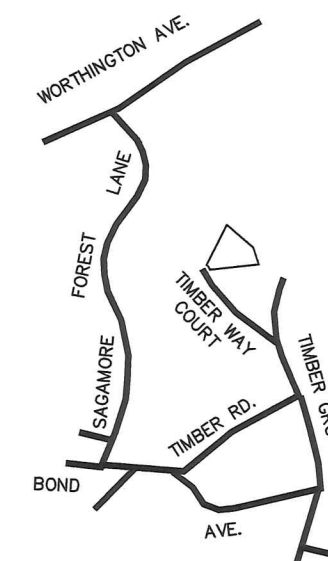
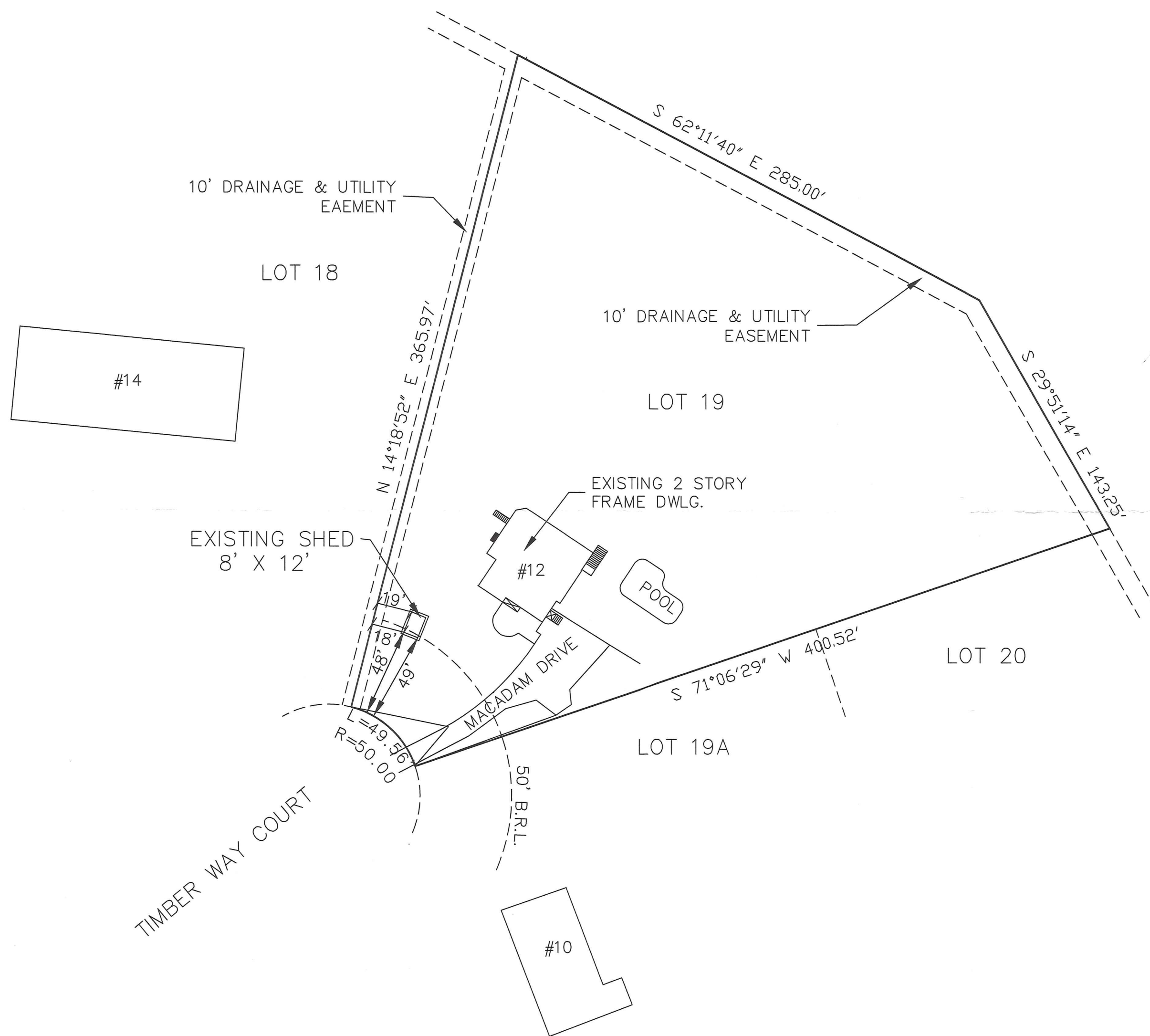
Date:

ZONING HEARING PLAN FOR VARIANCE___ FOR SPECIAL HEARING_____

ADDRESS 12 TIMBER WAY COURT OWNERS(S) NAME(S) CHERYL ALDERSON

SUBDIVISION NAME RESUBDIVISION OF LOTS 19, 20, 21 OF SEC. II SAGAMORE FOREST II LOT 19 BLOCK _____ SECTION _____

PLAT BOOK 50 FOLIO 82 10 DIGIT TAX # 1900011039 DEED REF.# 12208 / 449



MAAP IS NOT TO SCALE

ZONING MAP 049A1

SITE ZONED RC-5

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT ACREAGE 2.02 ACRES

OR SQUARE FEET 87,991 SQ. FT.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES?

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? YES

IF SO GIVE CASE NO.

AND ORDER RESULT BELOW

1983-0273-SPH

1986-0004-SPH > (DEVELOPMENT)

VIOLATION CASE INFO:

1800706

PLAN DRAWN BY _____ DATE APRIL, 2018 SCALE: 1 INCH= 50'

2018-0286-A