



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

October 13, 2023

Nick Diamond
7629 Carla Road
Pikesville, Maryland 21208

RE: Spirit and Intent
Case No. 1961-5175-A
7629 Carla Road
3rd Election District

Dear Mr. Diamond,

Based on the information you provided, a review of all available zoning records and consultation with Jeff Perlow, Zoning Review Supervisor, the following has been determined:

In January 1961, the Zoning Commissioner approved a corner side setback of 23', for a proposed dwelling. You recently applied for a building permit to construct a 47'x20' addition on the dwelling. The proposed addition's side setbacks would not extent any further than the existing dwelling, while complying with the rear setback requirement. For this reason, Zoning Review believes this request is within the Spirit and Intent of case 1961-5175-A. Please include a copy of this letter with your building permit application.

I hope you find the information provided above satisfactory. If you need further information, you can reach Zoning at 410-887-3391.

THIS LETTER IS STRICTLY LIMITED TO THE APPLICATION OF THE BCZR AS APPLIED TO THE S&I REQUEST PRESENTED IN YOUR LETTER, AND DOES NOT REPRESENT VERIFICATION OR APPROVAL FOR ANY OTHER LOCAL, STATE, OR OTHER REGULATIONS THAT MAY APPLY TO THIS PROPERTY

Sincerely,

Shaun Crawford
Project Manager, Zoning Review

SC/23-0904

23-0904
SC

October 9, 2023

Baltimore County Zoning review
County Office Building
111 West Chesapeake Avenue
Room 124
Towson, Maryland 21204
Att. Mr. Jeff Perlow

Re: Spirit and Intent Letter

Case # 1961-5175-A

Application : R23-07032

Location : 7629 CARLA RD. PIKESVILLE, MD 21208

Case Type: Residential Alteration/Addition

Owner / applicant: Carla Homes LLC / Nick Diamond

Mr. Perlow

We are writing you asking for the approval of application R23-07032 zoning review for setbacks (23 feet side setback) in leu of **Case # 1961-5175-A** approved variance.

Attached an updated site plan showing the correct setbacks and proposed addition.

Sincerely

Nick diamond

~~Caral~~ Homes LLC.

Carla

443-413-2881

NPDAR1@gmail.com

PROPERTY DATA

OWNER: CARLA HOMES LLC
ADDRESS:
7629 CARLA RD.
PIKESVILLE, MD 21208
ACCOUNT IDENTIFIER
DISTRICT 03 - ACCOUNT NUMBER 0319043400
MAP GRID PARCEL LOT
0078 0005 0559 15
ZONING: DR 5.5

CARLA RD

LABYRINTH RD

PROPOSED
FRONT PORCH

EXISTING
HOUSE

PROPOSED
ADDITION

EXISTING CONCRETE
SIDEWALK

7627

1 SITE PLAN
1/16"=1'-0"



REVISIONS		
NO	DATE	DESCRIPTION
1	09/25/23	BETBACK DIM'S
2	10/09/23	BETBACK UPDATE

MR. & MRS. DIAMOND RESIDENCE
2ND FLOOR ADDITION
7629 CARLA RD.
PIKESVILLE, MD 21208

SITE
PLAN
10/9/2023
SHEET
C 1.0
3 OF 14

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF :
: BEFORE THE
: ZONING COMMISSIONER
: OF BALTIMORE COUNTY

For Variance to the Zoning Regulations

To the Zoning Commissioner of Baltimore County
Deputy

Larry Sitnick LEGAL OWNER

of the property hereinafter described hereby petition for a Variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted as follows:

Section 211.3 - Side street setback - 25 feet

The Reasons for Variance:

To permit a side street setback of 23 feet instead of required 25 feet.

Property situated:

All that parcel of land in the Third District of Baltimore County on the
Southeast most corner of Carla and Labyrinth Roads; thence running Southerly
and binting on the East side of Carla Road 70 feet; thence South 50 degrees
18 minutes East 162.5 feet; thence North 39 degrees 41 minutes East 77.04 feet
to the South side of Labyrinth Road; thence Westerly and binting on the South
side of Labyrinth Road 152.5 feet; thence South 04 degrees 41 minutes West
14.14 feet to the place of beginning, being lot #15 block "A" Section #1 Plat of
Labyrinth.

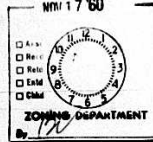
Handwritten:
Nifty
Piche mail
2134 N. Charles St

Larry Sitnick
LEGAL OWNER

7629 Carla Road
ADDRESS

Handwritten:
1/4/61
30.7m

Handwritten:
1-516X



ORDERED by the Zoning Commissioner of Baltimore County

this 17th day of November, 1960,
that the subject matter of this petition be advertised in two
newspapers of general circulation throughout Baltimore County
and that the property be posted, as required by the Zoning
Regulations and Act of Assembly aforesaid, and that a public
hearing thereon be had in the office of the Zoning Commissioner
of Baltimore County, Maryland, on the 4th day of
January, 1961, at 3:00 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to
Section 211.3 of the Zoning Regulations to permit a side street
setback of 23 feet instead of the required 25 feet, and it
appearing that the Regulations would result in practical
difficulty and unnecessary hardship upon the petitioner
and a variance would grant relief without substantial injury
to the public health, safety and the general welfare of the
locality involved the variance should be granted, therefore:

It is this 5th day of January, 1961, by the
Zoning Commissioner of Baltimore County, ORDERED that the
aforesaid Variance to the regulations should be and the same
is hereby granted, which permits a side street setback of 23
feet instead of the required 25 feet.

Handwritten signature:
Zoning Commissioner of
Baltimore County

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4173

DATE: 2/4/61

To: Mats & Childs
2129 N. Charles Street
Balto. 18, Md.

Billing Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETAILS UPPER SECTION ID RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Larry Sitnick	26.00
	1-561 4373 * * * TIL -	26.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#5175

District 3rd Date of Posting 12-14-60

Posted for: Variance to Zoning Regulations

Petitioner: Larry Sitnick

Location of property: S. & E. Carla & Labyrinth Roads, etc. etc.

Location of Signs: Southeast Corner of Carla and Labyrinth Roads.

Remarks:

Posted by: Gary R. Hermalin Date of return: 12-15-60

NOTICE OF ZONING HEARING 3RD DISTRICT

The public is hereby notified that there
will be a hearing before the Zoning Com-
missioner of Baltimore County, Room 108,
County Office Building, 111 W. Charles-
Avenue, Towson, Maryland.

ON Wednesday, January 4, 1961
At 3:00 P. M.

The purpose of this hearing being to deter-
mine whether or not Larry Sitnick, legal
owner of the property on the south-
west corner of Carla and Labyrinth Roads,
thence running southerly and binting on
the East side of Carla Road 70 feet; thence
South 50 degrees 18 minutes East 162.5
feet; thence North 39 degrees 41 minutes
East 77.04 feet to the South side of Laby-
rinth Road; thence Westerly and binting
on the South side of Labyrinth Road 152.5
feet; thence South 04 degrees 41 minutes
West 14.14 feet to the place of beginning,
being lot No. 15 Block "A" Section No. 1
Plat of Labyrinth, Third District of Bal-
timore County, should be granted an ex-
ception to the Zoning Regulations and Re-
strictions for Baltimore County.

The Regulations to be excepted is as fol-
lows:
Section 211.3-Side street setback-25
feet.

The Reason for Variance:
To permit a side street setback of 23 feet
instead of the required 25 feet.
The prayer of the petition is to permit
a side street setback of 23 feet instead of
required 25 feet.

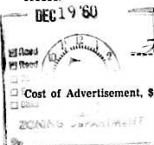
In Order of
JOHN G. ROSE
Zoning Commissioner
of Baltimore County

Dec 18, 1960

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 14, 1960.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
about 1 time successive weeks before the 4th
day of January, 1961, the first publication
appearing on the 16th day of December
1960.



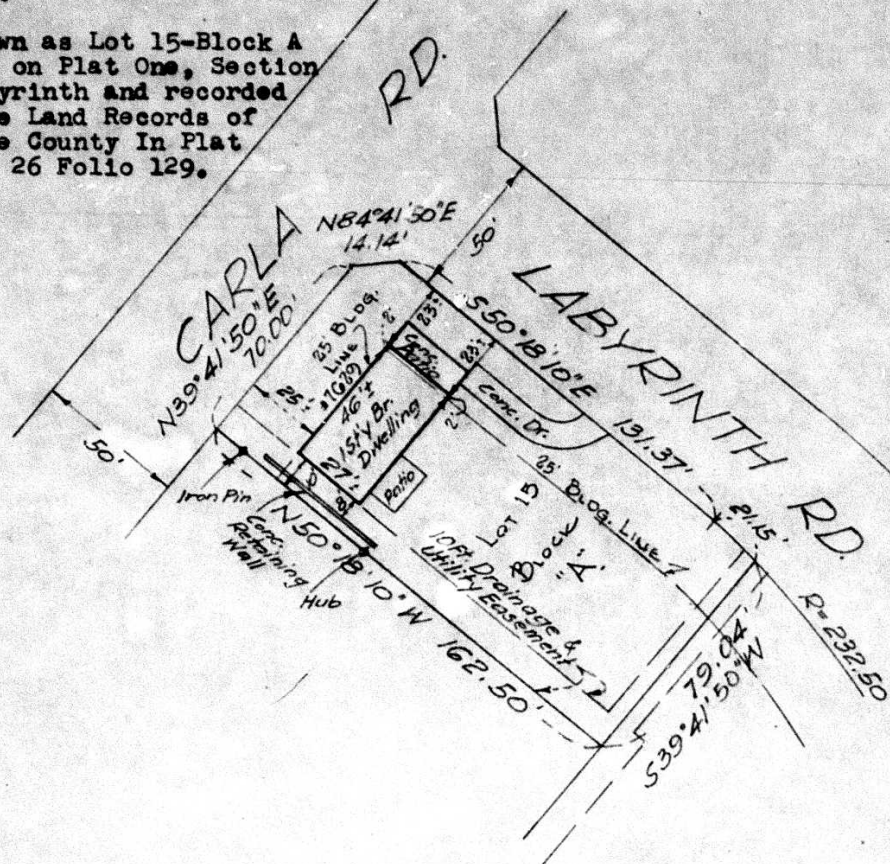
THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

Flat showing property known as No.
7629 Carla Road, Baltimore County,
Maryland.

Also known as Lot 15-Block A
as shown on Plat One, Section
One, Labyrinth and recorded
among the Land Records of
Baltimore County in Plat
Book WJR 26 Folio 129.



THIS IS TO CERTIFY that I have located the improvements
on the lot shown hereon, and that said improvements exist,
and that said improvements lie entirely within the boundaries.

Per MATZ, CHILDS & ASSOCIATES

THIS PLAT NOT INTENDED FOR USE IN THE
ESTABLISHMENT OF PROPERTY LINES.

MATZ, CHILDS & ASSOCIATES

2129 N. CHARLES STREET, BALTIMORE 18, MD.

Scale:
1" = 50'

Issued:
OCT. 14, 1960