



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 3105 HUNTING TWEED DRIVE Currently zoned RC-2
 Deed Reference 30106 / 00165 10 Digit Tax Account # 1 9 0 0 0 1 0 5 9 6
 Owner(s) Printed Name(s) ANNE INSLEY STEUART and CHRISTOPHER KENDRICK STEUART

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 & 400.3 BCZR
TO PERMIT AN ACCESSORY STRUCTURE (POLE BARN) TO BE LOCATED IN THE FRONT YARD
IN LIEU OF THE REQUIRED REAR YARD AND TO PERMIT A HEIGHT OF 25' IN LIEU OF THE
REQUIRED 15'.

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

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

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

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

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

Owner(s)/Petitioner(s):

Anne Insley Steuart / Christopher Kendrick Steuart
 Name #1 – Type or Print Name #2 – Type or Print
Anne Insley Steuart Christopher Kendrick Steuart
 Signature #1 Signature #2
3105 Hunting Tweed Drive Owings Mills Maryland
 Mailing Address City State
21117-1532 / 410-207-7945 / csteuart3@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:

Henry Warfield at Warfield Architects
 Name – Type or Print
H.M. Warfield
 Signature
P.O. Box 76 Butler Maryland
 Mailing Address City State
21023-0076 / 410-472-4048 / henry@warfieldarch.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 2019-0424-A Filing Date 8/13/19 Estimated Posting Date 8/25/19 Reviewer JF

THEY HAVE BEEN A MEMBER OF A GROUP OF PEOPLE WHO HAVE BEEN IN THE
THEY HAVE BEEN A MEMBER OF A GROUP OF PEOPLE WHO HAVE BEEN IN THE

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: 3105 HUNTING TWEED DRIVE OWINGS MILLS MARYLAND 21117-1532
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)**

Request permission to locate a detached accessory building (pole barn) in the front yard. The pole barn will be used to store a pick-up truck with attached horse trailer as well as garden equipment. Request permission for the pole barn to be 25 feet high in lieu of the required 15 foot height limit to allow for storage in attic trusses and to have the roof pitch better relate to the existing house. The building footprint will be 30'x 48' with a 10' deep porch on the south side and will use the existing driveway for access.

Case No. 2017-0189-A (Feb. 21, 2017) granted a variance to locate a 25 foot high barn with a full foundation in the side yard extending into the front yard. Construction in that location was prohibitively expensive due to required grading and was too close to the existing well. The new location requested in the front yard maintains the required distance from the well and the more level site allows the pole barn construction method which does not have a continuous foundation and is less disruptive to the site. A 66' wide BG&E right-of-way runs along the north side of the property. There is also a 65" gas transmission right-of-way which runs through the northwest side of the property and bisects the BG&E right-of-way. These right-of-ways reduce the buildable area of the property, especially in the rear yard. At the proposed location the pole barn will be 46 feet from the north side property line and 120 feet from the east front property line.

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

Anne S. Stewart
Signature of Owner (Affiant)

ANNE INSLEY STEUART
Name- Print or Type

C.K. Stewart
Signature of Owner (Affiant)

CHRISTOPHER KENDRICK STEUART
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 9th day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

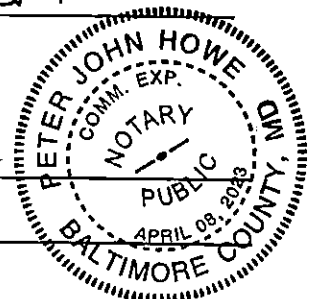
Print name(s) here: Anne Stewart ; Christopher Stewart

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

April 8th 2023
My Commission Expires



ZONING PROPERTY DESCRIPTION FOR

3105 HUNTING TWEED DRIVE
OWINGS MILLS, MD 21117

Beginning at a point on the south side of Hunting Tweed Drive which is 50 feet wide at a distance of 520 feet west of the centerline of the nearest improved intersecting street Park Heights Avenue which is 80 feet wide.

Being Lot #31, in the subdivision of Huntington as recorded in Baltimore County Plat book 50 Folio 66 containing 4.505 acres (196,238 square feet). Located in the 4th Election District, 2nd Councilmanic District.

Affidavit in Support of Administrative Variance

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

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

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

Anne A Stewart
Signature of Owner (Affiant)

ANNE INSLEY STEUART
Name- Print or Type

CK Stewart
Signature of Owner (Affiant)

CHRISTOPHER KENDRICK STEUART
Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Print name(s) here: Anne Stewart; Christopher Stewart

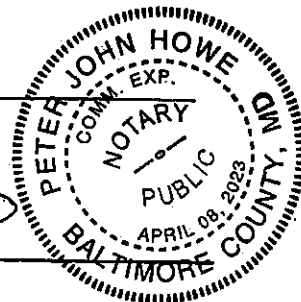
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

April 8th, 2023

My Commission Expires



ZONING PROPERTY DESCRIPTION FOR

3105 HUNTING TWEED DRIVE
OWINGS MILLS, MD 21117

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Being Lot #31, in the subdivision of Huntington as recorded in Baltimore County Plat book 50 Folio 66 containing 4.505 acres (196,238 square feet). Located in the 4th Election District, 2nd Councilmanic District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/24/2019

Case Number: 2019-0424-A

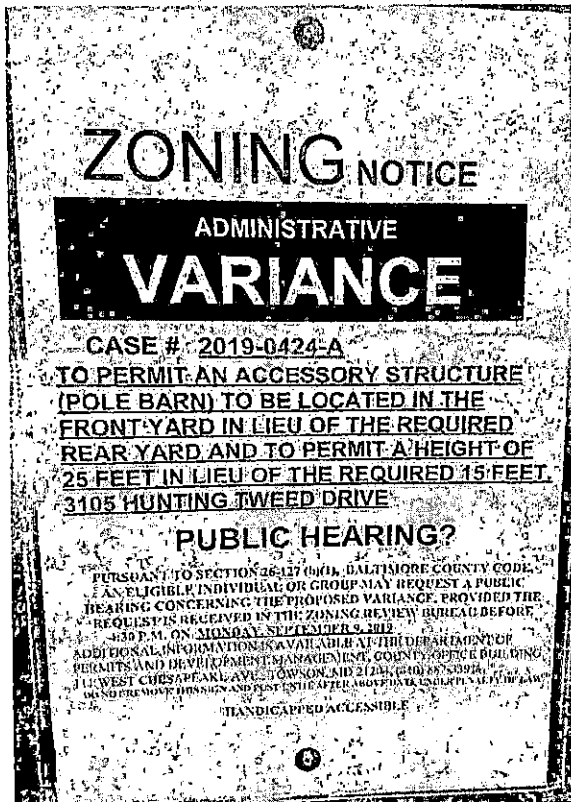
Petitioner / Developer: HENRY WARFIELD, AIA ~

ANNE & CHRISTOPHER STEUART

Date of Closing: SEPTEMBER 9, 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:
3105 HUNTING TWEED DRIVE

The sign(s) were posted on: AUGUST 24, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

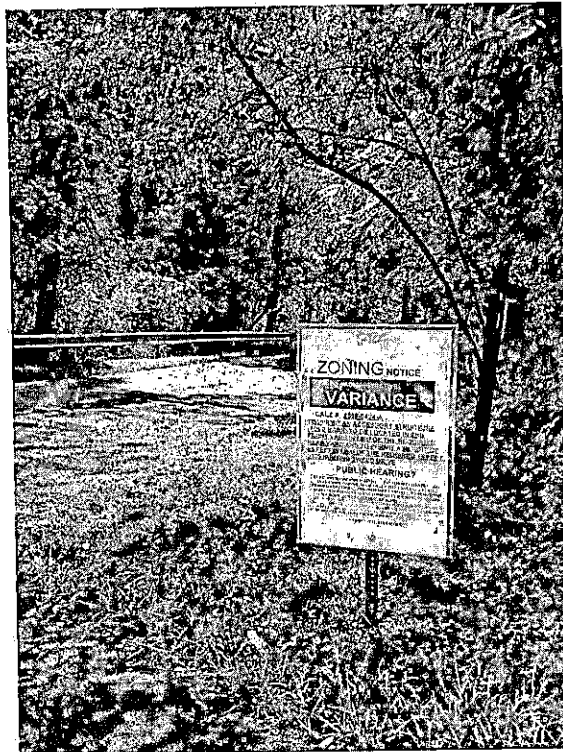
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 3105 Hunting Tweed Drive ~ 8/24/2019



Background Photo 2nd Sign @ 3105 Hunting Tweed Drive ~ 8/24/2019
CASE # 2019-0424-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0424 -A Address 3105 Hunting Tweed Dr.

Contact Person: Jan Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/13/19 Posting Date: 8/25/19 Closing Date: 9/9/19

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- 0424 -A Address 3105 HUNTING TWEED DR.

Petitioner's Name Anne & Christopher Stewart Telephone 410-207-7945

Posting Date: 8/25/19 Closing Date: 9/9/19

Wording for Sign: To Permit an accessory structure (pole barn) to be located in the front yard in lieu of the required rear yard and to permit a height of 25' in lieu of the required 15'.

Revised 6/30/2019

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0424-A

Property Address: 3105 HUNTING TWEED DRIVE

Property Description: _____

Legal Owners (Petitioners): ANNE INSLEY STUART AND CHRISTOPHER KENDRICK STUART

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: HENRY WARFIELD

Company/Firm (if applicable): WARFIELD ARCHITECTS

Address: P.O. BOX 76

BUTLER, MD 21023

Telephone Number: 410.472.4048

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 26, 2019

Henry Warfield at Warfield Architects
P.O Box 76
Butler MD 21023

RE: Case Number: 2019-0424-A, 3105 Hunting Tweed Drive

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 August 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 8/21/19

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

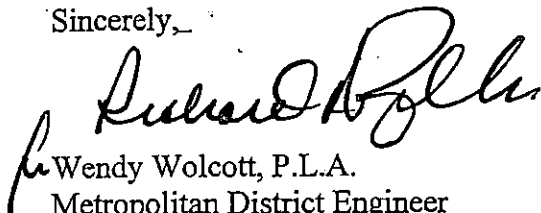
Dear Ms. Lewis:

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. *2019-0424-A*

*Administrative Variance
Anneasley Stewart Christopher Kendrick
3105 Hunting Tweed Drive Stewart*

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: September 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0424-A
Address 3105 Hunting Tweed Drive
(Steuart Property)

Zoning Advisory Committee Meeting of **August 15, 2019**.

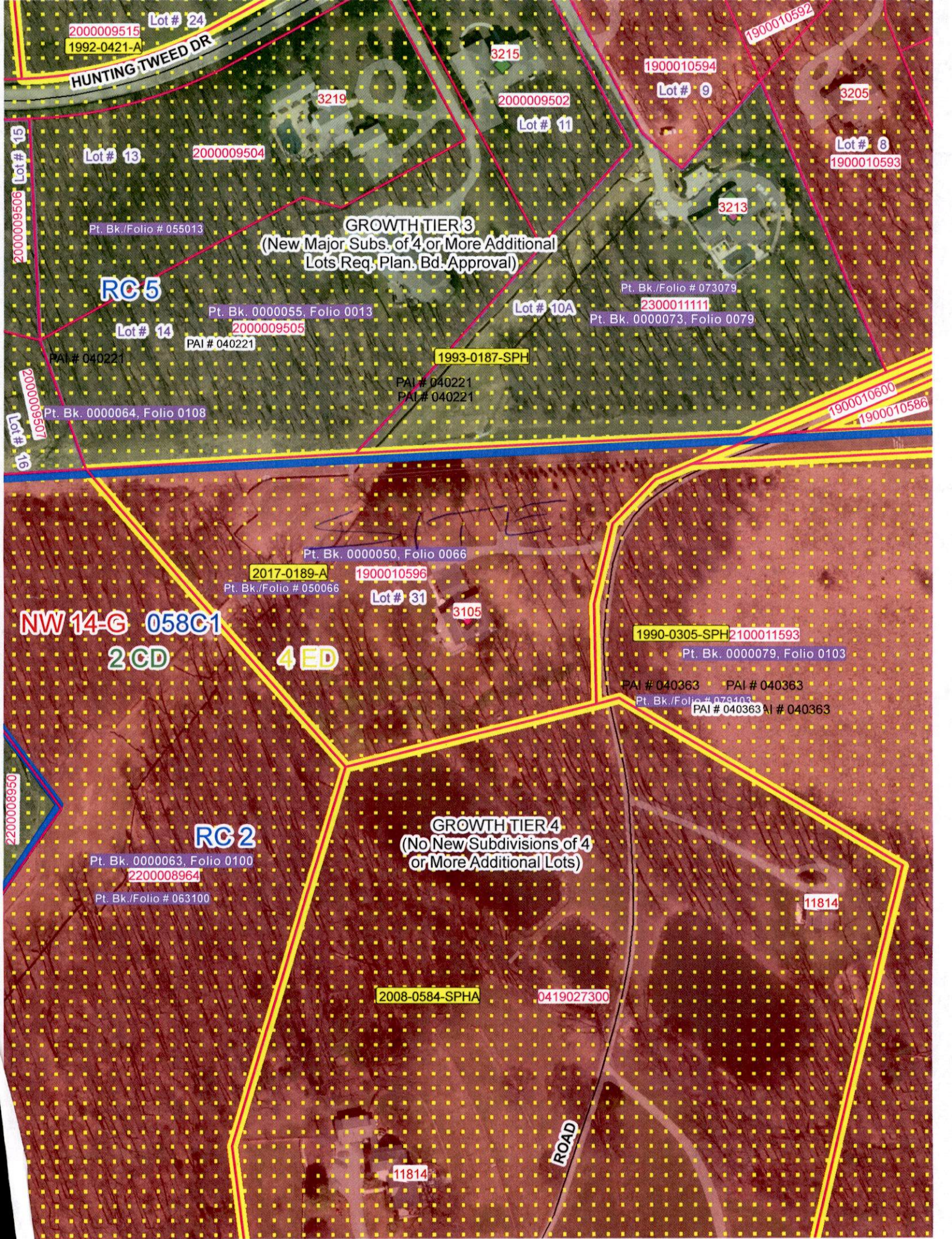
X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- X A variance to the Law for the Protection of Water Quality, Streams, Wetlands, and Floodplains is required if any impact to the 100-foot forest buffer off the stream or associated pond is proposed.

Reviewer: Libby Errickson

Ground Water Management will need to review a permit for a proposed pole barn, since the site is served by well and septic.

Reviewer: Dan Esser



2000009515
1992-0421-A

Lot # 24

HUNTING TWEED DR

3219

3215

2000009502

Lot # 11

1900010594

Lot # 9

3205

Lot # 8
1900010593

3213

Lot # 13

2000009504

Pt. Bk./Folio # 055013

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

RC 5

Pt. Bk. 0000055, Folio 0013

2000009505

Lot # 14

PAI # 040221

PAI # 040221

Lot # 10A

Pt. Bk./Folio # 073079

2300011111

Pt. Bk. 0000073, Folio 0079

1993-0187-SPH

PAI # 040221
PAI # 040221

Pt. Bk. 0000064, Folio 0108

1900010600

1900010586

Pt. Bk. 0000050, Folio 0066

2017-0189-A

Pt. Bk./Folio # 050066

1900010596

Lot # 31

3105

NW 14-G 058C1
2CD

4ED

1990-0305-SPH 2100011593

Pt. Bk. 0000079, Folio 0103

PAI # 040363

PAI # 040363

Pt. Bk./Folio # 073079

PAI # 040363

RC 2

Pt. Bk. 0000063, Folio 0100

2200008964

Pt. Bk./Folio # 063100

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

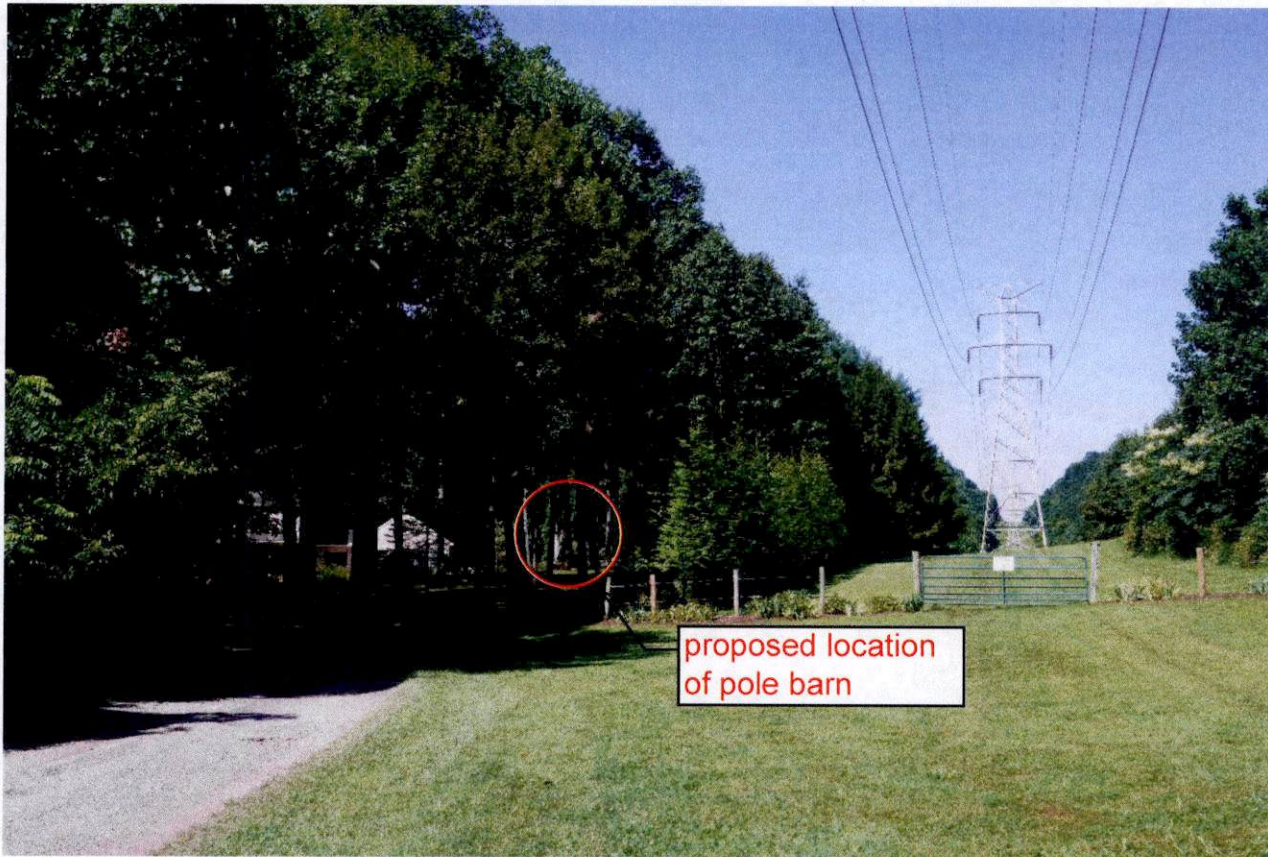
2008-0584-SPHA

0419027300

11814

11814

ROAD



Photograph #1- View looking northwest towards front of house and BG&E right-of-way at right.



Photograph #2- View looking northwest at front and side yard



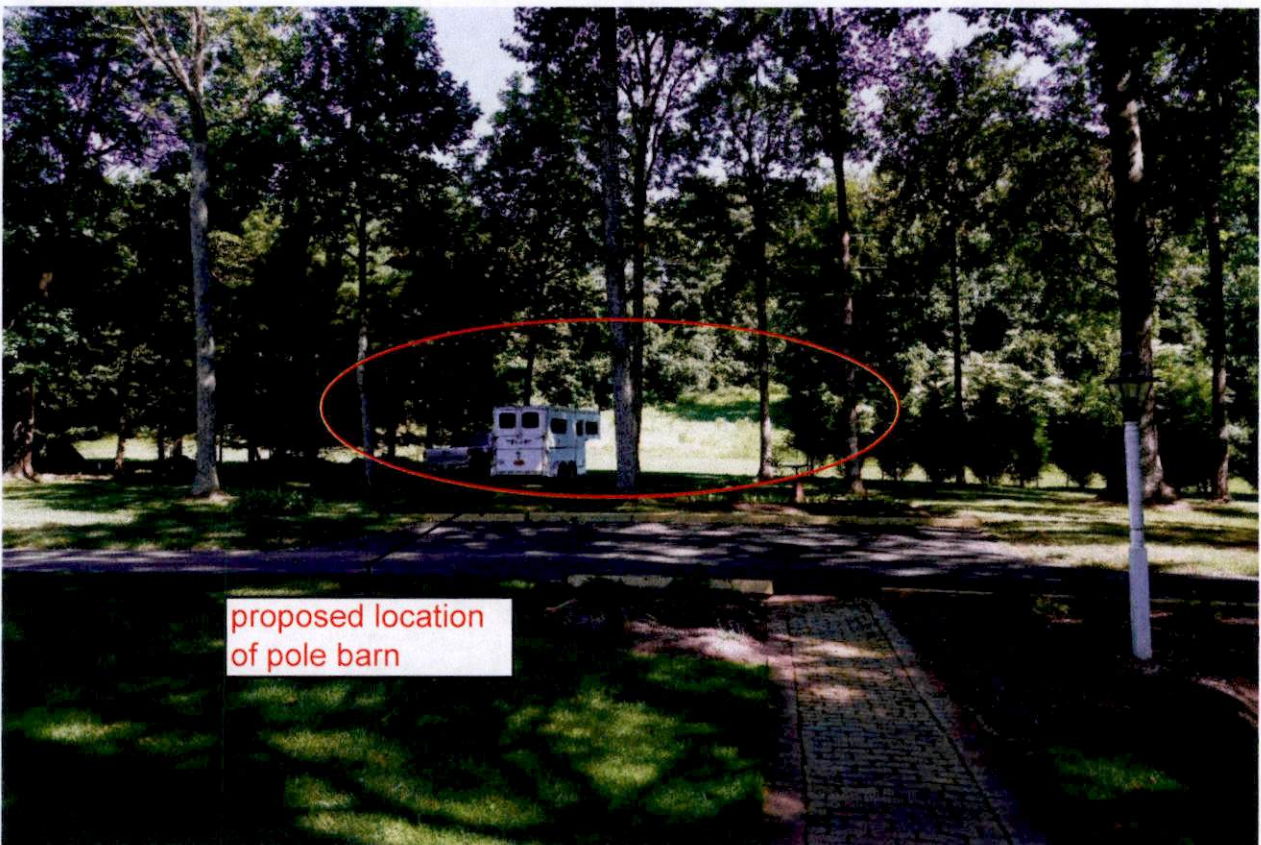
Photograph #3 - View looking northwest at front and side yard.



Photograph #4 - View looking north from front yard



Photograph #5 - View looking northeast from front yard



Photograph #6 - View looking northeast from front yard



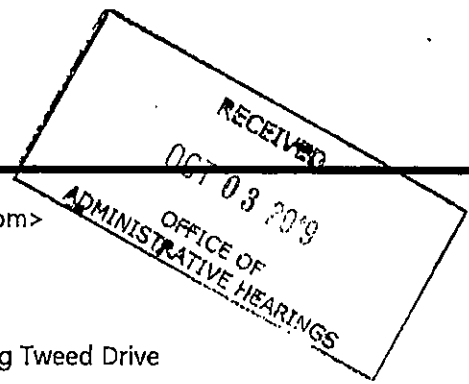
Photograph #7 - View looking northeast from side yard.



Photograph #8 - View looking southeast from side yard

Sherry Nuffer

From: Henry Warfield <henry@warfieldarch.com>
Sent: Thursday, October 3, 2019 3:55 PM
To: Administrative Hearings
Cc: 'csteuart3@gmail.com'
Subject: Case No. 2019-0424-A re: 3105 Hunting Tweed Drive



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

I am the representative listed for the above referenced petition and am writing to request that the petition be pulled. The owners of the property, Chris and Anne Steuart, have chosen not to go ahead with the request at this time, but anticipate re-applying in Spring 2020. Please contact us should you require any additional information in order to hold off on this petition.

Regards,

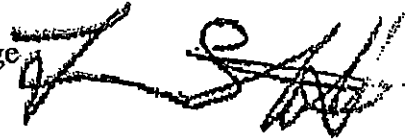
Henry Warfield
Warfield Architects
P.O. Box 76
Butler, MD 21023
410-472-4048

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: September 30, 2019

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 09/09/19 Closing Date
Case No. 2019-0424-A – 3105 Hunting Tweed Drive, 21117

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Baltimore County Code (B.C.C.) § 32-3-303(a)(1), states in pertinent part:

“ ... the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot** zoned residential” (Emphasis Added)

Please note that the case file was received in our office on Friday, September 25, 2019, even though the closing date was September 9th; the whereabouts between those dates are unknown. In addition, the Petitioner visited our office today and confirmed that the SDAT was correct in that they reside in Florida.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel
Carl Richards & Jun Fernando, Office of Zoning Review

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 - 04		Account Number - 1900010596
Owner Information		
Owner Name:	STEUART ANNE INSLEY	Use: RESIDENTIAL NO
Mailing Address:	12 RIDGEVIEW RD N STUART FL 34996	Deed Reference: 141294/ 00310
Location & Structure Information		
Premises Address:	3105 HUNTING TWEED DR 0-0000	Legal Description: 4.505 AC 3105 HUNTING TWEED DR HUNTINGTON
Map:	Grid:	Parcel:
0058	0006	0715
Neighborhood:	Subdivision:	Section:
4050043.04	0000	
Block:	Lot:	Assessment Year:
	31	2019
Plat No:	Plat Ref:	
	0050/0066	
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1986	5,440 SF	986 SF
Property Land Area	County Use	
4.5000 AC	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	5	5 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached	2017	
Value Information		
Base Value	Value As of 01/01/2019	Phase-In Assessments As of 07/01/2019
Land:	283,500	283,500
Improvements	649,200	721,500
Total:	932,700	1,005,000
Preferential Land:	0	956,800
		980,900
		0
Transfer Information		
Seller: STEUART ANNE INSLEY	Date: 04/08/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41294/ 00310	Deed2:
Seller: CLEMSON ANNE INSLEY	Date: 10/05/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /32630/ 00497	Deed2:
Seller: GEORGE B DELAHUNTY, JR	Date: 11/09/2010	Price: \$605,000
Type: ARMS LENGTH IMPROVED	Deed1: /30106/ 00165	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
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: Denied		
Homeowners' Tax Credit Application Information		

Debra Wiley

From: Debra Wiley
Sent: Monday, September 30, 2019 3:04 PM
To: Kristen L Lewis; Jenae Johnson
Cc: Carl Richards Jr; Bonifacio Jun Fernando Jr; Peoples Counsel; Sherry Nuffer (snuffer@baltimorecountymd.gov)
Subject: Administrative Variance - Case No. 2019-0424-A - 3105 Hunting Tweed Drive, 21117
Attachments: 20190930145707385.pdf

Hi Kristen,

Please see attached; file has been placed in pick-up box for scheduling of a hearing.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, September 30, 2019 2:57 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 09.30.2019 14:57:07 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: September 30, 2019

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 09/09/19 Closing Date
Case No. 2019-0424-A – 3105 Hunting Tweed Drive, 21117

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Baltimore County Code (B.C.C.) § 32-3-303(a)(1), states in pertinent part:

“ ... the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot** zoned residential” (Emphasis Added)

Please note that the case file was received in our office on Friday, September 25, 2019, even though the closing date was September 9th; the whereabouts between those dates are unknown. In addition, the Petitioner visited our office today and confirmed that the SDAT was correct in that they reside in Florida.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

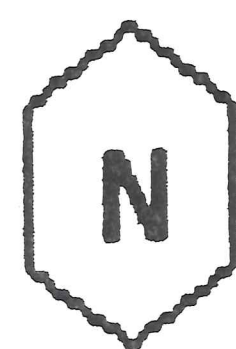
c: Office of People's Counsel
Carl Richards & Jun Fernando, Office of Zoning Review

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 - 04 Account Number - 1900010596			
Owner Information					
Owner Name:	STEUART ANNE INSLEY		Use:	RESIDENTIAL	
Mailing Address:	12 RIDGEVIEW RD N STUART FL 34996-		Principal Residence:	(NO)	
			Deed Reference:	/41294/ 00310	
Location & Structure Information					
Premises Address:	3105 HUNTING TWEED DR 0-0000		Legal Description:	4.505 AC 3105 HUNTING TWEED DR HUNTINGTON	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0058	0006	0715	4050043.04	0000	31 2019 Plat Ref: 0050/0066
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	
1986	5,440 SF	986 SF	4.5000 AC	04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2 1/2	YES	STANDARD UNIT	BRICK/	5	5 full/ 1 half
					Garage
					1 Attached
					Last Notice of Major Improvements
					2017
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
Land:	283,500	283,500			
Improvements	649,200	721,500			
Total:	932,700	1,005,000	956,800	980,900	
Preferential Land:	0			0	
Transfer Information					
Seller: STEUART ANNE INSLEY		Date: 04/08/2019	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /41294/ 00310	Deed2:		
Seller: CLEMSON ANNE INSLEY		Date: 10/05/2012	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /32630/ 00497	Deed2:		
Seller: GEORGE B DELAHUNTY,JR		Date: 11/09/2010	Price: \$605,000		
Type: ARMS LENGTH IMPROVED		Deed1: /30106/ 00165	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: Denied					
Homeowners' Tax Credit Application Information					

PLAT BOOK # 0050 FOLIO # 0066 10 DIGIT TAX # 1900010596 DEED REF. # 32630 / 00497



TAKEN FROM GERHOLD, CROSS & ETZEL, LTD. PARTIAL BOUNDARY PLAT
DATED 5/24/2011 SCALE 1"=100'

A map of Owings Mills, Maryland, showing the location of 3105 Huntingwood Dr. The map includes major roads like I-83, I-95, and I-67, and various neighborhoods such as Owings Mills, Huntwood, and Owings Mills. The address 3105 Huntingwood Dr. is highlighted with a red circle and labeled. The map also shows the surrounding area, including the city of Baltimore and the county of Harford.

VIOLATION CASE INFO:

