

M E M O R A N D U M

DATE: June 26, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0295-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 25, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(10 Cedar Grove Ct.)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Timothy A. Hines & Diane E. Molina	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0295-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Timothy A. Hines and Diane Elizabeth Molina (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.1.C.1.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed deck with a rear setback of 18.25 ft. in lieu of the required 30 ft. rear setback minimum. 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.

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 Environmental Protection and Sustainability (“DEPS”) dated May 9, 2018, indicating development of the property must comply with the Forest Conservation Regulations (§§ 33-6-101 through 33-6-122 of the Baltimore County Code [“BCC”]). In addition, the deck, which is proposed well into the 35 ft. setback to the Forest Conservation Easement may not be integrated into the house as an addition in the future unless first approved by DEPS.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 1, 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 5-24-18

Rv low

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the BCC. Based upon the information available, there is no evidence in the file to indicate that the side and front yard setback variances 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 Petitioners.

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 **May, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.1.C.1.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck with a rear setback of 18.25 ft. in lieu of the required 30 ft. rear setback minimum, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners must comply with the DEPS ZAC comment, dated May 9, 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 5-24-18 2

By pw

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 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0295-A
Address 10 Cedar Grove Court
(Hines & Molina Property)

Zoning Advisory Committee Meeting of **May 17, 2018**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The deck, which is proposed well into the 35-ft. setback to the Forest Conservation Easement may not be integrated into the house as an addition in the future unless first approved by EPS.

Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 5-24-18

By EW



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 10 Cedar Grove Court, Rosedale, MD 21237 Currently zoned DR 3.5
 Deed Reference 37 656 10231 10 Digit Tax Account # 2 4 0 0 0 5 5 0 8
 Owner(s) Printed Name(s) Timothy Allan Hines and Diane Elizabeth Molina

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1302.1.C.1.b

To permit a proposed deck with a rear setback of 18.25 ft. in lieu of the required 30 ft. rear setback minimum.

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):

Timothy Hines / Diane Elizabeth Molina
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
 Signature #1 Signature #2

10 Cedar Grove Court, Rosedale, MD
 Mailing Address City State
21237 / 443-553-0017 / tim.hines715@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:

Name – Type or Print
 Signature
 Mailing Address City State
 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 5 day of 24-18 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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0295-A Filing Date 4/27/18 Estimated Posting Date 5/6/18 Reviewer JS

Affidavit in Support of Administrative Variance

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

Practical Difficulty or Hardship

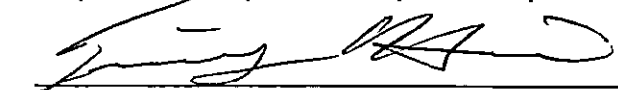
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 10 Cedar Grove Court Rosedale MD 21237
Print or Type Address of property City State Zip Code

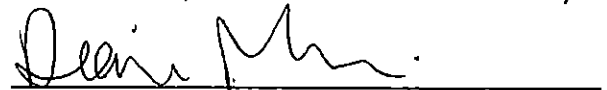
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Due to zoning restrictions, a deck off of the back of our home is limited in size due to the distance from the North East corner of the home to the North property line in the rear of the home (34.4 feet). This zoning restriction will limit the depth of our deck to 11.9 feet when we have plans for a 16.25 feet deep deck. The back of our home (north property line) backs to a 1.84 acre wooded easement which has Perry Hall Boulevard on the other side. Homes cannot be built on the easement which is located between our property and Perry Hall Boulevard; therefore, we believe the zoning restriction is an unfair hardship. We feel reducing the size of our deck to 11.9 feet will limit our return on investment as the resale value of our home will be limited with a small deck. Also, comparable homes on the market in the area will most likely have larger decks which may make our home less desirable when selling. In reading <https://www.landscapingnetwork.com/decks/size.html>, "pro tip: the typical 10' x 10' builders' special deck is completely useless. I wouldn't build a deck less than 15' x 15' at a minimum.", we believe a deck that is only 11.9 feet will make it challenging to find furniture to fit the layout. A 16.25 feet deck will be 18.25 feet from the property line.

