

MEMORANDUM

DATE: September 4, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0382-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 3, 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 ADMIN. VARIANCE *
(4338 Church Rd.)
6th Election District *
3rd Council District *
Katherine A. Counselman *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0382-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Katherine A. Counselman (“Petitioner”). The Petitioner is requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed accessory structure (shed/pole barn) located in the side yard in lieu of the required rear yard, and to allow a height of 18 ft. in lieu of the required maximum 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 14, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 8-1-19

By DW

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the accessory structure (shed/pole barn) height and usage, I will impose conditions that the accessory structure (shed/pole barn) shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 1st day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory structure (shed/pole barn) located in the side yard in lieu of the required rear yard, and to allow a height of 18 ft. in lieu of the required maximum 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner or subsequent owners shall not convert the accessory structure (shed/pole barn) into a dwelling unit or apartment. The accessory structure (shed/pole barn) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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Date 8-1-19

By [Signature]

- The accessory structure (shed/pole barn) shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-1-19

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 4338 Church Road Hampstead Currently zoned RC4
 Deed Reference 28798 / 00-30 10 Digit Tax Account # 24 00 00 5383
 Owner(s) Printed Name(s) Katherine A Counselman

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 & 400.3 To permit a proposed accessory structure (shed) located in the side yard in lieu of the required rear, and to allow a height of 18 feet in lieu of the required Maximum 15 feet.
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Katherine A Counselman
 Name #1 – Type or Print Name #2 – Type or Print
Katherine Counselman
 Signature #1 Signature #2
4338 Church Rd. Hampstead MD
 Mailing Address City State
21074 / 410-215-1000 / Katecapple@gmail.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Bar True
 Name – Type or Print
Bar True
 Signature
3930 London Bridge Rd Sykesville, MD
 Mailing Address City State
21784 / 413-398-0988 / bartrue213@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0382-A Filing Date 7/1/19 Estimated Posting Date 7/14/19 Reviewer gh

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

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

Address: 4338 Church Rd Hampstead MD 21074
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I would like to build a detached one-story pole barn at the top of my driveway. The barn/garage would be used for storage and allow me to store my vehicles and tractor to keep them out of the elements and not be an eye sore to the neighborhood. Due to the pie shape of our property and where the well and septic is located, this would be the most feasible area to place our detached pole barn/garage.

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

Katherine Counselman
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Katherine Counselman
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

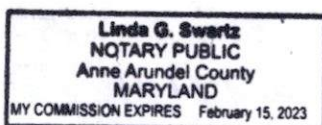
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Katherine A. Counselman

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

AS WITNESS my hand and Notaries Seal



Linda G. Swartz
Notary Public
2/15/23
My Commission Expires

Affidavit in Support of Administrative Variance

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

Katherine Counselman
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Katherine Counselman
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6/9th day of JUNE, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

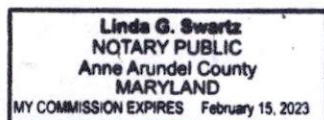
Print name(s) here: Katherine A. Counselman

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

AS WITNESS my hand and Notaries Seal

Linda A. Swartz
Notary Public 2/15/23

My Commission Expires





ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 4338 Church Road Hampstead Currently zoned RC4
Deed Reference 1 10 Digit Tax Account # 34 0000 5383
Owner(s) Printed Name(s) Katherine A. Counselman

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

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

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

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 & 400.3 To permit a proposed accessory structure (shed) located in the side yard in lieu of the required rear, and to allow a height of 18 feet in lieu of the required maximum 15 feet.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Katherine A. Counselman
Name #1 – Type or Print Name #2 – Type or Print
Katherine Carmichael
Signature #1 Signature #2
4338 Church Rd - Hampstead MD
Mailing Address City State
21074 / 410-215-1060 / Katecapes@gmail.com
Zip Code Telephone # Email Address

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

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

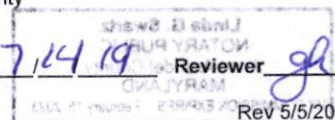
Representative to be contacted:

Ben True
Name – Type or Print
Ben True
Signature
3920 London Bridge Rd Sykesville, MD
Mailing Address City State
21784 / 443 398 0988 / bentrue213@gmail.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 8-1-19 day of Aug, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0382-A Filing Date 7/1/19 Estimated Posting Date 7/14/19 Reviewer gh



Rev 5/5/2016

ZONING DESCRIPTION FOR 4338 CHURCH ROAD

Beginning at a point on the North Side of Church Road which is 60' wide at the distance of 300' East of the centerline of the nearest improved intersecting street Graves Run Road which is 60' wide. Being Lot# 2, of Harris Property as recorded in the containing 3.39 Acres, Located in the 6th Election District 3rd Council District.

