



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 8, 2024

Nicholas Kendall – nkendall@gmail.com
8247 Bullneck Road
Dundalk, MD 21222

RE: Petition for Variance
Case No. 2023-0216-A
Property: 8247 Bullneck Road

Dear Mr. Kendell

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive, flowing style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

IN RE: PETITION FOR VARIANCE

(8247 Bullneck Road)

12th Election District

4th Council District

Nicholas Kendall

Legal Owner

Petitioner

*

BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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CASE NO. 2023-0216-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owner, Nicholas Kendall (“Petitioner”) for property located at 8247 Bullneck Road, Dundalk, (the “Property”). Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1 to permit a side yard addition (replacement addition) with a side yard setback of 1.91 ft. in lieu of the required 10 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner, Nicholas Kendall, and Kelsey Kendall, his wife, attended *pro se*. There were no Protestants or other interested persons in attendance.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) which agency did not oppose the requested relief. Department of Environmental Protection and Sustainability (“DEPS”) provided a comment that the Property is required to meet Chesapeake Bay Critical Area Regulations (“CBCA”). Development Plans Review, on behalf of Department of Public Works and Transportation (“DPWT”), provided the following comment in regard to the Tidal Special Flood Hazard Area Zone AE as follows:

A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100558F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

The Property is 4,900 sf, and is improved with a single-family dwelling constructed in 1945. The Property is zoned Density Residential (DR 5.5). A site plan was prepared by the Petitioner and shows the size of the original home as 900 sf (30x30). (Pet. Ex. 10). SDAT records reflect that the dwelling initially had a carport. At some point, it appears that the carport was enclosed by a prior owner and became an addition. (Pet. Ex. 1, 3). The addition is on the eastern side of the Property. (*Id.*). The original addition did not meet the required 10 ft. side yard setback for the DR zone.

When Petitioner purchased the Property in 2017, Petitioner and his family continued to use the addition as their family room. Petitioner testified and produced photographs that the roof of the original addition leaked. (Pet Ex. 2). Petitioner further testified that the walls of the original addition were not insulated. As a result, Petitioner removed the original addition and began to construct a replacement addition in the same footprint as the original. Unfortunately, Petitioner, who constructed the replacement addition himself, did not obtain a building permit. Petitioner testified that he did not believe a permit would be required given the condition of the original addition and the replacement being erected in the same location on the Property. On September 21, 2023, the County, responding to a civil complaint, issued a Correction Notice (CB2300611) to for Petitioner to obtain a building permit. Since receiving the Correction Notice, Petitioner complied and has not performed any additional work on the replacement addition.

Petitioner and his wife explained that, given the limited size of the home, they need addition for living space. As shown in the photographs, the roof line of the replacement now meets the roofline of the dwelling which they find is more compatible with homes in the neighborhood. (Pet. Ex. 1). An architectural drawing was prepared by the Petitioner and shows the dimensions of the replacement addition. (Pet. Ex. 9). Petitioner further highlights those other properties in the neighborhood have similar side yard additions and/or attached garages. (Pet. Ex. 8). In regard to uniqueness, Petitioner points out that while the Property is 50 ft. wide, it is not perfectly symmetrical and the dwelling was constructed during, or prior to, the enactment of the BCZR in 1945, and as amended in 1955. Neighboring property owner Jon Kight, 8247 Bullneck Rd., provided a written statement and testified that he is not opposed to the replacement addition. (Pet. Ex. 4). Additionally, property owner Jerri Shaverdi, 8245 Bullneck Rd. also provided a written statement in support. (Pet. Ex. 5).

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 explained above, the Property is unique due to its asymmetrical shape and placement of the home on the Property prior to the enactment of the BCZR which established the current side yard setbacks. The neighbor most affected by the replacement addition, Mr. Kight, is not opposed. It is significant that, upon receipt of the Correction Notice, Petitioner ceased all construction. This will enable the County Inspector to view the building foundation when the permit is issued. As the facts reflect, I find that the Petitioner would suffer a practical difficulty and unreasonable

hardship if the proposed side yard setback was not granted because he would not be able to construct a needed replacement addition to the dwelling. Give that the replacement addition exists in the same location on the Property when Petitioner purchased it, I find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 8th day **January, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §1B02.3.C.1 to permit a side yard addition (replacement addition) with a side yard setback of 1.91 ft. in lieu of the required 10 ft., be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioner shall comply with DPR/DPWT and DEPS ZAC comments which are attached hereto and incorporated herein.
3. The Site Plan (Pet. Ex. 10) is attached hereto and incorporated herein.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

DJB/dlm



PETITION FOR ZONING HEARING(S)

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 8247 Bullneck Rd. Dundalk, MD 21222 Currently Zoned DR 5.5
Deed Reference 38617-100365 10 Digit Tax Account # 1206020021
Owner(s) Printed Name(s) Nicholas C Kendall

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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. 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)

BCZR: 1B02.3.C.1. → To permit a side yard addition (replacement) with a side yard setback of 1.91 feet, in lieu of the required 10 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)

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.

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:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Nicholas C Kendall
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Nicholas C Kendall
Signature #1 _____ Signature #2 _____
8247 Bullneck Rd. Dundalk MD
Mailing Address _____ City _____ State _____
21222 4108127434 NKendall02@gmail.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0216-A Filing Date 10/19/23 Do Not Schedule Dates _____ Reviewer JS

ZONING PROPERTY DESCRIPTION FOR 8247 Bullneck Rd. Dundalk, MD 21222

Beginning at a point on the SOUTHWEST side of BULLNECK ROAD which is
50 FEET wide at the distance of 260 FEET TO
the centerline of the nearest improved intersecting street NORTHVIEW ROAD which is
50 FEET wide.

Being Lot # 24, Block 3, Section # 8 in the subdivision of Murray Point (Dundalk) as recorded in Baltimore
County Plat Book # 13, Folio # 19, containing 4900 SF/.11 acres. Located in the
12TH Election District and 7TH.

2023-0216-A



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

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Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Nicholas C Kendall
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Nicholas C Kendall
Signature #1 _____ Signature #2 _____
8247 Bullneck Rd. Dundalk MD
Mailing Address _____ City _____ State _____
21222 4108127434 NKendall02@gmail.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Name - Type or Print _____
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2023-0216-A

**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: 2023-0216-A
Property Address: 8247 BULLNECK ROAD
Legal Owners (Petitioners): NICHOLAS KENDALL
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): NICHOLAS KENDALL
Address: 8247 BULLNECK ROAD
DUNDALK, MD 21222

Telephone Number: 410-812-7434

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.
13-Oct-2023 1:48:00P

Transaction **101982**

1 Revised Peition \$75.00
Documents

Total \$75.00

DEBIT CARD SALE \$75.00
VISA 9641

Retain this copy for statement
validation

Station: Permit Processing - Mini

13-Oct-2023 1:48:25P
\$75.00 | Method: EMV
US DEBIT XXXXXXXXXXXX9641
NICHOLAS C KENDALL
Reference ID: 328600551575
Auth ID: 002904
MID: *****2995
AID: A0000000980840
AthNtwkNm: INTERLINK
RtInd: DEBIT
PIN VERIFIED

Clover ID: VVM7NQAK5444J
Payment 8TAQPP9FJDNPM

Clover Privacy Policy
<https://clover.com/privacy>

2023-0216-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: *MOL*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 6, 2023
Item No. 2023-0216-A

DATE: November 6, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Comments:

- A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100558F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

VKD: jk

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: November 6, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0216-A
Address: 8247 Bullneck Rd.
Legal Owner: Nicholas Kendall

Zoning Advisory Committee Meeting of November 6, 2023.

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

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) and is subject to Critical Area requirements. Any proposed development of the property must meet IDA requirements for 10% pollution reduction. If the applicant complies with any mitigation required to meet 10% pollution reduction and MBA requirements, the requested amendment will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. Any new development of the property must meet IDA requirements for 10% pollution reduction. If the applicant complies with any

mitigation requirement for 10% pollution reduction, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet the IDA requirements for 10% pollution reduction for any new development, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson 11/6/23

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
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Additional Comments:

Reviewer: Libby Errickson 11/6/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 11/2/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0216-A

INFORMATION:

Property Address: 8247 Bullneck Road

Petitioner: Nicholas C. Kendall

Zoning: DR 5.5

Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance -

1. From Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit a side yard addition (replacement) with a side yard setback of 1.91 feet in lieu of the required 10 feet.

The subject site is an approximately 4,900 square foot parcel in the Dundalk area. According to County GIS software, the lot measures approximately 50 feet in width by approximately 100 feet in depth. It is improved with a one-story single family detached dwelling with a side addition, as well as a shed in the backyard. Aerial imagery available to the Department of Planning shows the addition was constructed prior to 1995.

The subject site is predominately surrounded by single family detached residential dwellings. The majority of the surrounding lots appear to be approximately the same size as the subject site, and many of them feature similar minimal side yard setbacks. Peach Orchard Park, a County-owned park with baseball diamonds and basketball courts, is also near the subject site.

The site has one active Code Enforcement Violation, Case CB2300611. The complaint was submitted on September 15th, 2023 for the construction of an addition without a Building Permit and for building too close to the property line. Baltimore County's Citizen Access portal shows that a Correction Notice was issued on September 25th, 2023.

The site has a pending Building Permit for the construction of the addition. The permit details state that the addition is 300 square feet and is to be used as living space. As of the date of these comments, the permit is held by Zoning Review, pending a Variance for side yard setbacks. Included with the permit application was a letter explaining the situation, before and after photos of the addition, and letters of support from the neighboring property owners at 8245 and 8249 Bullneck Road.

The property owners letter submitted with the permit application explains that he and his wife have lived in the home since 2017 and, within the past year, have dealt with a leaky roof in the side addition. Photos

of the interior roof leaks were included with the permit application to confirm. As such, the property owners replaced the addition. The before and after photos of the addition, as well as the site plan, show that the new/replacement addition is in the same location and footprint as the original addition. The new addition is a visual improvement.

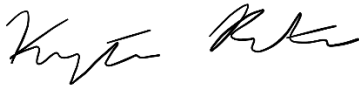
The subject site is within the boundaries of the Greater Dundalk-Edgemere Community Conservation Plan and the Eastern Baltimore County Revitalization Strategy. The Greater Dundalk-Edgemere Community Conservation Plan, adopted March 20th, 2000, encourages increasing homeownership rates, promoting healthy neighborhoods, and strengthening Code Enforcement, however, no guidance specific to the Petition at hand was identified.

Because the addition existed previously in the same footprint, the Department of Planning has no objections to the requested relief, subject to the following conditions:

1. A Building Permit shall be obtained for the construction; and
2. Code Enforcement Case Number CB2300611 shall be closed out.

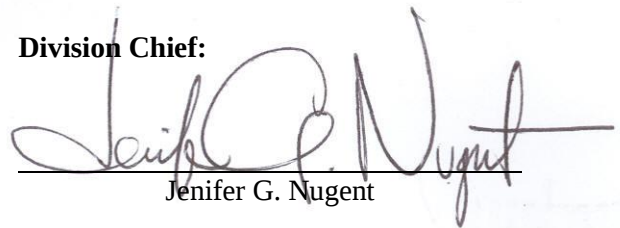
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Nicholas C. Kendall
Maria Mougridis, Community Planner
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 12 Account Number - 1206020021	
Owner Information		
Owner Name:	KENDALL NICHOLAS C	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	8247 BULLNECK RD	Deed Reference: /38612/ 00365
	BALTIMORE MD 21222-6003	
Location & Structure Information		
Premises Address:	8247 BULLNECK RD BALTIMORE 21222-6003	Legal Description: 8247 BULLNECK RD MURRAY POINT
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:		
0110 0006 0032 12050097.04 0000 B 3 24 2024 Plat Ref: 0013/ 0019		
Town: None		
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use		
1945 930 SF 4,900 SF 04		
StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements		
1 YES STANDARD UNITSIDING/3 1 full 1 Carport		
Value Information		
	Base Value	Value
		As of
		01/01/2021
		As of
		07/01/2023
		As of
		07/01/2024
Land:	48,900	48,900
Improvements	92,300	92,300
Total:	141,200	141,200
Preferential Land:	0	
Transfer Information		
Seller: WILMINGTON SAVINGS FUND	Date: 02/09/2017	Price: \$114,000
Type: NON-ARMS LENGTH OTHER	Deed1: /38612/ 00365	Deed2:
Seller: HANLIN DIANNA	Date: 01/07/2016	Price: \$115,000
Type: NON-ARMS LENGTH OTHER	Deed1: /37053/ 00006	Deed2:
Seller: HANLIN DIANNA	Date: 04/08/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /26865/ 00563	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 02/27/2018		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

Baltimore County
Department of 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. CB2300614 Property No. 1206020021 Zoning: _____

Name(s): Nicholas Kuchale

Address: 8247 Bullneck Rd Dundalk MD 21222

Violation Location: 8247 Bullneck Rd Dundalk

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code of Ordinances
Building Regulations - Article 35
Sec 35-2-304 Penalty for Action Without Permit
must file for permits to construct, alter, repair,
demolish or demolish building or structure
file for all permits required Building + Elec

(2023-0216-A)

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

ON OR BEFORE: 10-21-23 DATE ISSUED: 9-21-23

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: [Signature] PRINT NAME: Doug Koffke

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: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

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

To whom it may concern:

My name is Nicholas Kendall, my wife Kelsey and I are the owners of 8247 Bullneck Rd. After living in our home since 2017 we have experienced multiple setbacks, however this one hits the hardest. There are many reasons why we needed to improve this room, primarily the room that we are renovating was cold in the winter and hot in the summer, come to find out it was because it had no insulation in the walls. On top of that, this past year we dealt with a leaky roof, the only thing getting us by was knowing that we were saving up money so we could make some much needed repairs.

It is unfortunate that when making improvements that will only better the neighborhood, one person's complaint can derail everything. In no way were we trying to do anything that is considered wrong, we are simply trying to fix things that were broken. As a young couple we are trying our hardest to get our feet under us and start a family in this home, we feel as though fixing this room was the first step in that direction. We have received nothing but compliments from our direct neighbors, of which celebrate the added value we are bringing to the neighborhood. We have attached multiple pictures of our home that show this room was always a part of the house and we in no way changed the existing footprint. You will also notice from the google street pictures this room was this way since at least 2007, that is as far back as the dated google street images go.

We have attached letters from our neighbors that we share our fence line with, and you will notice they all are in support us and only reaffirm our intentions. Additionally, we have included a site plan, submitted the appropriate application for permit, and have an electrician coming out so we can have an electrical permit as well.

Please let me know if there is any additional information I can provide. I hope after reviewing all of these items we can move forward with our improvements and put this whole situation behind us. Needless to say, this is our life savings that we are investing in our home and genuinely wouldn't be able to recover if this didn't go through.

Thank you,



Nicholas Kendall

2023-0216-A

September 22, 2023

To Whom It May Concern:

My name is Jerri Shaverdi and I reside at 8245 Bullneck Road. I have been a resident of the Waters Edge Community for 60 years and have been a resident on Bullneck Road for that many years. We have had the pleasure of living next door to a wonderful young couple, Kelsey and Nicholas Kendall, who have been our neighbors since they purchased 8247 Bullneck Road in 2017.

Over the years that they have been here, they have made improvements to their property. They had a concrete driveway and walkway installed where there was just a grass and dirt driveway and no walkway to the front door. They have plants in the front of their home which were not there previously, and they strive to have their home looking so inviting to everyone especially during the fall and winter seasons. We and others in the neighborhood think the world of them.

They are only trying to improve a pre-existing room which was in dire need of a new roof. Their ceiling in the side room was falling down due to the condition of the roof, and as Kelsey has stated in many of our conversations, there was no insulation in that room which made it very cold during the winter months and extremely hot during the summer months, especially this summer. Nicholas and Kelsey are just trying to improve our neighborhood and are struggling to get this room completed before the cold weather arrives. They have no bad intentions by replacing this room and certainly are not trying to cheat anyone out of anything. They go out of their way to keep everyone on our block informed as to what is happening and when.

We understand what they are trying to do to their home and they strive to be great neighbors not wanting to cause any issues with anyone. Now they are being hindered by a "stop work" order which we feel is unfair. My husband and I know how it is to struggle as a young couple trying to make a comfortable home for yourselves and future family. Nicholas and Kelsey really are model neighbors and the "stop work" decision should be reconsidered. We don't want them to get discouraged and feel defeated when they are only trying to improve their home and the neighborhood. Our fear is this will happen and they will possibly move – and no one wants that to happen.

Sincerely,



Jerri Shaverdi
8245 Bullneck Road
Dundalk, MD. 21222

2023-0216-A

Hello,

I am a direct neighbor to the Kendall's at 8247 Bullneck Road. I have lived at my current residence for 7 years. The structure that is being remodeled has been a great improvement to what was already there. This structure and my home share a fence line and I can say without hesitation, I support this modification and encourage the completion of the structure.

Thank you,



John Kight

8249 Bullneck Road

Dundalk, Md 21222

2023-0216-A

Neighbor letter

Mandy L Schweitzer

9/30/23

8242 Longpoint Rd

Dundalk, MD 21222

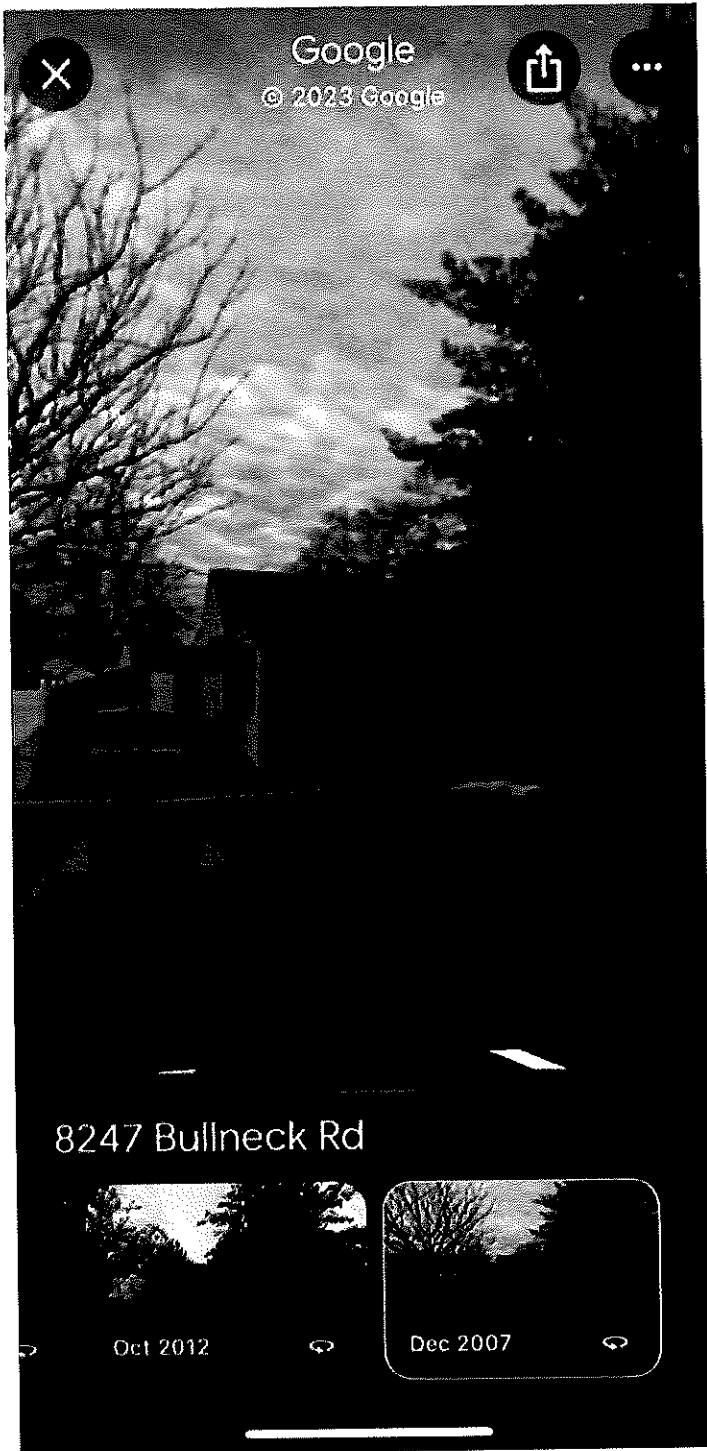
To Whom it may concern:

I was asked to write a letter about the house on the property directly behind mine. I have lived here for thirty years. In that time the house in question was occupied by a couple then sat vacant for about 12 years. The Kendall's moved in and have been cleaning up the property and house. I noticed they changed a portion of the house, mainly the roofline. From my vantage point the footprint remains the same. It looks like the pitch of the roof is better for drainage.

Mandy L Schweitzer

2023-0216-A

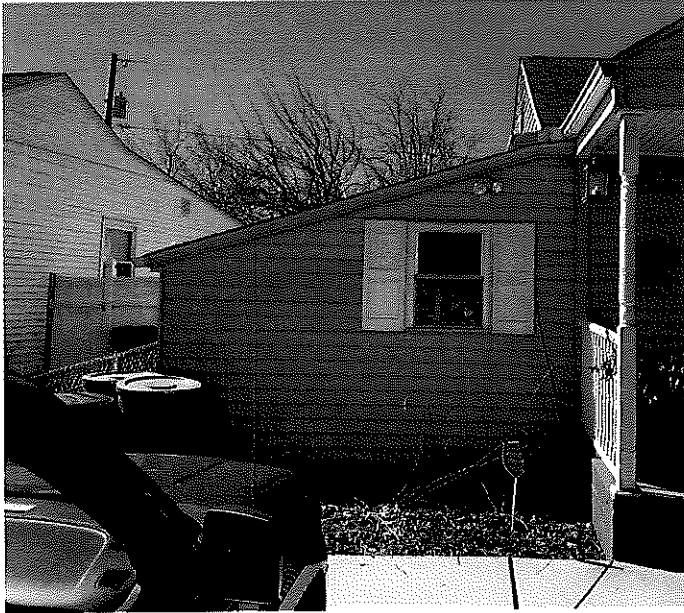
This is a screen shot from Google Street View of 8247 Bullneck Road in 2007. The structure we are replacing was pre-existing and has been part of the home for at least 15 years. Due to the lack of insulation and waterproofing, we had no choice but to improve the structure.



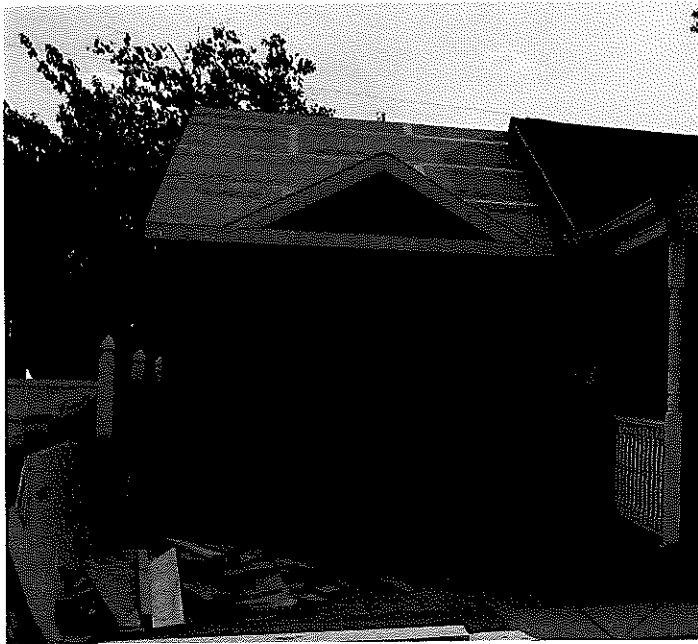
2023-0216-A

8247 Bullneck Road, Dundalk, MD 21222

Original Structure:



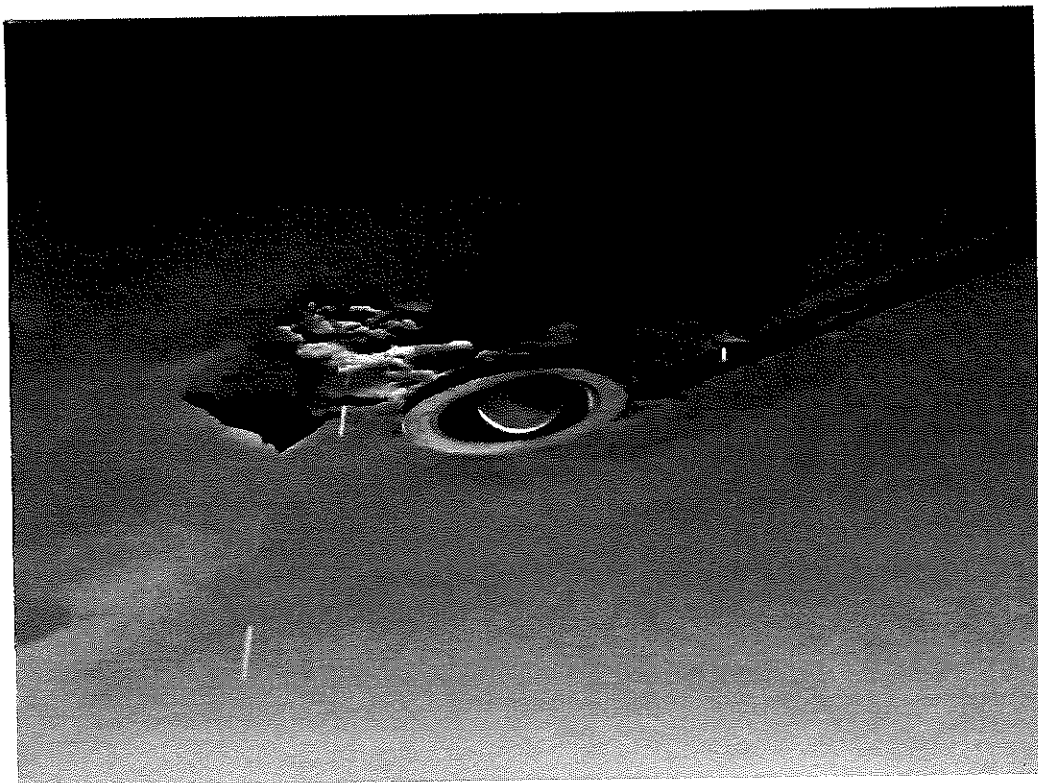
New Structure:



2023-0216-A



This photo shows the deteriorating roof, severely leaking during a mild rain.



This photo shows a close-up of the severe leaking, where water is continuously dripping into our home.

2023-0216-A



2019-0268-A

R-1943-0303

Lot # 42
1211015230

Pt. Bk. 0000013, Folio 0066

1207029110

R-1943-0303

1998-0155-SPH
2010-0190-A

Pt. Bk./Folio # 013066
1218050860

2010-0189-A

1204002680

Lot # 44

1206035110

R-1943-0303

1219035220

R-1943-0303

Pt. Bk. 0000013, Folio 0019

1225015840

Lot # 35

1203003570

Lot # 36

1213021331

Lot # 37

1218035460

110C-1

DR 5.5

7 CD

PAI # 120019

SE 1/4

PAI # 120019

8280

Pt. Bk./Folio # 013019

2012-0204-A

1212011200

1216060670

RC 20

1202000277

Lot # 38

8254

1219071810

Lot # 31

CORNWALL RD

LONGPOINT RD

CORNWALL RD

1205015090

1225045790

Lot # 28

1219000350

1216027910

1207015140

1207015140

1212061950

1203077870

8244

1210000230

1210000230

1218048110

1218048110

1218048110

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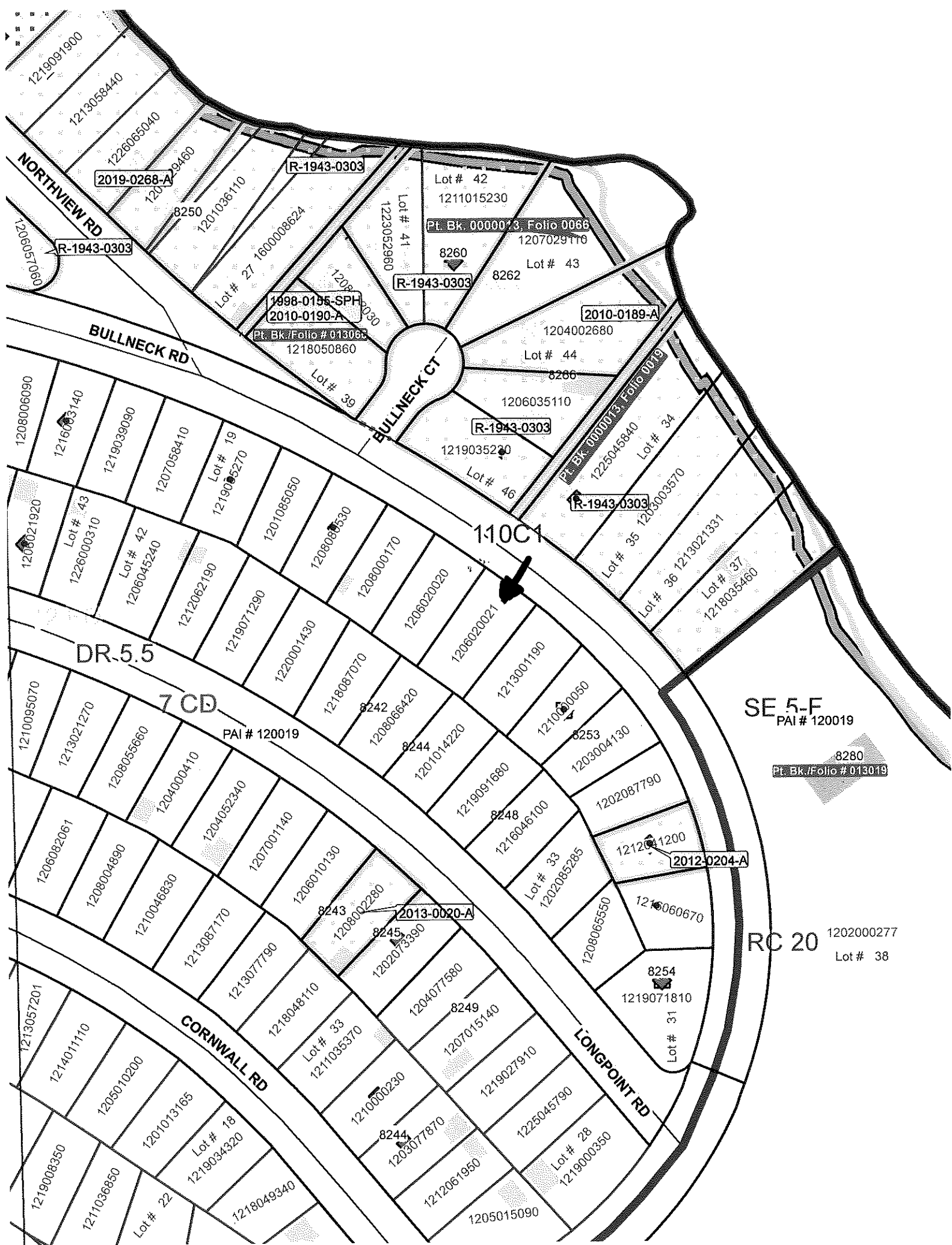
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2019-0268-A

R-1943-0303

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1207029116

R-1943-0303

1998-0155-SPH
2010-0190-A

Pt. Bk./Folio # 013066
1218050860

2010-0189-A

1204002680

R-1943-0303

Pt. Bk. 0000013, Folio 0019

R-1943-0303

1219035230

110C1

SE 5-F
PAI # 120019

8280
Pt. Bk./Folio # 013019

2012-0204-A

RC 20

1202000277
Lot # 38

2013-0020-A

8243

1208002280

8245

1202013390

1204077580

8249

1207015140

1219027910

1225045790

Lot # 28

1219000350

1205015090

1212061950

8244

1203077870

1210000230

Lot # 33

1211035370

1218048110

1213077790

1213087170

1210046830

1208004890

1206082061

1213021270

1210095070

7 CD

DR.5.5

PAI # 120019

1204000410

1208055660

1212062190

1206045240

Lot # 43

1226000310

1208021920

1216003140

1208006090

1219033090

1207058410

Lot # 19

1219005270

1201085050

1208005330

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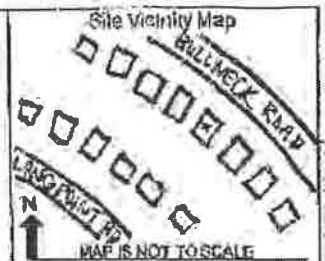
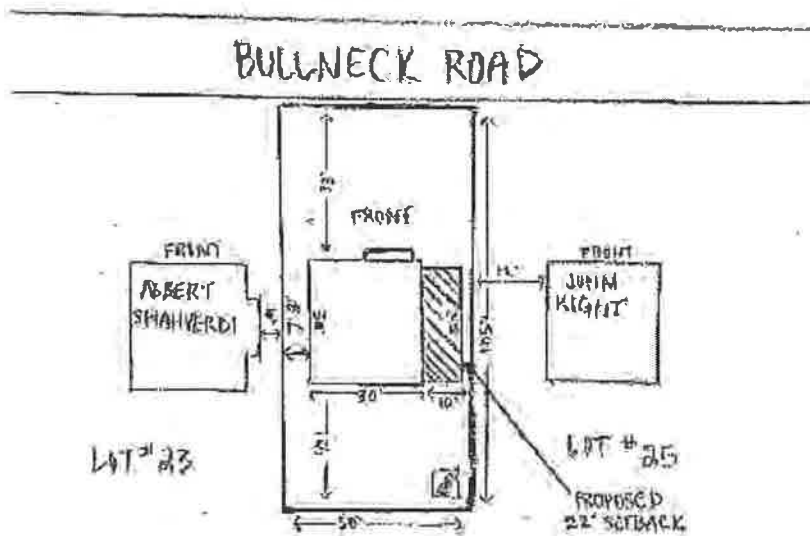
8253

1203004130

1202087790

1216046100

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X) _____
 Address 8247 Bullneck Road Owners(s) Name(s) Nicholas Kendall
 Subdivision Name Murray Point Lot # 24 Block # 3 Section # 2
 Plat Book # 13 Folio # 19 10 Digit Tax # 1206020027 Deed Reference # 38612100365



Zoning Map # _____
 Zoning DB 5.5
 Election District 12
 Council District 7
 Lot Area Acreage .11
 Lot Square Footage 4,900
 Historic (Yes or No) NO
 CBCA (Yes or No) _____
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)
CB2300611

Plan Drawn By

Nicholas Kendall

Date

10/13/23

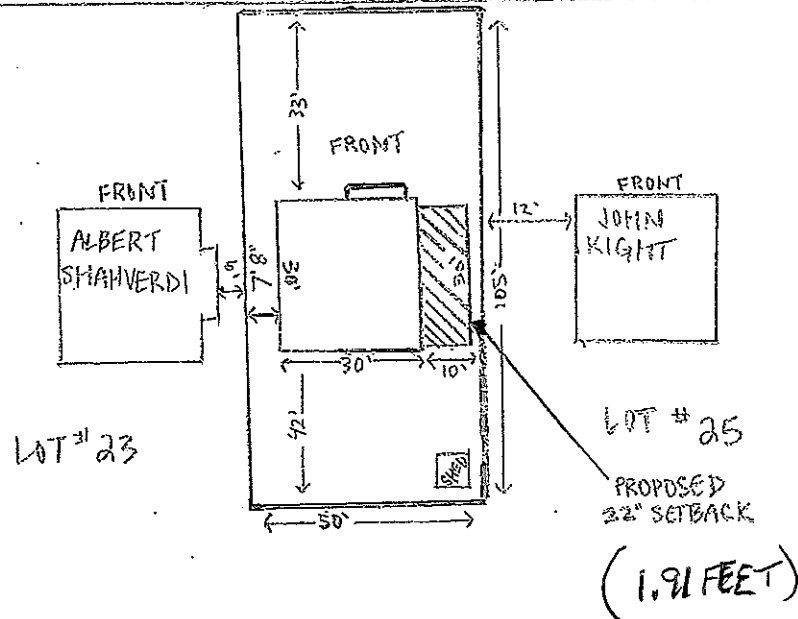
Scale:

1 inch = 40

Feet

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)
Address 8247 Bullneck Road Owners(s) Name(s) Nicholas Kendall
Subdivision Name Murray Point Lot # 24 Block # 3 Section # B
Plat Book # 13 Folio # 19 10 Digit Tax # 1206020021 Deed Reference# 38612,00365

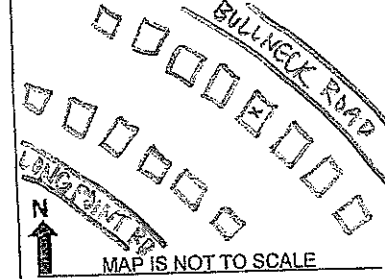
BULLNECK ROAD



2023-0216-A

Plan Drawn By Nicholas Kendall Date 10/13/23 Scale: 1 inch = 40 Feet

Site Vicinity Map

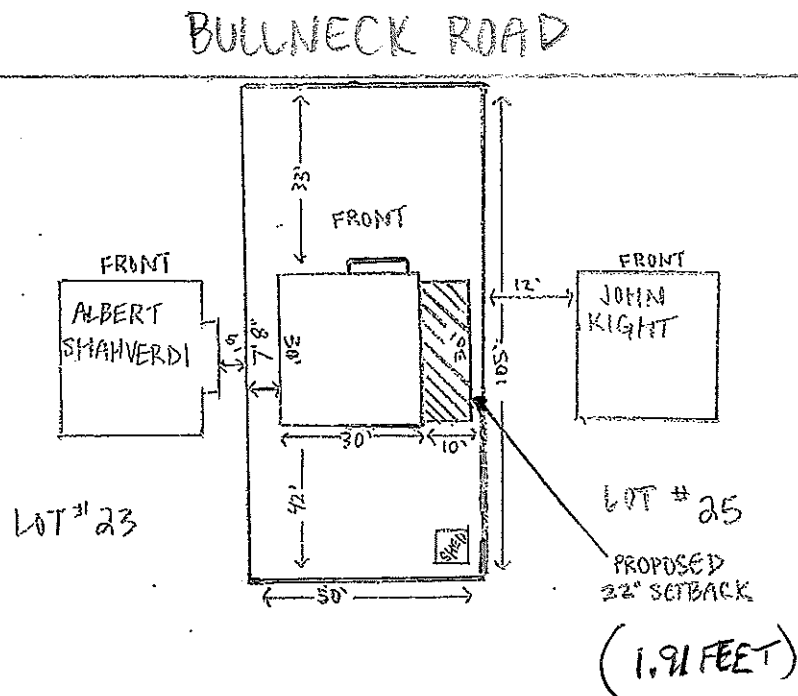


Zoning Map # _____
Zoning DR 5.5
Election District 12
Council District 7
Lot Area Acreage .11
Lot Square Footage 4,900
Historic (Yes or No) NO
CBCA (Yes or No) _____
Flood Plain (Yes or No) NO
Utilities - Mark with (X)
Water is:
Public X Private _____
Sewer is:
Public X Private _____
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)

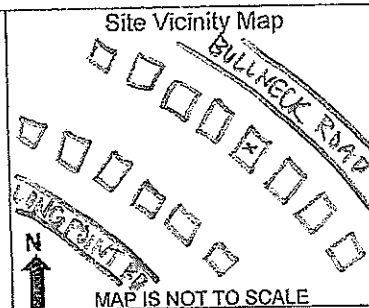
CB2300611

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)
Address 8247 Bullneck Road Owners(s) Name(s) Nicholas Kendall
Subdivision Name Murray Point Lot # 24 Block # 3 Section # B
Plat Book # 13 Folio # 19 10 Digit Tax # 1206020021 Deed Reference# 38612,00365



2023-0216-A

Plan Drawn By Nicholas Kendall Date 10/13/23 Scale: 1 inch = 40 Feet



Zoning Map # _____
Zoning DR 5.5
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Council District 7
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Lot Square Footage 4,900
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Flood Plain (Yes or No) NO
Utilities - Mark with (X)
Water is:
Public X Private _____
Sewer is:
Public X Private _____
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s)
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Violation Case Number(s)
CB2300611