



KEVIN KAMENETZ
County Executive

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

October 24, 2012

Javier Quintero
3834 Terka Circle
Randallstown, Maryland 21133

Re: Petition for Administrative Variance
Case No. 2013-0063-A
Property: 3834 Terka Circle

Dear Mr. Quintero:

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

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 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the word "Sincerely,".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(3834 Terka Circle)
2nd Election District *
4th Council District *
Javier Quintero *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0063-A

* * * * *

OPINION AND ORDER

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owner of the property, Javier Quintero. The Petitioner is requesting Variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to have a side yard setback of 2 feet, 1 inch and a height of 20 feet in lieu of the required 2.5 feet and 15 feet, respectively. 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.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 23, 2012, 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 (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 10-24-12

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, 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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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, this 24th day of October, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to have a side yard setback of 2 feet, 1 inch and a height of 20 feet in lieu of the required 2.5 feet and 15 feet, respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

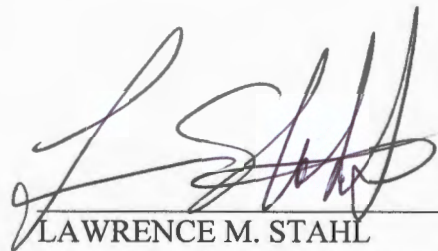
ORDER RECEIVED FOR FILING

Date 10-24-12

By [Signature]

2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 10-24-12

By DLW



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 3834 Terka Circle Randallstown, MD which is presently zoned Randall Ridge DR5.5

Deed Reference 0029245-370 10 Digit Tax Account # 0203370670

Property Owner(s) Printed Name(s) Javier Jose Antonio Quintero

(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)

Sections 400.1 and 400.3 – to permit a proposed detached accessory structure (garage) to have a side yard setback of 2 feet, 1 inch and a height of 20 feet in lieu of the required 2½ feet and 15 feet, respectively.

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:

Javier J.A. Quintero

Name #1 – Type or Print

Name #2 – Type or Print

Javier J.A. Quintero

Signature #1

Signature #2

3834 Terka Circle Randallstown MD

Mailing Address City State

21133 / 443-904-3641 / JQUINTERO357@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Javier Jose Antonio Quintero

Name – Type or Print

Javier J.A. Quintero

Signature

3834 Terka Circle Randallstown MD

Mailing Address City State

21133 / 443-904-3641 / JQUINTERO357@gmail.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 2013-0063-A Filing Date 9/10/12 Estimated Posting Date 9/23/12 Reviewer [Signature]

Rev 10/12/11

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: 3834 Terka Circle Randallstown MD 21133
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)

I need a garage that has a high enough ceiling to put a vehicle in so I can work on my own vehicle. I used to be a mechanic in my prior career until I was injured. Since then I have had to take my vehicles in to the dealership to do the work. The problem is some dealerships have messed up my vehicle and I would then have to take it in to different dealerships to get the job done right which ends up costing me a lot of money. If I had a lift I could do the job myself right the first time, because of my injuries from my last job and the military I cannot do a lot of bending continuously and work on my back, nor put my body in awkward positions.

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

Javier J. A. Quintero
Signature of Affiant

Signature of Affiant

Javier J. A. Quintero
Name- Print or Type

Name- Print or Type

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

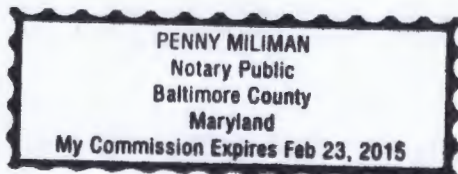
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of September, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Javier Quintero

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



Penny Miliman
Notary Public
Feb 23 2015
My Commission Expires

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0063 -A Address 3834 Terka CirContact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 9/10/12 Posting Date: 9/23/12 Closing Date: 10/8/12

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, 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.
- 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- 0063 -A Address 3834 Terka CirPetitioner's Name Javier Quintero Telephone _____Posting Date: 9/23/12 Closing Date: 10/8/12Wording for Sign: To Permit a proposed detached accessory structure
(garage) to have a side yard setback of 2 feet, 1 inch and a
height of 20 feet in lieu of the permitted 2 1/2 feet and
15 feet, respectively

Revised 7/06/11

PART A

ZONING PROPERTY DESCRIPTION FOR 3834 Terka Circle, Randallstown, MD, 21133

Beginning at a point on the North-East side of Terka Circle which is 50' right-of-way wide at the distance of 640' (+/-) north of the centerline of the nearest improved intersecting street Allenswood Road which is 60' right-of-way wide.

PART B

OPTION 2 (Subdivision Lot – lot is part of a record plat):

Being Lot #(28), Block (R), Section #(6) in the subdivision of Randall Ridge as recorded in Baltimore County Plat Book #(30), Folio #(116), containing 7420 square feet. Located in the (2nd) Election District and (4th) Council District.

Item #0063

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/neighborhood 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: 2013-0063-A
Petitioner: Javier J.A. Quintero
Address or Location: 3834 Terka Circle, Randallstown, MD, 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: Javier J.A. Quintero
Address: 3834 Terka Circle
Randallstown, MD 21133

Telephone Number: 410-496-5089 Home 443-904-3641 Cell

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

No. **88915**

Date: **9/10/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/10/2012 9/10/2012 11:40:40 5

REC WALK WALKIN FBOB LRD
 RECEIPT W 611421 9/10/2012 DFLH

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	806	0000		6150				\$75.00	001

5 528 ZONING VERIFICATION

Recpt Tot \$75.00
 1.00 CK 180.00 CA
 15.00 CB

Baltimore County, Maryland

Total: **\$75.00**

Rec From:

For: **zoning hearing case #2013-0063-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 9-23-12

RE: Case Number: 2013-0063-A

Petitioner/Developer: Javier Quintero

Date of Hearing/Closing: 10/8/12

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 3834 Terka Circle

9/23/12

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

1015 Old Barn Road

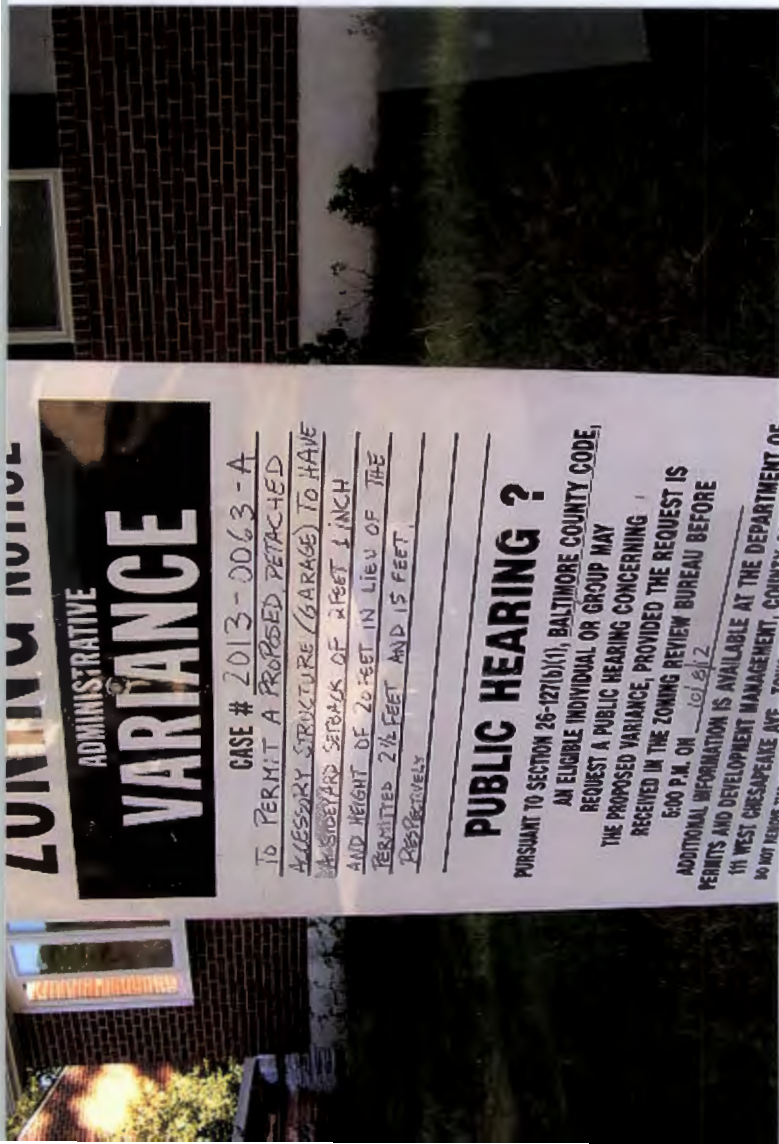
(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)





KEVIN KAMENETZ
County Executive

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

October 9, 2012

Javier J. A. Quintero
3834 Terka Circle
Randallstown MD 21133

RE: Case Number: 2012-0063 A, Address: 3834 Terka Circle, 21133

Dear Mr. Quintero:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 10, 2012. 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: jaf

Enclosures

c: People's Counsel

Debra Wiley - ZAC Comments - Distribution Mtg. of 10/1

10/8

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/18/2012 9:52 AM
Subject: ZAC Comments - Distribution Mtg. of 10/1

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.

2013-0061-A - Administrative Variance - Closing Date: 10/1 (Critical Area & Floodplain)
103 Kingston Rd.

2013-0062-A
11217 Liberty Rd.

2013-0063-A - Administrative Variance - Closing Date: 10/8
3834 Terka Cir.

2013-0065-SPHA
224 E. Padonia Rd.

Thanks.

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

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-17-12

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

RE: Baltimore County
Item No 2013-0063-A
Administrative Variance
Javier J. A. Quiñero
3834 Torla Circho

Dear Ms. Lewis:

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. 2013-0063-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).

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 1, 2012
Item Nos. 2013-0061, 0062, 0063 and 0065

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

DAK
cc: File

AV 10-8

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: October 3, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0063-A
Address 3834 Terka Circle
(Quintero Property)

Zoning Advisory Committee Meeting of September 17, 2012.

 X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

OCT 03 2012

OFFICE OF ADMINISTRATIVE HEARINGS



DSC_0172



DSC_0173



DSC_0174



DSC_0175

Item #0063



DSC_0176



DSC_0177

Item #0063

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 02 Account Number - 0203370670

Owner Information

Owner Name: QUINTERO JAVIER Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3834 TERKA CIR Deed Reference: 1) /29245/ 00370
RANDALLSTOWN MD 21133-3737 2)

Location & Structure Information

Premises Address Legal Description
3834 TERKA CIR 3834 TERKA CIR
0-0000 RANDALL RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0077	0002	0938		0000	6	R	28	1	Plat Ref:	0030/ 0116

Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	1,271 SF	7,420 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2012	07/01/2013
Land	73,400	73,400		
Improvements:	131,100	131,100		
Total:	204,500	204,500	204,500	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
QUINTERO MARY M	03/05/2010	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29245/ 00370	Deed2:
Seller: SECRETARY OF US DEPT OF HOUSING	Date: 04/27/2000	Price: \$110,177
Type: NON-ARMS LENGTH OTHER	Deed1: /14434/ 00544	Deed2:
Seller: STRONG GARY L	Date: 01/10/2000	Price: \$129,498
Type: NON-ARMS LENGTH OTHER	Deed1: /14253/ 00739	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

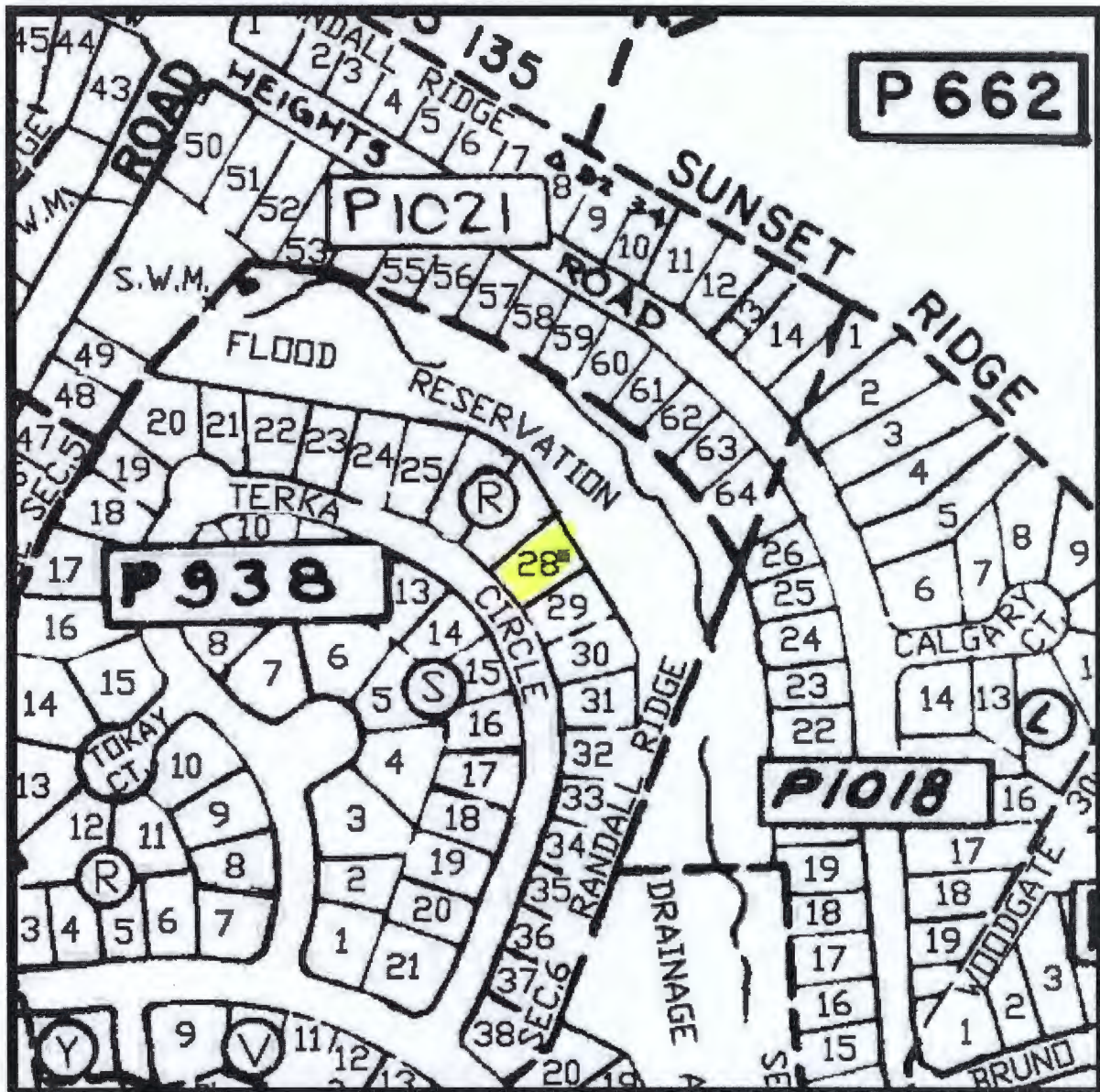
Homestead Application Status: No Application



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

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

District - 02 Account Number - 0203370670



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

MEMORANDUM

DATE: December 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0063-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 23, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-3</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-23-12</u> by <u>P. Jean</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

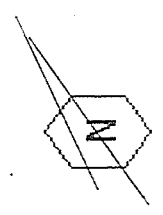
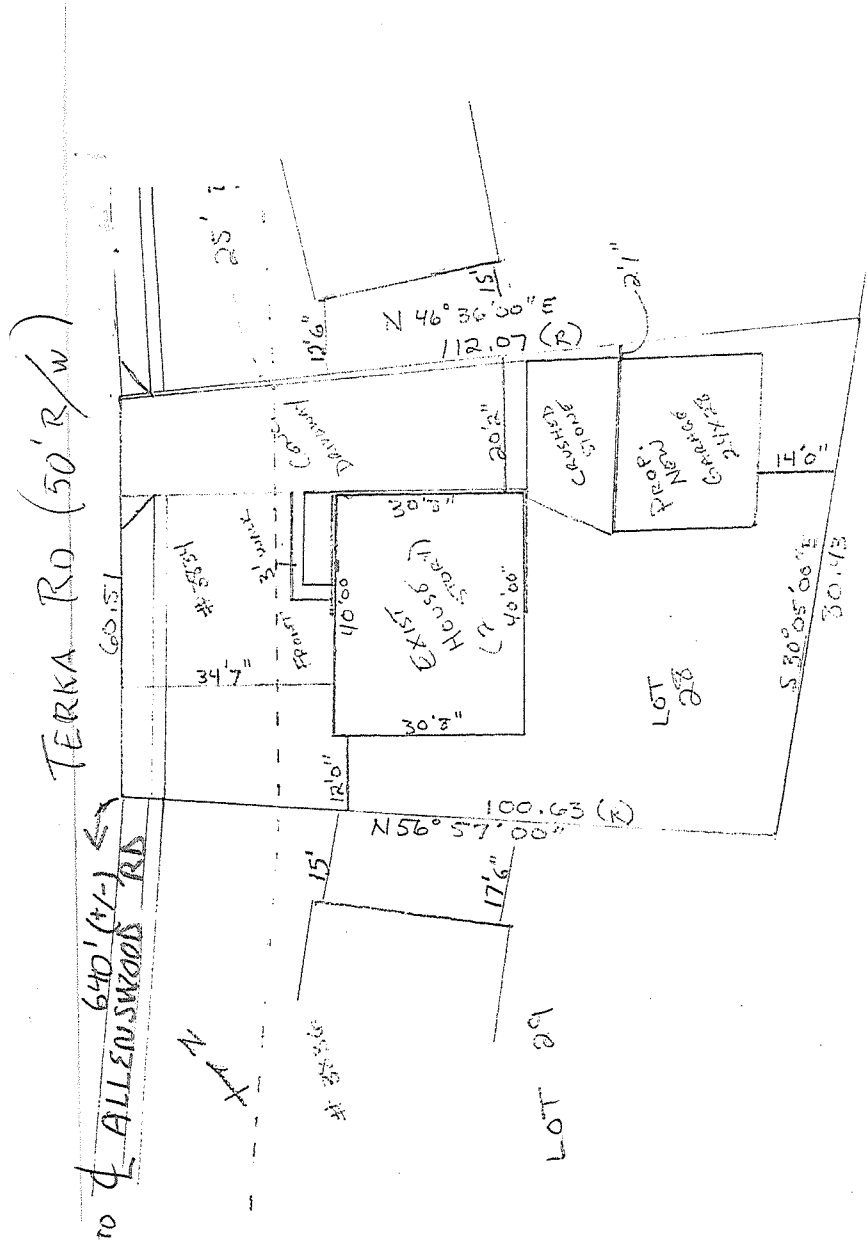
Comments, if any: _____

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

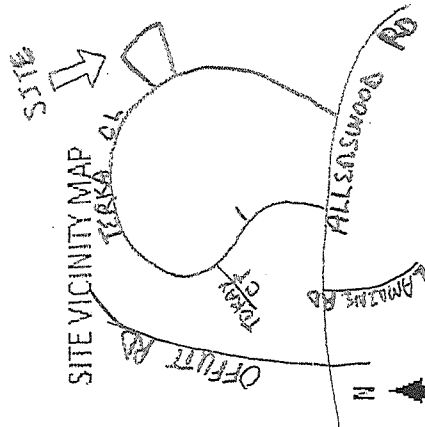
ADDRESS 3834 Terka Circle OWNER(S) NAME(S) Javier Quintero

SUBDIVISION NAME Randall Ridge LOT # 28 BLOCK # R SECTION # 6

PLAT BOOK # 30 FOLIO # 116 10 DIGIT TAX # 0203370670 DEED REF. # 21245100370



PLAN DRAWN BY Javier Quintero DATE 8/10/12 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE

ZONING MAP# 077A1

SITE ZONED DR 5.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE

OR SQUARE FEET 7420

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

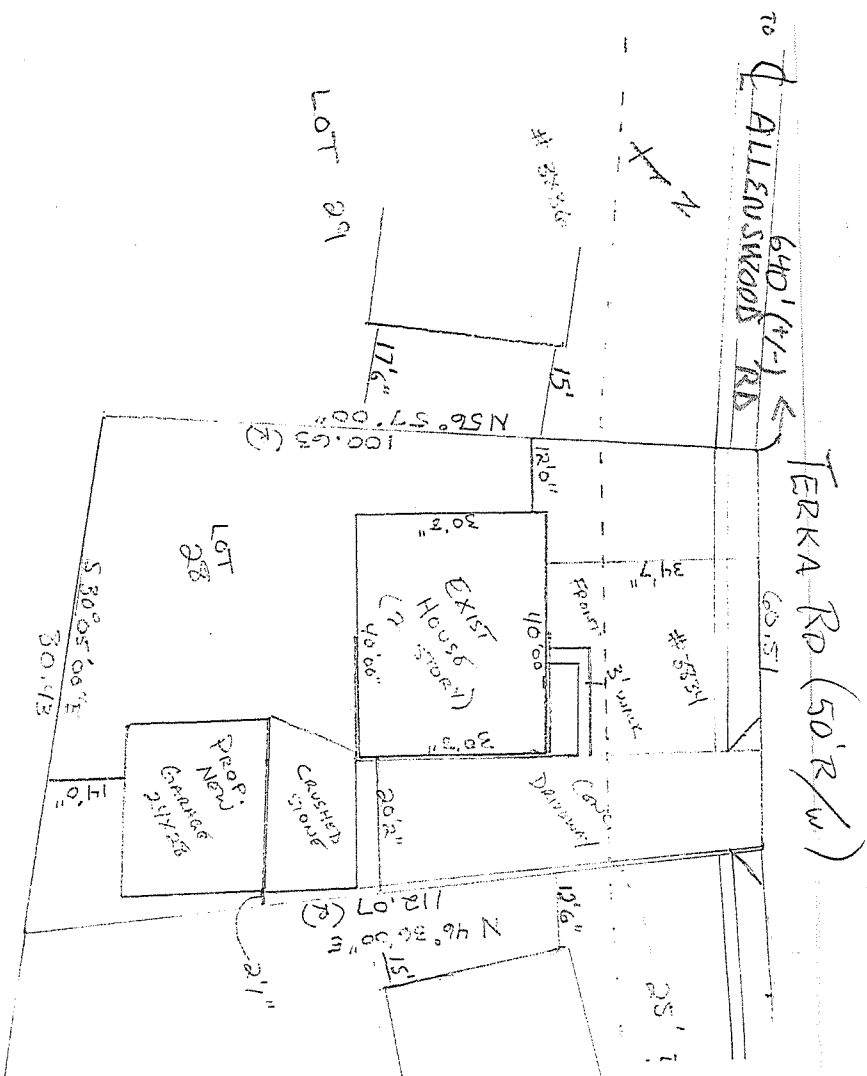
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

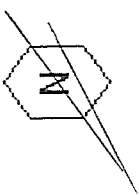
R777 #2013-0063-A

(Pet. #1)

PLAT BOOK # 30 FOLIO # 116 10 DIGIT TAX # 0203270670 DEED REF. # 21245/00370



PLAN DRAWN BY Touet Quintard DATE 8/10/12 SCALE: 1 INCH = 30 FEET



5715

MAP IS NOT TO SCALE

ZONING MAP# 07791

SITE ZONED DR 5.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE

OR SQUARE FEET 7420

HISTORIC? NO

INCRCA ? NO

IN FOOD PLAIN? Q

UTILITIES? MARK WITH X

WINTER 19--

LIBRARY & POLYTECHNIC

CELESTIAL

ELLEN J. DUNN

PUBLIC ☒ PRIVATE ☐

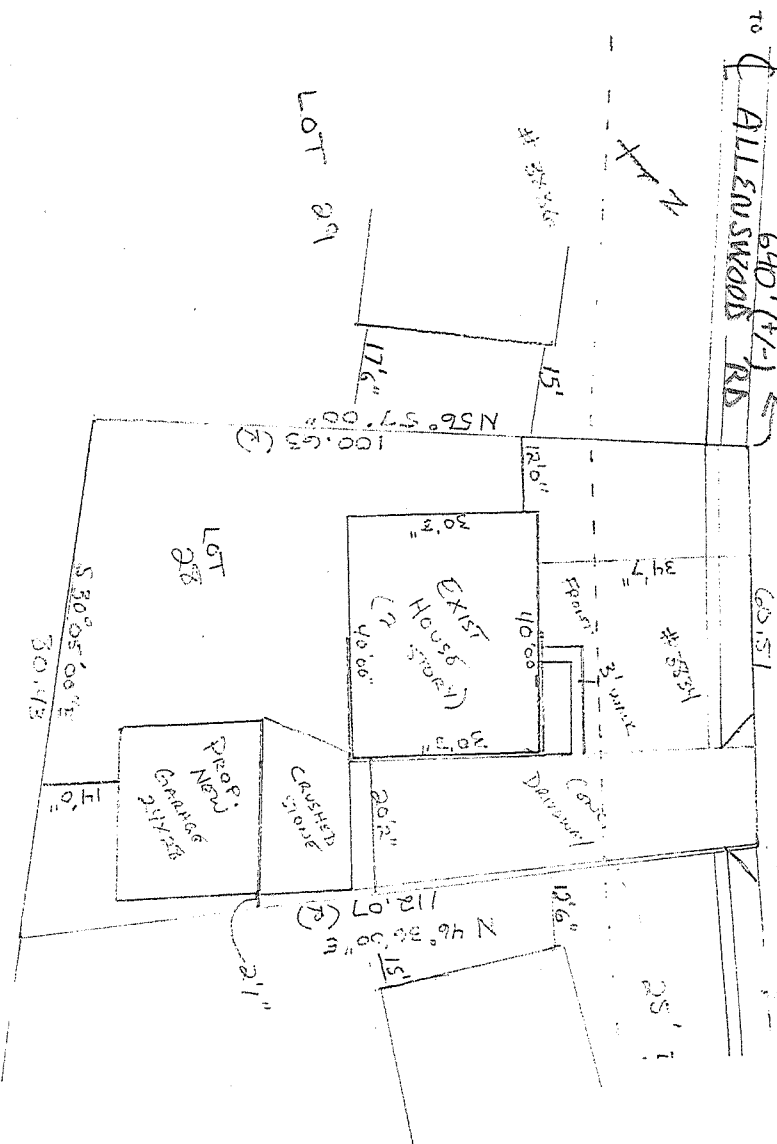
PRICK LIDARING: NO

IF YOU GIVE CASE NUMBER

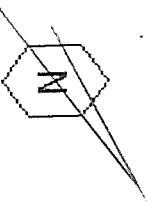
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

TERKA RD (50' R/W)



PLAN DRAWN BY TOWER QUARTERS DATE 8/10/12 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE

ZONING MAP# 077A1

SITE ZONED DR 5.5

ELECTION DISTRICT 25

COUNCIL DISTRICT 4th

LOT AREA ACRES _____

OR SQUARE FEET 748

HISTORIC? No

IN CBOA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WIT

WATER:

PUBLIC X PRIVATE

SEWER 15:

PUBLIC_X PRIVATE__

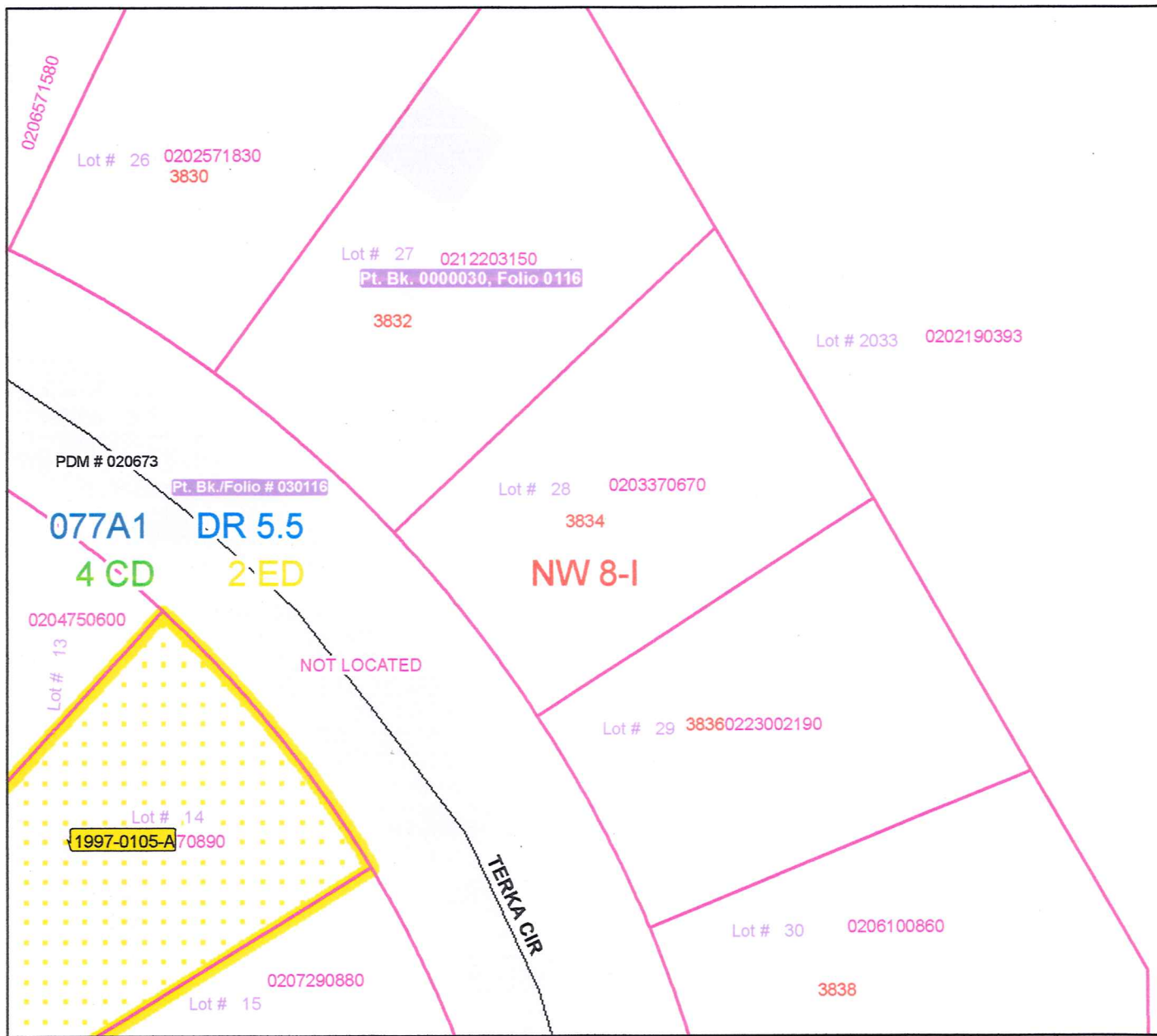
PRIOR HEARING? NO

IF 50 GIVE CASE NUMB

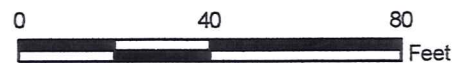
AND ORDER RESULT BE

VIOLATION CASE INFO:

3834 Terka Circle

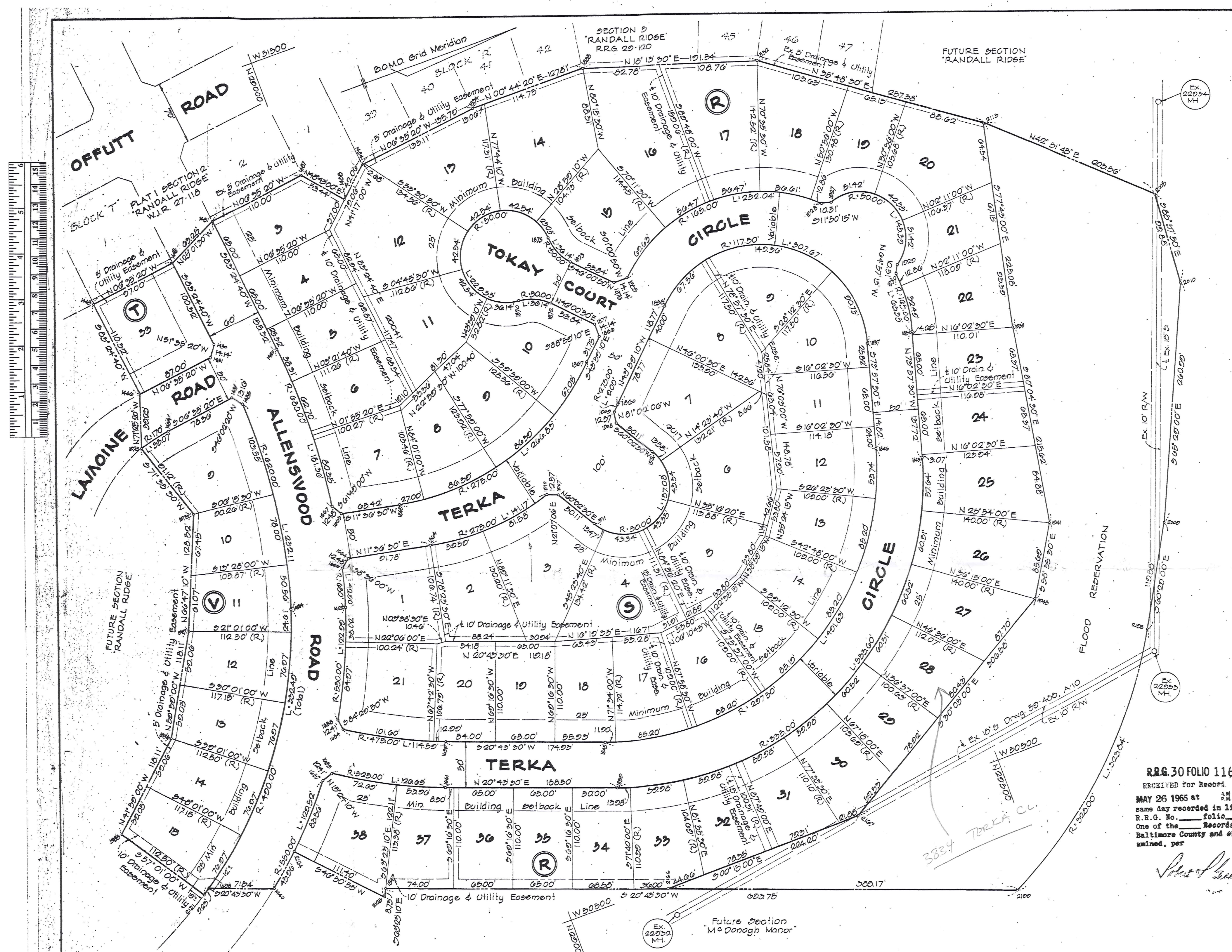


Publication Date: September 05, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 900, NAD 1983/91 HARN, US Foot



1 inch = 40 feet

Item # 0063



COORDINATES					
NO.	WEST	NORTH	NO.	WEST	NORTH
1420	51107.42	28817.17	1534	50528.15	28888.50
1422	50807.60	28867.67	1536	51066.02	28922.00
1424	50826.57	28830.65	1537	51003.97	28930.15
1426	51225.50	28833.55	1538	50882.46	28933.65
1428	51214.22	28844.77	1539	51154.01	28933.80
1430	51155.06	28773.05	1540	51155.06	28933.80
1432	51155.20	28800.63	1541	51173.02	28933.80
1434	51164.07	28851.50	1542	51206.00	28933.80
1436	50675.00	28800.65	1543	51154.88	28933.80
1438	50647.66	28700.57	1544	51100.10	28933.80
1440	51155.20	28745.66	1545	50841.20	28933.80
1442	51204.24	28736.54	1546	50841.20	28933.80
1444	51244.06	28642.04	1547	51003.55	28933.80
1446	51251.72	28600.35	1548	50943.72	28933.80
1448	51251.83	28575.40	1549	50857.76	28933.80
1450	51213.53	28545.66	1550	50841.20	28933.80
1452	51204.24	28545.66	1551	50841.20	28933.80
1454	51244.06	28545.66	1552	50841.20	28933.80
1456	50783.70	28536.05	1553	51133.33	28933.80
1458	50742.92	28500.72	1554	51044.54	28933.80
1460	50725.23	28477.76	1555	51035.02	28933.80
1462	50700.05	28450.65	1556	50855.44	28933.80
1464	50720.65	28450.65	1557	50723.05	28933.80
1466	50663.01	28421.65	1558	50643.00	28933.80
1468	51005.62	28410.75	1559	50525.02	28933.80
1470	50855.65	28400.00	1560	51142.10	28933.80
1472	50845.66	28400.00	1561	51001.05	28933.80
1474	51016.03	28313.55	1562	50702.26	28933.80
1476	51205.00	28250.12	1563	50841.20	28933.80
1478	51205.00	28250.12	1564	50841.20	28933.80
1480	51205.00	28250.12	1565	50841.20	28933.80
1482	51205.00	28250.12	1566	50841.20	28933.80
1484	51205.00	28250.12	1567	50841.20	28933.80
1486	51205.00	28250.12	1568	50841.20	28933.80
1488	51205.00	28250.12	1569	50841.20	28933.80
1490	51205.00	28250.12	1570	50841.20	28933.80
1492	51205.00	28250.12	1571	50841.20	28933.80
1494	51205.00	28250.12	1572	50841.20	28933.80
1496	51205.00	28250.12	1573	50841.20	28933.80
1498	51205.00	28250.12	1574	50841.20	28933.80
1500	51205.00	28250.12	1575	50841.20	28933.80
1502	51205.00	28250.12	1576	50841.20	28933.80
1504	51205.00	28250.12	1577	50841.20	28933.80
1506	51205.00	28250.12	1578	50841.20	28933.80
1508	51205.00	28250.12	1579	50841.20	28933.80
1510	51205.00	28250.12	1580	50841.20	28933.80
1512	51205.00	28250.12	1581	50841.20	28933.80
1514	51205.00	28250.12	1582	50841.20	28933.80
1516	51205.00	28250.12	1583	50841.20	28933.80
1518	51205.00	28250.12	1584	50841.20	28933.80
1520	51205.00	28250.12	1585	50841.20	28933.80
1522	51205.00	28250.12	1586	50841.20	28933.80
1524	51205.00	28250.12	1587	50841.20	28933.80
1526	51205.00	28250.12	1588	50841.20	28933.80
1528	51205.00	28250.12	1589	50841.20	28933.80
1530	51205.00	28250.12	1590	50841.20	28933.80
1532	51205.00	28250.12	1591	50841.20	28933.80
1534	51205.00	28250.12	1592	50841.20	28933.80
1536	51205.00	28250.12	1593	50841.20	28933.80
1538	51205.00	28250.12	1594	50841.20	28933.80
1540	51205.00	28250.12	1595	50841.20	28933.80
1542	51205.00	28250.12	1596	50841.20	28933.80
1544	51205.00	28250.12	1597	50841.20	28933.80
1546	51205.00	28250.12	1598	50841.20	28933.80
1548	51205.00	28250.12	1599	50841.20	28933.80
1550	51205.00	28250.12	1600	50841.20	28933.80

CURVE DATA									
From	To	Radius	Length	Tangent	Δ	Chord	Dist		
1667	1460	680.00	161.36	91.22	15° 18' 36"	N 68° 36' 44" W	250.45		
1667	1669	275.00	266.83	144.97	1° 10' 20"	N 2° 10' 20" E	250.45		
1460	1472	50.00	36.14	18.90	41° 24' 34"	N 25° 15' 35" E	35.36		
1472	1470	50.00	22.35	11.40	26° 45' 06"	N 25° 35' 10" E	75.00		
1470	1473	50.00	36.14	18.90	41° 24' 34"	S 20° 43' 07" N	35.36		
1668	1655	165.00	252.04	158.01	5° 37' 31" 10"	S 60° 13' 35" E	228.24		
1655	1667	50.00	145.30		169° 36' 30"	S 60° 26' 30" W	99.52		
1660	1670	165.00	35.35	35.11	2° 41' 20"	N 65° 15' 15" W	64.92		
1670	1643	353.00	533.60	363.57	4° 44' 40"	N 26° 57' 00" W	429.72		
1655	1661	253.00	126.65	63.04	13° 45' 20"	N 27° 36' 10" E	129.35		
1440	1667	50.00	128.53	65.06	13° 52' 20"	N 40° 00' 36" W	129.22		
2131	1424	400.00	332.49	170.55	30° 52' 40"	N 52° 25' 00" W	262.15		
1424	1435	620.00	252.11	117.43	21° 26' 36"	N 25° 35' 09" W	250.75		
1434	1478	1978	35.07	17.60	11° 40' 10"	S 10° 22' 25" E	35.01		
1464	1910	275.00	141.17	72.16	25° 44' 46"	N 08° 09' 54" W	159.45		
1911	1912	50.00	157.05		180° 00' 00"	N 25° 27' 30" W	100.00		
1909	1906	275.00	9.00	4.50	01° 36' 28"	N 41° 02' 36" W	9.00		
1655	1657	117.50	307.67	455.94	25° 01' 10"	N 51° 47' 00" E	297.01		
1649	1655	297.50	491.93	323.87	35° 00' 00"	S 28° 00' 00"	437.57		
1654	1654	475.00	114.59	57.57	13° 49' 20"	S 27° 36' 10" W	114.31		
1455	1422	550.00	122.90	61.75	12° 48' 44"	N 65° 27' 18" W	122.73		
1422	1669	680.00	142.50	21.70	05° 08' 28"	N 51° 00' 00" E	142.60		
					05° 08' 28"	N 40° 54' 46" E	713.70		