



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 30, 2024

Kevin and Danielle Hagel – danielletoland1@gmail.com
7328 Hughes Avenue
Sparrows Point, MD 21219

RE: Petition for Special Hearing
Case No. 2023-0256-SPH
Property: 7328 Hughes Avenue

Dear Mr. and Mrs. Hagel:

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, appearing to read "AMB", followed by a long horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dml
Enclosure

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(7328 Hughes Avenue)		
15 th Election District	*	OFFICE OF
7 th Council District		
Kevin & Danielle Hagel	*	ADMINISTRATIVE HEARINGS
Legal Owners		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2023-0256-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Kevin A. Hagel and Danielle M. Hagel (“Petitioners”) for the property located at 7238 Hughes Avenue, Sparrows Point (the “Property”). The Petition for Special Hearing from the Baltimore County Zoning Regulations (“BCZR”) §500.7, to allow an accessory apartment in an existing accessory structure.

A hearing was conducted remotely via WebEx. The Petition was advertised and posted as required by the BCZR. The Petitioners appeared *pro se*. There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), and from the Department of Environmental Protection and Sustainability (“DEPS”) which agencies did not oppose the requested relief.

The property is 15,000 square feet and is zoned DR 5.5. The Petitioners explained that Mr. Hagel’s mother, Susan Brown, who is now residing in the Hagel’s principal residence, will be moving into their existing accessory garage which they intend to convert into an apartment. (Petitioners’ Ex 1-2) Ms. Hagel explained that this apartment will be less than 1,200 square feet, will include a bathroom, but no separate kitchen facility. The entrance to this apartment will

consist of the existing side door to the garage.

Ms. Hagel confirmed her intention to enter in a Declaration of Understanding with the Department of Permits, Approvals and Inspections, ("PAI") as contemplated by BCZR, §400.4(B)(1), and as required by BCZR, §400.4 (B)(3), Ms. Hagel confirmed that the proposed accessory apartment conformed with the Special Exception standards found in BCZR, §502.1

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

As prospective tenant, Susan Brown meets the definition of a "immediate family member" as defined by BCZR, §101 and as required by BCZR, §400.4(C)(1)(b), and as the Petitioners' plans to convert their accessory garage into an apartment are consistent with the requirements of BCZR, §400.4 (B), the Petitioners' Request for Special Hearing is Granted subject to conditions.

THEREFORE, IT IS ORDERED this 30th day of **January, 2024** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR §500.7, to allow an accessory apartment in an existing accessory structure is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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, Petitioner would be required to return the subject property to its original condition.
2. The accessory apartment shall not be used for commercial purposes.
3. The accessory apartment shall not be converted into a second dwelling beyond the scope of BCZR, §400.4. The accessory apartment shall only be utilized by the persons named in the use permit who are immediate family members as defined in BCZR, §101.1, and may not be used by any persons not named in the use permit for any other reason (including family members not otherwise named). When the accessory apartment is no longer occupied by the persons named in the use permit, or if the Property is sold, the use permit shall terminate. Upon termination, the renovations constructed for the accessory apartment will be removed and the accessory building will be restored to its original condition.
4. The accessory apartment shall not have separate utility, gas and electric and/or water/sewerage connections or services. All services shall connect to the house.
5. Prior to the issuance of the use permit, Petitioners shall file and record at their expense, an executed and notarized Declaration of Understanding, along with a property description and a site plan showing the proposed improvements, along with a copy of this Order, in the Land Records of Baltimore County, and file a copy of the same with the Department of Permits, Approvals and Inspections.
6. Petitioners shall renew the use permit with Department of Permits, Approvals and Inspections every two (2) years by filing a renewal on a form approved by Department of Permits, Approvals and Inspections, to be dated from the month of the Order herein, and shall list the name of any person(s) occupying the accessory apartment.

7. Petitioners must comply with the DOP and DEPS comments, a copy of which are attached hereto and made a part thereof.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB: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:

DR 5.5

Address 7328 HUGHES AVE Currently Zoned Residential
Deed Reference 42478 / 175 10 Digit Tax Account # 15D5880390
Owner(s) Printed Name(s) Kevin Andrew Hagel, Danielle Megan Hagel

(SELECT THE HEARING(S) BY MARKING ☒ 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 An accessory apartment In an existing Accessory Structure.

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

3. ☐ a **Variance** from Section(s)

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):

Kevin A. Hagel / Danielle M. Hagel
Name #1 - Type or Print _____ Name #2 - Type or Print _____
KHP / DH
Signature #1 _____ Signature #2 _____
7328 Hughes Avenue Sparrows Pt MD
Mailing Address _____ City _____ State _____
21219 / 443-474-3493 / danielle.toland@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 2023-0256-SPH Filing Date 12 / 11 / 23 Do Not Schedule Dates _____ Reviewer TZ

:
ZONING PETITION PROPERTY DESCRIPTION

PART A:

ZONING PROPERTY DESCRIPTION FOR: 7328 Hughes Avenue, Sparrows Point, MD 21219

Beginning at a point on the (north) south, east or west) side of Hughes Avenue, which is 30 feet of right-of-way width wide at the distance of 628 feet (north, south, east or (west) of the centerline of the nearest improved intersection street, Lincoln Avenue, which is 30 number of feet of right-of-way width wide.

PART B:

Being Lot Nos 184 and 185, as shown on "Plat of Section B of Chesapeake Terrace", which Plat is recorded amongo the Land Records of Baltimore County, Maryland in Plat Book W.P.C. No. 5, Folio 36, containing 15,000 square feet, Located in Council District 15, Election District 7.

2023-0256-SPH

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: 2023-0256-SPH#

Property Address: 7328 Hughes Ave

Legal Owners (Petitioners): Kevin and Danielle Hager

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): _____

Address: _____

Telephone Number: _____

*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.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW OFFICE

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For Newspaper Advertising:

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Legal Owners (Petitioners): Kevin and Danielle Hager

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): _____

Address: _____

Telephone Number: _____

*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.

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Eric Hadaway
Work: 410-296-3333
ehadaway@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

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

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

Rev 9/22/2022

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 12/14/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0256-SPH

INFORMATION:

Property Address: 7328 Hughes Avenue
Petitioner: Kevin A. and Danielle M. Hagel
Zoning: DR 5.5
Requested Action: Special Hearing

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

Special Hearing -

1. Under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether or not the Zoning Commissioner should approve an accessory apartment in an existing accessory structure.

The subject site is an approximately 15,000 square foot parcel in the Sparrows Point area. It is improved with a one-story dwelling and a one-story detached garage. The garage is located behind the dwelling. Based on Google Streetview, the garage is a two-car garage and has existed since prior to 2007.

Based on the site plan submitted with the petition, the Petitioners propose to wall off approximately half of the detached garage to create an in-law apartment. The Department of Planning contacted the Petitioner via email on December 13th, 2023, seeking additional information on who would utilize the accessory apartment. In a same day reply, Petitioner/property owner Danielle Hagel stated that the apartment would be occupied by her mother-in-law.

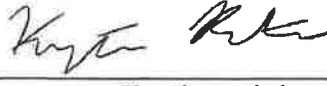
The subject site is within the boundary of the Greater Dundalk-Edgemere Community Conservation Plan, adopted March 20th, 2000. The plan outlines strengths and weaknesses in the Greater Dundalk/Edgemere area, as well as recommendations on how to improve the area. Related to housing, the plan sets recommendations of encouraging home ownership and residential stability within the plan area and promoting healthy neighborhoods (page 36).

The structure is existing and will allow the Petitioners/property owners to remain in their home while housing their family member. As such, the Department of Planning has no objections to the requested Special Hearing or Variance relief, subject to the following condition:

1. The accessory apartment must remain properly permitted during its use duration.

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: Kevin A. Hagel
Danielle M. Hagel
Maria Mougridis, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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 20, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0256-SPHA
Address: 7328 HUGHES AVE
Legal Owner: Kevin & Danielle Hagel

Zoning Advisory Committee Meeting of December 19, 2023.

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 a Limited Development Area (LDA) of the Chesapeake Bay Critical Area and is subject to Critical Area requirements. The applicant is proposing to permit the installation of an in-law apartment in an existing accessory structure. The lot is not waterfront. Any proposed development must meet all LDA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (4,688 square feet), with mitigation required for any new lot coverage between 25% and 31.25%. Proposed lot coverage information was not provided. 15% afforestation (5 trees) is required. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

The property must meet all lot coverage and afforestation requirements. If lot coverage and afforestation requirements are met, 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 their lot coverage and afforestation requirements, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson 12/20/23

CERTIFICATE OF POSTING

CORRECTED COPY

2023-0256-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Kevin & Danielle Hagel

January 29, 2024

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: Jeff Perlow:

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: _____

7328 Hughes Avenue ***SIGN 1A & 1B***

January 8, 2024

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

Sincerely,



January 8, 2024

(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

2023-02456-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Kevin & Danielle Hagel

January 29, 2024

Date of Hearing/Closing: _____

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

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January 8, 2024

The sign(s) were posted on _____
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Sincerely,



January 8, 2024

(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)



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 20, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0256-SPHA
Address: 7328 HUGHES AVE
Legal Owner: Kevin & Danielle Hagel

Zoning Advisory Committee Meeting of December 19, 2023.

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Additional Comments:

Reviewer: Libby Errickson 12/20/23

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2023
Item No. 2023-0256-SPHA

DATE: December 19, 2023

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

DPW-T: N/C

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/14/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0256-SPH

INFORMATION:

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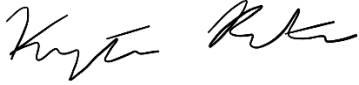
The subject site is within the boundary of the Greater Dundalk-Edgemere Community Conservation Plan, adopted March 20th, 2000. The plan outlines strengths and weaknesses in the Greater Dundalk/Edgemere area, as well as recommendations on how to improve the area. Related to housing, the plan sets recommendations of encouraging home ownership and residential stability within the plan area and promoting healthy neighborhoods (page 36).

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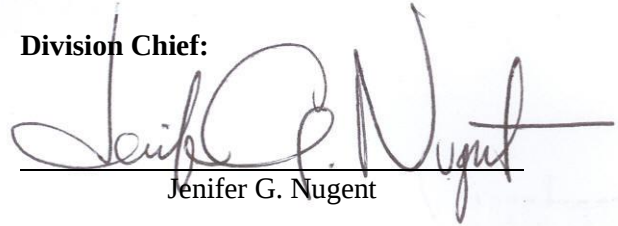
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Kevin A. Hagel
Danielle M. Hagel
Maria Mougridis, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
7328 Hughes Avenue; N/S of Hughes Avenue,*		OF ADMINISTRATIVE
W of Lincoln Avenue		
15 th Election & 7 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Kevin & Danielle Hagel		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2023-256-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman/rmw
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio/rmw
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Suite 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188
peoplescounsel@baltimorecountymd.gov

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of December, 2023, a copy of the foregoing Entry of Appearance was emailed to Kevin & Danielle Hagel, 7328 Hughes Avenue, Sparrows Point, Maryland 21219, danielletolandi@gmail.com , Petitioner(s).

Peter Max Zimmerman/rmw
 PETER MAX ZIMMERMAN
 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 - 15 Account Number - 1505880390**Owner Information**

Owner Name: HAGEL KEVIN ANDREW **Use:** RESIDENTIAL
 HAGEL DANIELLE MEGAN **Principal Residence:** YES
Mailing Address: 7328 HUGHES AVE **Deed Reference:** /42478/ 00175
 SPARROWS POINT MD 21219-2014

Location & Structure Information

Premises Address: 7328 HUGHES AVE **Legal Description:** LTS 184,185
 SPARROWS POINT 21219-2014 7328 HUGHES AVE
 CHESAPEAKE TERRACE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0111 0016 0128 15130120.04 0000 B 184 2024 Plat Ref: 0005/ 0036

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2003	1,788 SF		15,000 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT SIDING/3	2 full	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	75,700	75,700		
Improvements	236,200	236,200		
Total:	311,900	311,900	311,900	
Preferential Land:	0			

Transfer Information

Seller: HOBBS SAMUEL D JR	Date: 02/18/2020	Price: \$325,000
Type: ARMS LENGTH IMPROVED	Deed1: /42478/ 00175	Deed2:
Seller: HOBBS SAMUEL D JR	Date: 11/03/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /39594/ 00361	Deed2:
Seller: UMBERGER STEVENSON E,4TH	Date: 06/29/2009	Price: \$300,000
Type: ARMS LENGTH IMPROVED	Deed1: /28320/ 00339	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

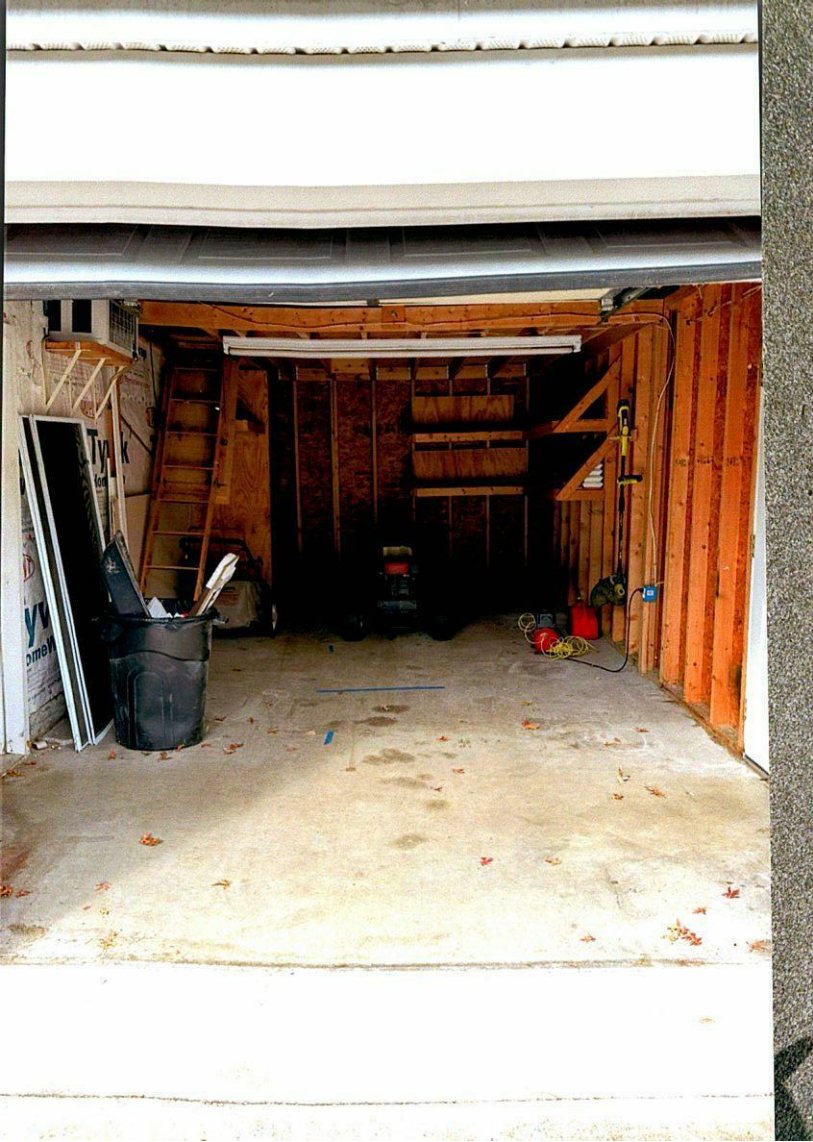
Special Tax Recapture: None**Homestead Application Information****Homestead Application Status:** Approved 01/29/2021**Homeowners' Tax Credit Application Information****Homeowners' Tax Credit Application Status:** No Application **Date:**

2023-0256-SPHA

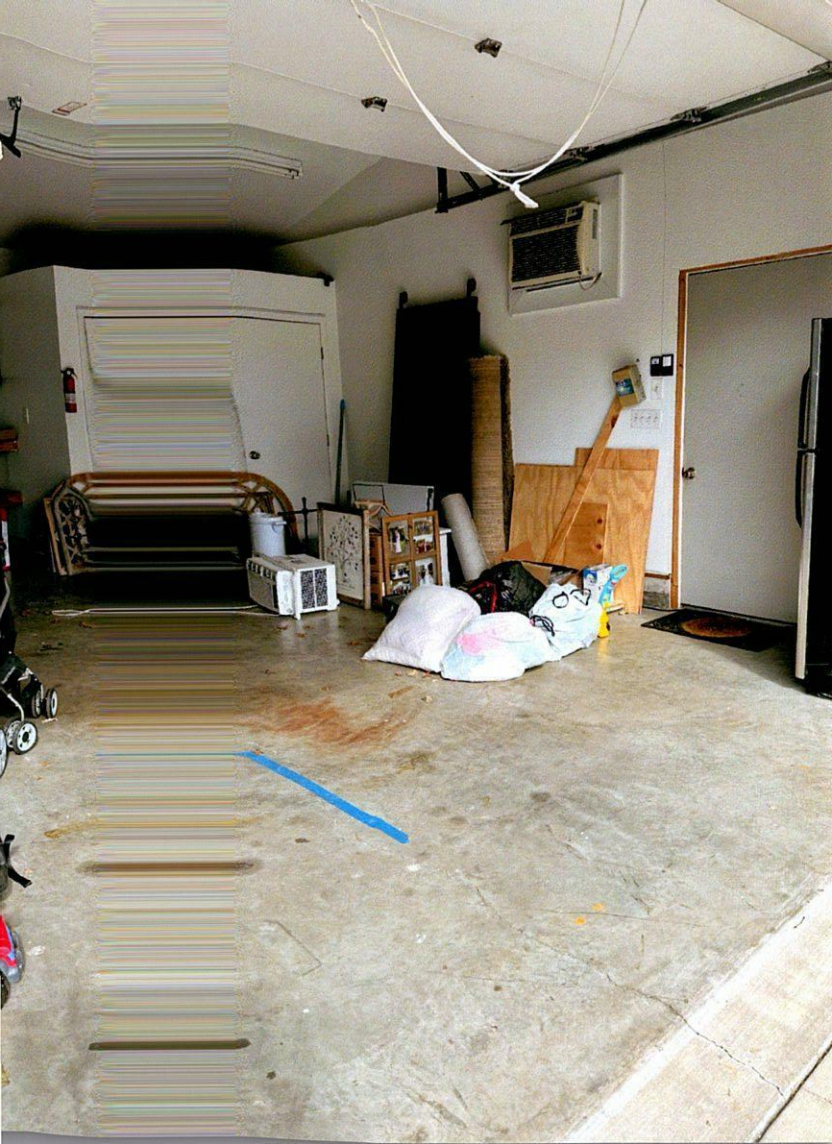










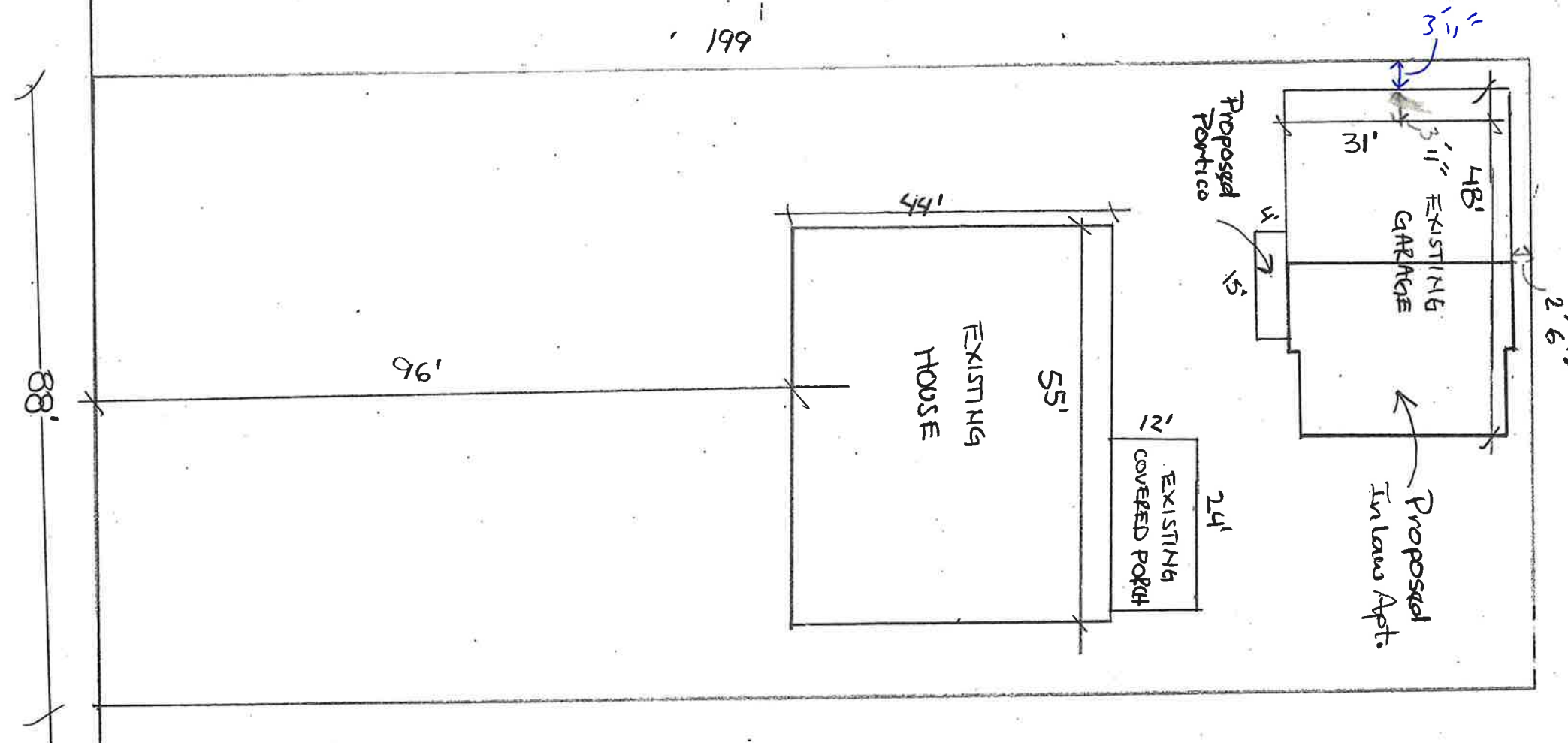






ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 7328 Hughes Ave 21219 OWNER(S) NAME(S) Kevin Hagel and Danielle Hagel
 SUBDIVISION NAME CHESAPEAKE TERRACE LOT # 184 BLOCK # / SECTION # B
 PLAT BOOK # 5 FOLIO # 36 10 DIGIT TAX # 1505880390 DEED REF. # 42478/00175

HUGHES AVE

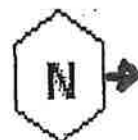


SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 0111
 SITE ZONED Residential
 ELECTION DISTRICT 7
 COUNCIL DISTRICT 15
 LOT AREA ACREAGE _____
 OR SQUARE FEET 15000
 HISTORIC? N/A
 IN CBQA? _____
 IN FLOOD PLAIN? _____
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE _____
 SEWER IS: PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY JUAN CARDONA DATE 10-26-23 SCALE: 1 INCH = 20 FEET

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