

IN RE: PETITION FOR VARIANCE

W side of Daren Court, 260' N of the
c/line of Maryknoll Road
2nd Election District
2nd Council District
(8207 Daren Court)

Darrell D. Sanders
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0151-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by Darrell D. Sanders, legal owner of the above property. The Petitioner is requesting Variance relief under Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a satellite dish and internet dish located in the front yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the variance request was Petitioner Darrell D. Sanders and Vincent J. Moskunas with Site Rite Surveying, Inc., who prepared the site plan for this property. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of opposition or protest.

It should be noted that this matter came to the OAH as a result of an anonymous complaint registered with the Code Enforcement Division of the Department of Permits, Approvals and

ORDER RECEIVED FOR FILING

Date 2-8-12

By [Signature]

Inspections¹. A Code Enforcement Correction Notice was issued to the Petitioner on December 2, 2011, for placement of dishes in the front yard in lieu of the required rear yard. Hence, Petitioner filed the instant variance request.

Testimony and evidence revealed that the subject property is 16,351 square feet and is zoned DR 3.5. The property is improved by a single-family dwelling, and the home and grounds are very well maintained. (See Exhibit 4). The Petitioner submitted documents from the satellite provider (Exhibit 2) indicating that to achieve reception for the dishes, they would need to be placed in the front yard. Petitioner explained, and the photograph (Exhibit 4) confirms, that his rear yard contains several mature, tall trees, which will "block" satellite reception. The Department of Planning recommended the dishes be placed on the roof of Petitioner's home, but Mr. Sanders recently had his roof replaced and the contractor (Exhibit 3) advised against that, fearing that the mounting hardware may cause the new roof to leak.

Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. A comment was received from the Department of Planning on January 11, 2012, as referenced above. There were no other ZAC comments received from any of the County reviewing agencies.

Based upon the testimony and evidence presented, I will grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioners.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and

¹ Case No: CO-104174

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Date 2-8-12

By SW

- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

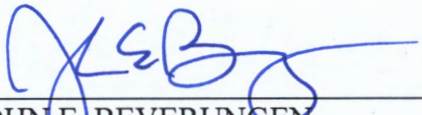
The Petitioner has met this test. His home is positioned at the bottom of a cul-de-sac, and the rear yard is wooded and contains an extremely steep slope.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is amply demonstrated by the lack of any neighborhood opposition or negative comments from County agencies.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and after considering the testimony and evidence offered by the Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 8 day of February, 2012 by this Administrative Law Judge that Petitioner's Variance request from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a satellite dish and internet dish located in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 2-8-12

By dlw



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 8, 2012

Darrell D. Sanders
8207 Daren Court
Pikesville, Maryland 21208

RE: Petition for Variance
Case No.: 2012-0151-A
Property: 8207 Daren Court

Dear Mr. Sanders:

Enclosed please find a copy of the decision rendered in the above-captioned matter

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 Office of Administrative Hearings at 887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Vincent J. Moskunus, Site Rite Surveying, Inc., 200 East Joppa Road,
Towson, MD 21236
David Janiszewski, Code Inspector, Division of Code Inspections & Enforcement, PAI



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 8207 DAREN CT. which is presently zoned DR3.5
Deed References: 25437/283 10 Digit Tax Account # 0218472510
Property Owner(s) Printed Name(s) DARRELL SANDERS

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 400.1; BC2R, TO PERMIT A SATELLITE DISH^{AND INTERNET DISH} LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

DARRELL SANDERS

Name #1 - Type or Print

Name #2 - Type or Print

Darrell Sanders

Signature #1

Signature #2

8207 DAREN CT BALTO. MD

Mailing Address

City

State

Zip Code

21208

Telephone #

Email Address

Representative to be contacted:

VINCENT J. MOSKUNAS
SITE RITE SURVEYING, INC.

Name - Type or Print

Vincent J. Moskunas

Signature

200 E. JOPPA RD. TOWSON, MD.

Mailing Address

City

State

Zip Code

21286

Telephone #

Email Address

410-828-9060

SITERITE/INC@AOL.COM

CASE NUMBER 2012-0154-A Filing Date 12/20/11

Do Not Schedule Dates: _____

Reviewer BSH

ORDER RECEIVED FOR FILING

Date 2-8-12

By DW

**ZONING PROPERTY DESCRIPTION FOR
#8207 DAREN COURT**

BEGINNING at a point on the west side of Daren Court which is 50 foot of right of way wide at the distance of 260 feet North of the center line of the nearest improved intersecting street Maryknoll Road which is 50 foot right of way wide.

Being Lot #16, Block H, Section # III-A in the subdivision of Old Court Estates as recorded in Baltimore County Plat Book #28, Folio #58, containing 16,341 S.F. Located in the 2nd Election District and 2nd Council District.

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

No. **78228**

Date: **12/20/11**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 2/21/2011 12/20/2011 10:54:57 2

NEW USER MAIL NEW JET
 >> RECEIPT # 78228 12/20/2011 0711

Dept 5 528 /MIDN VERIFICATION
 CR NO. 078228

Receipt for \$75.00
 \$75.00 CR 1.00 CR
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		6150				175.00

Total: **175.00**

Rec From:

Darrell D. Sellers

For:

Zoning Variance

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**NOTICE OF ZONING
HEARING**

The Administrative Law Judges 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: # 2012-0151-A
8207 Daren Court
W/s Daren Court, 260 feet
north of centerline of
Maryknoll Road
2nd Election District
2nd Councilmanic District
Legal Owner(s): Darrell
Sanders
Variance: to permit a satellite dish and internet dish located in the front yard in lieu of the required rear yard.
Hearing: Tuesday, February 7, 2012 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 01/682 Jan. 24 295167

CERTIFICATE OF PUBLICATION

1/26/, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/24/, 2012.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 30, 2012

Darrell Sanders
8207 Daren Court
Baltimore, MD 21208

RE: Case Number 2012-0151-A, 8207 Daren Court

Dear Mr. Sanders,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 20, 2011. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Vincent Moskunus, Site Rite Surveying, Inc., 200 E. Joppa Road, Towson, MD 21286

ZONING NOTICE

CASE # 2012-0151-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER

IN TOWSON, MD

PLACE: ROOM 205 JEFFERSON BUILDING 105 WEST
CHESTNUT AVENUE, TOWSON 21204

DATE AND TIME: TUESDAY, FEBRUARY 7, 2012
AT 10:00 A.M.

REQUEST:

VARIANCE TO PERMIT A SATELLITE DISH
AND INTEREST DISH LOCATED IN THE
FRONT YARD IN LIEU OF THE REQUIRED
REAR YARD

PROVISIONS OF THE ZONING AND SUBDIVISION LAWS OF THE STATE OF MARYLAND
DO NOT RELIEVE THIS SIGN AND THIS NOTICE HEARING DATE UNDER PENALTY OF LAW

MEETING IS HANDICAPPED ACCESSIBLE

Meeting 1/23/12



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
January 17, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0151-A

8207 Daren Court

W/s Daren Court, 260 feet north of centerline of Maryknoll Road

2nd Election District – 2nd Councilmanic District

Legal Owner: Darrell Sanders

Variance to permit a satellite dish and internet dish located in the front yard in lieu of the required rear yard.

Hearing: Tuesday, February 7, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Darrell Sanders, 8207 Daren Court, Baltimore 21208
Vincent Moskunus, 200 E. Joppa Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 23, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 24, 2012 Issue - Jeffersonian

Please forward billing to:
Darrell Sanders
8207 Daren Court
Baltimore, MD 21208

410-371-9239

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0151-A

8207 Daren Court

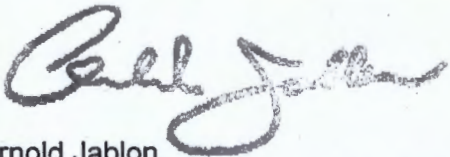
W/s Daren Court, 260 feet north of centerline of Maryknoll Road

2nd Election District – 2nd Councilmanic District

Legal Owner: Darrell Sanders

Variance to permit a satellite dish and internet dish located in the front yard in lieu of the required rear yard.

Hearing: Tuesday, February 7, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
8207 Daren Court; W/S Daren Court, 260' N
Of c/line of Maryknoll Road
2nd Election & 2nd Councilmanic Districts
Legal Owner(s): Darrell Sanders
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-151-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JAN 05 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of January, 2012, a copy of the foregoing Entry of Appearance was mailed to Vincent Moskunus, 200 East Joppa Road, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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 Advertising:

Item Number or Case Number:

2012-0154-A

✓Petitioner:

Darrell D. Sanders

✓Address or Location:

8207 Daren ct BALTO., MD. 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Address:

SAME

Telephone Number:

410-371-9239

Revised 2/17/11 DT

MEMORANDUM

DATE: March 12, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0151-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 9, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

CASE NO. 2012-

0151-A

JB 2/7
LOAN

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

1-4

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

1-11

PLANNING

(if not received, date e-mail sent _____)

Comments

12-28

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

1-24-12

SIGN POSTING

Date:

1-23-12
1-24-12

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

Envision 2/3/2012 3:29:57 PM

Envision [SADAMS - EnvPDMPPro - BCCSOLV]									
File Edit Applications Reports Tools Setup Window Help									
[Icons]									
Complaint [FA0005307 - PDM 0218472510]									
Owner Name and Address SANDERS DARRELL D					Facility Name and Address PDM 0218472510 8207 DAREN CT PIKESVILLE MD 21208				
Facility ID FA0005307 ... PDM 0218472510					Record ID C00104174				
Site Location 8207 DAREN CT									
Disposition									
Received By		Emp #		Date		Time		Status	
EE0000069 ...		Palmer, Constance		12/1/2011 ...		08:10:20		ON	
Assigned To		EE0000172 ...		Janiszewski, David		12/1/2011 ...		Program/Element EN01 ... Code Enforcement Comple	
Complaint									
Complainant		ANONYMOUS							
Address									
City, St, Zip									
Country		USA USA							
Work Phone		() -		Ext		Fax		() -	
Home Phone		() -		Ext		Ext		Ext	
Email Address		FOLDER MADE							
Complaint Mode		F FAX							
Last Activity		01/03/2012 (REINSPECTION)							
Complaint Description		2 SATELLITE DISHES ON FRONT LAWN, FAX IN FILE							
Contact Information Location Financial Referral Dates/Agencies GIS User-Defined Fields Daily Activities Violations Invoices									
start [Icons] Novell GroupWise - M... Envision 3:29 PM									

Envision 2/3/2012 3:29:36 PM

Envision [SADAMS - EnvPDMPPro - BCGSQLV]

File Edit Applications Reports Tools Setup Window Help

Complaint [FA0005307 - PDM 0218472510]

Owner Name and Address
SANDERS DARRELL D

Facility Name and Address
PDM 0218472510
8207 DAREN CT
PIKESVILLE MD 21208

Facility ID: FA0005307 ... PDM 0218472510
Site Location: 8207 DAREN CT

Record ID: CO0104174

Drag a column header here to group by that column

Record ID	Cited On	Code	Description	Cited By	Location Description	Comply By	Is Violation	Complied On	Degree	Points	Building	Floor	Unit	Unit Suffix	Room
IV0066256	12/2/2011	DR0133	Satellite Receiv	David Janisz		2/18/2012	Y		V	0					

Janiszewski, David

Contact Information Location Financial Referral Dates/Agencies GIS User-Defined Fields Daily Activities Violations Invoices

start Novell GroupWise - M... Envision 3:29 PM

JB 2/7
10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

DATE: January 10, 2012

FROM: Andrea Van Arsdale *AA*
Director, Office of Planning

RECEIVED

JAN 11 2011

OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: Zoning Advisory Petition(s): Case(s) 12-151- Variance

The petitioner requests a variance from Section 400.1 of the BCZR to allow a satellite dish and a satellite dish for internet in the front yard in lieu of the required rear yard. The two dishes have been erected and this matter is also a violation Case # 104174. The lot is wooded and has a rear yard that slopes up from the house.

After reviewing the petition and analyzing the site, the Department of Planning would prefer that the dishes be relocated so they are attached to the house.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:

Cynthia M. Gurrage

Division Chief:

CM/LL

Kym Lachon

Debra Wiley - ZAC Comments - ZAC Agenda - Distribution Mtg. of 12/26/11

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 12/27/2011 8:19 AM
Subject: ZAC Comments - ZAC Agenda - Distribution Mtg. of 12/26/11

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0145-A - 9020 Simms Avenue
(Administrative Variance - Closing Date: 1/9/12)

2012-0146-SPHA - 5210 Wilkens Avenue
(No hearing date in data base as of 12/27)

2012-0147-SPH - 12202 Worthington Road
(No hearing date in data base as of 12/27)

2012-0148-A - 3213 Woodvalley Drive
(Administrative Variance - Closing Date: 1/9/12)

2012-0149-SPHXA - 300 Eastern Blvd. - **Critical Area**
(No hearing date in data base as of 12/27)

2012-0150-SPH - 10111, 10126 & 10131 York Road
(No hearing date in data base as of 12/27)

2012-0151-A - 8207 Daren Ct.
(No hearing date in data base as of 12/27)

Thanks and have a great day !

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

From: Dennis Kennedy
To: dwiley@baltimorecountymd.gov
Date: 12/27/2011 8:19 AM
Subject: Re: ZAC Comments - ZAC Agenda - Distribution Mtg. of 12/26/11 (next year)

I will be out of the office until Jan. 3, 2012. Contact Mike Viscara at mviscara@baltimorecountymd.gov or Geoff Rice at grice@baltimorecountymd.gov or call 410-887-3751 for assistance.

>>> Debra Wiley 12/27/11 08:19 >>>

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0145-A - 9020 Simms Avenue
(Administrative Variance - Closing Date: 1/9/12)

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(Administrative Variance - Closing Date: 1/9/12)

2012-0149-SPHXA - 300 Eastern Blvd. - **Critical Area**
(No hearing date in data base as of 12/27)

2012-0150-SPH - 10111, 10126 & 10131 York Road
(No hearing date in data base as of 12/27)

2012-0151-A - 8207 Daren Ct.
(No hearing date in data base as of 12/27)

Thanks and have a great day !
Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Subject: Fwd: Re: ZAC Comments - ZAC Agenda - Distribution Mtg. of 12/26/11 (next year)
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 12/27/2011 8:20 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Geoff Rice (grice@baltimorecountymd.gov)	Delivered	12/27/2011 8:20 AM	
To: Michael Viscarra (mviscarra@baltimorecountymd.gov)	Delivered	12/27/2011 8:20 AM	



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-28-2011

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2012-0151-A
8207 DAREN ST
SANDERS PROPERTY
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. 2012-0151-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,

For Steven D. Foster, Chief
Access Management Division

SDF/rz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: January 4, 2012

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2012
Item Nos. 2012-080, 145, 146, 147, 149,
150 and 151

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

DAK:CEN
cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

DATE: January 10, 2012

FROM: Andrea Van Arsdale *AA*
Director, Office of Planning

LL ☒
JM ☒

SUBJECT: Zoning Advisory Petition(s): Case(s) 12-151- Variance

The petitioner requests a variance from Section 400.1 of the BCZR to allow a satellite dish and a satellite dish for internet in the front yard in lieu of the required rear yard. The two dishes have been erected and this matter is also a violation Case # 104174. The lot is wooded and has a rear yard that slopes up from the house.

After reviewing the petition and analyzing the site, the Department of Planning would prefer that the dishes be relocated so they are attached to the house.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By: *Cynthia R. Gurrage*

Division Chief:
CM/LL

Kym Lahan

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2012-0151-A

PETITIONER/DEVELOPER SITE
RTE SURVEYING

DATE OF HEARING/CLOSING: _____
2/7/12

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT 8207 DAREN CT.

THIS SIGN(S) WERE POSTED ON _____

January 23, 2012
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/23/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

CASE NAME 8207 DARGEN CT.
CASE NUMBER 2012-6151A
DATE 2/07/12

[illegible]

2-7-12

Case No.: 2012-151-A

Exhibit Sheet

Petitioner/Developer

192/2/8/12
Protestant SMD 3-12-12

No. 1	Plat	
No. 2	Email from Wildblue	
No. 3	Email - Brother's Services	
No. 4	Color Photo	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Mail Calendar Documents Sites Groups Contacts More ▾


 Search Mail

[Show search options](#)
[Create a filter](#)

Mail

Contacts

Tasks

Rotten Tomatoes: Movies - [26% The Sitter](#) - 1 hour ago

Inbox (171)

Starred

Important

Sent Mail

Drafts (3)

Migrated

4 more ▾

Chat

DARRELL D SANDI

Set status here

kevin caudle

moblya

online

sabel

US_CTS_Ownership@...

Confirmation of DIRECTV Service Call

X Inbox X

DIRECTV Customer Service noreply@directv.com to [show details](#) Dec 12 (4)

Images are not displayed.

[Display images below](#) - [Always display images from noreply@directv.com](#)



MY

PAY BILL

WHAT'S ON TV

DIRECTV

Service Call Confirmation

Dear Valued Customer,

Your request for a service technician has been processed. An attempt will be made to contact you at the phone number you provided to confirm your appointment within 24 hours of arrival.

If you need to confirm, reschedule or cancel this appointment, just sign in to directv.com up to 24 hours before the scheduled time above. On your Account Overview, click on "Service Calls" to reschedule or cancel the call.

We realize that your time is valuable. This appointment will allow us to fulfill our goal of restoring your DIRECTV service as quickly as possible.

As you prepare for this appointment, know that your DIRECTV installation will be serviced and inspected by a highly trained professional.

All of our DIRECTV service technicians adhere to a rigorous 24 point checklist. Here are just a few things that our technician will accomplish during their visit:

Technician will arrive with a good understanding of your issue.

Test all of your equipment, including cabling, fittings, and set-top boxes.

Optimize dish alignment to ensure highest quality signal and reception.

EX-2

[Mail](#) [Calendar](#) [Documents](#) [Sites](#) [Groups](#) [Contacts](#) [More ▾](#)[ddsanders@wildblue.net](#) | [Settings ▾](#) | [Sign out](#)

SatelliteLetter.pdf

[Save in Google Docs](#)[Download original](#)[Share](#)Your browser does not support all features of Google Docs. If you are having problems, [try Google Chrome](#). [Dismiss](#)[File](#) [View](#) [Help](#)

Search the document.



1



12/5/2011

Re: Satellite Dish Placement

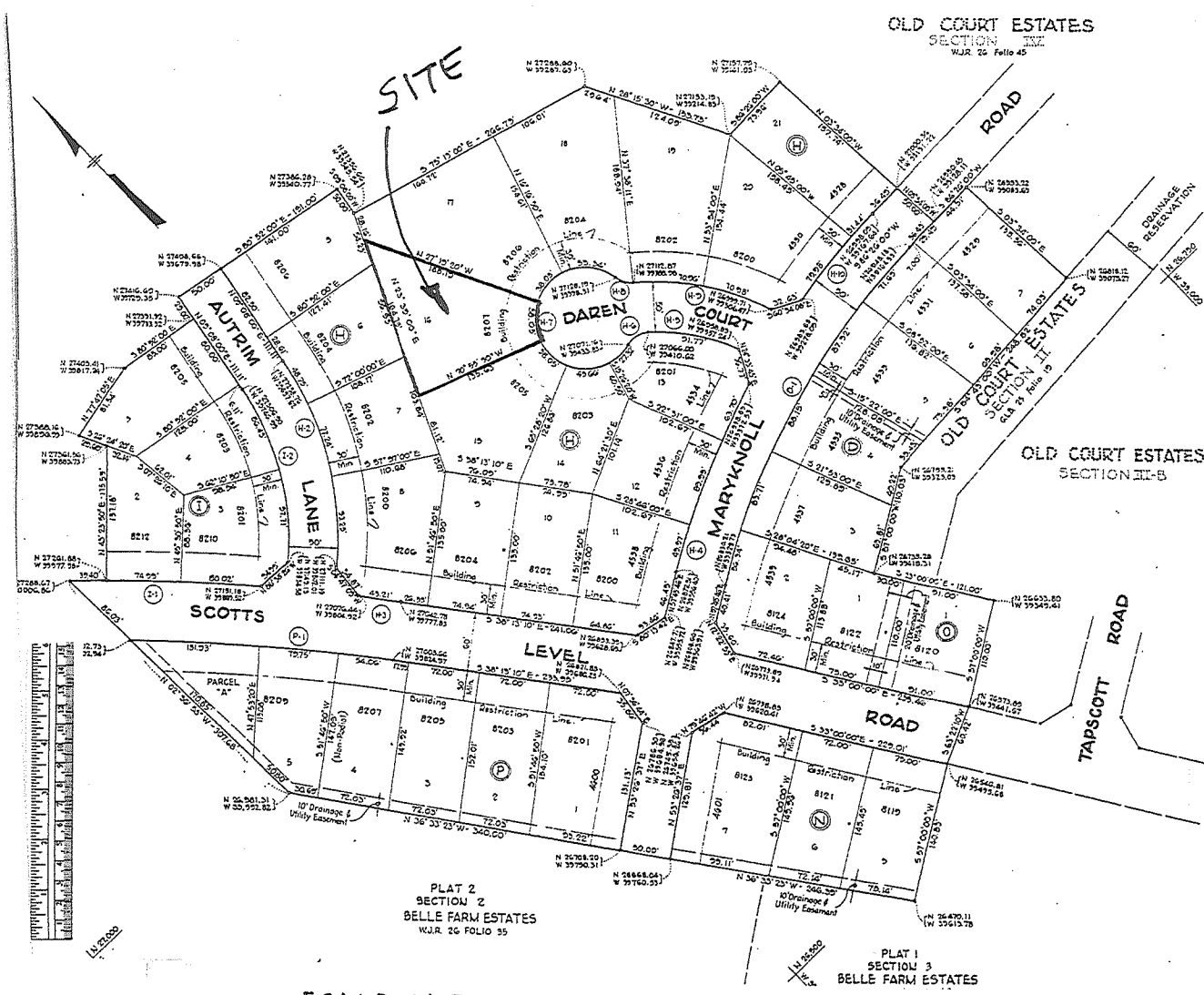
To Whom It May Concern:

Brothers Services recommends against the installation of satellite dishes on the roof whenever possible. The fewer penetrations in a roof deck decreases the possibility of future leaks. Today's sealants are better than ever but if given a choice, not relying on sealant is the preferred method of Brother's Services.

Sincerely,

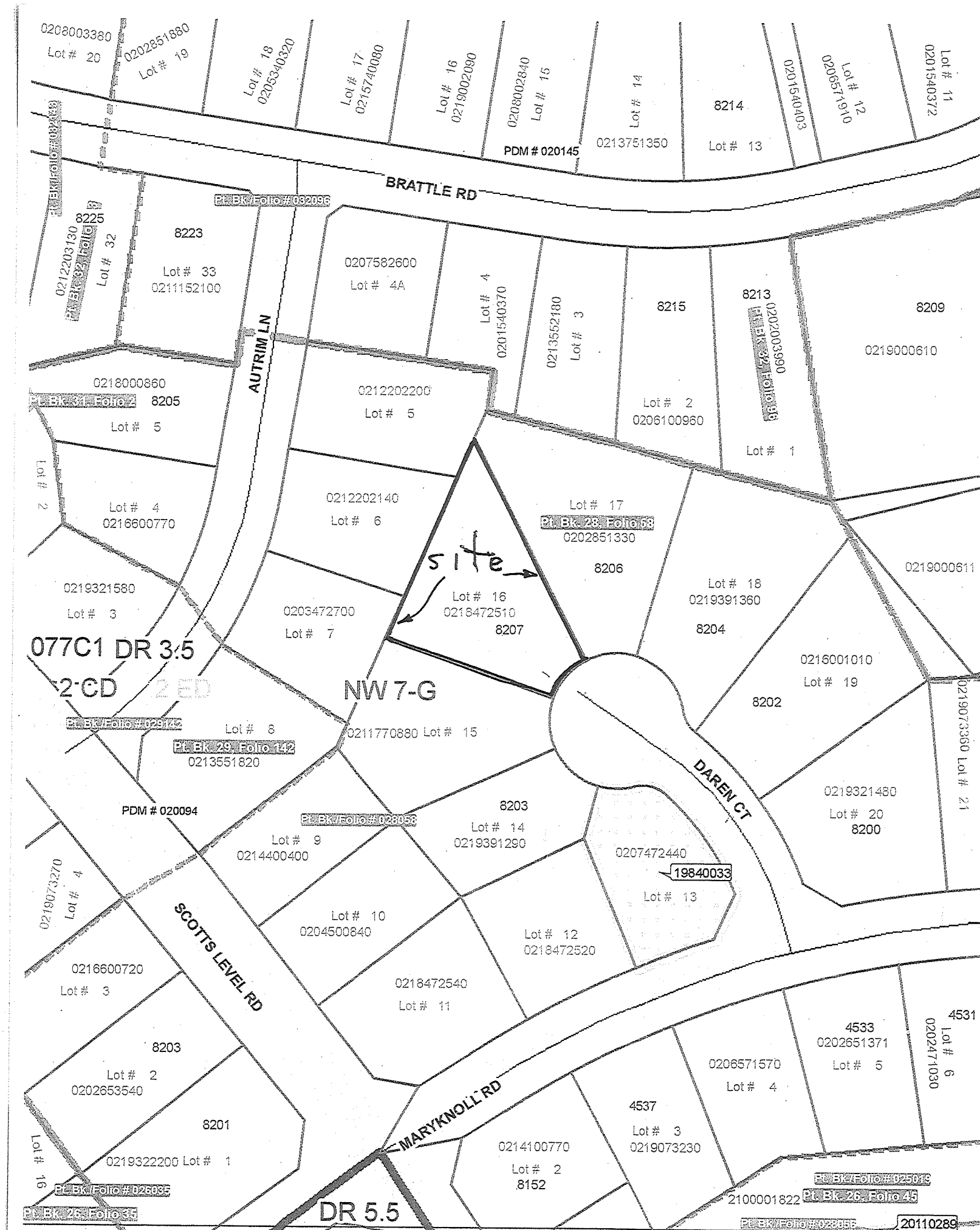
EX.3



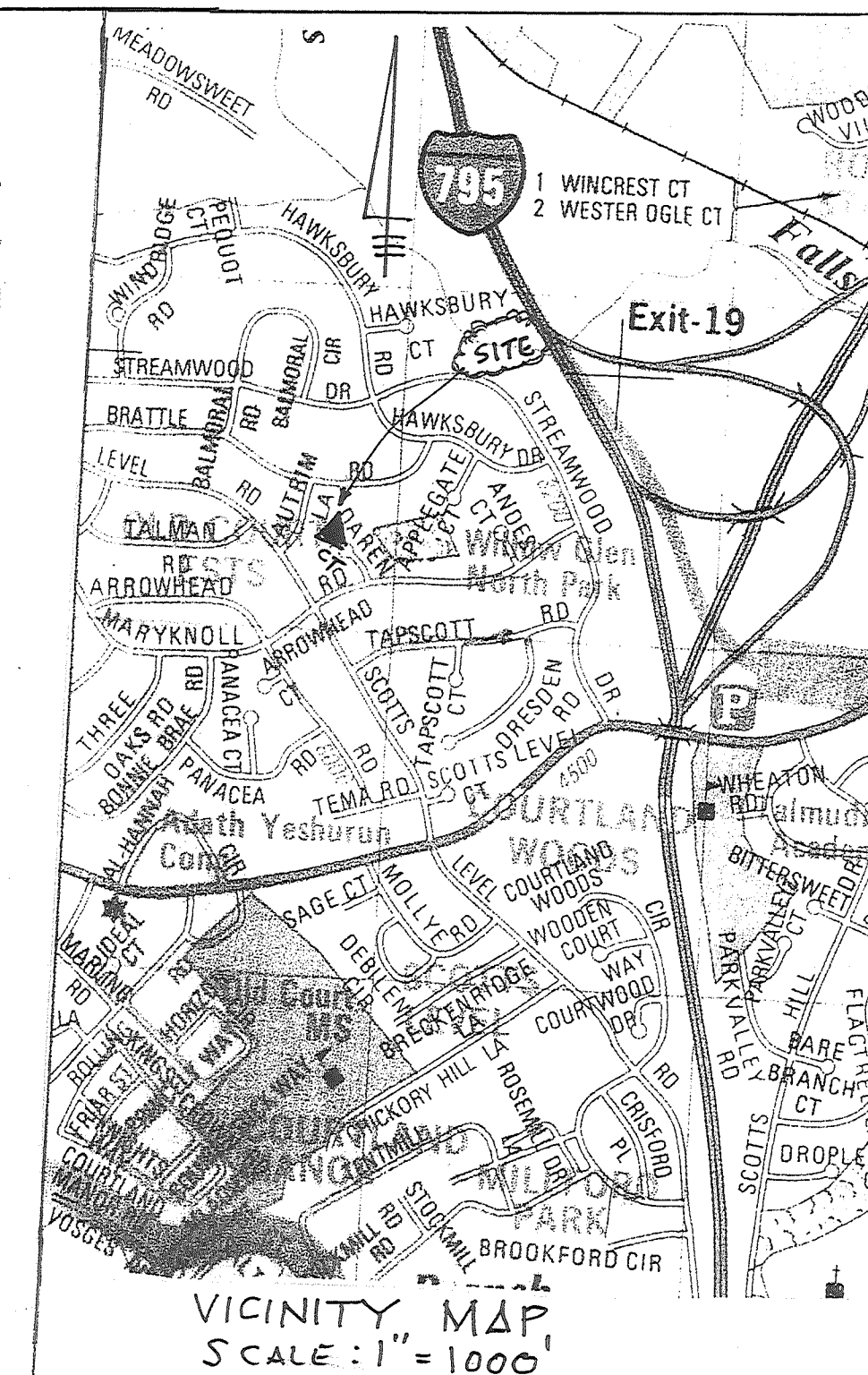


SCALE: 1" = 25'

OLD COURT ESTATES
SECTION II-A
ELECTION DISTRICT NO. 2
BALTIMORE COUNTY, MARYLAND
DATE: MARCH 19, 1992
SCALE: 1" = 25'



ZONING MAP 077C1 SCALE: 1" = 87.44'



VICINITY MAP
SCALE: 1" = 1000'



SCALE: 1" = 50'

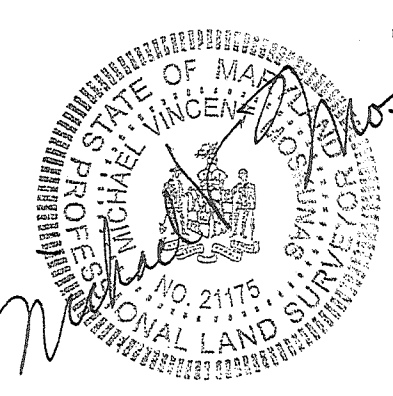
LIST OF ADJACENT PROPERTY OWNERS			
Name	Address	Lot #	Account #
Delores R. Battle	8205 Daren Court	15	0211770880
Rashida McDonald	8206 Daren Court	17	0202851330
Kendall Cooper	8202 Autrim Lane	7	0203472700
Rosita Moses-Abney	8204 Autrim Lane	6	0212202140
Moses Brown	8206 Autrim Lane	5	0212202200

OWNER: DARRELL D. SANDERS
8207 DAREN COURT
BALTIMORE, MARYLAND 21208
PHONE: 401-371-9239
DEED REF.# 25437/283

GENERAL INFORMATION

- Zoning Classification: D.R.3.5
- 200 Scale Zoning Map 077C1
- Area of Lot: 16,341 S.F. or 0.38 Ac +/-
- Councilmanic District 2nd
- Not in C.B.C.A.
- Not in Flood Plain Area, FEMA #2400100370F Flood Plain "X"
- No prior zoning history
- VIOLATION CASE INFO: 104174.

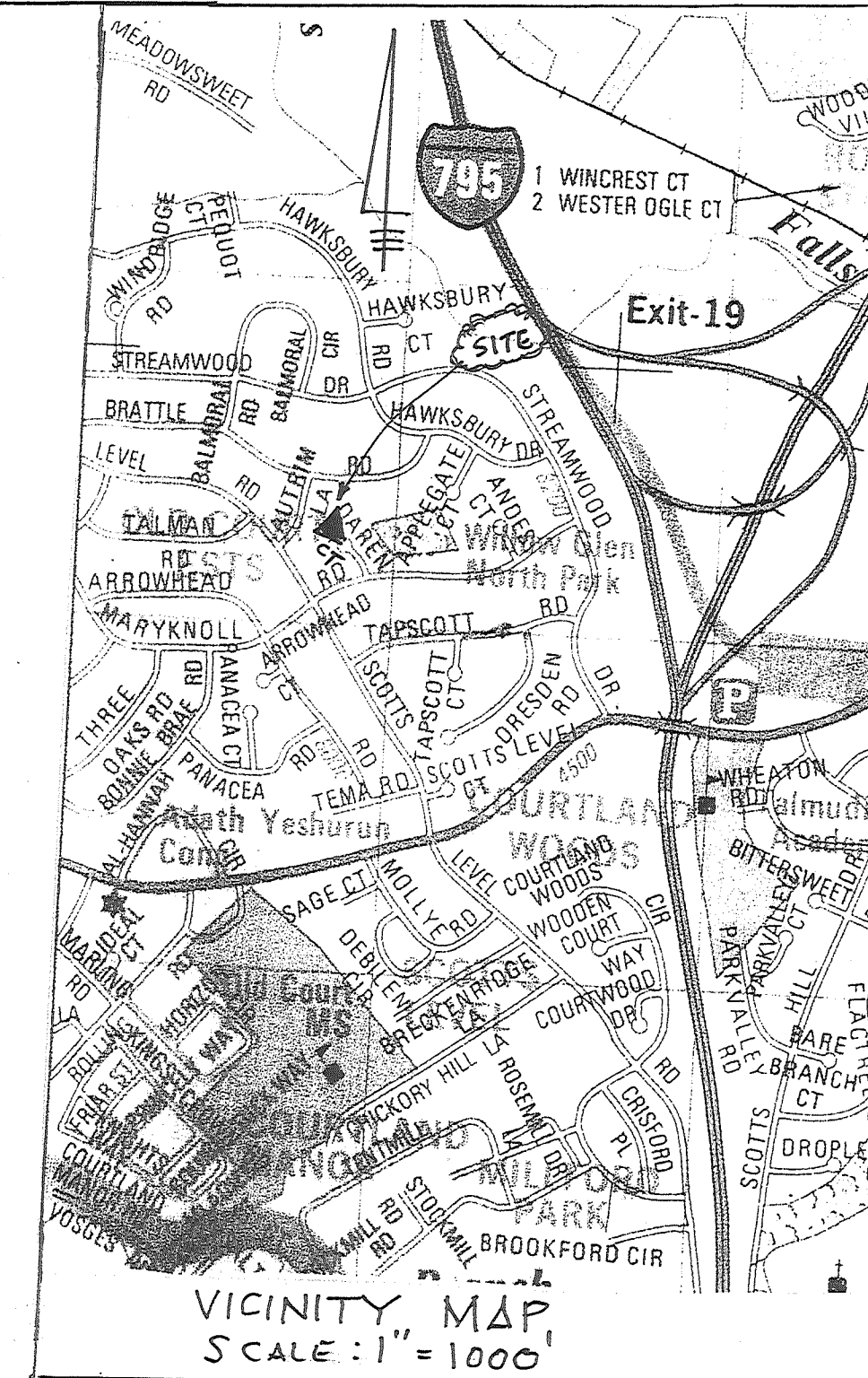
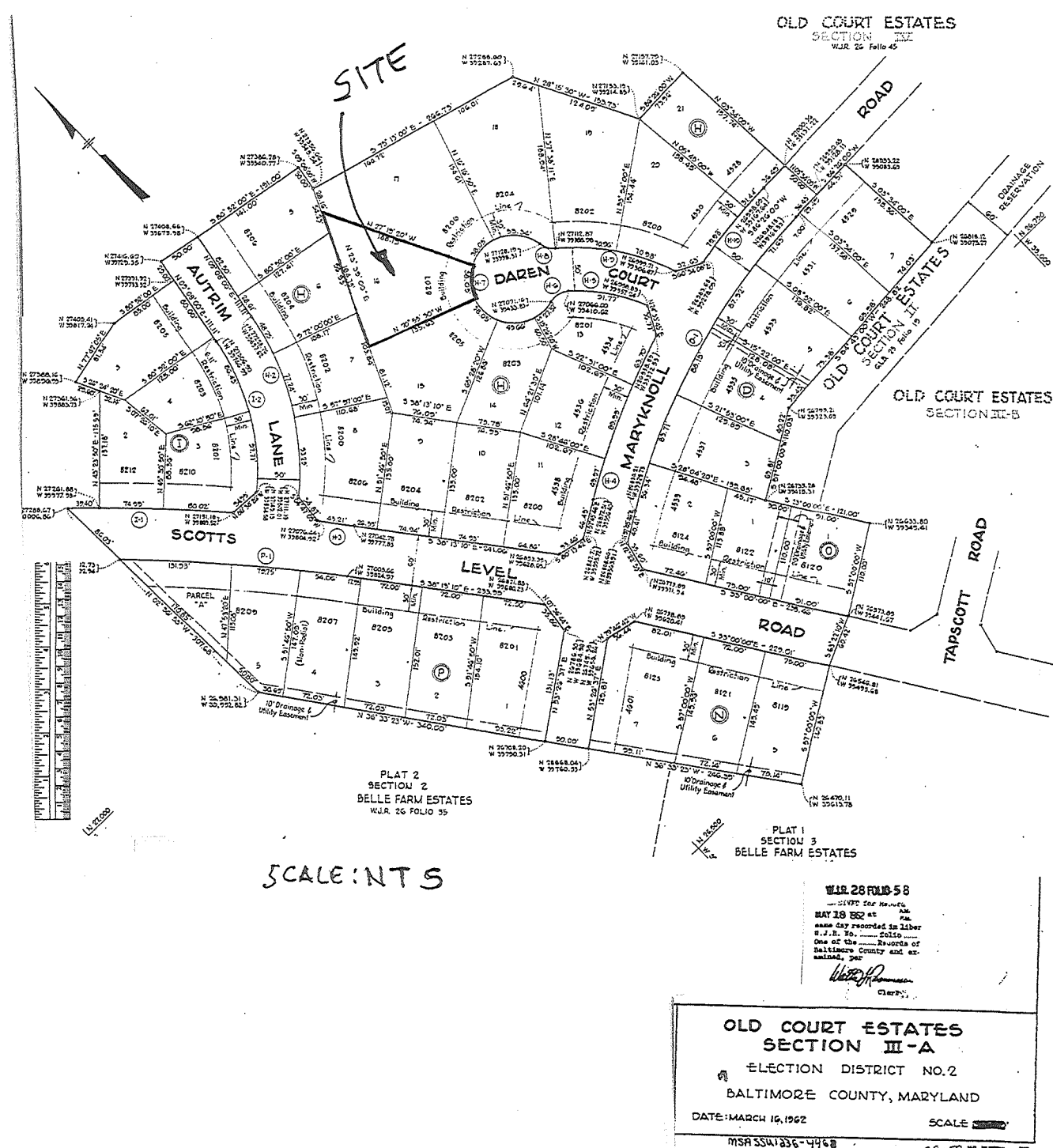
PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
#8206 DAREN COURT
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
DECEMBER 19, 2011
JOB #10034



PREPARED BY

site **rite** SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066

EX 1.



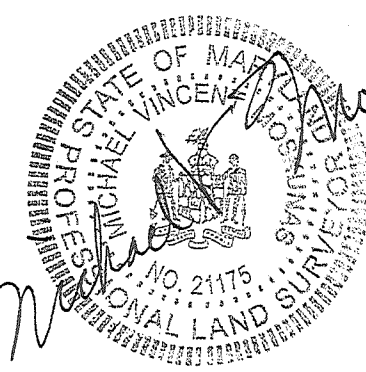
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