

MEMORANDUM

DATE: August 21, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0357-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 20, 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 *
(11520 Stocksdales Road)

11th Election District
5th Council District
Melvin Joseph Carter
Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0357-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 owner of the property, Melvin Joseph Carter ("Petitioner"). The Petitioner is requesting Variance relief pursuant to Section 1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition (extension of bedroom and bathroom) to have a side yard setback of 4.5 ft. in lieu of the minimum required 35 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 July 5, 2018, indicating that Ground Water Management must review any proposed building permit(s) for additions, since the property is served by well and septic.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 29, 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 7-20-18

By kw

The Petitioner has 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 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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 20th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition (extension of bedroom and bathroom) to have a side yard setback of 4.5 ft. in lieu of the minimum required 35 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the ZAC comment from DEPS dated July 5, 2018; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 7-20-18

By BW

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 7-20-18

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 11520 Stocksdale Rd Kingsville MD 21087 Currently zoned AC2
Deed Reference 23279 / 00278 10 Digit Tax Account # 1102059632
Owner(s) Printed Name(s) Mel Carter

(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) . . . Section 1A01.3.B.3 – to permit a proposed addition (extension of bedroom and bathroom) to have a side yard setback of 4½ feet in lieu of the minimum required 35 feet.

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):

Mel Carter

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

Signature #2

11520 Stocksdale Rd Kingsville MD

Mailing Address

City

State

21087

Zip Code

443-823-5948

Telephone #

mjccia@

Email Address

yahoo.com

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 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 2018-0357-A Filing Date 6/21/18 Estimated Posting Date 7/1/18 Reviewer [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: 11520 Stocksdale Rd 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)

We are requesting a variance from the set back on the side of the property because we require more livable space to accommodate an aging family member who currently resides out of state and is soon to be living with us with a progressive degenerative medical condition.
Practical considerations make this variance a necessity. Specifically, the well restrictions prevent us from expanding out the front of the property, nor the septic restrictions prevent us from expanding out the back of the property.

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

Mel Carter
Signature of Owner (Affiant)
Mel Carter
Name- Print or Type

Signature of Owner (Affiant)

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 20 day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Mel Carter

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

AS WITNESS my hand and Notaries Seal

Stacy Jones
Notary Public
OCT 9. 2019
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: 11520 Stocksdale Rd Kingsville MO 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)

We are requesting a variance from the set back on the side of the property because we require more livable space to accommodate our expanding family. Specifically we require the space for an aging family member who currently resides out of state with a progressive degenerative medical condition.

Practical considerations make this variance a necessity. Specifically the well established precedent is from expanding out the front of the property and the set back precedent is from expanding out the back of the property.

(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)
Neil Carter
Name- Print or Type

Signature of Owner (Affiant)

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 20 day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Neil Carter

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
Oct 9 2018
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 11520 Stocksduke Rd Kingsville MD 21087 Currently zoned RC2
 Deed Reference 23279 100278 10 Digit Tax Account # 1102059034
 Owner(s) Printed Name(s) MCI Carter

(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) . . . Section 1A01.3.B.3 – to permit a proposed addition (extension of bedroom and bathroom) to have a side yard setback of 4½ feet in lieu of the minimum required 35 feet.

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):

MCI Carter
 Name #1 – Type or Print Name #2 – Type or Print

MCI
 Signature #1 Signature #2

11520 Stocksduke Rd Kingsville MD
 Mailing Address City State

21087 , 443-823-5948 , mjccia@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 7 day of July, 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 2018-0357-A Filing Date 6/21/18 Estimated Posting Date 7/1/18 Reviewer PDJ

ZONING PROPERTY DESCRIPTION FOR 11520 STOCKSDALE ROAD

Beginning at a point on the west side of Stocksdale Road, which is 12 feet wide, at a distance +/-3000 feet west and south of the centerline of the nearest improved intersecting street Mount Vista Road, which is 20 feet wide. Thence the following courses and distances: (1st Point of Call "POC") N 16° 07' 52" E 105.67', (2nd POC) S 87° 16' 38" W 254.15', (3rd POC) S 02° 43' 22" E 100', (4th POC) N 87° 16' 38" E 220', back to the point of beginning as recorded in Deed Liber 23279, Folio 278, containing 24,393 square feet. Located in the 11th Election District and 5th Councilmanic District.

