M E M O R A N D U M

DATE: July 21, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0029-A– Appeal Period Expired

The appeal period for the above-referenced case expired on July 20, 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.'

/dlm

cc: ✓Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE (909 Belfast Road) 8th Election District 3rd Council District Alec B. & Suzanne L. Huber *Legal Owners*	* * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY
Petitioners	*	**CASE NO. 2020-0029-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed on behalf of Alec B. and Suzanne L. Huber, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure located in the side and front yard in lieu of the required rear yard, with a height of 30 ft. in lieu of the permitted 15 ft. A site plan was marked as Petitioners' Exhibit 1.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation. The Petitioner, Al Huber attended the hearing and was assisted by Patrick O'Keefe, who had prepared the site plan. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A ZAC comment was received from the Department of Planning ("DOP") dated February 21, 2020, indicating it had no objection to the request but suggested conditions relating to commercial purposes and separate utility meter.

The site is approximately 4.0 acres in size and zoned RC 2. As Mr. O'Keefe explained, there is a 43 foot grade change from the front of the lot to its rear. The site is surrounded by working farms. As a result of the steep grade of the site the residence, which was built in 2007,

was sited in the southeast corner of the lot with a private septic system in the rear yard, with a 10,000 foot septic reserve drain field. Therefore there is not sufficient room to construct the pole barn in the rear of the residence, which necessitates part of the variance relief requested. Petitioner is also seeking relief from the 15 foot height limitation on the barn because he intends to purchase a large RV that he wants to store in the barn. Mr. O'Keefe testified that there are numerous similar or larger barns in the vicinity of the site and that this proposed structure is in keeping with the spirit and intent of the RC 2 zone. Further, the residence is approximately 5600 sq. ft. and the proposed pole barn will be approximately 3000 sq. ft. so no variance relief is required with respect to the size of the barn.

A variance request involves a two-step process, summarized as follows:

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As described above, the steep topography of the site makes it unique, and it is this aspect of the site which requires the proposed barn to be sited on the side of the residence rather than the rear. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to locate the barn where it needs to be located on the site. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this **18th** day of **June, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Baltimore County Zoning

Regulations pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure located in the side and front yard in lieu of the required rear yard, with a height of 30 ft. in lieu of the permitted 15 ft., 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. Petitioners must comply with the DOP ZAC comment, dated February 21, 2020; a copy of which is attached hereto and made a part thereof.

3. Specifically, the structure shall not be used for any residential purpose and there shall be no kitchen or bath facilities and no separate utility meter.

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlw

ORDER RECEIVED FOR FILING
Date 10/18/2020
By D Mainor

PE TION FOR ZONING HEA IG(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 909 BELFAST ROAD **which is presently zoned** RC-2

Deed References: 39915-00185 10 Digit Tax Account # 2400013348

Property Owner(s) Printed Name(s) ALEC B. & SUZANNE L. HUBER

(SELECT THE HEARING(S) BY MARKING X 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

2.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3.X **a Variance** from Section(s) 400.1 & 400.3; BCZR, TO PERMIT AN ACCESSORY STRUCTURE LOCATED IN THE SIDE AND FRONT YARDS IN LIEU OF THE REQUIRED REAR YARD, WITH A HEIGHT OF 30ft. IN LIEU OF THE PERMITTED 15ft.

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

ORDER RECEIVED FOR FILING
Date 1/8/2020
By

Legal Owners (Petitioners):

Suzanne L Huber, ALEC B. HUBER

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

909 BELFAST RD., SPARKS, MD.

Mailing Address City State

21152, 410-227-1500, al@os-pros.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

PATRICK O'KEEFE

Name – Type or Print

Patrick O'Keefe

Signature

523 PENNY LANE, COCKEYSVILLE, MD.

Mailing Address City State

21030, 410-666-5366, Uclylinda.

Zip Code Telephone # Email Address

CASE NUMBER 2020-0029-A **Filing Date** 01/29/2020 **Do Not Schedule Dates:** _____ **Reviewer** JCM

REV. 10/4/11

ZONING PROPERTY DESCRIPTION FOR #909 BELFAST ROAD

BEGINNING AT A POINT ON THE NORTH SIDE OF BELFAST ROAD WHICH IS FORTY FEET WIDE AT A DISTANCE OF 1,145 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET PRICEVILLE ROAD WHICH IS FORTY FEET WIDE. THENCE LEAVING BELFAST ROAD THE FOLLOWING COURSES AND DISTANCES:

FIRST: SOUTH – 16 – DEGREES – 23 MINUTES – 19 SECONDS – WEST, 346.05 FEET.

SECOND: NORTH – 77 – DEGREES – 46 MINUTES – 26 SECONDS WEST, 380.89 FEET.

THIRD: NORTH – 19 – DEGREES – 21 MINUTES – 36 SECONDS WEST, 408.79 FEET.

FOURTH: SOUTH – 77 – DEGREES – 46 MINUTES – 25 SECONDS EAST, 109.19 FEET.

FIFTH: SOUTH – 77 – DEGREES – 46 MINUTES – 26 SECONDS EAST, 426.00 FEET.

BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER 39915, FOLIO 185. CONTAINING 175, 840 SQUARE FEET OF LOT. LOCATED IN THE 8TH ELECTION DISTRICT AND 3RD COUNCIL DISTRICT OF BALTIMORE COUNTY.

Debra Wiley

From:	Linda Okeefe <luckylinda1954@yahoo.com>
Sent:	Monday, June 15, 2020 12:04 AM
To:	Administrative Hearings
Subject:	Certification Belfast Rd.
Attachments:	Belfast Rd. Cert. .jpeg; Belfast Rd. photos .docx

RECEIVED
JUN 15 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

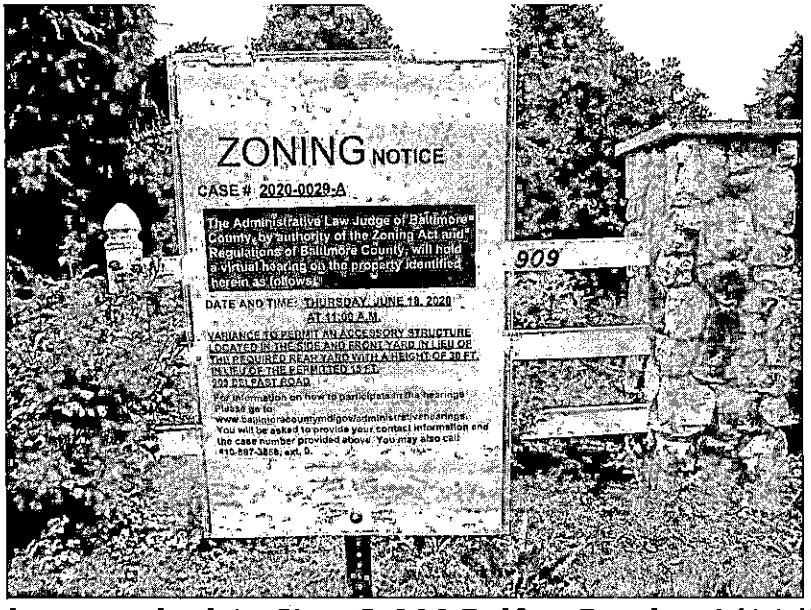
CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Debbie,

