MEMORANDUM

DATE: September 15, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0148-A– Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 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
(2005 Belfast Road)		
8th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Charles & Robin Hundley	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0148-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Charles and Robin Hundley ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations ("BCZR") § 400.1 to approve an accessory structure (pool) in the front yard on the left side of the property in lieu of the required rear yard, and to approve an accessory structure (garage w/roof addition and shed) in the left side yard in lieu of the required rear yard. 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 July 12, 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 8/12/20
By DMigner

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 with roof addition and shed) height and usage, I will impose conditions that the detached garage and shed shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be 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 **12th** day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Baltimore County Zoning Regulations ("BCZR") § 400.1 to approve an accessory structure (pool) in the front yard on the left side of the property in lieu of the required rear yard, and to approve an accessory structure (garage w/roof addition and shed) in the left side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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Date 8/12/20
By D Mannon

- Petitioners or subsequent owners shall not convert the detached garage and shed into a dwelling unit or apartment. The proposed detached garage and shed shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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

- The in ground pool shall be screened by a stone wall facing Belfast Road as proposed in the Petition for Variance.

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

Paul M Mayhew

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING
Date 8/12/20
By D Mignon

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 2005 Belfast Rd Sparks MD 21152 Currently zoned RC2

Deed Reference 07637 100637 10 Digit Tax Account # 0818010825

Owner(s) Printed Name(s) Charles and Robin Hundley

(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)
BZCR 400.1 To approve an accessory structure (pool) in the front yard on the left side of the property in lieu of the required rear yard and to approve an accessory structure (garage w/roof addition and shed) in the left side yard in lieu of the required rear yard
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):

Charles Hundley, Robin Hundley
Name #1 – Type or Print | Name # 2 – Type or Print

Charles Hundley, Robin Hundley
Signature #1 | Signature # 2

2005 Belfast Sparks MD
Mailing Address | City | State

21152, 4434659676, CBHundley@Hughes.NET
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:

Name – Type or Print

Signature

Mailing Address | City | State

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 2020-0148-A Filing Date 6/30/2020 Estimated Posting Date 7/27/2020 Reviewer CP

Rev 5/5/2016

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: 2005 Belfast Rd (Print or Type Address of property) Sparks (City) MD (State) 21152 (Zip Code)

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

Request to build pool on side of existing house. It cannot go behind the house due to placement of well, septic field, and geothermal system pipes. There is a thirty foot wide landscaping screen next to the road.

A solid stone wall will be built on road side of pool for privacy.

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

Charles Hundley
Signature of Owner (Affiant)

Charles Hundley
Name- Print or Type

Robin Hundley
Signature of Owner (Affiant)

Robin Hundley
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 22nd day of June, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Charles Hundley and Robin Hundley

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

AS WITNESS my hand and Notaries Seal

H. N. Morell
Notary Public H. Barnes Morell

11/14/22
My Commission Expires

REV. 5/5/2016

2020-0148-A

ZONING PROPERTY DESCRIPTION FOR

2005 Belfast Rd

Beginning at a point on the South side of 2005 Belfast Rd which is 19 feet wide at a distance of 1,085 feet South West of the centerline of the nearest improved intersecting street, Duncan Hill Rd which is 22 feet wide.

2020-0148-A

CERTIFICATE OF POSTING

Date: 7-12-20

RE: Case Number: 2020-0148-A

Petitioner/Developer: Hundley

Date of Hearing/Closing: 7-27-20

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2005 Belfast Rd

The signs(s) were posted on 7-12-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

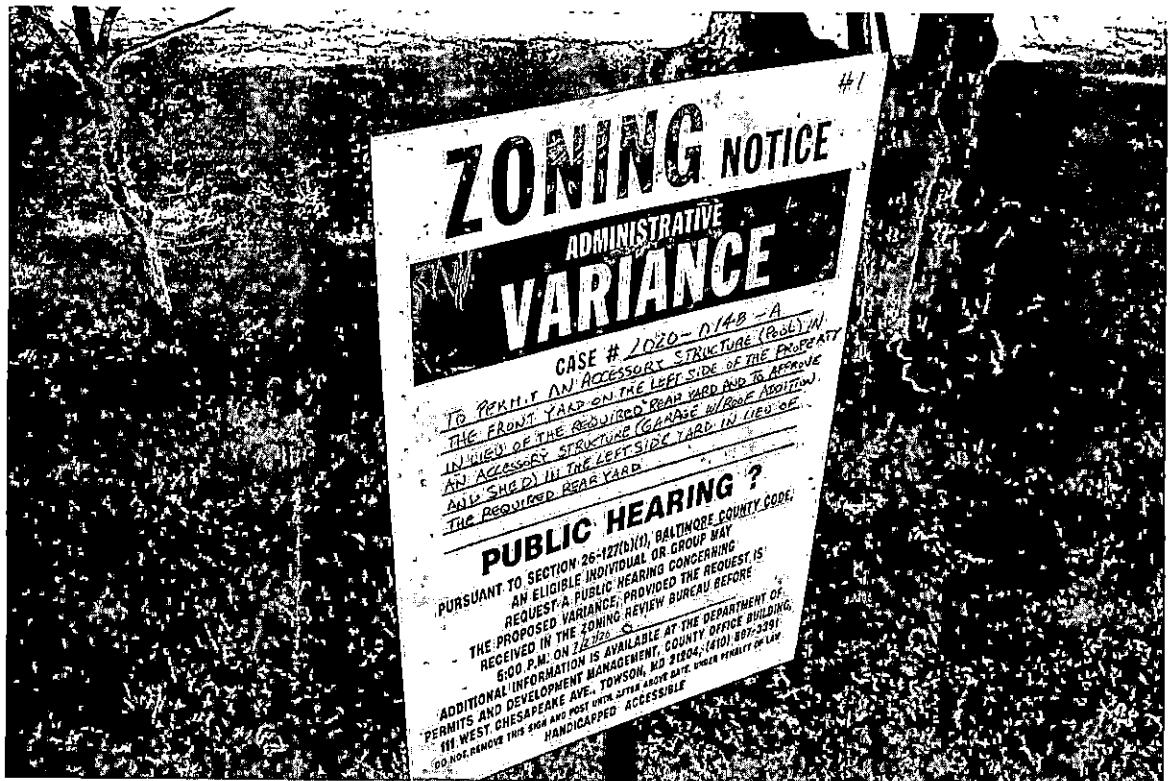
ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)


#2
ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 2020-0146-A
TO PERMIT AN ACCESSORY STRUCTURE (POOL) IN THE FRONT YARD (1) THE LEFT SIDE OF THE PROPERTY IN LIEU OF THE REQUIRED REAR YARD AND TO APPROVE AN ACCESSORY STRUCTURE (GARAGE W/ROOF ADDITION) AND (SHED) (1) THE LEFT SIDE YARD IN LIEU OF THE REQUIRED REAR YARD
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 7/27/20
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE


#1
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Petitioner/Developer: Hundley

Date of Hearing/Closing: 7-27-20

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(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

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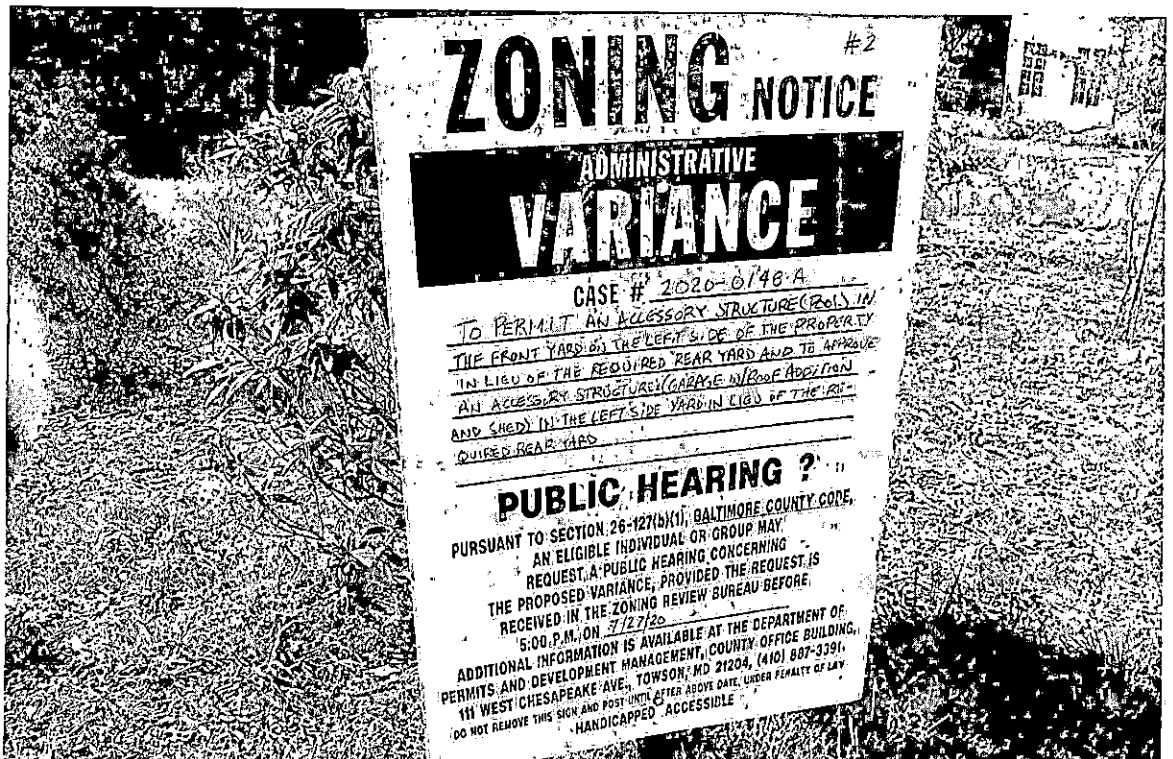
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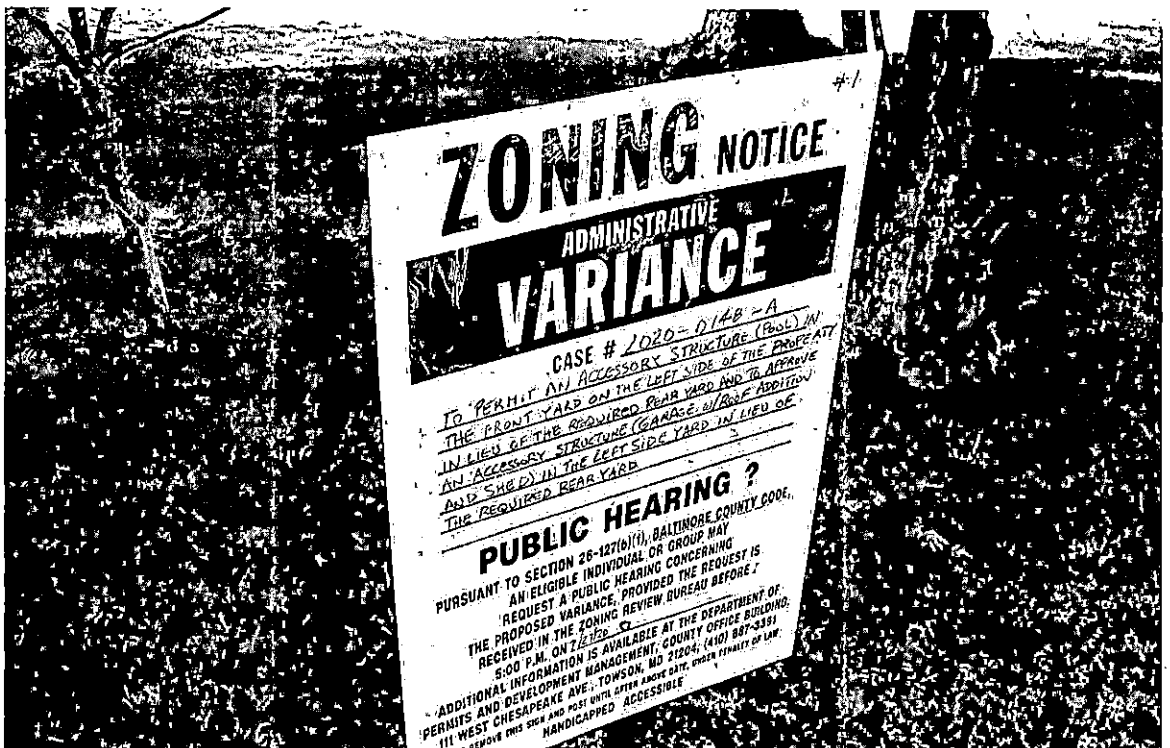
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BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0148 -A Address 2005 Belfast Rd

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

Filing Date: 6-30-2020 **Posting Date:** 7-12-2020 **Closing Date:** 7-27-2020

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- 0148 -A Address 2005 Belfast Rd

Petitioner's Name Charles Hundley & Robin Hundley Telephone 443-465-9676

Posting Date: 7-21-2020 **Closing Date:** 7-27-2020

Wording for Sign:

To permit an accessory structure (pool) in the front yard on the left side of the property in lieu of the required rear yard and to approve an accessory structure (garage w/roof addition and shed) in the left side yard in lieu of the required rear yard

Revised 2/20/2020

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

No. 198904

Date: 6-30-2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00
							Total:	75.00

Rec From: 2005 Belfast Rd

For: Charles + Robin Hundley

Ad. Var. 2020-0148-A

Paied online

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

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 7-12-20

RE: Case Number: 2020-0148-A

Petitioner/Developer: Hundley

Date of Hearing/Closing: 7-27-20

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(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

#1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0148-A

TO PERMIT AN ACCESSORY STRUCTURE (POOL) IN THE FRONT YARD ON THE LEFT SIDE OF THE PROPERTY IN LIEU OF THE REQUIRED REAR YARD AND TO APPROVE AN ACCESSORY STRUCTURE (GARAGE W/ROOF ADDITION AND SHED) IN THE LEFT SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 7/27/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

#2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0148-A

TO PERMIT AN ACCESSORY STRUCTURE (POOL) IN THE FRONT YARD ON THE LEFT SIDE OF THE PROPERTY IN LIEU OF THE REQUIRED REAR YARD AND TO APPROVE AN ACCESSORY STRUCTURE (GARAGE W/ROOF ADDITION AND SHED) IN THE LEFT SIDE YARD IN LIEU OF THE REQUIRED REAR YARD

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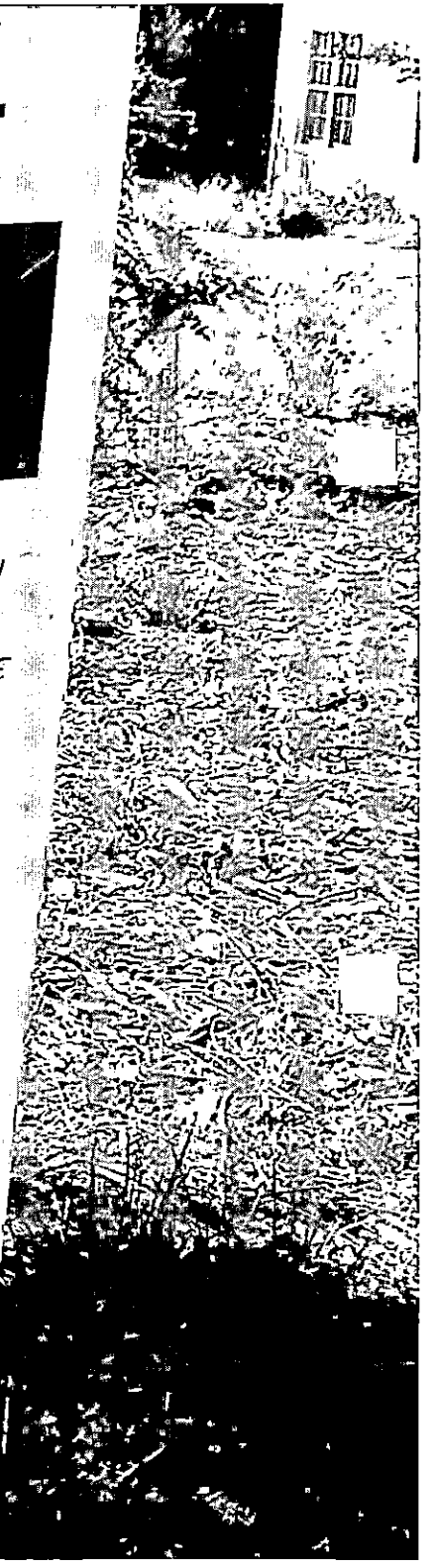


JOHN A. OLSZEWSKI, JR.
County Executive

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

July 27, 2020

Charles Hundley Robin Hundley,
2005 Belfast Road
Sparks MD 21152

RE: Case Number: 2020-0148-A, 2005 Belfast Road

Dear:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on June 30, 2020.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map **View GroundRent Redemption** **View GroundRent Registration**

Special Tax Recapture: None

Account Identifier: **District** - 08 **Account Number** - 0818010825

Owner Information

Owner Name:	HUNDLEY CHARLES B HUNDLEY ROBIN M I	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	2005 BELFAST RD SPARKS MD 21152-9762	**Deed Reference:**	/07637/ 00637

Location & Structure Information

Premises Address:	2005 BELFAST RD 0-0000	**Legal Description:**	3 AC SES BELFAST RD 3800 N WESTERN RUN RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0033	0003	0022	8040089.04	0000				2020	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1951	2,460 SF		3.0000 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE/ FRAME	4	2 full		

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	210,000	210,000		
Improvements	169,700	171,600		
Total:	379,700	381,600	379,700	380,333
Preferential Land:	0			0

Transfer Information

Seller: REITZ ROBERT A,JR	**Date:** 08/12/1987	**Price:** $130,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /07637/ 00637	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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: Approved 12/31/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

2020-0148-A

Christina Y Frink

From: charlie hundley <cbhundley@hughes.net>
Sent: Wednesday, July 01, 2020 10:00 AM
To: Christina Y Frink
Subject: Fwd: Baltimore County Payment

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

From: noreply@baltimorecountymd.gov
To: cbhundley@hughes.net
Sent: Wednesday, July 1, 2020 9:56:20 AM
Subject: Baltimore County Payment

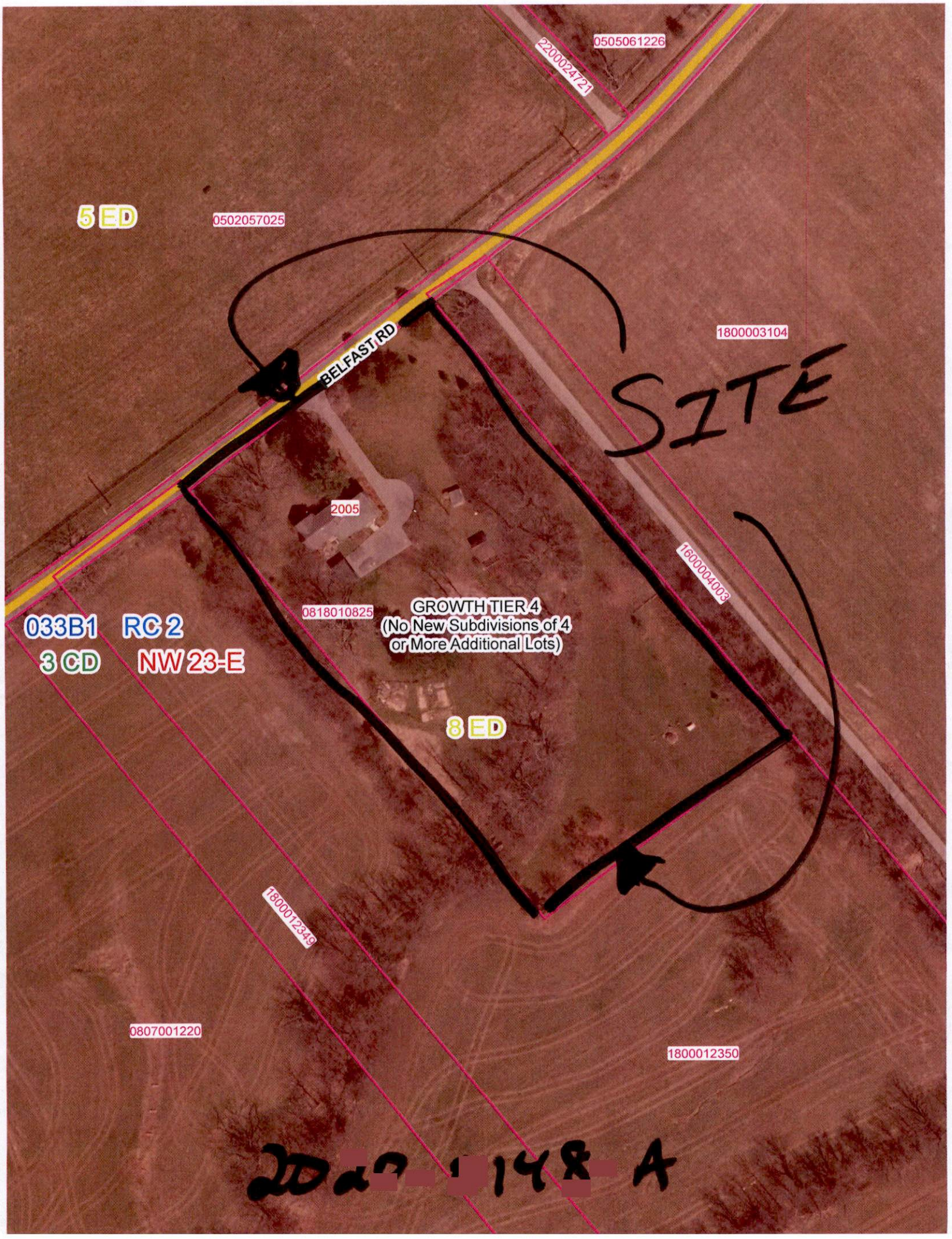
Thank you for submitting your Permit/License payment online. Your Transaction Number is PMT-20-03829.

Type: Zoning Review Fee

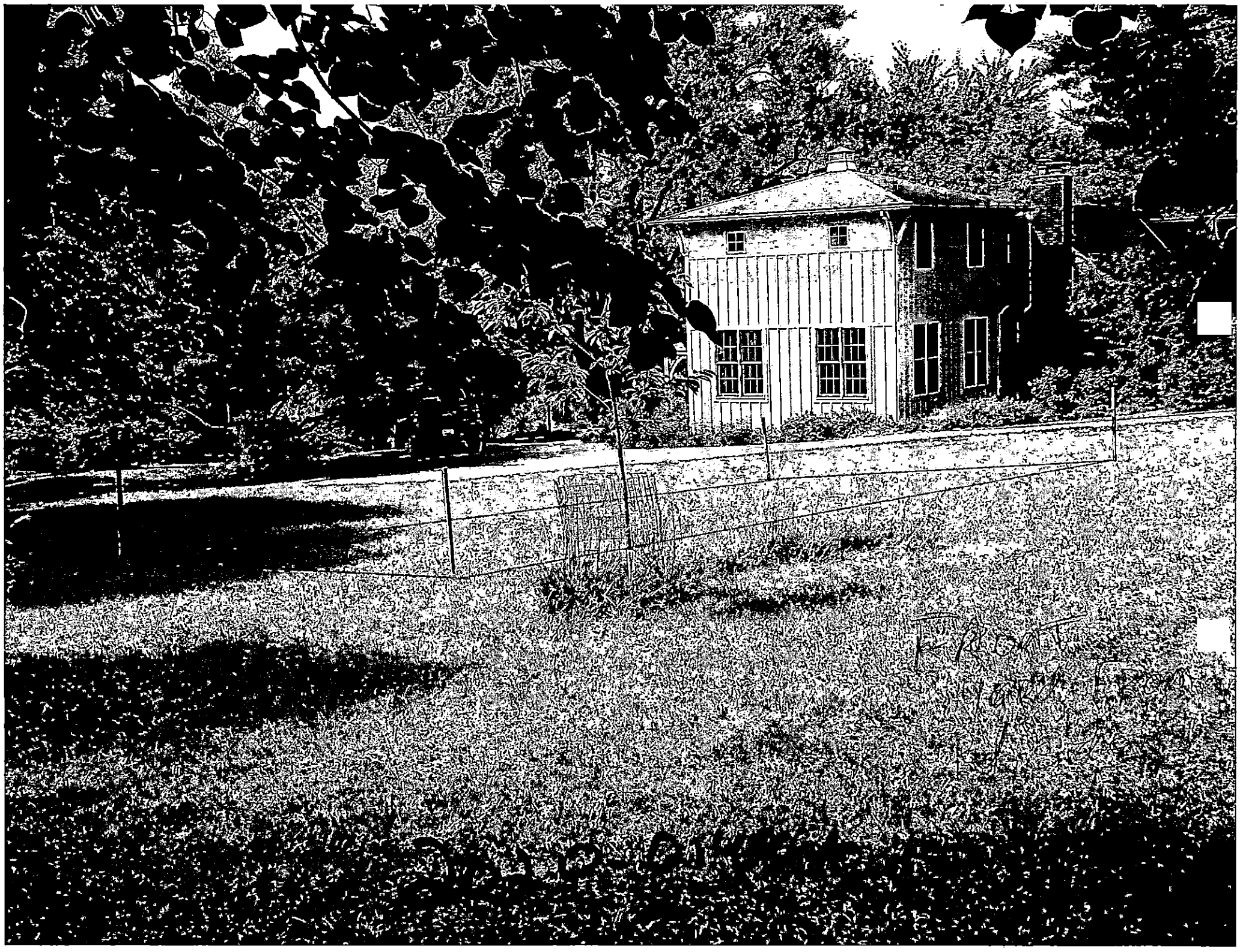
Reference: 198904

Payment Amt: 75.00

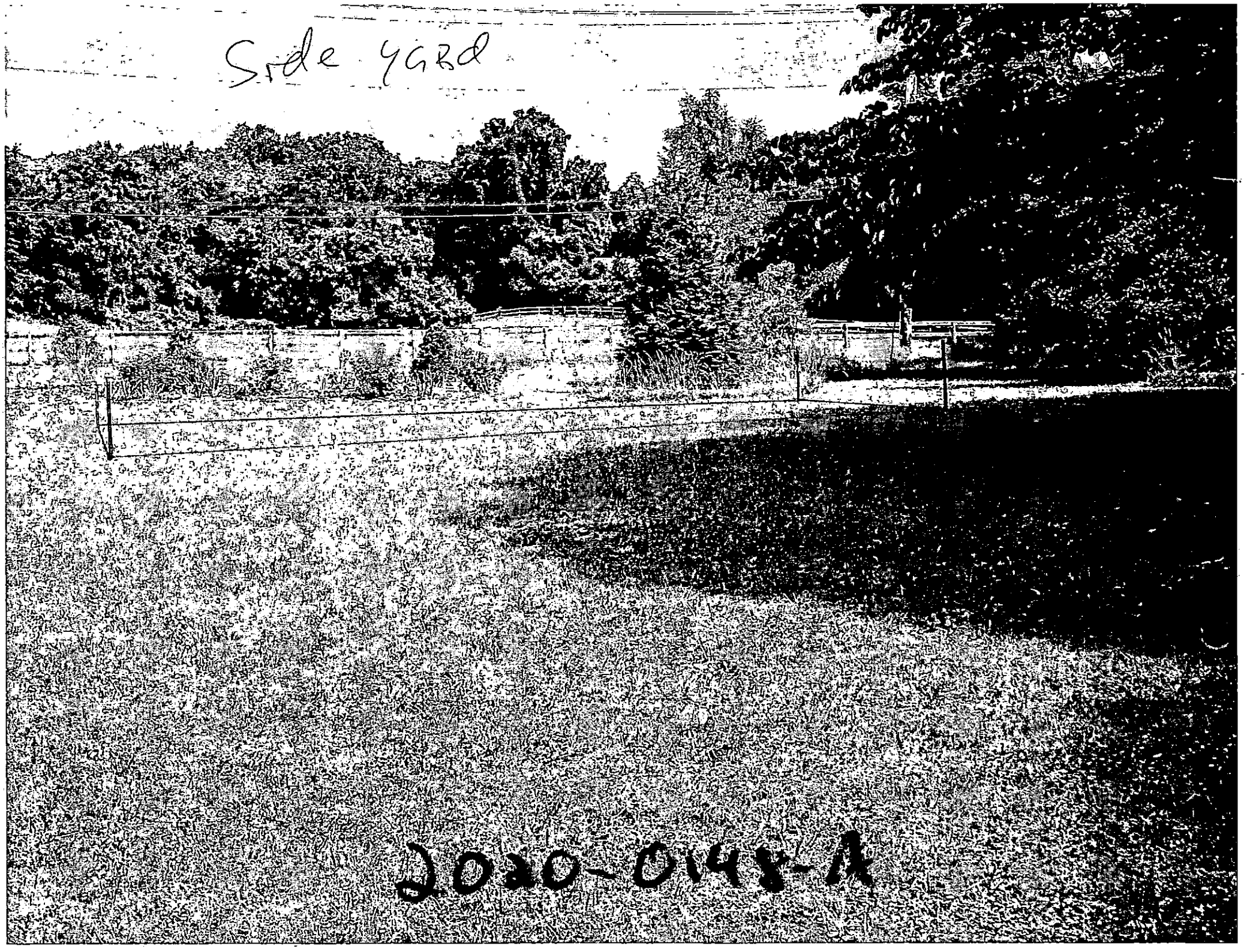
Please save this email for your reference. This is a system generated email. DO NOT REPLY


0505061226
2200024721
5 ED
0502057025
BELFAST RD
1800003104
SITE
2005
1600004003
0818010825
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
033B1
RC 2
3 CD
NW 23-E
8 ED
1800012349
0807001220
1800012350
2D2[redacted]148[redacted]A


Side yard
From Rd
2020-0148-A




S-de yard
202-0-0148-A


Side yard
2020-0148-A

(AV) 7-27

CASE NO. 2020- 0148-A

CHECKLIST

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

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 7/12/20 by Pilson

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0147-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Harry L. Shaw
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 630 DEBAUGH AVE
Location: North side of Debaugh Ave (20') 709' North East of the center line of intersection with North Bend Road (22').

Existing Zoning: DR 5.5 **Area:** 8,480 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
1B02.3.A.1. To permit a side yard garage addition with a side setback of 3 feet in lieu of the required 7 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 07/27/2020

Miscellaneous Notes:

Case Number: 2020-0148-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Charles & Robin Hundley
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2005 BELFAST RD
Location: South side of Belfast Road 1,085 feet South West of Duncan Hill Road.

Existing Zoning: RC 2 **Area:** 3 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BZCR 400.1 To approve an accessory structure (pool) in the front yard on the left side of the property in lieu of the required rear yard and to approve an accessory structure (garage w/roof addition and shed) in the left side yard in lieu of the required rear yard.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 07/27/2020

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 08 **Account Number -** 0818010825

Owner Information

Owner Name:	HUNDLEY CHARLES B HUNDLEY ROBIN M I	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	2005 BELFAST RD SPARKS MD 21152-9762	**Deed Reference:**	/07637/ 00637

Location & Structure Information

Premises Address:	2005 BELFAST RD 0-0000	**Legal Description:**	3 AC SES BELFAST RD 3800 N WESTERN RUN RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0033	0003	0022	8040089.04	0000				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1951	2,460 SF		3.0000 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE/ FRAME	4	2 full		

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	210,000	210,000		
Improvements	169,700	171,600		
Total:	379,700	381,600	379,700	380,333
Preferential Land:	0			0

Transfer Information

Seller: REITZ ROBERT A,JR	**Date:** 08/12/1987	**Price:** $130,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /07637/ 00637	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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: Approved 12/31/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2020-0147-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
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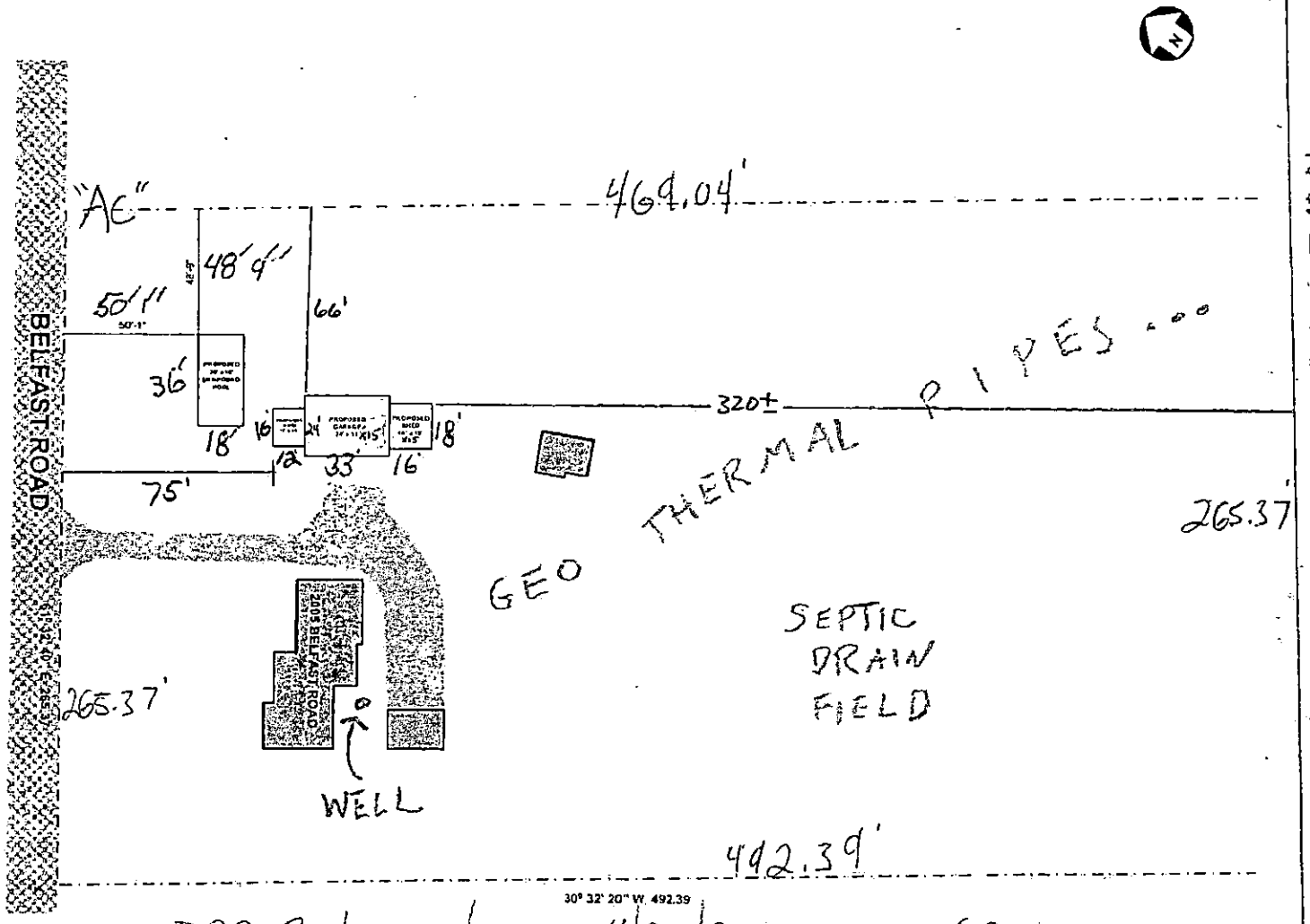
Miscellaneous Notes:

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

ADDRESS 2005 Belfast Rd OWNER(S) NAME(S) Charles & Robin Hundley

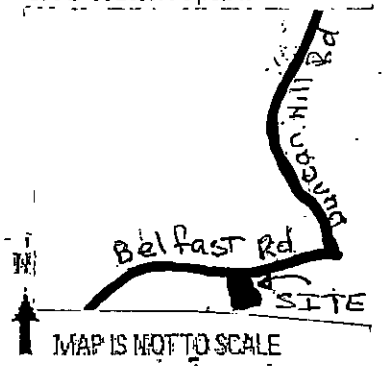
SUBDIVISION NAME ____ LOT # ____ BLOCK # ____ SECTION # ____

PLAT BOOK # ____ FOLIO # ____ 10 DIGIT TAX # 0818010825 DEED REF. # 07637/00637



PLAN DRAWN BY DRD Pool and Charles Hundley DATE 4/22/20 SCALE: 1 INCH = 60 FEET.

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 033B1

SITE ZONED RC2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 3 AC

OR SQUARE FEET ____

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ____ PRIVATE X

SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO :

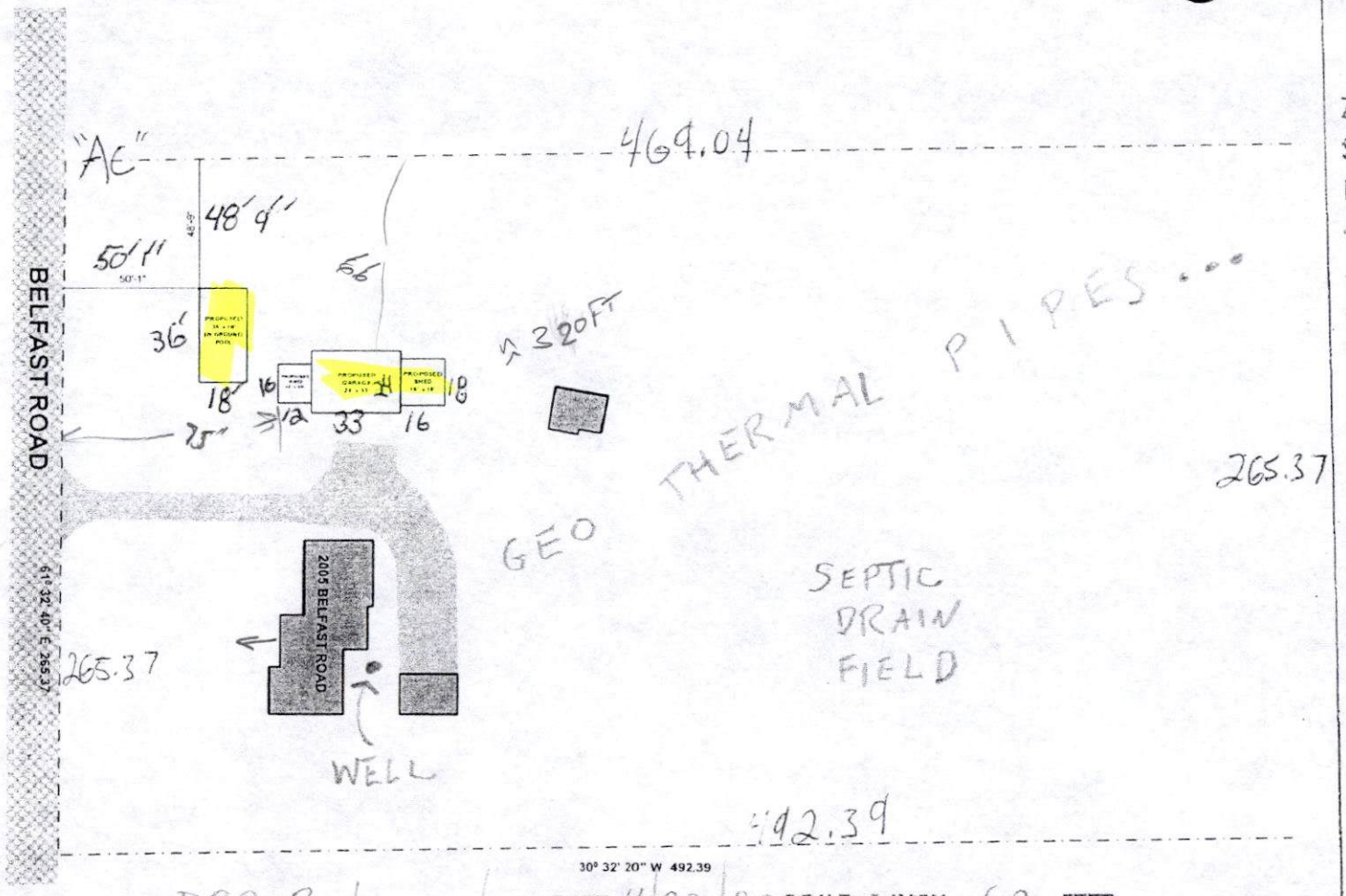
2020-0148-A

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

ADDRESS 2005 Belfast Rd OWNER(S) NAME(S) Charles & Robin Hundley

SUBDIVISION NAME _____ LOT # ____ BLOCK # ____ SECTION # ____

PLAT BOOK # ____ FOLIO # ____ 10 DIGIT TAX # 0818010825 DEED REF. # 07637/00637



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SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 033B1

SITE ZONED RC2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 3 AC

OR SQUARE FEET ____

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ____ PRIVATE X

SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO :

Pet. Exh. 1 2020-0148-A