Item # 0357

CERTIFICATE OF POSTING

Date: MAY 29, 2018

RE: Project Name: 11520 STOCKSDALE RD #1
Case Number /PAI Number: 2018-0357-A
Petitioner/Developer: MELVIN CARTER
Date of Hearing/Closing: JULY 16, 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 11520 STOCKSDALE ROAD

The sign(s) were posted on _____

JUNE 29, 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)

CERTIFICATE OF POSTING

Date: MAY 29, 2018

RE: Project Name: 11520 STOCKSDALE RD #2
Case Number /PAI Number: 2018-0357-A
Petitioner/Developer: MELVIN CARTER
Date of Hearing/Closing: JULY 16, 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 11520 STOCKSDALE ROAD

The sign(s) were posted on

JUNE 29, 2018

(Month, Day, Year)

Jun 29, 2018 10:38:49 AM
Kingsville

ZONING NOTICE ADMINISTRATIVE VARIANCE

11520 STOCKSDALE ROAD
CASE NO. 2018-0357-A

REQUEST: TO PERMIT A PROPOSED ADDITION
(EXTENSION OF BEDROOM & BATHROOM)
WITH A SIDE YARD SETBACK OF 4.5 FEET IN
LIEU OF THE REQUIRED 35 FEET

Pursuant to Section 26-127(b)(1), Baltimore County Code, an eligible individual or group may request a public hearing concerning the proposed variance, provided the request is received in the Zoning Review Office before 5 P.M. on:
JULY 16, 2018

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204
(410) 887-3391

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL

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)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0357 -A Address 11520 Stocksdale Rd
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/21/18 Posting Date: 7/1/18 Closing Date: 7/16/18

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- 0357 -A Address 11520 Stocksdale
Petitioner's Name Melvin Carter Telephone 443 823 5948
Posting Date: 7/1/18 Closing Date: 7/16/18
Wording for Sign: To Permit a proposed addition (extension of bedroom and bathroom) to have a side yard setback of 4 1/2 feet in lieu of the minimum required 35 feet

Revised 6/30/2018

Date: 6/2/18

BUSINESS	ACTUAL	TIME	IRV
----------	--------	------	-----

6/22/2018 6/22/2018 10:57:59 1

USO1 HQ KTN LIR

RECEIPT # 791336 6/21/2016 DELN

5-523 ZONING VERIFICATION

MI-171759

Rebut Tot	711111
-----------	--------

STEFAN K.

Baltimore County Maryland

DECLASSIFIED BY: 60322 UCBAW/STP/KSP/MLP/DAK

[illegible]

Rec From Melvin Carter

For Zoning hearing - case # 2018-0357-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

July 17, 2018

Mel Carter
11520 Stocksedale Road
Kingsville MD 21087

RE: Case Number: 2018-0357 A, Address: 11520 Stocksedale Road

Dear Mr. Carter:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 21, 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 dark ink, reading "W. Carl Richards, Jr.", is written over a circular embossed seal. The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

AV 7-16-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 05 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0357-A
Address 11520 Stocksdales Road
(Carter Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

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

1. Ground Water Management must review any proposed building permit(s) for additions, since the property is served by well and septic.

Reviewer: Dan Esser

AV 7-16-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 05 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0357-A
Address 11520 Stocksedale Road
(Carter Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

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

1. Ground Water Management must review any proposed building permit(s) for additions, since the property is served by well and septic.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 7-20-18

By DW

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2018
Item No. 2018-0352-A, 0353, 0355-A, 0356-A, 0357-A, 0358-SPHA and
0360-A

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

* * * * *

VKD: cen
cc: file

Date: 6/27/18

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

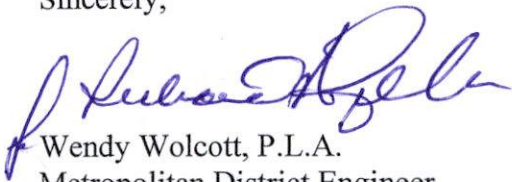
Dear Ms. Lewis:

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.

2018-0357-A
Administrative Variance
Mel Carter
11520 Stockdale 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

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: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0357-A
Address 11520 Stocksedale Road
(Carter Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

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

1. Ground Water Management must review any proposed building permit(s) for additions, since the property is served by well and septic.

