

M E M O R A N D U M

DATE: November 13, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0366-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on November 12, 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: **PETITION FOR SPECIAL HEARING**

(12443 Jerusalem Road)

11th Election District

5th Council District

Deirdre Hammaker

Legal Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0366-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 Deirdre Hammaker, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for a conversion of accessory structure to living space/in-law apartment. A site plan was marked and admitted as Petitioner's Exhibit 1. Architectural drawings of the planned interior construction were admitted as Exhibit 2. An aerial "My Neighborhood" photo was admitted as Exhibit 3 and an Area Map was admitted as Exhibit 4. A photo of the front and back of the existing garage structure was admitted as Exhibit 5. A letter dated October 10, 2019 from the Greater Kingsville Civic Association, Inc. was admitted as Protestant's Exhibit 1.

Deirdre Hammaker, the property owner, 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. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEPS").

SPECIAL HEARING

Ms. Hammaker testified that she purchased the property in 2001. The principal residence

ORDER RECEIVED FOR FILING

Date 10/11/19

By Sen

has only two bedrooms and she lives there with her three children, one of whom has special needs that are expected to continue throughout his lifetime. This is why she desires to convert the structure in question from a garage into an accessory apartment under BCZR Sec. 400.4.B. As noted above, Ms. Hammaker explained that her 16 year old son has been diagnosed with Autism and the family intends to use this accessory structure for his independent living space now and into the foreseeable future. The Plans submitted as Exhibit 2 show that the structure is 22'9" by 24' so it conforms to the square footage limitations in sub-section B.2. I find that it also conforms to BCZR Sec. 400, as also required by this sub-section.

Ms. Hammaker testified that, as depicted on Exhibits 1 and 2, the water and septic of this accessory apartment is tied into the principal residence and that she just installed a new septic system in June 2019 with all the requisite Baltimore County permits. With regard to the electrical system, it will be tied into the existing panel on the other accessory storage building shown on Exhibit 1 and she is going to install a new 200 amp panel to accommodate the increased electrical demands of the accessory apartment. The electrical cables will be buried in a trench connecting the structures and will be subject to all County inspection and permitting requirements.

Further, based on the testimony and exhibits submitted I find that the relief requested in the Petition conforms in all respects to the Special Exception requirements of BCZR Sec. 502.1 and that the proposed accessory apartment for family use will not harm the public health, safety and welfare and that it is in keeping with the spirit and intent of the BCZR.

In addition, the Petitioner has submitted a signed and notarized Declaration of Understanding with the Department of Permits and Inspections which sets forth all the necessary restrictions as required by Sec. 400.4.A.1 and 400.4.B.1 and per those sections and this Order

ORDER RECEIVED FOR FILING

that Declaration of Understanding will be filed along with this Order in the Land Records of Baltimore County. A separate copy will be filed with PAI. I have considered the letter submitted by the Greater Kingsville Civic Association, Inc. (Protestant's Exhibit 1). I note that the Association does not oppose the requested relief because they are sensitive to the Hammaker family's needs. I commend them for their neighborliness. I find that the concerns that they did raise in their letter are all addressed by the restrictions in this Order and in the Declaration of Understanding.

Finally, Ms. Hammaker asked that I waive the renewal process required by Sec. 400.4.C. I am sympathetic to the many pressures that Ms. Hammaker is under, and I understand that this is a somewhat burdensome administrative requirement. I do not, however, believe I have the authority to waive this requirement because the section in question use the mandatory language "shall."

THEREFORE, IT IS ORDERED this 11th day of **October, 2019** by this Administrative Law Judge, that the Petition for Special Hearing for a conversion of accessory structure to living space/in-law apartment, 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 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.
2. The proposed structure shall not be used for commercial purposes and shall not have a separate utility meter.
3. Prior to issuance of permits Petitioners must comply with the ZAC submitted by the DEPS, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date

10/11/19

By

Sen

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date 10/11/19

By sen



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 12443 JERUSALEM RD KINGSVILLE 21087 which is presently zoned RC5

Deed References: 26013/00628 10 Digit Tax Account # 1118000250

Property Owner(s) Printed Name(s) DEIRDRE HAMMAKER

(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
CONVERSION OF ACCESSORY STRUCTURE TO LIVING SPACE / APARTMENT ^{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):

DEIRDRE HAMMAKER

Name #1 - Type or Print

Name #2 - Type or Print

Deirdre Hammaker

Signature #1

Signature #2

12443 JERUSALEM RD KINGSVILLE MD

Mailing Address City State

21087 / 410-983-1016 / dshammaker@comcast.net

Zip Code Telephone #

Email Address

Representative to be contacted:

SAME AS ABOVE

Name - Type or Print

Deirdre Hammaker

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2019-0366-SPH Filing Date 6/13/19

Do Not Schedule Dates: Reviewer JS

1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

2. The second part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

3. The third part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

4.

5. The fourth part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

6. The fifth part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

7. The sixth part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

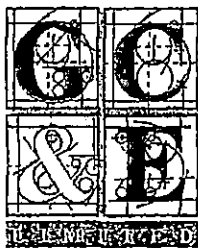
8.

9. The seventh part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

10. The eighth part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

11.

12.



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towson Town Boulevard • Towson, Maryland 21286

Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

June 28, 2005

Zoning Description 12439-12443 Jerusalem Road

①

All that piece or parcel of land situate, lying and being in the Eleventh Election District and Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

②

Beginning at a point in the centerline of Jerusalem Road 1,960 feet more or less northeasterly along the centerline of Jerusalem Road from its intersection with the centerline of Glenbauer Road, thence leaving Jerusalem Road and running thence, (1) South 05 degrees 31 minutes East 417.40 feet, (2) North 84 degrees 29 minutes East 156.54 feet, (3) North 05 degrees 31 minutes West 417.40 feet to the centerline of Jerusalem Road, and thence running along said centerline, (4) South 84 degrees 29 minutes West 156.54 feet to the point of beginning.

Containing 65,340 sq. ft. or 1.500 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

7/5/05

#15

2019-0366-SPH

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/20/2019

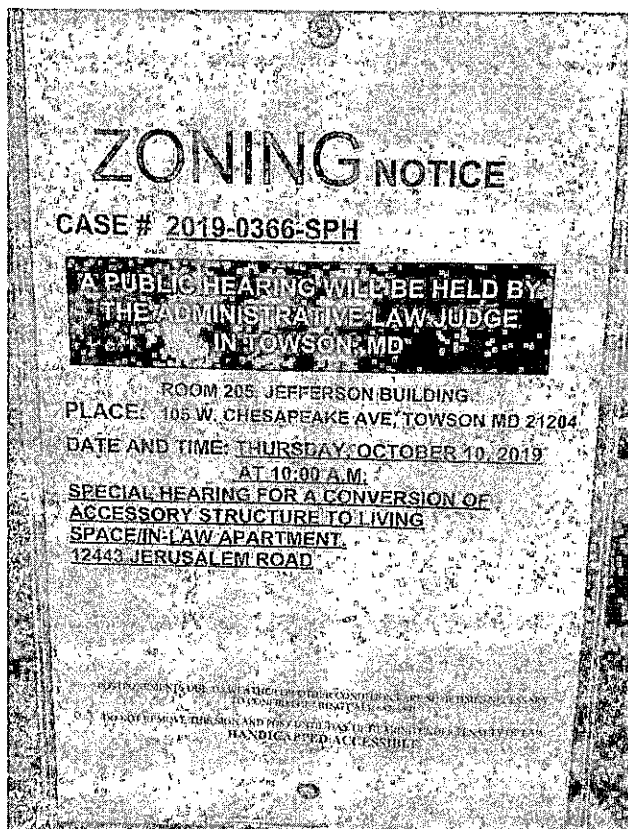
Case Number: 2019-0366-SPH

Petitioner / Developer: DEIRDRE HAMMAKER

Date of Hearing: OCTOBER 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:
12443 JERUSALEM ROAD

