

M E M O R A N D U M

DATE: November 19, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0406-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on November 18, 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	*	BEFORE THE
(9 Graveswood Ct.)		
9 th Election District	*	OFFICE OF
5 th Council District		
Charles Michael & Catherine A. Thomas	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2019-0406-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 Charles Michael & Catherine A. Thomas, legal owners ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for approval of an accessory in-law apartment with kitchen addition to the side of the dwelling pursuant to BCZR Sec. 400.4B. A site plan was marked and admitted as Petitioners' Exhibit 1. Architectural drawings and elevations of the proposed addition were admitted as Exhibit 2.

The property owners, Charles and Catherine Thomas appeared in support of the petition.

There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment were received from the Department of Planning ("DOP").

The subject property is 14,374 square feet in size and is zoned DR-1. Mrs. Thomas explained that their daughter and son-in-law and their two children, ages 5 and 2, are currently living with them. They wish to build this in-law suite in order that they can maintain this family living arrangement while still having some room and privacy for themselves. Mr. and Mrs. Thomas both testified that they have spoken with all the surrounding neighbors, who they have

ORDER RECEIVED FOR FILING

Date 10/18/19

By sen

known for years, and that the neighbors are all in support of their plans. The site plan (Exh. 1), and Architectural Drawings (Exh. 2_ show that the proposed addition is 24' 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.

The Thomases confirmed that they understood the terms of the Declaration of Understanding that they signed before a Notary on July 22, 2019, which sets forth all the necessary restrictions as required by Sec. 400.4.A.1 and 400.4.B.1. They further acknowledged that the Declaration would be filed along with this Order in the Land Records of Baltimore County.

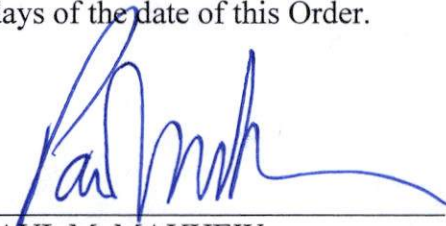
Based on the testimony and Exhibits submitted I find that the relief requested in the Petition conforms in all respects to the Special Exception requirements of BCZR Sec. 502.1 and that the proposed accessory apartment for family use will not harm the public health, safety and welfare and that it is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

THEREFORE, IT IS ORDERED this 18th day of **October, 2019** by this Administrative Law Judge, that the Petition for Special Hearing for approval of an accessory in-law apartment with kitchen addition to the side of the dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. There shall be no additional utility meters permitted in connection with the in-law apartment.
3. The accessory apartment shall not be occupied by any non-family members.

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

10/18/19

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 9 Graveswood Ct. which is presently zoned DR1
 Deed References: 9948/363 10 Digit Tax Account # 2200008094
 Property Owner(s) Printed Name(s) Charles Michael Thomas, Catherine A. Thomas

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN ACCESSORY IN-LAW APARTMENT WITH KITCHEN FACILITY ADDITION TO THE SIDE OF THE DWELLING

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):

Charles Michael Thomas, Catherine A. Thomas
 Name #1 - Type or Print Name #2 - Type or Print

Catherine A. Thomas
 Signature #1 Signature #2

9 Graveswood Ct. Balto. Md.
 Mailing Address City State

21234, 410-971-0361, thomascats3@yahoo.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2019-0406-SPH Filing Date 7/24/19

Do Not Schedule Dates: Reviewer AT

**Zoning property description for
9 Graveswood Ct. Baltimore, Md. 21234**

Beginning at a point on the east side of Graveswood Ct. which is 50 ft. wide at the distance of 207 feet± north of the centerline of the nearest improved intersecting street Autumn View Way which is 50 ft. wide.

Being Lot #34 in the subdivision of Satyr Hill Estates as recorded in Baltimore County Plat Book #62, Folio #103, containing 14,375 square feet (0.33 Ac. ±). Also known as #9 Graveswood Court and located in the 9th Election District

2019-0406-SPH

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
9 Graveswood Court, E/S of Graveswood *
Court, 207' N of c/line of Autumn View Way * OF ADMINISTRATIVE
9th Election & 5th Councilmanic Districts *
Legal Owner(s): Charles & Catherine Thomas * HEARINGS FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2019-406-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

AUG 02 2019

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 2nd day of August, 2019, a copy of the foregoing Entry of Appearance was mailed to Charles & Catherine Thomas, 9 Graveswood Court, Baltimore, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 13, 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: 2019-0406-SPH

9 Graveswood Court

East side of Graveswood Court, north of Autumn View Way

9th Election District – 5th Councilmanic District

Legal Owners: Charles & Catherine Thomas

Special Hearing for an accessory in-law apartment with kitchen addition to the side of the dwelling.

Hearing: Friday, October 18, 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: Mr. & Mrs. Thomas, 9 Graveswood Court, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 28, 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 27, 2019 - Issue

Please forward billing to:
Michael & Catherine Thomas
9 Graveswood Court
Baltimore, MD 21234

410-971-0361

NOTICE OF ZONING HEARING

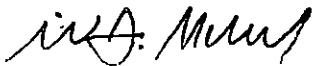
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

PM 10-18-19
10Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Thursday, October 17, 2019 11:28 PM
To: Administrative Hearings
Subject: Certification Case # 2019-0406-SPH Graveswood Court
Attachments: Graveswood Ct. Cert. .jpeg; Graveswood Ct. 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 the second Certification along with photos for Case # 2019-0406-SPH @ 9 Graveswood 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: OCTOBER 17, 2019

Case Number: 2019-0406-SPH

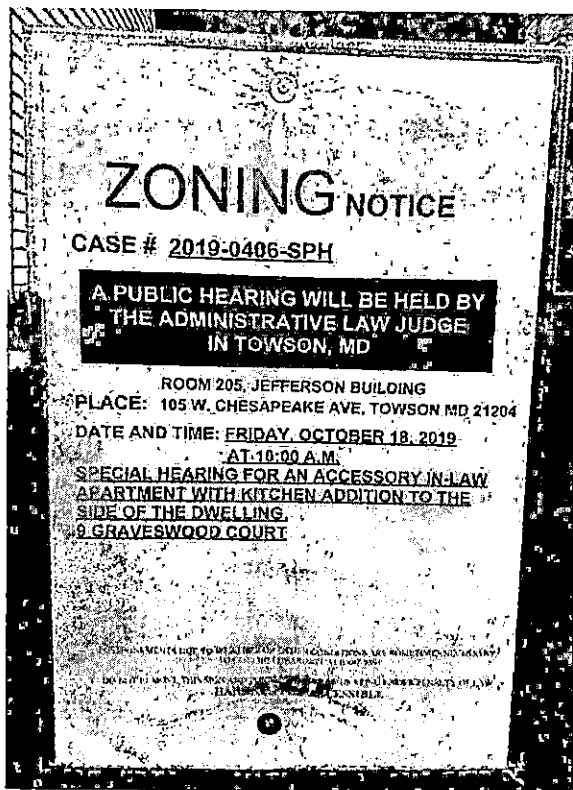
Petitioner / Developer: MR. & MRS. THOMAS

Date of Hearing: OCTOBER 18, 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:
9 GRAVESWOOD COURT

The sign(s) were posted on: **SEPTEMBER 27, 2019**

The sign(s) were re-photographed on: **OCTOBER 17, 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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/27/2019

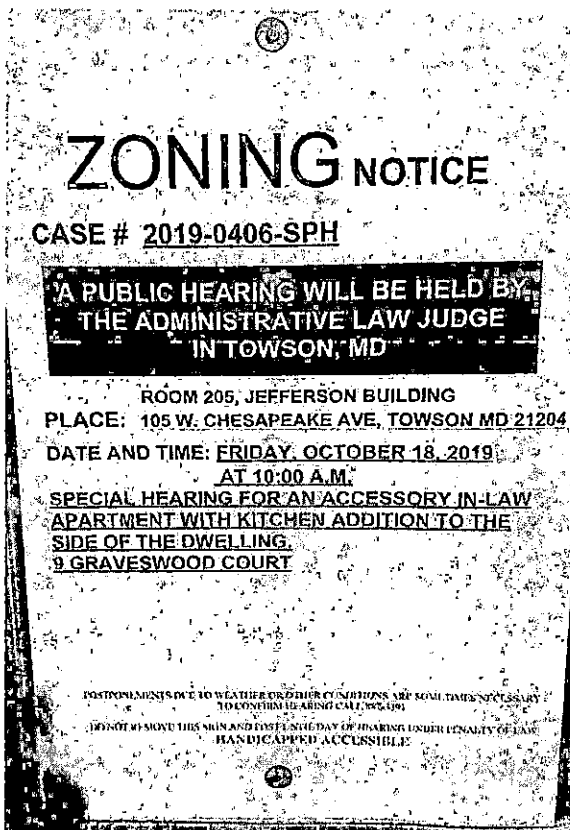
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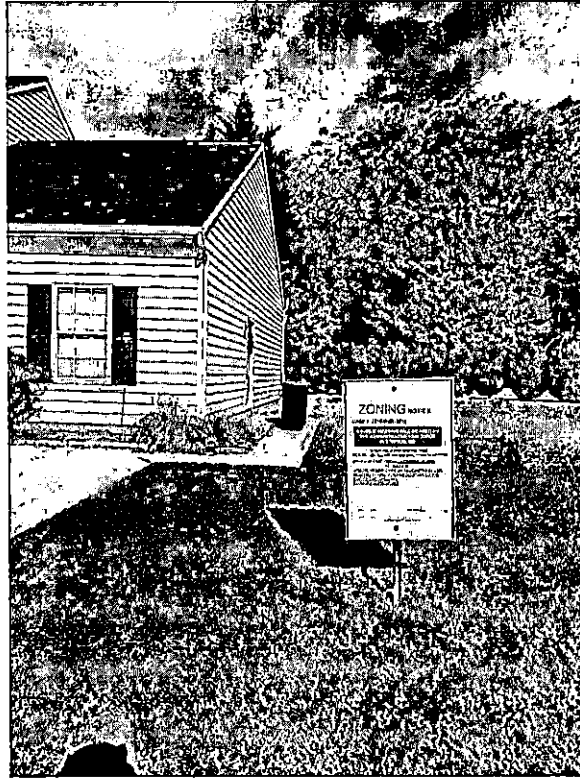
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

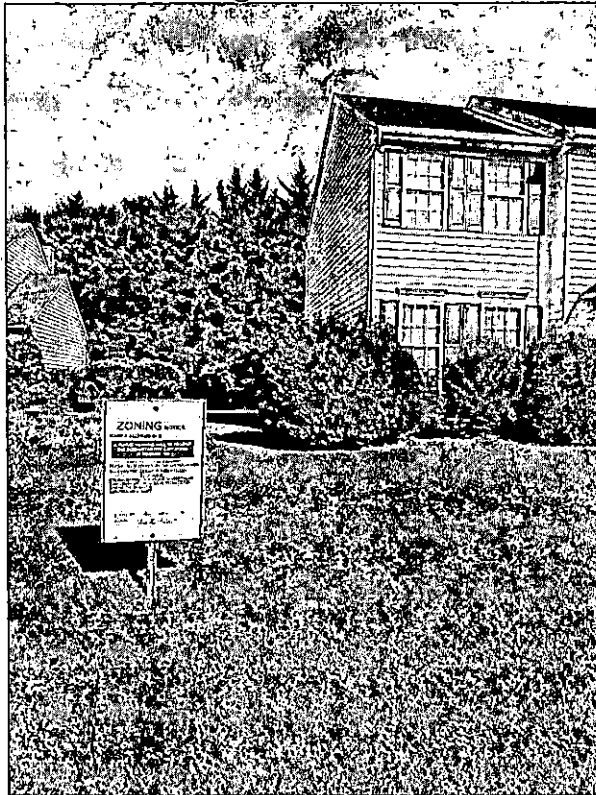
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 9 Graveswood Court ~ 9/27/2019



