

MEMORANDUM

DATE: November 13⁴, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0037-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 13, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(704 Hunter Way)
1st Election District
1st Council District
Trina Culbreath
Legal Owner

Petitioner

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0037-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Trina Culbreath, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit an existing rear yard addition with a rear setback of 19 ft. in lieu of the required 40 ft. A site plan was marked as Petitioner's Exhibit 1.

Trina Culbreath 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. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and the Bureau of Development Plans Review ("DPR"). Neither agency opposed the request.

The site is approximately 7,517 sq. ft. in size and zoned DR 2. The property is improved with a single-family dwelling constructed in 1987. Petitioner has owned the property for 11 years, and she recently replaced the deck off the rear of the home. She indicated that original deck was constructed of wood and that the boards were rotting and unsightly. The new deck, which also has an enclosed sunroom, occupies a smaller footprint than the original deck; i.e., it is no closer to the stream which adjoins her property.

ORDER RECEIVED FOR FILING

Date

10/11/18

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 has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be required to remove or relocate the deck. 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.

The Bureau of DPR noted in its ZAC comment the deck is 19 feet from the flood plain boundary, and that agency suggested a waiver was needed to address this issue. Under County regulations and the Department of Public Works (DPW) Design Manual, all structures and improvements must be located at least 20 feet from the 100-year riverine flood plain. As discussed at the hearing, the zoning petition will be amended to that effect and a waiver will be granted to approve this existing condition.

THEREFORE, IT IS ORDERED, this 11th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit an existing rear yard addition with a rear setback of 19 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED that the request for waiver, to approve a setback of 19 feet from the 100-year flood plain limit in lieu of the 20 feet required, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

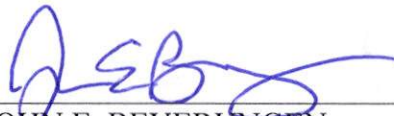
ORDER RECEIVED FOR FILING

Date 10/11/18

By sen

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

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 10/11/18
By Sen



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 704 HUNTER WAY which is presently zoned DR2
 Deed References: 27308/00529 10 Digit Tax Account # 20-00-006859
 Property Owner(s) Printed Name(s) TRINA CULBREATH

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a **Variance** from Section(s)

BCZR: 1B01.2.C.1.b. → to permit an existing rear yard addition with a rear setback of **19** feet in lieu of the required 40 feet.

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)

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 TRINA CULBREATH
 Signature [Signature]
 Mailing Address 704 HUNTER WAY CATONSVILLE MD City MD State MD
 Zip Code 21228 Telephone # 4109080582 Email Address tculbreath@gmail.com

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 _____
 Date 10/11/18
 Mailing Address _____ City _____ State _____
 BY Sen
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0037-A Filing Date 8/3/18 Do Not Schedule Dates: _____ Reviewer JS

ZONING PROPERTY DESCRIPTION FOR 704 Hunter Way Baltimore, Maryland 21228

Beginning at a point on the SW SIDE Hunter Way which is 50 feet wide at a distance of 248 FEET NW of the centerline of the nearest improved interesting street COLUMBIA COURT which is 50 feet wide.

BEING KNOWN AND DESIGNATED as Lot No. 9 as shown on a plat of subdivision entitled, "SECOND AMENDED SECONT ONE, COLLEGE HILLS", WHICH PLAT IS RECORDED AMONG THE Land Records of Baltimore County, Maryland in Plat Book No. 55, folio 145.

2019-0037-A

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>**PUBLISHER'S AFFIDAVIT**

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/20/2018

Order #: 11617595
 Case #: 2019-0037-A
 Description:

CASE NUMBER: 2019-0037-A NOTICE OF ZONING HEARING


 Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County**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: 2019-0037-A

704 Hunter Way

SW/4 Hunter Way, 248 ft. NW of the centerline of the intersection with Columbia Court

1st Election District - 1st Councilmanic District

Legal Owners: Trina Culbreath

Variance to permit an existing rear yard addition with a rear setback of 19 ft. in lieu of the required 40 ft.

Hearing: Wednesday, October 10, 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 ACCOMMODATIONS, 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.

s20

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11Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Sunday, October 07, 2018 11:37 PM
To: Administrative Hearings
Subject: 2nd Cert. Case # 2019-0037-A @ 704 Hunter Way
Attachments: 2nd Cert. Hunter Way .jpeg; Photo Hunter Way .docx

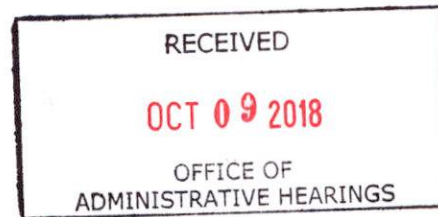
Hi Sherry,

I have attached the Second Certification for Case # 2019-0037-A @ 704 Hunter Way for your records.

Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 10/7/2018

Case Number: 2019-0037-A

Petitioner / Developer: TRINA CULBREATH

Date of Hearing: OCTOBER 10, 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:
704 HUNTER WAY

The sign(s) were posted on: SEPTEMBER 20, 2018

The sign(s) were re-photographed on: OCTOBER 7, 2018



Linda O'Keefe
(Signature of Sign Poster)

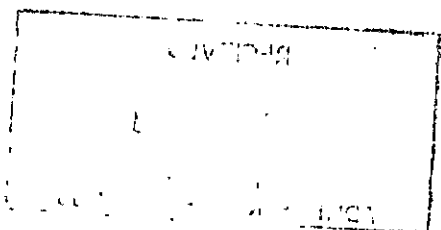
Linda O'Keefe
(Printed Name of Sign Poster)

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)







2nd Sign Re-Photographed @ 704 Hunter Way 10/7/2018
CASE # 2019-0037-A



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CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/20/2018

Case Number: 2019-0037-A

Petitioner / Developer: TRINA CULBREATH

Date of Hearing: OCTOBER 10, 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:
704 HUNTER WAY

The sign(s) were posted on: SEPTEMBER 20, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign



Background Photo 2nd Sign

Case # 2019-0037-A @ 704 Hunter Way Posted 9/20/2018

RE: PETITION FOR VARIANCE
704 Hunter Way; SW/S Hunter Way,
248' NW of c/line with Columbia Court
1st Election & 1st Councilmanic Districts
Legal Owner(s): Trina Culbreath
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-037-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.

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

RECEIVED

AUG 14 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of August, 2018, a copy of the foregoing Entry of Appearance was mailed to Trina Culbreath, 704 Hunter Way, Catonsville, Maryland 21228, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: The Daily Record
Thursday, September 20, 2018 Issue

Please forward billing to:
Trina Culbreath
704 Hunter Way
Catonsville, MD 21228

410-908-0582

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: 2019-0037-A

704 Hunter Way

SW/s Hunter Way, 248 ft. NW of the centerline of the intersection with Columbia Court
1st Election District – 1st Councilmanic District

Legal Owners: Trina Culbreath

Variance to permit an existing rear yard addition with a rear setback of 19 ft. in lieu of the required 40 ft.

Hearing: Wednesday, October 10, 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*

September 5, 2018

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: 2019-0037-A

704 Hunter Way

SW/s Hunter Way, 248 ft. NW of the centerline of the intersection with Columbia Court

1st Election District – 1st Councilmanic District

Legal Owners: Trina Culbreath

Variance to permit an existing rear yard addition with a rear setback of 19 ft. in lieu of the required 40 ft.

Hearing: Wednesday, October 10, 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", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Trina Culbreath, 704 Hunter Way, Catonsville 21228

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., SEPTEMBER 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.

**CASHIER'S
VALIDATION**

**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/neighbors 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: 2019-0037-A

Property Address: 704 HUNTER WAY

Property Description: _____

Legal Owners (Petitioners): TRINA CULBREATH

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: TRINA CULBREATH

Company/Firm (if applicable): _____

Address: 704 HUNTER WAY
CATONSVILLE, MD 21228

Telephone Number: 410-908-0582

Revised 7/9/2015



DONALD I. MOHLER III
County Executive

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

October 4, 2018

Trina Culbreath
704 Hunter Way
Catonsville, MD 21228

RE: Case Number: 2019-0037-A, Address: 704 Hunter Way

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 August 3, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel

Date: 8/13/18

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. 2018-0037-A

Variance
Trina Culbreath
704 Hunter Hwy

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 MEMORANDUM

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

DATE: 9/7/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-037



INFORMATION:

Property Address: 704 Hunter Way
Petitioner: Trina Culbreath
Zoning: DR 2
Requested Action: Variance

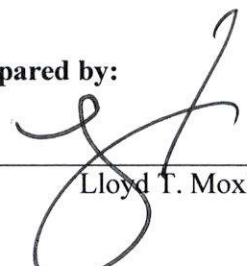
The Department of Planning has reviewed the petition for a variance from Section 1B01.2.C.1.b to permit an existing single family dwelling with addition to have a rear setback of 19 feet in lieu of the required 40 (30) feet.

A site visit was conducted on August 15, 2018. The rear yard addition has already been constructed. The Department has no objection to granting the petitioned zoning relief.

The Department finds that BCZR §1B01.2.C.1.b requires a minimum rear building face to rear property line setback of 30 feet for D.R. 2 zones.

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

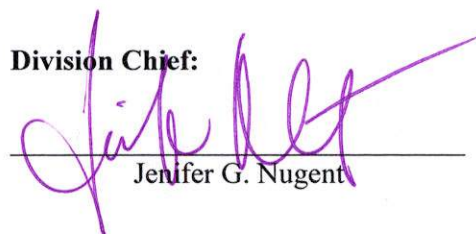
Prepared by:



Lloyd T. Moxley

AVA/JGN/LTM/

Division Chief:



Jennifer G. Nugent

c: Dennis Wertz
Trina Culbreath
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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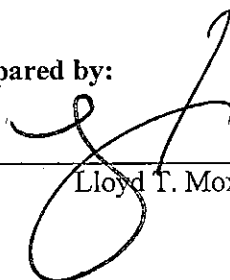
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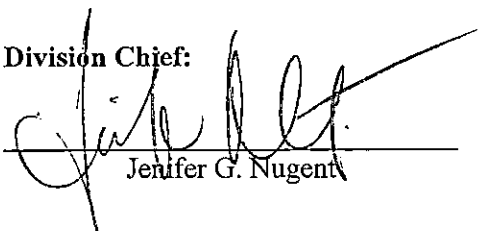
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Jennifer G. Nugent

c: Dennis Wertz
Trina Culbreath
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 15 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: August 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0037-A
Address 704 Hunter Way
(Culbreath Property)

Zoning Advisory Committee Meeting of **August 20, 2018**.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

No further encroachment on the stream system will be permitted without prior approval from DEPS.

Reviewer: Libby Errickson

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

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Additional Comments:

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Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
ML
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For August 20, 2018
Item No. 2019-0037-A

DATE: September 5, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

During our review, we noticed that there is an existing stream that is located close to the property. During the subdivision process it appears that a flood study was performed with drainage and utility easements shown on record plat 53/138. The proposed deck with enclosed area is shown to be 19-feet from the flood plain freeboard line. Baltimore County Department of Public Works Design Manual Plate DF-1 should be observed or waiver to the specifications shown on Plate DF-1, may be added to the current Variance request.

*

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*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 15 2018

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ADMINISTRATIVE HEARINGS

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Additional Comments:

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Reviewer: Libby Errickson

ORDER RECEIVED FOR FILING

Date 10/11/18

By Sen

CASE NAME 2019-0037-A
CASE NUMBER _____
DATE OCTOBER 10, 2018

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartmentCommentCommentNO ObjectionNO Obj9/5DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)8/15DEPS
(if not received, date e-mail sent _____)9/11

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)8/13/18

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB1800479)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/20/18SIGN POSTING (1st)

Date:

9/20/18by O'KeefeSIGN POSTING (2nd)

Date:

10/7/18by O'Keefe

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 - 01 Account Number - 2000006859							
Owner Information									
Owner Name:		CULBREATH TRINA				Use:		RESIDENTIAL	
						Principal Residence:		YES	
Mailing Address:		704 HUNTER WAY BALTIMORE MD 21228-5862				Deed Reference:		/27308/ 00529	
Location & Structure Information									
Premises Address:		704 HUNTER WAY 0-0000				Legal Description:		.1725 AC 704 HUNTER WAY COLLEGE HILLS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0020	2080		0000	1		9	2019	Plat Ref: 0055/0145
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built:		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1987		1,840 SF		400 SF		7,517 SF		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	YES	STANDARD UNIT		SIDING	2 full/ 1 half	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2018		07/01/2019	
Land:		105,500		105,500					
Improvements		264,400		264,400					
Total:		369,900		369,900		369,900			
Preferential Land:		0							
Transfer Information									
Seller: CULBREATH TYRONE				Date: 09/08/2008			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /27308/ 00529			Deed2:		
Seller: PIASECKI DANIEL R				Date: 10/12/2007			Price: \$426,000		
Type: ARMS LENGTH IMPROVED				Deed1: /26270/ 00369			Deed2:		
Seller: FRIESEN WILLIAM C				Date: 10/01/2002			Price: \$295,000		
Type: ARMS LENGTH IMPROVED				Deed1: /16891/ 00287			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			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Approved 06/18/2009									
Homeowners' Tax Credit Application Information									

Homeowners' Tax Credit Application Status: No Application

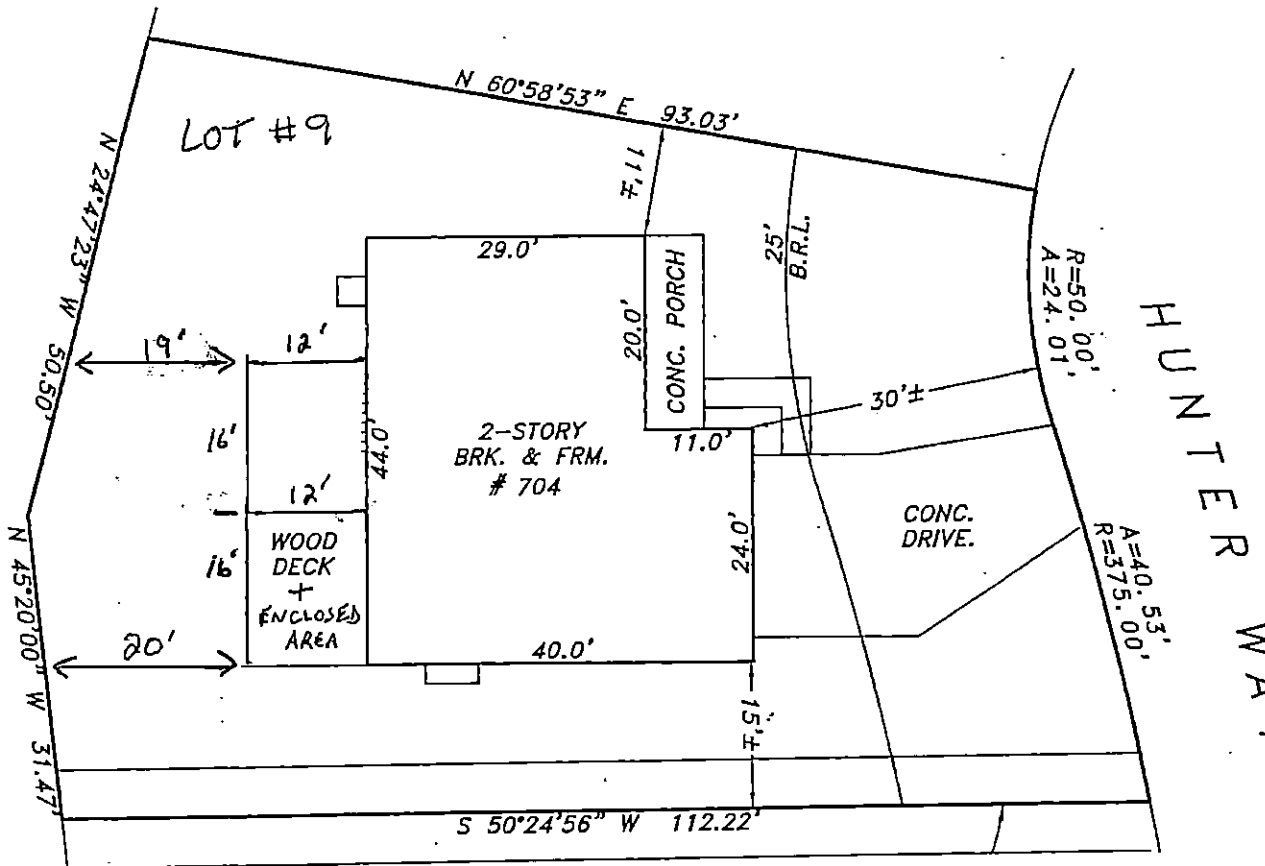
Date:

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

ADDRESS 704 HUNTER WAY OWNER(S) NAME(S) TRINA CULBREATH

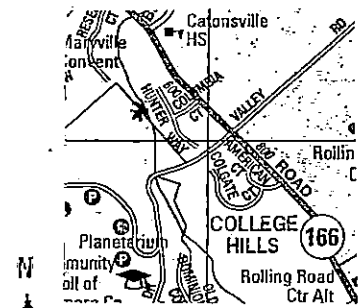
SUBDIVISION NAME COLLEGE HILLS LOT # 9 BLOCK # N/A SECTION # 1

PLAT BOOK # 55 FOLIO # 145 10 DIGIT TAX # 20 00 00 6859 DEED REF. # 27308/00529



PLAN DRAWN BY _____ DATE 8/3/18 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 101A3

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 7517

HISTORIC? NO

IN CHCA? NO

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

CB1800479

VIOLATION CASE INFO:

2019-0037-A

PET. EX. 1

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

Jason for Zoning

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1800479 Property No. 2000006859 Zoning: _____