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


Signature of Owner (Affiant)

Timothy Allan Hines
Name- Print or Type


Signature of Owner (Affiant)

Diane Elizabeth Molina
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 18th day of April, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Timothy Allan Hines ? Diane Elizabeth Molina

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

AS WITNESS my hand and Notaries Seal

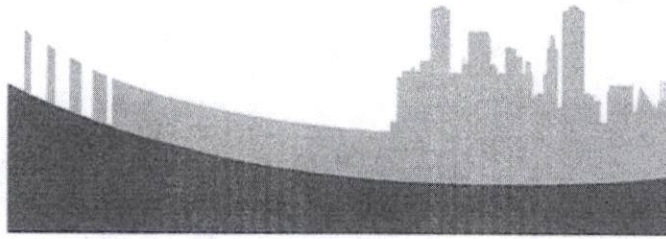

Notary Public
November 6, 2019
My Commission Expires

Property Description

ZONING PROPERTY DESCRIPTION FOR 10 CEDAR GROVE CT., ROSEDALE, MD 21237

Beginning at a point on the north side of Cedar Grove Court which is 50 feet wide at a distance of 280 feet north east of the centerline of the nearest improved intersecting street Cedar Farm Drive which is 40 feet wide. Being Lot #58, in the subdivision of Cedar Lane Farms as recorded in Baltimore County Plat Book #76, Folio #105, containing 8,058 square feet. Located in the 14ED Election District and 5CD Council District.

2018-0795-A



CERTIFICATE OF POSTING

May 1, 2018, (amended May 16, 2018)

Re:

Zoning Case No. 2018-0295-A

Legal Owner: Timothy Hines & Elizabeth Molina

Closing date: May 21, 2018

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 10 Cedar Grove Court.

The signs were posted on May 1, 2018.

The signs were inspected again on May 16, 2018.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

SIGN 1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2018-0295-A

10 Cedar Grove Court

REQUEST: TO PERMIT A PROPOSED DECK WITH A
REAR SETBACK OF 18.25 FEET IN LIEU OF THE
REQUIRED 30 FEET REAR SETBACK MINIMUM.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE MAY 21, 2018.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