Reviewer: Dan Esser

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-5</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-27</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 (1st) Date: 6-29-18 by Billingley

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 11 Account Number - 1102059631							
Owner Information									
Owner Name:		CARTER MELVIN JOSEPH				Use:		RESIDENTIAL	
Mailing Address:		11520 STOCKSDALE RD KINGSVILLE MD 21087-1327				Principal Residence:		YES	
						Deed Reference:		/23279/ 00278	
Location & Structure Information									
Premises Address:		11520 STOCKSDALE RD 0-0000				Legal Description:		11520 STOCKSDALE RD WS 2300FT E MT VISTA RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0054	0022	0290		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	
1969		1,306 SF		650 SF		24,393 SF		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	YES	STANDARD UNIT		SIDING	2 full/ 1 half	1 Carport			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2018		As of 07/01/2017		As of 07/01/2018	
Land:		123,800		108,800					
Improvements		198,400		187,400					
Total:		322,200		296,200		322,200		296,200	
Preferential Land:		0						0	
Transfer Information									
Seller: CARTER MELVIN J				Date: 01/25/2006		Price: \$123,500			
Type: NON-ARMS LENGTH OTHER				Deed1: /23279/ 00278		Deed2:			
Seller: BOST LUTHER L				Date: 11/15/2000		Price: \$110,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /14809/ 00552		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									

Homestead Application Status: Approved 02/17/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

ZAC AGENDA

Case Number: 2018-0357-A **Reviewer:** Dave Duvall

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Mel Carter

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 11520 STOCKSDALE RD

Location: W/S Stocksdale Road, +/- 3000 ft. W & S of the centerline of Mt. Vista Road

Existing Zoning: RC 2

Area: 24,393 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition (extension of bedroom and bathroom) to have a side yard setback of 4.5 ft. in lieu of the minimum required 35 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

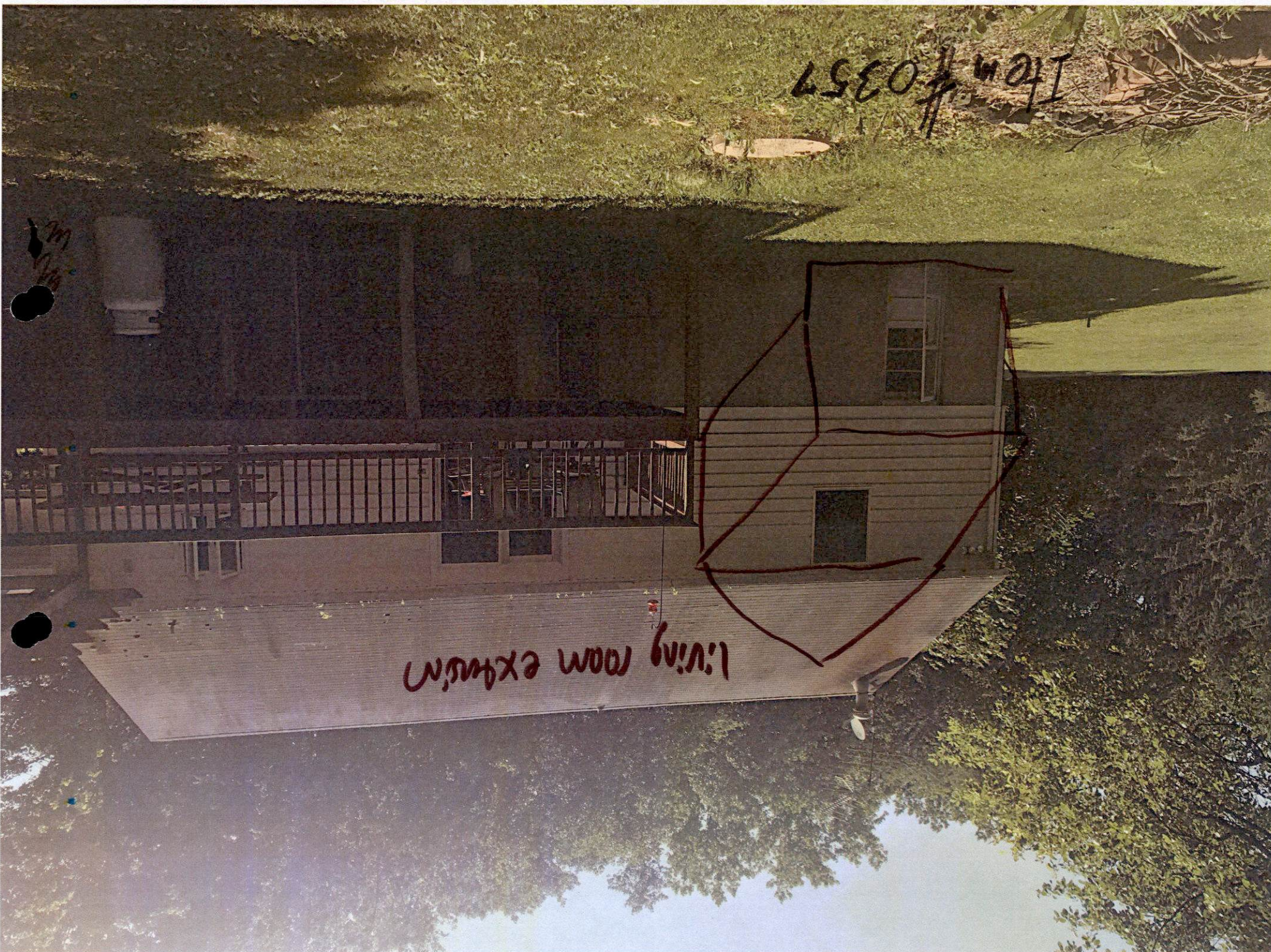
Violation Cases: None

Closing Date: 07/16/2018

Miscellaneous Notes:

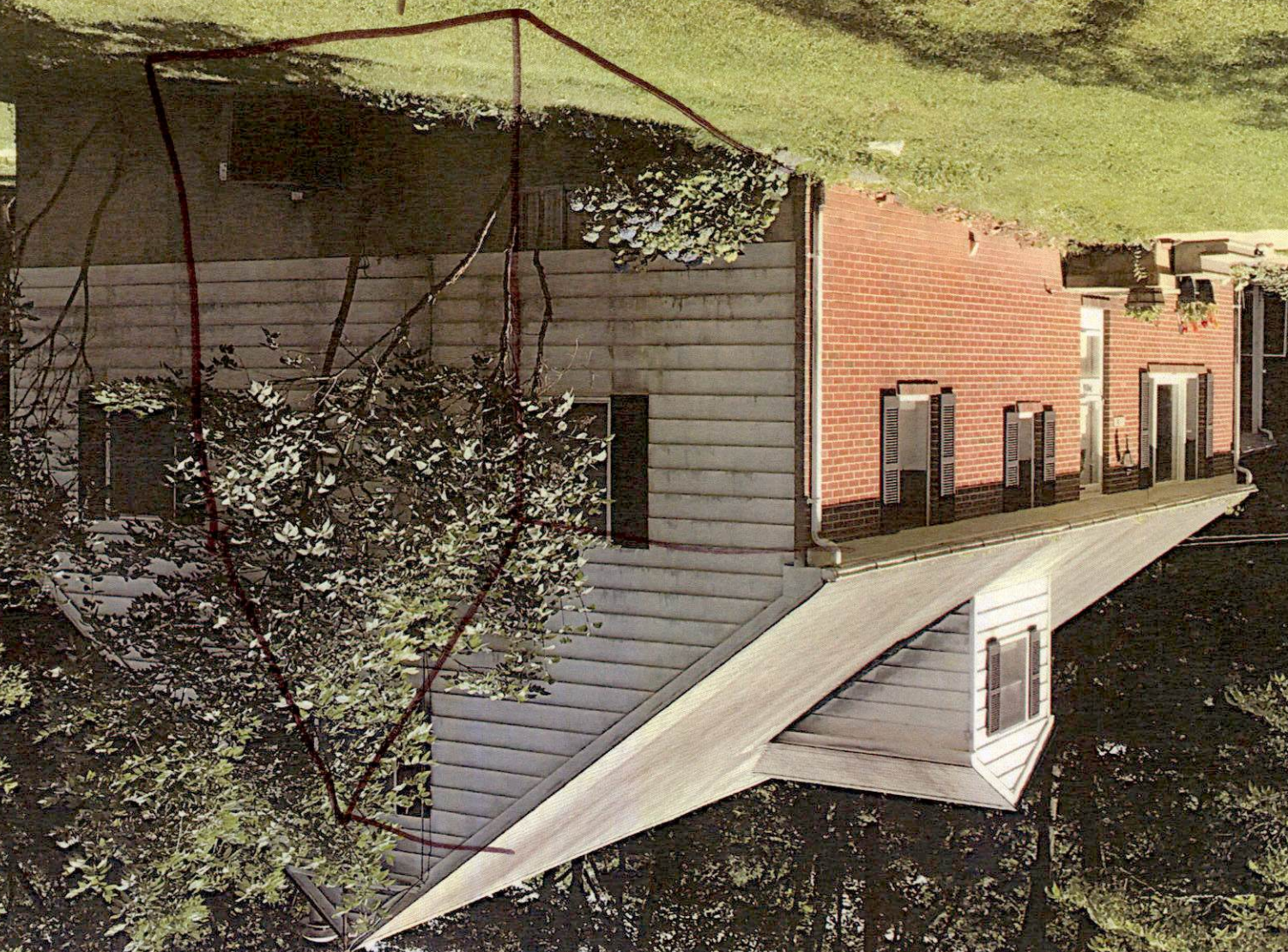
Item #0357

living room expansion



Item #0357

Must be bedroom expansion
to allow for additional bedroom





Item #0357





Item #0357



Item #0357

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0357-A
Property Address: 11520 Stocksdale Rd
Property Description: west side of Stocksdale Rd, +/- 3000'
west and south of Mt Vista Rd
Legal Owners (Petitioners): Mel Carter
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mel Carter
Company/Firm (if applicable): _____
Address: 11520 Stocksdale Rd
Kingsville MO 21087
Telephone Number: 443-823-5948

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

ADDRESS 11520 Stockdale Rd OWNER(S) NAME(S) Mel Carter

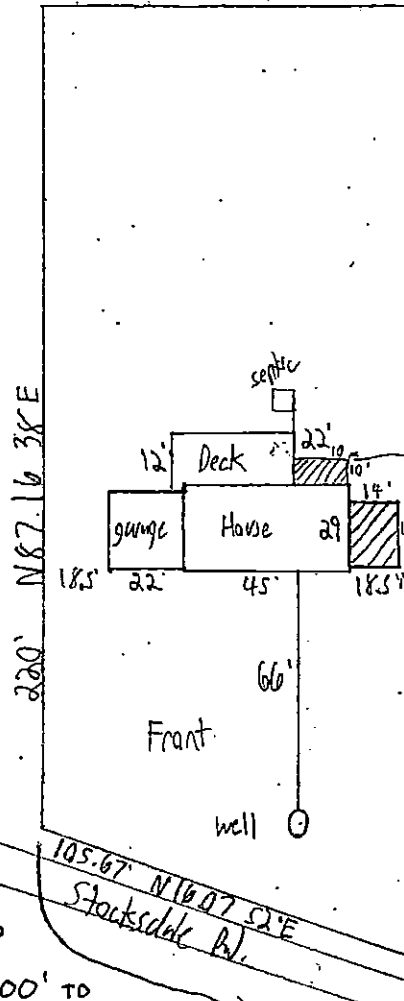
SUBDIVISION NAME N/A LOT # BLOCK # SECTION #

PLAT BOOK # FOLIO # 10 DIGIT TAX # 1102059631 DEED REF. # 23279100278

2100004502



S 2° 43' 22" E 100'



Empty Lot
2000005284

proposed 10' by 10' addition

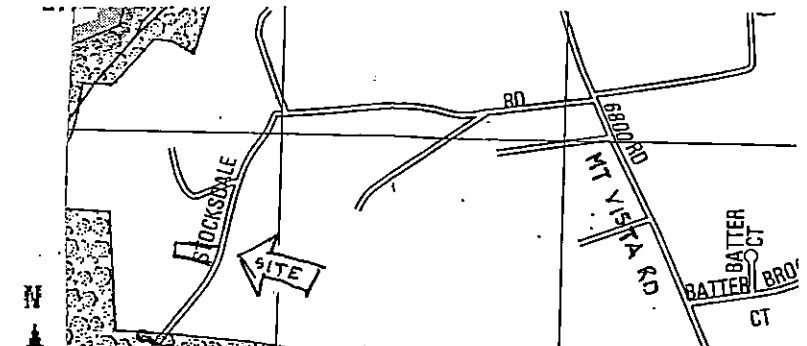
proposed 14' by 16' addition

→ N

POB
± 3000' TO
CL MT VISTA RD

PLAN DRAWN BY MJC

DATE 6-15-18 SCALE: 1 INCH = 40 FEET



MAP IS NOT TO SCALE

ZONING MAP# 054B3

SITE ZONED RC2

ELECTION DISTRICT 11+h

COUNCIL DISTRICT 5+h

LOT AREA ACREAGE

OR SQUARE FEET 24393 sq ft

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:
PUBLIC PRIVATE X

SEWER IS:
PUBLIC PRIVATE X

PRIOR HEARING? NA

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Handwritten signature/initials.

