

M E M O R A N D U M

DATE: August 7, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0334-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 6, 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
(11718 Hillside Avenue) *
11th Election District * OFFICE OF ADMINISTRATIVE
5th Council District *
Edward L. Stuckey, Jr. & Nicole D. Stuckey * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
*
* CASE NO. 2018-0334-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Edward L. Stuckey, Jr. and Nicole D. Stuckey (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed garage addition with a side yard setback of 8 ft. in lieu of the required 50 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated June 19, 2018, indicating that Petitioners must comply with Ground Water Management requirements.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 16, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 7-5-18

By low

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 5th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed garage addition with a side yard setback of 8 ft. in lieu of the required 50 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the DEPS ZAC comment, dated June 19, 2018; a copy of which is attached hereto and made a part hereof.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

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Date 7-5-18

By dw



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 11718 HILLSIDE AVENUE

Deed Reference 30343 1288

Owner(s) Printed Name(s) EDWARD L. STUCKEY, JR. & NICOLE D. STUCKEY

Currently zoned RC5

10 Digit Tax Account # 1118047325

(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)

Sections: 1A04.3.B.2.b

To permit a proposed garage addition with a side yard setback of 8 feet in lieu of the required 50 feet setback.

County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

b) of the Baltimore

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):

EDWARD L. STUCKEY, JR. / NICOLE D. STUCKEY

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

11718 HILLSIDE AVE KINGSVILLE, MD
Mailing Address City State

21087 / 443-250-0840 / estuckey5@comcast.net
Zip Code Telephone # Email Address

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

TIMOTHY KOTROCO

Name – Type or Print

[Signature]
Signature

Representative to be contacted:

RCRAIG RODGERS

Name – Type or Print

[Signature]
Signature

7024 GREENBANK RD. BALTIMORE, MD.
Mailing Address City State

21220 / 443-677-2007 / craigrodgers200@gmail.com
Zip Code Telephone # Email Address

305 WASHINGTON AVE STE 502 TOWSON, MD
Mailing Address City State

21204 / 410-299-2943 / tkotroco@gmail.com
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0334-A Filing Date 6/5/2018 Estimated Posting Date 6/17/2018 Reviewer [Signature]

ORDER RECEIVED FOR FILING

Rev 5/8/2014

Date 7-5-18

By [Signature]

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: 11718 HILLSIDE AVE KINGSVILLE MD 21087
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)

THE PRESENT RC-5 ZONING REGULATIONS ARE MUCH DIFFERENT FROM THE SETBACKS IN PLACE WHEN MOST HOMES IN THIS NEIGHBORHOOD WERE BUILT IN THE 1980'S. THE 50' SIDE REQUIREMENTS PRESENTLY REQUIRED NOT ONLY DISALLOW THE GARAGE WE DESIRE TO BUILD, BUT WOULD RENDER THE LOT UNBUILDABLE. OUR DESIRE IS TO CONSTRUCT A MODEST 16' WIDE, 24' DEEP, 14'-2" HIGH GARAGE FOR STORAGE OF HOUSEHOLD ITEMS, LAWN EQUIPMENT AND ONE VEHICLE TO CONSTRUCT IT DETACHED & BEHIND THE HOUSELINE WOULD INTERFERE WITH OUR WELL, SEPTIC SYSTEM & PART OF OUR DECK. BY DETACHING IT ON THE LEFT SIDE AND ALLOWING FOR A BREEZEWAY, THE SIDEYARD WOULD A FOOT OR SO. BASE ON THESE DETERENTS, OUR REQUEST IS TO BE ABLE TO CONSTRUCT AN ATTACHED GARAGE TO THE LEFT SIDE OF OUR HOME AT SIDEYARD DISTANCE OF 8' IN LIEU OF THE REQUIRED 50'. IT SHOULD BE NOTED THAT THE PROPERTY TO THE LEFT OF US IS VACANT (I.E. NO DWELLING EXISTS AT THIS TIME.)

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

Edward L. Stuckey, Jr.
Signature of Owner (Affiant)

EDWARD L. STUCKEY, JR.
Name- Print or Type

Nicole D. Stuckey
Signature of Owner (Affiant)

NICOLE D. STUCKEY
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 27th day of May, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: _____

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

AS WITNESS my hand and Notaries Seal

Michael A. Miller
Notary Public
11-19-2019
My Commission Expires

MICHAEL A. MILLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 19, 2019

REV. 6/8/2014

2018-0334-A

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ZONING DESCRIPTION FOR
11718 HILLSIDE AVENUE

Beginning at a point on the centerline of Hillside Avenue which is 40 feet wide at a distance of 668 feet east of the centerline of Bradshaw Road which is 40 feet wide, thence N51°37'35"W 441.68'; N68°58'00"E 135.00', S45°18'10"E 388.83', S48°46'00"W 75.00' back to the point of beginning as recorded Deed Liber 30343, Folio 288, containing 40,310.3 square feet or 0.925 of an acre. Located in the Eleventh Election District and Fifth Council District.

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Tuesday, July 03, 2018 12:11 PM
To: Administrative Hearings; John E. Beverungen
Cc: Timothy M. Kotroco; Craig Rodgers
Subject: Fw: 11718 HILLSIDE AVENUE CASE 2018-0334-A
Attachments: Scan1032.pdf

Posting Notice

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL

----- Forwarded Message -----

From: David Billingsley <dwb0209@yahoo.com>
To: June Wisnom <jwisnom@baltimorecountymd.gov>; Kristen L. Lewis <klewis@baltimorecountymd.gov>
Cc: Craig Rodgers <craigrodgers200@gmail.com>
Sent: Saturday, June 16, 2018 01:53:30 PM EDT
Subject: 11718 HILLSIDE AVENUE CASE 2018-0334-A

POSTING CERTIFICATES ATTACHED

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL

CERTIFICATE OF POSTING

Date: JUNE 16, 2018

RE: Project Name: 11718 HILLSIDE AVENUE #1
Case Number /PAI Number: 2018-0334-A
Petitioner/Developer: STUCKEY
Date of Hearing/Closing: JULY 2, 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 11718 HILLSIDE AVENUE

The sign(s) were posted on JUNE 16, 2018

(Month, Day, Year)

Jun 16, 2018 10:34:48 AM
Kingsville

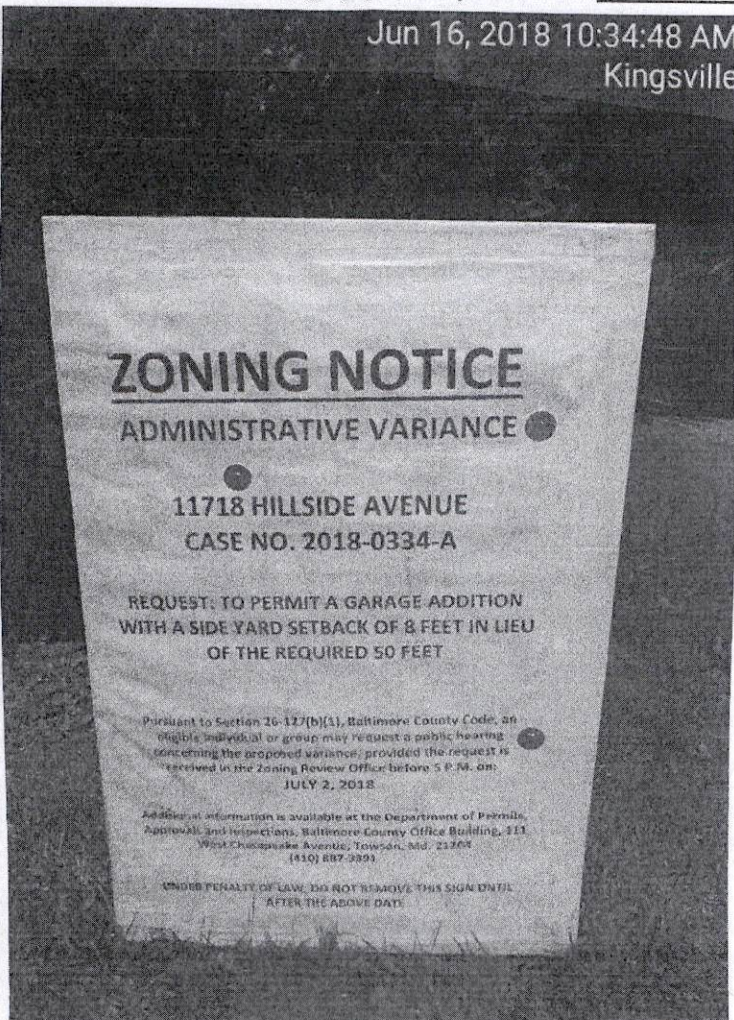
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

