

MEMORANDUM

DATE: February 8, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0291-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 5, 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 ADMIN. VARIANCE *
(6411 Catalpa Road)
11th Election District
3rd Council District
Michael & Na Hutton
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0291-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Michael and Na Hutton (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1. to permit a pool to be located in the side/rear yard in lieu of the required placement in the third portion of the rear yard furthest from both streets.

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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 20, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date

1/16/21

By

J. H. Huggins

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 6th day of **January, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 to to permit a pool to be located in the side/rear yard in lieu of the required placement in the third portion of the rear yard furthest from both streets.

, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

By

1/6/21
D Mignone



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 6411 Catalpa Road Currently zoned RC 5
 Deed Reference 43041 / 86 10 Digit Tax Account # 2200029270
 Owner(s) Printed Name(s) Michael and Nan Hutton

(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)

BCZR: 400.1 → To permit a pool to be located in the side/rear yard in lieu of the required placement in the 1/3 portion of the rear yard furthest from both streets.

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):

Michael Hutton	/	Nan Hutton
Name #1 – Type or Print		Name #2 – Type or Print
	/	
Signature #1		Signature #2
6411 Catalpa Road	Fork	MD
Mailing Address	City	State
21051	443-797-9916	/ mikehutton@yorkroadcfa.com
Zip Code	Telephone #	Email Address

Attorney for Owner(s)/Petitioner(s):

NA
 Name – Type or Print
 Signature
 Date
 Mailing Address City State
 By
 Zip Code Telephone # Email Address

Representative to be contacted:

Matthew Bishop
 Name – Type or Print

 Signature
 210 W. Pennsylvania Ave. Towson MD
 Mailing Address City State
 21204 443-792-9995 matt.bishop@kimley-horn.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0291-A Filing Date 12/7/20 Estimated Posting Date 12/20/20 Reviewer JS

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: 6411 Catalpa Road Fork MD 21051
Print or Type Address of property City State Zip Code

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

The property is located on a corner lot with frontage on Catalpa Road and Celtis Court. The Baltimore County Zoning Regulations require that accessory structures including pools be located as follows "On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50 percent of such third." If the applicant were required to strictly adhere to this requirement they would not be able to install an accessory structure on the property. This is due to the fact that the required 10,000 square foot septic reserve area is located in the third of the lot farthest removed from any street. Accessory structures including pools are not permitted in the septic reserve area. Additionally the third of the lot farthest removed from any street consists of the steepest grade on the property which limits its usefulness for accessory structures.

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

Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

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 24 day of November, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

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

AS WITNESS my hand and Notaries Seal

SIMONA MARINOVA

Notary Public

Baltimore County

Maryland

My Commission Expires June 20, 2021

Notary Public

My Commission Expires

Zoning Property Description for Variance Petition:
6411 Catalpa Road

Beginning at a point located on the south side of Catalpa Road which has a right of way width of 40 feet at the distance of 20' to the centerline of the nearest improved intersecting street Celtis Court which has a right of way width of 40 feet being Map 54, Parcel 162, Lot 16, Section, B in the subdivision of Brintonwood as recorded in Baltimore County Plat Book 69, Folio 65, containing an area of 43,894 square feet or 1.00 acres of land, more or less and being located in the 11th Election District and 3rd Council District of Baltimore County Maryland.



2020-0291-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/20/2020

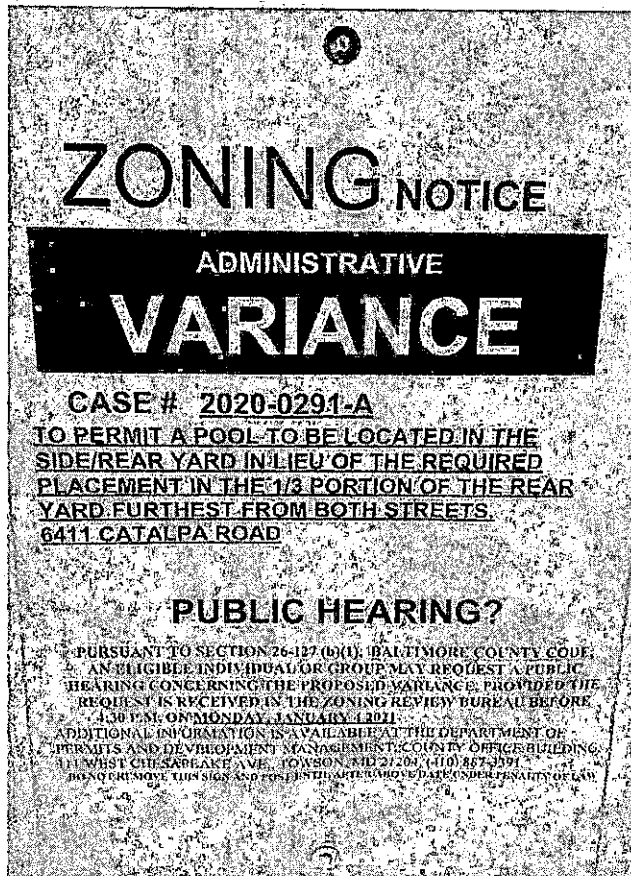
Case Number: 2020-0291-A

Petitioner / Developer: MATTHEW BISHOP OF KIMLEY-HORN ~
HEATHER HUTTON

Date of Closing: JANUARY 4, 2021

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:
6411 CATALPA ROAD

The sign(s) were posted on: DECEMBER 20, 2020



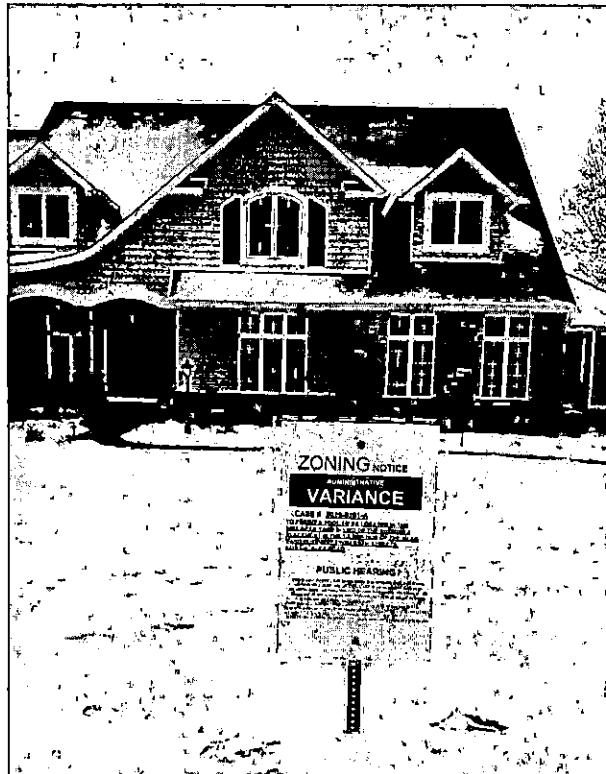
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

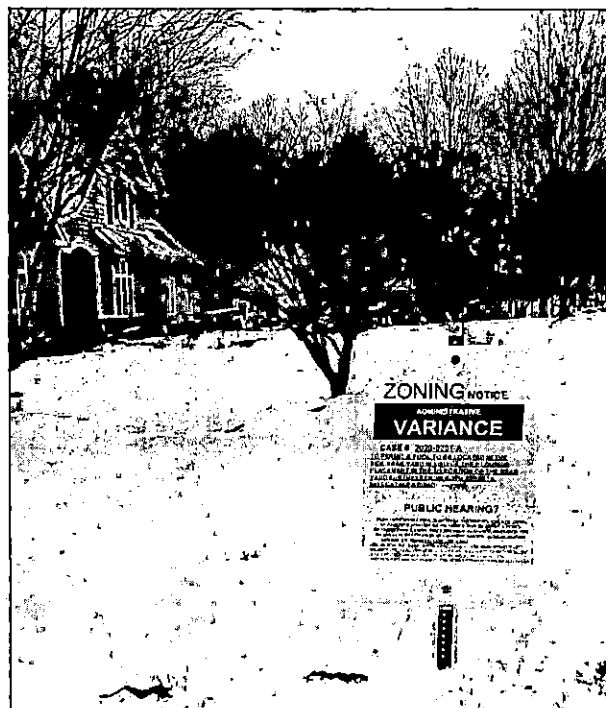
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 6411 Catalpa Road ~ 12/20/2020



Background Photo 2nd Sign @ 6411 Catalpa Road ~ 12/20/2020

CASE # 2020-0291-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0291 -A Address 6411 CATALPA ROAD

Contact Person: JASON SEISELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/7/20 Posting Date: 12/20/20 Closing Date: 1/4/21

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- 0291 -A Address 6411 CATALPA ROAD

Petitioner's Name HUTTON Telephone 443-797-9916

Posting Date: 12/20/20 Closing Date: 1/4/21

Wording for Sign: _____

_____ To permit a pool to be located in the side/rear yard in lieu of the required placement in the 1/3 portion _____
_____ of the rear yard furthest from both streets. _____

Revised 2/20/2020

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2000-0291-A

Property Address: 6411 Catalpa Road

Property Description: 6411 Catalpa Road. Approximately 1. acre zoned RC-5.

Legal Owners (Petitioners): Michael and Nan Hutton

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew Bishop

Company/Firm (if applicable): Kimley-Horn

Address: 210 West Pennsylvania Avenue, Towson, MD 21204

Telephone Number: 443-792-9995

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 29, 2020

Matthew Bishop,
210 W. Pennsylvania Ave
Towson MD 21204

RE: Case Number: 2020-0291-A, 6411 Catalpa 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 December 07, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,
A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the words "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: December 16, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0291-A
Address 6411 Catalpa Road
(Hutton Property)

Zoning Advisory Committee Meeting of **December 21, 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: December 16, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0291-A
Address 6411 Catalpa Road
(Hutton Property)

Zoning Advisory Committee Meeting of **December 21, 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 MEMORANDUM

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

DATE: 1/12/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2020-291A



INFORMATION:

Property Address: 6411 Catalpa Road
Petitioner: Michael and Nan Hutton
Zoning: RC 5
Requested Action: Administrative Variance

*received
after
closing
date*

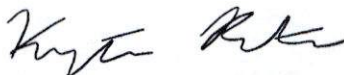
The Department of Planning has reviewed the petition for an Administrative Variance to permit a pool to be located in the side/rear yard in lieu of the required placement in the 1/3 portion of the rear yard furthest from both streets per Section 400.1.

The property is located on the corner of Catalpa Road and Celtis Court. The property is surrounded by other rural residential development.

The Department has no objections to granting the petitioned zoning relief. In addition, the proposal is found to be within the spirit and intent of the R.C.5 provisions contained in BCZR Section 1A04.

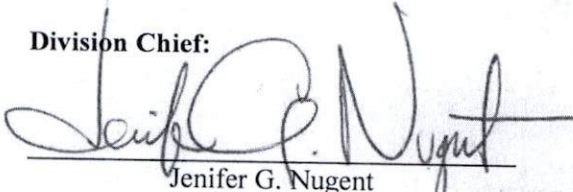
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Megan Benjamin, Northern Sector Planner
Matthew Bishop
Office of the Administrative Hearings
People's Counsel for Baltimore County

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12/11/20</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
	DEPS (if not received, date e-mail sent _____)	
<u>1-12</u>	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: 12/20/20by L. O'KeefeSIGN POSTING (2nd) Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0290-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Francis D. Kemp, Jr & Elizabeth R. Hemp
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 3706 PATAPSCO AVE

Location: West side of Patapsco Ave South 422 feet to the center line of Susquehanna Ave

Existing Zoning: DR 3.5

Area: 12,575 SQ FT

Proposed Zoning:

VARIANCE:

1B02.3.C.1 (BCZR) To permit a replacement dwelling with side yards of 5 feet and 10 feet and a with a sum side yard of 15 feet in lieu of the required 10 feet minimum, 15 feet minimum and sum of side yard of 25 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0291-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Michael & Na Hutton
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6411 CATALPA RD

Location: South West corner of intersection of Catalpa Road (40') and Celtis Court (40').

Existing Zoning: RC 5

Area: 1.008 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 To permit a pool to be located in the side/rear yard in lieu of the required placement in the 1/3 portion of the rear yard furthest from both streets.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/04/2021

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 - 11 Account Number - 2200029270		
Owner Information		
Owner Name:	HUTTON MICHAEL A HUTTON NAN P	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6411 CATALPA RD FORK MD 21051-9732	Deed Reference: /43041/ 00086
Location & Structure Information		
Premises Address:	6411 CATALPA RD FORK 21051-9732	Legal Description: 1.008 AC AKA 2 CELTIS CT BRINTONWOOD
Map: 0054	Grid: 0010	Parcel: 0162
Neighborhood: 11060053.04	Subdivision: 0000	Section: B
Block:	Lot: 16	Assessment Year: 2021
Plat No:		Plat Ref: 0069/ 0065
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2004	3,639 SF	1000 SF
Property Land Area		County Use
1.0100 AC		04
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	5 full/ 1 half
Garage		Last Notice of Major Improvements
2 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2021
Land:	170,100	170,100
Improvements	570,600	542,100
Total:	740,700	712,200
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2020	As of 07/01/2021
	740,700	712,200
Transfer Information		
Seller: ERDMAN GREGORY A	Date: 06/24/2020	Price: \$735,000
Type: ARMS LENGTH IMPROVED	Deed1: /43041/ 00086	Deed2:
Seller: ERDMAN GREGORY A	Date: 10/03/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41945/ 00264	Deed2:
Seller: SHRADER STEPHEN	Date: 07/29/2013	Price: \$730,000
Type: ARMS LENGTH IMPROVED	Deed1: /33996/ 00199	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: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

6411 Catalpa Road – Photograph Sheet

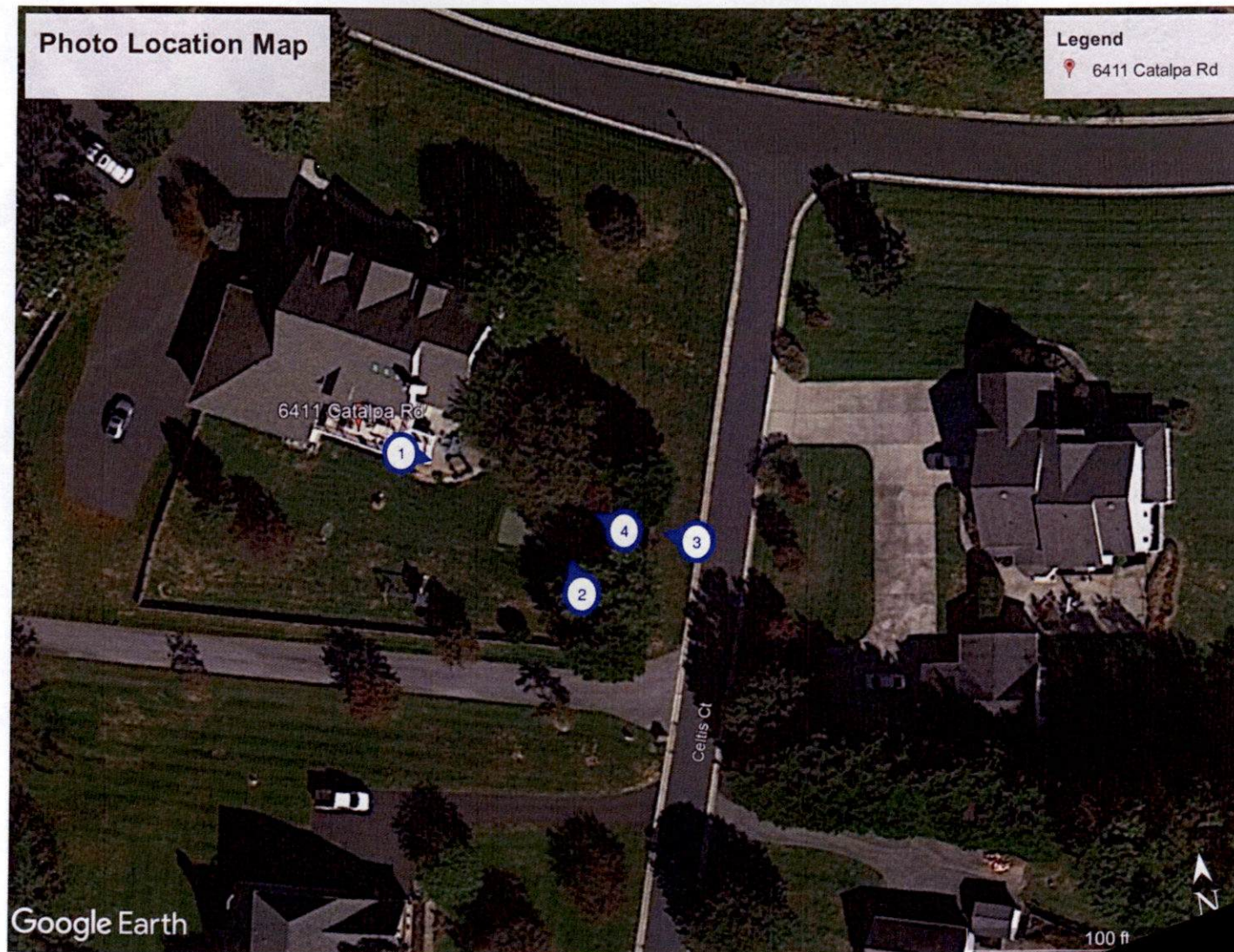
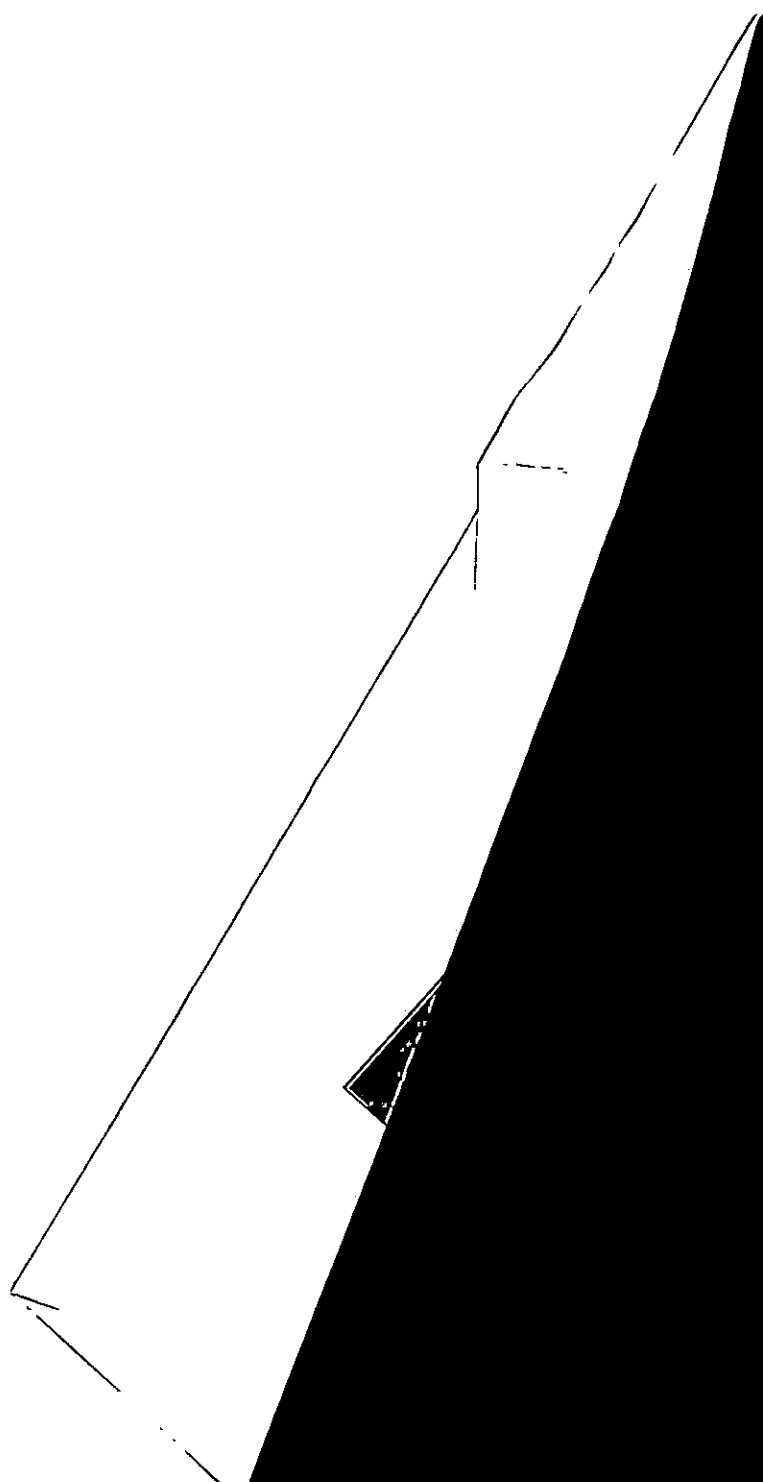


Photo Location Map



1



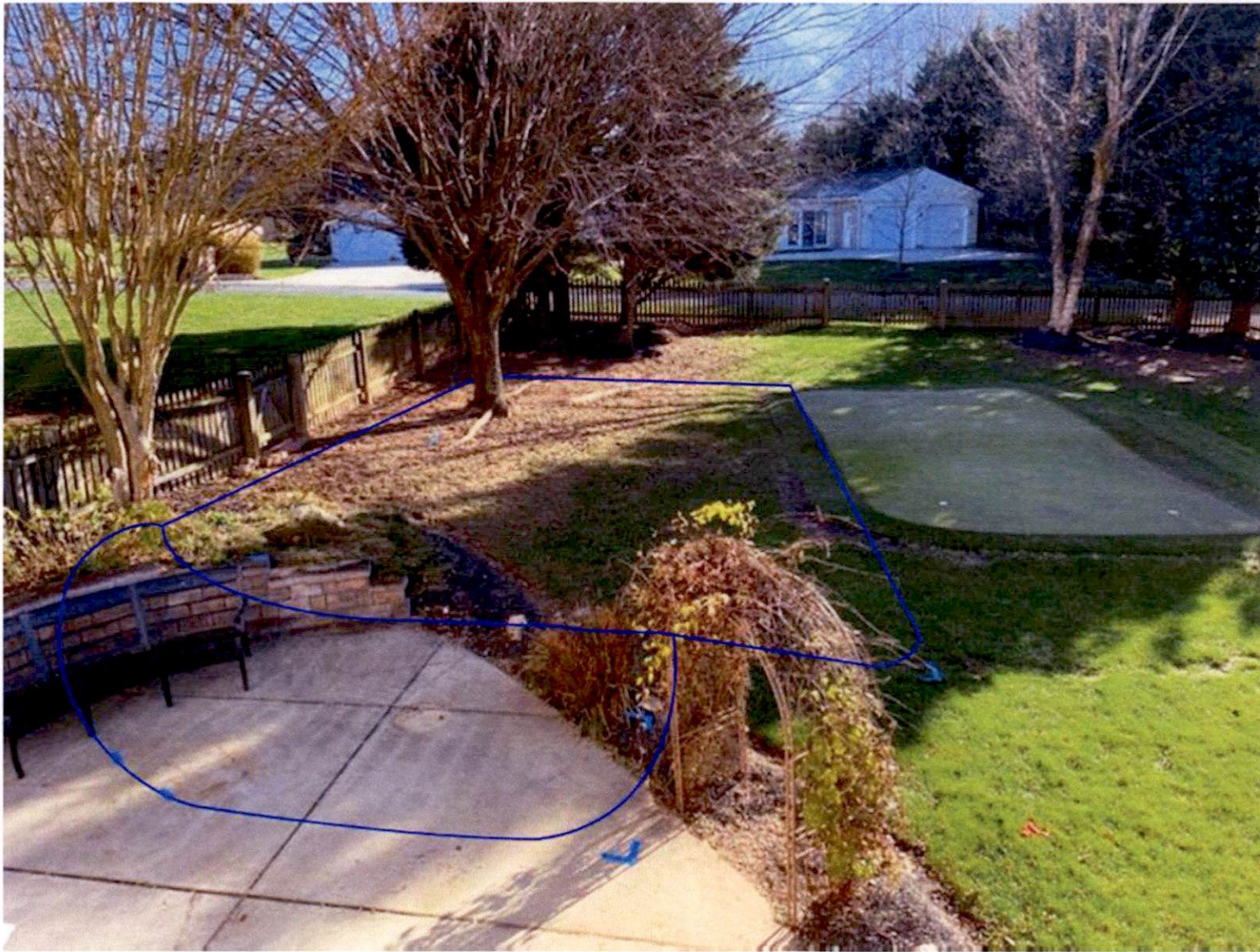


Photo 1 – From Existing Raised Deck, Looking East towards Celtis Court



Photo 2 – From Southeast Property Corner, Looking Northwest towards Project



Photo 3 – From Edge of Pavement (Celtis Court), Looking West towards Project



Photo 4— From Eastern Property Edge (Inside Fence), Looking West towards Project

6411 Catalpa Road – Photograph Sheet

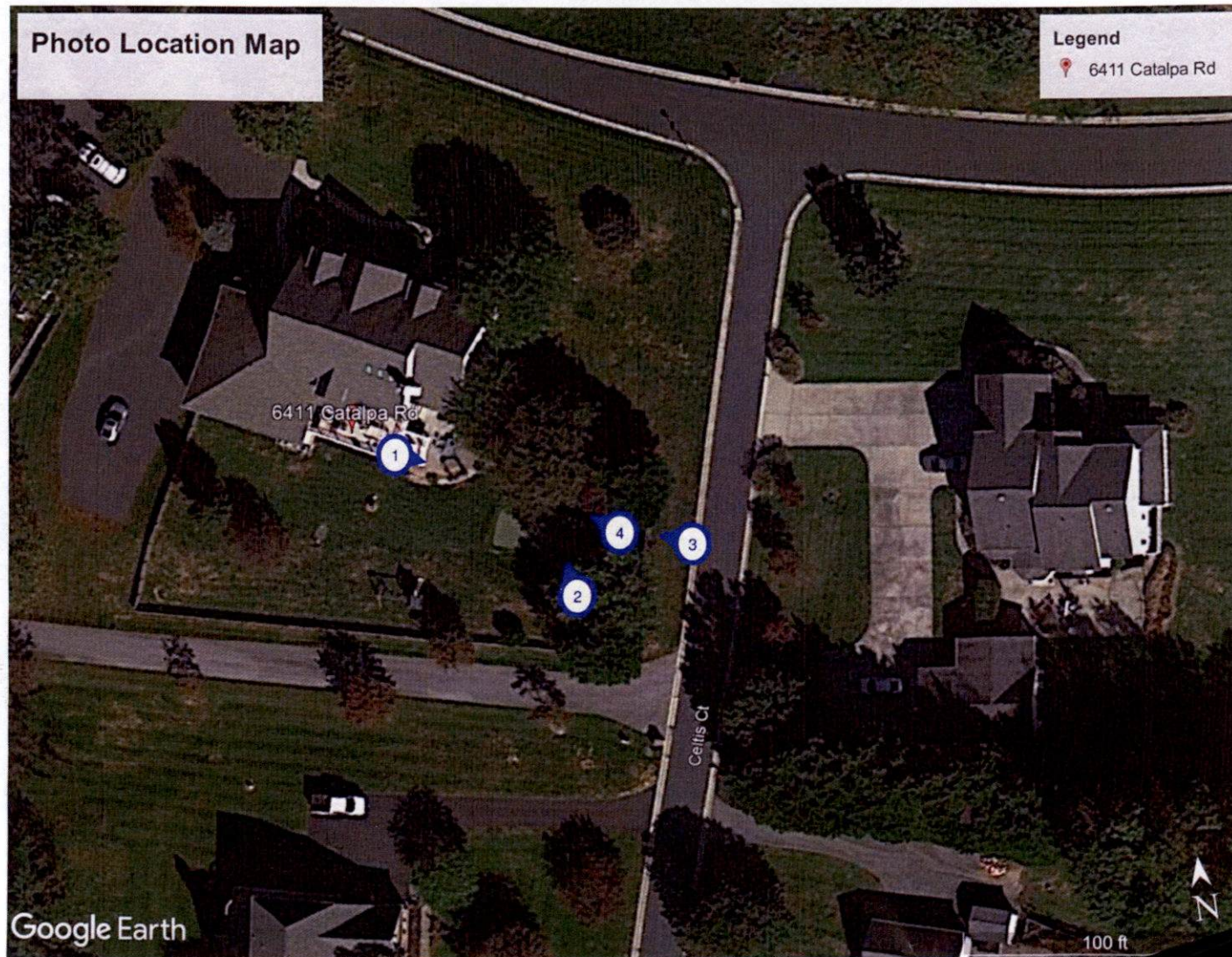
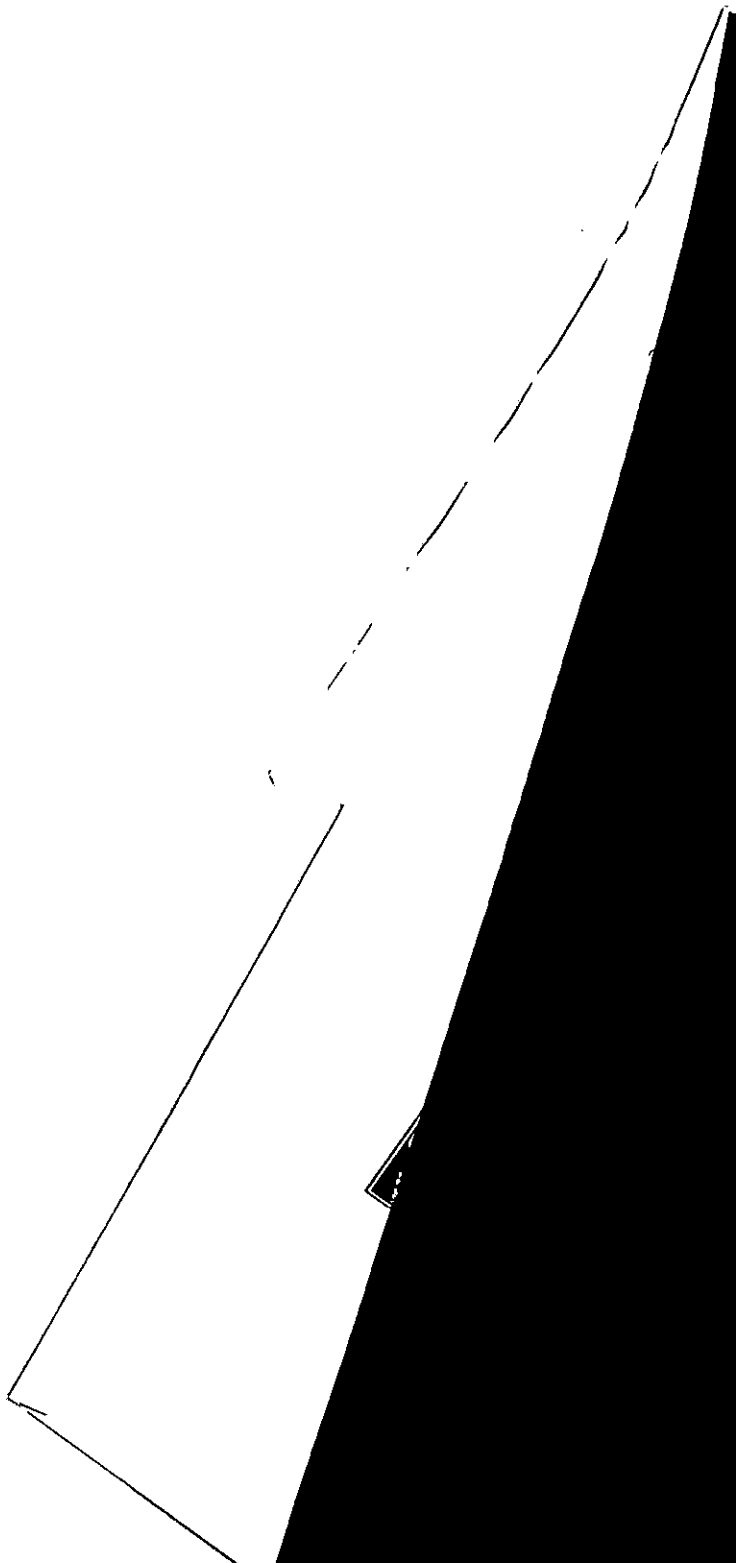


Photo Location Map



1



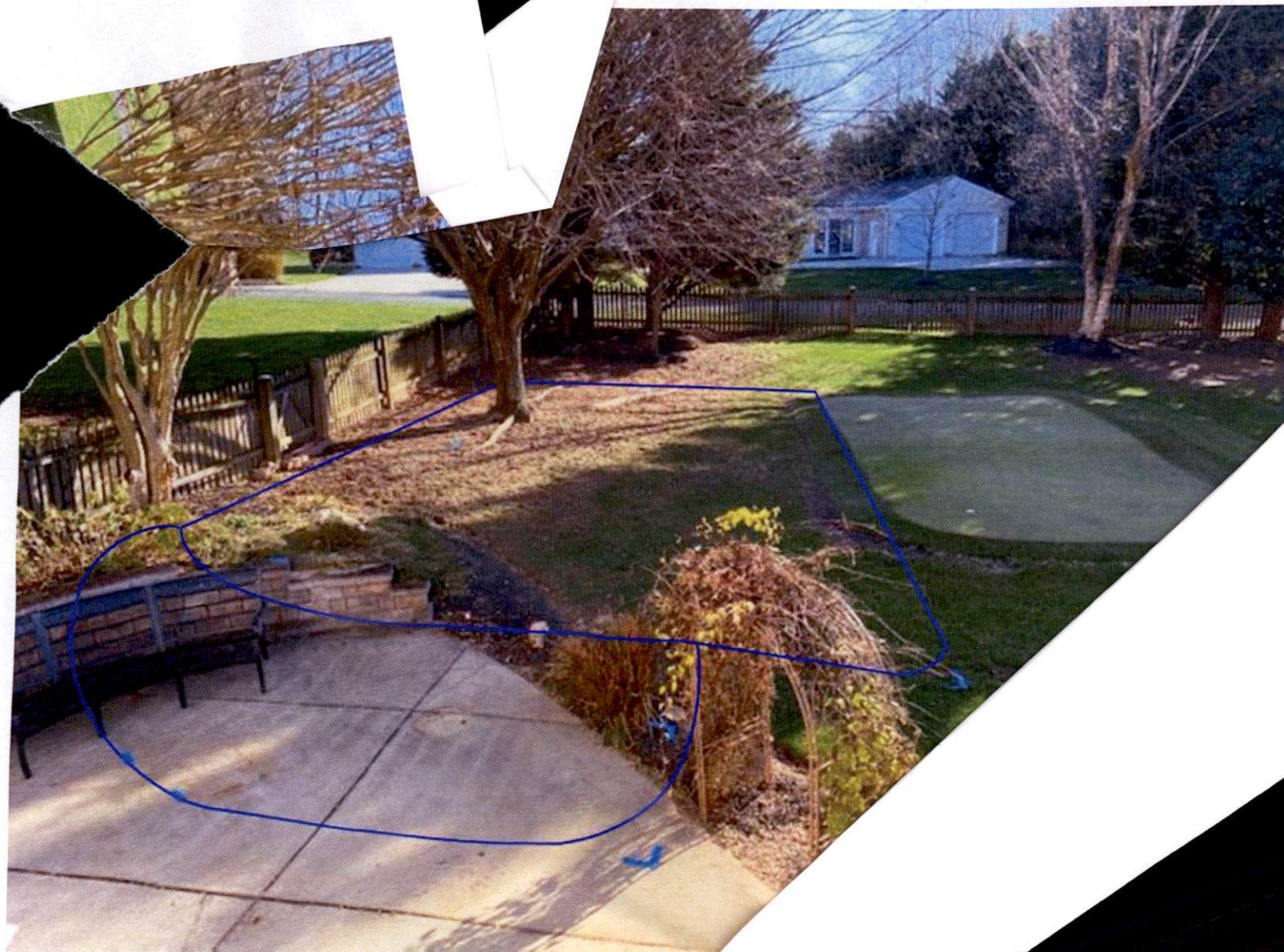


Photo 1 – From Existing Raised Deck, L

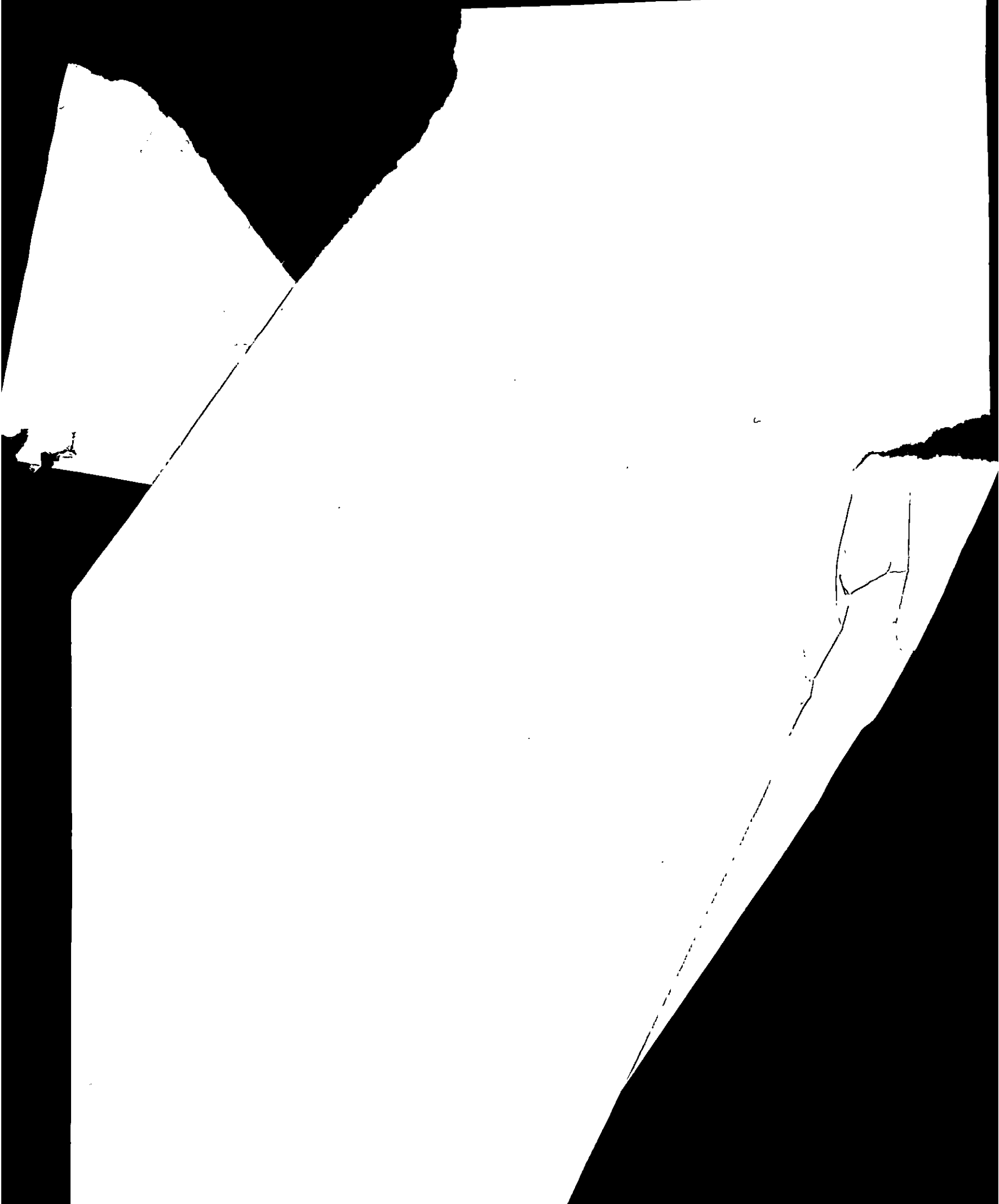




Photo 2 – From Southeast Property Corner, L

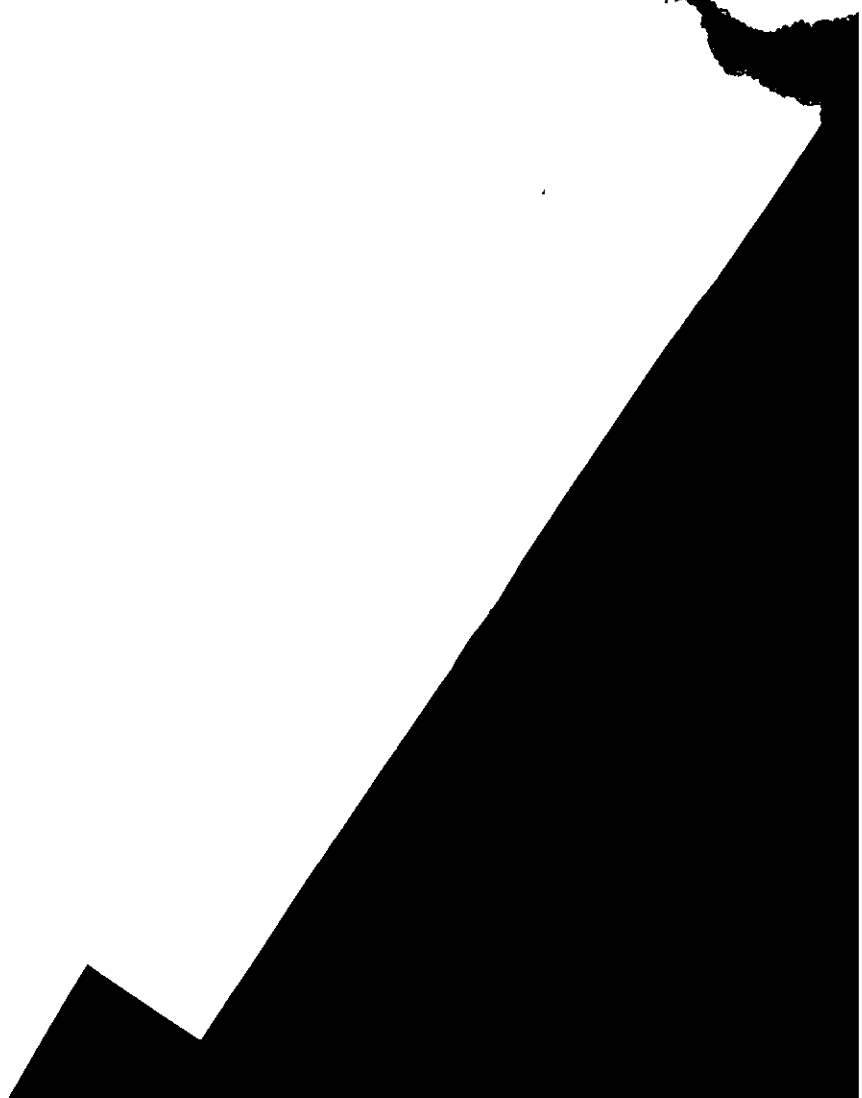




Photo 3 – From Edge of Pavement (Celtis Court), Looking West towards Project



Photo 4 – From Eastern Property Edge (Inside Fence), Looking West towards Project



Lot # 22
2200029276

Lot # 18
2200029272

Lot # 23
2200029277

Lot # 28
2200029282

Lot # 24
2001-0488-SPHA
2200029278

Lot # 17
6405
2200029271

Lot # 25
2200029279
6410

Lot # 26
2200029280
6412

Lot # 27
2200029281
6414

Lot # 34
6407
2200029288

Lot # 33
2200029287

PAI # 110146

3 CD
RC 5
11 ED
054B1
PAI # 110146
NE 16-H

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

Lot # 16
2200029270

Pt. Bk./Folio # 069065
PAI # 110146
PAI # 110146
Lot # 8
2006-0498-A
2200029262

Pt. Bk. 0000069, Folio 0065
Lot # 15
2200029269

Lot # 14
2200029268

CELTIS CT

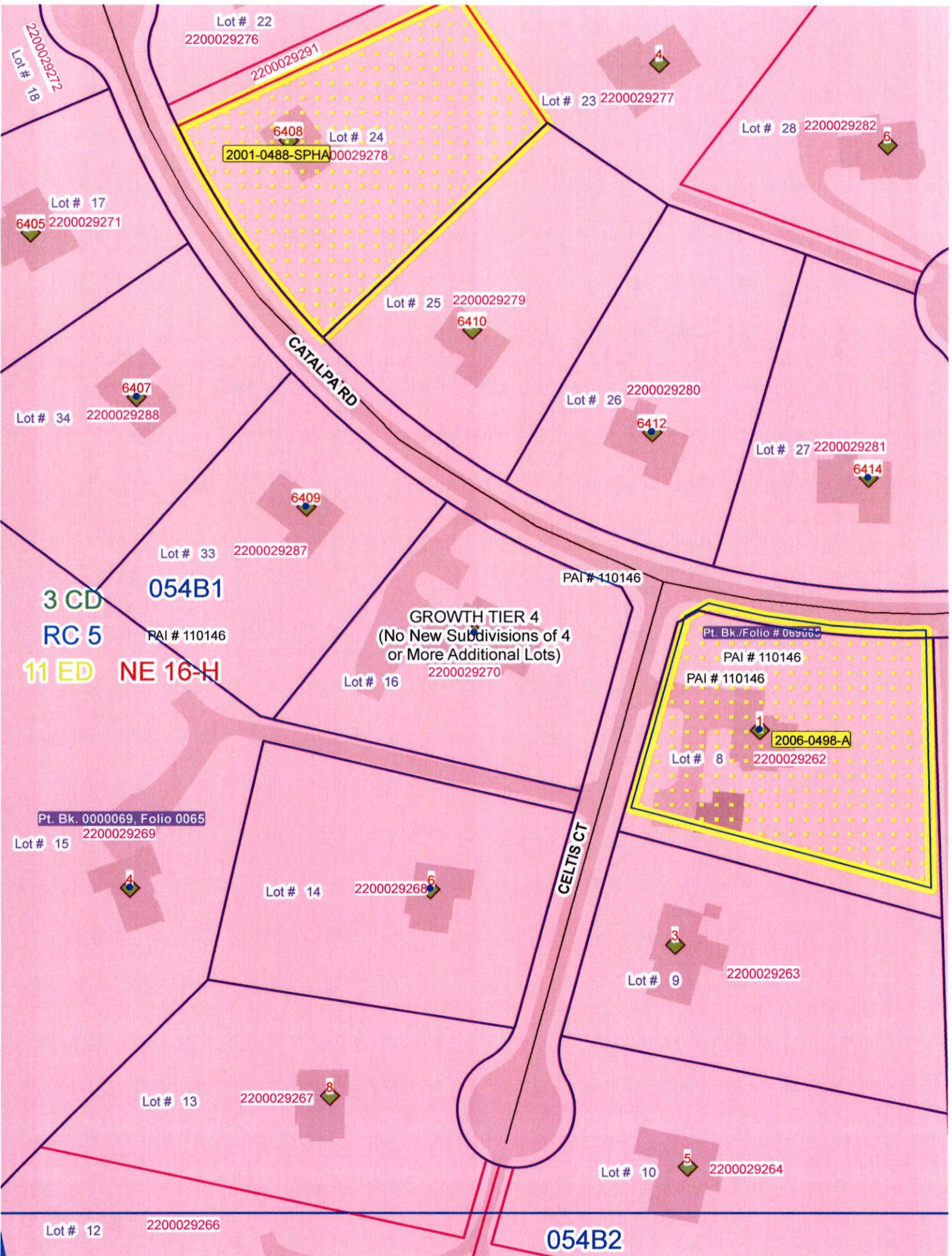
Lot # 9
2200029263

Lot # 13
2200029267

Lot # 10
2200029264

Lot # 12
2200029266

054B2



Lot # 22

2200029276

2200029291

Lot # 23 2200029277

Lot # 28 2200029282

Lot # 17

6405 2200029271

6408
2001-0488-SPHA 2200029278

Lot # 24

Lot # 25 2200029279

6410

Lot # 26 2200029280

6412

Lot # 27 2200029281

6414

Lot # 34 2200029288
6407

Lot # 33 2200029287

6409

PAI # 110146

3 CD

054B1

RC 5

PAI # 110146

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

Lot # 16

2200029270

Pt. Bk./Folio # 069063

PAI # 110146

PAI # 110146

2006-0498-A

Lot # 8

2200029262

Pt. Bk. 0000069, Folio 0065

2200029269

Lot # 15

4

Lot # 14

2200029268

6

CELTIS CT

Lot # 9

2200029263

3

Lot # 13

2200029267

8

Lot # 10

2200029264

5

Lot # 12

2200029266

054B2

20-789 JSS

Kimley»Horn

TRANSMITTAL

Date:	11/30/2020	Project Name / Number:	6411 Catalpa Road / 114147000		
Name:	Carl Richards		Phone:	410-887-3391	
Company Name:	Zoning Review Office, Dept of Permits Approvals and Inspections				
Address:	111 West Chesapeake Ave, Room 111				
City:	Towson	State:	MD	Zip	21204

We are sending you via ☐ FedEx ☐ Courier ☒ Hand Delivery ☐ Street Mail the following items:

☐ Shop Drawings ☐ Prints/Plans ☐ Specifications ☐ Change Orders ☐ Samples ☐ CD/DVD

Item #	# of Copies	Item Description
1	3	Zoning Petition (Signed)
2	3	Property Description
3	1	Zoning Map
4	1	Advertising Requirements and Procedures for Zoning Hearings
5	1	Fee Check (\$75)
6	12	Photograph Log
7	12	Plan to Accompany Variance Petition

- | | | | |
|---------------------------------------|---|--|--|
| ☐ For Your Use | ☐ Returned for Corrections | ☐ Corrected Prints | ☐ For Your Review & Comment |
| ☐ As Requested | ☐ Approved as Noted | ☐ Copies for Distribution | ☐ Approved as Submitted |
| ☐ Return | ☒ Submit | ☐ Resubmit | ☐ Copies for Approval |

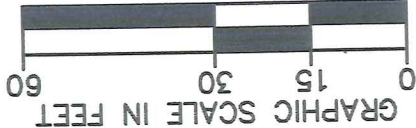
Remarks:	Administrative Variance Petition for 6411 Catalpa Road accessory structure (pool)

Copy To:		Sender:	Matt Bishop
-----------------	--	----------------	-------------



CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811
Know what's
below.
Call before you dig.



SCALE: 1" = 30'



ZONING SUMMARY RC-5	
PRINCIPAL STRUCTURE SETBACK	75' FROM ROAD CENTERLINE
REAR THIRD OF THE LOT FARTEST FROM THE STREET	50' FROM PROPERTY LINE
ACCESSORY STRUCTURE	15' FROM ALLEY CENTERLINE
MAX BUILDING HEIGHT	35'



GENERAL NOTES

- OWNER'S PLAN: 6411 CATALPA ROAD, FORK, MD 21051
- SITE DATA:
PARCEL: #0162 LOT#16 ON TAX MAP #0054
SUBDIVISION: BRINTONWOOD
DEED REFERENCE: 0089/0088
PLAT REFERENCE: 0089/0088
CENSUS TRACT: 4112.01
EXISTING USE: RESIDENTIAL
LAND MANAGEMENT AREA: AGRICULTURE PRIORITY PRESERVATION AREA
COUNTY: DISTRICT: 3
REGIONAL PLANNING DISTRICT: FORK
ELEMENTARY SCHOOL DISTRICT: KINGSVILLE ES
MIDDLE SCHOOL DISTRICT: PERRY HALL MS
HIGH SCHOOL DISTRICT: PERRY HALL HS
WATERSHED: LOWER QUINCY FALLS
TRANSPORTATION ZONE: 673
KEY SHEET: USW
- ZONING MAP NUMBER: 05481
- ALL EXISTING STRUCTURES ON SITE WILL REMAIN
- GROSS SITE AREA: 51,400 S.F. OR 1.18 AC.
NET SITE AREA: 43,884 S.F. OR 1.00 AC.
TOTAL DISTURBED AREA: 3,380 S.F. OR 0.08 AC.
- THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES MAP AREAS, AS SHOWN ON THE 2020 BASIC SERVICES MAP FOR SEWER, WATER, AND TRANSPORTATION.
- THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED WITHIN THE CHEESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- THERE ARE NO KNOWN WETLANDS ON THE SITE.
- THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WITHIN THE PRECEDED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY (MHT), BALTIMORE COUNTY LANDMARK LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ANCHORAGE SURVEY.
- THE SITE IS NOT LOCATED IN ANY BALTIMORE COUNTY OR NATIONAL HISTORIC DISTRICT.
- THE PROJECT IS LOCATED OUTSIDE OF THE URBAN RURAL DEMARCATION LINE
- THERE IS A WELL AND SEPTIC SYSTEM ON SITE, AS SHOWN ON THE PLAN
- THERE IS AN UNDERGROUND PROPOSED TANK ON SITE, AS SHOWN ON THE PLAN
- THESE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND LOCATED ON SITE.
- THIS SITE IS NOT SERVED BY PUBLIC WATER OR SEWER SYSTEMS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE BASED ON COUNTY AVAILABLE GIS.
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL

ZONING NOTES

- EXISTING ZONING: RC-5
- ZONING HISTORY: NONE FOUND
- THIS DEVELOPMENT IS SUBJECT TO THE COUNTY LANDSCAPE MANUAL AND WILL COMPLY WITH THE REGULATIONS, STANDARD GUIDELINES, AND POLICIES
- ON THE PROPER RELIEF WILL BE REQUESTED.

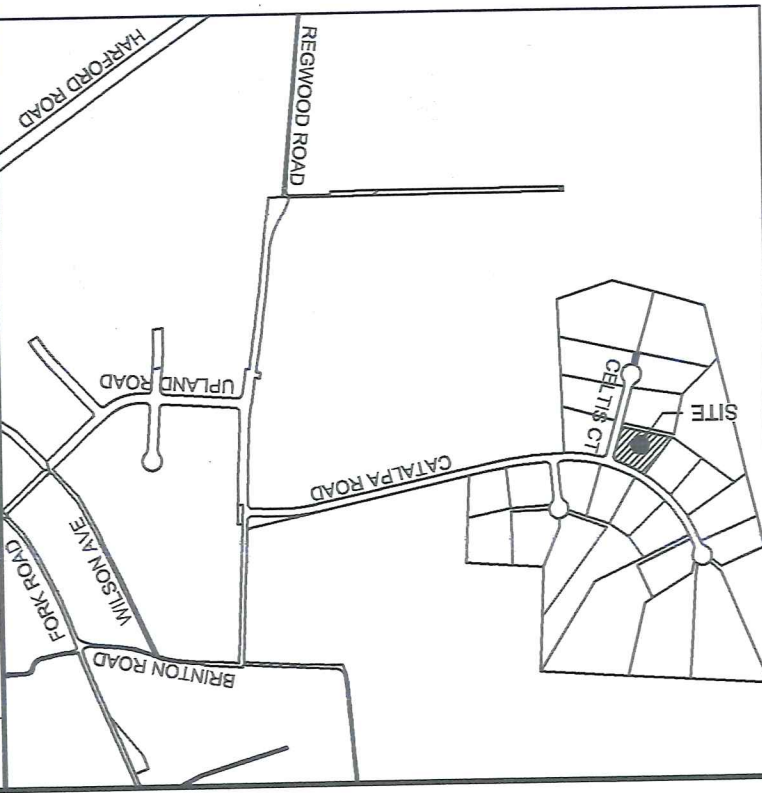
ZONING RELIEF REQUESTED

RC-5a400.1 - LOCATION, LOT COVERAGE TO PERMIT AN ACCESSORY STRUCTURE (POOL) NOT LOCATED IN THE THIRD OF THE LOT FARTEST REMOVED FROM ANY STREET AS BETTER SHOWN.

ADJACENT PROPERTY INFORMATION

- 6408 CATALPA ROAD
SUBDIVISION: BRINTONWOOD
TAX ID: 11220029287
JAMES AND TERESA HORN
- 6410 CATALPA ROAD
SUBDIVISION: BRINTONWOOD
TAX ID: 11220029279
STACY AND KENNETH DENNIS
- 6412 CATALPA ROAD
SUBDIVISION: BRINTONWOOD
TAX ID: 11220029280
ROBERT AND MICHELLE GNACIK
- 6414 CATALPA ROAD
SUBDIVISION: BRINTONWOOD
TAX ID: 11220029281
JASON AND BETH MYERS
- 6416 CATALPA ROAD
SUBDIVISION: BRINTONWOOD
TAX ID: 11220029289
RONALD AND JANY MITCHELL

VICINITY MAP



6411 CATALPA ROAD
PREPARED FOR
MICHAEL AND NAN HUTTON

6411 CATALPA ROAD
FORK, MD 21051

DATE: 11/30/2020
DESIGNED BY: HHH
DRAWN BY: HHH
CHECKED BY: MAB

Kimley-Horn

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210 W. PENNSYLVANIA AVE., TOWSON, MD 21204
PHONE: 443-792-9995
WWW.KIMLEY-HORN.COM

NO.

REVISIONS

DATE

BY

SHEET NUMBER
1
FORK

MARYLAND