

PM
MFR

6/1/2020

MEMORANDUM

DATE: July 2, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0083-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on July 2, 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

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(13416 Bottom Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Jess R. & Carrie A. Constantino	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0083-A

* * * * *

ORDER AND OPINION ON
MOTION FOR RECONSIDERATION

The Petitioners originally filed an Administrative Variance with a closing date of April 13, 2020 for property located at 13416 Bottom Road. The relief was requested from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory building (a detached garage) with a height of 24 ft. in lieu of the maximum allowed 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.

After initial review of the case file on April 14, 2020, the undersigned reviewed the file and determined that the case should be set in for a public hearing to resolve the issue of whether the property was Petitioners' primary residence. Accordingly, file was returned to the Department of Permits, Approvals and Inspections, Office of Zoning Review, to be scheduled for a public hearing.

On May 26, 2020, on behalf of the Petitioners, their surveyor, J. Scott Dallas, submitted a request for reconsideration of the undersigned's decision to require a public hearing. In support of this request he submitted additional evidence in the form of Motor Vehicle Administration records, Baltimore Gas & Electric billing records, and updated State Department of Assessments & Taxation ("SDAT") records establishing that this property is in fact the Petitioners' primary

ORDER RECEIVED FOR FILING

Date 6-1-2020

By [Signature]

residence. (These documents will be accepted into evidence collectively as Petitioners' Exhibit 2).

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted from March 29, 2020 through April 13, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

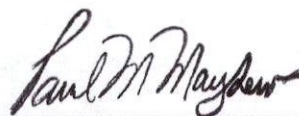
THEREFORE, IT IS ORDERED, this 1st day of **June, 2020**, by the Administrative Law Judge for Baltimore County, that the Administrative Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory building (a detached garage) with a height of 24 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 6-1-2020

By [Signature]

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



PAUL M. MAYHEW
Administrative Law Judge for
Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 6-1-2020

By ISW



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 13416 Bottom Road Currently zoned RC2
Deed Reference 41534 / 106 10 Digit Tax Account # 2000013195
Owner(s) Printed Name(s) Jesse R. and Carrie A. Constantino

(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) 400.3 of the BCZR to permit ^{an accessory building} (a detached garage) with a height of 24 feet in lieu of the maximum ^{allowed} 15 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Jesse R. Constantino Carrie A. Constantino
Name #1 – Type or Print Name #2 – Type or Print
Jesse Constantino Carrie A. Constantino
Signature #1 Signature #2
Unit 102
Mailing Address 11000 Blockade Ln Berlin, MD
City State
c/o Mike Barnes
21811 /443-463-3490 /kbarnes@hotmail.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:

J. Scott Dallas
Name – Type or Print
[Signature]
Signature
P.O. Box 26 Baldwin MD
Mailing Address City State
21013 / 410-817-4600 /jsdinc@aol.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 2020-000083-A Filing Date 3/16/2020 Estimated Posting Date 3/29/2020 Reviewer RJ

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: 13416 Bottom Road Hydes, MD 21082
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)

The proposed garage will blend in with the surrounding residential
lots and will be constructed in a manner that will increase the
value of the property. If the variance is not granted, a practical
difficulty will result as the owner will not be able to house a
vehicle that requires the increased height. This relief is in the
spirit and intent of the zoning regulations and will not have any
negative impact on the health, safety or welfare of the surrounding
area.

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

Jesse R. Constantino
Signature of Owner (Affiant)

Jesse R. Constantino
Name- Print or Type

Carrie A. Constantino
Signature of Owner (Affiant)

Carrie A. Constantino
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of February, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jesse Constantino, Carrie Constantino

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

AS WITNESS my hand and Notaries Seal

Ryan Glenn
Notary Public

7-14-22
My Commission Expires

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

ZONING DESCRIPTION OF # 13416 BOTTOM ROAD

BEGINNING on northwest side of Bottom Road, 60' wide, distant 635' northeast, more or less, from the center of Fork Road.

BEING Lot # 2 as shown on the Plat of VALI ACRES as recorded in Baltimore County Plat Book Number 56 folio 26.

CONTAINING 91,076 square feet or 2.091 acres of land, more or less (net) or 97,467 square feet or 2.238 acres of land, more or less (gross).

LOCATED the 11th Election District, 3rd Councilmanic District.



2020-0083-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/29/2020

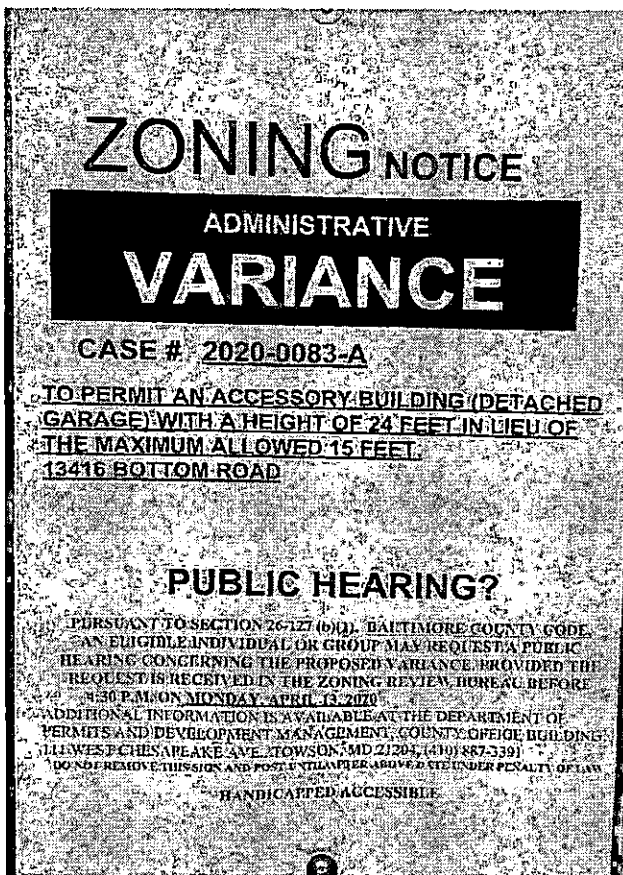
Case Number: 2020-0083-A

Petitioner / Developer: J. S. DALLAS, INC. ~ JESSE & CARRIE
CONSTANTINO

Date of Closing: APRIL 13, 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:
13416 BOTTOM ROAD

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



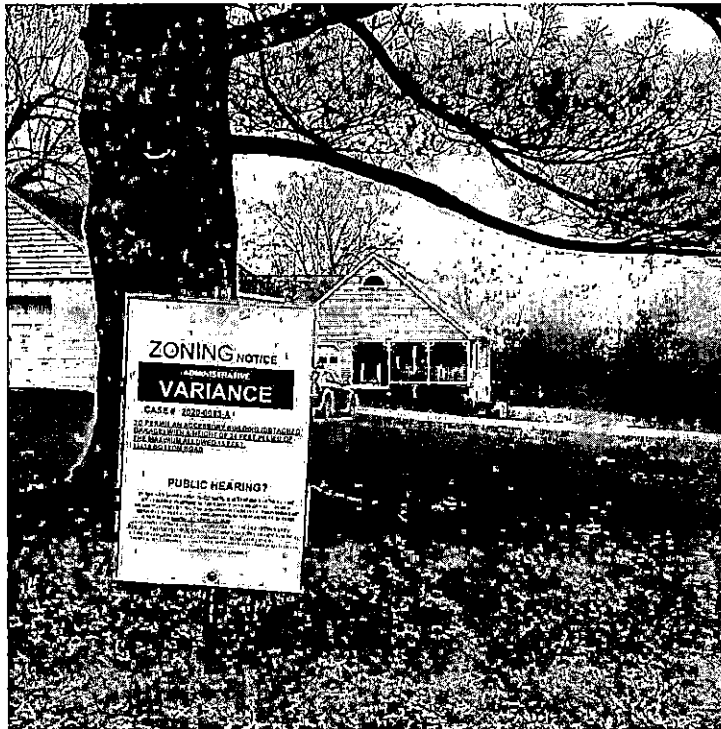
Linda O'Keefe
(Signature of Sign Poster)

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 @ 13416 Bottom Road ~ 3/29/2020



Background Photo 2nd sign @ 13416 Bottom Road ~ 3/29/2020
CASE # 2020-0083-A

Jenae Johnson

From: Jenae Johnson
Sent: Monday, April 13, 2020 8:39 AM
To: 'Linda Okeefe'
Cc: Debra Wiley
Subject: Second Sign Posting 2020-0083-A

Good morning,

Can you please email me the second sign posting for 2020-0083-A

Thank you

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/29/2020

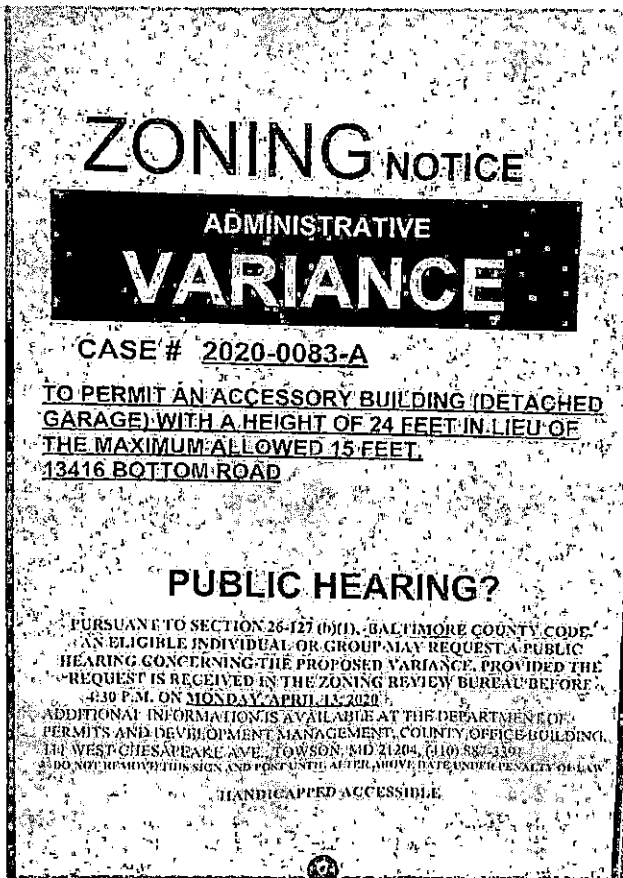
Case Number: 2020-0083-A

Petitioner / Developer: J. S. DALLAS, INC. ~ JESSE & CARRIE
CONSTANTINO

Date of Closing: APRIL 13, 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:
13416 BOTTOM ROAD

The sign(s) were posted on: FEBRUARY 28, 2020



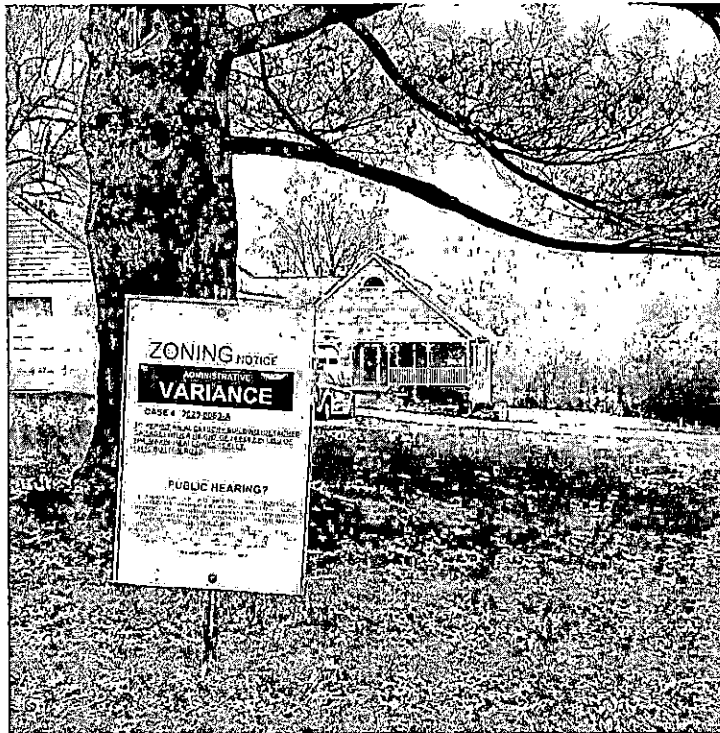
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

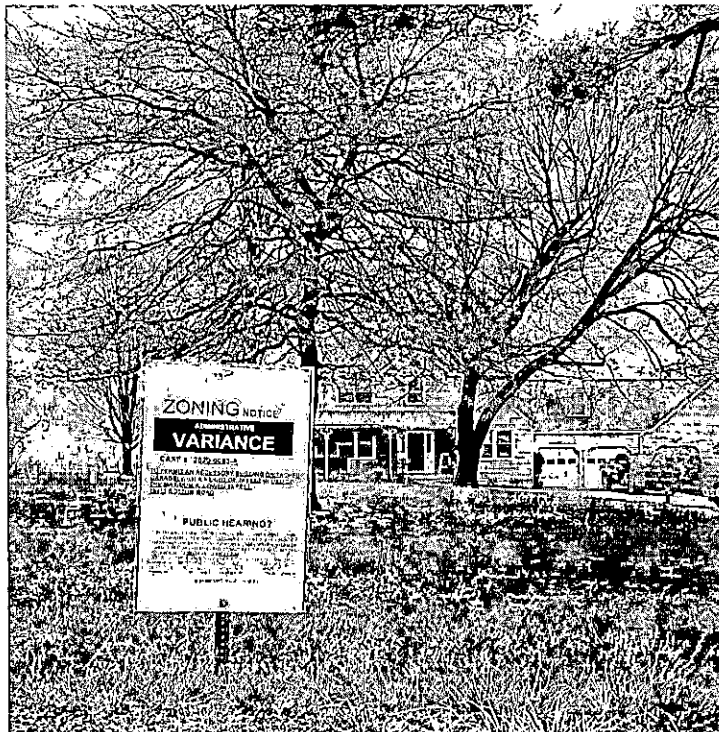
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background photo 1st sign @ 13416 Bottom Road ~ 3/29/2020



Background Photo 2nd sign @ 13416 Bottom Road ~ 3/29/2020
CASE # 2020-0083-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0083 -A Address 13416 Bottom Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/16/2020 Posting Date: 3/29/2020 Closing Date: 4/13/2020

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- 0083 -A Address: 13416 Bottom Road
Petitioner's Name: Jesse & Carrie Constantino Telephone: 443-463-3490
Posting Date: 3/29/2020 Closing Date: 4/13/2020
Wording for Sign:

To permit an accessory building (detached garage) with a height of 24 feet in lieu of the maximum allowed 15 feet.



MARYLAND DEPARTMENT
OF TRANSPORTATION

MOTOR VEHICLE
ADMINISTRATION

C523403738234

DRIVER LICENSE / SOUNDEX NO.

6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

03/03/20

DATE

JESSIE
13416
HYDRA

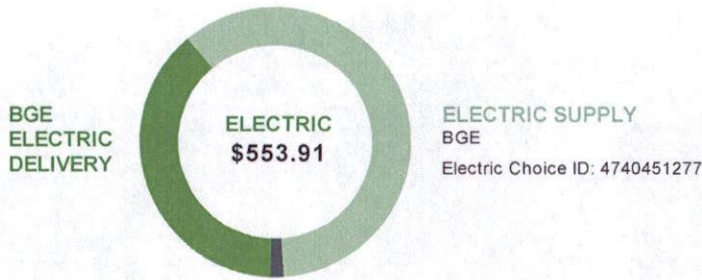
RICHARD CONSTANTINO
BOTTOM RD
MD 21062

THIS IS A CORRECTION ATTACHMENT ONLY

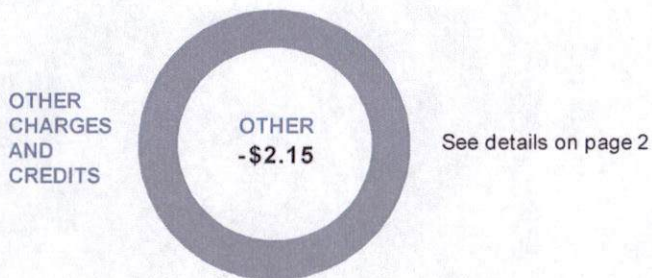
2020-0083-A

Bill Summary

Jesse Constantino
 Carrie Ann Constantino
 13416 Bottom Rd
 Hydes, MD 21082
 Account # 4740451000
 Issued Date: February 21, 2020



TAXES & FEES



Previous Balance	\$242.00
Payments Received February 18, 2020	-\$242.00
BGE Outstanding Balance	\$0.00
Budget Billing	\$340.00
Other charges and credits (See details)	-\$2.15
Total amount due by March 16, 2020	\$337.85

Payment received after March 16, 2020 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

[EBill customer](#)



An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ►

Jesse Constantino
 Carrie Ann Constantino
 13416 Bottom Rd
 Hydes, MD 21082

Account # 4740451000

Total amount due by Mar 16, 2020 **\$337.85**

Payment Amount \$

BGE
 P.O. Box 13070
 Philadelphia, PA 19101-3070

21474045100010000337850076800003428900

2020-0083-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0083 -A Address 13416 Bottom Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/16/2020 Posting Date: 3/29/2020 Closing Date: 4/13/2020

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 (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.
2. **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.
3. **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.
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 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- 0083 -A Address: 13416 Bottom Road
Petitioner's Name: Jesse & Carrie Constantino Telephone: 443-463-3490
Posting Date: 3/29/2020 Closing Date: 4/13/2020

Wording for Sign:

To permit an accessory building (detached garage) with a height of 24 feet in lieu of the maximum allowed 15 feet.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW

*This one
to O'Keefe*

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

No. **195574**

DUPLICATE PAID RECEIPT

Date: **3/2/2020** BUSINESS ACTUAL TIME UNIT
 3/16/2020 11:22:49 2

Fund	Dept	Unit	Sub-Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount	REC WSDZ	WALKIN MSJ	RECEIPT	014115	3/16/2020	GFLH
001	806	0000		6150					\$ 75.00	574					

Total: **\$ 75.00**

Rec From: **J. S. Dallas, Jr.**

For: **Adm. Variance - 13416 Roffman Road**
2020-0083-A (Consulting)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 13, 2020

Jess R. & Carrie A. Constantino,
11000 Blockade Ln Unite 102
Berlin MD 21811

RE: Case Number: 2020-0083-A, 13416 Bottom 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 March 16, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
J. Scott Dallas P.O Box 26 Baldwin MD 21013

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

DATE: April 8, 2020

FROM: *EFC for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2020
Item No. 2020-0078-A, 0081-A, 0082-A, 0083-A & 0084-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

*

*

*

*

*

VKD: efc
cc: file

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: April 2, 2020

SUBJECT: . DEPS Comment for Zoning Item # 2020-0083-A
Address 13416 Bottom Road
(Constantino Property)

Zoning Advisory Committee Meeting of **March 23, 2020**.

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

1. Ground Water Management must review any proposed building permit (for a detached garage), since the property is served by well and septic. Also, the septic reserve area may need to be adjusted to allow a garage there.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

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

DATE: April 14, 2020

FROM: Paul M. Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 4/13/2020 Closing Date
Case No. 2020-0083-A – 13416 Bottom Road

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

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

Thank you.

PMM:dlw

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/29/2020

Case Number: 2020-0083-A

Petitioner / Developer: J. S. DALLAS, INC. ~ JESSE & CARRIE
CONSTANTINO

Date of Closing: APRIL 13, 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:
13416 BOTTOM ROAD

The sign(s) were posted on: FEBRUARY 28, 2020

ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

CASE # 2020-0083-A

TO PERMIT AN ACCESSORY BUILDING (DETACHED
GARAGE) WITH A HEIGHT OF 24 FEET IN LIEU OF
THE MAXIMUM ALLOWED 15 FEET.
13416 BOTTOM ROAD

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
4:30 P.M. ON MONDAY, APRIL 13, 2020.
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

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

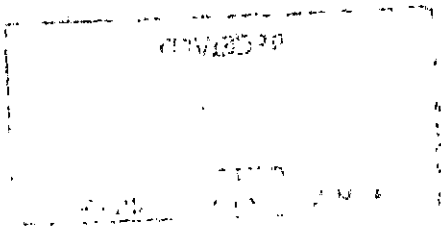
Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

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

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov



Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Monday, April 13, 2020 7:09 PM
To: Jenae Johnson
Cc: Debra Wiley
Subject: Re: Second Sign Posting 2020-0083-A
Attachments: original Cert. Bottom Rd. .jpeg; REVISED.jpeg; Bottom Rd. photos.docx

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

Hi Jenae,

The signs for Case # 2020-0083-A @ Bottom Road were only posted once for an Administrative Variance. The Cert. was sent to Kristen 3/29/20. After looking at this again I realized I had the wrong posting date on the Cert. I am attaching the original Cert. and the revised Cert. for your records. Sorry for the inconvenience.

Best Wishes,

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



On Monday, April 13, 2020, 8:38:36 AM EDT, Jenae Johnson <jnjohnson@baltimorecountymd.gov> wrote:

Good morning,

Can you please email me the second sign posting for 2020-0083-A

Thank you

COVID-19

Stay Home • Wash Your Hands
Avoid Touching Your Face
Disinfect Surfaces Frequently

STOP THE SPREAD • FLATTEN THE CURVE

rather large unattached garage in the front. (a building that was maintained under a former variance request).

These are new neighbors and since they moved in there is quite a bit of truck and equipment activity so many of us are concerned that the building may be for some sort of commercial use. Such use would have an adverse impact on an area that is quiet, peaceful and open to nature.

Since we are unfamiliar with this process, and that the deadline is faast approaching to respond , April 13th, any assistance or direction you could provide would be helpful. Your consideration in this matter would be greatly appreciated.

Joseph Brown
13430 Bottom Rd
Hydes, Md 21082
410-592-5184

Debra Wiley

From: Administrative Hearings
Sent: Monday, April 6, 2020 10:20 AM
To: JOSEPH BROWN
Subject: Re: Variance Inquiry

Good Morning Mr. Brown,

We are in receipt of your email regarding Case No. 2020-0083-A. As you may or may not be aware, all April hearings before our office have been postponed for the month of April due to the coronavirus, and these cases will be rescheduled.

As our office is not in possession of said files, we offer the following suggestions:

If you're interested in the rescheduled date, please contact the Office of Zoning Review (which is where the petitions originate and then scheduled). Let them know that you'd like to be notified once rescheduled. Not sure if they will take that information via phone or email. However, once you've been notified of rescheduled hearing, you can decide if you'd like to attend the hearing and discuss your concerns or you can put those concerns in writing, which will be reviewed by the Judge. Also, if you're unable to attend the hearing, you can put in writing that you'd like to receive a copy of the Judge's Opinion and Order. In addition, please be advised that all case files are open to the public that may indicate the purpose of the Petitioner's zoning request, and you may feel free to review that case file (once the buildings are reopened to the public). The Office of Zoning Review can be reached at 410.887.3391.

Hope this has answered your inquiry and thank you for contacting the Office of Administrative Hearings.

From: JOSEPH BROWN <joe_628@comcast.net>
Sent: Monday, April 6, 2020 10:02:51 AM
To: Administrative Hearings
Subject: Variance Inquiry

CAUTION: This message from joe_628@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

04/06/2020

To whom it may concern:

Recently we have become aware of a zoning notice posted on a neighbor's property. The notice has a case # 2020-0083-A. We have little information except the request is for an unattached garage that would exceed the normal 15' height and would instead be 24'. As for length and width we have no details.

A structure of that height and assumedly rather large length and width, raises concerns for us and other neighbors. How will it impact the general make-up of the neighborhood, which is a very open agricultural and residential area? How will water run-off be affected, (this is a watershed area)? Will it have an adverse impact on near-by property values? And maybe more importantly, what is the purpose of such a large structure for a property that already has an attached 3 car garage and a

Debra Wiley

From: Administrative Hearings
Sent: Monday, April 6, 2020 1:18 PM
To: JOSEPH BROWN
Subject: Re: Variance Inquiry

You're more than welcome.

Have a great day, stay healthy and be safe.

From: JOSEPH BROWN <joe_628@comcast.net>
Sent: Monday, April 6, 2020 1:09:24 PM
To: Administrative Hearings
Subject: Re: Variance Inquiry

CAUTION: This message from joe_628@comcast.net originated from a non Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thank you for the quick response.

On April 6, 2020 at 10:19 AM Administrative Hearings
<administrativehearings@baltimorecountymd.gov> wrote:

Good Morning Mr. Brown,

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From: JOSEPH BROWN <joe_628@comcast.net>
Sent: Monday, April 6, 2020 10:02:51 AM

ZAC AGENDA

Case Number: 2020-0083-A **Reviewer:** Rosalie Johnson

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Jess R. and Carrie A. Constantino

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 13416 BOTTOM RD

Location: Northwest side of Bottom Road, 60', 635' Northeast, more from the center of Fork Road.

Existing Zoning: RC 2

Area: 2,238 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.3 of the BCZR To permit an accessory building (a detached garage) with a height of 24 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/13/2020

Miscellaneous Notes:

Cc: Jenae Johnson <jjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>

Subject: Administrative Variance - Case No. 2020-0084-A - 2208 Wiltonwood Rd. - Closing Date: 4/13/2020

Good Morning Roz,

I am in receipt of the administrative variance files that closed on April 13th.

According to the SDAT, this is not their principal residence and providing a copy of a BGE bill and driver's license is not sufficient.

Please contact Petitioners and obtain their Deed for the property.

We cannot process until we receive.

Thank you.

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

410-887-3868

From: Roz Johnson <rvjohnson@baltimorecountymd.gov>
Sent: Tuesday, April 14, 2020 9:14 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Jenae Johnson <jinjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Christina Y Frink <cfrink@baltimorecountymd.gov>
Subject: RE: Administrative Variance - Case No. 2020-0084-A - 2208 Wiltonwood Rd. - Closing Date: 4/13/2020

Hi Debbie,
I just called you and it went to vm.
I have our dummy file and don't see anything with my initial on it but this was definitely taken in by Christina.

Please call me to clarify.

Thanks, Roz
Ext. 3391

From: Debra Wiley
Sent: Tuesday, April 14, 2020 9:10 AM
To: Roz Johnson <rvjohnson@baltimorecountymd.gov>
Cc: Jenae Johnson <jinjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Christina Y Frink <cfrink@baltimorecountymd.gov>
Subject: RE: Administrative Variance - Case No. 2020-0084-A - 2208 Wiltonwood Rd. - Closing Date: 4/13/2020

Unfortunately, the Petition reflects the initials "RJ".

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

From: Roz Johnson <rvjohnson@baltimorecountymd.gov>
Sent: Tuesday, April 14, 2020 9:03 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Jenae Johnson <jinjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Christina Y Frink <cfrink@baltimorecountymd.gov>
Subject: RE: Administrative Variance - Case No. 2020-0084-A - 2208 Wiltonwood Rd. - Closing Date: 4/13/2020

Good morning,

This petition was taken in by Christina Frink. She is copied in this email.

Let me know if you need anything else.

Roz

From: Debra Wiley
Sent: Tuesday, April 14, 2020 8:42 AM
To: Roz Johnson <rvjohnson@baltimorecountymd.gov>

Debra Wiley

From: Debra Wiley
Sent: Tuesday, April 14, 2020 10:20 AM
To: Roz Johnson
Cc: Jeffrey N Perlow
Subject: RE: Administrative Variance - Case No. 2020-0083-A - 13416 Bottom Rd. - Closing Date: 4/13/2020

Hi Roz,

The SDAT indicates not principal residence; therefore, we cannot process it without a copy of the Petitioner's Deed.

Someone from Zoning needs to acquire that and send it to OAH.

Thanks.

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

From: Roz Johnson <rvjohnson@baltimorecountymd.gov>
Sent: Tuesday, April 14, 2020 10:09 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Subject: RE: Administrative Variance - Case No. 2020-0084-A - 2208 Wiltonwood Rd. - Closing Date: 4/13/2020

Did you get what you need?

I started to take this petition but when the applicant came back, it was taken in by Jeff Perlow. My initials should have been removed from the form.

Thanks, Roz

From: Debra Wiley
Sent: Tuesday, April 14, 2020 9:24 AM
To: Roz Johnson <rvjohnson@baltimorecountymd.gov>
Cc: Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Christina Y Frink <cfrink@baltimorecountymd.gov>
Subject: RE: Administrative Variance - Case No. 2020-0084-A - 2208 Wiltonwood Rd. - Closing Date: 4/13/2020

I apologize.

The SDAT for 13416 Bottom Road was in the 84 case file. It is for Case No. 2020-0083-A.

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

Debra Wiley

From: Debra Wiley
Sent: Tuesday, April 14, 2020 8:42 AM
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Subject: Administrative Variance - Case No. 2020-0084-A - 2208 Wiltonwood Rd. - Closing Date: 4/13/2020

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We cannot process until we receive.

Thank you.

I have attached the change of address MVA
that we discussed- I had included 3 copies when I filed.

I am also attaching a current BGE bill to the owner
addressed to the site.

I had discussed their obtaining new SDAT
listing with site address for owner and will
follow up today.

-scott-

J Scott Dallas

Reg No 468

J S Dallas, Inc

410-817-4600

COVID-19

Stay Home • Wash Your Hands
Avoid Touching Your Face
Disinfect Surfaces Frequently

STOP THE SPREAD. FLATTEN THE CURVE.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

<klewis@baltimorecountymd.gov>; Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: FW: 13416 Bottom Road- Admin Zoning- J S Dallas (2020-0083-A)

Debbie,

Attached are two documents from Scott Dallas regarding Case # 2020-0083-A (13416 Bottom Road). I told Scott that in addition to these two documents, we would need an updated SDAT printout showing them occupying the new residence and showing their mailing address to be the same as their premises address. I'll see if I can locate the deed online, and I will forward to you if I find it. Thanks!

Jeff

From: SCOTT DALLAS [mailto:jsdinc@aol.com]
Sent: Tuesday, April 14, 2020 10:21 AM
To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Cc: aull.alisa@yahoo.com; kbarnes719@hotmail.com
Subject: 13416 Bottom Road- Admin Zoning- J S Dallas

CAUTION: This message from jsdinc@aol.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 Jeff

Thanks for the courtesy call today.

The site IS owner-occupied.

I understand that the zoning relief requested
will not be able to proceed until the SDAT listing
for the property is revised to show the site address
for the owner.

Debra Wiley

From: SCOTT DALLAS <jsdinc@aol.com>
Sent: Tuesday, April 14, 2020 11:27 AM
To: Jeffrey N Perlow; Debra Wiley
Cc: Carl Richards Jr; Kristen L Lewis; Jenae Johnson
Subject: Re: 13416 Bottom Road- Admin.Zoning- J S Dallas (2020-0083-A)

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

Thanks Jeff

Daphne from SDAT is hoping to get the changes made this week.

I'll follow up with you.

-scott-

J Scott Dallas
Reg No 468
J S Dallas, Inc
410-817-4600

In a message dated 4/14/2020 11:18:17 AM Eastern Standard Time, JPerlow@baltimorecountymd.gov writes:

Debbie,

Attached is a deed showing a Page 3 "Owner Occupancy Affidavit" certifying owner occupancy of the premises, and a Page 4 "SDAT Land Instrument Intake Sheet" with a mailing address that matches the subject property. If this is sufficient confirmation, please let Scott Dallas know that at his email above. Regardless of your decision, it would probably be a good idea for Scott to update his client's SDAT records to reflect the "new" mailing address, alleviating any problems for his clients in the future.

Jeff

From: Jeffrey N Perlow
Sent: Tuesday, April 14, 2020 10:57 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Scott Dallas <jsdinc@aol.com>; Carl Richards Jr <CRichards@baltimorecountymd.gov>; Kristen L Lewis

Series B covers and has County Court Clerk Records & Affidavits

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 41534, p. 0109, MSA_CE62_41391. Date available 06/20/2019. Printed 04/14/2020.

19-MT-27237GEF

OWNER OCCUPANCY AFFIDAVIT

Jesse R. Constantino and Carrie A. Constantino, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied as our principal residence for at least 7 of the 12 months immediately following this conveyance.

WITNESS:

[Signature]
As to All

[Signature] (SEAL)
Jesse R. Constantino
[Signature] (SEAL)
Carrie A. Constantino

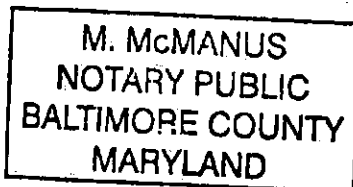
STATE OF MARYLAND, Baltimore, to wit:

I HEREBY CERTIFY, that on this 24 day of June, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jesse R. Constantino and Carrie A. Constantino, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 3/18/22



BOOK: 41534 PAGE: 107

Grantor hereby declares and affirms under the penalties of perjury that Grantor is a Maryland resident and, therefore, exempt from the income tax withholding requirements of §10-912 of the *Tax-General Article, Annotated Code of Maryland*.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

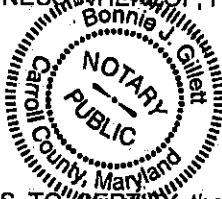
Poy Silett

Tammie G. Hull {Seal}
Tammie G. Hull

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I hereby certify that on this 6th day of June, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tammie G. Hull, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Poy Silett

Notary Public

My commission expires: 3/19/22

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Mel

Mary Ann Hammel

Attorney

AFTER RECORDING, PLEASE RETURN TO:

Mid-Atlantic Title, LLC
100 West Road, Suite 215
Towson, MD 21204

BOOK: 41534 PAGE: 106

Mid-Atlantic Title, LLC
100 West Road, Suite 215
Towson, MD 21204
File No. 19-MT-27237GEF

LR - Deed (w Taxes) 2,985.00
Recording only \$120.00
Name: Constantino
Ref:
LR - Deed (with Taxes) 40.00
Surcharge State 2,925.00
Transfer Tax 1kd 0.00
LR - NR Tax - 1kd 0.00
SubTotal: 2,985.00
Total: 3,045.00
06/17/2019 12:31
#12290666 CC03-01 -
Baltimore
County/CC03.01.07 -
Register 07
X ID # 11-2000013195

This Deed, made this 1th day of June, 2019, by and between Tammie G. Hull, party of the first part, Grantor; and Jesse R. Constantino and Carrie A. Constantino, husband and wife, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Five Hundred Eighty-Five Thousand And 00/100 Dollars (\$585,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Jesse R. Constantino and Carrie A. Constantino, as tenants by the entireties, the survivor of them and the personal representatives, heirs and assigns of the survivor, in fee simple; all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 2, as shown on a Plat entitled "Plat of Vali Acres" which plat is recorded among the Land Records of Baltimore County in Plat Book 56 at plat 26. The improvements thereon being known as No. 13416 Bottom Road.

Subject to a 30-foot highway widening area, containing 0.147 acre, more or less as shown on the Plat hereinabove mentioned.

BEING the same property which, by Corporate Deed dated June 9, 1993, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber SM 9832, Folio 269, was granted and conveyed by Francis Gavin Markert, Jr. by Jeanne Marie Markert, His Attorney-in-Fact and Jeanne Marie Markert unto Michael E. Hull and Tammie G. Hull, in fee simple. The said Michael E. Hull having departed this life on or about February 6, 2018, thereby vesting sole title in the said Tammie G. Hull as surviving tenant.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Jesse R. Constantino and Carrie A. Constantino, as tenants by the entireties, the survivor of them and the personal representatives, heirs and assigns of the survivor, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

I understand that the zoning relief requested will not be able to proceed until the SDAT listing for the property is revised to show the site address for the owner.

I have attached the change of address MVA that we discussed- I had included 3 copies when I filed.

I am also attaching a current BGE bill to the owner addressed to the site.

I had discussed their obtaining new SDAT listing with site address for owner and will follow up today.

-scott-

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Reg No 468
J S Dallas, Inc
410-817-4600

Debra Wiley

From: Jeffrey N Perlow
Sent: Tuesday, April 14, 2020 11:18 AM
To: Debra Wiley
Cc: Scott Dallas; Carl Richards Jr; Kristen L Lewis; Jenae Johnson
Subject: RE: 13416 Bottom Road- Admin Zoning- J S Dallas (2020-0083-A)
Attachments: Deed-13416 Bottom Road.pdf

Debbie,

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Cc: aull.alisa@yahoo.com; kbarnes719@hotmail.com
Subject: 13416 Bottom Road- Admin Zoning- J S Dallas

CAUTION: This message from jsdinc@aol.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 Jeff

Thanks for the courtesy call today.
The site IS owner-occupied.

Land Use: R Residential Neighborhood: 11060053.04 11060053.04 Pot Curtilage: 0.00% Database: PROD(2)

Owner Names (2)

#	Owner Name	%	R	Email Address
1	CONSTANTINO JESSE R	1	E	
2	CONSTANTINO CARRI...	1	E	

Owner Address:

Address: 13416 BOTTOM RD

Address:

City: HYDES

State: MD Zip: 21082-9744

Country:

Legal Lines (3)

#	Legal Description
1	2091 AC
2	13416 BOTTOM RD NW
3	VALU ACRES

Site Address: 13416 BOTTOM RD, HYDES 21082-9744

Mail To:

Summary	Taxable	Reconcile
✓ MD Value		✓ Phase In
Appraiser Cycle: 82	Geo Code 82	
	2015	2018 100.00%
Land:	\$133,000	\$133,000
Building:	\$388,600	\$409,800
Extra Features:	\$4,800	\$4,800
Pref. Land:	\$0	\$0
Curtilage:	\$526,400	\$547,600 \$547,600
Total Market:	\$526,400	\$547,600 \$547,600

Account Detail (1) | Land Lines (2) | Buildings (3) | Extra Features (4) | Exceptions (5) | Notes & Rel (6) | Site & Flags (7) | Sales History (8) | Remarks (9) | Work Flow (1) | Attachments (1)

Land Use:	R Residential	Prior Account #:		Geo Code:	82 Geo Code 82
Town Cd:	000 NONE	Prior Land Use:	< None >	Acreage:	2.0900
Neighborhood:	11060053.04 11060053.04	Year Created:	1992	Land Square Feet:	
Subdivision:	04110000	Year Annexed:		Owner Occupancy:	H Owner Occupied
Cap Base Year:		Split Date:		Credit Status:	Y Credit Eligible
Pot Curtilage:	0.00%	Set / Blk / Lot:	2	Homestead Eligibility:	< None >
Plot Liber:	0056	Map:	040045 0045	Eligibility Eff. Date:	
Plot Foto:	0026	Grid / Parcel:	0016 0168		

Dear Daphne

**Thank you for correcting the spelling of "Jesse" in our SDAT listing. In addition, please correct our mailing address to agree with the property address:
13416 Bottom Road
Hydes, MD
21082**

We had (temporarily) used the address of our Berlin MD property during our last move and neglected to update it to the correct Bottom Road address.

We appreciate your attention to this matter- please forward the corrected SDAT record to our agent, Mr Dallas, as soon as it is available.

Sincerely,

**Jesse and Carrie Constantino
13416 Bottom Road
Hydes, MD 21082**

Baltimore County
Assessment Office
Maryland State
Department of
Assessments & Taxation
300 E. Joppa Road, Suite
602
Towson, MD 21286



410-512-4900 (phone)
410-512-2119 (fax)
sdatt.bico@maryland.gov
www.dat.maryland.gov



[Click here](#) to
complete a
three-question
customer
experience
survey

[Click here](#) to sign up for
SDAT news updates, or
annual reminders to file
returns or tax credit
applications.

Debra Wiley

From: Jeffrey N Perlow
Sent: Tuesday, April 14, 2020 1:35 PM
To: Debra Wiley
Cc: Carl Richards Jr; Kristen L Lewis; Jenae Johnson; Scott Dallas
Subject: FW: 13416 BOTTOM ROAD Fwd: ATTN: DAPHNE Fwd: Address Correction
Attachments: 3046_001.pdf

Debbie,

Attached is an updated SDAT data entry screen showing a new mailing address entered for the property owners and an SDAT status change to "Owner Occupied". That along with the other documents should be sufficient to satisfy the requirements. Thanks so much!

Jeff

From: SCOTT DALLAS [mailto:jsdinc@aol.com]
Sent: Tuesday, April 14, 2020 12:39 PM
To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Cc: aull.alisa@yahoo.com; jconstantino14762@gmail.com; kbarnes719@hotmail.com
Subject: 13416 BOTTOM ROAD Fwd: ATTN: DAPHNE Fwd: Address Correction

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

Revised SDAT listing attached

-scott-

J Scott Dallas
Reg No 468
J S Dallas, Inc
410-817-4600

From: sdattblco@maryland.gov
To: jsdinc@aol.com
Sent: 4/14/2020 12:29:27 PM Eastern Standard Time
Subject: Re: ATTN: DAPHNE Fwd: Address Correction

Record has been updated and attached. Thanks

On Tue, Apr 14, 2020 at 12:12 PM SCOTT DALLAS <jsdinc@aol.com> wrote:

**Maryland SDAT
Baltimore County Office
attn: Daphne**

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 2000013195		
Owner Information		
Owner Name:	CONSTANTINO JESSIE R CONSTANTINO CARRIE A	Use: Principal Residence: RESIDENTIAL NO
Mailing Address:	UNIT 102 11100 BLOCKADE LN BERLIN MD 21811-1753	Deed Reference: /41534/ 00106
Location & Structure Information		
Premises Address:	13416 BOTTOM RD HYDES 21082-9744	Legal Description: 2.091 AC 13416 BOTTOM RD NW VALI ACRES
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:		
0045 0016 0168 11060053.04 0000 2 2018		Plat Ref: 0056/ 0026
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1989	3,654 SF	2.0900 AC
County Use		04
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
FRAME/	5	3 full/ 1 half
Garage		1 Attached
Last Notice of Major Improvements		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2018	07/01/2019
		As of
		07/01/2020
Land:	133,000	133,000
Improvements	393,400	414,600
Total:	526,400	547,600
Preferential Land:	0	0
Transfer Information		
Seller: HULL MICHAEL E	Date: 06/17/2019	Price: \$585,000
Type: ARMS LENGTH IMPROVED	Deed1: /41534/ 00106	Deed2:
Seller: MARKERT FRANCIS GVIN, JR	Date: 06/18/1993	Price: \$285,000
Type: ARMS LENGTH IMPROVED	Deed1: /09832/ 00269	Deed2:
Seller: VALI VIKTOR	Date: 03/12/1987	Price: \$41,500
Type: ARMS LENGTH IMPROVED	Deed1: /07443/ 00106	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		

Obtained
Deed

CAMA Edit Action Detail Navigate Bookmarks Plugins Tools Search Help



Account No: 04112000013195

Field Card #: 01010-000-00-00

Parcel Status: 31

Value Notified

Cap Base Year:

Maintenance: 04/14/2020

Land Use: R Residential

Neighborhood:

11060053.04 11060053.04

Pct Curtilage:

0.00%

Database: PRODI2

Owner Names (2)

#	Owner Name	%	R	Email Address
1	CONSTANTINO JESSE R	1	E	
2	CONSTANTINO CARRI...	1	E	

Legal Lines (3)

#	Legal Description
1	13416 BOTTOM RD NW
2	13416 BOTTOM RD NW
3	VALI ACRES

Owner Address:

Address: 13416 BOTTOM RD

Address:

City: HYDES

State: MD Zip: 21082-9744

Country:

Site Address: 13416 BOTTOM RD, HYDES, 21082-9744

Mail To:

Summary | Taxable | Reconcile

✓ MD Value | ✓ Phase In.

Appraiser Cycle: 82 Geo Code 82

2015 2018 100.00%

Land:	\$133,000	\$133,000
Building:	\$388,600	\$409,800
Extra Features:	\$4,800	\$4,800
Plat, Land:	\$0	\$0
Curtilage:	\$526,400	\$547,600
Total Market:	\$526,400	\$547,600

Account Detail (1) | Land Lines (2) | Buildings (3) | Extra Features (4) | Exemptions (5) | Notes & Rel (6) | Site & Flag (7) | Sales History (8) | Permits (9) | Work Flow (10) | Attachments (11)



Land Use: R Residential

Town Cd: 000 NONE

Neighborhood: 11060053.04 11060053.04

Subdivision: 04110000

Cap Base Year:

Pct Curtilage: 0.00%

Plat Liber: 0056

Plat Foto: 0026

Prior Account #:

Prior Land Use: <None>

Year Created: 1992

Year Annexed:

Split Date:

Sci / Blk / Lot: 2

Map: 040045 0045

Grid / Parcel: 0016 0188

Geo Code: 82 Geo Code 82

Acreage: 2.0900

Land Square Feet:

Owner Occupancy: H Owner Occupied

Credit Status: Y Credit Eligible

Homestead Eligibility: <None>

Eligibility Exp. Date:

Logged in as "lhb94" Account # Order Maintenance Mode

WINRDE - PRODI2 4:37:06 PM

04/14/2020 12:20:51 PM

Dear Daphne

**Thank you for correcting the spelling of "Jesse" in our SDAT listing. In addition, please correct our mailing address to agree with the property address:
13416 Bottom Road
Hydes, MD
21082**

We had (temporarily) used the address of our Berlin MD property during our last move and neglected to update it to the correct Bottom Road address.

We appreciate your attention to this matter- please forward the corrected SDAT record to our agent, Mr Dallas, as soon as it is available.

Sincerely,

**Jesse and Carrie Constantino
13416 Bottom Road
Hydes, MD 21082**

Baltimore County
Assessment Office
Maryland State
Department of
Assessments & Taxation
300 E. Joppa Road, Suite
602
Towson, MD 21286



410-512-4900 (phone)
410-512-2119 (fax)
sdatt.bico@maryland.gov
www.dat.maryland.gov



[Click here](#) to
complete a
three-question
customer
experience
survey

[Click here](#) to sign up for
SDAT news updates, or
annual reminders to file
returns or tax credit
applications.

Debra Wiley

From: Jeffrey N Perlow
Sent: Tuesday, April 14, 2020 1:35 PM
To: Debra Wiley
Cc: Carl Richards Jr; Kristen L Lewis; Jenae Johnson; Scott Dallas
Subject: FW: 13416 BOTTOM ROAD Fwd: ATTN: DAPHNE Fwd: Address Correction
Attachments: 3046_001.pdf

Debbie,

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Jeff

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Sent: Tuesday, April 14, 2020 12:39 PM
To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Cc: aull.alisa@yahoo.com; jconstantino14762@gmail.com; kbarnes719@hotmail.com
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CAUTION: This message from jsdinc@aol.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Revised SDAT listing attached

-scott-

J Scott Dallas
Reg No 468
J S Dallas, Inc
410-817-4600

From: sdatt.blco@maryland.gov
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Maryland SDAT
Baltimore County Office
attn: Daphne

410-512-4900 (phone)
410-512-2119 (fax)
sdatt.bico@maryland.gov
www.dat.maryland.gov

Click here to sign up for
SDAT news updates, or
annual reminders to file
returns or tax credit
applications.

COVID-19

Stay Home • Wash Your Hands
Avoid Touching Your Face
Disinfect Surfaces Frequently

STOP THE SPREAD • FLATTEN THE CURVE

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

From: sdatt.blco@maryland.gov

To: jsdinc@aol.com

Sent: 4/14/2020 12:29:27 PM Eastern Standard Time

Subject: Re: ATTN: DAPHNE Fwd: Address Correction

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Baltimore County Office
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Sincerely,

**Jesse and Carrie Constantino
13416 Bottom Road
Hydes, MD 21082**



Baltimore County
Assessment Office
Maryland State
Department of
Assessments & Taxation
300 E. Joppa Road, Suite
602
Towson, MD 21286



[Click here to
complete a
three-question
customer
experience
survey](#)

Please let me know the actual status.

Thank you !!

-scott-

J Scott Dallas
Reg No 468
J S Dallas, Inc
410-817-4600

From: JPerlow@baltimorecountymd.gov
To: dwiley@baltimorecountymd.gov
Cc: CRichards@baltimorecountymd.gov, klewis@baltimorecountymd.gov, jnjohnson@baltimorecountymd.gov, jsdinc@aol.com
Sent: 4/14/2020 1:34:44 PM Eastern Standard Time
Subject: FW: 13416 BOTTOM ROAD Fwd: ATTN: DAPHNE Fwd: Address Correction

Debbie,

Attached is an updated SDAT data entry screen showing a new mailing address entered for the property owners and an SDAT status change to "Owner Occupied". That along with the other documents should be sufficient to satisfy the requirements. Thanks so much!

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To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Cc: aull.alisa@yahoo.com; jconstantino14762@gmail.com; kbarnes719@hotmail.com
Subject: 13416 BOTTOM ROAD Fwd: ATTN: DAPHNE Fwd: Address Correction

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

Revised SDAT listing attached

-scott-

J Scott Dallas
Reg No 468
J S Dallas, Inc
410-817-4600

2020-0083-AV
4/13/2020
Formal Demand

Debra Wiley

From: Debra Wiley
Sent: Monday, April 20, 2020 10:28 AM
To: SCOTT DALLAS
Cc: aull.alisa@yahoo.com; kbarnes719@hotmail.com; Jeffrey N Perlow; Kristen L Lewis
Subject: Re: 13416 BOTTOM ROAD Fwd: ATTN: DAPHNE Fwd: Address Correction

Good Morning,

In reference to the above-referenced Administrative Variance, ALJ Mayhew reviewed all communication received from Mr. Dallas and Jeff Perlow last week. Subsequently, he requested a formal demand, which means it will be scheduled for a hearing, and the file was returned to the Office of Zoning Review on April 14th. In addition, the zoning data base was updated with the above information on April 14th.

Thanks and be safe.

From: SCOTT DALLAS <jsdinc@aol.com>
Sent: Monday, April 20, 2020 10:05 AM
To: Debra Wiley
Cc: aull.alisa@yahoo.com; kbarnes719@hotmail.com
Subject: Fwd: 13416 BOTTOM ROAD Fwd: ATTN: DAPHNE Fwd: Address Correction

CAUTION: This message from jsdinc@aol.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

Per 2020-0083-A:

The zoning office still (4-20-20) shows this as "formal hearing requested by judge on 4-14-20"
We understood that this was approved already.

Have you updated the **owner-occupied status** as clearly demonstrated in Jeff's emails ?

He is working from home today, but is working and thought that this was taken care of and approved by now.



MARYLAND DEPARTMENT
OF TRANSPORTATION

MOTOR VEHICLE
ADMINISTRATION

03/03/20

DRIVER LICENSE / SOUNDEX NO.

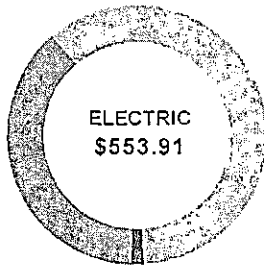
6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

03/03/20

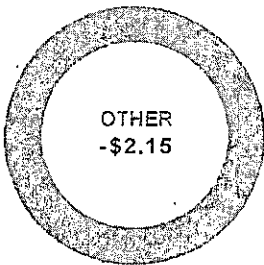
DATE

JESSIE RICHARD CONSTANTINO
13416 BOTTOM RD
HYDRA MD 21062

THIS IS A CORRECTION ATTACHMENT ONLY

BGE
ELECTRIC
DELIVERY

TAXES & FEES

ELECTRIC SUPPLY
BGE
Electric Choice ID: 4740451277OTHER
CHARGES
AND
CREDITS

See details on page 2

Bill Summary

Jesse Constantino
 Carrie Ann Constantino
 13416 Bottom Rd
 Hydes, MD 21082
 Account # 4740451000
 Issued Date: February 21, 2020

Previous Balance	\$242.00
Payments Received February 18, 2020	-\$242.00
BGE Outstanding Balance	\$0.00
Budget Billing	\$340.00
Other charges and credits (See details)	-\$2.15
Total amount due by March 16, 2020	\$337.85

Payment received after March 16, 2020 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

EBill customer

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ►

Account # 4740451000

Total amount due by Mar 16, 2020	\$337.85
----------------------------------	----------

Payment Amount: \$

Jesse Constantino
 Carrie Ann Constantino
 13416 Bottom Rd
 Hydes, MD 21082

BGE
 P.O. Box 13070
 Philadelphia, PA 19101-3070

21474045100010000337850076800003428900



An Exelon Company

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 11 Account Number - 2000013195			
Owner Information					
Owner Name:	CONSTANTINO JESSE R CONSTANTINO CARRIE A		Use:	RESIDENTIAL	
Mailing Address:	13416 BOTTOM RD HYDES MD 21082-9744		Principal Residence:	YES	
			Deed Reference:	/41534/ 00106	
Location & Structure Information					
Premises Address:	13416 BOTTOM RD HYDES 21082-9744		Legal Description:	2.091 AC 13416 BOTTOM RD NW VALI ACRES	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0045	0016	0168	11060053.04	0000	
					Block:
					2
					Lot:
					2018
					Assessment Year:
					Plat No:
					Plat Ref: 0056/ 0026
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1989		3,654 SF		2.0900 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	FRAME/	5	3 full/ 1 half
					Garage
					1 Attached
Last Notice of Major Improvements					
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2018		07/01/2019
Land:	133,000		133,000		
Improvements	393,400		414,600		
Total:	526,400		547,600		540,533
Preferential Land:	0				547,600
					0
Transfer Information					
Seller: HULL MICHAEL E		Date: 06/17/2019		Price: \$585,000	
Type: ARMS LENGTH IMPROVED		Deed1: /41534/ 00106		Deed2:	
Seller: MARKERT FRANCIS GVIN,JR		Date: 06/18/1993		Price: \$285,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09832/ 00269		Deed2:	
Seller: VALI VIKTOR		Date: 03/12/1987		Price: \$41,500	
Type: ARMS LENGTH IMPROVED		Deed1: /07443/ 00106		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:		

J. S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

Baltimore County Office of Administrative Hearings
administrativehearings@baltimorecountymd.gov
Suite 103
105 W Chesapeake Ave
Towson, MD 21204

Re: 2020-0083-A
Administrative Variance Request
#13416 BOTTOM ROAD

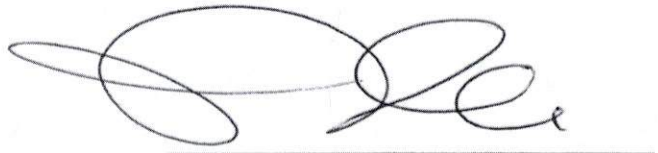
Gentlemen:

I have enclosed my submitted Variance Plan and information sheet. We were initially moved to a formal variance hearing because the owners inadvertently left a former mailing address unchanged on their SDAT listing. They did submit mailed bills to 13416 Bottom Road and a driving license listing 13416 Bottom Road, also attached. They do indeed occupy 13416 Bottom Road and I have attached the current SDAT listing verifying the same.

Please reconsider approval of their Administrative Variance request- the current situation continues to push their tentative formal hearing date farther and farther away and there was no conflict other than their unintentional SDAT listing.

Thank you for your kind reconsideration in this matter.

Sincerely,



J. Scott Dallas, Sr. Reg No 468

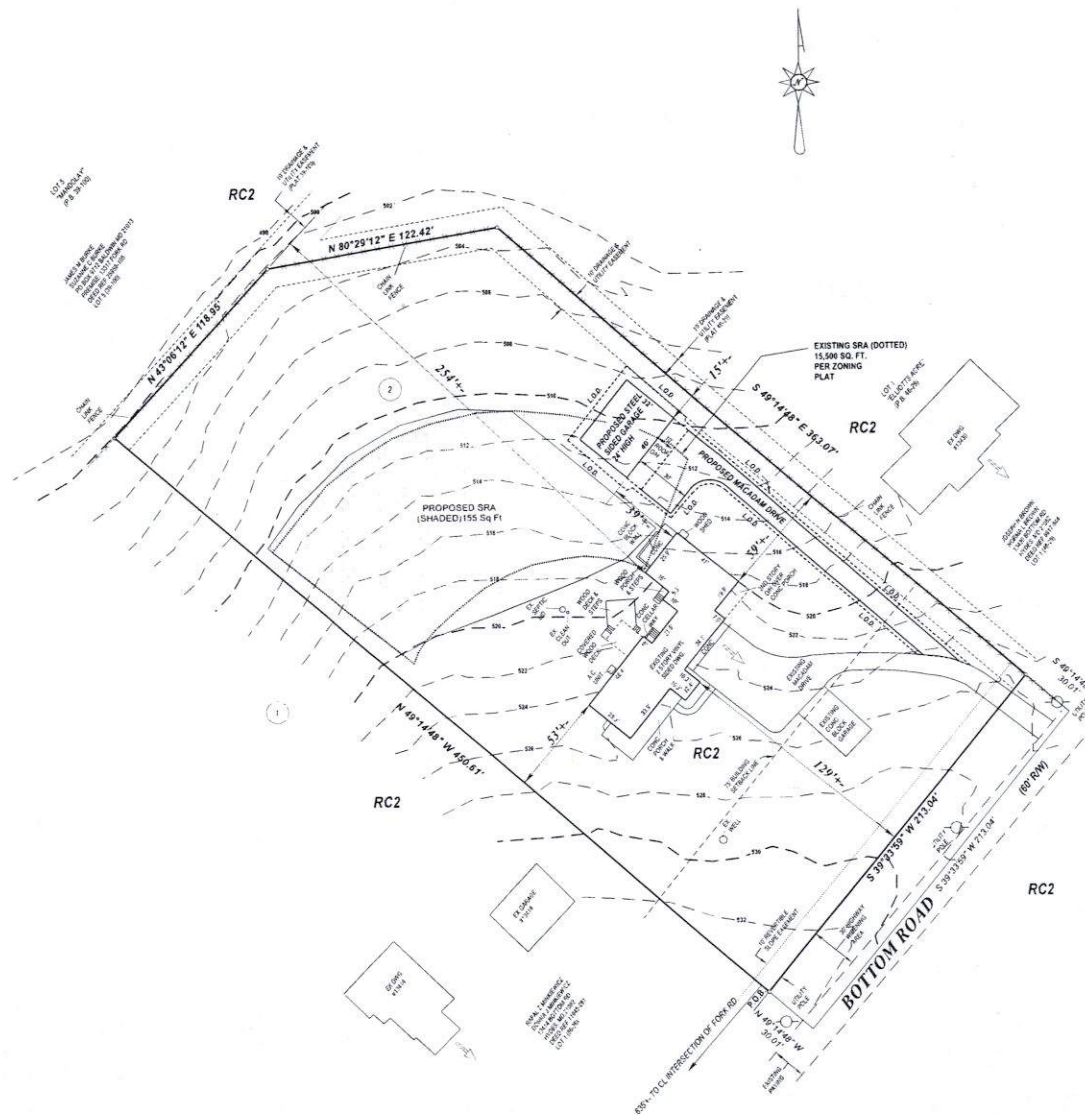
PETITIONER' S

EXHIBIT NO.

2

GENERAL NOTES:

- OWNER:
JESSE H. CONSTANTINO
CARBREA CONSTANTINO
MAILING ADDRESS: UNIT 102
11508 BLOCHDALE LANE
BERLIN, MD 21811-1753
CONTACT AGENT MIKE BARNES
PHONE: 443-463-3495
- SITE AREA:
GROSS: 97,467 SQ. FT. 2.25 AC.
NET: 91,076 SQ. FT. 2.091 AC.
- BUILDING AREA:
EX. DWG: 2242 SQ. FT.
EX. GARAGE: 951 SQ. FT.
PROPOSED GARAGE: 1280 SQ. FT.
- UTILITIES:
PRIVATE SEPTIC
PRIVATE WATER
- THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.R.M. 2400/1800/2000 DATED SEPTEMBER 26, 2008.
- PROPOSED DISTURBED AREA: 5590 SQ. FT.
- TOPO SHOWN HEREON PER BALTIMORE COUNTY
"N" NEIGHBORHOOD WEBSITE.
- PROPOSED GARAGE HEIGHT: 22' 4"
- DEED REF.: J.E. 41534/106
- TAX ACCOUNT: 42000013195
- COUNCILMANIC DISTRICT: 3RD
- CENSUS TRACT: 4112-01
- WATERSHED: LITTLE GUNPOWDER FALLS
- ZONING: RC-2
- TAX MAP: 89015, PARCEL 0188, LOT 2
- PREVIOUS ZONING CASES ON FILE:
1989-0131-A
- NO KNOWN PERMITS ON FILE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
- NO KNOWN PREVIOUS ORC MEETINGS



VICINITY MAP
1"=100'

PREVIOUS ZONING HEARING 1989-0131-A

ON THE MATTER OF THE APPLICATION OF JESSE H. CONSTANTINO, JR., ET AL FOR A ZONING VARIANCE TO REDEVELOP THE PROPERTY LOCATED ON THE CORNER OF THE INTERSECTION OF BOTTOM ROAD, AND MEGAMALL LANE, IN THE DISTRICT OF 3RD, BALTIMORE COUNTY, MARYLAND, CASE NO. 89-0131-A.

DECISION

This case came before this Board on appeal from the decision of the ZONING COMMISSION regarding the petition for variance to allow an existing structure to be located on the front yard in lieu of the required rear yard. The case was heard on the 12th day of October, 1989.

Case No. 89-0131-A
Present: J. Barnes, Chairman, et al.
The Board heard the testimony of the applicant and the neighbors who testified that the proposed building was not in conformity with the existing zoning regulations. The Board also heard the testimony of the neighbors who testified that the proposed building was not in conformity with the existing zoning regulations. The Board also heard the testimony of the neighbors who testified that the proposed building was not in conformity with the existing zoning regulations.

It is the opinion of this Board from the testimony and evidence presented at this hearing that the proposed building is in conformity with the existing zoning regulations. The Board also heard the testimony of the neighbors who testified that the proposed building was not in conformity with the existing zoning regulations.

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SITE PLAN TO ACCOMPANY
PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
#13416 BOTTOM ROAD
LOT 2 (56.26)
PLAT OF
"VALI ACRES"
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=30' DATE: 02-07-2020

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



02-07-2020
DATE

PETITIONER'S

EXHIBIT NO. 1

J S Dallas, Inc
410-817-4600

COVID-19

Stay Home • Wash Your Hands
Avoid Touching Your Face
Disinfect Surfaces Frequently

STOP THE SPREAD • FLATTEN THE CURVE

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Debra Wiley

From: SCOTT DALLAS <jsdinc@aol.com>
Sent: Tuesday, May 26, 2020 3:58 PM
To: Administrative Hearings
Cc: aull.alisa@yahoo.com; kbarnes719@hotmail.com
Subject: Re: RECONSIDERATION OF 2020-0083-A #13416 BOTTOM ROAD

CAUTION: This message from jsdinc@aol.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 copied him in separately too

He did receive it

thanks !!

In a message dated 5/26/2020 3:55:06 PM Eastern Standard Time, administrativehearings@baltimorecountymd.gov writes:

Thank you Scott. I will forward this e-mail to Mr. Mayhew.

From: SCOTT DALLAS <jsdinc@aol.com>
Sent: Tuesday, May 26, 2020 2:24:34 PM
To: Administrative Hearings
Cc: Jeff Mayhew; aull.alisa@yahoo.com; kbarnes719@hotmail.com
Subject: RECONSIDERATION OF 2020-0083-A #13416 BOTTOM ROAD

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

Good afternoon

Per my conversation with Mr Mayhew,
I have attached our request for reconsideration
with supporting documentation and our initial plat
(with the owners' former SDAT address).

Thank you

J Scott Dallas
Reg No 468

J Scott Dallas
Reg No 468
J S Dallas, Inc
410-817-4600

Debra Wiley

From: Paul Mayhew
Sent: Tuesday, May 26, 2020 3:02 PM
To: SCOTT DALLAS
Cc: Debra Wiley
Subject: RE: RECONSIDERATION OF 2020-0083-A #13416 BOTTOM ROAD

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Received. Thank you.

Paul M. Mayhew
Managing Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204
410-887-3868
pmayhew@baltimorecountymd.gov

From: SCOTT DALLAS <jsdinc@aol.com>
Sent: Tuesday, May 26, 2020 2:36 PM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Subject: Fwd: RECONSIDERATION OF 2020-0083-A #13416 BOTTOM ROAD

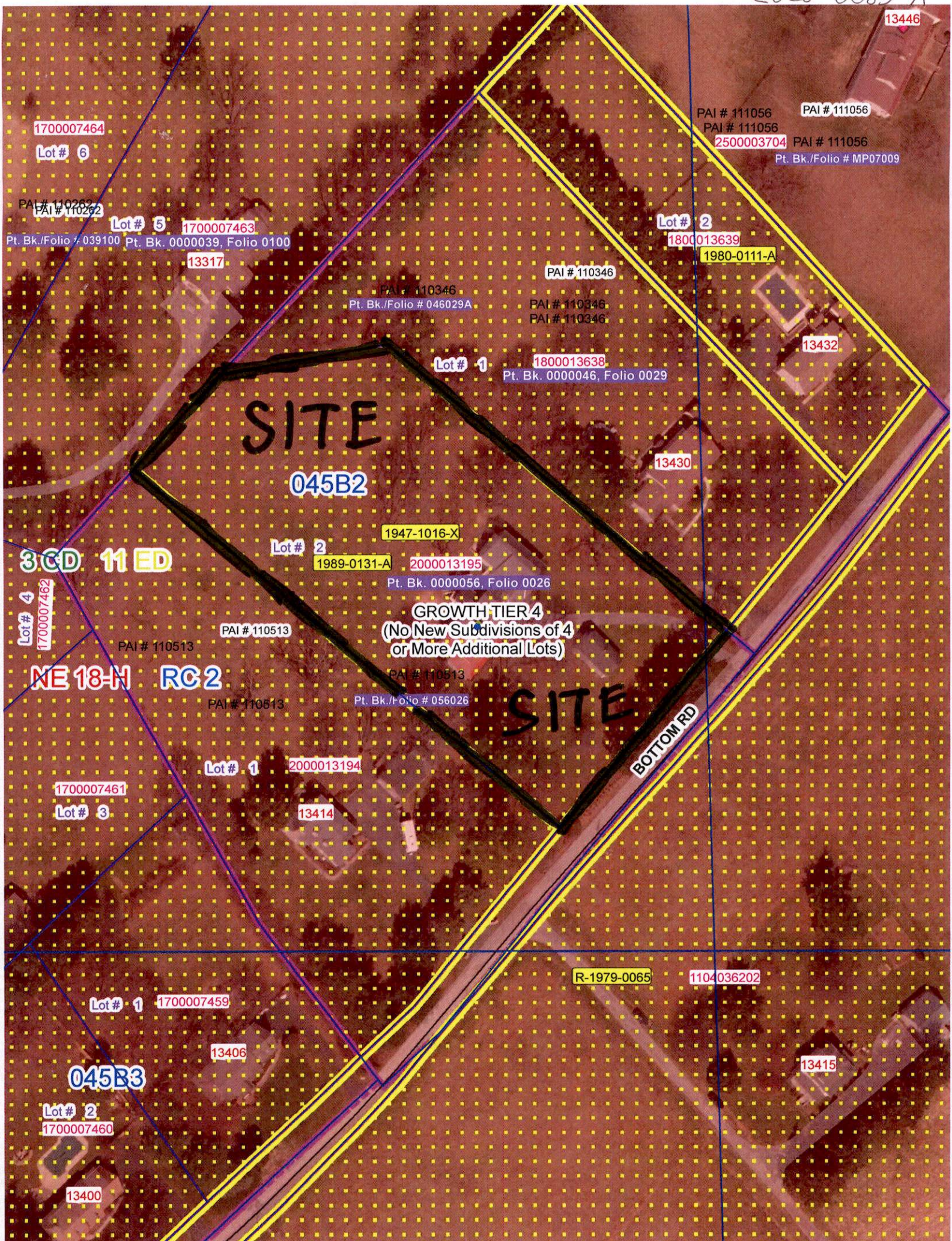
CAUTION: This message from jsdinc@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

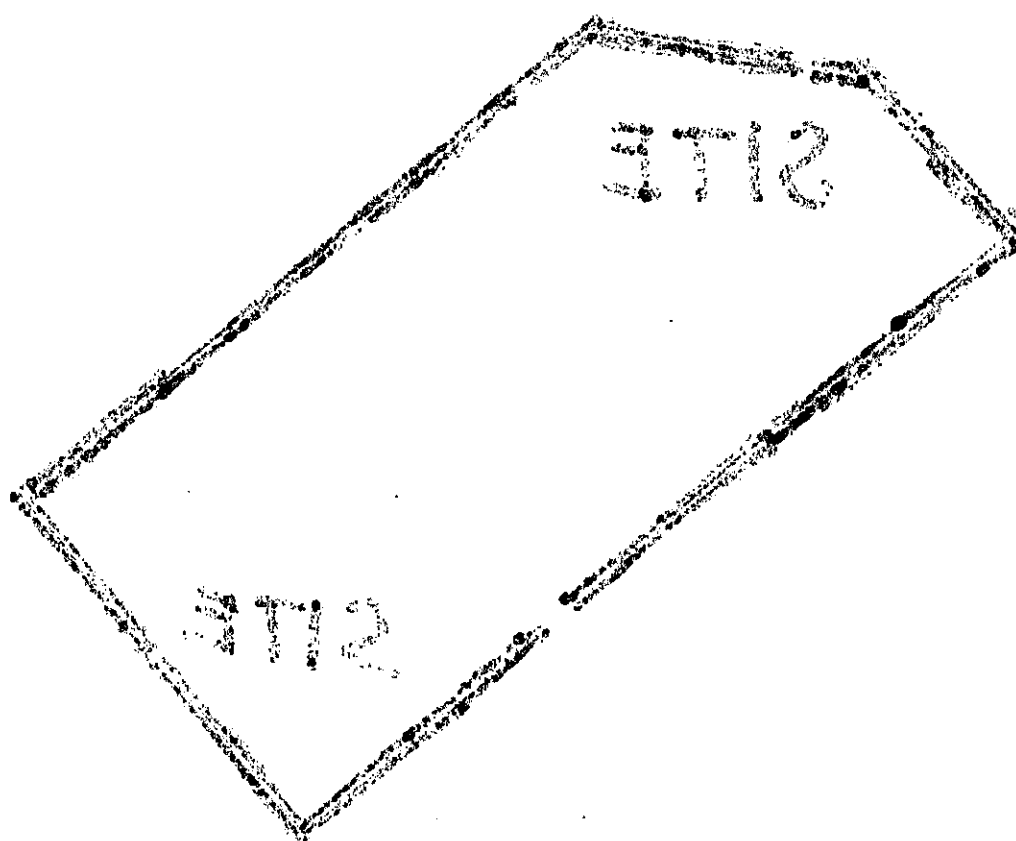
From: jsdinc@aol.com
To: administrativehearings@baltimorecountymd.gov
Cc: aull.alisa@yahoo.com, kbarnes719@hotmail.com
Sent: 5/26/2020 2:24:35 PM Eastern Standard Time
Subject: RECONSIDERATION OF 2020-0083-A #13416 BOTTOM ROAD

Good afternoon

Per my conversation with Mr Mayhew,
I have attached our request for reconsideration
with supporting documentation and our initial plat
(with the owners' former SDAT address).

Thank you











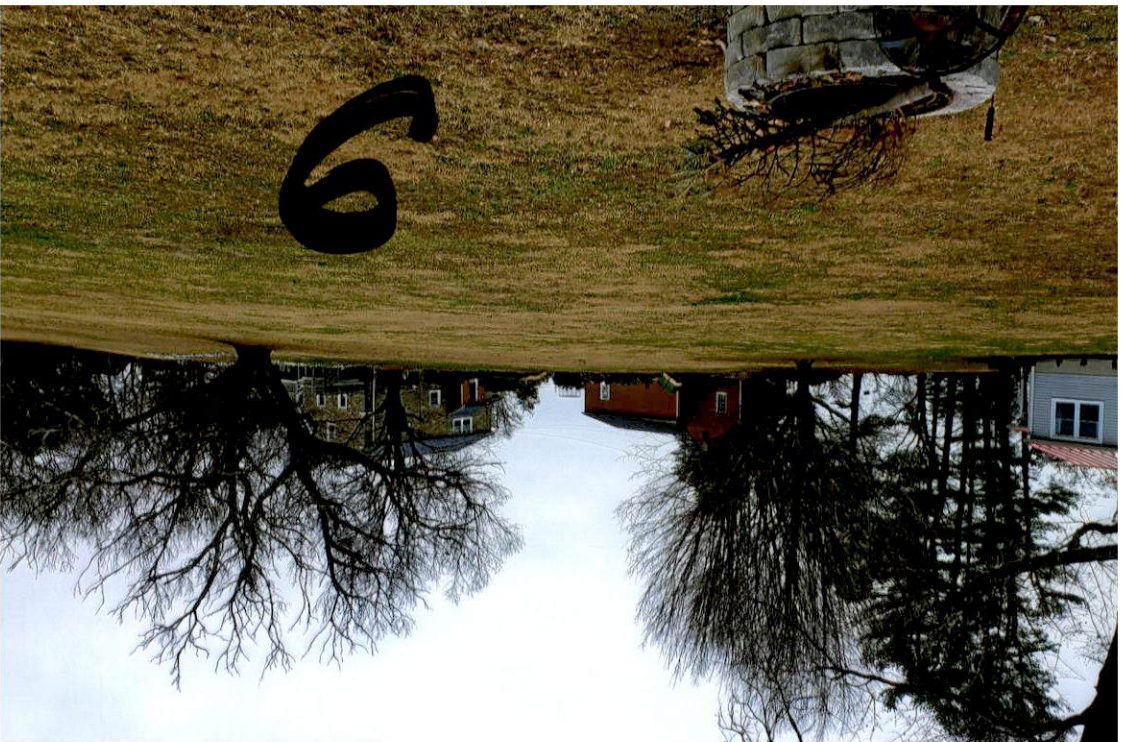














Date: May 11, 2020

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. **2020-0083-A**

Administrative Variance
Jess R. & Carrie A. Constantino
13416 Bottom 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,

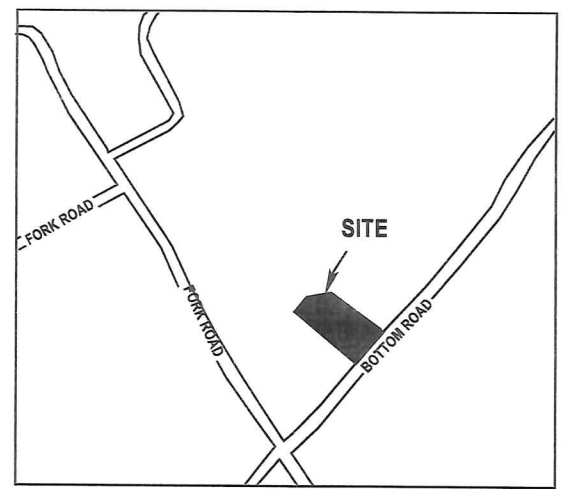


For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

GENERAL NOTES:

1. OWNER:
JESSE R. CONSTANTINO
CARRIE A. CONSTANTINO
MAILING ADDRESS: UNIT 102
11100 BLOCKADE LANE
BERLIN, MD. 21811-1753
CONTACT AGENT: MIKE BARNES
PHONE: 443-463-3940
2. SITE AREA:
GROSS: 97,467 Sq. Ft. 2.238 Ac.+-
NET: 91,076 Sq. Ft. 2.091 Ac.+-
3. BUILDING AREA:
EX. DWG: 3242 Sq. Ft.
EX GARAGE: 651 Sq. Ft.
PROPOSED GARAGE: 1280 Sq. Ft.
4. UTILITIES:
PRIVATE SEPTIC
PRIVATE WATER
5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100280F DATED SEPTEMBER 26, 2008.
6. PROPOSED DISTURBED AREA= 5500Sq. Ft.
7. TOPO SHOWN HEREON PER BALTIMORE COUNTY
"MY NEIGHBORHOOD" WEBSITE
8. PROPOSED GARAGE HEIGHT = 23.4'
9. DEED REF.: JLE 41534/106
10. TAX ACCOUNT: #2000013195
11. COUNCILMANIC DISTRICT: 3RD
12. CENSUS TRACT: 4112.01
13. WATERSHED: LITTLE GUNPOWDER FALLS
14. ZONING: RC 2
15. TAX MAP: #0045, PARCEL 0168, LOT 2
16. PREVIOUS ZONING CASES ON FILE:
1989-0131-A
17. NO KNOWN PERMITS ON FILE:
18. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
19. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
20. NO KNOWN PREVIOUS DRC MEETINGS



VICINITY MAP
1"=1000'

PREVIOUS ZONING HEARING
1989-0131-A

IN THE MATTER OF :
THE APPLICATION OF :
FRANCIS G. HACKETT, JR., ET AL :
FOR A ZONING VARIANCE TO PROPERTY :
LOCATED ON THE NORTHEAST CORNER OF :
BOTTOM ROAD, 638' NORTHEAST OF THE :
CENTRULIDE OF FORK ROAD :
(134'S HORTON ROAD) :
11th Election District :
5th Councilmanic District :

BEFORE :
COUNTY BOARD OF APPEALS :
OF :
BALTIMORE COUNTY :
CASE NO. 89-131-A :

DECISION

This case comes before this Board on appeal from the decision of the Zoning Commission denying the Petition for Variance to allow an existing structure to be located in the front yard in lieu of the required rear yard. The case was heard this day in its entirety.

Case No. 89-131-A
Francis G. Hackett, Jr., et al

that the neighbors are used to seeing this building and that they have almost without exception raised no opposition to its continued accessory use, the lone exception being Ms. Charlotte Pine, and her fears as to its illegal use could be fully controlled by existing regulations. The building has been in existence since 1953 and has apparently created no detrimental effect whatsoever on the neighborhood. In addition, Petitioner has testified that he intends to redecorate the outside of the building so that it will be in conformity with the construction of the new residence erected in the rear.

It is the opinion of this Board from the testimony and evidence produced at this hearing that the requirements legislated in Section 307.1 of the Baltimore County Zoning Regulations have been satisfied and that the Board is within its power to grant the requested variance.

ORDER

It is therefore this 3rd day of May, 1989 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Variance to permit the existing accessory structure to be located in the front yard in lieu of the required rear yard be and is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

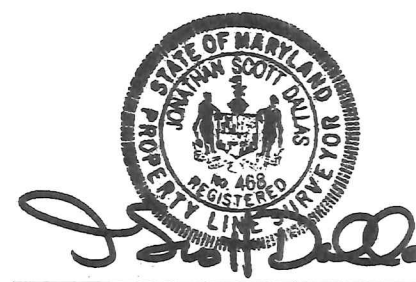
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett, Chairman
Arnold G. Foreman
Henry H. Lewis

CASE No. 2020-0083-A

SITE PLAN TO ACCOMPANY
PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
#13416 BOTTOM ROAD
LOT 2 (56:26)
PLAT OF
"VALI ACRES"
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=30' DATE: 02-07-2020

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



02-10-2020
DATE

FILE NAME		
20-1738 TRV	DATE	DRAWN BY
30 F10n	02-10-2020	R.N.G.
JOB	REVISION	SHEET
BOTTOM RD	1/1	1/1

Per. EOR. 1

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CARRIE A CONSTANTINO
MAILING ADDRESS: UNIT 102
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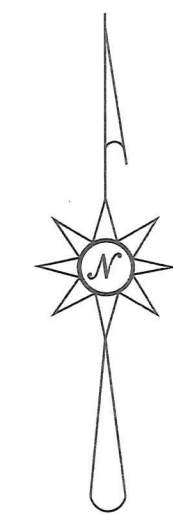
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20. NO KNOWN PREVIOUS DRC MEETINGS



VICINITY MAP
1"=1000'

PREVIOUS ZONING HEARING
1989-0131-A

IN THE MATTER OF
THE APPLICATION OF
FRANCIS C. MARSH, JR., ET UI
FOR A ZONING VARIANCE ON PROPERTY
LOCATED ON THE NORTHWEST SIDE OF
BOTTOM ROAD, 638' NORTHEAST OF THE
CENTERLINE OF FORK ROAD
(1146 BOTTOM ROAD)
11th Election District
5th Councilmanic District

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 89-131-A

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Case No. 89-131
Francis G. Harbert, Jr., et al
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COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Arnold G. Foreman

Harvey H. Lewis

CASE No. 2020-0083-A

**SITE PLAN TO ACCOMPANY
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JOB	REVISION	SHEET
BOTTOM RD	1/1	1/1

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