2019- 0382-A

CERTIFICATE OF POSTING

Date: 7-14-19

RE: Case Number: 2019-0382-A

Petitioner/Developer: Counselman

Date of Hearing/Closing: 7-29-19

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 4338 Church Rd

The signs(s) were posted on 7-14-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2019-0382-A

TO PERMIT A PROPOSED ACCESSORY STRUCTURE
(SHEED) LOCATED IN THE SIDE YARD IN LIEU OF THE RE-
QUIRED REAR YARD AND TO ALLOW A HEIGHT OF 18 FEET
IN LIEU OF THE MAXIMUM HEIGHT OF 15 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 7/27/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

VARIANCE

ADMINISTRATIVE

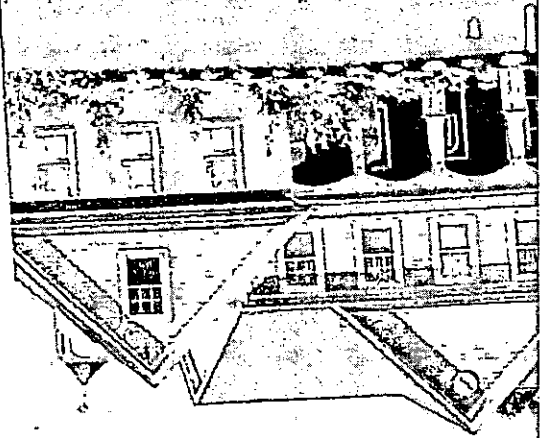
CASE # 2019-0382-A

TO PERMIT A PROPOSED ACCESSORY STRUCTURE (SHED) LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND TO ALLOW A HEIGHT OF 18 FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 7/29/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER APPEAL DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0382 -A Address 4338 Church Rd, Hampstead

Contact Person: GARY HUCIK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/1/19 Posting Date: 7/14/19 Closing Date: 7/29/19

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0382 -A Address 4338 Church Rd, Hampstead

Petitioner's Name Katherine A. Counselman Telephone 410-215-1060

Posting Date: 7/14/19 Closing Date: 7/29/19

Wording for Sign: To Permit a proposed accessory structure
(shed) located in the side yard in lieu of the required
rear yard, and to allow a height of 18 feet in lieu
of the maximum height of 15 feet.

Revised 6/30/2019

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

No. **187023**

PAID RECEIPT

Date: **7/1/19**

BUSINESS ACTUAL TIME DRD
 7/02/2019 7/01/2019 09:16:55 3

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	REG 0303	WALKIN CAM	7/01/2019	OFLN
001	806	0000		6/50				75.00	CR NO. 187023	528 ZONING VERIFICATION		

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

Total: **75.00**

Rec From: **True Contractors, Inc.**

For: **4338 Church Rd**

2019-0382-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 30, 2019

Katherine Counselman
4338 Church Road
Hampstead MD 21074

RE: Case Number: 2019-0382-A, 4338 Church 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 July 1, 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
Ber True 3920 London Bridge Road Sykesville MD 21784

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

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

Date: 7/9/19

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. 2019-0382-A

*Administrative Variance
Katherine A. Counselman
4338 Church 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,

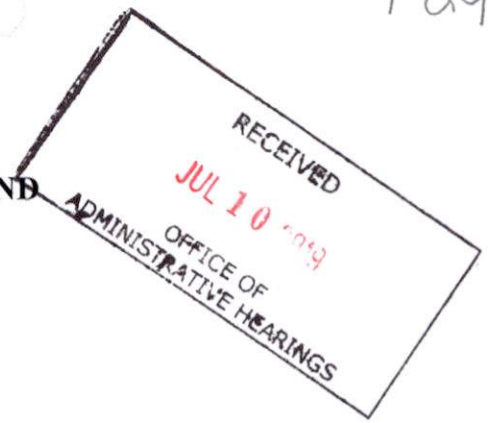


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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: July 10, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0382-A
Address 4338 Church Road
(Counselman Property)

Zoning Advisory Committee Meeting of **July 8, 2019**.

