

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(7605 Mount Vista Road)	*	OFFICE OF
11 th Election District	*	
5 th Council District	*	ADMINISTRATIVE HEARINGS
Julie Van Campen & John Hobaugh	*	
<i>Legal Owners</i>	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2019-0223-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Julie Van Campen & John Hobaugh, legal owners ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for an accessory apartment in an accessory structure to be used for the owner's father-in-law. A site plan was marked and admitted as Petitioners' Exhibit 1.

Julie Van Campen and John Hobaugh appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability ("DEPS"), indicating the Ground Water Management bureau must review and approve any building permit since the property is served by a septic system.

The subject property is 1.220 acres in size and zoned RC-5. The property is located in the Kingsville area of Baltimore County and is improved with a single-family dwelling, in-ground pool and detached garage in the rear yard. Petitioners propose to create an "in law" apartment in the 1 ½ story garage for use by a family member. Since the accessory apartment would be located in a detached structure a public hearing is required under the BCZR.

ORDER RECEIVED FOR FILING

Date 4/11/19
By Sen

The subject property is fairly large and is in a rural portion of the County. As such I do not believe granting the request would have any discernable impact upon the community. Petitioners indicated they spoke with their neighbors, all of whom supported the request.

THEREFORE, IT IS ORDERED this 11th day of **April, 2019** by this Administrative Law Judge, that the Petition for Special Hearing for an accessory apartment in an accessory structure to be used for the owner's father-in-law, 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 ZAC comment submitted by DEPS, a copy of which is attached hereto.
3. Petitioners must obtain from the Department of Permits, Approvals & Inspections a use permit for the accessory apartment and must also record in the land records office the declaration of understanding as required by BCZR §400.4.

Any appeal of this decision must be filed 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 4/11/19
By sln



PETITION FOR ZONING HEARING(S)

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 7605 Mount Vista Rd which is presently zoned RC5
 Deed References: 40860 10082 10 Digit Tax Account # 11 04 05 0725
 Property Owner(s) Printed Name(s) Julie M. van Campen John Hobbaugh

(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 An Apartment in an accessory structure to be used for Father in Law

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

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

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Julie Van Campen, John Hobbaugh
 Name #1 - Type or Print Name #2 - Type or Print

Julie Van Campen, John Hobbaugh
 Signature #1 Signature #2

7605 Mount Vista Rd. Kingsville MD
 Mailing Address City State

21089, 410-852-0470, JulieVanCampen
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2019-0223-SPH Filing Date 1/29/19 Do Not Schedule Dates: _____ Reviewer CF

2019-0223-SPH

ORDER RECEIVED FOR FILING
 4/11/19
 15:00

 First American Title™	Legal Description
	ISSUED BY First American Title Insurance Company
Exhibit A	POLICY NUMBER 5020500-0591222e

File No.: 243334BEAS

The Land referred to herein below is situated in Baltimore County, State of Maryland, and is described as follows:

BEGINNING FOR THE SAME at a pipe set on the south side of the Sweathouse Road at the beginning of the fourth line of a parcel of land secondly described in a Deed dated May 12, 1905, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 287, folio 74, which was conveyed by Joshua Hammond and wife to J. Harmanus Fischer, Jr., and running thence with and binding on a part of the fourth line and running thence with and binding on a part of the fourth line of firstly described parcel of land in the aforesaid deed, and binding on the south side of the Sweathouse Road, as surveyed in 1953, South 80 degrees 49 minutes East 276 feet to a pipe, and continuing said course along the south side of said road 20 feet to a stake now set, thence leaving said road and outlines and running for lines of division the two following courses and distances, viz: South 6 degrees 42 minutes West 198.13 feet to a pipe and North 80 degrees 49 minutes West 280.29 feet to a pipe set on a third line of the secondly described parcel of land in the aforesaid deed from Hammond to Fischer and thence running with and binding on a part of said third line, North 2 degrees 11 minutes East 199.42 feet to the place of beginning, containing 1.31 acres of land, more or less.

SAVING AND EXCEPTING therefrom so much of said lot of ground which by Deed dated July 28, 1983 and recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 6590, folio 177 was granted and conveyed by William J. Teets et al unto Baltimore County, Maryland.

Tax ID#: 11-1104050725

2019-0223-SAH

EXHIBIT A

BEING KNOWN AND DESIGNATED as 7605 Mount Vista Road, Kingsville, which is recorded in a deed among Records of Baltimore County in Liber 32644, folio 118.

2017-0223-SPH

142-2-60-702

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:

3/21/2019

Order #: 11713278
Case #: 2019-0223-SPH
Description:

NOTICE OF ZONING HEARING CASE NUMBER:
2019-0223-SPH



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: 2019-0223-SPH

7606 Mount Vista Road

S/side of Mt. Vista Road, 735 ft. west of Raphael Road

11th Election District - 5th Councilmanic District

Legal Owners: Julie VanCampen, John Hobaugh

Special Hearing to approve an apartment in an accessory structure to be used for father/ in-law. Hearing: Wednesday, April 10, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

mh21

JB 4-10-19
11Am

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Friday, April 5, 2019 1:49 PM
To: Administrative Hearings
Cc: Julie Van Campen; John Hobaugh
Subject: 2019-0233 SPH 7605 MT. VISTA ROAD 223
Attachments: Scan1908.pdf

POSTING RECERTIFICATIONS ATTACHED
THANKS

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL

CERTIFICATE OF POSTING

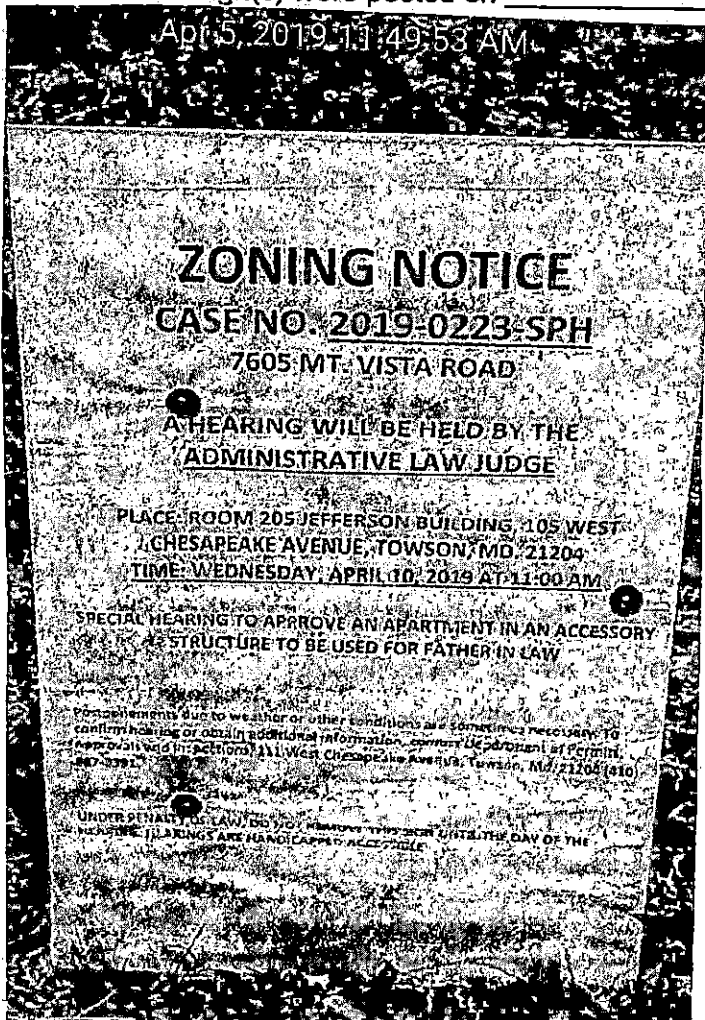
RECEIPTIFY 4/5/19
Date: MARCH 20, 2019

RE: Project Name: 7605 MT. VISTA ROAD #1
Case Number /PAI Number: 2019-0223-SPH
Petitioner/Developer: JULIE VANCAMPEN - JOHN HOBAUGH
Date of Hearing/Closing: APRIL 10, 2019

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 7605 MT. VISTA ROAD

The sign(s) were posted on

RECEIPTIFY 4/5/19
MARCH 20, 2019
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

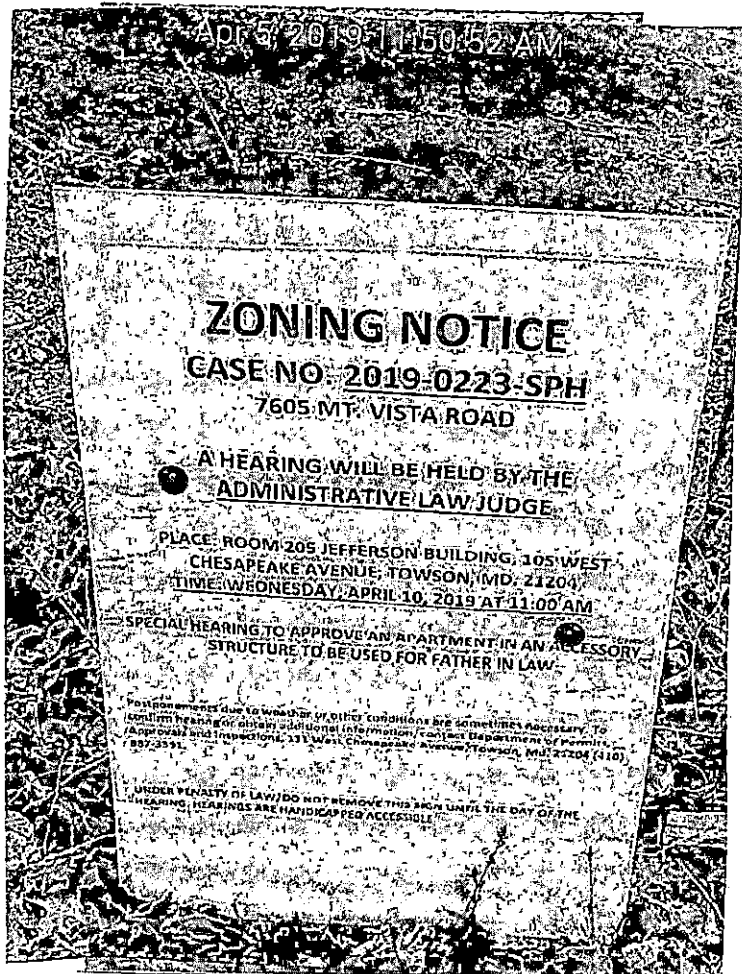
CERTIFICATE OF POSTING

RECEIPTIFY 4/5/19
Date: MARCH 20, 2019

RE: Project Name: 7605 MT. VISTA ROAD #2
Case Number /PAI Number: 2019-0223-SPH
Petitioner/Developer: JULIE VANCAMPEN - JOHN HOBAUGH
Date of Hearing/Closing: APRIL 10, 2019

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 7605 MT. VISTA ROAD

The sign(s) were posted on RECEIPTIFY 4/5/19
MARCH 20, 2019
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

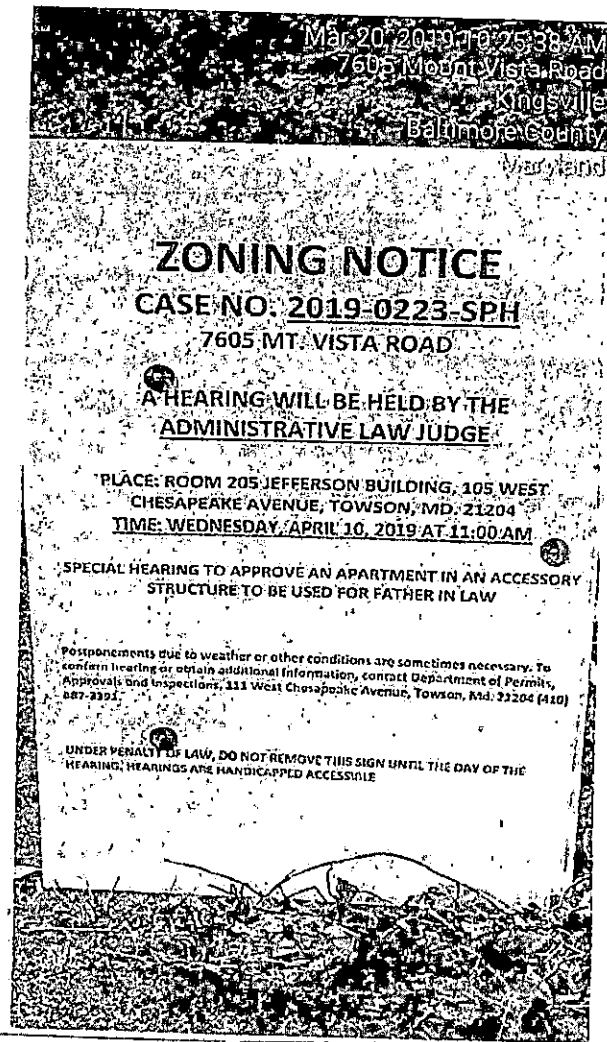
Date: MARCH 20, 2019

RE: Project Name: 7605 MT. VISTA ROAD #1
Case Number /PAI Number: 2019-0223-SPH
Petitioner/Developer: JULIE VANCAMPEN - JOHN HOBAUGH
Date of Hearing/Closing: APRIL 10, 2019

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 7605 MT. VISTA ROAD

The sign(s) were posted on MARCH 20, 2019

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

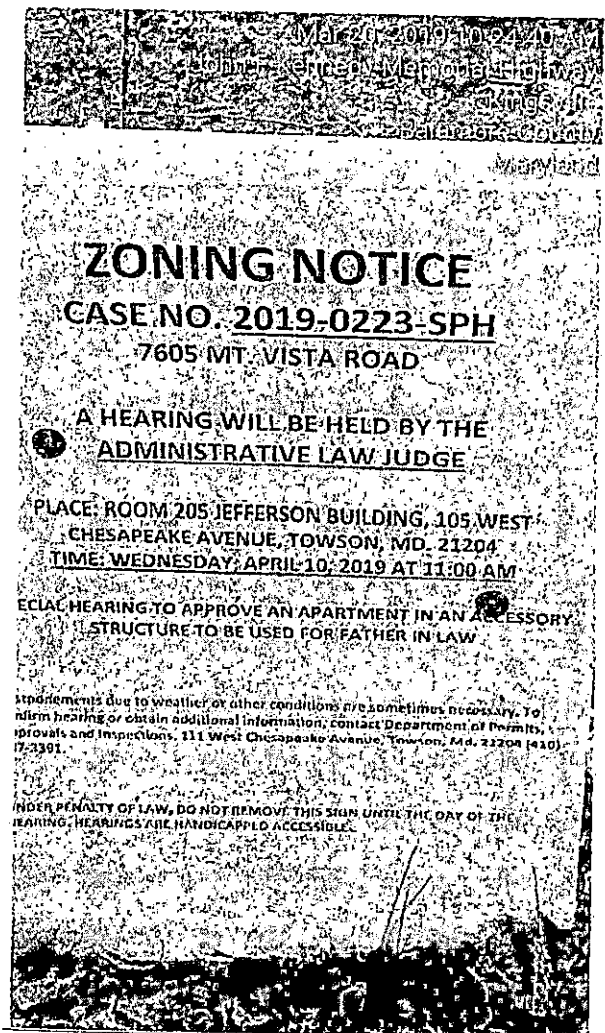
CERTIFICATE OF POSTING

Date: MARCH 20, 2019

RE: Project Name: 7605 MT. VISTA ROAD #2
Case Number /PAI Number: 2019-0223-SPH
Petitioner/Developer: JULIE VANCAMPEN - JOHN HOBAUGH
Date of Hearing/Closing: APRIL 10, 2019

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 7605 MT. VISTA ROAD

The sign(s) were posted on MARCH 20, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
7605 Mount Vista Road; S/S of Mount Vista	*	OF ADMINSTRATIVE
Road, 735' W of Raphel Road	*	HEARINGS FOR
11 th Election & 5 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Julie VanCampen	*	2019-223-SPH
& John Hobaugh		
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

FEB 14 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 2019, a copy of the foregoing Entry of Appearance was mailed to Julie VanCampen and John Hobaugh, 7605 Mount Vista Road, Kingsville, Maryland 21087, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, Director
Department of Permits,
Approvals & Inspections

March 6, 2019

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: 2019-0223-SPH

7605 Mount Vista Road

S/side of Mt. Vista Road, 735 ft. west of Raphael Road

11th Election District – 5th Councilmanic District

Legal Owners: Julie VanCampen, John Hobaugh

Special Hearing to approve an apartment in an accessory structure to be used for father/ in-law.

Hearing: Wednesday, April 10, 2019 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 "Mike Mohler".

Mike Mohler
Director

MM:kl

C: Julie VanCampen, John Hobaugh, 7605 Mt. Vista Road, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 21, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Thursday, March 21, 2019 - Issue

Please forward billing to:

Julie VanCampen, John Hobaugh
7605 Mt. Vista Road
Kingsville, MD 21087

410-852-0470

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: 2019-0223-SPH

7605 Mount Vista Road
S/side of Mt. Vista Road, 735 ft. west of Raphel Road
11th Election District – 5th Councilmanic District
Legal Owners: Julie VanCampen, John Hobaugh

Special Hearing to approve an apartment in an accessory structure to be used for father/ in-law.

Hearing: Wednesday, April 10, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Mike Mohler
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.

**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: 2019-0223-SPH

Property Address: 7605 MOUNT VISTA RD

Property Description: SOUTH SIDE OF MT VISTA RD, 735 WEST OF ZEPHUR RD

Legal Owners (Petitioners): JULIE M. VAN CAMPEN ; JOHN HOBAUGH

Contract Purchaser/Lessee:)

PLEASE FORWARD ADVERTISING BILL TO:

Name: JULIE M. VAN CAMPEN JOHN HOBAUGH

Company/Firm (if applicable): _____

Address: 7605 MOUNT VISTA RD
KINGSVILLE MD 21087

Telephone Number: 410 - 852 - 0470

M E M O R A N D U M

DATE: May 14, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0223-SPH- Appeal Period Expired

The appeal period for the above-referenced case expired on May 13, 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

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

No. **178956**

PAID RECEIPT

Date: **1-29-19**

BUSINESS ACTUAL TIME DAY
 1/29/2019 1/29/2019 10:10:26 3

REC-1507 WALKIN CAM
 RECEIPT# 805763 1/29/2019 0FLH

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Debt Amount	5	328 ZONING VERIFICATION
001	806	0000		6150					75.00		

Total: **75.00**

Rec Tot 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Rec

From: **Julie VanCampen / John Hokanson**

For:

Case# 2019-0223-SPH
7605 Mt V. Str Rd

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

2019-0223-SPH

107-8210-9105



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

April 3, 2019

Julie VanCampen & John Hobaugh
7605 Mount Vista Road
Kingsville MD 21087

RE: Case Number: 2019-0223-SPH, 7605 Mount Vista Road

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 January 29, 2019. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

4-10-19

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: February 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0223-SPH
Address 7605 Mount Vista Road
(VanCampen & Hobaugh Property)

Zoning Advisory Committee Meeting of **February 18, 2019.**

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

1. Ground Water Management must review any proposed in-law quarters / accessory structure - building permit(s), since this property is served by septic, and this may affect the septic design (capacity) there.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 4/11/19

By Sen

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-223

DATE: 3/18/2019



INFORMATION:

Property Address: 7605 Mount Vista Road
Petitioner: Julie Van Campen, John Habaogh
Zoning: RC 5
Requested Action: Special Hearing

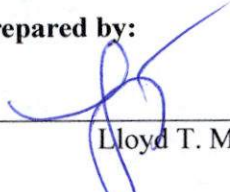
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an accessory structure to be utilized as an in-law apartment.

A Declaration of Understanding has been submitted by the petitioner.

The Department has no objection to granting the petitioned zoning relief.

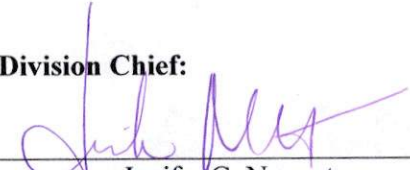
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Kaylee Justice
Julie Van Campen
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 3/18/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-223

INFORMATION:

Property Address: 7605 Mount Vista Road
Petitioner: Julie Van Campen, John Habaogh
Zoning: RC 5
Requested Action: Special Hearing

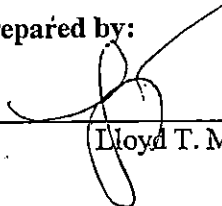
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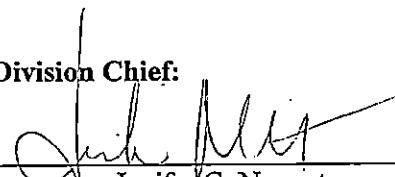
The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

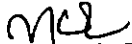
c: Kaylee Justice
Julie Van Campen
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: Feb 25, 2019

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 18, 2019
Item No. 2019-0218-SPH, 0220-A, 0221-A, 0222-SPHA, 0223-SPH, 0224-
SPHA

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

* * * * *

VKD: cen
cc: file

4-10-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
FEB 21 2019
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: February 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0223-SPH
Address 7605 Mount Vista Road
(VanCampen & Hobaugh Property)

Zoning Advisory Committee Meeting of **February 18, 2019.**

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

1. Ground Water Management must review any proposed in-law quarters / accessory structure - building permit(s), since this property is served by septic, and this may affect the septic design (capacity) there.

Reviewer: Dan Esser

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 2/19/19

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

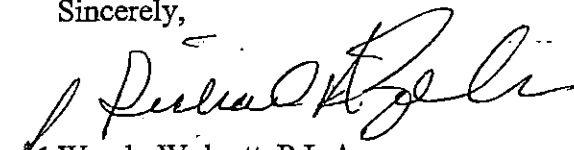
Dear Ms. Lewis:

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. 2019-0223-SPH

*Special Hearing
Julie VanCampen & John Hough
7605 Mt. Vista Road*

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

DECLARATIONS

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.
2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination.

A. In the Accessory Apartment in the principal dwelling, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant(s) or subsequent purchaser.

B. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

C. The Declarant upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

5. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

6. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

Cassell J. Sanders
Julie Van Camp John Hoban

State of Maryland, County of Baltimore to wit:

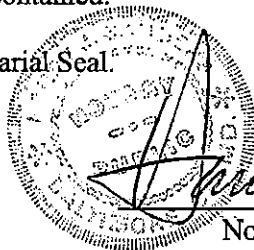
I HEREBY CERTIFY that on this 28th day of January, 2019, before the Subscriber, a Notary Public of State of Maryland, personally appeared

Julie Van Camp + John Hoban
The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

9/9/2022



Cassell J. Sanders
Notary Public

ACCESSORY (In-law) APARTMENT FILING

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 28 day of January 2019, by and between Julie Van Campen and John Hobough (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarants who are also the owners of this property have filed an application for a use permit and special hearing to change of occupancy from accessory building with existing second floor bedroom and bathroom into a first floor kitchen, utility room and power room; used as an in-law apartment. Exterior alterations include remove pedestrian door and install window and install new window in side wall. Construct addition of 9'6" x 18'9" x 13' = 178 sf on front of building to create sunroom per plan. The property being located at 7605 Mount Visa Rd. Kingsville and is more particularly described by metes and bounds in **Exhibit A** (The Property) and **Exhibit B** (The use permit) attached hereto and made a part hereof. The property is zoned RC5, which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for John Hobough, co-owner and father of Julie Van Campen. The other residents of the property are Julie Van Campen, co-owner and daughter to reside in the main house. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.



The Declaration of Understanding for the Accessory Apartment at:

Address of property

is approved: _____
Arnold Jablon, Director-PAI

Date

Sherry Nuffer

From: Administrative Hearings
Sent: Thursday, April 11, 2019 8:51 AM
To: vrrick@gmail.com
Subject: FW: Message from "RNP002673F6C9D3"
Attachments: 20190411085124531.pdf

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, April 11, 2019 8:51 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

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

Scan Date: 04.11.2019 08:51:24 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

CASE NAME _____
CASE NUMBER _____
DATE _____

4-10-2019

E - MAIL

[illegible]

CASE NO. 2019-

0223-SPH

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2/25DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO
Comment2/21DEPS
(if not received, date e-mail sent _____)Comment

FIRE DEPARTMENT

3/18PLANNING
(if not received, date e-mail sent _____)NO
objection2/19

STATE HIGHWAY ADMINISTRATION

NO
objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 3/21/19SIGN POSTING (1st) Date: 3/20/19by BillingsleySIGN POSTING (2nd) Date: 4/5/19by BillingsleyPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

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Real Property Data Search

Search Result for BALTIMORE COUNTY

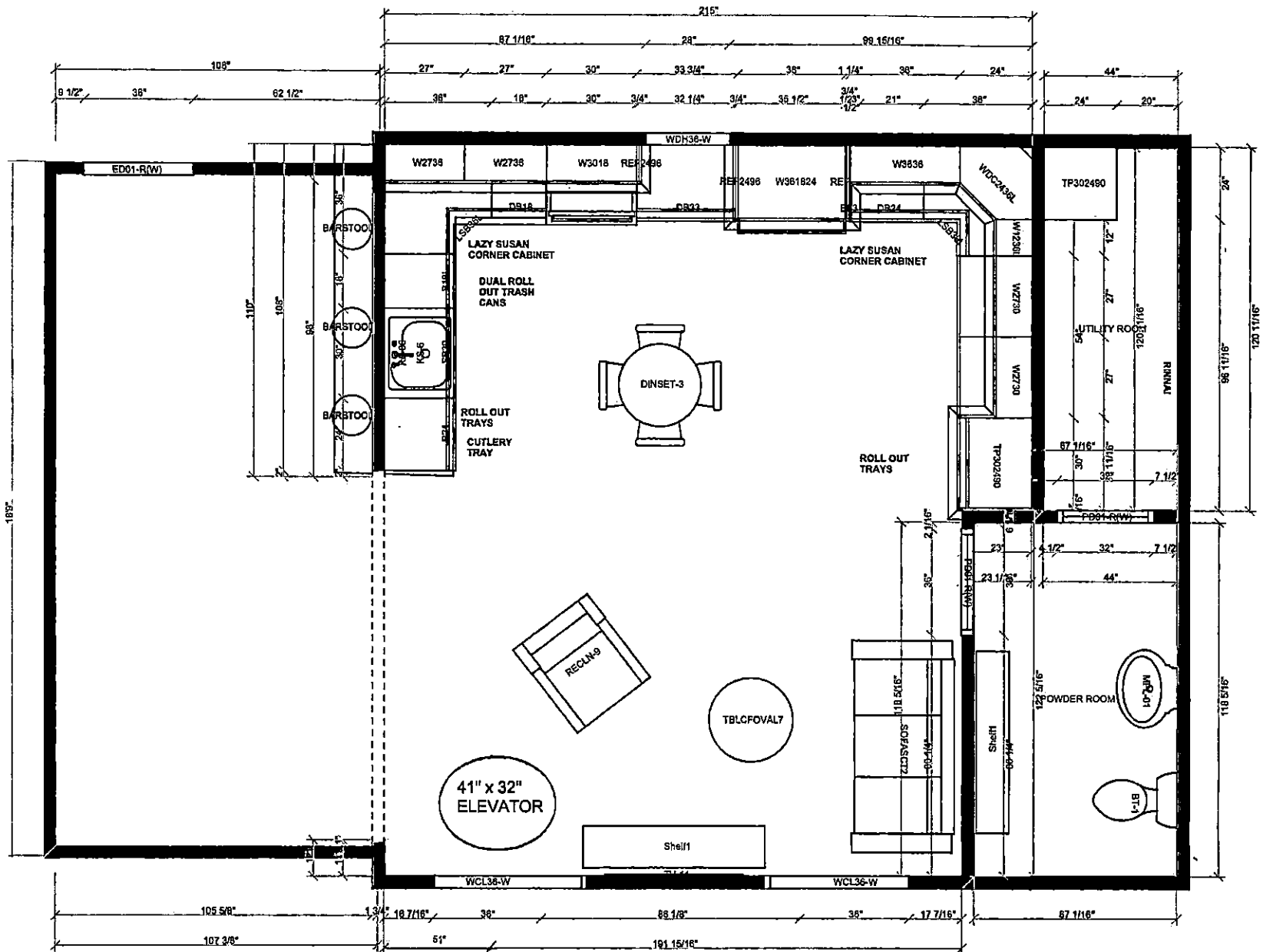
View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 1104050725			
Owner Information					
Owner Name:	VAN CAMPEN JULIE M HOBAUGH JOHN		Use:	RESIDENTIAL	
Mailing Address:	7605 MOUNT VISTA RD KINGSVILLE MD 21087-1718		Principal Residence:	YES	
			Deed Reference:	/40860/ 00182	
Location & Structure Information					
Premises Address:		7605 MT VISTA RD KINGSVILLE 21087-		Legal Description:	1.221 AC 7605 MT VISTA RD 820 W RAPHELL RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0064	0014	0243		0000	2018
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1955	1,830 SF		1.2200 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	FRAME	1 full/ 1 half	1Att/1Det
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2018	07/01/2019	
Land:	97,000	97,000			
Improvements	163,300	172,500			
Total:	260,300	269,500	263,367	266,433	
Preferential Land:	0			0	
Transfer Information					
Seller: MILLER JUSTIN L		Date: 11/09/2018		Price: \$420,000	
Type: ARMS LENGTH IMPROVED		Deed1: /40860/ 00182		Deed2:	
Seller: HUBBARD LARRY M		Date: 10/10/2012		Price: \$365,000	
Type: ARMS LENGTH IMPROVED		Deed1: /32644/ 00118		Deed2:	
Seller: HUBBARD LARRY MICHAEL		Date: 11/30/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15810/ 00001		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:**

2019.0223.SPH



All dimensions and size designations must be verified on the site to fit job conditions Client accepts these drawings as is and can use them on its own risk.



Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract

Designed: 01.16.19
Printed: 01.16.19

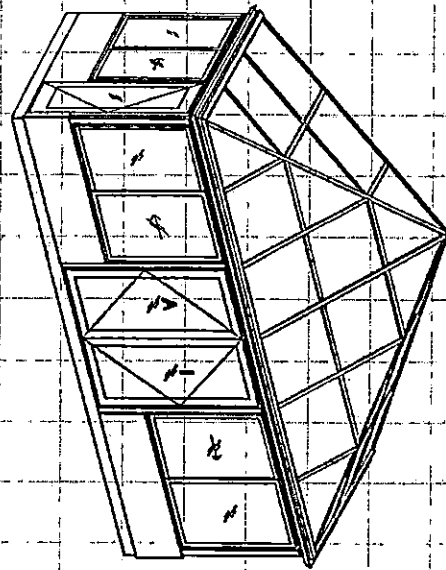
Design: DECKER - GARAGE

Drawing #: 1

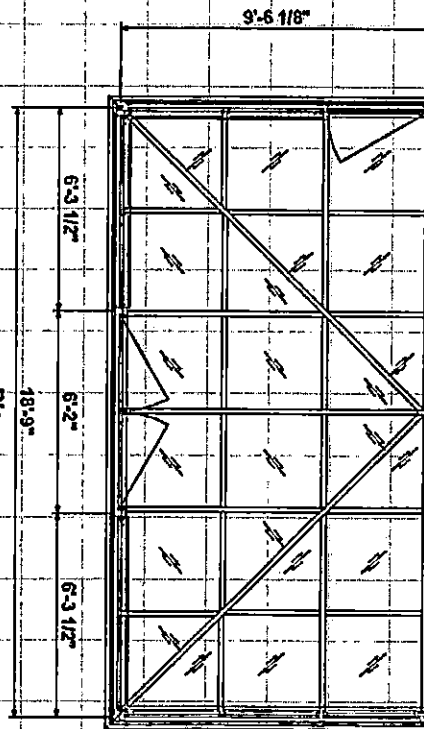
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HP-PC-PLUS

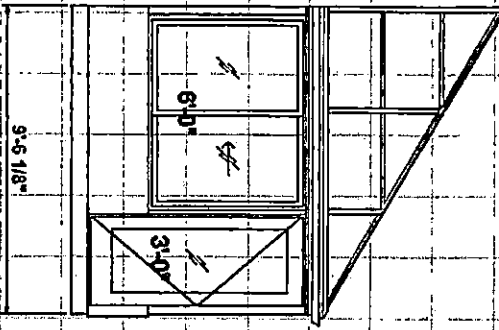
2619-0223-SPH



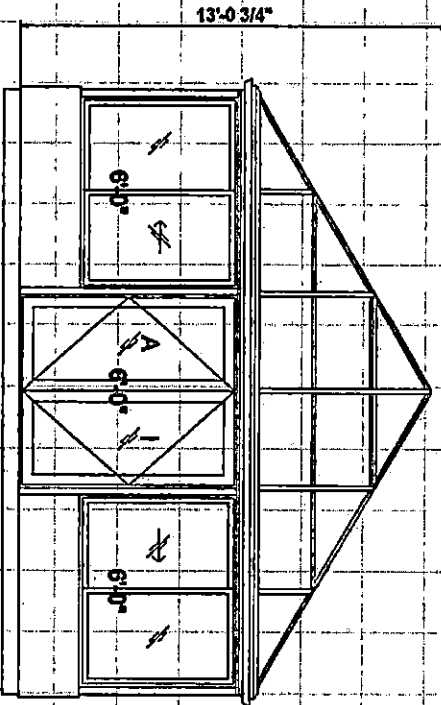
Axonometry



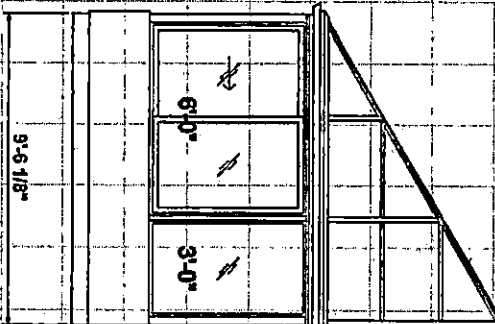
Plan



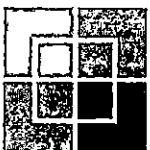
Left Elevation



Front Elevation



Right Elevation

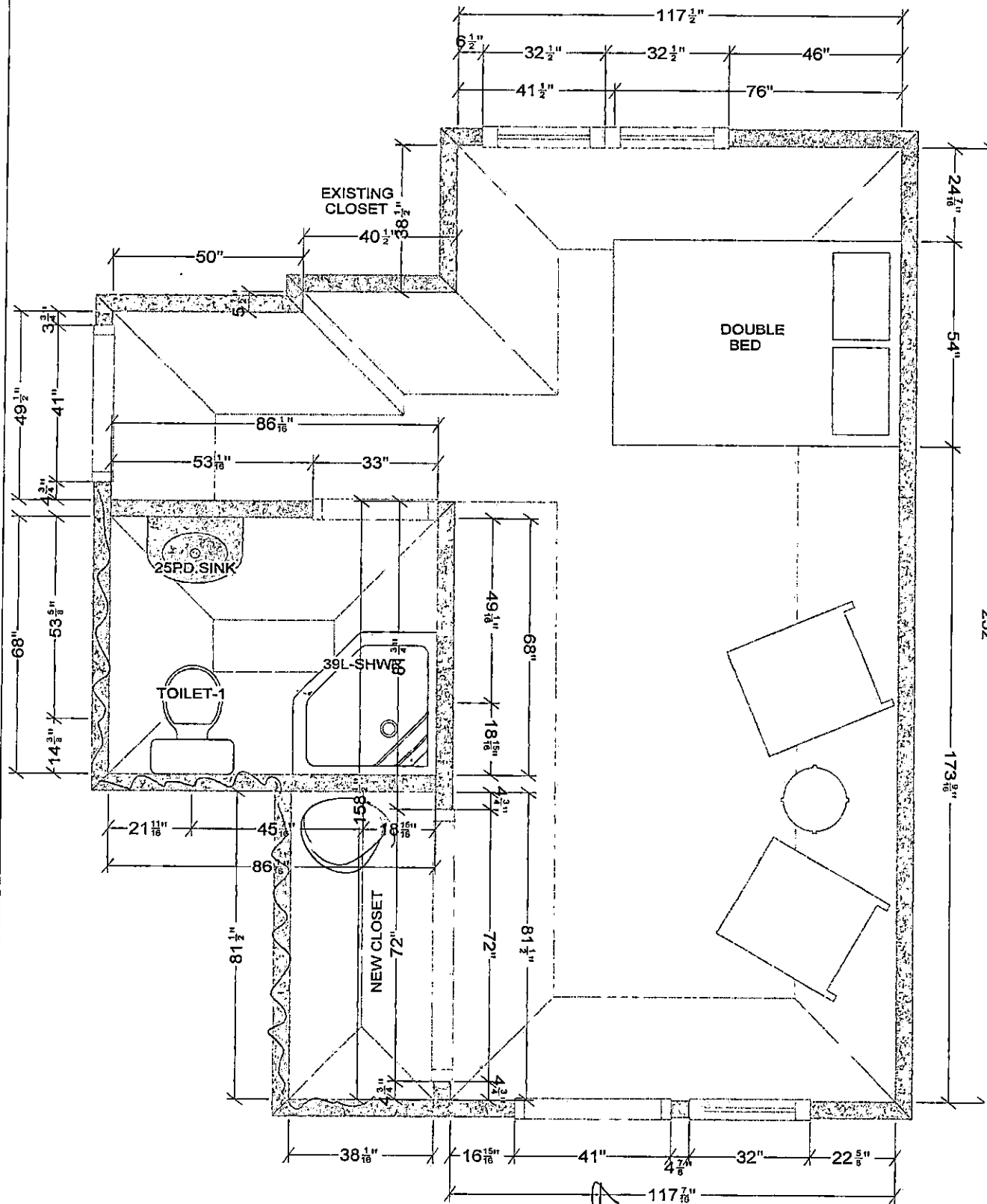


Julie van Campen

7605 Mt. Vista Road • Kingsville, MD 21087

Project No.	Revision #	Revision Date	Revision By	File Name
Date:				2619-0223-SPH
Drawn By:				Sheet Number
Scale:	Project Name:	Notes		
1/2" = 1'-0"		note corner here...		

1 of 1



2019-0223-SPH

All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 12/1/201
Printed: 12/4/2015

HAZ - EXO - PUE

Old World Stone Masonry, Inc.

12906 FORK ROAD
BALDWIN, MD 21013
410-592-5780
410-967-3153 Mike cell

Estimate

Date	Estimate #
1/2/2019	101098

Julie Van Campen
7605 Mount Vista Road
Kingsville, MD. 21021

Description	Qty	Cost	Total
Demolition - Break up the asphalt and concrete as discussed, 1160 sq. ft. Load onto truck and remove from site.		2,650.00	2,650.00
Waterproofing - Dig a trench around the garage from grade level to below the garage floor level. Clean the walls to prep for waterproofing. NOTE : Because of the porch and the tree roots in the back. Most of this digging will be done by hand. 1. Install a self adhering, rolled waterproofing membrane 2. Install (Site Drain 180) A dimple raised, molded polystyrene sheet bonded to a high strength polypropylene fabric. This allows moisture through the fabric while holding back the soil. The moisture drains down the sheet to the bottom. (This also prevents pressure build up against the wall) 3. Install gravel and perforated drain pipe at the bottom. Pipes will need to exit somewhere toward front 4. Backfill trench NOTE : You will probably be okay with # 1 , but I suggest doing the number two option also, due to the amount of water coming off the hill in back and the pressure it creates.		5,700.00	5,700.00
Footer - Dig a 2 foot wide footer at 30" deep and 44 ft. long (3 sides) Install 2 pieces of # 4 re-bar running through Pour 8" of concrete Set four courses of 8" block (this should be 8" above the outside grade) Fill in the top course of block and set bolts for sill plate.		4,400.00	4,400.00
Old World Stone Masonry Inc. will supply all labor, material, equipment and insurance needed to complete job MHIC # 82368			

ESTIMATES ARE ONLY GOOD FOR 30 DAYS DUE TO INCREASES IN MATERIAL COSTS

TERMS: ALL BILLS ARE DUE UPON RECEIPT, IF NOT PAID WITHIN 30 DAYS, 5% SERVICE FEE WILL BE CHARGED

Total

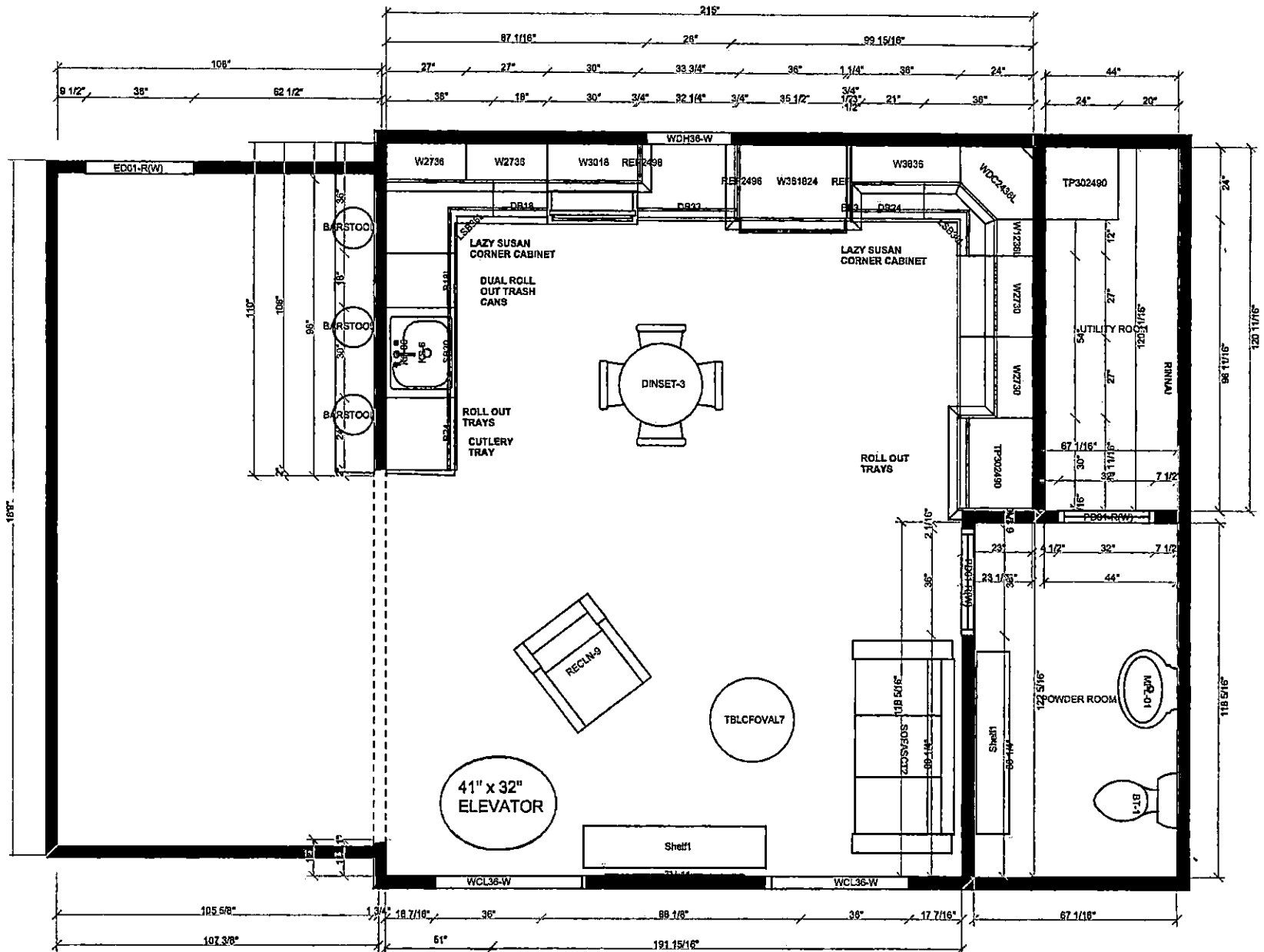
\$12,750.00

oldworldstonemasonry@msn.com

Signature

2019-0223-SPH

2019.02.23 - SPH



All dimensions and size designations must be verified on the site to fit job conditions Client accepts these drawings as is and can use them on its own risk.



Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract

Designed: 01.16.19
Printed: 01.16.19

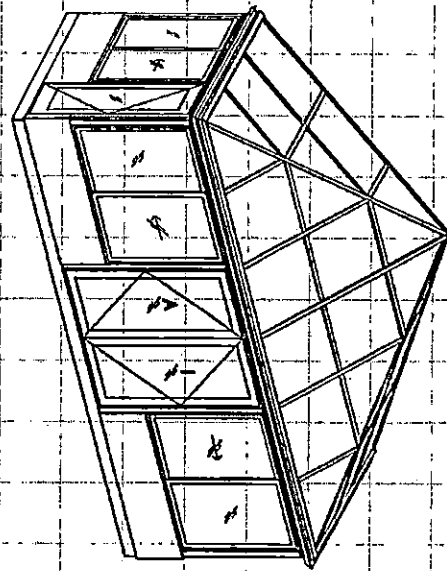
Design: DECKER - GARAGE

Drawing #: 1

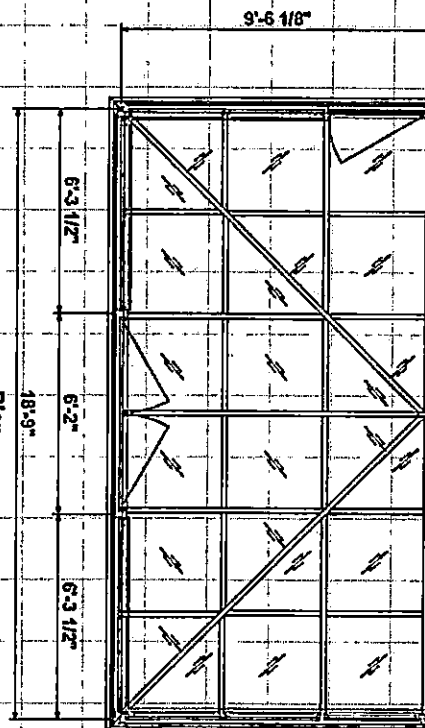
Display settings 1/4" = 1'

192-560.7106

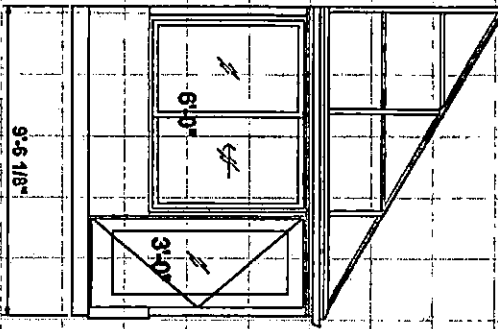
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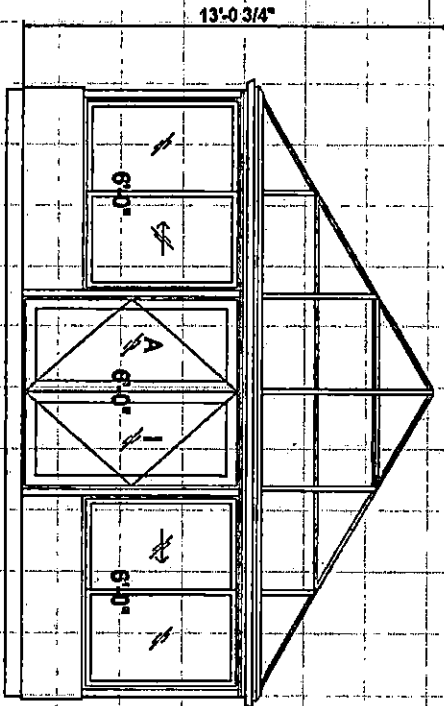
Axonometry



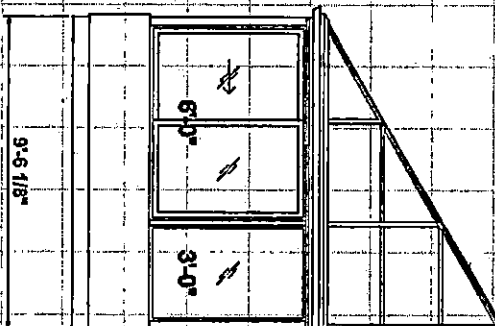
Plan



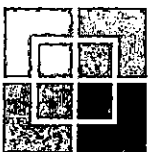
Left Elevation



Front Elevation



Right Elevation

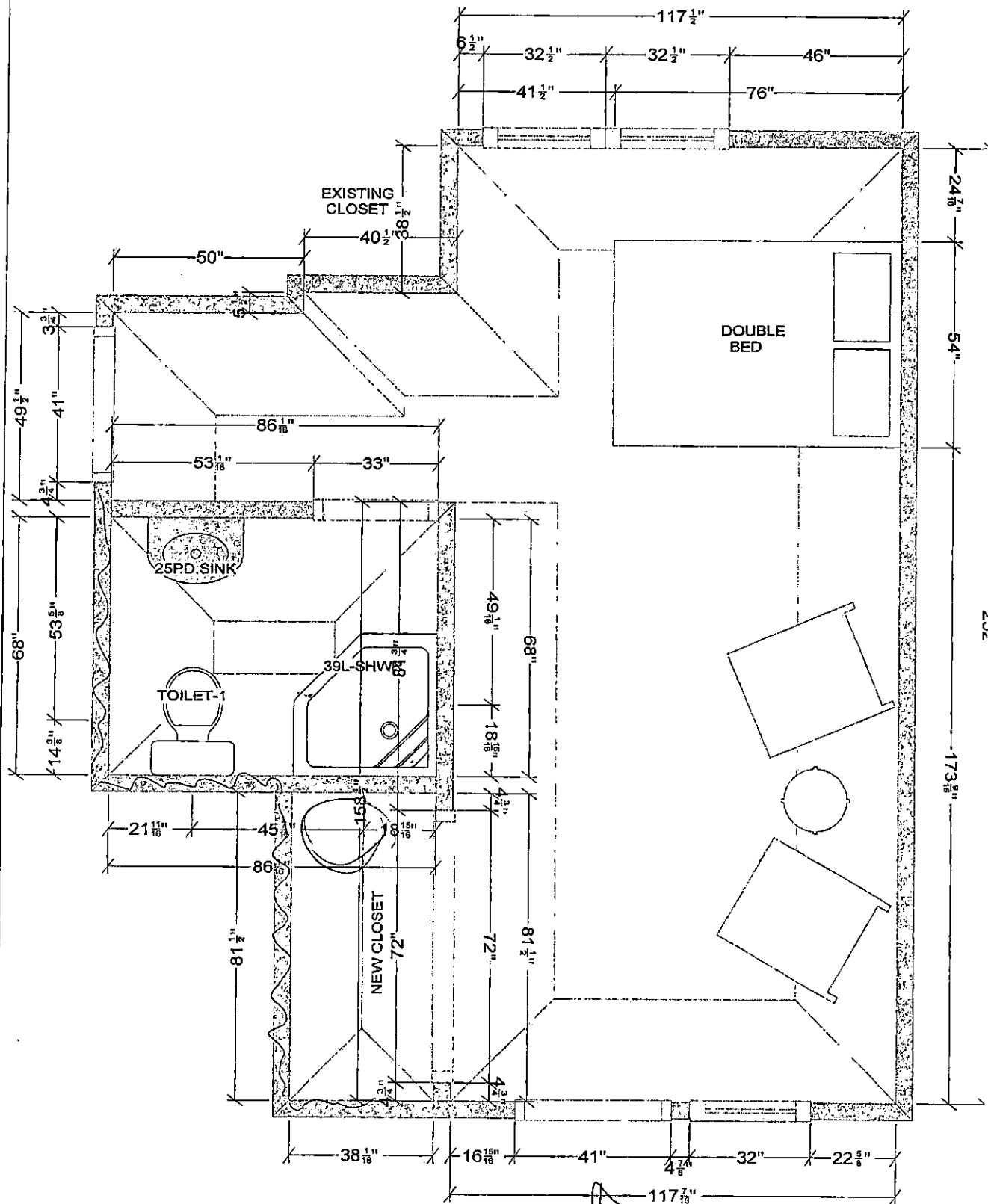


Julie van Campen

7605 Mt. Vista Road • Kingsville, MD 21087

Project No.	Revision #	Revision Date	Revision By	File Name
Date:				dunn01n
Drawn By:				Sheet Number:
Scale:	Project Name:	Notes		
1/2" = 1'-0"		note cannot enter...		

1 of 1



2019-0223-SPA

All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 12/1/201
Printed: 12/4/2015

AG-2000-1110

Old World Stone Masonry, Inc.

12906 FORK ROAD
BALDWIN, MD 21013
410-592-5780
410-967-3153 Mike cell

Estimate

Date	Estimate #
1/2/2019	101098

Julie Van Campen
7605 Mount Vista Road
Kingsville, MD. 21021

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Footer - Dig a 2 foot wide footer at 30" deep and 44 ft. long (3 sides) Install 2 pieces of # 4 re-bar running through Pour 8" of concrete Set four courses of 8" block (this should be 8" above the outside grade) Fill in the top course of block and set bolts for sill plate.		4,400.00	4,400.00
Old World Stone Masonry Inc. will supply all labor, material, equipment and insurance needed to complete job MHIC # 82368			

ESTIMATES ARE ONLY GOOD FOR 30 DAYS DUE TO INCREASES IN MATERIAL COSTS

TERMS: ALL BILLS ARE DUE UPON RECEIPT, IF NOT PAID WITHIN 30 DAYS, 5% SERVICE FEE WILL BE CHARGED

Total

\$12,750.00

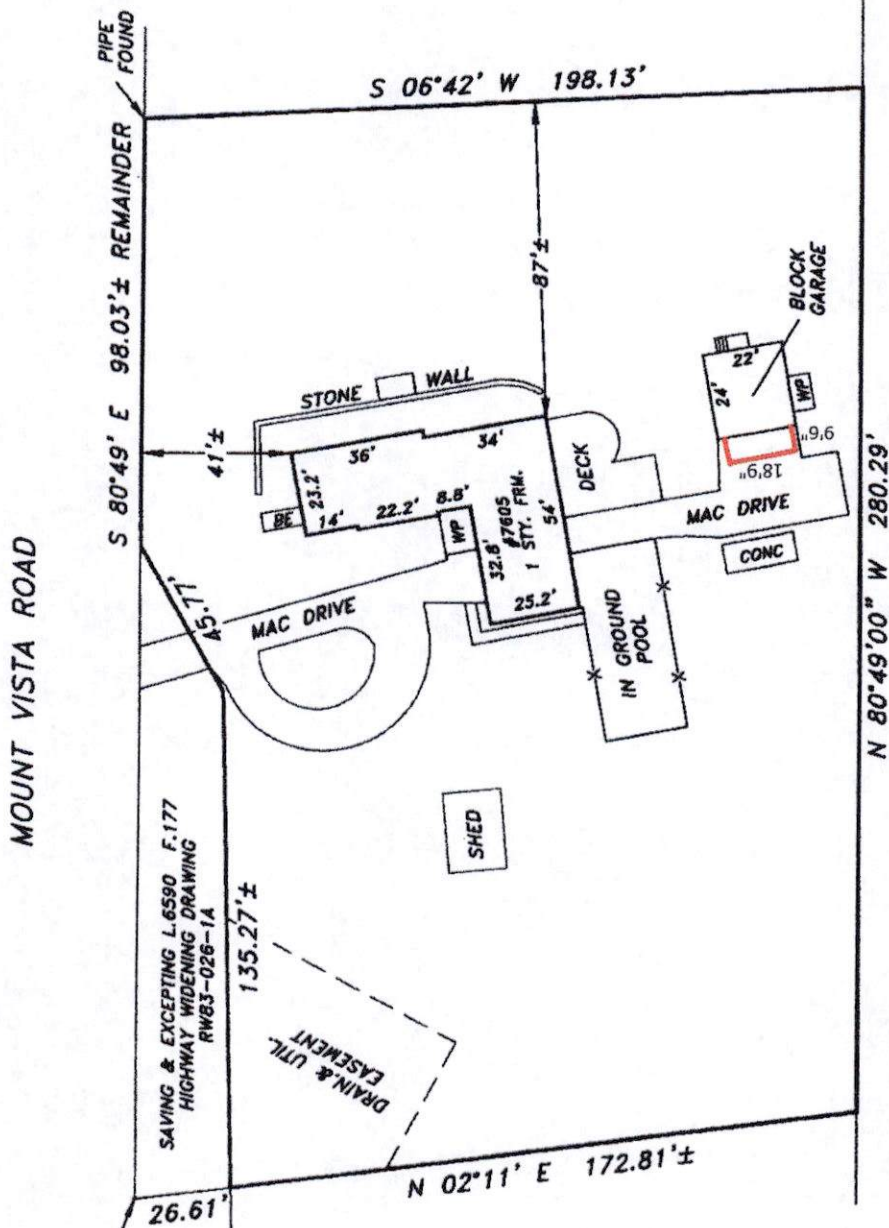
oldworldstonemasonry@msn.com

Signature

2019-0223-SPH

2019-0223-SPH

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING
 ADDRESS: 7605 MOUNT VISTA ROAD OWNERS NAMES: JULIE VAN CAMPEN AND JOHN HOBAGH
 LIBER: 32644 FOLIO: 118 TAX ID: 11-1104050725 DEED REF NO: 2433348EAS
 ZONING MAP 118 SITE ZONED: R3S ELECTION DISTRICT: 11 COUNCIL DISTRICT: 5
 LOT AREA ACREAGE: 1.220ac HISTORIC? NO IN CBCA? NO IN FLOOD PLAIN? NO UTILITIES? WATER IS PRIVATE
 SEWER IS PRIVATE UTILITIES ARE NOT SEPARATE FROM MAIN DWELLING. PRIOR HEARING? NO
 CURRENT AREA OF ACCESSORY STRUCTURE: 528 SQFT ADDITION TO ACCESSORY STRUCTURE: 178 SQFT, 9'6"W,
 18'9" L 13'H TOTAL COMBINED ACCESSORY STRUCTURE AREA (EXISTING + ADDITION): 706 SQFT
 PLAN MODIFIED BY: JULIE VAN CAMPEN 28 JANUARY 2019

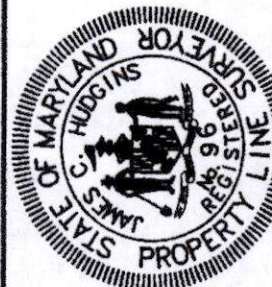


The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:
 7605 MOUNT VISTA ROAD
 as described in a deed
 recorded among the land records of Baltimore County, Maryland in
 Liber 32644, folio 118

PREPARED FOR:

SAGE TITLE GROUP
 THE WISE CHOICE

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins #96
 Property Line Surveyor
 Expiration Date: 3/11/2020

LOCATION DRAWING
 7605 MOUNT VISTA ROAD
 11th ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.
 16205 Old Frederick Rd.
 Mt. Airy, Maryland 21771
 Phone: (410) 442-2031
 Fax: (410) 442-1315
 www.nttsurveyors.com

Scale: 1" = 50'
 Date: 10/17/2018
 Field By: CIP
 Drawn By: CIP
 File No.: 2433348EAS
 Page No.: 1 of 2

GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 2' ±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

APPARENT ENCROACHMENT NOTES:

- 1) There are no apparent encroachments.

JOB SPECIFIC NOTES:

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.08 of the Code of Maryland Annotated Regulations.



7605 MOUNT VISTA ROAD
KINGSVILLE, MARYLAND 21087

PRINTING INSTRUCTIONS:

- 1) With the drawing open in Adobe Reader, select "Print..." in the "File" menu
- 2) Select the desired printer
- 3) Choose the "All" option under "Pages to Print"
- 4) Choose the "Actual size" option under "Page Sizing & Handling"
- 5) To print in COLOR click "Print", for BLACK & WHITE continue to step 6
- 6) Click the "Properties" button
- 7) Choose the "Imaging" tab
- 8) Check the "Print text as black" & "Print graphics as black" boxes (this will remain the default until unchecked)
- 9) Click "OK"
- 10) Click "Print"

SURVEYOR LEGEND:

Property Lines:	—————	Fence Line (Metal, Wire):	———*
Buildings:	—————	Fence Line (Wood, Plastic):	———//
Improvements:	—————	Right of Way:	———- - - -
Building Restriction Line:	———	100 Year Flood Plain:	———
Easement Lines:	———	Forest Conservation:	———
Easement Lines:	———	Septic Reserve Areas:	———
Old Lot Lines:		Overhangs:	———

NTT Associates, Inc.

16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Subject property is shown in Zone X
on the FIRM Map of Baltimore County,
Maryland on Community Panel Number
240010 0295 G, effective 5/5/2014

Drawing # 243334BEAS

Page No.: 2 of 2

2019-0223 SPH

2019-0223-SH

MOUNT VISTA ROAD

P.O.B.
32644/118

26.61'

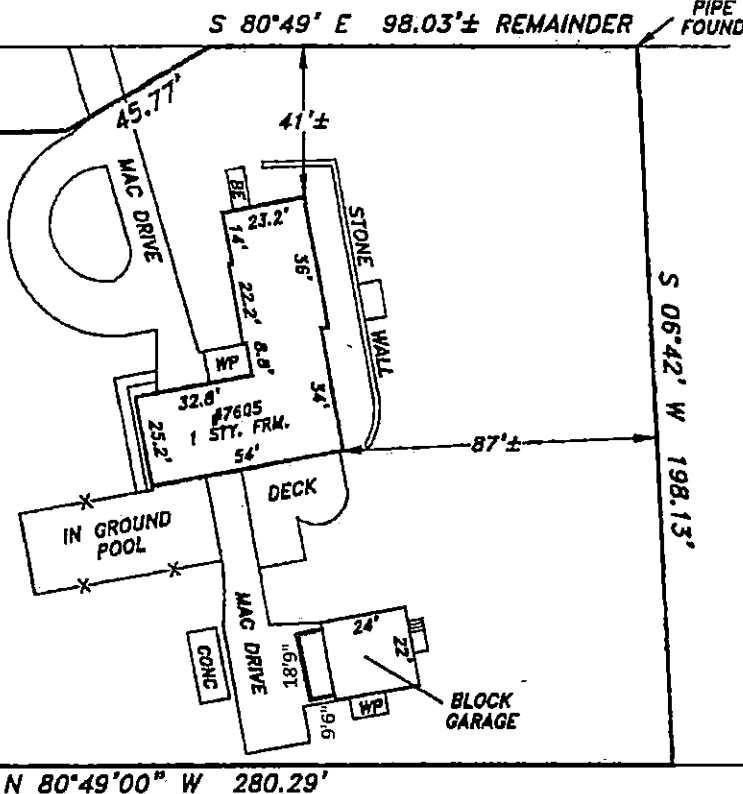
SAVING & EXCEPTING L.6590 F.177
HIGHWAY WIDENING DRAWING
RW83-026-1A

135.27'±

DRAIN & UTIL
EASEMENT

N 02°11' E 172.81'±

SHED



N 80°49'00" W 280.29'

S 80°49' E 98.03'± REMAINDER

PIPE
FOUND

S 06°42' W 198.13'

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING.
ADDRESS: 7605 MOUNT VISTA ROAD OWNER'S NAMES: JULIE VAN CAMPEN AND JOHN HOBAUGH
LIBER: 32644 FOLIO: 118 TAX ID: 11-1104050725 DEED REF NO: 243334BEAS
ZONING MAP 30-10 SITE ZONED: RCS ELECTION DISTRICT: 11 COUNCIL DISTRICT: 5
LOT AREA ACREAGE: 1.220ac HISTORIC? NO IN CBCA? NO IN FLOOD PLAIN? NO UTILITIES? WATER IS PRIVATE
SEWER IS PRIVATE UTILITIES ARE NOT SEPARATE FROM MAIN DWELLING. PRIOR HEARING? NO
CURRENT AREA OF ACCESSORY STRUCTURE: 528 SQFT ADDITION TO ACCESSORY STRUCTURE: 178 SQFT, 9'6"W,
18'9"L 13'H TOTAL COMBINED ACCESSORY STRUCTURE AREA (EXISTING + ADDITION): 706 SQFT
PLAN MODIFIED BY: JULIE VAN CAMPEN 28 JANUARY 2019

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:

7605 MOUNT VISTA ROAD
as described in a deed

recorded among the land records of Baltimore County, Maryland in
Liber 32644 , folio 118

PREPARED FOR:



SAGE TITLE GROUP
THE WISE CHOICE

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins
Property Line Surveyor #96
Expiration Date: 3/11/2020

LOCATION DRAWING
7605 MOUNT VISTA ROAD
11th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Scale: 1" = 50'
Date: 10/17/2018
Field By: CIP
Drawn By: CIP
File No.: 243334BEAS
Page No.: 1 of 2

PET. EX. 1

MOUNT VISTA ROAD

P.O.B.
32644/118

26.61'

SAVING & EXCEPTING L.6590 F.177
HIGHWAY WIDENING DRAWING
RW83-026-1A

135.27'±

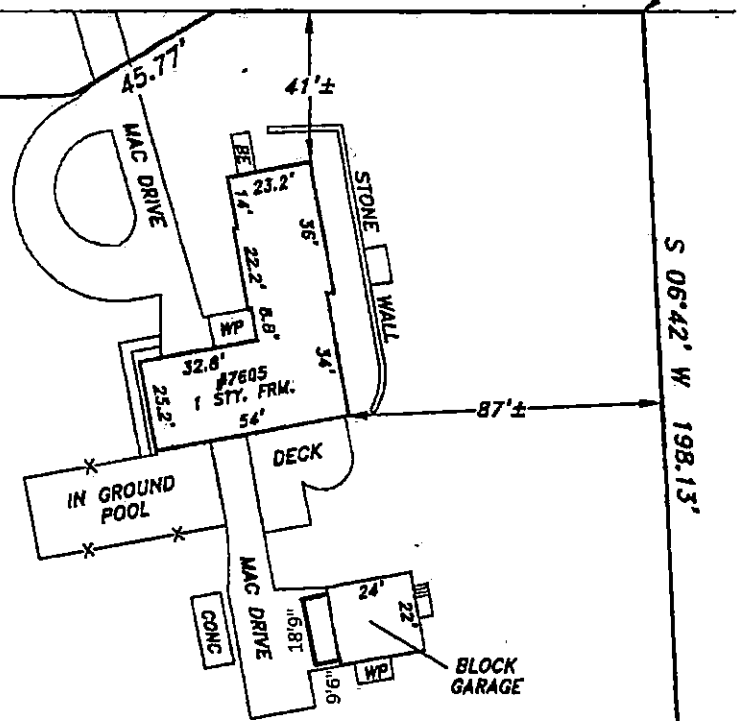
DRAIN & UTIL
EASEMENT

N 02°11' E 172.81'±

SHED

S 80°49' E 98.03'± REMAINDER

PIPE
FOUND



N 80°49'00" W 280.29'

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING
ADDRESS: 7605 MOUNT VISTA ROAD OWNER'S NAMES: JULIE VAN CAMPEN AND JOHN HOBAUGH
LIBER: 32644 FOLIO: 118 TAX ID: 11-1104050725 DEED REF NO: 243334BEAS
ZONING MAP 36-112 SITE ZONED: RCS ELECTION DISTRICT: 11 COUNCIL DISTRICT: 5
LOT AREA ACREAGE: 1.220ac HISTORIC? NO IN CBCA? NO IN FLOOD PLAIN? NO UTILITIES? WATER IS PRIVATE
SEWER IS PRIVATE UTILITIES ARE NOT SEPARATE FROM MAIN DWELLING. PRIOR HEARING? NO
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Field By:	CIP
Drawn By:	CIP
File No.:	243334BEAS
Page No.:	1 of 2

2019.0223.S4H

2019-0223-SPH

GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 2' ±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

APPARENT ENCROACHMENT NOTES:

- 1) There are no apparent encroachments.

JOB SPECIFIC NOTES:

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation 12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

0' 50' 100' 150'



7605 MOUNT VISTA ROAD
KINGSVILLE, MARYLAND 21087

PRINTING INSTRUCTIONS:

- 1) With the drawing open in Adobe Reader, select "Print..." in the "File" menu
- 2) Select the desired printer
- 3) Choose the "All" option under "Pages to Print"
- 4) Choose the "Actual size" option under "Page Sizing & Handling"
- 5) To print in COLOR click "Print", for BLACK & WHITE continue to step 6
- 6) Click the "Properties" button
- 7) Choose the "Imaging" tab
- 8) Check the "Print text as black" & "Print graphics as black" boxes (this will remain the default until unchecked)
- 9) Click "OK"
- 10) Click "Print"

SURVEYOR LEGEND:

Property Lines:	_____	Fence Line (Metal, Wire):	_____x_____
Buildings:	_____	Fence Line (Wood, Plastic):	_____//_____
Improvements:	_____	Right of Way:	_____
Building Restriction Line:	_____	100 Year Flood Plain:	_____
Easement Lines:	_____	Forest Conservation:	_____
Easement Lines:	_____	Septic Reserve Areas:	_____
Old Lot Lines:	_____	Overhangs:	_____

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Subject property is shown in Zone X
on the FIRM Map of Baltimore County,
Maryland on Community Panel Number
240010 0295 G, effective 5/5/2014

Drawing # 243334BEAS

Page No.: 2 of 2

PAI # 110410

2300010541 Pt. Bk./Folio # MP99057

Lot # 1

PAI # 110410

1120067260

Pt. Bk. 0000069, Folio 0033

PAI # 110711

PAI # 110711

2017-0019-A

Lot # 8

2200028729

PAI # 110711

PAI # 110711

Pt. Bk./Folio # 069033

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

PAI # 110711

1104036641

1107060280

2017-0007-A

MOUNT VISTA RD

SITE

11 ED

7605

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

1104050725

1102001420

7611

PAI # 118016

Lot # 3

Pt. Bk. 0000040, Folio 0033

1700 023

Pt. Bk./Folio # 040033A

PAI # 118016

1993-0116-A

064A2

RC5

5 CD NE 12-J

PAI # 111126

PAI # 111126

1113086080

PAI # 111126

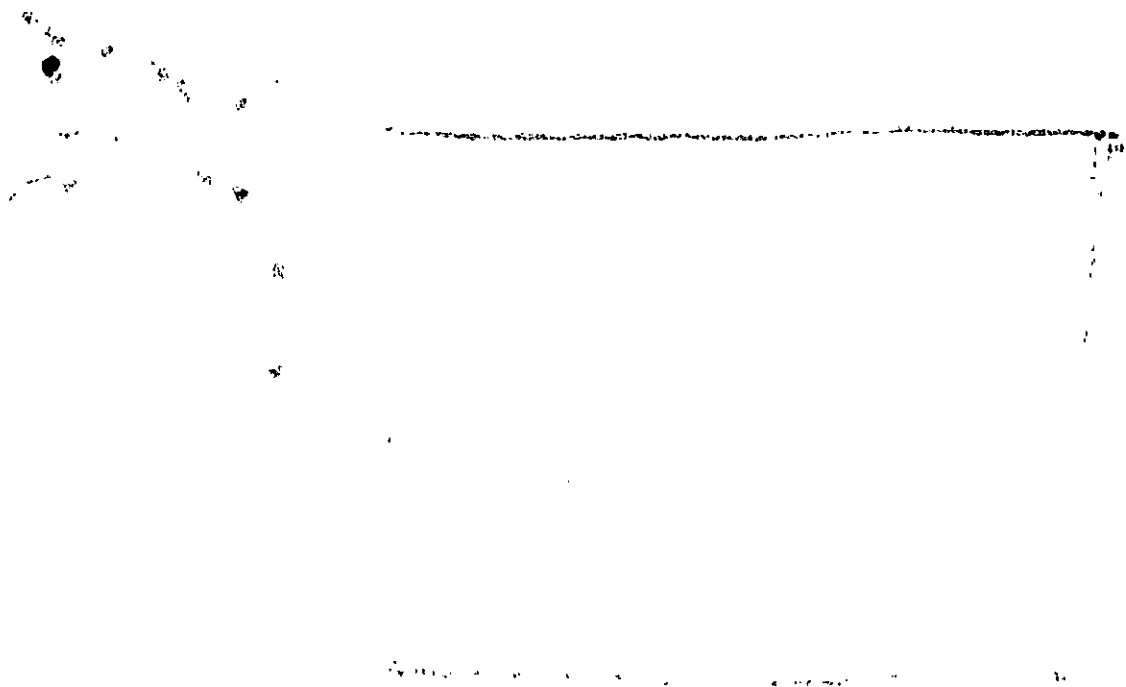
Pt. Bk./Folio # MP14020

PAI # 111126

1119032101

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

2019-0223 SAH



1998-1999