



KEVIN KAMENETZ
County Executive

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

November 3, 2014

Darien R. Esler
1212 Regester Avenue
Baltimore, Maryland 21239

RE: Petition for Administrative Variance
Case No. 2015-0078-A
Property: 1212 Regester Avenue

Dear Mr. Esler:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County 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:dlw
Enclosure

c: Dave Ewell, 300 Clubhouse Road, Hunt Valley, MD 21031

IN RE: PETITION FOR ADMIN. VARIANCE

(1212 Regester Avenue)

9th Election District

5th Council District

Darien R. Esler

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0078-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Darien R. Esler. The Petitioner is requesting Variance relief from § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open deck side addition with a side yard setback of 5 ft. in lieu of the required 7.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 10, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general 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

ORDER RECEIVED FOR FILING

Date 11-3-14

By [Signature]

with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

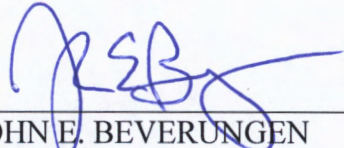
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3rd day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open deck side addition with a side yard setback of 5 ft. in lieu of the required 7.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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:dlw

ORDER RECEIVED FOR FILING

Date 11-3-14

By [Signature]



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 Hearings for Baltimore County for the property located at:

Address 1212 Regester Avenue, Baltimore, MD 21239

Currently zoned Residential DR 5.5

Deed Reference 33834 / 00385

10 Digit Tax Account # 090645263

Owner(s) Printed Name(s) Darien Esler

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

Sections: 1B01.2.3.C.1

To permit a proposed open deck side addition with a side yard setback of 5 feet in lieu of the required 7.5 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 Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Darien Esler

Name #1 – Type or Print

Name #2 – Type or Print

Darien Esler

Signature #1

Signature #2

1212 Regester Avenue

Baltimore

MD

Mailing Address

City

State

21239

Zip Code

240-793-3908

Telephone #

desler21@gmail.com

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Dave Ewell

Name – Type or Print

David Ewell

Signature

300 Clubhouse Road

Hunt Valley

MD

Mailing Address

City

State

21031

Zip Code

410-404-1940

Telephone #

dave@outdooradvantage.net

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0078-A

Filing Date 10/3/2014

Estimated Posting Date 10/12/14

Reviewer *[Signature]*

ORDER RECEIVED FOR FILING

Rev 5/8/2014

Date 11-3-14

By *[Signature]*

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1212 Regester Avenue
Print or Type Address of property

Baltimore
City

MD
State

21239
Zip Code

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

See attached "Statement of practical difficulty or hardship for petition request"

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

Darien Esler
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Darien Esler
Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of August, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

DARIEK ESLER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Pamela C. Whye
Notary Public

My Commission Expires
PAMELA C. WHYE
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission expires May 10, 2018

5-10-2018
REV. 5/8/2014

0078-A

Statement of practical difficulty or hardship for petition request

I am requesting an Administrative Variance for the permit for construction of a deck on my property per the request put forth by The Outdoor Advantage, LLC. As part of the permit process, the proposed plans were denied due to the Building Restriction Lines, stating that I cannot build anything on the left / northwest side of my home.

When I purchased the house on June of 2013, there were already concrete steps and a small deck stoop built on that side of the house, coming off of the door to the kitchen at the rear of the home. This was stated to be grandfathered in. In order to build a deck accessible from the house without connecting to the door off of the kitchen, I would have to completely redesign the layout of the kitchen to place a door out of the rear of the house. With the original design of the house, there is no financially feasible way to create a doorway on to a deck without wrapping it around to the kitchen door on the side of the house.

Our plans were to replace and expand upon the existing deck stoop, going over top of the concrete steps and wrapping around to the kitchen door. With the already prior existence of the concrete steps and deck stoop, the structure already extends to the side of the house and building the deck over the existing concrete steps should not put us in violation of the Building Restriction Lines.

0078-A

ZONING PROPERTY DESCRIPTION FOR 1212 Regester Avenue

Beginning at a point on the north side of Regester Avenue, which is 50 feet wide at the distance of 100' feet northwest of the centerline of the nearest improved intersecting street, Overbook Road, which is 40 feet wide.

Being Lot 435 in the subdivision of Idlewylde as recorded in Baltimore County Plat Book #13, Folio #37, containing 7800 square feet. Located in the 9th Election District and 5th Council District.

2015-0078-A

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

No. **117527**

Date: **10/3/14**

PAID RECEIPT

BUSINESS HOUR TIME DAY

10/06/2014 10:02/2014 10:01:34 2

REG M002 WALKIN JVA JEE

RECEIPT # 694781 10/03/2014 OPEN

Dept 5 CBS ANTI-VERIFICATION

C# 117527

Receipt Tot \$75.00

\$75.00 OK 1.00 Ck

Baltimore County, Maryland

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

Total: **75.00**

Rec From:

For:

1212 Registor Ave

2015-00 T8-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

October 12, 2014

Re:

Case Number: 2015- 0078-A

Petitioner / Developer: Darien Esler

Closing date: October 27, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

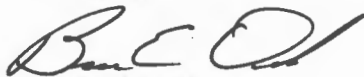
Attention: Kristen Lewis

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 located at **1212 Regester Avenue**.

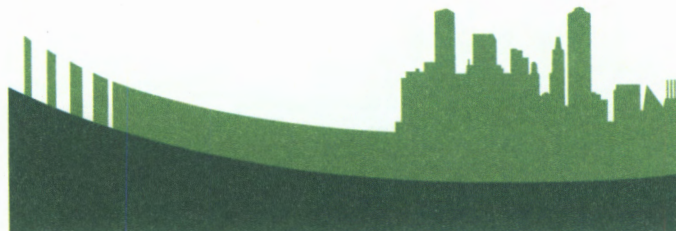
The sign(s) were posted on **October 10, 2014**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



ZONING NOTICE

AMINISTRATIVE VARIANCE

CASE NO. 2015-0078-A

1212 Register Avenue

**REQUEST: TO PERMIT A PROPOSED
OPEN DECK SIDE ADDITION WITH A
SIDE YARD SETBACK OF 5 FEET IN
LIEU OF THE REQUIRED 7.5 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 OCTOBER 27, 2014.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-887-3591**



ZONING NOTICE

AMINISTRATIVE VARIANCE

CASE NO. 2015-0078-A

1212 Register Avenue

**REQUEST: TO PERMIT A PROPOSED
OPEN DECK SIDE ADDITION WITH A
SIDE YARD SETBACK OF 5 FEET IN
LIEU OF THE REQUIRED 7.5 FEET**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0078 -A Address 1212 Register Avenue

Contact Person: DARIN Ester Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/3/14 Posting Date: 10/12/14 Closing Date: 10/27/14

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 2015- 0078 -A Address 1212 Register Avenue

Petitioner's Name DARIN Ester Telephone 410-404-1940

Posting Date: 10/12/14 Closing Date: 10/27/14

Wording for Sign: _____

_____ To permit a proposed open deck side addition with a side yard setback of 5 feet in lieu of _____
_____ the required 7.5 feet. _____

Revised 7/18/14

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0078 -A Address 1212 Register Avenue

Contact Person: DARIN Ester Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/3/14 Posting Date: 10/12/14 Closing Date: 10/27/14

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Case Number 2015- 0078 -A Address 1212 Register Avenue

Petitioner's Name DARIN Ester Telephone 410-404-1940

Posting Date: 10/12/14 Closing Date: 10/27/14

Wording for Sign: _____

_____ To permit a proposed open deck side addition with a side yard setback of 5 feet in lieu of _____
_____ the required 7.5 feet. _____

Revised 7/18/14

MEMORANDUM

DATE: December 4, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0078-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 3, 2014. 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



Google earth

feet
meters



2015-0078-A



Google earth

feet
meters



2015-0078-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-9</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-7</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-10-14</u> by <u>Doak</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the data

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0906452630			
Owner Information					
Owner Name:		ESLER DARIEN R		Use:	RESIDENTIAL
Mailing Address:		1212 REGESTER AVE BALTIMORE MD 21239-1612		Principal Residence:	YES
				Deed Reference:	/33834/ 00385
Location & Structure Information					
Premises Address:		1212 REGESTER AVE BALTIMORE MD 21239-1612		Legal Description:	PT LT 435 1212 REGESTER AVE IDLEWYLDE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0080	0003	0128		0000	
					Block:
					Lot:
					435
					Assessment Year:
					2014
					Plat No:
					0013/
					Plat Ref:
					0037
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1950	1,410 SF	300 SF	7,800 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Last Major Renovation
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full/ 1 half	
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments		
			As of 07/01/2014	As of 07/01/2015	
Land:	100,800	81,700			
Improvements	110,500	121,600			
Total:	211,300	203,300	203,300	203,300	
Preferential Land:	0			0	
Transfer Information					
Seller: SPELLMAN ELAINE E		Date: 06/24/2013		Price: \$205,000	
Type: ARMS LENGTH IMPROVED		Deed1: /33834/ 00385		Deed2:	
Seller: KEINARD MADOLIN R		Date: 09/20/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29893/ 00488		Deed2:	
Seller: KEINARD ROBERT W		Date: 06/22/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12956/ 00188		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 09/10/2013					

Baltimore County

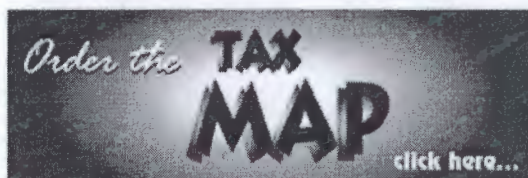
New Search (<http://sdat.resiusa.org/RealProperty>)District: **09** Account Number: **0906452630**

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

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

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



(<http://msweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

October 28, 2014

Darien Esler
1212 Regester Avenue
Baltimore MD 21239

RE: Case Number: 2015-0078 A, Address: 1212 Regester Avenue

Dear Mr. Esler:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 3, 2014. 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: jaw

Enclosures

c: People's Counsel
Dave Ewell, 300 Clubhouse Road, Hunt Valley MD 21031

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



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

Date: 10/7/14

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

RE: Baltimore County
Item No 2015-0078-A
Administrative Variance
Davien Ester
1212 Regester 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. 2015-0078-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 9, 2014

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

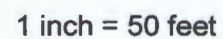
SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0071, 0073, 0074, 0075, 0076, 0078 and 0079

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10132014 -.doc

2015-0078-A

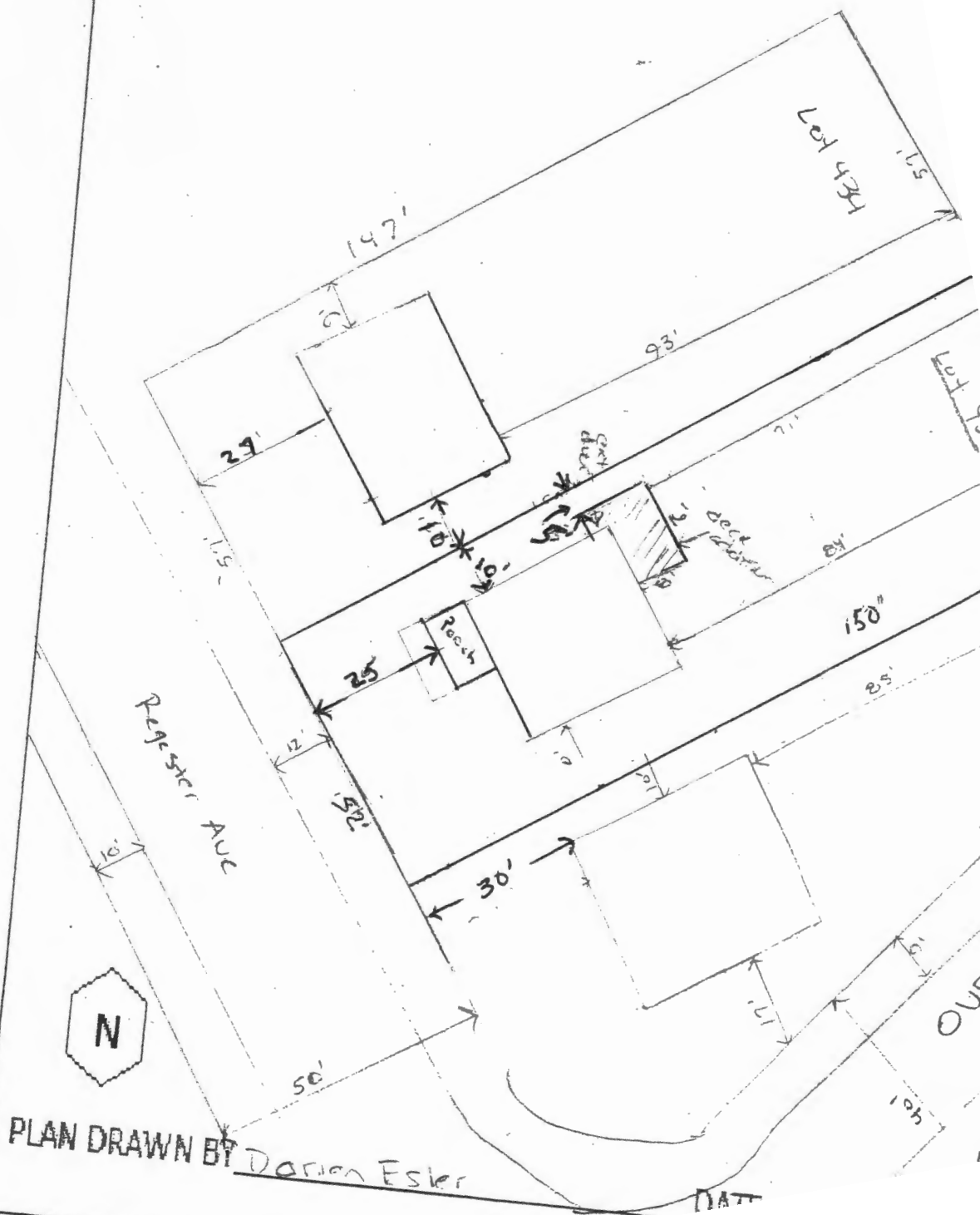


ZONING HEARING PLAN FOR VARIANCE ☒ FOR

ADDRESS 212 Regester Avenue

SUBDIVISION NAME Tidleywyde

PLAT BOOK # 13 FOLIO # 37 10 DIGIT TAX # 0



FREEDOM SURVEYING INC.



P.O. Box 1874
Bel Air, Md. 21014
Ph. 410.692.9274

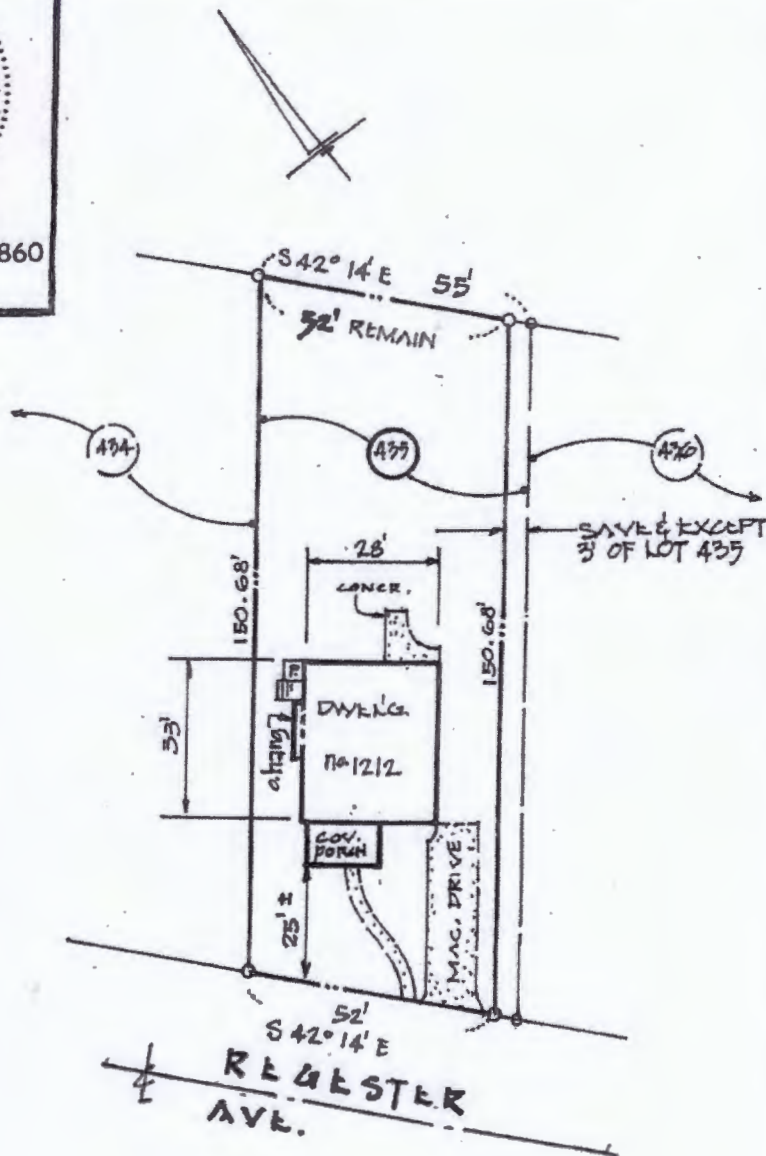
I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS INDICATED HEREON ARE CONTAINED WITHIN THE OUTLINES OF THE LOT UPON WHICH THEY ARE ERRECTED UNLESS OTHERWISE NOTED AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES, SETBACKS OR PROPERTY CORNERS. ONLY EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIONS DESCRIBED IN SUBJECT DEED ARE SHOWN. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.



Steven K. Broyles
Md. P.L.S. Reg. No. 10860
(Exp. 4/13/14)

"Flood Zone" shown is as identified on F.I.R.M.
Community Panel No. 24-010-07-05
Effective Date: 9-26-08
Map interpretation though believed accurate
is not guaranteed.

NOTE:
1) This drawing is of benefit to a consumer only insofar as it is required by a Lender or a Title Insurance company or its agent in connection with a contemplated transfer, financing or re-financing;
2) This drawing is NOT to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements;
3) This drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title in securing financing or re-financing.



*PART OF 435

DE

2015-0078-A

LIBER 29893

FOLIO 488

BEING KNOWN AS LOT *
AS SHOWN ON A PLAT ENTITLED: REVISED PLAT
OF PART OF
IDLEWYDE

RECORDED IN THE LAND RECORDS OF
BALTIMORE COUNTY, MARYLAND IN:
PLAT BOOK 13 FOLIO 37

HOUSE LOCATION FOR:

1212 REGESTER AVENUE
BALTIMORE COUNTY, MARYLAND

FLOOD ZONE: 'X' (min.)

SCALE: 1"=30'
DATE: 4-5-13

FILE NO.: 96000-TONS
JOB NO.: 313-46-148

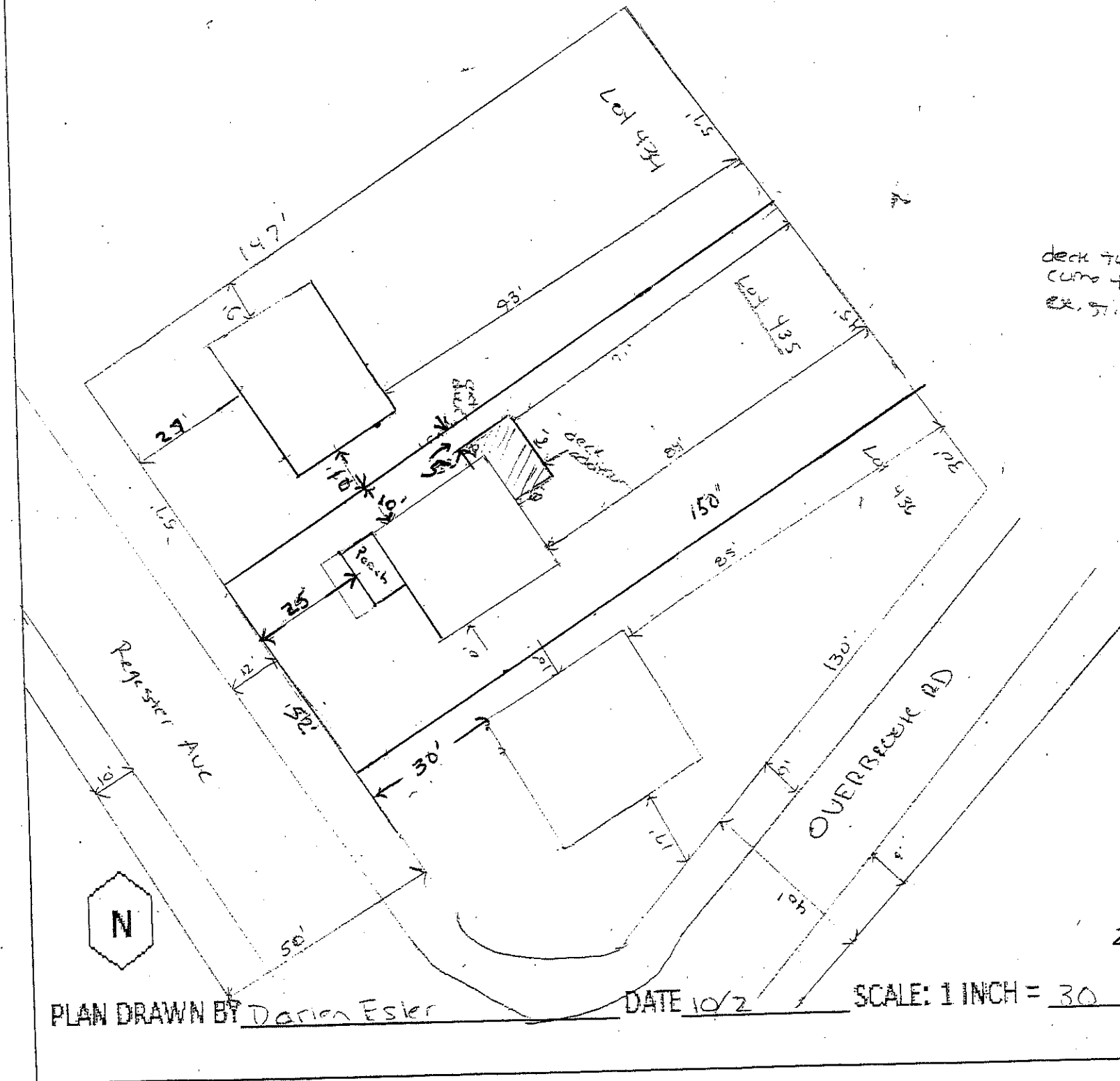
D = 50 A

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

ADDRESS 1212 Regester Avenue OWNER(S) NAME(S) Darien Esler

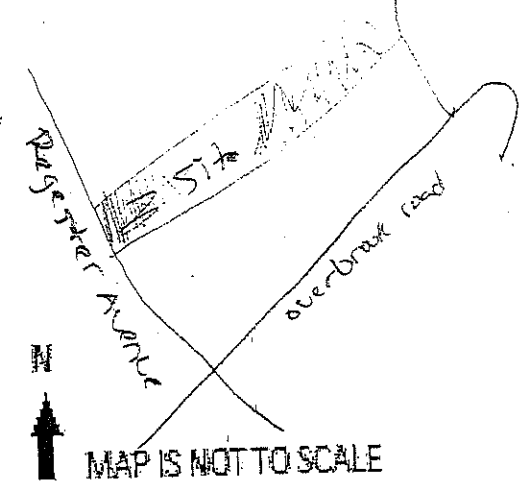
SUBDIVISION NAME Talewylde LOT # 435 BLOCK # N/A SECTION # N/A

PLAT BOOK # 13 FOLIO # 37 10 DIGIT TAX # 0906452630 DEED REF. # 33834/00385



deck to
come to already
existing steps

SITE VICINITY MAP



ZONING MAP# 08081

SITE ZONED DR S.S

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 7800

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

2015-0078-A

SCALE: 1 INCH = 30 FEET

PLAN DRAWN BY Darien Esler

DATE 10/2