The sign(s) were posted on: SEPTEMBER 20, 2019



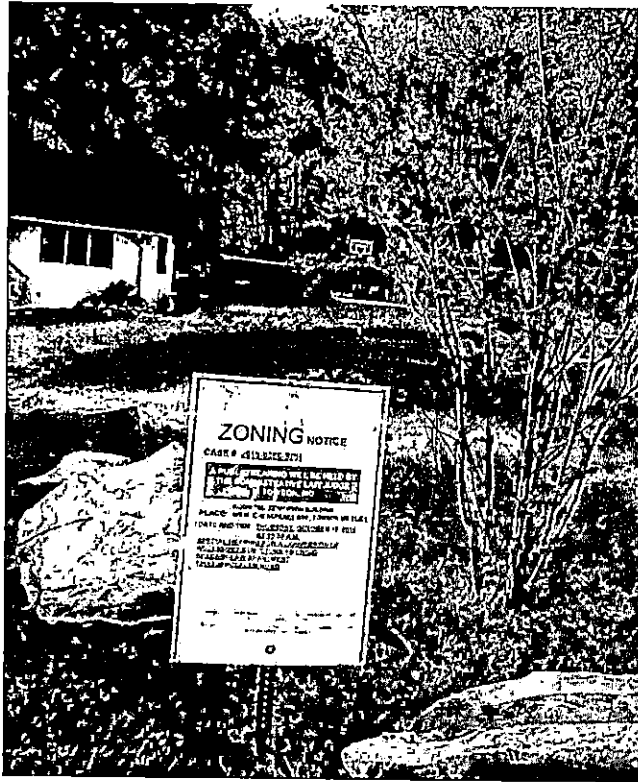
Linda O'Keefe
(Signature of Sign Poster)

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)



Background Photos 1st Sign @ 12443 Jerusalem Rd. ~ 9/20/2019



Background Photo 2nd Sign @ 12443 Jerusalem Rd. ~ 9/20/2019
CASE # 2019- 0366-SPH



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 4, 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: 2019-0366-SPH

12443 Jerusalem Road

S/east side of Jerusalem Road, n/east of Glenbauer Road

11th Election District – 5th Councilmanic District

Legal Owner: Deirdre Hammaker

Special Hearing for a conversion of accessory structure to living space/in-law apartment.

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

A handwritten signature in cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Deirdre Hammaker, 12443 Jerusalem Road, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 20, 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
Friday, September 20, 2019 - Issue

Please forward billing to:
Deirdre Hammaker
12443 Jerusalem Road
Kingsville, MD 21087

410-983-1016

NOTICE OF ZONING HEARING

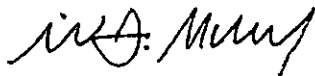
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

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:

9/20/2019

Order #: 11789631
Case #: 2019-0366-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0366-SPH



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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s20

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 2019-0366-SPH
Petitioner: HAMMAKER
Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEIRDRE HAMMAKER
Address: 12443 JERUSALEM ROAD
KINGSVILLE, MD 21087
Telephone Number: 410-983-1016



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 02, 2019

Deirdre Hammaker
12443 Jerusalem Road
Kingsville MD 21087

RE: Case Number: 2019-0366-SPH, 12443 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 June 13, 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.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

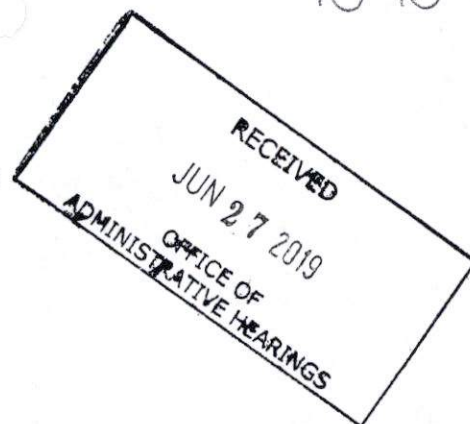
Enclosures

c: People's Counsel

10-10-19

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: June 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0366-SPH
Address 12443 Jerusalem Road
(Hammaker Property)

Zoning Advisory Committee Meeting of **June 24, 2019**.

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

Ground Water Management must review any permits to convert an accessory structure to an in-law apt., since the property is served by well and septic.

Reviewer: Dan Esser

RECEIVED FOR

Date 10/11/19

By Sen

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/11/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-366



INFORMATION:

Property Address: 12443 Jerusalem Road
Petitioner: Deirdre Hammaker
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 the conversion of an accessory structure into an accessory apartment.

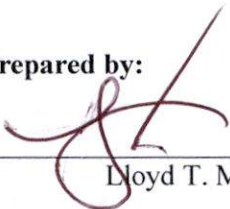
A site visit was conducted on 6/25/2019.

The Department of Planning has no objection to granting the petitioned zoning relief conditioned upon the following:

- The accessory structure shall not be used as a principal residence or for commercial purposes.
- No separate utility meter shall be permitted.

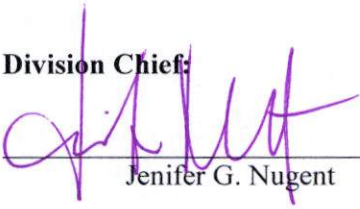
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

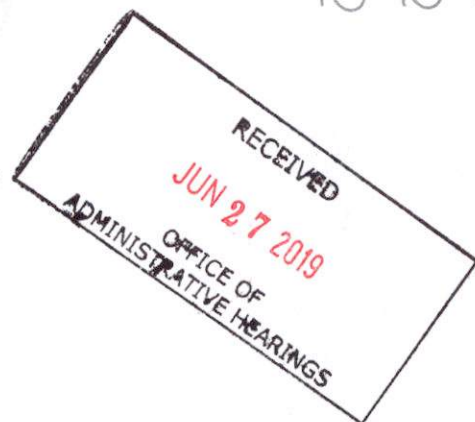
CPG/JGN/LTM/

c: Kaylee Justice
Deirdre Hammaker
Office of the Administrative Hearings
People's Counsel for Baltimore County

10-10-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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STATE HIGHWAY
ADMINISTRATION

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

Date: 6/19/19

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. 2019-0366-SPH

*Special Hearing
Deirdre Hammar
12443 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

Note to Hearing Officer:

2019-0366-SPH

Sir,

Ms. Hammaker is recently divorced from her husband. The SDAT has not been updated to reflect that she is the sole owner of this property. We have included a document from Wells Fargo showing that the mortgage was refinanced and that Ms. Hammaker is the "Sole Borrower".

Jason Seidelman

Zoning Review x3391

Customer Record

DEIRDRE E HA...

ADD (/SVP/MOD/...

Mortgage Loan Detail

CUSTOMER.RECORD.(/SVP/MOD/CUSTOMERRECORD/729109035518496)

Mortgage Loan

BANK 528

Payments

View History

(/svp/mod/account/XML/528/9360358218204/history)

8204 | OPENED 06/11/2013 | OPEN

Next Payment: ~~8204~~ due on 06/01/2019

Unpaid Late Charge: \$0.00

Other Fees: \$0.00

Total Amount to Make ~~8204~~

Current:

Last Payment: ~~8204~~ on 05/15/2019

Automatic Payment: No

Account Relationships

DEIRDRE E HAMMAKER

(/svp/mod/customerRecord/729109035518496) Sole Borrower

Property

Account Title

Statement/Mailing Name: DEIRDRE HAMMAKER

Appraised Value at ~~8204~~

Purchase:

Property Address: 12443 JERUSALEM ROAD

KINGSVILLE MD 21087

Basic Information

Mortgage Amount: ~~8204~~

Maturity Date: 07/2043

Interest Rate: ~~8204~~

Interest Type: Fixed

Loan Balance: ~~8204~~

Escrow Balance: ~~8204~~

Last Tax Disbursement: \$606.90 on 12/14/2018

Last Insurance \$1,092.00 on 08/13/2018

Disbursement:

Statement Option: Online

Home Asset Equity Line: No

Rewards ID: None

Important: If customers have additional questions about their account, call Gateway to Team Member Support or ask them to call the phone number on their statement

Wells Fargo Bank, N.A.

