

M E M O R A N D U M

DATE: August 21, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0360-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 *
(13940 Jarrettsville Pike)**

10th Election District

3rd Council District

Christopher Neal & Julia Nyman
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0360-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 property, Christopher Neal & Julia Nyman (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed rear yard accessory structure (pole barn) with a height of 17 ft. in lieu of the maximum allowed height of 15 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.

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 for a pole barn structure, since the property has a well and septic system.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 1, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7-20-18

By EW

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

Although the Department of Planning did not make any recommendations related to the proposed accessory structure's (pole barn) height and usage, I will impose conditions that the pole barn shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed rear yard accessory structure (pole barn) with a height of 17 ft. in lieu of the maximum allowed height of 15 ft., 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.

ORDER RECEIVED FOR FILING

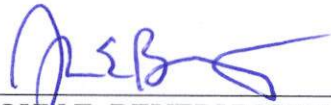
Date 7-20-18

2

By [Signature]

2. Petitioners or subsequent owners shall not convert the proposed accessory structure (pole barn) into a dwelling unit or apartment. The proposed accessory structure (pole barn) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed accessory structure (pole barn) shall not be used for commercial purposes.
4. Petitioners must comply with the DEPS ZAC comment, dated July 5, 2018; a copy of which is attached hereto and made a part thereof.

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 dlw



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 13940 Jarrettville Pike, Phoenix, MD 21131 Currently zoned _____
Deed Reference 38489 / 00457 10 Digit Tax Account # 1023015300
Owner(s) Printed Name(s) Christopher Neal, Julia Nyman

(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)

BCZR: 400.3 → To permit a proposed rear yard accessory structure (pole barn) with a height of 17 feet in lieu of the maximum allowed height of 15 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):

Christopher Neal, Julia Nyman
Name #1 - Type or Print Name #2 - Type or Print
CS Neal Julia Nyman
Signature #1 Signature #2
13940 Jarrettville Pike Phoenix MD
Mailing Address City State
21131 301-275-2817 chris.w.neal@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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 2018-0360-A Filing Date 6/27/18 Estimated Posting Date 7/1/18 Reviewer JS

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: 13940 Jarrettville Pike Phoenix MD 21131
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 looking to have a pole barn built. Inside we wish to have 12' ceilings to fit an automotive 2-post lift. The height of the structure will be 17' tall overall. If unable to do 12' ceilings, a 2-post lift will not fit inside the structure. 12' ceilings are the minimum requirement from the lift manufacturer. Due to the 12' ceilings it is putting the structure over the 15' height requirement in Baltimore County. We are unable to pitch the roof appropriately at the 15' height limitation.

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

Signature of Owner (Affiant)

Christopher Neal
Name- Print or Type

Signature of Owner (Affiant)

Julia Nyman
Name- Print or Type

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

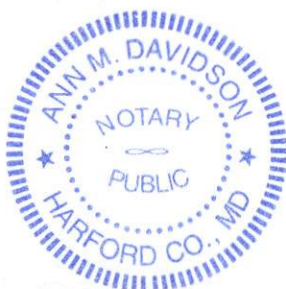
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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: Christopher Neal and Julia Nyman

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires 6/26/22

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: 13940 Jarrettsville Pike Phoenix MD 21131
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 looking to have a pole barn built. Inside, we wish to have 12' ceilings to fit an automotive 2-post lift. The height of the structure will be 17' tall overall. If unable to do 12' ceilings, a 2-post lift will not fit inside the structure. 12' ceilings are the minimum requirement from the lift manufacturer. Due to the 12' ceilings, it is putting the structure over the 15' height requirement in Baltimore County. We are unable to pitch the roof appropriately at the 15' height limitation.

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

CS. Neal
Signature of Owner (Affiant)

Christopher Neal
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Julia Nyman
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:

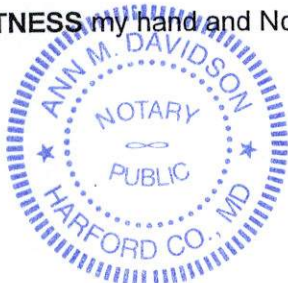
I HEREBY CERTIFY, this 20 day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Christopher Neal and Julia Nyman

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

6/26/22
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 13940 Jarrettsville Pike Currently zoned _____
 Deed Reference 38489 / 00457 10 Digit Tax Account # 1023015300
 Owner(s) Printed Name(s) Christopher Neal, Julia Nyman

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.3 → To permit a proposed rear yard accessory structure (pole barn) with a height of 17 feet in lieu of the maximum allowed height of 15 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):

Christopher Neal Julia Nyman
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
13940 Jarrettsville Pike Phoenix MD
 Mailing Address City State
21131 301-275-2817 chris.w.neal@gmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 6 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 2018-0360-A Filing Date 6/27/18 Estimated Posting Date 7/1/18 Reviewer JS

Rev 5/5/2016

ZONING PROPERTY DESCRIPTION FOR

13940 JARRETTSVILLE PIKE

Phoenix, MD 21131

Beginning at a point on the north side of Jarrettsville Pike which is 50 feet wide, at a distance of +/- 550 feet north east of the centerline of the nearest improved intersecting street, Constantine Drive, which is 50 feet wide.

Being Lot #3, in the subdivision of Dungannon as recorded in Baltimore County Plat Book #17, Folio #51, containing 32,495 square feet. Located in the 10th Election District and 3rd Council District.

2018-0360-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/1/2018

Case Number: 2018-0360-A

Petitioner / Developer: CHRISTOPHER NEAL & JULIA NYMAN

Date of 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:
13940 JARRETTSVILLE PIKE

The sign(s) were posted on: JULY 1, 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)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0360 -A Address 13940 JARRETSVILLE PIKE

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

Filing Date: 6/22/18 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- 0360 -A Address 13940 JARRETSVILLE PIKE

Petitioner's Name CHRISTOPHER NEAL + JULIA NYMAN Telephone 301-275-2817

Posting Date: 7/1/18 Closing Date: 7/16/18

Wording for Sign: To Permit A PROPOSED REAR YARD ACCESSORY STRUCTURE
(POLE BARN) TO HAVE A HEIGHT OF 17 FEET IN LIEU OF THE MAXIMUM
ALLOWED HEIGHT OF 15 FEET.

Revised 6/30/2018

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2018-0360-1
Property Address: 13940 Jarrettsville Pike, Phoenix, MD 21131
Property Description: _____
Legal Owners (Petitioners): Christopher Neal, Julia Nyman
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christopher Neal
Company/Firm (if applicable): _____
Address: 13940 Jarrettsville Pike
Phoenix MD 21131
Telephone Number: 301-275-2817

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

July 17, 2018

Christopher Neal
Julia Nyman
13940 Jarrettsville Pike
Phoenix MD 21131

RE: Case Number: 2018-0360 A, Address: 13940 Jarrettsville Pike

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 22, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel



STATE HIGHWAY
ADMINISTRATION

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

Date: 6/27/18

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 6/27/18. A field inspection and internal review reveals that an entrance onto MD146 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0360-A

*Administrative Variance
Christopher Neal & Julia Nymann
13940 Darrotsville Pike
MD146*

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

Sincerely,

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

WW/RAZ

AV 7-10-18

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 # 2018-0360-A
Address 13940 Jarrettsville Pike
(Neal & Nyman 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 for a pole barn structure, since the property has a well and septic system.

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.

*

*

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*

*

VKD: cen
cc: file

AV 7-10-18

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 # 2018-0360-A
Address 13940 Jarrettsville Pike
(Neal & Nyman 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 for a pole barn structure, since the property has a well and septic system.

Reviewer: Dan Esser

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 1023015300			
Owner Information					
Owner Name:		NEAL CHRISTOPHER NYMAN JULIA		Use:	RESIDENTIAL
Mailing Address:		13940 JARRETTSVILLE PIKE PHOENIX MD 21131-1412		Principal Residence:	YES
				Deed Reference:	/40231/ 00130
Location & Structure Information					
Premises Address:		13940 JARRETTSVILLE PIKE PHOENIX 21131-1412		Legal Description:	NS 13940 JARRETTSVILLE PIKE DUNGANNON
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0043	0005	0198		0000	3
				Assessment Year:	Plat No:
				2017	0017/0051
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1955	1,512 SF	195 SF	32,495 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	BRICK	1 full/ 1 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2017	As of 07/01/2018
Land:		97,100	97,100		
Improvements		126,300	130,100		
Total:		223,400	227,200	224,667	225,933
Preferential Land:		0			0
Transfer Information					
Seller: 45 BUILDERS GROUP LLC		Date: 05/08/2018		Price: \$376,395	
Type: ARMS LENGTH IMPROVED		Deed1: /40231/ 00130		Deed2:	
Seller: THE SECRETARY OF VETERANS AFFAIRS		Date: 01/09/2017		Price: \$201,010	
Type: NON-ARMS LENGTH OTHER		Deed1: /38489/ 00457		Deed2:	
Seller: ROBINSON DAVID A		Date: 07/20/2016		Price: \$237,290	
Type: NON-ARMS LENGTH OTHER		Deed1: /37769/ 00214		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: Application received					
Homeowners' Tax Credit Application Information					

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

ZAC AGENDA

Case Number: 2018-0360-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Christopher Neal & Julia Nyman
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 13940 JARRETTSVILLE PIKE

Location: N/S of Jarrettsville Pike, 550 ft. NE of the centerline of the intersection with Constantine Drive

Existing Zoning: RC 6

Area: 32,495 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed rear yard accessory structure (pole barn) with a height of 17 ft. in lieu of the maximum allowed height of 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/16/2018

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>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 object.</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>7-1-18</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: _____

2018-C360-A



13940 Jarrettsville Pike

2018-0360-A



13942 Jaretsville Pike



2018-0360

13938 Saretsville Pike



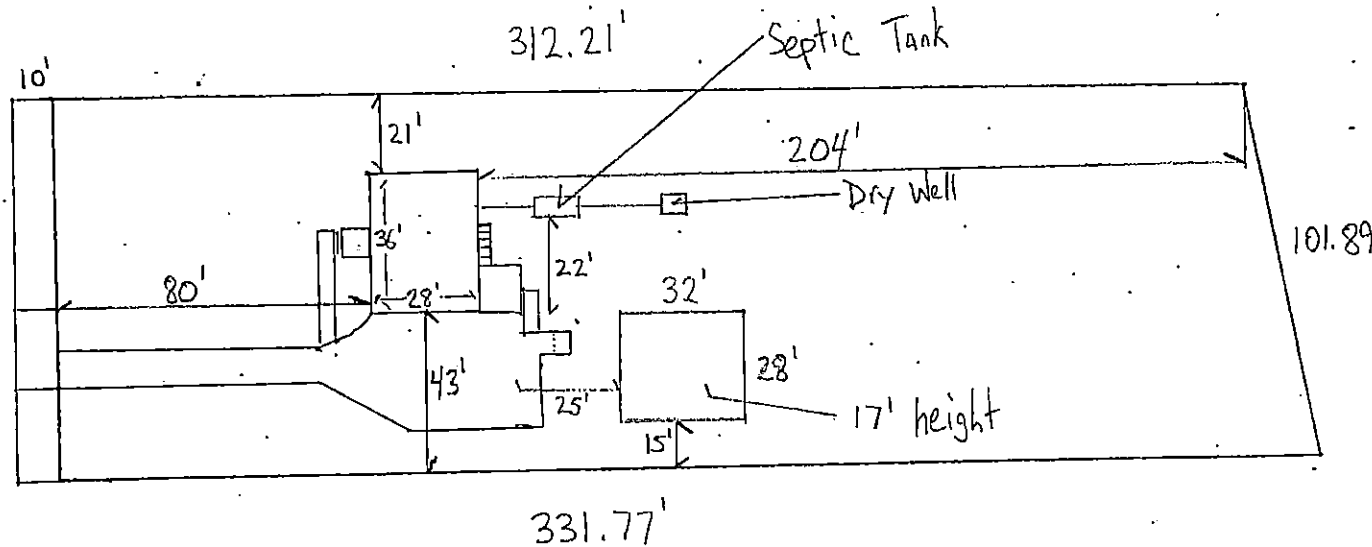
Garage
to be
located
in
area



Proposed location of garage

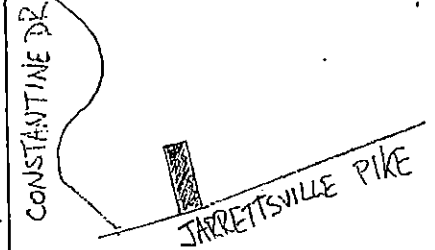
2018-0360-4

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
ADDRESS 13940 Jarrettsville Pike OWNER(S) NAME(S) Christopher Neal, Julia Nyman
SUBDIVISION NAME Dungannon LOT# 3 BLOCK# / SECTION# /
PLAT BOOK # 17 FOLIO # 51 10 DIGIT TAX # 1 023 015300 DEED REF. # 38489100457



PLAN DRAWN BY Christopher Neal DATE 5/29/18 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N



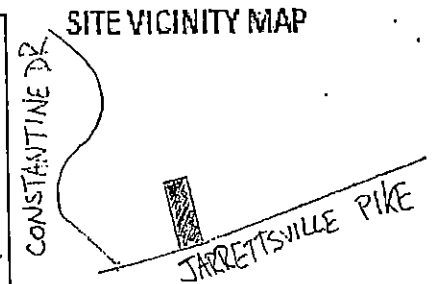
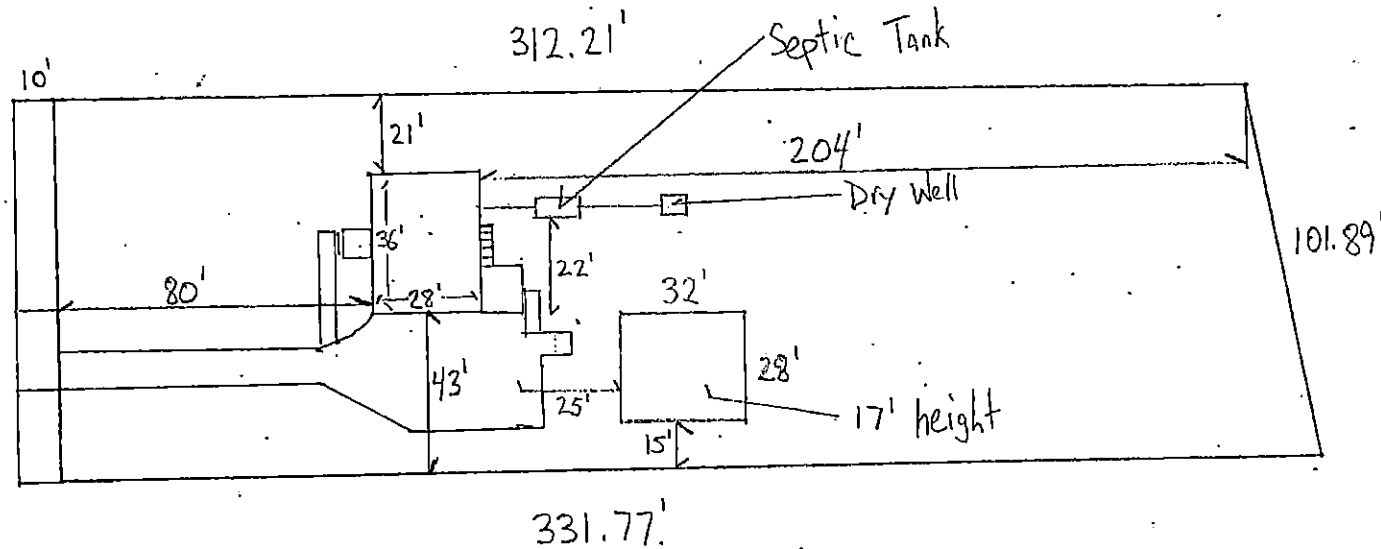
MAP IS NOT TO SCALE

ZONING MAP# 043C1
SITE ZONED RC6
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA ACREAGE .75
OR SQUARE FEET 32,495
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH ☒
WATER IS:
PUBLIC _____ PRIVATE ☒
SEWER IS:
PUBLIC _____ PRIVATE ☒
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018-0360-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 13940 Jarrettsville Pike OWNER(S) NAME(S) Christopher Neal, Julia Nyman
SUBDIVISION NAME Dungannon LOT# 3 BLOCK# / SECTION# /
PLAT BOOK # 17 FOLIO # 51 10 DIGIT TAX # 1 023 015300 DEED REF. # 38489100457



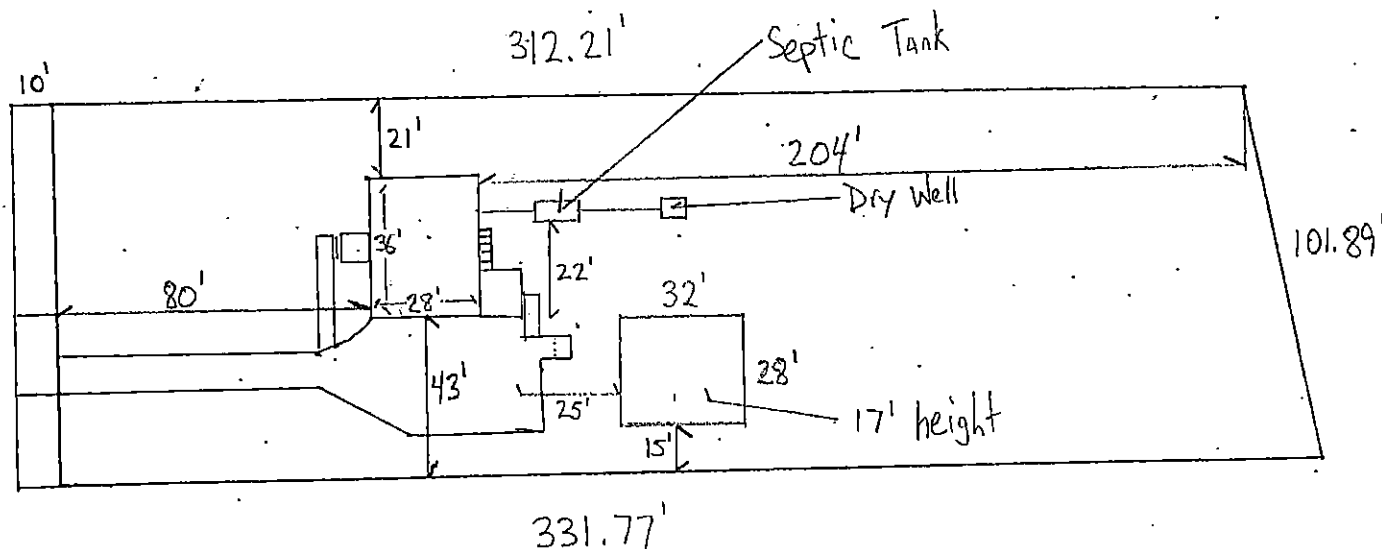
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MAP IS NOT TO SCALE
ZONING MAP# 043C1
SITE ZONED RC6
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA ACREAGE .75
OR SQUARE FEET 32,495
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Christopher Neal DATE 5/29/18 SCALE: 1 INCH = 50 FEET

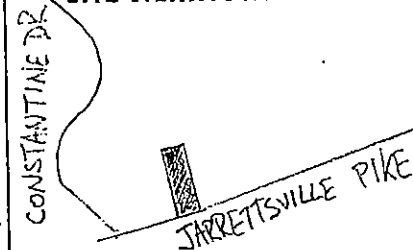
2018-0360-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 13940 Jarrettsville Pike OWNER(S) NAME(S) Christopher Neal, Julia Nyman
SUBDIVISION NAME Dungannon LOT# 3 BLOCK# / SECTION# /
PLAT BOOK # 17 FOLIO # 51 10 DIGIT TAX # 1 023 015300 DEED REF. # 38489100457



PLAN DRAWN BY Christopher Neal DATE 5/29/18 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N



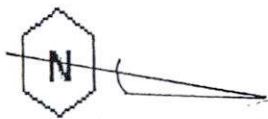
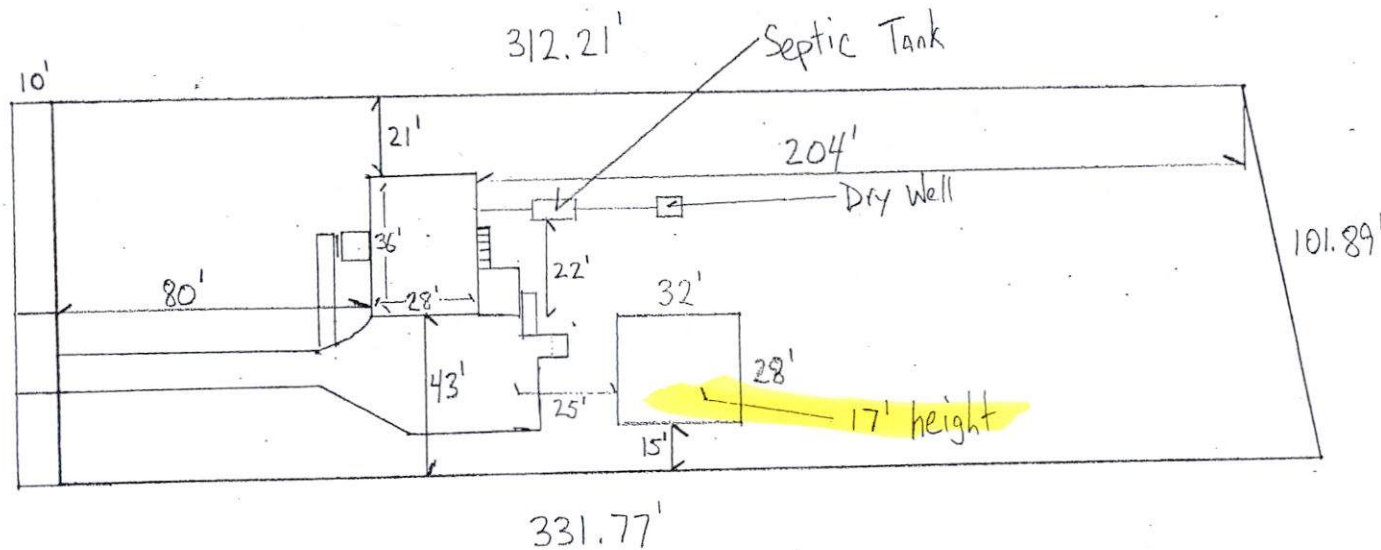
MAP IS NOT TO SCALE

ZONING MAP# 043C1
SITE ZONED RC6
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA ACREAGE .75
OR SQUARE FEET 32,495
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? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

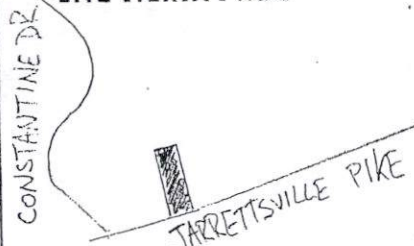
2018-0360-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 13940 Jarrettsville Pike OWNER(S) NAME(S) Christopher Neal, Julia Nyman
SUBDIVISION NAME Dungannon LOT # 3 BLOCK # / SECTION # /
PLAT BOOK # 17 FOLIO # 51 10 DIGIT TAX # 1 023 0153 00 DEED REF. # 38489100457



PLAN DRAWN BY Christopher Neal DATE 5/29/18 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

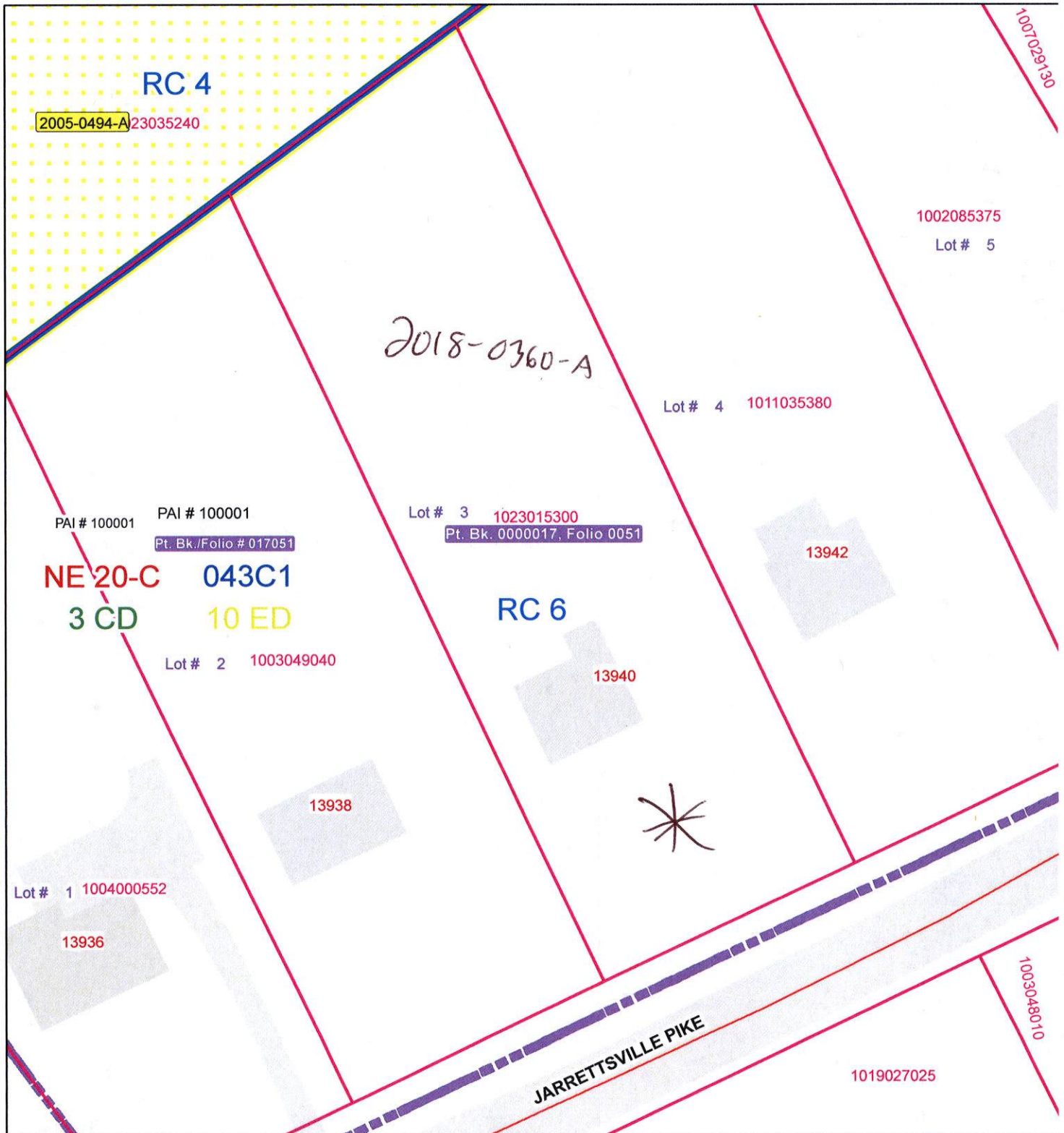
ZONING MAP# 043C1
SITE ZONED RC6
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA ACREAGE .75
OR SQUARE FEET 32,495
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018-0360-A

Per. Exp. 1

13940 Jarrettsville Pike



Publication Date: 5/24/2018



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



0 12.525 50 75 100 Feet

1 inch = 50 feet