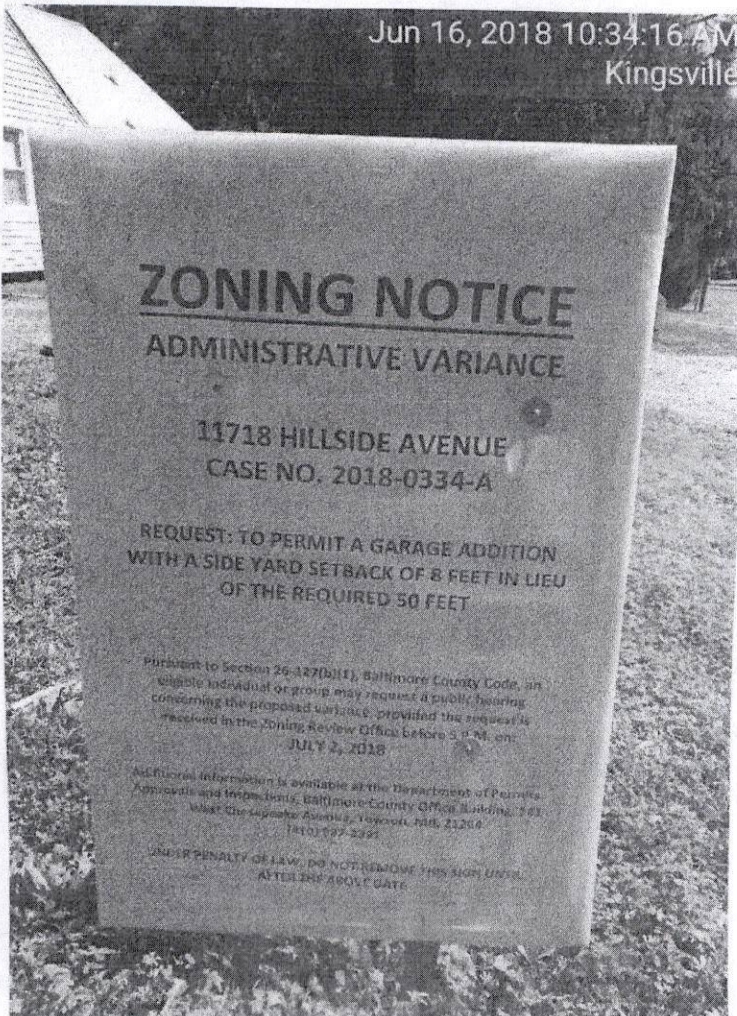
Date: JUNE 16, 2018

RE: Project Name: 11718 HILLSIDE AVENUE #2
Case Number /PAI Number: 2018-0334-A
Petitioner/Developer: STUCKEY
Date of Hearing/Closing: JULY 2, 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 11718 HILLSIDE AVENUE

The sign(s) were posted on JUNE 16, 2018

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CASHIER'S VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0334 -A Address 11718 Hillside Ave
Contact Person: Leonard Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/5/18 Posting Date: 6/17/18 Closing Date: 7/2/18

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- 0334 -A Address 11718 Hillside Ave
Petitioner's Name Edward & Nicole Stuckey Telephone 443-250-0840
Posting Date: 6/17/18 Closing Date: 7/2/18
Wording for Sign: To permit a proposed garage addition with a side yard setback of 8 feet in lieu of the required 50 feet setback.

Revised 6/30/2018



DONALD I. MOHLER III
County Executive

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

July 3, 2018

Edward L. & Nicole D. Stuckey
11718 Hillside Avenue
Kingsville MD 21087

RE: Case Number: 2018-0334 A, Address: 11718 Hillside Avenue

Dear Mr. & Ms. Stuckey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 5, 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
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204
R Craig Rodgers, 7024 Greenbank Road, Baltimore MD 21220

Date: 6/11/18

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. 2018-0334-A

Administrative Variance
Edward L. & Nikole D. Stuckey
11718 Hillside Avenue

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: June 19, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0334-A
Address 11718 Hillside Road
(Stuckey Property)

Zoning Advisory Committee Meeting of **June 18, 2018**.

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

1. The setback distance requirement from a well to a building is 30 ft. A variance would be required from Ground Water Management prior to building permit approval to allow the garage to be built in the proposed location.

Reviewer: Kevin Koepenick

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: June 19, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0334-A
Address 11718 Hillside Road
(Stuckey Property)

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Reviewer: Kevin Koepenick



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
MCD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: July 5, 2018

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2018
Item No. 2018-0333-A, 0334-A, 0335-A, 0336-SPH and 0337-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 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: June 19, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0334-A
Address 11718 Hillside Road
(Stuckey Property)

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Reviewer: Kevin Koepenick

ORDER RECEIVED FOR FILING

Date 7-5-18

By [Signature]



FRONT VIEW - PROPOSED GARAGE AT SHED
LOCATION +/_

2018-0334-A

2018-0334-A

EXISTING DRIVEWAY TO BE UTILIZED FOR
PROPOSED GARAGE



2018-0334-A

VIEW FROM FRONT LEFT - SHOWING WELL &
SEPTIC RESERVE AREA





VIEW FROM LEFTSIDE OF PROPERTY OPPOSITE
EXISTING DWELLING

2018-0334-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration					
Account Identifier:		District - 11 Account Number - 1118047325							
Owner Information									
Owner Name:		STUCKEY EDWARD L JR STUCKEY NICOLE D		Use:	RESIDENTIAL				
Mailing Address:		11718 HILLSIDE RD KINGSVILLE MD 21087-1643		Principal Residence:	YES				
				Deed Reference:	/30343/ 00288				
Location & Structure Information									
Premises Address:		11718 HILLSIDE RD 0-0000		Legal Description:	1 ACRE NWS HILLSIDE 11718 HILLSIDE RD 668 NE CEN LIN SUNSHINE				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0064	0002	0144		0000				2018	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1948		1,164 SF				1.0000 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	YES	STANDARD UNIT		SIDING	2 full/ 1 half				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2018		As of 07/01/2017		As of 07/01/2018	
Land:		95,000		95,000					
Improvements		107,500		108,500					
Total:		202,500		203,500		202,500		202,833	
Preferential Land:		0						0	
Transfer Information									
Seller: STUCKEY EDWARD J JR				Date: 01/05/2011		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /30343/ 00288		Deed2:			
Seller: ROEHMER JOHN R ROEHMER DAVID L				Date: 06/30/2010		Price: \$150,000			
Type: ARMS LENGTH IMPROVED				Deed1: /29649/ 00209		Deed2:			
Seller: ROEHMER JOHN W				Date: 03/06/2009		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /11120/ 00589		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 12/31/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

ZAC AGENDA

Case Number: 2018-0333-A **Reviewer:** Jeffrey Perlow
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Ricardo Gabriel & Ana Maria Lobo
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 3616 STANSBURY MILL RD
Location: NW/S of Stansbury Mill Road, 255 ft. NE of Misty Valley Road

Existing Zoning: RC 2 **Area:** 3.16 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory building (storage shed/garage) with height of 20 ft. in lieu of the maximum allowed 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/02/2018

Miscellaneous Notes:

Case Number: 2018-0334-A **Reviewer:** Leonard Wasilewski

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Edward L & Nicole D Stuckey

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 11718 HILLSIDE AVE
Location: NW/S of Hillside Avenue, 668 ft. E of the centerline of Bradshaw Road

Existing Zoning: RC 5 **Area:** .925 ACRE, 40,310.3 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed garage addition with a side yard setback of 8 ft. in lieu of the required 50 ft. setback.

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

Prior Zoning Cases: 1947-1029-X

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/02/2018

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>6-19</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>6-19-18</u>	by <u>Billingley</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: No Posting - Deb left v.m. on 7-3 @ 9:38 AM
for Mr. Rogers. Per Katrina, Billingley to get
posting to us.

RC5

11927 JERUSALEM RD.
GLENN V. HOOPE
ANGELIQUE KARI
T.A.# 2300007186
DEED REF: 14118/00099

N 68° 58' 00" E

135.00

STREAM

345° 18' 10" E

OWNERS:

EDWARD L. STUCKEY JR.
NICOLE D. STUCKEY

11720 HILLSIDE AVE.
WILLIAM E. GIBSON
T.A.# 1107029640
DEED REF: 06205/00483

EX. SRA

240

RC5

ABANDONED SDA

EX. OPEN WOOD DECK

PROP 14' FR GAR #11718

EX. DRIVE

PROPOSED 8' SIDEYARD

P.O.B.

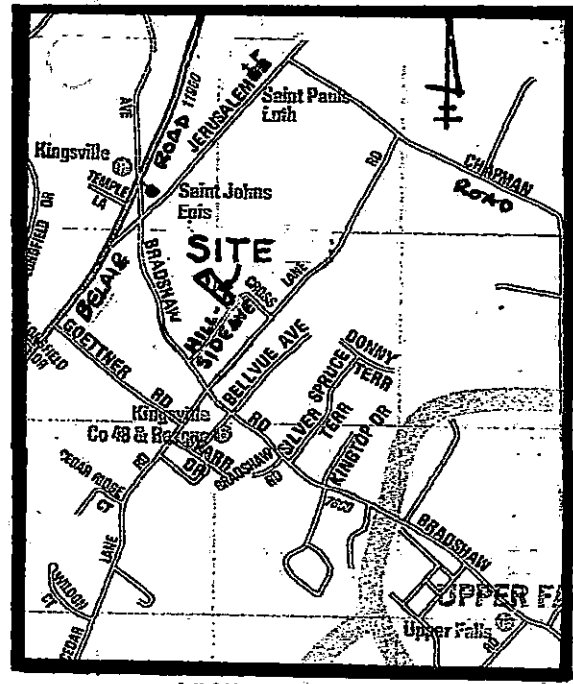
388.83

250

14' ± PAVING

S 48° 46' 00" W 75.00'

HILLSIDE AVENUE



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

ZONING MAP# 055A3
SITE ZONED: RC5
ELECTION DISTRICT: 11
COUNCIL DISTRICT: 5
LOT AREA ACREAGE: 0.925±
OR SQUARE FEET: 40,310.3
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
WATER IS: PRIVATE X
PUBLIC
SEWER IS: PRIVATE X
PUBLIC
PRIOR HEARING? 1947-1029-X
PRIOR VIOLATIONS? NO

2018-0334-A

ZONING PLAN TO
ACCOMPANY
ADMINISTRATIVE
VARIANCE FOR:
11718 HILLSIDE AVENUE
ELECTION DISTRICT 11C5
BALTIMORE COUNTY, MD
DEED REF: 30343/288
TAX ACCT NO. 1118047325
TAX MAP 64, PARCEL 144
SCALE: 1"=50' DATE: 5/14/18

RC5

11927 JERUSALEM RD.
GLENN V. HOOPE
ANGELIQUE KARI
T.A.# 2300007186
DEED REF: 14118/00099

N 68° 58' 00" E

135.00'

STREAM

345° 18' 10" E

OWNERS:

EDWARD L. STUCKEY JR.
NICOLE D. STUCKEY

11720 HILLSIDE AVE.
WILLIAM E. GIBSON
T.A.# 1107029640
DEED REF: 06205/00483

EX. SRA

240

RC5

ABANDONED SDA

EX. OPEN WOOD DECK

PROP 14' FR GAR #11718

EX. FR DW #11718

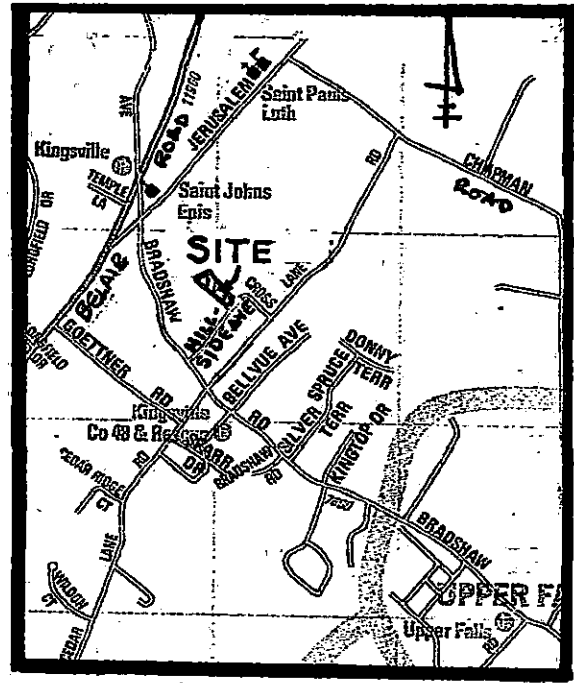
PROPOSED 8' SIDEYARD

P.O.B.

548° 46' 00" W 75.00'

HILLSIDE AVENUE

PREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

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2018-0334-A

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VARIANCE FOR:
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ELECTION DISTRICT 11C5
BALTIMORE COUNTY, MD
DEED REF: 30343/288
TAX ACCT NO. 1118047325
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RC5

11927 JERUSALEM RD.

GLENN V. HOOPE

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DEED REF: 14118/00099

N 68° 58' 00" E

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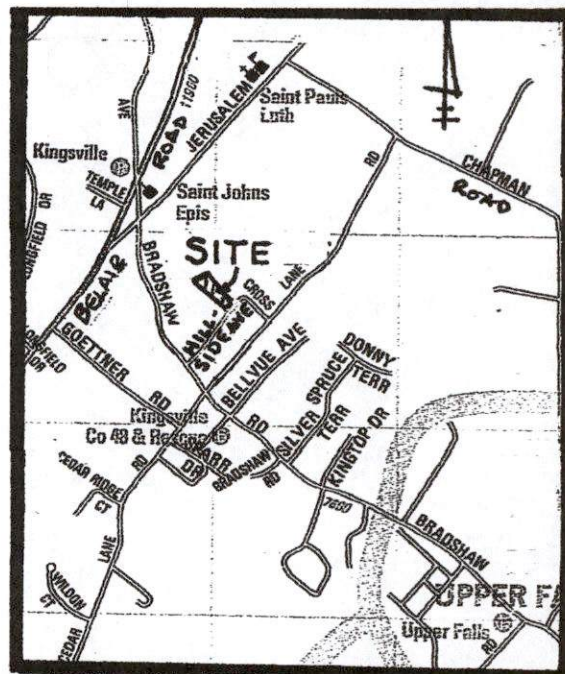
EX. SRA

240

RC5

ABANDONED
SDAEX. OPEN
WOOD DECKPROP
14'x16'
GAR #11718EX. FR
DW #11718PROPOSED
8' SIDEYARD

P.O.B.

S 48° 46' 00" W 75.00'
HILLSIDE AVENUEPREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220

VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

ZONING MAP# 055A3

SITE ZONED: RC5

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COUNCIL DISTRICT: 5

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OR SQUARE FEET: 40,310.3

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WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE XPRIOR HEARING? 1947-1029-XPRIOR NO

VIOLATIONS?

2018-0334-A

ZONING PLAN TO
ACCOMPANY
ADMINISTRATIVE
VARIANCE FOR:

11718 HILLSIDE AVENUE

ELECTION DISTRICT 11C5

BALTIMORE COUNTY, MD

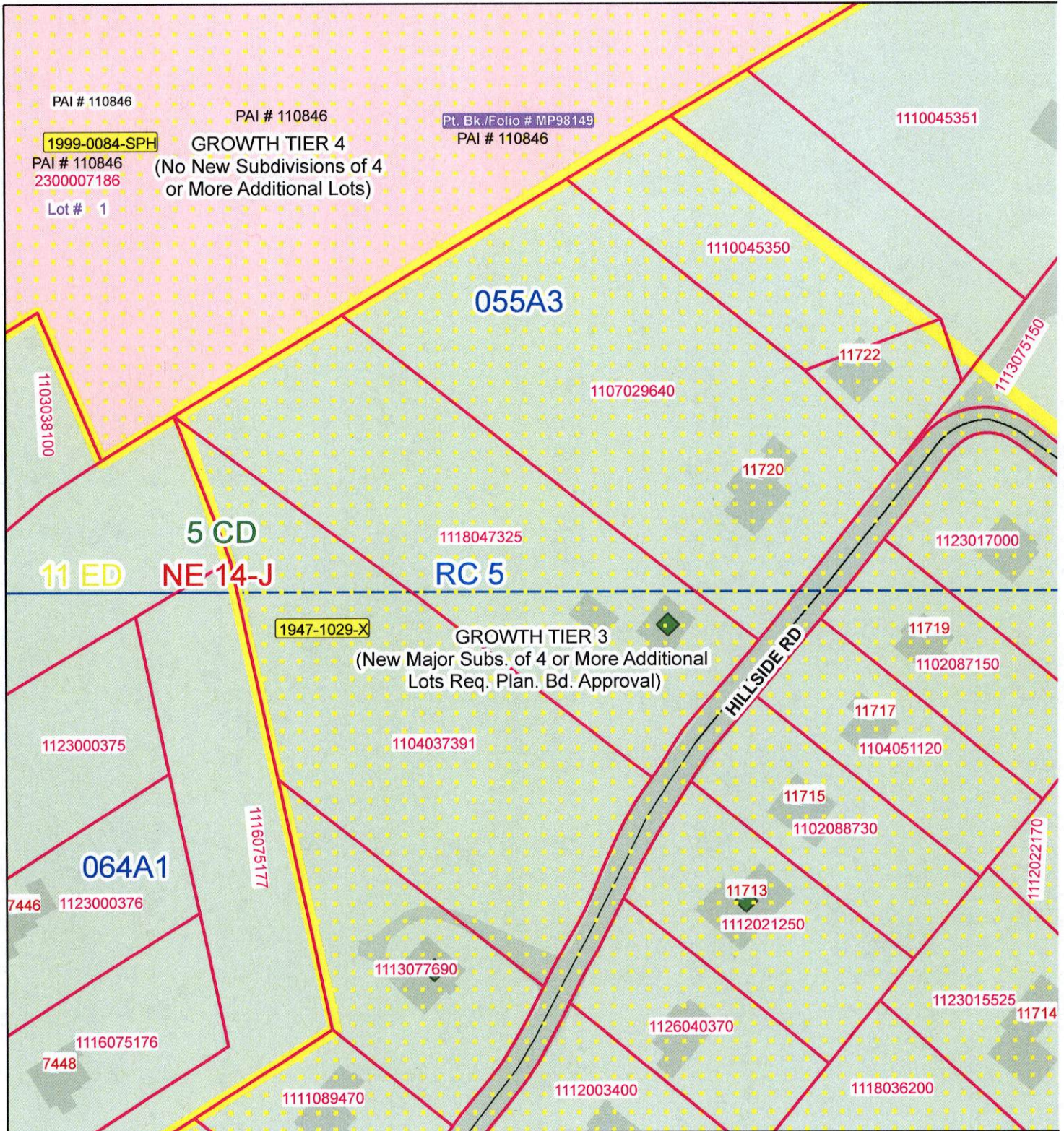
DEED REF: 30343/288

TAX ACCT NO. 1118047325

TAX MAP 64, PARCEL 144

SCALE: 1"=50' DATE: 5/14/18

Pex. Exp. 1



Publication Date: 6/5/2018

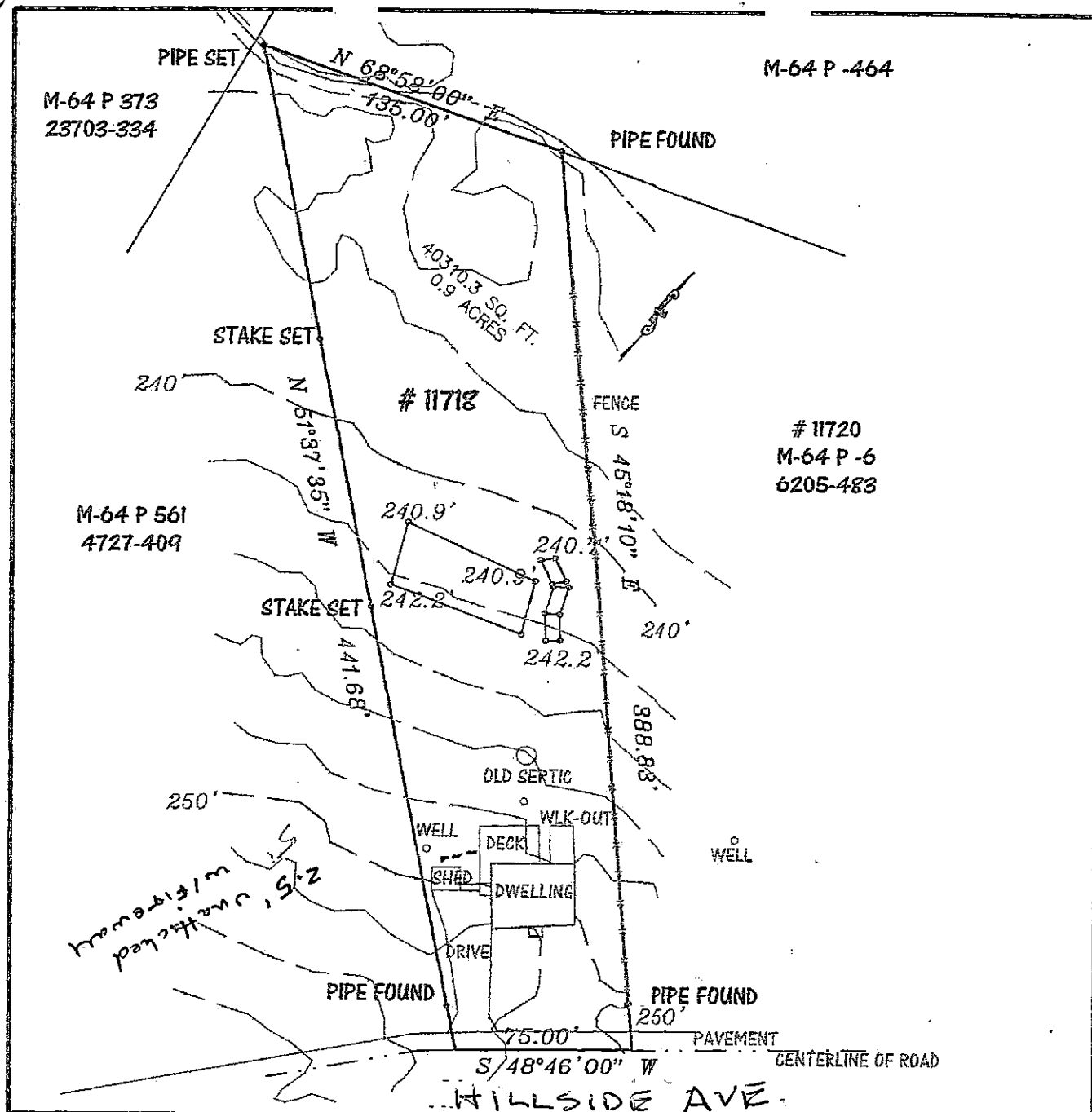


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



	LAND SURVEYING INC. 1315 DEER CREEK CHURCH ROAD FOREST HILL, MARYLAND 21050-1215 410-340-9705 TIMOTHY G. FARRAND PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11028, EXPIRATION DATE: SEPTEMBER 5, 2018. DEED REFERENCE: 30343-283	PROPERTY BOUNDARY SURVEY MAP 64 PARCEL 144 11718 HILLSIDE RD ELEVENTH ELECTION DISTRICT BALTIMORE COUNTY, MD SCALE: 1" = 60' FEBRUARY 9, 2018
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064A1

HILLSIDE RD

RC 5
NE 14-J

11 ED

5 CD

055A3

4066 - 19471029

71357 - 20180334

6372 - 19990084

Pt. Bk./Folio # MP98149

PDM # 110846 Lot # 1