SIGN 2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2018-0295-A

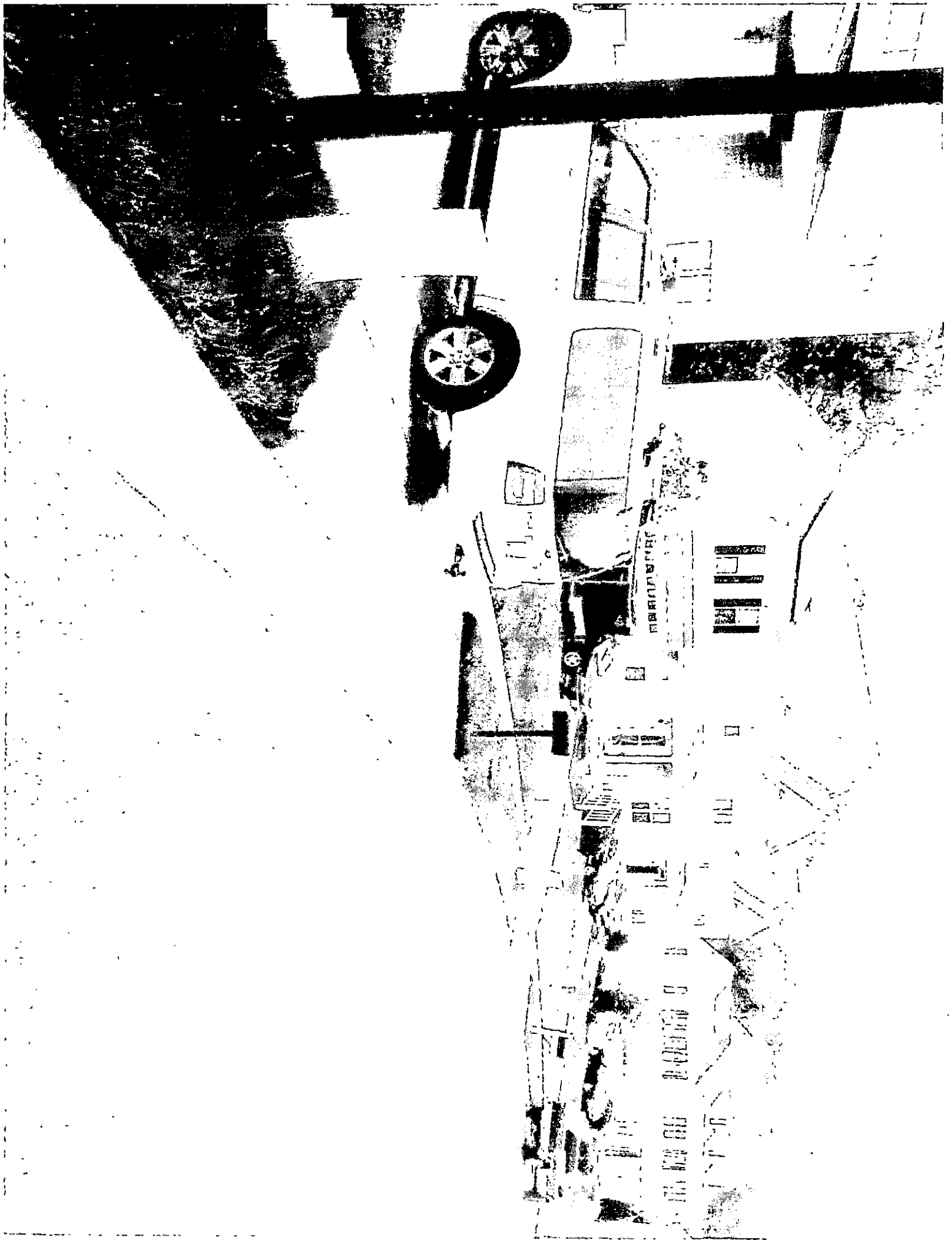
10 Cedar Grove Court

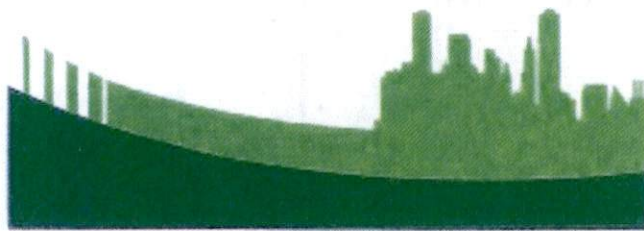
**REQUEST: TO PERMIT A PROPOSED DECK WITH A
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REQUIRED 30 FEET REAR SETBACK MINIMUM.**

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**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**





CERTIFICATE OF POSTING

May 1, 2018, (amended _____)

Re:

Zoning Case No. 2018-0295-A

Legal Owner: Timothy Hines & Elizabeth Molina

Closing date: May 21, 2018

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 10 Cedar Grove Court.

The signs were posted on May 1, 2018.

The signs were inspected again on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak". The signature is stylized with a large "B" and "D".

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



SIGN 1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2018-0295-A

10 Cedar Grove Court

**REQUEST: TO PERMIT A PROPOSED DECK WITH A
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**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

SIGN 2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2018-0295-A

10 Cedar Grove Court

**REQUEST: TO PERMIT A PROPOSED DECK WITH A
REAR SETBACK OF 18.25 FEET IN LIEU OF THE
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**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0295 -A Address 10 CEDAR GROVE CT, 21237

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/27/18 Posting Date: 5/6/18 Closing Date: 5/21/18

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- 0295 -A Address 10 CEDAR GROVE COURT, 21237

Petitioner's Name HINEST MOLINA Telephone 443-553-0017

Posting Date: 5/6/18 Closing Date: 5/21/18

Wording for Sign: To Permit A PROPOSED DECK WITH A REAR SETBACK OF 18.25 FEET
IN LIEU OF THE REQUIRED 30 FEET REAR SETBACK MINIMUM.

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: 2018-0295-A

Property Address: 10 Cedar Grove Court, Rosedale, MD 21237

Property Description: _____

Legal Owners (Petitioners): TIM HINES + DIANE MOLINA

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tim Hines

Company/Firm (if applicable): _____

Address: 10 Cedar Grove Court
Rosedale, MD 21237

Telephone Number: 443-553-0017

Revised 7/9/2015

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

No. **168032**

Date: **4/27/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/27/2018 4/27/2018 11:15:16

REC W002 WALKIN JEE
 RECEIPT # 051515 4/27/2018 OFLN

5 520 ZONING VERIFICATION
 ID. 168032

Receipt Tot \$75.00
 \$75.00 BY \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	De
001	806	0000		6150				\$ 25.00	CR
								\$ 75.00	

Total:

Rec From: **HINGS + MOLINA**

For: **2018-0725-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 22, 2018

Timothy & Diane Elizabeth Hines
10 Cedar Grove Court
Rosedale MD 21237

RE: Case Number: 2018-0295 A, Address: 10 Cedar Grove Court

Dear Mr. & Ms. Hines:

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



STATE HIGHWAY
ADMINISTRATION

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

Date: 5/7/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

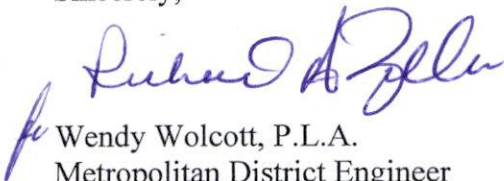
Dear Ms. Lewis:

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.

2018-0295-A
Administrative Variance.
Timothy Hines & Diane Elizabeth Molina
10 Cedar Grove 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,



for 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: May 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0295-A
Address 10 Cedar Grove Court
(Hines & Molina Property)

Zoning Advisory Committee Meeting of **May 17, 2018**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The deck, which is proposed well into the 35-ft. setback to the Forest Conservation Easement may not be integrated into the house as an addition in the future unless first approved by EPS.