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

Reviewer: Steve Ford

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-10</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>7-14-19</u>	by <u>Pelton</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

Case Number: 2019-0382-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Katherine A Counselman
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 4338 CHURCH RD

Location: North side church Road East 300 feet to the centerline of Graves Run.

Existing Zoning: RC 4

Area: 3.39 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory structure (shed) located in the side yard in lieu of the required rear and to allow a height of 18 feet in lieu of the required maximum 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/29/2019

Miscellaneous Notes:

Case Number: 2019-0383 **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Danny Forbes
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 30 COMPASS RD

Location: West side of Compass Road North 300 feet to the centerline of Cord Street.

Existing Zoning: DR 5.5

Area: 4888 SQ FT

Proposed Zoning:

VARIANCE:

To permit the storage of 2 recreational vehicles in lieu of the permitted one, and allow the vehicles storage in the front yard or at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

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 - 06 Account Number - 2400005383
Owner Information		
Owner Name:	COUNSELMAN KATHERINE A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	4338 CHURCH RD HAMPSTEAD MD 21074-2724	Deed Reference: /28798/ 00030
Location & Structure Information		
Premises Address:	4338 CHURCH RD HAMPSTEAD 21074-2724	Legal Description: 3.396 AC 4338 CHURCH RD NSR 524 FT E GRAVES RUN RD
Map:	Grid:	Parcel:
0010	0001	0205
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	2	2017
Plat No:	Plat Ref:	MS
Special Tax Areas:	Town:	NONE
Ad Valorem:	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2010	3,675 SF	
Property Land Area	County Use	
3.4000 AC	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	106,000	106,000
Improvements	360,500	399,100
Total:	466,500	505,100
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2018
		As of 07/01/2019
		492,233
		505,100
		0
Transfer Information		
Seller: MARYLAND MODULAR DESIGN INC	Date: 10/27/2009	Price: \$209,000
Type: ARMS LENGTH VACANT	Deed1: /28798/ 00030	Deed2:
Seller: MARYLAND MODULAR DESIGNS INC	Date: 03/16/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19741/ 00564	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
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		

Homestead Application Status: Applied 10/05/2010

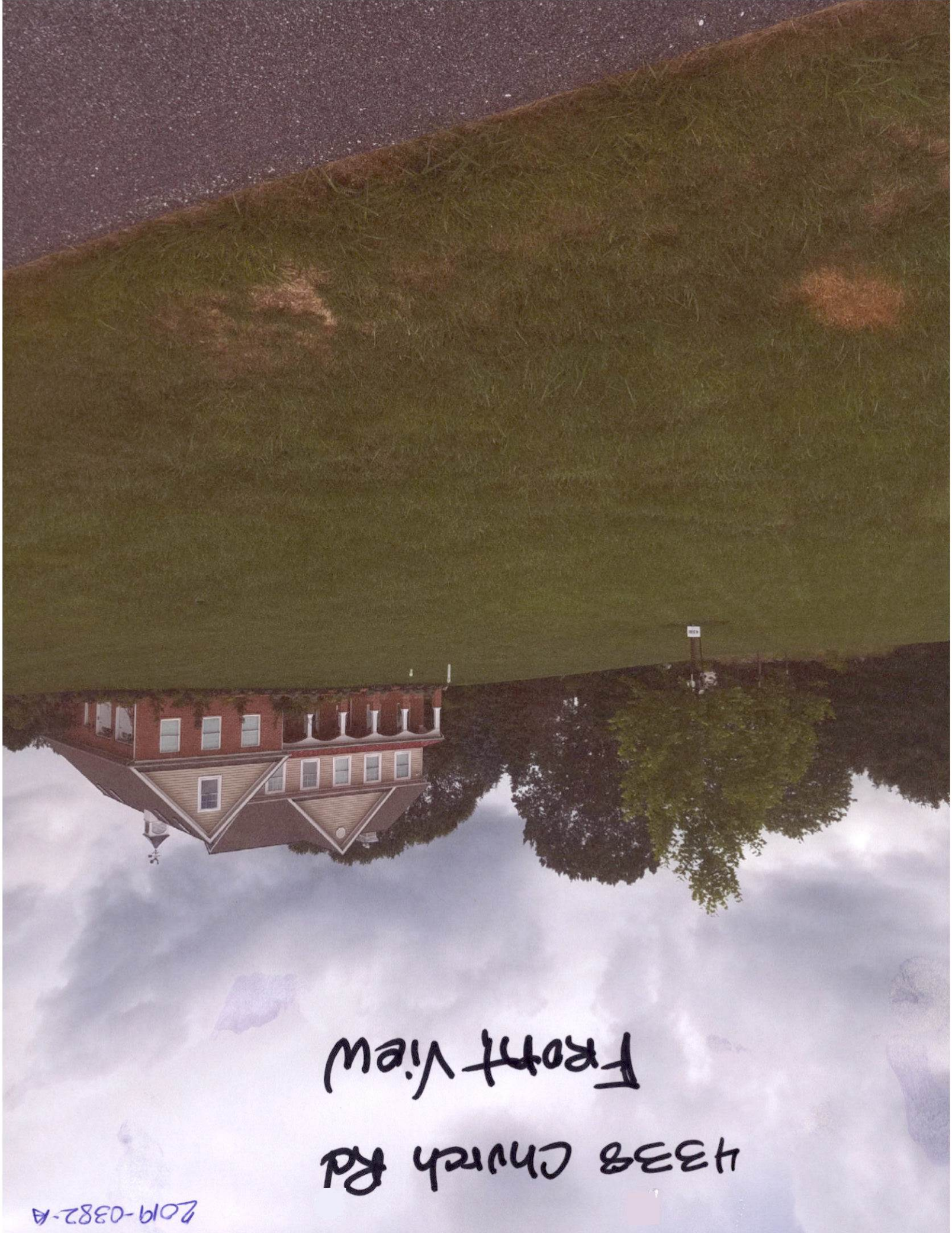
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

