

IN RE: PETITION FOR VARIANCE

(1808 Hanford Road)

14th Election District

7th Councilman District

Caroline M. & Raymond W. Brewer
Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0137-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Caroline M. and Raymond W. Brewer, the legal owners of the subject property. The Petitioners are requesting Variance relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition on the side of the dwelling with a side yard setback of 2 ft. 9 in. and a sum of side yard setbacks of 12 ft. 9 in. in lieu of the required 7 ft. and 17 ft, 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.

Appearing at the public hearing in support of the requests were Caroline and William Brewer. 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 interested citizens in attendance, and the file does not contain any letters of protest or opposition. In fact, the Petitioners submitted letters from several of their neighbors (including their immediate neighbors), all of whom expressed support for the petition.

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

ORDER RECEIVED FOR FILING

Date 2/20/13

By SEN

Testimony and evidence revealed that the subject property is 5,500 square feet and is zoned DR 5.5. The Petitioners have two children, one of which is disabled and requires use of a wheelchair and walker. The Petitioners explained their rear yard is frequently muddy, making it inaccessible to their son's wheelchair. They constructed a modest addition (7' x 16') onto their home so that their son would have room to move about and observe outside activities and such.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (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).

Petitioners have met this test. The Petitioners' subdivision, Kenwood, was approved by the Baltimore County Planning Commission, in 1953, before the adoption of the B.C.Z.R. That, and the narrow width of the lot, renders the property unique.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship. They would be required to dismantle the addition which is used almost exclusively by their disabled son. 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 opposition from County agencies and the strong support of their neighbors.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

ORDER RECEIVED FOR FILING

Date

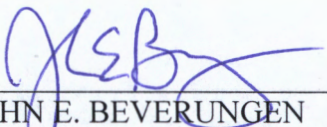
2/20/13

2 By

Sen

THEREFORE, IT IS ORDERED, this 20th day of February, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition on the side of the dwelling with a side yard setback of 2 ft. 9 in. and a sum of side yard setbacks of 12 ft. 9 in. in lieu of the required 7 ft. and 17 ft, respectively, 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:slm

ORDER RECEIVED FOR FILING

Date 2/20/13
By slm



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

February 20, 2013

Caroline M. and William Brewer
1808 Hanford Road
Baltimore, Maryland 21237

RE: Petition for Variance
Case No.: 2013-0137-A
Property: 1808 Hanford Road

Dear Mr. and Mrs. Brewer:

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 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal stroke.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm
Enclosure

c: Code Enforcement Officer Code Inspections and Enforcement,
Department of Permits, Approvals, and Inspections (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 1808 HANFORD RD which is presently zoned DR5.5

Deed References: 0013879 355 10 Digit Tax Account # 1403 051 050

Property Owner(s) Printed Name(s) CAROLINE & WILLIAM BREWER

(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) 1 B 02.3 B (R-6 RESIDENCE, 1953) OF BC2R
TO PERMIT AN ADDITION ON THE SIDE OF THE DWELLING WITH A
SIDE YARD SETBACK OF 2'9" AND A SUM SIDE YARD SETBACK OF
12'9" IN LIEU OF THE REQUIRED 7 FEET AND 17 FEET RESPECTIVELY.
 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:

Caroti

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Date

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners): William

Caroline Brewer Ray Brewer Br Jr

Name #1 - Type or Print

Name #2 - Type or Print

Caroline Brewer William R Brewer

Signature #1

Signature #2

1808 HANFORD RD BALTO MD 21237

Mailing Address

City

State

21237 / 4108668021

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2013-0137-A

Filing Date

12/17/12

Do Not Schedule Dates:

Reviewer

AT

Zoning Property Description for 1808 Hanford Road

Beginning at a point on the northwest side of Hanford Road, which is 50 feet wide, at the distance of 230 feet northeast side of the centerline of the nearest improved intersecting street Fieldvale Road, which is 50 feet wide.

In the subdivision of Kenwood as recorded in Baltimore County Plat Book #18, Folio#105, containing 5,500 square feet; located in the 14th Election District and 7th Council District

2013-0137-A

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: #2013-0137-A

1808 Hanford Road

NW/s of Hanford Road, 230 ft. NE of centerline Fieldvale Road

14th Election District - 7th Councilmanic District

Legal Owner(s): Caroline & William Brewer

Variance to permit an addition on the side of the dwelling with a sideyard setback of 2 ft. 9 in. and a sum side yard setback of 12 ft. 9 in. In lieu of the required 7 ft. and 17 ft. respectively.

Hearing: Tuesday, February 19, 2013 at 1:30 p.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.
01/27/13 January 24 899978



501 N. Calvert Street, Baltimore, MD 21278

January 24, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on January 24, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0137-A

PETITIONER/DEVELOPER _____

CAROLINE & WILLIAM BREWER

DATE OF HEARING/CLOSING: _____

2/19/13

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 1808 HANFORD ROAD

THIS SIGN(S) WERE POSTED ON January 23, 2013
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 1/23/13
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

CASE # 2013-0137-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 205 JEFFERSON BUILDING 105 WEST
PLACE: CHESAPEAKE AVENUE, TOWSON 21204
DATE AND TIME: TUESDAY, FEBRUARY 19, 2013
AT 1:30 P.M.

REQUEST: VARIANCE TO PERMIT AN ADDITION ON THE
SIDE OF THE DWELLING WITH A SIDEYARD SETBACK OF
2 FT. 9 IN. AND A SUM SIDEYARD SETBACK OF 12 FT. 9 IN.
IN LIEU OF THE REQUIRED 7 FT. AND 17 FT. RESPECTIVELY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3381

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

Michael Df 1/23/13

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 24, 2013 Issue - Jeffersonian

Please forward billing to:
Caroline Brewer
1808 Hanford Road
Baltimore, MD 21237

410-866-8021

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: 2013-0137-A

1808 Hanford Road
NW/s of Hanford Road, 230 ft. NE of centerline Fieldvale Road
14th Election District – 7th Councilmanic District
Legal Owners: Caroline & William Brewer

Variance to permit an addition on the side of the dwelling with a sideyard setback of 2 ft. 9 in. and a sum side yard setback of 12 ft. 9 in. in lieu of the required 7 ft. and 17 ft. respectively.

Hearing: Tuesday, February 19, 2013 at 1:30 p.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.



KEVIN KAMENETZ
County Executive

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

January 8, 2013

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: 2013-0137-A

1808 Hanford Road

NW/s of Hanford Road, 230 ft. NE of centerline Fieldvale Road

14th Election District – 7th Councilmanic District

Legal Owners: Caroline & William Brewer

Variance to permit an addition on the side of the dwelling with a sideyard setback of 2 ft. 9 in. and a sum side yard setback of 12 ft. 9 in. in lieu of the required 7 ft. and 17 ft. respectively.

Hearing: Tuesday, February 19, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Brewer, 1808 Hanford Road, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., JANUARY 24, 2013.**
- (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.

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:

2013-0137-A

Petitioner:

CAROLINE BREWER

Address or Location:

1808 HANFORD RD, BALTIMORE MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name:

CAROLINE BREWER

Address:

1808 HANFORD RD

BALTIMORE, MD 21237

Telephone Number:

410.866.8021



KEVIN KAMENETZ
County Executive

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

February 13, 2013

Caroline & William Brewer
1808 Hanford Road
Baltimore MD 21237

RE: Case Number: 2013-0137 A, Address: 1808 Hanford Road, 21237

Dear Mr. & Ms. Brewer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 12, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-17-12

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

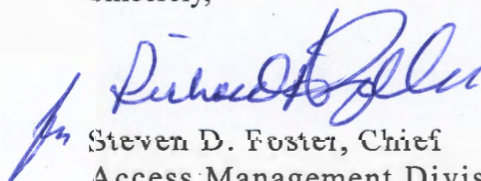
RE: Baltimore County
Item No. 2013-0137-A
Variance
Caroline M. & Raymond W. Breuer
1808 Hartford Road.

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. 2013-0137-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,



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: December 20, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 31, 2012
Item Nos. 2013-0134, 0135, 0136, 0137 and 0138.

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

DAK:CEN
Cc: file

RE: PETITION FOR VARIANCE
1808 Hanford Road; NW/S Hanford Road,
230' NE c/line Fieldvale Road
14th Election & 7th Councilmanic Districts
Legal Owner(s): Caroline & Raymond Brewer
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-137-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.

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

RECEIVED

DEC 20 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of December, 2012, a copy of the foregoing Entry of Appearance was mailed to Ray & Caroline Brewer, 1808 Hanford Road, Baltimore, MD 21237, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: March 27, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0137-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 22, 2013. 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



CODE ENFORCEMENT

CORRECTION NOTICE

CASE NUMBER 121049	FA NUMBER 0171051	PROP. TAX ID 1403-051-050	ZONE RR
NAME(S): CAROLINE BREWER RAYMOND BREWER JR			
MAILING ADDRESS: 1808 HANFORD RD			
CITY BALT	STATE MD	ZIP CODE 21237	
VIOLATION ADDRESS: SAME			
CITY	STATE	ZIP CODE	
	MARYLAND		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

- | | |
|---|--|
| ☐ 431: Improper parked/ illegal commercial vehicle(s) | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 450: Non permitted sign(s) | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) in residential zone | ☐ 415A: One recreational vehicle per property |
| ☒ 1B01.1D: Remove open dump/ junk yard | ☐ 100.6: Non permitted livestock / fowl / poultry |
| ☐ 102.5: Residential site line violation/obstruction | ☐ 408B: Non permitted rooming/ boarding house |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B01: Non permitted private kennel. Limit 3 dogs |
| ☐ 1B01.1, ZCPM: Cease service garage activities | ☐ 101; 102.1; ZCPM: Illegal home occupation |
| ☐ 402: Illegal conversion of dwelling | ☐ 500.9 BCZR; ZCPM: BCC: 32-3-102 |
| ☐ 400: Illegal accessory structure | Violation of commercial site plan and/or zoning order |
| | ☐ 410A: Non permitted class II Trucking Facility |

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|---|
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | ☒ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-309; 13-7-310: Remove animal feces daily | ☐ 35-6-105: Obtain rental housing license |
| ☐ 13-7-310(a): Remove all trash & debris from property | ☐ 18-2-608: Exceeding time limit, Temp. Storage Unit |
| ☒ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 35-2-206: Install address numbers to rear of home |
| ☐ 13-7-310(c): Cease all outside feeding of animals/birds | ☐ IBC 115; BCBC 121: Remove/ Repair unsafe structure |
| ☐ 13-7-306: Cease rat harborage on premise | board and secure all openings to premise |
| ☐ 13-7-305: Eradicate all rat infestation on premise | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall |
| ☐ 13-7-112: Remove graffiti | grass and weeds to three (3) inches in height. |

RENTAL LIVABILITY CODE (B.C.C.)

- | | |
|--|--|
| ☐ 35-5-203: Condemnation of structure/ equipment | ☐ 35-5-212: Repair heating/ cooking equipment |
| ☐ 35-5-208(a): Repair exterior structure | ☐ 35-5-213: Provide fire and safety protection |
| ☐ 35-5-209(a): Repair interior structure | ☐ 35-5-231.1: Provide Carbon Monoxide detectors |
| ☐ 35-5-210 (a)(c): Provide proper lighting in structure | ☐ 35-5-214: Remove all accumulations & storage blocking egress, |
| ☐ 35-5-211(c): Repair plumbing defects to structure | stairwells, passageways, doors, windows, etc |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|--|
| ☐ 35-2-404(a)(1)(i): Remove hazardous / unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof / horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster / masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls / roof / foundations |
| ☐ 35-2-404(a)(1)(vii): Repair ext. construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair / remove defective ext. sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure openings |

OTHER VIOLATIONS OR REMARKS:

• OBTAIN BUILDING PERMIT FOR PATIO

• IF PERMIT IS OBTAINED THEN ALL MATERIALS NOT RELATED TO PATIO MUST BE REMOVED. IF NO PERMIT THEN ALL MUST GO

Failure to comply with this correction notice, may result in a \$ 200.00 fine / penalty per day pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the assigned inspector below for more info. (See reverse side for important information)

COMPLIANCE DATE: 12/12/12

INSPECTOR NAME:

FISHER

(PRINT NAME)

11/28/12
ISSUED DATE

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 - 14 Account Number - 1403051050

Owner Information

Owner Name:	BREWER CAROLINE M BREWER W RAYMOND JR	Use:	RESIDENTIAL
Mailing Address:	1808 HANFORD RD BALTIMORE MD 21237-1744	Principal Residence:	YES
		Deed Reference:	1) /12843/ 00081 2)

Location & Structure Information

Premises Address
1808 HANFORD RD
0-0000

Legal Description
1808 HANFORD RD WS
KENWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0089	0011	0625		0000		4	22	3	
									Plat Ref: 0018/0105

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,396 SF	5,500 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	78,000	78,000		
Improvements:	125,900	89,900		
Total:	203,900	167,900	167,900	167,900
Preferential Land:	0			0

Transfer Information

Seller:	SAIN CAROLINE	Date:	05/07/1998	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/12843/ 00081	Deed2:	
Seller:	SAIN DAVID	Date:	03/02/1995	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/10958/ 00704	Deed2:	
Seller:	COMOTTO FRANK C	Date:	02/24/1994	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/10363/ 00395	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	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

2013-0137-A

December 10, 2012

Department of Permits, Approvals and Inspections

Attn: Zoning Review

111 West Chesapeake Avenue

Baltimore, MD 21204

RE: Variance Request for 1808 Hanford Road, Baltimore, MD 21237

To Whom It may Concern,

My husband Ray and I want to apologize for any inconvenience we have may caused our neighbor related to the small porch we built on the side of our house for our special needs son, Robert.

We have two wonderful 11 year old twins, Robert and Raymond. In an attempt to have children I experienced several medical procedures and eventually became pregnant. Robert and Raymond were born premature. Robert has a severe form of cerebral palsy called spastic diplegia. He has very limited mobility except in a wheelchair, as a result he has had 4 surgeries in the past 4 years to strengthen his leg muscles. Robert is a very determined child whose personality makes everyone smile that comes in contact with him. My husband and I are trying to do all we can to improve Robert's quality of life. He is receiving physical therapy, occupational therapy and speech therapy. Recently it has been suggested that Robert should have a psychological test performed due to behavioral issues at school. Despite all these challenges, Robert and Raymond are the loves of our lives.

Due to the challenges mentioned above, Robert has several pieces of medical equipment including a walker, wheelchair and forearm crutches just to name a few. The main level of our house is not large enough to accommodate Robert's equipment so my husband closed in our side porch next to our kitchen. We are buying our home from my father and cannot afford to buy a larger home. The house was built in the 1950's and needs many improvements which my husband is trying to accomplish while being a very dedicated employee at Towson University. As you know the repairs take time and money. My husband is trying to balance his busy schedule at work with the demands of Robert's medical appointments along with spending time with Raymond. He spends every free minute he has working on something around the house that needs repaired or that will help Robert with his daily activities around the house. The area in question which my husband is building is where we were planning to store Robert's equipment.

My family is asking if you would please consider a variance for the addition we are building. At no time were we purposely infringing on our neighbors property or trying to take advantage of our neighbor. We are just trying to make our house a home that would be easier for Robert to maneuver in and feel a little more independent considering the challenges he has before him. Your consideration regarding the variance would mean the world to our family especially Robert. Enclosed you will find letters from our neighbors who are eager to support Robert and his family regarding this matter. We hope that you will acknowledge the addition was built out of love and concern for a child we never thought we would be blessed with. He is our miracle child, please help us help him.

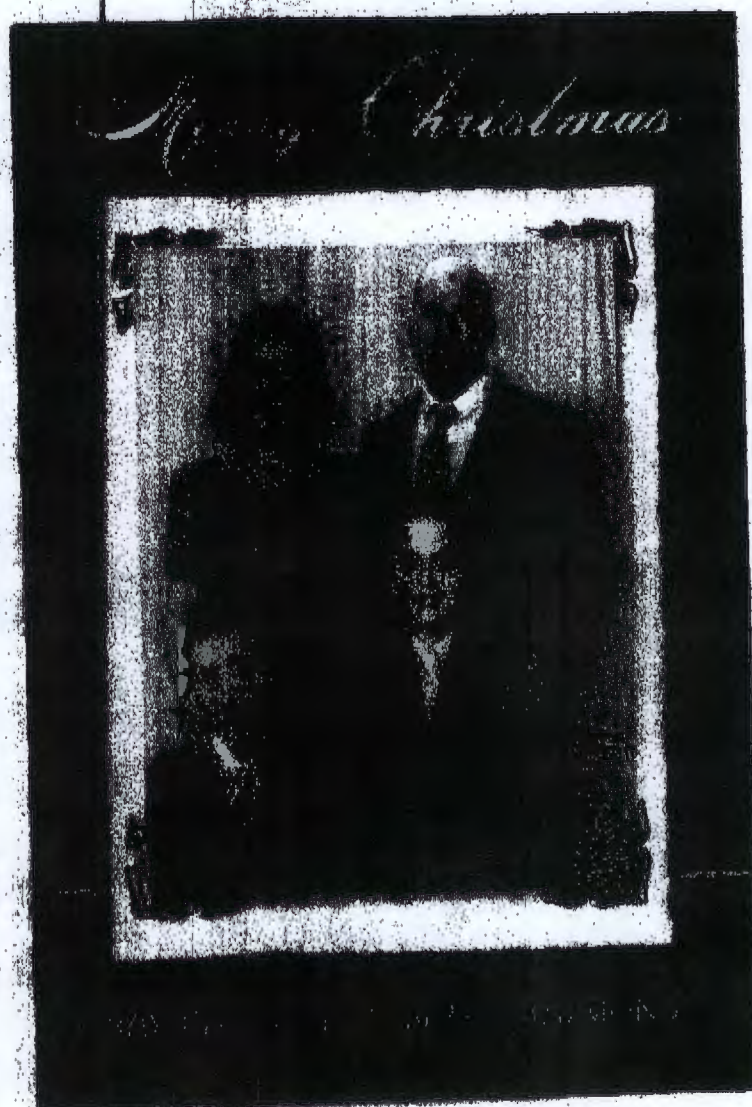
2013-0137-A

Thank you in advance for your cooperation and consideration regarding this matter. If you have any questions or need additional information please contact us at 410 866 8021.

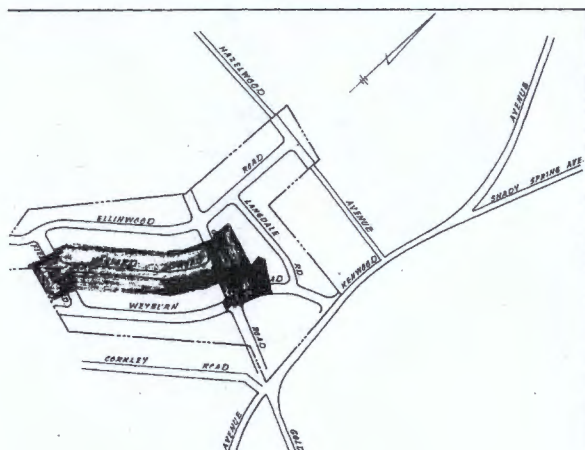
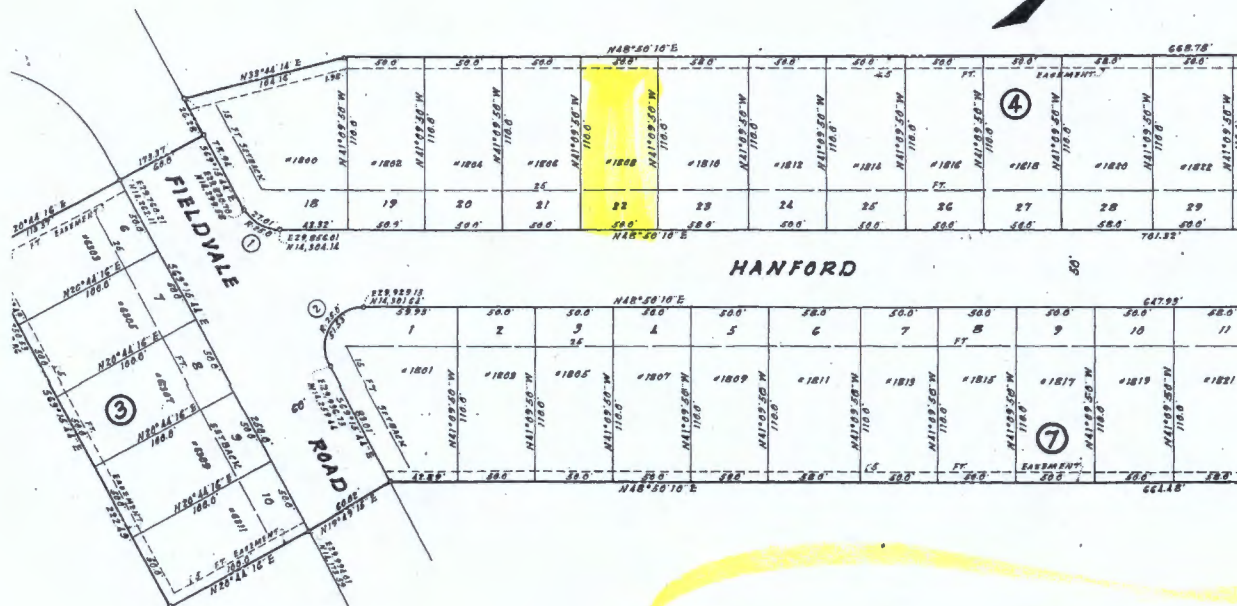
Sincerely,

The Brewer Family

Raz Caroline R. Le'r Raymond



2013-0137-A



APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS:

Robert J. Harris March 9, 1953
ROADS ENGINEER OF BALTO. CO.

APPROVED BY BALTIMORE COUNTY PLANNING COMMISSION:

Frederick S. Dill March 6, 1953
DIRECTOR

OWNERS CERTIFICATE:

Certification is hereby made that all the requirements of the Annotated Code of Maryland Chapter 1016, Act of 1945 have been complied with on this plat.

The Ralph W. Dimmers Bldg. Co.
PRESIDENT

ENGINEERS CERTIFICATE:

Certification is hereby made that this plat represents a survey by G.W. Stephenson & Co. and Associates and that it meets the requirements of Section 72-5 Article 17 of Annotated Code of Maryland 1947 Supplement.

G.W. Stephenson
REGISTERED

LEGEND:

Outline
Blacks
Hatched
City of
County
State
Federal
Other

2013-0137-A

CASE NAME 1808 Hanford
CASE NUMBER 2013-137-A
DATE 2-19-2013

[illegible]

Case No.: 2013-0137-A

Exhibit Sheet

192
3-27-13

SV
2-20-13

Petitioner/Developer

Protestants

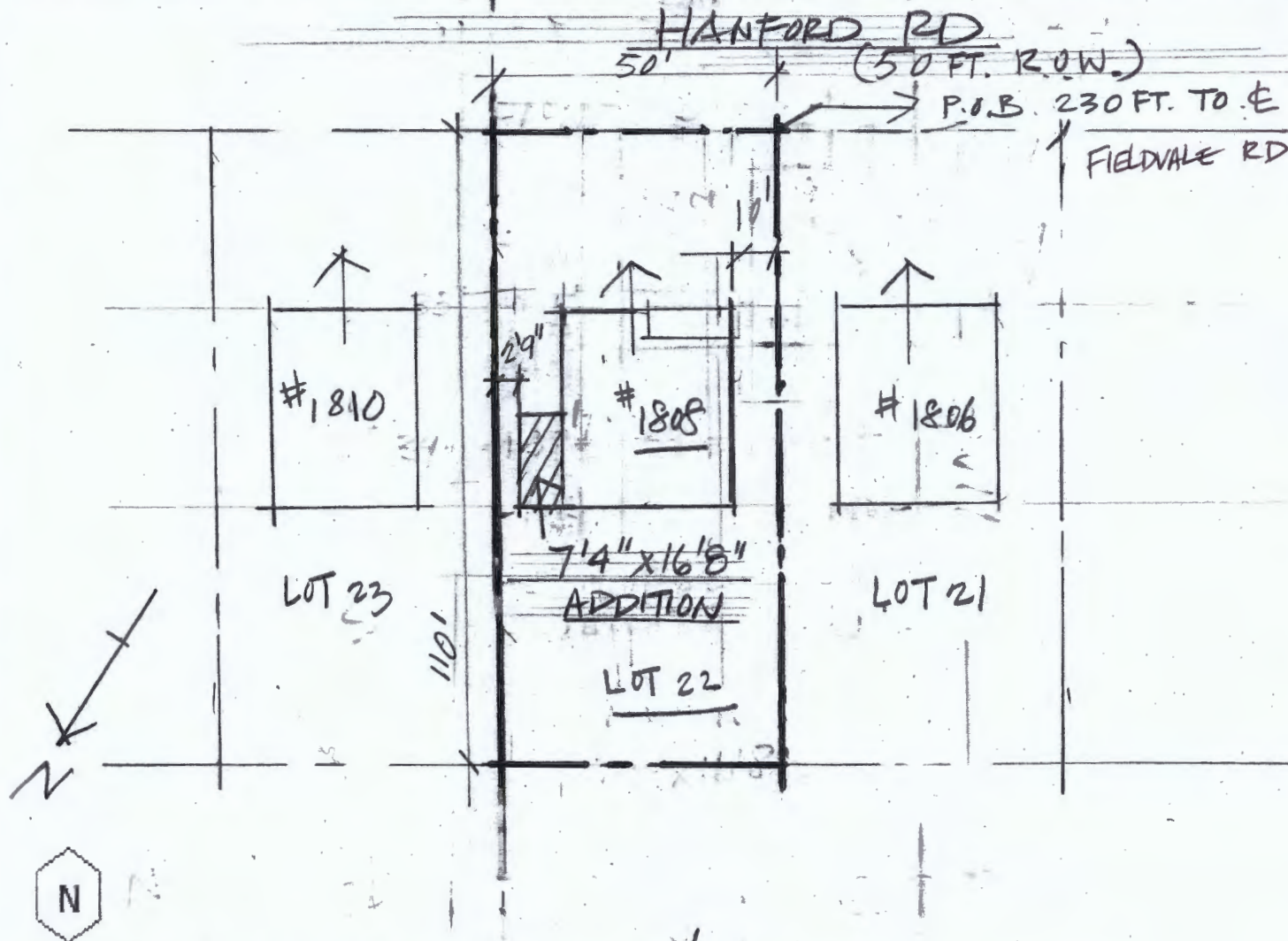
No. 1	Site Plan	
No. 2	Letters from Neighbors	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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

ADDRESS 1808 HANFORD ROAD OWNER(S) NAME(S) CAROLINE & WILLIAM BREWER

SUBDIVISION NAME KENWOOD LOT # 22 BLOCK # 4 SECTION #

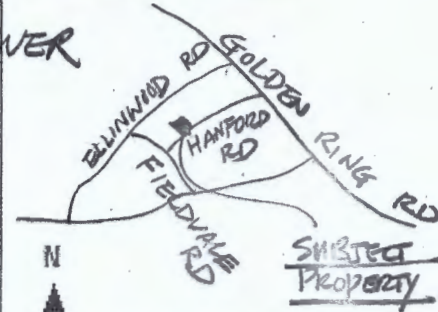
PLAT BOOK # 18 FOLIO # 105 10 DIGIT TAX # 1403051050 DEED REF. # 12843100081



PLAN DRAWN BY Caroline Brewer

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

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 089C1

SITE ZONED DR 5.5

ELECTION DISTRICT 14 TH

COUNCIL DISTRICT 7 TH

LOT AREA ACREAGE

OR SQUARE FEET 5,500 FT.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#121249

#2

2013-0137-A

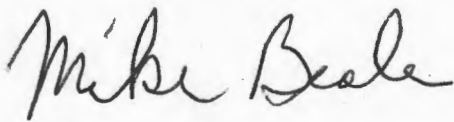
December 6, 2012

To Whom It May Concern,

My name is Mike Beale, homeowner of 1806 Hanford Road, Baltimore, Md 21237. I have known Caroline Brewer all her life. She is a wonderful neighbor. Her husband Ray works constantly to provide for their family. I never see him stop moving. When my mother was ill, Ray and Caroline were always there for her if I could not be. Caroline has her hands full with Robert. He is a great kid and always makes me laugh. I always see Caroline outside working with Robert trying to get him to walk better. These houses are set up very small. I admire Ray for building the addition to get extra space. Please do whatever it takes to help them. They deserve it. They are always available for me whenever I need them.

Thank You,

Mike Beale

A handwritten signature in cursive script that reads "Mike Beale". The ink is dark and the signature is fluid.

Ps #2

2013-0137-A

December 7, 2012

To Whom It May Concern,

We live across the street from the Brewer Family. We are the homeowners of 1807 Hanford Road. We have known Caroline Brewer since she was a baby. The Brewer Family is a wonderful family. I was very close to Caroline's parents also. Her mom died 9 years ago to ALS. I often feel sorry for Caroline since her mom is not around to help her with her boys especially Robert. Her husband Ray works hard to provide for them. I see Caroline working with Robert all the time to make his legs stronger. Please do whatever you can to help them out. I know they have a lot on them. They are always here for my husband and I. They maintain our lawn and remove our snow in the winter. I don't know what I would do without them. Their addition is a great idea. I would love to see them be able to finish it. Ray worked so hard on it. Robert is lucky to have such wonderful parents.

Sincerely,

Gloria Frampton
Chlr 02/10

Gloria and Charles Frampton

2013-0137-A

December 6, 2012

To Whom It may Concern,

My name is Kelly Walter. I am the homeowner of 1810 Hanford Road, Baltimore, Md 21237. I have absolutely no concerns about the 33" proximity of 1808 Hanford Road's addition on the side of their house in regards to the property line. I have known Caroline Brewer all my life. She and her family are considered extended family. She and her husband, Ray have always been good neighbors. They have 11 year old twin boys named Robert and Raymond. Robert has many challenges with his cerebral palsy. He cannot walk independently but uses a wheelchair and a walker to get around. The addition is the perfect place for Robert to store all his medical equipment. Please grant the Brewer Family the variance for Robert since he would really appreciate it. Thank you so much. Please feel free to contact me with any concerns 410 574 6971.

Sincerely,

KWalter
Kelly Walter

2013-0137-A

Reference to Robert

From : Jessica Beale <j623nicole@aim.com>

Mon, Dec 10, 2012 02:42 AM

Subject : Reference to Robert

To : carolmbrew@comcast.net

To whom this may concern;

I used to reside at 1806 Hanford Road 21236 with my father. While I lived there I became very close friends with Mr. & Mrs. Brewer. I also became very close with their twin boys Robert & Raymond. Robert is a remarkable young man. I have seen him overcome obstacles when others would have given up. Mrs. Brewer is an outstanding mother. I observed her encourage & work with Robert on a daily basis to improve him walking. Mrs. Brewer is an unselfish person she dedicates every day & make several sacrifices in her personal life for both of her boys. I have seen Robert benefit & accomplish so much but, not without the fantastic work of his mother. Mr. & Mrs. Brewer are both amazing people. They are always there when you need them. They are the people you strive to have as your neighbors. They are both very intelligent, selfless, extremely hard working individuals. I know this addition will help Robert strive even further in life. He depends on this. Both of his parents have worked so extremely hard to provide this for him. I would appreciate you taking this into consideration. I know I've told you a lot about the Brewer's but, not so much myself. My name is Jessica Beale I am a Baltimore County Police Officer & I have been since 2008. I wouldn't normally write any type of letters for anyone. Considering I feel so strongly on this issue I was more than thrilled to explain to you such an amazing family. I hope you can appreciate that we have all taken our time to write to you. If you have any questions please feel free to contact me at anytime. Thank you for your time.

Jessica Beale
443 392 0377

Sent from my iPhone

2013-0137-A