Reviewer: Glenn Shaffer

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 5, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 17, 2018
Item No. 2018-0294-A, 0295-A, 0297-A, 0298-SPH, 0299-A, and 0300-A

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

*

*

*

*

*

VKD: cen
cc: file

Pat. Exh. 1

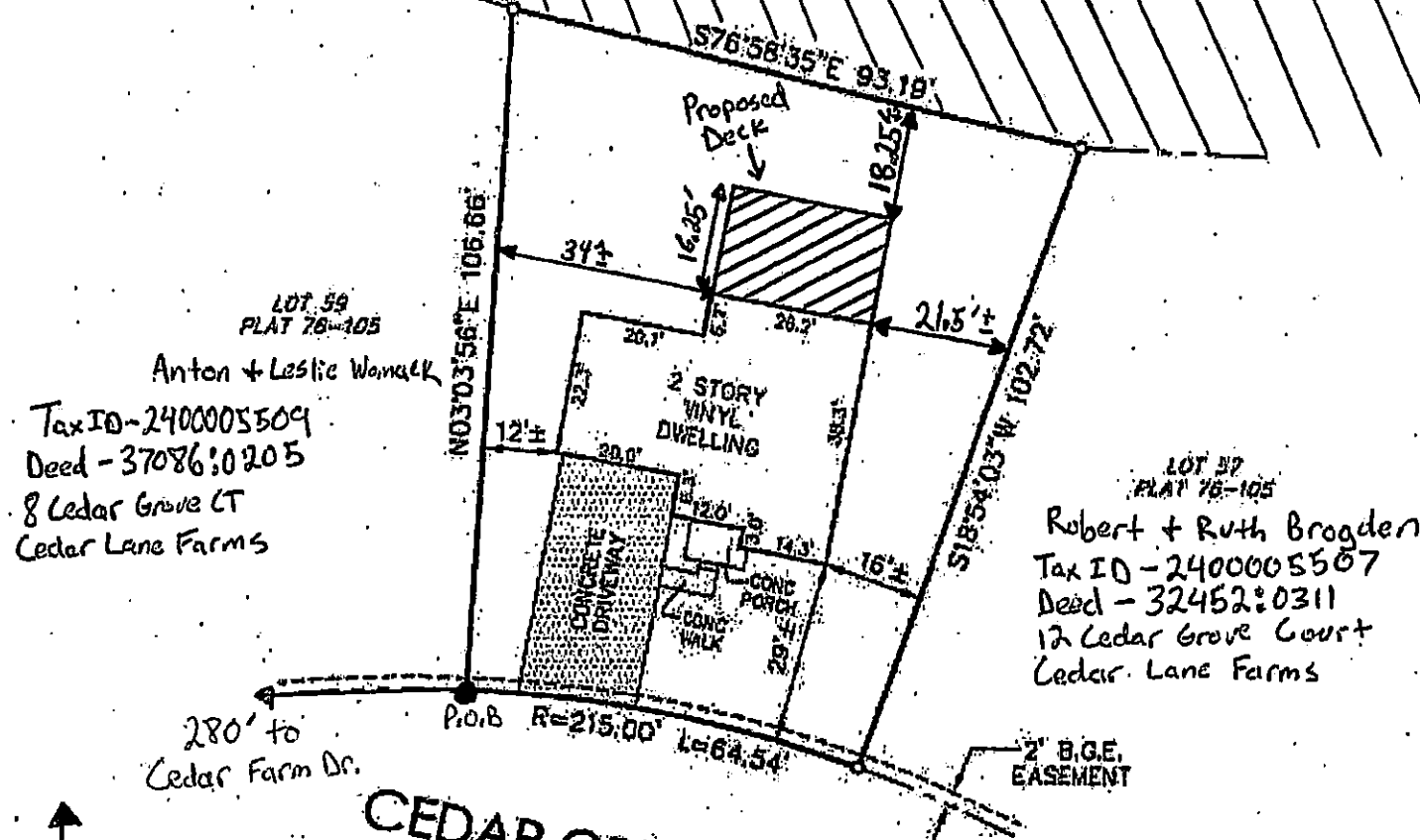
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 10 Cedar Grove Ct, Rosedale, MD 21237 OWNER(S) NAME(S) Timothy Hines, Diane Molina

