

IN RE: PETITION FOR VARIANCE

(8710 Roper Road)

9th Election District

5th Council District

Vernon & Kathleen Villaluz

Legal Owners

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0266-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.B to permit a carport addition with a side yard setback of 0 ft. in lieu of the required 7 ft. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioners' Exhibit 1.

Owners Vernon & Kathleen Villaluz appeared in support of the petition. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and Bureau of Development Plans Review (DPR). Neither agency opposed the request.

This matter is currently the subject of a violation case (Case No. CB1500242) before the Office of Administrative Hearings, and a copy of the code enforcement complaint was included in the zoning hearing file. A correction notice was issued to Petitioners for undertaking construction activity without proper permits. Petitioners were instructed to seek zoning relief.

The subject property is approximately 6,324 square feet and is zoned DR-5.5. The property

ORDER RECEIVED FOR FILING

Date

7/15/15

By

slr

is improved with a single-family dwelling constructed in 1954. Petitioners have lived at the property for many years, and their home and grounds are attractive and well-maintained. Petitioners engaged a contractor to construct a carport attached to their home and later discovered variance relief was required.

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).

Petitioners have met this test. The property is of irregular dimensions and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty, given they would be unable to keep the carport in its current location. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. Indeed, the owners submitted a letter signed by their adjoining neighbor, Kim Brown, 8708 Roper Road, expressing support for the request.

THEREFORE, IT IS ORDERED, this 15th day of July, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §1B02.3.B to permit a carport addition with a side yard setback of 0 ft. in lieu of the required 7 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 their 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, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

2

Date

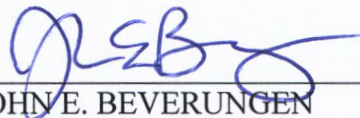
7/15/15

By

Den

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB: sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 7/15/15
By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 8710 ROPER RD which is presently zoned _____

Deed References: 17767/05040 10 Digit Tax Account # 0902652721

Property Owner(s) Printed Name(s) VERNON/KATHLEEN VILLALBA

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section 1B02.3.B 1953 to 1955 Regulations
To permit a carport addition with a side yard setback of 1 foot in lieu of the required 7 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Name #1 - Type or Print VERNON VILLALBA Name #2 - Type or Print KATHLEEN VILLALBA

Signature #1 Vernon Villalba Signature #2 Kathleen Villalba

Mailing Address 8710 ROPER RD City PARKVILLE State MD

Zip Code 21234 Telephone # 410.668.2860 Email Address VERNON.VILLALBA@YAHOO.COM

Representative to be contacted:

Name - Type or Print VERNON VILLALBA

Signature Vernon Villalba

Mailing Address 8710 ROPER RD. PARKVILLE MD

Zip Code 21234 Telephone # 410.668.2860 Email Address Vernon.Villalba@yahoo.com

CASE NUMBER 2015-0264A Filing Date 5/24/2015 Do Not Schedule Dates: 7/15 - 8/15 Reviewer [Signature]

Zoning Property Description

8710 Roper Road

Beginning at a point on the north side of Roper Road which is 50 feet wide at the distance of 25 feet west of the centerline of the nearest improved intersecting street, Yates Road, which is 50 feet wide.

Being Lot #1, Block B, Section #2 in the subdivision of Woodcroft as recorded in Baltimore County Plat Book #19, Folio #64, and containing 6,324sq. ft. of acres in lot. Located in the 9th Election District and 5th Council District.

2015-0266A

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

No. **125473**

Date: **5/22/15**

Rev Sub
Source/ Rev/

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

Total: **75.00**

Rec

From:

For:

8710 Roper Rd

2015-0266-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DEN
5/22/2015 5/22/2015 10:12:42

RE WSHZ WALKER JEN JEE
RECEIPT # 702560 5/22/2015 QFLA

5 528 JIMING VERIFICATION

0. 125473

Recpt Tot 175.00

575.00 CK 9.00 CA

Baltimore County, Maryland

CASHIER'S
VALIDATION



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 3369478

Sold To:

Vernon Villaluz - CU00451889
8710 Roper Rd
Parkville, MD 21234-2816

Bill To:

Vernon Villaluz - CU00451889
8710 Roper Rd
Parkville, MD 21234-2816

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

Jun 23, 2015

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: # 2015-0266-A
8710 Roper Road
N/S Roper Road at the NW corner of Yates Road
9th Election District - 5th Councilmanic District
Legal Owner(s) Vernon & Kathleen Villaluz

Variance: to permit a carport addition with a side yard setback of 1 foot in lieu of the required 7 feet.

Hearing: Monday, July 13, 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 6/22 June 23 3369478

CERTIFICATE OF POSTING

CASE NO: 2015-024de-A

PETITIONER/DEVELOPER

VERNON VILLALBA

DATE OF HEARING/CLOSING:

7/13/15

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

8710 ROPER ROAD

THIS SIGN(S) WERE POSTED ON June 23, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/23/15
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411



ZONING NOTICE

CASE # 2015-0266-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE ROOM 205, JEFFERSON BUILDING 105

WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: MONDAY, JULY 13, 2015
AT 1:30 PM

REQUEST:

VARIANCE TO PERMIT AN CARPET ADDITION
WITH A SIDE YARD SETBACK OF 0 FOOT IN LIEU OF
THE REQUIRED 7 FEET

STANDING SPEED ALWAYS ENFORCE

made 4/23/15

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/neighborhood 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: 2015-0266-A

Petitioner: Vernon & Kathleen Villaluz

Address or Location: 8710 Roper Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Vernon Villaluz

Address: 8710 Roper Road
Baltimore, MD 21234

Telephone Number: 410 668 2860



KEVIN KAMENETZ
County Executive

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

June 8, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0266-A

8710 Roper Road
N/s Roper Road at the NW corner of Yates Road
9th Election District – 5th Councilmanic District
Legal Owners: Vernon & Kathleen Villaluz

Variance to permit an carport addition with a side yard setback of 1 foot in lieu of the required 7 feet.

Hearing: Monday, July 13, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Villaluz, 8710 Roper Road, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 23, 2015.**
- (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, June 23, 2015 Issue - Jeffersonian

Please forward billing to:
Vernon Villaluz
8710 Roper Road
Baltimore, MD 21234

410-668-2860

NOTICE OF ZONING HEARING

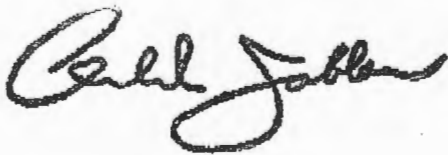
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
8710 Roper Avenue; N/S Roper Avenue,	*	OF ADMINISTRATIVE
at NW corner of Yates Road	*	HEARINGS FOR
9 th Election & 5 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Vernon & Kathleen Villaluz	*	2015-266-A
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JUN 04 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of June, 2015, a copy of the foregoing Entry of Appearance was mailed to Vernon Villaluz, 8710 Roper Road, Parkville, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: August 17, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0266-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 14, 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- 0266-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

6/9/15

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

C

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

FIRE DEPARTMENT

6/17/15

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

no obj

6/3/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

5/19

ADJACENT PROPERTY OWNERS

Kim Brown Not
8708 Roper Rd Opposed

ZONING VIOLATION

(Case No. CB 1500242)

~~PRIOR ZONING~~

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 6/23/15

SIGN POSTING

Date: 6/23/15

by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____

Kim Brown
8708 Roper Rd
Parkville, MD 21234
May 19, 2015

To Whom it may concern,
I Kim Brown would like you
to know that I have no problem with
my neighbor's carport being built.

Thank You
Kim Brown 5/19/15

2015-0266-A



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
5/15/2015

Permit Processing Residential Permit Report

Page 1 of 1

Property Information

Tax Account Number: 0902652721

Plat Ref: 019:064

Election District: 9

Owner Name(s): VILLALUZ VERNON C and VILLALUZ KATHLEEN M

PDM # :

Address: 8710 ROPER RD
BALTIMORE, MD 21234

Zoning District(s): DR 5.5

Premise Address: 8710 ROPER RD

Elevation Range: 358ft - 358ft

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111.

Contact Agency

Potential Overlay Issues

Code Enforcement

County Office Building
Room 213
Phone: 410-887-8099

Rental Housing: 410-887-6060
Bldg. Inspections: 410-887-3953
Finance: 410-887-4643

Open Code Enforcement Actions: Do NOT Issue Permit
Case# Type Action Status

CB1500242 Building Inspection Scheduled

PAI-Public Services

County Office Building
Room 119
Phone: 410-887-3751

InFill Lot Review

Verify Water Service Size.

New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Elec. & Plumb
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Agency Acknowledgment

Initial & Date

5/16/15

[Signature]
5/16/15

OK To File

2015-02660A

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 - 09 Account Number - 0902652721			
Owner Information					
Owner Name:	VILLALUZ VERNON C VILLALUZ KATHLEEN M		Use:	RESIDENTIAL	
Mailing Address:	8710 ROPER RD BALTIMORE MD 21234-2816		Principal Residence:	YES	
			Deed Reference:	/17767/ 00646	
Location & Structure Information					
Premises Address:		8710 ROPER RD 0-0000		Legal Description: 8710 ROPER RD WOODCROFT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0071	0014	1124		0000	2
					B
					1
					2014
					Plat No:
					Plat Ref:
					0019/0064
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1954	1,513 SF				6,324 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	BRICK	1 full	
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2014		As of 07/01/2014	
				As of 07/01/2015	
Land:	72,300	61,500			
Improvements	127,200	110,400			
Total:	199,500	171,900		171,900	171,900
Preferential Land:	0				0
Transfer Information					
Seller: HEISLER GENE A		Date: 04/01/2003		Price: \$118,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /17767/ 00646		Deed2:	
Seller: BROOKE LOUISE P		Date: 11/16/1996		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11307/ 00284		Deed2:	
Seller: HEISLER GENE A		Date: 09/10/1980		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06207/ 00431		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 09/17/2013					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 09 Account Number: 0902652721



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*

July 9, 2015

Vernon & Kathleen Villaluz
8710 Roper Road
Parkville MD 21234

RE: Case Number: 2015-0266 A, Address: 8710 Roper Road

Dear Mr. & Ms. Villaluz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 22, 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

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/3/15

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

RE: Baltimore County
Item No 2015-0266-A
Variance
Vernon & Kathleen Villalaz
8710 Ripen 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. 2015-0266-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 'David W. Peake'.

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

7-13-15 1:30 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 17, 2015

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 8710 Roper Road

INFORMATION:

Item Number: 15-266

Petitioner: Vernon Villaluz

Zoning: DR 5.5

Requested Action: Woodcroft

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a carport addition with a side yard setback of 1 foot in lieu of the required 7 feet. The subject property is the subject of violation case No. CB 1500242. A site inspection confirms the existing addition is consistent with the pattern of use in the neighborhood and it can function in a way that is not detrimental to adjacent properties.

The Department has no objection to the granting of the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystal Patchak at 410-887-3480.

Division Chief: Krystal Patchak

AVA:kp
C: Krystal Patchak

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 8, 2015
Item No. 2015-0266

DATE: June 9, 2015

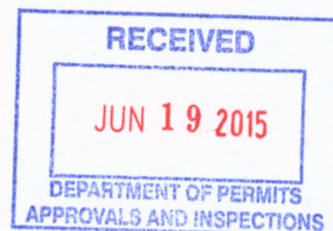
The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

The submitted plan does not depict existing additions and shed correctly. Existing shed appears to violate 2.5' minimum from property line to facilitate repairs.

* * * * *

DAK:CEN
cc:file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 17, 2015

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 8710 Roper Road

INFORMATION:

Item Number: 15-266

Petitioner: Vernon Villaluz

Zoning: DR 5.5

Requested Action: Woodcroft

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a carport addition with a side yard setback of 1 foot in lieu of the required 7 feet. The subject property is the subject of violation case No. CB 1500242. A site inspection confirms the existing addition is consistent with the pattern of use in the neighborhood and it can function in a way that is not detrimental to adjacent properties.

The Department has no objection to the granting of the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystal Patchak at 410-887-3480.

Division Chief: Kathy Gredbach

AVA:kp
C: Krystal Patchak

Case No.:

2015-0266-A

Exhibit Sheet

DW 8-17-15

ser
7-15-15

Petitioner/Developer

Protestants

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

PETITIONER'S

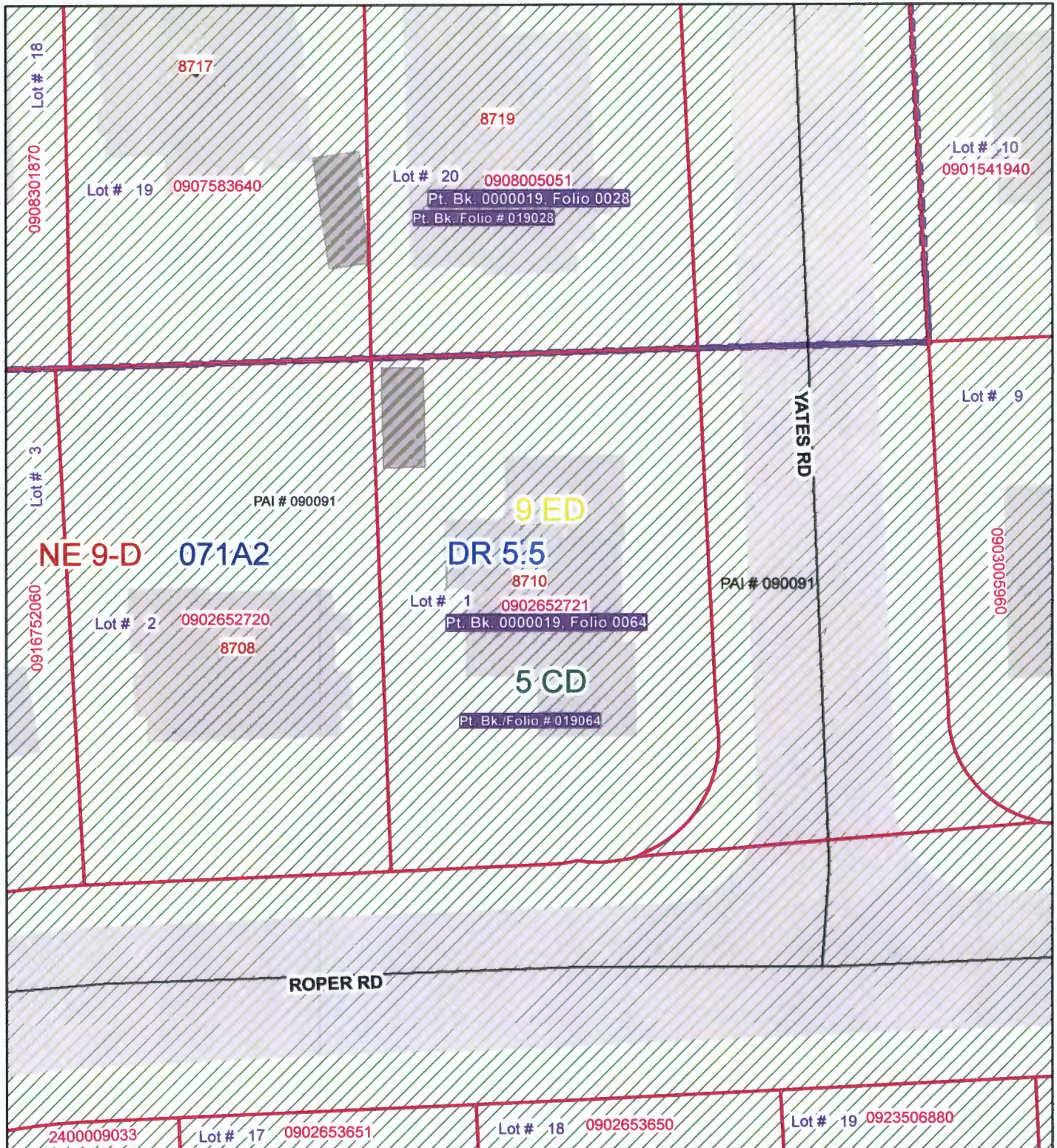
EXHIBIT NO.

2

2015-0266-A



8710 Roper Road 2015-0266-A



Publication Date: 5/22/2015



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

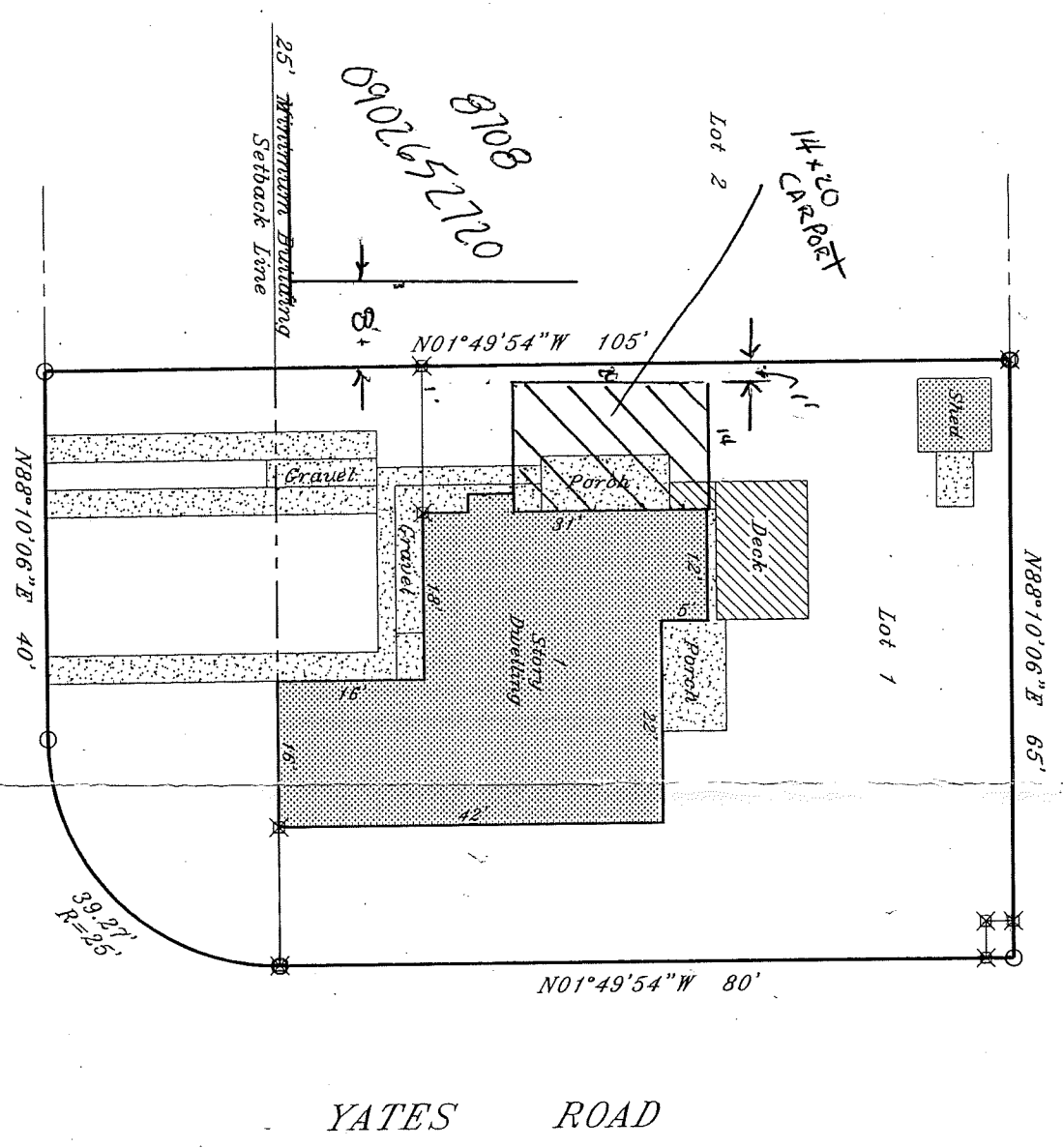
1 inch = 30 feet

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

ADDRESS 8710 Roper Road OWNER(S) NAME(S) Vernon Villaluz Kathleen Villaluz

SUBDIVISION NAME Woodcroft LOT # 1 BLOCK # B SECTION # 2

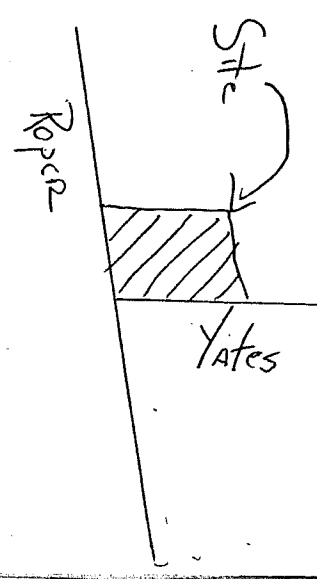
PLAT BOOK # 19 FOLIO # 64 10 DIGIT TAX # 0902652721 DEED REF. # 17767 / 646



PLAN DRAWN BY Vernon Villaluz DATE 5/22/15 SCALE: 1 INCH = 20 FEET

2015-04-01

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 071A2
SITE ZONED DR 5.5
ELECTION DISTRICT 9
COUNCIL DISTRICT 5
LOT AREA ACRES 6324
OR SQUARE FEET _____
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 _____

PETITIONER'S

EXHIBIT NO. 1

VIOLATION CASE INFO:

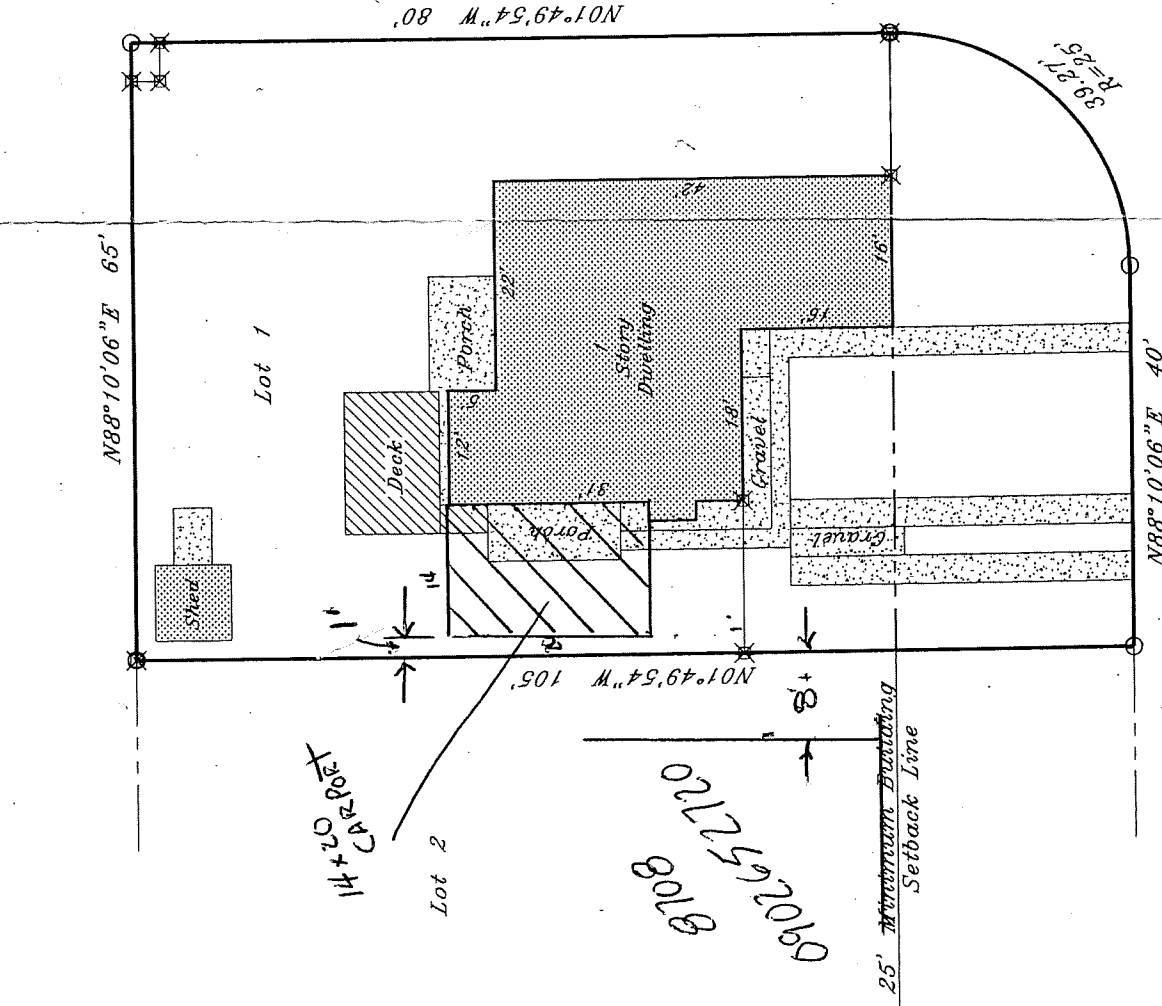
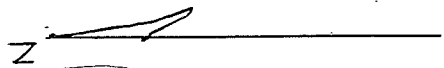
CB1506242 (No permit)

