

IN RE: PETITION FOR ADMIN. VARIANCE *
(3429 Terrapin Road)
3rd Election District *
2nd Council District *
Michael and Joan Vardi *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0158-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Michael and Joan Vardi ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an addition (garage) to have a side yard setback of 11 ft. and an addition of side yard setbacks of 28 ft. in lieu of the minimum required 15 ft. and a sum of 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that a letter of support was received from adjacent neighbors, Louis and Barbara Kroll, who reside at 3427 Terrapin Road and had no objection.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 10, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-3-15

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage addition height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 **March, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit an addition (garage) to have a side yard setback of 11 ft. and an addition of side yard setbacks of 28 ft. in lieu of the minimum required 15 ft. and a sum of 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can

ORDER RECEIVED FOR FILING

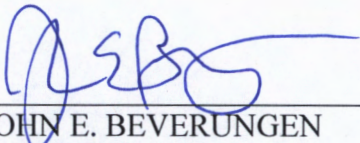
Date 3-3-15

By EW

be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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 3-3-15

By BW



KEVIN KAMENETZ
County Executive

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

March 3, 2015

Frank X. Borgerding, Esq.
409 Washington Avenue
Suite 600
Towson, Maryland 21204

RE: Petition for Administrative Variance
Case No. 2015-0158-A
Property: 3429 Terrapin Rd. (Vardi)

Dear Mr. Borgerding:

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 typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Louis and Barbara Kroll, 3427 Terrapin Road, Baltimore, MD 21208



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 3429 TERRAPIN ROAD BALTIMORE MD. 21208 Currently zoned DR2
 Deed Reference SM 205601684 10 Digit Tax Account # 0311918611
 Owner(s) Printed Name(s) MICHAEL VARDI & JOAN VARDI

(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. X ADMINISTRATIVE VARIANCE from Section(s) 1.B.02.3.C.1

Section 1B02.3.C.1 - to permit an addition (garage) to have a side yard setback of 11 feet and an addition of side yard setbacks of 28 feet in lieu of the minimum required 15 feet and sum of 40 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):

MICHAEL VARDI / JOAN VARDI
 Name #1 - Type or Print Name #2 - Type or Print
Michael Vardi / Joan Vardi
 Signature #1 Signature #2

3429 TERRAPIN ROAD BALTIMORE MD
 Mailing Address City State

21208 / 410-419-2000 /
 Zip Code Telephone # Email Address

MICHAEL@BALTIMOREADMINAUTHORITY.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print

Bruce E Doak
 Signature

3801 BAUER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State

21053 / 410-419-9906 /
 Zip Code Telephone # Email Address

BRUCE@BRUCEDOAKCONSULTING.COM

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

FRANK BORGERDING, JR.
 Name - Type or Print

[Signature]
 Signature

409 WASHINGTON AVE. SUITE 600 TOWSON MD
 Mailing Address City State

21204 / 410-296-6820 / BORGERDING L.L.C.
 Zip Code Telephone # Email Address

BORGERDING L.L.C.

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 2015-0158-A Filing Date 1/28/15 Estimated Posting Date 2/8/15 Reviewer [Signature]

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 3-3-15

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: 3429 TERRAPIN ROAD BALTIMORE MD 21208
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)

FOR STATEMENT - SEE ATTACHED SHEET

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

Michael Vardi
Signature of Owner (Affiant)

MICHAEL VARDI
Name- Print or Type

Joan Vardi
Signature of Owner (Affiant)

JOAN VARDI
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 20th day of JANUARY, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael Vardi / Joan Vardi

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

AS WITNESS my hand and Notaries Seal

Marcia K. Murray
Notary Public
May 6, 2018
My Commission Expires

REV. 5/8/2014

Item # 0158

Request for Administrative Variances for 3429 Terrapin Road

Requested variances of Section 1.B.02.3C1 BCZR:

- 1) To permit an 11 foot minimum side yard setback in lieu of the required 15 foot minimum side yard setback
- 2) To permit a 28 foot side yard setback sum in lieu of the required 40 foot side yard setback sum

Practical hardship and/ or hardship:

We, as the owners, wish to construct an attached carport to our house. The practical place to attach it does not have a width large enough for two cars to be placed next to each other. Therefore, the proposed carport will need to be 4 feet wider than the house.

The existing house currently has a setback of 15 feet from the side property line. With the addition of the carport 4 feet wider than the house, the proposed side yard setback would need to be 11 feet.

The existing house also currently has a sum of the side yard setbacks of 32 feet in lieu of the required 40 feet. The house was built in 1961 by former owners. With the addition of the carport 4 feet wider than the house, the proposed sum of the side yard setbacks would need to be 28 feet.

If the variances are not granted, then an attached carport cannot be built.

The requested variances will not negatively impact the adjoining neighbors. The design of the carport will be in keeping with the design of the other houses in the neighborhood.

We have lived in this house for over 10 years and have a good relationship with our neighbors. The Kroll family, which lives on the side of the proposed carport, has expressed their support of our request. We feel that our request for variances should be granted.

Item #0158

ZONING PROPERTY DESCRIPTION FOR 3429 TERRAPIN ROAD

Beginning at a point on the south side of Terrapin Road which has a 50-foot right of way, at the distance of 170 feet east of the centerline of the nearest improved intersecting street Stevenson Road, which has a 60-foot right of way.

Being Lot #25, Block A, Section #4 in the subdivision of Dumbarton Heights as recorded in Baltimore County Plat Book #26, Folio #44, containing 24,277 square feet. Located in the 3rd Election District and the 2nd Councilmanic District.

Item #0158

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0158 -A Address 3429 Terrapin Rd
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/28/15 Posting Date: 2/8/15 Closing Date: 2/27/15 ^{2/25/15}

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- 0158 -A Address 3429 Terrapin Rd
Petitioner's Name M + J Yardi Telephone 410 419 2000
Posting Date: 2/8/15 ^{2/10/15} Closing Date: 2/27/15 ^{2/25/15}
Wording for Sign: to permit an addition (garage) to have a side yard setback of 11 feet and an addition of side yard setbacks of 28 feet in lieu of the minimum required 15 feet and sum of 40 feet

Revised 7/18/14

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0158 -A Address 3429 Terrapin Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/28/15 Posting Date: 2/8/15 Closing Date: 2/23/15

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.
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USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0158 -A Address 3429 Terrapin Rd

Petitioner's Name M + J Yardi Telephone 410 419 2000

Posting Date: 2/8/15 Closing Date: 2/23/15

Wording for Sign: to permit an addition (garage) to have a side yard setback of 11 feet and an addition of side yard setbacks of 28 feet in lieu of the minimum required 15 feet and sum of 40 feet

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: 2015-0158-A
Petitioner: Michael & Joan Vardi
Address or Location: 3429 Terrapin Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael & Joan Vardi
Address: 3429 Terrapin Rd
Baltimore Maryland
21208
Telephone Number: 410 419 2000

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

No. **119673**

Date: **1/28/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DM
 1/28/2015 1/28/2015 10:29:46 7

ED DATE WALKIN JETS JEE

RECEIPT # 119673 1/28/2015 OFU

Dept: 5 528 JUDICIAL VERIFICATION

NO. 119673

Recpt Tot 775.00

775.00 CA 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				875.00

Total: **875.00**

Rec From: **M. J. Vardi**

For: **Zoning hearing - case # 2015-0158-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

February 11, 2015

Re:

Zoning Case No. 2015-0158-A

Petitioner / Owner: Michael & Joan Vardi

Date of Closing: February 25, 2015

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 **3429 Terrapin Road**.

The sign(s) were posted on **February 10, 2015**.

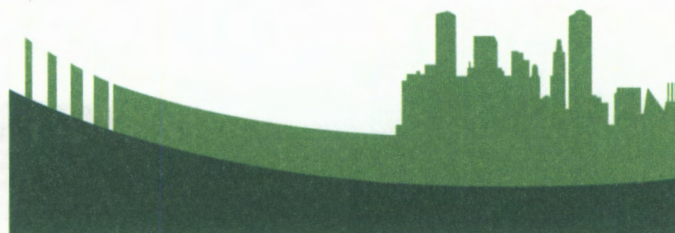
Sincerely,



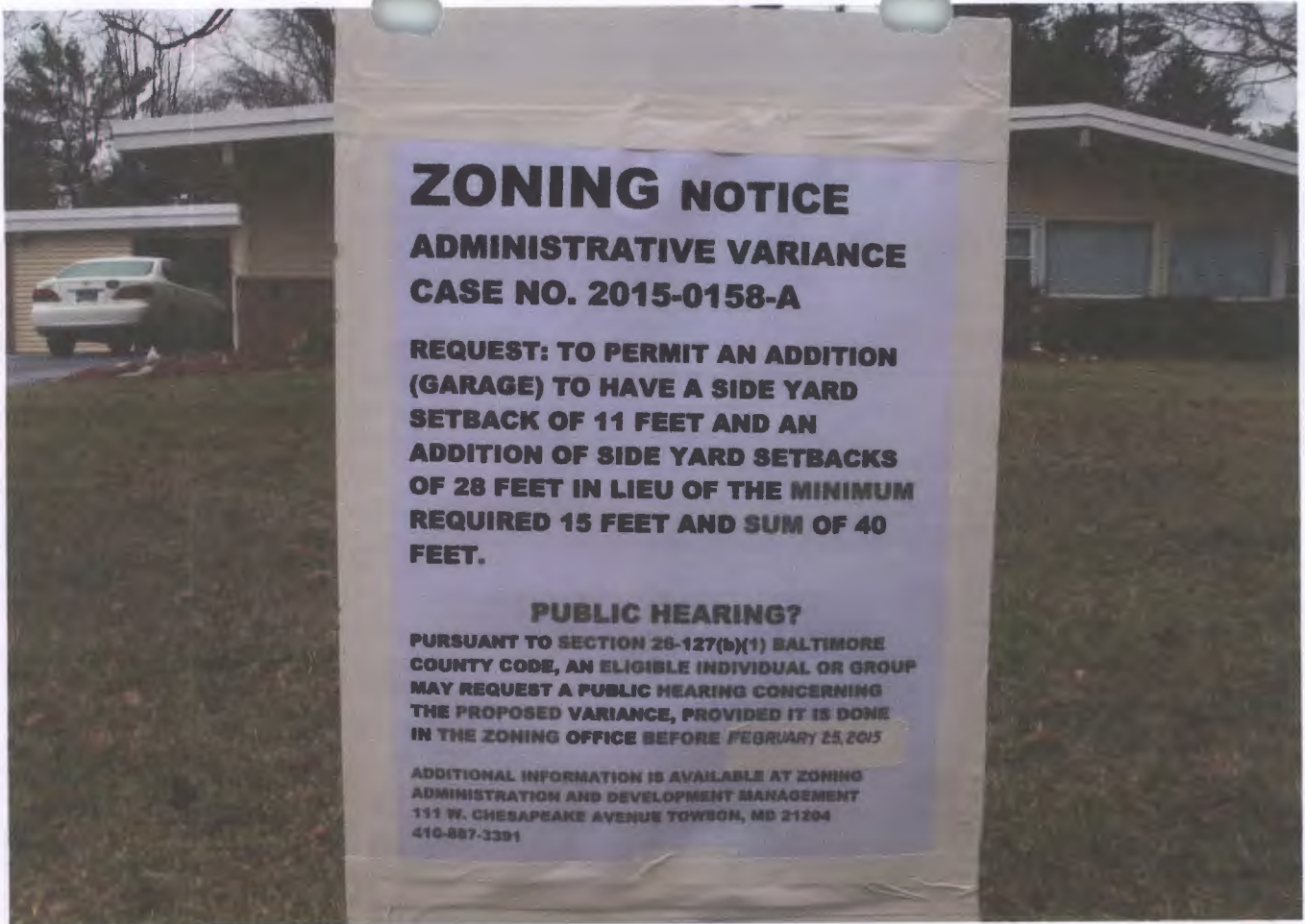
Bruce E. Doak

MD Property Line Surveyor #531

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



Land Use Expert and Surveyor



CASE NO. 2015-

158-ACHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-2</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>1-29</u>	ADJACENT PROPERTY OWNERS	<u>Supports</u> <u>Kuse, 3427 Terapin</u> <u>re.</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>2-10-15</u> by <u>Dot</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0311018611			
Owner Information					
Owner Name:		VARDI MICHAEL VARDI JOAN		Use: RESIDENTIAL	
Mailing Address:		3429 TERRAPIN RD BALTIMORE MD 21208-3128		Principal Residence: YES	
				Deed Reference: /20560/ 00684	
Location & Structure Information					
Premises Address:		3429 TERRAPIN RD 0-0000		Legal Description: 3429 TERRAPIN RD DUMBARTON HEIGHTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0068	0022	0194		0000	4 A 25
					Assessment Year: 2014
					Plat No: 0026/ Plat Ref: 0044
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1961	3,293 SF		24,277 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	SIDING	2 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:	132,500	113,100			
Improvements	242,600	252,500			
Total:	375,100	365,600	365,600	365,600	
Preferential Land:	0			0	
Transfer Information					
Seller: KESSLER DAVID J		Date: 08/18/2004		Price: \$469,903	
Type: ARMS LENGTH IMPROVED		Deed1: /20560/ 00684		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 07/22/2008					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Item #0158

January 29, 2015

Baltimore County, MD

To Whom It May Concern:

We understand that our neighbors are requesting an administrative variance for a carport in relation to their property at 3429 Terrapin Road, Baltimore, Maryland 21208 of which we are next door neighbors. This letter is being written to indicate that we have no objection to said variance to permit an 11 foot minimum side yard setback in lieu of the required 15 foot minimum side yard setback and to permit a 28 foot side yard setback sum in lieu of the required 40 foot side yard setback sum.

Very truly yours,

Louis & Barbara Kroll

Louis & Barbara Kroll
3427 Terrapin Road
Baltimore, Maryland 21208

Item # 0158

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 03 Account Number - 0301095800						
Owner Information									
Owner Name:		KROLL LOUIS S KROLL BARBARA S			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		3427 TERRAPIN RD BALTIMORE MD 21208-3128			Deed Reference:		/07381/ 00193		
Location & Structure Information									
Premises Address:			3427 TERRAPIN RD 0-0000			Legal Description:			
						DUMBARTON HEIGHTS			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0022	0194		0000	4	A	26	2014	Plat Ref: 0026/0044
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 1961		Above Grade Enclosed Area 2,604 SF		Finished Basement Area		Property Land Area 29,643 SF		County Use 04	
Stories	Basement	Type STANDARD UNIT		Exterior FRAME	Full/Half Bath 2 full/ 1 half		Garage	Last Major Renovation	
Value Information									
			Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014		As of 07/01/2015
Land:			133,900		114,500				
Improvements			171,900		176,600				
Total:			305,800		291,100		291,100		
Preferential Land:			0						0
Transfer Information									
Seller: Awner LEON I				Date: 01/09/1987			Price: \$170,000		
Type: ARMS LENGTH IMPROVED				Deed1: /07381/ 00193			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			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 08/12/2008									



KEVIN KAMENETZ
County Executive

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

February 23, 2015

Michael & Joan Vardi
3429 Terrapin Road
Baltimore MD 21208

RE: Case Number: 2015-0158 A, Address: 3429 Terrapin Road

Dear Mr. & Ms. Vardi:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 28, 2015. 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
Francis X Borgerding, Esquire, 409 Washington Avenue, Towson MD 21204
Bruce E Doak, Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/2/15

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

RE: Baltimore County
Item No. 2015-0158-A
Administrative Variance
Michael & Joan Vardi
3429 Terrapin 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. 2015-0158-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

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

SDF/raz

A



B



C



D



Item #0158

E



F



G



H



Item #0158

I



J



K



L



Item #0158

M



N



O



P



Item # 0158

Q

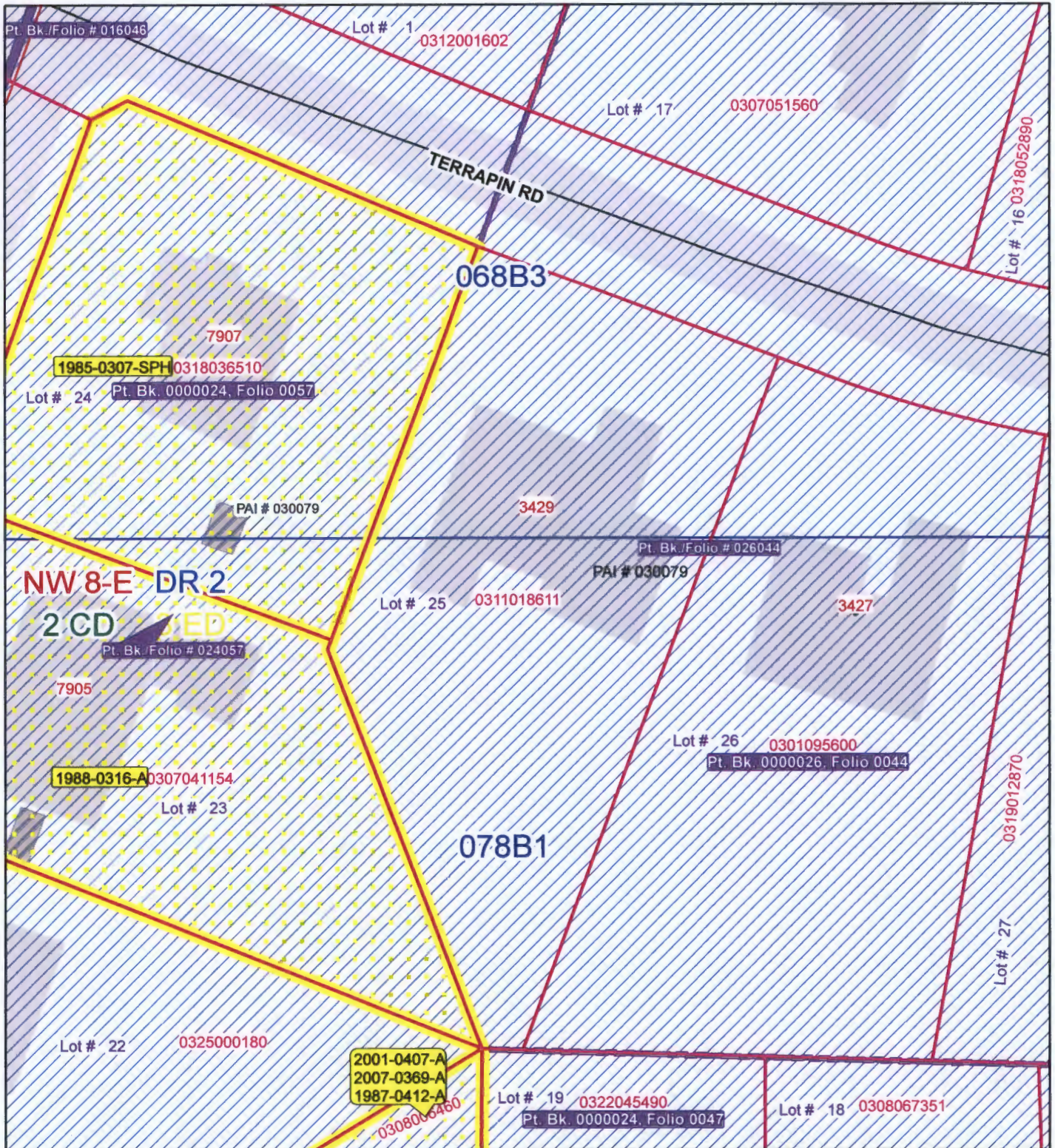


R



Item #0158

3429 Terrapin Road



Publication Date: 1/27/2015



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item # 0158

SITE INFORMATION

- Ownership: Michael Vardi and Joan Vardi
3429 Terrapin Road Baltimore MD 21208
- Address: 3429 Terrapin Road
- Deed references: SM 20560 / 684
- Area: 24,277 sq. ft. / 0.557 acre (per SDAT)
- Tax Map / Parcel / Tax account #: 68 / 194 / 03-11-018611
- Election District: 3 Councilmanic District: 2
ADC Map: 4577F9 GIS tiles: 06883 & 07881 Position sheet: 31NW19
Census tract: 403803 Census block: 240054038031
Schools: Wellwood ES Pikesville MS Pikesville HS
- The boundary shown hereon is from the plat of Dumbarton Heights recorded Plat Book WJR 26, page 44 in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 06883 & 07881 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling & driveway. The existing dwelling and driveway will remain.

ZONING

Zoning: DR 2 There are no previous zoning cases on the subject property.

Parking Calculations

DR 2 Setbacks for Residential Buildings

Front: 40 feet from the street right of way / 65' from street centerline
Side: 15 feet from the property line
Rear: 40 feet from the property line

ENVIRONMENTAL/UTILITIES

- The existing dwelling is serviced by public water and sewer
- There are no underground storage tanks on the subject property
- The subject property is not in the Chesapeake Bay Critical Area
- The subject property is not located within a 100 year flood plain.

PLANNING

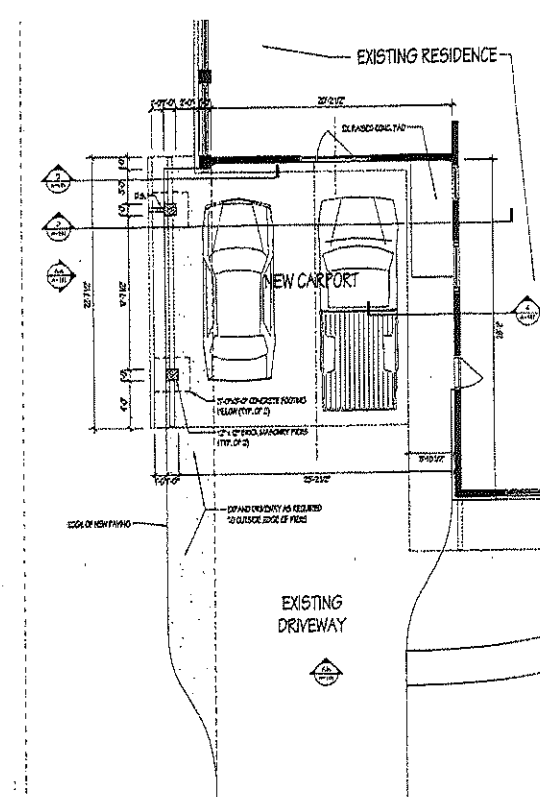
Regional Planning District: Pikesville District Code: 313

- The subject dwelling is not historic. The subject property is not in a historic district.

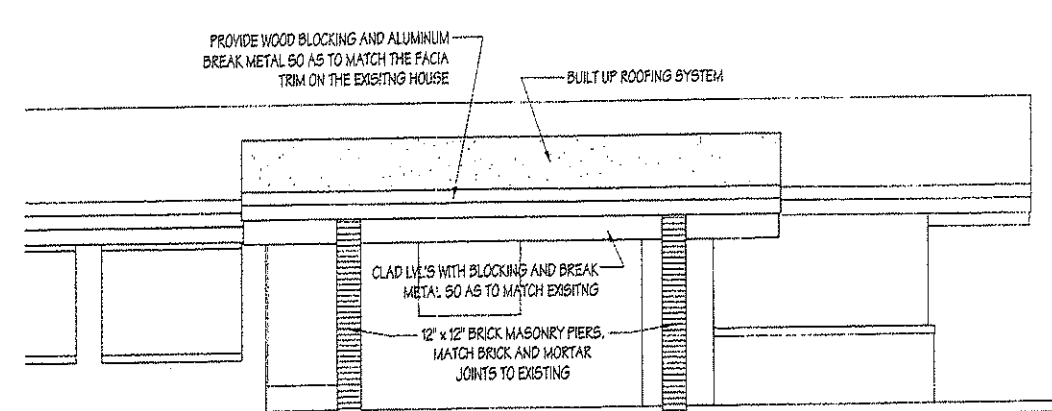
PROPOSED DEVELOPMENT

- To add an attached carport to existing dwelling.

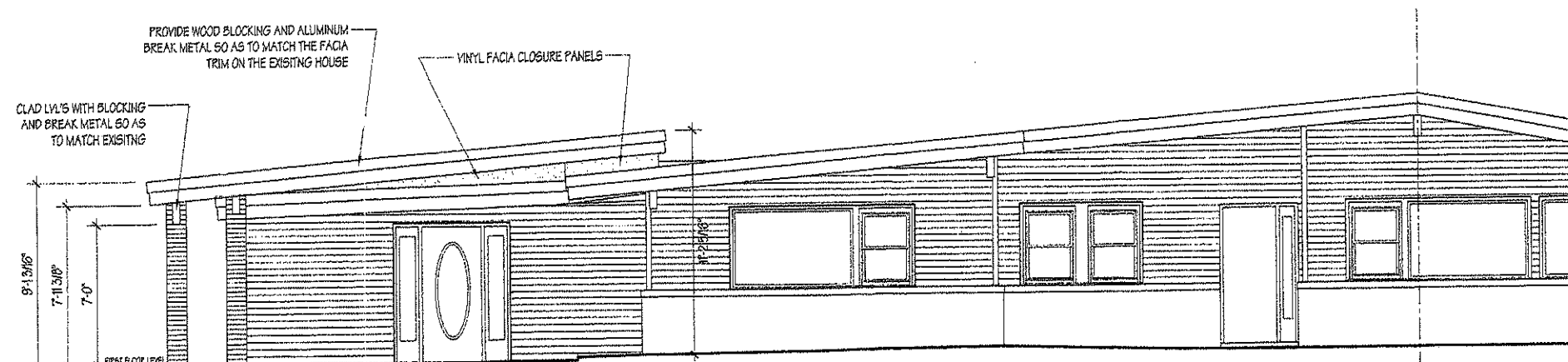
ARCHITECTURAL ELEVATIONS



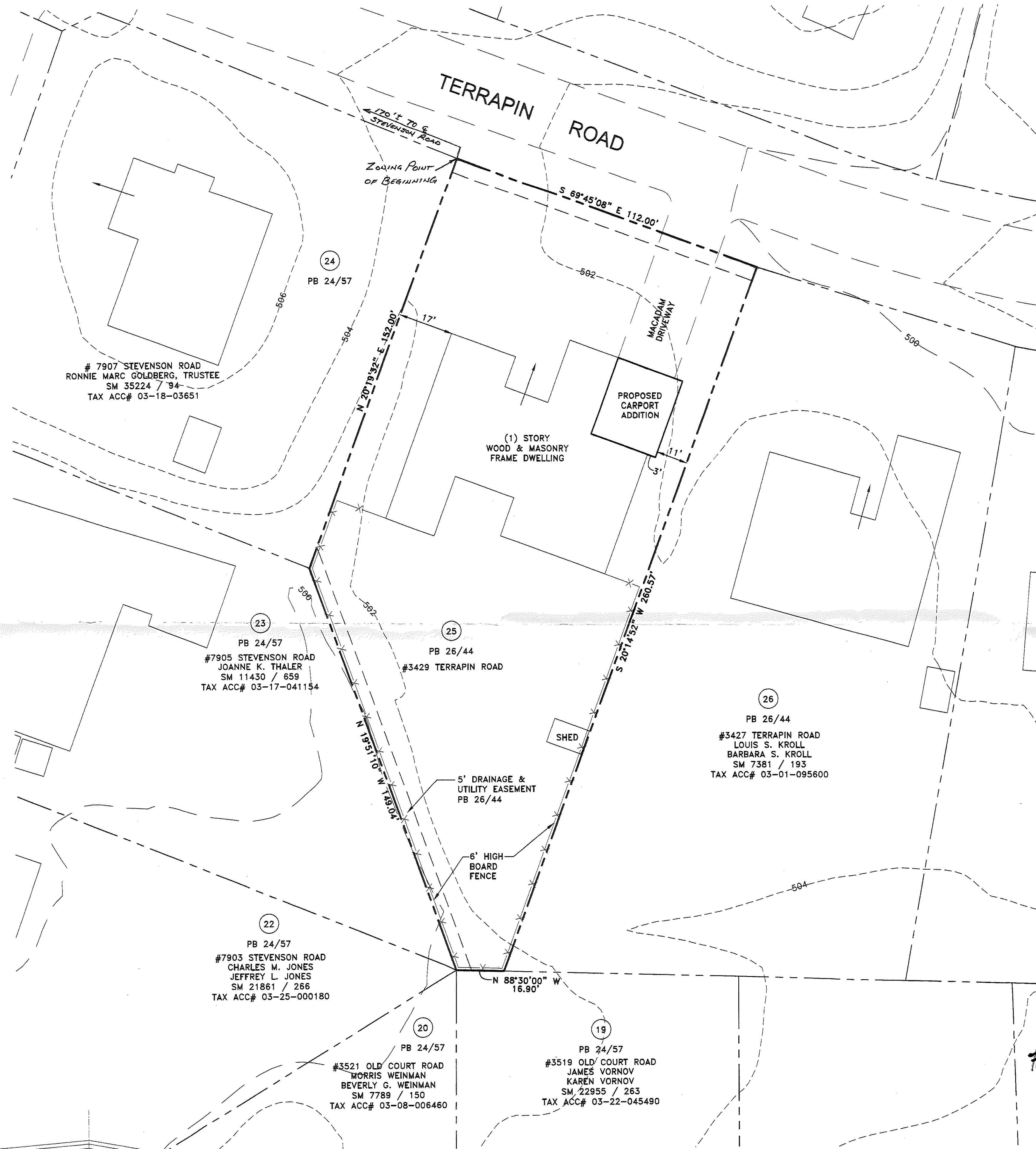
FLOOR PLAN



EAST (LEFT) SIDE ELEVATION



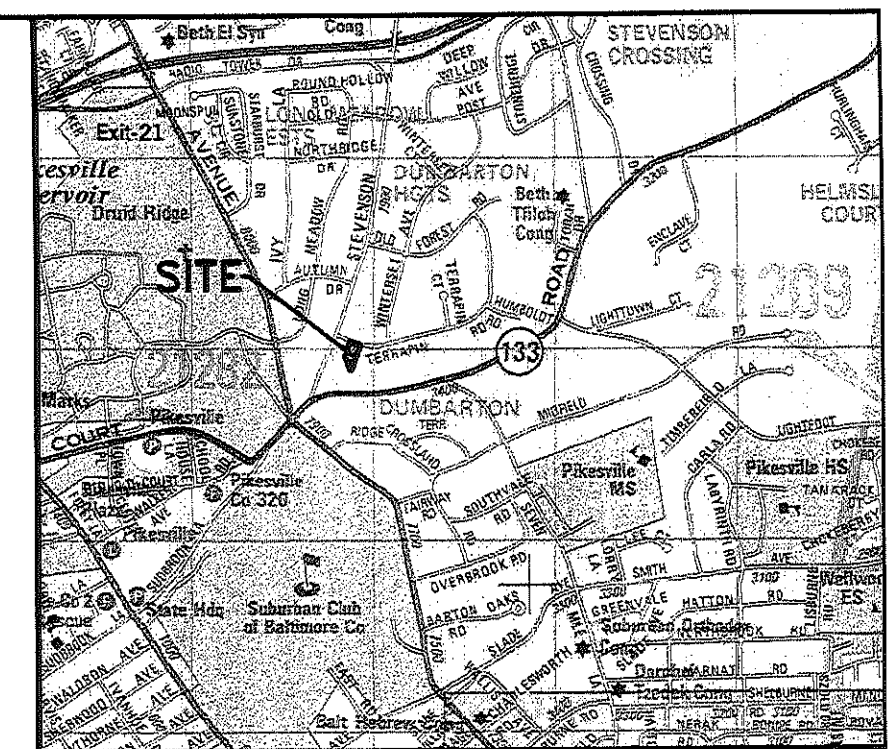
FRONT ELEVATION



REQUEST VARIANCES OF SECTION 1.B.02.3C.1 BCZR

- To permit a 11 foot minimum side yard setback in lieu of the required 15 foot minimum side yard setback
- A permit a 28 foot side yard setback sum in lieu of the required 40 foot side yard setback sum

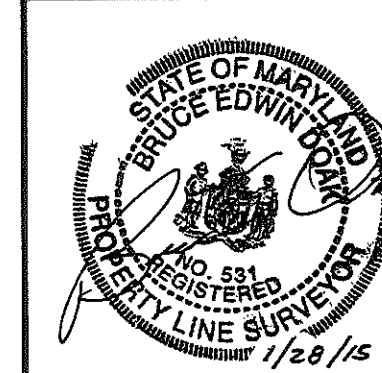
#2015-0158-A
R.V.



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
MICHAEL VARDI & JOAN VARDI
PROPERTY
3429 TERRAPIN ROAD
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Date: 1/15/2015
Scale: 1"=20'

Pet Exp 1

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PLANNING

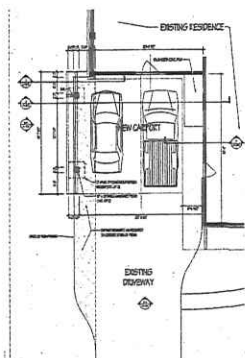
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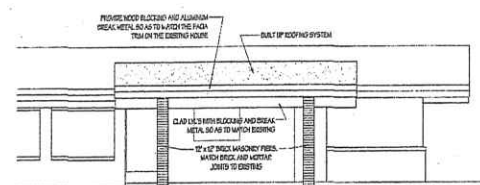
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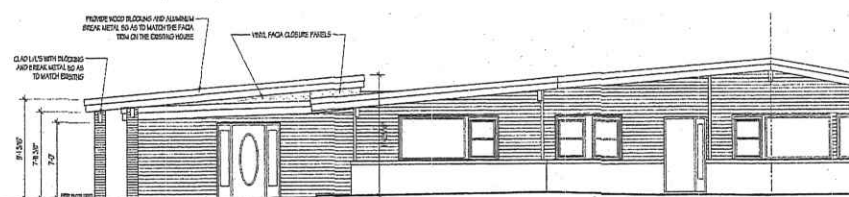
ARCHITECTURAL ELEVATIONS



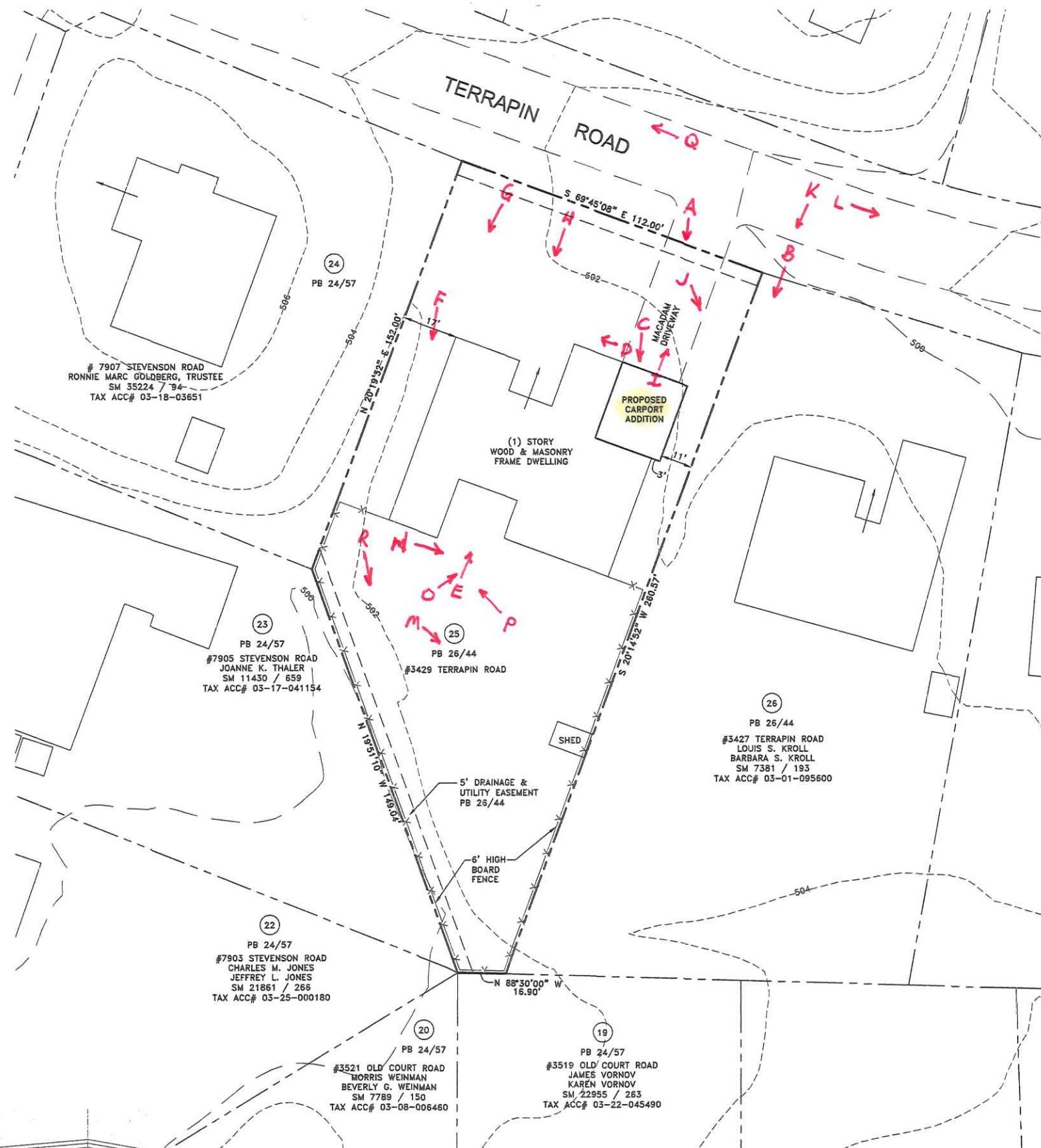
FLOOR PLAN



EAST (LEFT) SIDE ELEVATION



FRONT ELEVATION



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

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PLAN TO ACCOMPANY PHOTOS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Frederick, MD 21053
o 443-500-5555 m 410-419-4905
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
MICHAEL VARDI & JOAN VARDI
PROPERTY
3429 TERRAPIN ROAD
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Date: 1/15/2015
Scale: 1"=20'

Item # 0158

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PLANNING

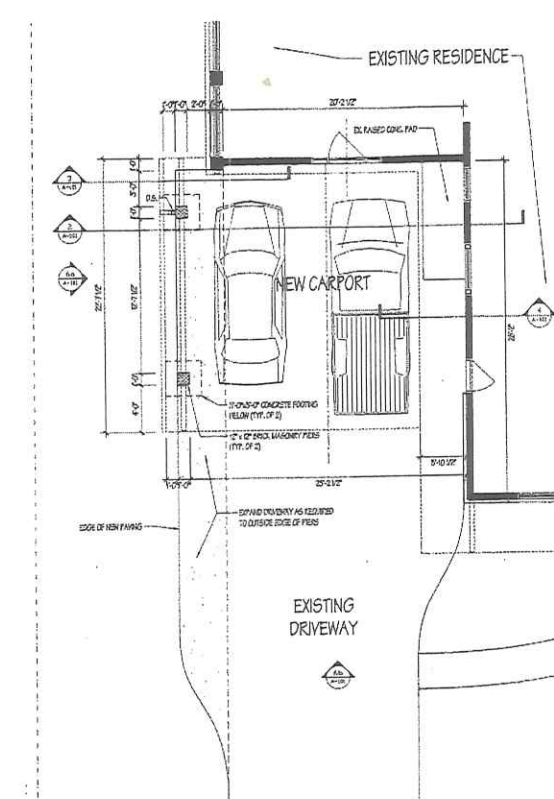
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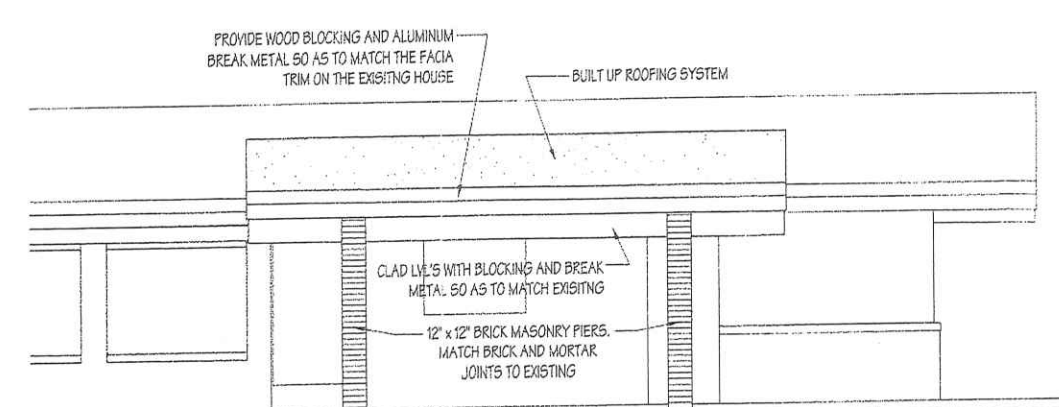
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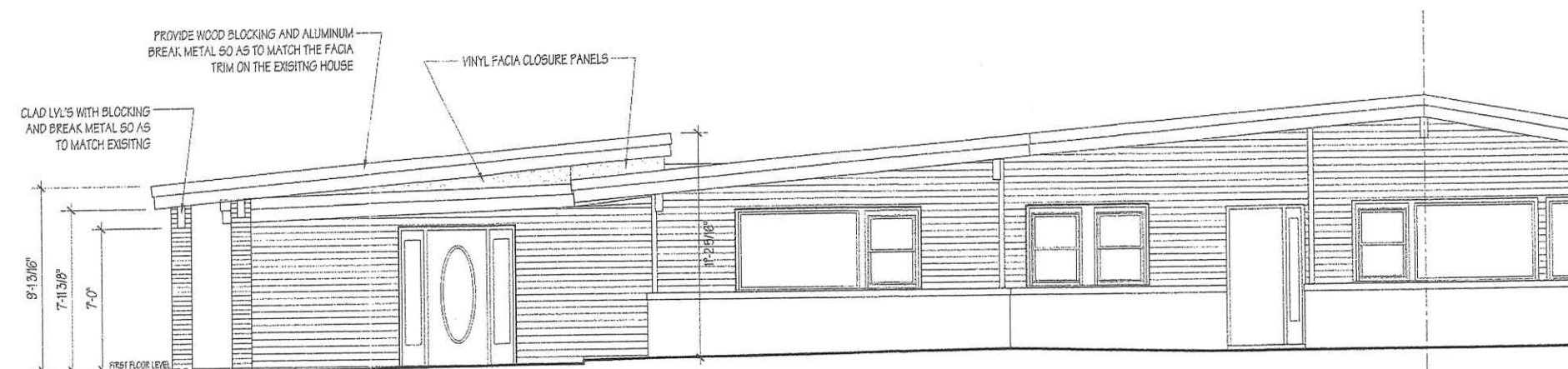
ARCHITECTURAL ELEVATIONS



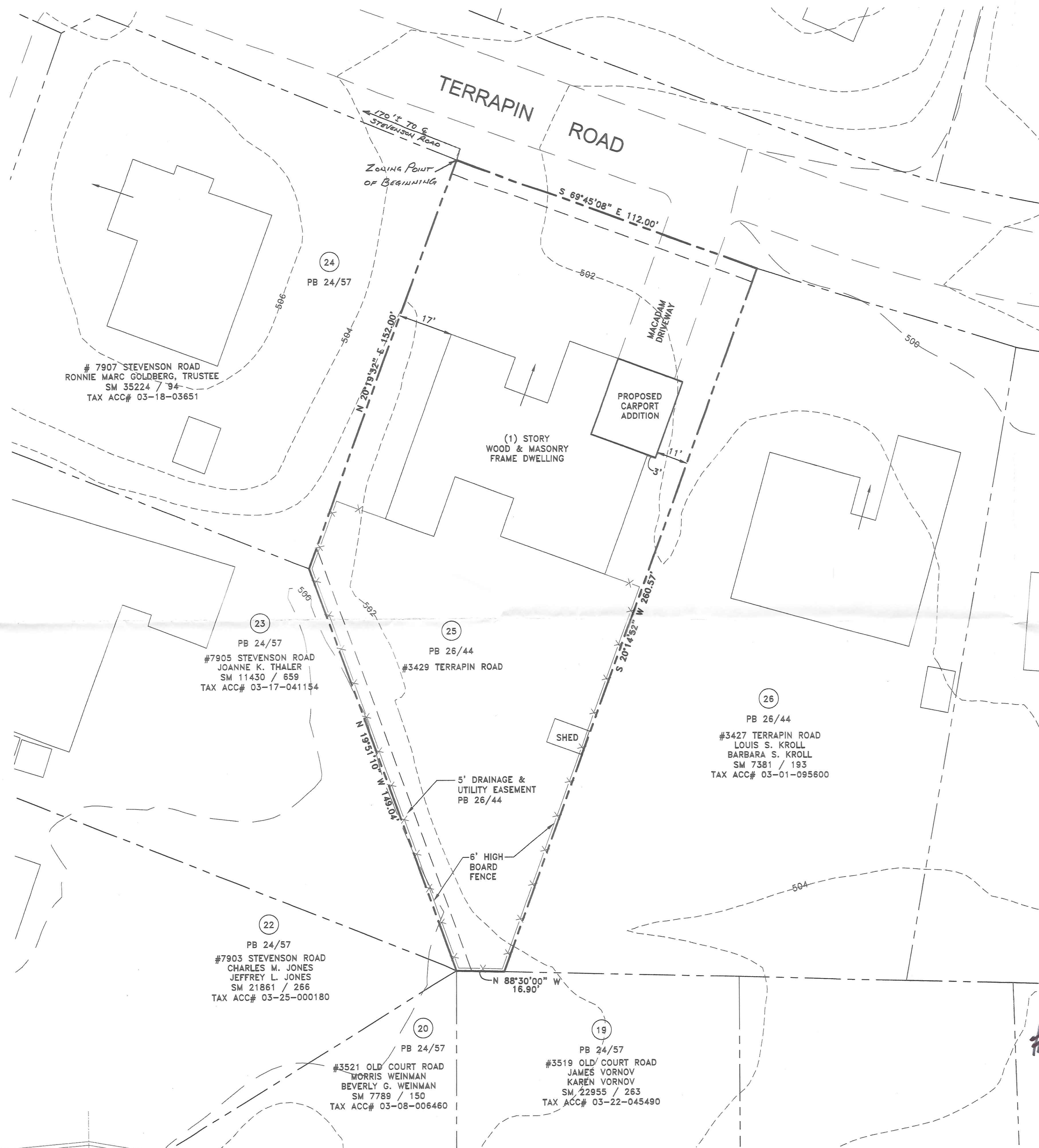
FLOOR PLAN



EAST (LEFT) SIDE ELEVATION



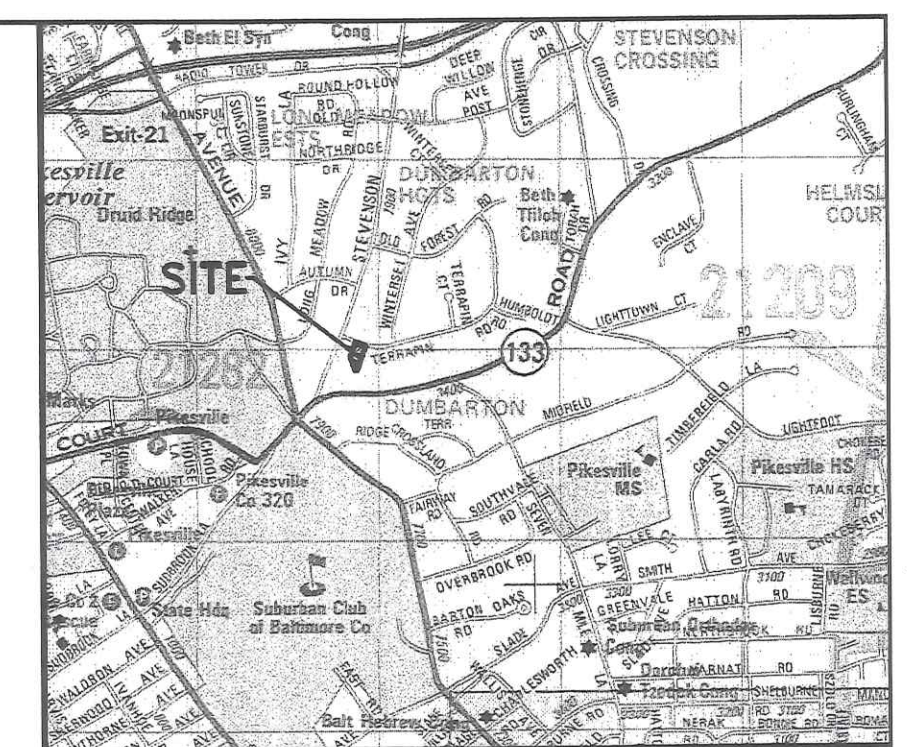
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#2015-0158-A
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