Name(s): CULBREATH TRINA

Address: 704 HUNTER WAY
CATONSVILLE, MD 21228

Violation Location: 704 HUNTER WAY
CATONSVILLE, MD 21228

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BALTIMORE COUNTY CODE 2003
BUILDING REGULATIONS - ARTICLE 35
SUBTITLE 3 BUILDING PERMITS
SEC: 35-2-304 PENALTY FOR ACTION WITHOUT PERMIT
- MUST FILE FOR PERMIT TO CONSTRUCT, ALTER, REPAIR, REMODEL
OR DEMOLISH A STRUCTURE.
MUST FILE FOR A BUILDING PERMIT FOR THE DECK, ROOM
UNDER THE DECK AND THE RETAINING WALL.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 8-2-18 DATE ISSUED: 7-19-18

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: *Bill James* PRINT NAME: BILL JAMES

STOP WORK NOTICE

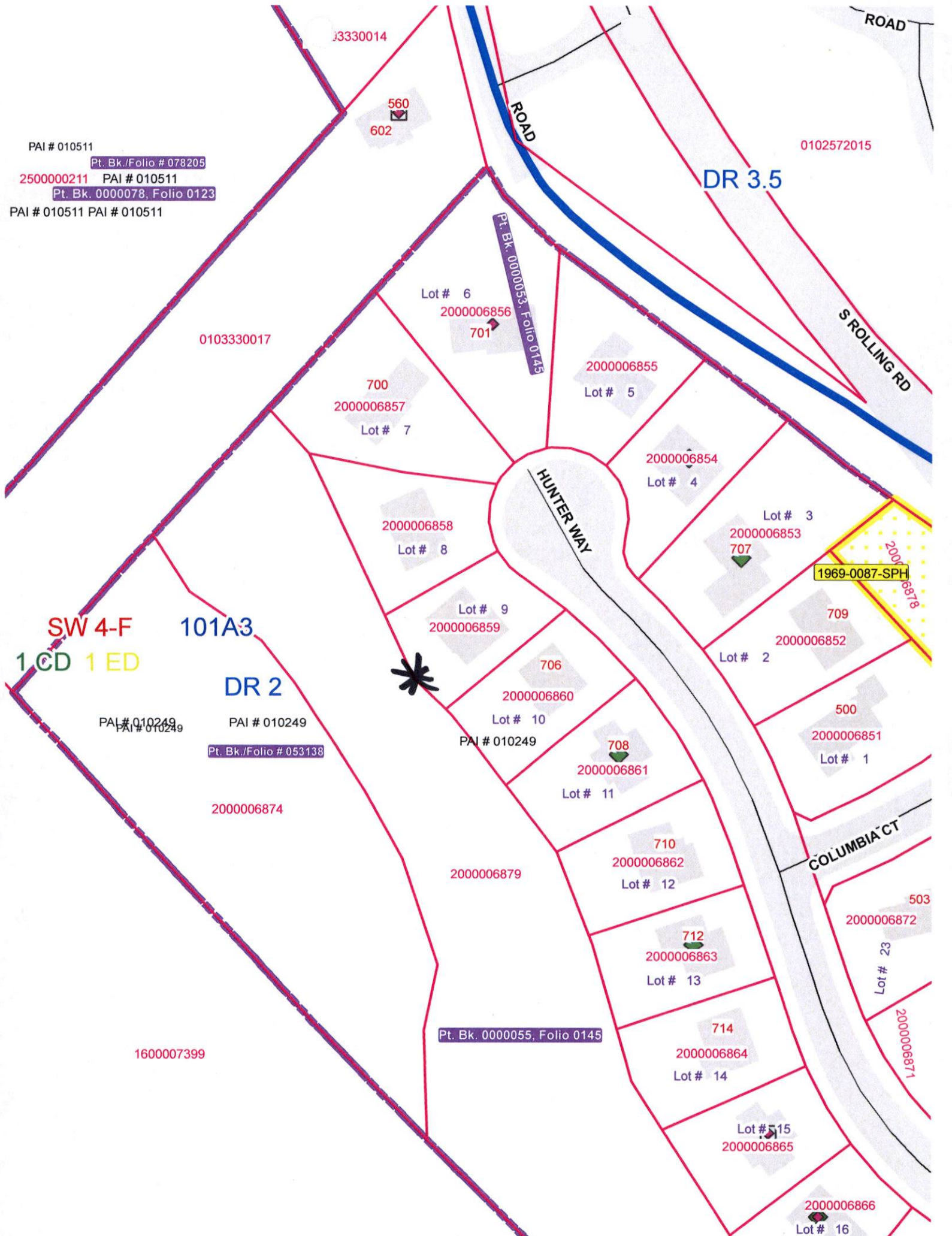
PURSUANT TO INSEPCION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR





3330014

560
602

PAI # 010511

Pt. Bk./Folio # 078205

2500000211 PAI # 010511

Pt. Bk. 0000078, Folio 0123

PAI # 010511 PAI # 010511

0102572015

DR 3.5

S ROLLING RD

0103330017

Lot # 6
2000006856
701

Pt. Bk. 0000053, Folio 0145

700
2000006857
Lot # 7

2000006855
Lot # 5

2000006854
Lot # 4

Lot # 3
2000006853
707

1969-0087-SPH

2000006858
Lot # 8

Lot # 9
2000006859

706
2000006860
Lot # 10

PAI # 010249

708
2000006861
Lot # 11

Lot # 2
2000006852
709

500
2000006851
Lot # 1

2000006874

2000006879

710
2000006862
Lot # 12

712
2000006863
Lot # 13

714
2000006864
Lot # 14

Lot # 15
2000006865

2000006866
Lot # 16

503
2000006872
Lot # 23

2000006871

1600007399

Pt. Bk. 0000055, Folio 0145

PAI # 010249
PAI # 010249

PAI # 010249

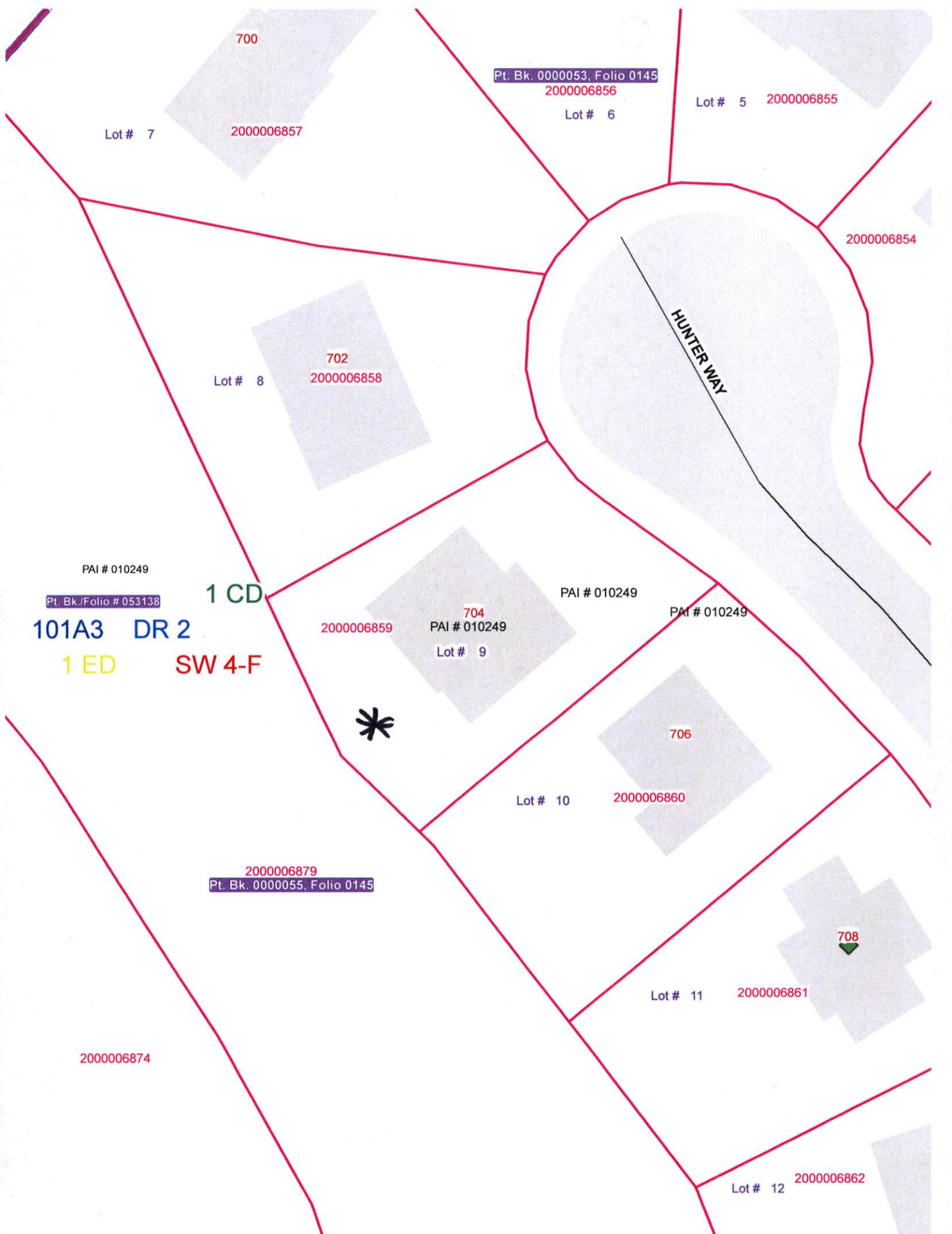
Pt. Bk./Folio # 053138

SW 4-F

1 CD 1 ED

101A3

DR 2



700

Pt. Bk. 0000053, Folio 0145
2000006856

Lot # 5 2000006855

Lot # 7

2000006857

Lot # 6

2000006854

HUNTER WAY

Lot # 8

702
2000006858

PAI # 010249

Pt. Bk./Folio # 053138

101A3 DR 2

1 ED

SW 4-F

1 CD

PAI # 010249

PAI # 010249

2000006859

704
PAI # 010249
Lot # 9



Lot # 10

706
2000006860

2000006879
Pt. Bk. 0000055, Folio 0145

2000006874

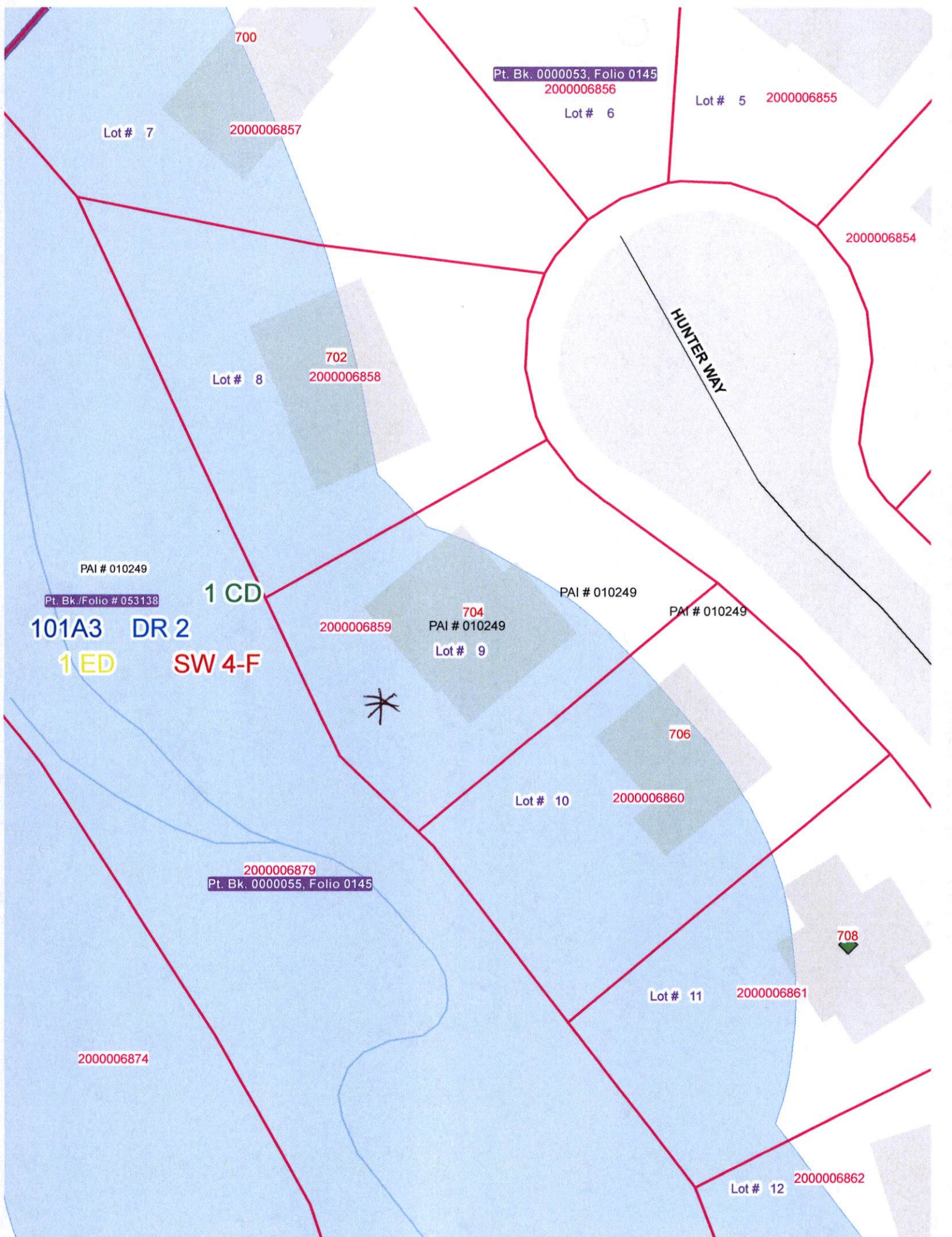
Lot # 11

2000006861

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Lot # 12

2000006862



Pt. Bk. 000053, Folio 0145

2000006856

Lot # 6

Lot # 5 2000006855

Lot # 7

2000006857

700

2000006854

HUNTER WAY

702

2000006858

Lot # 8

PAI # 010249

Pt. Bk./Folio # 053138

1 CD

101A3

DR 2

1 ED

SW 4-F

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PAI # 010249

Lot # 9

2000006859

PAI # 010249

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Pt. Bk. 000055, Folio 0145

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2000006861

Lot # 11

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Lot # 12

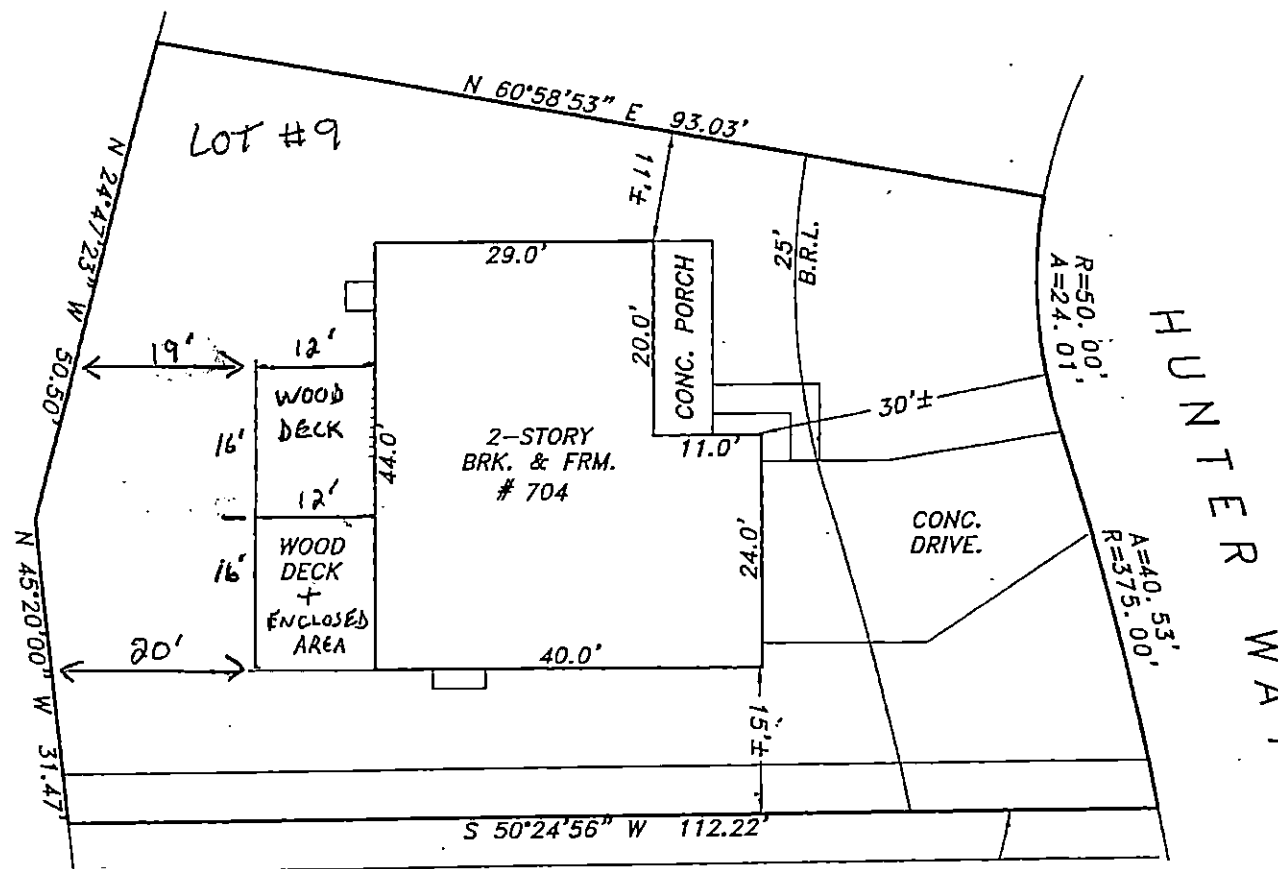
2000006874

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

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SUBDIVISION NAME COLLEGE HILLS LOT # 9 BLOCK # N/A SECTION # 1

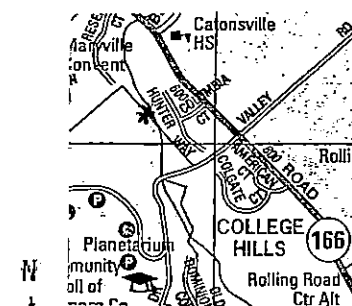
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IN FLOOD PLAIN? YES

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