M E M O R A N D U M

DATE: November 26, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0087-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 23, 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 ADMIN. VARIANCE (2311 Rockwell Avenue)	*	BEFORE THE
1st Election District	*	OFFICE OF ADMINISTRATIVE
1st Council District		
Christopher G. & Caitlin B. Taddiken	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0087-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Christopher G. and Caitlin B. Taddiken ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 427 of the Baltimore County Zoning Regulations ("BCZR"), to permit a 6 ft. high residential occupancy fence with a 0 ft. setback erected in the rear and side yard of a lot which adjoins the front yard of another lot in lieu of the maximum 42 in. in height or a minimum 10 ft. setback from the adjoining front property line. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. A ZAC comment was received from the bureau of Development Plans Review ("DPR"), dated October 4, 2018, indicating the following:

> "The record plat (26/3) shows an existing drainage and utility easement on the property along the rear property line. The easement is shown on the plan. The proposed fence is to be built in the drainage and utility easement boundary shown on the plat and the plan. There is also an existing storm drain pipe located within the drainage and utility easement as shown of drawing #1958-1503. The fence should be suggested to be moved out of the easement boundary."

ORDER RECEIVED FOR FILING
Date 10-24-18
By

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 30, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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 **24th** day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 427 of the Baltimore County Zoning Regulations ("BCZR"), to permit a 6 ft. high residential occupancy fence with a 0 ft. setback erected in the rear and side yard of a lot which adjoins the front yard of another lot in lieu of the maximum 42 in. in height or a minimum 10 ft. setback from the adjoining front property line, 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 must comply with the DPR ZAC comment, dated October 4, 2018; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 10-24-18

By

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 10-24-18
By DW

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2311 ROCKWELL AVENUE 21228 **Currently zoned** DR 5.5

Deed Reference 39391 / 00353 10 Digit Tax Account # 0 1 0 8 6 5 4 2 3 0

Owner(s) Printed Name(s) CAITLIN & CHRIS TADDIKEN

(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) 427, BCZR TO PERMIT 6 FOOT HIGH RESIDENTIAL OCCUPANCY FENCE WITH A 0 FOOT SETBACK ERECTED IN THE REAR AND SIDE YARD OF A LOT WHICH ADJOINS THE FRONT YARD OF ANOTHER LOT, IN LIEU OF THE MAXIMUM 42 INCHES IN HEIGHT OR A MINIMUM 10 FOOT SETBACK FROM THE ADJOINING FRONT PROPERTY LINE

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):

CAITLIN TADDIKEN / CHRIS TADDIKEN

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

2311 ROCKWELL AVE CATONSVILLE MD

Mailing Address City State

21228 / 243 891 2486 / CHRTAD@GMAIL.COM

Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 10-24-18

By KW

Representative to be contacted:

JERRY DEMPSEY

Name – Type or Print

Signature

8130 VENTNOR RD. PASADENA MD

Mailing Address City State

21122 / 443 939 9374 / INFO@AMAROUNDFENCEANDDECKS.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 2019-0087-A **Filing Date** 9/20/2018 **Estimated Posting Date** 9/30/2018 **Reviewer** JNP

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: 2311 ROCKWELL AVE (Print or Type Address of property) CATONSVILLE (City) MD (State) 21228 (Zip Code)

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

WE CURRENTLY ENJOY A 6 FOOT TALL WOOD FENCE IN OUR YARD THAT WAS APPARENTLY PROPERLY PERMITTED. WE ARE APPLYING FOR A VARIANCE TO REMOVE AND REPLACE THE EXISTING FENCE, SAME STYLE AND MATERIAL

A PORTION OF OUR REAR FENCE ADJOINS THE FRONT YARD OF OUR NEIGHBOR (403 CHALFONTE DRIVE)

THIS NEIGHBOR ALSO HAS A EXISTING FENCE AND A STAND OF TREES THAT DIVIDE OUR PROPERTY

WE WOULD LIKE A VARIANCE APPROVAL TO CONTINUE TO ENJOY OUR YARD

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

Signature of Owner (Affiant)

CAITLIN TADDIKEN
Name- Print or Type

Signature of Owner (Affiant)

CHRISTOPHER TADDIKEN
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 13th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CAITLIN TADDIKEN and CHRISTOPHER TADDIKEN

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

AS WITNESS my hand and Notaries Seal

Shannon A. Dempsey
Notary Public

SHANNON A. DEMPSEY
Notary Public State of Maryland
My Commission Expires 11/30/2019

11-30-19
My Commission Expires

SHANNON A. DEMPSEY NOTARY PUBLIC BALTIMORE CO., MD

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: 2311 ROCKWELL AVE (Print or Type Address of property) CATONSVILLE (City) MD (State) 21228 (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)**

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THIS NEIGHBOR ALSO HAS A EXISTING FENCE AND A STAND OF TREES THAT DIVIDE OUR PROPERTY

WE WOULD LIKE A VARIANCE APPROVAL TO CONTINUE TO ENJOY OUR YARD

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

Signature of Owner (Affiant)

CAITLIN TADDIKEN

Name- Print or Type

Signature of Owner (Affiant)

CHRISTOPHER TADDIKEN

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 13th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CAITLIN TADDIKEN and CHRISTOPHER TADDIKEN

