



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

June 13, 2024

Charles and Katja Hughes – dhughes@vanebrothers.com
13801 Cuba Road
Cockeysville, MD 21030

RE: Petition for Administrative Variance
Case No. 2024-0122-A
Property: 13801 Cuba Road

Dear Petitioners:

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 style with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Martin F. Cadogan, Esq. – martin@thecadoganfirm.com
Matt Ciprpella- mattcipopella@comcast.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(13801 Cuba Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Charles & Katja Hughes	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0122-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Charles and Katja Hughes (“Petitioners”) for the property located at 13801 Cuba Road, Cockeysville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1 and §400.3, to permit a proposed accessory building (2-car garage) with a height of 18 ft to be partially located in the side yard in lieu of the required rear yard placement and maximum height of 15 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2B). The Property was created as Lot 3 on the Plat of Randalia filed in Land Records of Baltimore County on July 19, 1977 (Liber EHK, Jr. 41, folio 88). (Pet. Ex. 3). Architectural renderings of the proposed 2-car detached garage were reviewed. (Pet. Exs. 4A, 4B).

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) which reads that:

If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

- a. The site plan submitted would not be accepted for building permit approval by Ground Water Management. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on May 26, 2024 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 affidavit as required by Section 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that there is no evidence in the file to indicate that the requested Variance would adversely affect the health, safety or general welfare of the public and should therefore be granted.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the detached 2-car garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

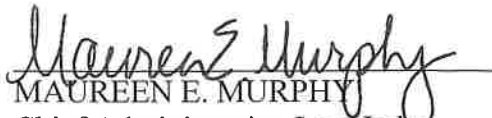
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested Variance should be granted.

THEREFORE, IT IS ORDERED, this 13th day of **June, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §400.1 and §400.3, to permit a proposed accessory building (2-car garage) with a height of 18 ft to be partially located in the side yard in lieu of the required rear yard placement and maximum height of 15 ft, be, and they are each hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

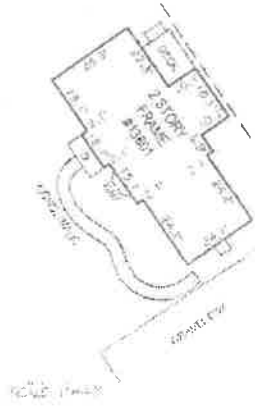
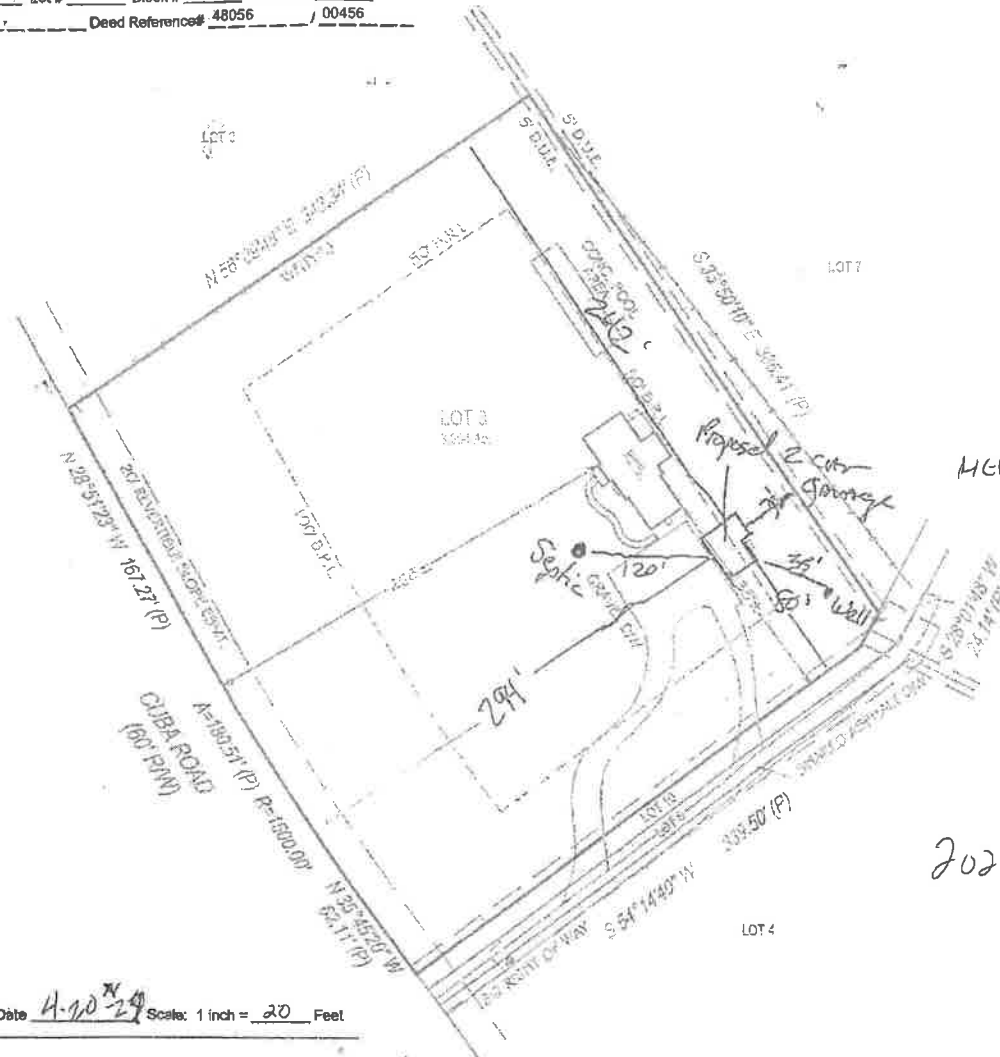
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners and subsequent owners shall not convert the detached 2-car garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached 2-car garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached 2-car garage shall not be used for commercial or industrial purposes but may be used to store farm equipment.
5. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein.
6. Petitioners and all subsequent owners shall comply with the DEPS ZAC comment dated May 17, 2024, a copy of which is attached hereto.

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

MEM/dlw

Zoning Hearing Plan for Variance X for Special Handling _____ Mark Type Requested with (X)
 Address 13801 Cuba Road, COCKEYSVILLE MD 21030 Owners(s) Name(s) Charles Duff Hughes
 Subdivision Name RANDALIA Lot # 3 Block # _____ Section # _____
 Plat Book # 0041 Folio # 0088 10 Digit Tax # 1700014163 Deed Reference# 48056 / 00456



Site Vicinity Map

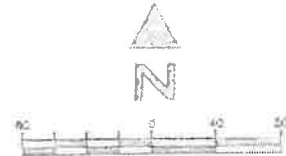
N

MAP IS NOT TO SCALE

Zoning Map # 041C1
 Zoning RC-2
 Election District 08
 Council District 03
 Lot Area Acreage 3.304 ac
 Lot Square Footage 143,922
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities - Mark with (X)
 Water is:
 Public _____ Private X
 Sewer is:
 Public _____ Private X
 Prior Hearing (Yes or No) No
 If (Yes) list Case Number(s)
 and order result(s) below:

 Violation Case Number(s)

2024-0122-A

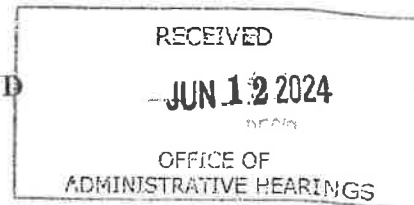


Drawn By Pella Estepuza Date 4-20-24 Scale: 1 inch = 20 Feet

(AV) 6-10-24

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: May 17, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0122-A
Address: 13801 CUBA RD
Legal Owner: Charles & Katja Hughes

Zoning Advisory Committee Meeting of May 21, 2024.

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

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. The site plan submitted would not be acceptable for building permit approval by Ground Water Management. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements.
 - b. Additional information concerning site plan requirements is available at the following web site:
<https://www.baltimorecountymd.gov/departments/environment/ground-water-management/>

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.



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 13801 Cuba Rd. 21030 Currently Zoned RC-2
Deed Reference 48056, 0456 10 Digit Tax Account # 1700014163
Owner(s) Printed Name(s) Charles Duff Hughes

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 & 400.3 → To permit a proposed accessory building (garage) with a height of 18 feet to be partially located in the side yard in lieu of the required rear yard placement and maximum height of 15 feet.

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 zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Charles Hughes , Katia Engel Hughes
Name #1 - Type or Print Name #2 - Type or Print
[Signature] , [Signature]
Signature #1 Signature #2
13801 Cuba Rd Cockeysville MD
Mailing Address City State
21030 , DHughes@Vanebrothers.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

MARTIN F CADOGAN
Name - Type or Print
[Signature]
Signature
100 West Rd Ste 300 Towson MD
Mailing Address City State
21204 , 410-832-7300 , martin@thecadoganfirm.com
Zip Code Telephone # Email Address

Representative to be Contacted:

Matt Ciarpella
Name - Type or Print
[Signature]
Signature
2108 Frankfort Ave MD
Mailing Address City State
21226 , 443 677 1130
Zip Code Telephone # Email Address
mattciarpella@comcast.net

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 2024-0122-A Filing Date 5/14/24 Estimated Posting Date 5/26/24 Reviewer JS

Revised 8/2022

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: 13801 Cuba Rd Cockeysville Md 21030
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)

Property is farmed for hay and needs
Door and roof truss clearance for tractor.
Roof Pitch needs to be raised slightly for
proper water flow.

(HEIGHT = 18 FEET)

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

* [Signature]
Signature of Owner (Affiant)

Charles D Hughes
Name - Print or Type

[Signature]
Signature of Owner (Affiant)

Kate Engel-Hughes
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 4 day of march, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Charles D. Hughes & Kate Engel-Hughes

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

3/25/2024
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 13801 CUBA ROAD

See attached location drawing.

Beginning on the northwest side of Cuba Road, 60 feet wide, at the distance of 2,085 feet northwest of the center line of Greencroft Lane.

Being known and designated as Lot No. 3 as shown on Plat entitled "Randalia", which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book EHK Jr. No. 41, folio 88 containing 3.304 acres. Located in the 8th Election District and the 3rd Council District.

2024-0127-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 08 Account Number - 1700014163	
Owner Information		
Owner Name:	HUGHES CHARLES DUFF ENGEL HUGHES KATJA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	13801 CUBA RD COCKEYSVILLE MD 21030-1206	Deed Reference: /48056/ 00456
Location & Structure Information		
Premises Address:	13801 CUBA RD COCKEYSVILLE 21030-1206	Legal Description: 3.304 AC 13801 CUBA RD RANDALIA
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year:	Plat No:	
0041 0011 0118 8040089.04 0000 3 2023	Plat Ref: 0041/ 0088	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1997	3,070 SF	3,3000 AC
County Use	04	
StoriesBasementType	ExteriorQualityFull/Half BathGarage	Last Notice of Major Improvements
2 YES STANDARD UNITS	SIDING/5 2 full/ 1 half 1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	202,700	202,700		
Improvements	377,400	508,100		
Total:	580,100	710,800	623,667	667,233
Preferential Land:	0	0		

Transfer Information

Seller: PINNOCK JOHN ANTHONY	Date: 05/17/2023	Price: \$815,812
Type: ARMS LENGTH IMPROVED	Deed1: /48056/ 00456	Deed2:
Seller: LAYNE VIRGINIA CATHERINE	Date: 12/02/2022	Price: \$750,000
Type: ARMS LENGTH IMPROVED	Deed1: /47585/ 00175	Deed2:
Seller: LAYNE EDWARD D	Date: 12/09/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30240/ 00001	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	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:

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0122 -A Address 13801 CUBA ROAD

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

Filing Date: 5/14/24 Posting Date: 5/26/24 Closing Date: 6/10/24

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0122 -A Address 13801 CUBA ROAD

Petitioner's Name: HUGHES Telephone (Cell) MATT CIARABELLA

Posting Date: 5/26/24 Closing Date: 6/10/24 443-677-1130

Wording for Sign: To Permit _____

To permit a proposed accessory building (garage) with a height of 18 feet to be partially located in the side yard in lieu of the required rear yard placement and maximum height of 15 feet.

Revised 1/2022

**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: 2024-0122-A
Property Address: 13801 CUBA ROAD
Legal Owners (Petitioners): CHARLES + KATJA HUGHES
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): MATT CIARPELLA
Address: 2100 FRANKFURST AVE.
BALT, MD 21226

Telephone Number: 443-677-1130

*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



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 13801 Cuba Rd. 21030 Currently Zoned RC-2
Deed Reference 48056, 0456 10 Digit Tax Account # 1700014163
Owner(s) Printed Name(s) Charles Duff Hughes

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 & 400.3 → To permit a proposed accessory building (garage) with a height of 18 feet to be partially located in the side yard in lieu of the required rear yard placement and maximum height of 15 feet.

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 zoning regulations of Baltimore County, to the zoning 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):

<u>Charles Hughes</u> Name #1 - Type or Print	<u>Katia Engel Hughes</u> Name #2 - Type or Print
<u>[Signature]</u> Signature #1	<u>[Signature]</u> Signature #2
<u>13801 Cuba Rd</u> Mailing Address	<u>Cockeysville MD</u> City State
<u>21030</u> Zip Code	<u>DHughes@Vanebrothers.com</u> Email Address
Telephone #'s (Cell and Home)	

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

MARTIN F. CADOGAN
Name - Type or Print
[Signature]
Signature
100 West Rd Ste 300 Towson MD
Mailing Address City State
21204 410-832-7300 martin@thecadoganfirm.com
Zip Code Telephone # Email Address

Representative to be Contacted:

MATT Ciarpella
Name - Type or Print
[Signature]
Signature
2100 Frankfort Ave MD
Mailing Address City State
21226 443 677 1130 mattciarpella@comcast.net
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 2024-0122-A Filing Date 5/14/24 Estimated Posting Date 5/26/24 Reviewer JS

Revised 8/2022

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: 13801 Cuba Rd Cockeysville Md 21030
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)

Property is farmed for hay and needs
Door and roof truss clearance for tractor.
Roof Pitch needs to be raised slightly for
proper water flow.

(HEIGHT = 18 FEET)

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

* [Signature]
Signature of Owner (Affiant)

CHARLES D Hughes
Name - Print or Type

[Signature]
Signature of Owner (Affiant)

Kate Engel-Hughes
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 4 day of march, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Charles D. Hughes & Kate Engel-Hughes

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

3/25/2024
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 13801 CUBA ROAD

See attached location drawing.

Beginning on the northwest side of Cuba Road, 60 feet wide, at the distance of 2,085 feet northwest of the center line of Greencroft Lane.

Being known and designated as Lot No. 3 as shown on Plat entitled "Randalia", which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book EHK Jr. No. 41, folio 88 containing 3.304 acres. Located in the 8th Election District and the 3rd Council District.

7024-0127-A

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

No. 230467

Date: 5/14/24

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

Total: \$ 75.00

Rec

From: THE CADOGAN FIRM

For: 2024-0122-4

13801 CUBA RD / HUGHES

JSS 24-0435

**CASHIER'S
VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

The Cadogan Firm

100 West Road
Towson, MD 21204
410-832-7500

1419

7-11/520

DATE 5-3-24

PAY
TO THE
ORDER OF BALTIMORE COUNTY

\$ 75.00

SEVENTY-FIVE AND 00/100

DOLLARS



M&T Bank
Parkville Branch

FOR D. HUGHES

mtcadogan

MP

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: May 17, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0122-A
Address: 13801 CUBA RD
Legal Owner: Charles & Katja Hughes

Zoning Advisory Committee Meeting of May 21, 2024.

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

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. The site plan submitted would not be acceptable for building permit approval by Ground Water Management. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements.
 - b. Additional information concerning site plan requirements is available at the following web site:
<https://www.baltimorecountymd.gov/departments/environment/ground-water-management/>

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0122-A

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

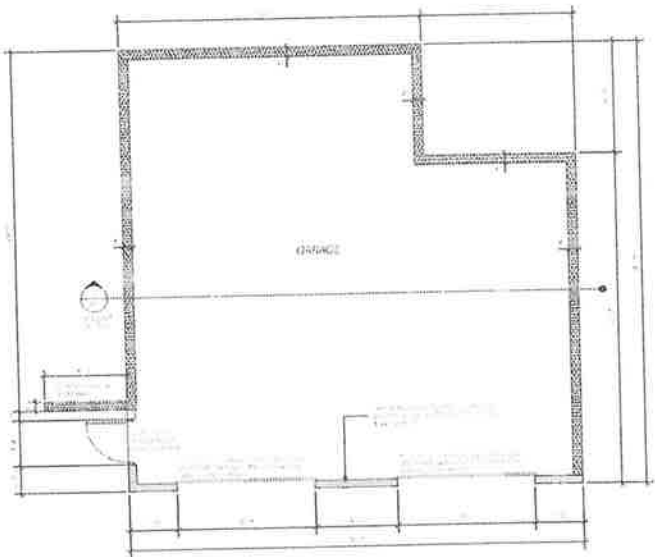
DPR: No comment.

DPW-T: No exception taken.

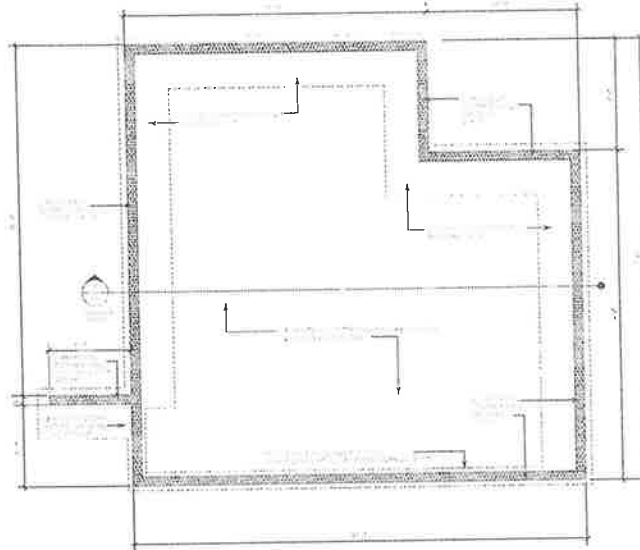
Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

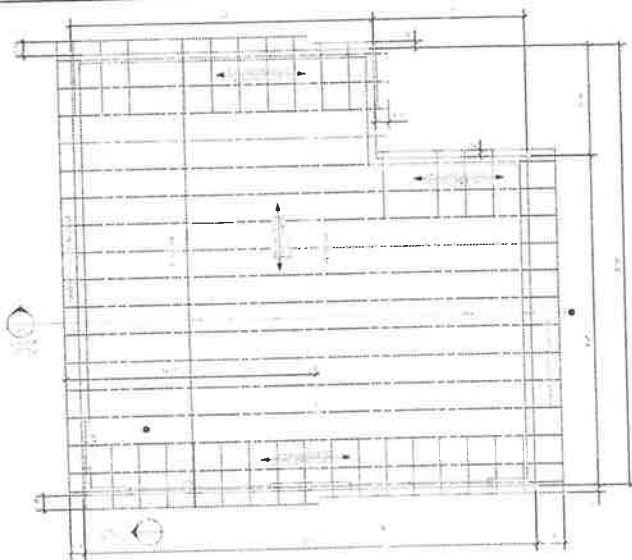
2024-0122-A



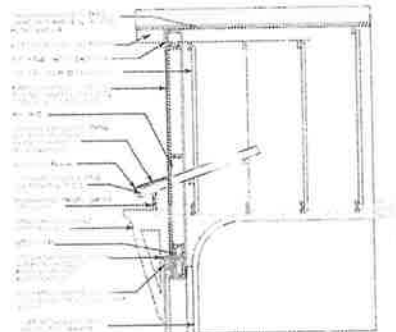
FLOOR PLAN



FOUNDATION PLAN



ROOF FRAMING PLAN 1/4" = 1'-0"



2. DETAIL SECTION

GENERAL NOTES

STRUCTURAL NOTES

ARCHITECTURAL NOTE

STUART J. MACKLIN
ARCHITECT'S LLC
7215 WILKINSON BLVD. APT. 102 S.W. FLORIDA 32062
TEL: 305-400-1418
STUART@ARCHITECTSLLC.COM

NEW GARAGE
13801 CUBA ROAD
BALTIMORE COUNTY MARYLAND

GM-1

A-1.0



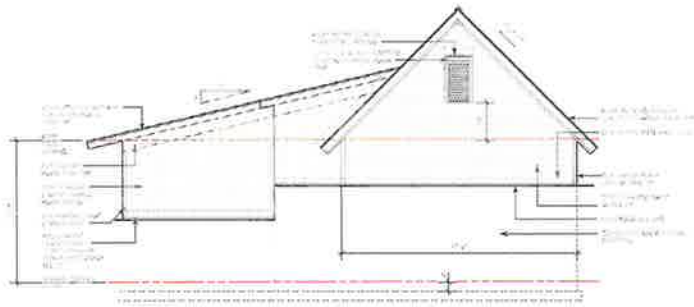
13801 Cuba Road - Area of proposed garage location

2024-0122-A



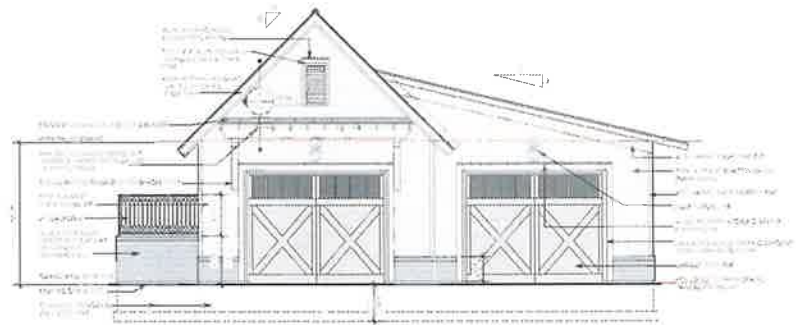
Existing Residence 13801 Cuba Road

2024-0122-A

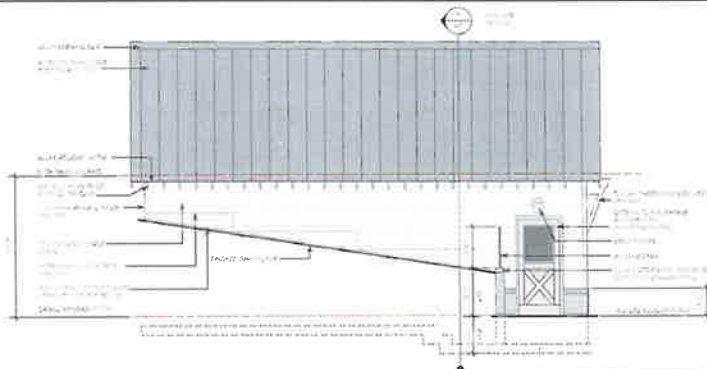


REAR ELEVATION

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

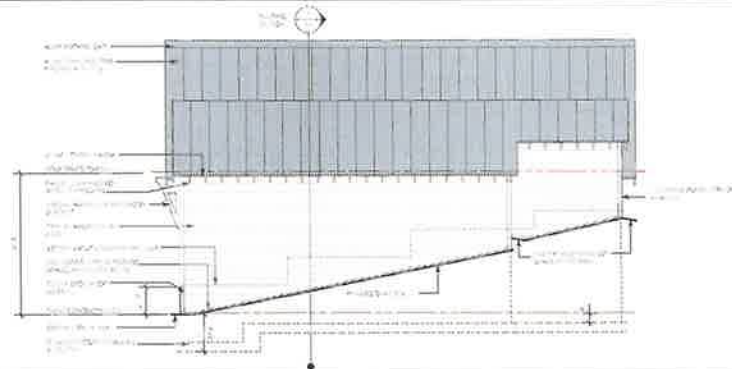


FRONT ELEVATION

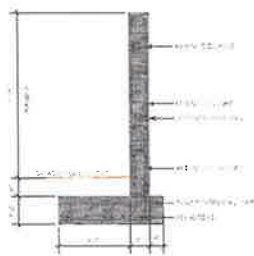


LEFT SIDE ELEVATION

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

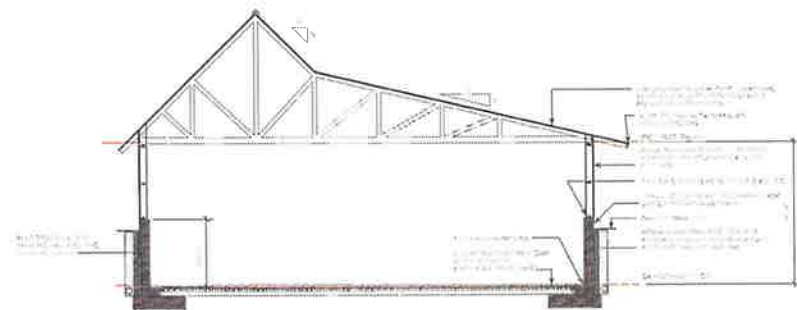


RIGHT SIDE ELEVATION



3. RETAINING WALL DETAIL

1/2" = 1'-0"



1. BUILDING SECTION

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

2024-0122-A

NW 20-D

PAI # 080332

2020-0031-A
1998-0488-SPH
1989-0340-SPHA

PAI # 080332

Lot # 0
2200027359

PAI # 080332

1996-0147-SPH
Pt. Bk./Folio # 068110

Pt. Bk. 0000068, Folio 0110

Lot # 8
1700014168

13817

13819

Lot # 1 1700014161

13813

Lot # 7 1700014167

13811

Lot # 2 1700014162

PAI # 080244

PAI # 080244

041C1

1600004015

3 CD

8 ED

RC 2

NW 19-D

1700014163

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

Lot # 3

Lot # 6 1700014166

Pt. Bk. 0000041, Folio 0088

13737

Lot # 2

1600013647

Pt. Bk. 0000037, Folio 0117

Lot # 1

1600013659

Pt. Bk. 0000037, Folio 0117

PAI # 080573

2200017229

1990-0477-S

13733

Lot # 4

1981-0188-A
1700014164

13727

Lot # 5 1700014165

041C2

Pt. Bk./Folio # MP02019

1996-0090-SPH

PAI # 080776

PAI # 080776

PAI # 080776

2300000463

NW 20-D

PAI # 080332

2020-0031-A
1998-0488-SPH
1989-0340-SPHA

PAI # 080332

Lot # .0

2200027359

PAI # 080332

1996-0147-S

Pt. Bk./Folio # 068110
Pt. Bk. 0000068, Folio 0110

Lot # 8

1700014168

13817

13819

Lot # 1

1700014161

13813

Lot # 7

1700014167

13811

PAI # 080244

PAI # 080244

041C1

Lot # 2

1700014162

Pt. Bk./Folio # 041088

1600004015

3 CD

8 ED

RC 2

NW 19-D

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

Lot # 3

1700014163

Lot # 6

1700014166

Pt. Bk. 0000041, Folio 0088

13737

13733

Lot # 4

1981-0188-A 1700014164

13727

Lot # 5

1700014165

041C2

Pt. Bk./Folio # MP02019

1996-0090-SPH

PAI # 080776

PAI # 080776

PAI # 080776

2300000463

Lot # 5
1600013650

1977-0118-A

PAI # 080191
1600013649

Pt. Bk./Folio # 037117

PAI # 080191
PAI # 080191

1600013659
1600013647

Lot # 2
Pt. Bk. 0000037, Folio 0117

1600013647
Pt. Bk. 0000037, Folio 0117

Lot # 1
Pt. Bk./Folio # 065125

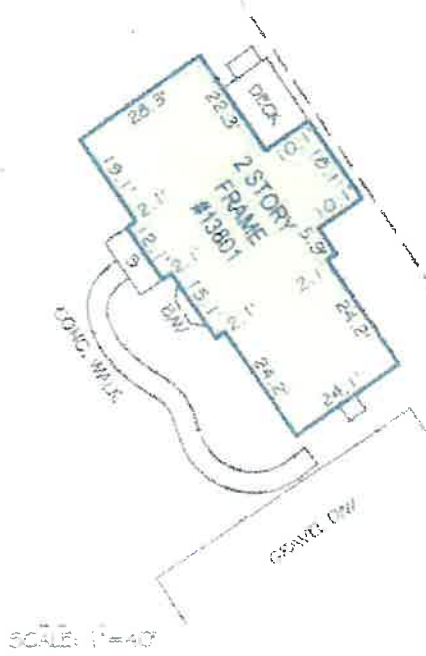
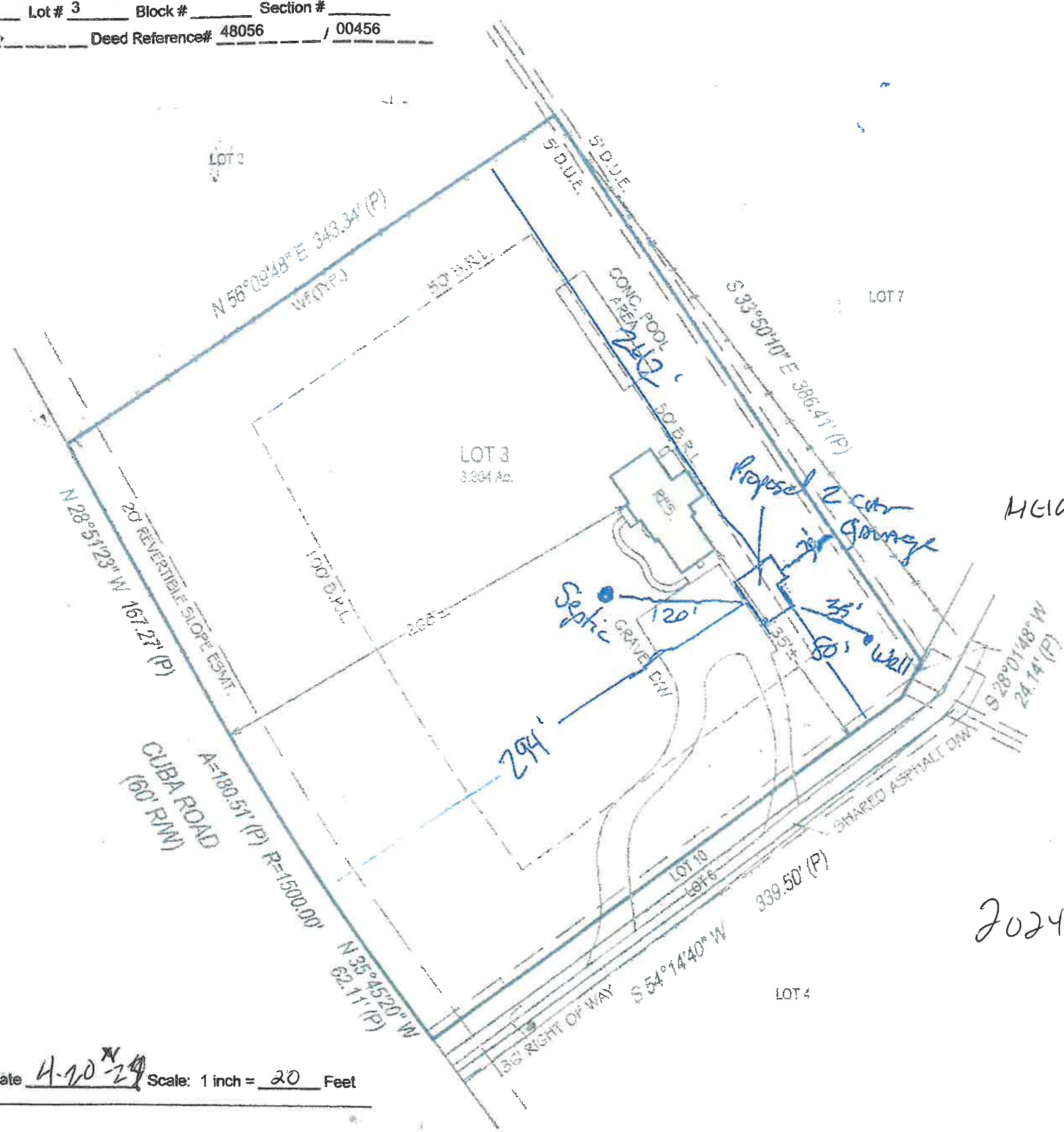
1600013647
Pt. Bk. 0000037, Folio 0117

PAI # 080573
Pt. Bk. 0000037, Folio 0117

2200017229

1990-0477-S

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 13801 Cuba Road, COCKEYSVILLE MD 21030 Owners(s) Name(s) Charles Duff Hughes
Subdivision Name RANDALIA Lot # 3 Block # _____ Section # _____
Plat Book # 0041 Folio # 0088 10 Digit Tax # 1700014163 Deed Reference# 48056 / 00456



HEIGHT = 18 FEET

2024-0122-A

Site Vicinity Map

MAP IS NOT TO SCALE

Zoning Map # 041C1

Zoning RC-2

Election District 08

Council District 03

Lot Area Acreage 3.304 ac

Lot Square Footage 143,922

Historic (Yes or No) No

CBCA (Yes or No) No

Flood Plain (Yes or No) No

Utilities - Mark with (X)

Water is:

Public _____ Private X

Sewer is:

Public _____ Private X

Prior Hearing (Yes or No) No

If (Yes) list Case Number(s) and order result(s) below:

Violation Case Number(s)

Drawn By Pelle Ertoguz Date 4-20-24 Scale: 1 inch = 20 Feet