

MEMORANDUM

DATE: July 21, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0118-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 ADMIN. VARIANCE	*	BEFORE THE
(13010 Bottom Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Tahara Akmal & Milton Young, III	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0118-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Tahara Akmal and Milton Young, III (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) §§ 400.1 and 400.3 to approve an accessory structure (garage) in the front yard in lieu of the required rear yard and with a total height of 17 ft. in lieu of the required 15 ft. height maximum. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. 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 on May 31, 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

ORDER RECEIVED FOR FILING

Date 6-18-2020

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the proposed accessory structure (detached garage) height and usage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 18th day of **June, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BZCR §§ 400.1 and 400.3 to approve an accessory structure (garage) in the front yard in lieu of the required rear yard and with a total height of 17 ft. in lieu of the required 15 ft. height maximum, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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Date 6-18-2020

By [Signature]

- The proposed detached garage shall not be used for commercial purposes.

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

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Date 6-18-2020

By DLW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 13010 BOTTOM RD HYDES MD 21082 Currently zoned BC2
 Deed Reference 41500 100193 10 Digit Tax Account # 1115025060
 Owner(s) Printed Name(s) TAHARA AKMAL + MILTON YOUNG

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BZCR 400.1 and 400.3 To approve an accessory structure (garage) in the front yard in lieu of the required rear yard and with a total height of 17 ft in lieu of the required 15 ft height maximum

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):

TAHARA AKMAL / MILTON YOUNG
 Name #1 - Type or Print Name #2 - Type or Print
Tahara Akmal Milton Young
 Signature #1 Signature #2
13010 BOTTOM RD HYDES MD
 Mailing Address City State
21082 1410-591-6424 /
 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:

Michelle Clarys
 Name - Type or Print
Michelle Clarys
 Signature
P O Box 310 Perry Hall MD
 Mailing Address City State
21128 1443-610-7514 / Michelle Clarys Applied and Approved
 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 2020-0118-A Filing Date 5/18/2020 Estimated Posting Date 5/31/2020 Reviewer CP

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: 13010 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)

we are requesting ^A variance to the 15' High Limit on Accessory Structures.
we are proposing to construct a 24'x29' detached garage which will have
a proposed height of 17' from grade to peak. Therefore we are asking for a
2' (two foot) variance. we own an RV/camper and currently keep it under
a canvas cover. this is impractical to install and remove. Every time we use
it, we desperately need to permanently cover the vehicle and if the variance
is denied, we will be forced to keep the vehicle elsewhere which would
create an unnecessary hardship. Because the 17' is measured to the peak, a
very small percentage actually goes above 15'. we appreciate your consideration
of this modest request. you will see from the plans there are NO steps
so no second floor. Thank you.

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

Tahara Akmal
Signature of Owner (Affiant)

TAHARA AKMAL
Name- Print or Type

Milton Young III
Signature of Owner (Affiant)
MILTON YOUNG III
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 15th day of MAY, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TAHARA AKMAL AND MILTON YOUNG III

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

12/27/2020
My Commission Expires

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: 13010 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)**

WE ARE REQUESTING A VARIANCE TO THE 15' HIGH LIMIT ON ACCESSORY
STRUCTURES. WE ARE PROPOSING TO CONSTRUCT A 24'x29' DETACHED GARAGE WHICH
WILL HAVE A PROPOSED HEIGHT OF 17' FROM GRADE TO PEAK. THEREFORE WE ARE
ASKING FOR A 2' (TWO FOOT) VARIANCE. WE OWN AN RV/CAMPER AND CURRENTLY
KEEP IT UNDER A CANVAS COVER. THIS IS IMPRACTICAL TO INSTALL AND REMOVE EVERY TIME
WE USE IT. WE DESPERATELY NEED TO PERMANENTLY COVER THE VEHICLE AND IF THE VARIANCE
IS DENIED WE WILL BE FORCED TO KEEP THE VEHICLE ELSEWHERE WHICH WOULD
CREATE AN UNNECESSARY HARDSHIP. BECAUSE THE 17' IS MEASURED TO THE PEAK, A
VERY SMALL PERCENTAGE ACTUALLY GOES ABOVE 15'. WE APPRECIATE YOUR CONSIDERATION OF
THIS MODEST REQUEST. YOU WILL SEE BY THE PLANS THERE ARE NO STEPS SO NO SECOND
FLOOR. THANK YOU.

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

Tahara Akmal
Signature of Owner (Affiant)

TAHARA AKMAL
Name- Print or Type

Milton Young III
Signature of Owner (Affiant)
MILTON YOUNG III
Name- Print or Type

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

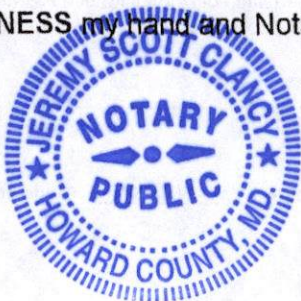
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of MAY, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TAHARA AKMAL AND MILTON YOUNG III

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
12/27/2020
My Commission Expires



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 13010 Bottom Rd Hydes MD 21082 Currently zoned BCA
Deed Reference 41500 100193 10 Digit Tax Account # 1115025060
Owner(s) Printed Name(s) TAHARA AKMAL + MILTON YOUNG

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BZCR 400.1 and 400.3 To approve an accessory structure (garage) in the front yard in lieu of the required rear yard and with a total height of 17 ft in lieu of the required 15 ft height maximum

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):

TAHARA AKMAL / MILTON YOUNG
Name #1 – Type or Print Name #2 – Type or Print
Tahara Akmal / Milton Young
Signature #1 Signature #2
13010 Bottom Rd Hydes MD
Mailing Address City State
21082 / 410-591-6426 /
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:

Michelle Clancy
Name – Type or Print
[Signature]
Signature
P.O. Box 310 Perry Hall MD
Mailing Address City State
21128 / 443-610-7514 / Michelle@ApplicantAndApproved.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 18 day of June, 2020 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 2020-0118-A Filing Date 5/18/2020 Estimated Posting Date 5/31/2020 Reviewer CF

ZONING PROPERTY DESCRIPTION FOR 13010 BOTTOM ROAD, HYDES MD 21082

Beginning at a point on the west side of Bottom Road which is 40 feet wide at a distance of 600 feet south of the centerline of the nearest improved intersecting street, Church Lane, which is 40 feet wide.

Being known and designated as Lot Number 2 as laid out and shown on a Plat entitled "Property of Bertha C. Benda", and recorded among the Plat Records of Baltimore County in Plat Book O.T.G. No. 31, Folio 58, containing 1.02 acres (44,431.2 square feet). Located in the 11th Election District and 3rd Council District.

2020-0118-A

CERTIFICATE OF POSTING

CASE NO. 2020-0118-A

PETITIONER/DEVELOPER

MICHELLE CLANCEY

DATE OF HEARING/CLOSING

JUNE 15, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

13010 BOTTOM ROAD

SIGN 1

THE SIGN(S) POSTED ON MAY 31, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2020-0118-A

PETITIONER/DEVELOPER

MICHELLE CLANCEY

DATE OF HEARING/CLOSING

JUNE 15, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

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THE SIGN(S) POSTED ON MAY 31, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0118 -A Address 13010 Bottom Rd

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-18-2020 Posting Date: 5-31-2020 Closing Date: 6-15-2020

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 and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0118 -A Address 13010 Bottom Rd

Petitioner's Name Michelle Clancey Telephone 443-610-7514

Posting Date: 5-31-2020 Closing Date: 6-15-2020

Wording for Sign: To Permit An Accessory Structure (Garage) in The Front
Yard in Lieu of The Required Rear Yard with a total height
of 17 Ft in Lieu of The Required 15 Ft Height maximum

Revised 2/20/2020

**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: _____

Property Address: 13010 BOTTOM RD. HYDUS MD 21082

Property Description: _____

Legal Owners (Petitioners): TAMARA ARMAL & MITOS YOUNG III

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michelle Clancy

Company/Firm (if applicable): Approved & Approved

Address: PO Box 310

Perrydale MD 21128

Telephone Number: 443 610 7574

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 15, 2020

Michelle Clancey,
PO Box 310
Perry Hall MD 21128

RE: Case Number: 2020-0118-A, 13010 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 May 18, 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.", is written over the typed name.

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: May 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0118-A
Address 13010 Bottom Road
(Akmal & Young Property)

Zoning Advisory Committee Meeting of **June 1, 2020**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: May 29, 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. 2020-0118-A

**Administrative Variance
Tahara Akmal & Milton Young
13010 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

(AV) 6-15-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 28 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: May 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0118-A
Address 13010 Bottom Road
(Akmal & Young Property)

Zoning Advisory Committee Meeting of **June 1, 2020**.

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

Reviewer: Steve Ford

RECEIVED

APR 11 1964



Permits LLC

P.O. Box 310
Perry Hall MD 21128
phone: 443.340.1229
appliedandapproved.com

BALTIMORE

Zoning

5/18/2020

Re: Zoning Variance
13010 Bottom Road

To whom it may concern,

We would like to apply for an administrative variance. I have attached the application, plans & fee. Please email the sign posting information to michelle@appliedandapproved.com or mail to

Applied & Approved
PO Box 310
Perry Hall MD 21128

Please feel free to contact me any time with any questions or problems.

Thank you in advance for all your help!!!

Michelle Clancy
Applied & Approved Permits
443-340-1229 / michelle@appliedandapproved.com

Search Result for BALTIMORE COUNTY

2020-0118-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
	DEPS (if not received, date e-mail sent _____)	<u>NO</u>
	FIRE DEPARTMENT	_____
<u>5-29</u>	PLANNING (if not received, date e-mail sent _____)	_____
	STATE HIGHWAY ADMINISTRATION	<u>NO object.</u>
	TRAFFIC ENGINEERING	_____
	COMMUNITY ASSOCIATION	_____
	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>5-31-20</u> by <u>Ogle</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 1115025060		
Owner Information		
Owner Name:	YOUNG MILTON III AKMAL TAHARA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	13010 BOTTOM RD HYDES MD 21082-	Deed Reference: /41500/ 00193
Location & Structure Information		
Premises Address:	13010 BOTTOM RD HYDES 21082-	Legal Description: LTS 2,3 13010 BOTTOM RD BERTHA C BENDA
Map: 0045	Grid: 0021	Parcel: 0176
Neighborhood: 11060053.04	Subdivision: 0000	Block: 2
Assessment Year: 2018	Plat No:	Plat Ref: 0031/ 0058
Town: None		
Primary Structure Built 1966	Above Grade Living Area 2,290 SF	Finished Basement Area 450 SF
Property Land Area 1.0200 AC	County Use 04	
Stories 1	Basement YES	Type STANDARD UNIT
Exterior 1/2 BRICK FRAME/	Quality 4	Full/Half Bath 4 full
Garage 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2018
Land:	120,200	120,200
Improvements	257,100	263,200
Total:	377,300	383,400
Preferential Land:	0	0
Phase-in Assessments		
	As of	As of
	07/01/2019	07/01/2020
	381,367	383,400
Transfer Information		
Seller: SOSLER NICHOLAS Z	Date: 06/10/2019	Price: \$425,000
Type: ARMS LENGTH IMPROVED	Deed1: /41500/ 00193	Deed2:
Seller: SUEHLE ANDREW G	Date: 06/17/2013	Price: \$395,900
Type: ARMS LENGTH IMPROVED	Deed1: /33790/ 00476	Deed2:
Seller: LAMBERT MICHAEL W	Date: 05/18/2006	Price: \$499,900
Type: ARMS LENGTH IMPROVED	Deed1: /23860/ 00388	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
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		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2020-0118-A **Reviewer:** Christina Frink

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Tahara Akmal & Milton Young

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 13010 BOTTOM RD

Location: West side of Bottom Road 600 feet South of Church Lane.

Existing Zoning: RC 2

Area: 1.02 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BZCR 400.1 and 400.3 To approve an accessory structure (garage) in the front yard in lieu of the required rear yard and with a total height of 17 feet in lieu of the required 15 feet height maximum.

Attorney: Not Available

Prior Zoning Cases: None

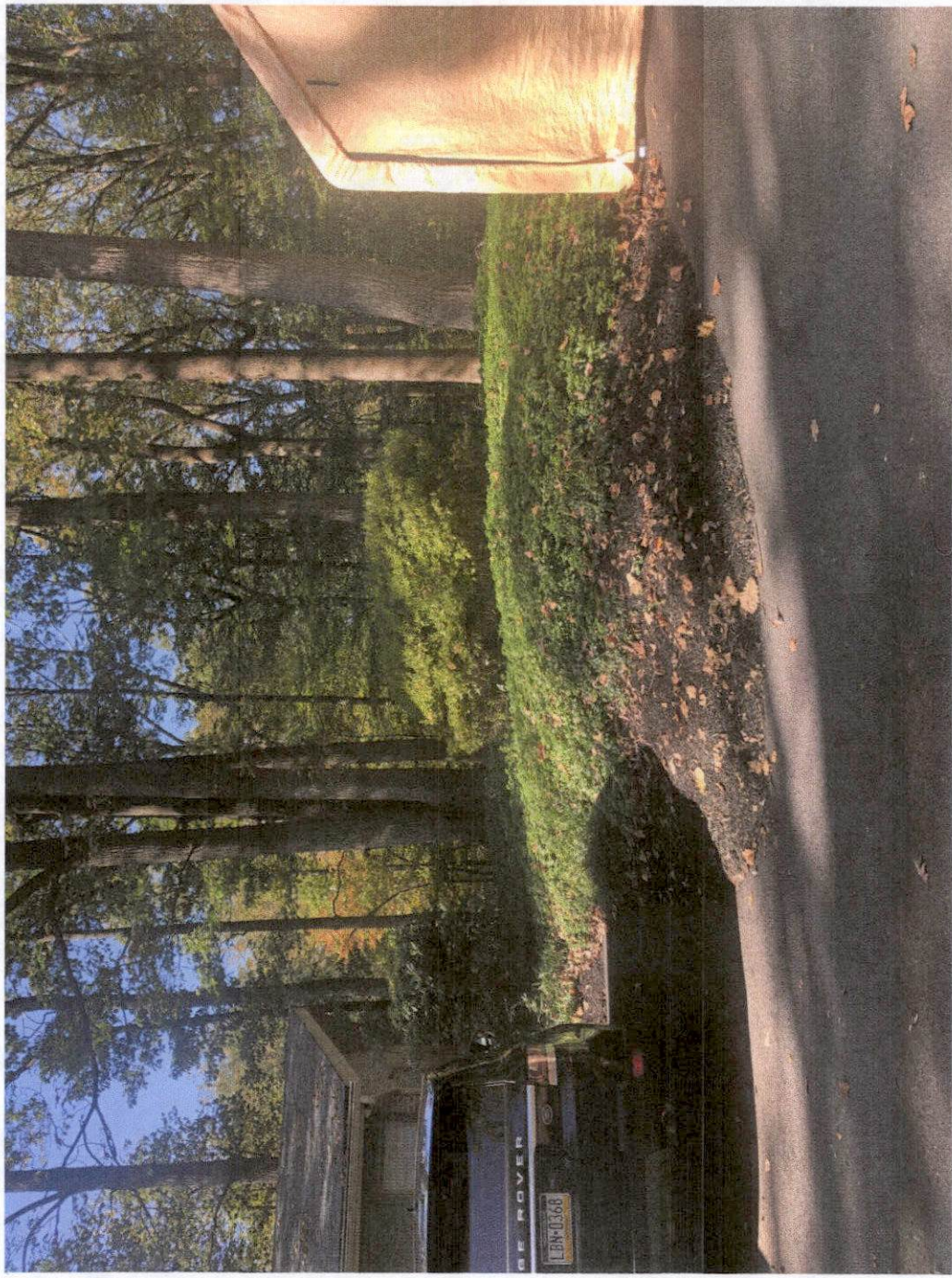
Concurrent Cases: None

Violation Cases: None

Closing Date: 06/15/2020

Miscellaneous Notes:

13010 Botwin Rd

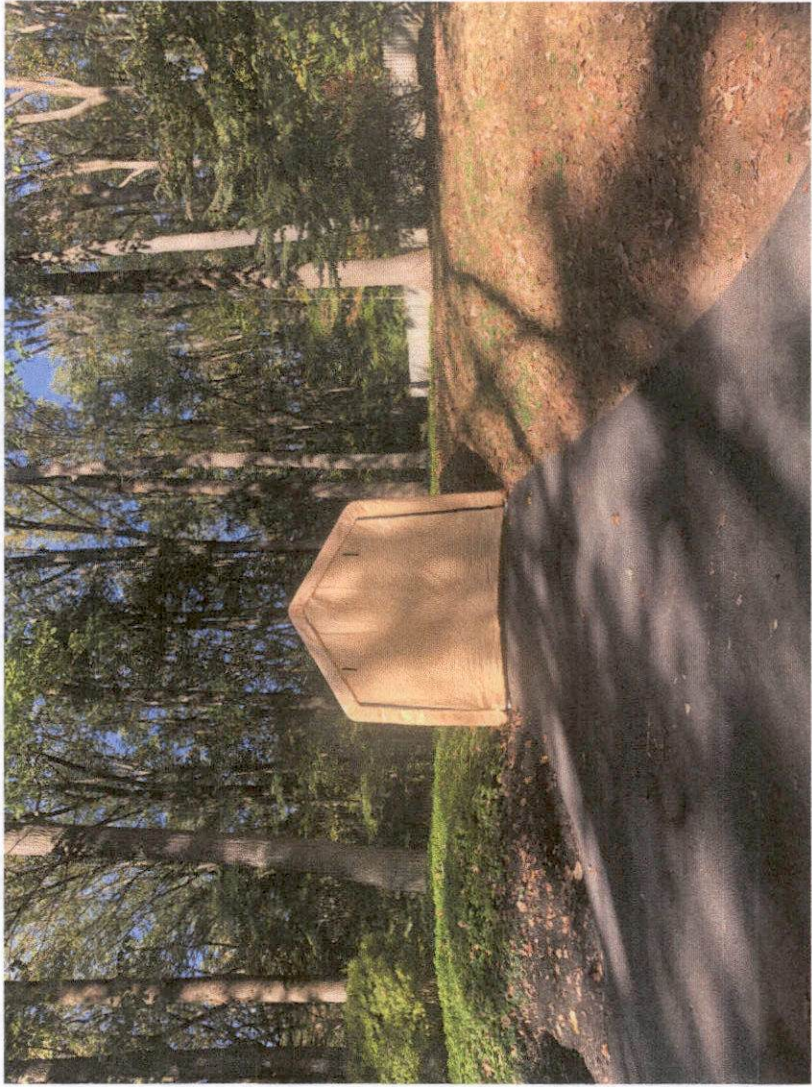


2020-0118-A

1301c Bottom Rd



2020-0118-A



2020-0118-A

COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

John Altmeyer
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jaltmeyer@aol.com

APPROVED SIGN POSTERS

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1ople@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

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

ADDRESS 13010 Bottom Rd Hydex OWNER(S) NAME(S) TAHARA AKMAL - MILTON YOUNG III

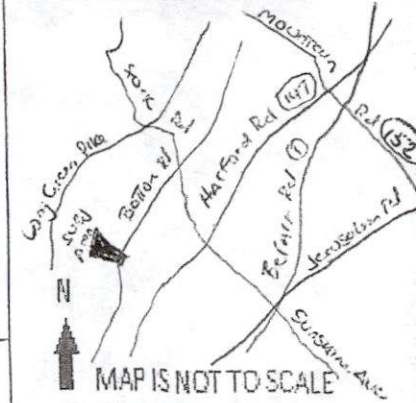
SUBDIVISION NAME "PROPERTY OF BERTHA C BENDA" LOT # 2 BLOCK # - SECTION # -

PLAT BOOK # 0031 FOLIO # 0058 10 DIGIT TAX # 1115025060 DEED REF. # 41500/00193

BARTLETT HEGAN, JR.
8037 CHURCH LANE
TAX MAP #45 PARCEL #251, LOT 37
DEED REF: 25194/642
PLAT REF: 40/110
PRESENT ZONING: RC2



SITE VICINITY MAP



ZONING MAP# 045733

SITE ZONED RC-2

ELECTION DISTRICT 11

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.02 (A)

OR SQUARE FEET 44,431.20

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

Pet. For 1

VIOLATION CASE INFO:

PLAN DRAWN BY JSC

DATE 5/10/20

SCALE: 1 INCH = 50 FEET

2020-0118-A

NE 17-G

PAI # 110250

1700010502

Lot # 37

PAI # 110250
Pt. Bk. 0000040, Folio 0110
Pt. Bk./Folio # 040110
PAI # 110250
PAI # 110250

Lot # 1

13016
1102048580

Pt. Bk./Folio # 030130
Pt. Bk. 0000030, Folio 0130
PAI # 118028

BOTTOM RD

Lot # 1

2500002538

820811 # IVd
1109025060

SITE

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

045B3

11 ED

Lot # 2

1115025060

RC2
3 CD

NE 17-H
PAI # 110161

Pt. Bk./Folio # 031058

13010

PAI # 110161

Pt. Bk. 0000031, Folio 0058

1600007172

Lot # 3

13000

Pt. Bk./Folio # 078238
PAI # 110547

PAI # 110547
PAI # 110547

Pt. Bk. 0000078, Folio 0238
2500002539

Lot # 2

1102004190

2019-0425-A

2020-0118-A

054B1



4-8-10-0005

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

ADDRESS 13010 Bottom Rd Hydex OWNER(S) NAME(S) TAHARA AKMAL & MILTON YOUNG III

SUBDIVISION NAME "PROPERTY OF BERTHA C BENDA" LOT # 2 BLOCK # - SECTION # -

PLAT BOOK # 0031 FOLIO # 0058 10 DIGIT TAX # 1115025060 DEED REF. # 41500/00193

SHIRLEY HEGAN, JR.
6037 CHURCH LANE
TAX MAP #45 PARCEL #251, LOT 31
DEED REF: 35184/642
PLAT REF: 10/110
PRESENT ZONING: RC2

N 37°16'41" E 110.00'

100'

432'

434'

436'

438'

440'

442'

444'

446'

448'

450'

452'

454'

456'

458'

460'

462'

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998'

1000'

1002'

1004'

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1008'

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1012'

1014'

1016'

1018'

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