#2018-0357-A

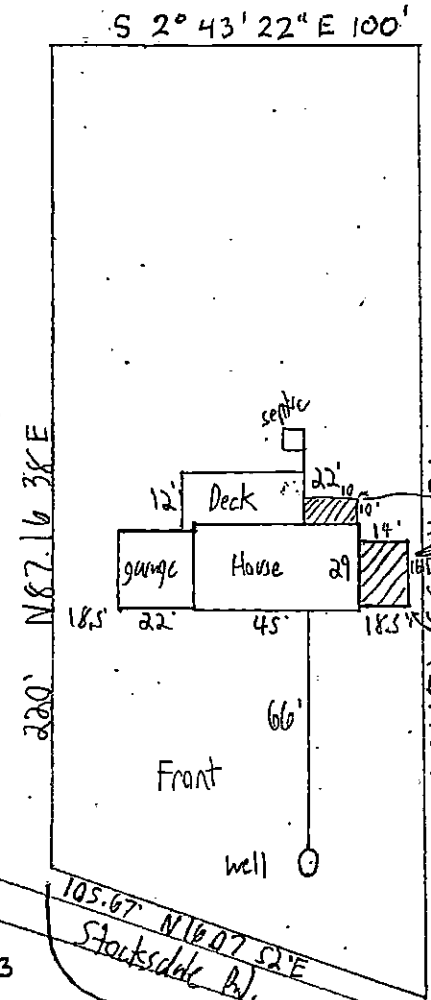
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)

ADDRESS 11520 Stocksdale Rd OWNER(S) NAME(S) Mel Currier

SUBDIVISION NAME N/A LOT # BLOCK # SECTION #

PLAT BOOK # FOLIO # 10 DIGIT TAX # 1102059631 DEED REF. # 23279100278

2100004502

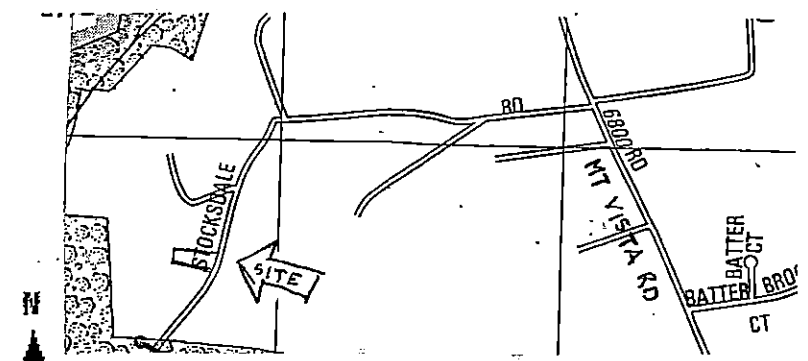



Empty lot
2000005284

proposed 10' by 10' addition
4 1/2'
proposed 14' by 16' addition

POB
± 3000' TO
MT VISTA Rd

PLAN DRAWN BY MJC DATE 6-15-18 SCALE: 1 INCH = 40 FEET



MAP IS NOT TO SCALE

ZONING MAP# 054B3

SITE ZONED RC2

ELECTION DISTRICT 11+h

COUNCIL DISTRICT 5+h

LOT AREA ACREAGE

OR SQUARE FEET 24393 sq ft

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:
PUBLIC PRIVATE X

SEWER IS:
PUBLIC PRIVATE X

PRIOR HEARING? NA

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

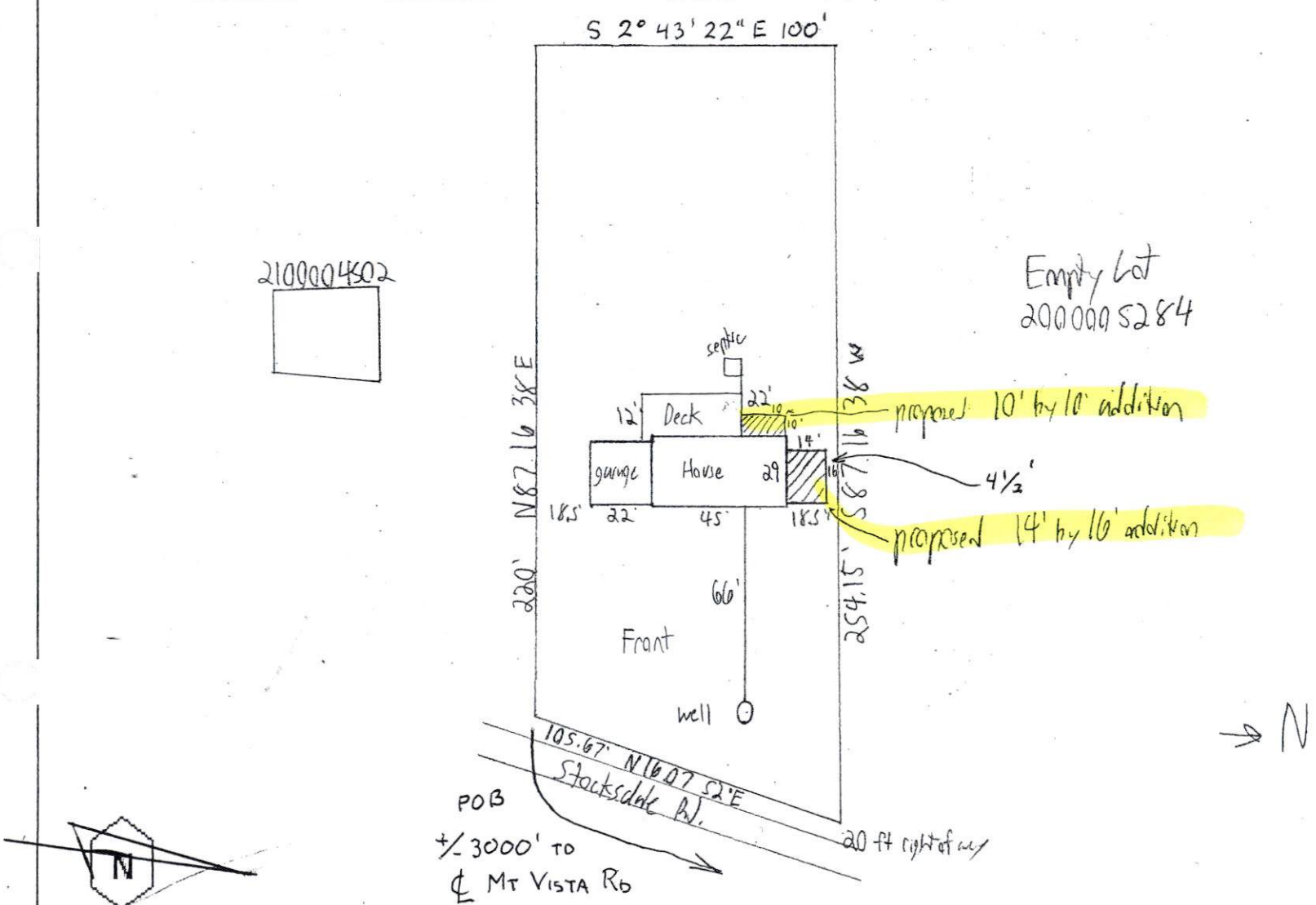
2018-0357-A

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

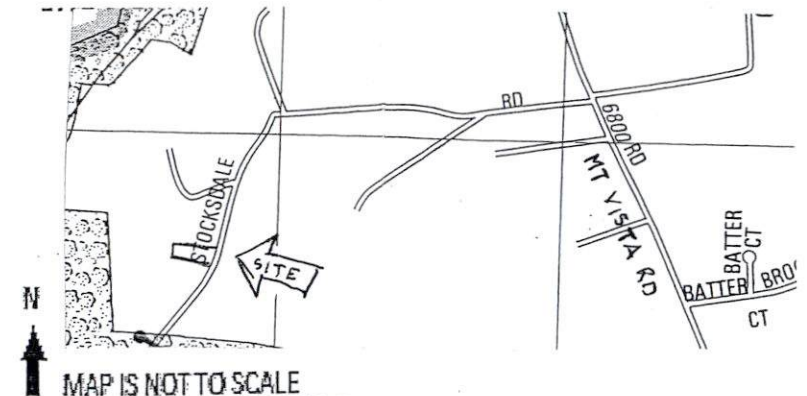
ADDRESS 11520 Stocksdale Rd OWNER(S) NAME(S) Mel Carter

