

MEMORANDUM

DATE: July 29, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0303-^{SPHA}~~A~~ - Appeal Period Expired

The appeal period for the above-referenced case expired on July 25, 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.'

/dlw

c: ☒ Case File
Office of Administrative Hearings

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(1122 Castanea Ct.) *

8th Election District *

2nd Council District *

Joseph Thomas Lorenz, IV, *Legal Owner* *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0303-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Joseph Thomas Lorenz, IV, legal owner (“Petitioner”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to amend the Final Development Plan for Lot 1 of Castanea. A Petition for Variance was filed to permit a proposed dwelling with a side setback of 47.5 feet in lieu of the required 50 feet, and to amend the development plan for Castanea, Lot 1. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1.

Ben Battaglia and Peggy White appeared in support of the requests. John B. Gontrum, Esq. represented Petitioner. 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”). That agency did not oppose the request.

SPECIAL HEARING

The petition for Special Hearing is in essence a housekeeping matter. The Final Development Plan for Castanea will need to be amended to reflect the 47.5 ft. setback variance granted herein. This represents only a 5% reduction in the 50 ft. setback required. As such I believe the proposed

ORDER RECEIVED FOR FILING

Date 6/25/19

By sen

amendment is within the "spirit and intent of the original plan" as required by BCZR §1B01.3.A.7,
and the petition will therefore be granted.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The lot has an irregular shape and grade changes across the site. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be required to raze and relocate the existing foundation. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 25th day of **June, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing to amend the Final Development Plan for Lot 1 of Castanea, to reflect the variance granted herein, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed dwelling with a side setback of 47.5 feet in lieu of the required 50 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at 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, Petitioner would be required

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Date 6/25/19
By Sen

- to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comment submitted by the DEPS, a copy of which is attached hereto.
 3. Petitioner must submit to the Office of Administrative Hearings ("OAH") within 15 days of the date hereof an amended site plan showing the 20' wide strip separating the subject property from Lot 15.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 6/25/19

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 1122 Castanea Court

which is presently zoned RC5

Deed References: 40040/00179

10 Digit Tax Account # 2 5 0 0 0 1 3 4 2 8

Property Owner(s) Printed Name(s) Joseph Thomas Lorenz IV

(SELECT THE HEARING(S) BY MARKING **X** 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 amended Final Development Plan for Lot 1 of Castanea

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

3. ☒ **a Variance** from Section(s)

1A04.3.B.2.b - Building Setbacks - To permit a proposed dwelling with a side setback of 47.5 feet in lieu of the required 50 feet, and to amend the development plan for Castanea, Lot 1.

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)

To be presented at hearing.

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

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

John B Gontrum

Name- Type or Print

Signature

Towson Commons, Suite 300, One West Pennsylvania Ave

Towson

MD

Mailing Address

City

State

21204

410-832-2055

jgontrum@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Joseph T. Lorenz IV

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

512 Roland Avenue

Baltimore

MD

Mailing Address

City

State

21208

410-486-0425

jlorenz@lorenzinc.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Matthew S Sichel

Name - Type or Print

Signature

936 Ridgebrook Road

Sparks

MD

Mailing Address

City

State

21152

410-316-7894

matthew.sichel@kci.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0303-A

Filing Date 04/17/19

Do Not Schedule Dates: _____

Reviewer gh

ZONING PROPERTY DESCRIPTION FOR 1122 CASTANEA COURT

Part A

Beginning at a point on the west side of Castanea Court, which is 50 feet wide at a distance of 2,424 feet southwest of the centerline of Falls Road (MD 25) which has a varying right-of-way width.

Part B

Being Lot #1, in the subdivision of Castanea as recorded in Baltimore County Plat Book #79, Folio #671, containing 2.67 acres/116,437.94 square feet. Located in the 8th Election District and 2nd Council District.

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:

6/4/2019

Order #: 11750518
Case #: 2019-0303-SPHA
Description:

NOTICE OF ZONING HEARING CASE NUMBER:
2019-0303-SPHA



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: 2019-0303-SPHA

122 Castanea Court

W/side of Castanea Court, s/west of Falls Road

8th Election District - 2nd Councilmanic District

Legal Owners: Joseph T. Lorez, IV

Special Hearing to amend the Final Development Plan for Lot 1 of Castanea. Variance to permit a proposed dwelling with a side setback of 47.5 ft. in lieu of the required 50 ft., and to amend the Final Development Plan for Castanea, Lot 1.

Hearing: Monday, June 24, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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.

je4

Sherry Nuffer

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Thursday, June 20, 2019 9:29 PM
To: Administrative Hearings
Subject: Certification Case # 2019-0303-SPHA Castanea Court
Attachments: Castanea Ct. Cert..jpeg; Castanea Photos .docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

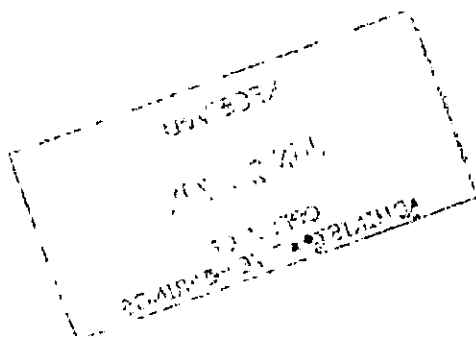
Hi Debbie,

Here is another Cert. and photos for your records of Case # 2019-0303-SPHA Castanea Court.
Thank you,

Linda

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





SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 6/20/2019

Case Number: 2019-0303-SPHA

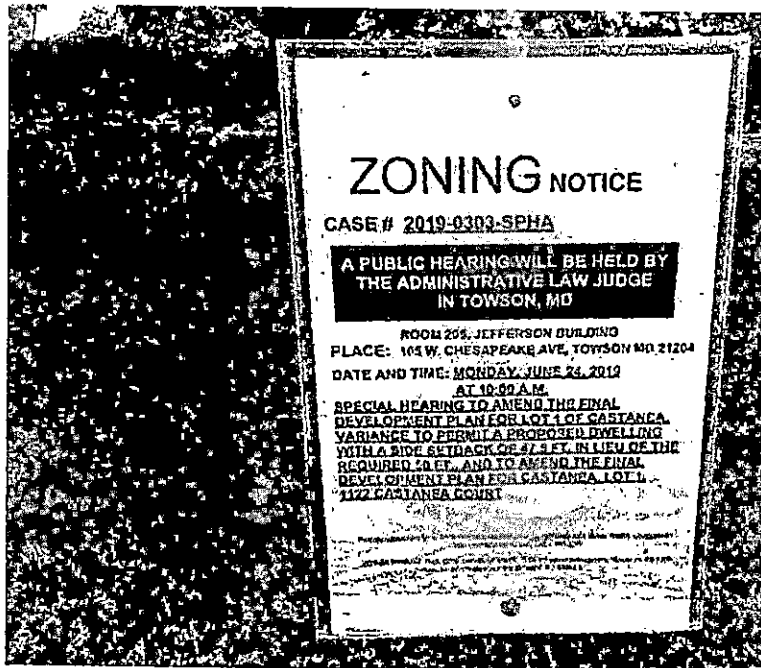
Petitioner / Developer: JOHN GONTRUM, ESQ. ~ JOSEPH LORENZ ~
MATTHEW SICHEL of KCI TECHNOLOGIES, INC.