Perry Hall

8851 Belair Rd

Baltimore, MD 21236

410-529-5073

Real Property Data Search (w4)

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 - 1118000250							
				Owner Information							
Owner Name:				HAMMAKER SAMUEL		Use:		RESIDENTIAL			
				HAMMAKER DEIRDRE E		Principal Residence:		YES			
Mailing Address:				12443 JERUSALEM RD		Deed Reference:		/26013/ 00628			
				KINGSVILLE MD 21087-1103							
				Location & Structure Information							
Premises Address:				12443 JERUSALEM RD		Legal Description:		12439-12443 JRSLM RD			
				KINGSVILLE 21087-1103				E KINGSVILLE			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0055	0015	0027		0000				2018	Plat Ref:		
Special Tax Areas:				Town:		NONE					
				Ad Valorem:							
				Tax Class:							
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1951			1,566 SF				1.5000 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
1	YES	STANDARD UNIT	FRAME	2 full							
Value Information											
			Base Value		Value		Phase-In Assessments				
					As of		As of		As of		
					01/01/2018		07/01/2018		07/01/2019		
Land:			89,200		89,200						
Improvements			8,800		6,000						
Total:			98,000		95,200		95,200		95,200		
Preferential Land:			0						0		
Transfer Information											
Seller: HAMMAKER SAMUEL				Date: 08/07/2007				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /26013/ 00628				Deed2:			
Seller: HORTON CATHERINE E				Date: 10/31/2001				Price: \$82,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /15710/ 00741				Deed2:			
Seller: RAY NELLIE C				Date: 02/01/1990				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /08404/ 00077				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: Approved 10/16/2012											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application											
Date:											

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 12th day of June 2019, by and between Deirdre Hammaker (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

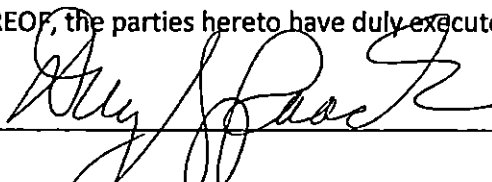
- A. The Declarant who is also the owner of this property has filed an application for a use permit and special hearing to renovate an existing accessory structure/garage into a one bedroom, one bathroom apartment for the purpose of providing semi-independent living facilities for owner's son who is medically-diagnosed on the Autism Spectrum. The property being located at 12443 Jerusalem Road, Kingsville MD 21087 is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The Zoning Hearing Plan) 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 Benjamin Hammaker, son of Deirdre Hammaker, diagnosed with Autism in June 2005. Other residents of the property, and who reside in the main house on the property, are: Emma Hammaker, daughter of Deirdre Hammaker and Samuel W. Hammaker, son of Deirdre Hammaker.
- 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 all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

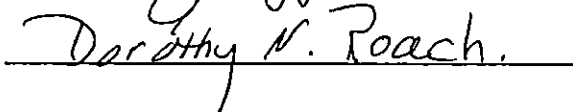
NOW, THEREFORE in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PAI hereby declare as follows:

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(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person for any other reason. 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 purchases shall require a new request for use permit.
3. Use permit termination requires removal of the kitchen and possibly other residential elements, at the discretion of PAI. The Declarant upon termination of the use permit will provide written notification to PAI for the closing of the Departmental file.
4. 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.
5. 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:





State of Maryland, Country of Baltimore to wit:

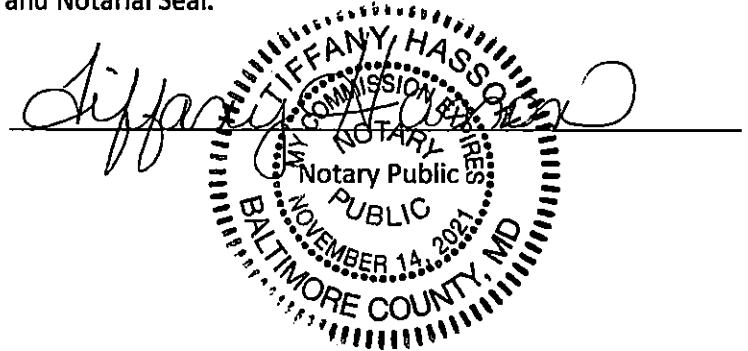
I HEREBY CERTIFY that on this 14th day of 2019, before the Subscriber, a Notary Public of State of Maryland, personally appeared

DEIRDRE HAMMAKER Deirdre Hammaker 6/14/19

The Declarant herein, who is also the owner of this property, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that she executed for the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 11/14/21



The Declaration of Understanding for the Accessory Apartment at 12443 Jerusalem Road, Kingsville, MD 21087 is approved:

Mike Mohler, Director – PAI

Date

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
12443 Jerusalem Road; SE/S of Jerusalem Rd, *
NE of c/line of Glenbauer Road * OF ADMINISTRATIVE
11th Election & 5th Councilmanic Districts *
Legal Owner(s): Deirdre Hammaker * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2019-366-SPH

* * * * *

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

JUN 20 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 20th day of June, 2019, a copy of the foregoing Entry of Appearance was mailed to Deirdre Hammaker, 12443 Jerusalem Road, Kingsville, Maryland 21087, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PM 10-10-19
10 am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, October 8, 2019 12:00 AM
To: Administrative Hearings
Subject: Certifications Case # 2019-0391-A ~ 2019-0366-SPH ~ 2019-0394-SPHA
Attachments: Kenilworth Drive Cert.jpeg; Kenilworth Dr. Photos.docx; Jerusalem Rd. Cert.jpeg; Jerusalem Rd. Photos.docx; Hazelwood Ave. Cert.jpeg; Hazelwood Ave. 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,

I am attaching Certification copies of the 2nd Certifications for your records of Case # 2019-0391-A @ 800 Kenilworth Drive, Case # 2019-0366-SPH @ 12443 Jerusalem Road & Case # 2019-0394-SPHA @ Hazelwood Avenue (On-Site).

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: 10/7/2019

Case Number: 2019-0366-SPH

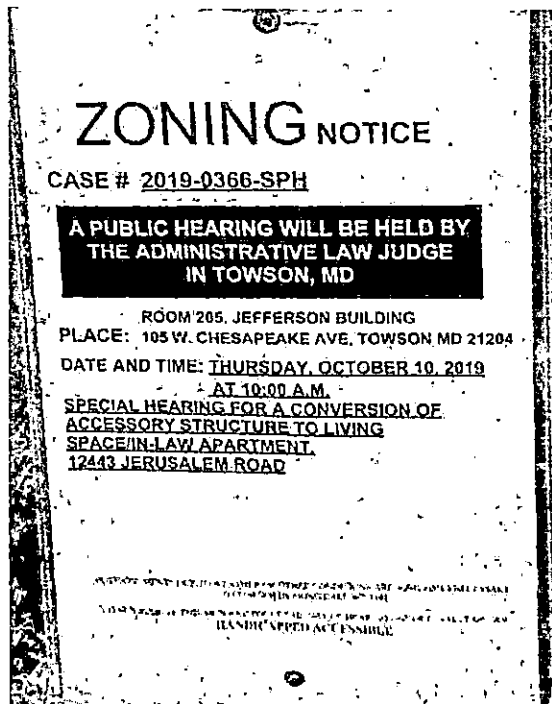
Petitioner / Developer: DEIRDRE HAMMAKER

Date of Hearing: OCTOBER 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:
12443 JERUSALEM ROAD