SUBDIVISION NAME CEDAR LANE FARMS / 0000 / PLOT 2 LOT # 58 BLOCK # _____ SECTION # _____

PLAT BOOK # 76 FOLIO # 105 10 DIGIT TAX # 2400005508 DEED REF. # 3765610231

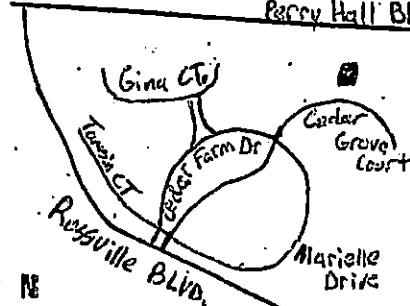
FOREST CONSERVATION EASEMENT
1.215 AC



PLAN DRAWN BY Tim Hines

DATE 4/25/2018 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP
BERRY HALL BL



MAP IS NOT TO SCALE

ZONING MAP # 081C2

SITE ZONED DR 3.5

ELECTION DISTRICT 14 E

COUNCIL DISTRICT 5C0

LOT AREA ACREAGE 0.185

OR SQUARE FEET 8,058

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018-0295-A

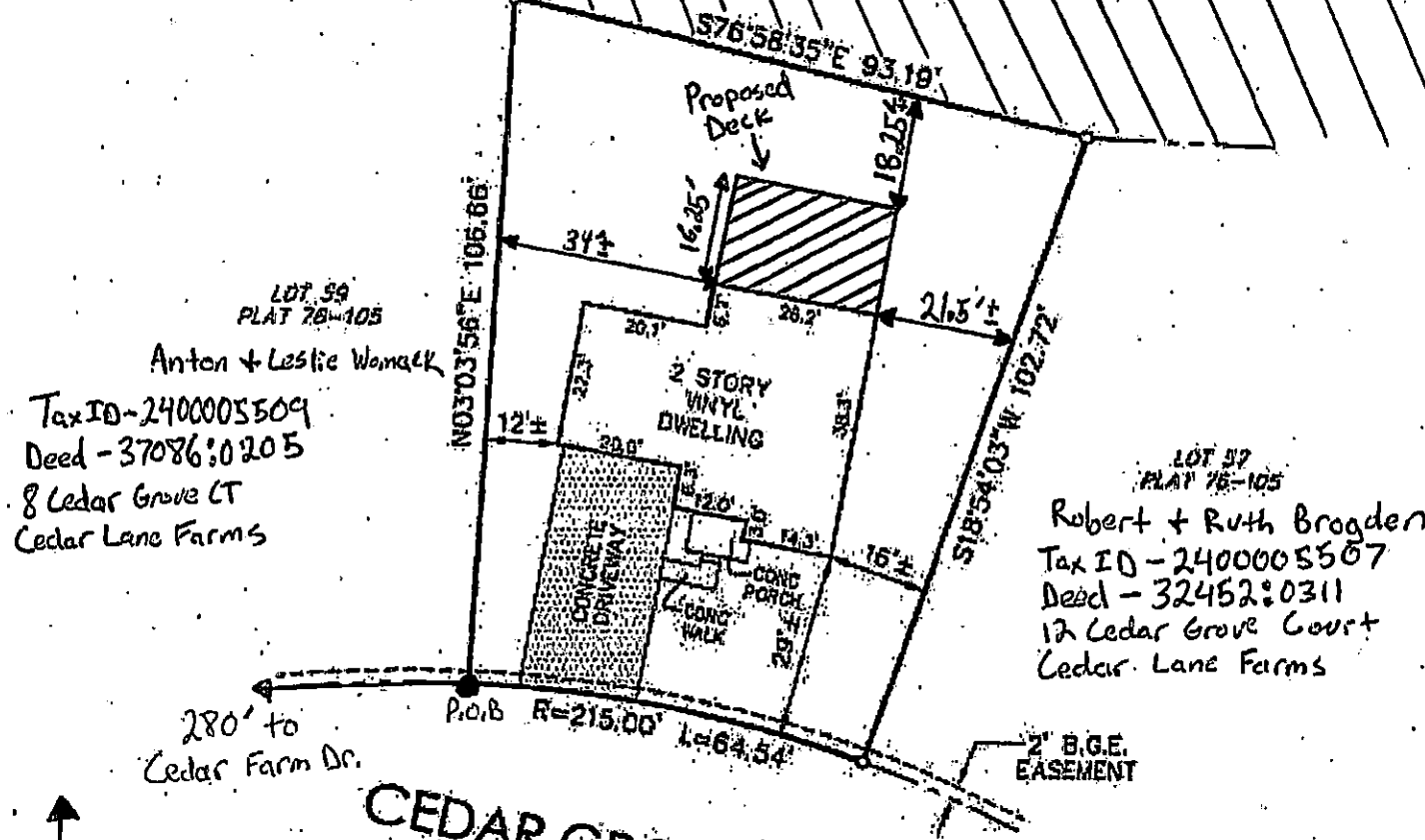
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 10 Cedar Grove CT, Rosedale, MD 21237 OWNER(S) NAME(S) Timothy Hines, Diane Molina