4338 Church Rd
Front View

2019-0382-A



St. Dominic's

Wash. Inst.

4338 Church • FL

2019-0382-A



Area of Proposed
detached Garage

General Jones
Head of Bureau



J. Edgar Hoover

2019-0382-A

4338 Church Road

Rear View
From Proposed
Detached Garage



சென்ட் பீட்டர்ஸ் பீஸ்ட்

சென்ட் பீட்டர்ஸ் பீஸ்ட்
சென்ட் பீட்டர்ஸ் பீஸ்ட்

4338 Chich Rd

2019-0382-A

Area of proposed detached garage








Area of
Proposed detached
garage



2019-0382-A

43.8 Church R

MEMORANDUM

[Faint handwritten notes at the bottom of the page]

2019-028/2A

4338 Church Road

Legend

 4338 Church Rd

4338 Church Rd

Breezy Hill Estates

Graves Rd

Google Earth

© 2018 Google

500 ft



Lot # 6 1700003638

Lot # 5 1700003637

Lot # 4 1700003636
PAI # 060043

6 ED 010A1
Pt. Bk./Folio # 038084
3 CD

Lot # 3 1700003635

NW 34-I
1997-0488-A
Lot # 2 1700003634

Lot # 0

4340
2400005384

4334

RC 2

Pt. Bk. 0000038, Folio 0084

Lot # 8
1700003640
PAI # 060043

PAI # 060314

1900011864
PAI # 060314
Pt. Bk./Folio # MP08037
PAI # 060314
PAI # 060314

NW 35-I

2400005383

Lot # 2

PAI # 060271

Pt. Bk./Folio # MP00114

PAI # 060271

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

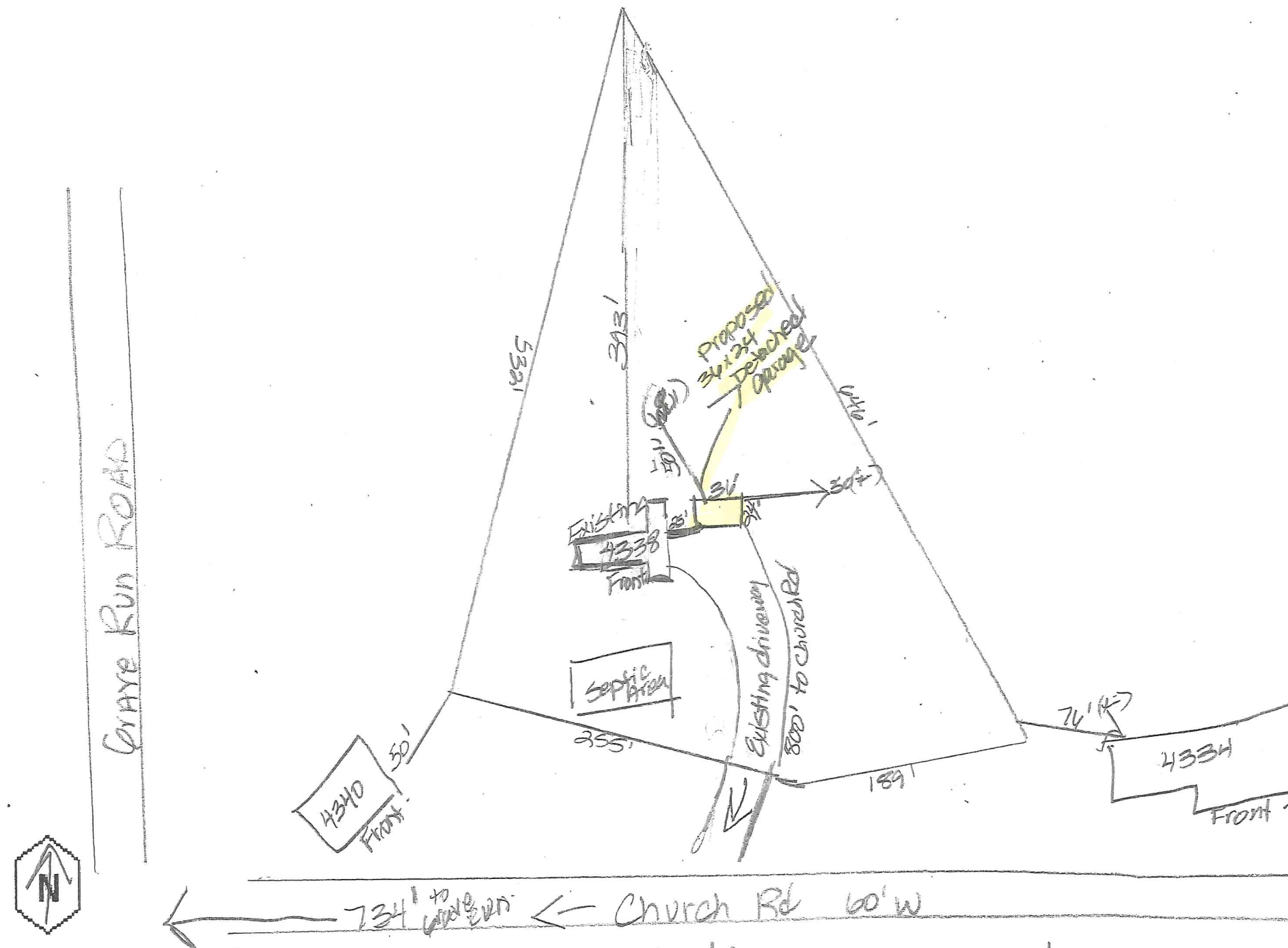
PAI # 060271
PAI # 060271

RC 8

Lot # 1 2400005382

2019-0382-1

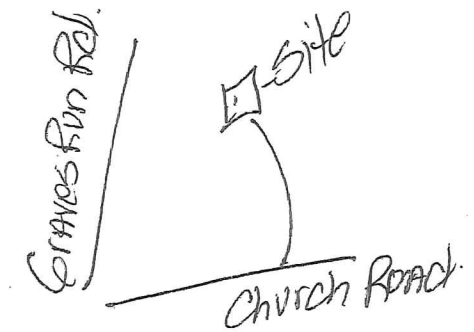
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 4338 Church Road OWNER(S) NAME(S) Katherine A. Counselman
SUBDIVISION NAME "Harris Property" LOT # 2 BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 24 00 00 5383 DEED REF. # 28198/00030



