



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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 2526 Farrington Rd which is presently zoned DRS.5

Deed Reference 07584/00404 10 Digit Tax Account # 0302049200

Property Owner(s) Printed Name(s) Paul & Toby Fader

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 303.1 & 1B02.3, B (BCZR) to permit a side yard setback of 7 feet for a deck in lieu of the required 9 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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:

Toby Fader, Paul Fader
Name #1 - Type or Print Name #2 - Type or Print

Toby Fader, Paul Fader
Signature #1 Signature #2

2526 Farrington Rd. Balt., MD
Mailing Address City State

21209, 410-486-0483, Paul.fader@va.gov
Zip Code Telephone # Email Address

Representative to be contacted:

Deni Tabor, Ashley Bldg Solutions
Name - Type or Print

Deni Tabor
Signature

1605 Union Ave, Baltimore MD
Mailing Address City State

21211, 410-559-0000, deni@ashleyhomes.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0054-A Filing Date 8/31/12 Estimated Posting Date 1/1 Reviewer SCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 2526 Farrington Rd Baltimore MD 21209
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

See Attached

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Toby Fader
Signature of Affiant

Toby Fader
Name- Print or Type

Paul Fader
Signature of Affiant

Paul Fader
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of August, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Toby Fader and Paul Fader
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Trish J. Shaddock
Notary Public
2/16/16
My Commission Expires



ASHLEY CUSTOM HOMES, INC. MHBR # 0126
ASHLEY BUILDING SOLUTIONS, LLC. MHIC# 39601

August 27, 2012

Baltimore County, Maryland
Department of Permits, Approvals and Inspections
Zoning Review
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Sir,

Re: Zoning Variance Request for 2526 Farringdon Road

I am writing on behalf of our clients, Mr. and Mrs. Paul Fader. Our company, Ashley Building Solutions, is completing an 18' by 19' elevated uncovered deck for the Faders on the back of their home (Permit # B-792036, issued 7/2/2012). The design for that deck includes a 4' wide walkway, also elevated and uncovered, which runs along the left side of the house and connects the new deck to an existing side porch located at the front left corner of the house. The existing porch, which is off of the Fader's kitchen, is metal with stairs to grade and is 4' wide by 7' long.

The Faders would like to replace the existing porch with a new 8' wide by 20' long porch with steps to grade. While only four feet wider, this would transform that area from being strictly a walkway to a usable space directly off of their kitchen that the family can fully enjoy. Mrs. Fader looks forward to drinking coffee and reading the morning paper there, letting her grandchildren play there and having an outdoor lunch or dinner with her daughter or husband there, none of which she plans to use the new deck in the rear for because of its distance from the kitchen.

The Faders have spoken to their neighbors, including the neighbor at 2528 Farringdon who is immediately to their left and the only neighbor who would be directly affected. None have any objections. The owners of 2528 Farringdon are currently out of town but plan to send a letter to your office in support of the Fader's plans upon their return.

Please let me know if I can answer any questions or provide any additional information. I can be reached at 410-559-0000 or deni@ashleyhomes.com.

Sincerely,

A handwritten signature in black ink that reads "Deni Tabor". The signature is written in a cursive, flowing style.

Deni Tabor

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0054 -A Address 2526 FARRINGTON Rd.
Contact Person: J. MERRIN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8.31.12 Posting Date: 9/9 Closing Date: 9/24

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 2013- 0054 -A Address 2526 FARRINGTON Rd.
Petitioner's Name TOBY FAIR Telephone 1
Posting Date: 9/9 Closing Date: 9/24
Wording for Sign: To Permit A SIDEYARD SETBACK of 7ft. in
Lieu of the Required 9ft. for a Deck.

Revised 7/06/11

PROPERTY DESCRIPTION

Zoning Property Description For: 2526 Farringdon Road

Beginning at a point on the northwest side of Farringdon Road which is fifty feet (50') wide at the distance of one hundred four feet (104') of the center line of Farringdon Court which is fifty feet (50') wide.

Being known and designated as Lot No. 20, Block "C" as shown on the plat entitled "Plat No. 3, being a Resubdivision of part of Section 1, Plat 4 and Plat 5 Pickwick" which Plat is duly recorded among the Land Records of Baltimore County in Plat Book RRG no. 29, folio 32.

The property is located in the 3rd Election District and the 2nd Council District.

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: 2012-0054 A
Petitioner: TOBY FADER
Address or Location: 2526 FARRINGTON Rd. BALTO, Md. 21209

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME

Telephone Number: 410-486-0483

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

No. **88942**

Date: **8.31.12**

PAID RECEIPT

BUSINESS ACTUAL TIME
8/31/2012 8/31/2012 10:41:11

MEM 0603 WALKIN REOS LRB

>>RECEIPT # 610335 8/31/2012

S 328 ZONING VERIFICATI

CK NO. 088942

Receipt Tot \$75.00

\$75.00 CK \$75.00

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	906	0000		6150				75.00	

Total: **75.00**

Rec From: **TRAY FADER**

For: **2012-0054-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



VARIANCE REQUEST TO REDUCE SIDE SETBACK
FOR 2526 FARRINGTON ROAD



2526 Farrington is on the right. The request is to reduce the side setback requirement to allow for the construction of an 8 foot wide by 20 foot long porch to replace the existing 4 foot by 7 foot porch.

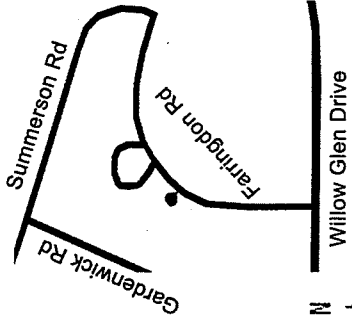


Photos of the 18' x 19' deck with 4' wide walkway between the deck and existing side porch / kitchen door that is currently under construction (Permit # B-792036, issued 7/2/2012). The walkway will not be completed and/or tied into the side porch until a decision is returned by the County on the side setback variance request.



The owners of 2528 Farrington, who are the only neighbor who will be directly impacted, have no objection to the Fader's plan to build an 8' x 20' porch on the side of their house next to their kitchen door.

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 078 C 1

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE

OR SQUARE FEET 8,952

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

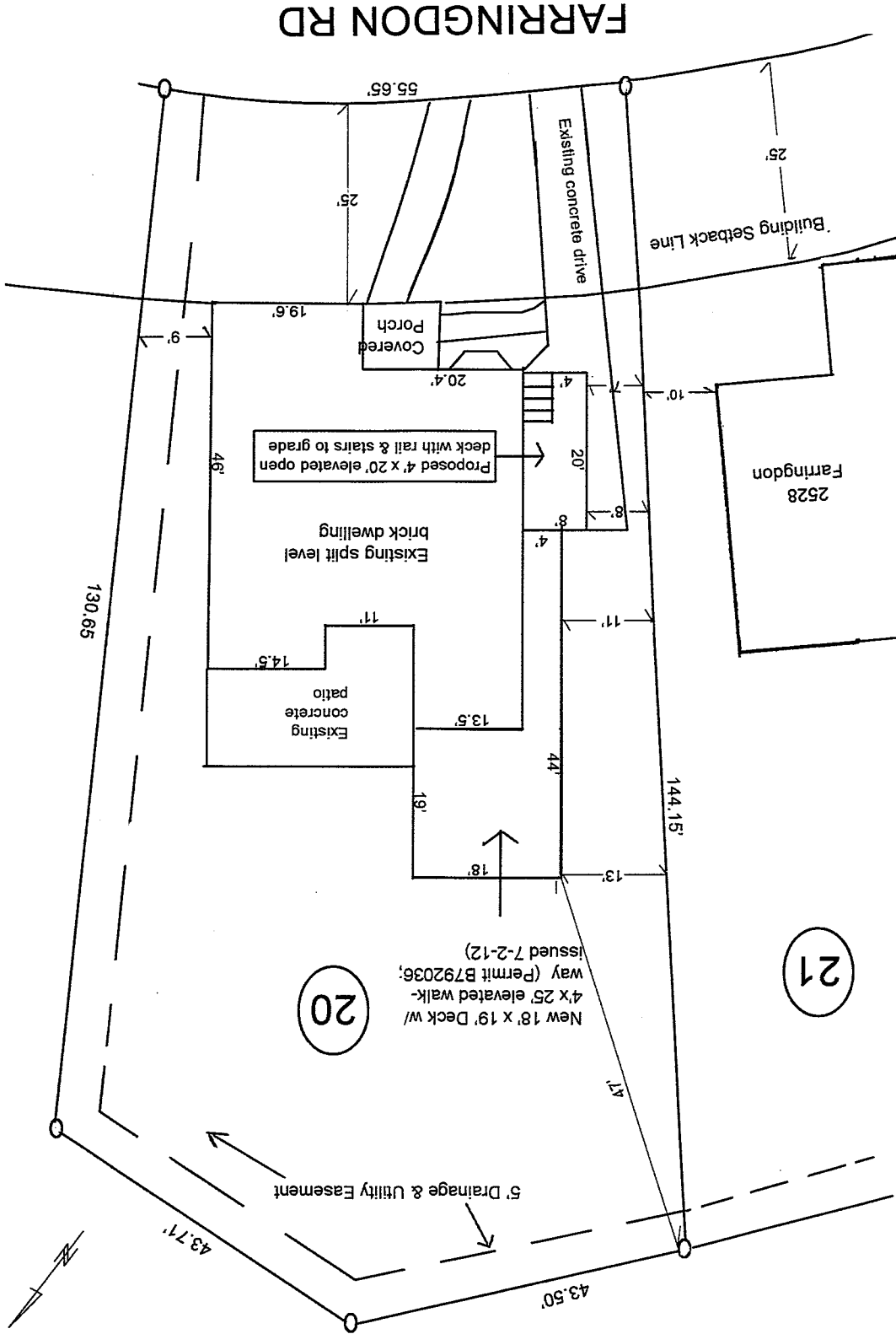
N/A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2526 Farrington Road OWNER(S) NAME(S) Fader, Paul & Toby

SUBDIVISION NAME Pickwick LOT# 20 BLOCK# C SECTION# 1

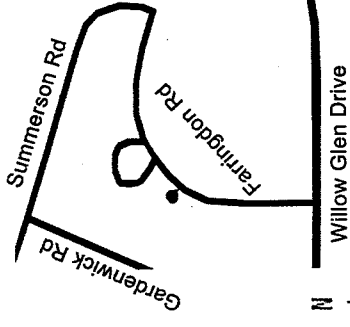
PLAT BOOK # 0029 FOLIO # 0032 10 DIGIT TAX # 0302049200 DEED REF. # 07584 / 00404



PLAN DRAWN BY Deni Tabor, Ashley Building Solutions

DATE 8/27/12 SCALE: 1 INCH = 20 FEET

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ZONING MAP# 078 C 1

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AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

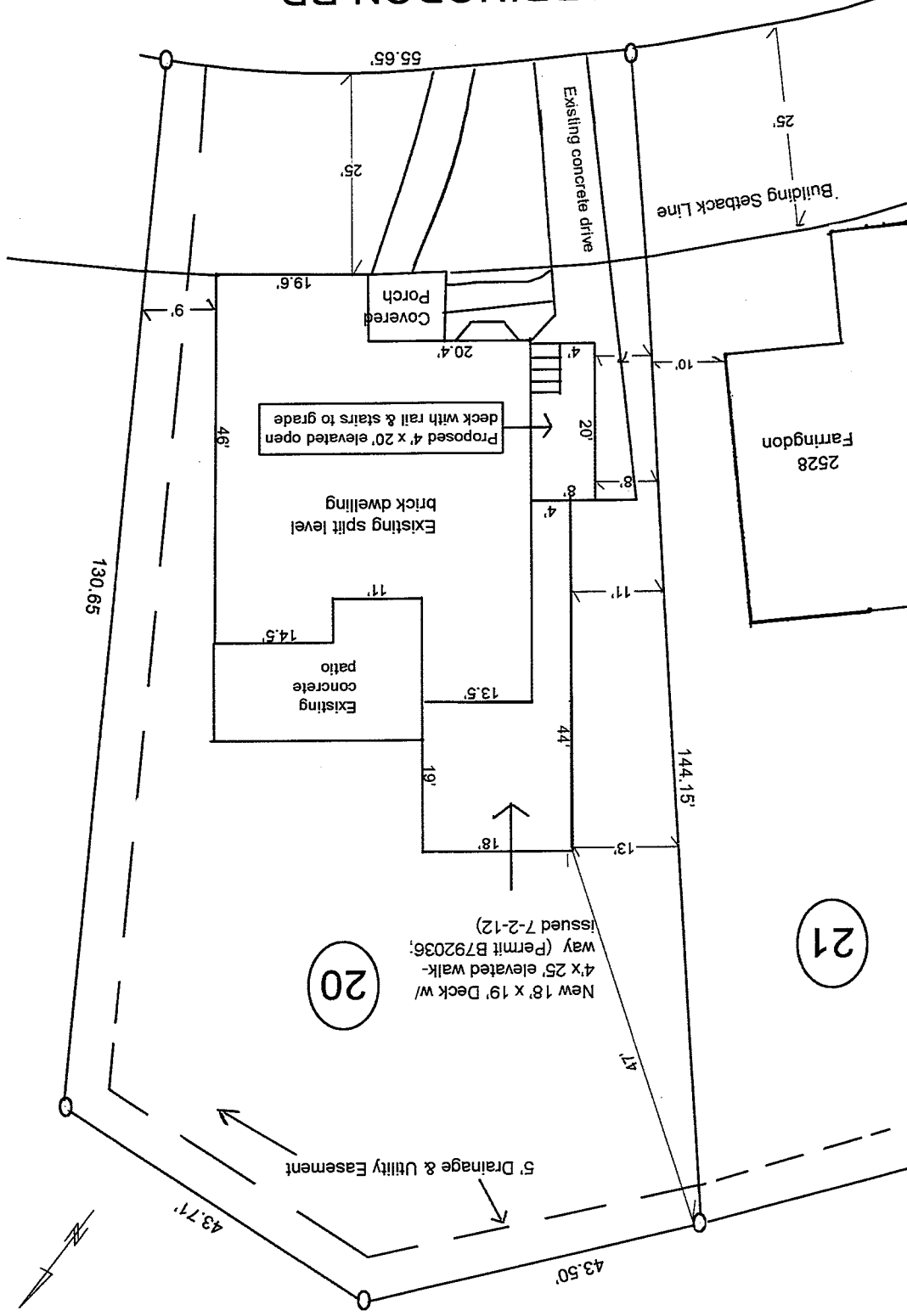
N/A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2526 Farrington Road OWNER(S) NAME(S) Fader, Paul & Toby

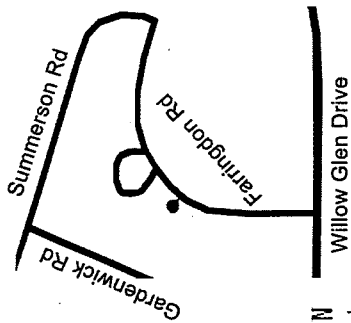
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PLAN DRAWN BY Deni Tabor, Ashley Building Solutions

DATE 8/27/12 SCALE: 1 INCH = 20 FEET



MAP IS NOT TO SCALE

ZONING MAP# 078 C 1

SITE ZONED DR 5.5

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PUBLIC X PRIVATE _____

PRIOR HEARING ? No

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AND ORDER RESULT BELOW _____

N/A

VIOLATION CASE INFO:

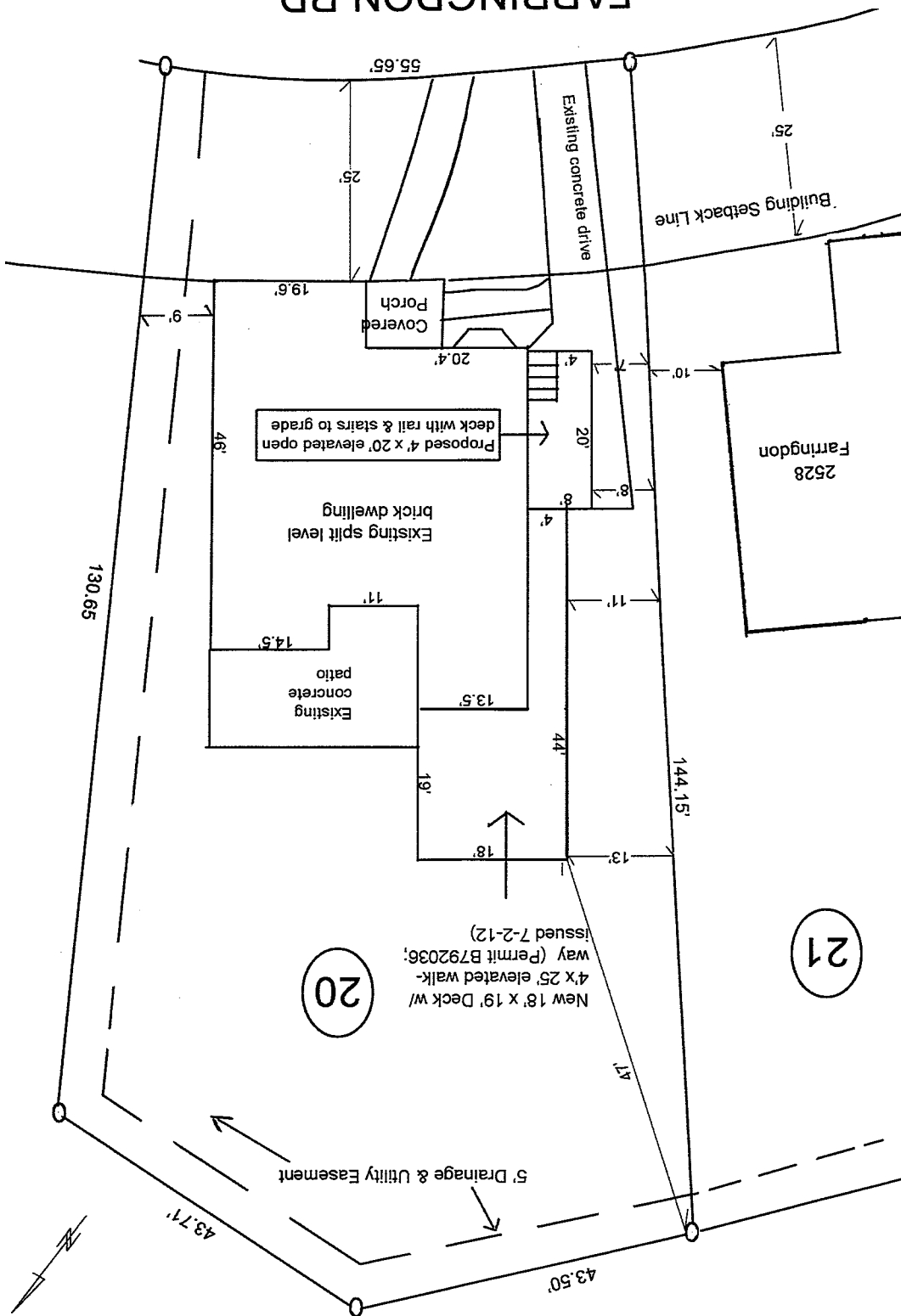
N/A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

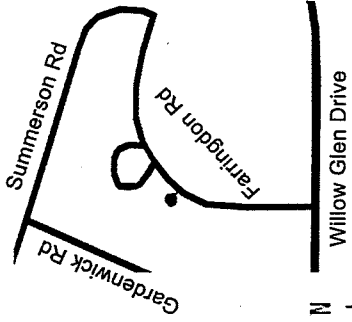
ADDRESS 2526 Farrington Road OWNER(S) NAME(S) Fader, Paul & Toby

SUBDIVISION NAME Pickwick LOT # 20 BLOCK # C SECTION # 1

PLAT BOOK # 0029 FOLIO # 0032 10 DIGIT TAX # 0302049200 DEED REF. # 07584 / 00404



SITE VICINITY MAP



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ZONING MAP# 078 C 1

SITE ZONED DR 5.5

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VIOLATION CASE INFO:

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