



KEVIN KAMENETZ
County Executive

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

January 7, 2015

Alisha Polk
6923 Blanche Road
Baltimore, Maryland 21215

RE: Petition for Variance
Property: 6923 Blanche Road
Case No. 2015-0100-A

Dear Mrs. Polk:

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", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Mr. & Mrs. Garrison, 6921 Blanche Road, Baltimore, Maryland 21215

IN RE: PETITION FOR VARIANCE

(6923 Blanche Road)

3rd Election District

2nd Councilmanic District

Alisha Polk

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0100-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owner, Alisha Polk, for property located at 6923 Blanche Road. The Petitioner is requesting variance relief from Section 432A.1.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two 8.5 ft. x 22 ft. (17 ft. x 22 ft. total) off street parking spaces for a proposed Assisted Living Facility (ALF) with side yard setbacks as close as 5 ft. in lieu of the required 10 ft.

This matter was originally filed as an Administrative Variance, with a closing date of November 24, 2014. On November 24, 2014, Mr. and Mrs. Garrison (neighbors) requested a formal hearing on this matter. The hearing was subsequently scheduled for Monday, January 5, 2015 at 1:30 PM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

The subject property (zoned DR 10.5) is approximately 2,000 square feet and is improved with a rowhouse/townhome. Petitioner would like to operate an assisted living facility (ALF) on the premises. To do so requires variance relief with respect to the parking requirements for such a use.

ORDER RECEIVED FOR FILING

Date 1/7/15

By Den

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The Petitioner must contend with existing site conditions (i.e., the rear-yard parking area has existed since 1963, when the home was constructed) and thus the property is unique. Petitioner would experience a practical difficulty if the regulations were strictly interpreted, since she would be unable to operate an ALF at the property.

I also believe the variance can be granted without a detrimental impact upon the community. Although the neighbor (Mrs. Garrison) originally opposed the relief because of the lack of on-street parking at her home, she attended the hearing and testified that she now understands the "reserved" parking for the ALF will be in the rear of the home, which is accessed by a 16' wide alley.

THEREFORE, IT IS ORDERED, this 7th day of January, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from B.C.Z.R. Section 432A.1.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two 8.5 ft. x 22 ft. (17 ft. x 22 ft. total) off street parking spaces for a proposed Assisted Living Facility (ALF) with side yard setbacks as close as 5 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

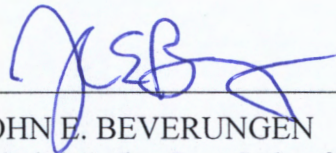
ORDER RECEIVED FOR FILING

Date 1/7/15

By Den

2. No signs of any type shall be erected on the subject property.
3. This Order pertains only to the setback requirements for the parking associated with an ALF. Petitioner must obtain all necessary permits, licenses, inspections and/or approvals from State and Baltimore County agencies prior to operation of an ALF at the subject property.
4. Petitioner shall notify the ALF residents that all visitors and/or family shall park in the rear of the home in the designated spaces.

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:sln

ORDER RECEIVED FOR FILING

Date 1/7/15
By sln



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 6923 Blanche Rd, Baltimore, MD 21215

Currently zoned DR 10.5

Deed Reference 25036 / 00683

10 Digit Tax Account # 0315083010

Owner(s) Printed Name(s) ALISHA POLK

(SELECT THE HEARING(S) BY MARKING **X** 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) 432A.1.C.1 - to permit two 8½' x 22' (17' x 22' total) off street parking spaces for a proposed Assisted Living Facility with side yard setbacks as close as ½-foot in lieu of the minimum required 10 feet each 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):

ALISHA POLK

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6923 Blanche Rd

Baltimore

MD

Mailing Address

City

State

21215

443-525-5716

Zip Code

Telephone #

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

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 11/7/15 day of Nov 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 2015-0100-A

Filing Date 10/27/14

Estimated Posting Date 11/9/14

Reviewer [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: 6923 Blache Rd Baltimore MD 21215
Print or Type Address of property City State 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)

VARIANCE FOR PARKING SPACE 10 FT SETBACK REQUIRED FOR ASSISTED LIVING APPLICATION. THE LOT IS ONLY 18 FT WIDE AND
WILL NOT ALLOW A 10 FT SETBACK FROM THE SIDE YARD FOR THE PARKING SPACES.

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

Alisha Polk
Signature of Owner (Affiant)

ALISHA POLK

Name- Print or Type

Signature of Owner (Affiant)

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 22 day of October, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Alisha Polk

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

AS WITNESS my hand and Notaries Seal

Iris E Wright
Notary Public

4-3-2016
My Commission Expires

IRIS E. WRIGHT

Notary Public
Baltimore County
Maryland

My Commission Expires Apr. 3, 2016

REV. 5/8/2014

Item #0100

THE ZONING HEARING PROPERTY DESCRIPTION

PART A:

ZONING PROPERTY DESCRIPTION FOR 6923 BLANCHE ROAD, BALTIMORE, MD 21215

BEGINNING AT A POINT ON THE NORTH SIDE OF BLANCHE ROAD WHICH IS 60 FT WIDE AT THE DISTANCE OF 404 FT WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET ST. VINCENT DRIVE WHICH IS 60 FT WIDE.

PART B, SUBDIVISION LOT – LOT IS PART OF RECORD PLAT:

BEING LOT # 16, BLOCK A, SECTION # 2 IN THE SUBDIVISION OF MILBROOK AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 28, FOLIO 72, CONTAINING 2,070 SF. LOCATED IN THE 3RD ELECTION DISTRICT AND 2ND COUNCIL DISTRICT.

Item #0100

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

No. **118373**

Date: **10/27/14**

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

Total: **\$75.00**

Rec From:

For:

Zoning hearing - case # 2015-0100-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS
 10/27/2014 10/27/2014 11:03:44
 REG NO. 118373
 RECEIPT # 50892 10/27/2014
 Dept: 5 528 ZONING VERIFICATION
 R NO. 118373
 Acct Tot. \$75.00
 \$75.00 OF
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2015-0100-A
Address: 6923 BLANCHE ROAD
Petitioner(s): ALISHA POLK

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Mr + Mrs GALTON
Name - Type or Print

(☒) Legal Owner OR (☐) Resident of
6921 BLANCHE ROAD

Baltimore Address
City State Zip Code

(443) 695-1710
Telephone Number

which is located approximately "0" feet from the
property, which is the subject of the above petition, **do hereby
formally demand that a public hearing be set in this matter.**

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Mr + Mrs [Signature] 11/24/14
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

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

No.

119638

Date:

11/24/14

PAID RECEIPT

BUSINESS ACTUAL TIME DOW
 11/25/2014 11/24/2014 12:02:01 8

REC MSG1 WALTON SHIL SAN
 >>RECEIPT # 649348 11/24/2014 OFL

Fund	Dept	Unit	Sub Unit	Obj	Sub-Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 60

Dept 5 528 ZONING VERIFICATION

CR NO. 119638

Rspt Tot \$60.00

\$1.00 CR \$60.00 CR

Baltimore County, Maryland

Total:

\$ 60

Rec
From:

MR. GARRISON

For:

6923 BLANCHE RD

RE: 2015-0100-A

' DEMAND FOR HEARING '

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2886968

Sold To:

Alisha Polk - CU00400189
6923 Blanche Rd
Baltimore, MD 21215

Bill To:

Alisha Polk - CU00400189
6923 Blanche Rd
Baltimore, MD 21215

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 16, 2014

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

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: # 2015-0100-A

6923 Blanche Road
N/s Blanche Road, 404 ft. W/of centerline of St. Vincent Drive

3rd Election District - 2nd Councilmanic District

Legal Owner(s) Alisha Polk

Variance: to permit two 8 1/2' x 22' (17 ft. x 22 ft. total) off street parking spaces for a proposed Assisted Living Facility with side yard setbacks as close as 1/2 foot in lieu of the minimum required 10 feet each.

Hearing: Monday, January 5, 2015 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 12/736 Dec. 16

2886968

CERTIFICATE OF POSTING

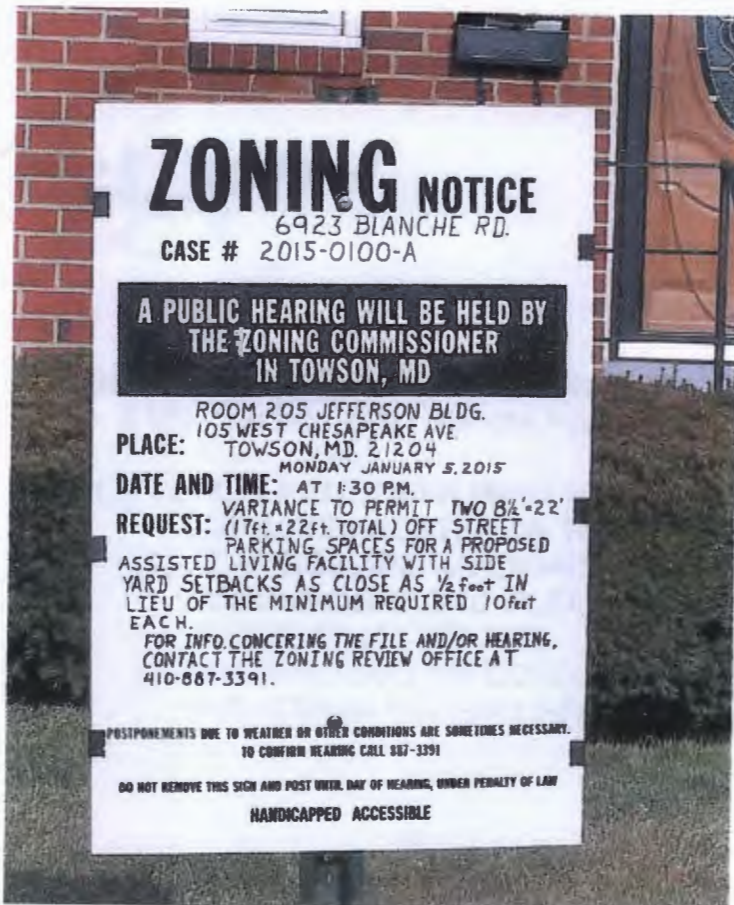
Date: 12/15/2014

RE: Project Name: Public Hearing
Case Number /PAI Number: 2015-0100-A
Petitioner/Developer: Alisha Polk
Date of Hearing/Closing: 01/05/2015

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 6923 Blanche Rd.
Baltimore, MD. 21215

The sign(s) were posted on 12/15/2014

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

(410) 382-6580
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 11/08/2014

RE: Project Name: Administrative Variance

Case Number /PAI Number: 2015-0100-A

Petitioner/Developer: Alisha Polk

Date of Hearing/Closing: 11/24/2014

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 6923 Blanche Rd
Baltimore, MD. 21215

The sign(s) were posted on 11/08/2014

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

(410) 382-6580

(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive
November 24, 2014

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

NOTICE OF ZONING HEARING

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CASE NUMBER: 2015-0100-A

6923 Blanche Road

N/s Blanche Road, 404 ft. W/of centerline of St. Vincent Drive

3rd Election District – 2nd Councilmanic District

Legal Owners: Alisha Polk

Variance to permit two 8 ½' x 22' (17 ft. x 22 ft. total) off street parking spaces for a proposed Assisted Living Facility with side yard setbacks as close as ½ foot in lieu of the minimum required 10 feet each.

Hearing: Monday, January 5, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Alisha Polk, 6923 Blanche Road, Baltimore 21215
Mr. & Mrs. Garrison, 6921 Blanche Road, Baltimore 21215

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 16, 2014.**
- (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
Tuesday, December 1, 2014 Issue - Jeffersonian

Please forward billing to:
Alisha Polk
6923 Blanche Road
Baltimore, MD 21215

443-525-5716

NOTICE OF ZONING HEARING

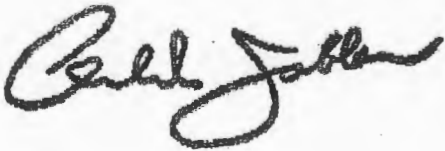
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0100 -A Address 6923 Blanche Rd
Contact Person: Alisha Polk David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/27/14 Posting Date: 11/9/14 Closing Date: 11/24/14

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- 0100 -A Address 6923 Blanche Rd
Petitioner's Name Alisha Polk Telephone 443 525 5716
Posting Date: 11/9/14 Closing Date: 11/24/14
Wording for Sign: to permit two 8 1/2' x 22' (17' x 22' total) of street parking spaces for a proposed Assisted Living Facility with side yard setbacks as close as 1/2-foot in lieu of the minimum required 10 feet each.

Revised 7/18/14

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: 2015-0100-A

Petitioner: Alisha Polk

Address or Location: 6923 Blanche Rd Baltimore MD 21215

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alisha Polk

Address: 6923 Blanche Rd Baltimore MD 21215

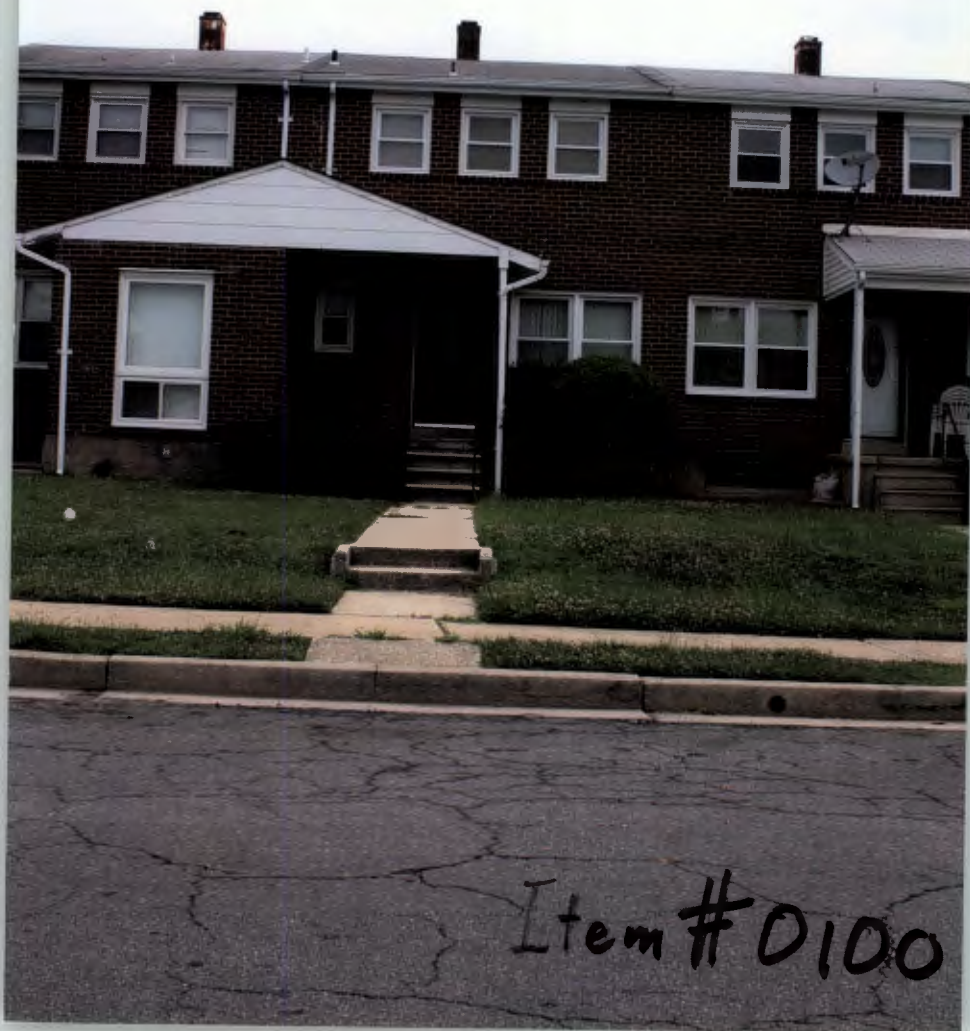
Telephone Number: 443-525-5716

75 feet



Item # 0100

600 feet



Item # 0100

November 21, 2014

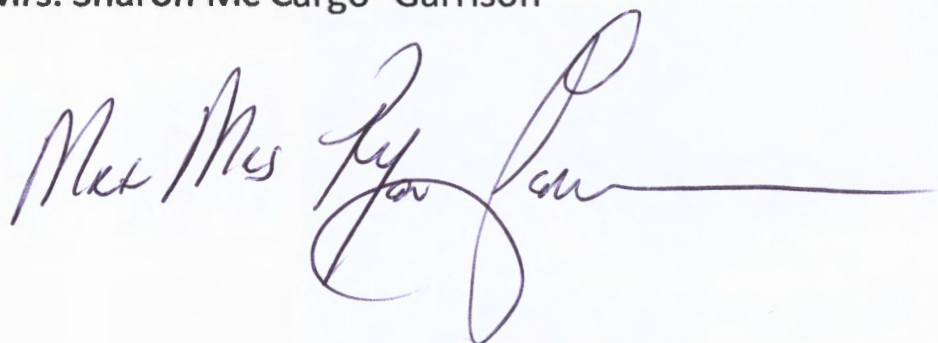
To whom it may concern,

I am writing this letter to request a public hearing for a Public Notice that was position on my neighbor's lawn at 6923 Blanche Road, 21215 case # 205-0100-A. The reason I am writing this letter is because the neighborhood in which I live in consist of row houses and parking is very challenging on my block because every house on the block has 2 or more cars already including my neighbor at 6923. If you take a ride through my neighborhood on any day you will see chairs and cones sitting on the curb or out in the street in front of neighbor's homes to reserve spots for parking. I am a tax paying citizen who work 52 hours a week on more. Myself and my husband work early and late hours and have to come home daily looking for somewhere to park and most cases we have to park at the end of the block and if it snows we may have to park around the corner or wherever we can. So I am asking that before a decision is made granting my neighbor two assigned parking spots for commercial vehicles that someone comes out and review the parking conditions in the neighborhood in which she is asking to have this done. My others neighbors my not be concern because they do not live on the same side of the street as the individual who is making the request.

2015-0100-A

Thanks in advance for allowing my voice to be heard in this matter.

Mrs. Sharon Mc Cargo- Garrison

A handwritten signature in purple ink, appearing to read "Mrs. Sharon Mc Cargo- Garrison", with a long horizontal flourish extending to the right. The signature is written over a light blue rectangular background.

M E M O R A N D U M

DATE: February 9, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0100-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 6, 2015. 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

Case No.: 2015-0100-A

Exhibit Sheet

Petitioner/Developer

Protestants

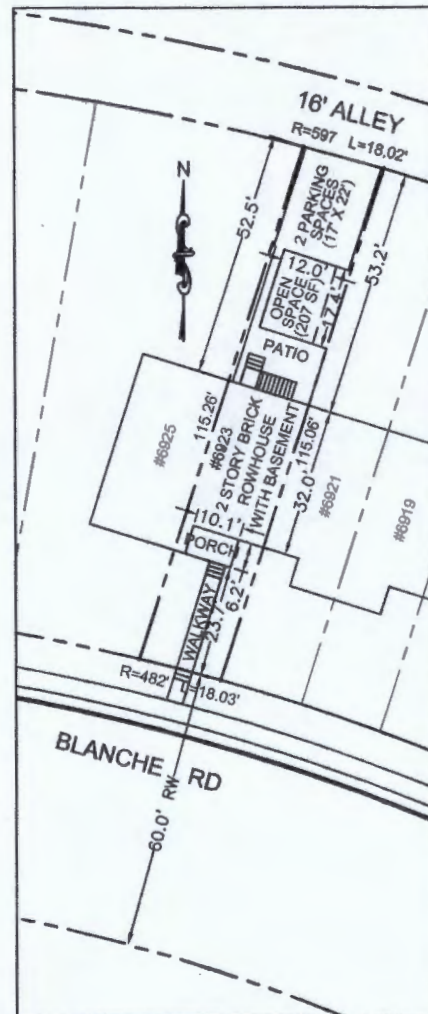
Sen
1-7-15

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ADDRESS 6923 BLANCHE RD, BALTIMORE, MD OWNER(S) NAME(S) ALISHA POLK

LOT # 16 BLOCK # A SECTION # 2

PLAT BOOK # 28 FOLIO # 72 10 DIGIT TAX # 0315083010 DEED REF. # 25036 / 00683



PETITIONER'S

EXHIBIT NO. 1

PLAN DRAWN BY PEARNELL WILSON DATE 10/21/2014 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0078 B3

SITE ZONED DR 10.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE

OR SQUARE FEET 2,070

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2015-0100-A

CASE NO. 2015- 0100-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

11/17

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

11/3/14

STATE HIGHWAY ADMINISTRATION

no obj.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/16/14

SIGN POSTING

Date:

12/15/14

by

Detmeyer

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 database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 03 Account Number - 0315083010							
Owner Information									
Owner Name:		POLK ALISHA				Use:		RESIDENTIAL	
Mailing Address:		6923 BLANCHE RD BALTIMORE MD 21215-1306				Principal Residence:		YES	
						Deed Reference:		/25036/ 00683	
Location & Structure Information									
Premises Address:		6923 BLANCHE RD BALTIMORE 21215-1305				Legal Description:		6923 BLANCHE RD MILBROOK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0078	0016	0366		0000	2	A	16	2014	0028/0072
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1963		1,080 SF		270 SF		2,070 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	1 full/ 1 half					
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of		As of		As of
					01/01/2014		07/01/2014		07/01/2015
Land:			45,000		45,000				
Improvements			87,000		73,900				
Total:			132,000		118,900		118,900		
Preferential Land:			0						0
Transfer Information									
Seller: TERRY DANA NANNETTE				Date: 01/09/2007				Price: \$160,000	
Type: ARMS LENGTH IMPROVED				Deed1: /25036/ 00683				Deed2:	
Seller: GURALNICK BONNIE G				Date: 03/01/2005				Price: \$99,000	
Type: NON-ARMS LENGTH OTHER				Deed1: /21487/ 00020				Deed2:	
Seller: GLADSTEIN DIMITRI				Date: 05/07/1987				Price: \$63,000	
Type: ARMS LENGTH IMPROVED				Deed1: /07517/ 00228				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: No Application									

Baltimore County

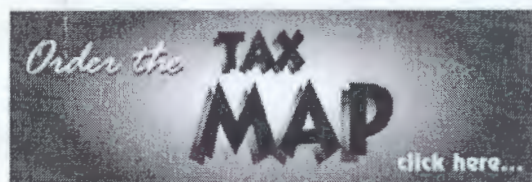
[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **03** Account Number: **0315083010**

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://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

December 31, 2014

Alisha Polk
6923 Blanche Road
Baltimore MD 21215

RE: Case Number: 2015-0100 A, Address: 6923 Blanche Road

Dear Ms. Polk:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 27, 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

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



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

Date: 11/3/14

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

RE: Baltimore County
Item No. 2015-0100-A
Administrative Variance
Alisha Polk
6923 Blanche 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. 2015-0100-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: November 17, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For November 03, 2014
Item No. 2015-0080, 0098, 0100, 0102 and 0103

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

DAK:CEN
cc:file

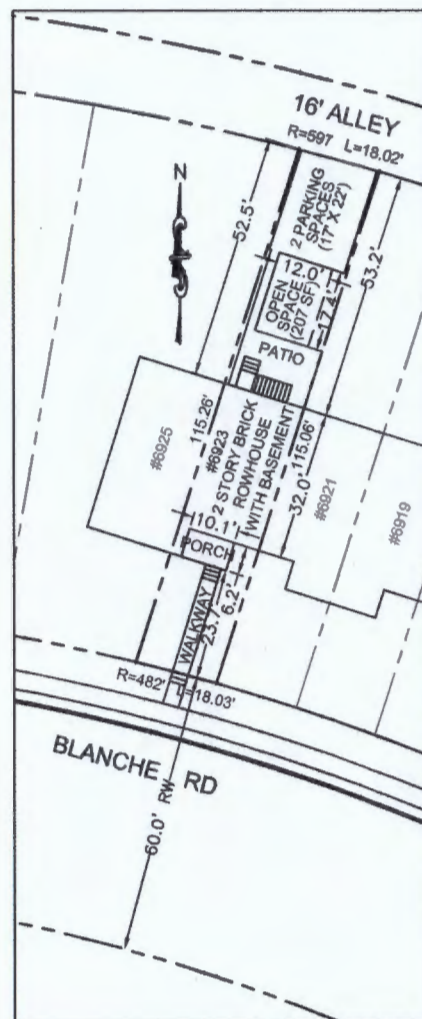
G:\DevPlanRev\ZAC -No Comments\ZAC11102014 -.doc

ADDRESS 6923 BLANCHE RD, BALTIMORE, MD OWNER(S) NAME(S) ALISHA POLK

SUBDIVISION NAME MILBROOK

LOT # 16 BLOCK # A SECTION # 2

PLAT BOOK # 28 FOLIO # 72 10 DIGIT TAX # 0315083010 DEED REF. # 25036 / 00683



PLAN DRAWN BY **PEARNELL WILSON** DATE **10/21/2014** SCALE: 1 INCH = **40** FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 078 B3

SITE ZONED DR 10.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE

OR SQUARE FEET 2,070

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING ? NO

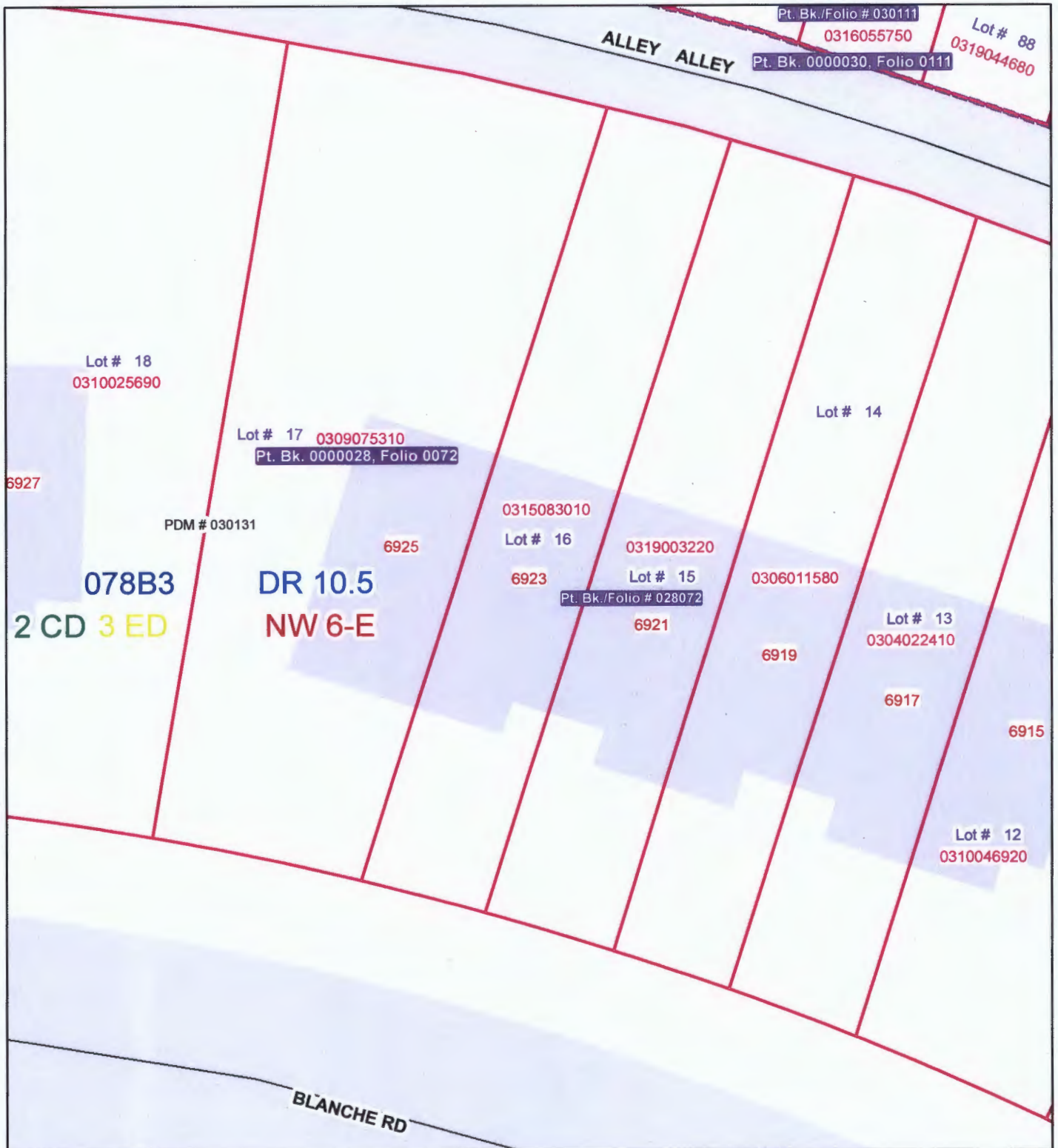
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2015-0100-A

6923 Blanche Road



Publication Date: 10/27/2014



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



0 5 10 20 30 40 Feet

1 inch = 20 feet

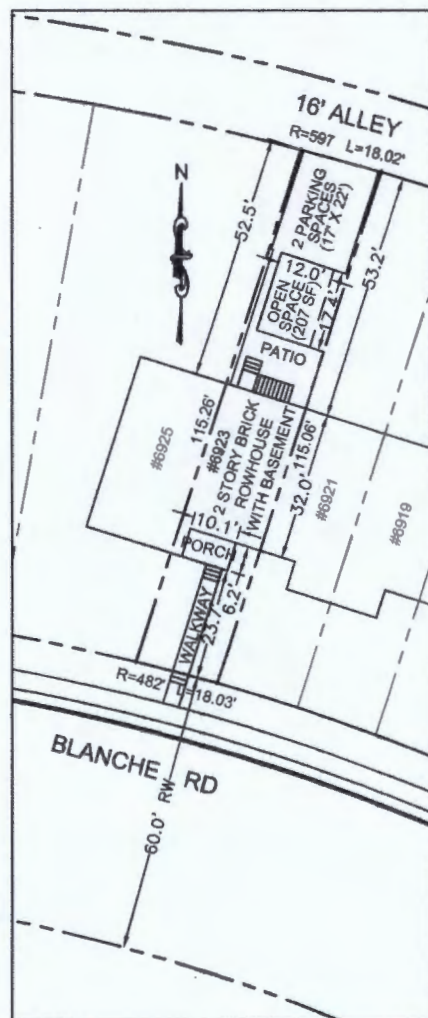
Item #0100

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

ADDRESS 6923 BLANCHE RD, BALTIMORE, MD OWNER(S) NAME(S) ALISHA POLK

SUBDIVISION NAME MILBROOK LOT # 16 BLOCK # A SECTION # 2

PLAT BOOK # 28 FOLIO # 72 10 DIGIT TAX # 0315083010 DEED REF. # 25036 / 00683



PLAN DRAWN BY PEARNELL WILSON DATE 10/21/2014 SCALE: 1 INCH = 40 FEET

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