

MEMORANDUM

DATE: August 16, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0343-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 15, 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
(202 Abbeyhill Court)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Robert A. Compton, Jr. & Lisa A. Compton	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0343-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, Robert A. Compton, Jr. and Lisa A. Compton (“Petitioners”). The Petitioners are requesting Variance relief from Section 1B01.1.B.2 (1955 Zoning Regulations – [R-10 Residential]) of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed rear addition with a rear yard setback of 25 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 21, 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 Section 32-3-303 of the BCC. Based upon the information available, there is no evidence in the file to indicate that the rear yard setback 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,

ORDER RECEIVED FOR FILING

Date 7-16-18

By [Signature]

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 16th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B01.1.B.2 (1955 Zoning Regulations – [R-10 Residential]) of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed rear addition with a rear yard setback of 25 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 7-16-18

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 202 Abbeyh. 11 Ct Timonium MD 21093 Currently zoned RESIDENTIAL DR3.5
 Deed Reference 116070 / 00215 10 Digit Tax Account # 0815037410
 Owner(s) Printed Name(s) Robert + Lisa Compton

(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. ADMINISTRATIVE VARIANCE from Section(s)

Sections: 1B01.1.B.2; 1955 Zoning Regulations (R-10 Residential)

To permit a proposed rear addition with a rear yard setback of 25ft.in lieu of the required 30ft.

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):

Robert Compton / Lisa Compton
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
202 Abbeyh. 11 Ct Timonium MD
 Mailing Address City State
21093 / 410-560-2636 / laecompton@yahoo.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 17 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 2018-0343-A Filing Date 6/12/2018 Estimated Posting Date 6/24/2018 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: 202 Abbeyhill Ct Timonium MD 21093
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 THE FACT THAT OUR KIDS ARE OLDER WE NEED A
PLACE THAT WE CAN EXPAND INTO

IN ADDITION DUE TO THE UNUSUAL SHAPE OF THE LOT THIS IS
THE ONLY LOCATION THAT WOULD APPEAR CORRECT

(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)

ROBERT COMPTON
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Lisa Compton
Name- Print or Type

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

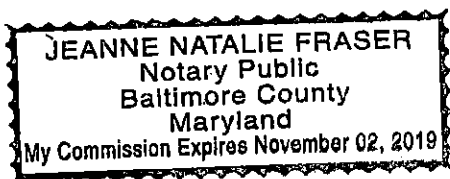
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of DEC, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert Compton, Lisa Compton

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

11/02/19
My Commission Expires

Affidavit in Support of Administrative Variance

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

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TO EXPAND INTO.

IN ADDITION DUE TO THE UNUSUAL SHAPE OF THE LOT THIS
IS THE ONLY LOCATION THAT WOULD APPEAR CORRECT

(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)

ROBERT COMPTON
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Lisa Compton
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 12 day of June, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

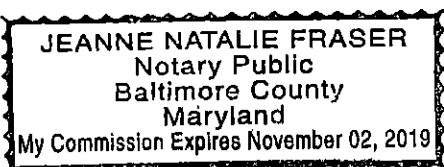
Print name(s) here: ROBERT COMPTON & LISA COMPTON

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

11/02/19
My Commission Expires





ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 202 Abbeyhill Ct Timonium, MD 21093 Currently zoned Residential DR3.5
 Deed Reference 16070 / 00215 10 Digit Tax Account # 0815037410
 Owner(s) Printed Name(s) Robert + Lisa Compton

(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: 1B01.1.B.2; 1955 Zoning Regulations (R-10 Residential)

To permit a proposed rear addition with a rear yard setback of 25ft. in lieu of the required 30ft.

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):

Robert Compton / Lisa Compton
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2

202 Abbeyhill Ct. Timonium MD
 Mailing Address City State

21093 / 410-560-2636 / laecompton@yahoo.com
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address Date 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 2018-0343-A Filing Date 6/12/2018 Estimated Posting Date 6/24/2018 Reviewer [Signature]

Rev 5/5/2016

2018-0343-A

ZONING PROPERTY DESCRIPTION FOR 202 Abbeyhill Court

*Beginning at a point on the West side of Abbeyhill Court which is 50 feet wide at a distance of 388⁺ feet South/West of the centerline of the nearest improved intersecting street Wuthering Rd which is 50 feet wide.

(Subdivision Lot – lot is part of record plat)

Being Lot # (36), Block (F) in the subdivision of Springlake as recorded in Baltimore County Plat Book # (25), Folio # (86), containing (11,160 square feet). Located in the (08) Election District and (3) Council District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/21/2018

Case Number: 2018-0343-A

Petitioner / Developer: ROBERT & LISA COMPTON

Date of Closing: JULY 9, 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:
202 ABBEYHILL COURT

The sign(s) were posted on: JUNE 21, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photos Sign # (1) & Sign # (2) Case # 2018-0343-A
202 Abbeyhill Court

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0343 -A Address 202 Abbeyhill Court
Contact Person: LEONARD WADILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/12/18 Posting Date: 6/24/2018 Closing Date: 7/9/2018

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- 0343 -A Address 202 Abbeyhill Court
Petitioner's Name Robert & Lisa Compton Telephone 410 560-2636
Posting Date: 6/24/18 Closing Date: 7/9/18

Wording for Sign:

To permit a proposed rear addition with a rear yard setback of 25ft. in lieu of the required 30ft.

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: _____

Property Address: 202 Abbeyhill Ct Timonium, MD 21093

Property Description: _____

Legal Owners (Petitioners): Robert + Lisa Compton

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Company/Firm (if applicable): _____

Address: _____

Telephone Number: _____

No. 171745

Date _____

6/12/18

THE UNIVERSITY OF CHICAGO

BUSINESS	ACTUAL	TIME	DRG
6/13/2018	6/12/2018	09:47:30	3

REC #503 WALKIN CAM
RECEIPT # 774654 6/12/2018 DELN

Dept	5	528 ZONING VERIFICATION
LN NO.	171795	

Recpt tot \$75.00
\$75.00 CR \$.00 CA
Baltimore County, Maryland

[illegible]

Total:

75a

Rec
From

For

202 Abbeyhill Ct

2018-0343-f

DISTRIBUTION

WHITE CASHIER

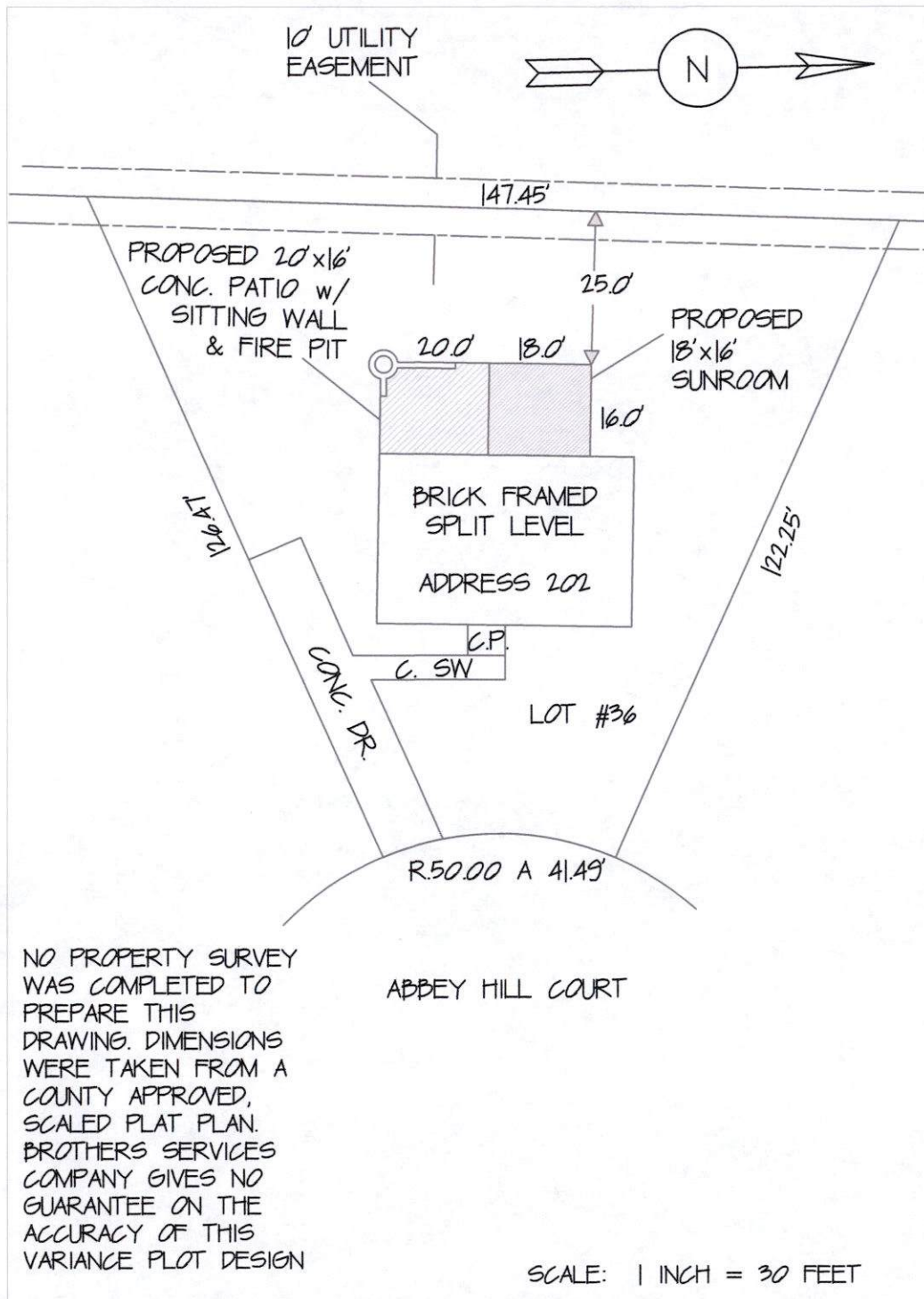
PINK AGENCY

YELLOW - CUSTOMER

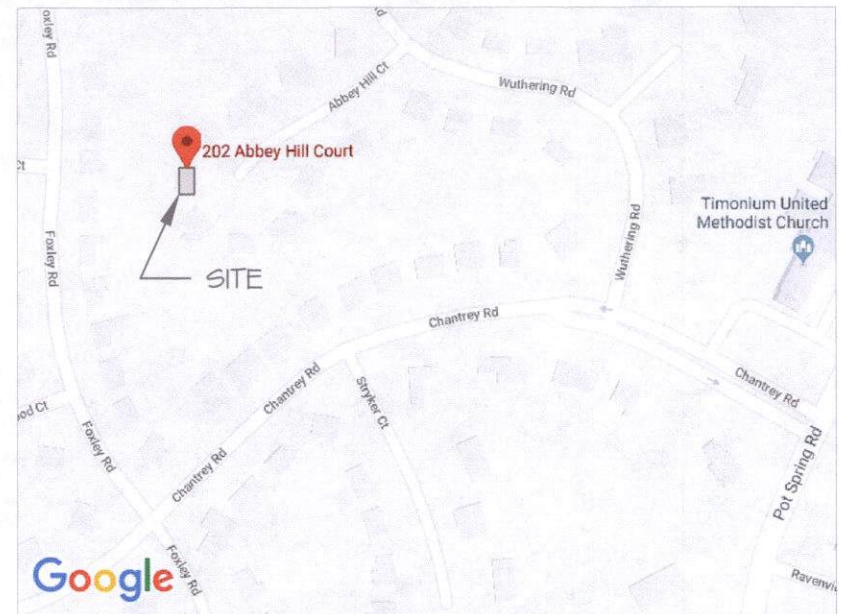
GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



SITE VICINITY MAP-NOT TO SCALE



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

ADDRESS 201 ABBEY HILL CT. TIMONIUM, MD. 21093

OWNER(S) NAME(S) ROBERT & LISA COMPTON

SUBDIVISION NAME SPRINGLAKE

LOT # 36 BLOCK # E SECTION # 21 PLAT BOOK # 25 FOLIO # 86

10 DIGIT TAX # 0815037410

DEED REF. # 16070/00215

ZONING MAP # 052A3

SITE ZONED DR35

ELECTION DISTRICT 2

COUNCIL DISTRICT 2

LOT AREA ACREAGE

OR SQUARE FOOTAGE 10,320

HISTORIC? NO

IN CBCA NO

IN FLOOD PLAIN? NO

UTILITIES? (MARK WITH AN X)

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

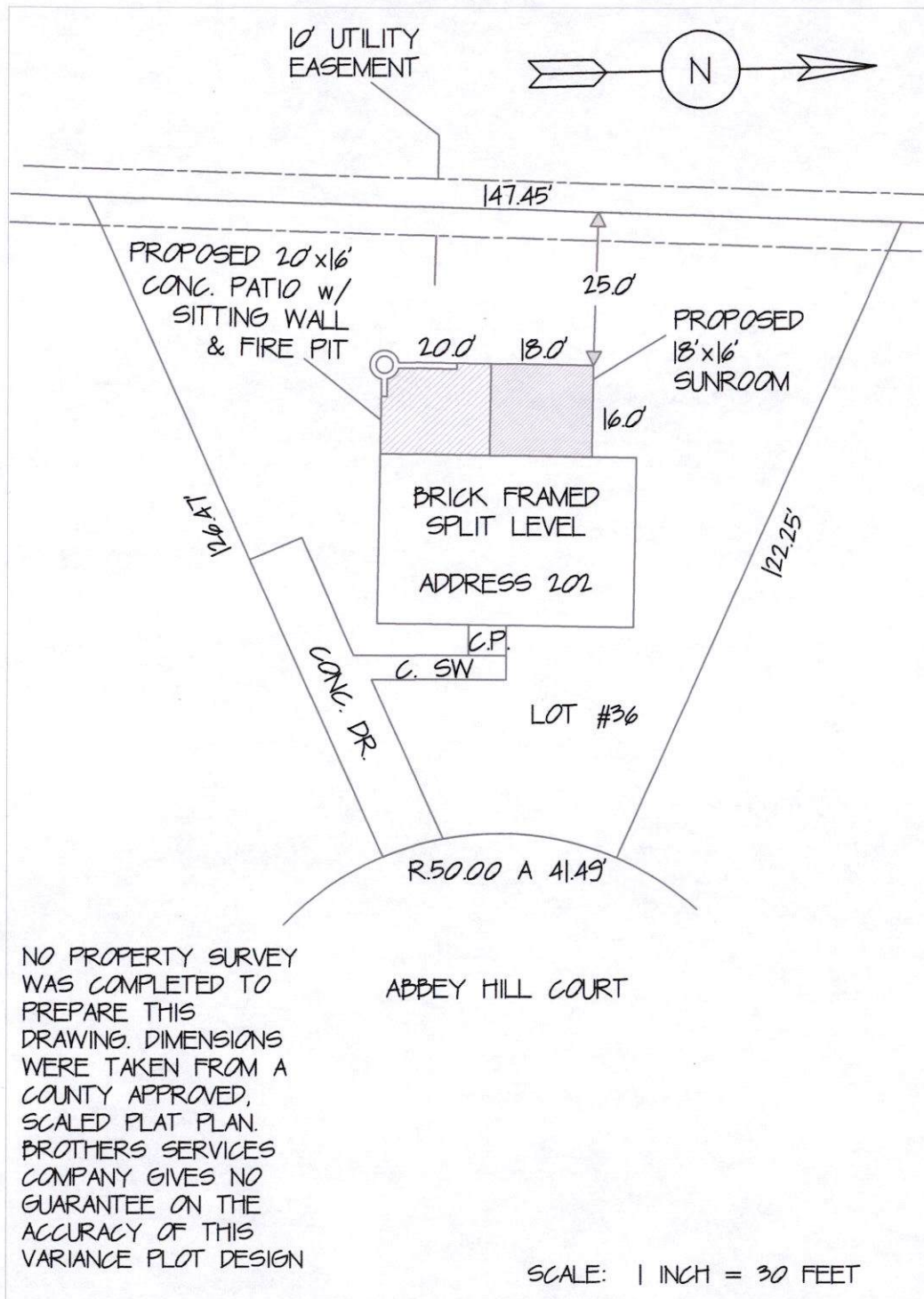
PUBLIC X PRIVATE

PRIOR HEARING?

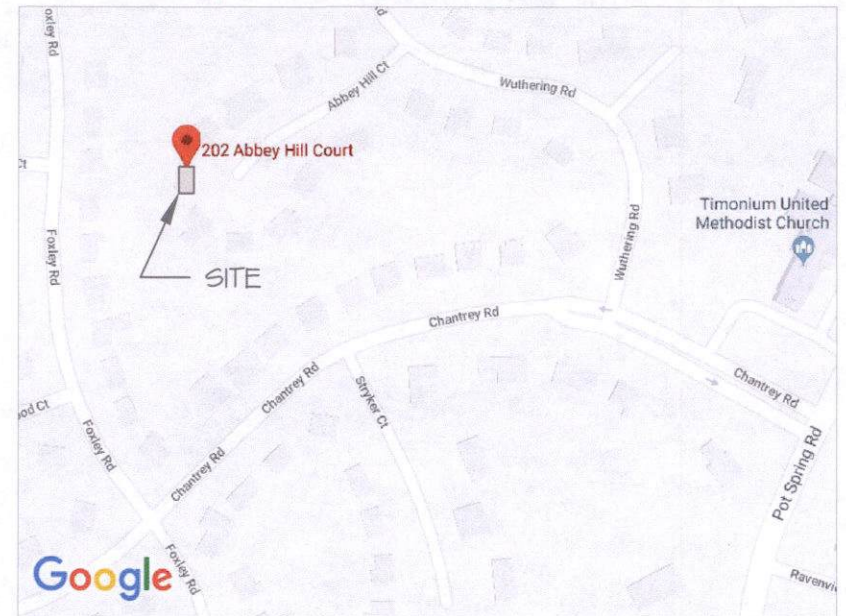
IF SO, GIVE CASE NUMBER AND ORDER RESULT BELOW:

Vested R10

2018-0343-A



SITE VICINITY MAP-NOT TO SCALE



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐

ADDRESS 201 ABBNEY HILL CT. TIMONIUM, MD. 21093

OWNER(S) NAME(S) ROBERT & LISA COMPTON

SUBDIVISION NAME SPRINGLAKE

LOT # 36 BLOCK # E SECTION # 01 PLAT BOOK # 25 FOLIO # 86

10 DIGIT TAX # 0815037410

DEED REF. # 16070/00215

ZONING MAP # 052A3

SITE ZONED DR3.5

ELECTION DISTRICT 2

COUNCIL DISTRICT 3

LOT AREA ACREAGE

OR SQUARE FOOTAGE 10320

HISTORIC? NO

IN CBCA NO

IN FLOOD PLAIN? NO

UTILITIES? (MARK WITH AN X)

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? ☐

IF SO, GIVE CASE NUMBER AND ORDER RESULT BELOW:

vested R10

2018-0343-A



DONALD I. MOHLER III
County Executive

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

July 10, 2018

Robert & Lisa Compton
202 Abbeyhill Court
Timonium MD 21093

RE: Case Number: 2018-0343 A, Address: 202 Abbeyhill Court

Dear Mr. & Ms. Compton:

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

7-9

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

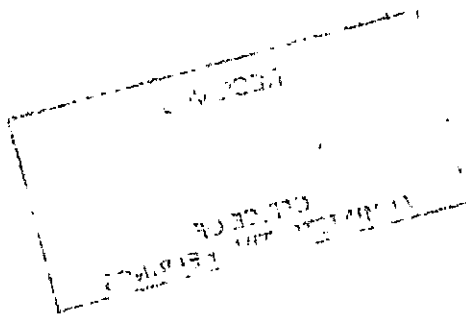
DATE: June 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0343-A
Address 202 Abbeyhill Court
(Compton Property)

Zoning Advisory Committee Meeting of **June 25, 2018**.

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

Reviewer: Steve Ford





STATE HIGHWAY
ADMINISTRATION

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

Date: 6/18/18

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.

2018-0343-A
Administrative Variance
Robert & Lisa Compton
202 Abbey Hill Court

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

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For June 25, 2018
Item No. 2018-0339-A, 0341-A, 0343-A, 0344-X, 0347-A, 0348-A, 0349-A
and 0350-SPHA

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 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0343-A
Address 202 Abbeyhill Court
(Compton Property)

Zoning Advisory Committee Meeting of **June 25, 2018**.

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Reviewer: Steve Ford

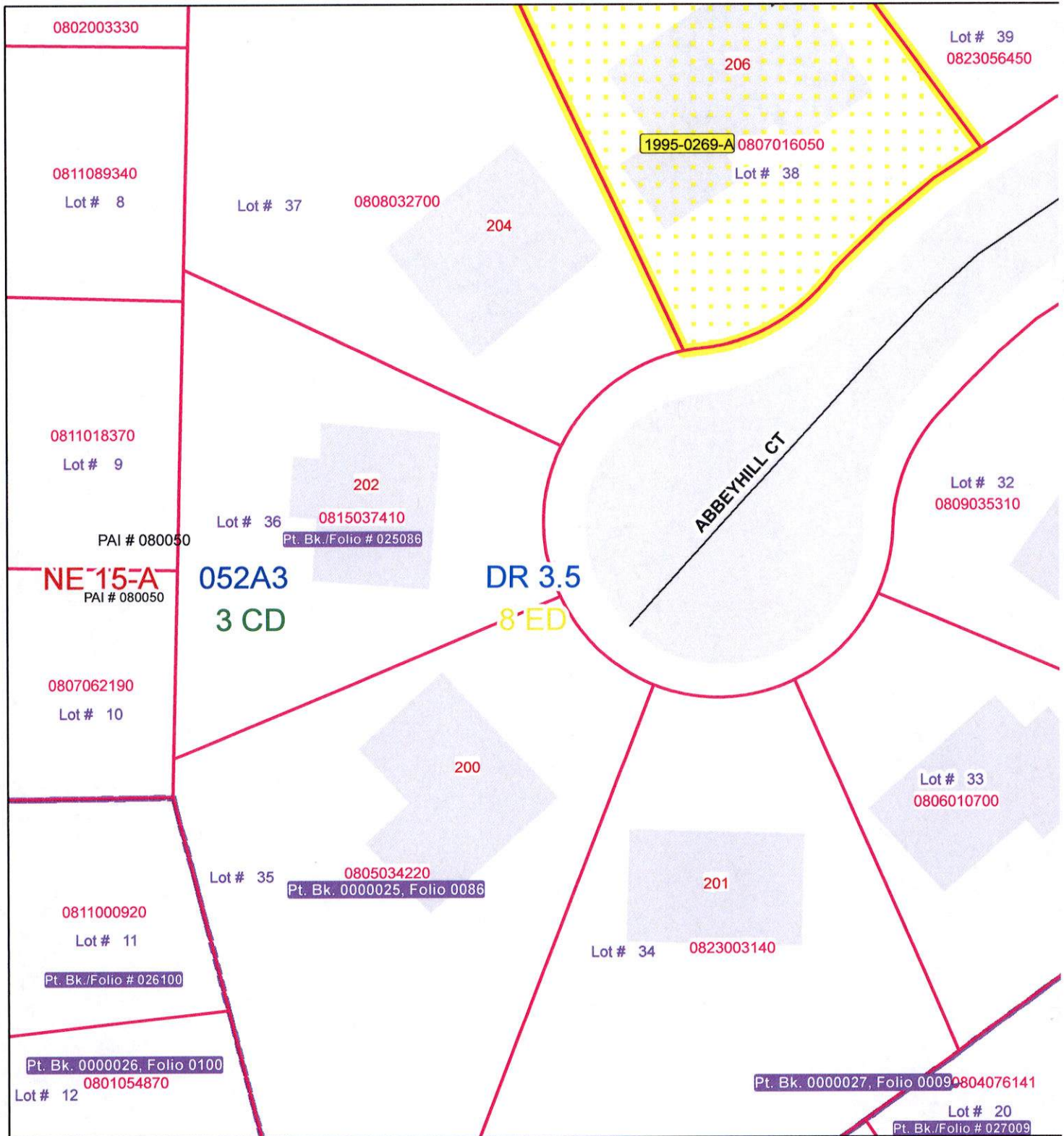
Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 08 Account Number - 0815037410								
Owner Information										
Owner Name:		COMPTON ROBERT A JR COMPTON LISA A				Use:		RESIDENTIAL		
Mailing Address:		202 ABBEYHILL CT LUTHERVILLE-TIMONIUM MD 21093-2615				Principal Residence:		YES		
						Deed Reference:		/16070/ 00215		
Location & Structure Information										
Premises Address:		202 ABBEYHILL CT 0-0000				Legal Description:		202 ABBEYHILL CT SPRINGLAKE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0052	0019	0054		0000	1	F	36	2017	Plat Ref:	0025/0086
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1961		2,090 SF				11,160 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	SPLIT LEVEL	SIDING	2 full/ 1 half						
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of		As of			
				01/01/2017	07/01/2017		07/01/2018			
Land:			111,100	111,100						
Improvements			161,900	200,100						
Total:			273,000	311,200	285,733		298,467			
Preferential Land:			0				0			
Transfer Information										
Seller: OLT WARREN E				Date: 02/05/2002			Price: \$200,000			
Type: ARMS LENGTH IMPROVED				Deed1: /16070/ 00215			Deed2:			
Seller: OLT WARREN E				Date: 07/26/2000			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /14600/ 00257			Deed2:			
Seller: FIFTY-SIX CORP				Date: 05/05/1960			Price: \$21,500			
Type: ARMS LENGTH IMPROVED				Deed1: /03696/ 00289			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 06/29/2010										
Homeowners' Tax Credit Application Information										

2018-0343-A

202 Abbey Hill Court 2018-0343-A



Publication Date: 6/12/2018

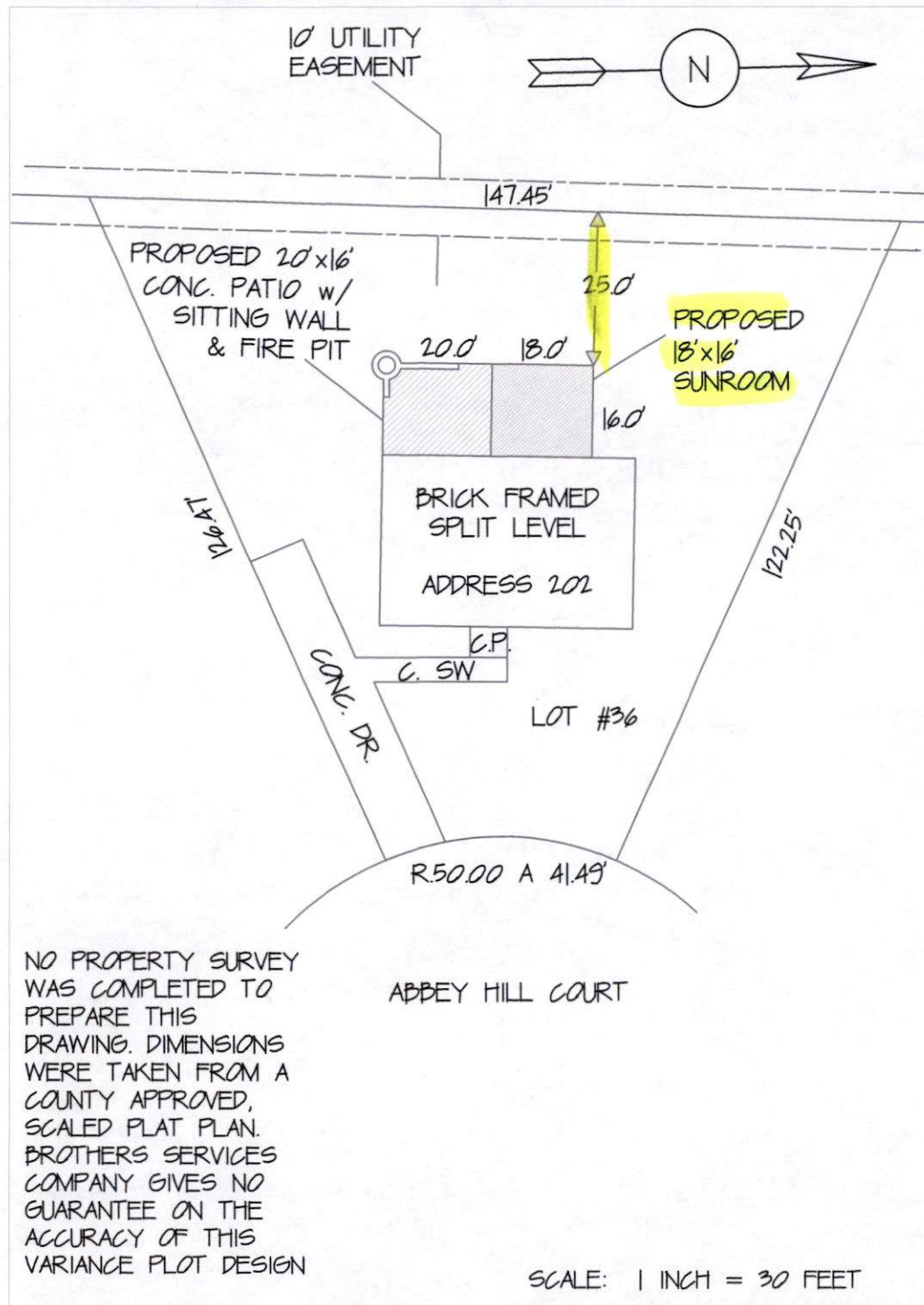


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

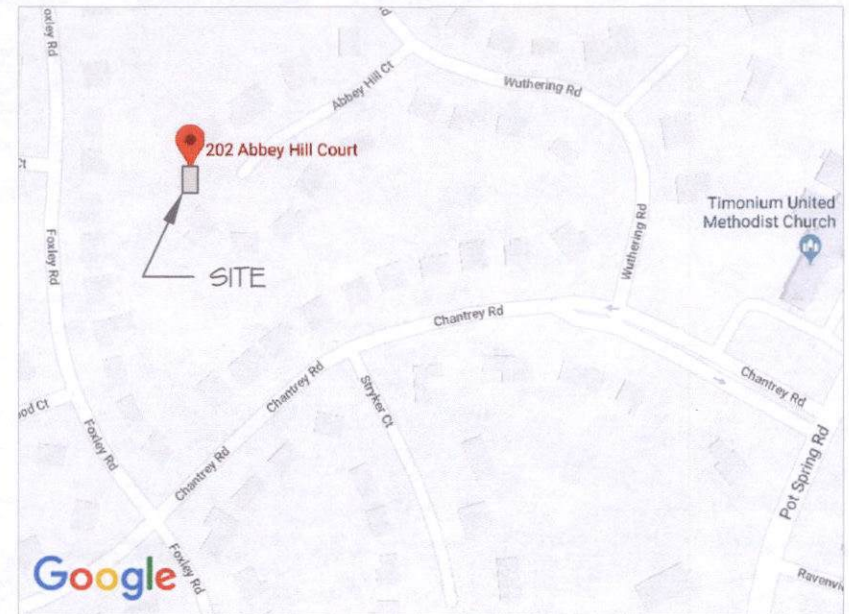


0 10 20 40 60 80 Feet

1 inch = 40 feet



SITE VICINITY MAP-NOT TO SCALE



ZONING HEARING PLAN FOR VARIANCE & FOR SPECIAL HEARING

ADDRESS 202 ABBEY HILL CT. TIMONIUM, MD. 21093

OWNER(S) NAME(S) ROBERT & LISA COMPTON

SUBDIVISION NAME SPRINGLAKE

LOT # 36 BLOCK # E SECTION # 21 PLAT BOOK # 25 FOLIO # 86

10 DIGIT TAX # 0815037410

DEED REF. # 16070/00215

ZONING MAP # 052A3

SITE ZONED DR35 Vested R 10

ELECTION DISTRICT 2

COUNCIL DISTRICT 3

LOT AREA ACREAGE

OR SQUARE FOOTAGE 10,320

HISTORIC? NO

IN CBQA NO

IN FLOOD PLAIN? NO

UTILITIES? (MARK WITH AN X)

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING?

IF SO, GIVE CASE NUMBER AND ORDER RESULT BELOW:

Pet. Exh. 1

2018-0343-A



2018-0343-A



2018-0343-A

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>6-27</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-18</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>6-21-18</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	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 - 08 Account Number - 0815037410			
Owner Information					
Owner Name:	COMPTON ROBERT A JR COMPTON LISA A		Use:	RESIDENTIAL	
Mailing Address:	202 ABBEYHILL CT LUTHERVILLE-TIMONIUM MD 21093-2615		Principal Residence:	YES	
			Deed Reference:	/16070/ 00215	
Location & Structure Information					
Premises Address:		202 ABBEYHILL CT 0-0000		Legal Description: 202 ABBEYHILL CT SPRINGLAKE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0052	0019	0054		0000	1
					F
					36
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					2
					0025/0086
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1961	2,090 SF		11,160 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	2 full/ 1 half	
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	111,100	111,100			
Improvements	161,900	200,100			
Total:	273,000	311,200	285,733	298,467	
Preferential Land:	0			0	
Transfer Information					
Seller: OLT WARREN E		Date: 02/05/2002		Price: \$200,000	
Type: ARMS LENGTH IMPROVED		Deed1: /16070/ 00215		Deed2:	
Seller: OLT WARREN E		Date: 07/26/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14600/ 00257		Deed2:	
Seller: FIFTY-SIX CORP		Date: 05/05/1960		Price: \$21,500	
Type: ARMS LENGTH IMPROVED		Deed1: /03696/ 00289		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 06/29/2010					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2018-0343-A **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Robert & Lisa Compton

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 202 ABBEYHILL CT

Location: W/S of Abbeyhill Court, +/- 388 ft. SW of the centerline of Wuthering Road

Existing Zoning: DR 3.5, R-10

Area: 11,160 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed rear addition with a rear yard setback of 25 ft. in lieu of the required 30 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/09/2018

Miscellaneous Notes:

Case Number: 2018-0344-X **Reviewer:** Dave Duvall

Existing Use: RESIDENTIAL **Proposed Use:**

Type: SPECIAL EXCEPTION

Legal Owner: Michael R Cooke and Alexandra L Von Paris

Contract Purchaser: Elizabeth Pieper, 15 Bushwood Road, Parkville MD 21234

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

Property Address: 14345 JARRETTSVILLE PIKE

Location: E/S of Jarrettsville Pike, 285 ft. S of the centerline of Southside Avenue

Existing Zoning: RO CR, RC 5 CR

Area: 1.69 ACRES

Proposed Zoning:

SPECIAL EXCEPTION:

To permit an Animal Grooming Facility per Section 204.3.B.3 BCZR in the one story building used for an office.

Attorney: Not Available

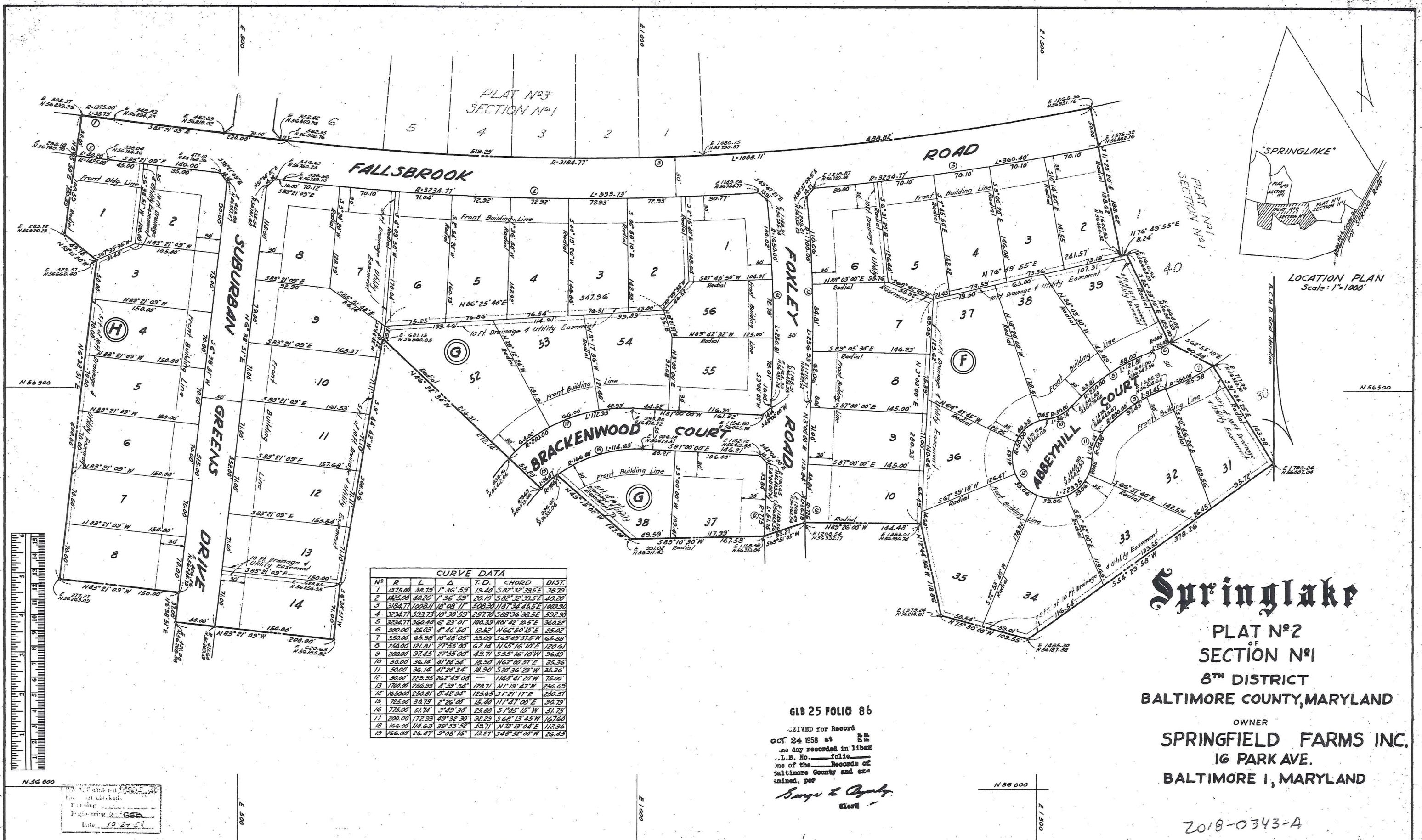
Prior Zoning Cases: 2009-0270; 2013-0227

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



APPROVED _____
 10/14/58 _____
 DATE _____ COUNTY ROADS ENGINEER
 APPROVED: BALTIMORE COUNTY PLANNING BOARD
 Oct. 23, 1958 _____
 DATE _____ DIRECTOR

APPROVED

Oct 24, 1958 William H. J. Weather, M.D. T.W.M.

DATE DEPUTY STATE & COUNTY HEALTH OFFICER

Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following triangulation stations:

UPLANDS: W 2 251.109 N 53 769.953
DENISON: W 3 187.909 N 56 764.944

The streets and/or roads shown hereon and the
mention thereof in deeds are for the purpose
of description only and the same are not intend-
ed to be dedicated to public use; the fee
simple title to the lands thereof is expressly
reserved in the grantors of the deed to which
this plat is attached, their heirs and assigns.

OWNER'S CERTIFICATE

The requirement of Letters 22A to 25D of Article 17 of the Amending Law of May 1959 (1959 Edition, Chapter 1025 of the Laws of 1949, as amended) and Chapters 91 and 103 of the Laws of 1947, and subsequent Acts, in any necessary amount, for the carrying out of the duties and selling of the manure, have been complied with.

SPRINGFIELD FARMS, INC.

LARRY OF LAKE SHORE PRIDE

By [Signature] 1/6 1954

ENGINEER'S CERTIFICATE

I, **DAVID W. POMEROY**, a Registered Professional Engineer and Land Surveyor of the State of Maryland, hereby certify that the land shown herein has been lawfully and accurately surveyed and mapped in accordance with the laws thereof prepared in compliance with Section 17-241(a), (b) and (c) of Article 17 of the Annotated Code of Maryland, 1980 Edition as amended and approved by the State Board of Professional Engineers, Architects, and Land Surveyors.

Witness my hand and seal this _____ day of _____, 20____.

Registered Professional Engineer and Land Surveyor



Drawn by E.S.
Checked by S.A.
Date 9-22-58

DAVID W. FORMER
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE: 833 PARK AVE. BALTO, 1, MD.
SCALE 1"=50' ISSUED 9-22-58