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

AS WITNESS my hand and Notaries Seal

SHANNON A. DEMPSEY NOTARY PUBLIC BALTIMORE CO., MD

Shannon A. Dempsey

SHANNON A. DEMPSEY Notary Public

Notary Public State of Maryland

My Commission Expires 11/30/2019

11-30-19

My Commission Expires

REV. 5/5/2016

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 2311 ROCKWELL AVENUE 21228 Currently zoned DR 5.5

Deed Reference 39391 / 00353 10 Digit Tax Account # 0 1 0 8 6 5 4 2 3 0

Owner(s) Printed Name(s) CAITLIN & CHRIS TADDIKEN

(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) 427.B.C.2.R, to permit 6 foot high residential occupancy fence with a 0 foot setback erected in the rear and side yard of a lot which adjoins the front yard of another lot, in lieu of the maximum 42 inches in height or a minimum 10 foot setback from the adjoining front property line.
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):

CAITLIN TADDIKEN / CHRIS TADDIKEN

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

2311 ROCKWELL AVE CATONSVILLE MD

Mailing Address City State

21228 / 243 891 2486 / CHRTAD@GMAIL.COM

Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

JERRY DEMPSEY

Name – Type or Print

Signature

8130 VENTNOR RD. PASADENA MD

Mailing Address City State

21122 / 443 939 9374 / INFO@ALLAROUNDFENCEANDDECKS.COM

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 10-24-18

By DW

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 2019-0087-A **Filing Date** 9/29/2018 **Estimated Posting Date** 9/30/2018 **Reviewer** JNP

ZONING PROPERTY DESCRIPTION FOR 2311 ROCKWELL AVENUE 21228
(address or location)

*Beginning at a point on the northeast side of ROCKWELL which is 48 FEET feet wide at a distance of 40 feet southeast of the centerline of the nearest improved intersecting street CHALFONTE which is 50 feet wide.

Being Lot #(4), Block (6), Section #(2) in the subdivision of ROCKWELL as recorded in Baltimore County Plat Book #(26), Folio #(3), containing 9,373 SQUARE FEET lot). Located in the (1) Election District and (1) Council District.

2019-0087-A

#1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0087-A

TO PERMIT A 6-FOOT HIGH RESIDENTIAL OCCUPANCY FENCE WITH A 0-FOOT SETBACK ERECTED IN THE REAR AND SIDE YARD OF A LOT WHICH ADJOINS THE FRONT YARD OF ANOTHER LOT; IN LIEU OF THE MAXIMUM 42 INCHES IN HEIGHT OR A MINIMUM 10 FOOT SETBACK FROM THE ADJOINING FRONT PROPERTY LINE

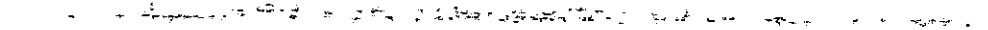
PUBLIC HEARING ?

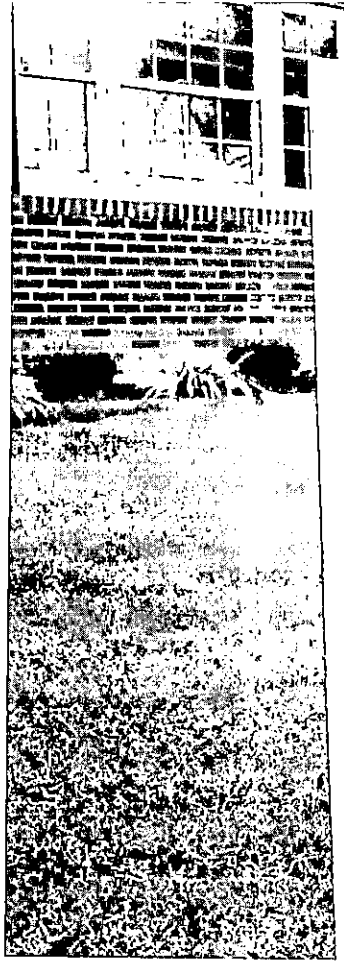
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON 10/15/18

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE. TEL. 887-3391

...MORE PERMITS OR TO RETURN BOOK TO JADM, PM...101





ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0087-A

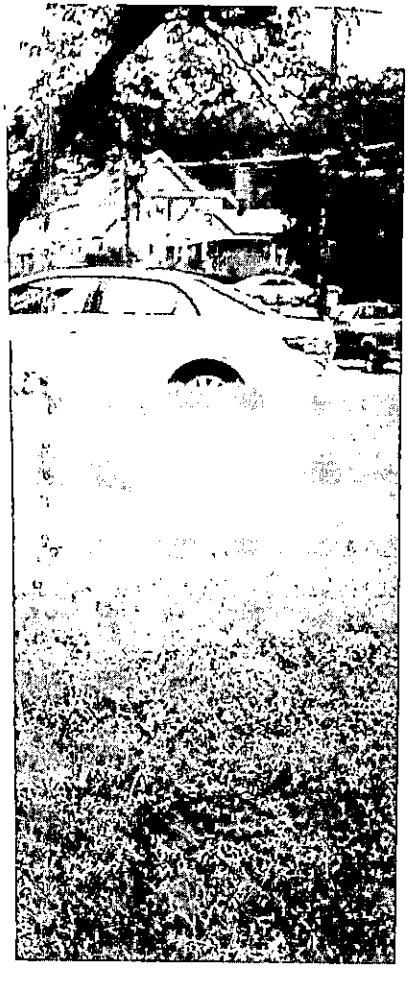
TO PERMIT A 6-FOOT HIGH RESIDENTIAL OCCUPANCY FENCE WITH A 0 FOOT SETBACK ERECTED IN THE REAR AND SIDE YARD OF A LOT WHICH ADJOINS THE FRONT YARD OF ANOTHER LOT, IN LIEU OF THE MAXIMUM 42 INCHES IN HEIGHT OR A MINIMUM 10-FOOT SETBACK FROM THE ADJOINING FRONT PROPERTY LINE.