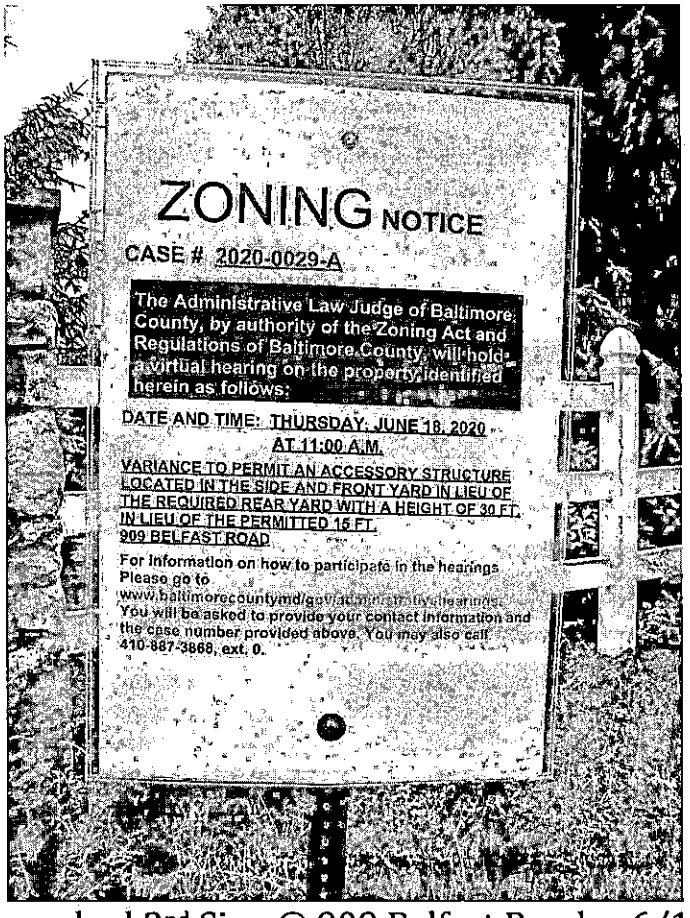
I sure hope you are doing well. I am so glad to be working again. This a new adventure with the virtual hearings. My husband applied for this variance and it sure will be interesting to watch the Hearing from our phone in our kitchen with a cup of coffee. I hope everyones Hearings goes well virtually and maybe it will be this way from now on.
I am attaching the Second Certification for Case # 2020-0029-A @ 909 Belfast Road along with background photos for your records.
Have a nice day,

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



Re-photographed 1st Sign @ 909 Belfast Road ~ 6/14/2020



Re-Photographed 2nd Sign @ 909 Belfast Road ~ 6/14/2020

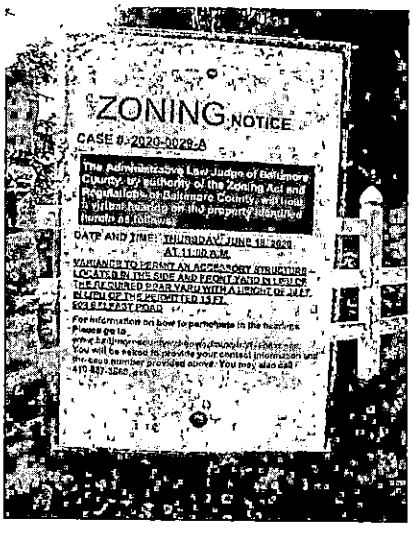
CASE # 2020-0029-A

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER
DATE: 6/14/2020
Case Number: 2020-0029-A
Petitioner / Developer: PATRICK O'KEEFE ~ MR. & MRS. HUBER
Date of Hearing: JUNE 18, 2020

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:
909 BELFAST ROAD

The sign(s) were posted on: MAY 29, 2020
The sign(s) were re-photographed on: JUNE 14, 2020



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)

JOHN A. OLSZEWSKI, JR.
County Executive

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

May 28, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0029-A
909 Belfast Road
N/side of Belfast Road, 1145 ft. west of the centerline of Priceville Road
8th Election District – 3rd Councilmanic District
Legal Owners: Alel & Suzanne Huber

Variance to permit an accessory structure located in the side and front yard in lieu of the required rear yard with a height of 30 ft. in lieu of the permitted 15 ft.

Hearing: Thursday, June 18, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Huber, 909 Belfast Road, Sparks 21152
Patrick O'Keefe, 523 Penny Lane, Cockeysville 21030

NOTE: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 29, 2020.**

JOHN A. OLSZEWSKI, JR.
County Executive

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

February 25, 2020

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: 2020-0029-A
909 Belfast Road
N/side of Belfast Road, 1145 ft. west of the centerline of Priceville Road
8th Election District – 3rd Councilmanic District
Legal Owners: Alel & Suzanne Huber

Variance to permit an accessory structure located in the side and front yard in lieu of the required rear yard with a height of 30 ft. in lieu of the permitted 15 ft.

Hearing: Friday, March 27, 2020 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Huber, 909 Belfast Road, Sparks 21152
Patrick O'Keefe, 523 Penny Lane, Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 7, 2020.**
(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, March 6, 2020 – Issue

Please forward billing to:
Alel Huber 410-666-5366
909 Belfast Road
Cockeysville, MD 21030

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: 2020-0029-A
909 Belfast Road
N/side of Belfast Road, 1145 ft. west of the centerline of Priceville Road
8th Election District – 3rd Councilmanic District
Legal Owners: Alel & Suzanne Huber

Variance to permit an accessory structure located in the side and front yard in lieu of the required rear yard with a height of 30 ft. in lieu of the permitted 15 ft.

Hearing: Friday, March 27, 2020 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

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

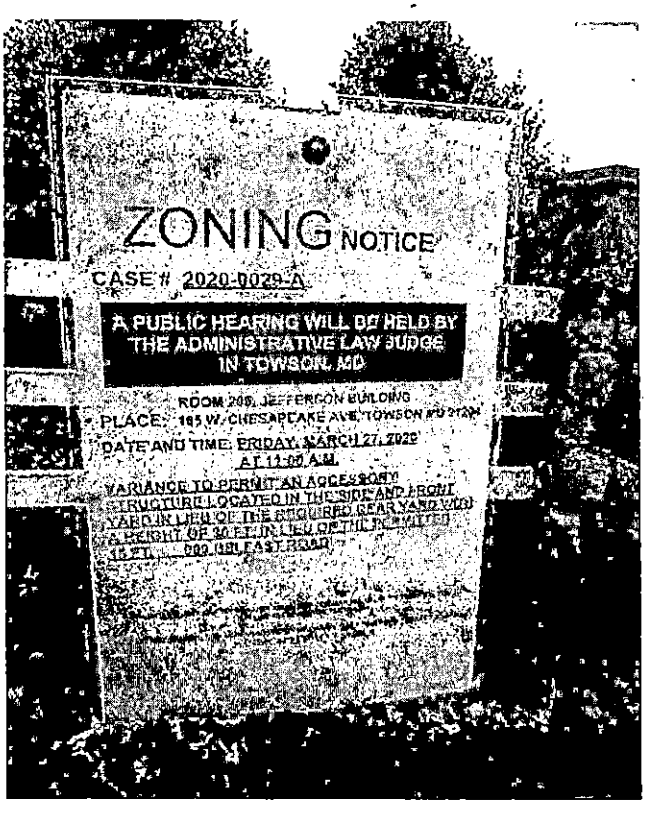
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 3/4/2020
Case Number: 2020-0029-A
Petitioner / Developer: PATRICK O'KEEFE ~ MR. & MRS. HUBER
Date of Hearing: MARCH 27, 2020

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:
909 BELFAST ROAD

The sign(s) were posted on: MARCH 4, 2020



Linda O'Keefe
(Signature of Sign Poster)

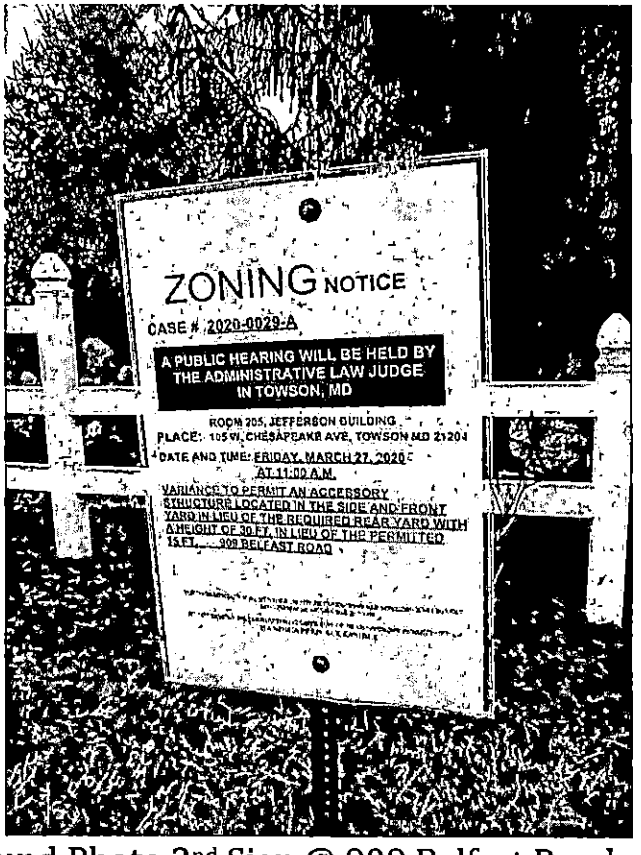
Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

Background Photo 1st Sign @ 909 Belfast Road ~ 3/4/2020



Background Photo 2nd Sign @ 909 Belfast Road ~ 3/4/2020

CASE # 2020-029-A

RE: PETITION FOR VARIANCE 909 Belfast Road; N/S of Belfast Road, 1,145' W of c/line of Priceville Road 8th Election & 3rd Councilmanic Districts Legal Owner(s): Alex & Suzanne Huber Petitioner(s)	*	BEFORE THE OFFICE
	*	OF ADMINSTRATIVE
	*	HEARINGS FOR
	*	BALTIMORE COUNTY
	*	2020-029-A

* * * * * * * * * * * * *

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
FEB 11 2020

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 11th day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Patrick O'Keefe, 523 Penny Lane, Cockeysville, Maryland 21030, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record
200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11864563
Case #: 2020-0029-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0029-A

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:

3/6/2020

Darlene Miller

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: 2020-0029-A
909 Belfast Road
N/side of Belfast Road, 1145 ft. west of the centerline of Priceville Road
8th Election District - 3rd Councilmanic District
Legal Owners: Alel & Suzanne Huber

Variance to permit an accessory structure located in the side and frontyard in lieu of the required rear yard with a height of 30 ft. in lieu of the permitted 15 ft.

Hearing: Friday, March 27, 2020 at 11:00 a.m. 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.

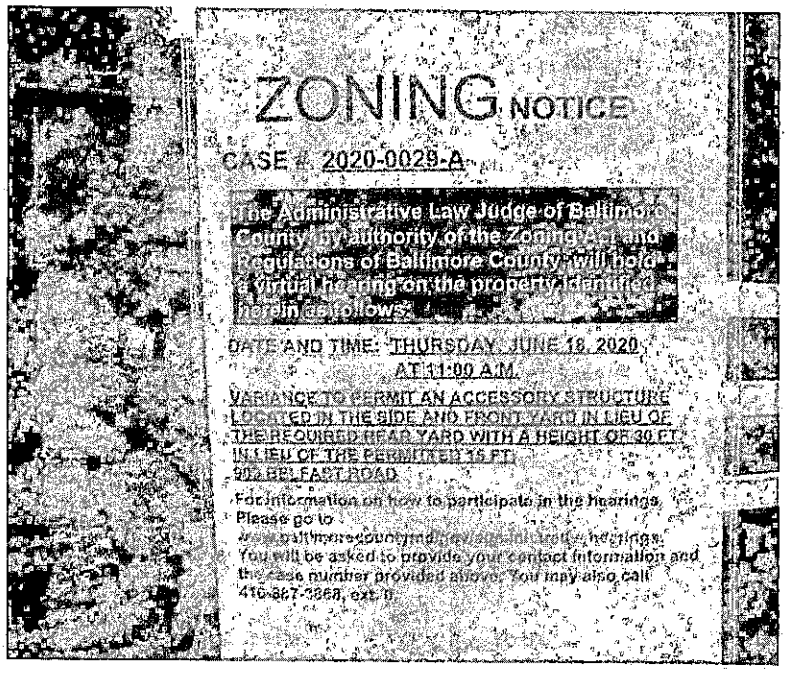
mh6

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 5/29/2020
Case Number: 2020-0029-A
Petitioner / Developer: PATRICK O'KEEFE ~ MR. & MRS. HUBER
Date of Hearing: JUNE 18, 2020

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:
909 BELFAST ROAD

The sign(s) were posted on: MAY 29, 2020



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, MD 21030
(City, State, Zip of Sign Poster)

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

Background Photo 1st Sign @ 909 Belfast Rd. ~ 5/29/2020

Background Photo 2nd Sign @ 909 Belfast Rd. ~ 5/29/2020

CASE # 2020-0029-A

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: 2020-0029-A

Property Address: 909 BELFAST RD.

Property Description: N/S of BELFAST RD., 1,145±' ± W/ WEST FROM PRICEVILLE RD.

Legal Owners (Petitioners):

Contract Purchaser/Lessee: ——

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALEC HUBER

Company/Firm (if applicable): ——

Address: 909 ~~HUBER~~ BELFAST RD., SPARKS, Md. 21030

Telephone Number: 410-666-5366

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

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

June 15, 2020

Suzannel Huben & Alec B. Huber,
909 Belfast Road
Sparks MD 21152

RE: Case Number: 2020-0029-A, 909 Belfast 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 29, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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 # 2020-0029-A
Address 909 Belfast Road
(Huber Property)

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

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

Reviewer: Steve Ford

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\H1PAGF4X\ZAC 20-0029-A 909 Belfast Road.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 2/21/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-029

INFORMATION:
Property Address: 909 Belfast Road
Petitioner: Suzanne L. Huber, Alec B. Huber
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from Sections 400.1 & 400.3 BCZR (Baltimore County Zoning Regulations) to permit an accessory structure located in the side and front yards in lieu of the required rear yard with a height of 30 feet in lieu of the permitted 15 feet.

A site visit was conducted on February 13, 2020. The surrounding area is rural residential and agricultural. Additionally, Belfast Road is a Baltimore County scenic road. The Comprehensive Manual of Development Policies (CMDP) provides guidelines for development along scenic routes.

I have reviewed the petition and have no objection to granting the petitioned zoning relief conditioned upon the following:

1. The accessory structure shall not be used for residential or commercial purposes.
2. No separate utility meter shall be permitted.

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

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Patrick O'Keefe
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2020\20-029.docx

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

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. 2020-0029-A
Variance
Alec B & Suzannel Huber
909 Belfast 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

3-27

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 2/21/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-029

RECEIVED
FEB 24 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

INFORMATION:
Property Address: 909 Belfast Road
Petitioner: Suzanne L. Huber, Alec B. Huber
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from Sections 400.1 & 400.3 BCZR (Baltimore County Zoning Regulations) to permit an accessory structure located in the side and front yards in lieu of the required rear yard with a height of 30 feet in lieu of the permitted 15 feet.

A site visit was conducted on February 13, 2020. The surrounding area is rural residential and agricultural. Additionally, Belfast Road is a Baltimore County scenic road. The Comprehensive Manual of Development Policies (CMDP) provides guidelines for development along scenic routes.

I have reviewed the petition and have no objection to granting the petitioned zoning relief conditioned upon the following:

1. The accessory structure shall not be used for residential or commercial purposes.
2. No separate utility meter shall be permitted.

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

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Patrick O'Keefe
Office of the Administrative Hearings
People's Counsel for Baltimore County

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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 # 2020-0029-A
Address 909 Belfast Road
(Huber Property)

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

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

Reviewer: Steve Ford

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3-27

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Office of the Administrative Hearings
People's Counsel for Baltimore County

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3-21

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 2/21/2020

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CPG/JGN/kma/

c: Megan Benjamin
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Patrick O'Keefe
Office of the Administrative Hearings
People's Counsel for Baltimore County

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Order ✓ Show Ltr. ✓ ✓ (3-27-20 11 Am) 6/18 @ 11 Am

CASE NO. 2020-0029-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
2-12	DEPS (if not received, date e-mail sent)	NC
	FIRE DEPARTMENT	
2-21	PLANNING (if not received, date e-mail sent)	No object. w/ Cond.
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING (1st) Date: 5/29/20 by O'Keefe

SIGN POSTING (2nd) Date: 6/14/20 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☑ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☑

Comments, if any:

6/18 11Am

ZAC AGENDA

Case Number: 2020-0029-A **Reviewer:** Joseph Merrey
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Alec B. & Suzanne L Huber
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 909 BELFAST RD
Location: North side of Belfast Road, 1,145 feet West of the center line of Priceville Road.

Existing Zoning: RC 2 **Area:** 4.0 AC
Proposed Zoning:
VARIANCE:
400.1 & 400.3 BCZR, To permit an accessory structure located in the side and front yard in lieu of the required rear yard, with a height of 30 feet in lieu of the permitted 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

3-27
11 Am

Debra Wiley

From: Debra Wiley
Sent: Tuesday, March 17, 2020 9:38 AM
To: 'Linda Okeefe'
Subject: Postponement of Hearings Before the OAH

Good Morning Mr. O'Keefe,

This is to confirm our telephone conversation this morning regarding hearings before our office.

Due to the coronavirus, we will not be conducting public hearings during the month of March. Therefore, Case Nos. 2020-0029-A scheduled for Friday, March 27, 2020 @ 11:00 AM AND 2020-0009-A scheduled for Monday, March 30, 2020 @ 10:00 AM have been postponed; this information is reflected on the County's website. For your reference, please see the following link: https://www.baltimorecountymd.gov/Agencies/adminhearings/index.html

We would kindly ask if you could notify all interested parties of this postponement, and this will be rescheduled as soon as possible. Please feel free to contact our office if you have any questions and/or concerns and thanks for your patience during this time.

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

Sp. to Mr. Okeefe 3-17 9:33 Am
D. Wiley

PE..TION FOR ZONING HEAI..NG(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 909 BELFAST ROAD **which is presently zoned** RC-2

Deed References: 39915-00185 10 Digit Tax Account # 2400013348

Property Owner(s) Printed Name(s) ALEC B. & SUZANNE L. HUBER

(SELECT THE HEARING(S) BY MARKING X 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

2.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X **a Variance** from Section(s) 400.1 & 400.3; BCZR, TO PERMIT AN ACCESSORY STRUCTURE LOCATED IN THE SIDE AND FRONT YARDS IN LIEU OF THE REQUIRED REAR YARD, WITH A HEIGHT OF 30ft. IN LIEU OF THE PERMITTED 15ft.

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

Legal Owners (Petitioners):

Suzanne L Huber, ALEC B. HUBER

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

909 BELFAST RD., SPARKS, MD.

Mailing Address City State

21152, 410-227-1500, al@os-pros.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

PATRICK O'KEEFE

Name – Type or Print

Patrick O'Keefe

Signature

523 PENNY LANE, COCKEYSVILLE, MD.

Mailing Address City State

21030, 410-666-5366,

Zip Code Telephone # Email Address

CASE NUMBER 2020-0029-A Filing Date 01/29/2020 Do Not Schedule Dates: _____ Reviewer JCM

REV. 10/4/11

3-27 @ 11 am

Sp. to Mr. O'Keefe 9:33 am 3-27 D. Wiley

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 08 **Account Number -** 2400013348

Owner Information

Owner Name:	HUBER ALEC B HUBER SUZANNE L	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	909 BELFAST RD SPARKS MD 21152-	**Deed Reference:**	/39915/ 00185

Location & Structure Information

Premises Address:	909 BELFAST RD SPARKS 21152-0000	**Legal Description:**	4 AC 909 BELFAST RD 950 FT W PRICEVILLE RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0028	0019	0368	8040089.04	0000				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2007	5,643 SF	1200 SF	4.0000 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2 1/2	YES	STANDARD UNIT	STUCCO/ FRAME	8	6 full/ 1 half	1 Attached	2007

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	325,000	325,000		
Improvements	641,000	833,000		
Total:	966,000	1,158,000	966,000	1,030,000
Preferential Land:	0			0

Transfer Information

Seller: HUBER ALEC B	**Date:** 02/05/2018	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /39915/ 00185	**Deed2:**
Seller: AIELLO MICHAEL S	**Date:** 01/25/2017	**Price:** $812,500
Type: NON-ARMS LENGTH OTHER	**Deed1:** /38551/ 00255	**Deed2:**
Seller: AIELLO MICHAEL S	**Date:** 05/25/2010	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /29505/ 00007	**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:**

Donna Mignon

From: Sales <sales@specprint.com>
Sent: Wednesday, June 17, 2020 11:05 AM
To: Donna Mignon
Subject: Drawings/FTP
Attachments: Linda O'Keefe002.pdf

Attached are the drawing(s) you requested be scanned and e-mailed to you.

Your drawing(s) will also be available on our ftp site within the next hour at the below link.

http://specprint.com/ftp/repro/EM/2020-06-17a/

"Coming Soon we will only be posting scanned files to our ftp site and sending out a link for download. Attaching of files will only be done at special request, once the files are posted. (6.15.2020)

Thank you"

Thank You,

SpecPrint, Inc.

7R Aylesbury Road
Timonium, MD 21093
(410) 561-9600
Fax (410) 561-9051
sales@specprint.com

Visit our website at www.specprint.com

Donna Mignon

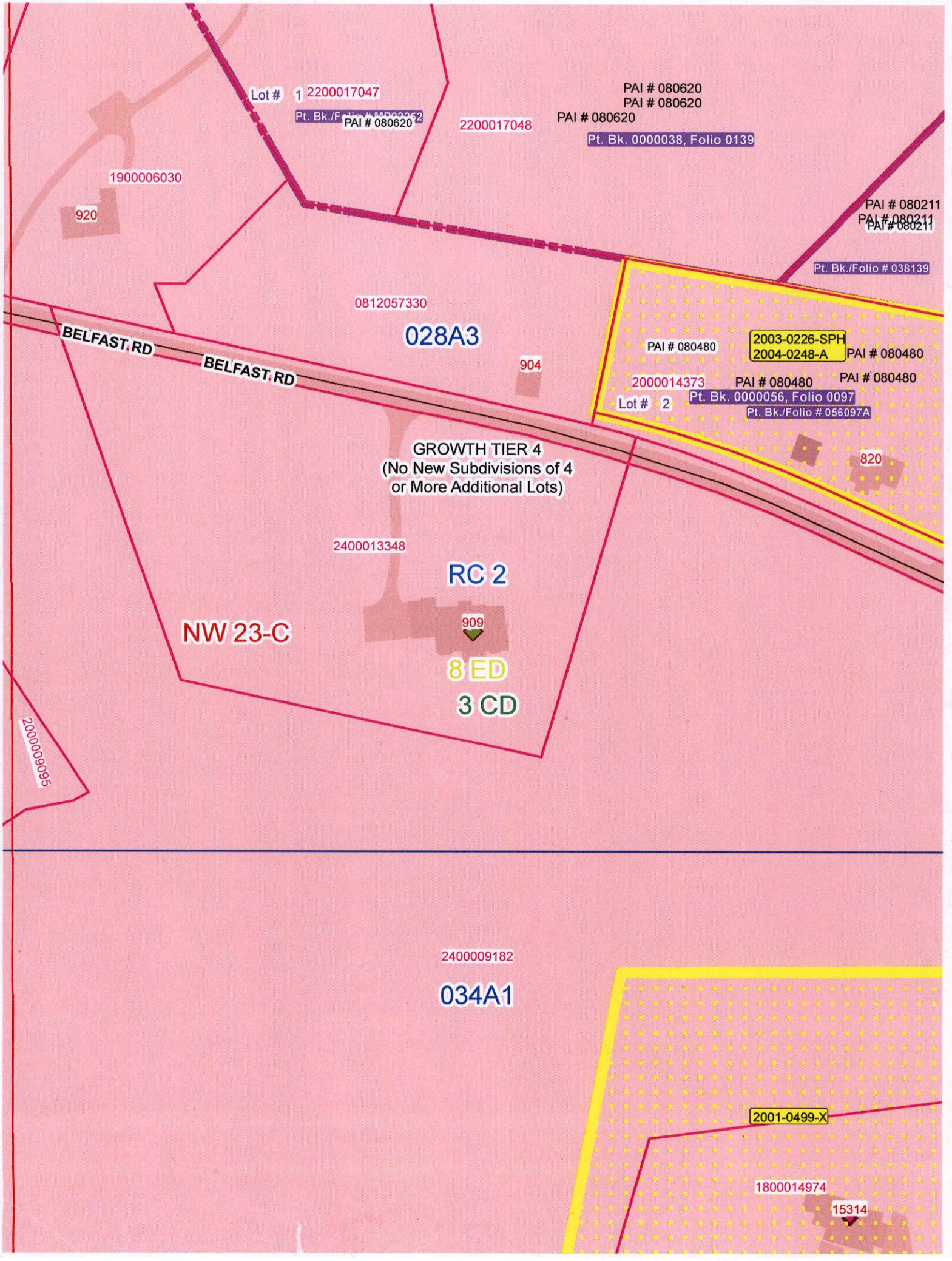
From: Donna Mignon
Sent: Tuesday, June 16, 2020 2:34 PM
To: 'al@os-pros.com'
Subject: Zoning Hearing on June 18, 2020 at 11:00 a.m.

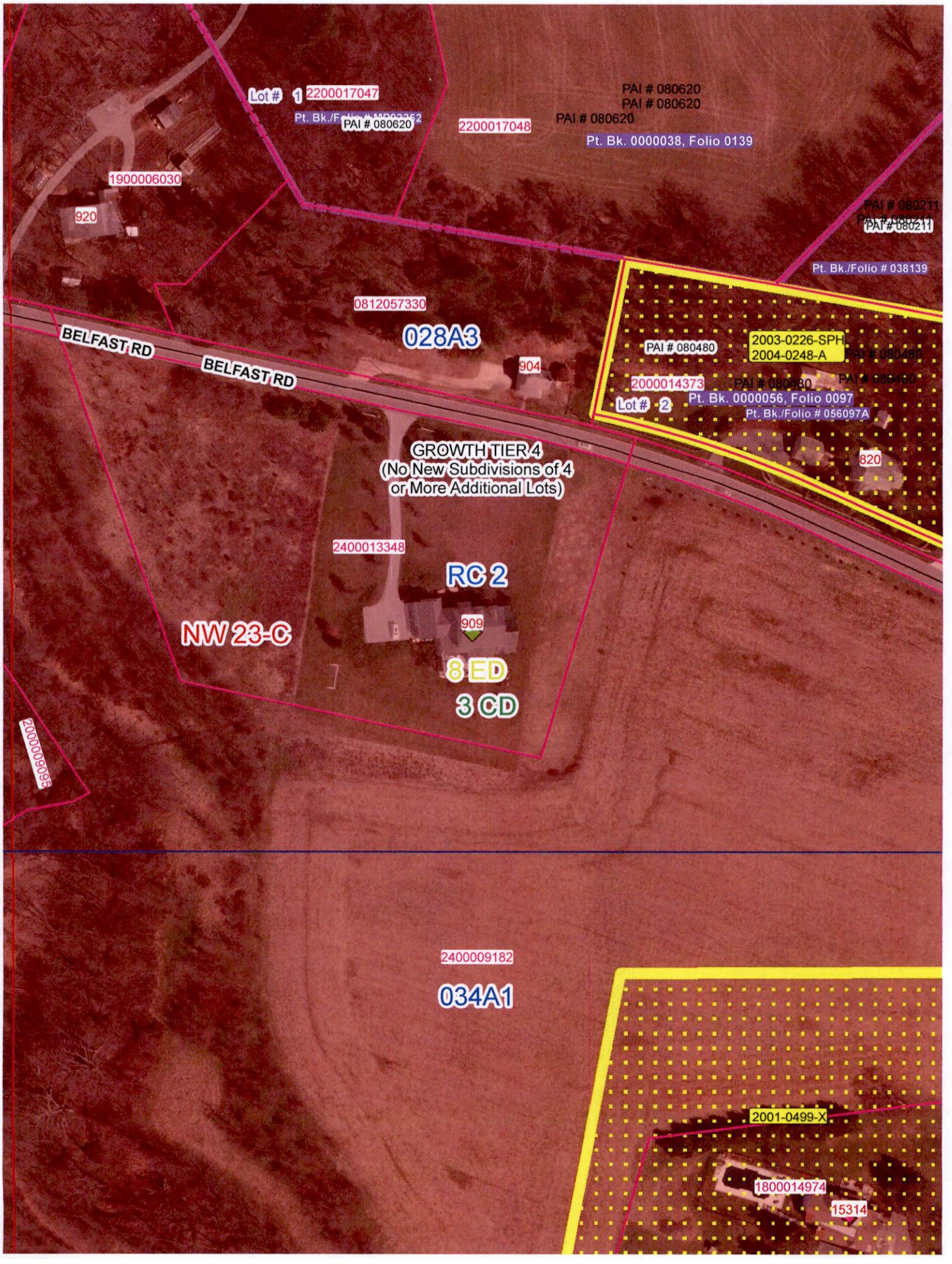
Good Afternoon,
We are reaching out to see if you need to present anything at your hearing and if so we need a copy emailed to us by tomorrow: administativehearings@baltimorecountymd.gov

If you have any questions or concerns, please feel free to contact me at 410-887-4386.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

6/16/2020
tried calling
Petitioner LM
@ 410-227-1500


Lot # 1 2200017047
Pt. Bk./Folio # MP02352
PAI # 080620
2200017048
PAI # 080620
PAI # 080620
PAI # 080620
Pt. Bk. 0000038, Folio 0139
1900006030
920
PAI # 080211
PAI # 080211
PAI # 080211
Pt. Bk./Folio # 038139
0812057330
028A3
BELFAST RD
BELFAST RD
904
PAI # 080480
2003-0226-SPH
2004-0248-A
PAI # 080480
2000014373
PAI # 080480
PAI # 080480
Lot # 2
Pt. Bk. 0000056, Folio 0097
Pt. Bk./Folio # 056097A
820
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
2400013348
RC 2
909
NW 23-C
8 ED
3 CD
2000009095
2400009182
034A1
2001-0499-X
1800014974
15314


Lot # 1 2200017047
Pt. Bk./Folio # MP02352
PAI # 080620
2200017048
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PAI # 080620
Pt. Bk. 0000038, Folio 0139
1900006030
920
PAI # 080211
PAI # 080211
PAI # 080211
Pt. Bk./Folio # 038139
0812057330
028A3
BELFAST RD
BELFAST RD
904
PAI # 080480
2003-0226-SPH
2004-0248-A
PAI # 080480
2000014373
PAI # 080480
PAI # 080480
Lot # 2
Pt. Bk. 0000056, Folio 0097
Pt. Bk./Folio # 056097A
820
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
2400013348
RC 2
909
NW 23-C
8 ED
3 CD
2000009093
2400009182
034A1
2001-0499-X
1800014974
15314

909 BELFAST ROAD

PETITIONER'S

EXHIBIT NO. 2

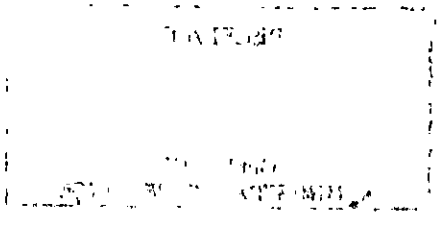
2020-0029-A ~ 909 BELFAST ROAD

UNDUE HARDSHIP AND PRACTICAL DIFFICULTY

THE SUBJECT PROPERTY IS CURRENTLY ZONED RC-2 AND IS SURROUNDED BY A 36 ACRE FARM THAT IS NORMALLY CULTIVATED WITH CROPS IN SEASON. THERE ARE IN FACT LARGE FARMS ALONG THE SOUTH SIDE OF BELFAST ROAD. THIS SITE LIES WITHIN A PREDOMINANTLY SMALL FARMING AREA WELL OUTSIDE OF THE U.R.D.L. LINE. THIS MODEST 4+ ACRE SITE HAS A TOPOGRAPHICAL DROP OF 42 VERTICAL FET FROM FRONT TO REAR IN LESS THAN 400+/- HORIZONTAL FEET OR A NATURAL GRADIENT OF MORE THAN TEN PERCENT (10%). OBVIOUSLY THIS IS NOT SUITABLE FOR CULTIVATION AND GROWING PRODUCE. IT WAS NEVER INTENDED TO BE MORE THAN A "GENTLEMAN FARM". THE AWKWARDNESS OF THE SITE REQUIRED THAT THE EXISTING HOME BE SITED SOUTHEASTERN REAR OF THE PROPERTY WITH A PRIVATE SEPTIC SYSTEM IN THE REAR OF THE PROPERTY WITH A PRIVATE SEPTIC SYSTEM IN THE REAR YARD AND AN ADDITIONAL 10,000 SQUARE FOOT SEPTIC RESERVE DRAIN FIELD FOR THE PUMPED EFFLUANT IN THE RIGHT (EASTERN) FRONT YARD, NATURALLY THE PRIVATE WATER WELL HAD TO BE SITED AT LEAST 100 FEET AWAY FROM ALL SEPTIC FIELDS. NOW WITH ALL OF THE AFOREMENTIONED ENCUMBERANCES THERE IS VERY LITTLE ROOM, IF ANY TO SITE A FREESTANDING GARAGE OR POLE BARN IN THE REAR YARD, NOT WITHSTANDING THAT MASSIVE DISTURBANCE OF SOIL BY GRADING AS SUCH WOULD BE HARMFUL. THE ONLY REASONABLE SITE FOR A NEW STRUCTURE WOULD BE IN THE SIDE AND FRONT YARD AREAS TO THE WEST OF THE EXISTING HOUSE AND YARD AREAS TO THE WEST OF THE EXISTING HOUSE AND BINDING DIRECTLY ONTO AN EXISTING PAVED DRIVEWAY. THE OWNERS ARE TRYING TO PURCHASE A FORTY-EIGHT FEET LONG BY ELEVEN FEET HIGH MOTORIZED TRAVEL VEHICLE FOR TRAVEL IN RETIREMENT, THE CHILDREN ARE GROWN BUT STILL LIVE AT HOME WITH THEIR OWN CARS. THE 4 ACRE YARD IS STILL CUT WITH A KOBOTA TRACTOR. WEL FEEL THAT A FREESTANDING GARAGE (POLE BARN) FITS THE BILL FOR OUR NEEDS, BUT BECAUSE OF OUR UNIQUE SITUATION THE ONLY PLACE TO SITE IT REQUIRES VARIANCES AS PETITIONED. THE MOST IMPORTANT HARDSHIP WE WISH TO OVERCOME IS THAT WE DO NOT WANT TO HAVE GASOLINE FLAMMABLE VEHICLES PARKED IN OR NEAR THE MAIN HOUSE FOR SAFETY AND FIRE PREVENTION CONCERNS, A CAMPER REQUIRES A 13 FOOT HIGH GARAGE DOOR, THUS THE NEED FOR A HEIGHT VARIANCE AND A FREESTANDING SEPARATE PARKING STRUCTURE.

PETITIONER'S

EXHIBIT NO. 3



909 BELFAST ROAD

UNDUE HARDSHIP AND PRACTICAL DIFFICULTY

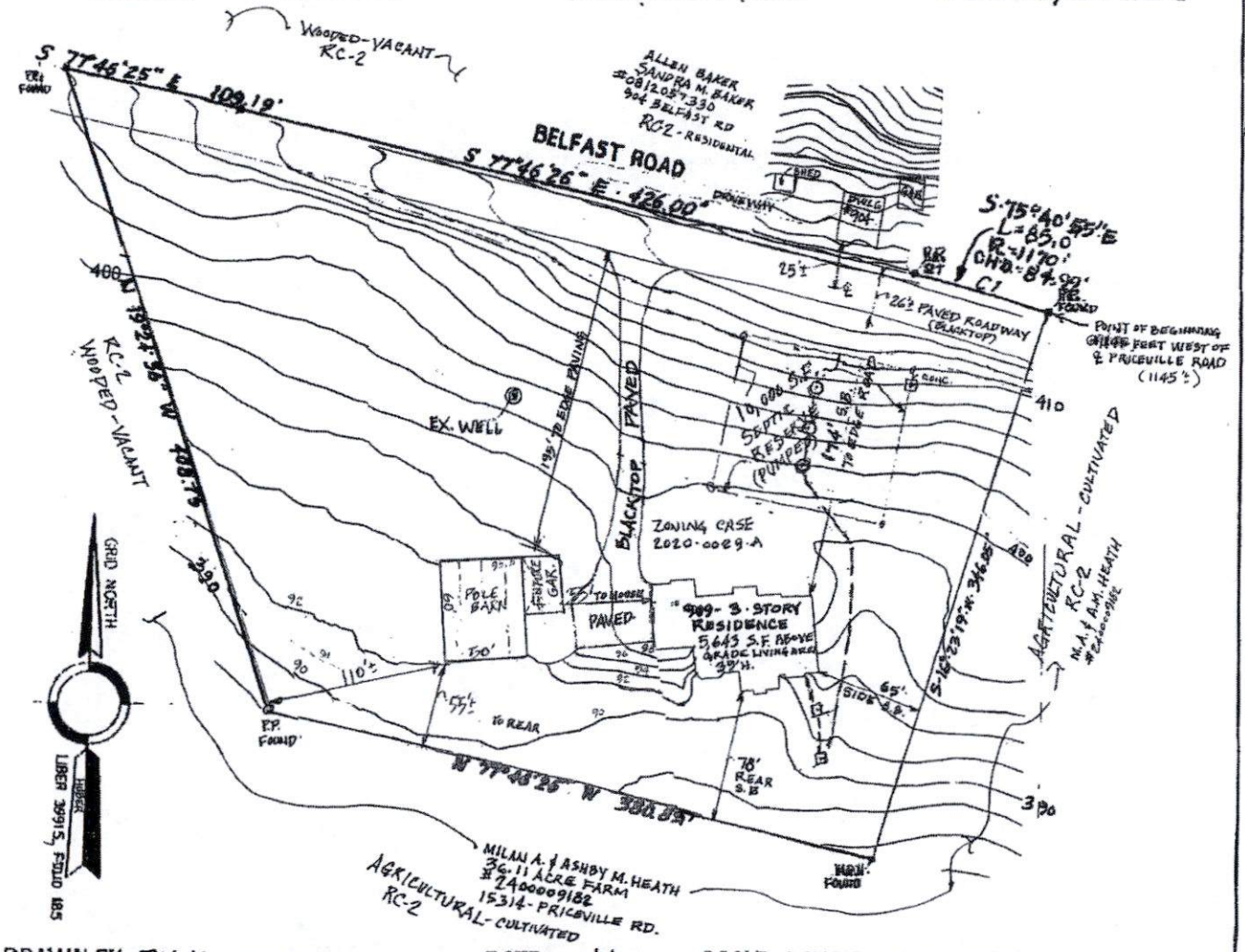
THE PROPERTY IS ZONED RC-2 (AGRICULTURAL) AND LIES IN A FARMING AREA, WELL OUTSIDE OF THE URDL LINE. THE OWNERS ARE UNABLE TO UTILIZE THE PROPERTY WITH A POLE BARN IN THE REAR YARD BECAUSE THE REAR OF THE PROPERTY IS CURRENTLY ENCUMBERED WITH THE PRIVATE SEPTIC SYSTEM, SINCE THERE IS NO PUBLIC WATER OR SEWER AVAILABLE. THE TOPOGRAPHY IS SUCH THAT THE POLE BARN WOULD BE DIFFICULT TO ACCESS BY TRACTOR OR VEHICLE UNLESS IT WERE PLACED IN THE SIDE YARD. WE HAVE SHOWN THE TOPOGRAPHY ON THE SITE PLAN FOR YOUR PERUSAL. ADDITIONALLY, THE HEIGHT OF THE BARN MUST BE GREATER THAN 15 FEET TO CONSIDER THE ADDITIONAL DROP-OFF OF SOME TEN FEET VERTICALLY. THE AVERAGE HEIGHT WOULD NOW BE 30 FEET IN LIEU OF THE REQUIRED 15 FEET. THE AREA OF THE BARN IS CONSIDERABLY LESS THAN THE PRINCIPAL DWELLING. SINCE THIS IS LOCATED IN AN AGRICULTURAL AREA, EXISTING BARNS CAN BE FOUND CONTIGUOUS TO AND NEAR THE PROPERTY. SHOULD THIS VARIANCE BE GRANTED, IT CERTAINLY WILL BE IN STRICT HARMONY WITH THE SPIRIT AND INTENT FOR RC-2 ZONING REGULATIONS.

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

ADDRESS # 909 - BELFAST ROAD OWNER(S) NAME(S) ALEC B. & SUZANNE L. HUBER

SUBDIVISION NAME - N/A LOT # — BLOCK # — SECTION # —

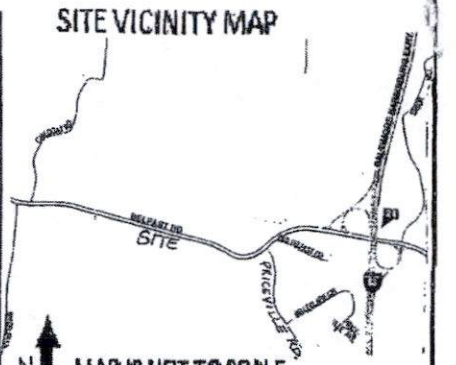
PLAT BOOK # — FOLIO # — 10 DIGIT TAX # 2400013348 DEED REF. # 39915/00185



PLAN DRAWN BY: P.M. & L.J. O'KEEFE DATE 9/1/19 SCALE: 1 INCH = 50 FEET

50' X 60' - 6/15/20

SITE VICINITY MAP



N MAP IS NOT TO SCALE

ZONING MAP# 028A3

SITE ZONED RC-2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.0 ACRES

OR SQUARE FEET 175,840 S.F.

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ___ PRIVATE X

SEWER IS:

PUBLIC ___ PRIVATE X

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

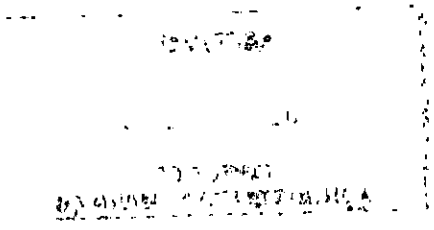
RECEIVED

JUN 17 2020

OFFICE OF ADMINISTRATIVE HEARINGS

CASE-2020-0029-A EXHIBIT 'A'

V-HRG. 6/18/20 @ 11 AM

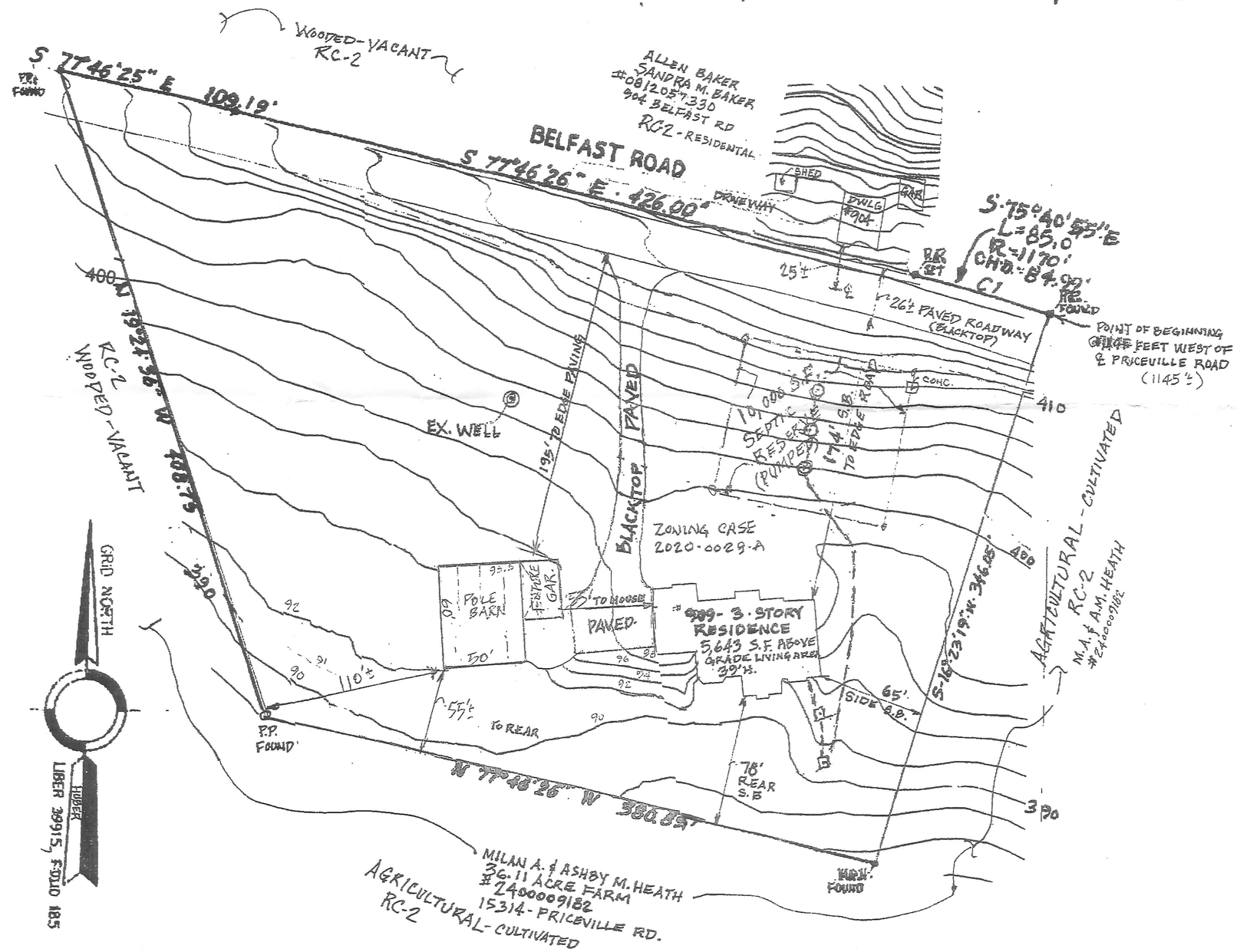


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS #909 - BELFAST ROAD OWNER(S) NAME(S) ALEC B. & SUZANNE L. HUBER

SUBDIVISION NAME - N/A LOT # ____ BLOCK # ____ SECTION # ____

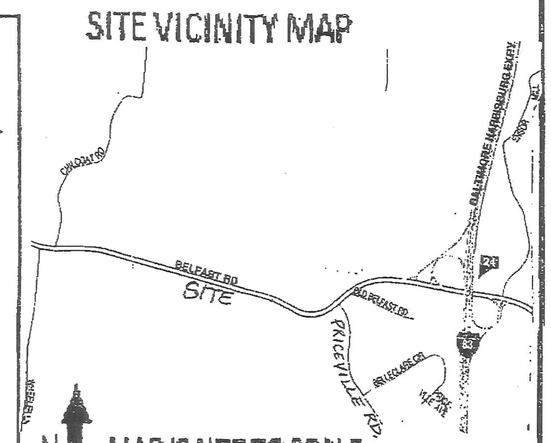
PLAT BOOK # ____ FOLIO # ____ 10 DIGIT TAX # 2400013948 DEED REF. # 39915/00185



PLAN DRAWN BY: P.M. & L.J. O'KEEFE DATE 9/1/19 SCALE: 1 INCH = 50 FEET

50' & 60' - 6/15/20

SITE VICINITY MAP



N MAP IS NOT TO SCALE

ZONING MAP# 028A3

SITE ZONED RC-2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.0 ACRES

OR SQUARE FEET 175,840 S.F.

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ____ PRIVATE X

SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

HEARING: 2020-0029A, EXHIBIT 'A'
6/18/20 @ 11AM

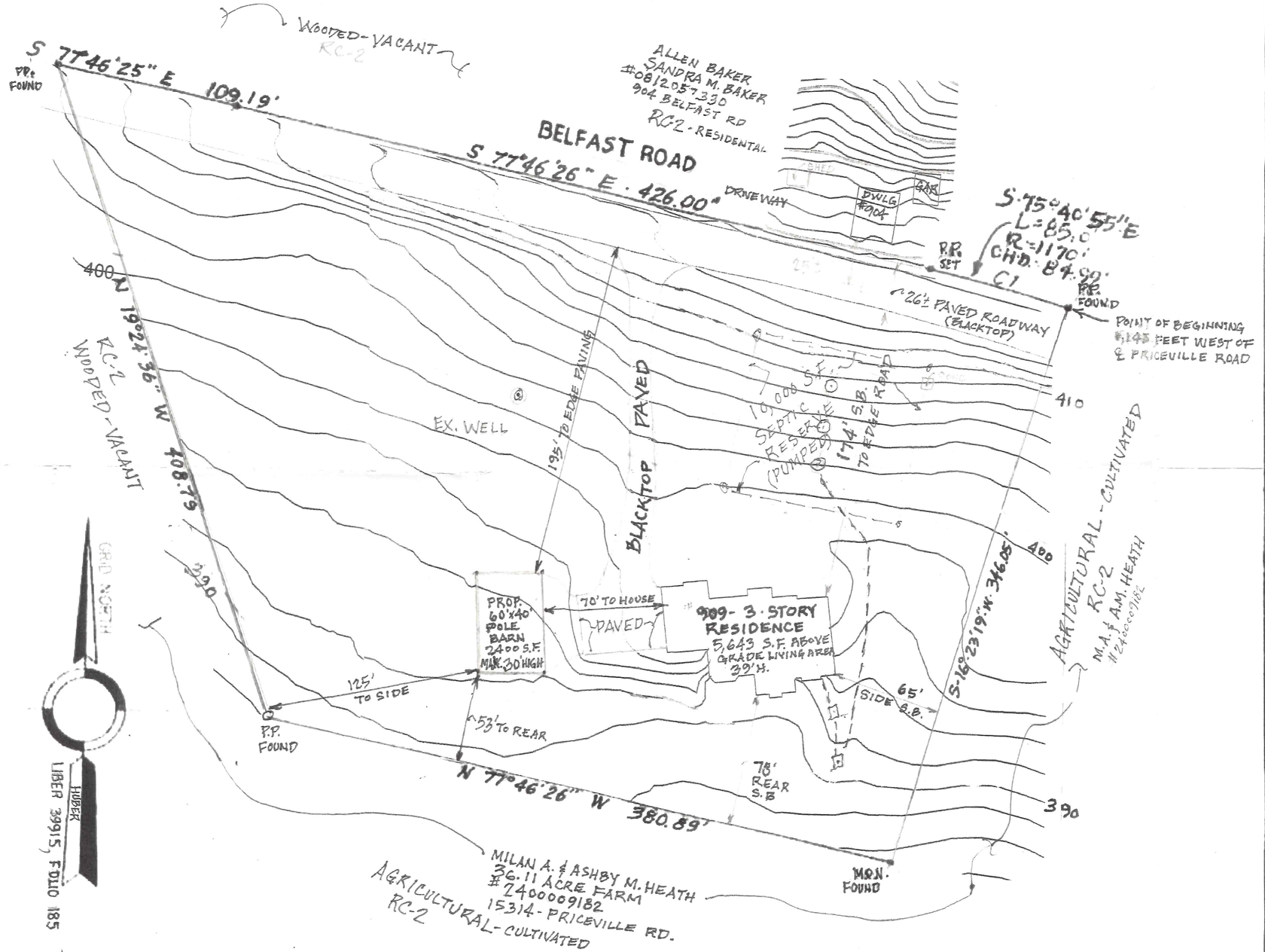
PETITIONER'S EXHIBIT NO. 1

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

ADDRESS #909 - BELFAST ROAD OWNER(S) NAME(S) ALEC B. & SUZANNE L. HUBER

SUBDIVISION NAME - N/A LOT # — BLOCK # — SECTION # —

PLAT BOOK # — FOLIO # — 10 DIGIT TAX # 2400013348 DEED REF. # 39915/00185



PLAN DRAWN BY: P.M. & L.J. O'KEEFE DATE 9/1/19 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP

N MAP IS NOT TO SCALE

ZONING MAP# 028A3

SITE ZONED RC-2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.0 ACRES

OR SQUARE FEET 175,840 S.F.

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ___ PRIVATE X

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