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

ADDRESS 8710 Roper Road OWNER(S) NAME(S) Vernon Villaluz Kathleen Villaluz

SUBDIVISION NAME Woodcroft LOT # 1 BLOCK # B SECTION # 2

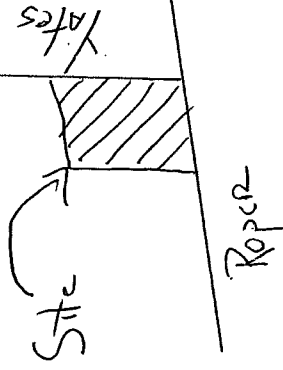
PLAT BOOK # 19 FOLIO # 64 TO DIGITAX # 0902652721 DEED REF. # 17767 / 646



PLAN DRAWN BY Vernon Villaluz DATE 5/22/15 SCALE: 1 INCH = 20 FEET

2015-0260A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 071A2
SITE ZONED DR55
ELECTION DISTRICT 9
COUNCIL DISTRICT 5
LOT AREA ACRES 63244

OR SQUARE FEET

HISTORIC? NO

IN CBQA? 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:
CB1500242 (approved)

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING

(MARK TYPE REQUESTED WITH X)

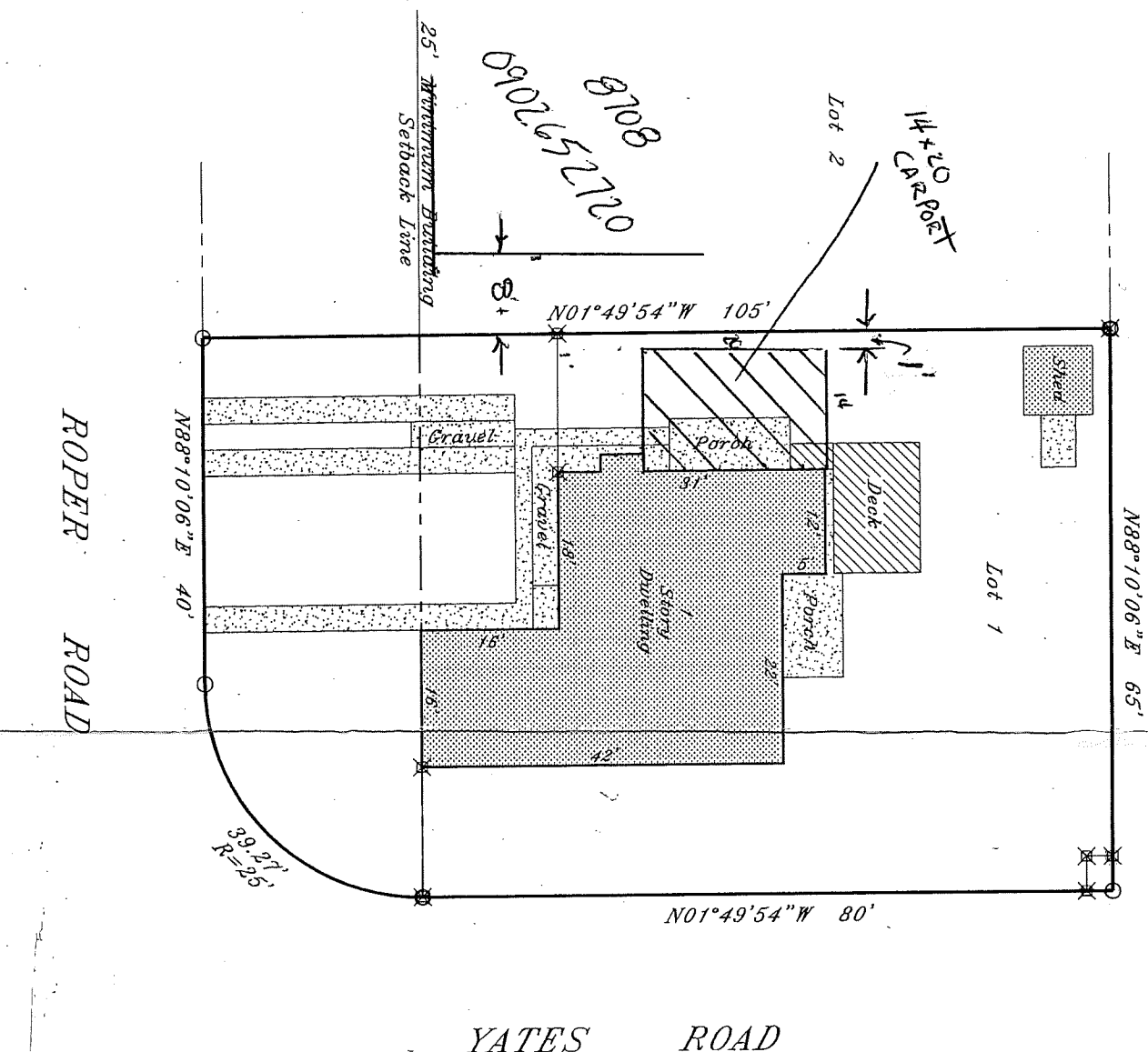
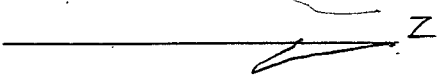
ADDRESS 8710 Roper Road

OWNER(S) NAME(S) Vernon Villaluz Kathleen Villaluz

SUBDIVISION NAME Woodcroft

LOT # 1 BLOCK # B SECTION # 2

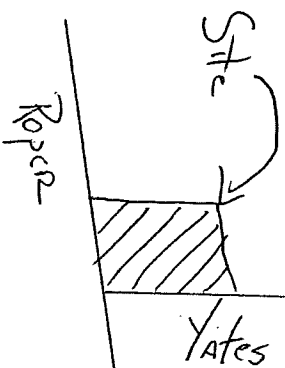
PLAT BOOK # 19 FOLIO # 64 10 DIGIT TAX # 0902652721 DEED REF. # 177671646



PLAN DRAWN BY Vernon Villaluz DATE 5/22/15 SCALE: 1 INCH = 20 FEET

2015-02-04

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 071A2

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA, ACREAGE 6324 4

OR SQUARE FEET

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

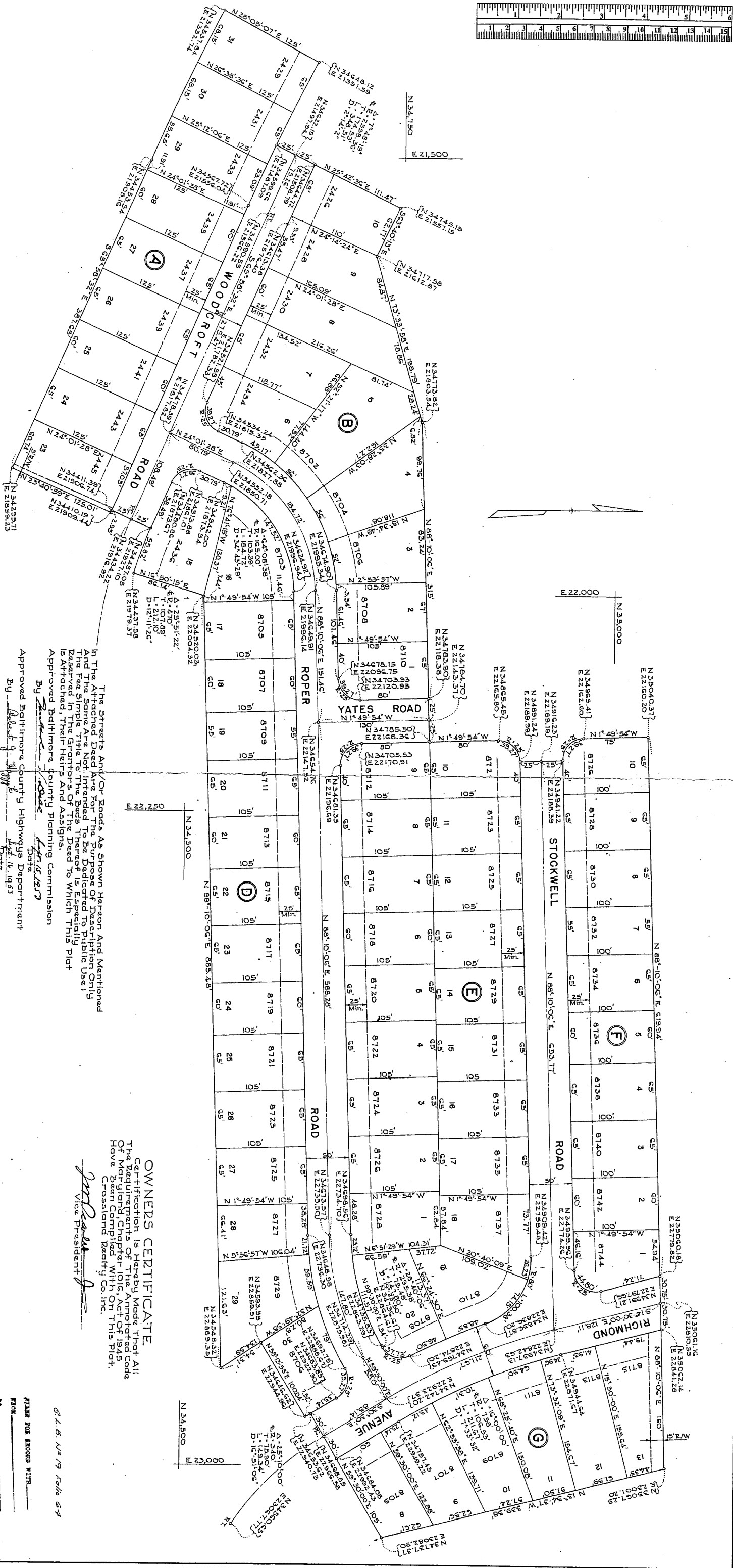
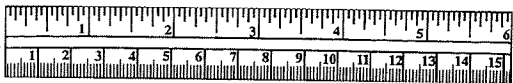
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CB15002478 (1st priority)



The Streets And/or Roads As Shown Hereon And Mentioned In The Attached Deed Are For The Purpose Of Dedication And The Same Are Not Intended To Be Dedicated To Public Use, And The Fee Simple Title To The Beds Thereof Is Especially Reserved In The Grantors Of The Deed To Which This Plat Is Attached, Their Heirs And Assigns.

Approved Baltimore County Planning Commission
By James E. O'Connell Date 4/16/1953
Approved Baltimore County Highway Department
By Robert G. Smith Date 4/16/1953

OWNERS CERTIFICATE
Certification is hereby made that all the requirements of the Annotated Code of Maryland, Chapter 101C, Act of 1945, Have Been Complied With On This Plat.

James E. O'Connell
Vice President

PLAT FOR RECORD WITH
FROM
SEP 18 1953
14
SEP 18 1953
14

SECTION II
WOODCROFT
ELECTION DISTRICT NO. 9
BALTIMORE COUNTY MARYLAND
DATE: SEPTEMBER 14, 1953
SCALE 1"=50'

DEVELOPER
Crossland Realty Co. Inc.
10 E. Fayette Street
Baltimore, Maryland

Coordinates Shown Are Extensions Made From Baltimore City Coordinates As Established By The Baltimore City Topographical Commission. Bearings Refer To True North At Baltimore.

H. S. Klepper
REGISTERED
NAGIC
ENGINEER

410-887-3453 730-8A ONLY
JACK KEMP 300
315P

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
TOWSON, MARYLAND 21204

Date 5/15/15
OEA: JK
Historic District/Building
Yes ☐ No ☒
District / Precinct 9 / 1

Permit # B
Control # MR
XRef #

Property Address 8710 Roper RD
Suite/Space/Floor
Subdivision Woodcroft
Tax Account #
Will this building have sprinklers? Yes ☐ No ☒
Is this property located in a floodplain? Yes ☐ No ☒

Receipt # A
Fee 13510
Total Paid 45
Paid By gme
Inspector

OWNER'S INFORMATION
First & Last Name (Individual) VERNON VILLALUZ : Koth Leena
Corporation Name N/A
Address 8710 ROPER RD
City, State, Zip PARKVILLE, MD 21234
Seller

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT, AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
Name VERNON VILLALUZ Phone Number 410 258 1861
Company (if applicable)
Address 8710 ROPER RD
City, State, Zip PARKVILLE, MD 21234
Applicant Signature Vernon Villaluz E-Mail
Business/Tenant Name
Contractor DW Roper MHIC # MHBR #
Engineer
PLANS: CONST ☒ PLOT ☒ PLAT ☒ DATA ☒ EL ☒ PL ☒ DRC #

- TYPE OF IMPROVEMENT
- 1. New Bldg Construction
 - 2. Addition
 - 3. Alteration
 - 4. Repair
 - 5. Wrecking
 - 6. Moving
 - 7. Other

DESCRIBE PROPOSED WORK
Cons + struct carport
inside of old 12' x 20' = 240 sq'

- TYPE OF USE
RESIDENTIAL
- 01. One Family
 - 02. Two Family
 - 03. Three and Four Family
 - 04. Five or More Family (enter no. units)
 - 05. Swimming Pool
 - 06. Garage
 - 07. Other
- Foundation Type Basement
- 1. Slab 1. Full
 - 2. Block 2. Partial
 - 3. Concrete 3. None

- NON-RESIDENTIAL
- 08. Amusement, Recreation, Place of Assembly
 - 09. Church, Other Religious Building
 - 11. Industrial, Storage Building
 - 12. Parking Garage
 - 13. Service Station, Repair Garage
 - 14. Hospital, Institutional, Nursing Home
 - 15. Office, Bank, Professional
 - 16. Public Utility
 - 17. School, College, Other Educational
 - 19. Store Mercantile Restaurant (specify type)
 - 20. Swimming Pool (specify type)
 - 21. Tank, Tower
 - 22. Transient Hotel, Motel (no. units)
 - 23. Other

VARIANCE Required
2015-0266-A
Filed 5/24/15

- Type of Construction
- 1. Masonry
 - 2. Wood Frame
 - 3. Structure Steel
 - 4. Reinforced Concrete
- Type of Heating Fuel
- 1. Gas
 - 2. Oil
 - 3. Electricity
 - 4. Coal
- Central Air: 1. 2.
- Type of Sewage Disposal
- 1. Public Sewer Exists Proposed
 - 2. Private System
 - Septic Exists Proposed
 - Privy Exists Proposed
- Type of Water Supply
- 1. Public System Exists Proposed
 - 2. Private System Exists Proposed

Estimated Cost of Materials and Labor \$ 8,000
Proposed Use
Existing Use
Ownership: 1. Privately Owned 2. Publicly Owned 3. Sale 4. Rental
Residential Category: 1. Detached 2. Semi-Detached 3. Group 4. Townhouse 5. Mid-Rise 6. High-Rise
Efficiency # 1 Bedroom # 2 Bedroom # 3 Bedroom # Total Bedrooms Total Apts/Condos
One Family Bedroom # Bathroom # Kitchen # Powder Room # Garbage Disposal 1. Yes ☐ 2. No ☐

Class Liber Folio Map Parcel
Building Size 240
Floor 2
Width 12'
Depth 20'
Height
Stories
Lot #s
Corner Lot:
1. Yes ☐ 2. No ☐

Lot Size and Setbacks
Size 59 X
Front Street
Side Street
Front Setback
Side Setback 2' / 10' N/A
Side Street Setback
Rear Setback
Zoning

APPROVAL SIGNATURES		DATE
BLD INSP		
BLD PLAN		
FIRE		
SEDI CTL		
ZONING 11/		
PUB SERV		
ENVRMNT		
PLANNING		