



KEVIN KAMENETZ
County Executive

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

April 16, 2013

Marc E. Raley
Mariah B. Gillis
1018 Overbrook Road
Baltimore, Maryland 21239

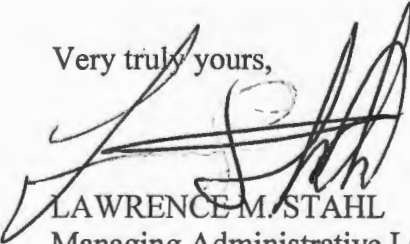
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(1018 Overbrook Road)
Case No. 2013-0208-A

Dear Mr. Raley and Ms. Gillis:

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.

Very truly yours,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Zachary A. and Sharah Mar-Kaminsky, 1006 Overbrook Road,
Baltimore, Maryland 21239
Staci N. Lanham, 1010 Overbrook Road, Baltimore, Maryland 21239
Mary Quick, 1015 Overbrook Road, Baltimore, Maryland 21239
John Miller, Jr., 1011 Overbrook Road, Baltimore, Maryland 21239

IN RE: PETITION FOR ADMIN. VARIANCE *
(1013 Overbrook Road)
9th Election District *
5th Council District *
Marc E. Raley and Mariah B. Gillis *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0208-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Marc E. Raley and Mariah B. Gillis. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition on the side of an existing dwelling with a side yard setback of 5 ft. 6 in. in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that letters of support were received from Zachary A. and Sharah Mar-Kaminsky (1006 Overbrook Road), Staci N. Lanham (1010 Overbrook Road), Mary Quick (1015 Overbrook Road), and John Miller, Jr. (1011 Overbrook Road), all of whom had no objection to the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 24, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-16-13

By [Signature]

The Petitioners have 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 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 Petitioners.

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 16th day of April, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition on the side of an existing dwelling with a side yard setback of 5 ft. 6 in. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

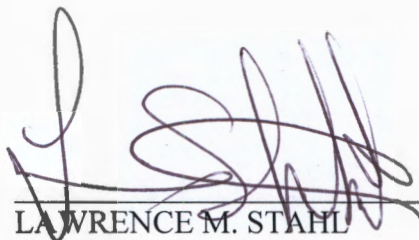
- The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason,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

ORDER RECEIVED FOR FILING

Date 4-16-13

By law

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 4-16-13

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 1013 Overbrook Rd.

which is presently zoned DR 5.5

Deed Reference 22140-0386

10 Digit Tax Account # 0903230710

Property Owner(s) Printed Name(s) Marc Raley and Mariah Gillis

(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) 1 B 02.3.C.1. OF BCZR TO PERMIT AN ADDITION ON THE SIDE OF AN EXISTING DWELLING WITH A SIDE YARD SETBACK OF 5'6" IN LIEU OF THE REQUIRED 10 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:

Mariah Gillis / Marc Raley
Name #1 - Type or Print Name #2 - Type or Print

Yanah Subi / [Signature]
Signature #1 Signature #2

1013 Overbrook Rd Baltimore MD
Mailing Address City State

21239, 443 992 0448, mariahgillis@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Mariah Gillis
Name - Type or Print

Yanah B Subi
Signature

1013 Overbrook Rd Baltimore MD
Mailing Address City State

21239, 443 992 0448 mariahgillis@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 3 day of March, 2013 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

2013-0208-A

Filing Date

3/13/13

Estimated Posting Date

3/24/13
~ 4/8/13

Reviewer

AT

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: 1013 Overbrook Rd. Baltimore MD 21239
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)

(Please See Attached)

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

Mariah B. Gillis
Signature of Affiant
Mariah Gillis
Name- Print or Type

Marc E. Raley
Signature of Affiant
Marc E. Raley
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 8th day of March, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Mariah Gillis & Marc Raley
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

Marlene A. Muller
Notary Public

9/25/16
My Commission Expires



Marlene A. Muller
NOTARY PUBLIC
Baltimore County
State of Maryland
My Commission Expires
September 25, 2016

REV. 10/12/11

2013-0208-A

March 8th, 2013

Affidavit In Support of Administrative Variance

Property Address: 1013 Overbrook Rd, Baltimore MD 21239

We are requesting an administrative variance to construct a sunroom addition on the west side of our house. The sunroom that we are proposing to build is approximately 15' wide and would extend out from the house approximately 10' 6". The distance from our house to the property line is 16'. The sunroom we are considering is currently at Second Chance in Baltimore, and is a disassembled sunroom that was reclaimed from another house. We are basing our dimensions on measurements of the individual components at the warehouse; this is a good faith estimate of the completed dimensions, but the finished dimensions may vary slightly. The site is currently a paved driveway, and we would pour a level concrete pad on which to construct the sunroom. It would enclose an existing exterior side door. The sunroom has a door to the exterior, and we also have an additional door to a back deck, so it would not impair a means of egress. The current house is just over 1100 square feet, and my husband and I have lived in this property for over seven years. We have a five year old daughter. A sunroom would provide us with more year-round interior living space, as well as space for my collection of plants and orchids, which I have acquired over the years. The design of the sunroom is attractive and would not be obtrusive to us or to our immediate neighbors. We have included an approximate photographic mockup of what the completed structure would look like. We appreciate your consideration of our request.

Thank You,
Mariah Gillis and Marc Raley

2013-0208-A

3/12/13
Mariah Gillis

~~Part A:~~

Zoning Property Description For: 1013 Overbrook Rd, Baltimore, MD 21239
This section taken from Deed:

~~Beginning on the Southwest side of Overbrook Rd. (Formerly called Wakeford Rd.) at the distance of 300 feet Southeasterly from the corner formed by the Southwest side of Overbrook Rd and the Southeast side of Beechwood Rd, which place of beginning is at the division line between Lots nos. 212 and 322, as shown in the Plat of Idlewylde Section "A" recorded among the Land Records of Baltimore County in Plat Book WPC 7, Folio 140, and running thence Southeasterly binding on the Southwest side of Overbrook Rd 50 Feet to Lot No. 324, thence Southwesterly parallel with Beechwood Rd. and binding in lot 324, 100 feet to lot 322A, 50 feet to lot 212, thence Northeasterly parallel with Beechwood Rd and and binding on lot 212 100 feet to the place of beginning.~~

Beginning at a point on the Southwest side of Overbrook Rd. which is ~~18~~ ⁴⁰ feet wide, at the distance of 300 feet Southeast of the centerline of the nearest improved intersecting street, Beechwood Rd. which is ~~18~~ ⁴⁰ feet wide.

