

MEMORANDUM

DATE: July 16, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0314-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 13, 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
(12813 Cunninghill Cove Road)
15th Election District
6th Council District
Michael D. & Fay A. Short
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0314-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, Michael D. and Fay A. Short (“Petitioners”). The Petitioners are requesting Variance relief from § 427.1.B.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a 6 ft. high fence located in the front yard of the neighboring property in lieu of the required 10 ft. setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received by any of the County reviewing agencies. However, it is to be noted that a letter of support was received from an adjacent neighbor (Julie Parker, 12815 Cunninghill Cove Road), who indicated she has no objections and supports Petitioners’ request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 27, 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 6-13-18

By PW

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 13th day of **June, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 427.1.B.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a 6 ft. high fence located in the front yard of the neighboring property in lieu of the required 10 ft. setback, 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 prior to issuance of permit(s) comply with Chesapeake Bay Critical Area ("CBCA") requirements.

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 6-13-18 2

By [Signature]



CBA

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 12813 CUNNINGHILL COVE ROAD Currently zoned DR 5.5
 Deed Reference 352161 00031 10 Digit Tax Account # 1800010227
 Owner(s) Printed Name(s) MICHAEL + FAY SHORT

(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) 427.1, B1 To permit a 6 foot high fence ^{ADJOINING} on the neighboring front yard property line in lieu of the required 10 foot setback 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):

MICHAEL B. SHORT FAY A. SHORT
 Name #1 - Type or Print Name #2 - Type or Print

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

12813 CUNNINGHILL COVE RD MIDDLE RIVER MD
 Mailing Address City State

21220 410-574-0387 mshort5329@
 Zip Code Telephone # Email Address

Verizon.net

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

Representative to be contacted:

Name- Type or Print

Name - Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 6 day of June, 2018, 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 2018-0314-A Filing Date 5/14/18 Estimated Posting Date 5/21/18 Reviewer [Signature]

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

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

Address: 12813 CUNNINGHAM COVE RD. MIDDLE RIVER MARYLAND 21220
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)

OUR YARD IS ALWAYS FULL OF NEIGHBORHOOD CATS ETC WHICH EAT OUR GARDEN, VEGETABLES AND CLIMB ON OUR DECK FURNITURE. WE CURRENTLY HAVE A SMALL PICKET FENCE, ALSO THERE IS ALWAYS AT TIMES 5 TO 6 CARS PARKED ALONG THE OUTSIDE OF OUR FENCE WE NEVER HAVE PRIVACY WITHOUT BEING STARED AT THIS IS WHY WE WOULD LIKE TO BE ABLE TO INSTALL A 6' PRIVACY FENCE

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

[Signature]
Signature of Owner (Affiant)

MICHAEL SHORT
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

FAY A. SHORT
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 7th day of May, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Deborah L. Wurzbarger

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
1-7-2022
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.

Address: 12813 CUNNINGHAM CIRCLE RD MIDDLE RIVER MARYLAND 21220
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)

OUR YARD IS ALWAYS FULL OF NEIGHBORHOOD CATS ETC. WHICH EAT OUR GARDEN VEGETABLES, CLIMB ON OUR DECK FURNITURE, WE CURRENTLY HAVE A SMALL PICKET FENCE ALSO THERE IS ALWAYS AT TIMES 5-6 CARS PARKED ALONG THE OUTSIDE OF OUR FENCE, WE NEVER HAVE ANY PRIVACY WITHOUT BE STARED AT. THIS IS WHY WE WOULD LIKE TO BE ABLE TO INSTALL A 6' PRIVACY FENCE

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

[Signature]
Signature of Owner (Affiant)

Michael Short
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Fay A. Short
Name- Print or Type

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

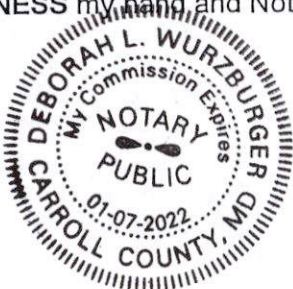
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of May, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Deborah L. Wurzbarger

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
1-7-2022
My Commission Expires



