

ROBERT G. CASSILLY
Harford County Executive
ROBERT S. MCCORD
Director of Administration



RICHARD C. TRUITT
Director of Inspections,
Licenses and Permits

HARFORD COUNTY

BUILDING CODE BOARD OF APPEALS

Certified and Regular Mail

January 9, 2025

Mr. Luis M. Couto
Resident Agent, Silver Coasts Corp.
2807 Moorgass Court
Abingdon, MD 21009

RE: Appeal to Decision of Building Official
Case Record: DILPAPPEAL - 000490-2024
Denial of Permit Extension Request

Dear Mr. Couto:

The Harford County Building Code Board of Appeals convened on December 19, 2024, to hear your appeal of a decision rendered by Mr. Richard C. Truitt, Sr., Chief, Building Services Division, Department of Inspections, Licenses and Permits. Mr. Truitt's decision was recorded on or about November 11, 2024. The Board's findings are as follows:

FINDINGS OF FACT

Testimony by you and Mr. Truitt indicated that an application for a Building Permit (BR-008805-2024) had been made for the property consisting of Lots 16-19 on Mitchell Avenue in the Forest Greens subdivision. The permit application date was May 15, 2024. It is the Board's understanding that on May 16, 2024, Mrs. Christina Wooten, a Zoning & Permit Specialist with the Harford County Department of Planning and Zoning, advised you of a discrepancy between the submitted site plan and the actual configuration of the lots. Therefore, the permit application was being held until the lots were legally consolidated and a street address issued.

You indicated that a land surveyor/engineer was working on the lot consolidation, but the process was taking a significant amount of time. The revised plat was submitted to the Harford County Department of Planning and Zoning on December 12, 2024, and was still under review by the County as of December 18, 2024.

On October 24, 2024, it appears that a Permit Technician inadvertently granted an Extension to the permit application. This was done without the necessary land plat being reviewed, signed-off, and recorded in the County Land Records. Mr. Truitt deemed this error to be reversible and rescinded the erroneous permit application extension on November 20, 2024, with an effective date of the permit application of November 11, 2024. The permit application was then considered expired and abandoned. In his letter of November 21, 2024, Mr. Truitt directed you to the opportunity to resubmit a new permit application. He also advised you of your Appeal Rights which you have exercised.

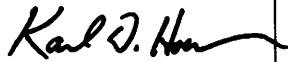
DECISION

After the Board discussed the facts presented, a motion was made, seconded and passed (Three in the Affirmative [Messrs. McBride, Van Deusen, and Houser] and two to the Negative [Messrs. Benfield and Cosentino]) to affirm the decision made by Mr. Richard C. Truitt, Sr. The Board felt that adequate cause was not demonstrated as to why the revised lot consolidation plat was delayed. The Board understands that changes can be and are made to Construction Documents submitted at the time of permit application and after a legal permit is issued. However, there are time constraints to help assure that the original submission was made in good faith and that the project moves forward without unnecessary delay.

You have the right to appeal the Board's decision in a Court of Law. If that is your desire, please contact Mr. Ethan Clasing, Assistant County Attorney, Harford County Office of Law, or private counsel regarding that procedure.

This concludes our comments. On behalf of the Board, we appreciate your patience. If you have any questions, please refer them to Mr. Joseph E. ("Ethan") Clasing, Assistant County Attorney.

Sincerely,



Digitally Signed by: Karl Houser

Karl D. Houser, P.E.

Chairman

cc: Mr. Joseph E. ("Ethan") Clasing, Esq., Harford County Office of Law
Mr. Timothy Marsheck, Esq., Harford County Office of Law
Mr. Richard Truitt, Sr., Dept. of Inspections, Licenses and Permits

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Mr. Luis M. Couto
2807 Moorgrass Ct.
Abingdon, MD 21009



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