PLAN DRAWN BY Don True DATE 6/24/19 SCALE: 1 INCH = 100' FEET

2019-0382-A

THE SCIENCE OF THE FUTURE



Abstract



MAP IS NOT TO SCALE

ZONING MAP# 010A1

SITE ZONED BCH

ELECTION DISTRICT 6

COUNCIL DISTRICT 3

LOT AREA ACREAGE 3.39 acres

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? NO

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE *X*

RESEARCH

PUBLIC PRIVATE *✓*

PRIOR HEARING? NO

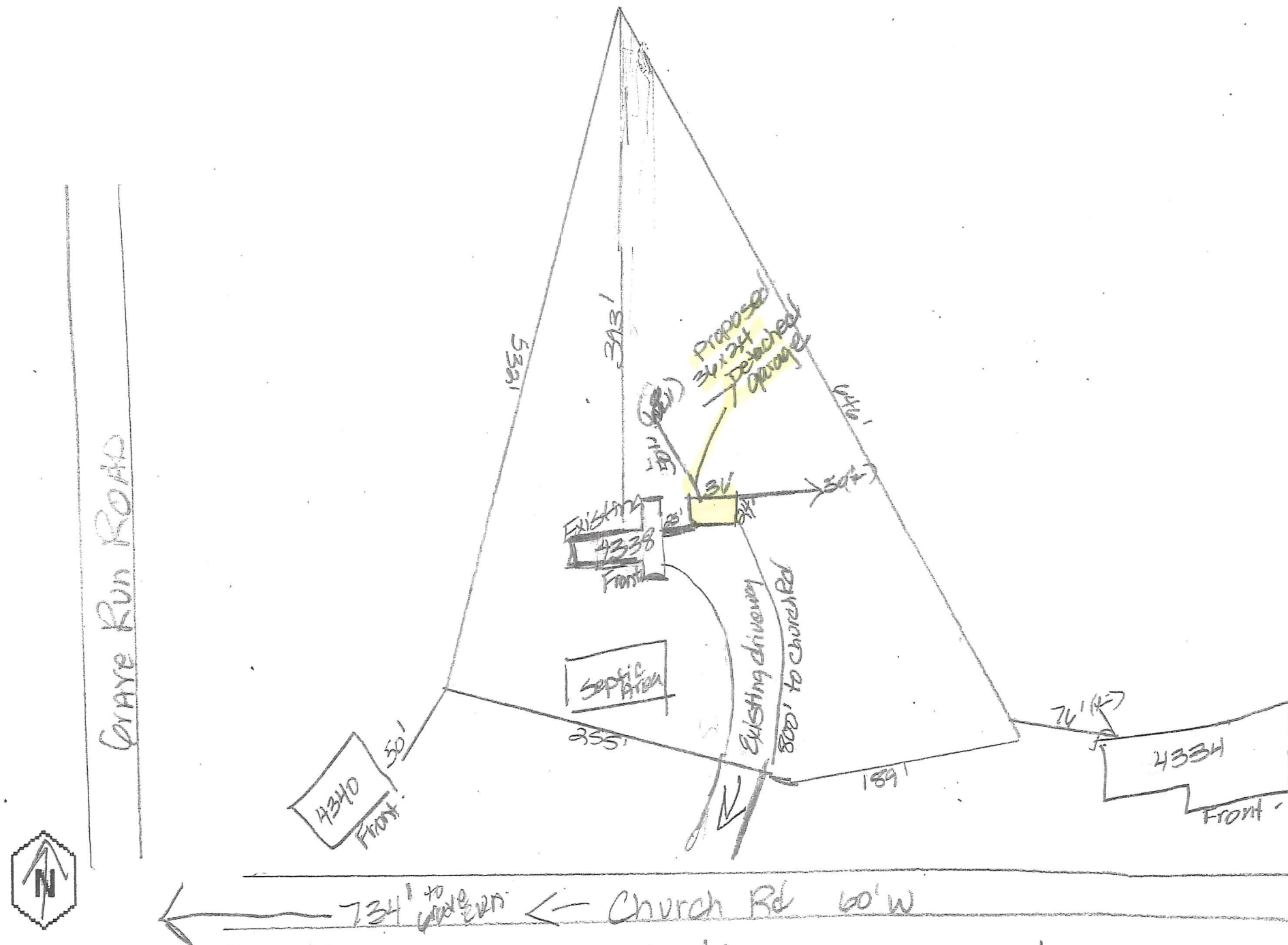
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

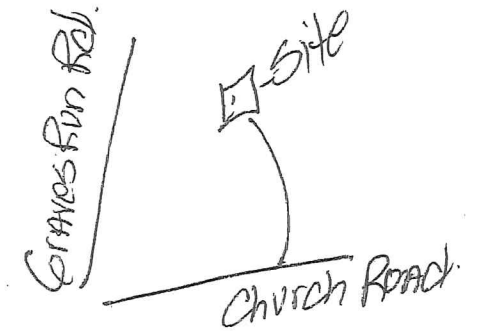
Pet. Eph. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 4338 Church Road OWNER(S) NAME(S) Katherine A Counselman
SUBDIVISION NAME "HARRIS Property" LOT # 2 BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 24 00 00 5383 DEED REF. # 28198/00030



PLAN DRAWN BY Ben True DATE 6/24/19 SCALE: 1 INCH = 100' FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 010A1

SITE ZONED BC4

ELECTION DISTRICT 6

COUNCIL DISTRICT 3

LOT AREA ACREAGE 3.39 acres

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? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO: