

MEMORANDUM

DATE: September 12, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0363-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 10, 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 VARIANCE

(1745 Hilltop Avenue)

15th Election District

7th Council District

Charles E. & Jeanne D. Huber

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0363-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Charles E. & Jeanne D. Huber, legal owners of the subject property (“Petitioners”). The Petition seeks variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed dwelling with a side street setback of 25 ft. in lieu of the minimum required 30 ft. (for a double frontage lot). A site plan was marked as Petitioners’ Exhibit 1.

Charles Huber appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency did not object to the request.

The site is approximately 21,499 square feet in size and zoned DR 3.5. The property is unimproved, and Petitioners propose to construct a new single-family dwelling on the lot. Baltimore County considers the subject property to be a “double frontage” lot, since it is situated at the intersection of two public streets (i.e., Hilltop and Valley Avenues). As such, zoning relief is required.

ORDER RECEIVED FOR FILING

Date 8/10/18

By SEN

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property is considered a double frontage lot, which makes it unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed single-family dwelling. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 10th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed dwelling with a side street setback of 25 ft. in lieu of the minimum required 30 ft. (for a double frontage lot), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners shall to the extent practicable retain the existing vegetation adjacent to Valley Avenue.

ORDER RECEIVED FOR FILING

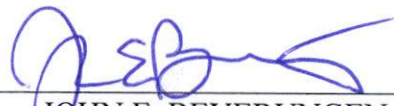
Date

8/10/18

By

Den

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:sln

ORDER RECEIVED FOR FILING

Date 8/10/18

By sln



CBCA

PETITION FOR ZONING HEARING(S)

flood

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

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

Address 1745 Hilltop Ave which is presently zoned DR3.5
 Deed References: 30756 / 179 10 Digit Tax Account # 1502006341
 Property Owner(s) Printed Name(s) Charles E. & Jeanne D. Huber

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s) BO2,3,C.1, BCZR to permit a proposed dwelling with a side street setback of 25 feet in lieu of the minimum required 30 feet (for a double frontage lot).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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

CASE NUMBER

2018-0363-A

Filing Date

6/25/2018

Do Not Schedule Dates:

Reviewer

JNP

ZONING PETITION PROPERTY DESCRIPTION

PARTICULAR DESCRIPTION

LOT 38 - PLAT OF HILLTOP PARK

0.494 AC+/-

LOCATED ON HILLTOP AVENUE & VALLEY AVENUE ELECTION DISTRICT No. 15, BALTIMORE COUNTY, MARYLAND

Beginning for the same at the eastern corner of the intersection formed by Hilltop Avenue and Valley Avenue as shown on the Baltimore County Bureau of Land Acquisition Drawing No. RW 10-197-6 attached to a deed conveyed by Charles E. Huber and Jeanne D. Huber to Baltimore County, Maryland, dated August 13, 2010 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 30756 folio 179, also being distant South 60°31'44" E 10.00' from a 1¼" iron pipe found. Thence, running and binding on the northeast Right-of-Way line of Valley Avenue, with all courses of this description referenced to the Maryland Coordinate System NAD 83/91 per monuments BCO# 743 & 744, the following course:

1. **South 60°31'44" East 249.54** feet to the outline of Lot 39 as shown on a Plat entitled "Plat of Hilltop Park" recorded among the aforesaid Land Records in Plat Book W.P.C. 8, folio 32. Thence, leaving said Right-of-Way line and running and binding on a part of said Lot 39, the following course:
2. **North 29°28'20" East 132.00** feet. Thence, leaving said outline of Lot 39 and running for new lines of division across the lands of the grantor, the following two courses:
3. **North 86°00'35" West 144.12** feet,
4. **North 60°31'44" West 119.40'** feet to the said eastern Right of Way line of Hilltop Avenue. Thence running and binding thereon the following course:
5. **South 29°30'09" West 70.00** feet to the beginning hereof, containing **0.494** acres of land, more or less, as surveyed by Thompson & Associates, LLC in March of 2009.

2018-0363-A

Being part of that tract or parcel of land conveyed by Jane S. Callahan to Charles E. Huber and Jeanne D. Huber dated June 07, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 8934 folio 796.

More particularly being shown as Lot 38 on a plat entitled "Plat to Accompany Particular Description, Lots 37 & 38, Minor Subdivision, 1745 Hilltop Avenue" (see MS 07-083-M), attached hereto and made a part hereof.

**Now known as 1745 Hilltop Avenue Minor Subdivision, Lot 1, (07-083-M)
as maintained by the Department of Permits, Approvals and Inspections.**

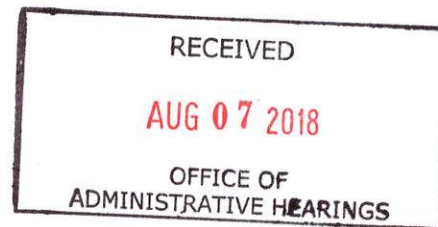
CERTIFICATE OF POSTING

RE: Case No. 2018-0363-A

Petitioner: Charles & Jeanne Huber

Hearing Date: 8/9/18

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204



This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____
1745 Hilltop Avenue (Front & Side of property)
_____ on 7/20/18
and have been re-photographed on the property on 8/4/18

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard E. Hoffman", with the date "8/4/18" written to the right.

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

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Certificate of Posting

Case No 2018-0363-A



1745 Hilltop Avenue (Front-1 of 2)

Richard E. Hoffman 8/4/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

OPTIONAL FORM NO. 10

MAY 1962 EDITION

U.S. GOVERNMENT PRINTING OFFICE

WASHINGTON, D.C. 20540

5010-108-01-0000

5010-108-01-0000

5010-108-01-0000

5010-108-01-0000

Certificate of Posting

Case No 2018-0363-A



1745 Hilltop Avenue (Valley Ave. side 2 of 2)

Richard E. Hoffman 8/4/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CERTIFICATE OF POSTING

RE: Case No. 2018-0363-A

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Hearing Date: 8/9/18

Baltimore County Department of
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Room 111, County Office Building
111 W. Chesapeake Ave.
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1745 Hilltop Avenue (Front & Side of property)
_____ on 7/20/18

Sincerely,

 7/20/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No 2018-0363-A



1745 Hilltop Avenue (Front- 1 of 2)

Richard E. Hoffman 7/20/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No 2018-0363-A



1745 Hilltop Avenue (Valley Ave. side-2 of 2)

Richard E. Hoffman 7/20/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

THE NEW YORK PUBLIC LIBRARY

ASTOR LENOX TILDEN FOUNDATION

500 N. 5TH ST. NEW YORK 10017

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TO: PATUXENT PUBLISHING COMPANY
Thursday, July 19, 2018 Issue - Jeffersonian

Please forward billing to:
Charles Huber
1823 Sunnyside Lane
Baltimore, MD 21221

410-780-7088

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0363-A

1745 Hilltop Avenue
SE/s Hilltop Avenue at the corner of Valley Avenue
15th Election District – 7th councilmanic district
Legal Owners: Charles & Jeanne Huber

Variance to permit a proposed dwelling with a side street setback of 25 ft. in lieu of the minimum required 30 ft. (for a double frontage lot).

Hearing: Thursday, August 9, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



DONALD I. MOHLER III
County Executive

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

July 31, 2018

Charles E. & Jeanne D Huber
1823 Sunnyside Lane
Baltimore MD 21221

RE: Case Number: 2018-0363 A, Address: 1745 Hilltop Avenue

Dear Mr. & Ms. Huber:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 25, 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

Date: 7/5/18

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

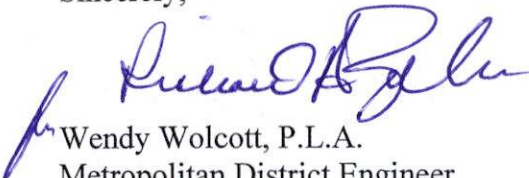
Dear Ms. Lewis:

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. 2018-0363-A

Variable
Charles E. & Jeanne D. Huber
1745 Hilltop Avenue.

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

Sincerely,



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

WW/RAZ

8-9

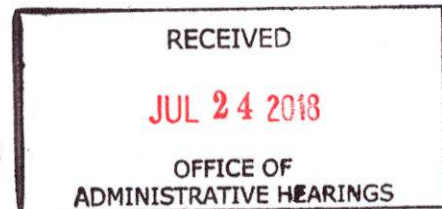
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 7/19/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-363



INFORMATION:

Property Address: 1745 Hilltop Avenue
Petitioner: Charles E. Huber, Jeanne D. Huber
Zoning: DR 3.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a proposed dwelling with a side street setback of 25 feet in lieu of the minimum required 30 feet.

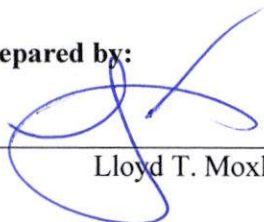
A site visit was conducted on July 11, 2018. The property was the subject of Minor Subdivision 07-083M 1745 Hilltop Avenue Minor Subdivision. Valley Avenue is a dead end street.

The Department of Planning has no objections to granting the petitioned zoning relief conditioned upon the following:

- To the extent possible, preserve and provide vegetative screening to mitigate any impacts from the adjacent Valley Avenue.

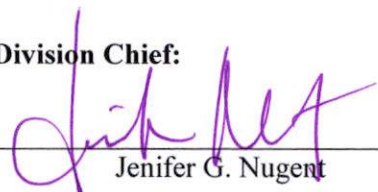
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Krystle Patchak
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Charles E. Huber
Office of the Administrative Hearings
People's Counsel for Baltimore County

OFFICE OF
ADMINISTRATIVE SERVICES
SECTION 100

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 7/19/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-363

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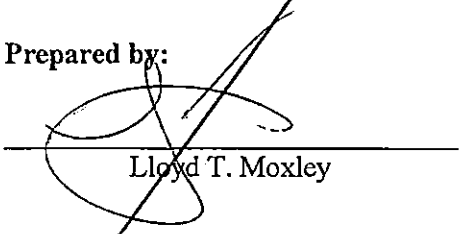
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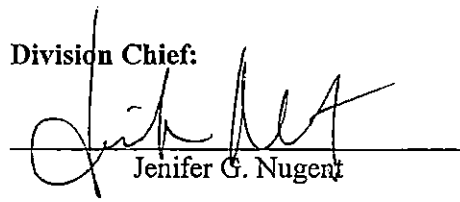
- To the extent possible, preserve and provide vegetative screening to mitigate any impacts from the adjacent Valley Avenue.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

AVA/IGN/LTM/

c: Krystle Patchak
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Charles E. Huber
Office of the Administrative Hearings
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

July 6, 2018

NOTICE OF ZONING HEARING

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1745 Hilltop Avenue
SE/s Hilltop Avenue at the corner of Valley Avenue
15th Election District – 7th councilmanic district
Legal Owners: Charles & Jeanne Huber

Variance to permit a proposed dwelling with a side street setback of 25 ft. in lieu of the minimum required 30 ft. (for a double frontage lot).

Hearing: Thursday, August 9, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Huber, 1823 Sunnyside Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 20, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 19, 2018 Issue - Jeffersonian

Please forward billing to:
Charles Huber
1823 Sunnyside Lane
Baltimore, MD 21221

410-780-7088

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR VARIANCE
1745 Hilltop Avenue; SE/S Hilltop Avenue,
at Corner of Valley Avenue
15th Election & 7th Councilmanic Districts
Legal Owner(s): Charles & Jeanne Huber
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-363-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
JUL 05 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of July, 2018, a copy of the foregoing Entry of Appearance was mailed to Charles Huber, 1823 Sunnyside Lane, Baltimore, Maryland 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2018-0363-A

Property Address: 1745 Hilltop Ave. Balt. Md. 21221

Property Description: Vacant lot located at 1745 Hilltop Ave & Valley Ave.

Legal Owners (Petitioners): Charles E. & Joanne D. Huber

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles E. Huber

Company/Firm (if applicable): _____

Address: 1823 Sunnyside Lane
Balt. Md 21221

Telephone Number: 410-780-7088

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **171765**

Date **8/25/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 8/26/2018 8/25/2018 13:15:26 2

NO. W502 WALKIN JEE
 RECEIPT # 035757 8/25/2018 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
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				1				

Dept 5 526 ZONING VERIFICATION
 NO. 171765
 Recpt lot 175.00
 175.00 OK 1.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Charles E Huber**

For: **Variance - 1745 Hilltop Ave.**
2018-0363-A (HUBER)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Debra Wiley

From: Administrative Hearings
Sent: Monday, August 13, 2018 2:11 PM
To: vanman21221@yahoo.com
Subject: Case No. 2018-0363- A - 1745 Hilltop Ave.
Attachments: 20180813140734168.pdf

Per your telephone conversation with our office, please find attached a copy of the Opinion and Order issued on Friday, August 10, 2018. Please be sure to take this with you when applying for permits or you will be sent to our office to retrieve another copy.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Monday, August 13, 2018 2:08 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 08.13.2018 14:07:34 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

7/19 _____
PLANNING
(if not received, date e-mail sent _____)

7/5 _____
STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: See Kristens Email

SIGN POSTING (1st) Date: 7/20/18 by Hoffman

SIGN POSTING (2nd) Date: 8/4/18 by Hoffman

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			
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						
Account Identifier:			District - 15 Account Number - 1502006341						
Owner Information									
Owner Name:		HUBER CHARLES E HUBER JEANNE D			Use:		RESIDENTIAL		
Mailing Address:		1823 SUNNYSIDE LN ESSEX MD 21221-			Principal Residence:		NO		
					Deed Reference:		/40113/ 00369		
Location & Structure Information									
Premises Address:		1745 HILLTOP AVE ESSEX 21221- Waterfront			Legal Description:		MS (PT LT 37,38 & 30' RD) .494 AC 1745 HILLTOP AVE SES SE COR VALLEY AVE HILLTOP PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0097	0006	0418		0000			38	2018	Plat Ref: 0008/ 0032
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						21,499 SF		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of		As of		As of
					01/01/2018		07/01/2017		07/01/2018
Land:			154,200		154,200				
Improvements			0		0				
Total:			154,200		154,200		7,800		154,200
Preferential Land:			0						0
Transfer Information									
Seller: HUBER CHARLES E				Date: 04/05/2018			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /40113/ 00369			Deed2:		
Seller: CALLAHAN WILLIAM L,JR				Date: 10/09/1991			Price: \$1		
Type: NON-ARMS LENGTH OTHER				Deed1: /08934/ 00796			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: No Application

Homeowners' Tax Credit Application Information

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

Sherry Nuffer

From: PAI Zoning Fax
Sent: Monday, July 30, 2018 11:11 AM
To: Sherry Nuffer
Subject: FW: Advertisement request
Attachments: 20180706103156512.pdf

2nd set

Kristen Lewis
PAI – Zoning Review
410-887-3391

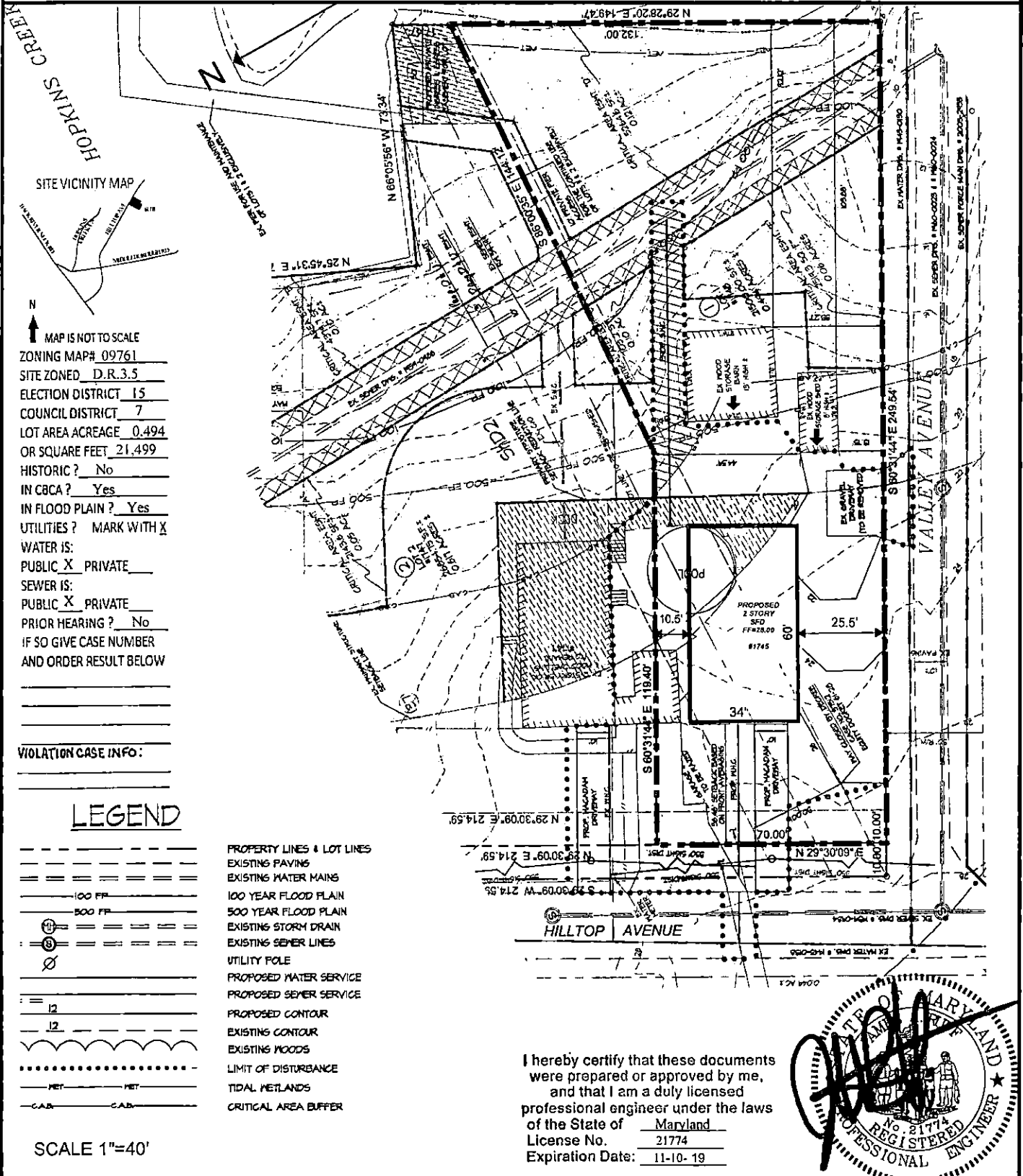
From: PAI Zoning Fax
Sent: Friday, July 06, 2018 10:32 AM
To: Jeffersonian (Business Fax)_ <"fax=/NUM=4103326446/NAME=Jeffersonian/COVER=Default"@fax.baltimorecountymd.gov>
Subject: Advertisement request

Please publish accordingly. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391

HEARING PLAN

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1745 Hilltop Ave. OWNER(S) NAME(S) Charles E. & Jeanne D. Huber
 SUBDIVISION NAME Formerly Know AS - Hilltop Park LOT # 38 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 8 FOLIO # 32 10 DIGIT TAX # 1502006341 DEED REF. # 30756 / 179
 Now known as 1745 Hilltop Avenue Minor Subdivision, Lot 1, (07-083-M)



HEARING PLAN

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

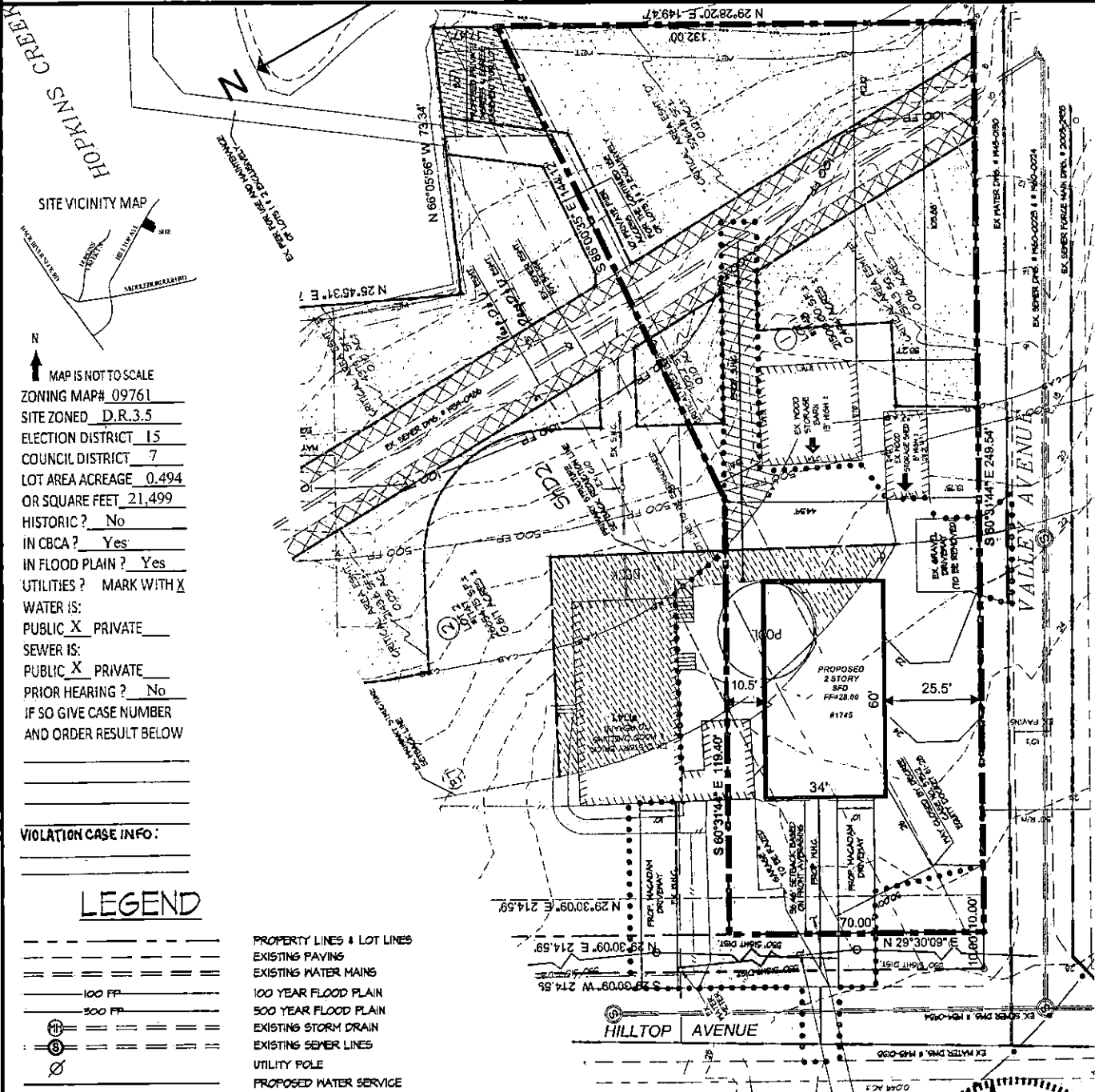
ADDRESS 1745 Hilltop Ave.

OWNER(S) NAME(S) Charles E. & Jeanne D. Huber

SUBDIVISION NAME Formerly Know AS - Hilltop Park LOT # 38 BLOCK # N/A SECTION # N/A

PLAT BOOK # 8 FOLIO # 32 10 DIGIT TAX # 1502006341 DEED REF. # 30756 / 179

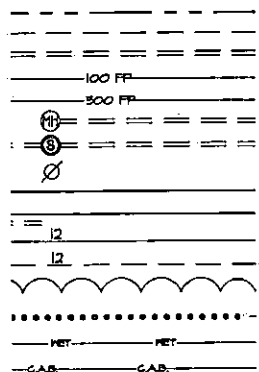
Now known as 1745 Hilltop Avenue Minor Subdivision, Lot 1, (07-083-M)



MAP IS NOT TO SCALE
 ZONING MAP# 09761
 SITE ZONED D.R.3.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE 0.494
 OR SQUARE FEET 21,499
 HISTORIC? No
 IN CBCA? Yes
 IN FLOOD PLAIN? Yes
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE
 SEWER IS:
 PUBLIC X PRIVATE
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

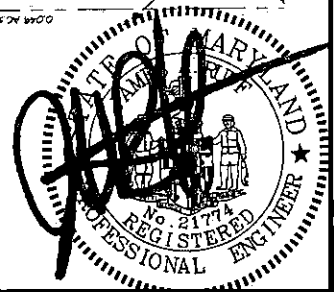
LEGEND



PROPERTY LINES & LOT LINES
 EXISTING PAYING
 EXISTING WATER MAINS
 100 YEAR FLOOD PLAIN
 500 YEAR FLOOD PLAIN
 EXISTING STORM DRAIN
 EXISTING SEWER LINES
 UTILITY POLE
 PROPOSED WATER SERVICE
 PROPOSED SEWER SERVICE
 PROPOSED CONTOUR
 EXISTING CONTOUR
 EXISTING WOODS
 LIMIT OF DISTURBANCE
 TIDAL WETLANDS
 CRITICAL AREA BUFFER

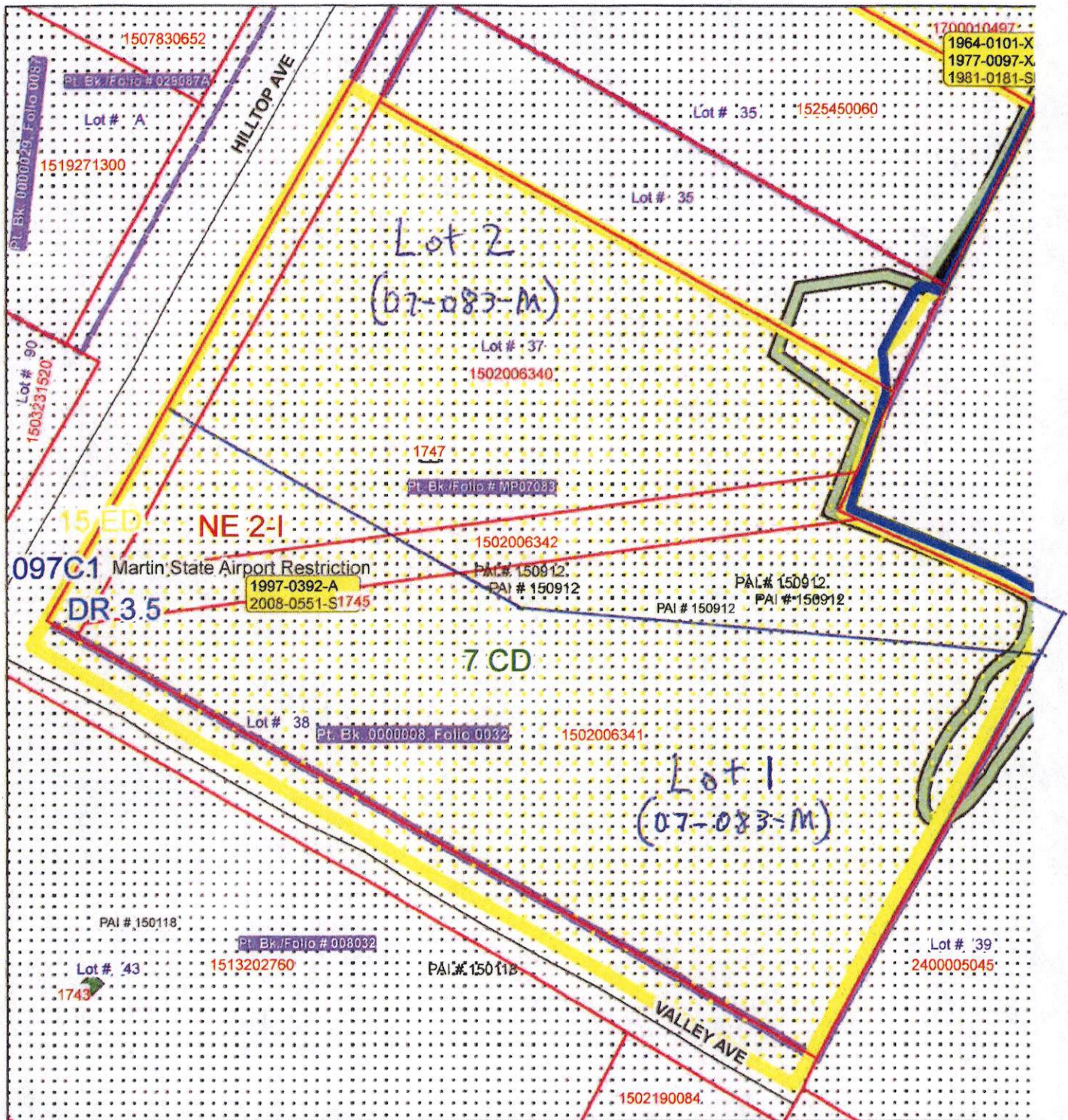
SCALE 1"=40'

I hereby certify that these documents
 were prepared or approved by me,
 and that I am a duly licensed
 professional engineer under the laws
 of the State of Maryland
 License No. 21774
 Expiration Date: 11-10-19



2018-0363-A

1745 Hilltop Avenue



Publication Date: 6/22/2018



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



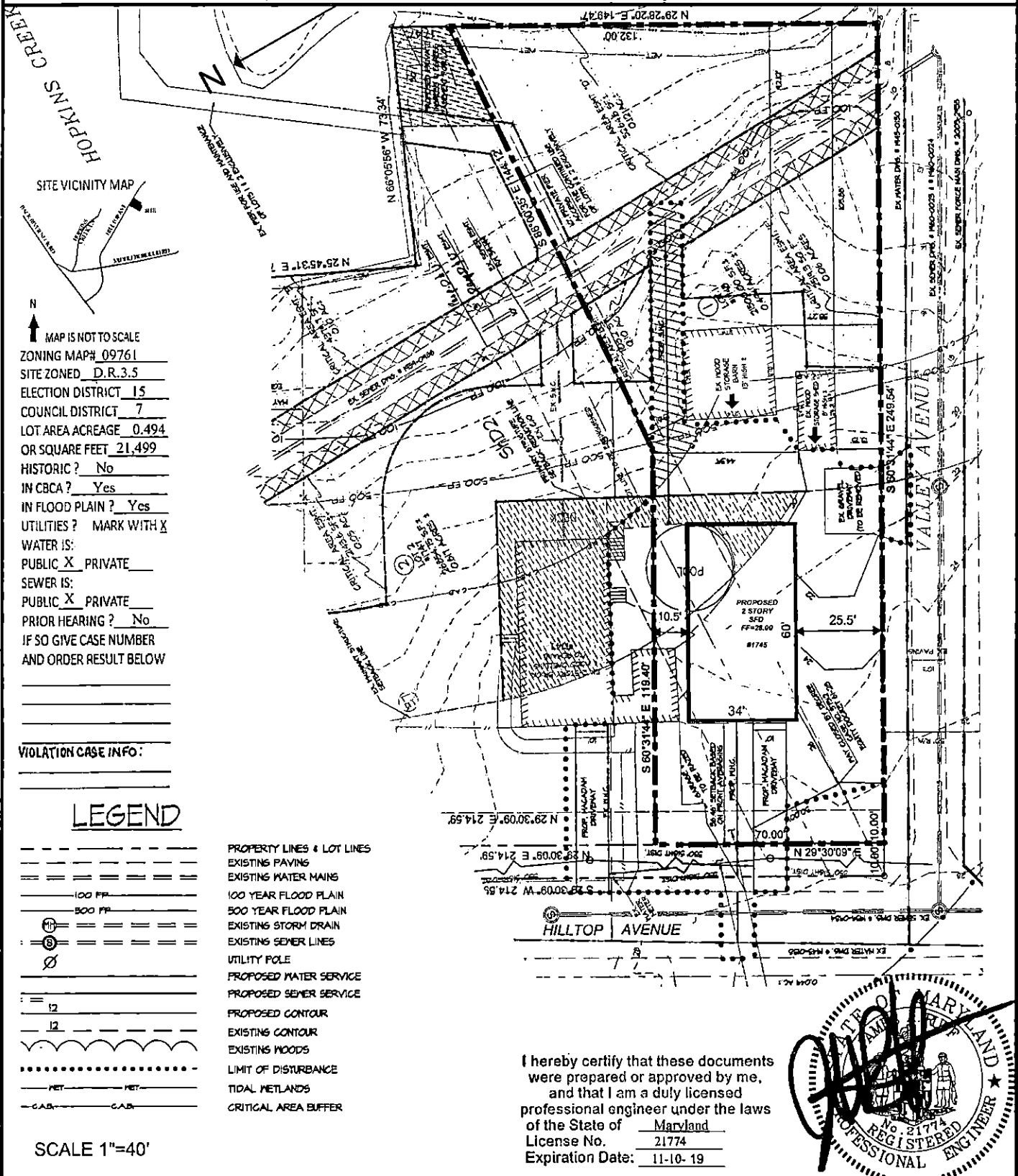
0 10 20 40 60 80 Feet

1 inch = 40 feet

2018-0363-A

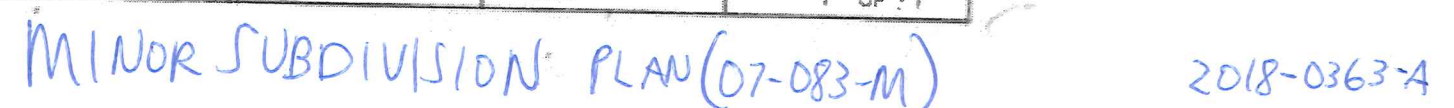
HEARING PLAN

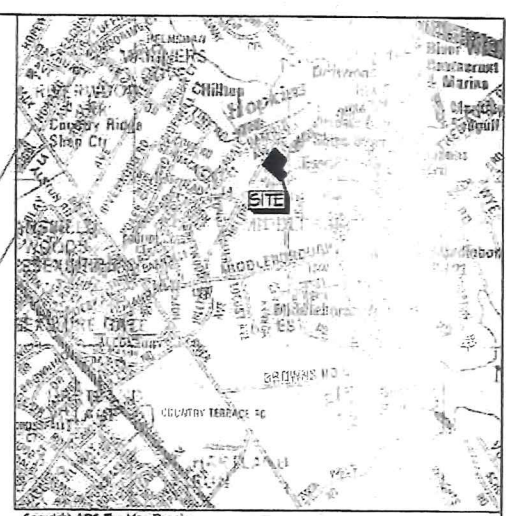
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1745 Hilltop Ave. OWNER(S) NAME(S) Charles E. & Jeanne D. Huber
 SUBDIVISION NAME Formerly Know AS - Hilltop Park LOT # 38 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 8 FOLIO # 32 10 DIGIT TAX # 1502006341 DEED REF. # 30756 / 179
 Now known as 1745 Hilltop Avenue Minor Subdivision, Lot 1, (07-083-M)



EX. 11

2018-0363-A





DESIGNED: JRD	DRAWN: JRD	CHECKED: CTR	Minor Subdivision Plan 1745 HILLTOP AVENUE 07-083-M LOTS 37 & 38 DISTRICT 15 C6 Baltimore County, Maryland	
REVISIONS				
NO.	DESCRIPTION	DATE	THOMPSON CONCEPT  Land Surveying & Engineering www.thompsonconcept.com Surveyors & Engineers 462 Hickory Avenue Bel Air, Maryland 21014 Phone: 410-831-0389 Fax: 410-831-0950	
SCALE: Scale 1" = 20'		DATE: 07/28/09	PROJECT NUMBER: 3044	SHEET: 1 OF 1

MINOR SUBDIVISION PLAN (07-083-m) 2018-0363-A