

M E M O R A N D U M

DATE: May 16, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0271-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 15, 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
(12508 Jerusalem Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Patricia C. McCartin	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0271-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 owner of the property, Patricia C. McCartin (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed dwelling addition with a building set back from the lot line of 16 feet in lieu of the minimum required 50 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated March 26, 2019, indicating Ground Water Management must review any proposed building permit(s) for addition(s), especially since the property is served by well and septic.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 24, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 4-16-19

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 Petitioner.

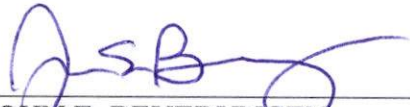
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of **April, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed dwelling addition with a building set back from the lot line of 16 feet in lieu of the minimum required 50 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the DEPS ZAC comment, dated March 26, 2019; a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

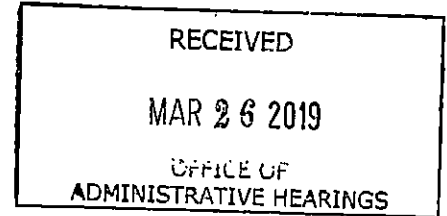
Date 4-16-19

By [Signature]

(12v) 4-8-19

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: March 26, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0271-A
Address 12508 Jerusalem Road
(McCartin Property)

Zoning Advisory Committee Meeting of **March 25, 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 building permit(s) for addition(s), especially since the property is served by well and septic; and the septic system may need to be upgraded if any bedrooms are being added.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 4-16-19

By [Signature]



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 12508 Jerusalem Rd, Kingsville, MD Currently zoned RC5
 Deed Reference 0035518 / 212 10 Digit Tax Account # 1102088630
 Owner(s) Printed Name(s) Patricia McCartin

(SELECT THE HEARING(S) BY MARKING ☒ 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:

- ☒ ADMINISTRATIVE VARIANCE from Section(s) 1A04.3.B.2.b, BC2R, to permit a proposed dwelling addition with a building setback from the lot line of 16 feet in lieu of the minimum required 50 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):

Patricia McCartin

Name #1 - Type or Print

Name #2 - Type or Print

Patricia C. McCartin

Signature #1

Signature #2

12508 Jerusalem Rd, Kingsville, MD

Mailing Address

City

State

21087, 410-592-8716,

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Roy Witherite

Name - Type or Print

Signature

12508 Jerusalem Rd, Kingsville, MD

Mailing Address

City

State

21087, 443-904-0072

Zip Code

Telephone #

Email Address

roywitherite@gmail.com

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 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

2019-0271-A

Filing Date

3/15/2019

Estimated Posting Date

3/24/2019

Reviewer

JNP

Affidavit in Support of Administrative Variance

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

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

Address: 12508 Jerusalem Rd, Kingsville MD 21087
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)

With much hard work and sacrifice, my very small home was built by my husband and family more than 50 years ago. Sadly, my husband recently passed away. Maintaining my home on a very limited fixed income independently is an extreme hardship. It would now be of great benefit to me if my daughter and son-in-law could share my home. To make this possible, we would need a modest addition to the house. Therefore, I am asking for a variance to allow the remodel to take place. Our closest neighbor, and the only one in proximity to the proposed addition, is quite agreeable to the necessary change. Thank you for your consideration of my situation. We chose to go north with the addition because of the location of the driveway & the topography of the lot.
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Patricia C. McCartin
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Patricia C. McCartin
Name- Print or Type

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:

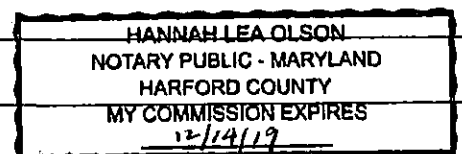
I HEREBY CERTIFY, this 12th day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Patricia McCartin

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

AS WITNESS my hand and Notaries Seal

Hannah Olson
Notary Public
12/14/19
My Commission Expires



Affidavit in Support of Administrative Variance

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

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

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

Patricia C. McCartin
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Patricia C. McCartin
Name- Print or Type

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 12th day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

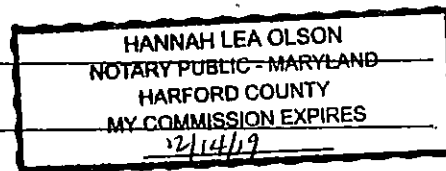
Print name(s) here: Patricia McCartin

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

AS WITNESS my hand and Notaries Seal

Hannah Olson
Notary Public

12/14/19
My Commission Expires





ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 12508 Jerusalem Rd, Kingsville, MD Currently zoned RC 5
 Deed Reference 0035518 / 212 10 Digit Tax Account # 1102089630
 Owner(s) Printed Name(s) Patricia McCartin

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1 A04.3.B, 2.b, BC2R, to permit a proposed dwelling addition with a building setback from the lot line of 16 feet in lieu of the minimum required 50 feet.

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

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raise, 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):

Patricia McCartin

Name #1 - Type or Print

Name #2 - Type or Print

Patricia C. McCartin

Signature #1

Signature #2

12508 Jerusalem Rd, Kingsville, MD

Mailing Address

City

State

21087 / 410-592-8716 /

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Roy Withevit

Name - Type or Print

Roy S. Withevit

Signature

12508 Jerusalem Rd, Kingsville, MD

Mailing Address

City

State

21087 / 443-904-0072 /

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 16 day of April, 2019, 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

2019-0271-A

Filing Date

3/15/2019

Estimated Posting Date

3/24/2019

Reviewer

JNP

Zoning Property Description for 12508 Jerusalem Rd; Kingsville, MD 21087

Beginning at a point on the north side of Jerusalem Road which is 30 feet wide at a distance of 5,280 feet east of the centerline of the nearest improved intersecting street, Chapman Road, which is 30 feet wide. The property is part of the Burman Property; Lot #3 and is found *on Burman Property Health Master dated July 20, 1989,* located in Election District 11; Council District 5CD. The total area of the lot is 1.003 acres. The tax number is #1102088630.

2019-0271-A

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Saturday, April 6, 2019 8:23 PM
To: Administrative Hearings
Subject: 2019-0271-A

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0271-A
PETITIONER/DEVELOPER
PATRICIA
McCAETIN
DATE OF HEARING/CLOSING
4/8/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
12508 JERUSALEM ROAD SIGN #2

THIS SIGN(S) POSTED ON March 24, 2019 April 5, 2019
(MONTH, DAY, YEAR)

SINCERELY
Martin Ogle 3/24/19
SIGNATURE OF SIGN POSTER

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

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
PUBLIC HEARING ?
4/8/19

CERTIFICATE OF POSTING

CASE NO. 2019-0271-A

PETITIONER/DEVELOPER

Patricia

McCaig

DATE OF HEARING/CLOSING

4/8/19

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

LADIES AND GENTLEMAN:

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

12508 JERUSALEM ROAD

SKWH1

THIS SIGN(S) POSTED ON

March 24, 2019

April 5, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogilvie 3/24/19

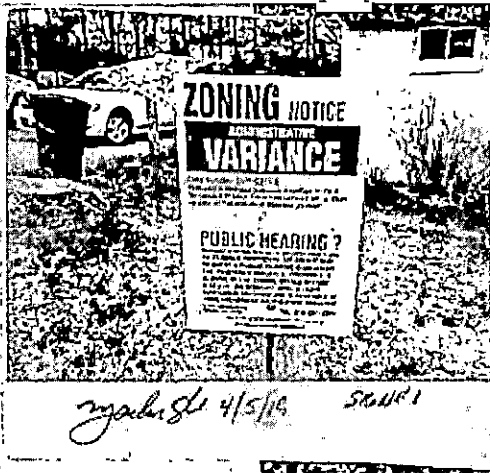
SIGNATURE OF SIGN POSTER

MARTIN OGILVIE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443.629-3411



Sent from my iPhone

CERTIFICATE OF POSTING

CASE NO. 2019-0271-A

PETITIONER/DEVELOPER

PATRICIA

MCCARTIN

DATE OF HEARING/CLOSING

4/8/19

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

LADIES AND GENTLEMAN :

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

12508 JERUSALEM ROAD
SIGN #1

THIS SIGN(S) POSTED ON March 24, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/24/19
SIGNATURE OF SIGN POSTER

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case Number: 2019-0271-A

TO PLANT A PROPOSED DWELLING ADDITION WITH A
BUILDING SETBACK FROM THE LOT LINE OF 16 FEET
IN LINE OF THE MINIMUM REQUIRED 50 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, APRIL 8, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

181 W. CHEAPWALK AVE.
TOWSON, MD 21204

TEL. 410-887-3391

FOR MORE INFORMATION, VISIT OUR WEBSITE: WWW.BALTIMORECOUNTY.MD OR CALL 410-887-3391

MEETING IS HANDICAP ACCESSIBLE

myanmar 3/24/19 SIGN #1

CERTIFICATE OF POSTING

CASE NO. 2019-0271-A

PETITIONER/DEVELOPER

PATRICIA
MCCARTIN

DATE OF HEARING/CLOSING

4/8/19

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

ATTENTION :

LADIES AND GENTLEMAN :

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

12508 JERUSALEM ROAD
SIGN #2

THIS SIGN(S) POSTED ON

March 24, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/24/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case Number: 2019-0271-A

TO PRESENT A PROPOSED DWELLING ADDITION WITH A
BUILDING SETBACK FROM THE LOT LINE OF 16 FEET IN
LIEU OF THE MINIMUM REQUIRED 50 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 20-127(D) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, APRIL 8, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD 21204



TEL. 410-887-3391

SEE HOW WE SERVE YOUR TOWN AND PEOPLE SERVING AS THE BUREAU OF THE ZONING OFFICE. VISITING FROM 10 AM TO 4 PM.

MEETING IS HANDICAP ACCESSIBLE

yearmingle 3/24/19 S16N#2

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0271 -A Address 12508 Jerusalem Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/15/2019 Posting Date: 3/24/2019 Closing Date: 4/8/2019

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- 0271 -A Address 12508 Jerusalem Road
Petitioner's Name Patricia McCartin Telephone 410-592-8716
Posting Date: 3/24/2019 Closing Date: 4/8/2019
Wording for Sign: To Permit a proposed dwelling addition with a building setback from the lot line of 16 feet in lieu of the minimum required 50 feet

Revised 6/30/2019

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

No. **181944**

Date: **3/15/2019**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/15/2019 3/15/2019 10:51:13 1
 REG-USD1 WALKIN LJR
 >>RECEIPT 837647 3/15/2019 OFLN

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

Recd Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Roy D. Witherite**

For: **2019-0271-A - 12508 Jerusalem Road**
Adm. Variance (Patricia McCartin)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 9, 2019

Patrica McCartin
12508 Jerusalem Road
Kingsville MD 21087

RE: Case Number: 2019-0271-A, 12508 Jerusalem 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 March 15, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/k

Enclosures

c: People's Counsel
Roy Witherite 12508 Jerusalem Road Kingsville MD 21087

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 3/20/19

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

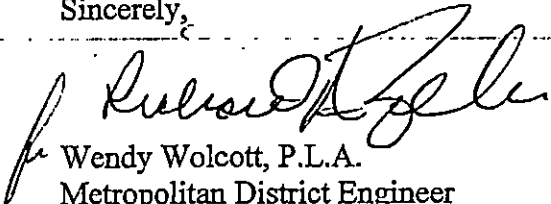
Dear Ms. Lewis:

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. 2019-0271-A

*Administrative Variance
Patricia McCartin
12508 Jerusalem 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,



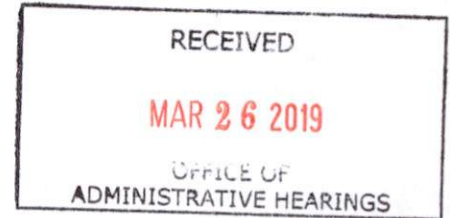
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

(wv) 4-8-19

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: March 26, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0271-A
Address 12508 Jerusalem Road
(McCartin Property)

Zoning Advisory Committee Meeting of **March 25, 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 building permit(s) for addition(s), especially since the property is served by well and septic; and the septic system may need to be upgraded if any bedrooms are being added.

Reviewer: Dan Esser

CASE NO. 2019- 0271-AVCHECKLIST

<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>3-26</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-20</u>	STATE HIGHWAY ADMINISTRATION	<u>No object</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>3-24-19</u>	by <u>Dgle</u>
SIGN POSTING (2 nd)	Date: <u>4-5-19</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Missing Photos 4-15-19

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		HOMEOWNERS TAX CREDIT			
Account Identifier:		District - 11 Account Number - 1102088630			
Owner Information					
Owner Name:		MCCARTIN PATRICIA CARROLL MCCARTIN WILLIAM F		Use:	RESIDENTIAL
Mailing Address:		12508 JERUSALEM RD KINGSVILLE MD 21087-1102		Principal Residence:	YES
				Deed Reference:	/35518/ 00212
Location & Structure Information					
Premises Address:		12508 JERUSALEM RD KINGSVILLE 21087-1102		Legal Description:	NS JERUSALEM RD .874 AC 2100 E GLENBAUER RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0055	0015	0206		0000	2018
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1963		616 SF		38,070 SF	
Property Land Area		County Use			
38,070 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	STUCCO	1 full	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
				As of	
				07/01/2019	
Land:	98,500	98,500			
Improvements	72,200	75,800			
Total:	170,700	174,300		171,900	173,100
Preferential Land:	0				0
Transfer Information					
Seller: MCCARTIN PATRICIA CARROLL		Date: 10/30/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /35518/ 00212		Deed2:	
Seller: BURMAN CHARLES A		Date: 10/30/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /35518/ 00205		Deed2:	
Seller: BURMAN WILLIAM A G USE 87-88		Date: 03/26/1971		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05174/ 00695		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:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0271-A **Reviewer:** Jeffrey Perlow
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Patricia McCartin
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 12508 JERUSALEM RD

Location: N/S of Jerusalem Road, 5,280 E of Chapman Road.

Existing Zoning: RC5

Area: 1,003

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed dwelling addition with a building set back from the lot line of 16 feet in lieu of the minimum required 50 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/08/2019

Miscellaneous Notes:



Proposed Addition Area

2019-0271-A



Proposed Addition Area

2019-0271-A



Distance of proposed addition corner to property line.

2019-0271-A



View of closest neighbor from property line

2019-0271-A



Existing house

2019-0271-A

12504

1111016125

12514

1600000925

NE 16-K

2200002075

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

Pt. Bk./Folio # 048119
PAI # 110306
2018-0106-A
2019-0016-A
PAI # 110306
1979-0078-A
PAI # 110306
Pt. Bk. 0000048, Folio 0119
PAI # 110665
Pt. Bk./Folio # 065032
Pt. Bk. 0000065, Folio 0032
PAI # 110665

11 ED

055B2

RC 5

12508

1102088630

5 CD

JERUSALEM RD

12511

1111039350

NE 15-K

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

1102059710

1700002353

2019-0271-C