

M E M O R A N D U M

DATE: September 18, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0015-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 17, 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 *
(6720 Laurel Drive)
3rd Election District *
4th Council District *
Timothy J. Clancy *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0015-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Timothy J. Clancy (“Petitioner”). The Petitioner is requesting Variance relief from §§ 427.1.B.1 and 427.1.B.2 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed fence, that partially adjoins a front yard, 6 ft. in height in lieu of the maximum allowed 42 in. 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. There were no adverse ZAC comments received by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 29, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 8-17-18

By kw

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 17th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 427.1.B.1 and 427.1.B.2 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed fence, that partially adjoins a front yard, 6 ft. in height in lieu of the maximum allowed 42 in., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-17-18

By kw



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 6720 LAUREL DRIVE

Currently zoned DR 5.5

Deed Reference 40271 1 00194

10 Digit Tax Account # 0303068050

Owner(s) Printed Name(s) TIMOTHY CLANCY

(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) . . . Sections 427.1.B.1 and 427.1.B.2 – to permit a proposed fence, that partially adjoins a front yard, 6 feet in height in lieu of the maximum allowed 42 inches.

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):

TIMOTHY CLANCY

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

Signature #2

6720 Laurel Dr Baltimore MD

Mailing Address

City

State

21207 443-878-4980

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:

Michelle Clancy

Name – Type or Print

[Signature]

Signature

Po Box 310 Perry Hall MD

Mailing Address

City

State

21228 443-600-7514

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 2019-0015-A

Filing Date 7/16/18

Estimated Posting Date 7/29/18

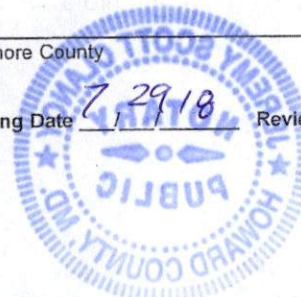
Reviewer [Signature]

ORDER RECEIVED FOR FILING

Date 8-17-18

By [Signature]

Rev 5/5/2016



Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6720 Laurel Dr Baltimore MD 21207
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)

REQUESTING A VARIANCE TO ALLOW A 6' (72 inches) wooden fence in lieu of the maximum allowed 42" fence outlined in zoning code 427. we have a residence on a corner lot. my rear yard spans the entire side yard of my neighbor. The fence is allowed to be 6' where my lot line touches theirs behind and alongside their house. However, my lot line continues to what adjoins their front yard. This point is 103' from the corner of Laurel Dr and Arbutus Ave and thus, sight line is not an issue. There are several other 6' tall fences in the immediate area as well. As you can see from the pictures, the vegetation is very overgrown and the affected neighbor will not even see the fence. We need the fence for our two large dogs and a 42" high fence will not keep them in the yard. out of a proposed 280 total linear feet of fence, this section is less than 30' long and will not impact any neighbors, any sight lines, or the overall general plan in any way.

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

Timothy Clancy
Signature of Owner (Affiant)

Timothy Clancy
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

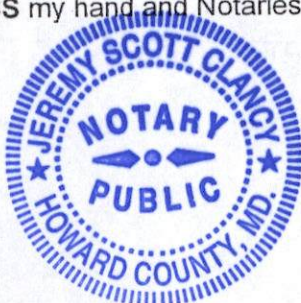
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Timothy Clancy

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

AS WITNESS my hand and Notaries Seal



Jeremy Clancy
Notary Public

12/27/2020
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.

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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)

Requesting A VARIANCE TO Allow A 6' (72 inches) wooden Fence in lieu of the Maximum Allowed 42" Fence outlined in zoning code 427. We HAVE A Residence On A corner lot. My Rear yard spans the entire side yard of my neighbor. The fence is allowed to be 6' where my lot line touches theirs behind and alongside their house. However, my lot line continues to what adjoins their front yard. This point is 103' from the corner of Laurel Dr and Arbutus Ave and thus, sight line is NOT an issue. There are several other 6' tall fences in the immediate area as well. As you can see from the pictures, the vegetation is very overgrown and the affected neighbor will not even see the fence. We need the fence for our two large dogs and a 42" High Fence will not keep them in the yard. Out of a proposed 220 total linear feet of fence, this section is less than 30' long and will not impact any neighbors, any sight lines, or the overall general plan in any way.

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

Timothy Clancy
Signature of Owner (Affiant)
Timothy Clancy
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 25th day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Timothy Clancy

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

AS WITNESS my hand and Notaries Seal



Jeremy Clancy
Notary Public
12/27/2020
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 6720 LAUREL DRIVE Currently zoned DR 5.5
Deed Reference 40271 1 00194 10 Digit Tax Account # 0303068050
Owner(s) Printed Name(s) TIMOTHY CLANCY

(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) ... Sections 427.1.B.1 and 427.1.B.2 – to permit a proposed fence, that partially adjoins a front yard, 6 feet in height in lieu of the maximum allowed 42 inches.

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):

Timothy Clancy /
Name #1 – Type or Print Name #2 – Type or Print
Ta Cl /
Signature #1 Signature #2
6720 Laurel Dr Baltimore MD
Mailing Address City State
21207 , 443-878-4980 /
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:

Michelle Clancy
Name – Type or Print
Michelle Clancy
Signature
Po Box 310 Perry Hall MD
Mailing Address City State
21128 , 443-600-7514 , michelle@AppliedandApproved.com
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0015-A
ORDER RECEIVED FOR FILING

Filing Date 7/16/18

Estimated Posting Date 7/29/18

Reviewer [Signature]

Rev 5/5/2016

Date 8-17-18

By [Signature]

ZONING PROPERTY DESCRIPTION FOR 6720 LAUREL DRIVE

Beginning at a point on the southwest side of Laurel Drive, which has a 40-foot right of way, at a distance of 25 feet southeast of the centerline of the nearest improved intersecting street Arbutus Avenue, which has a 50-foot right of way (ie: the south corner of intersection). Being part of Lots #20 and #21, Block Q, Section #3, in the subdivision of LOCHEARN, as recorded in Baltimore County Plat Book #13, Folio #102, containing 6720 square feet. Located in the 3rd Election District, 4th Councilmanic District.

Item #0015

Debra Wiley

2019-095'A

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, August 12, 2018 7:22 PM
To: Administrative Hearings
Subject: 6720 Laurel Dr.
Attachments: IMG_0713.jpg; ATT00001.txt; IMG_0712.jpg; ATT00002.txt

2nd set of certificates



CERTIFICATE OF POSTING

CASE NO. 2019-0015-A

PETITIONER/DEVELOPER

TIM CLAWY

DATE OF HEARING/CLOSING

8/13/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

6720 LAUREL DR

SIGN #1

THIS SIGN(S) POSTED ON

July 27, 2018

(MONTH, DAY, YEAR)

August 12, 2018

SINCERELY,

Martin Ogle

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDENBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

RECEIVED

AUG 13 2018

OFFICE OF
ADMINISTRATIVE HEARINGS



Martin Ogle 8/12/18 SIGN #1



CERTIFICATE OF POSTING

CASE NO. 1019-0015-A

PETITIONER/DEVELOPER

Tom Clancy

DATE OF HEARING CLOSING _____

8/23/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

6720 Lumen D2

54. v. 2

THE SIGN(S) POSTED ON

Aug 27, 2018

August 12, 2019

(MONTH, DAY, YEAR)

SINCERELY,

SIGNATURE OF MONITOR

SIGNATURE OF HON PESTER

MARTIN OGLE

6912 MAIDENBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



Walden 8/2/19 SKOD 2

RECEIVED

AUG 13 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

CASE NO. 2019-0015-A

PETITIONER/DEVELOPER

Tim Clancy

DATE OF HEARING/CLOSING

8/13/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

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THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
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THE PROPERTY LOCATED AT

6720 LAUREL DR

SIGN# 1

THIS SIGN(S) POSTED ON

July 29, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/29/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2019-0015-A

TO PERMIT A PROPOSED FENCE, THAT PARTIALLY ADDS
A FRONT YARD, 6 FEET IN HEIGHT IN LIEU OF THE MAXIMUM
ALLOWED 42 INCHES

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, AUGUST 13, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD, 21204

TEL. 410-887-3391

DO NOT RESERVE THIS MEETING SPACE AFTER ABOVE DATE. LATE CANCELLATION PENALTY OF \$100
MEETING IS HANDICAP ACCESSIBLE

14015 S16211

8/16/18 7/29/18

7/29/18 7/29/18

CERTIFICATE OF POSTING

CASE NO. 2019-0015-A

PETITIONER/DEVELOPER

Tim Clancy

DATE OF HEARING/CLOSING

8/13/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

6720 LAUREL DR

SIGN #2

THIS SIGN(S) POSTED ON

July 29, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/29/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2019-0015-A

TO PERMIT A PROPOSED FENCE, THAT PARTIALLY ADJOINS
A FRONT YARD, 6 FEET IN HEIGHT IN LIEU OF THE MAXIMUM
ALLOWED 42 INCHES

PUBLIC HEARING ?

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 IT
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4:30 p.m. ON MONDAY, AUGUST 13, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

2
S/16/15
8/16/21
7/29/21
J. S. [signature]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0015 -A Address 6720 Laurel Dr

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/16/18 Posting Date: 7/29/18 Closing Date: 8/13/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2019- 0015 -A Address 6720 Laurel Dr

Petitioner's Name Tim Clancy Telephone 443 878 4980

Posting Date: 7/29/18 Closing Date: 8/13/18

Wording for Sign: To Permit a proposed fence, that partially adjoins a
front yard, 6 feet in height in lieu of the maximum allowed
42 inches

Revised 6/28/2018

**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: 2019-0015-A

Property Address: 6720 Laurel Dr

Property Description: southwest side of Laurel Dr, 25' southeast of Arbutus Ave. (ie: south corner of intersection)

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michelle Clancy

Company/Firm (if applicable): Applied and Approved Permits

Address: PO Box 310
Perry Hall MD 21128

Telephone Number: 443-610-7514

CASHIER'S VALIDATION



DONALD I. MOHLER III
County Executive

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

August 14, 2018

Timothy Clancy
6720 Laurel Drive
Baltimore MD 21207

RE: Case Number: 2019-0015 A, Address: 6720 Laurel Drive

Dear Mr. Clancy:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 16, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Michelle Clancy, P O Box 310, Perry Hall MD 21128

Date: 7/23/18

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

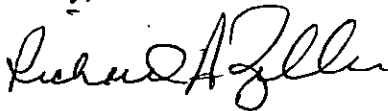
Dear Ms. Lewis:

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. 2019-0015-A

*Administrative Variance
Timothy Clancy.
6720 Laurel Drive*

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 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0015-A
Address 6720 Laurel Drive
(Clancy Property)

Zoning Advisory Committee Meeting of **July 30, 2018**.

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

Reviewer: Steve Ford

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 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0015-A
Address 6720 Laurel Drive
(Clancy Property)

Zoning Advisory Committee Meeting of **July 30, 2018**.

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

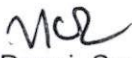
Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 10, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2018
Item No. 2019-0012-SPHA, 0013-A, 0014-A, 0015-A, 0016-A, 0017-A,
0018-A, 0019-A and 0020-A

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

*

*

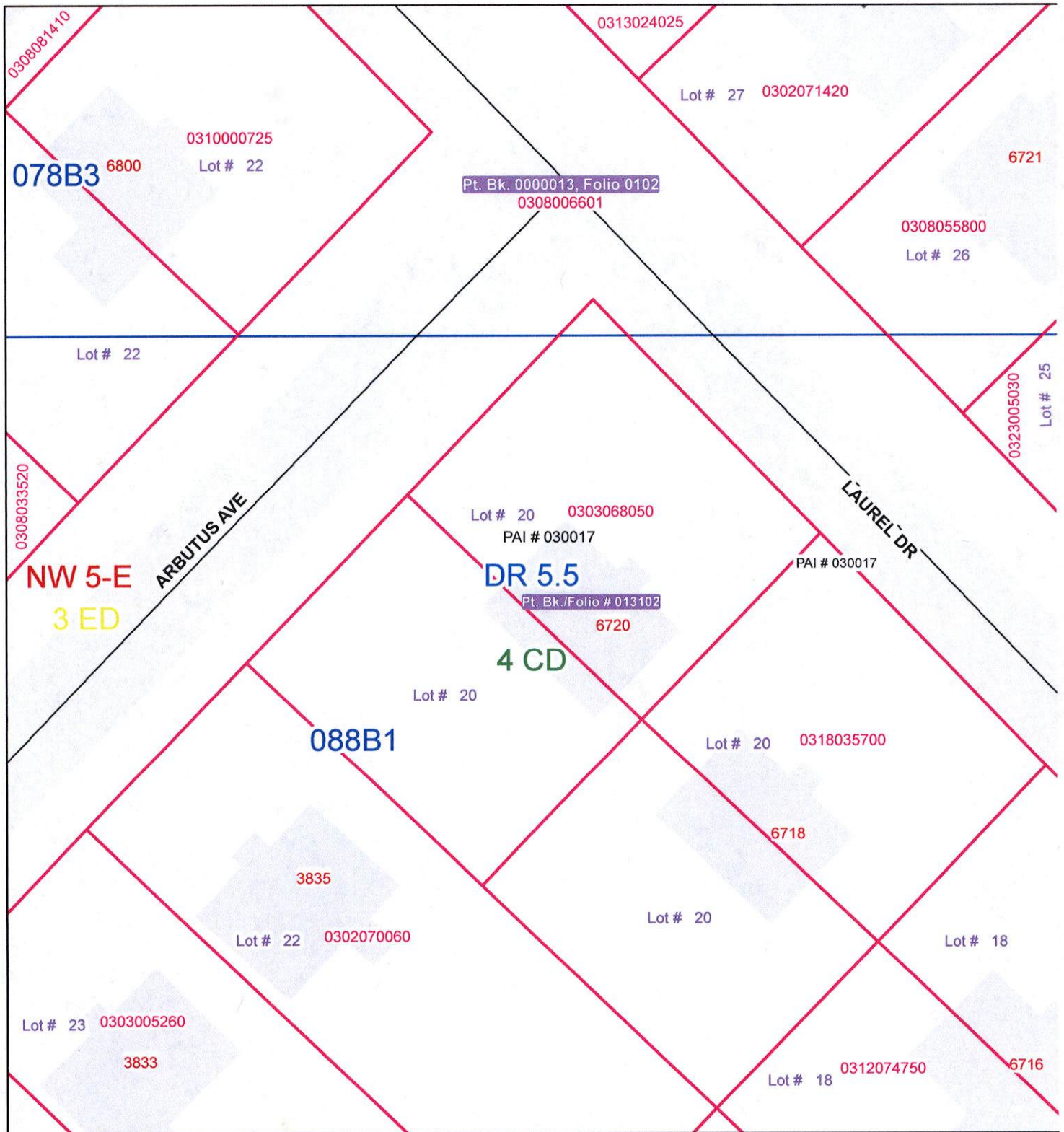
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VKD: cen
cc: file

6720 Laurel Drive



Publication Date: 7/16/2018



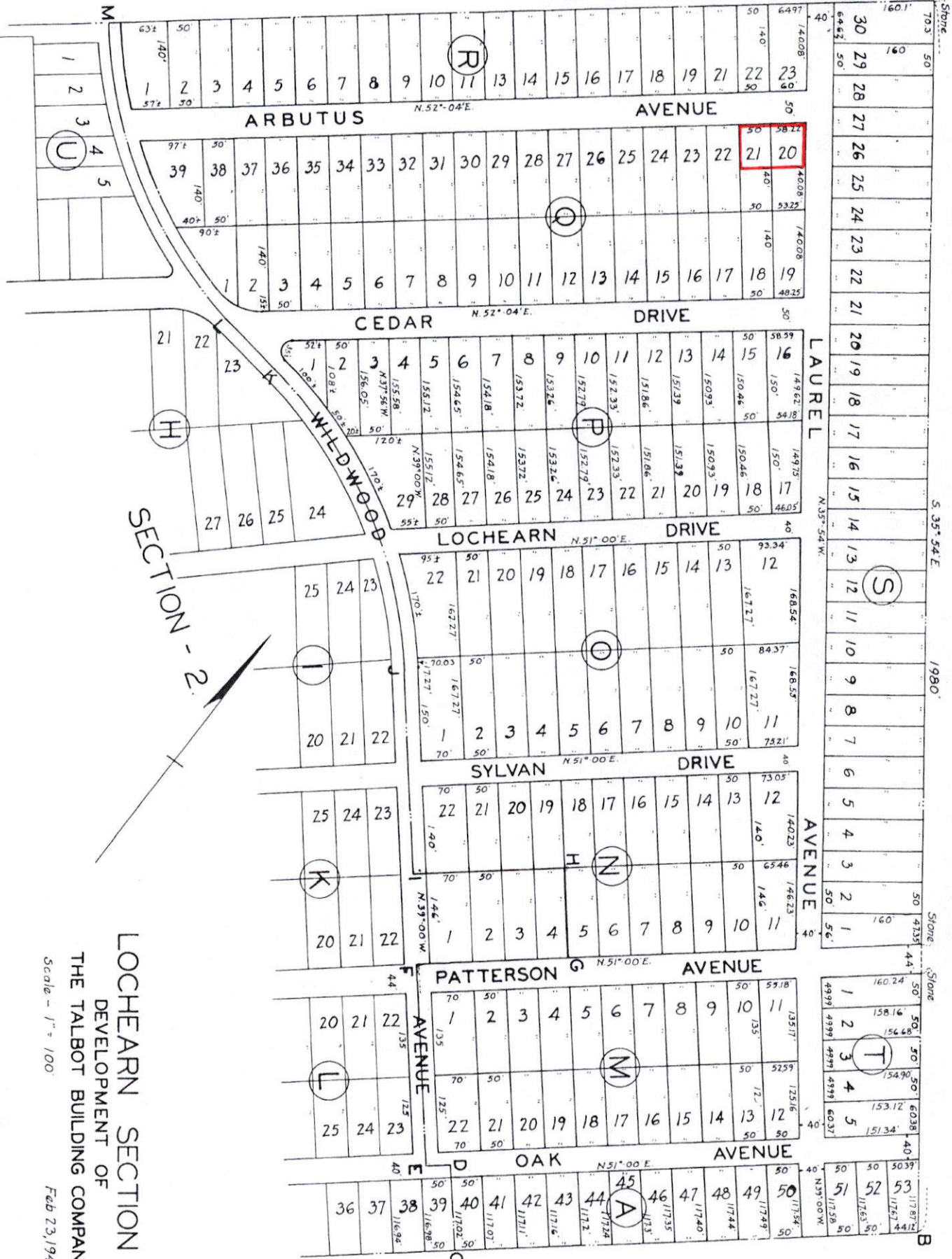
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

Item #0015



LOCHEARN SECTION 3
DEVELOPMENT OF
THE TALBOT BUILDING COMPANY
Feb 23, 1945

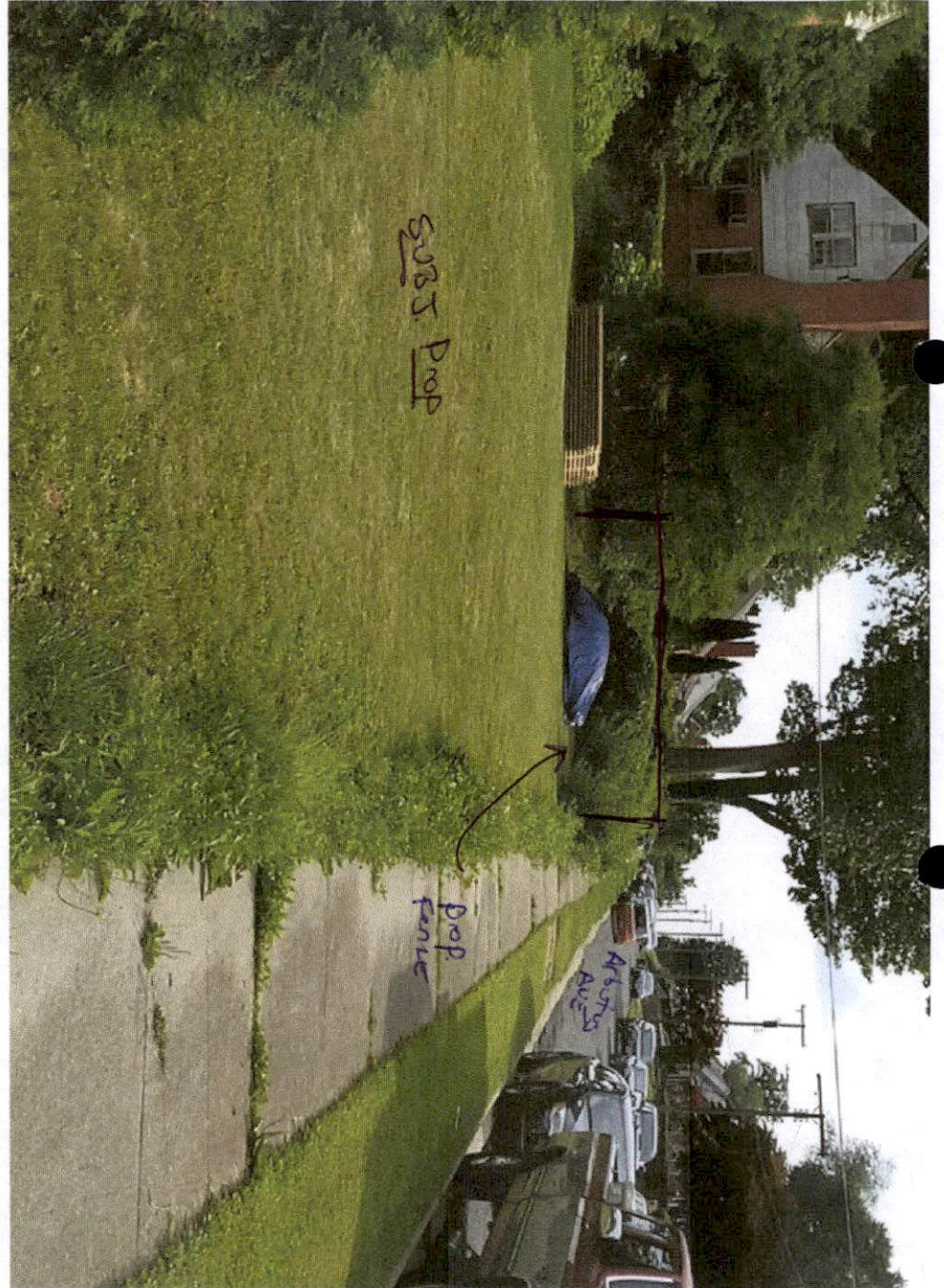
Item #0015

Scale - 1" = 100'

standing on Arbutus Ave - subject property on left. showing property line between subject property and affected neighbor.



From corner (Laurel Drive Behind me) Looking Down Arbutus Ave. subject property to left.



Item #0015

Showing the overgrown prop. line between subg. property
and affected neighbor - THIS is where Fence will be



Neighbor
↖

STANDING in Affected Neighbor's Front Yard looking Along
Arbutus Ave, subject prop. on Right - STARING at Laurel Dr



Subg. Prop

Prop. Line

Laurel Dr

STOP

Prop. Fence

Item #0015

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>7-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-23</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: 7-29-18 by Ogle

SIGN POSTING (2nd) Date: 8-12-18 by Ogle

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 - 03 Account Number - 0303068050			
Owner Information					
Owner Name:		CLANCY TIMOTHY J		Use:	RESIDENTIAL
				Principal Residence:	YES
Mailing Address:		6720 LAUREL DR BALTIMORE MD 21207-		Deed Reference:	/40271/ 00194
Location & Structure Information					
Premises Address:		6720 LAUREL DR BALTIMORE 21207-0000		Legal Description:	PT LT 20,21 LOCHEARN
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0088	0003	0396		0000	3
					Q
					20
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0013/0102
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1950	1,188 SF		6,720 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	BRICK	1 full	Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	60,600	60,600			
Improvements	73,600	102,900			
Total:	134,200	163,500	153,733	163,500	
Preferential Land:	0			0	
Transfer Information					
Seller: TASLITSKY IGOR		Date: 05/23/2018		Price: \$215,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /40271/ 00194		Deed2:	
Seller: CRANE SALLYE H		Date: 09/05/2017		Price: \$103,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /39353/ 00204		Deed2:	
Seller: MERRITT & GLOVER		Date: 01/04/1951		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /01923/ 00218		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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: 2019-0015-A **Reviewer:** Dave Duvall

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Timothy Clancy

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 4

Property Address: 6720 LAUREL DR

Location: SW/S of Laurel Drive, 25 ft. SE of the centerline of Arbutus Avenue (S corner of the intersection)

Existing Zoning: DR 5.5

Area: 0.145 ACRE, 6720 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed fence, that partially adjoins a front yard, 6 ft. in height in lieu of the maximum allowed 42 in.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/13/2018

Miscellaneous Notes:

Case Number: 2019-0016-A **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Kurt Heydt

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 12500 JERUSALEM RD

Location: N/S of Jerusalem Road, 2140 ft. NE of the centerline of Glenbauer Road

Existing Zoning: RC 5

Area: 1.243 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1. To permit an addition with the setbacks of 25.3 +/- ft. and 29.5 +/- ft. in lieu of the required 50.0 ft. from any lot line, respectively, and to amend the "Final Development Plan re-subdivision of Lot No. 1 Burman Property" for Lot 1A only; and

2. Any additional relief as may be deemed necessary by the Administrative Law Judge.

Attorney: Not Available

Prior Zoning Cases: 2018-0106

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/13/2018

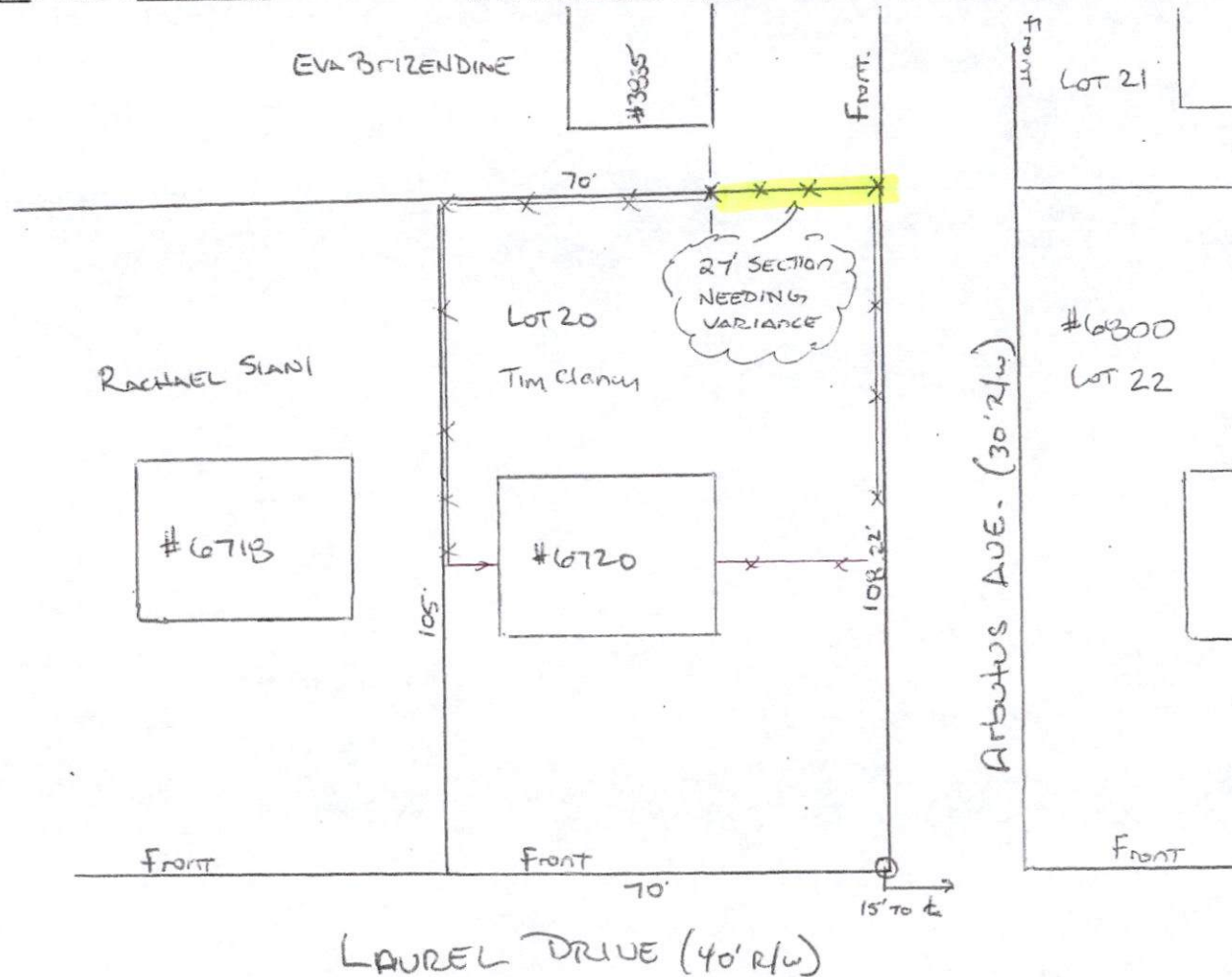
Miscellaneous Notes:

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

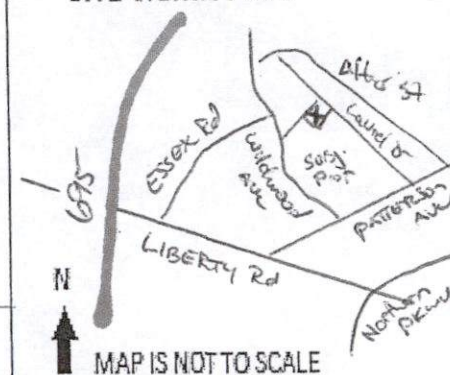
ADDRESS 6720 Laurel Dr Baltimore OWNER(S) NAME(S) TIMOTHY CLANCY

SUBDIVISION NAME LOCHEARN LOT # 20 BLOCK # Q SECTION # 3

PLAT BOOK # 0013 FOLIO # 0102 10 DIGIT TAX # 0303068050 DEED REF. # 40231100194



SITE VICINITY MAP



ZONING MAP# 08881

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 4

LOT AREA ACREAGE 0.154

OR SQUARE FEET 6720

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

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:

PLAN DRAWN BY Mc DATE 6/25/18 SCALE: 1 INCH = 30' FEET

#2019-0015-A

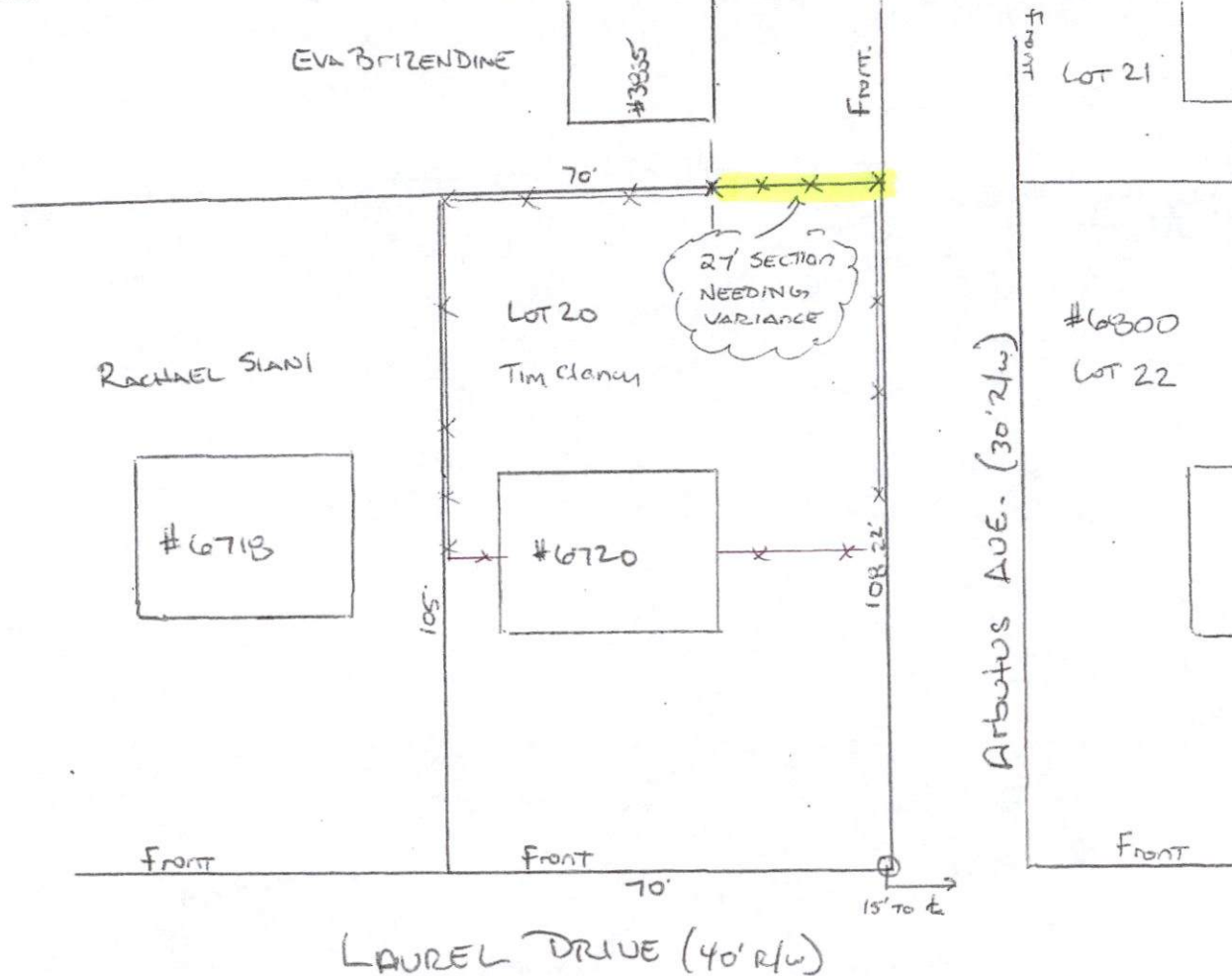
[Signature]

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

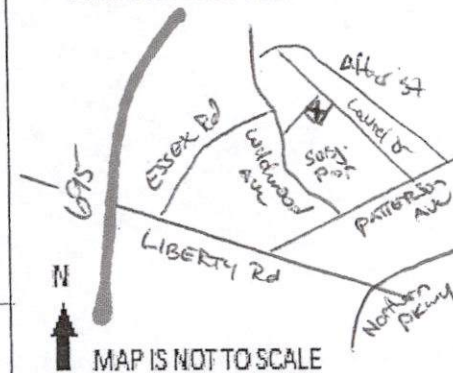
ADDRESS 6720 Laurel Dr Baltimore OWNER(S) NAME(S) TIMOTHY CLANCY

SUBDIVISION NAME LOCHEARN LOT # 20 BLOCK # Q SECTION # 3

PLAT BOOK # 0013 FOLIO # 0102 10 DIGIT TAX # 0303068050 DEED REF. # 40231/00194



SITE VICINITY MAP



ZONING MAP# 08881

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 4

LOT AREA ACREAGE 0.154

OR SQUARE FEET 6720

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

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:

PLAN DRAWN BY Mc

DATE 6/25/18 SCALE: 1 INCH = 30' FEET

#2019-0015-A

[Signature]

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

ADDRESS 6720 Laurel Dr Baltimore OWNER(S) NAME(S) TIMOTHY CLANCY

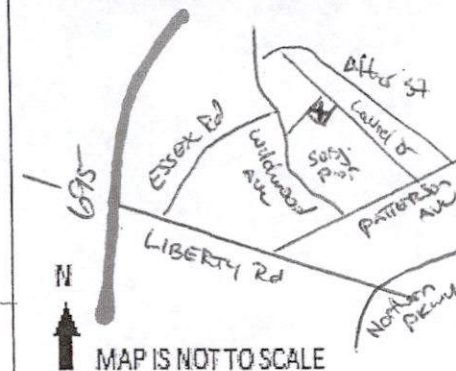
SUBDIVISION NAME LOCHEARN LOT # 20 BLOCK # Q SECTION # 3

PLAT BOOK # 0013 FOLIO # 0102 10 DIGIT TAX # 0303068050 DEED REF. # 40271/00194



PLAN DRAWN BY Mc DATE 6/25/18 SCALE: 1 INCH = 30' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 08881

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 4

LOT AREA ACREAGE 0.154

OR SQUARE FEET 6720

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2019-0015-A

R.B.

Pat. Exh. 1