Background Photos 2nd Sign @ 9 Graveswood Court ~ 9/27/2019

CASE # 2019-0406-SPH

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

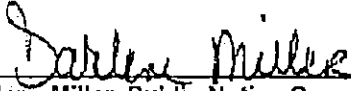
PUBLISHER'S AFFIDAVIT

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:

9/27/2019

Order #: 11792972
Case #: 2019-0406-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0406-SPH



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County
NOTICE OF ZONING HEARING The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows: CASE NUMBER: 2019-0406-SPH 9 Graveswood Court East side of Graveswood Court, north of Autumn View Way 9th Election District - 5th Councilmanic District Legal Owners: Charles & Catherine Thomas Special Hearing for an accessory in-law apartment with kitchen addition to the side of the dwelling. Hearing: Friday, October 18, 2019 at 10:00 am. 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. s27

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0406-SPH
Property Address: 9 Graveswood Ct. Balto. Md. 21234
Property Description: _____

Legal Owners (Petitioners): Charles Michael Thomas / Catherine A. Thomas
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. Michael Thomas & Catherine A. Thomas
Company/Firm (if applicable): _____
Address: 9 Graveswood Ct.
Balto. Md
21234
Telephone Number: 410-971-0361

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 09, 2019

Charles Michael Thomas
9 Graveswood Court
Baltimore MD 21234

RE: Case Number: 2019-0406-SPH, 13217 Cherwin Ave

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 September 23, 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 the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

10-18

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: 8/20/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-406

INFORMATION:

Property Address: 9 Graveswood Court

Petitioner: Charles Michael Thomas, Catherine A. Thomas

Zoning: DR 1

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an accessory in-law apartment with kitchen facility as an addition to the existing single family dwelling.

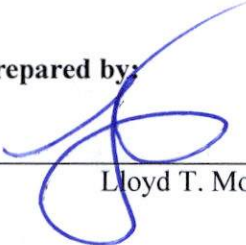
A site visit was conducted on 8/1/2019. The subject site is located in the boundaries of the Carney/Cub Hill/Parkville Community Plan.

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

- There shall be no additional utility meters permitted in connection with the in-law apartment.
- The accessory apartment shall not be available to non-family members.

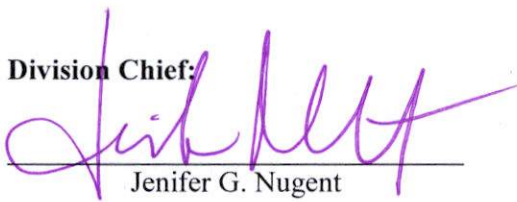
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Laurie Hay
Charles Michael Thomas
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: 8/20/2019

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Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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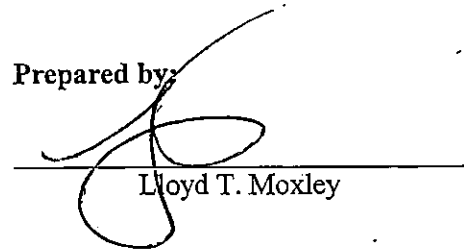
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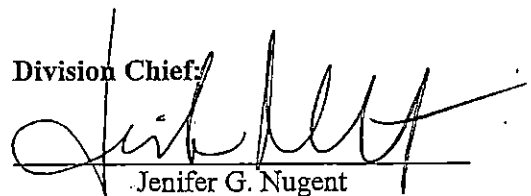
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Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Laurie Hay
Charles Michael Thomas
Office of the Administrative Hearings
People's Counsel for Baltimore County

Date: 7/31/19

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

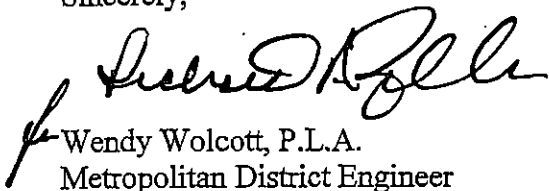
Dear Ms. Lewis:

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. *2019-0406-SPH*

*Special Hearing
Charles Michael Thomas & Catherine A. Thomas
9 Graveswood 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

PROJECT:

THOMAS / ADDITION

SHEET:

of

SUBJECT:

DATE:

7/23/19

LOCATION:

9 GRAVESWOOD CT
PARKVILLE, MD 21234

DRAWN BY:

SCALE:

EXISTING 1ST FLOOR : $35.8 \times 28.1 = 1006$
 $2 \times 23.5 = 47$
 $20.3 \times 37.1 = 753$

2ND FLOOR : $35.8 \times 28.1 = 1006$
 $2 \times 23.5 = 47$

2859 SF

PROPOSED ADDITION : $24 \times 24 = 576$ SF

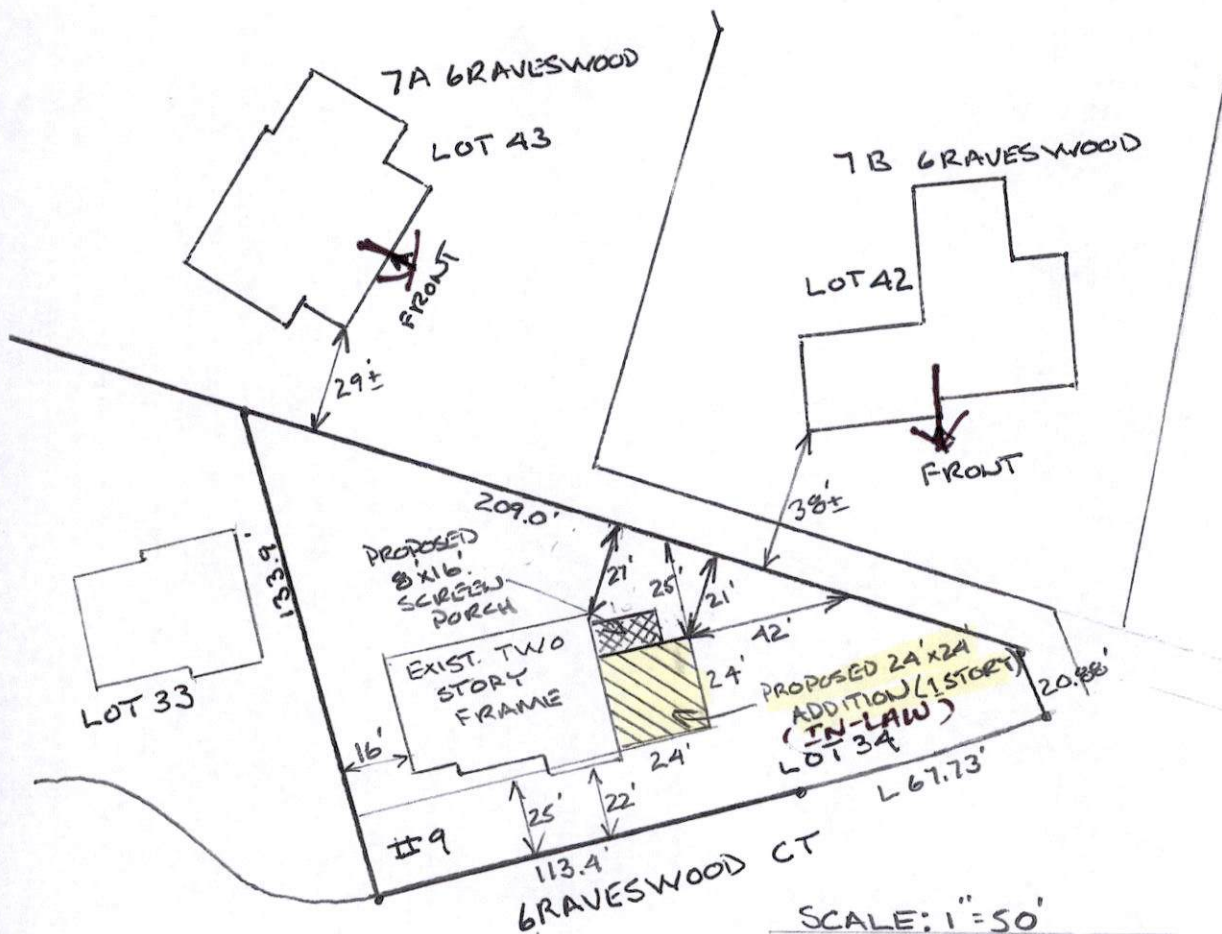
PROPOSED SCREEN PORCH $8 \times 16 = 128$ SF

% OF ADDITION $576 / 2859 = 20\%$

MIKE & CATHY THOMAS

TAX ID #: 200008103

7-23-19



ZONING MAP# 071A1

SITE ZONED DR1

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE .33

OR SQUARE FEET 14,374

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1994-0190-A

GRANTED 22'

SET BACK IN LIES

OF 25' SET BACK

9 GRAVESWOOD CT

PARKVILLE, MD 21234

DEED REF: 09948/00363

PLAT: 62 FOLIO: 103

SATYR HILL ESTATES LOT 34

Thomas SF Calculations

First Floor:

35.8x28.1=1,006

2x23.5=47

20.3x37.1= 753

Second Floor:

35.8x28.1=1,006

2x23.5=47

Total first and second floor: 2,859 SF

Proposed Addition: 24'x24'= 576 SF

576sf/2,859sf = 20% of total SF of existing house

(Proposed screened porch 16'x8'=128sf)

VICINITY MAP



2019-0406-SPH

Real Property Data Search (w4)

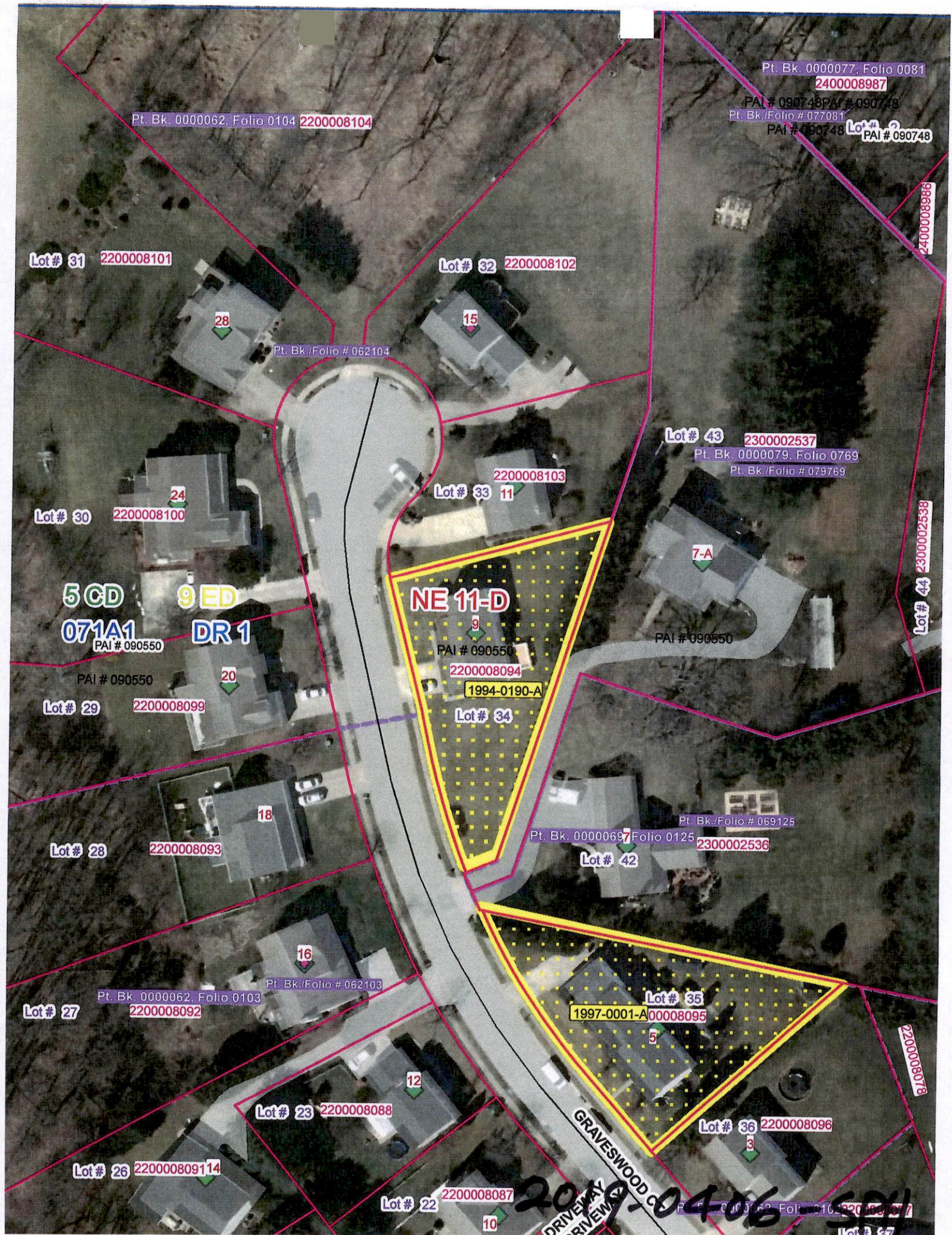
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 09 Account Number - 2200008094			
Owner Information					
Owner Name:		THOMAS CHARLES M THOMAS CATHERINE A		Use:	RESIDENTIAL
Mailing Address:		9 GRAVESWOOD CT BALTIMORE MD 21234		Principal Residence:	YES
				Deed Reference:	/09948/ 00363
Location & Structure Information					
Premises Address:		9 GRAVESWOOD CT 0-0000		Legal Description:	.33 AC
				SATYR HILL ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0071	0002	1085		0000	
					Block:
					34
					Lot:
					2017
					Assessment Year:
					Plat No: 2
					Plat Ref: 0062/ 0103
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1993		2,969 SF		14,374 SF	
				Property Land Area	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2018	07/01/2019
Land:		164,000	164,000		
Improvements		185,400	218,800		
Total:		349,400	382,800	371,667	382,800
Preferential Land:		0			0
Transfer Information					
Seller: SATYR FARM LIMITED PARTNERSHIP		Date: 08/12/1993		Price: \$95,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /09948/ 00363		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 07/02/2008					
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.

2019-0406-SPH

H9.2 - 2070 - p10



CASE NO. 2019-

0406-SPH Pm

CHECKLIST

<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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
8/20	PLANNING (if not received, date e-mail sent _____)	No Objection 24/Conditions
7/31	STATE HIGHWAY ADMINISTRATION	No Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. 1994-0190-A)	
NEWSPAPER ADVERTISEMENT	Date: 9/27/19	The Daily Record
SIGN POSTING (1 st)	Date: 9/27/19	by O'Keefe
SIGN POSTING (2 nd)	Date: 10/17/19	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 - 09 Account Number - 2200008094			
Owner Information					
Owner Name:		THOMAS CHARLES M THOMAS CATHERINE A		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		9 GRAVESWOOD CT BALTIMORE MD 21234		Deed Reference: /09948/ 00363	
Location & Structure Information					
Premises Address:		9 GRAVESWOOD CT 0-0000		Legal Description: .33 AC SATYR HILL ESTATES	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0071	0002	1085	9130179.04	0000	34 2020 Plat Ref: 0062/0103
Special Tax Areas: None		Town:		None	
		Ad Valorem:		None	
		Tax Class:		None	
Primary Structure Built 1993		Above Grade Living Area 2,969 SF		Finished Basement Area Property Land Area 14,374 SF	
County Use 04					
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	SIDING/	4	2 full
Garage Last Notice of Major Improvements					
Value Information					
Base Value		Value As of 01/01/2017		Phase-in Assessments As of 07/01/2019	
				As of 07/01/2020	
Land:		164,000		164,000	
Improvements		218,800		218,800	
Total:		382,800		382,800	
Preferential Land:		0			
Transfer Information					
Seller: SATYR FARM LIMITED PARTNERSHIP		Date: 08/12/1993		Price: \$95,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /09948/ 00363		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: Approved 07/02/2008					
Homeowners' Tax Credit Application Information					

As
12/16

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Graveswood Court, 20711 N of *
the c/l of Autumn View Way * ZONING COMMISSIONER
(9 Graveswood Court) *
9th Election District * OF BALTIMORE COUNTY
6th Councilmanic District *
Charles M. Thomas, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Charles M. and Catherine A. Thomas. The Petitioners seek relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to street right-of-way setback of 22 feet in lieu of the required 25 feet for an existing building in accordance with Petitioner's Exhibit 1.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

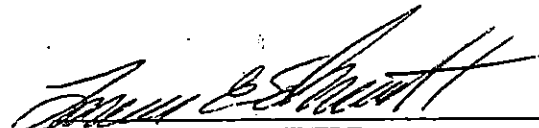
B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of December, 1993 that the Petition for Administrative Variance seeking relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to street right-of-way setback of 22 feet in lieu of the required 25 feet for an existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME _____

CITY, STATE, ZIP

[illegible]

Declaration of Understanding

This **DECLARATION OF UNDERSTANDING** is made on this July 22 day of 2019
By Catherine Thomas and C. Michael Thomas and the Department of Permits, Approval and
Inspections.

- A. The declarants who are **Catherine A. Thomas and Charles Michael Thomas** are the owners of this property, and they have filed an application for a use permit for the construction of an **attached addition to the existing home** which will house an in-law apartment.

The property being located at:

9 Graveswood Ct.

Baltimore, Maryland 21234

Liber: 0020006

Folio: 019

The property is zoned **DR1** which is the particular zone in which the property is located.

- B. PAI or 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: **Catherine A. Thomas and Charles Michael Thomas the owners**. The other residents of the property are: **Ann Thomas Brugh and Patrick J. Brugh**. **Ann is the daughter of the owners and Patrick is the son-in-law of the owners**. We understand that the use permit must be renewed every two years.

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

1. Any and all improvements now existing or to be constructed on **9 Graveswood Ct. Baltimore, Md. 21234** 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 members 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 person 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

3. Upon permit termination:

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

The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department 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: Catherine A. Thomas Charles Michael Thomas
Ann Thomas Brugh Patrick J. Brugh

State of Maryland, County of Baltimore to wit:

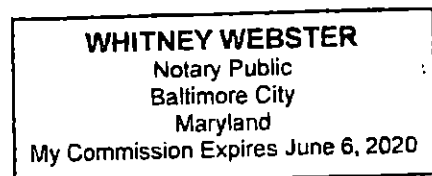
I HEREBY CERTIFY that on this day of July 22 2019, before the Subscriber,
a Notary Public of State of Maryland, personally appeared

Catherine A. Thomas, Charles Michael Thomas, Ann Thomas Brugh, and Patrick J. Brugh.

The declarants herein, who are also the owners of this property, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledged that they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal. My Commission Expires: 6-6-20

Whitney Webster
Notary Public





The Declaration of Understanding for the Accessory Apartment at:

9 GRAVESWOOD CT.

CASE # 2019-0406-SP6

Address of property

is approved:

Michael Mallinoff
Michael Mallinoff, Director
Department of Permits, Approvals and Inspections

10-24-19
Date

Case No.: 2019-0406-SPN

Exhibit Sheet

Petitioner/Developer

SW
11-19-19

Protestants

Sen
10-18-19

No. 1	Site Plan	
No. 2	Architectural DRAWINGS + ELEVATION.	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING MAP# 071A1

SITE ZONED DR1

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE .33

OR SQUARE FEET 14,374

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1994-0190-A

GRANTED 22'

SET BACK IN LINES

OF 25' SET BACK

DATE: 7-23-19

SCALE: 1"=20'

THOMAS ADDITION

OWNER: MIKE & CATHY THOMAS

TAX ID #: 200008103

N 18°-05'-15"E

209.00'

SCREENED PORCH

PROPOSED 16'x8'

COLE STEPS

EXISTING 2 STORY FRAME

SCREEN PORCH

37'11"

PROPOSED 24'x24' ADDITION AS "IN-LAW APARTMENT"

SETBACK LINE

20.88' N 67°-59'-38"E

VICINITY MAP



PETITIONER'S

EXHIBIT NO.

PLAT: 62

FOLIO: 103

2019-0406-SPH

9 GRAVESWOOD CT

SATYR HILL ESTATES LOT 34

PARKVILLE, MD 21234

DEED REF: 09948/00363

L=1.78'

R=50.00'

N 12°-50'-02"W

113.40'

R=423.10' L=6.73'

COLE DRIVE

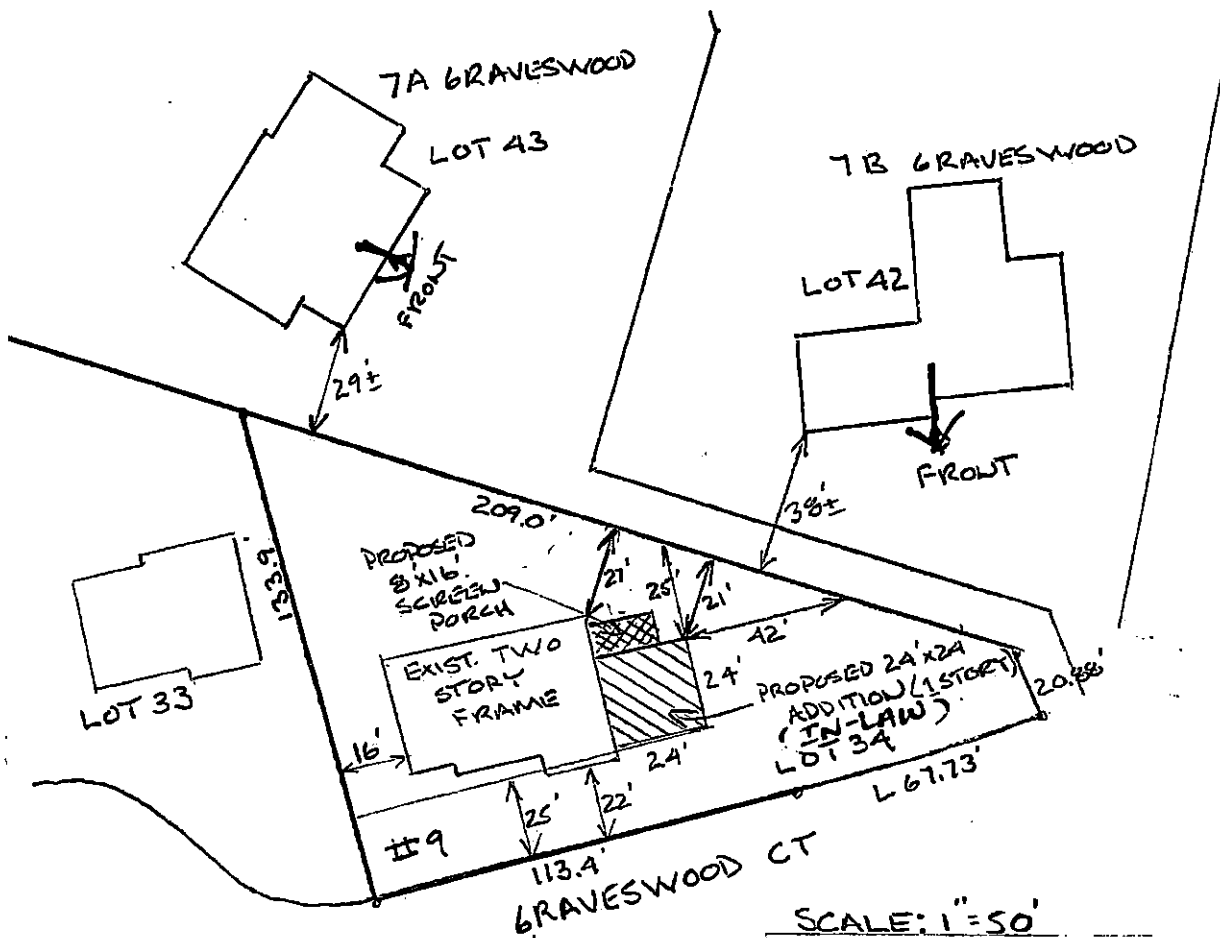
COLE WALK PORCH & STEP

N 77°-09'-58"E 133.39'

MIKE & CATHY THOMAS

TAX ID #: 200008103

7-23-19



ZONING MAP# 071A1

SITE ZONED DR1

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE .33

OR SQUARE FEET 1,374

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

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IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1994-0190-A

GRANTED 22'

GET BACK IN LIEU

OF 25' SET BACK

9 GRAVESWOOD CT

PARKVILLE, MD 21234

DEED REF: 09948/00363

PLAT: 62 FOLIO: 103

SATYR HILL ESTATES LOT 34

Thomas SF Calculations

First Floor:

35.8x28.1=1,006

2x23.5=47

20.3x37.1= 753

Second Floor:

35.8x28.1=1,006

2x23.5=47

Total first and second floor: 2,859 SF

Proposed Addition: 24'x24'= 576 SF

576sf/2,859sf = 20% of total SF of existing house

(Proposed screened porch 16'x8'=128sf)

VICINITY MAP



2019-0406-SPH

TAX ID #: 200008103

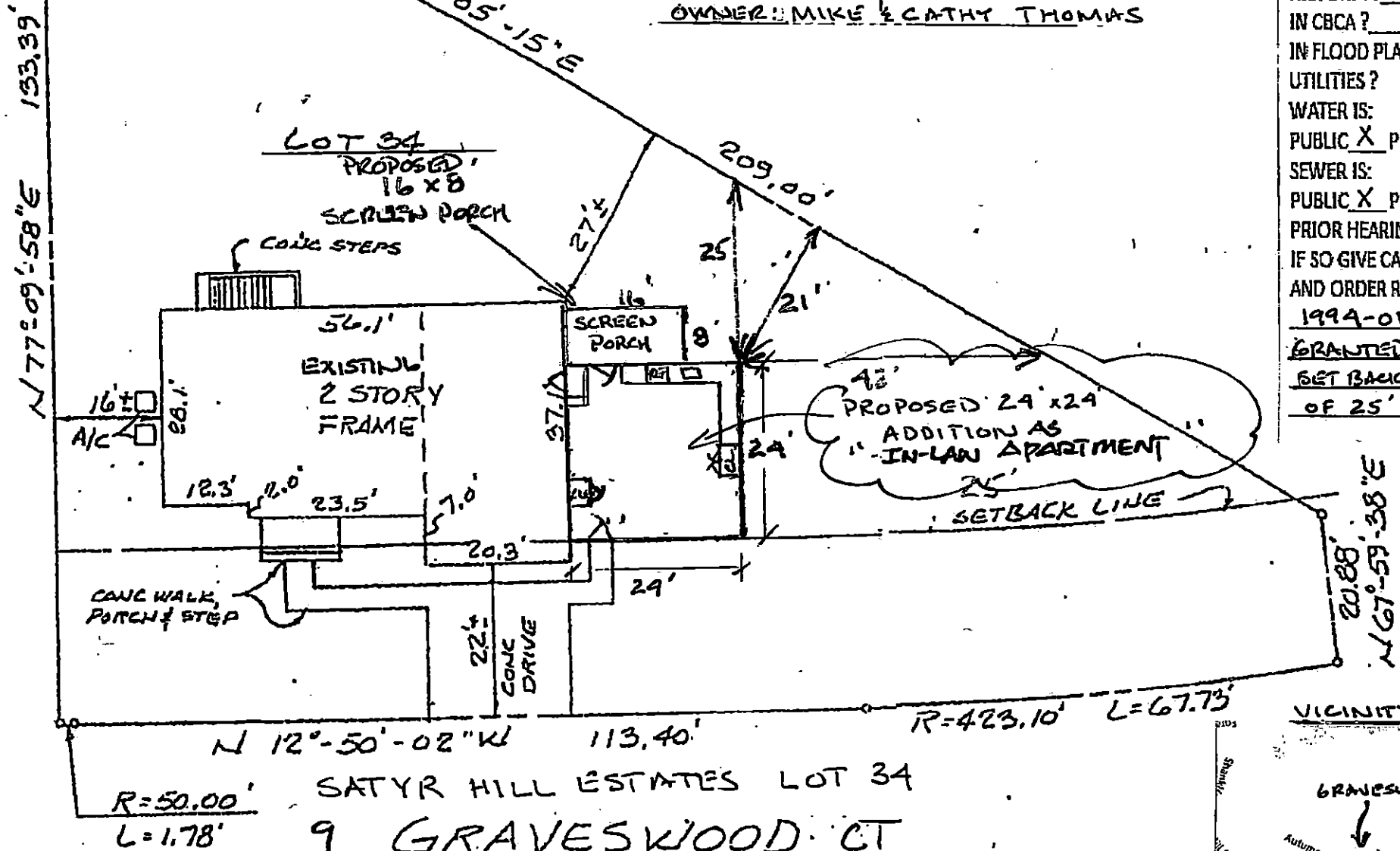
DATE: 7-23-19

THOMAS ADDITION

SCALE: 1"=20'

OWNER: MIKE & CATHY THOMAS

ZONING MAP# 071A
SITE ZONED DR1
ELECTION DISTRICT 9
COUNCIL DISTRICT 5
LOT AREA ACREAGE .33
OR SQUARE FEET 14,374
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
1994-0190-A
GRANTED 22'
SET BACK IN LIEU
OF 25' SET BACK



VICINITY MAP



SATYR HILL ESTATES LOT 34
9 GRAVESWOOD CT

PARKVILLE MD 21234

PLAT: 62
FOLIO: 103

DEED REF: 09948/00363

2019-0406-SPH



The Declaration of Understanding for the Accessory Apartment at:

9 GRAVESWOOD CT.

CASE # 2019-0406-SP6

Address of property

is approved: *Michael Mallinoff*

Michael Mallinoff, Director
Department of Permits, Approvals and Inspections

10-24-19
Date

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2. Once the Accessory Apartment is no longer occupied by the person 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

2019-0406-SPH

3. Upon permit termination:

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

The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department 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: Catherine A. Thomas, Charles Michael Thomas
Ann Thomas Brugh, Patrick J. Brugh

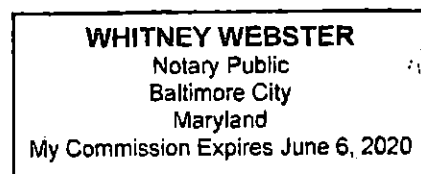
State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this day of July 22 2019, before the Subscriber,
a Notary Public of State of Maryland, personally appeared

Catherine A. Thomas, Charles Michael Thomas, Ann Thomas Brugh, and Patrick J. Brugh.

The declarants herein, who are also the owners of this property, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledged that they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal. My Commission Expires: 6-6-20



Whitney Webster
Notary Public



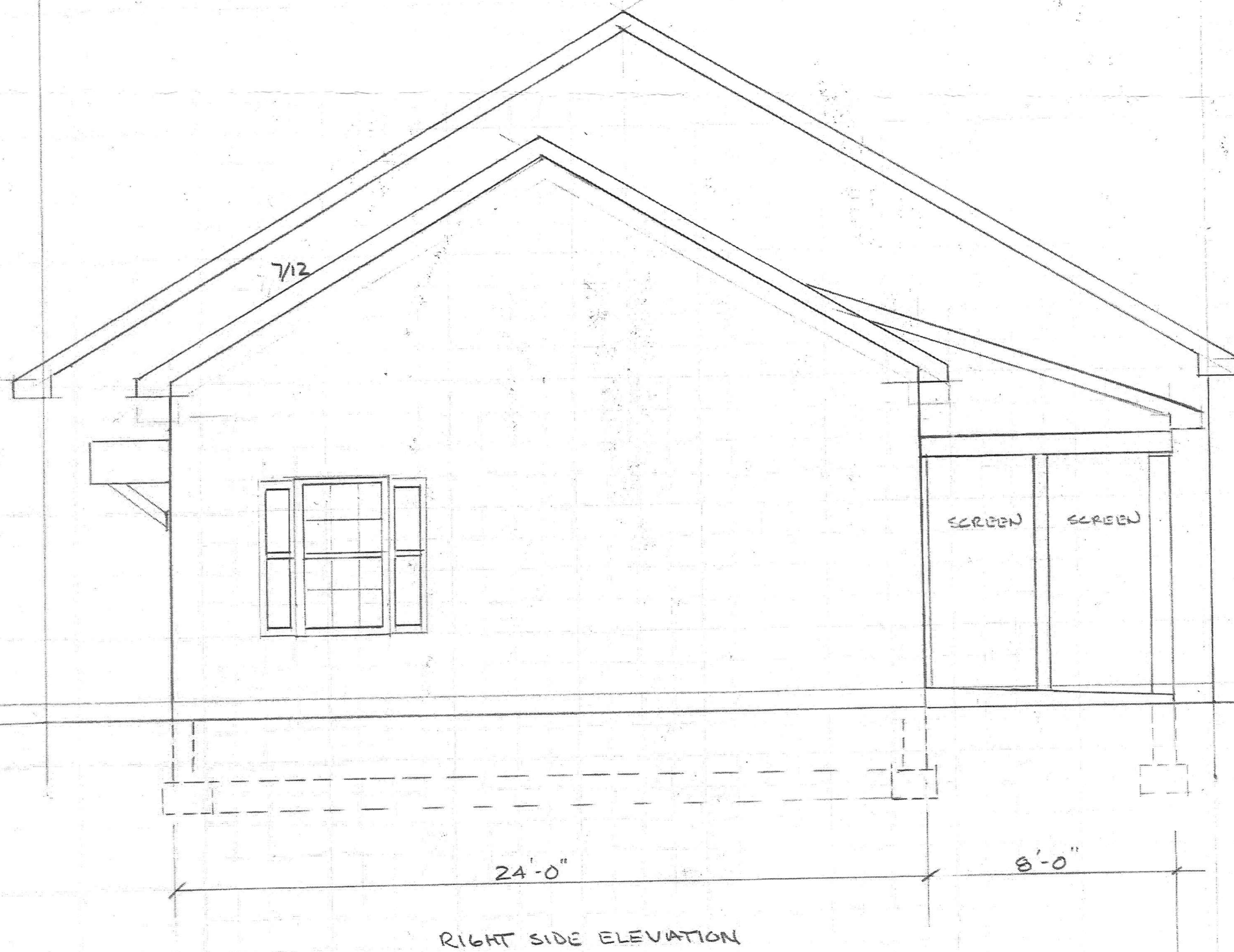
The Declaration of Understanding for the Accessory Apartment at:

Address of property

is approved: _____

Michael Mallinoff, Director
Department of Permits, Approvals and Inspections

Date



SCALE: 1/4" = 1'-0"