

M E M O R A N D U M

DATE: January 12, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0203-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 11, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(1027 Marshsane Road)

4th Election District

4th Council District

Brian M. Hamilton

Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0203-A**

* * * * *

**AMENDED
OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Brian M. Hamilton for property located at 1027 Marshane Road. The Petitioner is requesting variance relief from Baltimore County Zoning Regulations ("BCZR") § 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure (shed) with a height of 22 ft. (less than after grade) in lieu of the maximum 15 ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan 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.

Brian M. Hamilton appeared. Adam Rosenblatt, Esquire appeared and represented the Petitioner. The subject property is approximately 1.42 acres and is zoned RC 4. Mr. Rosenblatt explained that the lot is irregularly shaped, and has well and septic systems that limit where the subject accessory structure could be located. Further, there is a forest conservation easement covering a portion of the property. He further explained that the height variance is needed in order

ORDER RECEIVED FOR FILING

Date

12/15/20

By

D. Dugan

to construct this custom structure, which is compatible with the scale and architecture of the principal residence and the surrounding residences. Finally, he noted that the homeowners association has approved the proposed structure, as has the one adjoining neighbor that had originally objected. *See*, Petitioner's Exhibits 4 and 5. Mr. Hamilton explained that he obtained his neighbor's consent by agreeing to plant numerous large trees to screen the structure from his neighbor's view.

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

As described above, the site is unique for a variety of reasons. The Petitioner will suffer practical difficulty and hardship if the variance relief is denied because he would be unable to build the proposed structure, which he needs for storage. I find that this modest height variance can be granted within the spirit and intent of the BCZR and without harming the public health, safety, or welfare.

THEREFORE, IT IS ORDERED, this 15th day of **December 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to § 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure (shed) with a height of 22 ft. (less than after grade) in lieu of the maximum 15 ft. is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would

ORDER RECEIVED FOR FILING

Date 12/15/20

By D. Mignone

be required to return the subject property to its original condition.

- Petitioner or subsequent owners shall not convert the accessory structure (detached garage) into a dwelling unit or apartment. The proposed accessory structure (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed accessory structure (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/dlm

ORDER RECEIVED FOR FILING

Date

12/15/20

By

D. Magnan

IN RE: PETITION FOR VARIANCE

(7101 River Drive)

4th Election District

4th Council District

Brian M. Hamilton

Legal Owner

Petitioner

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2020-0203-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Brian M. Hamilton for property located at 7101 River Drive. The Petitioner is requesting variance relief from Baltimore County Zoning Regulations ("BCZR") § 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure (shed) with a height of 22 ft. (less than after grade) in lieu of the maximum 15 ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan 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.

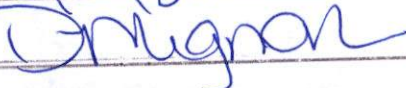
Brian M. Hamilton appeared. Adam Rosenblatt, Esquire appeared and represented the Petitioner. The subject property is approximately 1.42 acres and is zoned RC 4. Mr. Rosenblatt explained that the lot is irregularly shaped, and has well and septic systems that limit where the subject accessory structure could be located. Further, there is a forest conservation easement covering a portion of the property. He further explained that the height variance is needed in order

ORDER RECEIVED FOR FILING

Date

12/10/20

By



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

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

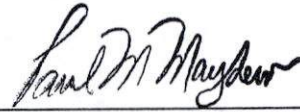
THEREFORE, IT IS ORDERED, this 10th day of **December 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to § 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure (shed) with a height of 22 ft. (less than after grade) in lieu of the maximum 15 ft. is hereby GRANTED.

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would

be required to return the subject property to its original condition.

- Petitioner or subsequent owners shall not convert the accessory structure (detached garage) into a dwelling unit or apartment. The proposed accessory structure (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed accessory structure (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/dlm

ORDER RECEIVED FOR FILING

Date 12/10/20
By [Signature]



PETITION FOR ZONING HEARING(S)

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

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

Address 1027 Marshane Road which is presently zoned RC 4
 Deed References: 38069/392 10 Digit Tax Account # 2 5 0 0 0 0 6 0 7 1
 Property Owner(s) Printed Name(s) Brian M. Hamilton

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. **X** a **Variance** from Section(s)

From Section 400.3 to permit an accessory structure (shed) with a height of 22 feet in lieu of the maximum 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at hearing.

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A
 Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam M. Rosenblatt
 Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, MD
 Mailing Address City State

21204 / 410-294-9430 / amrosenblatt@venable.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Brian Hamilton /
 Name #1 - Type or Print Name #2 - Type or Print

SEE ATTACHED /
 Signature #1 Signature #2

1027 Marshane Road Reisterstown MD
 Mailing Address City State

21136 / 240-508-0569 / brianhamilton11@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Adam M. Rosenblatt
 Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, MD
 Mailing Address City State

21204 / 410-294-9430 / amrosenblatt@venable.com
 Zip Code Telephone # Email Address

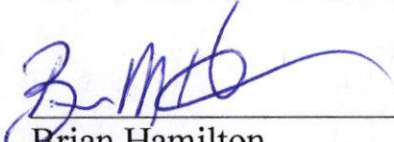
CASE NUMBER 2020-0203-A Filing Date 9/11/20 Do Not Schedule Dates: _____ Reviewer gr

REV. 10/4/11

Revised

**ATTACHMENT TO
ZONING PETITION**

PETITIONER/OWNER



Brian Hamilton

MAILING ADDRESS

1027 Marshane Road
Reisterstown, MD 21136

PROPERTY DESCRIPTION

1027 Marshane Road

Being known and designated as Lot 13 as shown and delineated on the Amended Record Plat known as Timber Run and recorded in the Land Records of Baltimore County at Plat Book 79, p. 241.

2020-0203-A

CERTIFICATE OF POSTING

2020-0203-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Hamilton

August 31, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED

SEP 02 2020

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1027 Marshane Road

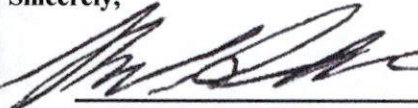
SIGN 1 Recertification

August 16, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 August 30, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0203-A

RE: Case No.:

Petitioner/Developer: _____

Brian Hamilton

August 31, 2020

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

RECEIVED

SEP 02 2020

Attn: Kristen Lewis:

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Ladies and Gentlemen:

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

1027 Marshane Road

SIGN 2 Recertification

August 16, 2020

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

~~August 30, 2020~~

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0203-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Hamilton

December 7, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

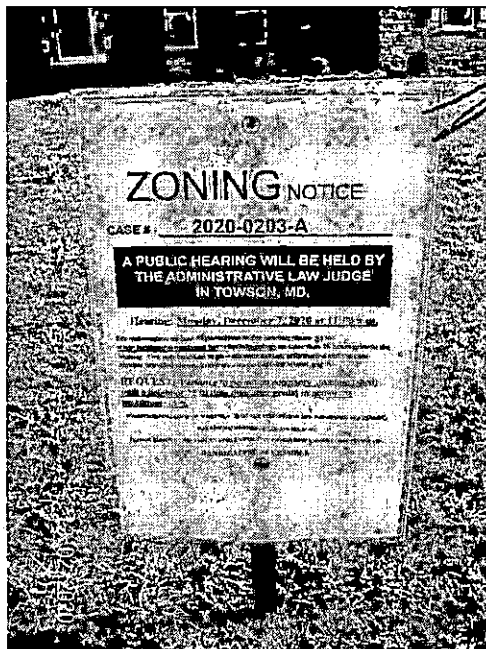
Ladies and Gentlemen:

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

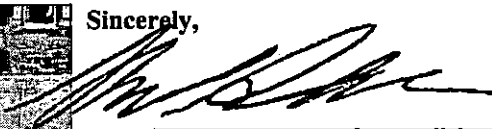
1027 Marshane Road **SIGN 1 Recertification**

November 17, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 December 2, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0203-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Hamilton

December 7, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

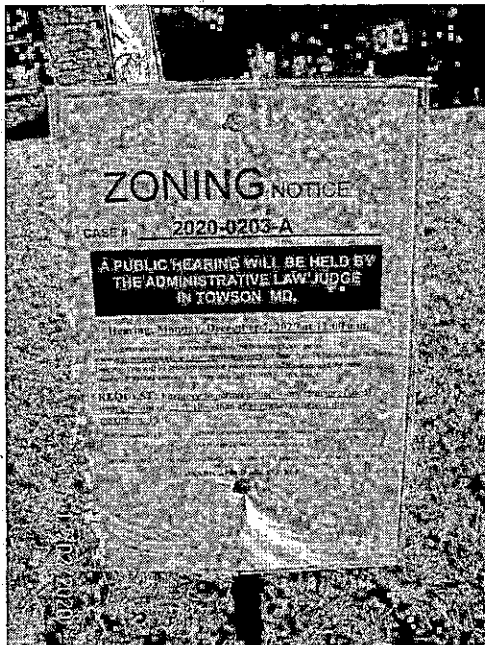
Ladies and Gentlemen:

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

1027 Marshane Road SIGN 2 Recertification

November 17, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **December 2, 2020**
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 9, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0203-A

1027 Marshane Road

East side of Marshane Road, South of Jascott Court

4th Election District – 4th Councilmanic District

Legal Owners: Brian Hamilton

Variance to permit an accessory structure (shed) with a height of 22 ft. (less than after grade) in lieu of the maximum 15 ft.

Hearing: Monday, December 7, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Brian Hamilton, 1027 Marshane Road, Reisterstown 21136
Mr. & Mrs. Edwards, 1029 Marshane Road, Reisterstown 21136

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 17, 2020

CERTIFICATE OF POSTING

2020-0203-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Hamilton

December 7, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

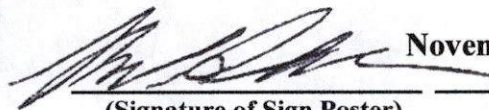
1027 Marshane Road **SIGN 1**

November 17, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,



November 17, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0203-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Hamilton

December 7, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

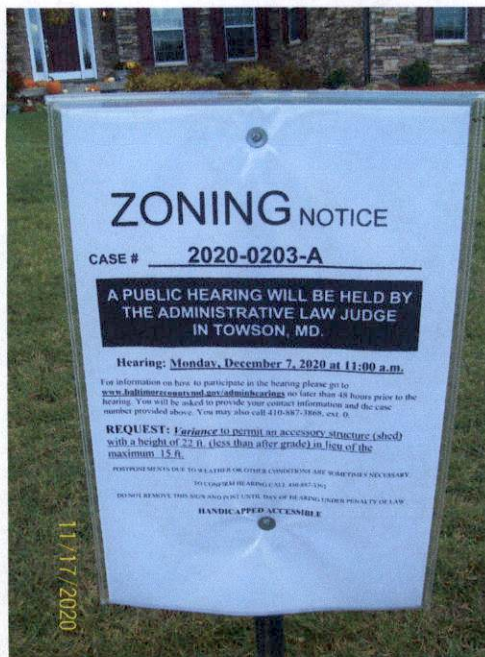
Ladies and Gentlemen:

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

1027 Marshane Road **SIGN 2**

November 17, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

November 17, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0203-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Hamilton

August 31, 2020

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1027 Marshane Road

SIGN 1

August 16, 2020

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

August 16, 2020

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

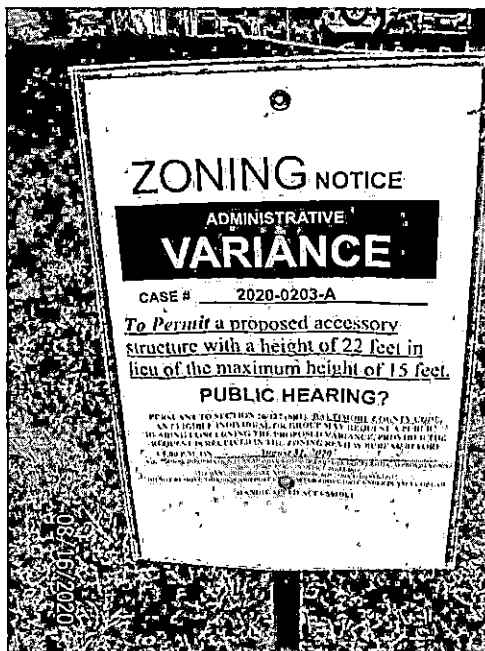
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0203-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Hamilton

August 31, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

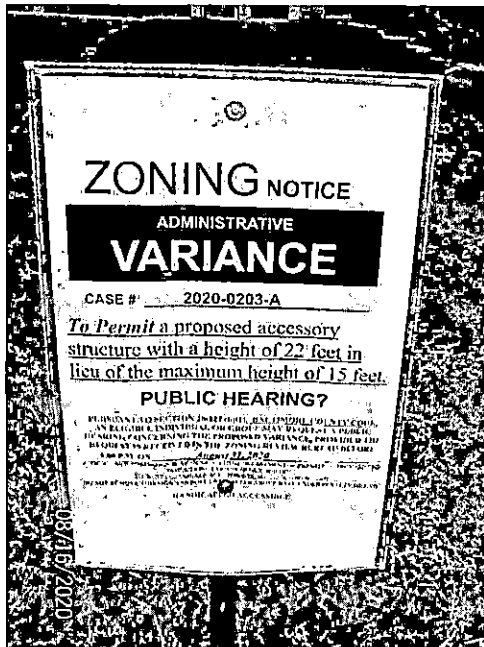
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1027 Marshane Road

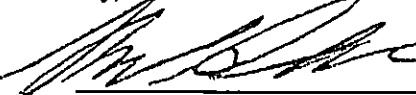
SIGN 2

August 16, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 August 16, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11935028
 Case #: 2020-0203-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0203-A

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

11/17/2020



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows

CASE NUMBER: 2020-0203-A

1027 Marshane Road

East side of Marshane Road, South of Jascott Court

4th Election District - 4th Councilmanic District

Legal Owners: Brian Hamilton

Variance to permit an accessory structure (shed) with a height of 22 ft. (less than after grade) in lieu of the maximum 15 ft.

Hearing: Monday, December 7, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

n17



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 9, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0203-A

1027 Marshane Road
East side of Marshane Road, South of Jascott Court
4th Election District – 4th Councilmanic District
Legal Owners: Brian Hamilton

Variance to permit an accessory structure (shed) with a height of 22 ft. (less than after grade) in lieu of the maximum 15 ft.

Hearing: Monday, December 7, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Brian Hamilton, 1027 Marshane Road, Reisterstown 21136
Mr. & Mrs. Edwards, 1029 Marshane Road, Reisterstown 21136

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 17, 2020

TO: THE DAILY RECORD
Tuesday, November 17, 2020 - Issue

Please forward billing to:

Brian Hamilton
1027 Marshane Road
Reisterstown, MD 21136

240-508-0569

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

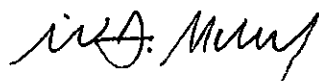
CASE NUMBER: 2020-0203-A

1027 Marshane Road
East side of Marshane Road, South of Jascott Court
4th Election District – 4th Councilmanic District
Legal Owners: Brian Hamilton

Variance to permit an accessory structure (shed) with a height of 22 ft. (less than after grade) in lieu of the maximum 15 ft.

Hearing: Monday, December 7, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



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

Kristen L Lewis

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Monday, November 09, 2020 9:49 AM
To: Kristen L Lewis
Cc: brianhamilton11@gmail.com
Subject: Confirmation of December 7 hearing

CAUTION: This message from AMRosenblatt@venable.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 Kristen,

I have confirmed that December 7 at 11:00 a.m. will work for us for Case No. 2020-203-A. Can you please send a webex invite to me and Brian Hamilton (his email address is cc'd here)?

Thank you very much.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | www.Venable.com

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.



Paid
\$60

FORMAL DEMAND FOR HEARING

CASE NUMBER: 2020-0203-A

Address: 1027 Marshane Rd Reisterstown, MD

21136

Petitioner(s): Brian Hamilton

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Jim and Deborah Edwards

Name - Type or Print

☒ Legal Owner OR ☐ Resident of

1029 Marshane Road

Address

Reisterstown MD 21136

City

State

Zip Code

240-899-6622

Telephone Number

which is located approximately 25 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Jim Edwards

Signature

8/26/20

Date

Deborah Edwards

Signature

8/26/20

Date

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0203-A

Property Address: 1027 Marshane

Property Description: ✓

Legal Owners (Petitioners): Brian Hamilton

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Brian Hamilton

Company/Firm (if applicable): _____

Address: 1027 Marshane Road
Reisterstown, MD 21136

Telephone Number: 240-508-0569

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0203 -A Address 1027 Marshane Road

Contact Person: GARY HUCIK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/2/2020 Posting Date: 8/16/2020 Closing Date: 8/31/2020

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- 0203 -A Address 1027 Marshane Road

Petitioner's Name Brian Hamilton Telephone 240-508-0569

Posting Date: 8/16/2020 Closing Date: 8/31/2020

Wording for Sign: To Permit a proposed accessory structure with
a height of 22 feet in lieu of the maximum
height of 15 feet.

Revised 6/30/2018



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 30, 2020

Adam Rosenblatt,
210 W. Pennsylvania Ave Suite 500
Towson MD 21204

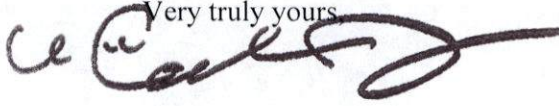
RE: Case Number: 2020-0203-A, 1027 Marshane Road

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 September 11, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

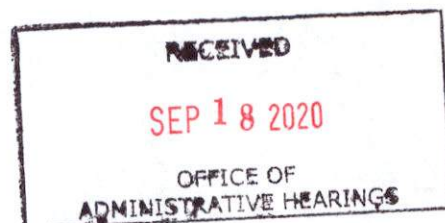
DATE: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0203-A rev.
Address 1027 Marshane Road
(Hamilton Property)

Zoning Advisory Committee Meeting of **September 7, 2020.**

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

Reviewer: Steve Ford



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

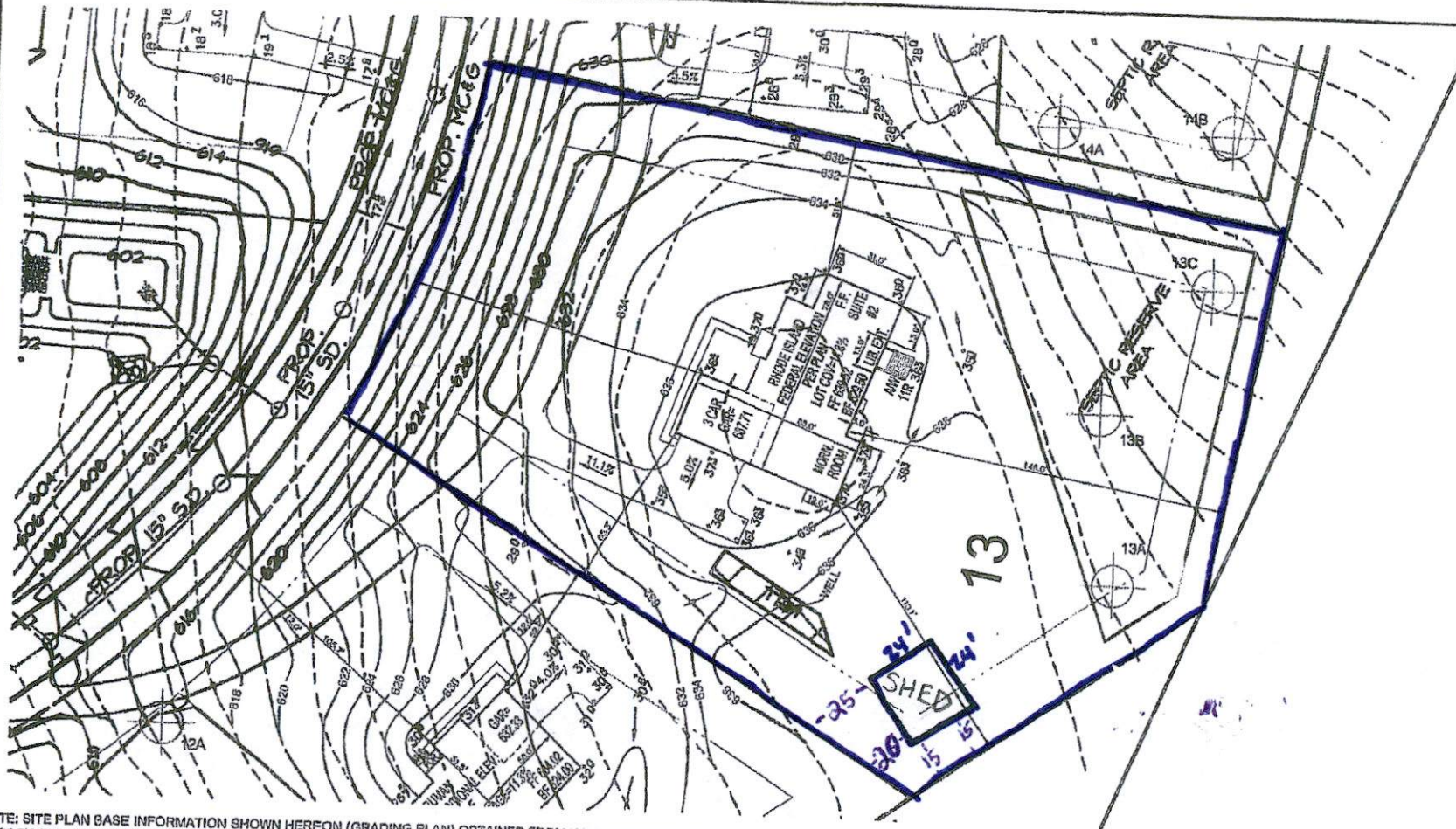
DATE: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0203-A rev.
Address 1027 Marshane Road
(Hamilton Property)

Zoning Advisory Committee Meeting of **September 7, 2020**.

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

Reviewer: Steve Ford



NOTE: SITE PLAN BASE INFORMATION SHOWN HEREON (GRADING PLAN) OBTAINED FROM K.HOVNANIAN HOMES ON 08/05/2015 AS PREPARED BY D.S. THALER & ASSOCIATES. GRADING PLAN APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON 07/24/2013.



**Dewberry
Consultants LLC**
Formerly known as
Dawberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0189 (FAX)
www.dewberry.com

TIMBER RUN LOT 13

DRAWN: ACM
CHECKED: ERB
SCALE: 1"=40'
DATE: 06/06/2016

PLAT REF. JLE 79/23B-243
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

MIN. BLDG. SETBACKS:
FRONT: 25'
SIDE: 25'
REAR: 25'

NOTES:

- ALL SEDIMENT CONTROLS TO BE PER THE LATEST STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND BALTIMORE COUNTY, MD.
- SILT FENCE SHALL BE INSPECTED AND MAINTAINED EACH DAY AND AFTER EACH RAINFALL. MAINTENANCE TO INCLUDE BUT NOT LIMITED TO REMOVAL OF ALL ACCUMULATED SEDIMENT. GEOTEXTILE FABRIC SHALL BE REPLACED AS NEEDED TO ENSURE PROPER FUNCTION.
- TEMPORARY STOCKPILES SHALL BE:
 - LOCATED WITHIN THE LIMITS OF DISTURBANCE (LOD).
 - DRAIN TO A FUNCTIONING SEDIMENT CONTROL DEVICE.
 - POSITIONED TO NOT IMPEDE UPON, OR IMPAIR THE FUNCTION OF SAID DEVICE.
 - POSITIONED TO NOT ALTER DRAINAGE DIVIDES.

*PLAN TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE*

BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE:

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

From: Matt Gawel
Chief Building Inspector

SUBJECT: Item No:

Legal Owner/Petitioner: MATTHEW B. HAMILTON

Contract Purchaser: N/A

Property Address: 1027 MARSHANE RD. REISTERSTOWN RD, MD

Location Description: SINGLE FAMILY RESIDENCE BUILDING
GARAGE.

VIOLATION INFORMATION:

Case No.: 2020-0203A

Defendants: MATTHEW B. HAMILTON

Please be advised that the aforementioned petition is the subject of an active violation case.

When the petition is for a public hearing, please notify the following person(s) regarding the hearing date:

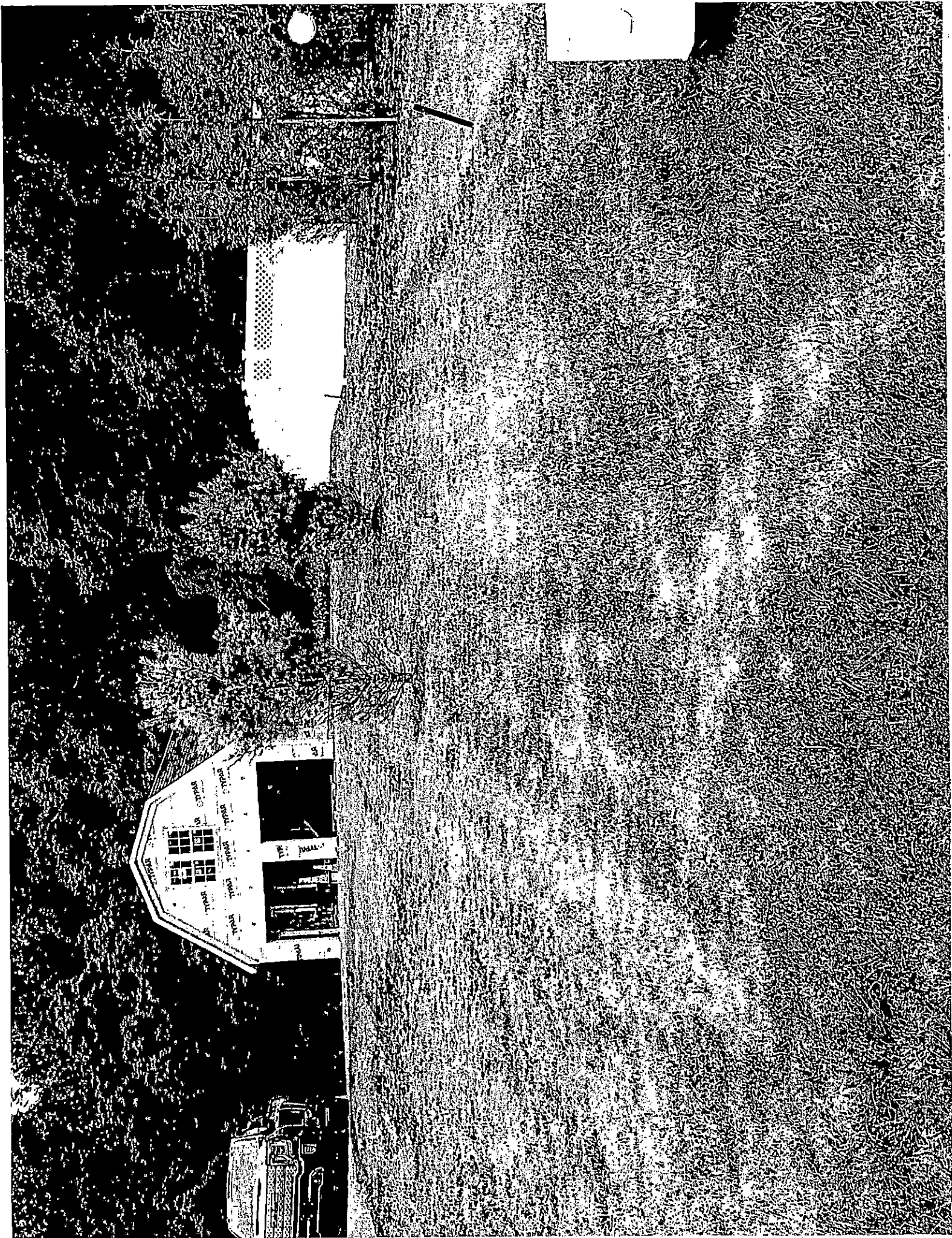
NAME

ADDRESS

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint intake from/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable)

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Kristin Lewis in Room 111 in order that the appropriate action may be taken relative to the violation case.



Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 04 Account Number - 2500006071		
Owner Information		
Owner Name:	HAMILTON BRIAN MATTHEW	Use: RESIDENTIAL
Mailing Address:	1027 MARSHANE RD REISTERSTOWN MD 21136-	Principal Residence: YES Deed Reference: /38069/ 00392
Location & Structure Information		
Premises Address:	1027 MARSHANE RD REISTERSTOWN 21136-	Legal Description: 1.4216 AC 1027 MARSHANE RD ES TIMBER RUN
Map:	Grid:	Parcel:
0048	0021	1172
Neighborhood:	Subdivision:	Section:
4020020.04	9238	
Block:	Lot:	Assessment Year:
	13	2019
Plat No:	4	
Plat Ref:	79/ 241	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2017	5,847 SF	2000 SF
Property Land Area	County Use	
1.4200 AC	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	6	6 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2019
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Land:	156,300	156,300
Improvements	612,100	717,900
Total:	768,400	874,200
Preferential Land:	0	0
Transfer Information		
Seller: K HOVNANIAN HOMES OF MARYLAND I LLC	Date: 09/28/2016	Price: \$225,000
Type: ARMS LENGTH IMPROVED	Deed1: /38069/ 00392	Deed2:
Seller: NORTHEAST CAPITAL MANAGEMENT LLC	Date: 07/28/2016	Price: \$585,000
Type: ARMS LENGTH MULTIPLE	Deed1: /37804/ 00444	Deed2:
Seller: TIMBER RUN LLC	Date: 11/08/2012	Price: \$385,000
Type: NON-ARMS LENGTH OTHER	Deed1: /32760/ 00107	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 11/30/2017		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Create Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)[Import Contacts...](#)

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☒	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Henry Akwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Adam Rosenblatt</u>	amrosenblatt@venable.com	1-	English	New York Time	U.S.
☒	<u>Brian Hamilton</u>	brianhamilton11@gmail.com	1-	English	New York Time	U.S.

[Invite](#)[Select All](#)[Clear All](#)[Delete](#)[Cancel](#)

New Panelist

Full name: (required)Email address: (required)Phone number: Country/Region Number (with area/city code)Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼Language: English ▼Locale: U.S. ▼☐ Add new panelist in my address book☐ Invite as alternate host[Add to Invitation List](#)

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0203-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb388cef24ee5dbb1167effad410b7bd3>
Start: Mon 12/7/2020 11:00 AM
End: Mon 12/7/2020 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 458 3678

Monday, December 7, 2020 11:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb388cef24ee5dbb1167effad410b7bd3>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eed37446afd861acb18bc5d44a8c>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial [1724583678@baltimorecountymd.webex.com](https://baltimorecountymd.webex.com/join/1724583678)

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 702042

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e08f0f036fc2413398ffade8a83bd2b7c>

Need help? Go to <http://help.webex.com>

Donna Mignon

From: messenger@webex.com
Sent: Monday, November 9, 2020 12:35 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0203-A

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



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

© 2020 Cisco and/or its affiliates. All rights reserved. [Privacy Statement](#) | [Terms of Service](#)

Donna Mignon

From: messenger@webex.com
Sent: Monday, November 9, 2020 12:35 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0203-A

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



Webex sent the email message "Invitation for Alternate Host" for your event.

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

© 2020 Cisco and/or its affiliates. All rights reserved. [Privacy Statement](#) | [Terms of Service](#)



PETITION FOR ZONING HEARING(S)

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

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

Address 1027 Marshane Road

which is presently zoned RC 4

Deed References: 38069/392

10 Digit Tax Account # 2 5 0 0 0 0 6 0 7 1

Property Owner(s) Printed Name(s) Brian M. Hamilton

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. **X** a Variance from Section(s)

From Section 400.3 to permit an accessory structure (shed) with a height of 22 feet in lieu of the maximum 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at hearing.

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Adam M. Rosenblatt

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, MD

Mailing Address

City

State

21204

/ 410-294-9430

/ amrosenblatt@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Brian Hamilton

Name #1 - Type or Print

Name #2 - Type or Print

SEE ATTACHED

Signature #1

Signature #2

1027 Marshane Road

Reisterstown

MD

Mailing Address

City

State

21136

/ 240-508-0569

/ brianhamilton11@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Adam M. Rosenblatt

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, MD

Mailing Address

City

State

21204

/ 410-294-9430

/ amrosenblatt@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0203-A

Filing Date 9/1/20

Do Not Schedule Dates:

Reviewer gr

REV. 10/4/11

Revised

Donna Mignon

From: Kristen L Lewis
Sent: Monday, November 9, 2020 12:26 PM
To: Debra Wiley; Donna Mignon
Subject: Webex
Attachments: 20201109121143386.pdf

Good afternoon,

Attached is another case needing a webex invitation created. Thank you...again!

Kristen Lewis
PAI – Zoning Review
410-887-3391

ZAC AGENDA

Case Number: 2020-0203-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Brian M. Hamilton
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1027 MARSHANE RD

Location: East side of Marshane South 740 to the center line of Jascott Court.

Existing Zoning: RC 4

Area: 1.42 AC

Proposed Zoning:

VARIANCE:

From section 400.3 to permit an accessory structure (shed) with a height of 22 feet (less than after grade) in lieu of the maximum 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

This case has been revised on 9/1/2020 with a formal demand.

CASE NO. 2020- 0203-11

9-3- Per Jones,
now a regular
variance

C H E C K L I S T**Department**
**Support/Oppose/
Conditions/
Comments/
No Comment**

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

8-20

DEPS

(if not received, date e-mail sent _____)

NC

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: _____ by _____

SIGN POSTING (2nd)

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 - 04 Account Number - 2500006071		
Owner Information		
Owner Name:	HAMILTON BRIAN MATTHEW	Use: RESIDENTIAL
Mailing Address:	1027 MARSHANE RD REISTERSTOWN MD 21136-	Principal Residence: YES Deed Reference: /38069/ 00392
Location & Structure Information		
Premises Address:	1027 MARSHANE RD REISTERSTOWN 21136-	Legal Description: 1.4216 AC 1027 MARSHANE RD ES TIMBER RUN
Map: 0048	Grid: 0021	Parcel: 1172
Neighborhood: 4020020.04	Subdivision: 9238	Section: 13
Block: 13	Lot: 2019	Assessment Year: 4
Town: None		Plat No: 79/ 241
Plat Ref: 79/ 241		
Primary Structure Built: 2017	Above Grade Living Area: 5,847 SF	Finished Basement Area: 2000 SF
Property Land Area: 1.4200 AC		County Use: 04
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 6	Full/Half Bath: 6 full/ 1 half
Garage: 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Land:	156,300	156,300
Improvements	612,100	717,900
Total:	768,400	874,200
Preferential Land:	0	0
Transfer Information		
Seller: K HOVNANIAN HOMES OF MARYLAND I LLC	Date: 09/28/2016	Price: \$225,000
Type: ARMS LENGTH IMPROVED	Deed1: /38069/ 00392	Deed2:
Seller: NORTHEAST CAPITAL MANAGEMENT LLC	Date: 07/28/2016	Price: \$585,000
Type: ARMS LENGTH MULTIPLE	Deed1: /37804/ 00444	Deed2:
Seller: TIMBER RUN LLC	Date: 11/08/2012	Price: \$385,000
Type: NON-ARMS LENGTH OTHER	Deed1: /32760/ 00107	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 11/30/2017		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0203-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Brian M. Hamilton
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1027 MARSHANE RD
Location: East side of Marshane South 740 to the center line of Jascott Court.

Existing Zoning: RC 4 **Area:** 1.42 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

From section 400.3 to permit an accessory structure (shed) with a height of 22 feet (less than after grade) in lieu of the maximum 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/31/2020

Miscellaneous Notes:

Case Number: 2020-0204-A **Reviewer:** Rosalie Johnson
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Christopher & Jessica Weston
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 2

Property Address: 11181 RIDGEMONT RD
Location: North of Chippendale Road and Ridgemont Road on East side of Ridgemont Road.

Existing Zoning: RC 5, RC 4 **Area:** 3.45 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To allow an accessory building (detached garage) in the front yard in lieu of the required rear yard.

To allow an accessory building (detached garage) to have a height of 16.5' in lieu of the allowed 15'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

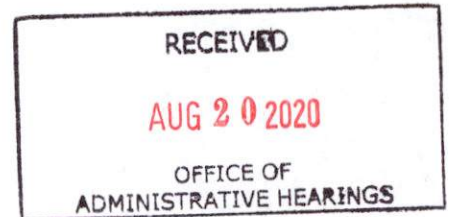
Violation Cases: None

Closing Date: 09/07/2020

Miscellaneous Notes:

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: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0203-A
Address 1027 Marshane Road
(Hamilton Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

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

Reviewer: Steve Ford

12/7
@ 11 am.

CASE NO. 2020-0203-A

CHECKLIST

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

8/20 DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

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: 11/17/20

SIGN POSTING (1st) Date: 11/17/20 by Sgt. Black

SIGN POSTING (2nd) Date: 12/2/20 by " "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: Formal Demand Requested Code Violations

Code
Enforcement

Donna Mignon

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Thursday, December 3, 2020 4:19 PM
To: Barbara Lukasevich; CARobinson@Venable.com; amrosenblatt@venable.com;
Administrative Hearings
Subject: Recertification's For 2020-0203-A
Attachments: Re-Cert 1 2020-0203-A.doc; Re-Cert 2 2020-0203-A.doc
Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from 1opie@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.

Recertification's for 1027 Marshane Road. Thanks.

Baltimore County
Permits, Approvals
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. C82000398 Property No. _____ Zoning: _____

Name(s): HAMILTON BRIAN MATTHEW

Address: 1027 MARSHAVE RD Pikesville MD 21136

Violation Location: 1027 Marshave Rd Pikesville MD 21136

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BALTIMORE COUNTY BUILDING CODE Baltimore County Building Code

Part 112.3. TIME LIMITATIONS ON PERMITS. Permit Expires
on 8-17-2019.

WORKING OUTSIDE OF STOP SIGN AREA

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 9-3-20 DATE ISSUED: 9-22-20

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: H.B. PRINT NAME: HAROLD BAKER

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 9-3-20 DATE ISSUED: 9-22-20

INSPECTOR: H.B. PRINT NAME: HAROLD BAKER

COPIES: PINK – AGENCY, YELLOW - VIOLATION SITE, GOLD – DEFENDANT, WHITE – INSPECTOR

NOTICE TO DEFENDANT

If you fail to comply with applicable requirement of County Code or other code, regulation or standard cited on the reverse side, a Code Enforcement Citation will be issued which may subject you to (1) the imposition of a civil penalty, (2) a requirement to reimburse the County for fees or costs incurred to correct any violation and/or (3) reasonable conditions as to the time and manner of the correction of any violation.

Matt F. Gawel

From: David W Kirby
Sent: Monday, July 20, 2020 8:15 AM
To: Matt F. Gawel
Subject: 1027 Marshane Road. 21136
Attachments: IMG_1308.jpg; ATT00001.txt; IMG_1310.jpg; ATT00002.txt

Matt,

We received complaint regarding this large two story garage being built on subject property. Complainant says no permit and she would like stop work order issued.

Thanks,
Dave Kirby

CODE ENFORCEMENT REPORT

DATE: 7 / 20 / 20 INTAKE BY: MG CASE#: 2000398 INSPEC: DONNY

COMPLAINT

LOCATION: 1027 MARSHANE RD

ZIP CODE: _____ DIST: A

COMPLAINANT

NAME: CODE ENFORCEMENT PHONE#:(H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: BUILDING A GARAGE WITHOUT A PERMIT

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT

INFORMATION _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB2000398

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB2000398	Haroon Baksh	07/20/2020	07/20/2020	Inspection Scheduled		

Complaint Description: Building a garage without permit.

B 938311

Property

1027 MARSHANE RD
REISTERSTOWN, MD 21136
Tax Id: 2500006071

Owner

HAMILTON BRIAN MATTHEW
1027 MARSHANE RD
REISTERSTOWN, MD 21136
240 508 0569

Complainant

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Haroon Baksh		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

update 7-22-20 - Stop work order Issued, Permits expired Stripline is approx 22' tall order to repair by 9-3-20
Recheck 9-3-20 - (HP)

Donna Mignon

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Wednesday, December 2, 2020 1:54 PM
To: Donna Mignon; Administrative Hearings
Subject: RE: Case No: 2020-0203-A 1027 Marshane Road
Attachments: Exhibit 1 Site Plan.pdf; Exhibit 2 - Aerial Photograph.pdf; EXHIBIT 3 Site photographs.pdf; EXHIBIT 4 Neighbor Support.pdf; EXHIBIT 5 HOA Approval.pdf; EXHIBIT LIST(50644227.1).pdf

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

Donna,

Here are the exhibits for the hearing on Monday, along with a List/summary.

Thank you very much.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/1qw4YMxYKum8LRaHDgvcnClMo4Tu8i1vLzlwIPR17MuHcJtfaTGs-JzLNgK1V3-8ch8X-ECpp3UU_GsMfzC-ufwLVXR7xF_z6NayknLBJ9S4Ds993dnwWdSiNOnkYIXjfv482DpeM263BezOGS-G-hJatVn2Hb3a5VmuMHqAvNY5nxQPkscx3Kz9iolgE3IzNUVwCoceVsa89w5FGXzGchKhvy9pvnJAZRWCgeZF4qJ-ZQUp2q6UDS3djhD4I7fU_baKNavYGaYdAxdRs4pEwUrZAyxi0pRyo31QvV9HGQRBVvBDaFt8qqHibnC-lb87_swloCCBgap5pFyMGVaj5oprV_fk_h1zpF3QB1ZdPYd9Clkn0yp5KW-VdLMpKJFWwS1JD-0iRw5z987SioClr57ZhhoFVAazm4wLjvTJ9TMBxvalCLfw-znfbVqKE4qcZtUmrN4tl2_XmAkuNhVmq/http%3A%2F%2Fwww.Venable.com

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Wednesday, December 2, 2020 9:40 AM
To: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Cc: Robinson, Drew <CARobinson@Venable.com>
Subject: Case No: 2020-0203-A 1027 Marshane Road

Caution: External Email

Good Morning:

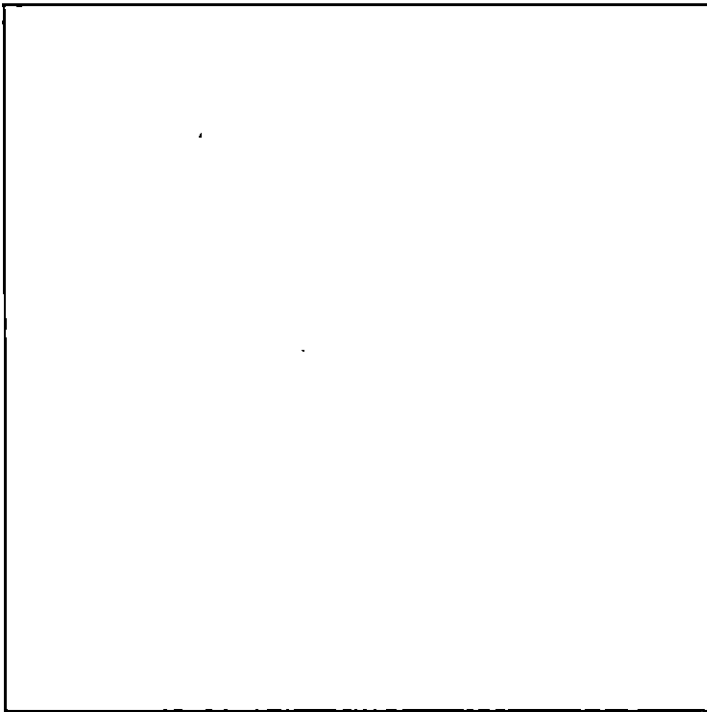
As you are aware, a virtual WebEx hearing has been scheduled for Monday, December 7, 2020 at 11:00 a.m. You should have received an invitation in an email around November 9, 2020 that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least two business days in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the case number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

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



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

This electronic mail transmission may contain confidential or privileged information. If
you believe you have received this message in error, please notify the sender by reply
transmission and delete the message without copying or disclosing it.

Donna Mignon

From: Donna Mignon
Sent: Wednesday, December 2, 2020 9:40 AM
To: Rosenblatt, Adam M.
Cc: 'Robinson, Drew'
Subject: Case No: 2020-0203-A 1027 Marshane Road

Good Morning:

As you are aware, a virtual WebEx hearing has been scheduled for Monday, December 7, 2020 at 11:00 a.m. You should have received an invitation in an email around November 9, 2020 that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least two business days in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov Exhibits must be separately numbered and submitted, an exhibit list with the case number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

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

Donna Mignon

From: Donna Mignon
Sent: Tuesday, December 1, 2020 9:12 AM
To: Lisa M Henson

Good Morning,

I hope you are doing well. Can you please send me information on the following:

CC2008062

CB200039398

Thank you so much. Have a great day.

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

Pm (2-7-20 11Am
JWC 12-10-20

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 12/23/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-203-A

INFORMATION:

Property Address: 1027 Marshane Road
Petitioner: Brian Hamilton
Zoning: RC 4
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from Section 400.3 of the BCZR to permit an accessory structure (shed) with a height of 22 ft. in lieu of the maximum 15 feet.

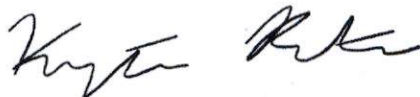
The property is located in a rural residential area.

The Department of Planning does not oppose to the request pending the following issue is addressed:

- Calculations proving the shed will not put the property over the 10% impervious limit as directed in Section 1A03.4.B.3 of the BCZR be added to the plan or otherwise satisfactorily shown to the Administrative Law Judge

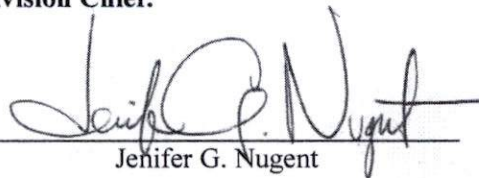
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

CPG/JGN/KP/

c: Joseph Wiley, Northern Sector Planner
Adam Rosenblatt, Venable LLC.
Office of the Administrative Hearings
People's Counsel for Baltimore County

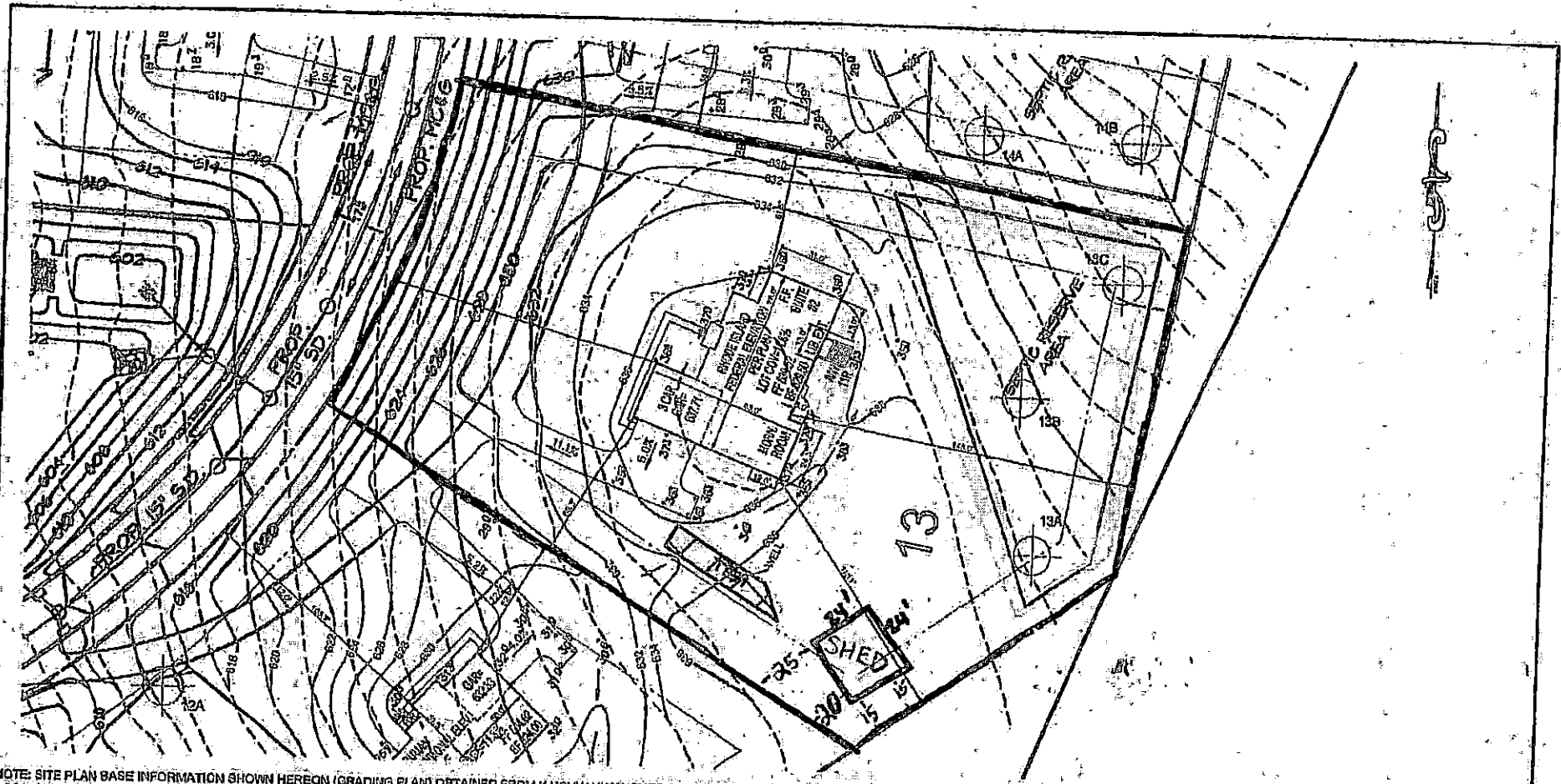
EXHIBIT LIST

CASE NO. 2020-0203-A

DO
1-12-21

DM.
12/10/20

1. Site Plan
2. Aerial Photograph
3. Site Photos
4. Neighbor Support Letter
5. HOA Approval for Shed



NOTE: SITE PLAN BASE INFORMATION SHOWN HEREON (GRADING PLAN) OBTAINED FROM K.HOVHANJAN HOMES ON 03/05/2016 AS PREPARED BY D.S. THALER & ASSOCIATES. GRADING PLAN APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON 07/24/2013.



Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.9551
301.731.0188 (FAX)
www.dewberry.com

TIMBER RUN LOT 13

DRAWN: ACM
CHECKED: ERB
SCALE: 1"=40'
DATE: 06/06/2016

PLAT REF. JLE 78238-243
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

MIN. BLDG. SETBACKS:
FRONT: 20'
SIDE: 25'
REAR: 25'

NOTES:

1. ALL SEDIMENT CONTROLS TO BE PER THE LATEST STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND BALTIMORE COUNTY, MD.
2. SILT FENCE SHALL BE INSPECTED AND MAINTAINED EACH DAY AND AFTER EACH RAINFALL. MAINTENANCE TO INCLUDE BUT NOT LIMITED TO REMOVAL OF ALL ACCUMULATED SEDIMENT. GEOTEXTILE FABRIC SHALL BE REPLACED AS NEEDED TO ENSURE PROPER FUNCTION.
3. TEMPORARY STOCKPILES SHALL BE:
 - A. LOCATED WITHIN THE LIMITS OF DISTURBANCE (LOD).
 - B. DRAIN TO A FUNCTIONING SEDIMENT CONTROL DEVICE.
 - C. POSITIONED TO NOT WEAR UPON, OR IMPAIR THE FUNCTION OF SAID DEVICE.
 - D. POSITIONED TO NOT ALTER DRAINAGE GRADES.

EXHIBIT 1

PLAN TO ACCOMPANY PETITION
FOR ~~REMOVAL~~ VARIANCE

Aerial of 1027 Marshane Road



Legend

- House Numbers
- Zoning
- Property
- == Interstates
- == Interstate Ramps
- == Major Roads
- == Minor Roads
- == Local Roads
- Alleys and Driveways
- County Boundary

1:4,514

0 195 390 780 Feet

December 2, 2020

EXHIBIT 3: SITE PHOTOGRAPHS







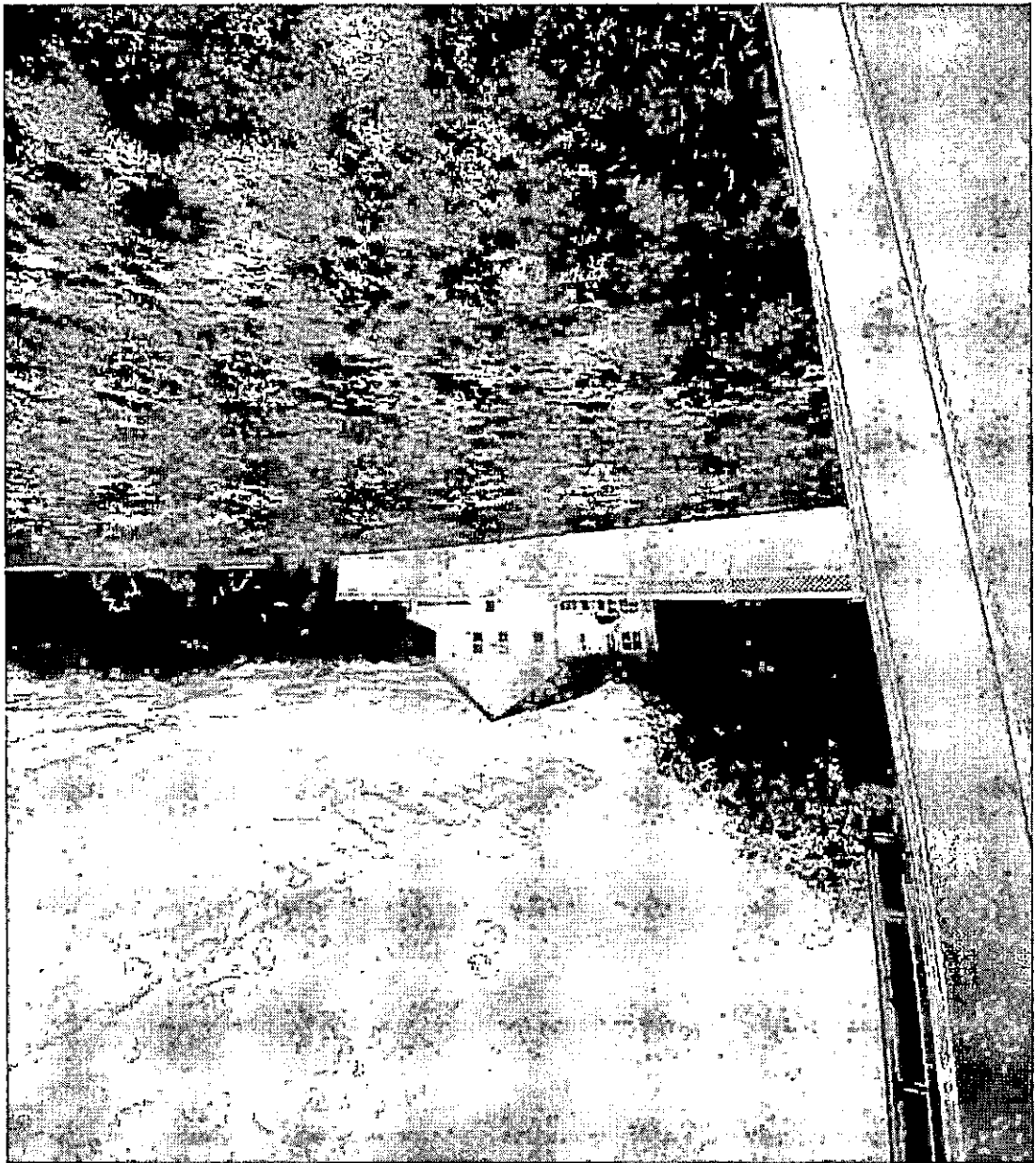


EXHIBIT 4

From: doah <jimedwardsd5@gmail.com>
Sent: Monday, November 30, 2020 4:04 PM
To: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Cc: Brian Hamilton <brianhamilton11@gmail.com>; Debbie Strong <debstrong3@yahoo.com>
Subject: Rescinded Objection to Variance Request per 1027 Marshane Road

Caution: External Email

Hon. Paul Mayhew
Managing Administrative Law Judge
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

Re: Support for Variance for 1027 Marshane Road
Case No. 2020-203-A

Dear Judge Mayhew,

I am the owner of the property known as James & Deborah Edwards at 1029 Marshane Road. I originally opposed the above-referenced variance requested by Mr. Hamilton but I am now in support of the variance. Mr. Hamilton has worked with me to resolve all of my concerns. Accordingly, I no longer have any objection to the request for variance.

Sincerely,

James & Deborah Edwards

1029 Marshane Road Reisterstown, MD 21136

EXHIBIT 5: HOA APPROVAL

Brian Hamilton

Subject:

FW: Timber Run Homeowners Association- Application for exterior alteration

On Jul 28, 2017, at 2:55 PM, Miranda Bushey <mbushey@tidewaterproperty.com> wrote:

Hi Brian,

It was great to meet you as well! I was just about to email you and inform you that the board has approved your application as submitted. As of the moment, we do not have you set up in our system so I am unable to send you the formal approval letter. However, please consider this as your approval and move forward with the installation of your shed. Congratulations on your new project!

Miranda Bushey

Administrative Specialist

Tidewater Property Management

3706 Crondall Lane, Suite 105

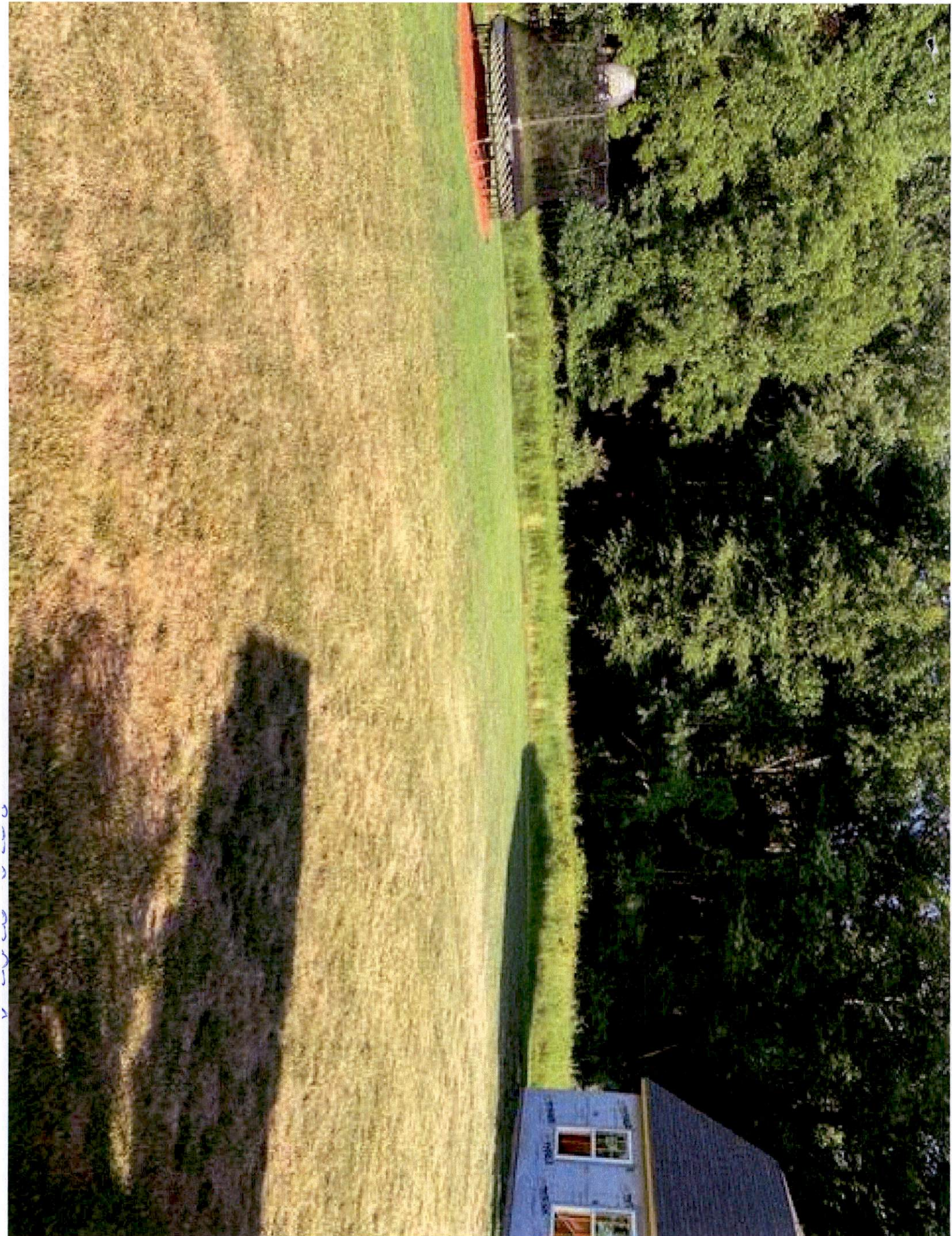
Owings Mills, MD 21117

Phone: (443) 548-0191 Ext. 130

Fax: (443) 548-0196

Please visit our website: www.tidewaterproperty.com

Have you signed up for your homeowner portal yet? Did you know you can access real-time account status, view the community calendar, search rules and regulations, make a payment and much more! To get started, [click here](#).



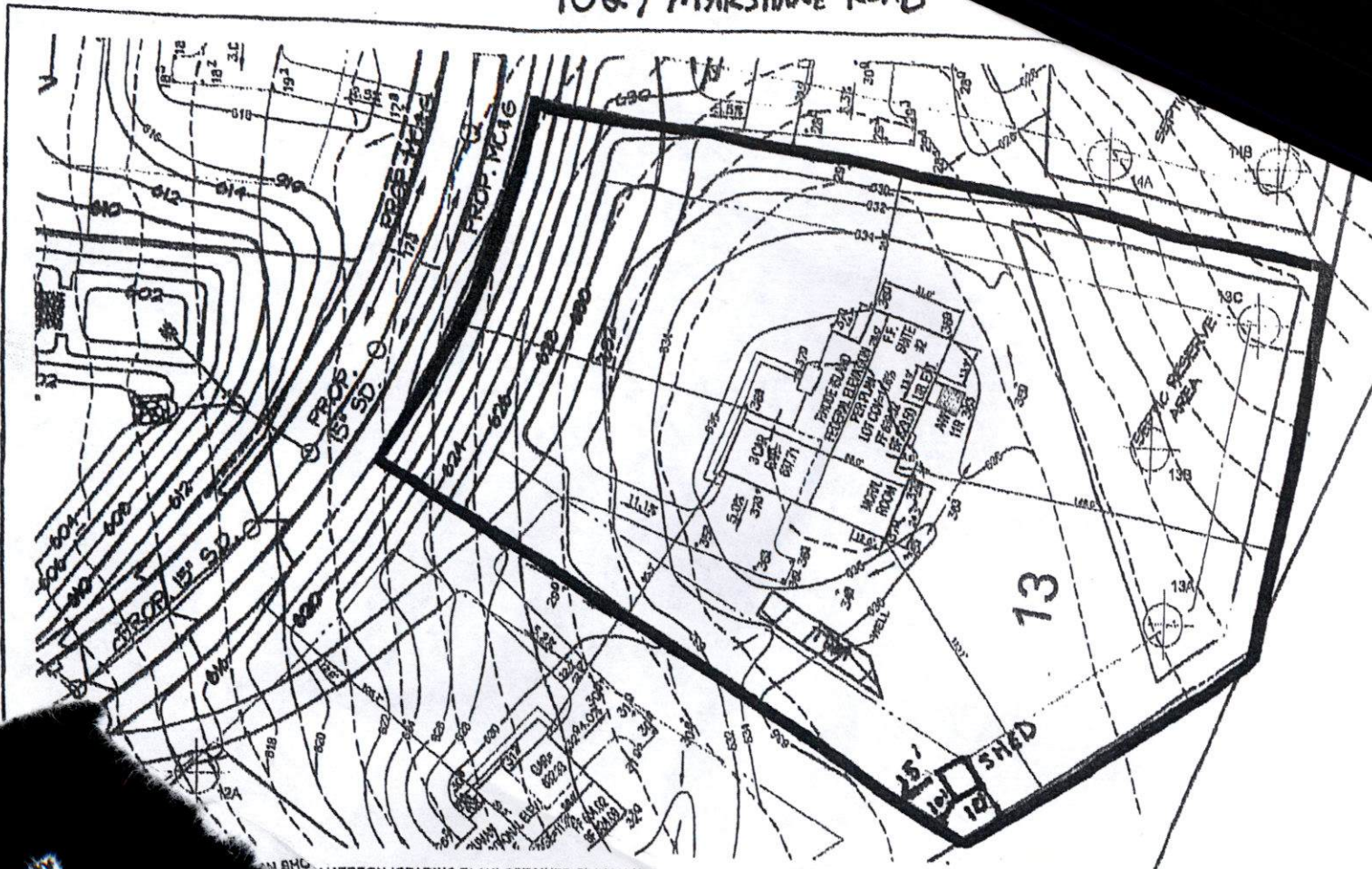


5-2-2010 10:10





PLAN TO ACCOMPANY FOR ADMINISTRATIVE VARIANCE 102.7 MARSHAW ROAD



HISTORIC
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE NO
SEWER IS:
PUBLIC X PRIVATE NO
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

N/A

NOTES: ALL SITE PLAN BASE INFORMATION DERIVED FROM HEREON (GRADING PLAN) OBTAINED FROM K. HOVANNIAN HOMES ON 09/09/2015 AS PREPARED BY D.S. THALER & BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON 07/24/2013.

TIMBER RUN
LOT 13

Dewberry
Consultants LLC
Faintly legible text below Dewberry logo.

DRAWN: ACM
CHECKED: ERB

PLAT REF. JLE 79220-243
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

MIN. B.L.O.G. SETBACKS:
FRONT: 20'
SIDE: 20'
REAR: 20'

- NOTES:
- ALL SEDIMENT CONTROLS TO BE PER THE LATEST STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND BALTIMORE COUNTY, MD. SILT FENCES SHALL BE INSPECTED AND MAINTAINED EACH DAY AND AFTER EACH RAINFALL. MAINTENANCE TO INCLUDE BUT NOT LIMITED TO REMOVAL OF ALL ACCUMULATED SEDIMENT. GEOTEXTILE FABRIC SHALL BE REPLACED AS NEEDED TO ENSURE PROPER FUNCTION.
 - TEMPORARY STOCKPILES SHALL BE:
 - LOCATED WITHIN THE LIMITS OF DISTURBANCE (LOD).
 - DRAIN TO A FUNCTIONING SEDIMENT CONTROL DEVICE.
 - POSITIONED TO NOT IMPAIR UPON, OR IMPAIR THE FUNCTION OF SAID DEVICE.
 - POSITIONED TO NOT ALTER DRAINAGE DIVIDES.

Permit
No. 1000

MAP IS NOT TO SCALE

N

ZONING MAP# _____

SITE ZONED RC 4

ELECTION DISTRICT 4

COUNCIL DISTRICT 4

LOT AREA ACREAGE 1.4

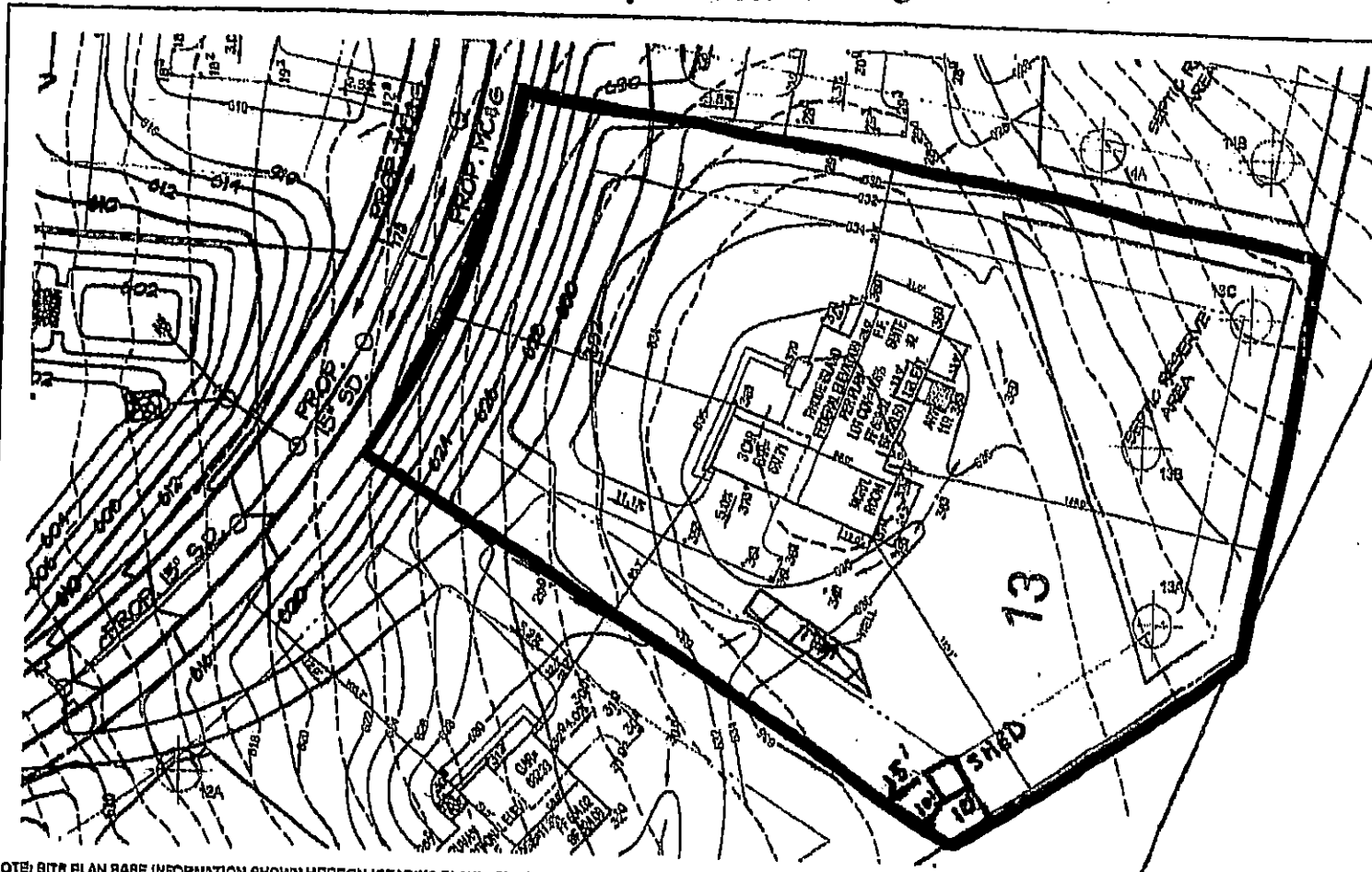
OR SQUARE FEET _____

HISTORIC? NO

NO

NO

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE 1027 MARSHANE ROAD



NOTE: SITE PLAN BASE INFORMATION SHOWN HEREON (GRADING PLAN) OBTAINED FROM K. HOFMAN HOMES ON 03/03/2016 AS PREPARED BY D.B. THALER & ASSOCIATES. GRADING PLAN APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON 07/24/2016.



Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DERRICKWOOD LANE
SUITE 204
LATHAM, MD 20780
301.731.5251
301.731.0130 (FAX)
www.dewberry.com

TIMBER RUN
LOT 13

DRAWN: ACM
CHECKED: ERB
SCALE: 1"=40'
DATE: 08/08/2016

FLAT REF. A67923-243
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

MIN. BLDG. SETBACKS:
FRONT: 25'
SIDE: 25'
REAR: 25'

NOTES:

- ALL EROSION CONTROLS TO BE PER THE LATEST STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND BALTIMORE COUNTY, MD.
- GILT FENCE SHALL BE INSPECTED AND MAINTAINED EACH DAY AND AFTER EACH RAINFALL. MAINTENANCE TO INCLUDE BUT NOT LIMITED TO REMOVAL OF ALL ACCUMULATED SEDIMENT. GEOTEXTILE FABRIC SHALL BE REPLACED AS NEEDED TO ENSURE PROPER FUNCTION.
- TEMPORARY STOCKPILES SHALL BE:
 - LOCATED WITHIN THE LIMITS OF DISTURBANCE (LOD).
 - GRASS TO A FUNCTIONING SEDIMENT CONTROL DEVICE.
 - POSITIONED TO NOT IMPROVE UPON, OR IMPAIR THE FUNCTION OF SAID DEVICE.
 - POSITIONED TO NOT ALTER DRAINAGE DIVIDES.

N



MAP IS NOT TO SCALE

ZONING MAP#

SITE ZONED RC 4

ELECTION DISTRICT 4

COUNCIL DISTRICT 4

LOT AREA ACREAGE 1.4

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

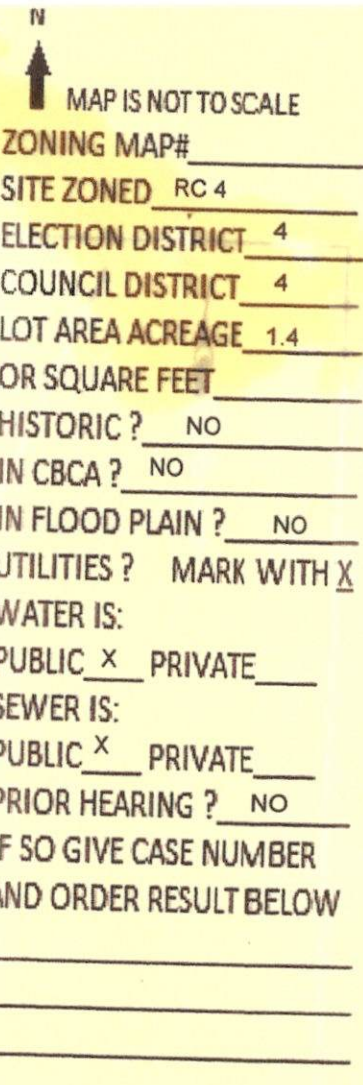
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

N/A

2020-0203-A

2020-0203-A



VIOLATION CASE INFO:
N/A



10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20708
301.731.5551
301.731.0185 (FAX)
www.dentborry.com

PLAT REF. JLE 79/238-243
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

MIN. BLDG. SETBACKS:

FRONT:	25'
SIDE:	25'
REAR:	25'

1. ALL SEDIMENT CONTROLS TO BE PER THE LATEST STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND BALTIMORE COUNTY, MD.
2. Silt fence shall be inspected and maintained each day and after each rainfall. Maintenance to include but not limited to removal of all accumulated sediment. Geotextile fabric shall be replaced as needed to ensure proper function.
3. TEMPORARY STOCKPILES SHALL BE:
 - A. LOCATED WITHIN THE LIMITS OF DISTURBANCE (LOD).
 - B. DRAIN TO A FUNCTIONING SEDIMENT CONTROL DEVICE.
 - C. POSITIONED TO NOT IMPEDE UPON, OR IMPAIR THE FUNCTION OF SAID DEVICE.
 - D. POSITIONED TO NOT ALTER DRAINAGE DIVIDES.

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE 1027 MARSHAW ROAD

N

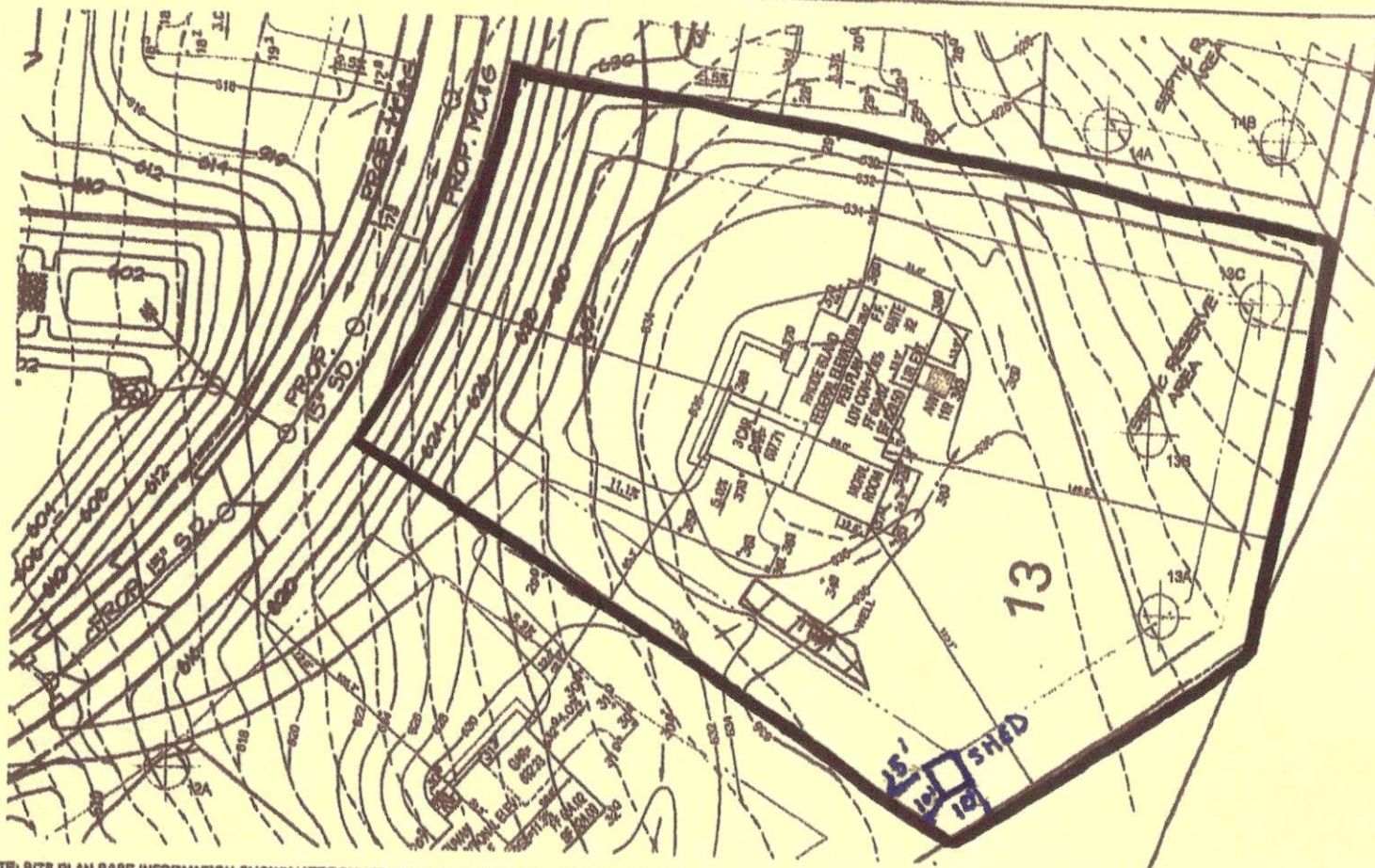


MAP IS NOT TO SCALE

ZONING MAP# _____
SITE ZONED RC 4
ELECTION DISTRICT 4
COUNCIL DISTRICT 4
LOT AREA ACREAGE 1.4
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

N/A



NOTE: SITE PLAN BASE INFORMATION SHOWN HEREON (GRADING PLAN) OBTAINED FROM K.HOVNANIAN HOMES ON 08/09/2016 AS PREPARED BY D.S. THALER & ASSOCIATES. GRADING PLAN APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON 07/24/2013.



Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10000 DEREKWOOD LANE
SUITE 204
LAWHAM, MD 20708
301.731.8951
301.731.8108 (FAX)
www.dewberry.com

TIMBER RUN
LOT 13

DRAWN: ACM

CHECKED: ERB

SCALE: 1"=40'

DATE: 08/08/2016

PLAT REF. JLE 79/238-243
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

MIN. BLDG. SETBACKS:

FRONT: 25'

SIDE: 25'

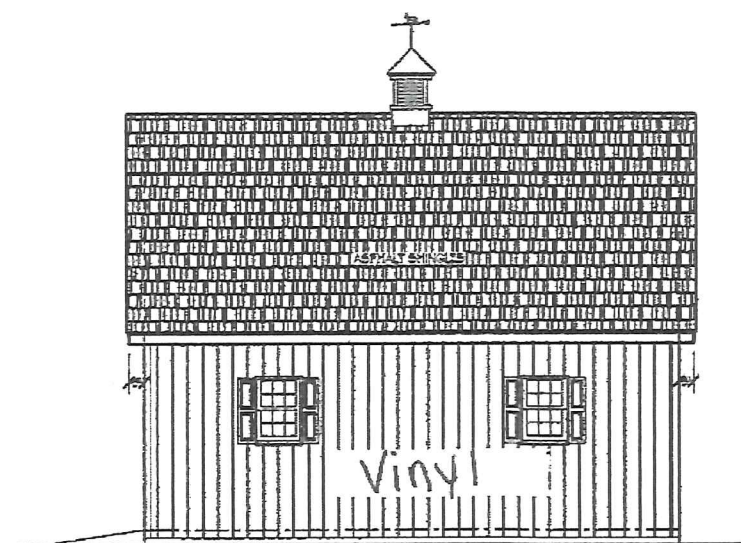
REAR: 25'

NOTES:

1. ALL SEDIMENT CONTROLS TO BE PER THE LATEST STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND BALTIMORE COUNTY, MD.
2. SILT FENCE SHALL BE INSPECTED AND MAINTAINED EACH DAY AND AFTER EACH RAINFALL. MAINTENANCE TO INCLUDE BUT NOT LIMITED TO REMOVAL OF ALL ACCUMULATED SEDIMENT, GEOTEXTILE FABRIC SHALL BE REPLACED AS NEEDED TO ENSURE PROPER FUNCTION.
3. TEMPORARY STOCKPILES SHALL BE:
A. LOCATED WITHIN THE LIMITS OF DISTURBANCE & OOI
B. DRAIN TO A FUNCTIONING SEDIMENT CONTROL DEVICE
C. POSITIONED TO NOT IMPOSE UPON, OR IMPAIR THE FUNCTION OF SAID DEVICE
D. POSITIONED TO NOT ALTER DRAINAGE DIVIDES.

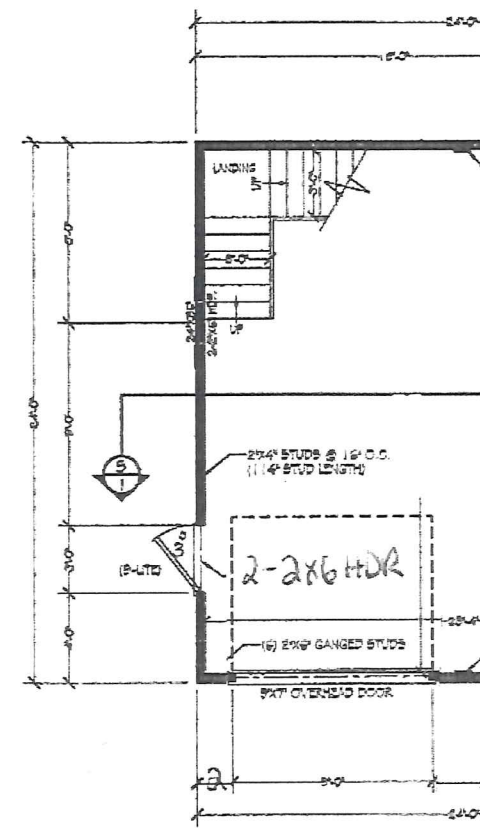
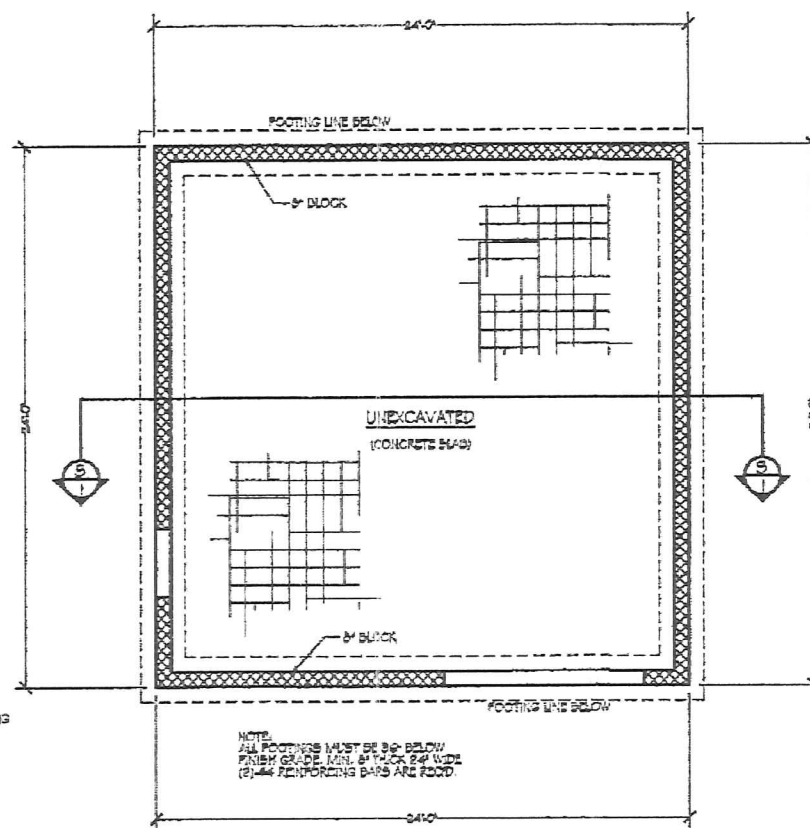
2020-0203-M

NC



RE

SCALE: $1/4" = 1' - 0"$



FLOOR

SCALE: $1/4'' = 1'-0''$

2020-01