CBCA

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 12813 CUNNINGHILL COVE RDCurrently zoned DR 5.5Deed Reference 35216 / 0003110 Digit Tax Account # 1800010227Owner(s) Printed Name(s) Michael & Fay Short(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) 427.1.B.1 To permit a 6 foot high fence located in the neighboring front yard property line in lieu of the required 10 foot set back

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):

Michael D. Short / Fay A. Short
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
12813 CUNNINGHILL COVE RD MIDDLE RIVER
 Mailing Address City State MD
21220 / 410-574-0387 / MShort5324
 Zip Code Telephone # Email Address
@verizon.net

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 _____ 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 2018-0314-A Filing Date 5/16/18 Estimated Posting Date 5/17/18 Reviewer gh

Rev 5/3/2016

PART A

Zoning Property Description for: 12813 Cunninghamhill Cove Road, Middle River, 21220

Beginning at the point on the Southeast side of Cunninghamhill Cove Road 60' R/W feet wide at a distance of +/-420' south of the centerline of the nearest improved intersecting street Cuning Circle which is 50' R/W feet wide.

PART B

Option 2

Being Lot # #25, Block E in subdivision of Cunninghamhill Cove in Baltimore County plat book #53, Folio#29 containing 6,000 SF Lot located in the 15th election district and 6th council district.

2018-0314-A

10/10/20

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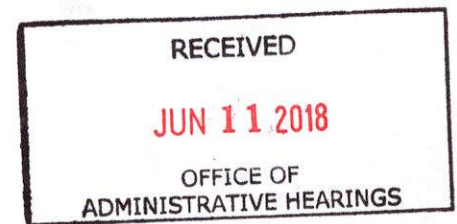
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(AV) 6-11-18

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, June 10, 2018 7:14 PM
To: June Wisnom; Kristen L Lewis; Administrative Hearings
Subject: Re-Certifications of 2018-0314-A
Attachments: Re-Cert 1 2018-0314-A.doc; Re-Cert 2 2018-0314-A.doc

Recertified Jun 6, but was told we did not have to recertify Admin Signs, than we were told we do, so I am sending this now. I do not know which office needs these Administrative Re-certifications, so I am sending them to both. Please advise me which office needs them. Thanks



RECEIVED
JUN 1 1964
OFFICE OF
ADMINISTRATIVE SERVICES

CERTIFICATE OF POSTING

2018-0314-A

RE: Case No.: _____

Petitioner/Developer: _____

Michael & Tay Short

June 11, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

12813 Cunningham Cove Road

SIGN 1 Re-Certification

May 27, 2018

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

 June 6, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

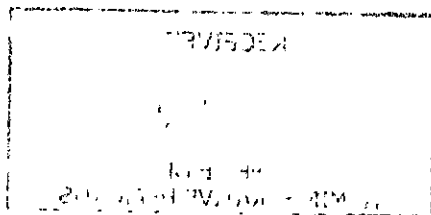
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2018-0314-A

RE: Case No.: _____

Petitioner/Developer: _____

Michael & Tay Short

June 11, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:



This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

12813 Cunninghamhill Cove Road

SIGN 2 Re-Certification

May 27, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 6, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

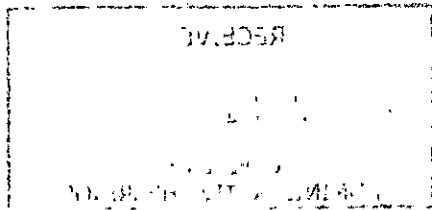
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2018-0314-A

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Petitioner/Developer: _____

Michael & Tay Short

June 11, 2018

Date of Hearing/Closing: _____

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County Office Building, Room 111
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Towson, Maryland 21204

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(Month, Day, Year)



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(Signature of Sign Poster) (Date)

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(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0314-A

RE: Case No.: _____

Petitioner/Developer: _____

Michael & Tay Short

June 11, 2018

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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12813 Cunninghamhill Cove Road

SIGN 2 Re-Certification

May 27, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 6, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0314 -A Address 12813 Cunningham Hill Cove Road
Contact Person: Gary Hurd Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/16/18 Posting Date: 5/27/18 Closing Date: 6/11/18

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- 0314 -A Address 12813 Cunningham Hill Cove Road
Petitioner's Name Michael & Fay Short Telephone 410-574-0387
Posting Date: 5/27/18 Closing Date: 6/11/18
Wording for Sign: To Permit a 6 foot high fence located in
the front yard of the neighboring property in lieu
of the 10 foot setback.