The sign(s) were posted on: **SEPTEMBER 20, 2019**

The sign(s) were re-photographed on: **OCTOBER 7, 2019**



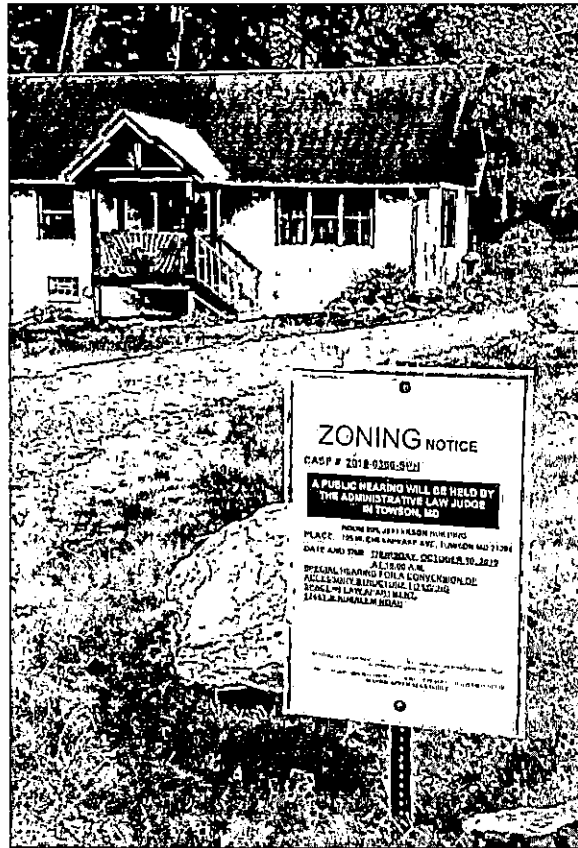
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

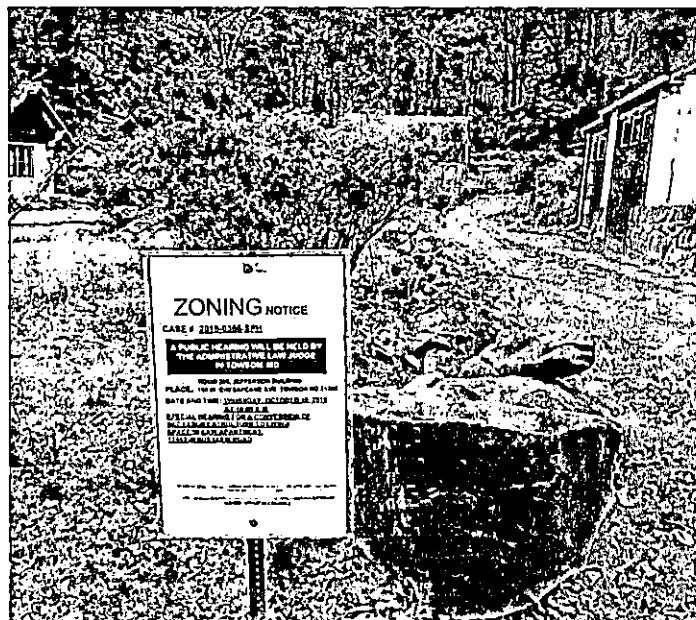
523 Penny Lane
(Street Address of Sign Poster)

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

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



Re-Photographed 1st Sign @ 12443 Jerusalem Rd. ~ 10/7/2019



Re-Photographed 2nd Sign @ 12443 Jerusalem Rd. ~ 10/7/2019
Case # 2019-0366-SPH

IN RE: PETITION FOR VARIANCE
S/S of Jerusalem Road, 1,960 ft. NE
c/l of Glenbauer Road
11th Election District
3rd Councilmanic District
(12439 & 12443 Jerusalem Road)

Samuel Hammaker
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-015-A

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner as a Motion for Reconsideration filed by Michael Trush, President of the Greater Kingsville Civic Association.

The Petitioner originally filed a request for variance for property located at 12439 & 12443 Jerusalem Road in the Nottingham area of Baltimore County. The relief was requested from Section 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit detached accessory structures (2) exceeding 15 ft. in height to be located in the front yard in lieu of the maximum 15 ft. height and rear yard location.

On October 21, 2005 the variance request was granted with conditions that the Petitioner comply with the revised comments from the Office of Planning dated October 19, 2005.

On November 18, 2005, the Greater Kingsville Civic Association (GKCA) has filed a timely Motion for Reconsideration of the Order dated October 21, 2005. Within their Motion, the GKCA has raised concerns about the RC 5 setback still being listed and shown on the building envelope as 75' instead of the 150' setback that is required for a collector road or a Scenic Route, and that the plan should also state that Jerusalem Road is a Scenic Route, as their Board has observed on other plans. They were also concerned about the second proposed driveway, which violates not only the letter but also the spirit and intent of the Comprehensive Manual of Development Policy Development Guidelines for Scenic Routes.

Thereafter the Petitioner and the Association entered into extensive negotiations which resulted in an agreement in principle as indicated by the letter dated March 22, 2006 and clarification letter dated March 30 2006 from The Greater Kingsville Civic Association.

An issue was raised by the Association that Petitioner's exhibit 3, the amended site plan, shows the existing dwelling which will be converted to a garage is 56 feet to the centerline of Jerusalem Road. They were concerned that the proper distance to the center of the road in RC 5 zones is 150 feet on collector or scenic roadways. The question then is whether or not another variance is needed?

The dimension "150 feet" is specified as the distance from a collector road or scenic route to any "principal building" in Section 104.3B2b. The proposed use is for a garage so that no additional variances are needed.

The primary issue is how to properly mitigate the impact on scenic Jerusalem Road of the two driveway connections proposed by the Petitioner. Apparently the Parties entered into protracted negotiations during which the Community Association designed and the Petitioner accepted a landscape plan as shown on Joint exhibit 1. From the correspondence the Petitioner had some additional concerns thereafter that the County would hold him to planting the exact choice of plantings shown on the exhibit. The Association agreed that he could substitute equivalent plantings within the spirit and intent of the agreement as indicated in their March 30, 2006 letter in the file.

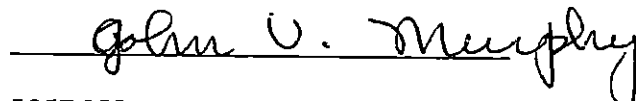
After due consideration of the arguments raised by the GKCA, the agreements between the parties and a further review of my Opinion and Order, I am hereby convinced that the landscape plan now included in the file as Joint Exhibit 1, will sufficiently mitigate the impact of the two driveways on Jerusalem Road. Therefore I will continue to grant the variances requested but add conditions.

WHEREFORE IT IS ORDERED this 3 day of April 2006 that the protestant's Motion for Reconsideration is hereby GRANTED to the extent that this Commission's Order of October 21, 2006 is hereby modified by adding the following conditions;

1. The Petitioner shall comply with the landscape plan attached and marked a Joint exhibit 1 and may substitute plantings of equivalent character and size within the spirit and intent of the parties' agreements.
2. The Petitioner shall comply with the Revised ZAC comment dated October 19, 2005 by the Office of Planning.

IT IS FURTHER ORDERED that all other terms and conditions of this Commission's October 21, 2005 Order not modified in this Order shall continue in full force and effect

Any appeal of this decision shall be made within thirty days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 19, 2005

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 12439-12443 Jerusalem Road

INFORMATION:

Item Number: 6-015 (*revised comment*)

Petitioner: Samuel Hammiaker

Zoning: RC 5

Requested Action: Variance

The property is located along Jerusalem Road, which is a Baltimore County *Master Plan 2010* designated scenic route. The petitioner is requesting the above referenced height variance to permit two existing dwellings to be converted into a storage shed and the other into a garage. In addition to the aforementioned there are two additional existing structures (dwelling and garage) on the subject property that the petitioner proposes to raze.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit two existing structures (to be converted to accessory) with a height exceeding 15 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities. Any existing sleeping quarters, living area, kitchen or bathroom facilities shall be removed as structures are converted to accessory.
2. The accessory structure shall not be used for commercial purposes.
3. Any modification or alterations to the exterior of the existing structures shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permits. The modifications or alterations shall not compromise the scenic views and character of Jerusalem Road.

The Office of Planning recommends the said comments imposed on the original site plan accompanying the above referenced variance be imposed on the redlined plan submitted on October 19, 2005 (see attachment) in addition the following:

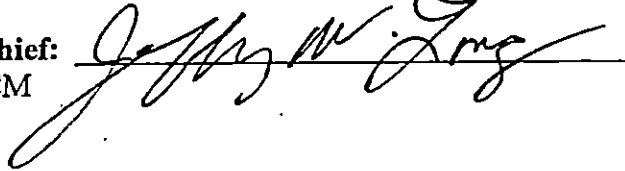
1. Retain existing vegetation along Jerusalem Road.
2. In areas where internal impervious surfaces are visible from Jerusalem Road, provide additional screening to mitigate such impact on the scenic character of Jerusalem Road.

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

Prepared by:



Division Chief:
AFK/LL: CM



PLEASE PRINT CLEARLY

CASE NAME _____

CASE NUMBER _____

DATE _____

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NO. 2019-

0366-SPH

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT 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. Related Case: 06-015-A)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/20/19

THE Daily Record

SIGN POSTING (1st)

Date:

9/20/19

by O'Keefe

SIGN POSTING (2nd)

Date:

10/7/19

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 11 Account Number - 1118000250			
Owner Information					
Owner Name:	HAMMAKER DEIRDRE		Use:	RESIDENTIAL	
Mailing Address:	12443 JERUSALEM RD KINGSVILLE MD 21087-1103		Principal Residence:	YES	
			Deed Reference:	/41551/ 00496	
Location & Structure Information					
Premises Address:	12443 JERUSALEM RD KINGSVILLE 21087-1103		Legal Description:	12439-12443 JRSLM RD E KINGSVILLE	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0055	0015	0027	11010006.04	0000	2018
Special Tax Areas: None			Town:	None	
			Ad Valorem:	None	
			Tax Class:	None	
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1951	1,566 SF		1.5000 AC	04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	FRAME/	3	2 full
Garage Last Notice of Major Improvements					
Value Information					
	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019 As of 07/01/2020		
Land:	89,200	89,200			
Improvements	8,800	6,000			
Total:	98,000	95,200	95,200	95,200	
Preferential Land:	0			0	
Transfer Information					
Seller: HAMMAKER SAMUEL		Date: 06/19/2019		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /41551/ 00496		Deed2:	
Seller: HAMMAKER SAMUEL		Date: 08/07/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26013/ 00628		Deed2:	
Seller: HORTON CATHERINE E		Date: 10/31/2001		Price: \$82,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /15710/ 00741		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019	07/01/2020		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					

Homestead Application Information

Homestead Application Status: Approved 10/16/2012

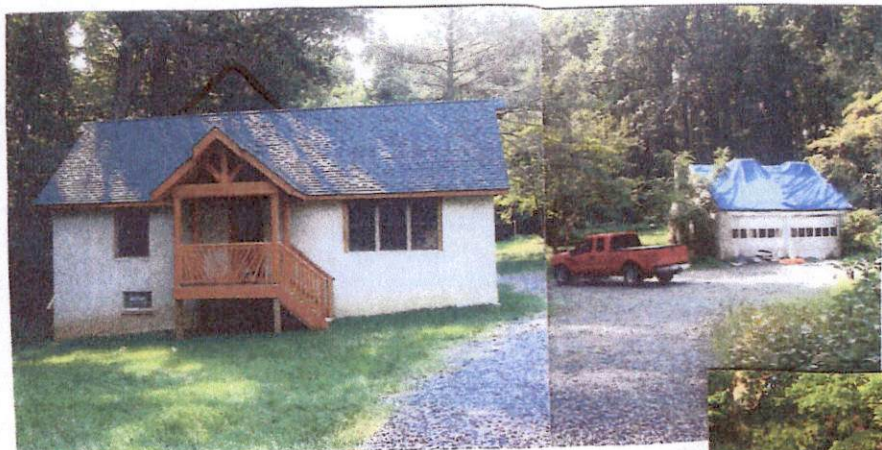
Homeowners' Tax Credit Application Information

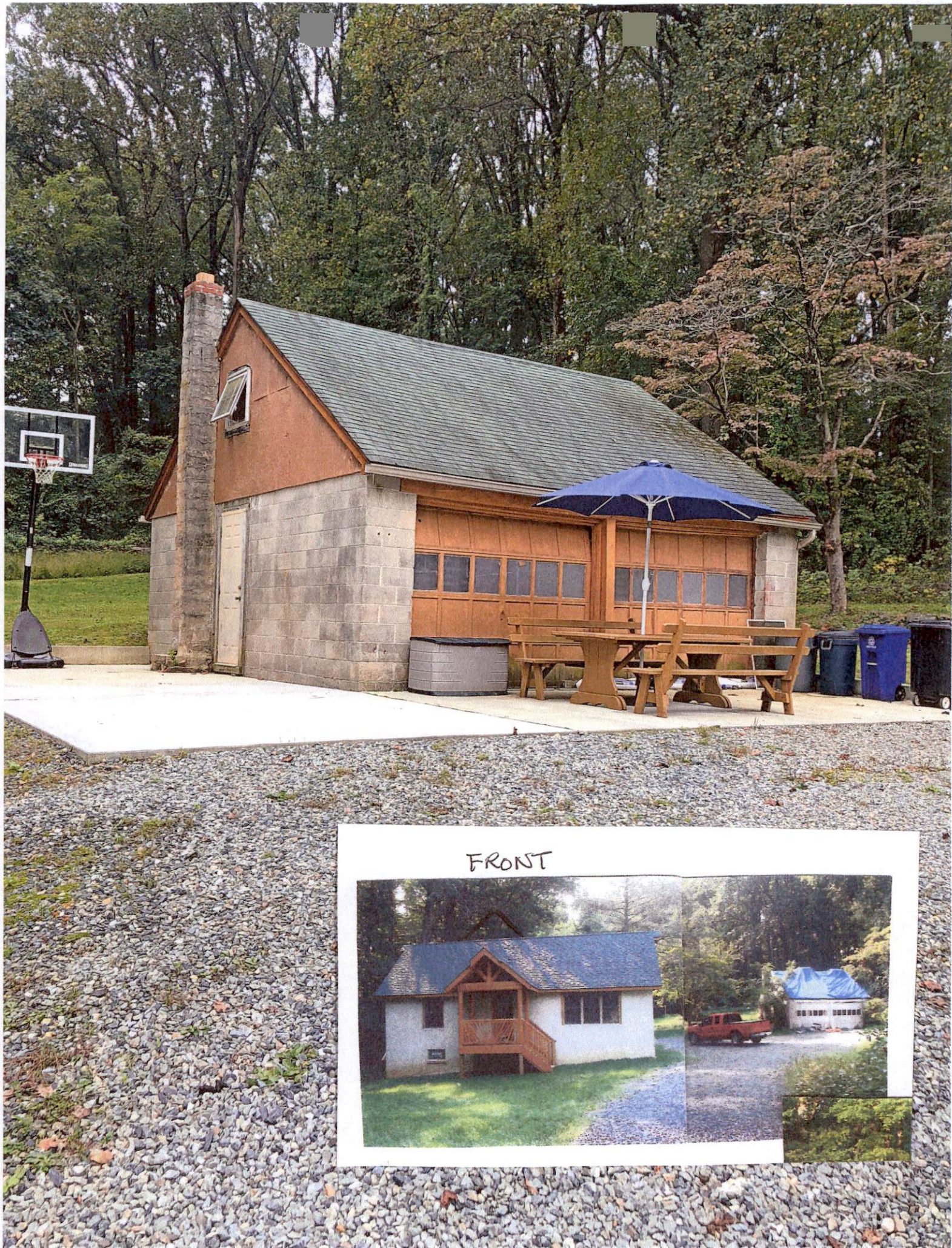
Homeowners' Tax Credit Application Status: No Application

Date:

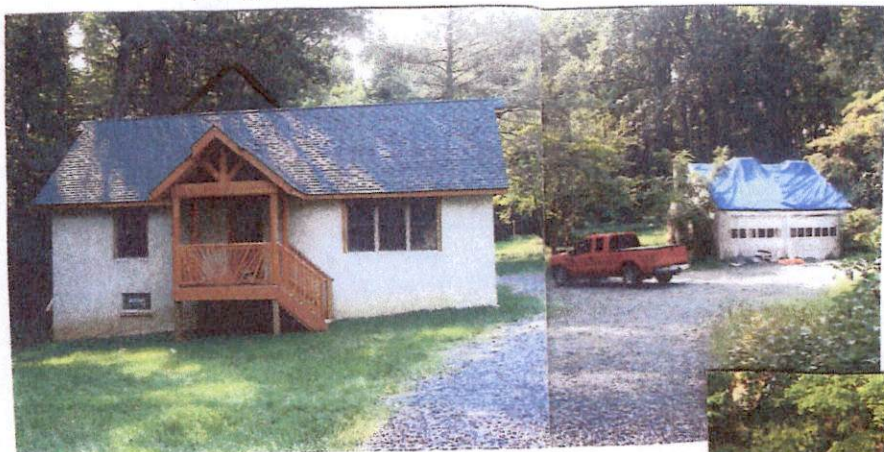


FRONT





FRONT





FRONT



Case No.: 2019-0366-SPH 12443 Jerusalem Road

Exhibit Sheet

Petitioner/Developer

11-13-19

Protestants

Sen 10/11/19

No. 1	SITE PLAN	10/10 Letter from GREATER KINGSVILLE CIVIL ASS'n.
No. 2	ARCHITECTURAL INTERIOR DRAWINGS	
No. 3	MY NEIGHBORHOOD AERIAL Photo	
No. 4	PAI MAP	
No. 5	Photos of Existing Structure	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Pt. Bk. 0000060, Folio 0035 2100004344

Lot # 3
1900005749

NE 16-K

Lot # 2

Pt. Bk. 0000048, Folio 0119

1900005748

Pt. Bk./Folio # 0650322200002075

1979-0078-A

20-0106-A

PAI # 110665

PAI # 110306

Pt. Bk./Folio # 048149

Pt. Bk. 0000065, Folio 0032

PAI # 110665

PAI # 110306

PAI # 110306

PAI # 110665

GROWTH TIER 3

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

Lot # 1

1900005747

1117010050

12428

2019-027 12508

1102088630

Pt. Bk./Folio # MPXX280

JERUSALEM RD

12511

1111039350

GROWTH TIER 3

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

5 CD

11 ED

RC 7

1102067775

RC 5

055B2

12443

12443

12443

2006-0015-A

1118000250

NE 15-K

GROWTH TIER 4

(No New Subdivisions of 4
or More Additional Lots)

1102059710

PETITIONER'S

EXHIBIT NO.

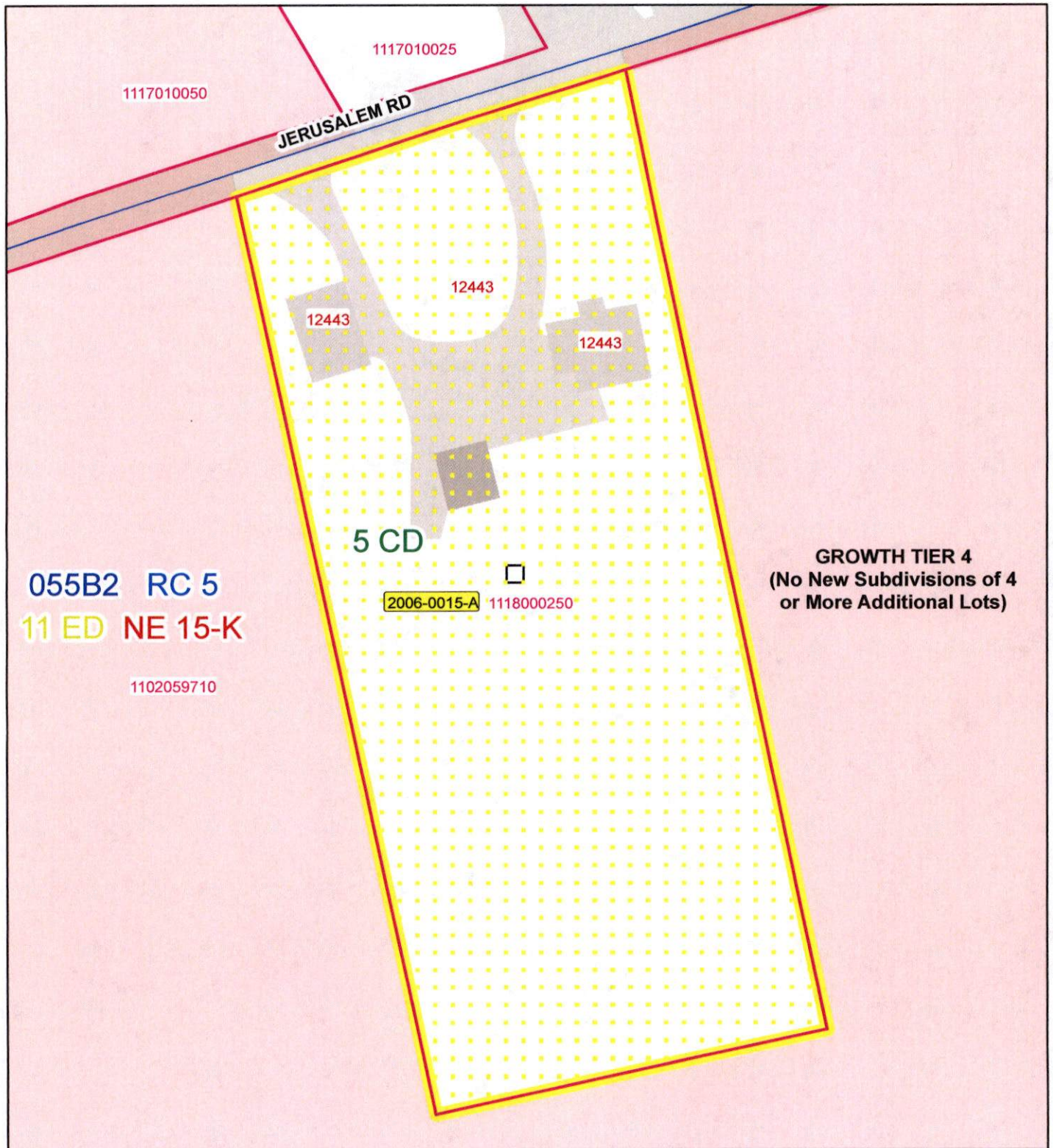
3

2019-0366-SPH

1700002353

42-1390-913

12443 Jerusalem Road



Publication Date: 2/3/2015



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



0 15
[Scale bar]

PETITIONER'S

EXHIBIT NO.

4

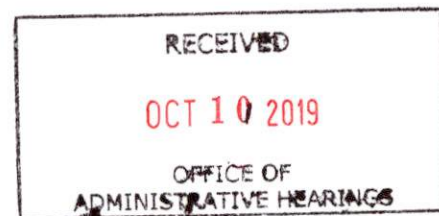
2019-0366-SPH





Greater Kingsville Civic Association, Inc.

P.O. Box 221, Kingsville, Maryland 21087



October 8, 2019

Baltimore County Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: Zoning Hearing for 12443 Jerusalem Road, Kingsville, MD 21087

Case Number: 2019-0366-SPH

Dear Hearing Officer—

The Greater Kingsville Civic Association, Inc. is not opposed to a request for the conversion of an accessory structure to permit a so-called 'in-law' apartment, since our understanding is that this request is being made for a specific family need.

We do request, however, that when and if this need/situation no longer exists (when the family member moves from the premises) that the 'in-law' apartment allowance be eliminated. This site should then resort to the present single-family use that is consistent with the zoning in our community.

Thank you very much.

Ila Christenbury
President

cherishing our rural heritage since 1974

PROTESTANT' S

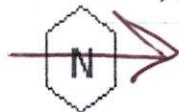
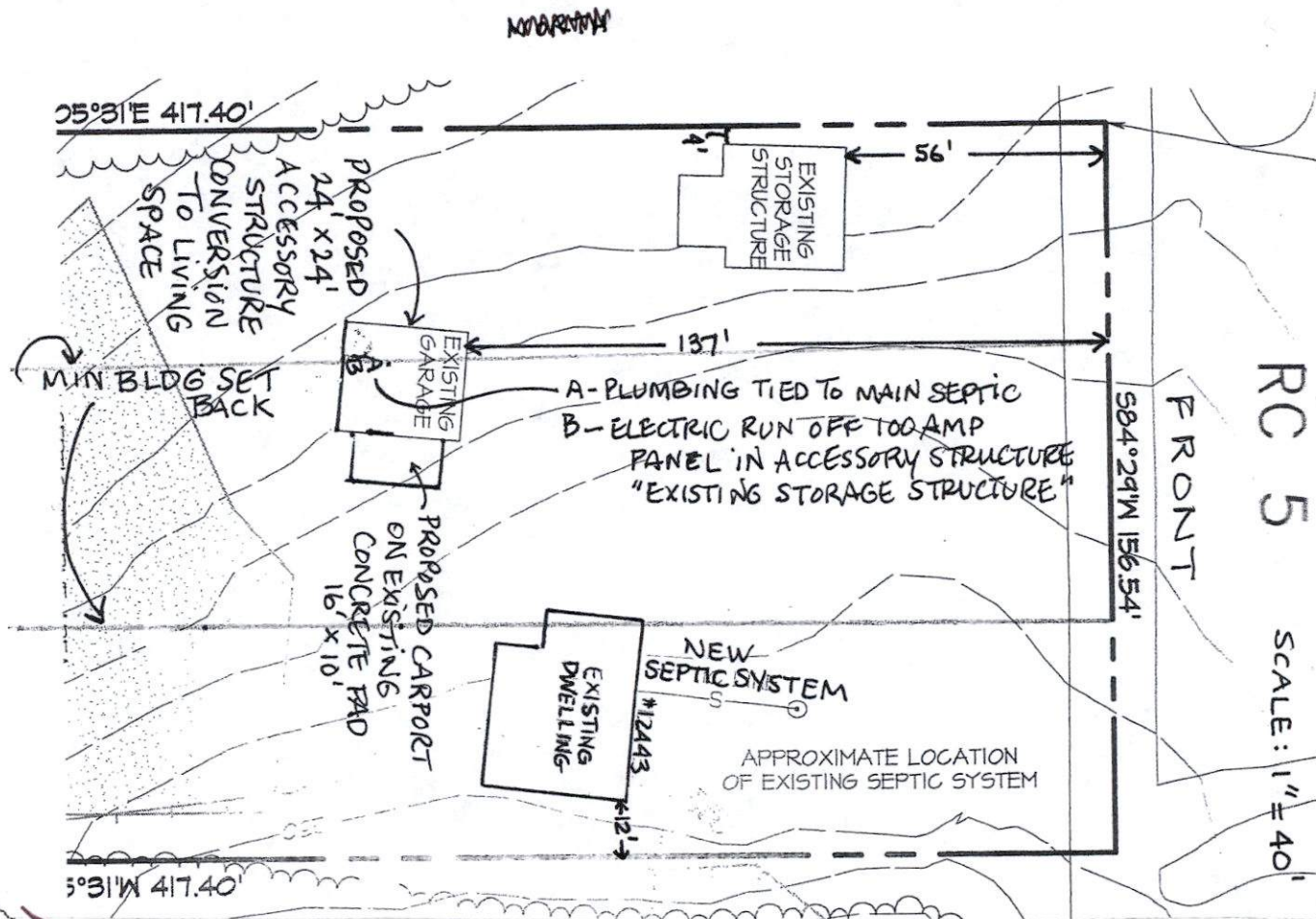
EXHIBIT NO. 1

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

ADDRESS 12443 JERUSALEM ROAD OWNER(S) NAME(S) DEIRDRE HAMMAKER

SUBDIVISION NAME 0000 LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1118000250 DEED REF. # 26013/00628



PLAN DRAWN BY D. HAMMAKER

DATE 6/11/19 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 0055

SITE ZONED RC5

ELECTION DISTRICT 11

COUNCIL DISTRICT 005

LOT AREA ACREAGE 1.5

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? 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

06-015-A

DRIVEWAYS GRANTED

PETITIONER'S

EXHIBIT NO. 1

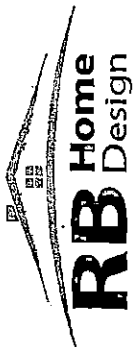
2019-0366-SPM

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

ADDRESS 12443 JERUSALEM ROAD OWNER(S) NAME(S) DEIRDRE HAMMAKER

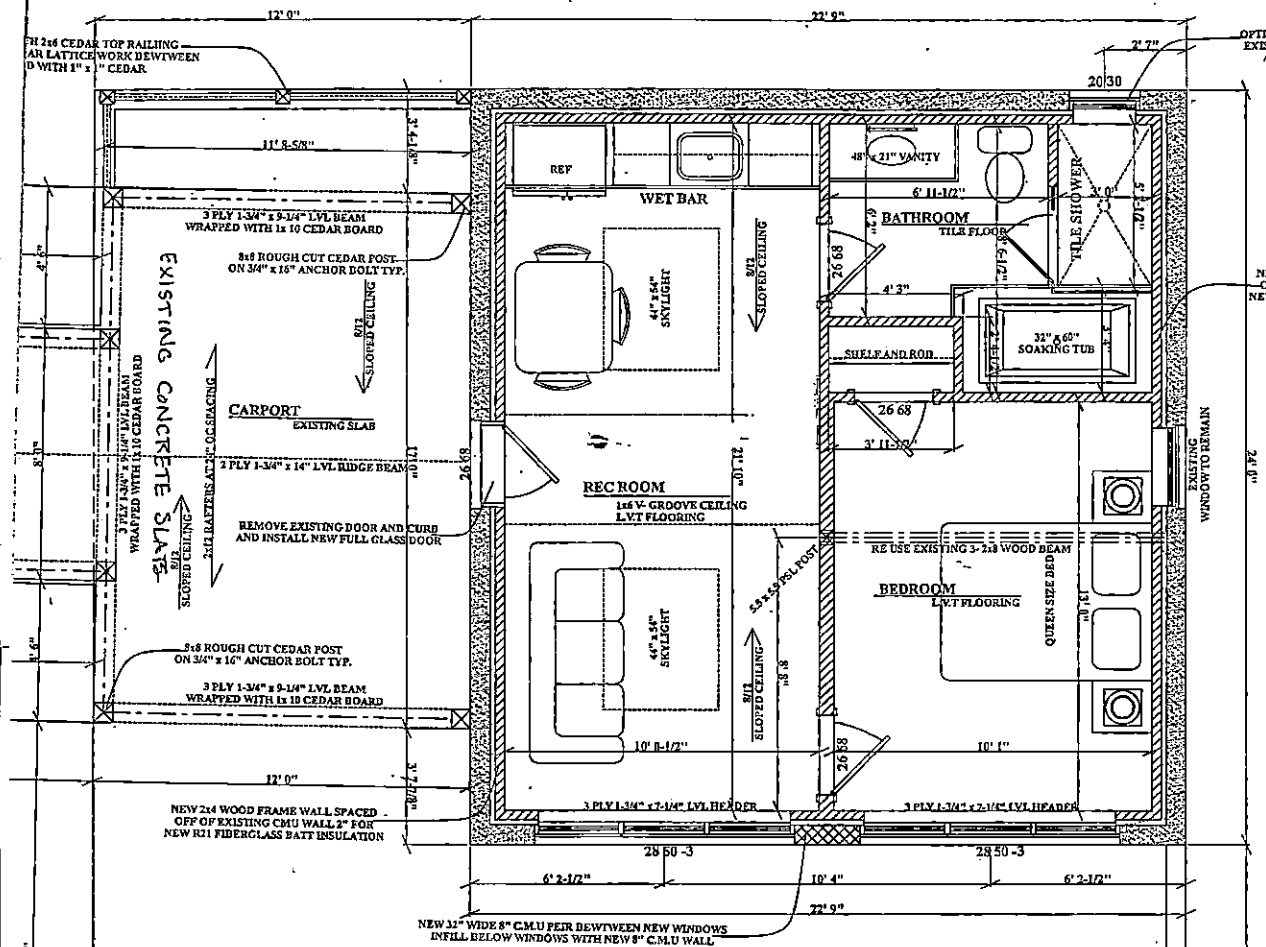
SUBDIVISION NAME 0000 LOT # BLOCK # SECTION #

PLAT BOOK # FOLIO # 10 DIGIT TAX # 1118000250 DEED REF. # 26013/00628



2061 D MOUNT HOREB RD STREET MD 21154
RBHOMEDSIGN@HOTMAIL.COM
443-613-5115

HAMMAKER RESIDENCE
ADDITION / RENOVATION
12443 JERUSALEM RD
KINGSVILLE MD 21087



UTILITIES

WATER TIES TO MAIN HOUSE NEW SEPTIC INSTALLED 6/2019
ELECTRIC TIES TO 100 AMP PANEL IN STORAGE ACCESSORY BLDG.
(NO ROOM ON MAIN HOUSE 200AMP PANEL)

1ST FLOOR PLAN

ADDITION / RENOVATION PLAN

SITE VICINITY MAP

DRAWN BY: ^{RBHOME/}D HAMMAKER

DATE: 6/11/19

SCALE: 1 INCH = 6 FEET

MAP IS NOT TO SCALE

ZONING MAP# 0055

SITE ZONED RC5

ELECTION DISTRICT 11

COUNCIL DISTRICT 005

LOT AREA ACREAGE 1.5

OR SQUARE FEET

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC PRIVATE ☒

SEWER IS:

PUBLIC PRIVATE ☒

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

06-015-A

DRIVEWAYS GRANTED

PETITIONER'S

EXHIBIT NO. 2

2019-0366-SP4

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

ADDRESS 12443 JERUSALEM ROAD OWNER(S) NAME(S) DEIRDRE HAMMAKER

SUBDIVISION NAME 0000 LOT # BLOCK # SECTION #

PLAT BOOK # FOLIO # 10 DIGIT TAX # 1118000250 DEED REF. # 26013/00628

SITE VICINITY MAP

DRAWN BY: RBHOME/DHAMMAKER

DATE: 6/11/19

SCALE: 1 INCH = 6 FEET

MAP IS NOT TO SCALE

ZONING MAP# 0055

SITE ZONED RC5

ELECTION DISTRICT 11

COUNCIL DISTRICT 005

LOT AREA ACREAGE 1.5

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? 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

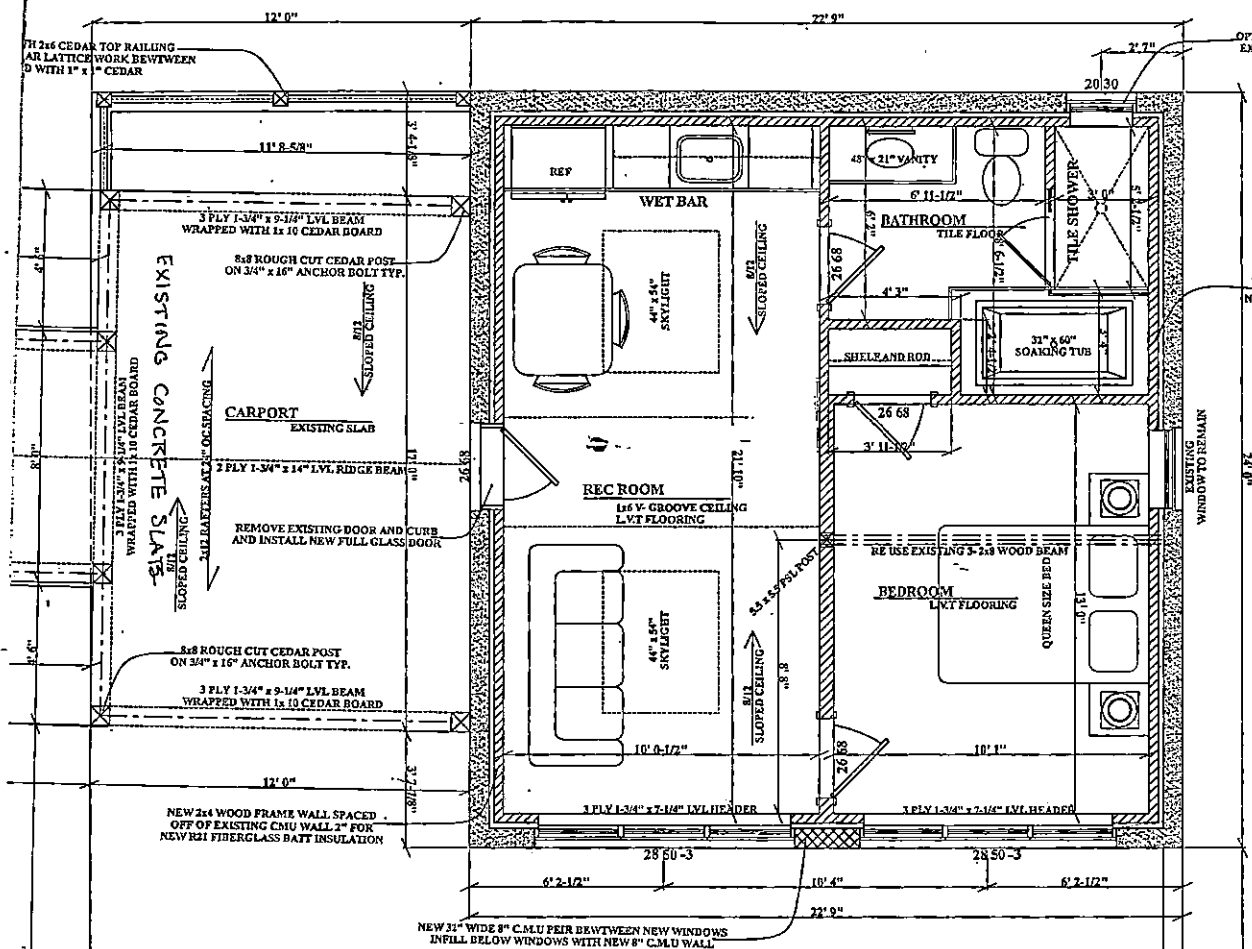
06-015-A

DRIVEWAYS GRANTED

VIOLATION CASE INFO:

HAMMAKER RESIDENCE
ADDITION / RENOVATION
12443 JERUSALEM RD
KINGSVILLE MD 21087

2061 D MOUNT HOREB RD STREET MD 21154
RB Home Design
REHOMEDSIGN@HOTMAIL.COM
443-613-5115



UTILITIES

WATER TIES TO MAIN HOUSE NEW SEPTIC INSTALLED 6/2019
ELECTRIC TIES TO 100 AMP PANEL IN STORAGE ACCESSORY BLDG.
(NO ROOM ON MAIN HOUSE 200AMP PANEL)

1ST FLOOR PLAN

ADDITION / RENOVATION PLAN

2019-0366-SP4

Debra Wiley

PM 10-10-19
10 AM

From: Doug Behr <dbeh@jhu.edu>
Sent: Thursday, October 10, 2019 7:41 AM
To: Administrative Hearings
Subject: Re: Case # 2019-0366
Attachments: Jerusalem Road CASE NO 2019-0366-SPH.pdf

CAUTION: This message from prvs=179d7d31a=dbeh@jhu.edu originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

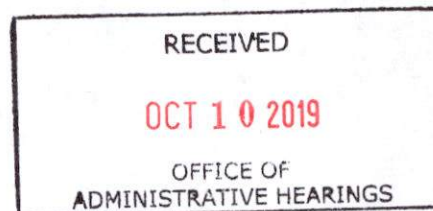
Good morning—

I was told that we could send an email regarding this case to you. We plan to drop by with a hard copy of this letter as well.

Thank you.

Doug Behr

Corresponding Secretary, Greater Kingsville Civic Association, Inc.



6
7 Community Ass'n Letters

7 DOPS + Dof Comments

2001 Purchased Property -

Garage for son 16 y.o.

Main house only 2 bdrm -

40 ft driveway lot

Robin ~~B~~eders lives across street
and had been very active

Trench for one structure to
this one for

and will up for 100 - 200 amp

? She has asked to extend the
2yr inspection appbctn