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 THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 10/15/18.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

...ATER ABOVE DATE. UNDER PENALTY OF LAW



CERTIFICATE OF POSTING

Date: 9-30-18

RE: Case Number: 2019-0087-A

Petitioner/Developer: Teddiken

Date of Hearing/Closing: 10-15-18

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 2311 Rockwell Ave

The signs(s) were posted on 9-30-18
(Month, Day, Year)

J Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0087 -A Address 2311 Rockwell Avenue

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/20/18 **Posting Date:** 9/30/18 **Closing Date:** 10/15/18

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

1. POSTING/COST: The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. DEADLINE: The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. ORDER: After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.

4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0087 -A Address 2311 Rockwell Ave 21228

Petitioner's Name Caitlin & Christopher Taddiken Telephone _____

Posting Date: 9/30/2018 **Closing Date:** 10/15/2018

Wording for Sign: To Permit a 6 foot high residential occupancy fence with a 0 foot setback erected in the rear and side yard of a lot which adjoins the front yard of another lot, in lieu of the maximum 42 inches in height or a minimum 10 foot setback from the adjoining front property line.

Revised 6/30/2019

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

No. 173228

Date 9/20/2018

Fund	Dept	Unit	Sub Unit	Rev. Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	DR/CR
001	806	0000		6150				75.00	CR
							Total	75.00	

Rec From: All Around Fence & Deck, LLC

For: Adm. Variance - 2311 Rockwell Avenue
2019-0087-A (TADDEN)

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
9/21/2018	9/20/2018	10:46:49	1

WS01 WALKIN LJR
RECEIPT # 312637 9/20/2018 OFLN
5 528 ZONING VERIFICATION
NO: 173228
Recpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

DONALD I. MOHLER III
County Executive

October 18, 2018

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

Caitlin & Chris Taddiken
2311 Rockwell Ave
Catonsville, MD 21228

Dear Mr. & Ms. Taddiken:

RE: Case Number: 2019-0087A, Address: 2311 Rockwell Ave

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 20, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Jerry Dempsey 8130 Ventinok Rd. Pasadena, MD 21122

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 4, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 01, 2018
Item No. 2019-0087-A

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

The record plat (26/3) shows an existing drainage and utility easement on the property along the rear property line. The easement is shown on the plan. The proposed fence is to be built in the drainage and utility easement boundary shown on the plat and the plan. There is also an existing storm drain pipe located within the drainage and utility easement as shown of drawing #1958-1503. The fence should be suggested to be moved out of the easement boundary.

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING
Date 10-24-18
By

10-15

RECEIVED
OCT 01 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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: October 1, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0087-A
Address 2311 Rockwell Avenue
(Taddiken Property)

Zoning Advisory Committee Meeting of **October 1, 2018**.

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

Reviewer: Steve Ford

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 19-0087-A 2311 Rockwell Avenue.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 4, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 01, 2018
Item No. 2019-0087-A

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

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* * * * *

VKD: cen
cc: file

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 9/24/18

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. 2019-0087-A
Administrative Variance
Caitlin & Chris Taddiken
2311 Rockwell 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