Revised 6/30/2018



KEVIN KAMENETZ
County Executive

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

June 12, 2018

Michael D & Fay A Short
12813 Cunninghill Cove Road
Middle River MD 21220

RE: Case Number: 2018-0314 A, Address: 12813 Cunninghill Cove Road

Dear Mr. & Ms. Short:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 16, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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: 5/25/18

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. 2018-0314-A

Administrative Variance
Michael D. & Fay A. Short
12813 Cunningham Hill Cove Road

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

Sincerely,

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

WW/RAZ

(AV) 6-11-18

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

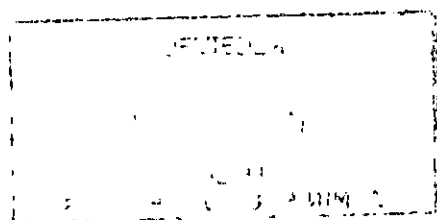
DATE: May 22, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0314-A
Address 12813 Cunningham Cove Road
(Short Property)

Zoning Advisory Committee Meeting of **May 28, 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 18, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2018
Item No. 2018-0312-A, 0313-SPHA, 0314-A, 0315-A and 0318-A

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

* * * * *

VKD: cen
cc: file

5/1/18

I hereby give the owners of 12813
Cunninghill Cove Rd. permission
to erect a 6 ft' fence in front
of my property located at 12815
Cunninghill Cove Rd. If you
have any questions, please contact
me at 410-937-4893.

Thank you,

Julie Parker O'Brien

2018-0314-1A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1800010228			
Owner Information					
Owner Name:	OBRIEN JULIE PARKER		Use:	RESIDENTIAL	
Mailing Address:	12815 CUNNINGHILL COVE RD BALTIMORE MD 21220-1178		Principal Residence:	YES	
			Deed Reference:	/39164/ 00236	
Location & Structure Information					
Premises Address:		12815 CUNNINGHILL COVE RD BALTIMORE 21220-1178		Legal Description:	7439 SQ FT .1707 AC 12815 CUNNINGHILL COVE CUNNINGHILL COVE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0084	0007	0094		0000	
					Block:
					E
					Lot:
					26
					Assessment Year:
					2018
					Plat No:
					4
					Plat Ref:
					0053/0029
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1986	1,173 SF		7,434 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	2 full	1 Attached
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2017	07/01/2018	
Land:	85,400	85,400			
Improvements	116,300	142,900			
Total:	201,700	228,300	201,700	210,567	
Preferential Land:	0			0	
Transfer Information					
Seller: RAPP DANIEL B		Date: 06/29/2017		Price: \$255,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39164/ 00236		Deed2:	
Seller: LEBRUN BRUCE C,SR		Date: 05/02/2008		Price: \$280,000	
Type: ARMS LENGTH IMPROVED		Deed1: /26955/ 00563		Deed2:	
Seller: FRITZ SCOTT WILLIAM		Date: 09/21/1993		Price: \$110,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10024/ 00539		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: No Application					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2018-0314-A **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Michael D & Fay A WShort

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 12813 CUNNINGHILL COVE RD

Location: SE/S of Cunninghill Cove Road, S 420 ft. to the centerline of Cunninghill Circle

Existing Zoning: DR 5.5

Area: 6000 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a 6 ft. high fence located adjoining the neighboring front yard property line with a 0 ft. setback in lieu of the required 10 ft. setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/11/2018

Miscellaneous Notes:

Case Number: 2018-0315-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Shirley Wright

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1103 PLEASANT VALLEY DR

Location: S/S of Pleasant Valley Drive, 431 ft. E from the centerline of Cedar Circle Drive

Existing Zoning: DR 3.5

Area: 9,120 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an open projection addition (carport) with a side yard setback of 4 ft. in lieu of the minimum required setback of 10.5 ft.