SUBDIVISION NAME CEDAR LANE FARMS / 0000 / PLOT 2 LOT # 58 BLOCK # _____ SECTION # _____

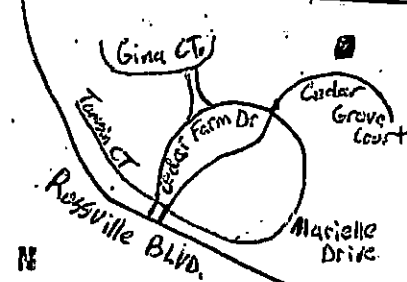
PLAT BOOK # 76 FOLIO # 105 10-DIGIT TAX # 2400005508 DEED REF. # 37656/0231

FOREST CONSERVATION EASEMENT
1.215 AC



PLAN DRAWN BY Tim Hines DATE 4/25/2018 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP
Perry Hall Bl



N
MAP IS NOT TO SCALE

ZONING MAP # 081C2

SITE ZONED DR 3.5

ELECTION DISTRICT 14 E

COUNCIL DISTRICT 5C0

LOT AREA ACREAGE 0.185

OR SQUARE FEET 8,058

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018-0295-A



PAI # 140419, Pt. Bk. 0000, Folio 0002, Lot # 0, PAI # 140419, Folio # 079226, Pt. Bk. 0000079, Folio 0226, PAI # 140482, 2011-0274-SPH, PAI # 140482

DR 1 NC

PERRY HALL BLVD

RIDDLE DR

Lot # 0, Pt. Bk. 0000076, Folio 0105

2400005520

2000011215

5 CD

14 FD

South Perry Hall - White Marsh Area -- South of Ridge Road (Not subject to 75' lot width)

NE 6 F, 081C2

2400005510, Lot # 60

2400005509, Lot # 59

Lot # 58, 2400005508

2400005507, Lot # 57

2400005506, Lot # 56

2400005505, Lot # 55

2400005504, Lot # 54, R-1965-0361-X

2400005503, Lot # 53

2400005502, Lot # 52

DR 3.5

R-1957-4103-X

CEDAR GROVE CT

PAI # 140342, 2400005511, Lot # 61

PAI # 140342

PAI # 140342, PAI # 140342

Pt. Bk./Folio # 076104

Pt. Bk. 0000076, Folio 0104, 2400005476, Lot # 45

2400005496, Lot # 46

2400005497, Lot # 47

2400005475, Lot # 44

2400005498, Lot # 48

2400005474, Lot # 43

MARIELLE DR

Lot # 66, 2400005516

2400005515

Lot # 62, 2400005512

Lot # 60, 2400005484

2400005483

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

5-9

DEPS

(if not received, date e-mail sent _____)

C

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

5-7

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 5-1-18 by Doak

SIGN POSTING (2nd)

Date: _____ 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 - 14 Account Number - 2400005508			
Owner Information					
Owner Name:	HINES TIMOTHY ALLAN MOLINA DIANE ELIZABETH		Use:	RESIDENTIAL	
			Principal Residence:	YES	
Mailing Address:	10 CEDAR GROVE CT ROSEDALE MD 21237-		Deed Reference:	/37656/ 00231	
Location & Structure Information					
Premises Address:	10 CEDAR GROVE CT ROSEDALE 21237-		Legal Description:	.185 AC 10 CEDAR GROVE CT NS CEDAR LANE FARMS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0081	0018	0289		0000	58
					Assessment Year: 2018
					Plat No: 2
					Plat Ref: 0076/0105
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2016	1,956 SF		8,058 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2017	As of 07/01/2018	
Land:	128,000	128,000			
Improvements	224,200	232,000			
Total:	352,200	360,000	352,200	354,800	
Preferential Land:	0			0	
Transfer Information					
Seller: GP CONSTRUCTION CO INC		Date: 06/20/2016		Price: \$373,435	
Type: ARMS LENGTH IMPROVED		Deed1: /37656/ 00231		Deed2:	
Seller: C L FARMS LLC		Date: 06/29/2009		Price: \$905,210	
Type: ARMS LENGTH MULTIPLE		Deed1: /28323/ 00438		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 06/21/2017					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

ZAC AGENDA

Case Number: 2018-0294-A **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Ian A & Courtney G Shure
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1208 BOYCE AVE
Location: N/S of Boyce Avenue, 442 ft. NW of Greenwood Road

Existing Zoning: DR 2 (VESTED R-20) **Area:** 24,394 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an existing rear yard setback of 15 ft. (existing attached garage) and a proposed rear yard setback of 34 ft. (proposed addition) in lieu of 40 ft. for both, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 05/21/2018

Miscellaneous Notes:

Case Number: 2018-0295-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Timothy Hines & Diane Elizabeth Molina
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 5

Property Address: 10 CEDAR GROVE CT
Location: N/S Cedar Grove Court, 280 ft. NE of the centerline of the intersection with Cedar Farm Drive.

Existing Zoning: DR 3.5 **Area:** 8,058 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed deck with a rear setback of 18.25 ft. in lieu of the required 30 ft. rear setback minimum

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 05/21/2018

Miscellaneous Notes:



Photo taken from Forest Conservation Easement (North property line), facing Soc. toward rear of home and Cedar Grove Ct. Markers in yard represent proposed deck corners.



Photo taken from Northeast corner of property facing
Southwest, toward rear of home and 59. Markers
in yard represent proposed deck corners.



Photo taken from Northeast corner of property, facing west, toward Lot 59. Markers in yard represent proposed Deck corners



Photo taken from West East corner of property, facing South, toward Cedar Grove Ct and here fence in left of picture is the East property line (lot 57). Marker in yard represents Northeast corner of proposed deck.



Photo taken from North west corner of home facing
Northeast toward Forest Conservation Easement. Fence in right
of photo is the East property line, shared with Lot 57. Markers
in yard represent proposed deck corners.

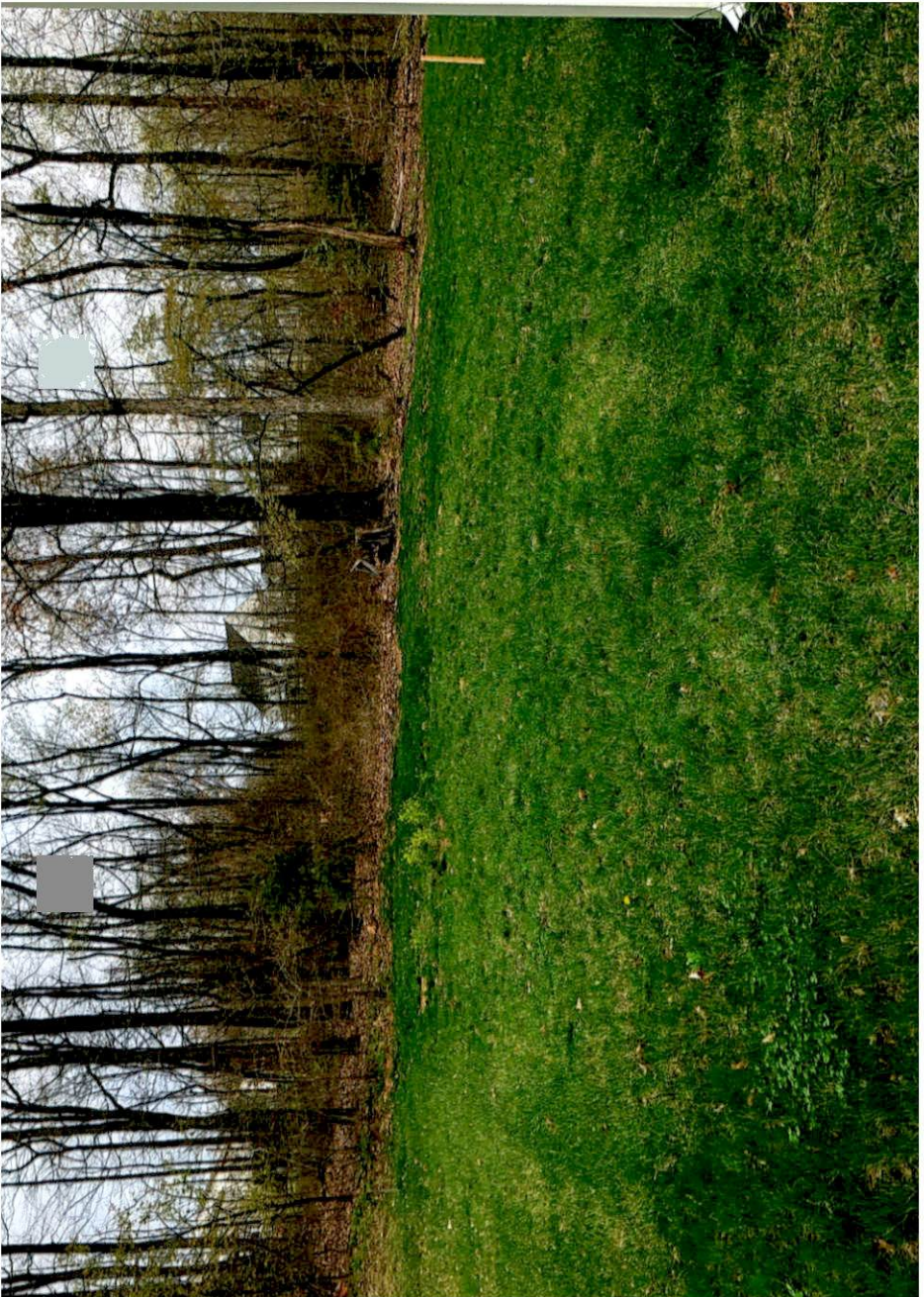


Photo taken from west, rear corner of home (Northwest corner) facing North, to 1st rd Forest Conservation Easement and Perry Hall Blvd. Marker in right of photo represents Northwest corner of proposed deck.



photo taken from second story window facing Northeast
corner of property toward Forest Conservation easement.
Fence in right of photo is the east property line shared with
Lot 57.

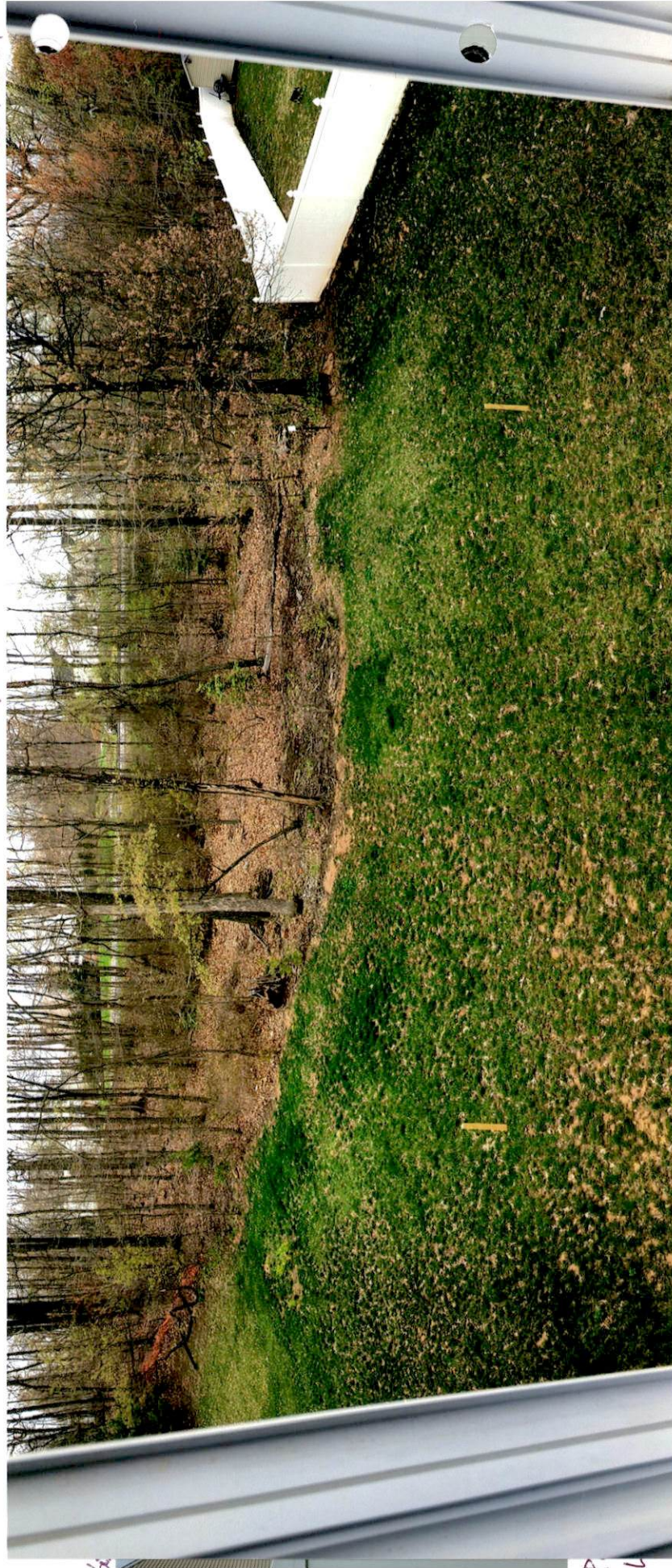


Photo taken from second story, rear window, facing
North, toward Forest Conservation Easement and Perry
Hall Blvd.

Northwest

North

Northeast



Panoramic photo taken from second story window facing North toward Forest conservation easement and Perry Hall Blvd. Markers in yard represent proposed deck corners.