2311 ROCKWELL AVE REAR YARD

2311 ROCKWELL AVE REAR YARD

2019-0087-A

2019-0087-A

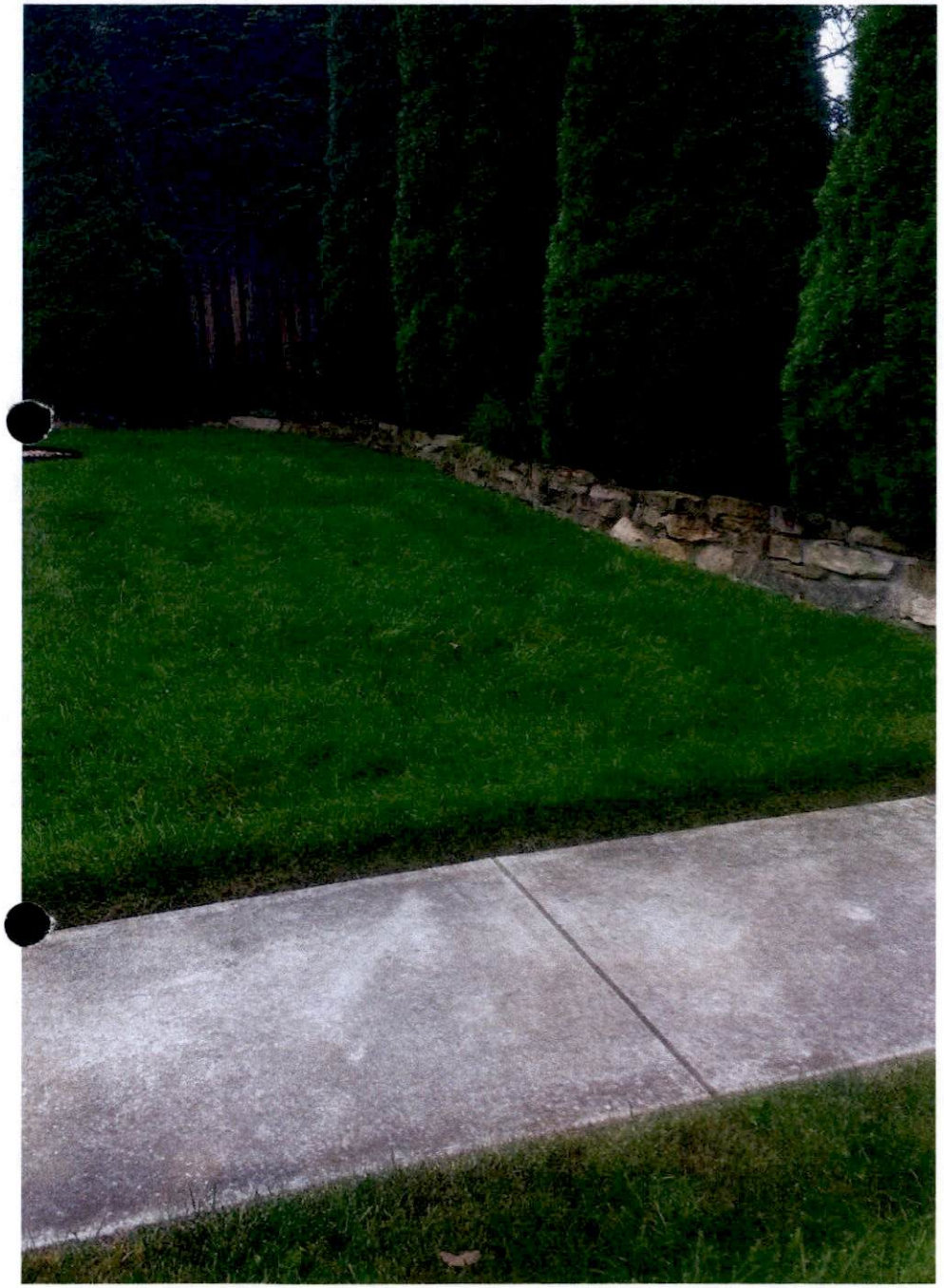
403 CHALFONTE DRIVE
FRONT YARD

ROCKWELL AVE →

403 CHALFONTE DRIVE
FRONT YARD

ROCKWELL AVE →

2019-0087-A



403 CHALFONTE DRIVE
FRONT YARD

ROCKWELL AVE →

403 CHALFONTE DRIVE
FRONT YARD

ROCKWELL AVE →

(AV 10-15)

CASE NO. 2019- 0087-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
10-4	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
10-1	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
9-24	STATE HIGHWAY ADMINISTRATION	No object.
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9-30-18 by Pilson

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: | **Special Tax Recapture:**
Exempt Class: NONE

Account Identifier: **District** - 01 **Account Number** - 0108654230

Owner Information

Owner Name: TADDIKEN CAITLIN BRIDGET
TADDIKEN CHRISTOPHER GERARD

Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 2311 ROCKWELL AVE
BALTIMORE MD 21228-4750

Deed Reference: /38381/ 00353

Location & Structure Information

Premises Address: 2311 ROCKWELL AVE
0-0000

Legal Description: 2311 ROCKWELL AVE
ROCKWELL

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0100	0004	0608		0000	2	G	4	2019	Plat Ref:	0026/ 0003

Special Tax Areas: | **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1960	1,274 SF	282 SF	9,373 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	105,800	105,800		
Improvements	135,900	135,900		
Total:	241,700	241,700	241,700	
Preferential Land:	0			

Transfer Information

Seller: HOGAN CHRIS WILLIAM TRUSTEE	**Date:** 12/12/2016	**Price:** $305,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /38381/ 00353	**Deed2:**
Seller: HOGAN CHRIS WILLIAM	**Date:** 02/18/2010	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /29188/ 00414	**Deed2:**
Seller: LANDERMAN DARRELL G	**Date:** 09/18/1986	**Price:** $89,900
Type: ARMS LENGTH IMPROVED	**Deed1:** /07525/ 00162	**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 07/06/2017

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0087-A **Reviewer:** Jeffrey Perlow
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Caitlin & Chris Taddiken
Contract Purchaser: No Contract Purchaser was set.

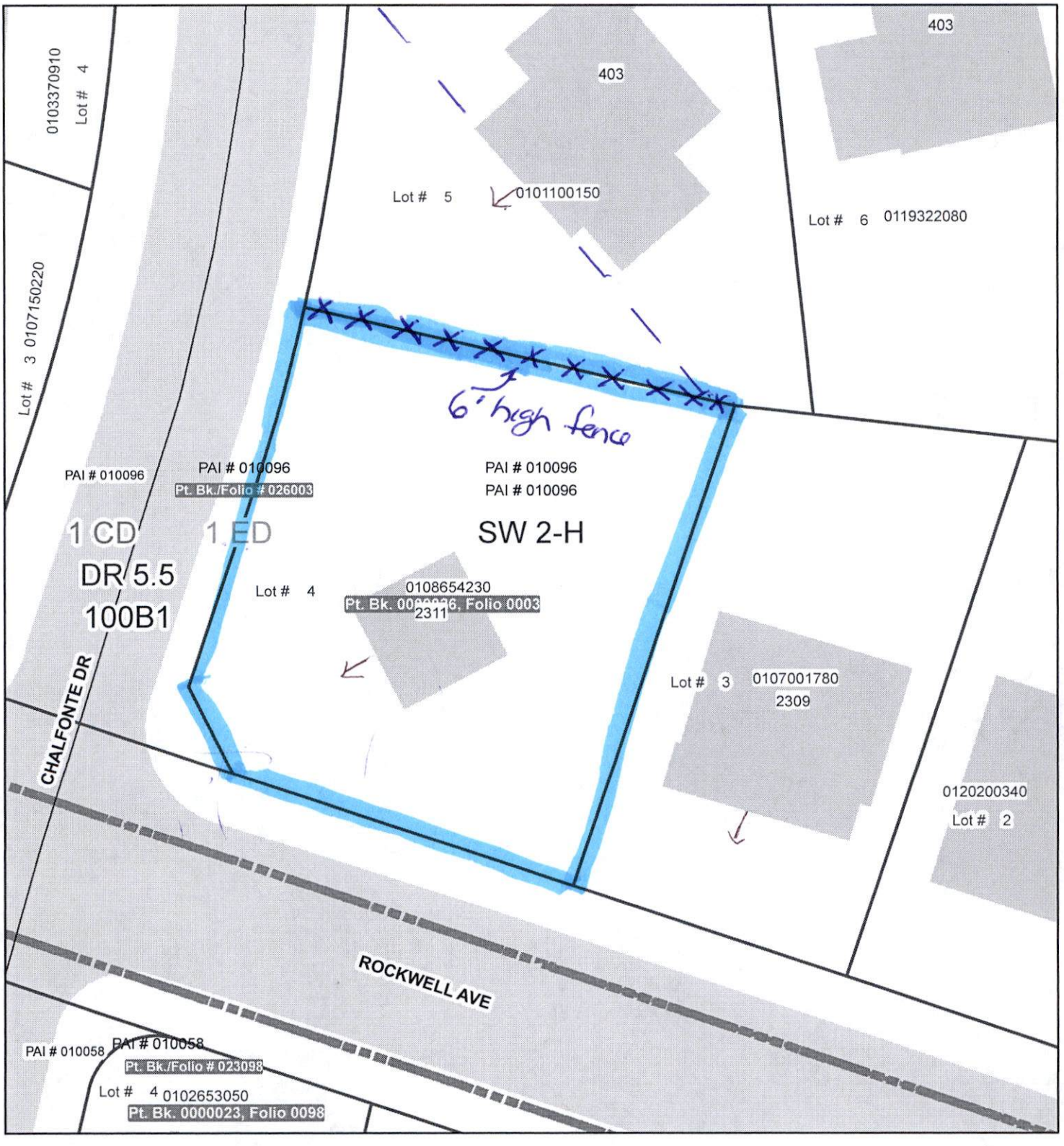
Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 2311 ROCKWELL AVE
Location: NE/S of Rockwell Avenue at the corner of Chalfonte Drive.

Existing Zoning: DR 5.5 **Area:** 9373 SQ. FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit 6 ft. high residential occupancy fence with a 0 ft. setback erected in the rear and side yard of a lot which adjoins the front yard of another lot in lieu of the maximum 42 in. in height or a minimum 10 ft. setback from the adjoining front property line.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/15/2018

Miscellaneous Notes:

1



Publication Date: 9/14/2018

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

N
W E
S

0 5 10 20 30 40 Feet

1 inch = 30 feet

2019-0087-A

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N W E S

0 5 10 20 30 40 Feet

1 inch = 30 feet

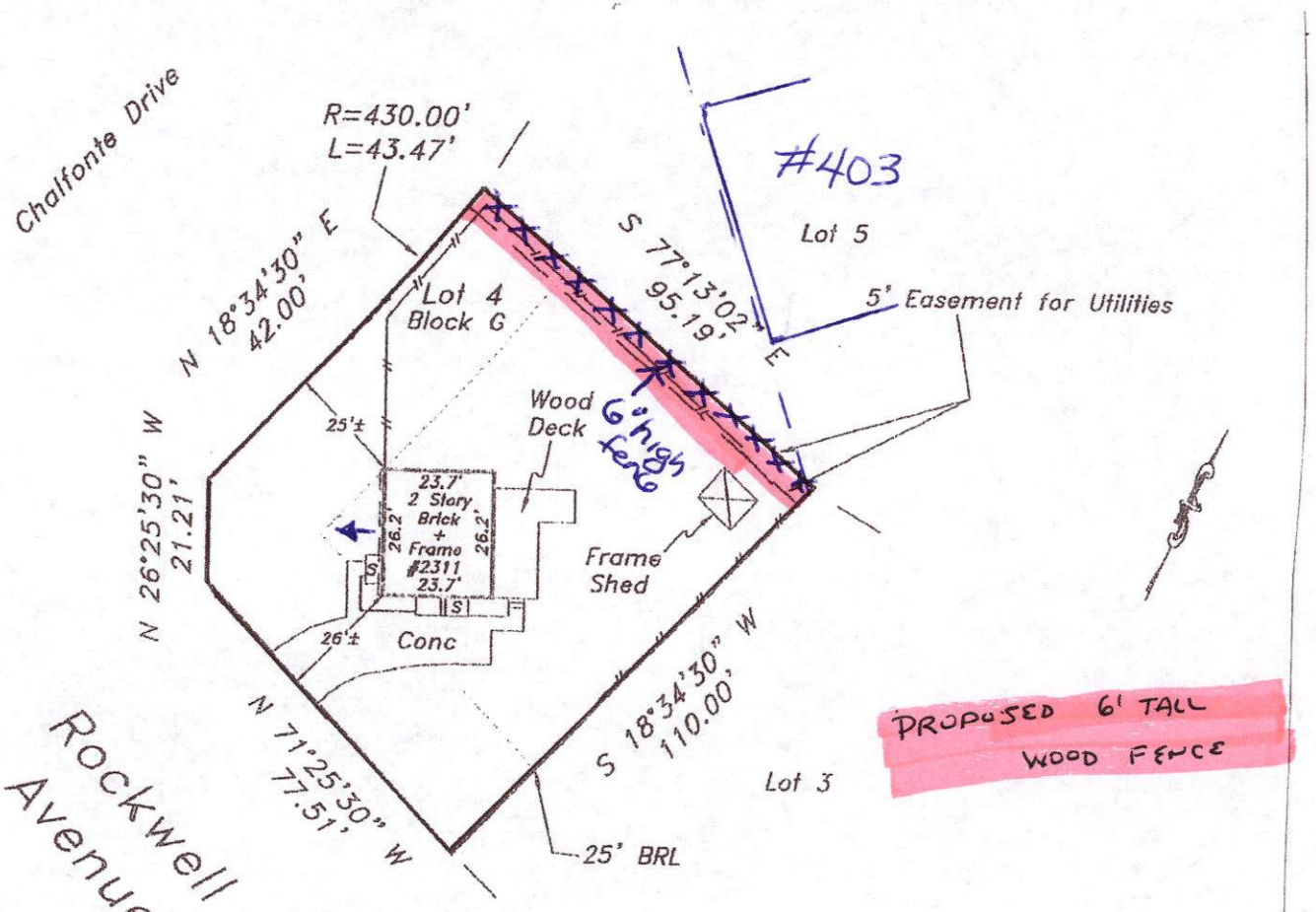
2019-0087-A

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

ADDRESS 2311 Rockwell Avenue 21228 OWNER(S) NAME(S) Caitlin & Christopher Taddiken

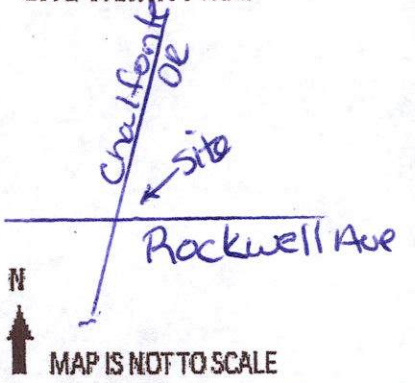
SUBDIVISION NAME Rockwell LOT # 4 BLOCK # G SECTION # 2

PLAT BOOK # 26 FOLIO # 3 10 DIGIT TAX # 0108654230 DEED REF. # 38381/00353



PLAN DRAWN BY NTT Associates Inc DATE 11-1-16 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 100B1

SITE ZONED DR 5.5

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE —

OR SQUARE FEET 9373

HISTORIC ? No

IN CBCA ? No

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

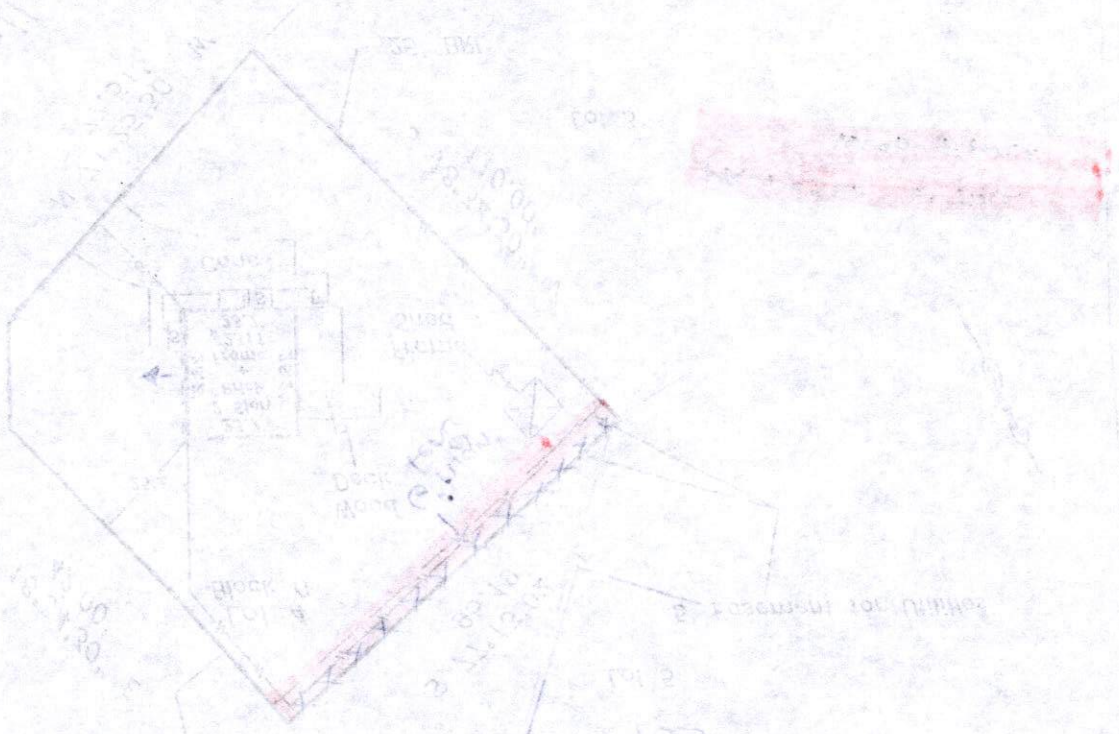
PRIOR HEARING ? No

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0087-A

Pet. Exh. 1



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

ADDRESS 2311 Rockwell Avenue 21228 OWNER(S) NAME(S) Caitlin & Christopher Taddiken

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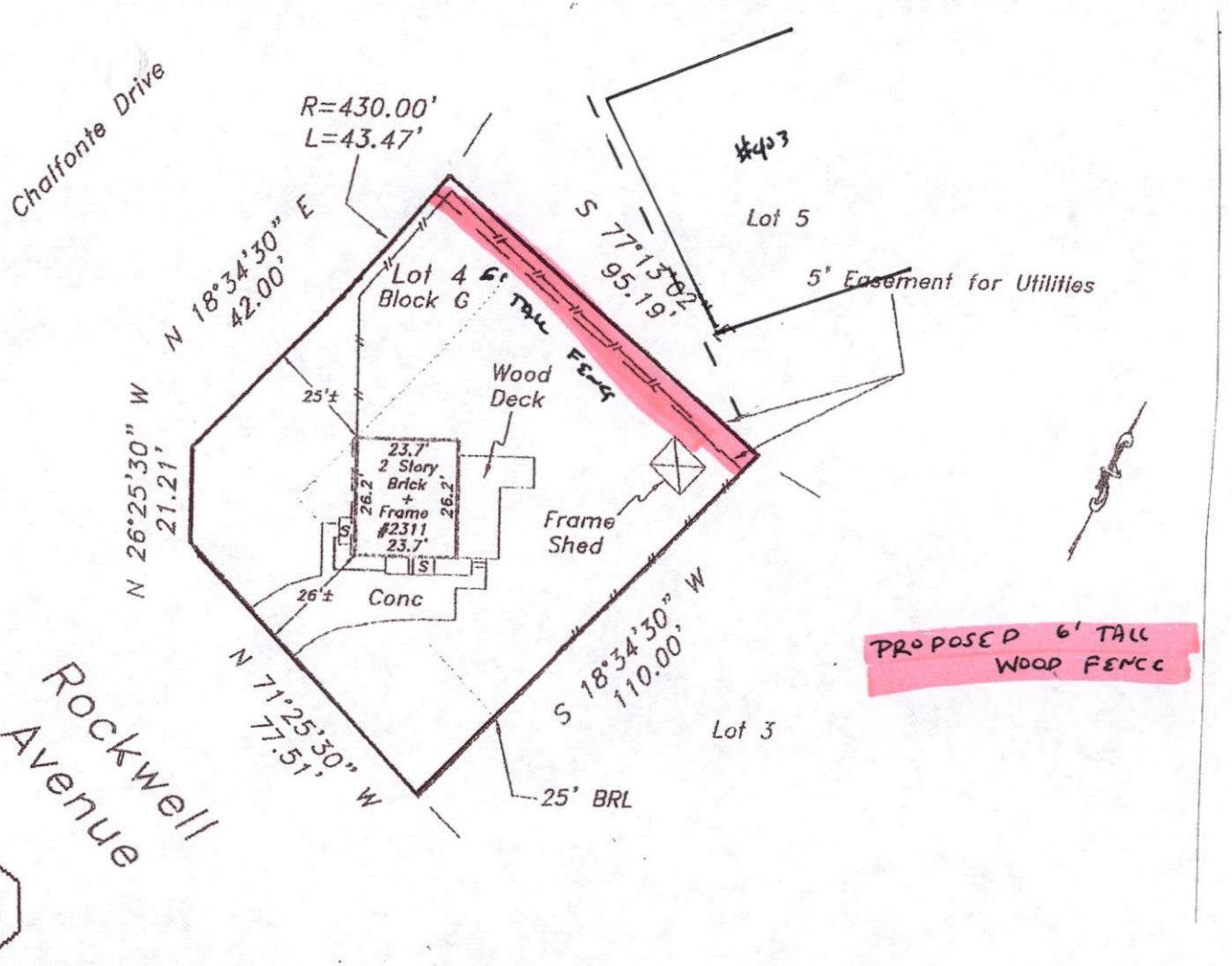

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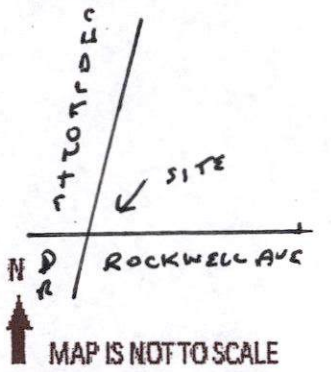
SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 008B1

SITE ZONED DR 5.5

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE —

OR SQUARE FEET 9373

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:

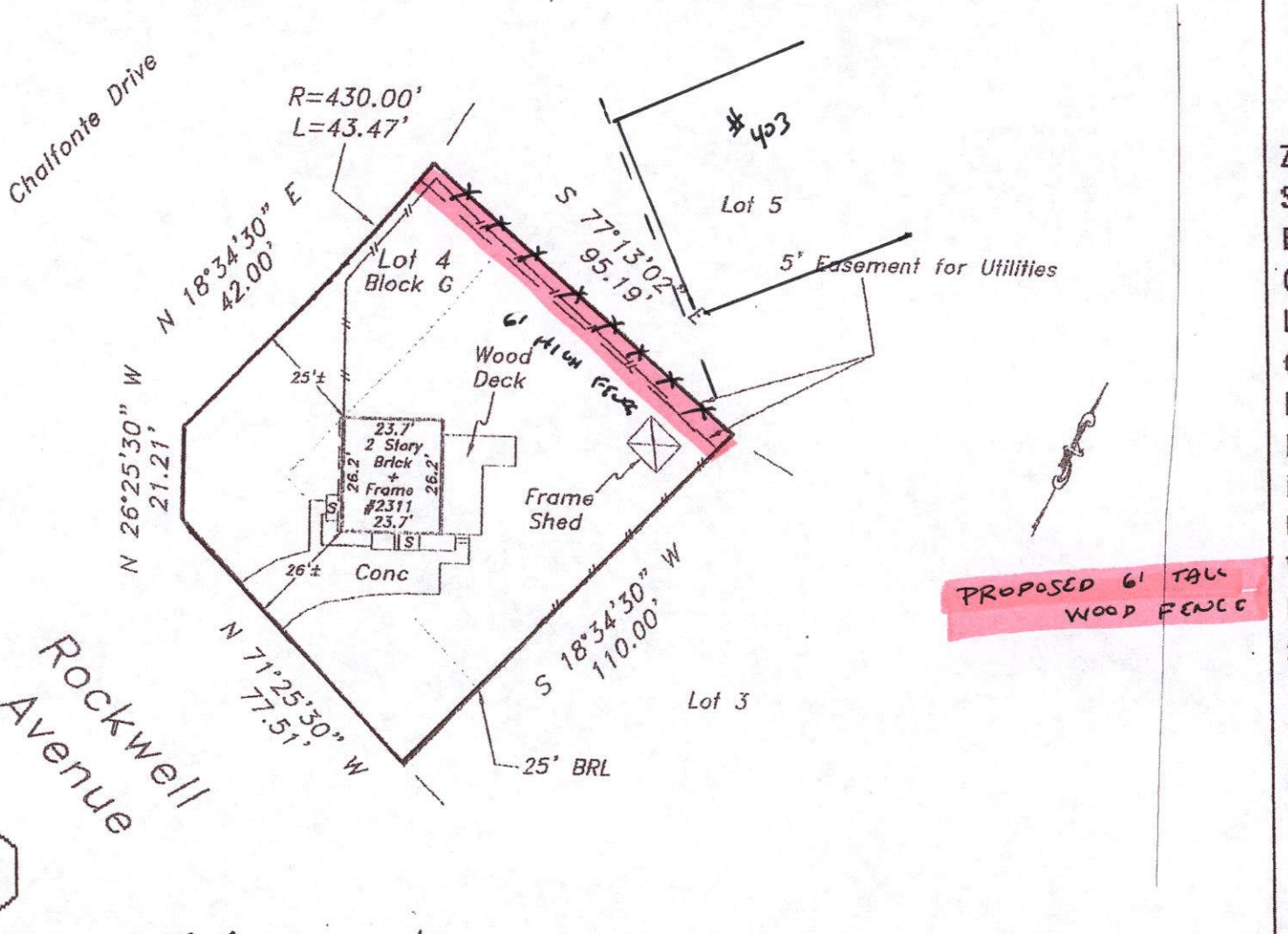
2019-0087-A

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

ADDRESS 2311 Rockwell Avenue 21228 OWNER(S) NAME(S) Caitlin & Christopher Taddiken

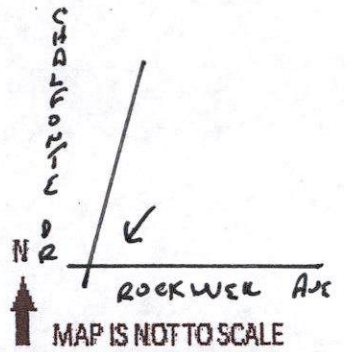
SUBDIVISION NAME Rockwell LOT # 4 BLOCK # 6 SECTION # 2

PLAT BOOK # 26 FOLIO # 3 10 DIGIT TAX # 0108654230 DEED REF. # 38381/00353



PLAN DRAWN BY NTT Associates Inc DATE 11-1-16 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP# 10089

SITE ZONED DR 5.5

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE —

OR SQUARE FEET 9373

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:

2019-0087-A