Attorney: Not Available

Prior Zoning Cases: 1967-0051; R-1963-0144

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/11/2018

Miscellaneous Notes:

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>5-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-25</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
<u>5-1</u>	ADJACENT PROPERTY OWNERS <u>Julie Parker O'Brien, 12815</u>	<u>Supports</u>

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 5-27-18 by Black

SIGN POSTING (2nd) Date: 6-6-18 by Black

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 - 15 Account Number - 1800010227								
Owner Information										
Owner Name:		SHORT FAY A SHORT MICHAEL D			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		12813 CUNNINGHILL COVE RD BALTIMORE MD 21220-1178			Deed Reference:		/35216/ 00031			
Location & Structure Information										
Premises Address:		12813 CUNNINGHILL COVE RD BALTIMORE 21220-1178			Legal Description:		.1386 AC 12813 CUNNINGHILL COVE CUNNINGHILL COVE			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	4
0084	0007	0094		0000		E	25	2018	Plat Ref:	0053/0029
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1986		1,569 SF				6,000 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	SPLIT LEVEL	SIDING	2 full						
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2018		07/01/2017		07/01/2018		
Land:		84,000		84,000						
Improvements		154,300		171,900						
Total:		238,300		255,900		238,300		244,167		
Preferential Land:		0						0		
Transfer Information										
Seller: 3407 STARLITE LLC			Date: 07/31/2014			Price: \$250,000				
Type: ARMS LENGTH IMPROVED			Deed1: /35216/ 00031			Deed2:				
Seller: FEDERAL NATIONAL MORTGAGE			Date: 03/07/2014			Price: \$145,000				
Type: NON-ARMS LENGTH OTHER			Deed1: /34746/ 00348			Deed2:				
Seller: ALBERT WARREN R			Date: 10/30/2013			Price: \$208,000				
Type: NON-ARMS LENGTH OTHER			Deed1: /34387/ 00294			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 08/27/2014				

Homeowners' Tax Credit Application Information

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



DATE 10/11/14

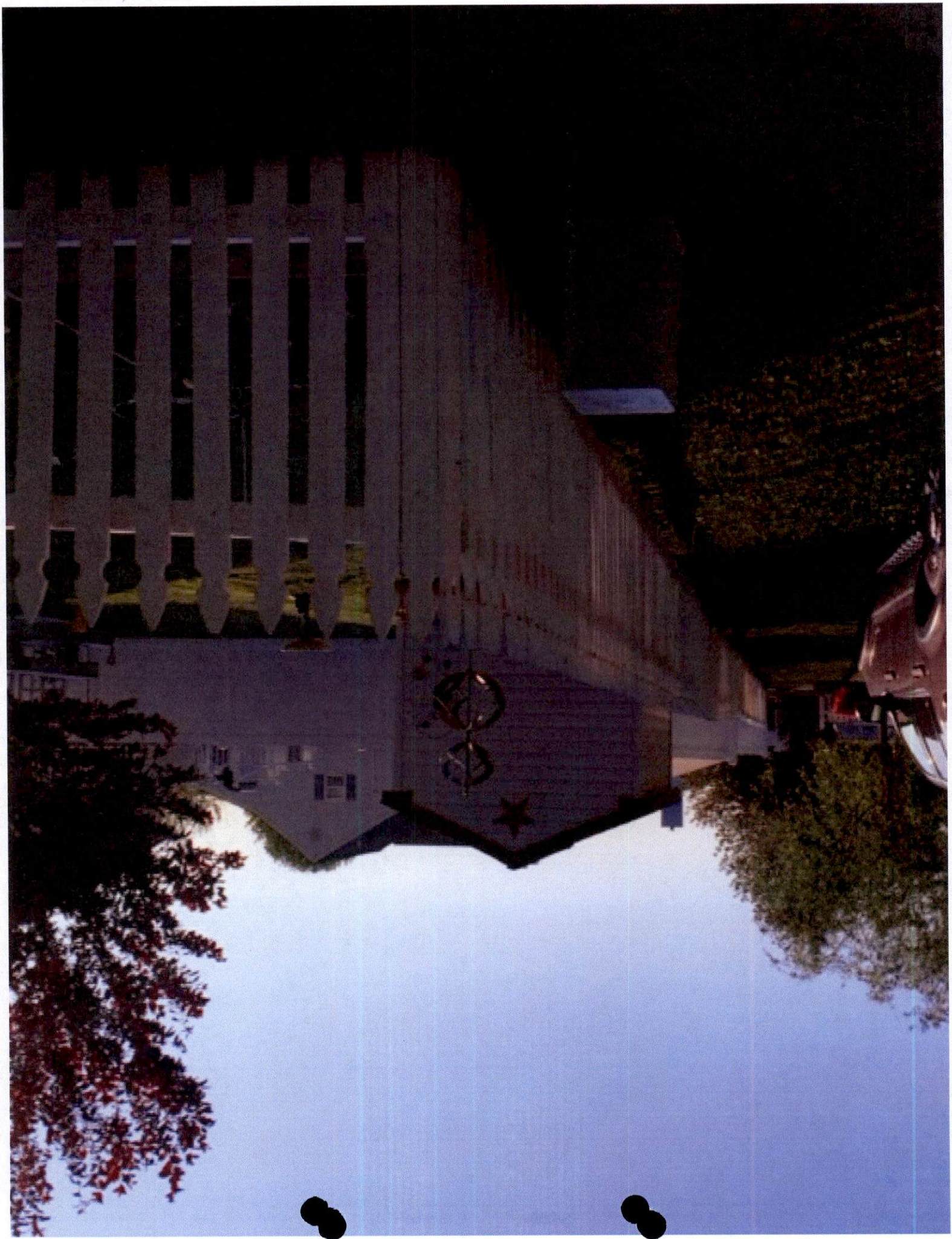
A photograph of a small, white, single-story house with a red roof and a red star on the front. The house is surrounded by green trees and a grassy lawn. A white picket fence is visible in the background.

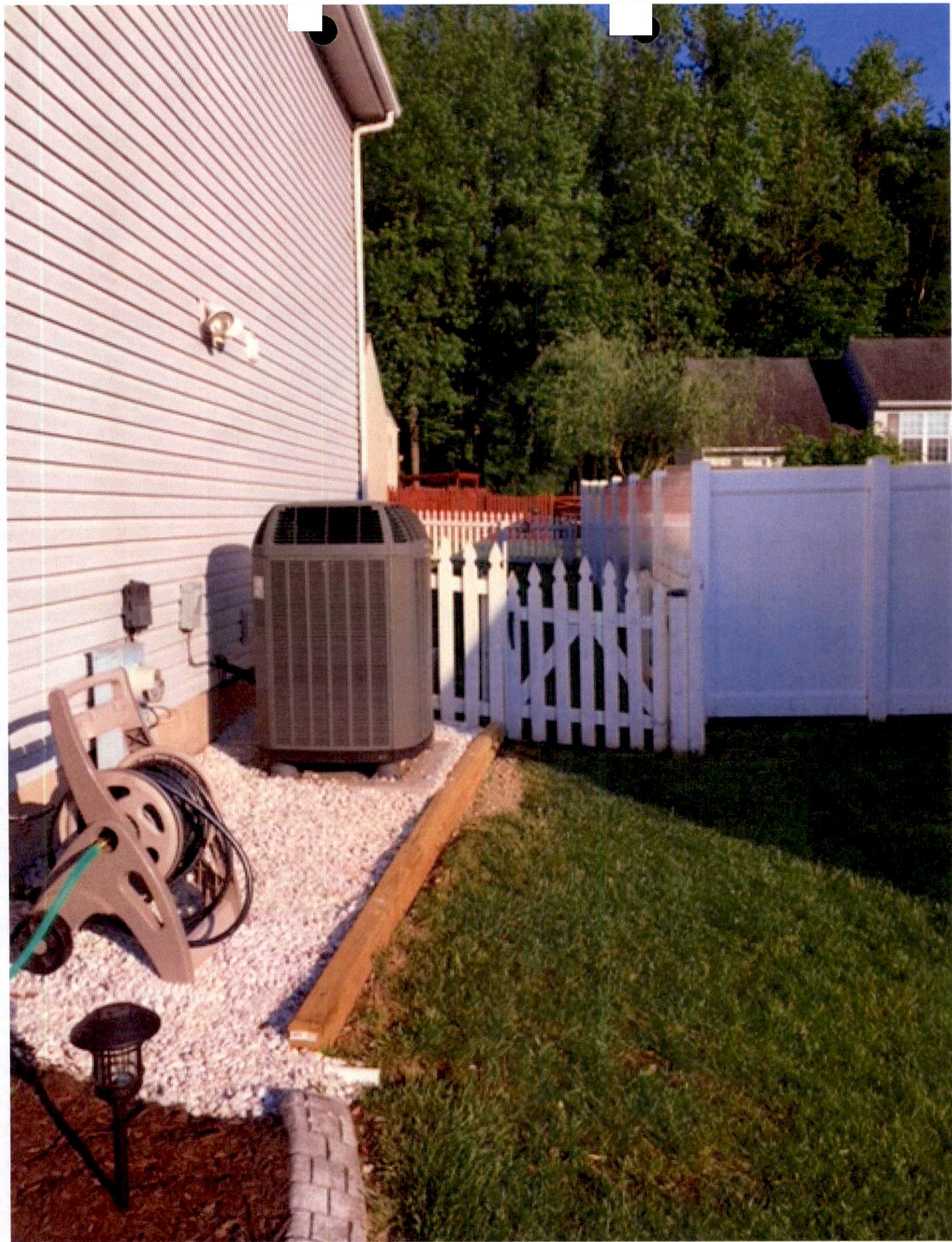




2018-12-11-12

0410-2214-22





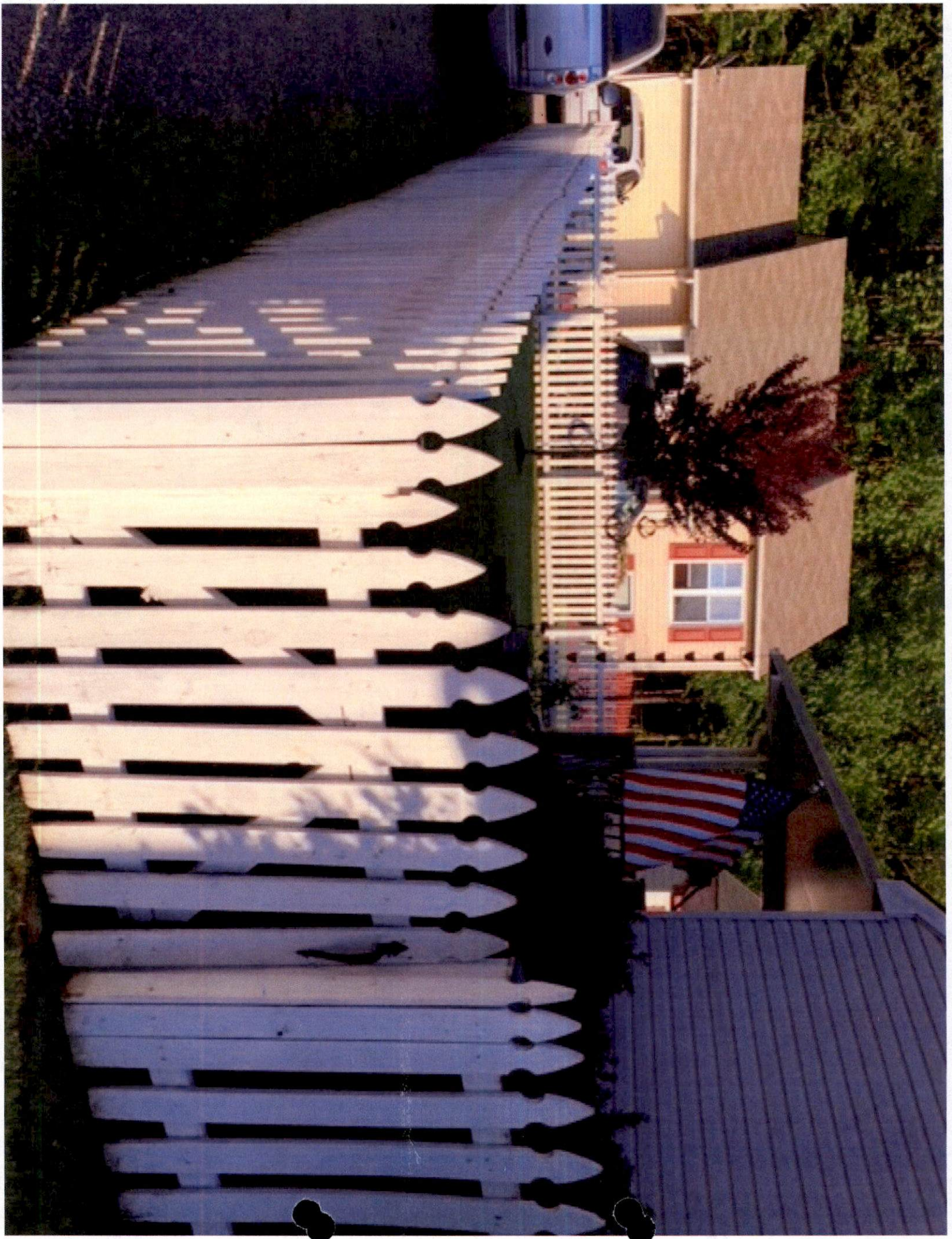
5/10/02 14-A



7-11-02



2010-0214-A

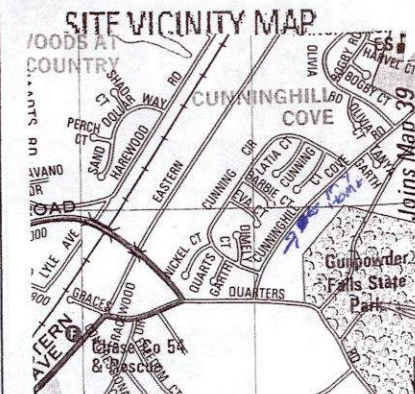


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 12813 CUNNINGHILL COVE ROAD OWNER(S) NAME(S) MICHAEL + FAY SHORT

SUBDIVISION NAME CUNNING HILL LOT # 25 BLOCK # E SECTION # _____

PLAT BOOK # 53 FOLIO # 29 10 DIGIT TAX # 1800010227 DEED REF. # 35216100031



MAP IS NOT TO SCALE

ZONING MAP# 0084R

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 6000

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

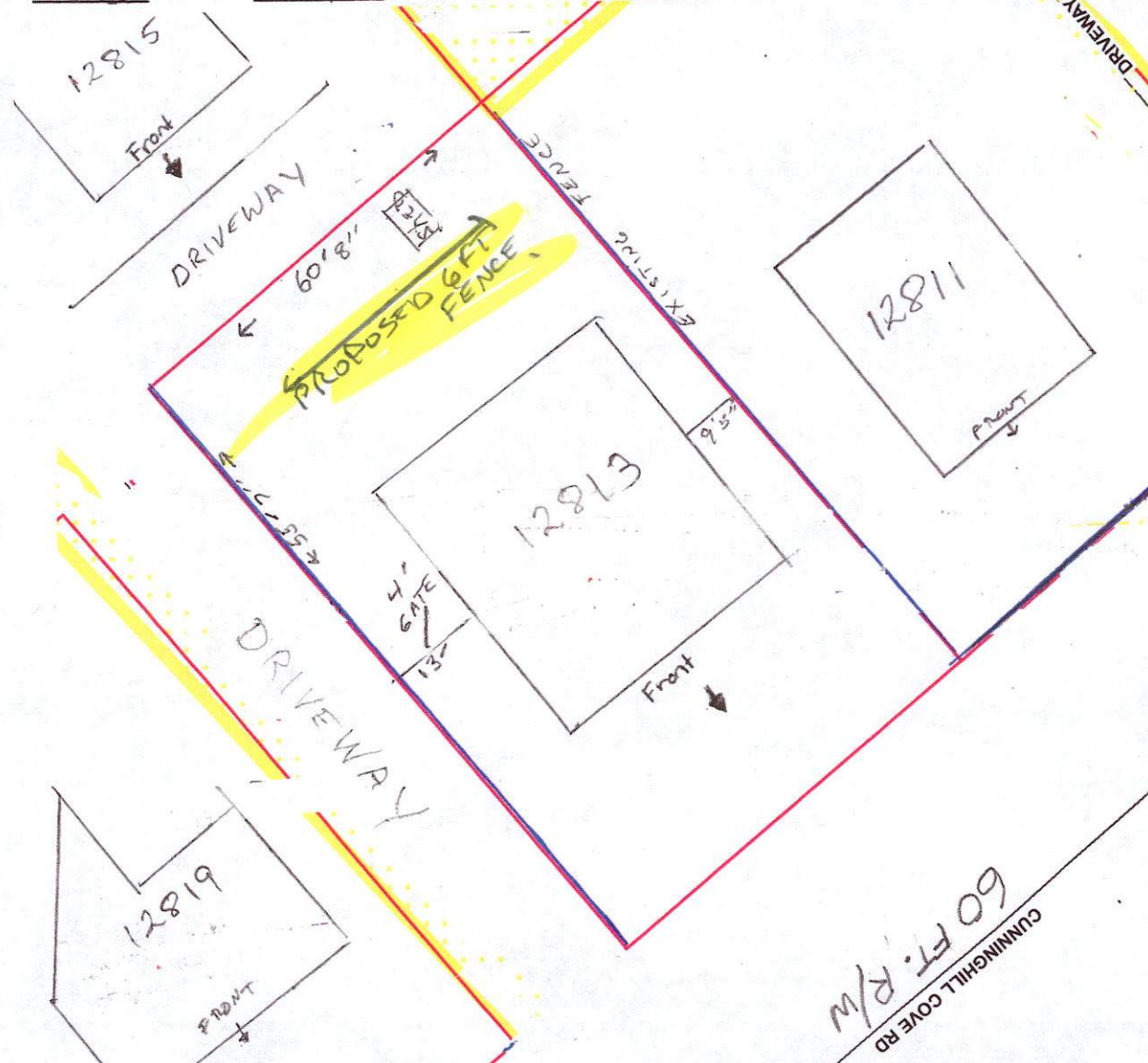
PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY MICHAEL SHORT DATE 5-13-18 SCALE: 1 INCH = 20 FEET

2018-0314-A

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

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						Ad Valorem:				
						Tax Class:				
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1986			1,569 SF				6,000 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	SPLIT LEVEL	SIDING	2 full						
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2018		As of 07/01/2017		As of 07/01/2018	
Land:			84,000		84,000					
Improvements			154,300		171,900					
Total:			238,300		255,900		238,300		244,167	
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Type: NON-ARMS LENGTH OTHER				Deed1: /34387/ 00294				Deed2:		
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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				2018-03		
Homestead Application Information										
Homestead Application Status: Approved 08/27/2014										

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

ADDRESS 12813 CUNNINGHILL COVE ROAD OWNER(S) NAME(S) MICHAEL + FAY SHORT

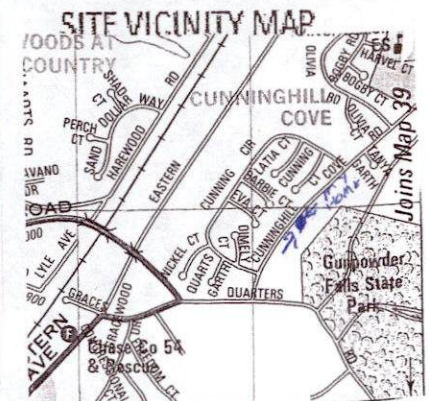
SUBDIVISION NAME CUNNING HILL LOT # 25 BLOCK # E SECTION # _____

PLAT BOOK # 53 FOLIO # 29 10 DIGIT TAX # 1800010227 DEED REF. # 35216100031



PLAN DRAWN BY MICHAEL SHORT DATE 5-13-18 SCALE: 1 INCH = 20 FEET

2018-0314-A



MAP IS NOT TO SCALE

ZONING MAP# 0084A2

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 6000

HISTORIC? N/A

IN CBCA? N/A

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: