OR FILING ORDER

IN RE: PETITION FOR VARIANCE W/S Verbena Road, 112' N of the c/l Pheasant Cross Road (7202 Verbena Road) 3rd Election District 2nd Council District

> Allen S. Mandir and Dorothy S. Chung, Petitioners

- BEFORE THE
- ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- Case No. 04-206-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Allen S. Mandir and his wife, Dorothy S. Chung. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the required 15 feet, and a sum of the side yard setbacks of 27.5 feet in lieu of the required 40 feet for an existing garage, which is to be attached to the dwelling with a proposed mudroom addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet thereof may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this case, the adjacent property owners, David and Roslyn Golden, made a formal demand for public hearing on November 10, Thus, the matter was scheduled for a public hearing before the undersigned Zoning Commissioner on January 15, 2004.

Date.

Appearing at the hearing in support of the request were Dr. Allen Mandir and his wife, Dr. Dorothy Chung, property owners. Appearing as Protestants in the matter were the adjacent property owners, Dr. David Golden and his wife, Roslyn Golden, their attorney Deborah C. Dopkin, Esquire, and Richard E. Matz, a Professional Engineer retained by the Goldens. There were no other interested persons present.

This matter may be characterized as Act II of the Hatfields and the McCoys in the ongoing dispute between these neighbors. In prior Case No. 04-169-A, Dr. & Mrs. Golden petitioned for variance relief for an existing fence on their property. Specifically, they sought relief to allow a fence height of 5 feet in lieu of the maximum permitted 42 inches for an existing fence to which Drs. Mandir and Chung objected. Following the public hearing in that matter, the variance was granted, pursuant to the opinion and Order issued by the undersigned Zoning Commissioner on January 7, 2004. In the instant case, it is Drs. Mandir and Chung who seek variance relief, which is opposed by Dr. & Mrs. Golden.

An examination of the site plan shows that the subject property is an irregularly shaped parcel, located on the west side of Verbena Road, just north of its intersection with Pheasant Cross Drive in Pikesville. The property contains a gross area of 17,444 sq.ft., zoned D.R.2, and is improved with a single-family dwelling, which features a 16' x 16' addition on the rear, northwest corner of the building. The Petitioners have owned and resided on the property for approximately 3 years. About 2½ years ago, they obtained permits and ultimately constructed a detached two-car garage, 24' x 24' in dimension, in the side/rear yard of their property on the southwest side abutting the rear of the Goldens' property. When built, the garage was not attached in any manner to the house; however is located approximately 8 feet from the rear of the dwelling and 5 feet from the common property line shared with the Goldens.

In any event, because the garage was not attached to the house, it was considered an "accessory" structure. An accessory building is defined in Section 101 of the B.C.Z.R. as one that is subordinate and customarily incidental to and on the same lot as the main building. Accessory structures are governed by the use regulations contained in Section 400 of the B.C.Z.R. Further,

Section 400.1 of the B.C.Z.R. requires that any accessory building be located not less than 2.5 feet from any side or rear lot lines. In any event, a permit was obtained and the garage was constructed in accordance with that regulation.

Later, the Petitioners connected the garage to the house by way of what might be called a breezeway. It is unclear whether that construction was lawful. As noted above, accessory buildings are defined in Section 101 of the B.C.Z.R. That Section further provides that "A structure connected to a principal building by a covered passageway or with one wall in common shall not be considered an accessory building." (Emphasis added) Whether the construction that linked the house with the garage is a "covered passageway" which would make the garage part of the dwelling is unclear. That issue is not before me and is generally a matter for consideration by the Code Enforcement Division of the Department of Permits and Development Management (DPDM). In any event, the Petitioners propose replacing the passageway with a 12' x 22' addition, which will serve as a mudroom. An interior entrance in the mudroom will provide a connection between the house and garage. It is clear that upon completion of the addition, the garage will no longer be a detached structure, but connected to and made part of the principal dwelling.

Drs. Mandir and Chung offered testimony in support of the Petition. They averred that relief should be granted and that the request complies with the relevant provisions of law. Their testimony and the photographs and documents produced into evidence are contained within the record of the case.

Dr. & Mrs. Golden object to the variance. Their objection does not relate to the proposed addition, per se; rather the cumulative effect of the proposed improvements. In this regard, photographs and topography maps submitted by the Goldens show the existence of an undesirable pooling of water that occurs towards the rear of their property and extends beyond the fence into the Mandir/Chung property adjacent to the garage. On behalf of the Goldens, Mr. Matz offered testimony regarding this situation. For whatever reason, the natural drainage pattern where water would flow along the common property line to the public storm drains in Verbena Road has been disrupted. It is not clear whether the disruption has been caused by construction on the

Golden property or on the Mandir/Chung lot, or both. Indeed, it is possible that the majority of the problem was caused when the swimming pool, landscaping and fence were installed on the Golden property. However, it is equally clear that the garage, landscaping and driveway on the Mandir/Chung property might contribute to the problem.

Mr. Matz offered a solution to this situation. He believes that the problem may be resolved by the construction of a concrete swale along the Golden and Mandir/Chung property line, where water would be diverted from the rear of the Goldens' property through the swale and out to Verbena Road. Apparently, the Goldens are willing to participate as necessary to construct this swale. Much of it may be on their property and they are apparently willing to contribute to its cost. Whether they should fund the entire project or the lion's share of same is not clear. Nonetheless, it is clear that they need the cooperation of Drs. Mandir and Chung in order to resolve the problem.

During the hearing, the undersigned Zoning Commissioner offered the services of a representative of the Department of Environmental Protection and Resource Management (DEPRM) to investigate this problem and offer recommendations to resolve this issue. It was my hope that an independent examination by an employee of DEPRM might confirm Mr. Matz' proposed solution and provide an unbiased opinion to both parties about how to resolve this issue. I did not indicate during my remarks from the bench that Drs. Mandir and Chung should pay for any of the cost of mitigation; I only asked whether the parties would be willing to agree to an inspection by DEPRM. Moreover, in order to keep this matter within the jurisdiction of the Zoning Commissioner so that resolution of the issues between these warring parties could be resolved, I proposed holding a decision in the matter *sub curia* until the drainage issue was resolved. Drs. Mandir and Chung declined this proposal.

Subsequent to the hearing, a letter was received via facsimile from Dr. Chung on January 16, 2004. Although the letter is well meaning, it is inappropriate for the undersigned Zoning Commissioner to consider its contents. The letter is an ex parte communication that the Petitioners are attempting to submit and the Protestants have no opportunity to respond thereto.

The decision must be rendered based on the testimony and evidence offered in open hearing, which provides an opportunity for both sides to present their respective positions and address/resolve any concerns either party may have about what the other side proposes. Thus, I decline to consider the contents of that letter.

As noted above, the merits of the relief requested within the Petition must be adjudged in accordance with Section 307 of the B.C.Z.R. That Section sets out the variance statute in Baltimore County and the criteria under which the Zoning Commissioner shall consider variances. This Section provides that a variance can only be granted if in strict harmony with the spirit and intent of the regulations and only in such a manner as to grant relief without injury to the public health, safety and general welfare. The Courts of this State have frequently interpreted this Baltimore County statute. A leading case is Cromwell v. Ward, 102 Md. App. 691 (1995). In that case, the Court of Special Appeals considered a height variance for a garage in Baltimore County. The Court determined that deciding variance requests is a two-step process. First, the Zoning Commissioner must find that the property is unique and unusual in a manner different from the nature of the surrounding properties and that such uniqueness drives the need for the variance. If this finding is not made, the process stops and the variance must be denied. However, if the first step results in a finding of uniqueness, then the second step of the process is taken. The second step is to determine whether an unreasonable hardship or practical difficulty resulting from the ordinance would be caused if strict adherence to the regulations were required. Moreover, the Court indicated that self-inflicted or self-created hardship is never considered proper grounds for a variance. A variance cannot be granted merely for the convenience of the property owner.

The Petitioners are permitted to retain their garage as a detached accessory structure pursuant to the setback requirements contained in Section 400.1 of the B.C.Z.R. There was no testimony or evidence offered that was persuasive to a finding that the Petitioner's desire to connect the garage to the house via the proposed addition is driven by uniqueness. Indeed, it appears that the proposed addition is solely for the convenience of the Petitioners. I am not satisfied that the Petitioners have met the burden required by law for variance relief to be granted. Thus, the relief requested shall be denied and the proposed addition shall not be permitted.

ORDER RECEIVED FOR FILING
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Moreover, I decline to make any ruling as to whether the existing passageway constitutes a connection between the house and garage, pursuant to the definition of accessory structure as cited above and found in Section 101 of the B.C.Z.R. That question has not been properly presented for my determination under the instant Petition. Dr. & Mrs. Golden could file a Petition for Special Hearing seeking a ruling on that issue. In the alternative, the Goldens can ask the Code Enforcement Division of DPDM to arrange for an inspection of the property to determine whether there is any violation of the regulations. In the event it is determined that the existing covered passageway constitutes a viable connection, then the appropriate citation would be issued.

In sum, it is unfortunate that these parties cannot come together to reach a solution of a problem which appears to negatively impact both properties; however, that is within their discretion. It is proper that the undersigned Zoning Commissioner consider only the merits of the instant request, based upon the application of Section 307 of the B.C.Z.R. as same has been construed and interpreted by the appellate courts of this State.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

this 22 day of January 2004 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the required 15 feet, and a sum of the side yard setbacks of 27.5 feet in lieu of the required 40 feet for an existing garage, which is to be attached to the dwelling with a proposed mud room addition, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

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

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive

Lawrence E. Schmidt, Zoning Commissioner

January 21, 2004

Dr. Allen Mandir & Dr. Dorothy Chung 7202 Verbena Road Baltimore, Md. 21209

RE: PETITION FOR VARIANCE
W/S Verbena Road, 112' N of the c/l Pheasant Cross Drive
(7202 Verbena Road)
3rd Election District — 2nd Council District
Dr. Allen Mandir & Dr. Dorothy Chung - Petitioners
Case No. 04-206-A

Dear Drs. Mandir & Chung:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Deborah C. Dopkin, Esquire
409 Washington Avenue, Towson, Md. 21204
Dr. & Mrs. David Golden
7112 Pheasant Cross Drive, Baltimore, Md. 21209
Mr. Richard E. Matz, Colbert Matz Rosenfelt
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	72021	Ierbena	Road	Baltimore
				2

//We do solemnly declare and affirm; under the penalties of

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and owner(s) of the property situate in pallimore county and vision is 1802.3. C.1; BCZR, to permit made a part hereof, hereby petition for a Variance from Section(s) 1802.3. C.1; BCZR, to permit a sideyard setback of 5 ft in lieu of the required 15 st. and a Sum of side yard 27.5 st. in lieu of the required 40 st. for an existing garage, to be attached to the dwelling with a mudicon.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

		-	perjury, that I/we are the is the subject of this Petit	legal owner(s) of th tion,	ne property which	į
Contract Purchaser/L	.essee:		Legal Owner(s):		•	
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Address		Telephone No.	Name Type or Print	Chung		-
City	State	Zip Code	Signature	Chung	· · ·	^
Attorney For Petition			7202 Verbeno	Road G	10)486-581	2
			Address Baltimore	MD	Telephone No. $2/209$	
Name - Type or Print			City	State	Zip Code	•
Signature			Representative to b	e Contacted:	I	
			Dorothy 5.	Chung	'	
Company			name /	, ×	110-486-5812	
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Estimated Posting Date

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at	7202	Verbena	Road	
	Address Baltim	ore	Maryland State	2/209 Zlp Code
That based upon personal knowledge, the follow Variance at the above address (indicate hardship	wing are the fa p or practical d	acts upon which lifficulty):	ch I/we base the reque	est for an Administrative
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STATE OF MARYLAND, COUNTY OF BALTIM				
I HEREBY CERTIFY, this 24th day of Octoor Maryland, in and for the County aforesaid, per	sonally appea	red	<u>りりろ</u> , before me, a N	otary Public of the State
the Affiant(s) herein, personally known or satisfac	ctorily identifie	d to me as su	ch Affiant(s).	
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REV 10/25/01

INY COMMISSION EXPIRES MARCH 1, 2008

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at	7202 Verbe	na Road	
	Address Baltimore City	Maryland State	2/209 Zip Code
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Dorothy 5. Chung	Name -	Type or Print	
STATE OF MARYLAND, COUNTY OF BALTIM	IORE, to wit:	~	
I HEREBY CERTIFY, this 24+1 day of 000 of Maryland, in and for the County aforesaid, per	sonally appeared	, <u>2003</u> , before me, a Notai	ry Public of the State
the Affiant(s) herein personally known or satisfa	ctorily identified to me a	s such Affiant(s).	<u></u>
AS WITNESS my hand and Notarial Seal	-		
	Notary Public	nie L. Hughes	
	My Commission	on Expires NOTARY PUBLIC I	L HUGHES BALTIMORE COUNTY KPIRES MARCH 1, 2006

REV 10/25/01



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7202 Verbena Road Baltimore which is presently zoned D.R. 2

CMPARIST OF THE PROPERTY CITUATE IN MOSTIL	MARA CAUNTU AND WHIS	s and Development Management. The undersigned, legal is described in the description and plat attached hereto and
made a part hereof, hereby petition for	a Variance from Sectio	n(s) 1807 3 / / BC22 TO DERMIT
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Property is to be posted and advertised i, or we, agree to pay expenses of above V regulations and restrictions of Baltimore Co	arlance, advertising, nost	ling, etc. and further agree to and are to be hounded by the zoning
		I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	·	<u>Legal Owner(s):</u>
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Signature	1	Signature / / (asch
Address	Telephone No.	Name, Type or Pfint Dung
City	Zip Code	Signature Church Church
Attorney For Petitioner:	Elp code	7202 Verbena Road (410)486-5812
	1	Address Telephone No.
Name - Type or Print	·· ···································	Baltimore MD 2/209 City State Zip Code
	i	Representative to be Contacted:
Signature		
Company	· · · · · · · · · · · · · · · · · · ·	Dorothy 5. Chung 410-486-581214
Address	Telephone No.	7202 Verbina Road 410-283-22256
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City	Zip Code	Baltimore MD 2/209 City State Zip Code
A Public Hearing having been formally demains his day of regulations of Baltimore County and that the prop	in me ana ai hia as maallas as lei	equired, it is ordered by the Zoning Commissioner of Baltimore County, s petition be set for a public hearing, advertised, as required by the zoning
		Zoning Commissioner of Baltimore County
CASE NO. 04-20	6-A Revie	Zoning Commissioner of Baltimore County

Estimated Posting Date _

ZONING DESCRIPTION FOR 7202 VERBENA ROAD

Beginning at a point on the west side of Verbena Road which is 50 feet wide at the distance of 112 feet north of the centerline of the nearest improved intersecting street, Pheasant Cross Drive, which is 50 feet wide. Being lot #8, Block F, Section#4 in the subdivision of Green Gate as recorded in Baltimore County Plat Book #37, Folio #28, containing 17,444 square feet. Also known as 7202 Verbena Road and located in the 3rd Election District, 2nd Councilmanic District.

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FORMAL DEMAND FOR HEARING

CASE NUMBE	R:	04-20б-А	··· ··································
Address: 72	02 Ver	bena Road	V - M
Petitioner(s):	Allen i Doroth	Mandir Y-Chung Man	dir.
TO THE ZONING C	OMMISS	ioner of bal	TIMORE COUNTY:
Www Dr. and N	irs. Da	vid Golden Print	*
(y) Legal Owner		• •	o f
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Baltimore	Mary	land 21208	Zip Cade
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Signature			Date
David Golden	1 You	der	11/19/03
Signature Roslyn (Revised 9/18/98 - wc	olden Vscj		Date

NOTICE OF ZONING HEARING

HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson. Maryland on the property identified herein as follows: Case: #04-206-A 7202 Verbena Road W/side of Verbena Road, 112 feet +/- north of centerline of Pheasant Cross Drive 3rd Election District 2nd Councilmanic District 2nd Councilmanic District Legal Owner(s): Alan S. Mandir and Dorothy S. Chung Variance: to permit a side yard setback of 5 feet in lieu of the required 15 feet and a sum of side yard 27,5 in lieu of the required 40 feet for an existing garage, to be attached to the dwelling with a mudroom.

Hearing: Thursday, January 15, 2004 at 9:00 a.m. in Room 407, County County In Room 407, County
Courts Building, 401 Bosley Avenue.
LAWRENGE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible; for
enected accommodations special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386. (2) For information con-cerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-'3391. -JT/12/748 De23 C642262

CERTIFICATE OF PUBLICATION

1224,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on $12 23 ,2003$
The Jeffersonian Arbutus Times Catonsville Times Towson Times
 Owings Mills Times NE Booster/Reporter North County News
D/1/01/11/50

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	attention: Bedy Nart	Date: <u>Jemmy</u> 27,2003
RE:	Case Number 04-206-A Petitioner/Developer: POROTHU Date of Hearing/Closing: ANUARU	1 CHUNG 1 15,2004
were	This is to certify under the penalties of perjur posted conspicuously on the property located	y that the necessary sign(s) required by law at 7202 VERBENA ROAD
	The sign(s) were posted on	$\frac{12}{22/63}$ (Month, Day, Year)
	ZONING NOTICE LAN 4 CA 706 A PART OF THE STATE AND A	(Signature of Sign Poster) LINDA O 'KEEPE (Printed Name of Sign Poster) 523 PENNY LANE (Street Address of Sign Poster) HUNT VALLEY MD 21030 (City, State, Zip Code of Sign Poster) 410-666-5366 (Telephone Number of Sign Poster)
	7202 Verbena Road	Revised 3/1/01 - SCJ

CENTRICATE OF POSTING

ATTENTION:	BECKYHART	Da
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110: November 7, 2003

Case Number 04-206-A RE:

Petitioner/Developer: Dozothu

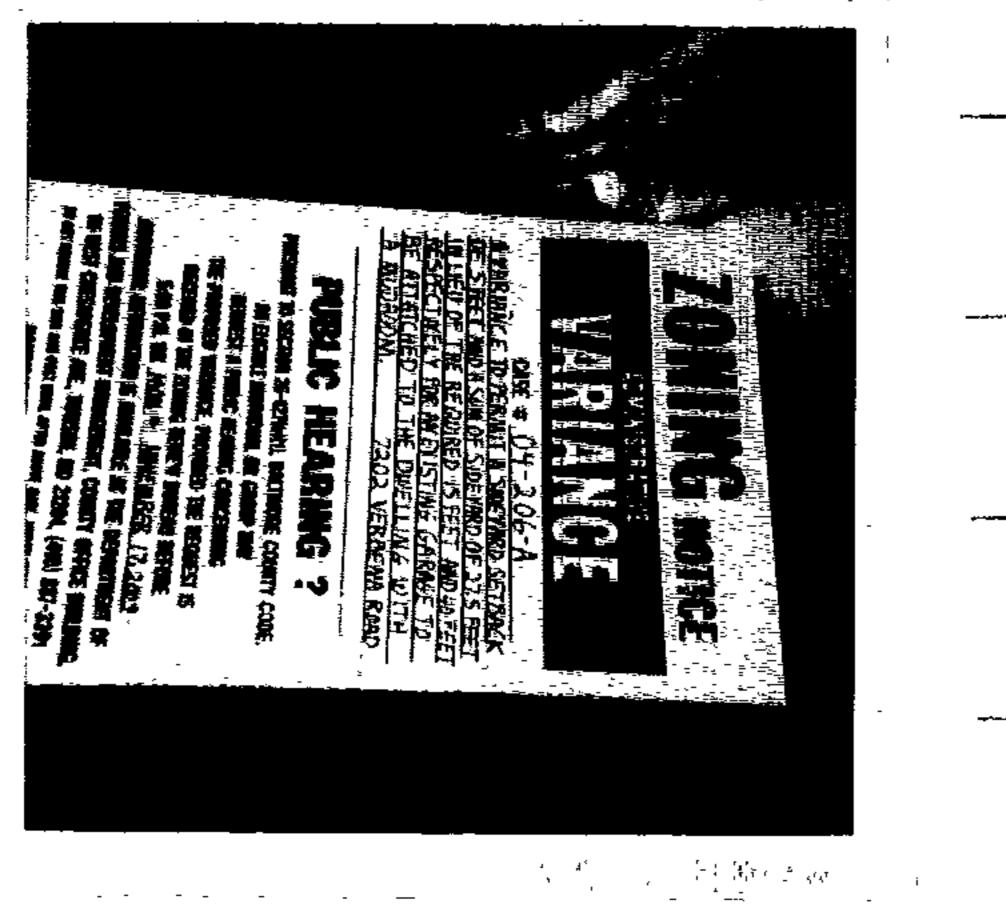
Date of Hearing/Closing) November 17, 2003

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 7202 Verbena Rd.

The sign(s) were posted on November 1, 2003

(Month, Day, Year)

7202 VERBENTRU



(Signature of Sign Poster)

INDA O'KEEFE (Printed Name of Sign Poster)

523 PENNY LANE (Street Address of Sign Poster)

HUNT VALLEY MD 21030 (City, State, Zlp Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)

Department of Permits and Development Management

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T Smith, Jr., County Executive Timothy M Kotroco, Director

December 15, 2003

CORRECTION NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-206-A

7202 Verbena Road

W/side of Verbena Road, 112 feet +/- north of centerline of Pheasant Cross Drive 3rd Election District – 2nd Councilmanic District

Legal Owners: Allan S. Mandir and Dorothy S. Chung

Variance to permit a side yard setback of 5 feet in lieu of the required 15 feet and a sum of side yard 27.5 in lieu of the required 40 feet for an existing garage, to be attached to the dwelling with a mudroom.

Hearings:

Thursday, January 15, 2004 at 9:00 a.m. in Room 407, County Courts Building, Bosley Avenue

Timothy Kotroco Director

TK:rlh

C: Allen S. Mandir and Dorothy S. Chung, 7202 Verbena Road, Baltimore 21209 Deborah Dopkin, 409 Washington Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, DECEMBER 31, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY

Tuesday, December 23, 2003 Issue - Jeffersonian

Please forward billing to:

Allen Mandir 7202 Verbena Road

Baltimore, MD 21209

410-486-5812

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-206-A

7202 Verbena Road

W/side of Verbena Road, 112 feet +/- north of centerline of Pheasant Cross Drive 3rd Election District – 2nd Councilmanic District

Legal Owners: Allan S. Mandir and Dorothy S. Chung

Variance to permit a side yard setback of 5 feet in lieu of the required 15 feet and a sum of side yard 27.5 in lieu of the required 40 feet for an existing garage, to be attached to the dwelling with a mudroom.

Hearings:

Thursday, January 15, 2004 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

November 24, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-206-A

7202 Verbena Road

W/side of Verbena Road, 112 feet +/- north of centerline of Pheasant Cross Drive

3rd Election District – 2nd Councilmanic District

Legal Owners: Allan S. Mandir and Dorothy S. Chung

Variance to permit a side yard setback of 5 feet in lieu of the required 15 feet and a sum of side yard 27.5 in lieu of the required 40 feet for an existing garage, to be attached to the dwelling with a mudroom.

Hearings:

Tuesday, January 18, 2004 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:rlh

C: Allen S. Mandir and Dorothy S. Chung, 7202 Verbena Road, Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 29, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY

Tuesday, December 23, 2003 Issue - Jeffersonian

Please forward billing to:

Allen Mandir 7202 Verbena Road Baltimore, MD 21209

410-486-5812

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-206-A

7202 Verbena Road

W/side of Verbena Road, 112 feet +/- north of centerline of Pheasant Cross Drive 3rd Election District – 2nd Councilmanic District Legal Owners: Allan S. Mandir and Dorothy S. Chung

Variance to permit a side yard setback of 5 feet in lieu of the required 15 feet and a sum of side yard 27.5 in lieu of the required 40 feet for an existing garage, to be attached to the dwelling with a mudroom.

Hearings:

Tuesday, January 13, 2004 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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 Advertisi	<u>ng:</u>	206				1
Item Number or Case Num	nber:	200	<u> </u>			-
Petitioner: ALL		MANDIR			,	
Address or Location:	202	VERBEN	A Rel.	BALD. 11	Not. 2	1200
PLEASE FORWARD ADV	ERTISING E	BILL TO:		· · · · · · · · · · · · · · · · · · ·		
Address:		M	par 1		-	
Telephone Number:	4	10 - 486	-58	12		

<u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

Case Number 04 206 -A Address 7202 Verbena Road.
Contact Person: Phone Number: 410-887-3391
Filing Date: 10-24.03 Posting Date: 11-2-03 Closing Date: 11-17.03
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) 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.
DEADLINE: The closing date is the deadline for an 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.
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
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 zoning or deputy zoning commissioner), 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. (Detach long Dottee Line) (Detach long Dottee Line)
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 03- 206 -A Address 7202 VERBENA POAD Petitioner's Name DOROTHY CHUNG Telephone 410-486-5813 Posting Date: 11.2:03 Closing Date: 11.17:03 Wording for Sign: To Permit A SIDEYARD SETBACK OF S.FT. AND A SUM OF SIDEYARDS OF 27.5FT. IN LIEU OF THE REQUIRED 15FT. AND 40FT. RESPECTIVELY FOR AN EXISTING GARAGE TO BE ATTACHED TO THE DWELLING WITH A MUDRODM. WCR-Revised 6/28/00

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr, County Executive Timothy M Kotroco, Director

January 9, 2004

Allen Mandir Dorothy Chung 7202 Verbena Road Baltimore, Maryland 21209

Dear Mr Mandir and Ms Chung:

RE: Case Number: 04-206-A, 7202 Verbena Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 2, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,
U. Call Richall

W. Carl Richards, Jr. Supervisor, Zoning Review

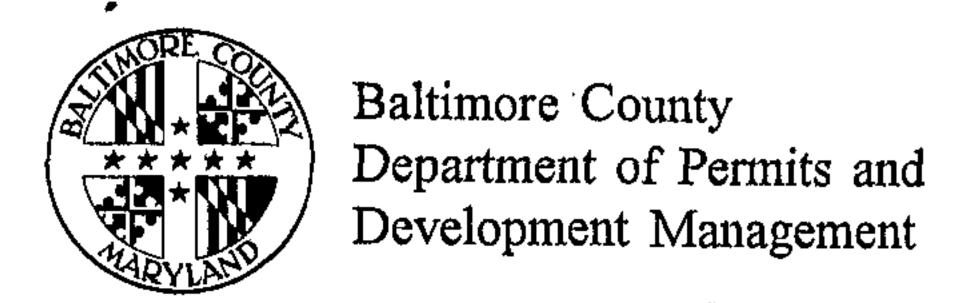
WCR:clb

Enclosures

c: People's Counsel



Visit the County's Website at www.baltimorecountyonline.info



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

November 17, 2003

Allen Mandir Dorothy Chung 7202 Verbena Road Baltimore, MD 21209

Dear Mr. Mandir & Ms. Chung:

RE: Case Number: 04-206-A, 7202 Verbena Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 24, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

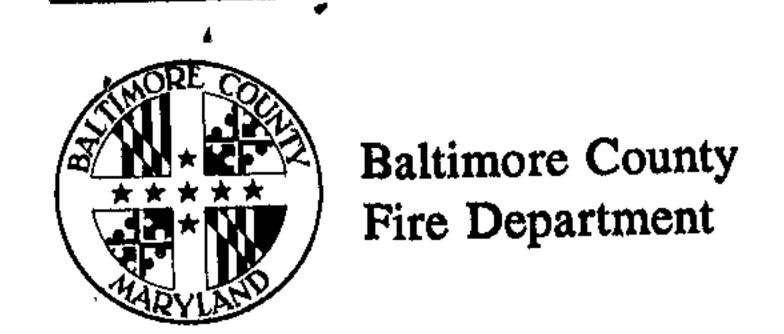
W. Carl Richards, Jr. Supervisor, Zoning Review

U. Callibal D

WCR:klm

Enclosures

c: People's Counsel



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 5, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 3, 2003

Item No.:

195, 197–211

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Administrative Variance

Zoning Advisory Petition(s): Case 04-206 and 04-207

RECEIVED

NOV 1 0 2003

ZONING COMMISSIONER

DATE: November 10, 2003

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Section Chief:

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: November 13, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 10, 2003

Item Nos. 195, 196, 197, 198, 199, 200, 202, 203, 204, 205, 206 and 211

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



November 17, 2003

Baltimore County

James T. Smith, Jr., County Executive Timothy M Kotroco, Director

Allen S. Mandir Dorothy S. Chung 7202 Verbena Road Baltimore, Maryland 21209

RE: Demand for Public Hearing, Administrative Variance Case No. 04-206-A

Dear Mr. Mandir and Ms. Chung:

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on November 10, 2003 for a public hearing concerning your request for Administrative Variance. I regret to inform you that we are withholding approval of your request because it has been superseded by a demand for a public hearing, pursuant to Section 304.4 of the <u>Baltimore Count Zoning Regulations</u> (BCZR)

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

Supervisor Zoning Review

WCR:rjc

c: Deborah C. Dopkin, P.A.

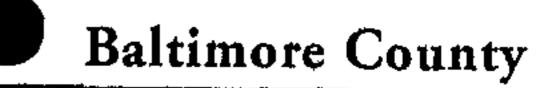


Visit the County's Website at www.baltimorecountyonline.info

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468





James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

March 9, 2003

Leslie M. Pittler, Esquire 29 W. Susquehanna Avenue, Suite 610 Towson, Maryland 21204

RE: MOTION FOR RECONSIDERATION
PETITION FOR VARIANCE
(7202 Verbena Road)
Dr. Allen Mandir & Dr. Dorothy Chung - Petitioners
Case No. 04-206-A

Dear Mr. Pittler:

This letter is to confirm the status of the Motion for Reconsideration filed by you in the above-captioned matter and received on February 17, 2004. It is my understanding, based on separate conversations with you and Deborah C. Dopkin, Esquire, attorney for Dr. & Mrs. David Golden, the adjacent property owners, that negotiations continue between the parties and it is hoped that a settlement agreement will be reached in the near future. Thus, you have requested that a decision on the Motion be held in abeyance pending the outcome of these negotiations.

Therefore, please advise me within thirty (30) days of the date hereof as to whether a settlement agreement has been reached. If no agreement has been reached, then a decision on the Motion will be rendered based on the documentation contained therein.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bjs

Cc: Dr. Allen Mandir & Dr. Dorothy Chung
7202 Verbena Road, Baltimore, Md. 21209
Deborah C. Dopkin, Esquire
409 Washington Avenue, Towson, Md. 21204
Dr. & Mrs. David Golden
7112 Pheasant Cross Drive, Baltimore, Md. 21209
People's Counsel; Case File

Leslie M Pittler P.A

Attorney at Law
Suite 610
29 West Susquehanna Ave
Towson, Maryland 21204

FEB 1 7 2004

RECEIVED

February 12, 2004

Lawrence E. Schmidt, Esquire Zoning Commissioner 401 Bosley Avenue County Courts Building Towson, Maryland 21204 Telephone: 410-823-4455 Fax: 410-583-7611

Re: Case Number 04-206 -A

Dear Mr. Commissioner:

Please consider this letter as a Motion For Reconsideration in Case Number 04-206 A, Petition For Variance W/S Verbena Road 112 ' of the c/l Pheasant Cross Drive, Dr. Allen Mandir & Dr. Dorothy Chung Petitioners. The Order having been filed on the 21st day of January, 2004, this Motion is within 30 days of said Order and thus timely.

The basis for this Motion is as follows:

- A. The Petitioners were not represented by counsel, whereas the protestants were represented by counsel, thus putting the Petitioners at a disadvantage as to their burden of proof as set forth in Cromwell.
- B. The Petitioners did not adequately raise the issue of the uniqueness of the parcel in question for the reason that there is no other property on Verbena that is as narrow as the subject parcel with an adjoining easement.
- C. The Petitioners did not adequately raise the issue of uniqueness based on the parcel in question having an irregular shape as opposed to similar parcels on Verbena.
- D. The Petitioners did not adequately raise the uniqueness of the parcel based on the fact that the parcel in question has a steeper grade than other parcels on Verbena that are terraced lots.
- E. In addition, in your opinion you stated the following "..it is unfortunate that these parties cannot come together to reach a conclusion of a problem which appears to negatively impact both properties; however that is within their discretion". At my urging a dialogue has begun between the parties with copies of said correspondence going to counsel for the Goldens' which could possibly resolve all outstanding issues. I believe it would be in the best interests of all parties to keep this matter within your jurisdiction for a period of time thus staying the need for an appeal to the Board of Appeals so that the parties can come back before you for a final resolution.

Page 2 Letter to Commissioner Schmidt February 13, 2004

I would also agree to an informal meeting with counsel for Mr. & Mrs.Golden if you would deem that appropriate. As you will note I am sending a copy of this request to opposing counsel.

Very truly yours,

Leslie M. Pittler

Cc: Deborah C. Dopkin, Esquire 409 Washington Avenue, Towson, Maryland 21204

DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200 FACSIMILE 410-823-8509 e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

November 14, 2003

Timothy Kotroco, Esquire
Director, Department of Permits and
Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 7202 Verbena Road Case No. 04-206-A

Dear Mr. Kotroco:

This office represents Dr. and Mrs. David Golden, who reside at 7112 Pheasant Cross Drive. The Golden property immediately adjoins 7202 Verbena Road, the subject of the above captioned administrative variance application. This letter and the enclosed application, signed by the Goldens, are to request a hearing before the Zoning Commissioner of Baltimore County with respect to the variance that is being requested. Enclosed is the requisite form and fee of \$50.

I would appreciate your entering my appearance on behalf of the Goldens. As such, I would appreciate receiving copies of all notices, comments and decisions, including any violation or enforcement actions, involving 7202 Verbena Road.

Thank you for your attention to this matter.

Very truly yours,

Deborah C. Dopkin

DCD/kmc

cc: Dr. and Mrs. David Golden

C:\docs\KMC\DCD\LETTERS 2003\kotroco timothy-golden.wpd

RECEIVED

NOV 1 7 2003

OS-5809

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

206 fi

David and Zozzie Golden 7112 Pheasant Cross Drive Baltimore, MD 21209

January 9, 2004.

Allen Mandir Dorothy Chung 7202 Verbena Road Baltimore, MD 21209

Dear Allen and Dorothy,

We are writing to renew our offer to resolve our property issues in a friendly fashion. If you are willing to pursue this with us, we would be delighted to meet with you. If so, we should try to meet before the hearing scheduled for Thursday January 15.

At this time, our major concern is the water runoff problem that has caused repeated flooding of our property and fouling of our pool such that it was unusable for a week at a time on several occasions this past summer and fall. We have offered before to work with you to determine the best way to solve this problem. It remains our hope that you will recognize the causes of this problem and the advantages of a peaceful resolution. If we work together we can find the best way to remedy this situation to everyone's benefit.

If you are willing to meet with us to discuss this, please come by and ring our bell, or contact us at home (410-484-6164) or on my cell phone (443-253-7153) anytime.

Sincerely,

David and Roslyn Golden

Hand delivered

January 16, 2004

Dorothy S. Chung 7202 Verbena Road Baltimore, MD 21209

Lawrence E. Schmidt Zoning Commissioner Baltimore County 401 Bosley Avenue Towson, MD 21204 Fax: 410-887-3468

Tel: 410-887-3868

Re: Variance hearing to reduce side yard setbacks in order to allow attachment of a garage through a mudroom at 7202 Verbena Road; CASE NUMBER: 04-206-A

Dear Commissioner Schmidt:

Thank you very much for your time in considering our variance request yesterday. We have given the matter considerable thought and your point that our existing awning between the garage and house may constitute an attachment of our garage leaves us now concerned of a potential zoning violation, of which we were previously unaware, should our request for variance relief not be granted. Thus, we would like to respectfully submit to you, that if for some reason you should choose not to grant this variance relief for a mudroom addition, that you may consider allowing a modified variance to permit our 2 year-old attachment as it stands.

We still maintain that the proposed mudroom addition is irrelevant to and would not adversely affect the current drainage patterns. It would be built on a preexisting concrete slab patio which currently drains away from our neighbor's (the Goldens') and care would certainly be taken not to direct any water flow toward their property.

If there is a recent drainage issue as the Goldens allege, it is due, as testified by their own expert witness, to the disruption of a long-standing swale between our properties by their fence placement and their extensive new plantings within the swale, thereby preventing the previously existing natural outflow of water. The Goldens did not perform a drainage study at the time their pool was built, nor could they attest to proper grading of their yard in building the pool. We believe that the burden of proof remain with the Goldens. Their expert witness has attested that their improvements (and not ours) have blocked the swale and now they wish for us to bear the cost to build another swale estimated at \$4000 to \$8000 which, by their admission, would involve moving their offending fence and plantings and placing drainage beneath. That they choose to bring this to our attention only this week (their letter dated January 9, 2004 was hand delivered to our mailbox on January 12, 2004) should give pause to their claims. We do understand these are difficult

issues and appropriate channels to resolve them seem outside the scope of this variance hearing.

We understand that it is your sincere wish that we as neighbors reconcile our differences and truly appreciate your time and efforts toward this end. Because we and the Goldens clearly have a mutual interest in maintaining our respective properties in good order, we will unquestionably find a solution to this problem despite obvious inherent difficulties with the Goldens. Indeed, we have acquiesced to their previous requests regarding this issue, including moving a downspout pipe to a location they now find unacceptable, and are now working through their new demands, which were presented to us for the first time at the hearing yesterday. We also appreciate your kind and well-intentioned idea of volunteering county resources to help resolve the Goldens' dispute but we hope you understand our concerns. We simply do not want to be forced to into an inequitable resolution by unjustly coupling the drainage issue with what we feel is our unrelated wish to attach our garage through a mudroom. Granting this variance would allow enhancement of the safety, aesthetics, and value of our property in a variance that has been routinely granted to many others in our neighborhood.

Thank you again for all your time and consideration in this matter.

Respectfully yours,

Dorothy S. Chung, M.D., Ph.D.

7202 Verbena Road

Baltimore, MD 21209

cc: WHM esq.

Date: 1/16/04

FOR: Commissioner Schmidt 410-887-3468

From: Donothy 5. Chung 410-602-3026

Re: Case # 04-206-A

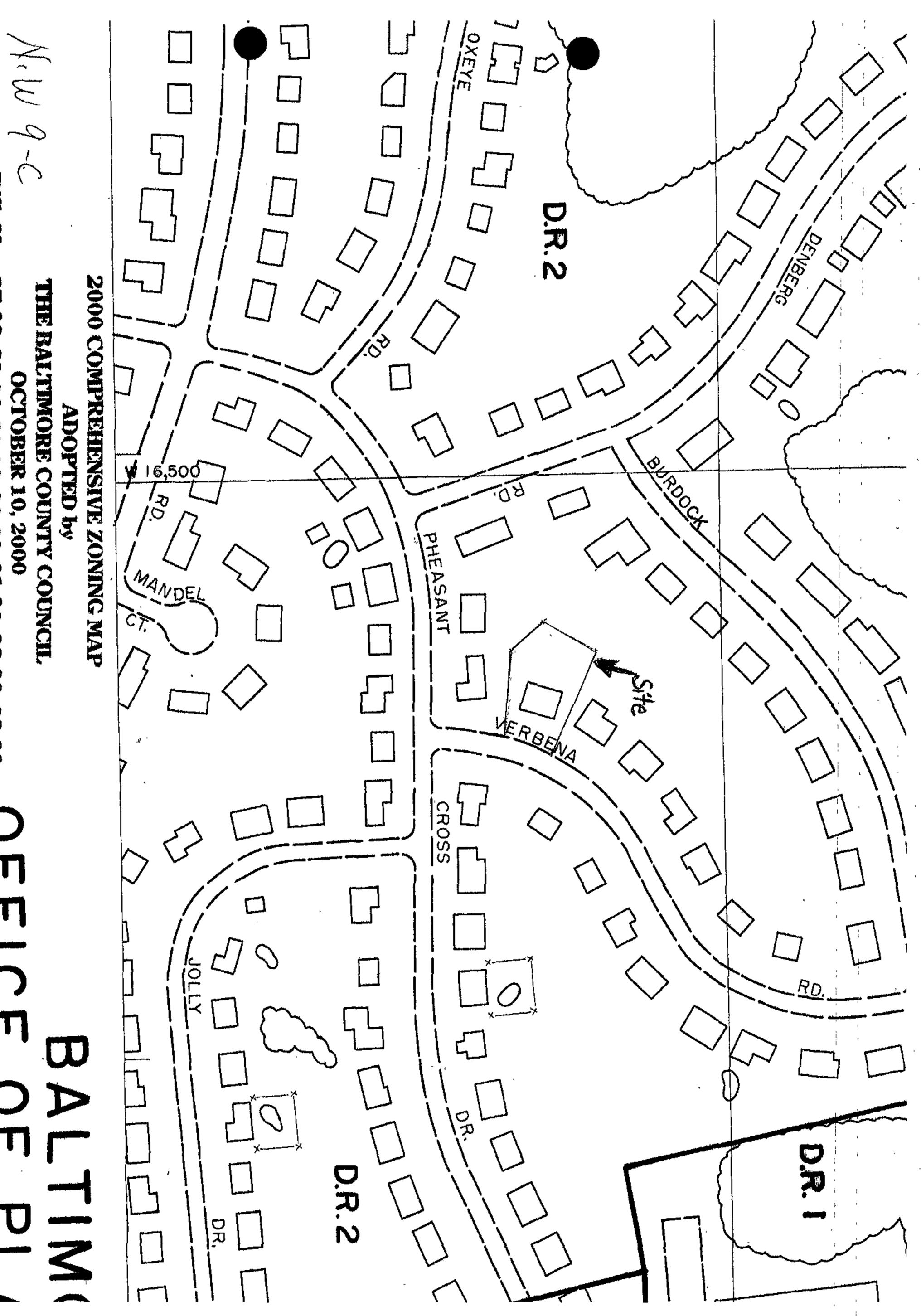
Pages to fallow: 2

PLEASE <u>PRINT</u> LEGIBLY

PROTESTANT'S SIGN-IN SHEET

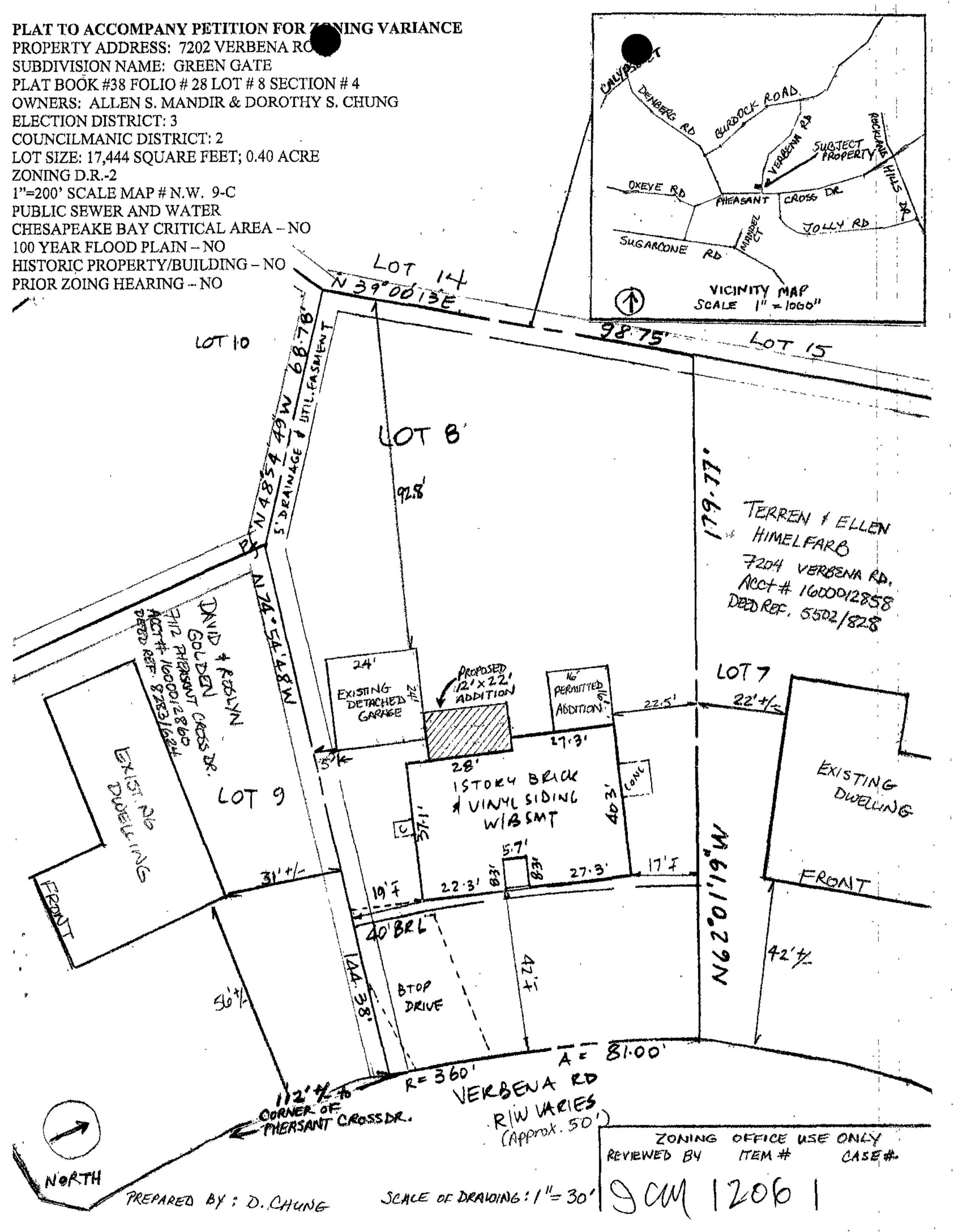
Name	Address	City, State	Zip Code		
Deboran Dopkin	409 Washington Ave	Balto Md	21204		
Roslyn Golden	7112 Pheasant Cross Dr		21209		
David BK Golden	7112 Pheasant Gross Dr	Balt Hd	21209		
RICHARD E. MARE	2835 SMITH AVE, SUITE G BAUTO, MO 2400	BATO MD	21209		
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 	- 	Revised 4	/17/00		

									Allen Mandie 7	Donothy (Musica 720	NAME			PLEASE PRINT CLEARL	
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											E- MAIL			IMBER	



Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

OCTOBER 10, 20





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT **TOWSON, MARYLAND 21204**

BUILDING PERMIC

PERMIT 4: 1470292

CONTROL #: MR

5131: 03

FRECH. BUILDINGS ENGINEER

DATE 185UED: 12/10/2001 FAX ACCOUNT \$.

1600012859

DATA O ELEC NO

CLASS: 04

PLUM NO

PLANS: CONSI 0 PLOT 1 R PLAT 0 LOCATION: 7202 VERBENA RD

BUBDIVISION: CREEN CALE

NOTION THE THE THE TRANSPORT MAME: MANDIR, ALLEN ADDR: 7202 VERHENA RD

TENANT:

CONTRO CONESTOGA BULLOINGS

e.ngnr :

BELLR: WORK :

CONSTRUCT ONE STURY 2-CAR DETACHED GARAGE ON REAP FRUPERITE 24'X24'X15' HT MXWS7651. THIS CANCELS & REPLACES 8468296 CHANGE IN CONST.

PERMIT EXPIRES \$1746702.

MIDG. CODE: I AND 2 FAM. CUDE

RESIDENTIAL CATEGORY, DETACHED OWNERSHIP: PRIVATELY OWNED

86'

PROPUSED USE: SED & GARAGE

12,000.00 EXISTING USE: SFD

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WSE: GARAGE

FOUNDATION: CONCRETE

Basemehl: Hone

BEWAGE, PUBLIC EXIST

WAILE: PUBLIC EXIST

LOT SIZE AND SETBACKS

MIZE: 17444 8F FROM: STREET: STOE STREET:

FROMI SETH:

NC Side sear 51/7314

SIDE STR SETH:

REAR SETH:

WAR INSPECTOR COPY

APPLICATION FOR PERMINE.	
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT	
TOWSON, MARYLAND 21204 OEA: SAS	
PERMIT WITE 48953 PROPERTY ADDRESS 7202 VERBENA RUMENT NO SUBDIVE SUBDIVE SUBDIVE NO CONTROL #: 1712 S	
CONTROL #: SUBDIV: IG_OO OJ2859 DISTRICT/PRECINCT XREF #: ONNER'S INFORMATION (LAST, FIRST) DISTRICT/PRECINCT	/
PAID: FEED OF ADDR: 7201 VERBONA RUL	$\ $
THE PROPERTY OF THE BLDG. THE PROPERTY OF THE BLDG. HAVE SPRINKLERS	'
AND WANTED THE SAME IS CORRECT AND TRUE, COMPANY: CROHITE DECK DESIGNS AND THAT THE SAME IS CORRECT AND TRUE, COMPANY: CROHITE DECK DESIGNS AND THAT IS NOTE ALL PROVI	
APPROPRIATE SHATE RECEIVED COME AND CITY, ST, ZIP BAUTO, MJ. 2/234	
OR NOT AND WILL REQUIRED APPLICANT APPLICANT SIGNATURE: OF LEVEL DRC#	
PLANS: CONSTPLOTPLATDATAEL_Z_PL_Z TENANT	
TYPE OF IMPROVEMENT ENGINE: CREATIVE DECK DESIGNS.	
1. NEW BLDG CONST SELLR: 2. NEW BLDG CONST SELLR: 3. ALTERATION	
ALTERATION A. REPAIR REPAIR DESCRIBE PROPOSED WORK: BUILD DECK 8426 = 20846, S. WRECKING	
6. MOVING 7. OPPOER	
TYPE OF USE	
RESIDENTIAL NON-RESIDENTIAL	
Ol. ONE FAMILY OS. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY OS. TWO FAMILY OS. THREE AND FOUR FAMILY OS. FENCE (LENGTH HEIGHT)	
(ENTER NO UNITS) 12. INDUSTRIAL, STORAGE BUILDING PARKING GARAGE 13. SERVICE STATION, REPAIR GARAGE	
15. OFFICE, BANK, PROFESSIONAL 16. PUBLIC UTILITY	
TYPE FOUNDATION BASEMENT 18. SIGN 1. SLAB 1. FULL 19. STORE MERCANTILE RESTAURANT 2. PARTIAL SPECIFY TYPE	
3. CONCRETE 3. NONE 20. SWIMMING POOL SPECIFY TYPE	
21. TANK, TOWER 22. TRANSIENT HOTEL, MOTEL (NO. UNITS) 23. OTHER	
TYPE OF CONSTRUCTION TYPE OF HEATING FUEL TYPE OF SEWAGE DISPOSAL. NASONRY 1. CAS 3. ELECTRICITY 1. PUBLIC SEWER EXISTS PROPOSED	
WOOD FRAME 2OIL 4COAL STRUCTURE STEEL REINF. CONCRETE TYPE OF WATER SUPPLY REINF. CONCRETE TYPE OF WATER SUPPLY REINF. CONCRETE TYPE OF WATER SUPPLY	
ENTRAL AIR: 1. PUBLIC SYSTEM EXISTS PROPOSED STIMATED COST TO ABOR PRIVATE SYSTEM EXISTS PROPOSED F MATERIALS AND LABOR	
WNERSHUP EXISTING USE: After the declar.	
1. C. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL	1
FAMILY SEDROOMS #2BED: #3BED: TOT BED: TOT APTS/CONDOS 6. HIRISE	
WITCHENS LIBER FOLIO 28 DOLL T	
BUILDING SIZE LOT SIZE AND SETBACKS BLD INSP: FLOXOR 208 4 SIZE /2 444 BLD PLAN:	
WIDTH SIZE // GUY-A BLD PLAN: FIRE : DEPTH 34 SIDE STREET SEDI CTL:	
FRONT SETEK NC ZONING PUBLISHED STORIES STDE SETEK NC PUBLISHED SERVING PUBLISHED STORIES	>
CORNER LOT REAR SETEK 60	
1. Y'm 2. X NONLUC PERMITS :	

PANEL BP1003M AUTOM ED PERMIT TRACKING SYSTEM LAST UPDATE TIME: 14:26:22 10/10/2003 DATEL 01/13/2004 GENERAL PERMIT APPLICATION DATA MXR 14:34:58 PERMIT 8534792 PROPERTY ADDRESS . RECEIPT #: 6482447 7202 VERBENA RD CONTROL #: SUBDIV: GREEN GATE MR XREF &: B534792 TAX ACCOUNT #: 1600012859 DISTRICT/PRECINCT 03 01 OWNERS INFORMATION (LAST, FIRST) 65.00 FEE CHUNG DOROTHY & MANDIR ALAN NAMEL PAID: 65.00 ADDR: 7202 VERBENA RD.GREENSPRING, MD.21209-1036 PAID BY: APPLICANT DATES APPLICANT INFORMATION

APPLIED: 10/10/2003 NAME: FRED DODD

ISSUED: 10/10/2003 COMPANY: CREATIVE DECK DESIGNS

OCCPNCY ADDRI: 9223 HARFORD RD. ADDR2: BALTO.MD.21234

INSPECTOR: 03R PHONE #: 410-661-4002 LICENSE #: 37346

NOTES: SASZMR

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PFZ - DELETE PF9 - SAVE PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT

PETO - INGRY PANEL BPIOCAM

TIME: 14:26:34 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/10/2003 DATE: 01/13/2004 BUILDING DETAIL 1 MXR 14:36:44

DRC#

PERMIT # 8534792 PLANS: CONST O PLOT 1 PLAT O DATA O EL 1 PL 2

TENANT

BUILDING CODE: CONTR: CREATIVE DECK DESIGNS IMPRV 2 ENGNRE

USE 01 SELLRI

FOUNDATION BASE WORK: BUILD A 16X16 ISTY ADD.WZCRAWL ON RÉAR OF EXT SFD FOR FAMILY ROOM.NOT A SECOND KITCHEN.256SF.

CONSTRUC FUEL SEWAGE WATER 1 🖺 1 E

CENTRAL AIR ESTIMATED COST

30,000.00 PROPOSED USE: SFD AND ADD.

OWNERSHIP: 1 ` EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT CLEAR - MENU SCREEN

PANEL BP1005M 14:26:45 TIME AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE TONTON2003

DATEL 01/13/2004 BUILDING DETAIL 2 MXR 14:36:44

LOT SIZE AND SETBACKS:

NC

81'

NCZNC

STREET:

STREET

SETBI

SETBI

SETB:

STR SETBI

SIZE: 17444 SF

FRONT

FRONT

SIDE

SIDE

REAR

SIDE

PERMIT 事: 8534792 BUILDING SIZE

FLOOR: 256SF HTUIW 16 GARBAGE DISPI DEPTHE 16 POWDER ROOMS: HEIGHT: 11

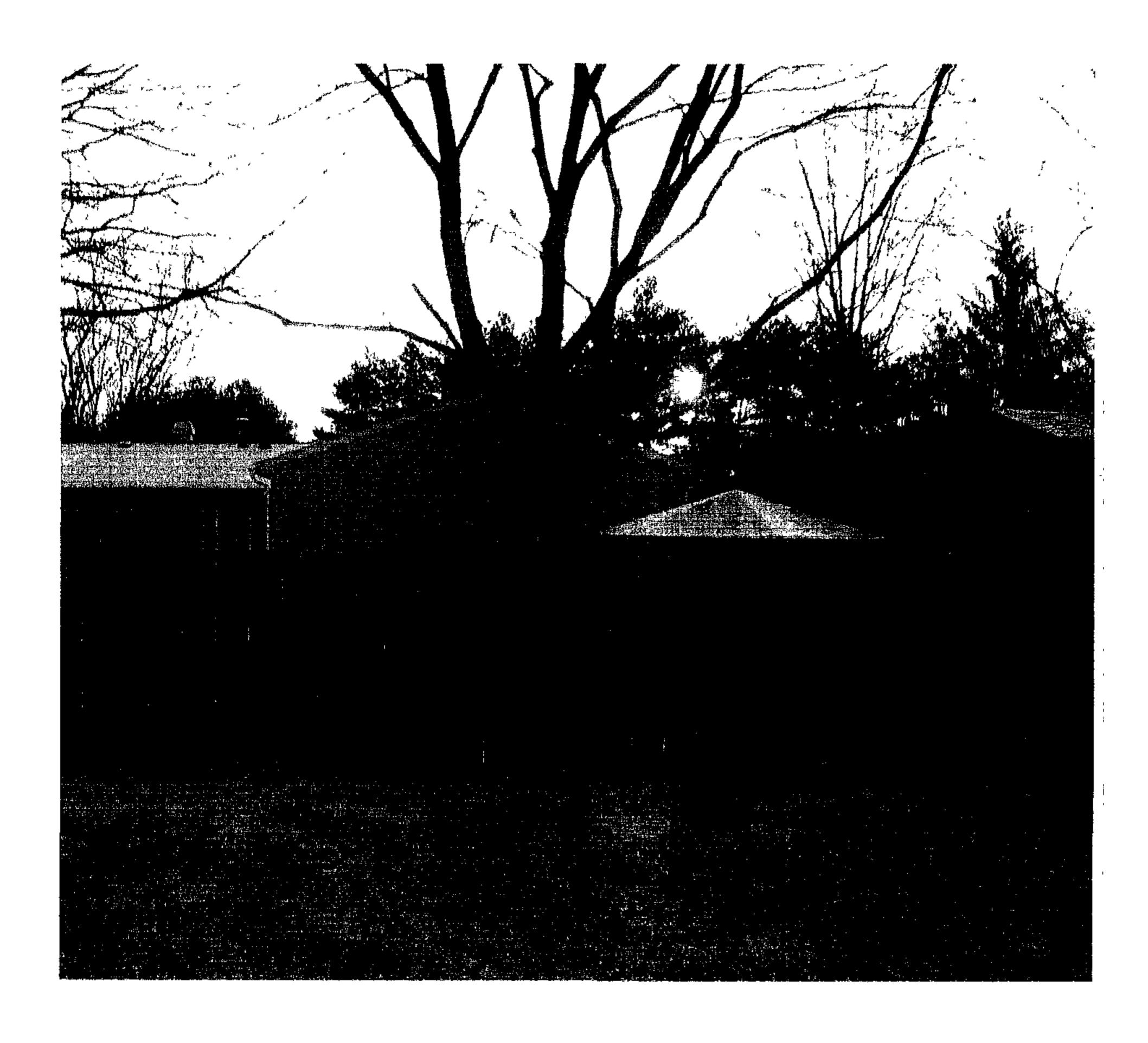
BATHROOMS: STORIES 1+CRWL KITCHENS:

LOT NOS: CORNER LOT:

ZONING INFORMATION

DISTRICT: BLOCK PETITION SECTION: DATEL

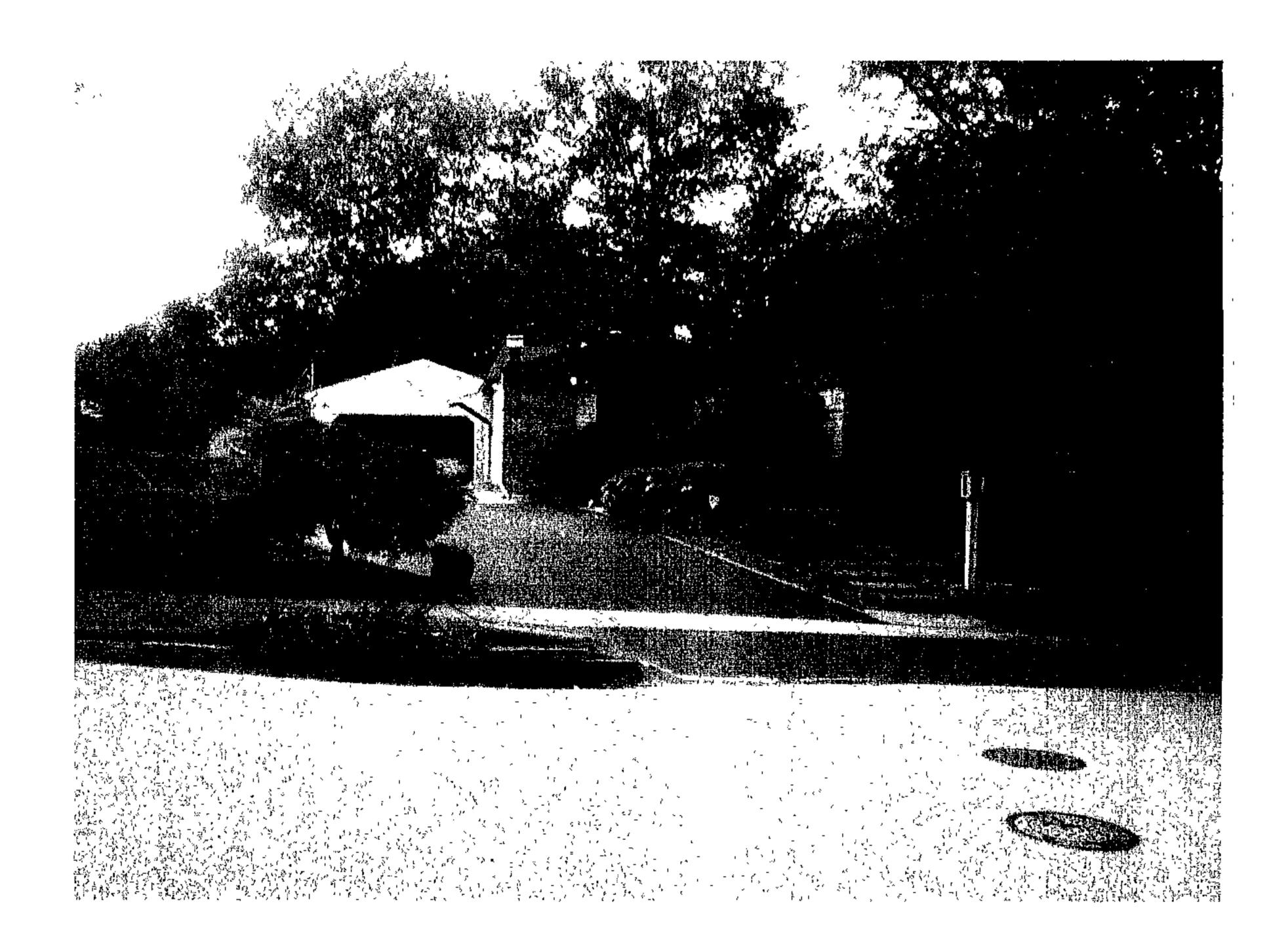
ASSESSMENTS LANDE 0073360.00 IMPROVEMENTS: 0146190.00 LIBER: 003 TOTAL ASS.:



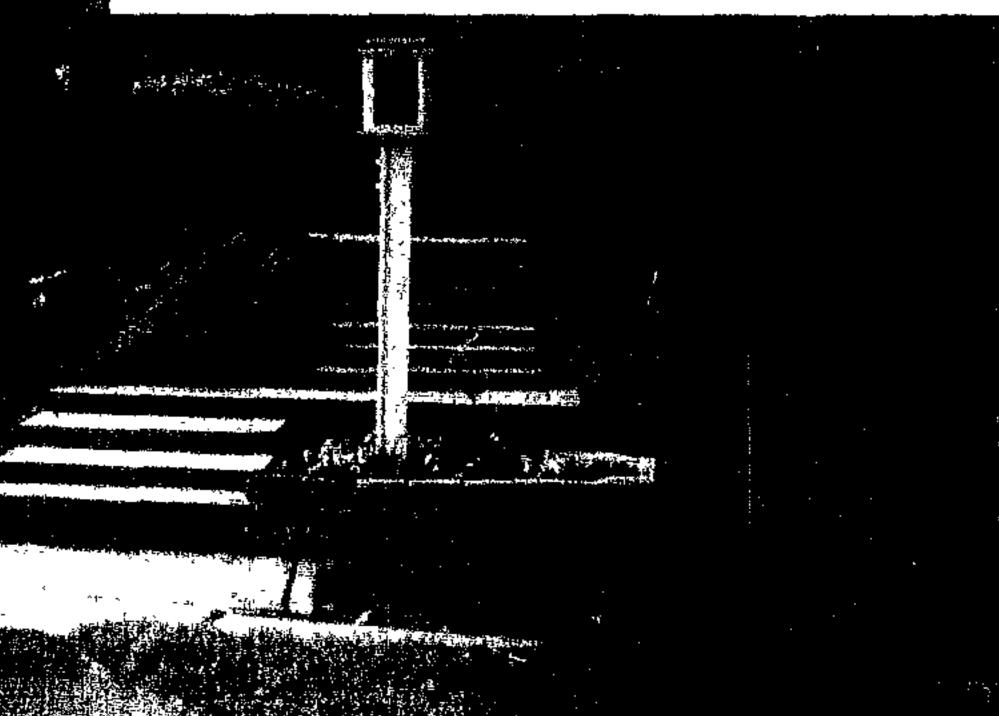
M3A

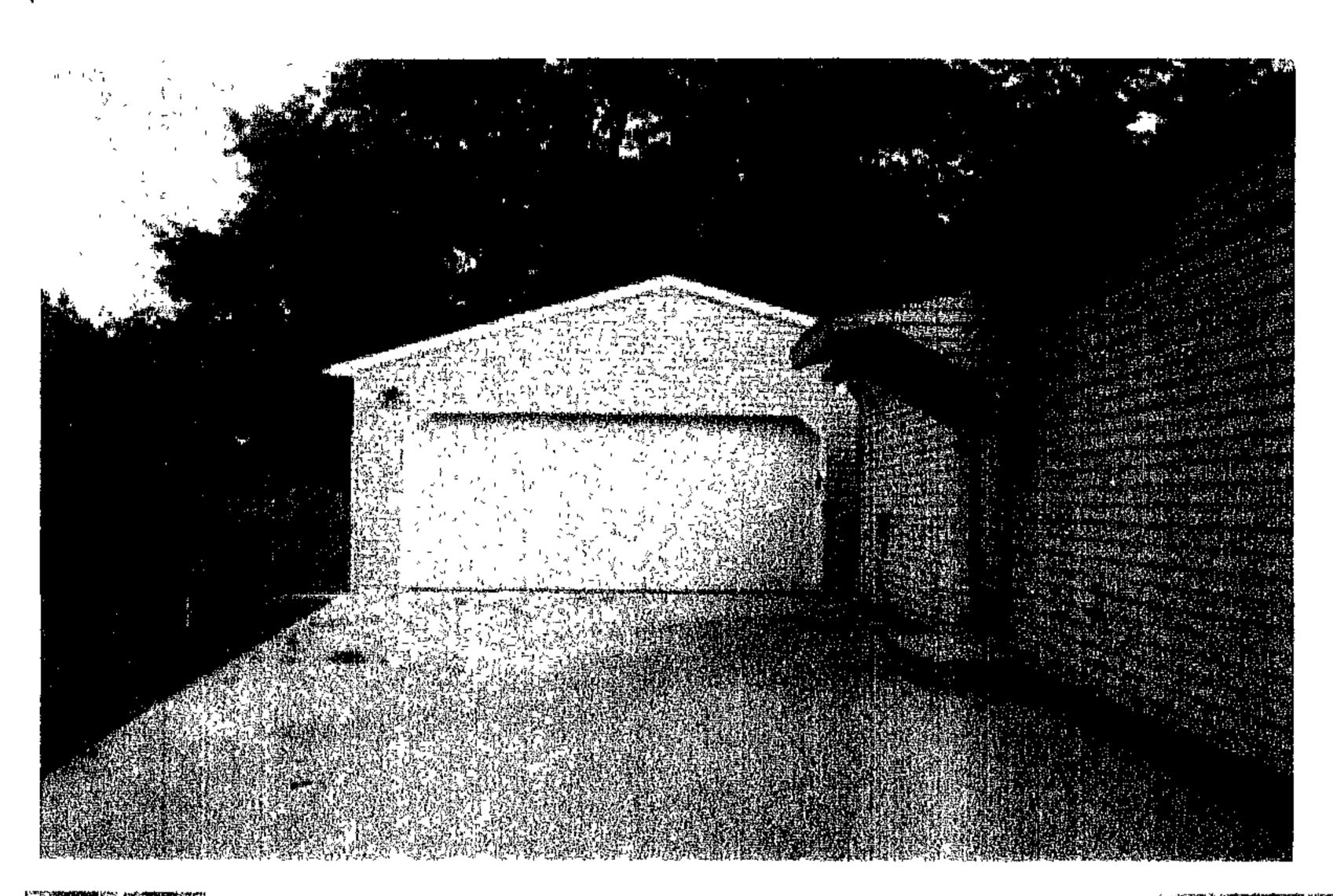


JA3B







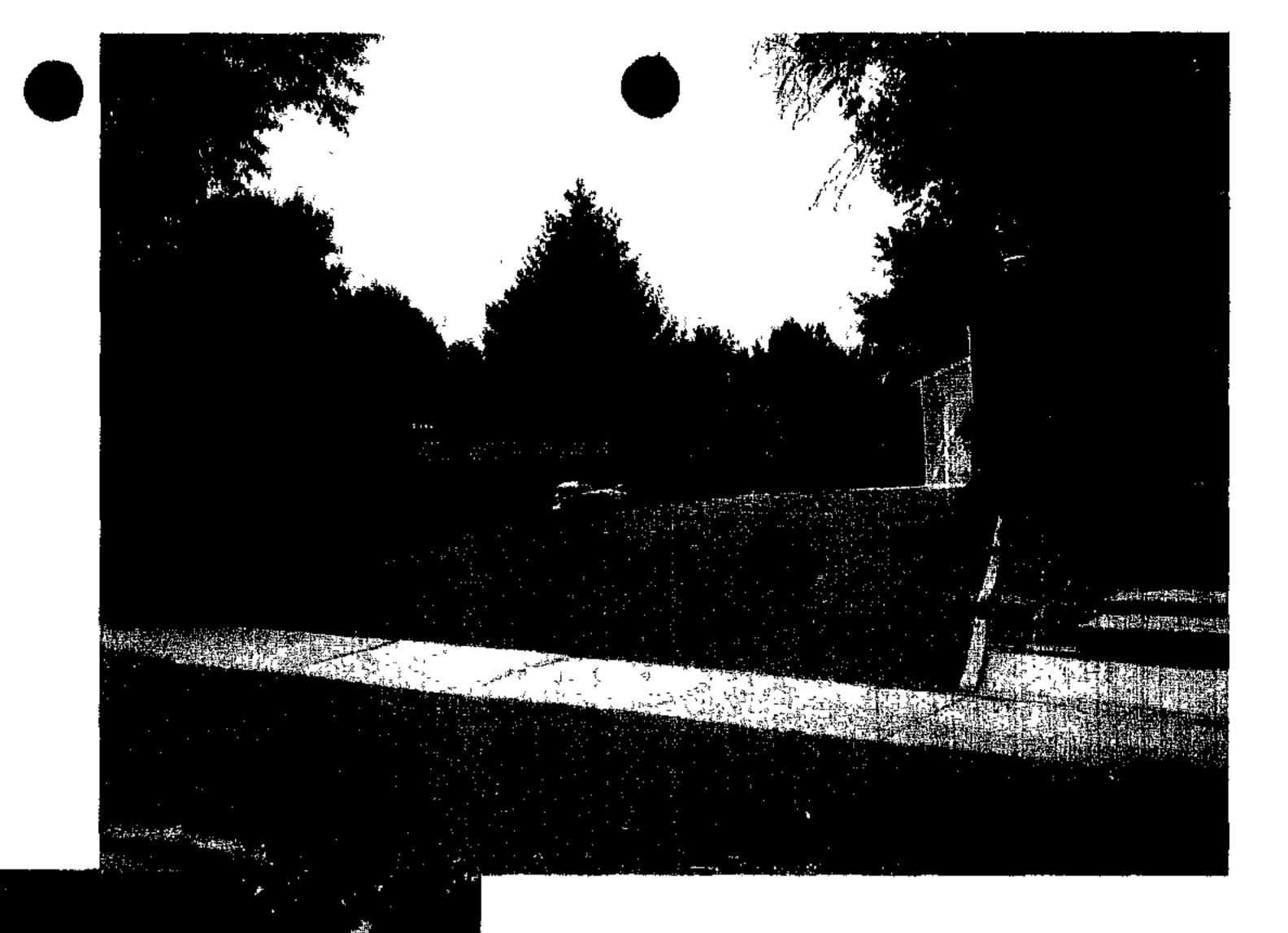




PICTURES TO ACCOMPANY PETITION FOR VARIANCE

7202 Verbena Road Baltimore, MD 21209

> VIEW FROM VERBENA ROAD



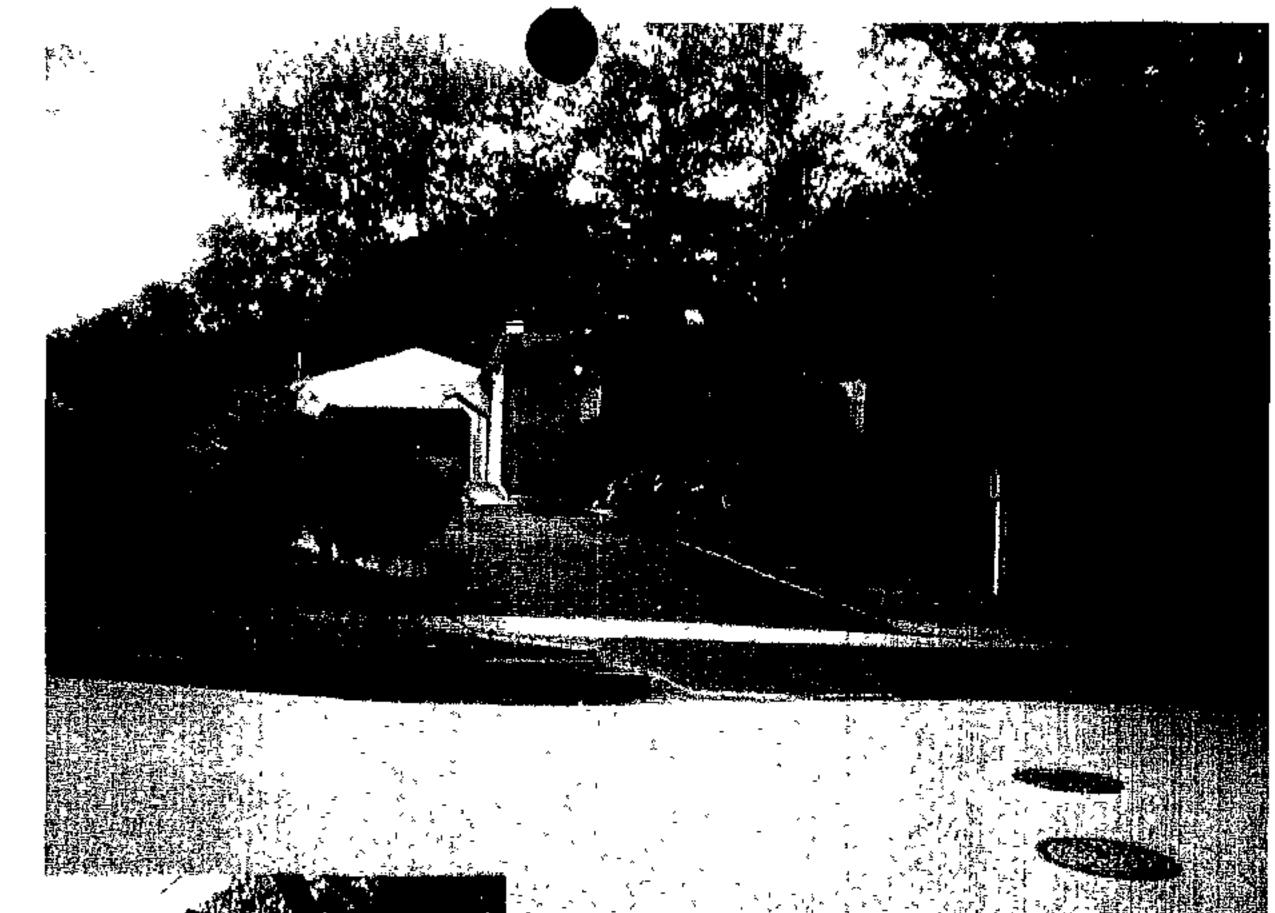


VIEW OF SITE OF PROPOSED ADDITION (EXISTING DWELLING ON LEFT, DETACHED GARAGE ON RIGHT)

PICTURES TO ACCOMPANY PETITION FOR VARIANCE

7202 Verbena Road Baltimore, MD 21209 PAGE 2

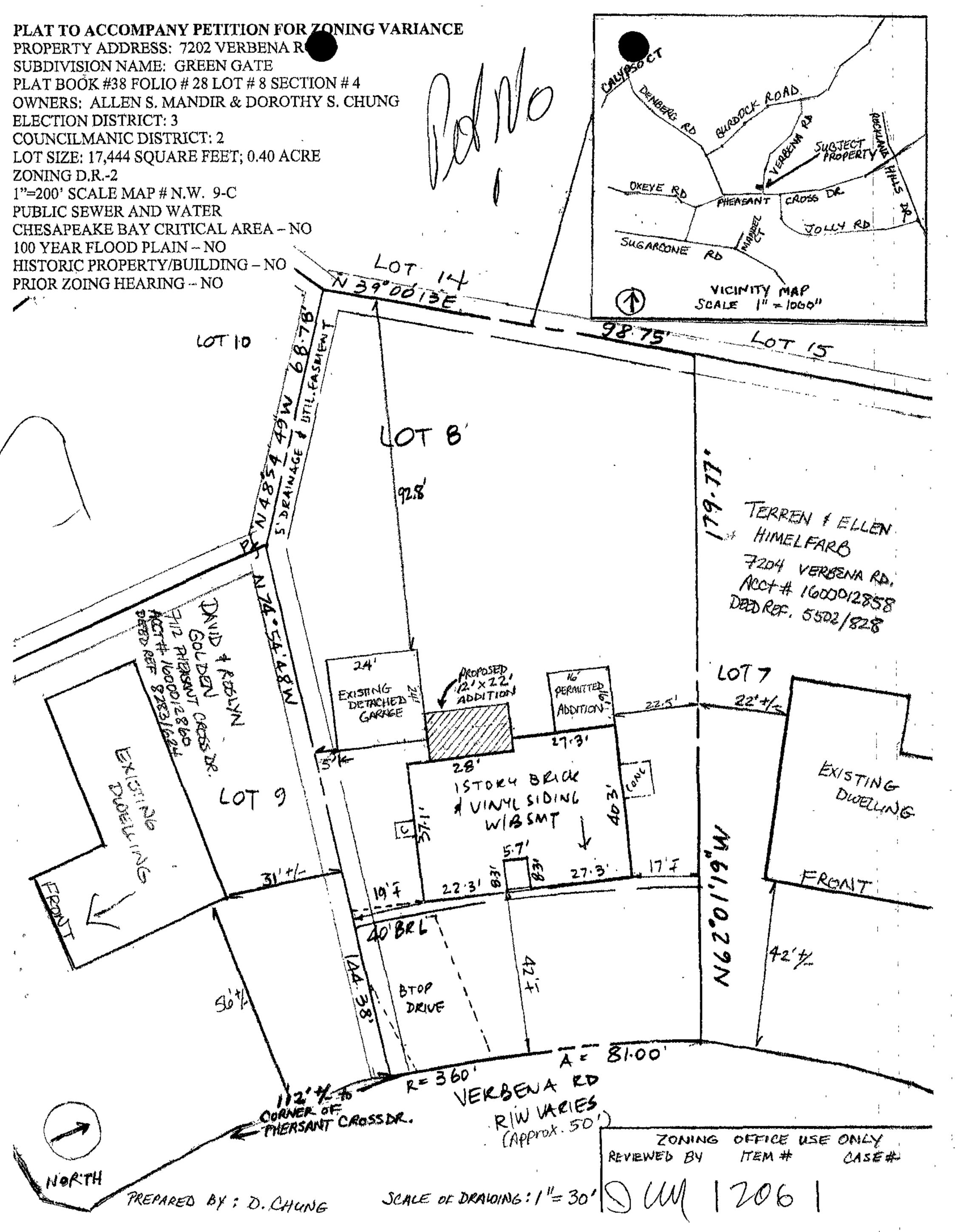
> VIEW FROM VERBENA ROAD





VIEW OF LOT 9 DWELLING ADJACENT TO EXISTING DETACHED GARAGE

VIEW OF LOT 7
DWELLING FROM
SITE OF PROPOSED
ADDITION





Pheysent Cres S



Burduk



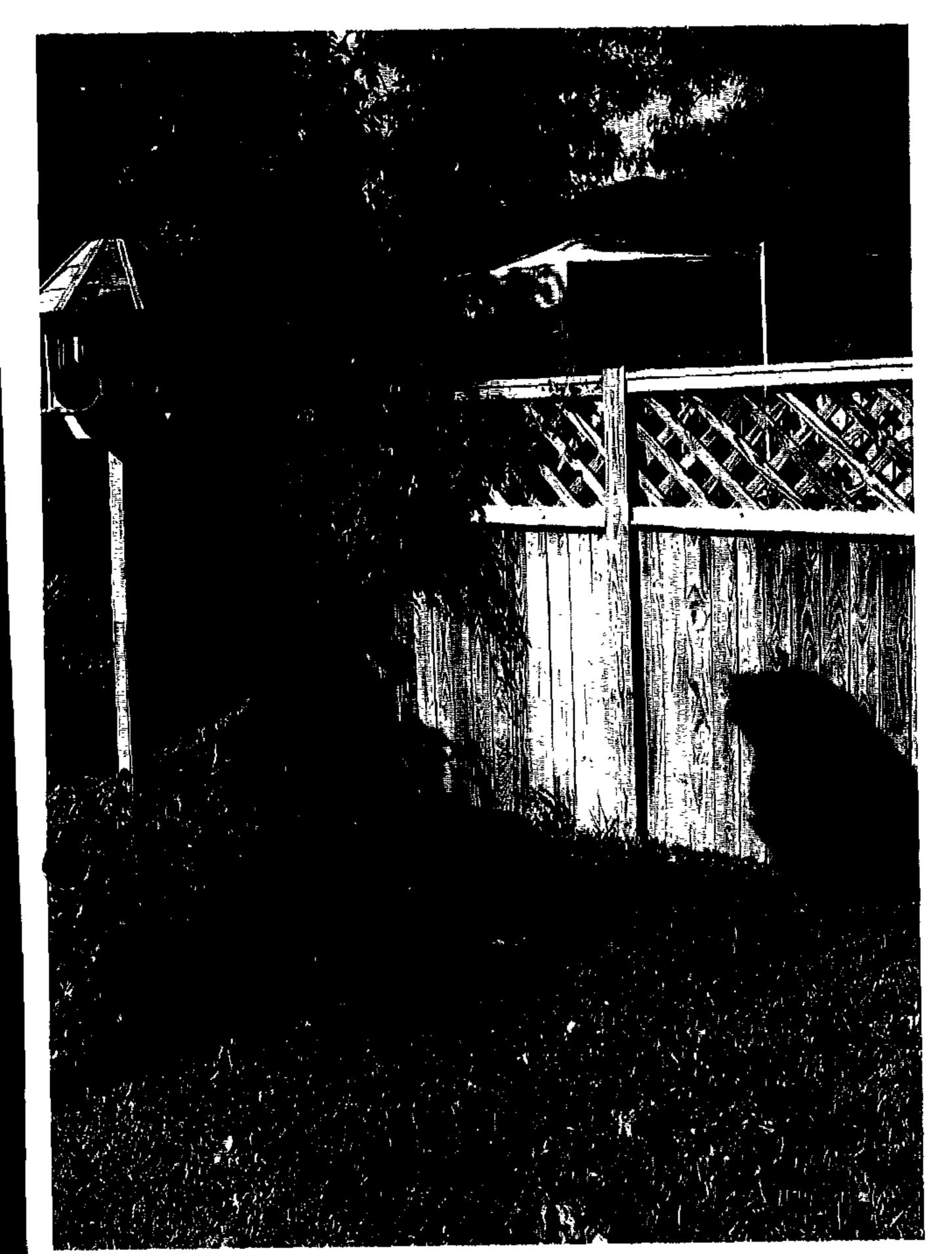






Jan Jan S

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Dec. 4, 2003

