

M E M O R A N D U M

DATE: February 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0152-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 4, 2019. 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	*	BEFORE THE
(7518 Far Hills Drive)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Stephen & Beth Murphy	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0152-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, Stephen and Beth Murphy (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 1B02.3.B and 504 (§§ III.C.2 and III.C.4 of the 1945 regulations) of the Baltimore County Zoning Regulations (“BCZR”), to permit two (2) proposed additions, one with a rear yard setback of 8' (average depth of 14') and the second with a side yard street setback of 22' in lieu of the minimum required 15' (average depth of 20') and 25'. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 3, 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

ORDER RECEIVED FOR FILING

Date 1-3-19

By [Signature]

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.

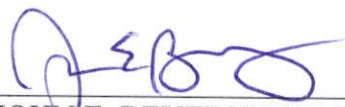
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3rd day of **January, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1B02.3.B and 504 (§§ III.C.2 and IIIC.4 of the 1945 regulations) of the Baltimore County Zoning Regulations ("BCZR"), to permit two (2) proposed additions, one with a rear yard setback of 8' (average depth of 14') and the second with a side yard street setback of 22' in lieu of the minimum required 15' (average depth of 20') and 25', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 his 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.

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

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Date 1-3-19

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 7518 Far Hills Drive Currently zoned DR 5.5 (vested "A")
 Deed Reference JLE 40751 / 142 10 Digit Tax Account # 0 9 1 8 10 3 1 9 0
 Owner(s) Printed Name(s) Steven & Beth Murphy

(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:

- X** **ADMINISTRATIVE VARIANCE** from Section(s) ... Sections 1B02.3.B and 504 (Sections III.C.2 and III.C.4 – 1945 regs) – to permit two proposed additions, one with a rear yard setback of 8 feet (average depth of 14 feet), and the second with a side yard street setback of 22 feet in lieu of the minimum required 15 feet (average depth of 20 feet) and 25 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- 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):

Steven Murphy / Beth Murphy
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
7518 Far Hills Drive Balt. MD
 Mailing Address City State
21286 / /
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Steve Murphy
 Name - Type or Print
[Signature]
 Signature
7518 Far Hills Dr. Towson MD
 Mailing Address City State
21286 / 410-846-0118 / smurphy@NewDayUSA.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 2019-0152-A Filing Date 11/5/18 Estimated Posting Date 11/18/18 Reviewer [Signature]

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 1-3-19

By [Signature]

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: 7518 Far Hills Drive Baltimore MD 21286
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)

SEE ATTACHED

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

Steven Murphy
Signature of Owner (Affiant)

Steven Murphy

Name- Print or Type

Beth Murphy
Signature of Owner (Affiant)

Beth Murphy

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 25 day of October, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Steven Murphy & Beth Murphy

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

AS WITNESS my hand and Notaries Seal

Scott R Moran
Notary Public

May 16, 2022
My Commission Expires

SCOTT R MORAN
Notary Public
Howard County
Maryland
My Commission Expires May 16, 2022

REV. 5/5/2016

Item #0152

Attachment to Administrative Zoning Petition for 7418 Far Hills Drive, Baltimore County Maryland, 21286.

Petitioners: Steven & Beth Murphy

Statement of practical difficulty:

7518 Far Hills Drive is a single story residence on a slab foundation with a living area of 1,040 SF. The petitioners desire to expand the living area. The dwelling was erected in 1953 on a small corner lot in the Donnybrook subdivision in East Towson.

Although the address indicates an entrance facing Far Hills Drive the front entrance to the home faces Aigburth Road. This results in a setback condition which changes what would have been a side yard setback of 8 feet, if the front entrance was facing Far Hills Drive, to a rear yard setback. The required setbacks for the property are: Front – 25 feet, Side – 7 feet, and Rear – 20 feet. The existing screened porch lies 8 feet from the interior lot line. Petitioner desires to enclose part of the porch to enlarge the living space at the back of the house and to add a utility room adjoining the new space and the existing dwelling and requests relief from the required 20 foot rear yard setback to the existing 8 foot setback.

The petitioners also are requesting relief from the required 25 foot front yard setback to a 21 foot setback. The existing dwellings roof peak lies 16 feet above the ground, petitioner desires to convert the existing carport into additional living space and in doing so will require the existing roof line to change and raise upward and expand outward toward Aigburth Road, the 4 foot enlargement to the front of the dwelling would be more functional both in aesthetics and construction.

Item #0152

ZONING PROPERTY DESCRIPTION FOR 7518 FAR HILLS DRIVE

Beginning at a point on the northwest side Far Hills Drive, which has a 50-foot right of way, at a distance of +/-30 feet southwest of the centerline of the nearest improved intersecting street Aigburth Road, which has a 60-foot right of way (ie: west corner of intersection). Being Lot #1, Block E, Section #3 in the subdivision of DONNYBROOK as recorded in Baltimore County Plat Book #17, Folio #88, containing 7973 square feet. Located in the 9th Election District and 5th Councilmanic District.

Item #0152

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/17/2018

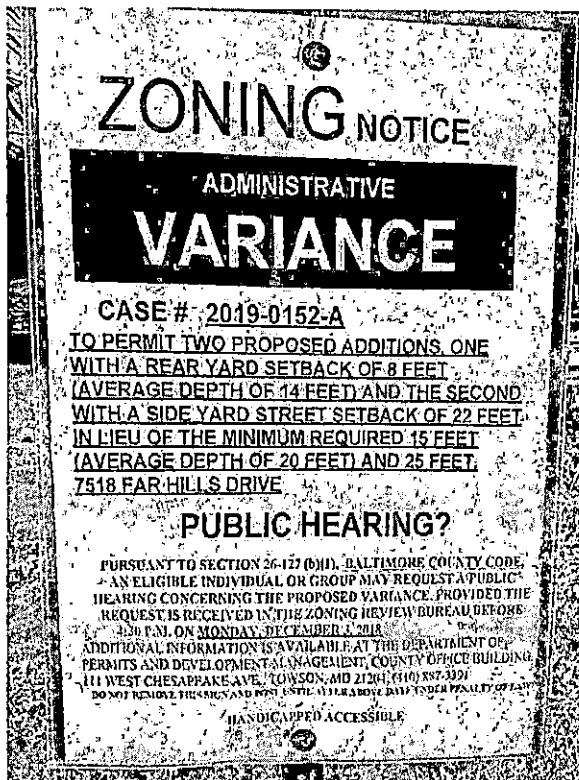
Case Number: 2019-0152-A

Petitioner / Developer: STEVE & BETH MURPHY

Date of Closing: DECEMBER 3, 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:
7518 FAR HILLS DRIVE

The sign(s) were posted on: **DECEMBER 3, 2018**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

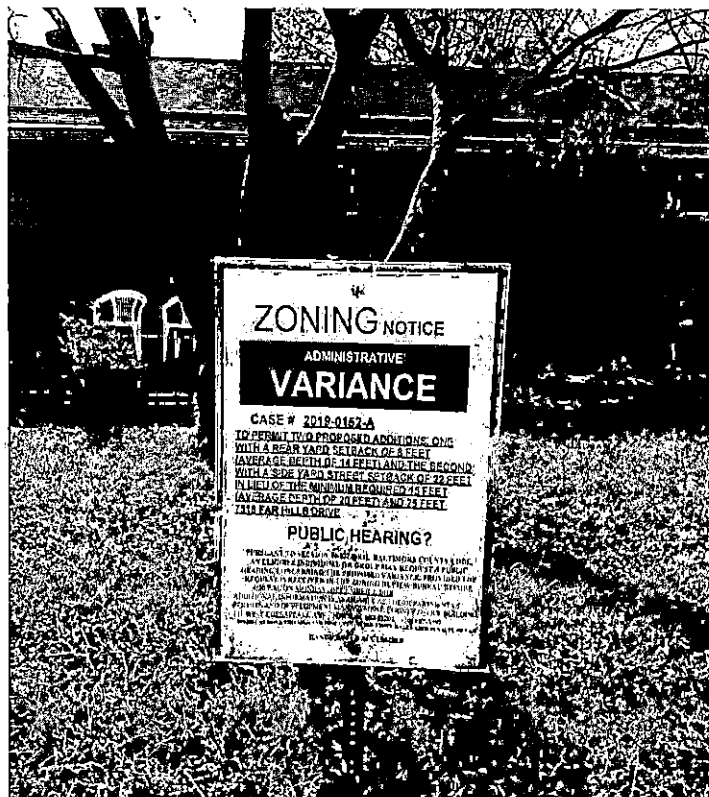
523 Penny Lane
(Street Address of Sign Poster)

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

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



1st Sign Posted @ 7518 Far Hills Dr. 11/17/2018



2nd Sign Posted @ 7518 Far Hills Dr. 11/17/2018
CASE # 2019-0152-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0152 -A Address 7518 Far Hills Dr
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/5/18 Posting Date: 11/18/18 Closing Date: 12/3/18

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- 0152 -A Address 7518 Far Hills Dr
Petitioner's Name Steve + Beth Murphy Telephone 443-865-6544
Posting Date: 11/18/18 Closing Date: 12/3/18
Wording for Sign: To Permit two proposed additions, one with a rear yard setback of 8 feet (average depth of 14 feet), and the second with a side yard street setbacks of 22 feet in lieu of the minimum required 15 feet (average depth of 20 feet) and 25 feet

Revised 6/30/2019

**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/neighbor 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: 2019-0152-A
Property Address: 7518 Far Hills Dr
Property Description: northwest of Far Hills Dr, 1/4 30 southwest of Aighurth Rd (ie: west corner of intersection)
Legal Owners (Petitioners): Steven Murphy & Betha Murphy
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steve Murphy
Company/Firm (if applicable): _____
Address: 7518 Far Hills Drive
Baltimore, MD 21286

Telephone Number: 443-865-6544

Revised 7/9/2015

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

No. **177117**

Date: **11/5/18**

PAID RECEIPT

BUSINESS ACTUAL TIME TRN
 11/05/2018 11/05/2018 09:56:32 3
 REF: W303 WALKIN, CAM
 RECEIPT # 796266 11/05/2018 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					575

Total: **575**

Rec From: **S + B Murphy**

For: **Zoning hearing - case # 2019-0157-A**

Receipt Tot \$75.00
 \$5.00 CK \$0.00 CA
 Baltimore County, Maryland

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



December 4, 2018

JOHN A. OLSZEWSKI, JR.
County Executive
Steven Murphy & Beth Murphy
7518 Far Hills Dr.
Baltimore, MD 21286

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Dear Mr. Murphy & Ms. Murphy:

RE: Case Number: 2019-0152A, Address: 7518 Far Hills Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 5, 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

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: November 29, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0152-A
Address 7518 Far Hills Drive
(Murphy Property)

Zoning Advisory Committee Meeting of **November 19, 2018.**

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

Reviewer: Steve Ford

Date: 11/15/18

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

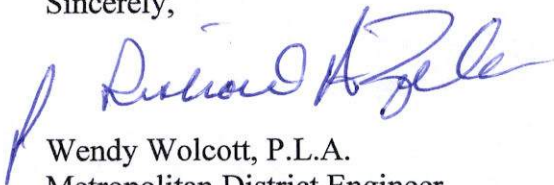
Dear Ms. Lewis:

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. 2019-0152-A

Administrative Variance
Steven Murphy
7518 Far Hills 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 Memorandum

DATE: December 27, 2018

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John E. Beverungen, Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 12/3.18 Closing Date
Case No. 2019-0152-A – 7518 Far Hills Drive, 21286

After a review of the above-captioned case file as well as forwarding an Affidavit on November 5, 2018 to be signed and having received no response, I am requesting that this case be set in for a public hearing.

Baltimore County Code (B.C.C.) § 32-3-303(a)(1), states in pertinent part:

“ ... the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot** zoned residential” (Emphasis Added)

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

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>11-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-15</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 (1 st)	Date: <u>12-3-18</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Please see ltr. from children of Petitioners in lieu of
affidavit.

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 - 09 Account Number - 0918103190 ✓			
Owner Information					
Owner Name:	MURPHY STEVEN		Use:	RESIDENTIAL	
	MURPHY BETH		Principal Residence:	NO	
Mailing Address:	1925 BUCKINGHAM DR		Deed Reference:	/40751/ 00142	
	WHEATON IL 60189-				
Location & Structure Information					
Premises Address:	7518 FAR HILLS DR		Legal Description:	7518 FAR HILLS DR	
	CATONSVILLE 21286-7938			DONNYBROOK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0070	0015	0766		0000	3
					Block:
					E
					Lot:
					1
					Assessment Year:
					2017
					Plat No:
					Plat Ref:
					0017/ 0088
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1953		1,040 SF		7,973 SF	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	FRAME	1 full	1 Carport
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	93,700	93,700			
Improvements	101,200	117,700			
Total:	194,900	211,400	205,900		211,400
Preferential Land:	0				0
Transfer Information					
Seller: YATES ELLEN S		Date: 10/04/2018		Price: \$224,000	
Type: ARMS LENGTH IMPROVED		Deed1: /40751/ 00142		Deed2:	
Seller: BERRY GRANT C		Date: 03/23/2011		Price: \$252,500	
Type: ARMS LENGTH IMPROVED		Deed1: /30645/ 00124		Deed2:	
Seller: HUTH WILLIAM B		Date: 05/31/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /18102/ 00748		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: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 27, 2018

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John E. Beverungen, Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 12/3/18 Closing Date
Case No. 2019-0152-A – 7518 Far Hills Drive, 21286

*Did Not
Send
See ATJ
Note
Below*

After a review of the above-captioned case file as well as forwarding an Affidavit on November 5, 2018 to be signed and having received no response to date, I am requesting that this case be set in for a public hearing.

Baltimore County Code (B.C.C.) § 32-3-303(a)(1), states in pertinent part:

“ ... the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot** zoned residential” (Emphasis Added)

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

*See letter stamped 12-27-18
OK to process as admin. variance
JEB
12-27-18*

Dear John Beverugen,

Re: Petition for Administrative Variance
Case No. 2019-0152-A
Property: 7518 Far Hills Drive, 21286



We received a letter from you stating that we are not the owners of the property listed above and there for our petition for administrative variance would have to go to a hearing.

This property is owned by Steven & Beth Murphy who are my parents and as you determined they live out of state. The house is occupied by myself Steven Murphy and my wife Holly Murphy, my parents are essentially just the bank (we currently are purchasing it from them). We request that it is not necessary to have a hearing based on the information above.

We hope you find this information useful as this is a house we plan to spend many years in. If you would like my parents to send a letter confirming this information they would be happy to oblige.

Thank you,
Steven Murphy
7518 Far Hills Drive
Towson, MD 21286
443-865-6544



DONALD I. MOHLER III
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 5, 2018

Steven and Beth Murphy
7518 Far Hills Drive
Baltimore, MD 21286

Re: Petition for Administrative Variance
Case No. 2019-0152-A
Property: 7518 Far Hills Drive, 21286

Dear Mr. and Mrs. Murphy:

I am writing in regard to the above captioned matter, wherein an administrative variance has been requested. The Baltimore County Code ("BCC") requires that a property be **owner occupied** in order to qualify for administrative variance relief. State records in this case show the property is not your principal residence. As such, a public hearing is usually required in this scenario.

We're unable to process your request as an administrative variance unless you **sign the attached Affidavit with notary seal**, attesting to the fact that this is your primary residence, no other person or entity has an interest in the operation and/or affairs of 7518 Far Hills Drive, 21286, and that you reside at this address year round. Otherwise, a public hearing would be necessary.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Attachment

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: Exempt Class:		Special Tax Recapture: NONE			
Account Identifier:		District - 09 Account Number - 0918103190 ✓			
Owner Name:		Owner Information		Use:	
Mailing Address:		MURPHY STEVEN MURPHY BETH 1925 BUCKINGHAM DR WHEATON IL 60189-		Principal Residence: Deed Reference:	
				RESIDENTIAL NO /40751/ 00142	
Location & Structure Information					
Premises Address:		7518 FAR HILLS DR CATONSVILLE 21286-7938		Legal Description: 7518 FAR HILLS DR DONNYBROOK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0070	0015	0766		0000	3
					Block:
					E
					Lot:
					1
					Assessment Year:
					2017
					Plat No:
					Plat Ref:
					0017/ 0088
Special Tax Areas:		Town: Ad Valorem: Tax Class:			
		NONE			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1953		1,040 SF		7,973 SF	
Property Land Area		County Use			
7,973 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	FRAME	1 full	1 Carport
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	93,700	93,700			
Improvements	101,200	117,700			
Total:	194,900	211,400		205,900	
Preferential Land:	0			211,400	
				0	
Transfer Information					
Seller: YATES ELLEN S		Date: 10/04/2018		Price: \$224,000	
Type: ARMS LENGTH IMPROVED		Deed1: /40751/ 00142		Deed2:	
Seller: BERRY GRANT C		Date: 03/23/2011		Price: \$252,500	
Type: ARMS LENGTH IMPROVED		Deed1: /30645/ 00124		Deed2:	
Seller: HUTH WILLIAM B		Date: 05/31/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /18102/ 00748		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
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: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

IN RE: PETITION FOR ADMIN. VARIANCE *

9th Election District

5th Councilmanic District *

(7518 Far Hills Drive) *

Steven & Beth Murphy *

Petitioners *

BEFORE THE OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2019-0152-A

* * * * *

AFFIDAVIT

We, Steven and Beth Murphy, are over the age of 18 and have personal knowledge of and ,
are competent to testify to the following:

1. The residence at 7518 Far Hills Drive, Baltimore, MD, 21286, is owned by Steven and Beth Murphy. No other person or entity has an interest in the operation and/or affairs of 7518 Far Hills Drive, Baltimore, MD, 21286.
2. We reside year round and actually occupy the property known as 7518 Far Hills Drive, Baltimore, MD, 21286, and consider this to be our principal residence.

We solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

Steven Murphy
7518 Far Hills Drive
Baltimore, MD, 21286

Date

Beth Murphy
7518 Far Hills Drive
Baltimore, MD, 21286



REAR ADDITION

PROPOSED

SIDE VIEW OF EXISTING SCREEN PORCH ENCLOSURE
AND 4'x6' ADDITION WHERE OIL TANK IS.

Item #0152



BOTH ADDITIONAL
PARTIAL SCREENED PORCH ENCLOSURE
4x6' ADDITIONAL WHERE OR THAT IS

Item #0152



Item #0152



PROPOSED 4' X 12' 6" ADDITION TO
CLOSED IN CARPORT LIKE MANY IN
THE NEIGHBORHOOD

Item #0152



ROOF
2' LOWER
THEN EXISTING
PEAK

← 4'-0" →

WALL LINE

PROPOSED
FRONT ADDITION LOCATION

SIDE VIEW FROM FAR HILLS

Item #0152



Item #0152



Item #0152

ZAC AGENDA

Case Number: 2019-0152-A **Reviewer:** Dave Duvall

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: STEVEN MURPHY

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 7518 FAR HILLS DR

Location: NW/S FAR HILLS DR, +/- 30' SW OF AIGBURTH.

Existing Zoning: DR 5.5

Area: 7,973 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1) To permit 2 proposed additions, one with a rear yard setback of 8' (average depth of 14') the second with a side yard street setback of 22' in lieu of the minimum require 15' (average depth of 20') and 25'.

Attorney: Not Available

Prior Zoning Cases: None

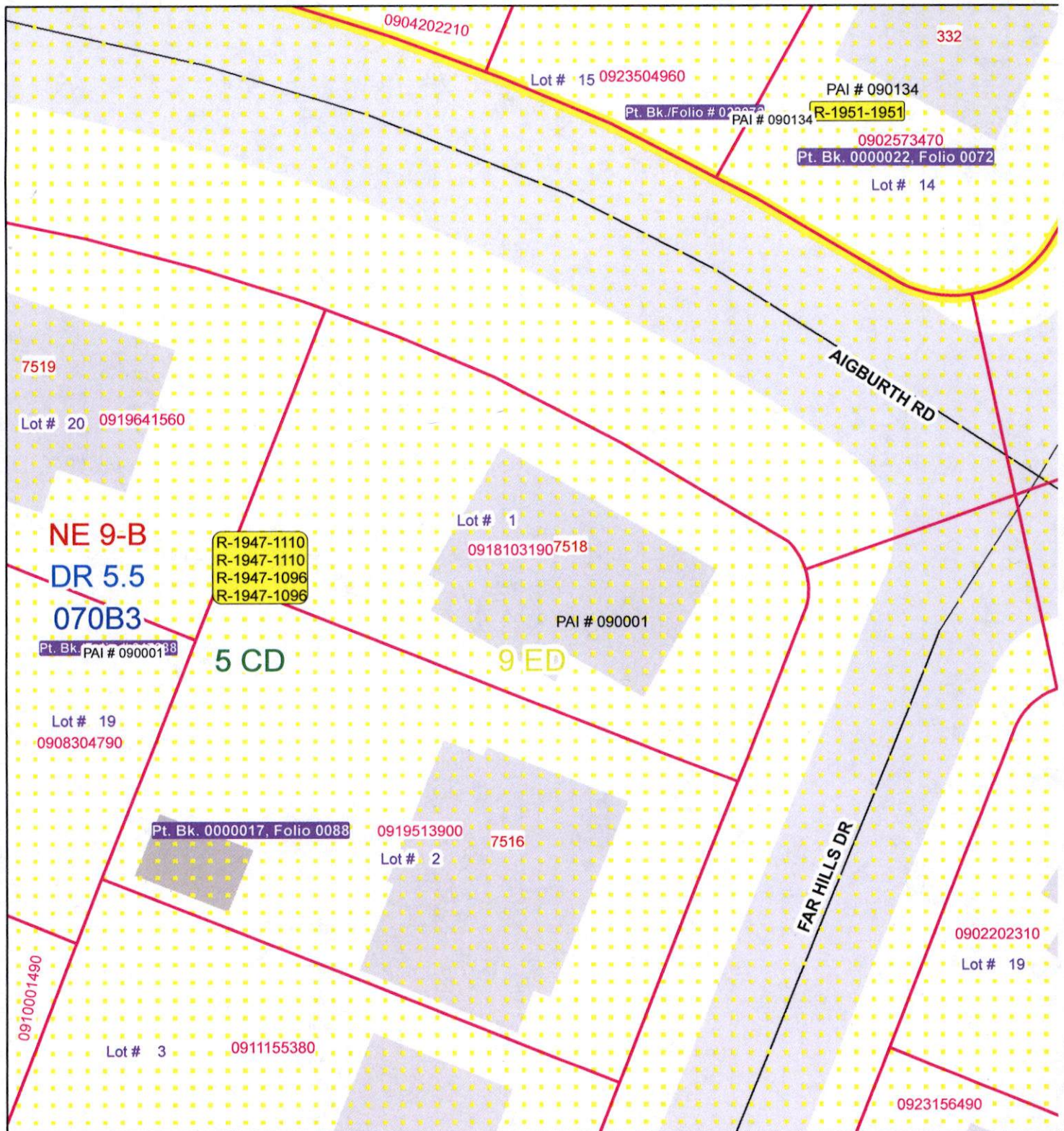
Concurrent Cases: None

Violation Cases: None

Closing Date: 12/03/2018

Miscellaneous Notes:

7518 Far Hills Drive, Tax #09-18-103-190



Publication Date: 11/5/2018



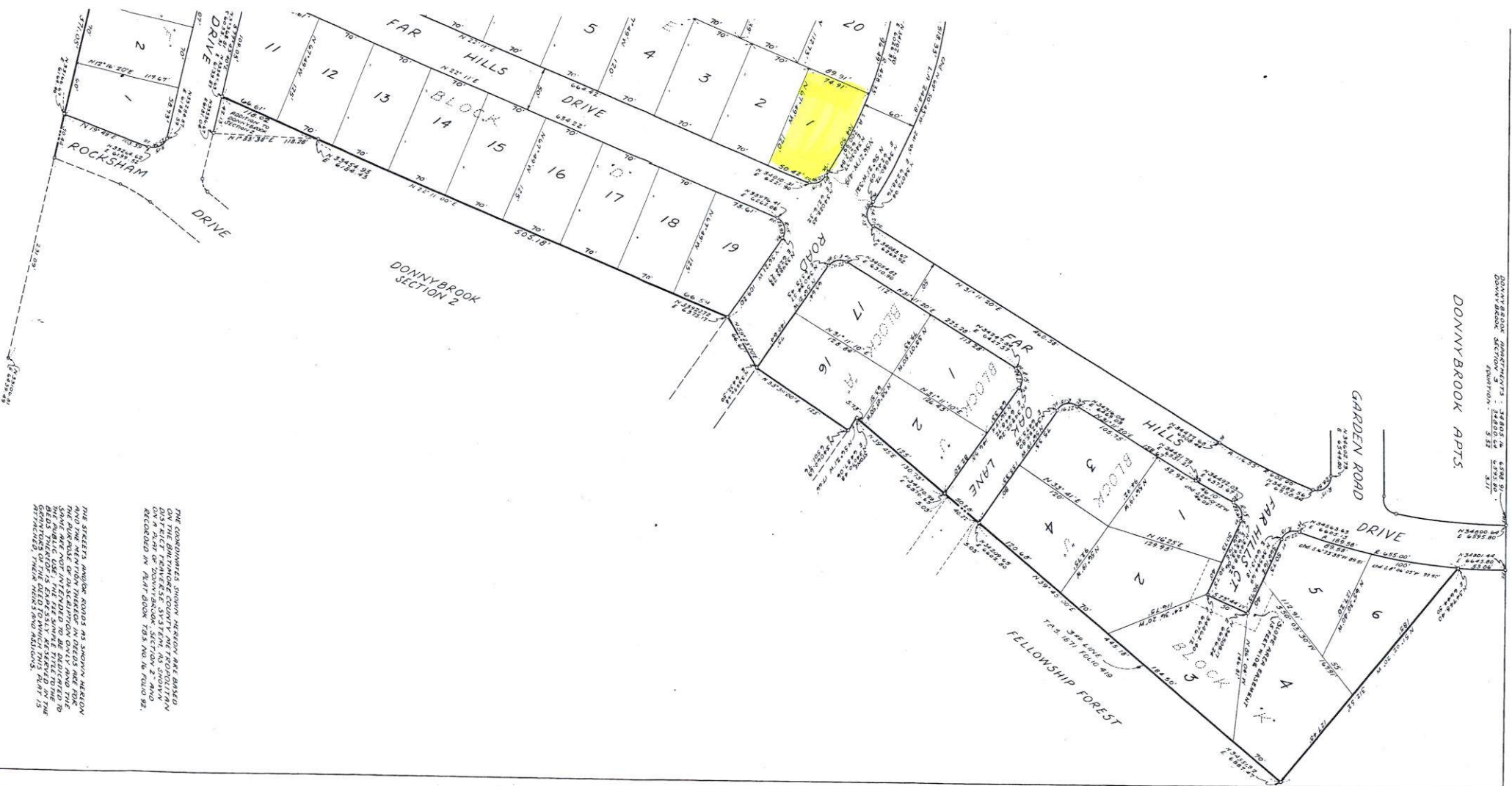
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

Item #0152



DONNY BROOK APARTMENTS - 34805.16 6598.91 -
DONNY BROOK SECTION 3 - 34800.64 6595.80
EQUATION - 5.52 8.11

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS.

John C. Galt
AGENTS ENGINEERS FOR BALTIMORE COUNTY, MD.
DATE Oct. 31st 1937

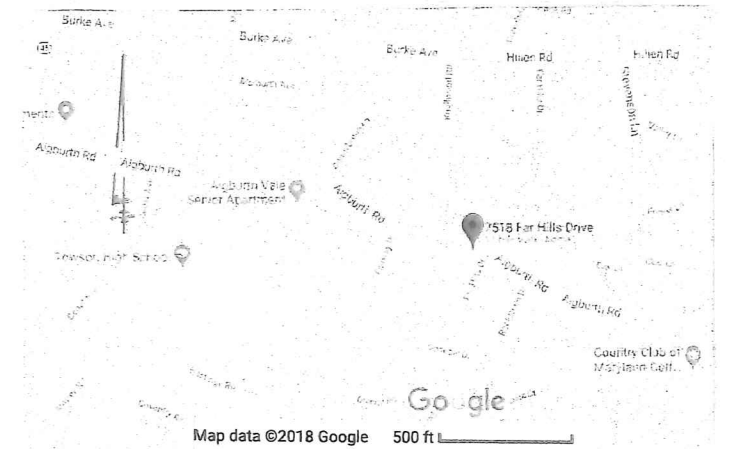
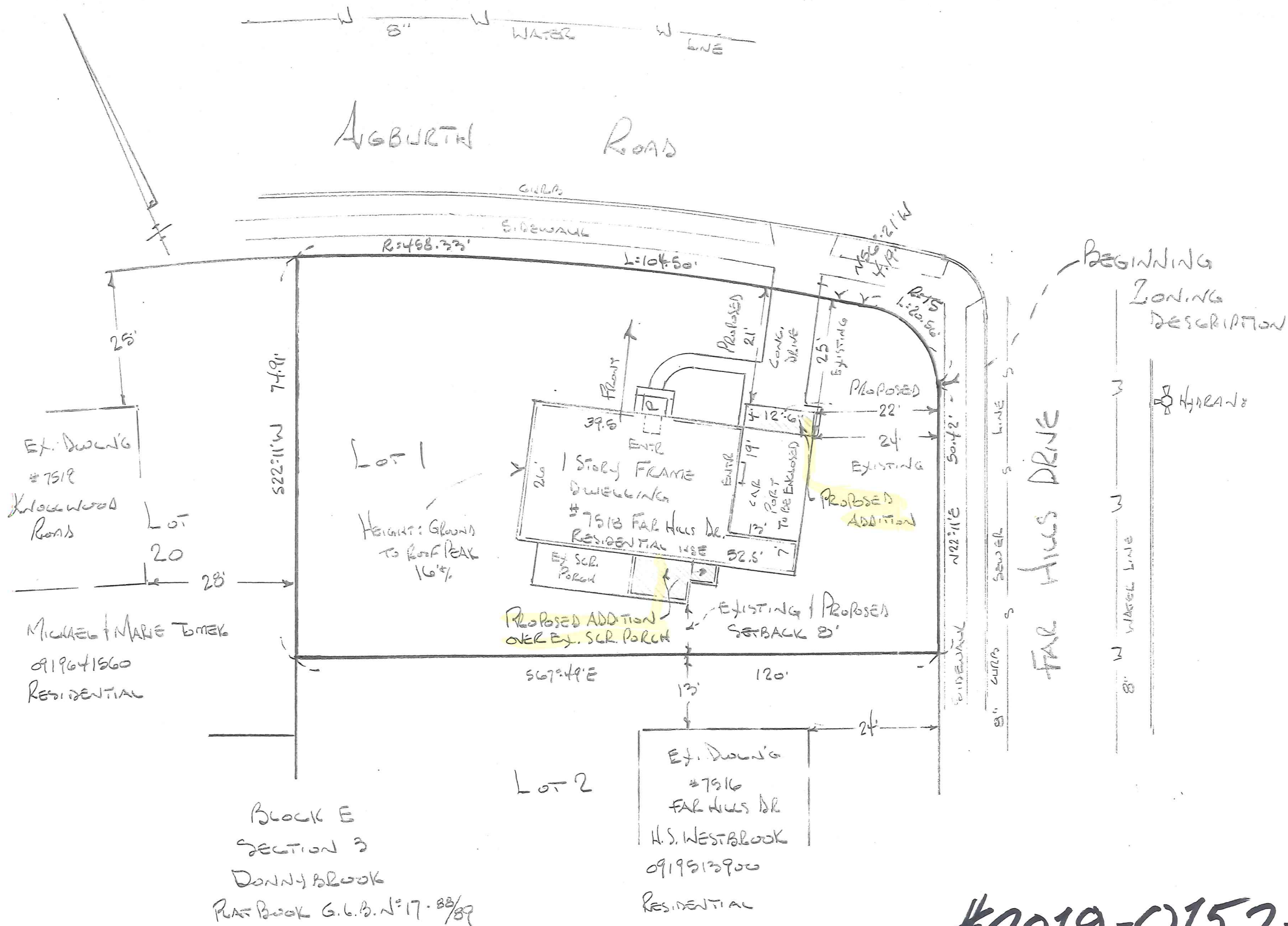
APPROVED BY TRAINING COMMISSION FOR BALTIMORE COUNTY, MD
Thomas D. Die
 DIRECTOR
 DATE Oct 29, 1951

COMPUTATION AND FINAL DESIGN BY WILLIAM M. MANNADIER, SURVEYOR, BASED ON FIELD SURVEY NOTES AND OTHER INFORMATION BY R. T. KNAPP, CIVIL ENGINEER, DECEASED.

THE COORDINATES SHOWN HEREON ARE BASED ON THE BALTIMORE COUNTY METROPOLITAN DISTRICT TRVERSE SYSTEM, AS SHOWN ON A PLAT OF "DOWNBACON, SECTION 2" AND RECORDED IN PLAT BOOK TBS, NO. 16 FOLIO 92.

THE STREETS AND/OR RIVERS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO THE PUBLIC USE. THE RESERVABLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

WILLIAM M. MAYNARD
COUNTY SURVEYOR
COURT HOUSE TOWNSHIP 4, MD.
SCALE: 1"=50' DATE: OCT 11, 1951



ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

#7518 Far Hills Drive
Baltimore, MD 21286

Steven & Beth Murphy
Deed Ref: JLE No. 40751 folio 142.
Acct #: 0918103190

GIS Tile: 070B3
 Zoned: DR 5.5 (vested "A")
 Elect. Dist.: 9
 Council Dist.: 5
 Lot Area: 7,973 sf (0.183 of an acre +/-)
 Historic Area: No
 CBCA: No
 Flood Area: No
 Public water and sewer.
 Zoning history: R-1947-1110 & R-1947-1096

Scale: 1" = 20'

Date: Oct. 11, 2018

Prepared by:
David Ransone – Land Surveyor
MD #10928
204 Ridge Avenue
Towson, MD 21286
410-207-8358

Det. Exp. 1

#2019-0152-A

R. J.

