

MEMORANDUM

DATE: April 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0026-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 30, 2020. 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 *
(4708 Osborn Road)
4th Election District *
3rd Council District *
Peter L. & Elaine E. Haynes *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0026-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 owners of the subject property, Peter L. and Elaine E. Haynes (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure (garage/carport) to be located in the side yard in lieu of the required rear yard and with a height of 25 ft. in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was submitted by the Department of Environmental Protection and Sustainability (“DEPS”), dated February 12, 2020, indicating that development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 9, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 2-28-2020

By 150

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in 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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage/carport height and usage, I will impose conditions that the garage/carport 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 28th day of **February, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (garage/carport) to be located in the side yard in lieu of the required rear yard and with a height of 25 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

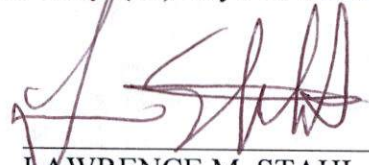
Date 2-28-2020

2

By [Signature]

- Petitioners or subsequent owners shall not convert the garage/carport into a dwelling unit or apartment. The proposed garage/carport shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage/carport shall not be used for commercial purposes.
- Petitioners shall comply with the ZAC comments submitted by DEPS, dated February 12, 2020; a copy of which is attached hereto and made a part hereof.

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



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 2-28-2020

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 4708 OSBORN RD, Reisterstown MD 21136 Currently zoned RC2
 Deed Reference 42140 / 00169 10 Digit Tax Account # 1700010990
 Owner(s) Printed Name(s) PETER & ELAINE HAYNES

(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 AND 400.3 BC2A
To permit an accessory structure (GARAGE/CARPORT) to be
located in the side yard in lieu of the required rear yard
and with a height of 25' in lieu of the required 15'.
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):

PETER HAYNES / ELAINE HAYNES
 Name #1 – Type or Print Name #2 – Type or Print
Peter Haynes / Elaine Haynes
 Signature #1 Signature #2
4708 OSBORN RD Reisterstown MD
 Mailing Address City State
21136 / 314-264-7341 / ElaineEHaynes@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:

MICHAEL HUMPHREY
 Name – Type or Print
Michael Humphrey
 Signature
518 SPRING AVE LUTHERVILLE MD
 Mailing Address City State
21093 / 410 375 1890 / michaelshumphrey@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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0026-A Filing Date 1/28/20 Estimated Posting Date 2/9/20 Reviewer JF

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.

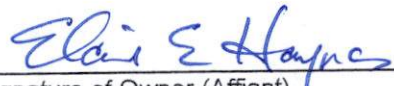
Address: 4708 OSBORN RD REISTERSTOWN MD 21136
Print or Type Address of property City State Zip Code

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)

EXISTING TOPOGRAPHY AND EXISTING TREES PREVENT US FROM
PUTTING GARAGE ON REAR OF OUR HOUSE.

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


Signature of Owner (Affiant)
Peter L Haynes
Name- Print or Type


Signature of Owner (Affiant)
Elaine E. Haynes
Name- Print or Type

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

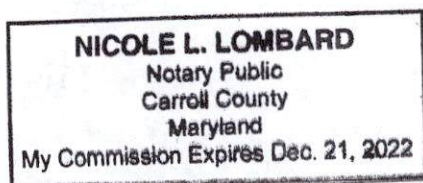
STATE OF MARYLAND, COUNTY OF BALTIMORE or Carroll, to wit:

I HEREBY CERTIFY, this 21 day of Jan, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Peter & Elaine Haynes

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

AS WITNESS my hand and Notaries Seal




Notary Public
12/21/22
My Commission Expires

708 OSBORN A

Beginning at a point on the North side of Osborn Rd.
which is 40 feet wide at a distance of 1350 feet
east of Old Hanover Road which is 50 feet wide.

Being Lot 1 in the subdivision COWICHAN ACRES
as recorded in Baltimore County Plat Book # 41,
Folio 18 containing 4.42 Acres.

ELECTION DISTRICT 4 and Council DISTRICT 3.

CERTIFICATE OF POSTING

Date: 2-9-20

RE: Case Number: 2020-0026-A

Petitioner/Developer: Haynes

Date of Hearing/Closing: 2-24-20

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 4708 Osborn Rd

The signs(s) were posted on 2-9-20
(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 # 2020-0026-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE/
GARAGE) TO BE LOCATED IN THE SIDE YARD IN LIEU
OF THE REQUIRED REAR YARD AND WITH A HEIGHT
OF 25' IN LIEU OF THE REQUIRED 15'

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 2/24/20

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

#2

ZONING NOTICE

#1

ADMINISTRATIVE

VARIANCE

CASE # 2020-0026-A

TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE/CARPORT) TO BE LOCATED IN THE SIDE
YARD IN LIEU OF THE REQUIRED REAR YARD AND
WITH A HEIGHT OF 25' IN LIEU OF THE REQUIRED
15'

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PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

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RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 2/4/20

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0026 -A Address 4708 OSBORN RD.
Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/28/20 Posting Date: 2/9/20 Closing Date: 2/24/20

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) 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.
- DEADLINE:** The closing date is the deadline for an 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.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- 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 zoning or deputy zoning commissioner), 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 2020- 0026 -A Address: 4708 OSBORN
Petitioner's Name: PETER & ELAINE HAYNES Telephone: 3/4-264-7344
Posting Date: 2/9/2020 Closing Date: 2/24/2020

Wording for Sign:

To permit an accessory structure (GARAGE/CARPORT) to be located in the side yard in lieu of the required rear yard and with a height of 25' in lieu of the required 15'.

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: 2020-0026-A

Property Address: 4708 Osborn Road

Property Description: _____

Legal Owners (Petitioners): PETER AND ELAINE HAYNES

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael Humphrey

Company/Firm (if applicable): GREAR BEAR STRUCTURES

Address: 518 SPRING AVE

LUTHERVILLE, MD. 21093

Telephone Number: 410 375 1890

Good morning. 2017.

Good morning and happy

Good morning and happy

Good morning and happy

Good morning and happy



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 25, 2020

Peter & Elaine Hayes
4708 Osborn Road
Reisterstown MD 21136

RE: Case Number: 2020-0026-A, 4708 Osborn 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 January 28, 2020. 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
Michael Humphrey 518 Spring Ave Lutherville MD 21093

Maryland Department of Transportation
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: **2/3/20**

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

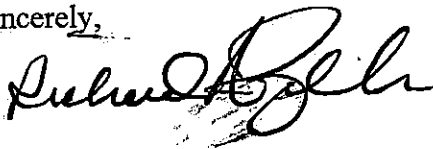
Dear Ms. Lewis:

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. **2020-0026-A**

*Administrative Variance
Peter & Elaine Hynes,
4708 Osborn 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@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

2-24

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0026-A
Address 4708 Osborn Road
(Haynes Property)

Zoning Advisory Committee Meeting of **February 10, 2020.**

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

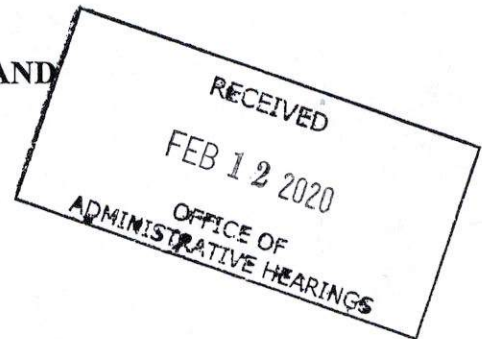
X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Libby Errickson

2-24

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0026-A
Address 4708 Osborn Road
(Haynes Property)

Zoning Advisory Committee Meeting of **February 10, 2020**.

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

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).

Reviewer: Libby Errickson

ORDER RECEIVED FOR FILING

Date 2-28-2020

By lew

NW 22-J

0406000760

031C2

DRIVEWAY
DRIVEWAY

14525

0402057700

2400005249

3 CD

RC 2

4 ED

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

PAI # 040155 0041, Folio 0018

Pt. Bk./Folio # 041018

Lot # 1 PAI # 040155

SITE

NW 21-J

Lot # 1 PAI # 040206

2000014695

PAI # 040206 Pt. Bk. 0000056, Folio 0125

PAI # 040206 Pt. Bk./Folio # 056125A

PAI # 040206

PAI # 040206

OSBORN RD

Pt. Bk./Folio # 045025

Pt. Bk. 0000045, Folio 0025

PAI # 040177
1900006033

PAI # 040177
PAI # 040177 4605

Pt. Bk. 0000048, Folio 0141

PAI # 040441
PAI # 040441

Pt. Bk./Folio # MP92237
PAI # 040441

Lot # 2 2200014016

Pt. Bk./Folio # MPXX269 0402057700
PAI # 040102 PAI # 040102

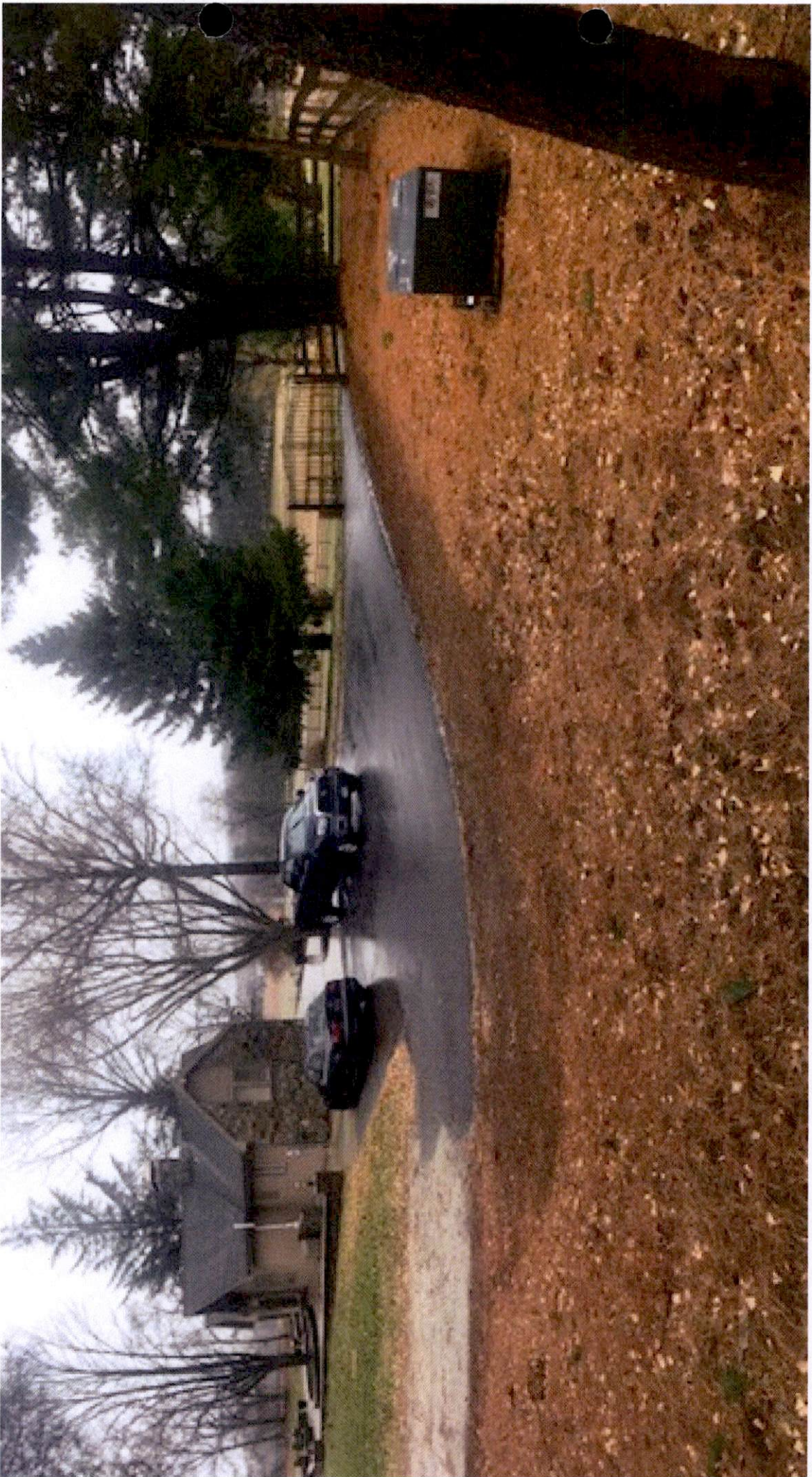
2007-0154-X

Real Property Data Search (w4)

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 - 1700010990							
Owner Information									
Owner Name:		HAYNES PETER L HAYNES ELAINE E			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		4708 OSBORN RD REISTERSTOWN MD 21136-			Deed Reference:		/42140/ 00169		
Location & Structure Information									
Premises Address:		4708 OSBORN RD REISTERSTOWN 21136-			Legal Description:		4.473 AC 4708 OSBORN RD COWICHAN ACRES		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0031	0018	0282	4020022.04	0000			1	2019	Plat Ref: 0041/ 0018
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	
1977		1,578 SF		1250 SF		4.4700 AC		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
1	YES	STANDARD UNIT	STONE/	5	3 full				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2019		As of 07/01/2019		As of 07/01/2020	
Land:		121,200		121,200					
Improvements		198,300		256,300					
Total:		319,500		377,500		338,833		358,167	
Preferential Land:		0						0	
Transfer Information									
Seller: VANDENBERG BART				Date: 11/20/2019		Price: \$645,000			
Type: ARMS LENGTH IMPROVED				Deed1: /42140/ 00169		Deed2:			
Seller: COWMAN EDWARD HAMILTON				Date: 09/30/2004		Price: \$505,000			
Type: ARMS LENGTH IMPROVED				Deed1: /20766/ 00210		Deed2:			
Seller: BOSLEY JOSHUA G				Date: 03/30/1977		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /05737/ 00610		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									





Debra Wiley

From: Debra Wiley
Sent: Tuesday, February 25, 2020 1:45 PM
To: Jenae Johnson
Subject: AV - 2/24 Closing Date

Hi Jenae,

In reference to the above, we're missing the following:

2020-0026-A – siteplan

2020-0027-A – photos

2020-0031-A – photos

Thanks.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

✓ rec'd 2/25 Jenae

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>2-12</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-3</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 2-9-20 by PisonSIGN POSTING (2nd) Date: _____ by _____PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any: Missing site plan 2/25 Advis. fence 1:26 pm

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 1700010990

Owner Information

Owner Name: HAYNES PETER L
HAYNES ELAINE E Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 4708 OSBORN RD
REISTERSTOWN MD 21136- Deed Reference: /42140/ 00169

Location & Structure Information

Premises Address: 4708 OSBORN RD
REISTERSTOWN 21136- Legal Description: 4.473 AC
4708 OSBORN RD
COWICHAN ACRES

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0031 0018 0282 4020022.04 0000 1 2019 Plat Ref: 0041/ 0018

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1977 1,578 SF 1250 SF 4.4700 AC 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
1 YES STANDARD UNIT STONE/ 5 3 full

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	121,200	121,200		
Improvements	198,300	256,300		
Total:	319,500	377,500	338,833	358,167
Preferential Land:	0			0

Transfer Information

Seller: VANDENBERG BART Type: ARMS LENGTH IMPROVED	Date: 11/20/2019 Deed1: /42140/ 00169	Price: \$645,000 Deed2:
Seller: COWMAN EDWARD HAMILTON Type: ARMS LENGTH IMPROVED	Date: 09/30/2004 Deed1: /20766/ 00210	Price: \$505,000 Deed2:
Seller: BOSLEY JOSHUA G Type: NON-ARMS LENGTH OTHER	Date: 03/30/1977 Deed1: /05737/ 00610	Price: \$0 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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

ZAC AGENDA

Case Number: 2020-0025-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David & Cheryl Grabner
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 4103 HAKLIFAX RD
Location: South side of Halifax Court 1,320 feet North of Manor Road.

Existing Zoning: RC 6 **Area:** 4.79 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BZCR 400.1 To approve an accessory structure (garage) in the front yard on the left side of the property in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/24/2020

Miscellaneous Notes:

Case Number: 2020-0026-A **Reviewer:** Jun Fernando

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Peter & Elaine Haynes

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 3

Property Address: 4708 OSBORN RD

Location: North side of Osborn Road at a distance of 1,350' East of the center line Old Hanover Road.

Existing Zoning: RC 2

Area: 4.473 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1 and 400.3 BCZR To permit an accessory structure (garage/ carport) to be located in the side yard in lieu of the required rear yard and with a height of 25' in lieu of the required 15'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/24/2020

Miscellaneous Notes:

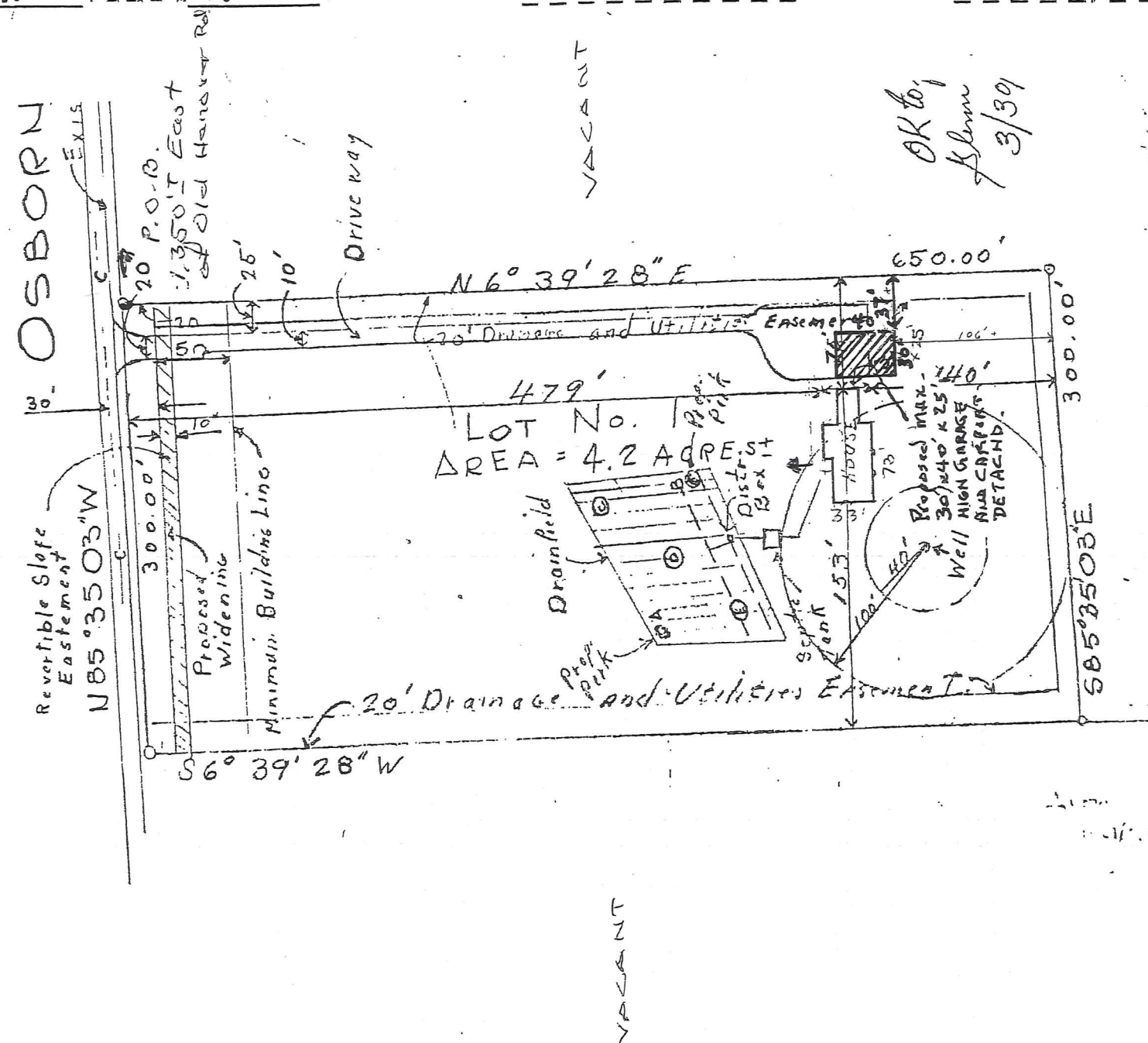
Det. Exh 1

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

ADDRESS 4708 Osborn Rd OWNER(S) NAME(S) PETER + ELAINE HAYNES

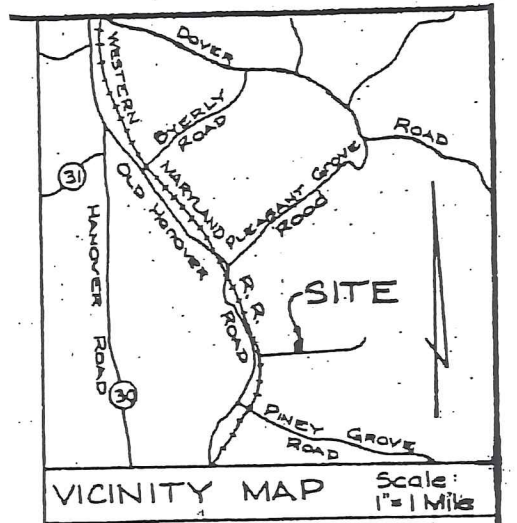
SUBDIVISION NAME Cowchan Acres LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 41 FOLIO # 18 10 DIGIT TAX # 17 600 10 990 DEED REF. # 421 40/00169



PLAN DRAWN BY Michael Humphrey

DATE 1/27/2020 SCALE: 1 INCH = 100 FEET



ZONING MAP# 031C2

SITE ZONED RC2

ELECTION DISTRICT 4

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.273 AC.

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? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

NO