Date of Hearing: JUNE 24, 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:
1122 CASTANEA COURT

The sign(s) were posted on: JUNE 2, 2019

The sign(s) were re-photographed on: JUNE 20, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

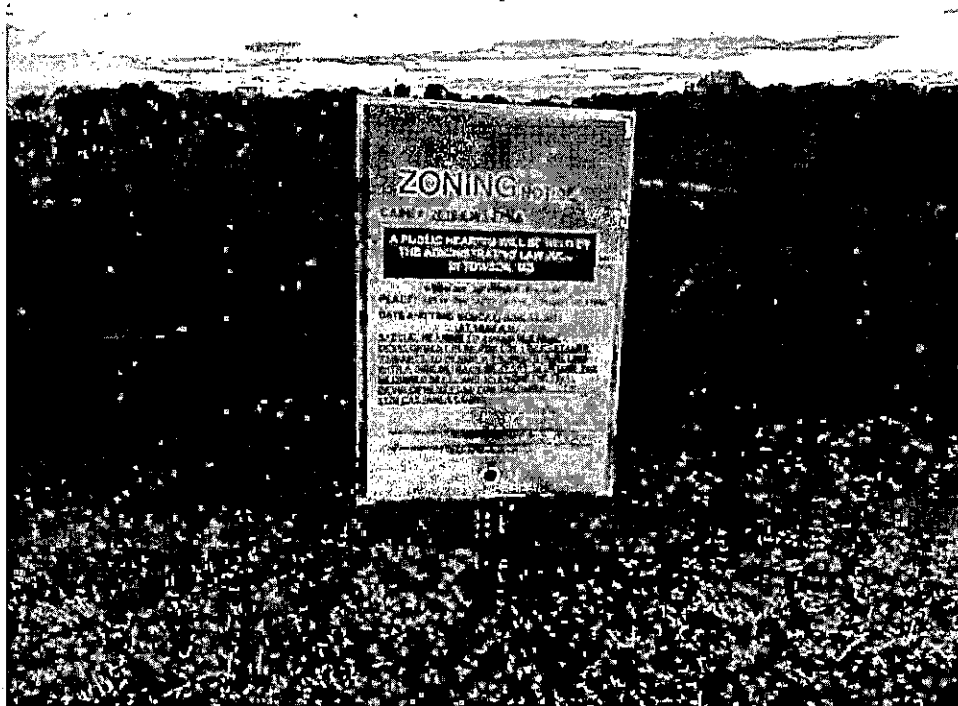
523 Penny Lane
(Street Address of Sign Poster)

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

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



Re-Photographed 1st Sign @ 1122 Castanea Court ~ 6/20/2019



Re-Photographed 2nd Sign @ 1122 Castanea Court ~ 6/20/2019

CASE # 2019-0303-SPHA

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/2/2019

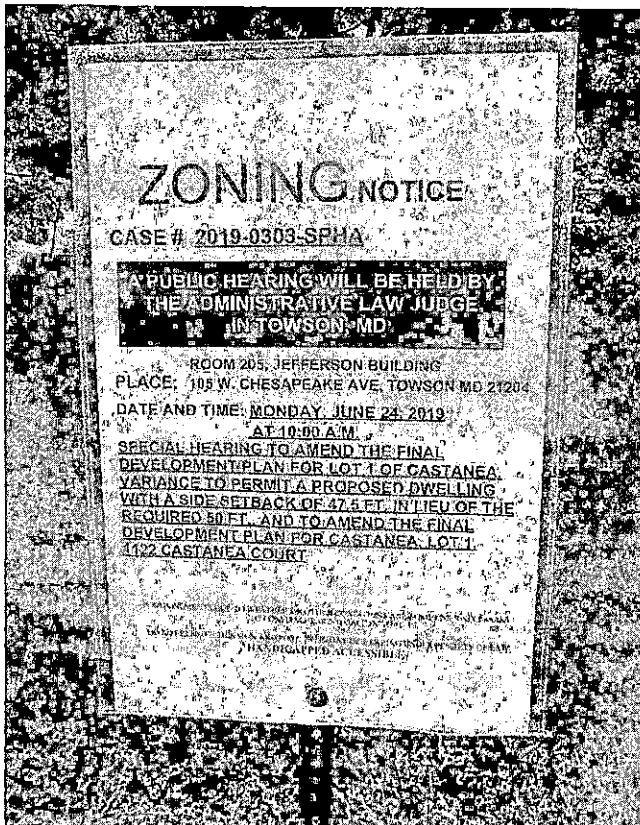
Case Number: 2019-0303-SPHA

Petitioner / Developer: JOHN GONTRUM, ESQ. ~ JOSEPH LORENZ ~
MATTHEW SICHEL of KCI TECHNOLOGIES, INC.

Date of Hearing: JUNE 24, 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:
1122 CASTANEA COURT

The sign(s) were posted on: JUNE 2, 2019



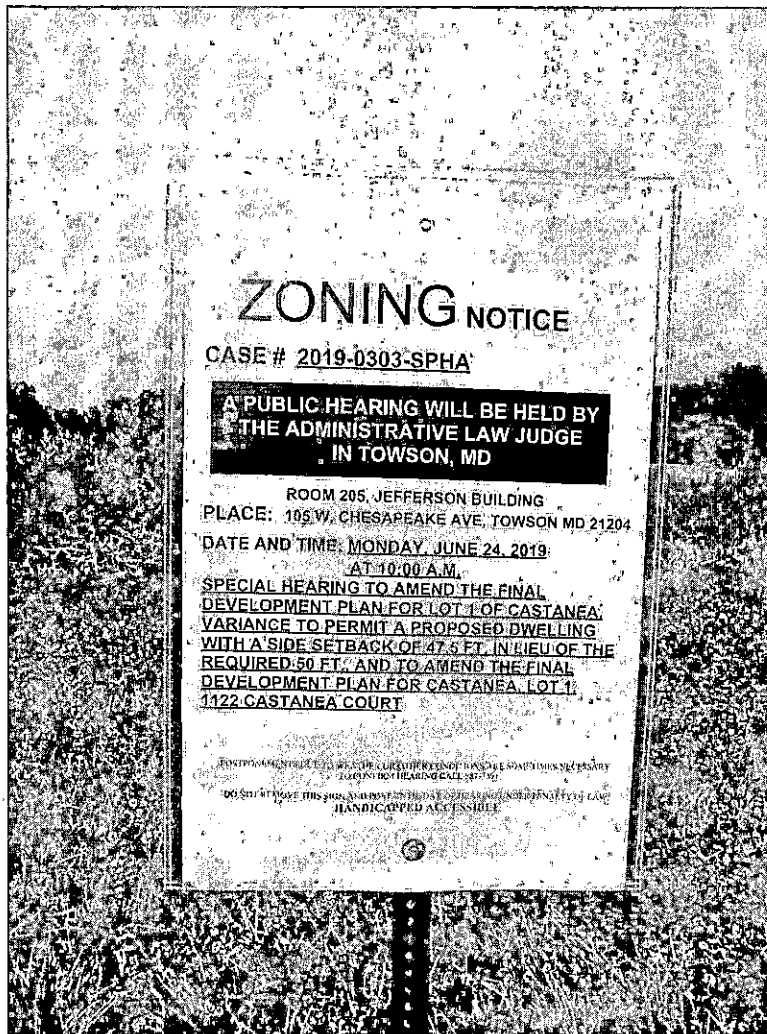
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

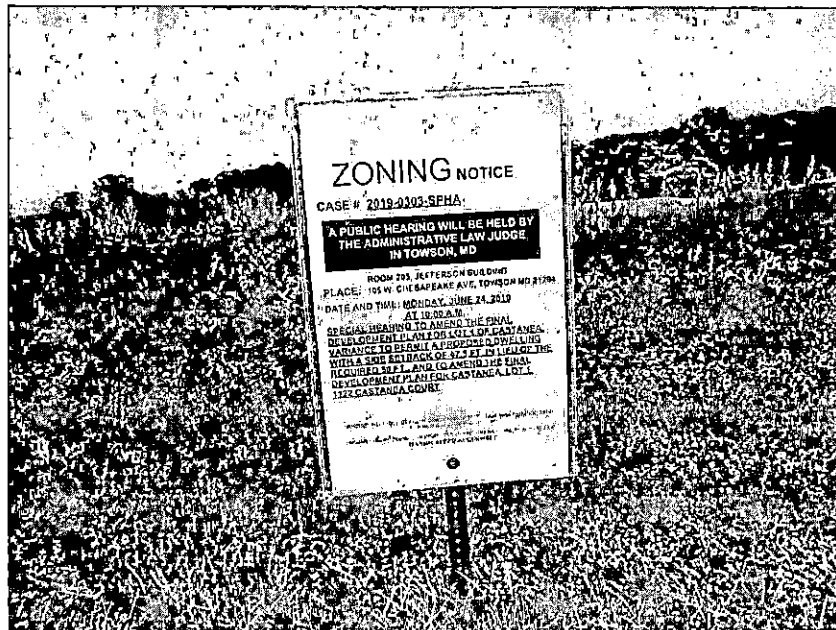
410 - 666 - 5366
(Telephone Number of Sign Poster)



2nd Sign Posted @ 1122 Castanea Court ~ 6/2/2019
CASE # 2019-0303-SPHA



Background Photo 1st Sign Posted @ 1122 Castanea Ct. ~ 6/2/2019



Background Photo 2nd Sign @ Posted @ 1122 Castanea Ct. ~ 6/2/2019
CASE # 2019-0303-SPHA



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

May 23, 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: 2019-0303-SPHA

1122 Castanea Court
W/side of Castanea Court, s/west of Falls Road
8th Election District – 2nd Councilmanic District
Legal Owners: Joseph T. Lorenz, IV

Special Hearing to amend the Final Development Plan for Lot 1 of Castanea. Variance to permit a proposed dwelling with a side setback of 47.5 ft. in lieu of the required 50 ft., and to amend the Final Development Plan for Castanea, Lot 1.

Hearing: Monday, June 24, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: John Gontrum, One W. Pennsylvania Avenue, Ste. 300, Towson 21204
Joseph Lorenz, VI, 512 Roland Avenue, Baltimore 21208
Matthew Sichel, 936 Ridgebrook Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 4, 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
Tuesday, June 4, 2019 - Issue

Please forward billing to:
Matthew Sichel
936 Ridgebrook Road
Sparks, MD 21152

410-316-7894

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: 2019-0303-SPHA

1122 Castanea Court
W/side of Castanea Court, s/west of Falls Road
8th Election District – 2nd Councilmanic District
Legal Owners: Joseph T. Lorenz, IV

Special Hearing to amend the Final Development Plan for Lot 1 of Castanea. Variance to permit a proposed dwelling with a side setback of 47.5 ft. in lieu of the required 50 ft., and to amend the Final Development Plan for Castanea, Lot 1.

Hearing: Monday, June 24, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1122 Castanea Court; W/S of Castanea Court,	*	OF ADMINSTRATIVE
SW of c/line of Falls Road	*	HEARINGS FOR
8 th Election & 2 nd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Joseph Thomas Lorenz IV	*	
Petitioner(s)	*	2019-303-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAY 16 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 16th day of March, 2019, a copy of the foregoing Entry of Appearance was mailed to Matthew Sichel, 936 Ridgebrook Road, Sparks, Maryland 21152 and John B. Gontrum, Esquire, One West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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/neighboring 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: 2019-0303-A
Property Address: 1122 CASTANEA COURT, LUTHERVILLE, MD 21093
Property Description: SINGLE FAMILY DWELLING ON 2.67 ACRE LOT 1

Legal Owners (Petitioners): JOSEPH T. LORENZ IV
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: MATTHEW S. SIGHEL
Company/Firm (if applicable): KCI TECHNOLOGIES
Address: 936 RIDGEBROOK ROAD
SPARKS, MD. 21152

Telephone Number: 410-316-7894

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

No. **182027**

Date: **4/17/19**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/10/2019 5/09/2019 15:04:55

REG. USD. WALKIN LJR

>>RECEIPT # 007658 5/09/2019 OF
 Dept 5 528 ZONING VERIFICATION

CE NO. 182027

Net Tot \$ 150.00
 50.00 CH 271 .00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	800	0000	1	6150				750.00 150.00

Total: **750.00 / 150.00**

Rec From: **KCT Technology Inc.**

For: **Case # 2019-0303-A**
1122 Castanea Court

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 19, 2019

John Gontrum
Whiteford, Taylor & Preston
One West Pennsylvania Avenue, Ste. 300
Towson, MD 21204

RE: Case Number: 2019-0303-SPHA, 1122 Castanea Court

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 April 17, 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

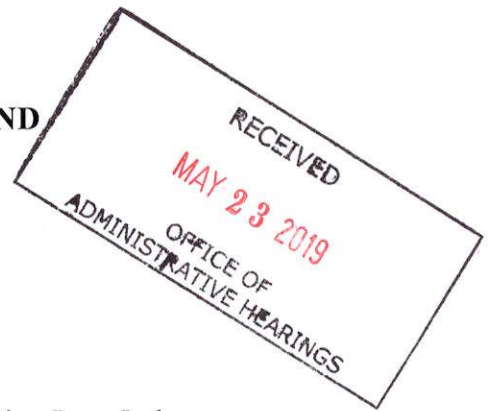
Enclosures

c: People's Counsel
Joseph Lorenz, 512 Roland Avenue, Baltimore 21208
Matthew Sichel, 936 Ridgebrook Road, Sparks 21152

6-24

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: May 23, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0303-A
Address 1122 Castanea Court
(Lorenz Property)

Zoning Advisory Committee Meeting of **May 20, 2019**.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Any development activity on this lot must comply with aforementioned regulations and EPS's approval conditions of the Castanea development plan, including the 35-foot setback from the dwelling to the Forest Buffer Easement.

Reviewer: Glenn Shaffer

6-24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 5/31/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-303



INFORMATION:

Property Address: 1122 Castanea Court
Petitioner: Joseph T. Lorenz IV
Zoning: RC 5
Requested Action: Special Hearing, Variance

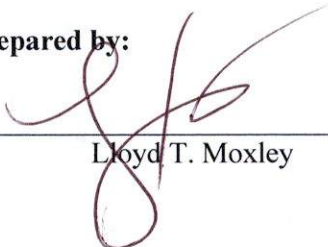
The Department of Planning has reviewed the petition for a special hearing to amend a final development plan for lot 1 for the purpose of a requested variance of 47.5 feet in lieu of the required 50 ft.

The Department understands through representatives of the petitioner that the subject property is improved with a single family dwelling and that the requested zoning relief is to remedy a survey error.

The Department of Planning has no opposition to granting the petitioned zoning relief.

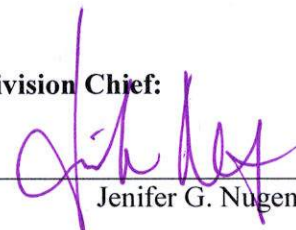
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Wally Lippincott
Matthew S. Sichel
John B. Gontrum
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 5/31/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-303

INFORMATION:

Property Address: 1122 Castanea Court
Petitioner: Joseph T. Lorenz IV
Zoning: RC 5
Requested Action: Special Hearing, Variance

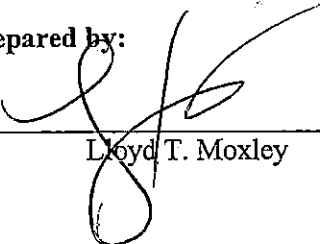
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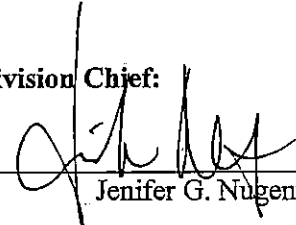
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Wally Lippincott
Matthew S. Sichel
John B. Gontrum
Office of the Administrative Hearings
People's Counsel for Baltimore County

Maryland Department of Transportation
STATE HIGHWAY
ADMINISTRATION

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

Date: 5/15/19

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. 2019-0303-A

*Special Hearing, Variance
Joseph Thomas Lorenz IV
1122 Castanea Court*

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,



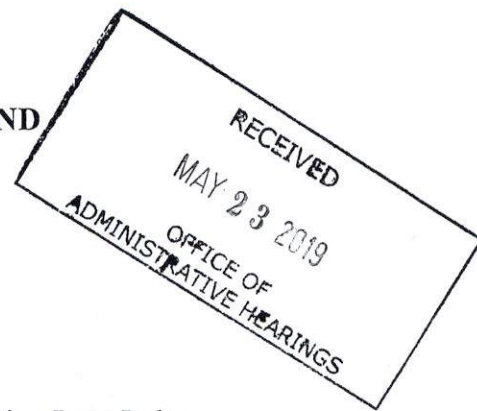
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

6-24

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: May 23, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0303-A
Address 1122 Castanea Court
(Lorenz Property)

Zoning Advisory Committee Meeting of **May 20, 2019**.

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

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Any development activity on this lot must comply with aforementioned regulations and EPS's approval conditions of the Castanea development plan, including the 35-foot setback from the dwelling to the Forest Buffer Easement.

Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 6/25/19

By Sen

CASE NAME

DATE _____

6-24-2019

2019-303-SPHA

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NO. 2019-

0303-^{SPHA}~~A~~C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No CommentDEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 6/4/19

SIGN POSTING (1st) Date: 6/2/19SIGN POSTING (2nd) Date: 6/20/19

by O'Keefe

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Journal of Management Education 30(6)

100

[illegible]

100

100

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4

A black and white photograph showing a large, dense crowd of people, primarily men in suits, gathered in a grand hall. The crowd is spread across the floor, filling the space between the ornate columns of the hall. The perspective is from an elevated position, looking down into the assembly. The lighting is somewhat dim, with highlights on the heads and shoulders of the people, suggesting a formal evening event. The architecture features high ceilings and decorative elements, typical of a grand ballroom or assembly hall.

Real Property Data Search

Search Result for BALTIMORE COUNTY

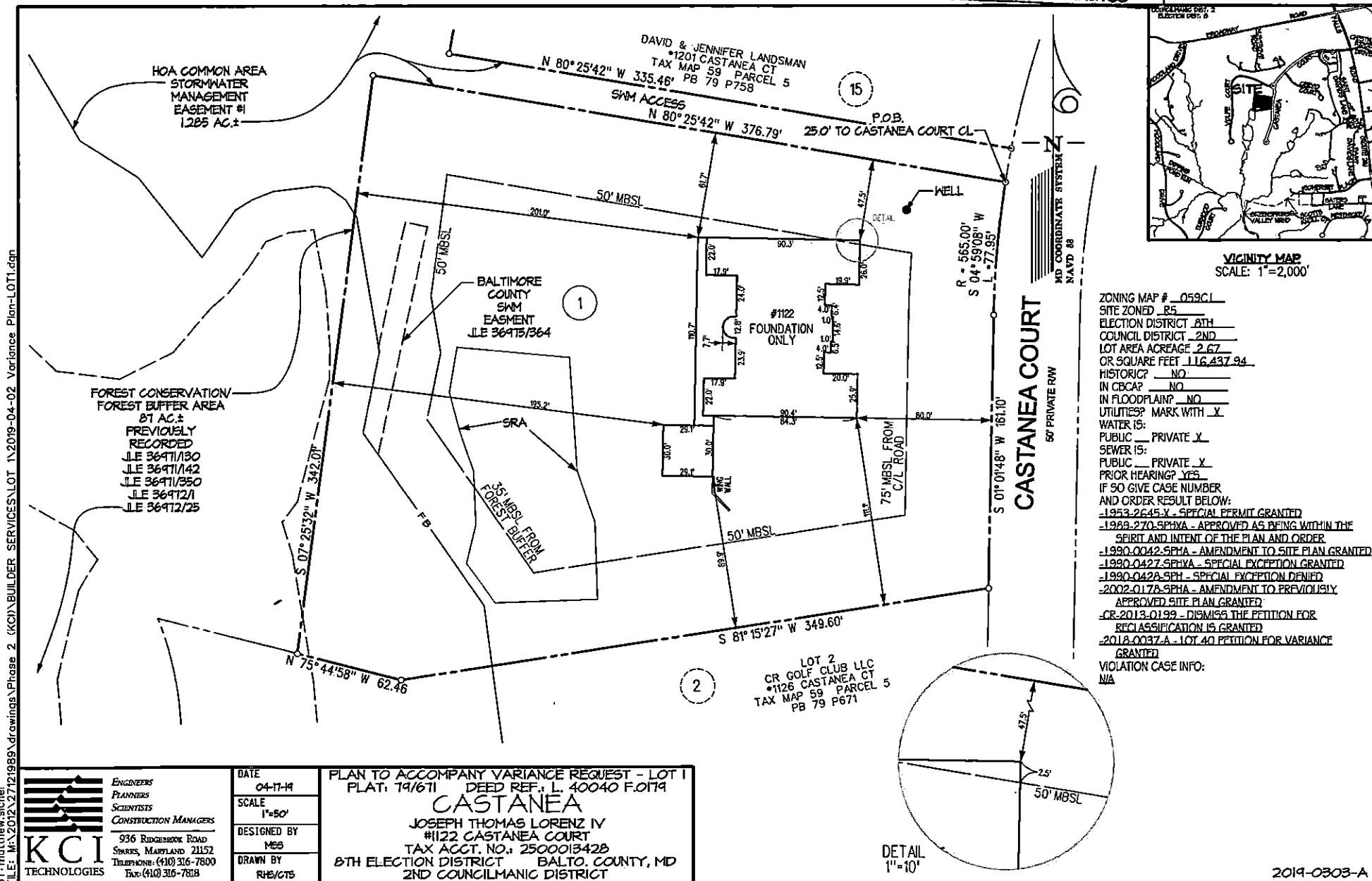
View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 08 Account Number - 2500013428			
Owner Information					
Owner Name:		LORENZ JOSEPH THOMAS IV		Use:	RESIDENTIAL
Mailing Address:		512 ROLAND AVE PIKESVILLE MD 21208-		Principal Residence:	NO
				Deed Reference:	/40040/ 00179
Location & Structure Information					
Premises Address:		1122 CASTANEA CT LUTHERVILLE MD 21093-1612		Legal Description:	2.673 AC 1122 CASTANEA CT WS CASTANEA
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0059	0006	0005		9669	
					Block:
					Lot:
					1
					Assessment Year:
					2017
					Plat No:
					3
					Plat Ref:
					0079/ 0671
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				2.6700 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value		Value	
				As of	
				01/01/2017	
				Phase-in Assessments	
				As of	
				07/01/2018	
				As of	
				07/01/2019	
Land:		229,200		320,900	
Improvements		0		0	
Total:		229,200		320,900	
Preferential Land:		0		290,333	
				320,900	
				0	
Transfer Information					
Seller: CR GOLF CLUB LLC		Date: 03/13/2018		Price: \$850,000	
Type: ARMS LENGTH VACANT		Deed1: /40040/ 00179		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
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 Status: No Application**Date:**

2019-0303-SPHA

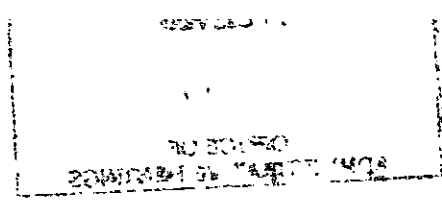
JUN 25 2019

OFFICE OF
ADMINISTRATIVE HEARINGS



PLOTTED: 11:08 AM on Monday, June 24,
BY: matthew.sichel
FILE: M:\2019\27121989\drawings\Phase 2 (KCI)\BUILDER SERVICES\LOT 1\2019-04-02 Variance Plan-LOT1.dgn

2019-0303-A



[illegible]

MSA 5036-12415-2

THE SECRETARY OF DEFENSE HAS ORDERED THAT THE ARMY, NAVY AND AIR FORCE BE PROHIBITED FROM CONDUCTING RESEARCH ON THE RESEARCH AND DEVELOPMENT OF THE NATURAL, PSYCHOLOGICAL, AND PHYSIOLOGICAL EFFECTS OF THE USE OF FORCE ON THE MIND OF THE HUMAN BEING. THE SECRETARY OF DEFENSE HAS ORDERED THAT THE ARMY, NAVY AND AIR FORCE BE PROHIBITED FROM CONDUCTING RESEARCH ON THE RESEARCH AND DEVELOPMENT OF THE NATURAL, PSYCHOLOGICAL, AND PHYSIOLOGICAL EFFECTS OF THE USE OF FORCE ON THE MIND OF THE HUMAN BEING.

CONFERENCE NOTE.

IN ACCORDANCE WITH THE JUDICIAL COUNTY ZONING REGULATION, ALL NEW BUILDINGS AND ADDITIONS THEREON SHALL BE DESIGNED TO BE COMPATIBLE WITH THE EXISTING SURROUNDING DEVELOPMENT. THE FOLLOWING ARE THE CRITERIA REQUIRED FOR THE EXTENDED WINDMILLER DEVELOPMENT.

DOCS APPROVED ON MARCH 11, 2014



GENERAL NOTES:

FL000PLAIN NOTE
FLOODPLAIN SOILS REBORN EXC'D ON STRET AND SECTIONS
45 PREVIOUSLY APPROVED BY BALTIMORE COUNTY DEVELOPED
PLANS, REVIEW SECTION AND RECORDED IN PLAT 34E 75-54E

Section	606-62 N.E. Q.	606-63 E. N.
12	460.00	462.00
13	461.50	462.50
14	467.53	468.53
15	464.00	467.00
16	459.50	463.50

Legend

STATION	NORTHING	EASTING	ELEV.
GS-164	640,524.7274	1,386,679.8,432	350.25
GS-165	640,516.0133	1,411,672.637	350.38

WARTLAND COORDINATE SYSTEM
 HORIZONTAL - NAV 83
 VERTICAL - NAV 83

[illegible][illegible][illegible]

OWNER/DEVELOPER
CR GOLF CLUB, LLC
C/O CHINA CORPORATION
9435 PERDUE ROAD, SUITE 404
THUNDERBOLT, NC 27093

COMPLETED BY: MJB
RECEIVED BY: MJB
DATE: 05/03/97

SCALE 1"=100'

MADE IN U.S.A.
CASTANEA
CLINTON DISTRICT, AND CONCORDIA DISTRICT
BALTIMORE COUNTY, MARYLAND
PLANT AND SOIL RECORD NO. 17-244
DATE RECEIVED 9, 2014

728005

MSA 6236-12415-5

RECEIVED 79. NO. 673
 DATE DEC 10 1978
 TACB
 Jodie L. Egan
 CASH

DATE INDEX 79. XERO 673
Date DEC 18 1978
To: Julie L. Exner
CMA

DATE INDEX 79. XERO 673
Date DEC 18 1978
To: Julie L. Exner
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CONVEYANCE AND DELTA TREATMENT

The Delta Conveyance Project is a proposed project to improve the conveyance of water from the Sacramento and San Joaquin Rivers to the Delta. The project includes the construction of a new conveyance system, including a new channel, a new levee, and a new pump station. The project is located in the Delta, near the confluence of the Sacramento and San Joaquin Rivers. The project area is indicated by a hatched pattern on the map.

Map of the Sacramento-San Joaquin River Delta

The map shows the Sacramento River, San Joaquin River, and various islands and channels. Key locations marked include Colusa, Sacramento, and various islands like Sutter Island, Yuba Island, and others. The project area is indicated by a hatched pattern. The map is titled 'Map of the Sacramento-San Joaquin River Delta' and includes a scale bar and a north arrow.

[illegible]

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ONLY THE LAND OWNED BY THE UNITED STATES IS SHOWN ON THIS MAP. LAND OWNED BY OTHERS IS NOT SHOWN. THE BOUNDARIES OF THE LAND OWNED BY THE UNITED STATES ARE SHOWN BY A DOTTED LINE. THE BOUNDARIES OF THE LAND OWNED BY OTHERS ARE NOT SHOWN. THE BOUNDARIES OF THE LAND OWNED BY THE UNITED STATES ARE SHOWN BY A DOTTED LINE. THE BOUNDARIES OF THE LAND OWNED BY OTHERS ARE NOT SHOWN. THE BOUNDARIES OF THE LAND OWNED BY THE UNITED STATES ARE SHOWN BY A DOTTED LINE. THE BOUNDARIES OF THE LAND OWNED BY OTHERS ARE NOT SHOWN. THE BOUNDARIES OF THE LAND OWNED BY THE UNITED STATES ARE SHOWN BY A DOTTED LINE. THE BOUNDARIES OF THE LAND OWNED BY OTHERS ARE NOT SHOWN. THE BOUNDARIES OF THE LAND OWNED BY THE UNITED STATES ARE SHOWN BY A DOTTED LINE. THE BOUNDARIES OF THE LAND OWNED BY OTHERS ARE NOT SHOWN. THE BOUNDARIES OF THE LAND OWNED BY THE UNITED STATES ARE SHOWN BY A DOTTED LINE. THE BOUNDARIES OF THE LAND OWNED BY OTHERS ARE NOT SHOWN. 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INCHES	FEET	INCHES	FEET	INCHES	FEET	INCHES	FEET
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1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
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59	59	59	59	59	59	59	59
60	60	60	60	60	60	60	60

[illegible][illegible][illegible]

EL000PLAIN NOTE
 ELODGE PLAIN SPECIMEN BASED ON STUDY AND SECTIONS
 AS PREVIOUSLY APPROVED BY BALTIMORE COUNTY DEVELOPER
 PLANS REVIEW SECTION AND RECORDED ON PLAT ALE 75-94

Region	1970-71	1971-72	1972-73	1973-74
14	427.72	428.72		
15	481.84	483.33		
16	476.72	472.03		
17	482.88	484.59		
18	481.87	488.33		
19	482.47	485.87		
20	482.45	482.45		
21	482.45	482.45		

10	845,730	
		1,397,730

FOREST OPERATIONS
 0.497 A
 AL 3611

OF 7

Consistent
Rating

STATION	NORTHING	EASTING	ELEV.
035-144	640,534.024	1,509,070.642	330.25
035-153	645,142.453	1,414,147.857	536.38

WARTLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83
VERTICAL - NAVD 83

P.M.A. COMPUTER:
2000000
REV. DESIGN
REV. DIAGNOSTIC
STREET, ALABAMA
NEW DESIGN COMPANY
PAPER & REPRODUCTION

7/1/8
5-10-10-10-10
YKAD 10/10/10
MAY 10-10-10
10/10/10
10/10/10
10/10/10
10/10/10

CR

GOLF CLUB, LLC

SURETOR'S CERTIFIC

THE LANDSCAPE ARCHITECTURE FIRM OF LARRY L. BROWN, JR., 1330 N. 10TH ST., SUITE 100, DENVER, CO 80202, HAS BEEN SELECTED BY THE CITY OF DENVER TO PREPARE A LANDSCAPE ARCHITECTURAL DESIGN FOR THE NEW DENVER AIRPORT. THE PROJECT IS LOCATED ON THE EAST SIDE OF DENVER, COLORADO, AND THE LANDSCAPE ARCHITECTURE FIRM OF LARRY L. BROWN, JR. IS THE DESIGNER OF RECORD FOR THE PROJECT. THE PROJECT IS A MAJOR AIRPORT DEVELOPMENT AND THE LANDSCAPE ARCHITECTURAL DESIGN WILL BE A KEY COMPONENT OF THE PROJECT. THE PROJECT IS A MAJOR AIRPORT DEVELOPMENT AND THE LANDSCAPE ARCHITECTURAL DESIGN WILL BE A KEY COMPONENT OF THE PROJECT.

DATE: _____
 SIGNATURE OF THE
 CLERK OF THE DISTRICT
 COURT OF THE DISTRICT
 OF COLUMBIA
 IN WITNESS WHEREOF,
 I HAVE HEREON SET
 MY HAND AND SEAL
 OF OFFICE, THIS _____
 DAY OF _____, 19____.

19/12/16

STATE OF MARYLAND
 CLERK OF THE DISTRICT COURT
 OF THE DISTRICT OF COLUMBIA

[illegible]

OWNER/DEVELOPER
OF SOLI CLUB, LLC
C/O SOLI CORPORATION
9670 BROADWAY
TOWSON, MD 21286

ACQUIRED BY: _____
SOLD BY: _____
CHECKED BY: _____
MAR: _____
DATE: _____

SCALE:

PAL FOR

KCT

THE NATIONAL ARCHIVE

NEEDED PLAT & OF
CASTAN
SIN ELECTION DISTRICT, 2ND COLONY
SIN ELECTION DISTRICT, 1000000000
THIS PLAT AND/OR RE: 1000000000

EA
INCLINING DISTRICT
NO. 10
SOLD AT 79.442
DATE: DECEMBER 9, 2016

P249006

MSA 31036-12415-6

A line drawing of a two-story house with a chimney on the left side. The house is labeled 'ME 1' on the upper floor and 'ME 2' on the lower floor. The drawing is simple, with outlines for the roof, walls, and windows. The chimney is located on the left side of the house. The house is shown from a side-on perspective. The drawing is in black ink on a white background. The house has a gabled roof. There are several windows visible on both floors. The overall style is that of a technical or architectural sketch.

10

DATE: DECEMBER 9, 2011

[illegible][illegible]

MEMBERSHIP OF THE ENVIRONMENT AND
SUSTAINABLE DEVELOPMENT COMMITTEE
IS LIMITED TO COUNTRIES WITH POPULATION
OF 100 MILLION OR LESS.

[illegible]

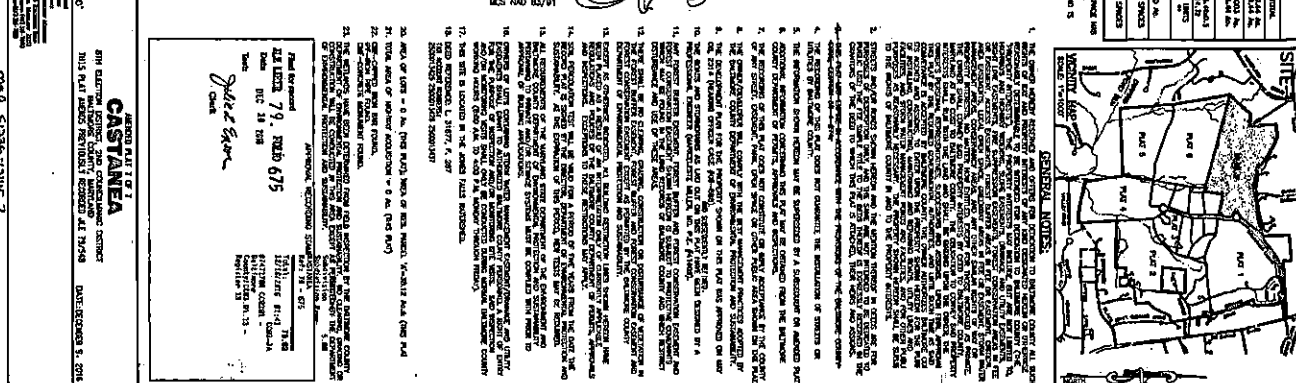
WENT THE REGULATION OF STREETS OR
PROTECTED BY A SUBORDINATE OR AVOIDED PUBLIC
WAS BE OBTAINED FROM THE BELONGING
AND REGULATIONS.

ACCOUNT OR EARLY ACQUISITION BY THE GOVERNMENT
OR OTHER PUBLIC FIELD BROWN ON THE PLACED
BY THE GOVERNMENT PRACTICES ADAPTED BY
STATION, PRESENTATION AND DISSEMINATION.

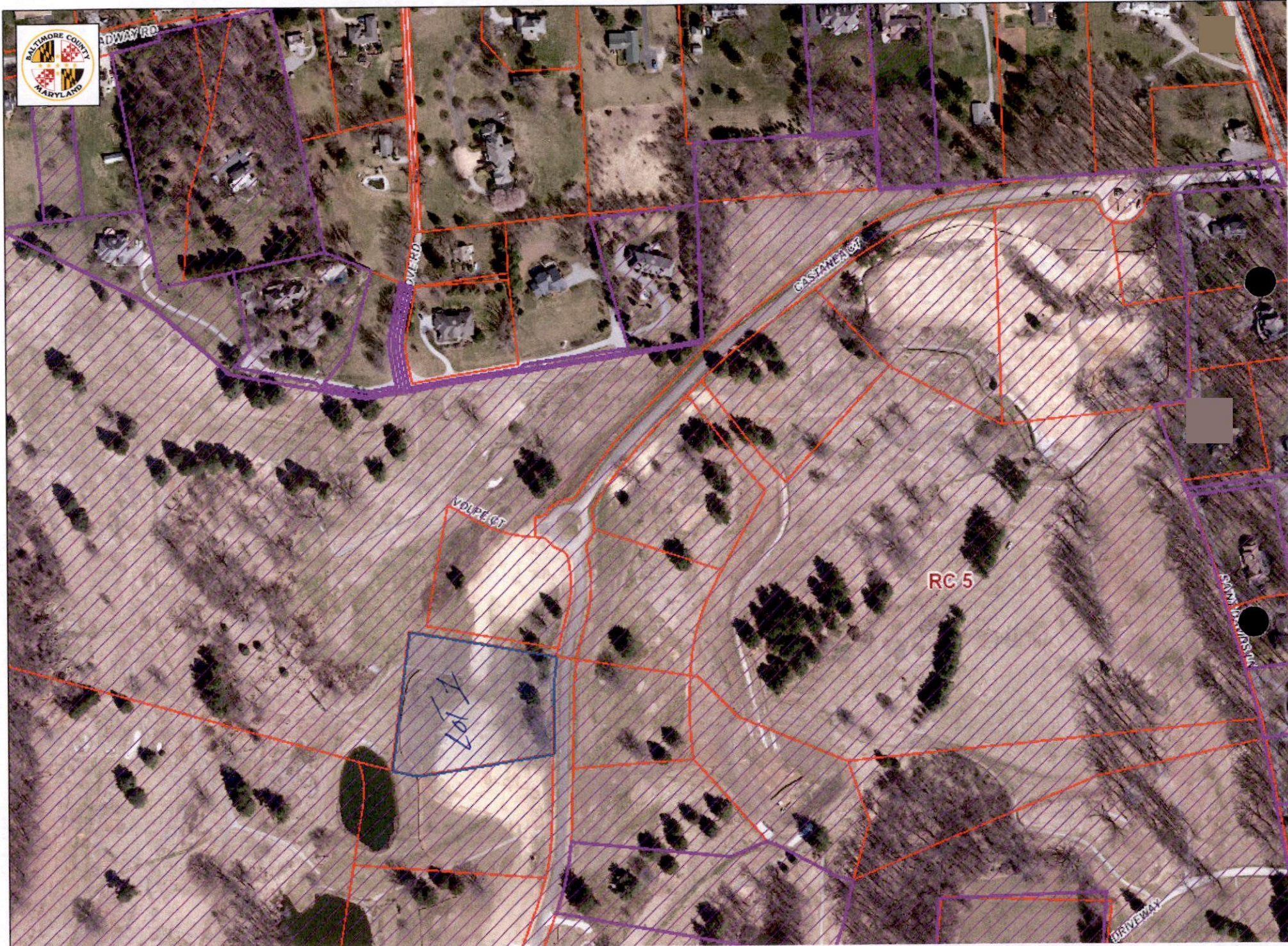
WOMEN ON THE PLAY WAS APPROVED ON THE
REPRESENTED BY THE.

STATION AT A

THE ABOVE INFORMATION IS BEING FURNISHED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

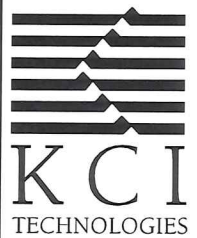
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Baltimore County - My Neighborhood





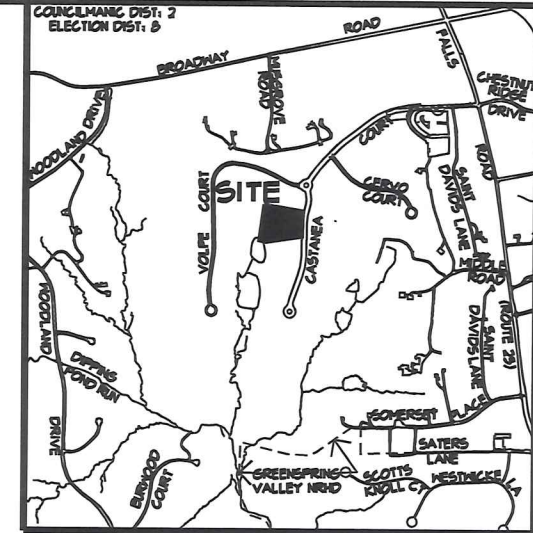
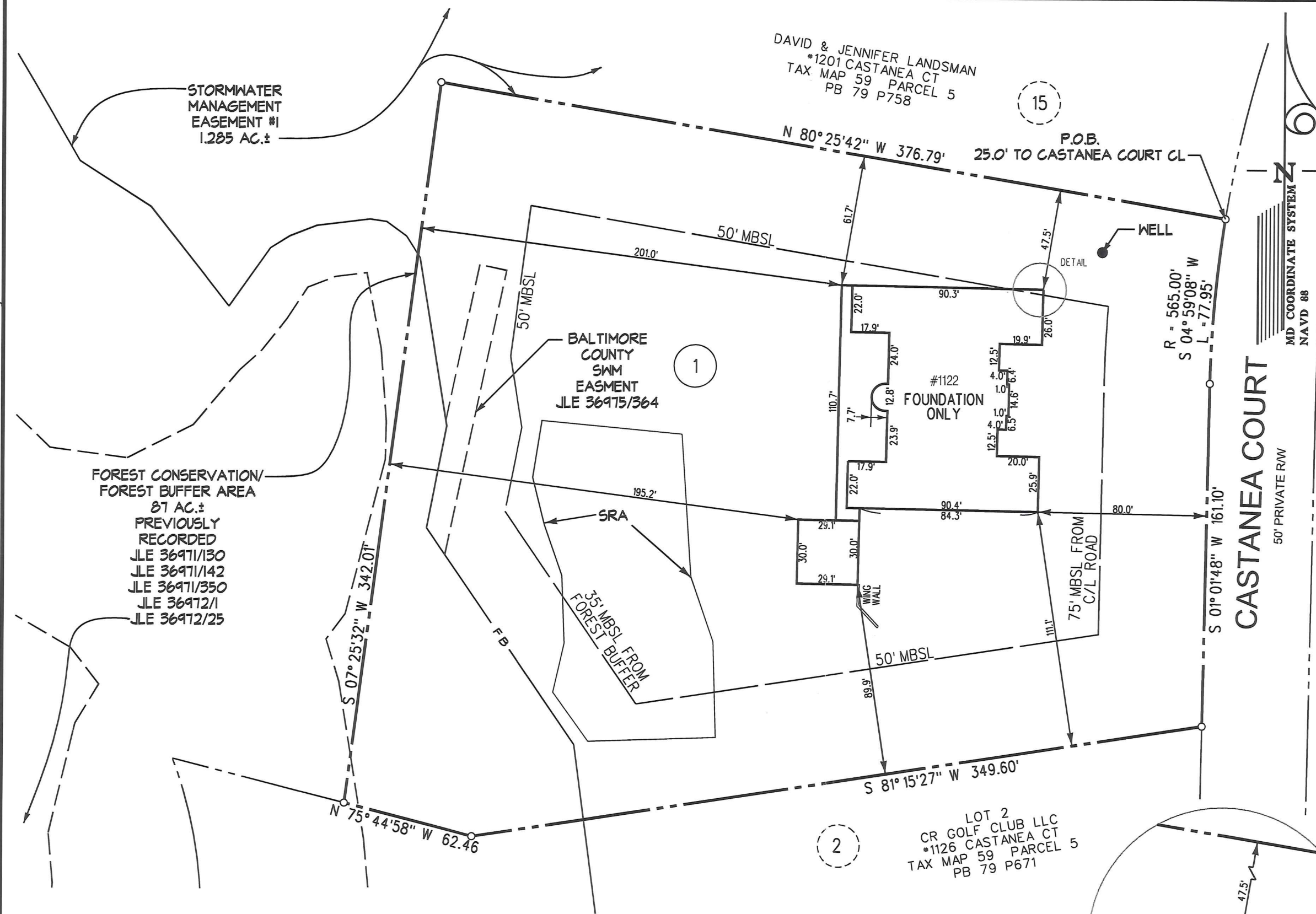
NOTED: "11:25 AM on Thursday, April 18, 2019"
BY: chris.shipley
FILE: M:\2012\27121989\Drawings\Phase 2 (KCI)\BUILDER SERVICES\LOT 1\2019-04-02 Variance Plan-LOT1.dgn



ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

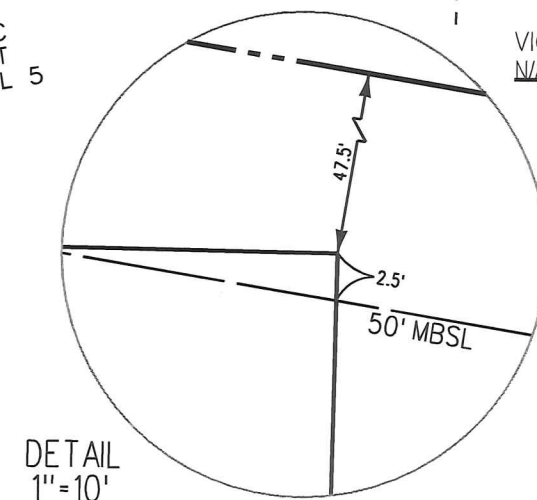
DATE
04-17-19
SCALE
1"=50'
DESIGNED BY
MSS
DRAWN BY
RHS/CTS

PLAN TO ACCOMPANY VARIANCE REQUEST - LOT 1
PLAT: 79/671 DEED REF.: L. 40040 F.0179
CASTANEA
JOSEPH THOMAS LORENZ IV
#1122 CASTANEA COURT
TAX ACCT. NO.: 2500013428
8TH ELECTION DISTRICT BALTO. COUNTY, MD
2ND COUNCILMANIC DISTRICT



VICINITY MAP
SCALE: 1"=2,000'

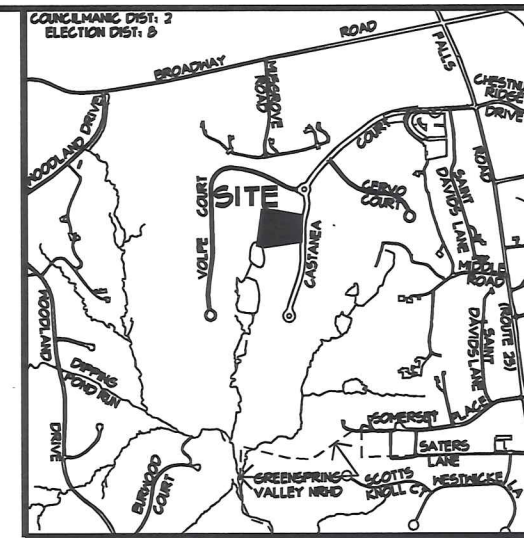
ZONING MAP # 059C1
SITE ZONED R5
ELECTION DISTRICT 8TH
COUNCIL DISTRICT 2ND
LOT AREA ACREAGE 2.67
OR SQUARE FEET 116,437.94
HISTORIC? NO
IN CBCA? NO
IN FLOODPLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW:
-1953-2645-X - SPECIAL PERMIT GRANTED
-1989-270-SPHXA - APPROVED AS BEING WITHIN THE
SPIRIT AND INTENT OF THE PLAN AND ORDER
-1990-0042-SPHA - AMENDMENT TO SITE PLAN GRANTED
-1990-0427-SPHXA - SPECIAL EXCEPTION GRANTED
-1990-0428-SPH - SPECIAL EXCEPTION DENIED
-2002-0178-SPHA - AMENDMENT TO PREVIOUSLY
APPROVED SITE PLAN GRANTED
-CR-2013-0199 - DISMISS THE PETITION FOR
RECLASSIFICATION IS GRANTED
-2018-0037-A - LOT 40 PETITION FOR VARIANCE
GRANTED
VIOLATION CASE INFO:
N/A



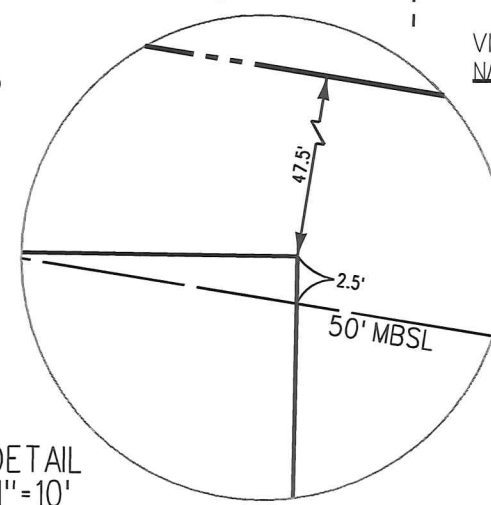
2019-0303-A

PET-EX-1

BY: chris.shipley
FILE: M:\2012\27121989\Drawings\Phase 2 (KCI)\BUILDER SERVICES\LOT 1\2019-04-02 Variance Plan-LOT1.dgn



ZONING MAP # 059C1
SITE ZONED R5
ELECTION DISTRICT 8TH
COUNCIL DISTRICT 2ND
LOT AREA ACREAGE 2.67
OR SQUARE FEET 116,437.94
HISTORIC? NO
IN CBCA? NO
IN FLOODPLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER
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GRANTED
VIOLATION CASE INFO:
N/A



2019-0303-A