SUBDIVISION NAME N/A LOT # BLOCK # SECTION #

PLAT BOOK # FOLIO # 10 DIGIT TAX # 1102059631 DEED REF. # 23279100228



PLAN DRAWN BY MJC DATE 6-15-18 SCALE: 1 INCH = 40 FEET



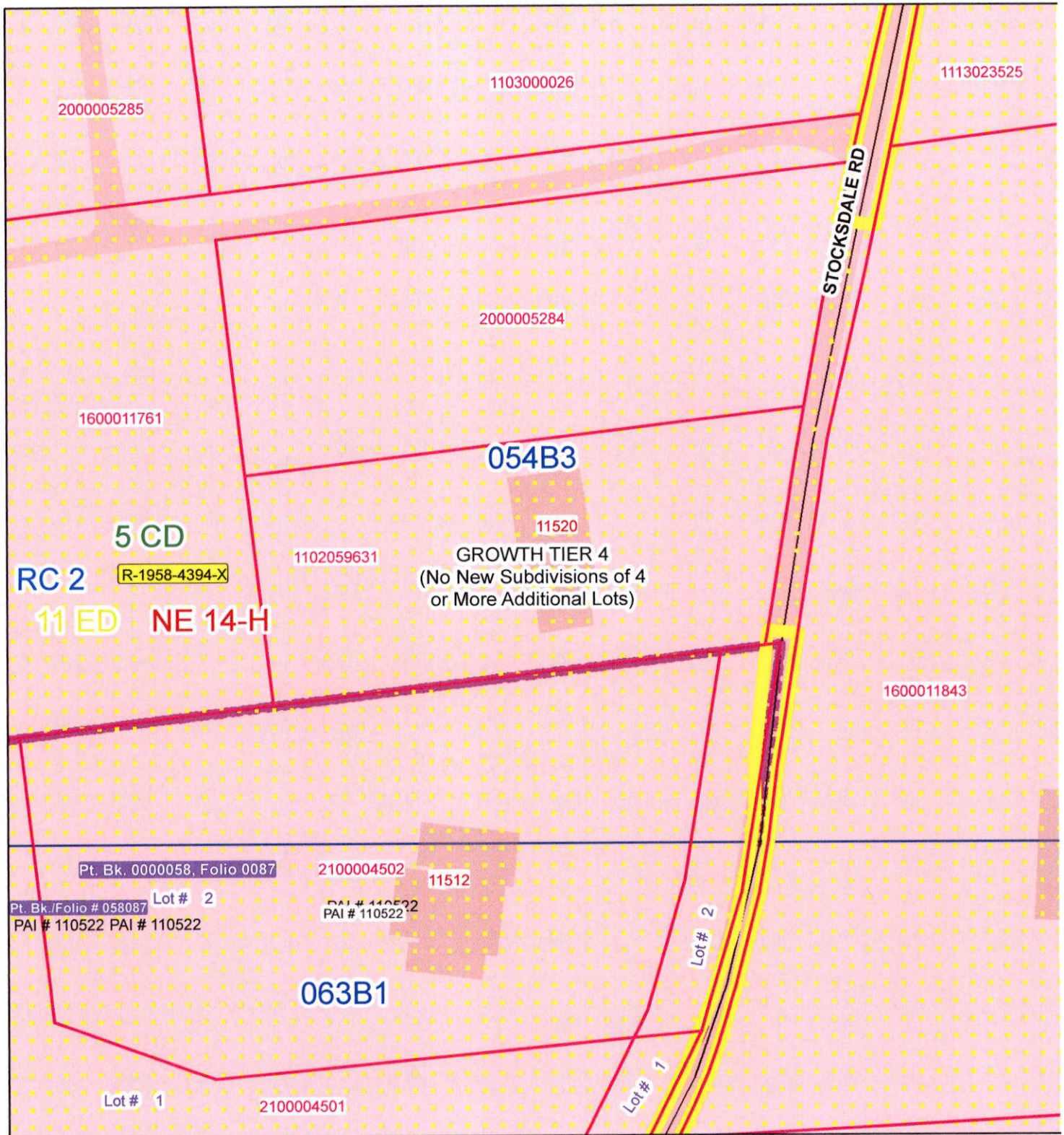
MAP IS NOT TO SCALE
ZONING MAP# 054B3
SITE ZONED RC2
ELECTION DISTRICT 11+h
COUNCIL DISTRICT 5+h
LOT AREA ACREAGE
OR SQUARE FEET 24393 sq ft
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: PUBLIC PRIVATE X
SEWER IS: PUBLIC PRIVATE X
PRIOR HEARING? NA
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pat. Exh. 1

#2018-0354-A

..520 Stocksdale Road



Publication Date: 6/20/2018



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

Item # 0357