

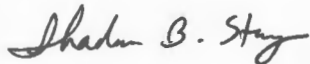
September 17, 2013

Baltimore County Zoning Review
County Office Building
111 W. Chesapeake Ave., Room 111
Towson, MD 21204

To Whom It May Concern:

My husband and I, residents of 161 Sanford Ave. Catonsville, MD 21228, do not plan to pursue the zoning variance request, case number 2014-0025-A, due to personal matters. Consequentially, we will not require the hearing scheduled.

Sincerely,



Shadrian B. Strong
161 Sanford Ave.
Catonsville, MD 21228

E-mail: shay@wickedchickenz.com
Cell: 443-636-0954

Administrative Hearings - Re: Internet Inquiry

From: Jane Willeboordse <willeboordse@verizon.net>
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Date: 8/27/2013 9:22 AM
Subject: Re: Internet Inquiry

thanks so much for your response!

Jane Willeboordse

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
To: Jane Willeboordse <willeboordse@verizon.net>
Sent: Monday, August 26, 2013 1:35 PM
Subject: Re: Internet Inquiry

Ms. Willeboordsde,

Our office is in receipt of your fax and has forwarded it to the Office of Zoning Review for inclusion in the case file. We do not anticipate receiving this file until later this week in the event no "formal demands" are requested.

Thanks again for contacting our office.

>>> Jane Willeboordse <willeboordse@verizon.net> 8/26/2013 8:12 AM >>>
Good morning,

I would like to confirm that the Zoning variance hearing scheduled for 5pm today - August 26th - will include my neighboring property of 161 Sanford Avenue in Catonsville?

2014 0025-A

I would also like to know if you will accept letters into the record at the hearing.

thanks very much in advance,

Jane Willeboordse
willeboordse@verizon.net

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov



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 161 Sanford Ave, Catonsville 21229 which is presently zoned DR2

Deed Reference 28047/00133 10 Digit Tax Account # 0118000030

Property Owner(s) Printed Name(s) Shadrin and James Strong

(SELECT THE HEARING(S) BY MARKING **X** 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. **X** **ADMINISTRATIVE VARIANCE** from section(s)

Section 1B02.3.C.1 – to permit a proposed addition with a side yard setback of 10½ feet and a summation of side yard setbacks of 26½ feet in lieu of the minimum required 15 feet and summation of 40 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:

Shadrin Strong

Name #1 – Type or Print

James Strong

Name #2 – Type or Print

[Signature]

Signature #1

[Signature]

Signature #2

161 Sanford Ave, Catonsville MD

Mailing Address City State

21229 / 410-749-1271 / Kit@wickedchickens.com

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

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 2014-0025-A

Filing Date 8/2/13

Estimated Posting Date 8/11/13

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: 161 Sanford Ave, Catonsville, MD 21228
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)

The property can not be built onto in the back of the house due to the slope of the land and water/drainage issues. A considerable amount of work would be required to remedy drainage concerns.

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

Shadrian B. Strong
Signature of Affiant

Shadrian B. Strong
Name- Print or Type

[Signature]
Signature of Affiant

James C. Strong
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 1st day of August, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

James C. Strong & Shadrian B. Strong
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

Lawrence J. Boyer
Notary Public

My Commission Expires 11/13/14

LAWRENCE J. BOYER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 13, 2014

PROPERTY DESCRIPTION FOR 161 SANFORD AVENUE

Beginning at a point on the northeast side of Sanford Avenue, which has a 40-foot right of way, at a distance of 178 feet (+/-) northwest of the centerline of the nearest improved intersecting street Newburg Avenue, which has a 50-foot right of way.

Being lots 22, 23, and 24 of the subdivision of Forest Spring Park as recorded in Baltimore County Plat Book #12, Folio #86, containing 11,250 square feet or 0.26 acres. Located in the 1st Election District and 1st Councilmanic District.

Item #0025

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: 2014-0025-A

Petitioner: Shadrian Strong

Address or Location: 161 Sanford Ave, Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Shadrian Strong

Address: 161 Sanford Ave

Catonsville, MD 21228

Telephone Number: 410-747-1271

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

No. **101596**

Date: **8/2/13**

PAID RECEIPT

BUSINESS ACTUAL TIME REM
8/05/2013 8/02/2013 00:47:11 5

REC 1605 WALTON PARK LANE
> RECEIPT R 402596 8/02/2013 OFLN

Dept 5 520 ZONING VERIFICATION
CR NO. 101596

Recpt Tot 475.00
\$75.00 01 1.00 -08
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
00	806	0000		6150				575.00

Total: **575.00**

Rec
From:

For:

Zoning hearing - case # 2014-0025-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

To: Balto. Co. PAI, Zoning office, Attn.: Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

1	Aug. 10, 2013	Certificate Of Posting
2	Aug. 10, 2013	Site Photos

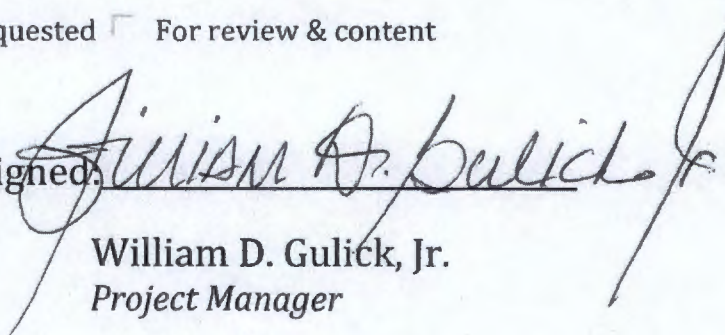
Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & content

Project: 2014-0025-A

Remarks: 161 Sanford Avenue

Signed:



William D. Gulick, Jr.
Project Manager

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: Aug. 10, 2013

Attention: Ms. Kristen Lewis

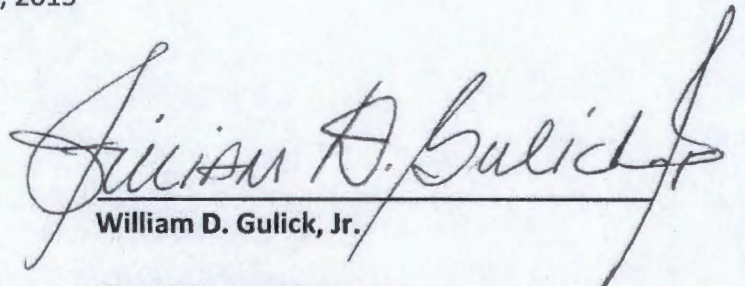
Re: Case Number: 2014-0025-A

Petitioner/Developer: J & S Strong

Date of Hearing/Closing: Aug. 26, 2013

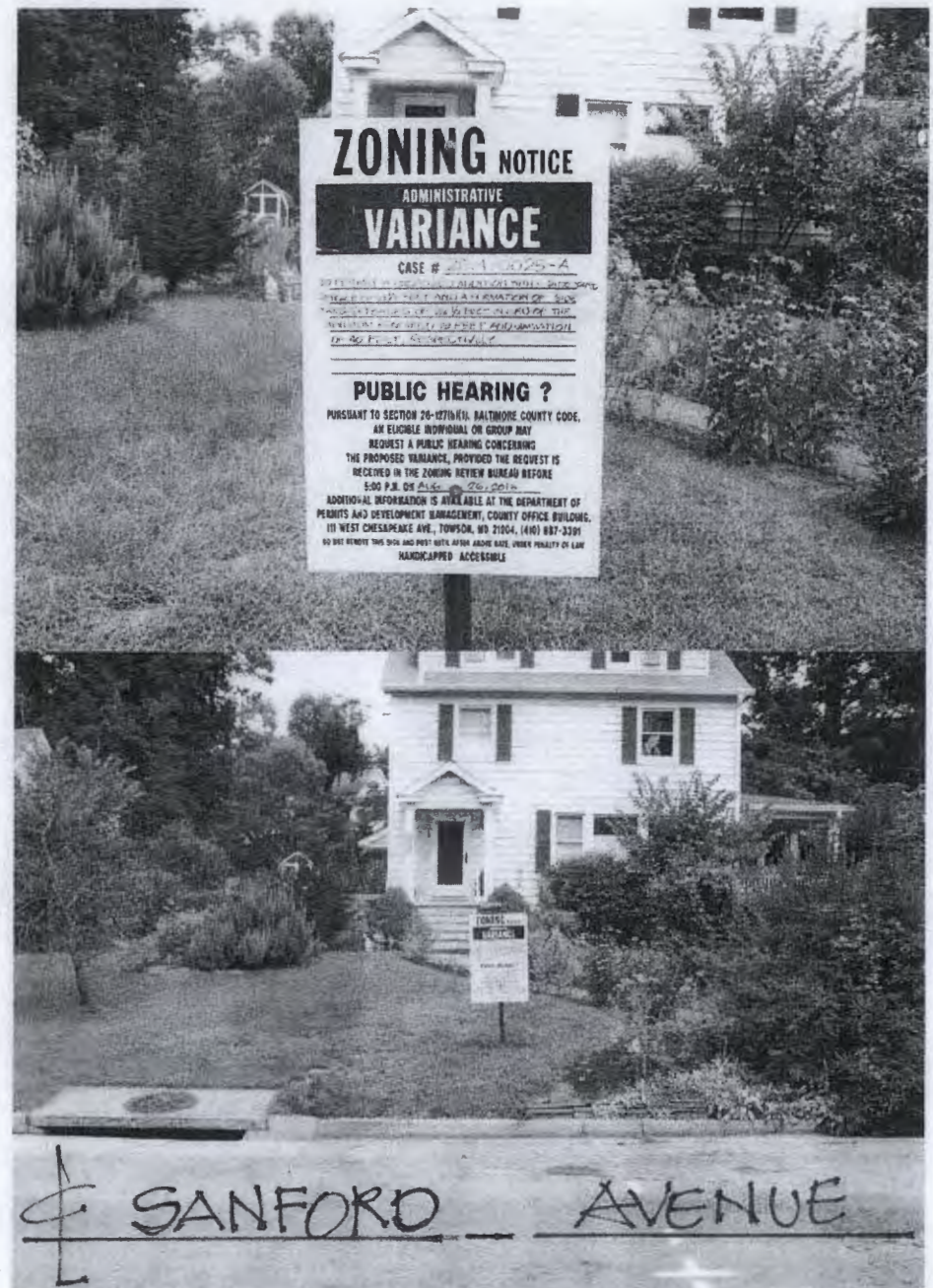
This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 161 Sanford Ave.

The sign(s) were posted on: Aug. 10, 2013

A handwritten signature in dark ink, appearing to read "William D. Gulick, Jr.", written over a horizontal line.

William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 20-1025-A

THE APPLICANT HAS REQUESTED A VARIANCE FROM THE ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A TWO-STORY RESIDENTIAL HOME WITH A PORCH ON THE SOUTH SIDE OF THE LOT. THE VARIANCE REQUESTED IS TO PERMIT THE CONSTRUCTION OF A TWO-STORY RESIDENTIAL HOME WITH A PORCH ON THE SOUTH SIDE OF THE LOT.

PUBLIC HEARING ?

PURSUANT TO SECTION 20-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON AUG. 20, 2024.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWNSHIP, MD 21064, (410) 887-3391. DO NOT REMOVE THIS SIGN AND POST WITHIN 30 DAYS AFTER PUBLIC HEARING. VIOLATION PENALTY OF LAW. HANDICAPPED ACCESSIBLE.

⌘ SANFORD AVENUE



KEVIN KAMENETZ
County Executive

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

August 27, 2013

Shadrian & James Strong
161 Sanford Avenue
Catonsville MD 21228

RE: Case Number: 2013-0025 A, Address: 161 Sanford Avenue

Dear Mr. & Ms. Strong:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 2, 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

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8-14-13

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

RE: Baltimore County
Item No. 2014-0025-A
Administrative Variance
Shadrian & James Strong
161 Sanford Avenue

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. 2014-0025-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 black ink that reads 'Richard A. Zeller'.

for Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0025 -A Address 161 Sanford Ave
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/2/13 Posting Date: 8/11/13 Closing Date: 8/26/13

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 2014- 0025 -A Address 161 Sanford Ave
Petitioner's Name J + S Strong Telephone 410 747 1271
Posting Date: 8/11/13 Closing Date: 8/26/13
Wording for Sign: To Permit a proposed addition with a side yard setback of 10 1/2 feet and a summation of side yard setbacks of 26 1/2 feet in lieu of the minimum required 15 feet and summation of 40 feet, respectively

Revised 7/25/13



KEVIN KAMENETZ
County Executive

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

September 9, 2013

NEW 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: 2014-0025-A

161 Sanford Avenue
NE/s Sanford Avenue, 178 ft. NW of centerline of Newberg Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Shadrian & James Strong

Variance to permit a proposed addition with a side yard setback of 10 ½ feet and summation of side yard setbacks of 26 ½ feet in lieu of the minimum required 15 feet and summation of 40 feet, respectively.

Hearing: Thursday, October 24, 2013 at 11:00 a.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. Strong, 161 Sanford Avenue, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 4, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 3, 2013 Issue - Jeffersonian

Please forward billing to:
Shadrian Strong
161 Sanford Avenue
Catonsville, MD 21228

410-747-1271

CORRECTED 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: 2014-0025-A

161 Sanford Avenue

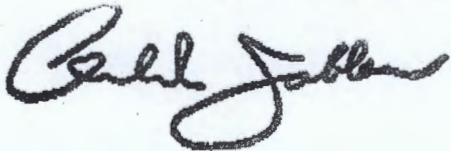
NE/s Sanford Avenue, 178 ft. NW of centerline of Newberg Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Shadrian & James Strong

Variance to permit a proposed addition with a side yard setback of 10 ½ feet and summation of side yard setbacks of 26 ½ feet in lieu of the minimum required 15 feet and summation of 40 feet, respectively.

Hearing: Thursday, October 24, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

Zoning Review Office
111 West Chesapeake Ave
Room 111

Re: 161 Sanford Ave
Variance: 2014 0025-A

It has come to my attention that a public hearing has been scheduled for October 10th, 2013 for the zoning variance request for 161 Sanford Avenue . Unfortunately we will be on an airplane flying back from Hawaii on that day so I would like to request a different hearing date.

We are available on October 11th or any day after that or any time prior to September 18th.

Thank you,

James C Strong
410-747-1271
kit@wickedchickenz.com



KEVIN KAMENETZ
County Executive

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

August 29, 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: 2014-0025-A

161 Sanford Avenue

NE/s Sanford Avenue, 178 ft. NW of centerline of Newberg Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Shadrian & James Strong

Variance to permit a proposed addition with a side yard setback of 10 ½ feet and summation of side yard setbacks of 26 ½ feet in lieu of the minimum required 15 feet and summation of 40 feet, respectively.

Hearing: Thursday, October 10, 2013 at 11:00 a.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. Strong, 161 Sanford Avenue, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 20, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 19, 2013 Issue - Jeffersonian

Please forward billing to:
Shadrian Strong
161 Sanford Avenue
Catonsville, MD 21228

410-747-1271

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: 2014-0025-A

161 Sanford Avenue

NE/s Sanford Avenue, 178 ft. NW of centerline of Newberg Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Shadrian & James Strong

Variance to permit a proposed addition with a side yard setback of 10 ½ feet and summation of side yard setbacks of 26 ½ feet in lieu of the minimum required 15 feet and summation of 40 feet, respectively.

Hearing: Thursday, October 10, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

August 26, 2013

Re: 161 Sanford Ave
Variance 2014 0025 - A
Closing date: 8-26-2013

Dear Administrative Hearing Officer:

I am writing with concern for the setback request for the addition of our neighbor to the west. The request for 26.5 feet in lieu of a combined 40 feet is a **large** difference. This is especially significant for the elderly couple, the Wises', living to the north of the property; they have been there 37 years in a house much more modest than the Strong's, who request this variance for their proposed addition.

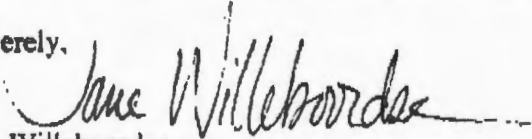
The residential block of Sanford consists of very modest, 1945-48 housing that reflected the time period of 1- ½ story houses of a modest square footage (1,300 sq. ft.) with no garages. All of these houses have basements that continue to have flooding issues as the street is low in elevation relative to the houses on Newburg Ave. The property at 161 Sanford is much larger than neighboring houses (1,8260 sq. ft.), with three stories and has an attached garage and covered porch fully build out the setback to the south. Adding to the north will again increase the scale of this already large home, adding more direct mass facing the Wises' modest house to the north, and similar modest homes all to the west.

In addition, Baltimore County allowed for a zoning variance at 136 Newburg Ave last year that is now being completed that doubled the footprint of the house and has no restrictions for the additional 1,200 sq. ft. of impervious driveway that will be added at that site. This house directly drains to the modest Sanford homes. All this change in setbacks adds up to *much more runoff* directed at these small houses along Sanford that already have these wet basement issues. After a spring like we had this year, my house with the neighboring oversized addition, and many others, have ongoing floods in our basements. (And this is without the length of new driveway added yet – 58 feet in length.)

With all that we now know about building with less environmental impact and the importance of supporting the liveability of our communities, we must question the practice of always allowing for easy variances – especially when they are so far from the original intent of the zoning regulations. My husband and I continue to maintain Lot 140 as needed open space in our block, which the Strong's greatly benefit from, but see these impending building additions accelerating the flooding issues we have faced in Catonsville for a long time.

I appreciate your time in considering the large amounts of added impervious surface and the resulting impact of overdevelopment in our established residential neighborhoods.

Sincerely,



Jane Willeboordse
RA, LEED AP, BPI BA
Multifamily Building Analyst

138 Newburg Ave
Baltimore MD 21228
Willeboordse@verizon.net

Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 2200027663		
Owner Information		
Owner Name:	LUND ERIC M WILLEBOORDSE JANE J	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	138 NEWBURG AVE BALTIMORE MD 21228	Deed Reference: 1) /11974/ 00275 2)
Location & Structure Information		
Premises Address:	138 NEWBURG AVE 0-0000	Legal Description: .31 AC 138 NEWBURG AVE WS 1562 FT NE ROLLING RD
Map: 0101	Grid: 0014	Parcel: 1671
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 2	Assessment Year: 2013
Plat No:	Plat Ref:	MS
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1911	2,148 SF	13,503 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	159,300	120,300
Improvements	130,300	125,300
Total:	289,600	245,600
Phase-in Assessments		
		As of
		07/01/2013
As of		07/01/2014
245,600		245,600
Preferential Land:	0	0
Transfer Information		
Seller: DRESSLER CATHERINE V	Date: 01/07/1997	Price: \$165,000
Type: ARMS LENGTH MULTIPLE	Deed1: /11974/ 00275	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	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 01/19/2010		

New Search

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



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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 20, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For August 19, 2013
Item Nos. 2014- 0025, 0026,0027,0030 and 0013.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: August 27, 2013

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings



RE: Petition for Administrative Variance – 08/26/13 Closing Date
Case No. 2014-0025-A – 161 Sanford Avenue

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 0118000030		
Owner Information		
Owner Name:	STRONG JAMES C STRONG SHADRIAN B	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	161 SANFORD AVE BALTIMORE MD 21228-5140	Deed Reference: 1) /28047/ 00133 2)
Location & Structure Information		
Premises Address:	161 SANFORD AVE 0-0000	Legal Description: LTS 22,23,24 161 SANFORD AVE FOREST SPRING PARK
Map: 0101	Grid: 0013	Parcel: 1204
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 22	Assessment Year: 2013
Plat No:	Plat Ref: 0007/ 0115	
Special Tax Areas:	Town: NONE	Ad Valorem:
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1950	1,792 SF	11,250 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2013
Land:	134,800	101,800
Improvements	220,100	206,700
Total:	354,900	308,500
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
		308,500
		308,500
Transfer Information		
Seller: RAAB FREDERICK C,3RD	Date: 05/08/2009	Price: \$375,000
Type: ARMS LENGTH IMPROVED	Deed1: /28047/ 00133	Deed2:
Seller: SUTER H CLAY	Date: 04/30/1946	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03961/ 00423	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	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 02/01/2010		

New Search

[illegible]

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



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neighboring House with home



Space to be used in build



GRADE makes building in back very difficult



Slope to house from backyard

Trying to show Slope and current setback.

Item #0025

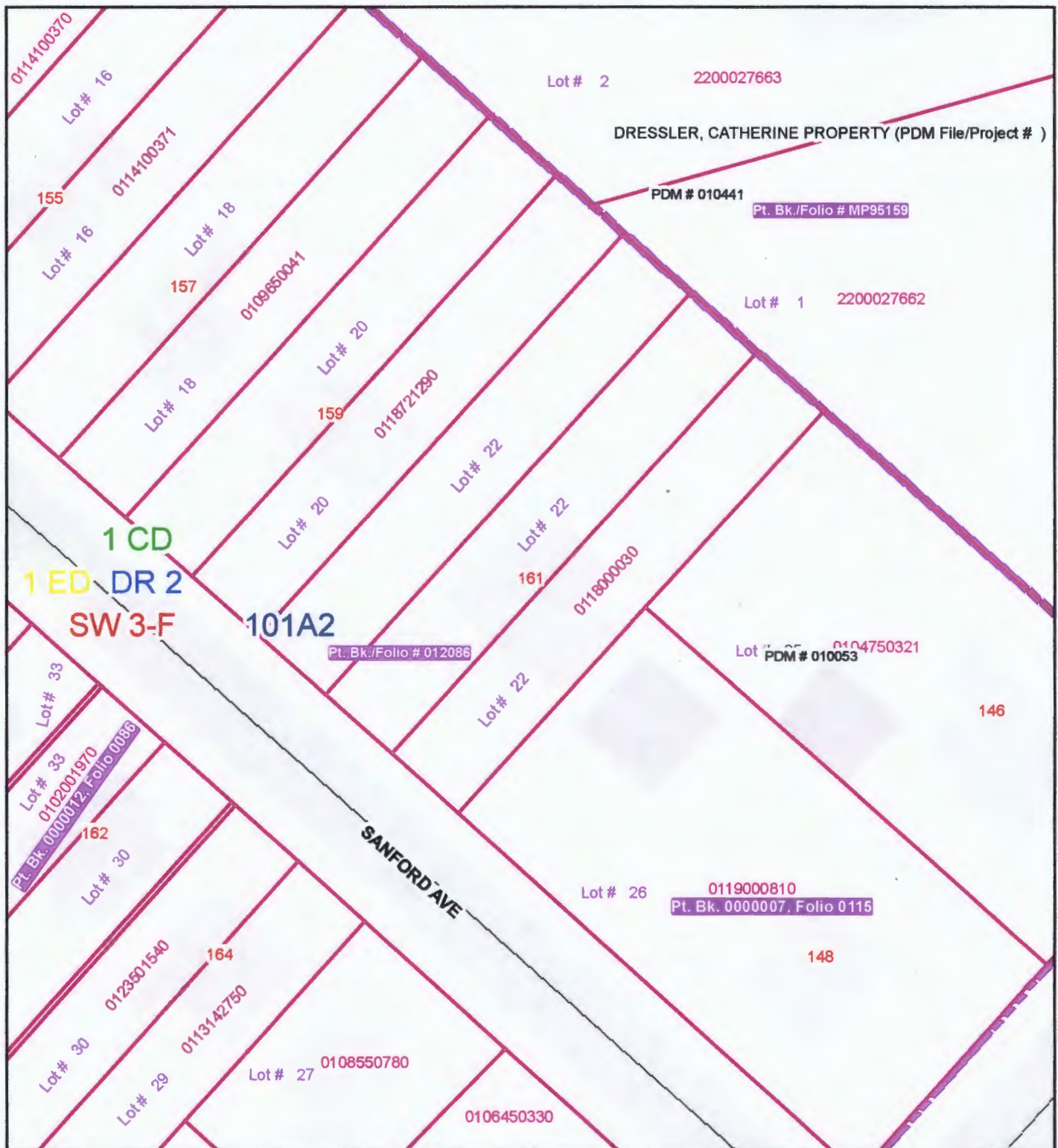
Item # 0025

161 SANFORD



Example of house proximity
in area.

161 Sanford Avenue



Publication Date: 8/1/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

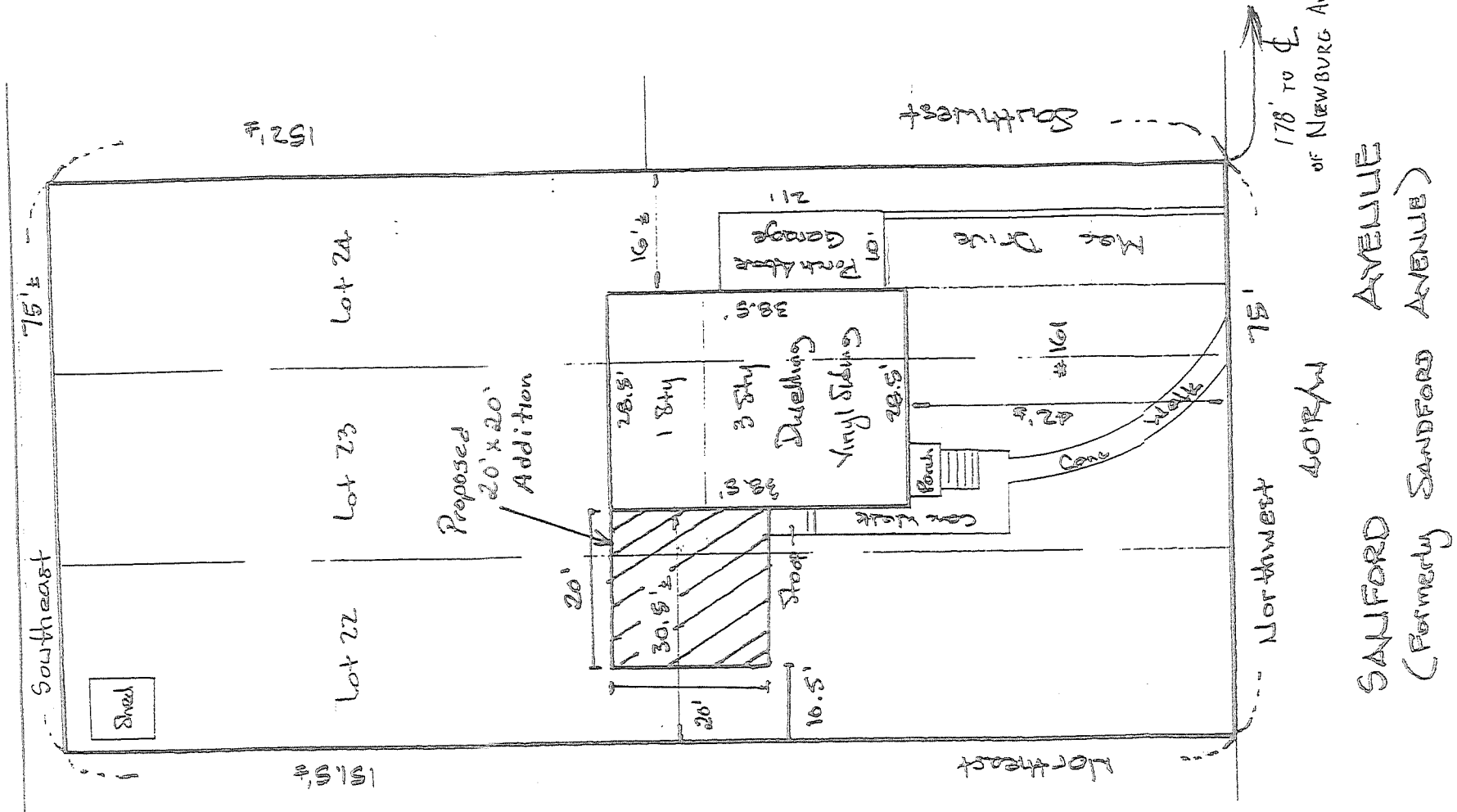
Item # 0025

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

ADDRESS 161 Sanford Ave OWNER(S) NAME(S) Strong

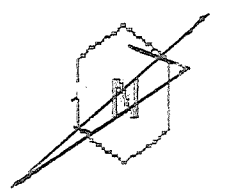
SUBDIVISION NAME Forest Spring Park LOT # 22, 23 BLOCK # _____ SECTION # _____

PLAT BOOK # 12 FOLIO # 086 TO DIGIT TAX # 0118000030 DEED REF. # 28047100133

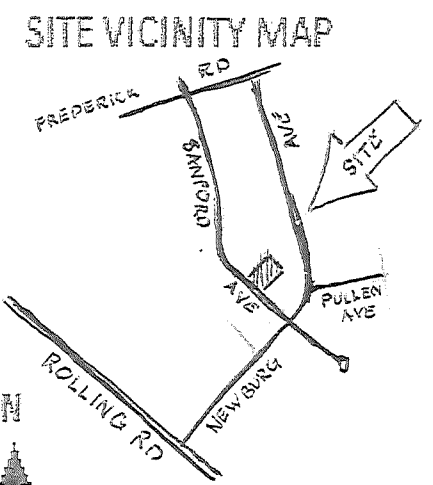


Ertel Associates, Inc.
8425 Hallmark Circle
Baltimore, Maryland 21234
Phone: 410-882-0989 • Fax: 410-882-0842

LOCATION DRAWING
#161 SANFORD AVENUE; LOTS 22, 23, 24
PLAT OF "FOREST SPRING PARK"
BALTO. CO., MD. PLAT BOOK WPC 7, FOLIO 115
DATE: 4/16/09 SCALE: 1"=20' FILE: 22432-09-BL



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET



MAP IS NOT TO SCALE
ZONING MAP# 101 A2
SITE ZONED DR 2
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT AREA ACREAGE .26
OR SQUARE FEET 11,250
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? YES
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

#2014-0025-A
RDT

VIOLATION CASE INFO:

