



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 17, 2024

Timothy Darnell and Valerie Cushing – valnbreanna10@gmail.com
7160 Olivia Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2024-0153-A
Property: 7160 Olivia Road

Dear Mr. Darnell and Ms. Cushing:

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 blue ink, appearing to be "DJB", is written over a circular stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7160 Olivia Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Timothy Darnell & Valerie Cushing	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0153-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Timothy Darnell and Valerie Cushing (“Petitioners”), for the property located at 7160 Olivia Road, Middle River (the “Property”). The Petitioners are requesting variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 427.1.B.1 and 2, to permit a replacement fence with a height of 6 ft. to be placed on a property line that abuts a neighboring front yard in lieu of the maximum allowed height of 42 inches. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs were marked and accepted into evidence as Petitioners’ Exhibits 2A-2H.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing. However, it is to be noted that a letter of support was contained in the case file from the adjacent neighbor Thomas Hutchins (7 Olivia Court), dated June 5, 2024, giving his consent as long as the fence will be placed in the existing placement and has no issues with the corner in question.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 30, 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 affidavits 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 affidavits submitted provide sufficient facts to satisfy the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

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 17th day of **July, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“BCZR”), Section 427.1.B.1 and 2, to permit a replacement fence with a height of 6 ft. to be placed on a property line that abuts a neighboring front yard in lieu of the maximum allowed height of 42 inches, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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; and
- Petitioners’ replacement fence shall replace the existing fence in kind, being positioned along the existing fence line, and shall not further encroach upon any required yard.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw



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 7160 Olivia Road Currently Zoned DRS.5
Deed Reference 42769 / 0061 10 Digit Tax Account # 1800009410
Owner(s) Printed Name(s) Timothy Darnell / Valerie Cushing

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

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

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

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

BCZR: 427.1.B.1 & 2 → To permit a replacement fence with a height of 6 feet to be placed on a property line that abuts a neighboring front yard in lieu of the maximum allowed height of 42 inches.

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):

Timothy Darnell / Valerie Cushing
Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

7160 Olivia Road / Middle River MD
Mailing Address City State

21220 / 443-858-7571 / 443-414-1766 / VALNBREAVNA12@gmail.com
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:

Name - Type or Print

Signature

Mailing Address City State

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 2024-0153-A Filing Date 6, 18, 24 Estimated Posting Date 6, 30, 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: 7160 Olivia Road Middle River MD 21220
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)

We, Timothy Darnell and Valerie Cushing, hereby request an administrative variance for the fence on the property of 7160 Olivia Road Middle River MD 21220. The above property was purchased on April 24, 2020 with an existing 6' privacy fence enclosing the backyard. We are trying to replace the existing 6' fence with a new 6' fence. We have come to a dilemma where we are unable to replace a section of existing fence in the rear corner as previously installed before we purchased this property due to obstructing the neighbors view. As you can see in the attached pictures paperwork, you can clearly see where the fence was in existence when we purchased the property on April 24, 2020. CONTINUED

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

Timothy Darnell
Signature of Owner (Affiant)

Timothy D Darnell
Name - Print or Type

Valerie Cushing
Signature of Owner (Affiant)

Valerie Cushing
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 10th day of JUNE, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Timothy Darnell and Valerie Cushing

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

AS WITNESS my hand and Notaries Seal

Samantha Greifzu
Notary Public samantha greifzu
7/29/27
My Commission Expires



Affidavit in Support of administrative Variance

→ and the fence still remains today. That corner of the yard is landscaped with a bush and landscaping stones. We recently discovered there is a family of cardinals residing in the bush. According to our contractor, zoning states we would have to one cut that corner of the property off, where the bush would now be on the backside of the fence, or two lower that section of fence to 42". We have 2 dogs that can jump the fence at that height. Our neighbor Thomas Hutchins residing at 7 Olivia Court (Lot 45, Block D) has written a letter agreeing to let us replace our existing fence (AS IS) as long as we are not modifying anything (see attached). Thank you for your consideration for this administrative variance. Please contact us if you have any questions.

2024-0153-A

**ZONING PROPERTY DESCRIPTION FOR 7160 OLIVIA ROAD MIDDLE
RIVER, MD 21220**

The above mentioned property is located facing Northeast on lot 46, Block D. The property is 8,361 square feet located on the corner of Olivia Road (50' Wide) and Olivia Court (50' Wide)

Being known and designated as lot NO. 46, Block D, as shown on the Plat entitled "New Plat II, Cunninghamhill Cove", which plat is recorded among the land records of Baltimore County in plat book E.H.K., JR. NO. 53 Folio 27

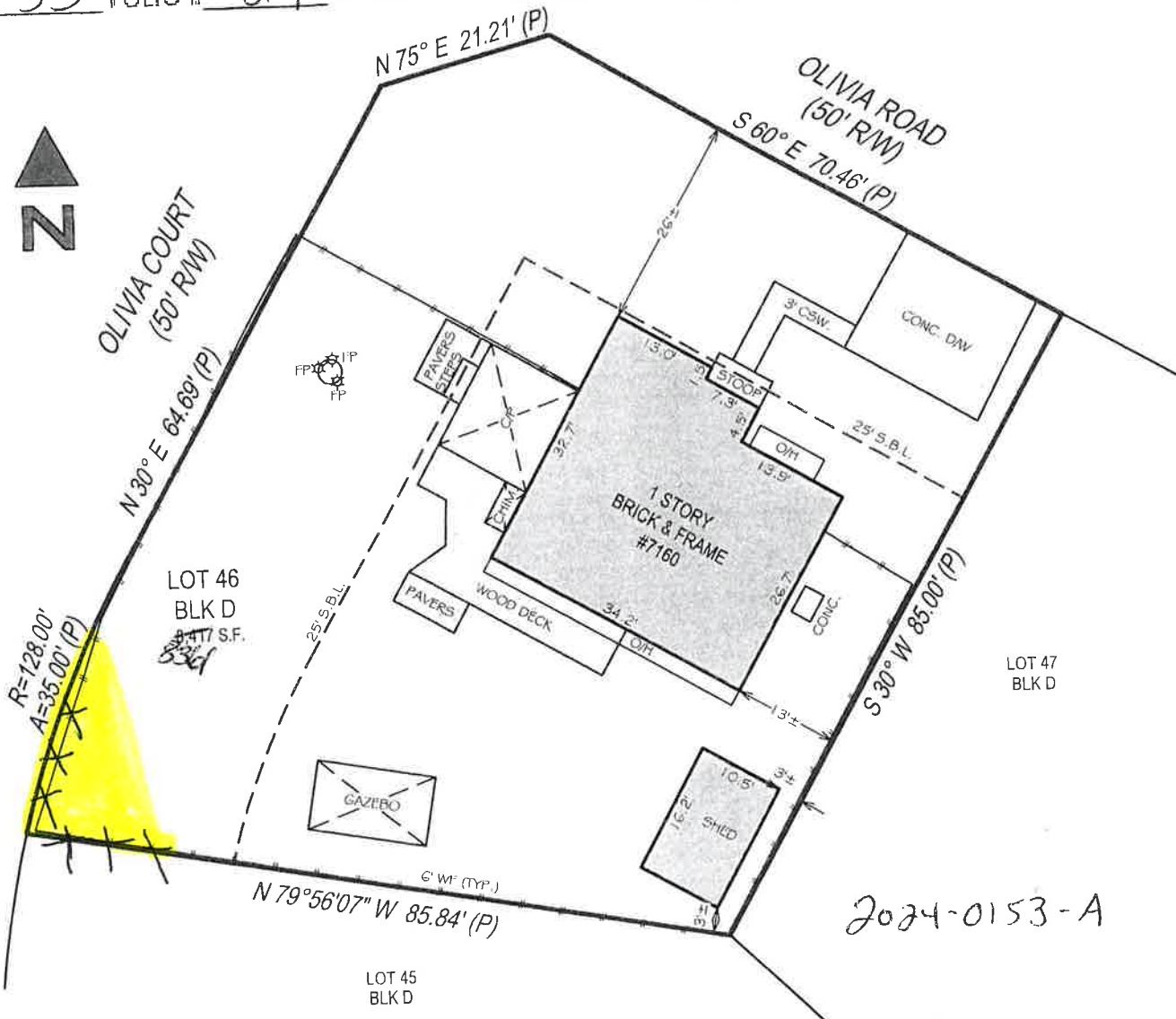
2024-0153-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7160 Olivia Road OWNER(S) NAME(S) Timothy Darnell / Valerie Cushing

SUBDIVISION NAME _____ LOT # 46 BLOCK # D SECTION # _____

PLAT BOOK # 53 FOLIO # 27 10 DIGIT TAX # 1800009410 DEED REF. # 32848161 ---



PLAN DRAWN BY _____

DATE _____

SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 084A2

SITE ZONED DR 5.5

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE _____

OR SQUARE FEET 8361 S.F.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.
11-Jun-2024 1:12:27P

Transaction 102369	
1 Petition Before ALJ	\$75.00
Total	\$75.00
DEBIT CARD SALE	\$75.00
VISA 0203	

Retain this copy for statement
validation

Station: Permit Processing - Mini

11-Jun-2024 1:12:44P
\$75.00 | Method: EMV
US DEBIT XXXXXXXXXXXX0203
VALERIE CUSHING
Reference ID: 416300563509
Auth ID: 641854
MID: *****2995
AID: A0000000980840
AthNtwkNm: VISA
RtInd: CREDIT
SIGNATURE

Clover ID: M9KY66ZRK63SJ
Payment YVPX19JSQMBYY

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

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: 2024-0153-4

Property Address: 7160 OLIVIA ROAD

Legal Owners (Petitioners): TIMOTHY DARNELL + VALERIE CUSHING

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): TIMOTHY DARNELL

Address: 7160 OLIVIA ROAD

MANLY RIVER, MD 21220

Telephone Number: 443-858-7571

*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 - 0153 -A Address 7160 OLIVIA ROAD

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

Filing Date: 6/18/24 Posting Date: 6/30/24 Closing Date: 7/15/24

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 - 0153 -A Address 7160 OLIVIA ROAD

Petitioner's Name: TIMOTHY DARNELL + VALERIE CUSHING Telephone (Cell) 443-858-7571

Posting Date: 6/30/24 Closing Date: 7/15/24

Wording for Sign: To Permit _____

To permit a replacement fence with a height of 6 feet to be placed on a property line that abuts a neighboring front yard in lieu of the maximum allowed height of 42 inches.

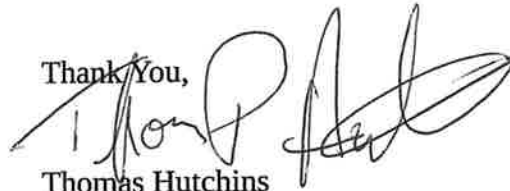
Revised 1/2022

To Whom It May Concern

06/05/2024

I Thomas Hutchins residing at 7 Olivia Court hereby give my permission to Timothy Darnell and Valerie Cushing residing at 7160 Olivia Road to replace the existing fence of six feet tall to leave as is, as long as the fence will be placed in the existing placement. I have no issues with the corner in question.

Thank You,

A handwritten signature in black ink, appearing to read 'Thomas Hutchins', written over the printed name.

Thomas Hutchins
443-608-9304

2024-0153-A



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 7160 Olivia Road Currently Zoned DR 5.5
Deed Reference 42769 / 0061 10 Digit Tax Account # 1800009410
Owner(s) Printed Name(s) Timothy Darnell / Valerie Cushing

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

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

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

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

BCZR: 427.1.B.1 & 2 → To permit a replacement fence with a height of 6 feet to be placed on a property line that abuts a neighboring front yard in lieu of the maximum allowed height of 42 inches.

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>Timothy Darnell</u> Name #1 - Type or Print	<u>Valerie Cushing</u> Name #2 - Type or Print
<u>[Signature]</u> Signature #1	<u>[Signature]</u> Signature #2
<u>7160 Olivia Road</u> Mailing Address	<u>Middle River MD</u> City State
<u>21220 / 443-858-7571</u> Zip Code Telephone #'s (Cell and Home)	<u>443-414-1766 / VALNBREAVNA12@gmail.com</u> 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:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
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 2024-0153-A Filing Date 6, 18, 24 Estimated Posting Date 6, 30, 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: 7160 Olivia Road Middle River MD 21220
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)

We, Timothy Darnell and Valerie Cushing, hereby request an administrative variance for the fence on the property of 7160 Olivia Road Middle River MD 21220. The above property was purchased on April 24, 2020 with an existing 6' privacy fence enclosing the backyard. We are trying to replace the existing 6' fence with a new 6' fence. We have come to a dilemma where we are unable to replace a section of existing fence in the rear corner as previously installed before we purchased this property due to obstructing the neighbors view. As you can see in the attached pictures paperwork, you can clearly see where the fence was in existence when we purchased the property on April 24, 2020

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

Timothy Darnell
Signature of Owner (Affiant)

Valerie Cushing
Signature of Owner (Affiant)

Timothy D Darnell
Name - Print or Type

Valerie Cushing
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 10th day of JUNE, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Timothy Darnell and Valerie Cushing

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

AS WITNESS my hand and Notaries Seal

Samantha Greifzu
Notary Public samantha greifzu
7/29/27
My Commission Expires



Affidavit in Support of administrative Variance

→ and the fence still remains today. That corner of the yard is landscaped with a bush and landscaping stones. We recently discovered there is a family of cardinals residing in the bush. According to our contractor, zoning states we would have to one cut that corner off the property off, where the bush would now be on the backside of the fence, or two lower that section of fence to 42". We have 2 dogs that can jump the fence at that height. Our neighbor Thomas Hutchins residing at 7 Olivia Court (Lot 45, Block D) has written a letter agreeing to let us replace our existing fence (AS IS) as long as we are not modifying anything (see attached). Thank you for your consideration for this administrative variance. Please contact us if you have any questions.

2024-0153-A

**ZONING PROPERTY DESCRIPTION FOR 7160 OLIVIA ROAD MIDDLE
RIVER, MD 21220**

The above mentioned property is located facing Northeast on lot 46, Block D. The property is 8,361 square feet located on the corner of Olivia Road (50' Wide) and Olivia Court (50' Wide)

Being known and designated as lot NO. 46, Block D, as shown on the Plat entitled "New Plat 11, Cunningham Cove", which plat is recorded among the land records of Baltimore County in plat book E.H.K., JR. NO. 53 Folio 27

2024-0153-A

CERTIFICATE OF POSTING

2024-0153-A

RE: Case No.: _____

Petitioner/Developer: _____

Timothy Darnell & Valerie Cushing

July 15, 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: _____

7160 Olivia Road

June 30, 2024

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



Sincerely,

June 30, 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. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: July 8, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0153-A
Address: 7160 OLIVIA ROAD
Legal Owner: Timothy Darnell, Valerie Cushing

Zoning Advisory Committee Meeting of July 8, 2024.

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

Reviewer: Earl D Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 3, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0153-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.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 15 **Account Number -** 1800009410

Owner Information

Owner Name:	DARNELL TIMOTHY D CUSHING VALERIE	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7160 OLIVIA RD MIDDLE RIVER MD 21220-	Deed Reference:	/42769/ 00061

Location & Structure Information

Premises Address:	7160 OLIVIA RD MIDDLE RIVER 21220-	Legal Description:	.1919 AC AKA 1 OLIVIA CT CUNNINGHILL COVE
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: II
 0084 0007 0092 15020012.04 0000 D 46 2024 **Plat Ref:** 0053/ 0027

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1987	1,623 SF		8,361 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL SIDING/3	2 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2023	As of 07/01/2024
Land:	86,000	89,100		
Improvements	184,400	245,100		
Total:	270,400	334,200	270,400	291,667
Preferential Land:	0	0		

Transfer Information

Seller: NORWICZ DAVID G	Date: 05/01/2020	Price: \$279,900
Type: ARMS LENGTH IMPROVED	Deed1: /42769/ 00061	Deed2:

Seller: MOORE JOSEPH G	Date: 11/29/2012	Price: \$241,500
Type: ARMS LENGTH IMPROVED	Deed1: /32848/ 00061	Deed2:

Seller: HAMRICK CARL	Date: 10/22/2001	Price: \$152,500
Type: ARMS LENGTH IMPROVED	Deed1: /15681/ 00074	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

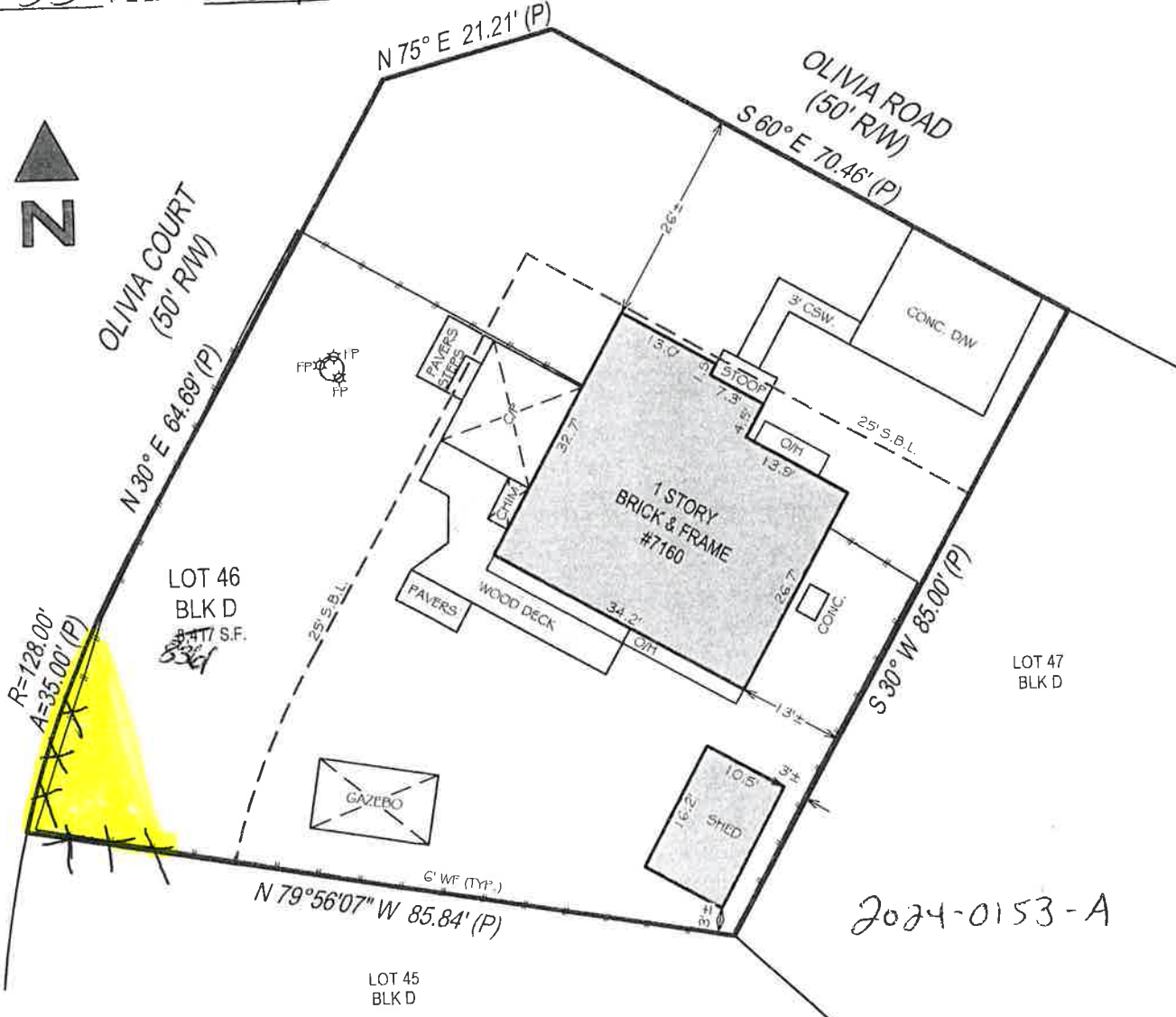
Homestead Application Information

Homestead Application Status: Approved 08/14/2020

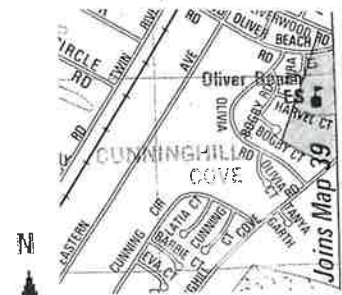
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 7160 Olivia Road OWNER(S) NAME(S) Timothy Darnell / Valerie Cushing
 SUBDIVISION NAME _____ LOT # 46 BLOCK # D SECTION # _____
 PLAT BOOK # 53 FOLIO # 27 10 DIGIT TAX # 1800009410 DEED REF. # 32848161 ---



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 084A2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 15th
 COUNCIL DISTRICT 6th
 LOT AREA ACREAGE _____
 OR SQUARE FEET 8361 S.F.
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH ☒
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

2024-0153-A

PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

VIOLATION CASE INFO:

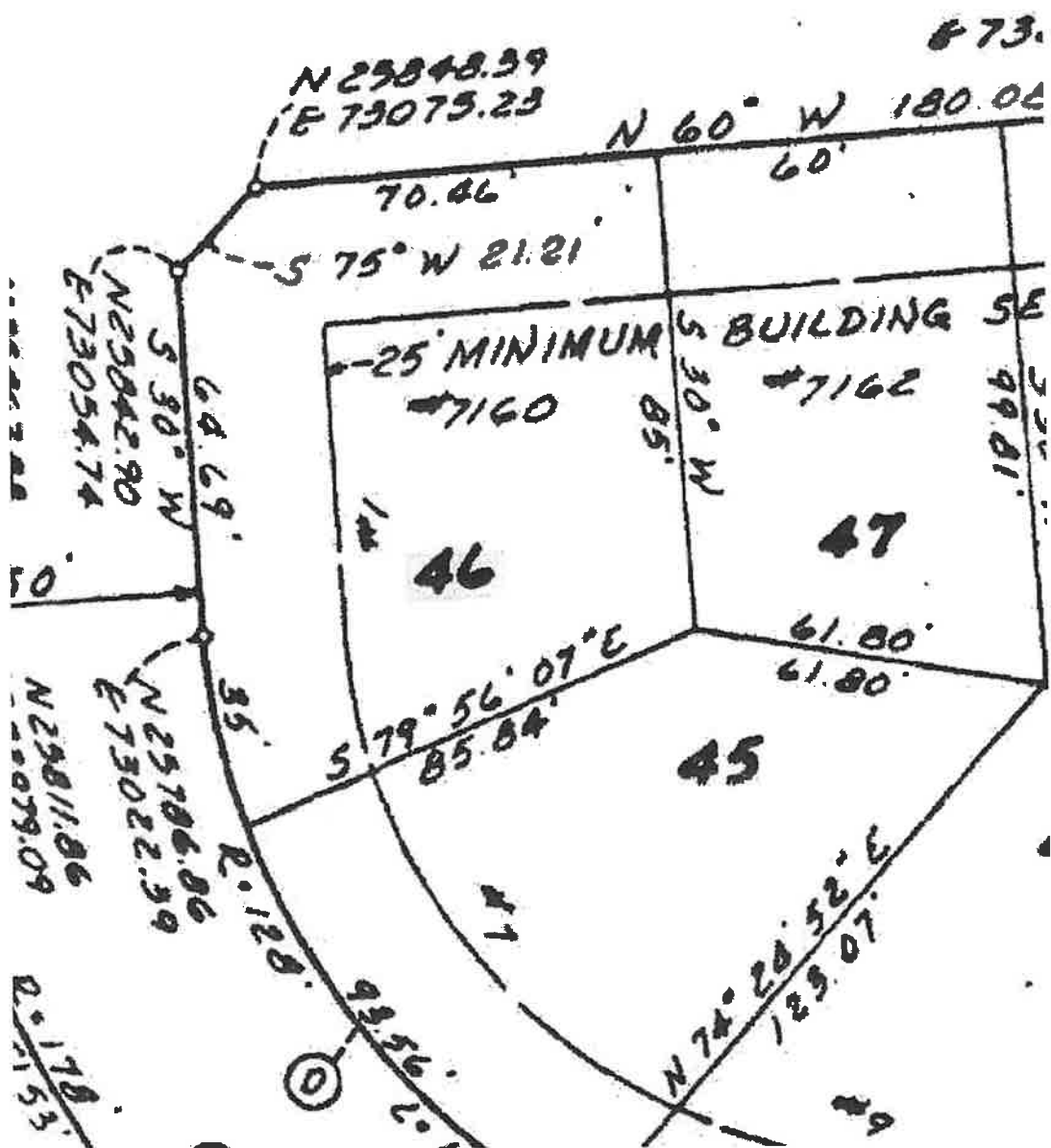
File No.: 7160 Olivia

Case No.: 300583475

State: MD

Zip: 21220

Lender: Primary Residential Mortgage, Inc



12901

1800009348

Lot # 39 1800009351

Lot # 35 1800009347

Lot # 34 1800009346

Lot # 40
1800009352

Lot # 41
1800009353

1700003563

ISSUE #5-158

Lot # 42
1800009354

Lot # 43
1800009355

Lot # 44
1800009356

Lot # 45
1800009357

1800009358

OLIVIA RD

ISSUE #5-164

Pt. Bk. 0000053, Folio 0028
Pt. Bk./Folio # 053028

7156

1989-0445-A 0009396

Lot # 32

5 CD

Lot # 33 1800009397

084A2 DR 5.5
15 ED NE 7-M

1800009398

Lot # 34

Lot # 35
1800009399

Lot # 36 1800009400

Lot # 37 1800009401

ISSUE #5-164

1800009402

OLIVIA CT

PAI # 150202

7160

PAI # 150202

1800009410
Lot # 46

PAI # 150202

Pt. Bk./Folio # 053027

7162

1800009411
Lot # 47

7164

1800009412

Lot # 48

7166

1800009413

Lot # 49

7168

Lot # 45 1800009409

Lot # 44 1800009408

Lot # 43 1800009407
2001-0377-A

1800009414
Lot # 50

Pt. Bk. 0000053, Folio 0027
1800009406

Lot # 42

13

1800009415
Lot # 51

12901

1800009348

Lot # 39 1800009351

Lot # 35 1800009347

Lot # 34 1800009346

Lot # 40
1800009352

Lot # 41
1800009353

7157

Lot # 42
1800009354
7159

Lot # 43
1800009355
7161

1800009356
Lot # 44

1800009357
Lot # 45

1800009395
Lot # 31

ISSUE #5-164

Pt. Bk. 0000053, Folio 0028
Pt. Bk./Folio # 053028

7156

1989-0445-A 00009396

Lot # 32

5 CD

4

Lot # 33 1800009397

084A2 DR 5.5
15-ED NE 7-M

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Lot # 34

Lot # 35
1800009399

10
Lot # 36 1800009400

Lot # 37 1800009401

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1800009410
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Lot # 45 1800009409
7

Lot # 44 1800009408

Lot # 43 11
2001-0377-A 1800009407

Lot # 42

Pt. Bk. 0000053, Folio 0027
1800009406

13

1800009415
Lot # 51

1700003563
ISSUE #5-158

OLIVIA RD

OLIVIA CT