~~Part B Option 2~~

Being Lot # 322/323, Block 1000, Section "A" in the subdivision of Idlewylde as recorded in Baltimore County Plat Book # WPC 7, Folio # 140, containing 5000 Square feet. Located in the 9th Election District and 5th Council District.

2013-0208-A

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

No. **96202**

Date: **3/13/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 3/14/2013 3/13/2013 11:13:02 2

REC 0005 WALKIN HOOL IND
 >>RECEIPT # 620129 3/13/2013 0FLN
 Dept: 5 528 TWINS VERIFICATION
 CR NO: 096202
 Recpt Tot \$75.00
 \$75.00 CK \$4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75-

Total: **\$75-**

Rec From: **MARIAH GILLIS**
 For: **1013 OVERBROOK RD.**
2013-0208-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2013-0208-A

Petitioner/Developer MARIAH
GILLIS

Date Of Hearing/Closing: 4/8/13

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1013 OVERBLOOM ROAD

This sign(s) were posted on March 24, 2013

Month, Day, Year

Sincerely,

Martin Ogle 3/24/13

Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2013-0208-A

TO PERMIT AN ADDITION ON THE SIDE OF AN
EXISTING DWELLING WITH SIDE YARD SETBACK
OF 5' 6" IN LIEU OF THE REQUIRED 10 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON

MONDAY APRIL 8, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-587-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

made 3/24/13

MEMORANDUM

DATE: May 20, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0208-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 16, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>3-26</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-20</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>3-11</u>	ADJACENT PROPERTY OWNERS	<u>4 Ltrs. of Support</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-24-13</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	<i>did not find they were needed</i> 4/15
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
<i>June Fisher to speak to Aaron Tsui (Zoning Rev.)</i>		
Comments, if any: <u>Missing Photos - spoke to Mrs. Dileo</u>		
<u>Asked Mrs. Dileo can send via email - Rec'd 4/16</u>		

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0208 -A

Address 1013 OVERBROOK ROAD

Contact Person: AARON TSUI

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 3/13/13

Posting Date: 03/24/13

Closing Date: 4/08/13

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- 0208 -A

Address 1013 OVERBROOK ROAD

Petitioner's Name MARIAH GILLIS

Telephone 443.992.0448

Posting Date: 03/24/13

Closing Date: 04/08/13

Wording for Sign: To Permit AN ADDITION ON THE SIDE OF AN EXISTING DWELLING WITH SIDE YARD SETBACK OF 5'6" IN LIEU OF THE REQUIRED 10 FEET.

Revised 7/06/11

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: March 26, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0208-A
Address 1013 Overbrook Road
(Gillis Property)

Zoning Advisory Committee Meeting of March 18, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAR 26 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 25, 2013
Item Nos. 2013- 0207, 0208, and 0209.

DATE: March 22, 2013

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

DAK:CEN
Cc: file

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3-20-13

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

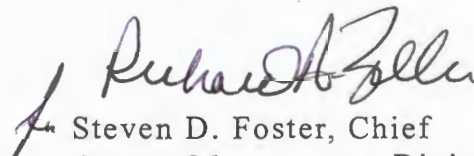
RE: Baltimore County
Item No 2013-0208-A
Administrative Variance
Mariah & Mark Gillis
1013 Overbrook Road

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. 2013-0208-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



KEVIN KAMENETZ
County Executive

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

April 9, 2013

Mariah Gillis & Marc Raley
1013 Overbrook Road
Baltimore MD 21239

RE: Case Number: 2013-0208 A, Address: 1305 Overbrook Road

Dear Ms. Gillis & Mr. Raley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 13, 2013. 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

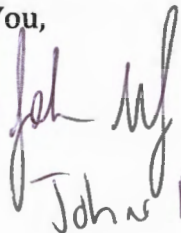
c: People's Counsel

Letter in Support of Administrative Variance for 1013 Overbrook Rd, 21239

To: Office of Administrative Law of Baltimore County

I am writing in support of Mariah Gillis and Marc Raley's request for a variance for the addition of a sunroom addition on the side of their house. I reside at 1011 Overbrook Rd, immediately to the West of the property. I have no objection to the construction of the sunroom near the property line between our two houses.

Thank You,


John Miller Jr

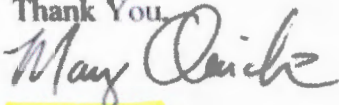
2013-0208-A

Letter in Support of Administrative Variance for 1013 Overbrook Rd, 21239

To: Office of Administrative Law of Baltimore County

I am writing in support of Mariah Gillis and Marc Raley's request for a variance for the addition of a sunroom addition on the side of their house. I reside at 1015 Overbrook Rd, immediately to the East of the property. I have seen the photographs of the sunroom and feel that it would be an attractive addition to the home that would not be obtrusive or out of character with the neighborhood. Mariah is an avid gardener and collector of plants, and this would be something she would really enjoy. I hope you will consider granting the variance request.

Thank You



Mary Quick

1015 Overbrook Rd
Baltimore Md, 21239

2013-0208-A

3/11/13

TO whom it may concern,

I am writing in support of the variance requested by Mariah Fillis at 1013 Overbrook Rd. I do not believe the addition of this structure will be obtrusive to the neighborhood. Please let me know if you have any questions.

Thank you,

Staci Lanham

1010 Overbrook Rd

Idlewyld, MD 21239

443-759-6264

2013-0208-A

Sharah Mar-Kaminsky and Zachary Kaminsky, PhD
1006 Overbrook Road
Baltimore, MD, 21239
443-604-8164
March 11, 2013

Office of Administrative Law of Baltimore County
Historic Courthouse
400 Washington Avenue
Towson, MD 21204

Attention: Officer of Administrative Law of Baltimore County

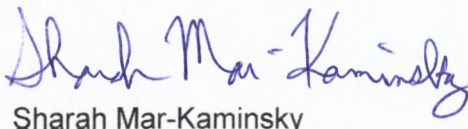
RE: Letter in Support of Administrative Variance for 1013 Overbrook Rd, 21239

Dear Sir/ Madam,

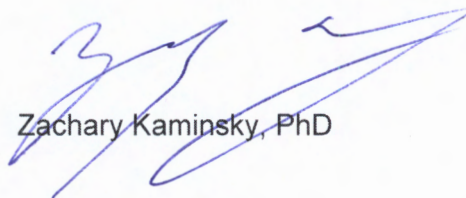
We are writing in support of Mariah Gillis and Marc Raley's request for a variance for the addition of a sunroom addition on the side of their house. We reside at 1006 Overbrook Rd, immediately to the North of the property and have been close friends and neighbors with Marc and Mariah for several years. We have seen the photographs of the sunroom and feel that it would be an attractive and interesting addition to the home that would not be obtrusive or out of character with the neighborhood. Mariah is an avid gardener and collector of plants, and this would be something she would enjoy very much. As Marc and Mariah are both professional artists and possess a strong aesthetic sense, I believe they would not pursue the sunroom addition if it was at all unattractive. As parents and caring members of the community, I believe that Marc and Mariah would also ensure the sunroom project will be completed with the utmost concern for safety and structural integrity should it be approved. We hope you will consider granting the variance request.

Thank you.

Sincerely,



Sharah Mar-Kaminsky



Zachary Kaminsky, PhD

2013-0208-A

Administrative Hearings - Re: case # 2013-0208-A

From: Administrative Hearings
To: Raley, Marc
Date: 4/16/2013 2:27 PM
Subject: Re: case # 2013-0208-A

This is to acknowledge receipt of your e-mail including the photographs. Your administrative variance will be reviewed and processed shortly.

Thank you.

>>> Marc Raley <marcraley@gmail.com> 4/16/2013 11:54 AM >>>

Hello,

Attached are three photos of the site referenced in Case number 2013-0208-A. The address of the site is 1013 Overbrook Road, Idlewylde, MD 21239 and this is in reference to an administrative variance for a sun room addition. Please call Mariah Gillis at 443-366-3869 with questions.

Thank you.

Administrative Hearings - Re: case # 2013-0208-A

From: Marc Raley <marcraley@gmail.com>
To: <administrativehearings@baltimorecountymd.gov>
Date: 4/16/2013 11:56 AM
Subject: Re: case # 2013-0208-A
CC: Mariah Gillis <mariahgillis@gmail.com>
Attachments: image.jpg; image.jpg; image.jpg

Hello,

Attached are three photos of the site referenced in Case number 2013-0208-A. The address of the site is 1013 Overbrook Road, Idlewylde, MD 21239 and this is in reference to an administrative variance for a sun room addition. Please call Mariah Gillis at 443-366-3869 with questions.

Thank you.

RECEIVED

APR 16 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Maryland Department of Assessments and Taxation
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Account Identifier: District - 09 Account Number - 0911156160

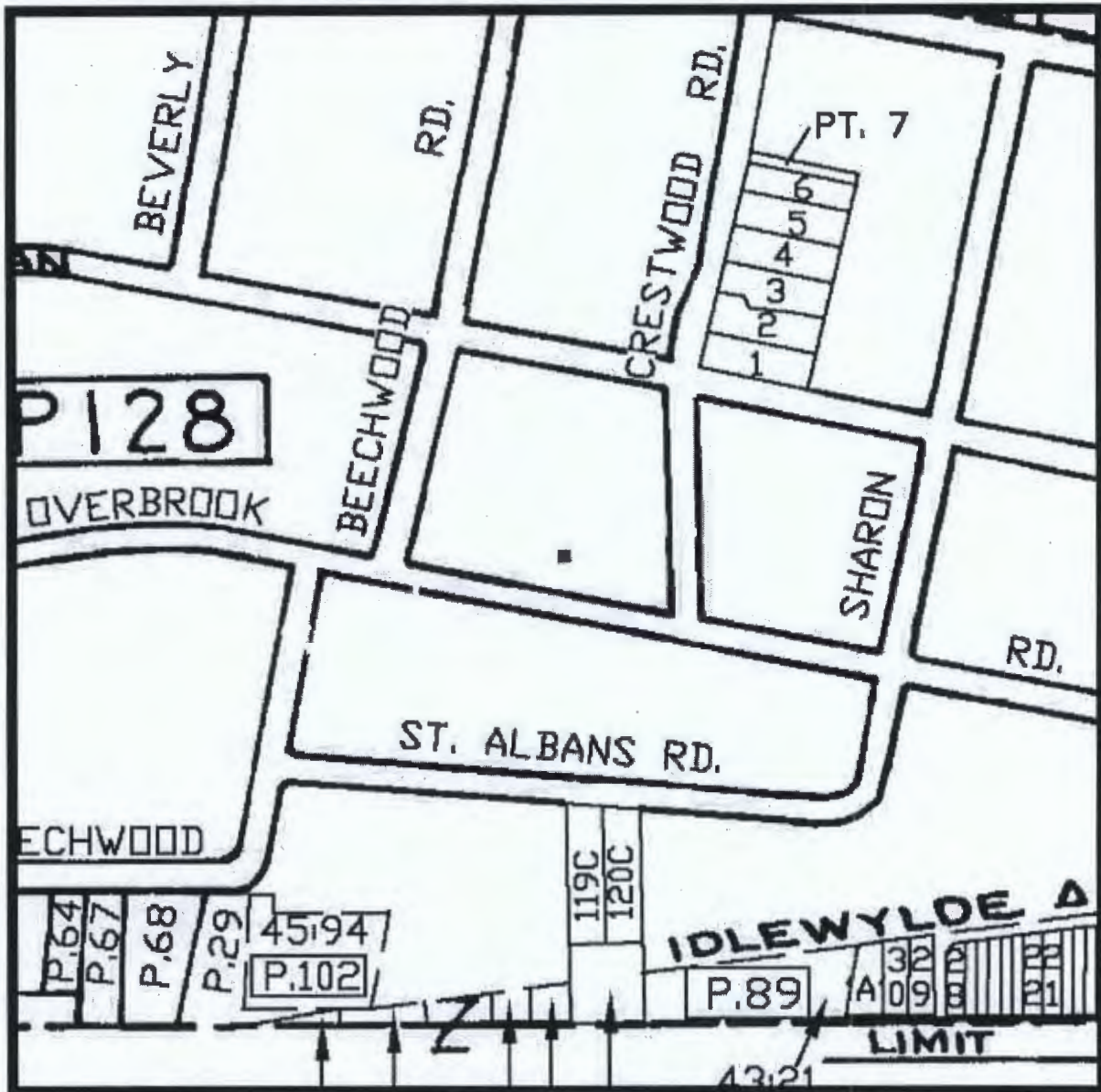
Owner Information										
Owner Name:		KAMINSKY ZACHARY A MAR-KAMINSKY SHARAH				Use:		RESIDENTIAL		
Mailing Address:		1006 OVERBROOK RD BALTIMORE MD 21239-1535				Principal Residence:		YES		
						Deed Reference:		1) /29397/ 00372 2)		
Location & Structure Information										
Premises Address					Legal Description					
1006 OVERBROOK RD 0-0000					1006 OVERBROOK RD IDLEWGLDE					
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0080	0003	0128		0000			195	2	Plat Ref:	0008/ 0074
Special Tax Areas					Town Ad Valorem Tax Class					
Primary Structure Built					Enclosed Area		Property Land Area		County Use	
1933					1,352 SF		7,200 SF		04	
Stories	Basement	Type	Exterior							
1.500000	YES	STANDARD UNIT SIDING								
Value Information										
	Base Value	Value	Phase-in Assessments							
		As Of	As Of							
		01/01/2011	07/01/2012							
			07/01/2013							
Land	100,200	100,200								
Improvements:	148,890	142,700								
Total:	249,090	242,900	242,900	242,900						
Preferential Land:	0		0							
Transfer Information										
Seller:	SOUWEINE RACHEL					Date:	04/23/2010		Price:	\$339,900
Type:	ARMS LENGTH IMPROVED					Deed1:	/29397/ 00372		Deed2:	
Seller:	BARR BRIAN T					Date:	11/30/2005		Price:	\$285,000
Type:	ARMS LENGTH IMPROVED					Deed1:	/22981/ 00430		Deed2:	
Seller:	KELLY ANNE B					Date:	12/08/2003		Price:	\$162,000
Type:	ARMS LENGTH IMPROVED					Deed1:	/19261/ 00133		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:					Approved 12/13/2011					



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BALTIMORE COUNTY
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District - 09 Account Number - 0911156160



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Account Identifier: District - 09 Account Number - 0902657540

Owner Information

Owner Name: LANHAM LONNIE R
LANHAM STACI N
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1010 OVERBROOK RD
BALTIMORE MD 21239-1535
Deed Reference: 1) /25758/ 00339
2)

Location & Structure Information

Premises Address 1010 OVERBROOK RD
0-0000
Legal Description 1010 OVERBROOK RD
IDLEWYLDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0003	0128		0000	A		199	2	
									Plat Ref: 0008/ 0074

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1933	1,298 SF	7,200 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	100,200	100,200		
Improvements:	193,460	154,300		
Total:	293,660	254,500	254,500	254,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
MANGER DOUGLAS M	06/11/2007	\$310,000
Type: ARMS LENGTH IMPROVED	Deed1: /25758/ 00339	Deed2:
MORRIS JAMES B	12/09/2003	\$215,000
Type: ARMS LENGTH IMPROVED	Deed1: /19261/ 00671	Deed2:
ROTH JOHN R,2ND	08/30/1990	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08582/ 00160	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

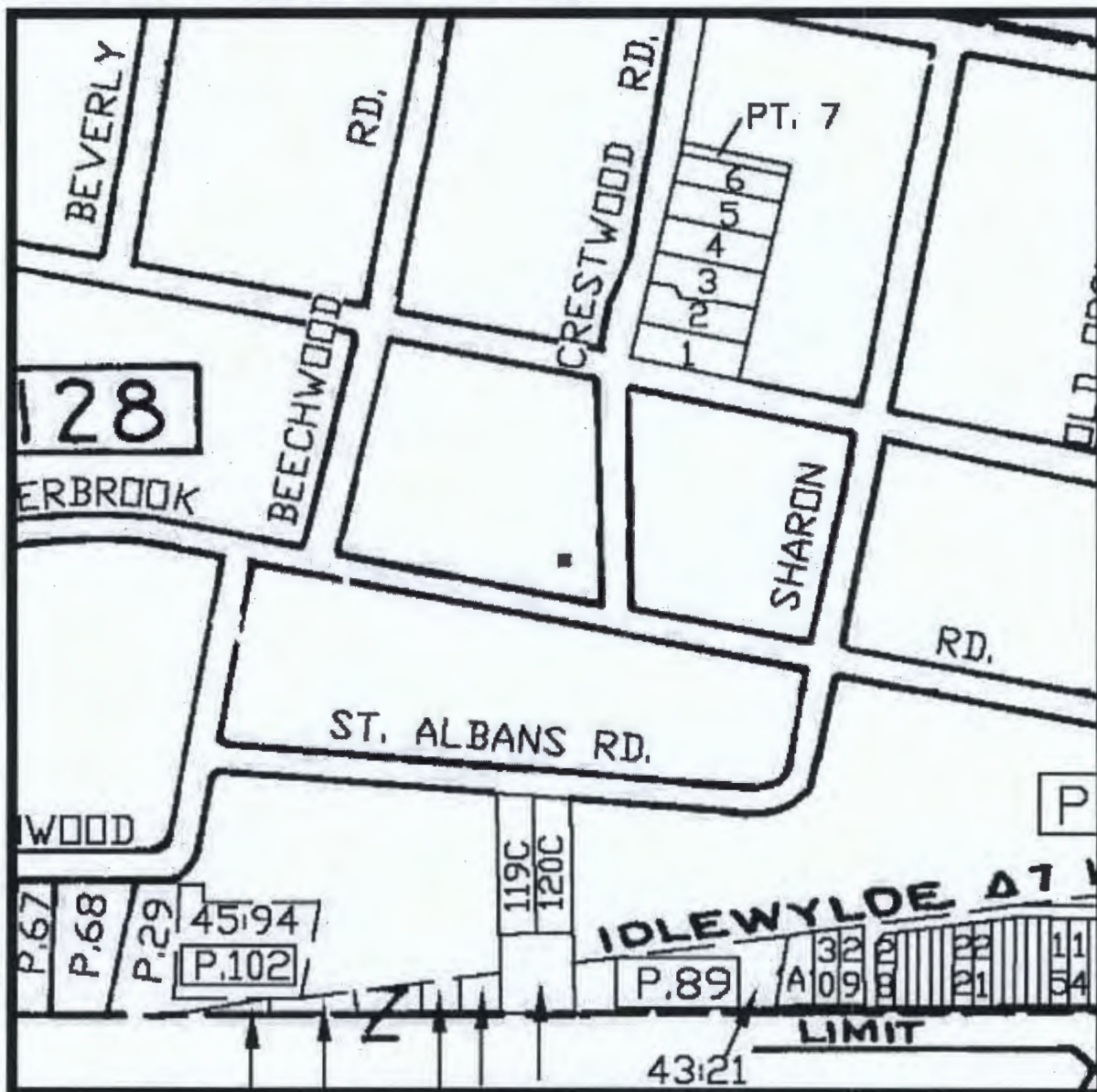
Homestead Application Status: Approved 12/11/2012



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BALTIMORE COUNTY
Real Property Data Search

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District - 09 Account Number - 0902657540



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Account Identifier: District - 09 Account Number - 0902572100

Owner Information

Owner Name: QUICK MARY ELIZABETH CLARK
QUICK JASON TYLER
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1015 OVERBROOK RD
BALTIMORE MD 21239-1536
Deed Reference: 1) /17466/ 00353
2)

Location & Structure Information

Premises Address 1015 OVERBROOK RD
0-0000
Legal Description LT 324-325
1015 OVERBROOK RD SW
IDLEWYLDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0003	0128		0000	A		324	2	Plat Ref: 0007/ 0140

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	1,104 SF	5,500 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	98,500	98,500		
Improvements:	143,230	113,700		
Total:	241,730	212,200	212,200	212,200
Preferential Land:	0		0	

Transfer Information

Seller:	Date:	Price:
WEBSTER SUSAN BIX	01/30/2003	\$155,500
Type: ARMS LENGTH IMPROVED	Deed1: /17466/ 00353	Deed2:
Seller: WALKER CHRISTOPHER	Date: 02/22/1994	Price: \$114,500
Type: ARMS LENGTH IMPROVED	Deed1: /10358/ 00377	Deed2:
Seller: BOWERS ELIZABETH MAY	Date: 02/13/1989	Price: \$71,000
Type: ARMS LENGTH IMPROVED	Deed1: /08101/ 00593	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

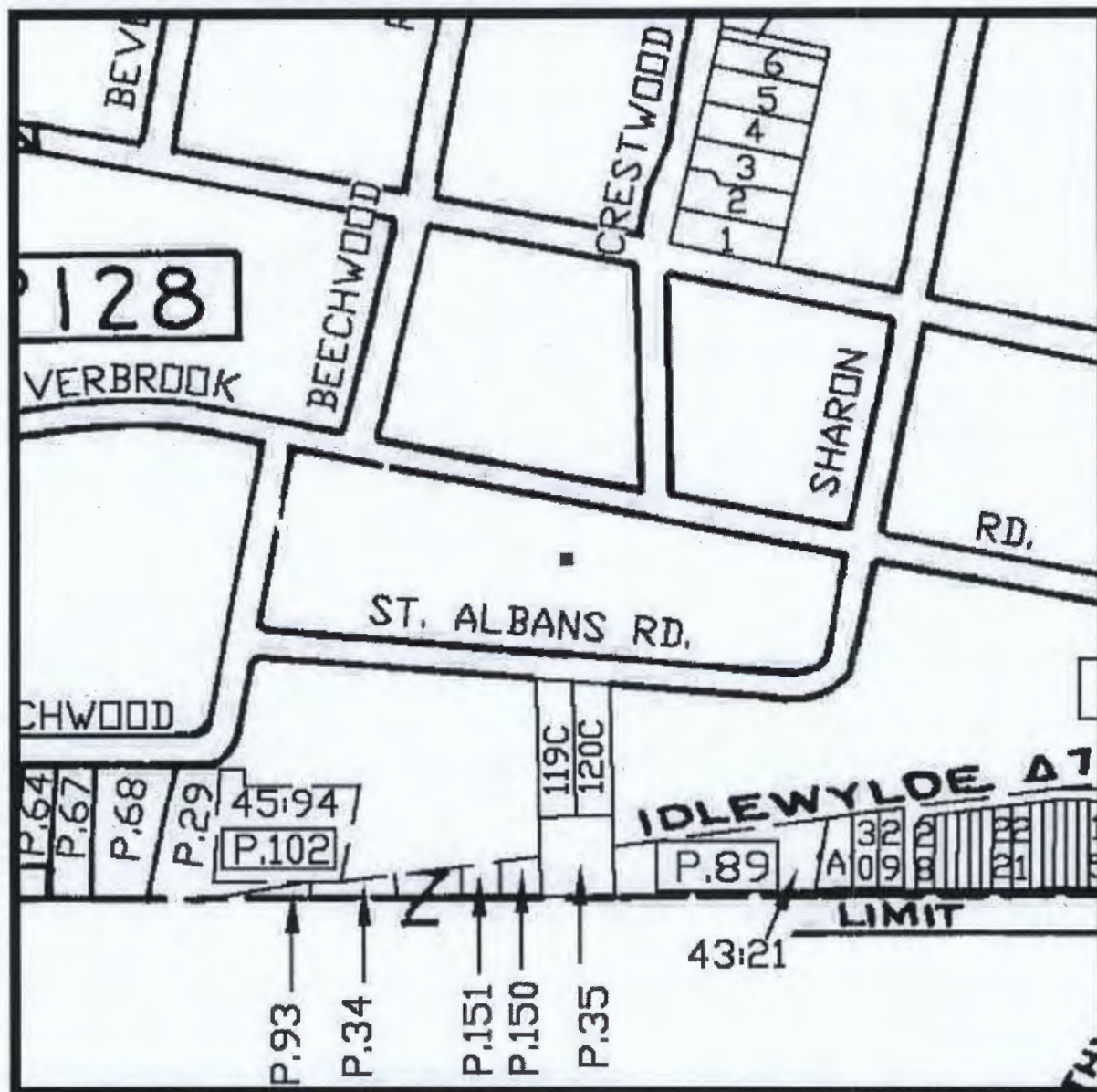
Homestead Application Status: Application received



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BALTIMORE COUNTY
Real Property Data Search

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District - 09 Account Number - 0902572100



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Account Identifier: District - 09 Account Number - 0903231470

Owner Information			
Owner Name:	EPDS DONNA MARIE NILES TEENA M	Use:	RESIDENTIAL
Mailing Address:	1011 OVERBROOK RD BALTIMORE MD 21239-1536	Principal Residence:	YES
		Deed Reference:	1) /12360/ 00306 2)

Location & Structure Information	
Premises Address 1011 OVERBROOK RD 0-0000	Legal Description IDLEWYLDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0003	0128		0000	A		212	2	Plat Ref: 0007/ 0140

Special Tax Areas	Town NONE
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	851 SF	5,500 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT SIDING	

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	98,500	98,500		
Improvements:	91,130	80,700		
Total:	189,630	179,200	179,200	179,200
Preferential Land:	0			0

Transfer Information				
Seller:	CHARITONUK CARL	Date:	09/02/1997	Price: \$92,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/12360/ 00306	Deed2:
Seller:	LAMPI ROBERT & ANNA	Date:	09/19/1957	Price: \$10,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/04665/ 00191	Deed2:
Seller:		Date:		Price:
Type:		Deed1:		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

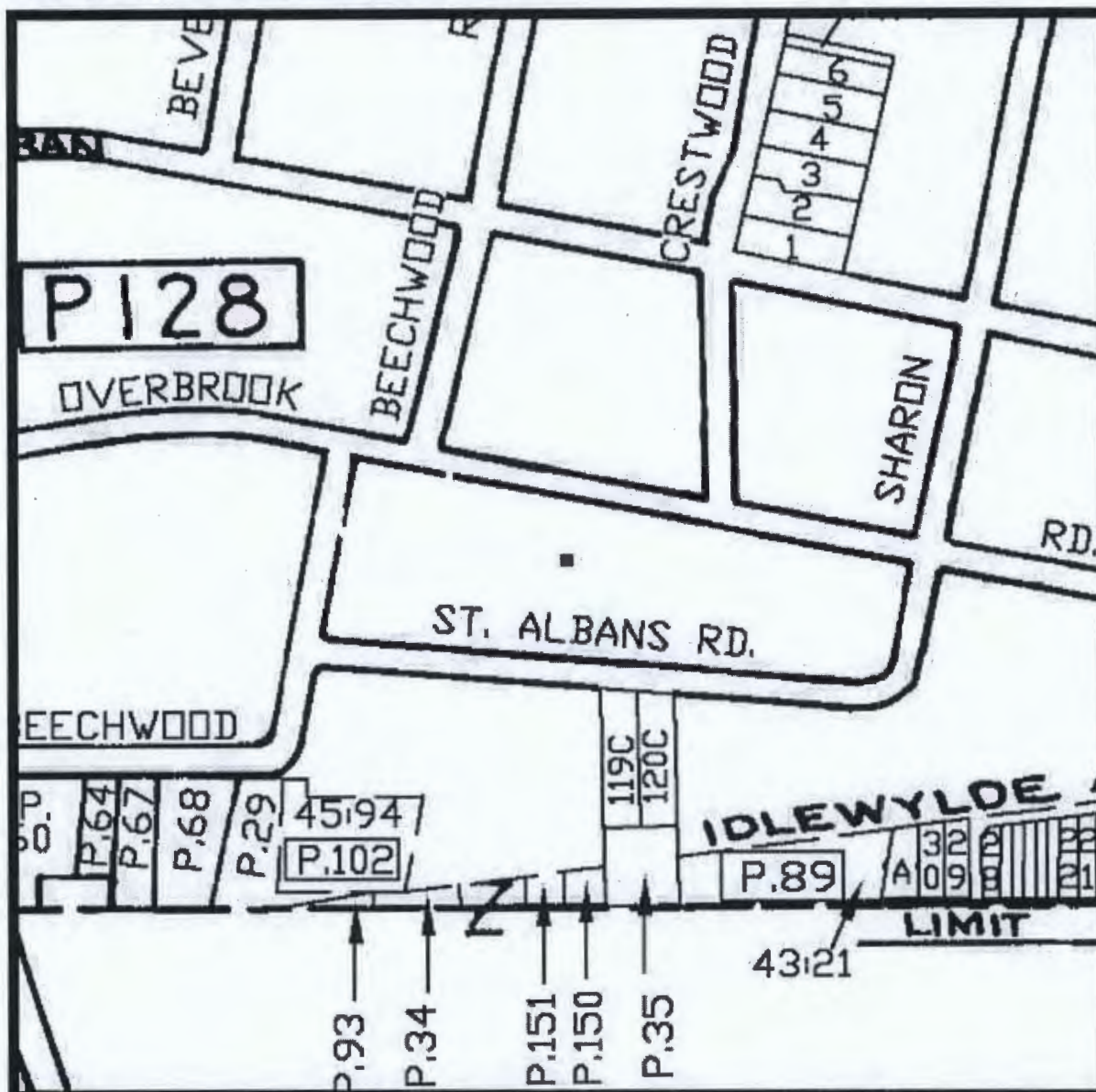
Homestead Application Information	
Homestead Application Status:	No Application



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District - 09 Account Number - 0903231470



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Account Identifier: District - 09 Account Number - 0903230710

Owner Information

Owner Name:	RALEY MARC E GILLIS MARIAH B	Use:	RESIDENTIAL
Mailing Address:	1013 OVERBROOK RD BALTIMORE MD 21239-1536	Principal Residence:	YES
		Deed Reference:	1) /22140/ 00386 2)

Location & Structure Information

Premises Address	Legal Description
1013 OVERBROOK RD 0-0000	LT 322,323 1013 OVERBROOK RD IDLEWYLDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0003	0128		0000	A		322	2	
									Plat Ref:

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	1,104 SF	5,300 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	98,500	98,500		
Improvements:	128,190	101,300		
Total:	226,690	199,800	199,800	199,800
Preferential Land:	0			0

Transfer Information

Seller:	CHINAULT WILLIAM C	Date:	06/29/2005	Price:	\$200,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/22140/ 00386	Deed2:	
Seller:	REAL ESTATE & IM PROVEMENT CO	Date:	12/27/1951	Price:	\$2,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/00000/ 00000	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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

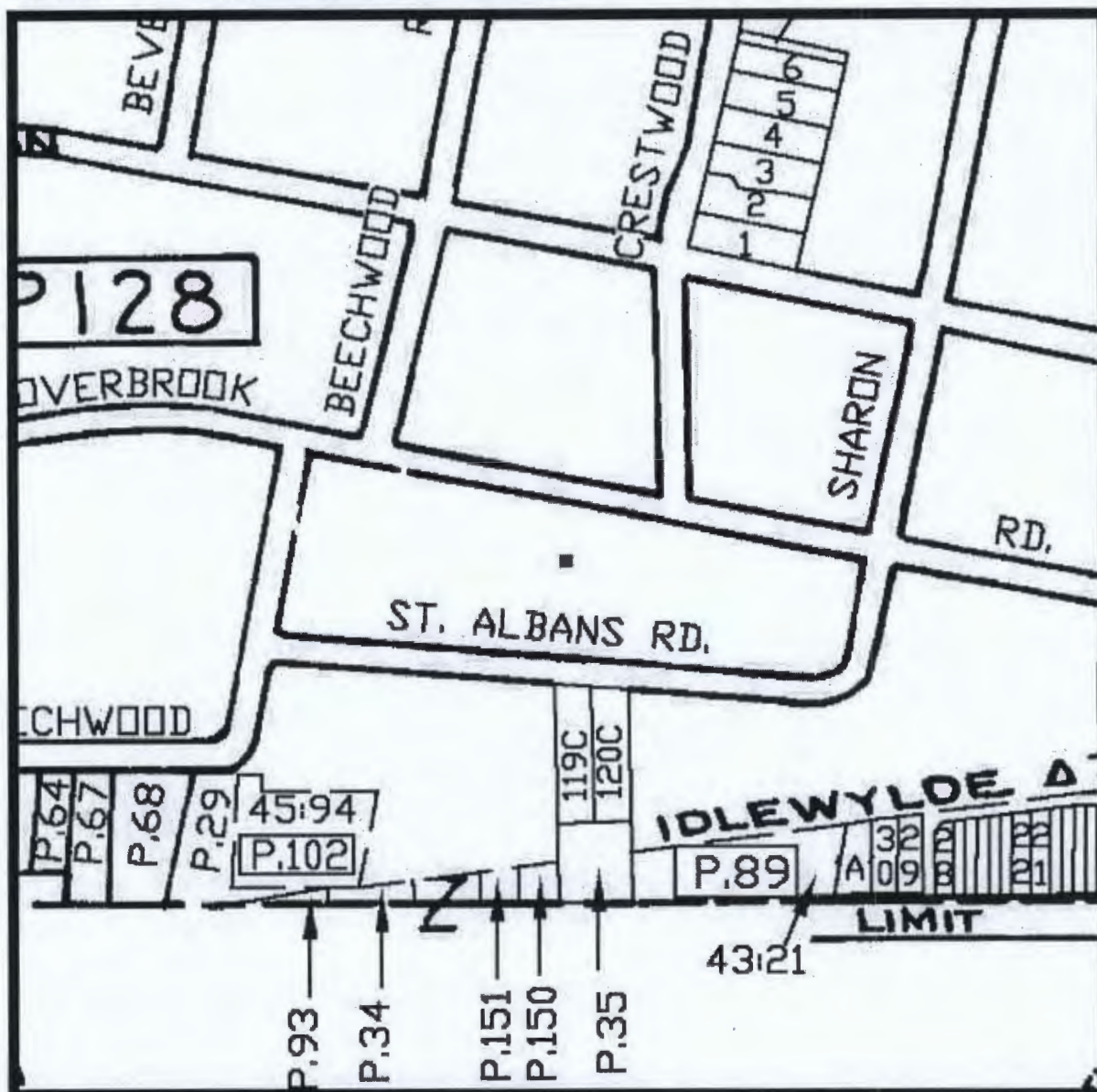
Homestead Application Status:	Approved 12/31/2012
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BALTIMORE COUNTY
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District - 09 Account Number - 0903230710



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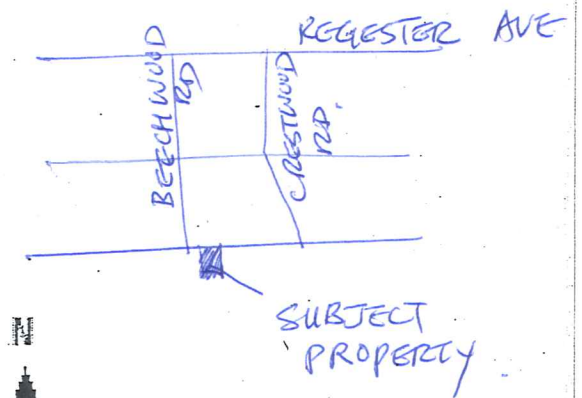






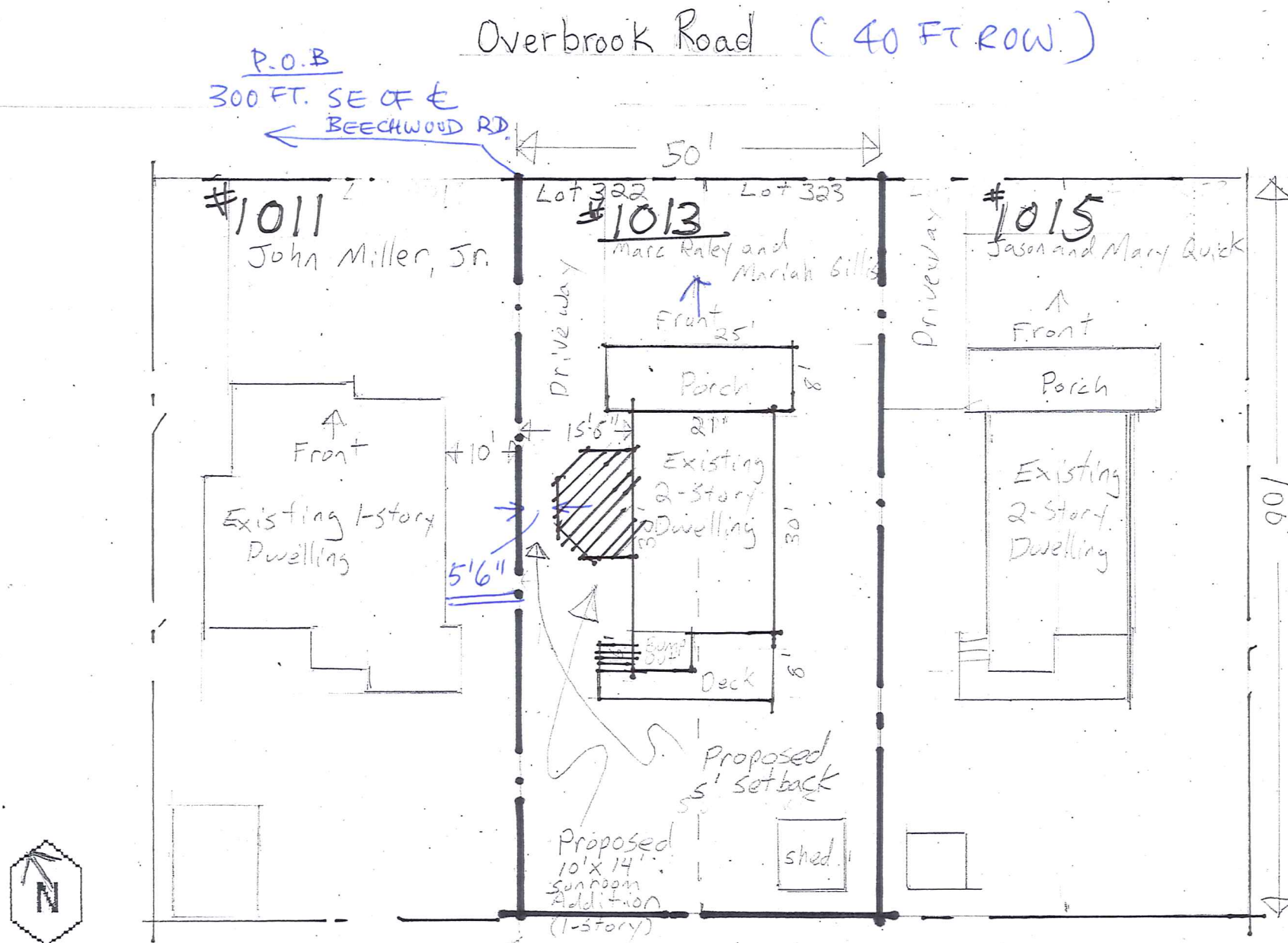
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1013 Overbrook Road OWNER(S) NAME(S) Marc Raley + Mariah Gillis
 SUBDIVISION NAME Idlewyld LOT # 322 and 323 BLOCK # 1000 SECTION # A
 PLAT BOOK # WPC-7 FOLIO # 140 10 DIGIT TAX # 0903230710 DEED REF. # 22140/0384

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 080B1
 SITE ZONED DR 5.5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE _____
 OR SQUARE FEET 5000 sq ft
 HISTORIC? N/A
 IN CBCA? N/A
 IN FLOOD PLAIN? N/A
 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



PLAN DRAWN BY Marc Raley DATE 3/12/13 SCALE: 1 INCH = 20 FEET

VIOLATION CASE INFO:

N/A

2013-0208-A

Pet. Exh. 1