



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

July 23, 2024

Randolph Hutter and Julia Lehnert – randolphhutter@verizon.net
207 Huron Road
Catonsville, MD 21228

RE: Petition for Administrative Variance
Case No. 2024-0126-A
Property: 207 Huron 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: Greg Wall, Wall to Wall Construction – gwall@walltowall.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(207 Huron Road)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Randolph Hutter & Julia Lehnert	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0126-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, Randolph Hutter and Julia Lehnert (“Petitioners”) for the property located at 207 Huron Road, Catonsville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1, to permit a proposed rear dwelling addition with a side setback as close as 4 ft., a sum of sides setback of 14 ft., and a rear setback of 30 ft., in lieu of the required 15 ft., 40 ft. and 40 ft., respectively. The Property is more fully depicted on a site plan (the “Original Site Plan”) and a revised site plan (“Revised Site Plan”). (Pet. Exs. 1, 1A). Street view photographs of the Property were provided. (Pet. Exs. 2A-2B).

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Permits, Approvals and Inspections (“PAI”), Bureau of Building Plans Review (“BPR”), dated May 29, 2024, indicating the following:

“BPR: Please apply for a building permit in order to comply with requirements of the International Residential Code, 2015 edition.”

In addition, a ZAC comment was received from Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”), dated May 30, 2024, indicating the following in regard to the Original Site Plan:

“DPR: Proposed addition is going over a storm drain. We do not recommend approval of variance request.

DPW-T: A) Baltimore County Engineering Records Storm Drain drawing 1942-1008 shows an 18-inch storm drain with an 8-foot drainage and utility easement on the property. Both the storm drain and easement must be shown on the plan provided. In addition, the plan suggests that the proposed addition is within the drainage and utility easement. If it is the petition must be denied or the addition must be reconfigured to be outside of the easement as well as the zone of influence between the existing storm drain and the proposed addition.”

After reviewing the Revised Site Plan, DPWT issued a revised ZAC comment via email dated July 11, 2024 from Terry Curtis, Jr., Engineer III with DPWT, which reads as follows:

I have reviewed the attached changes to the initial application. The Department of Public Works and Transportation is in agreement with the addition being 7 feet by 7 feet as long as the foundation and/or footers for the addition are deeper than the invert of the existing 18” storm drain. If DPWT ever has to repair the pipe then there will not be any disturbance to the addition.

(See File).

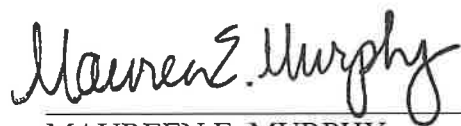
The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on May 24, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners have filed the supporting Affidavit as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the Revised Site Plan and the revised DPWT ZAC comment, I am persuaded to grant the Variance relief. In the opinion of the Administrative Law Judge, the site plans, 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.

THEREFORE, IT IS ORDERED, this 23rd day of **July, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1, to permit a proposed rear dwelling addition with a side setback as close as 4 ft, a sum of side setbacks of 14 ft, and a rear setback of 30 ft in lieu of the required 15 ft, 40 ft and 40 ft, respectively, be, and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

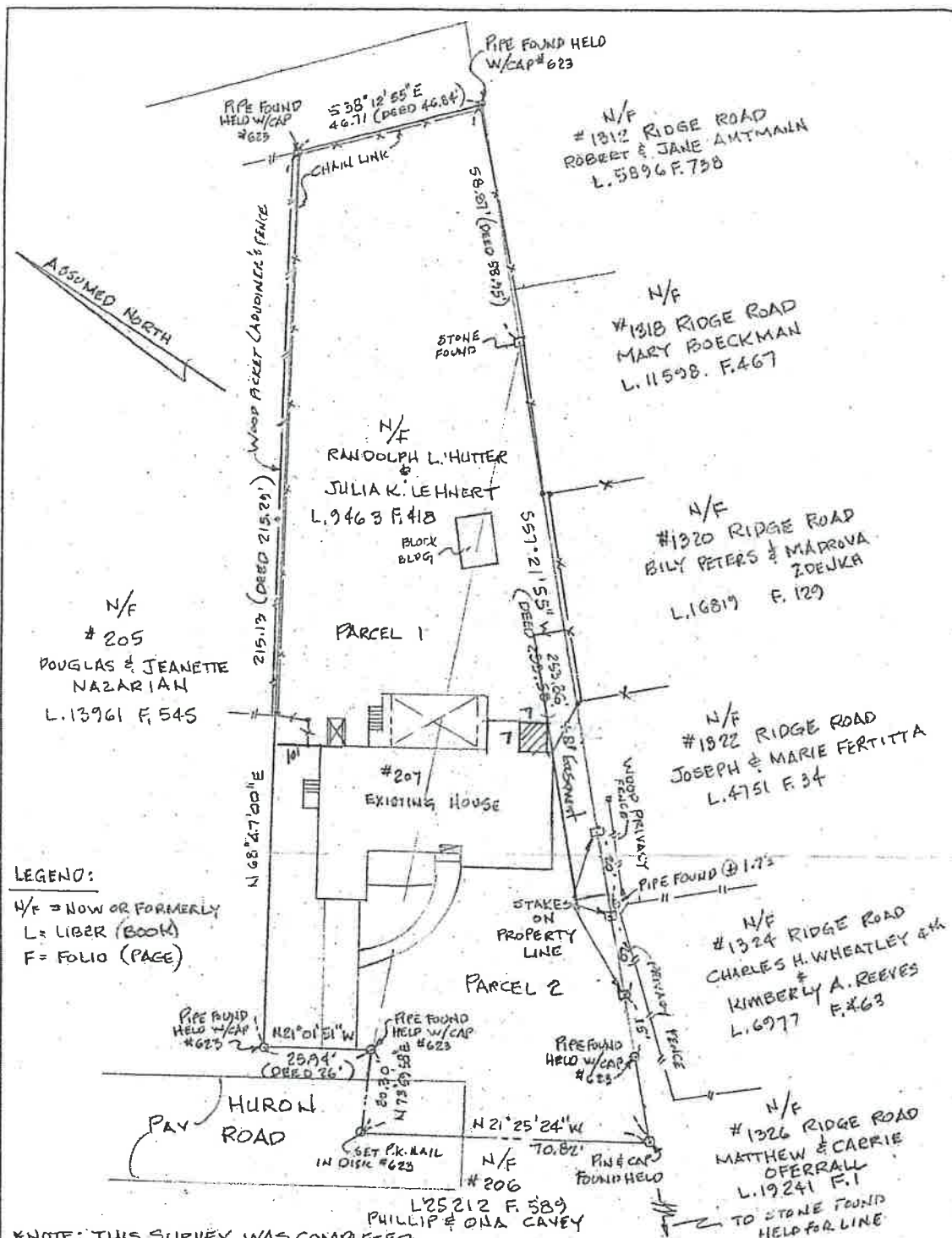
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Revised Site Plan (Pet. Ex. 1A), a copy of which is attached hereto, is incorporated herein in its entirety.
3. Prior to permitting, Petitioners must comply with the revised DPR/DPWT ZAC comment dated July 11, 2024, a copy of which is attached hereto and made a part hereof.

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



IN WITNESS WHEREOF, THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF A TITLE REPORT

I hereby certify that the survey prepared by me entitled
*207 HURON ROAD, BALTIMORE CO., MD
was actually made upon the ground and that it and the information,
courses and distances shown hereon are correct; the title lines of the property
and actual possession are the same; and the survey complies with the
"Minimum Standards of Practice" for Boundary Surveys provided
by the Board for Professional Land Surveyors of the State of Maryland
in Comar 09.13.06.03.

*207 HURON ROAD

TITLE DEED: 5M9463-418
BALTIMORE CO., MARYLAND

SCALE

1" = 30'

BOUNDARY PLAT

DATE

12-27-10

C.A. ELGIN & ASSOCIATES

JOB No.

E10-112

957 E. MACPHAIL ROAD
BEL AIR, MD. 21015
410-776-3882

Pet 1A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 11, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0126-A

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

DPR: No comment.

DPW-T: The Department of Public Works and Transportation is in agreement with the addition being 7 feet by 7 feet as long as the foundation and/or footers for the addition are deeper than the invert of the existing 18" storm drain. If DPWT ever has to repair the pipe then there will not be any disturbance to the addition.

Landscaping: No comment.

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

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: 207 Huron Rd Catonsville MD 21228
Print or Type Address of Property City State Zip Code

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

The current zoning on our property has created a non-comforming property although the house was constructed back in 1951. We are in need of a small addition on our current bedroom in order for us to safely dwell on the first story of our home as we age in place. The setback intrusion is minor and the 7x9 addition is well below the 25% total sq ft test of our existing 1st floor.

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

Randolph L. Hutter
Signature of Owner (Affiant)

Randolph Hutter
Name - Print or Type

Julia K. Lehnert
Signature of Owner (Affiant)

Julia Lehnert
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 10 day of May, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

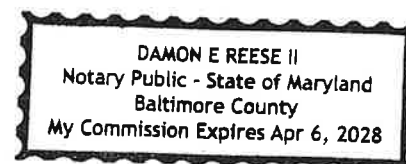
Print name(s) here: Randolph Hutter, Julia Lehnert

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

04/06/2028
My Commission Expires



ZONING DESCRIPTION FOR

HUTTER-LEHNERT RESIDENCE, 207 HURON RD, **CATONSVILLE, MD 21043,**

Beginning at a point (N.21 25 24 W) on the **West** side **95'** from the center of **Huron Rd** which is **25'** wide and at a distance of **395'** **North West** of the centerline of the intersection of **HURON RD** and **PARK DR** which is **35'** wide.

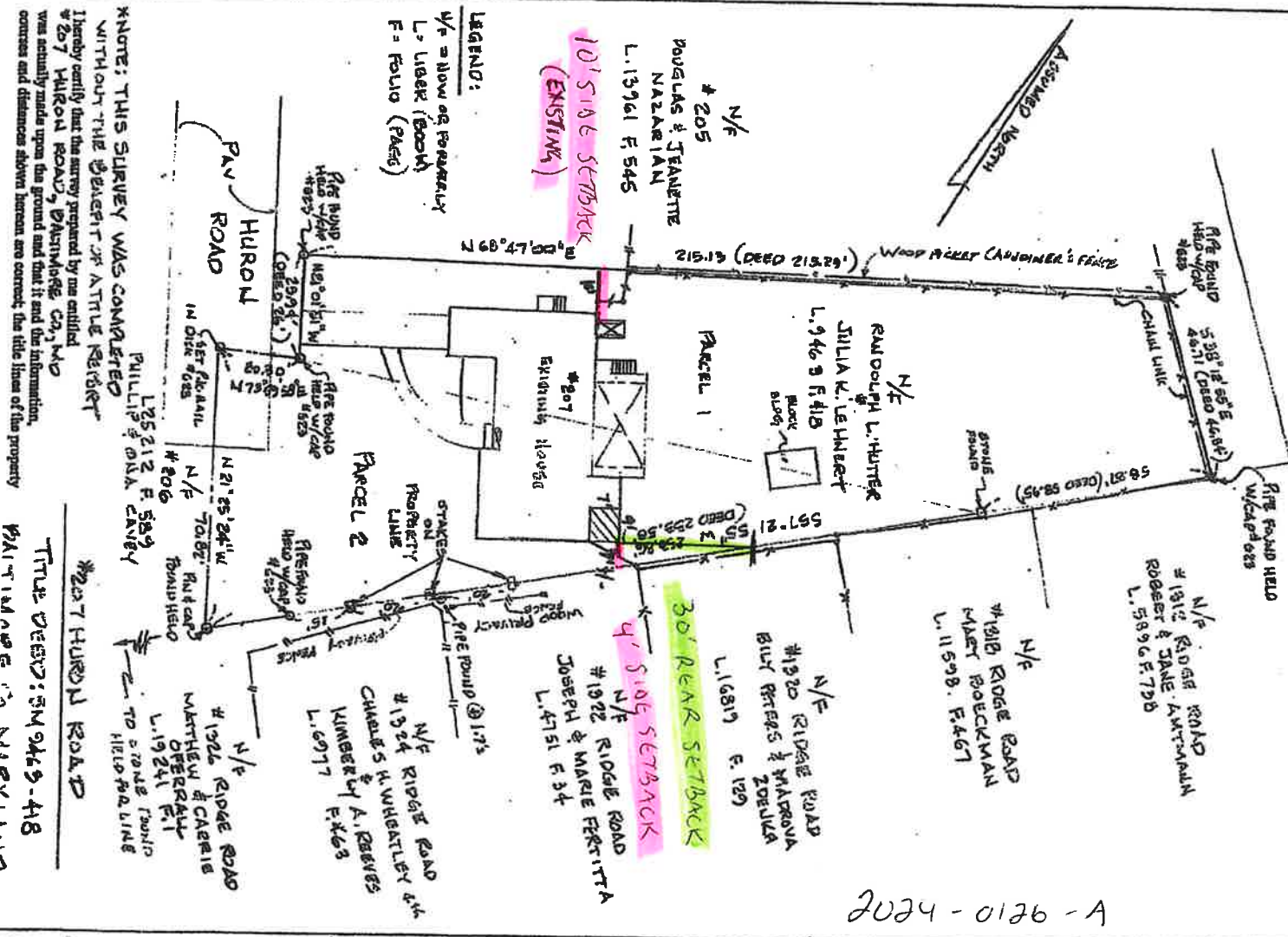
Being Lot # **24**, as recorded in Baltimore County Plat Book Plat Book #____, Folio #____, and Containing 15,904 **Square feet**. The legal Description is also known as **207 HURON RD** and located in the **1st** Election District, **01** Council District.

2024-0126-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 207 HURON RD 21228 Owners(s) Name(s) RANDOLPH L. HUTTER + JULIA LEHNERT
 Subdivision Name N/A Lot # 24 Block # N/A Section # N/A
 Plat Book # - Folio # - 10 Digit Tax # 0116000911 Deed Reference# 09463, 418

Site Vicinity Map

N
 MAP IS NOT TO SCALE
 Zoning Map # 0101A2
 Zoning DRZ
 Election District 01
 Council District 01
 Lot Area Acreage .37
 Lot Square Footage 15,904
 Historic (Yes or No) NO
 CBCA (Yes or No) 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:



Plan Drawn By WZW

Date 5/1 Scale: 1 inch = 40 Feet

Violation Case Number(s)

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: 2024-0126-A

Property Address: 207 MURON ROAD

Legal Owners (Petitioners): RANDOLPH MUTTER + JULIA LEHNERT

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): GREG WALL / WALL TO WALL CONSTRUCTION

Address: 11 NEWBURG AVE
CATONSVILLE, MD 21028

Telephone Number: 410-788-3990

*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 DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0126 -A Address 207 HURON ROAD

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

Filing Date: 5/16/24 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 - 0126 -A Address 207 HURON ROAD

Petitioner's Name: HUTTER + LEHNERT Telephone (Cell) GREG WALK
410-788-3990

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

Wording for Sign: _____

To permit a proposed rear dwelling addition with a side setback as close as 4 feet, — a sum of sides setback of 14 feet and a rear setback of 30 feet in lieu of the required 15 feet, 40 feet and 40 feet, respectively.

Revised 1/2022

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 01 Account Number - 0116000911
Owner Information		
Owner Name:	HUTTER RANDOLPH L LEHNERT JULIA K	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	207 HURON ROAD BALTIMORE MD 21228	Deed Reference: /09463/ 00418
Location & Structure Information		
Premises Address:	207 HURON RD BALTIMORE 21228	Legal Description: PT LT 24 CATONSVILLE PARK
Map: 0101	Grid: 0013	Parcel: 1314
Neighborhood: 1070133.04	Subdivision: 0000	Section: Block: Lot: 24
Assessment Year: 2022		Plat No: Plat Ref: 0007/ 0027
Town: None		
Primary Structure Built 1951	Above Grade Living Area 2,181 SF	Finished Basement Area
Property Land Area 15,904 SF		County Use 04
Stories 1 1/2	Basement YES	Type STANDARD UNIT
Exterior BRICK/	Quality 4	Full/Half Bath 2 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2022
Land:	163,400	163,400
Improvements	268,000	300,800
Total:	431,400	464,200
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2023	As of 07/01/2024
	453,267	464,200
Transfer Information		
Seller: FAVINGER PATRICK J	Date: 11/17/1992	Price: \$189,000
Type: ARMS LENGTH IMPROVED	Deed1: /09463/ 00418	Deed2:
Seller: RIVERA WILSON A	Date: 05/03/1990	Price: \$175,000
Type: ARMS LENGTH IMPROVED	Deed1: /08470/ 00263	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 09/04/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:



**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 207 Huron Road Currently Zoned DR2
Deed Reference 09463 / 00418 10 Digit Tax Account # 0116000911
Owner(s) Printed Name(s) Randolph Hutter & Julia Lehnert

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

1B02.3.C.1 → To permit a proposed rear dwelling addition with a side setback as close as 4 feet, a sum of sides setback of 14 feet and a rear setback of 30 feet in lieu of the required 15 feet, 40 feet and 40 feet, respectively.

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>Randolph Hutter</u>	<u>Julia Lehnert</u>
Name #1 – Type or Print	Name #2 – Type or Print
<u><i>Randolph L. Hutter</i></u>	<u><i>Julia K. Lehnert</i></u>
Signature #1	Signature #2
<u>207 Huron Rd</u>	<u>Catonsville Md</u>
Mailing Address	City State
<u>21228</u> / <u>410-262-0370</u>	<u>randolphhutter@verizon.net</u>
Zip Code	Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Greg Wall (Wall To Wall Construction)

Name - Type or Print

Gregory Wall

Signature

11 Newburg Ave

Mailing Address City State

21228 / 410-788-3990 / Catonsville MD

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 2024-0126-A Filing Date 5, 16, 24 Estimated Posting Date 5, 26, 24 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 207 Huron Rd Catonsville MD 21228
Print or Type Address of Property City State Zip Code

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

The current zoning on our property has created a non-conforming property although the house was constructed back in 1951. We are in need of a small addition on our current bedroom in order for us to safely dwell on the first story of our home as we age in place. The setback intrusion is minor and the 7x9 addition is well below the 25% total sq ft test of our existing 1st floor.

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

Randolph Hutter
Signature of Owner (Affiant)

Randolph Hutter
Name - Print or Type

Julia K. Lehnert
Signature of Owner (Affiant)

Julia Lehnert
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 10 day of May, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

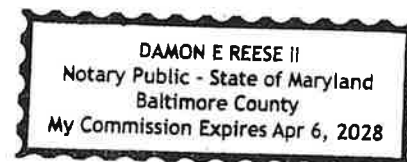
Print name(s) here: Randolph Hutter, Julia Lehnert

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

04/06/2028
My Commission Expires



ZONING DESCRIPTION FOR

HUTTER-LEHNERT RESIDENCE, 207 HURON RD, **CATONSVILLE, MD 21043.**

Beginning at a point (N.21 25 24 W) on the **West** side **95'** from the center of **Huron Rd** which is **25'** wide and at a distance of **395'** **North West** of the centerline of the intersection of **HURON RD** and **PARK DR** which is **35'** wide.

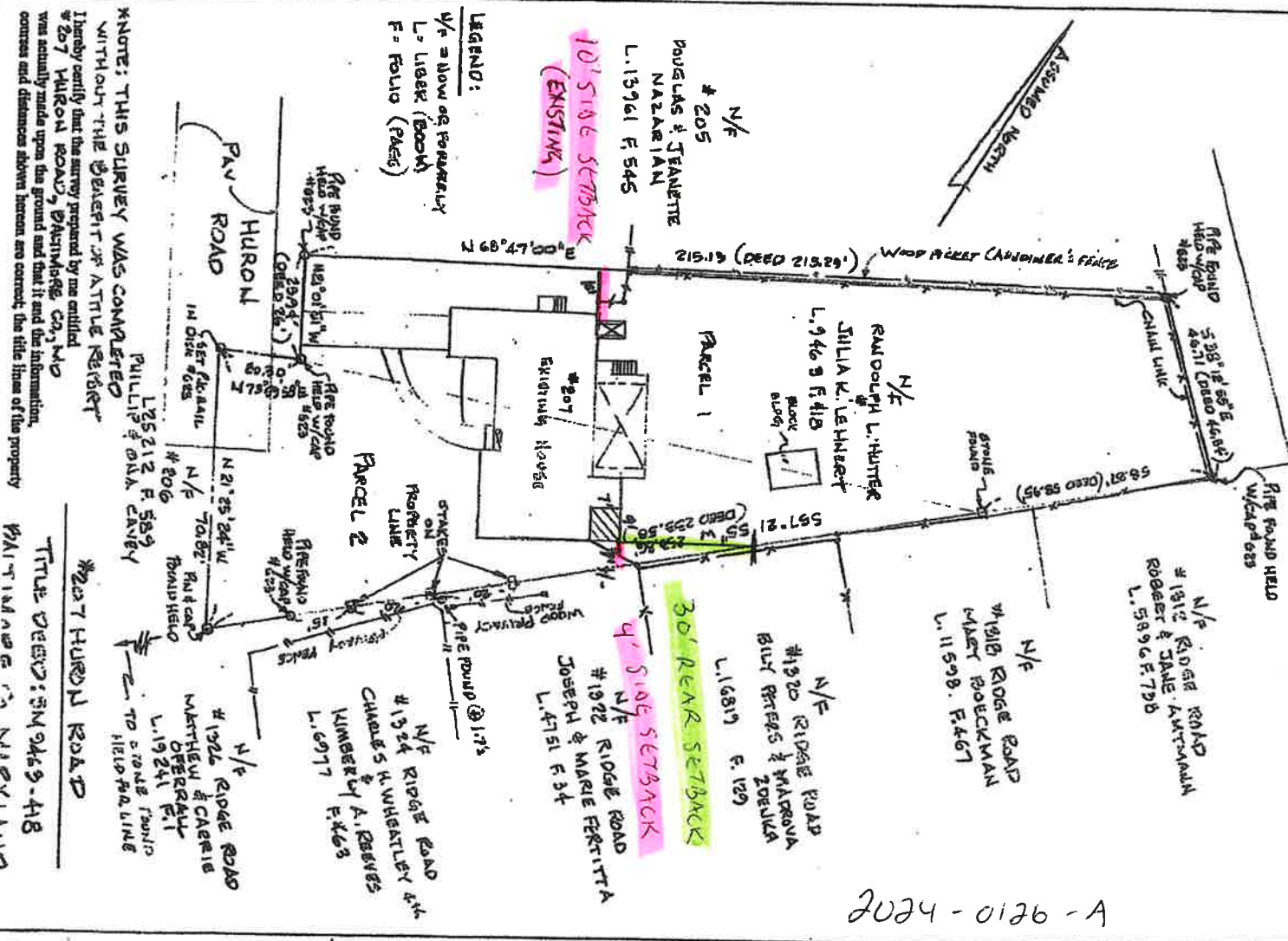
Being Lot # **24**, as recorded in Baltimore County Plat Book Plat Book #____, Folio #____, and Containing 15,904 **Square feet**. The legal Description is also known as **207 HURON RD** and located in the **1st** Election District, **01** Council District.

2024-0126-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 207 HURON RD 21228 Owners(s) Name(s) RANDOLPH L. HUNTER + JULIA K. LEHNERT
 Subdivision Name N/A Lot # 24 Block # N/A Section # N/A
 Plat Book # - Folio # - 10 Digit Tax # 0116000911 Deed Reference# 09463, 418

Site Vicinity Map

N
 MAP IS NOT TO SCALE
 Zoning Map # 0101A2
 Zoning DRZ
 Election District 01
 Council District 01
 Lot Area Acreage .37
 Lot Square Footage 15,904
 Historic (Yes or No) NO
 CBCA (Yes or No) 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:



Plan Drawn By WZW Date 5/1 Scale: 1 inch = 40 Feet

Violation Case Number(s)

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

No. 230469

Date: 5/16/24

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

Total: \$ 75.00

Rec From: HUTTER / WALL TO WALL

For: 2024-0126-A

207 HURON ROAD

JSS 24-0461

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

RANDOLPH L HUTTER
207 HURON RD
CATONSVILLE, MD 21228-5731

12-11

2154

15-3/540
374

5/13/24

Date

Pay to the
Order of

Baltimore County
Seventy-five + 00/100

\$ 75.00

Dollars



photo
Safe
Deposit
Details on back



PNC Bank, N.A. 040

For

ZORING R.O.

R. HUTTER

MP

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/24/2024

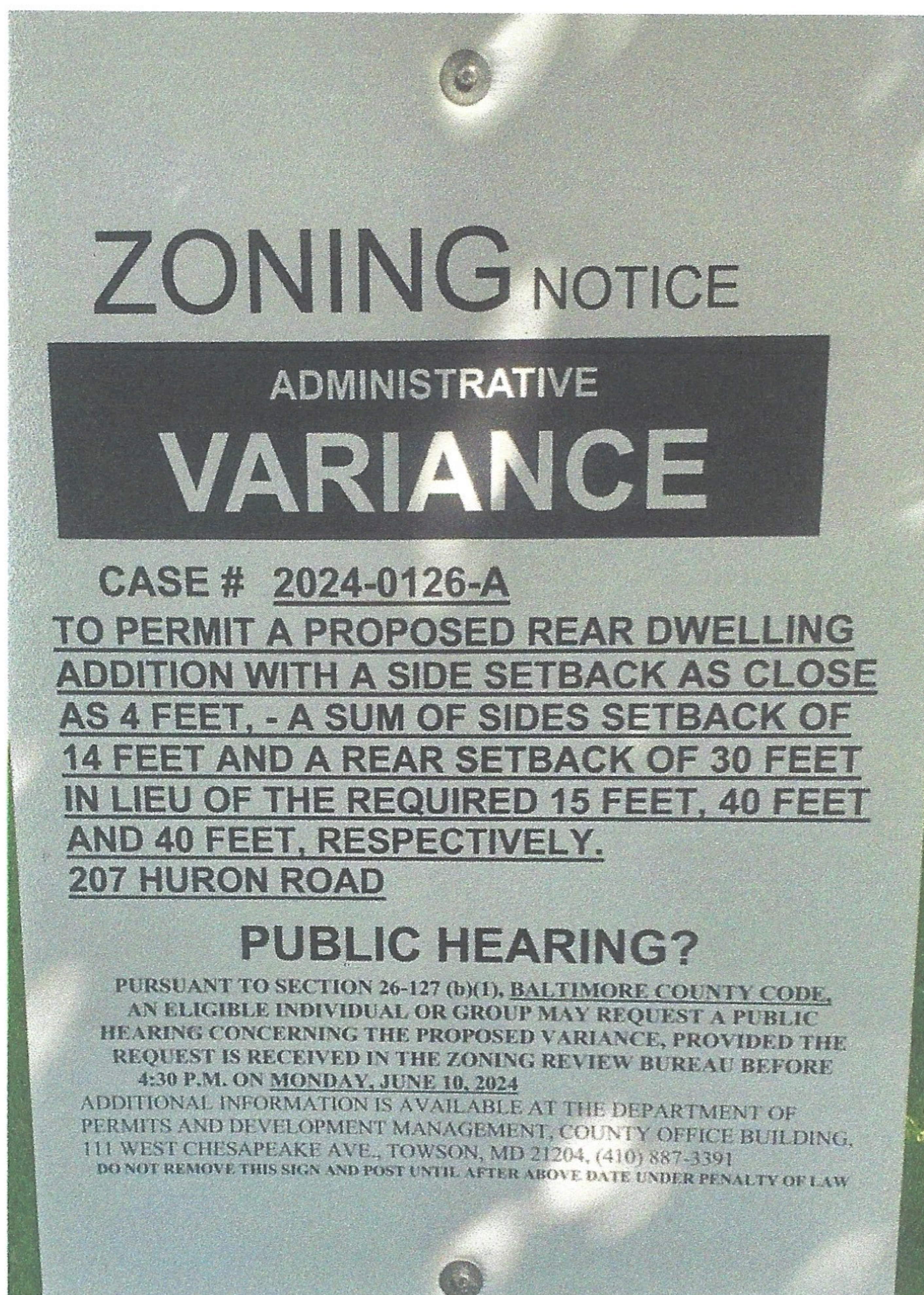
Case Number: 2024-0126-A

Petitioner / Developer: HUTTER & LEHNERT

Date of Closing: JUNE 10, 2024

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

The sign(s) were posted on: MAY 24, 2024



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director **DATE:** May 29, 2024
Department of Permits, Approval, and Inspections

FROM: Derek M. Chastain
Bureau of Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0126-A

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

BPR: Please apply for a building permit in order to comply with requirements of the International Residential Code, 2015 edition.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0126-A

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

DPR: No comment.

DPW-T: The Department of Public Works and Transportation is in agreement with the addition being 7 feet by 7 feet as long as the foundation and/or footers for the addition are deeper than the invert of the existing 18" storm drain. If DPWT ever has to repair the pipe then there will not be any disturbance to the addition.

Landscaping: No comment.

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

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: June 4, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0126-A
Address: 207 HURON RD
Legal Owner: Randolph Hutter, Julia Lehnert

Zoning Advisory Committee Meeting of June 4, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0126-A

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

DPR: Proposed addition is going over a storm drain. We do not recommend approval of variance request.

DPW-T: A) Baltimore County Engineering Records Storm Drain drawing 1942-1008 shows an 18-inch storm drain with an 8-foot drainage and utility easement on the property. Both the storm drain and easement must be shown on the plan provided. In addition, the plan suggests that the proposed addition is within the drainage and utility easement. If it is the petition must be denied or the addition must be reconfigured to be outside of the easement as well as the zone of influence between the existing storm drain and the proposed addition

Landscaping: No comment.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
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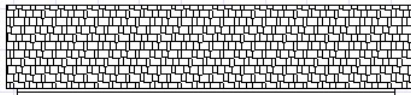
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Landscaping: No comment.

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

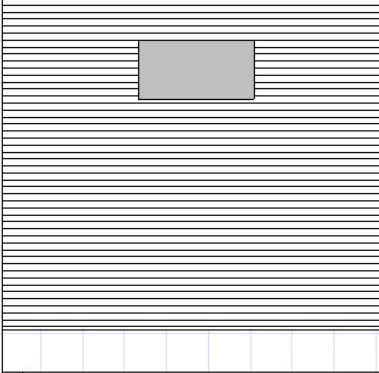


Shed Roof

Window



Wall & Siding



Deck Frame



6x6 Post



Open Deck Underside

2024-0126-A





2024-0126-A

