

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Hickoryhurst Drive, 240 feet N
of the c/l of Klausmier Road
11th Election District
5th Councilmanic District
(9837 Hickoryhurst Drive)

Joann Davis
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0303-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Joann Davis for property located at 9837 Hickoryhurst Drive. The variance request is from Section 1B01.2.C.1 (1974 Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a one-story patio room addition on rear of dwelling with a 32 feet window to window separation and a 14 feet distance from window to lot line in lieu of the required 40 feet and 15 feet respectively; and to amend the first amended Final Development Plan of Oakhurst Development, Section 1, Lot 81 only. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct a patio room measuring 14 feet x 12 feet on the existing deck at the rear of the dwelling. There is an existing sliding door that will lead into the new patio room. The home is not centered on the property and was constructed closer to the left property line.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

RECEIVED FOR FILE
6-22-09
[Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 2, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

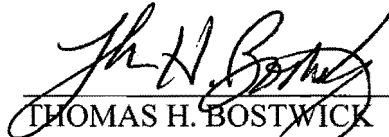
The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of June, 2009 that a Variance from Section 1B01.2.C.1 (1974 Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a one-story patio room addition on rear of dwelling with a 32 feet window to window separation and a 14 feet distance from window to lot line in lieu of the required 40 feet and 15 feet respectively; and to amend the first amended Final Development Plan of Oakhurst Development, Section 1, Lot 81 only is hereby GRANTED, subject to the following:

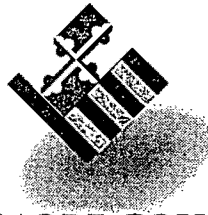
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

6-22-09
pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 22, 2009

JOANN DAVIS
9837 HICKORYHURST DRIVE
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 2009-0303-A
Property:

Dear Ms. Davis:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Dave McMahon, 7110 Golden Ring Road, Baltimore MD 21221



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9837 Hickoryhurst Drivewhich is presently zoned DR 5.5

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 made a part hereof, hereby petition for a Variance from Section(s) 1 Bo1.2C.1 (1974 Regulation) to permit a one-story patio room addition on rear of dwelling, with a 32 feet window to window separation and a 14 feet distance from window to lot line in lieu of the required 40 feet and 15 feet respectively; and to amend lot #181 only, Section 1 of the first amended Final Development Plan of Oakhurst Development.

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.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Joann Davis

Name - Type or Print

Signature

Name - Type or Print

Signature

9837 Hickoryhurst Drive (410)248-2029

Address

Telephone No.

Baltimore

MD

21236

City

State

Zip Code

Representative to be Contacted:

Dave McMahon

Name

7110 Golden Ring Rd

(410)780-0062

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

CASE NO.

2009-0303 A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By

Aaron Tsui

Date

05/21/2009

Estimated Posting Date

05/31/09 - 06/15/0962209m

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 9837 Hickoryhurst Drive
Address:
Baltimore MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I would like to construct a patio room (14'x12') on my existing deck on the rear of my house. My problem is I will not be able to comply to either the 15ft window to property line, or the 40 Window to window clause required in my development. This is caused by the fact that the lot is only 61.47ft in the front and 76.21ft in the rear. Also the face that my location of my home is offset with a side setback of only 14ft on the south side of my property and approximately 18ft on the north side. If the house was either centered on my property, or the side property lines were parallel this would nullify the need to variance the 15ft required window to property line setback. My neighbor to the south my property located at 9839 Hickoryhurst Drive. Has two small windows on the side of there home facing my property. The location of the proposed patio room is the only location it can be construction, seeing we will be using the existing deck and there is an existing sliding door that will be leading into to room. Therefore we are asking for a variance of 14ft window to property line and 32ft window to window in lieu of the required 15ft and 40ft respectively.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joann Davis
Signature
Joann Davis
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

DeLores A. Kazmerski
Notary Public

My Commission Expires

DELORES A. KAZMERSKI
Notary Public
Harford Co., MD
My Comm. Exps. Nov. 1, 2009

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 9837 Hickoryhurst Drive

Address

Baltimore

City

MD

State

21236

Zip Code

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joann Davis
Signature

Joann Davis

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

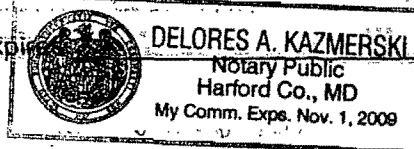
Joann Davis

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

AS WITNESS my hand and Notarial Seal

Delores G. Kazmerski
Notary Public

My Commission Expires





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9837 Hickoryhurst Drivewhich is presently zoned DR 5.5

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 made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2C.1 (1974 Regulation) to

permit a one-story patio room addition on rear of dwelling, with a 32 feet window to window separation and a 14 feet distance from window to lot line in lieu of the required 40 feet and 15 feet respectively; and to amend lot #181 only, Section 1 of the first amended Final Development Plan of Oakhurst Development.

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Joann Davis

Name - Type or Print

Signature

Name - Type or Print

Signature

9837 Hickoryhurst Drive (410) 248-2029

Address

Telephone No.

Baltimore

MD

21236

City

State

Zip Code

Representative to be Contacted:

Dave McMahon

Name

7110 Golden Ring Rd

(410) 780-0062

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2009-0303-AReviewed By Aaron Tsui Date 05/21/2009

REV 10/25/01

Estimated Posting Date 05/31/09 - 06/15/09

62209 pz

Zoning Description for
9837 Hickoryhurst Drive.

Beginning at a point on the west side of Hickoryhurst Drive. which is 60 ft. wide at the distance of 240 ft. north of the centerline of the nearest improved intersecting street Klausmier Rd which is 60ft. wide.

*Being lot #181, Block#1, Section# 1 in the subdivision of Oakhurst as recorded in the Baltimore county Plat Book #52, Folio #13, containing 7,163.00 SF. Also known as 9837 Hickoryhurst Drive. and located in the 11th election district, 5th Councilmanic District.

2009-0303-A

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

No. **39809**

Date: **05/21/09**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
5/21/2009 5/21/2009 09:20:49 2
TO 0000 MAIL JFWA JEF
RECEIPT # 635143 5/21/2009 OFM
Dept 5 020 ZOWIA VERIFICATION
NO. 039809

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6152				115 —

Total: **115 —**

Rec From:

For:

9837 HICKORYHURST DR.

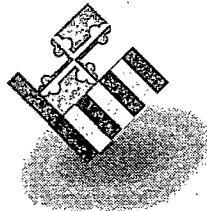
7009-0303-A

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

Receipt Tot \$115.00
\$115.00 CR \$0.00 CR
Baltimore County, Maryland



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

June 15, 2009

Joann Davis
9837 Hickoryhurst Dr.
Baltimore, MD 21236

Dear: Joann Davis

RE: Case Number 2009-0303-A, 9837 Hickoryhurst Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 21, 2009. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Dave McMahon; 7110 Golden Ring Rd.; Baltimore, MD 21221

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 12, 2008

RECEIVED

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JUN 16 2009

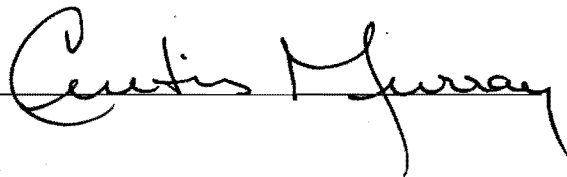
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-303- Administrative Variance**

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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 8, 2009
Item Nos. 2009-302, 303, 304, 305,
306, 308, 309 and 310

DATE: June 10, 2009

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

DAK:CEN:cab
cc: File
ZAC-06082009 -NO COMMENTS



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

June 4, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 1, 2009

Item Numbers 0302, 0303, 0304, 0305, 0306, 0308, 0309, 0310

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 12, 2008

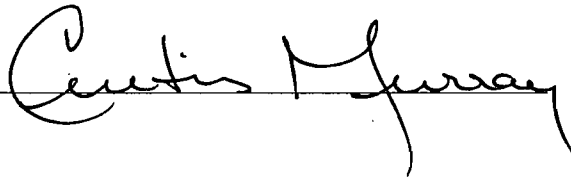
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-303- Administrative Variance**

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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in black ink, appearing to read "Curtis Murray", is written over a horizontal line.



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverly K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JUNE 4, 2009

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

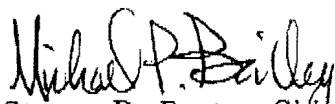
RE: Baltimore County
Item No. 2009-0303-A
9837 HICKORYHURST DRIVE
JOANN DAVIS PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0303-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

CERTIFICATE OF POSTING

RE: 2009-0303-A

Petitioner/Developer: _____

Joann Davis

Date of Hearing/Closing June 18, 2009

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews,

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, _____
9837 Hickory Hurst Drive

The sign(s) were posted on _____ June 2, 2009 _____
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster)

June 3 2009
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0303-A

TO PERMIT A ONE-STORY PORCH ROOM ADDITION ON REAR
OF DWELLING WITH A WINDOW TO WINDOW OF 32 FEET AND A
WINDOW TO LOT LINE OF 14 FEET IN LIEU OF THE REQUIRED 40 FEET
AND 15 FEET RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 6-18-09

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
PAPERS, RD. 112N

TEL. 867-3391

TO BE REMOVED FROM THE JURISDICTION OF THE BOARD OF ZONING APPEALS BY THE 15TH DAY OF JULY, 2009, 10:00 AM. THE BOARD OF ZONING APPEALS IS NOT RESPONSIBLE FOR THE CONTENTS OF THIS NOTICE.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0303 -A Address 9837 HICKORYHURST DR.

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 05/21/2009 Posting Date: 05/31/09 Closing Date: 06/15/09

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 (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.
2. **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.
3. **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, usually within 10 days of the closing date if all County agencies' comments are received, 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.
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 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 Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

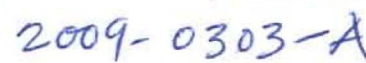
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0303 -A Address 9837 HICKORYHURST DRIVE
Petitioner's Name DAVIS Telephone (410) 248-2029

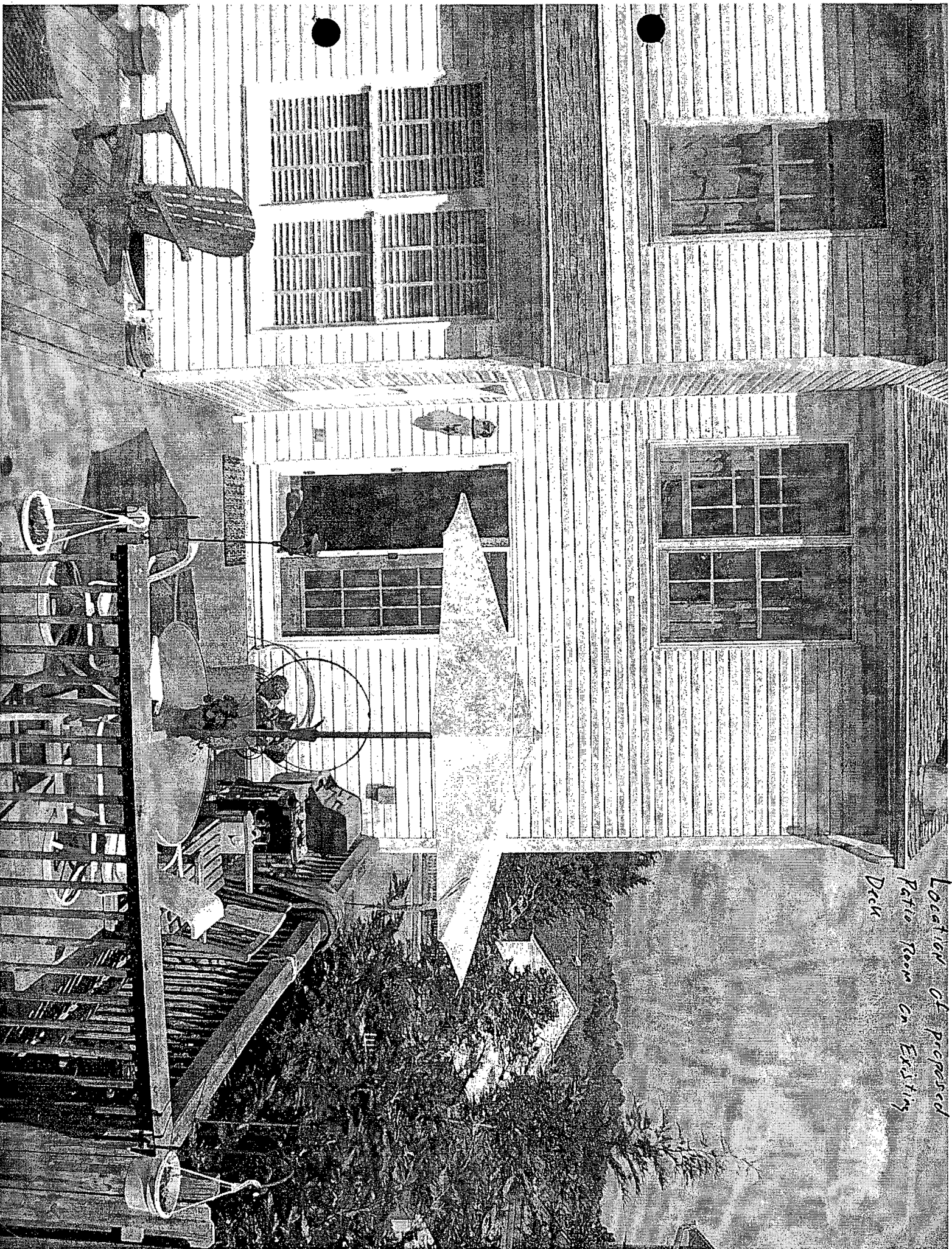
Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit A ONE-STORY PATIO ROOM ADDITION ON REAR OF DWELLING WITH A WINDOW TO WINDOW OF 32 FEET AND A WINDOW TO LOT LINE OF 14 FEET IN LIEU OF THE REQUIRED 40 FEET AND 15 FEET RESPECTIVELY

WCR - Revised 7/7/08



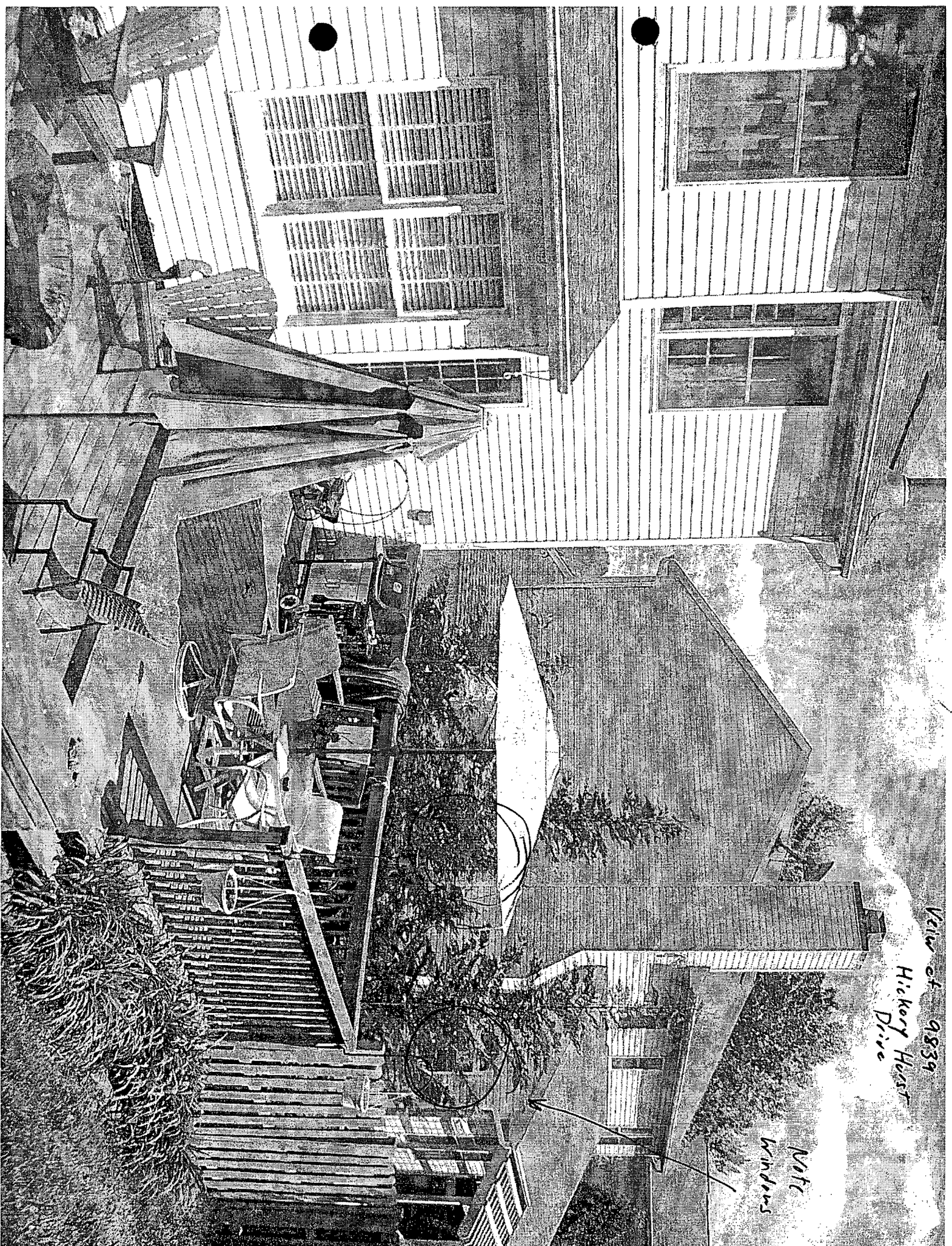
Location of proposed
Patio Room on Existing
Deck



2009-0303-A

View of 9839
Hickory Heart
Drive

Not
Wanders



2009-0303-A

2009-0303-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 11 Account Number - 1900006264

Owner Information

Owner Name: DAVIS JOANN **Use:** RESIDENTIAL
Mailing Address: 9837 HICKORYHURST DR **Principal Residence:** YES
 BALTIMORE MD 21236-4816 **Deed Reference:** 1) /20593/ 383
 2)

Location & Structure Information

Premises Address 9837 HICKORYHURST DR **Legal Description**
 .1644 AC
 9837 HICKORYHURST DR
 OAKHURST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	9
72	1	1166			1	1	181	3	Plat Ref:	52/ 13

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1989	1,705 SF	7,163.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2008	07/01/2009
Land	126,160	105,160		
Improvements:	220,260	185,870		
Total:	346,420	291,030	346,420	291,030
Preferential Land:	0	0	0	0

Transfer Information

Seller: AUGUSTYNIAC DAVID	Date: 08/25/2004	Price: \$285,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20593/ 383	Deed2:
Seller: SIGALAS LOUIS A,2ND	Date: 05/12/2003	Price: \$241,000
Type: IMPROVED ARMS-LENGTH	Deed1: /17978/ 379	Deed2:
Seller: SIGALAS LOUIS A,2ND	Date: 09/16/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13515/ 577	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

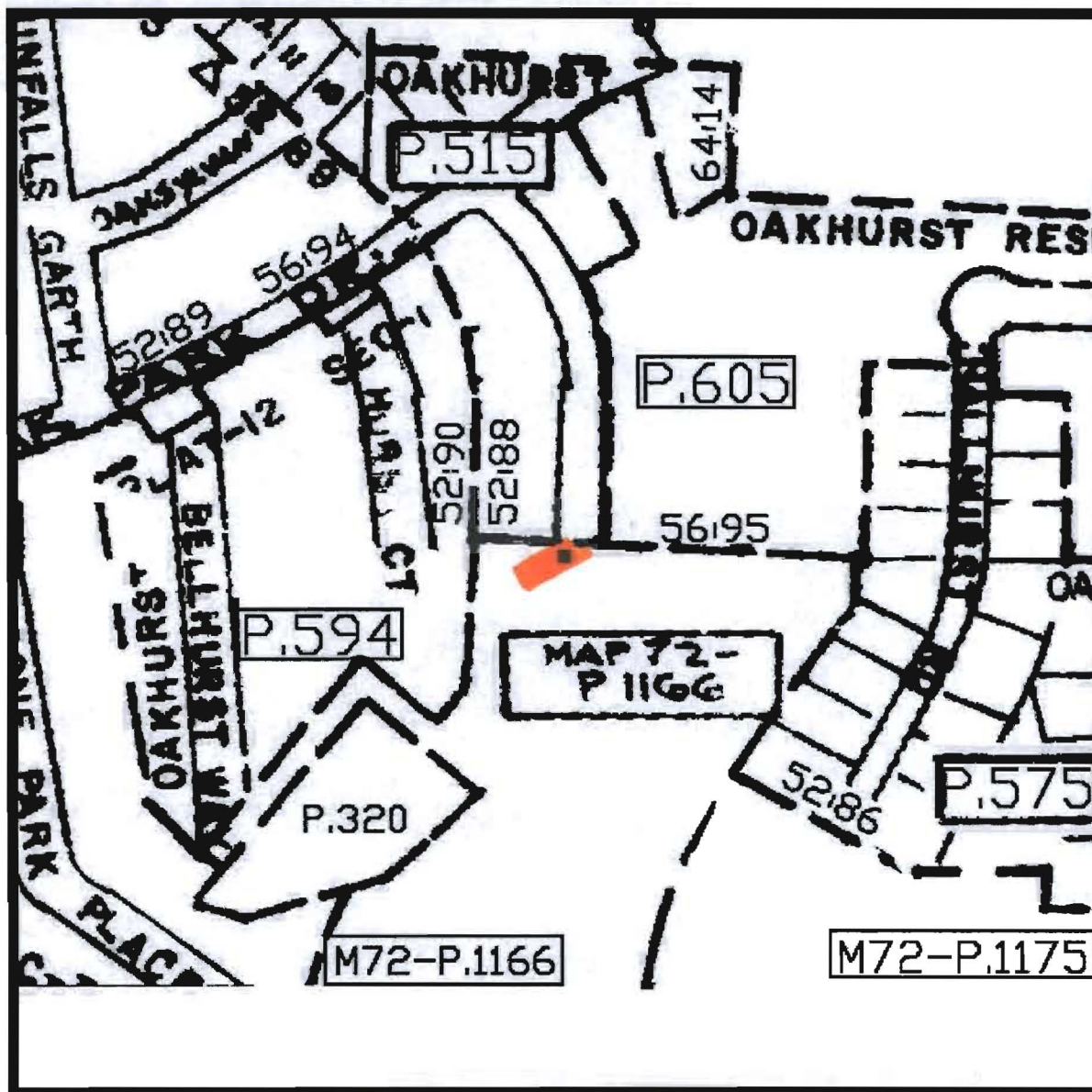
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 11 Account Number - 1900006264

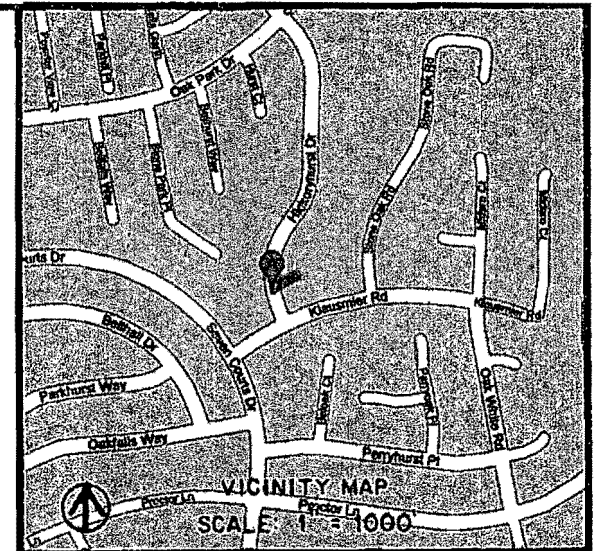
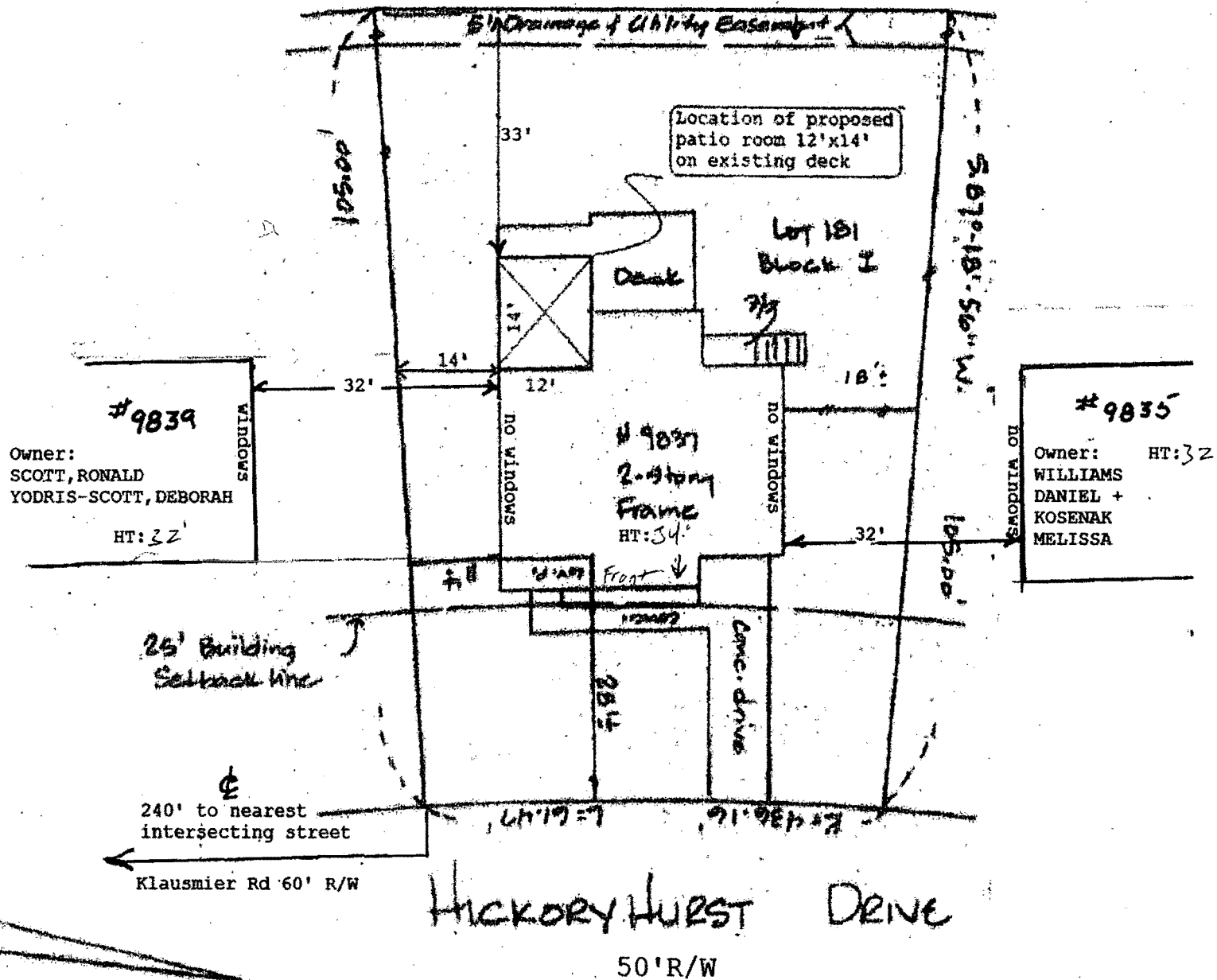


Property maps provided courtesy of the Maryland Department of Planning ©2008.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9837 Hickoryhurst Dr PLAT BOOK # 52 FOLIO # 13 LOT # 181 SECTION # 1
 SUBDIVISION NAME Oakhurst OWNER Joann Davis



LOCATION INFORMATION

ELECTION DISTRICT 11th
 COUNCILMANIC DISTRICT 5th
 1" = 200' SCALE MAP # 072A1
 ZONING DR5.5

LOT SIZE 7,163
 ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY/BUILDING ☐ ☒
 PRIOR ZONING HEARING ☐ ☒

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

A-TSUI 303 2009-0303A

North

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 20'