

IN RE: PETITION FOR ADMIN. VARIANCE *

(6 Blinker Court)

15th Election District *

7th Council District

Jose Boscana and Vilmarie Santiago *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0299-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Jose Boscana and Vilmarie Santiago. The Petitioners are requesting Variance relief from Section 1B02.3.B (211.2, 211.3, 301.1 and 303.1 – 1955 regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (carport) to have a front yard setback of 0 ft. in lieu of the required 27.75 ft. from a front yard average of 37 ft. and a side yard setback of 5 ft. in lieu of the required 6 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 submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 4, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 7-22-15

By SW

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

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 22nd day of **July, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.B (211.2, 211.3, 301.1 and 303.1 – 1955 regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (carport) to have a front yard setback of 0 ft. in lieu of the required 27.75 ft. from a front yard average of 37 ft. and a side yard setback of 5 ft. in lieu of the required 6 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

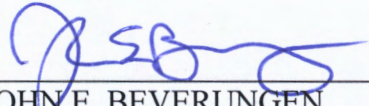
1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
3. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 7-22-15

By ew

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 7-22-15

By DLW



KEVIN KAMENETZ
County Executive

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

July 22, 2015

Jose Boscana
Vilmarie Santiago
6 Blinker Court
Baltimore, Maryland 21220

RE: Petition for Administrative Variance
Case No. 2015-0299-A
Property: 6 Blinker Court

Dear Mr. Boscana and Ms. Vilmarie:

Enclosed please find a copy of the Order rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 6 Blinker Ct Middle River MD 21220 Currently zoned DR 5.5 (vested R6)
 Deed Reference 29066100330 10 Digit Tax Account # 1520000760
 Owner(s) Printed Name(s) Jose Bascana and Vilmarie Santiago

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Sections 1B02.3.B (211.2, 211.3, 301.1, and 303.1 - 1955 regs.) - to permit a proposed open projection (carport) to have a front yard setback of 0 feet in lieu of the required 27.75 feet from a front yard average of 37 feet, and a side yard setback of 5 feet in lieu of the required 6 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):

Jose J. Bascana , Vilmarie Santiago
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] , [Signature]
 Signature #1 Signature #2
6 Blinker Ct Middle River MD
 Mailing Address City State
21220 , 443.527-9531 , bascana23@hotmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Date 7-22-15
 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 _____ 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 2015-0299-A Filing Date 6/24/15 Estimated Posting Date 7/5/15 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: 6 Blinker ct Middle River MD 21220
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)

I am respectfully requesting an administrative variance for having
an approval for a carport in front of my house #6 Blinker
ct. As showed in my illustration the space around the property
is minimum or limited on both side and my rear yard (Ad
Deck) Building the carport will protect my vehicles
from vandalism or theft.

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

Signature of Owner (Affiant)

JOSE BOSCANO
Name- Print or Type

Signature of Owner (Affiant)

Vilmarie Santiago
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 23rd day of June, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Jose Boscano and Vilmarie Santiago

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

**ZONING PROPERTY DESCRIPTION FOR 6 BLINKER COURT, MIDDLE RIVER,
MD 21220**

*Beginning at a point on the north, east side of Blinker Court which is 60 feet wide at the distance of 150 north, ~~west~~ of the centerline of the nearest improved intersecting street Transverse Ave which is 80 wide. *north west*

OPTION 2 (Subdivision Lot - lot is part of record plat):

Being Lot # 484 in the subdivision of Victory Villa Section 1 in Baltimore County Plat Book # 022 E, Folio # 0103 containing 5,500 total square feet. Located in the 15 Election District and 6 Council District.

Item #0299

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

No. **127153**

Date: **6/24/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 6/25/2015 6/24/2015 10:36:37 2

REG #502 WALLET JENA JEE
 RECEIPT # 925614 6/24/2015 OFLH

Dept 5 528 ZONING VERIFICATION

CH NO. 127153

Recpt Tot 475.00
 1.00 CK 480.00 CA
 45.00- CG

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				575

Total: **575**

Rec

From:

For:

zoning hearing - case # 2015-0299-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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: 2015-0299-A
Petitioner: JOSE BOSCARA
Address or Location: 4 Blinker Ct Middle River 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSE BOSCARA
Address: 4 Blinker Ct

Telephone Number: 443-681-0910

CERTIFICATE OF POSTING

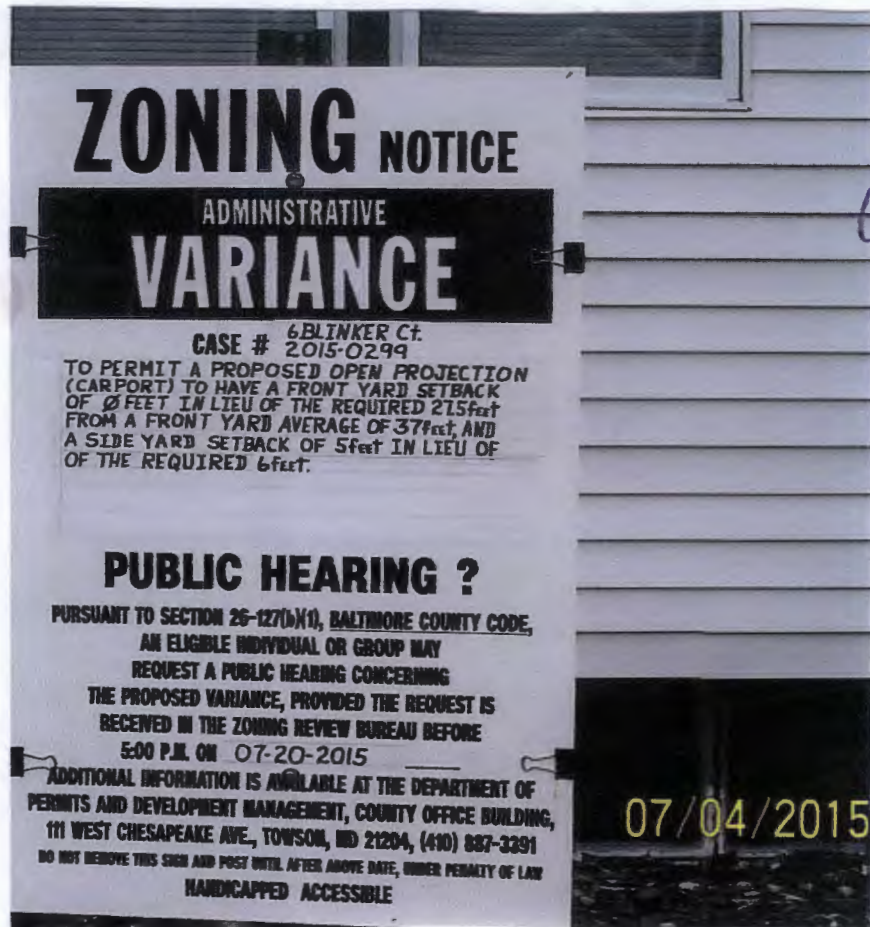
Date: July 4, 2015

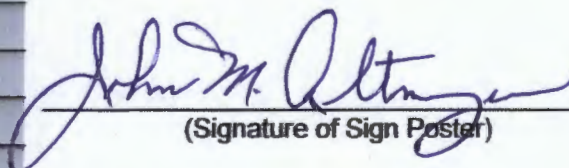
RE: Project Name: Administrative Variance
Case Number /PAI Number: 2015-0299-A
Petitioner/Developer: Jose Boscana
Date of Hearing/Closing: July 20, 2015

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 6 Blinker Ct.

The sign(s) were posted on July 4, 2015

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

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

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0299 -A Address 6 Blinker Ct

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

Filing Date: 6/24/15 Posting Date: 7/5/15 Closing Date: 7/20/15

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- 0299 -A Address 6 Blinker Ct

Petitioner's Name Jose Boscano Telephone 443 527 9531

Posting Date: 7/5/15 Closing Date: 7/20/15

Wording for Sign: To Permit a proposed open projection (carport) to have a front yard setback of 0 feet in lieu of the required 27.75 feet from a front yard average of 37 feet, and a side yard setback of 5 feet in lieu of the required 6 feet

Revised 7/18/14

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0299 -A Address 6 Blinker Ct
Contact Person: David Duwall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/24/15 Posting Date: 7/5/15 Closing Date: 7/20/15

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USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0299 -A Address 6 Blinker Ct
Petitioner's Name Jose Boscana Telephone 443 527 9531
Posting Date: 7/5/15 Closing Date: 7/20/15
Wording for Sign: To Permit a proposed open projection (carport) to have a front yard setback of 0 feet in lieu of the required 27.75 feet from a front yard average of 37 feet, and a side yard setback of 5 feet in lieu of the required 6 feet

Revised 7/18/14

MEMORANDUM

DATE: August 25, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0299-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 21, 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

C H E C K L I S T

<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>6-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-4-15</u>	by <u>Altmeier</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

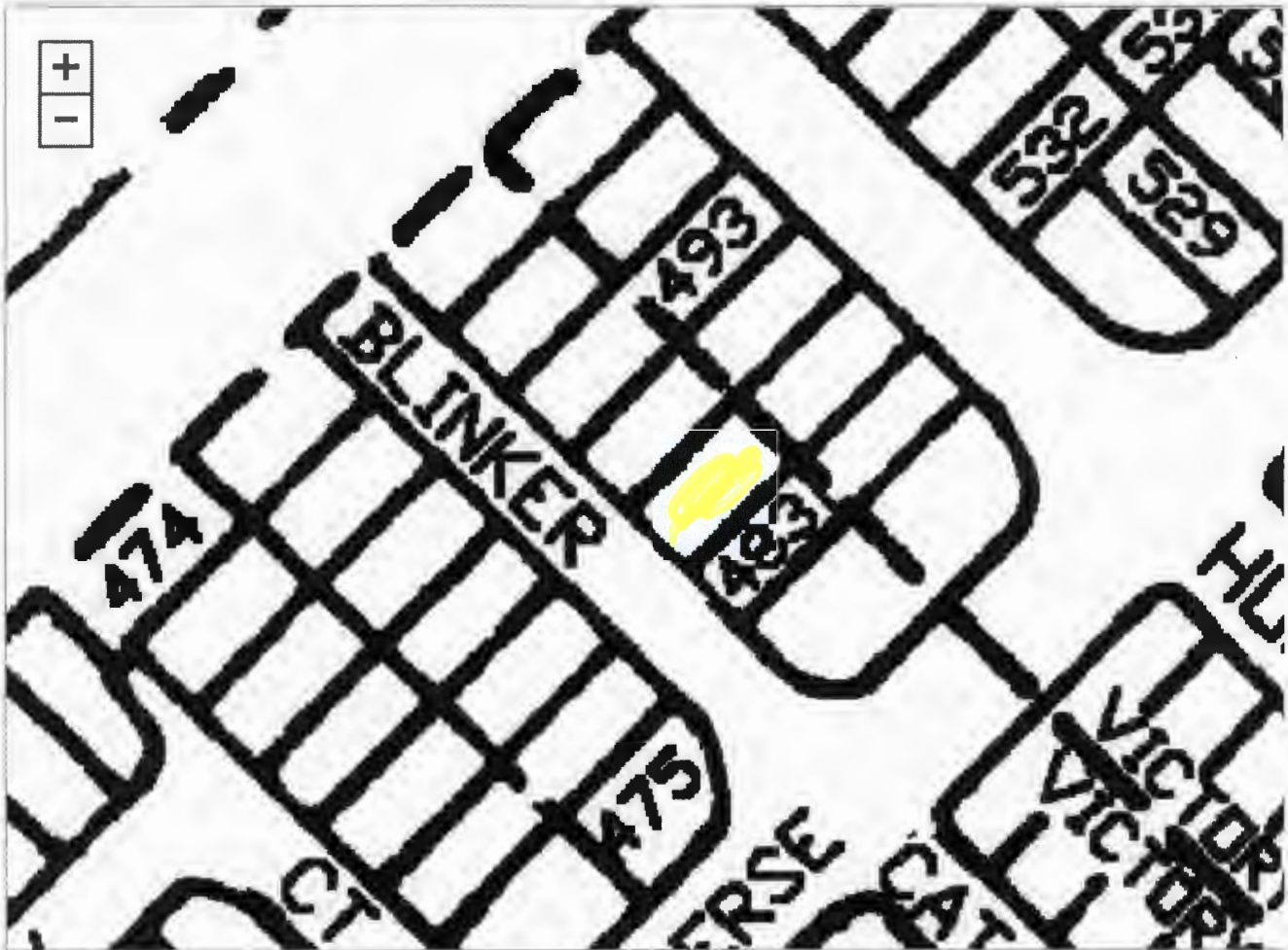
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1520000760			
Owner Information					
Owner Name:	BOSCANA JOSE JR SANTIAGO VILMARIE		Use:	RESIDENTIAL	
Mailing Address:	6 BLINKER CT BALTIMORE MD 21220-3412		Principal Residence:	YES	
			Deed Reference:	/29066/ 00330	
Location & Structure Information					
Premises Address:		6 BLINKER CT BALTIMORE 21220-0000		Legal Description: 6 BLINKER CT VICTORY VILLA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0090	0003	0573		0000	1
					484
					2015
					Assessment Year:
					Plat No:
					Plat Ref:
					0022/0103
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1942	1,773 SF				5,500 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full	
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014	
				As of 07/01/2015	
Land:	53,500	53,500			
Improvements	114,900	121,600			
Total:	168,400	175,100		168,400	
Preferential Land:	0			170,633	
Transfer Information					
Seller: BOSCANA JOSE, JR		Date: 01/08/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29066/ 00330		Deed2:	
Seller: FEDERAL NATIONAL		Date: 12/21/2009		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /28995/ 00069		Deed2:	
Seller: CARDARELLI ANTHONY E		Date: 06/25/2009		Price: \$280,000	
Type: ARMS LENGTH IMPROVED		Deed1: /28310/ 00209		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 06/07/2010					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **15** Account Number: **1520000760**

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

Loading... Please Wait.

→



KEVIN KAMENETZ
County Executive

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

July 21, 2015

Jose J. Boscana & Vilmane Santiago
6 Blinker Court
Middle River MD 21220

RE: Case Number: 2015-0299 A, Address: 6 Blinker Court

To Whom This May Concern::

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 24, 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 that reads "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
Douglas H. Simmons, Acting Administrator

Date: 6/26/15

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

RE: Baltimore County
Item No 2015-0299-A
Administrative Variance
Jose F. Vilman Santiago
6 Blinker Court

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. 2015-0299-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2398 or 1-866-998-0367 (in Maryland only) extension 2398, 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

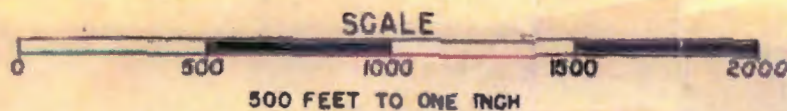
"B"

PART OF ZONING DISTRICT NO. 15

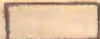
ZONING DEPARTMENT + BALTIMORE COUNTY

USE DISTRICT MAP

FIFTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY
SECTION "B"



LEGEND

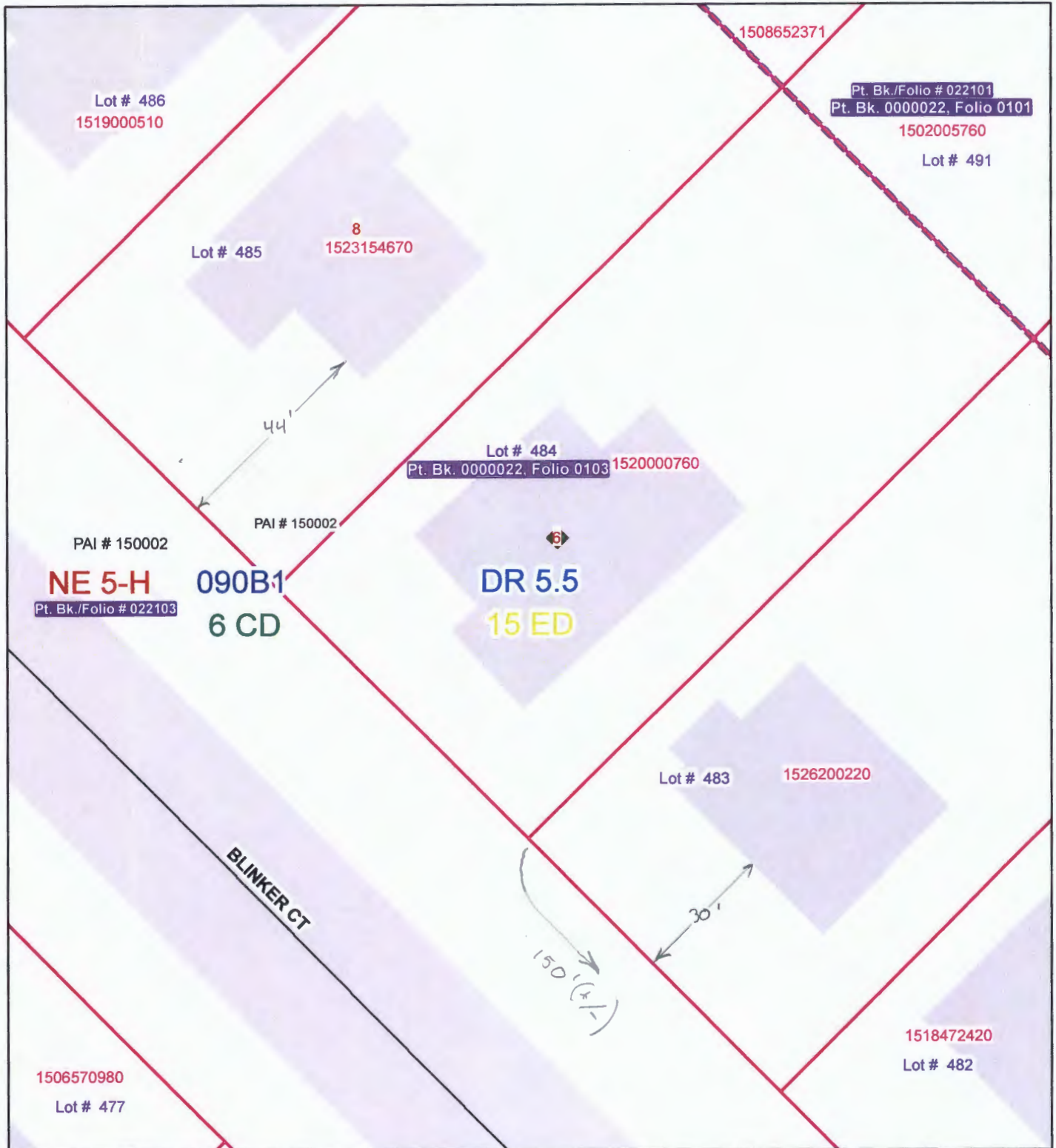
- | | |
|---|-------------------------------|
|  | — "A" RESIDENCE ZONE — R. 6. |
|  | — "B" RESIDENCE ZONE — R. 6. |
|  | — "C" RESIDENCE ZONE — R. A. |
|  | — "D" RESIDENCE ZONE — R. G. |
|  | — "E" COMMERCIAL ZONE — B. L. |
|  | — "F" INDUSTRIAL ZONE — M. L. |
|  | — "G" INDUSTRIAL ZONE — M. H. |
|  | — SPECIAL PERMIT — X |

Item #0299



1945

6 Blinker Court



Publication Date: 6/22/2015



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 = 20 feet

Item #0299

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	_____	FT.
B	_____	FT.
C	44	FT.
D	30	FT.
E	_____	FT.
F	_____	FT.

applicant's name _____

building address _____

date _____

TOTAL (74) ÷ (2) = 37

* of dwellings

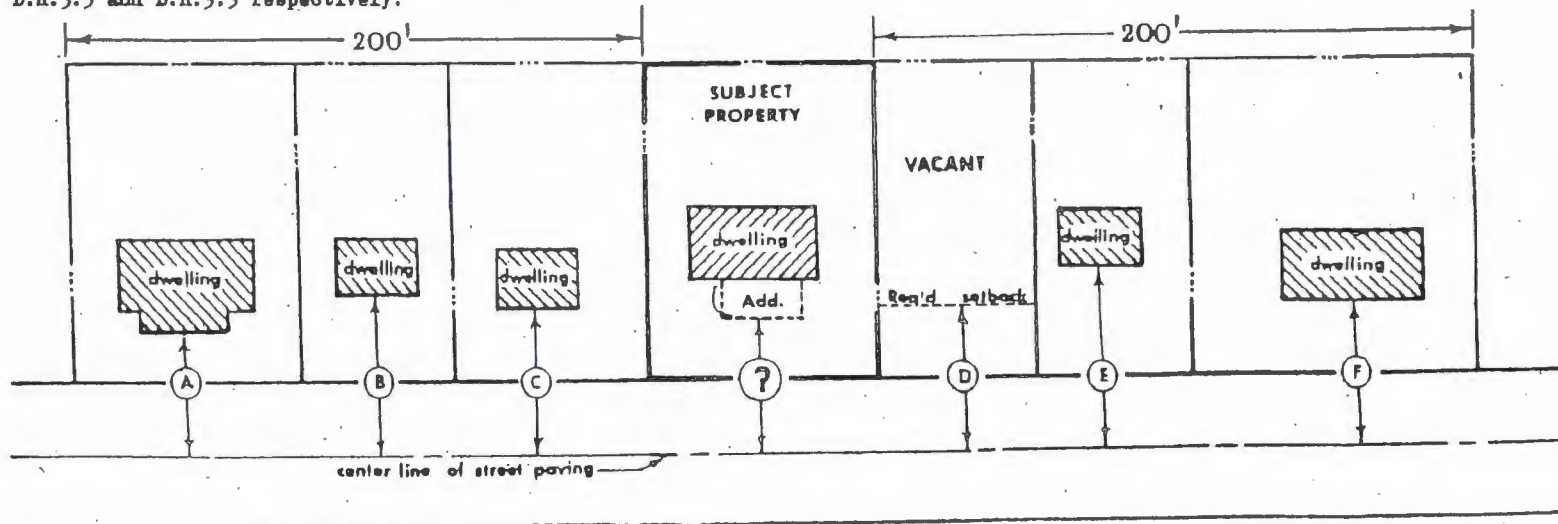
REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS

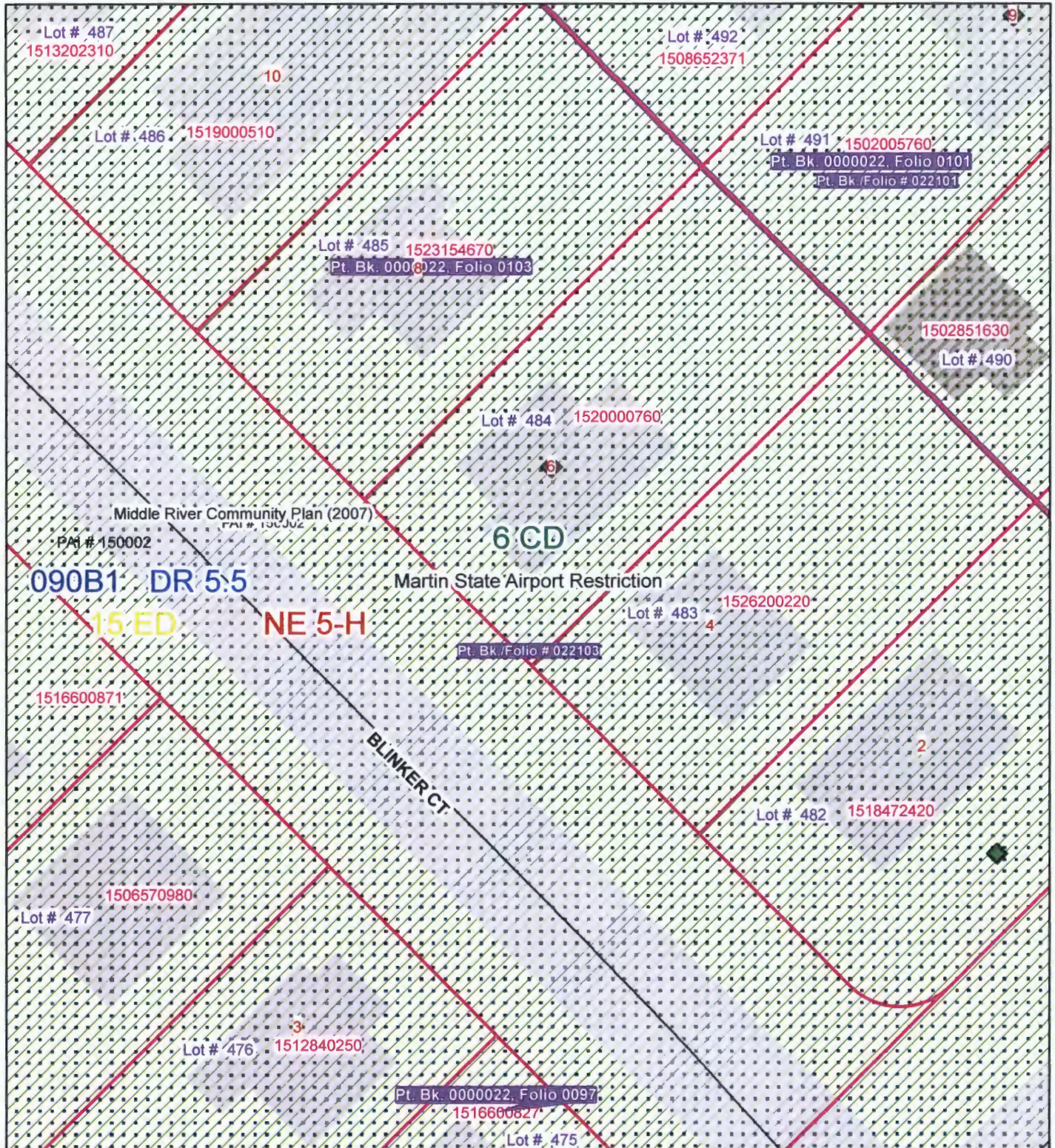
D.R.2 - 65 ft.

D.R.3.5- 55 ft.

D.R.5.5- 50 ft.



6 Blinker Court



Publication Date: 6/22/2015



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

Item # 0299

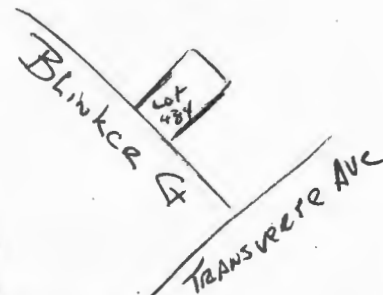
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 6 Blinker Ct Middle River 21220 OWNER(S) NAME(S) Jose Boscano & Vilmarie Santiago

SUBDIVISION NAME Victory Villa LOT # 484 BLOCK # _____ SECTION # 1

PLAT BOOK # 22 FOLIO # 0103 10 DIGIT TAX # 1520000760 DEED REF. # 29066/00330

SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP# 09031

SITE ZONED DR 5.5 (vested)

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 5500

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

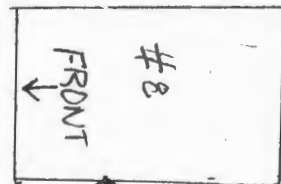
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

Per. EOR 1

VIOLATION CASE INFO:

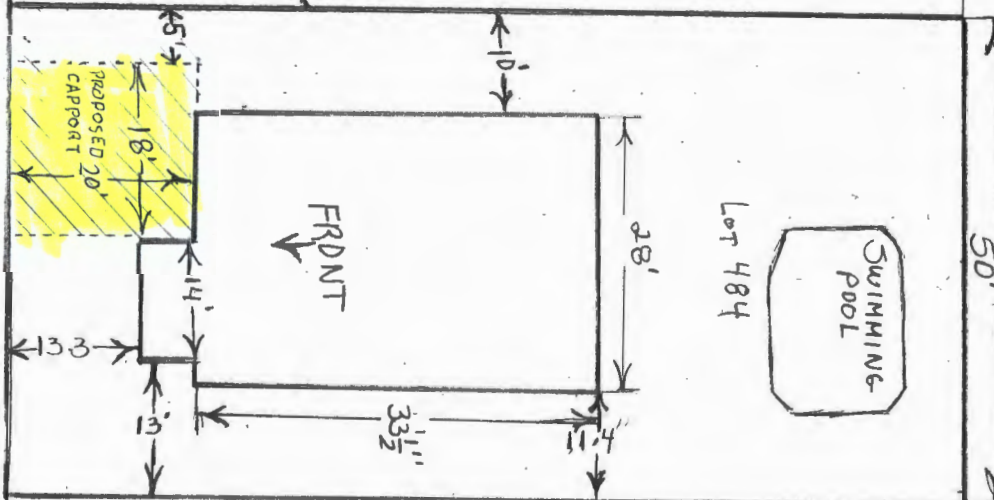
BLINKER CT (60' R/W)

150' (+/-) TO
TRANSVERSE AVE

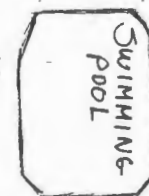


Raymond Granger

Lot 485



Lot 484

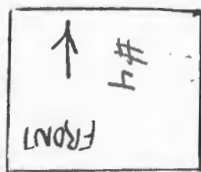


SWIMMING
POOL

LEGEND:

NEW
STRUCTURE
20' LONG
18' WIDE

Lot 483



Catherine Zonatis

PLAN DRAWN BY GERMAN CHIVILIGO DATE 6-10-15 SCALE: 1 INCH = 20 FEET

#2015-0299-A

RJD

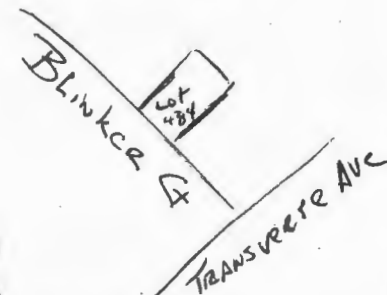
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 6 Blinker Ct Middle River 21220 OWNER(S) NAME(S) Jose Boscano & Vilmarie Santiago

SUBDIVISION NAME Victory Villa LOT # 484 BLOCK # _____ SECTION # 1

PLAT BOOK # 22 FOLIO # 0103 10 DIGIT TAX # 1520000760 DEED REF. # 29066100330

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 09031

SITE ZONED DR 5.5 (vested)

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 5500

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

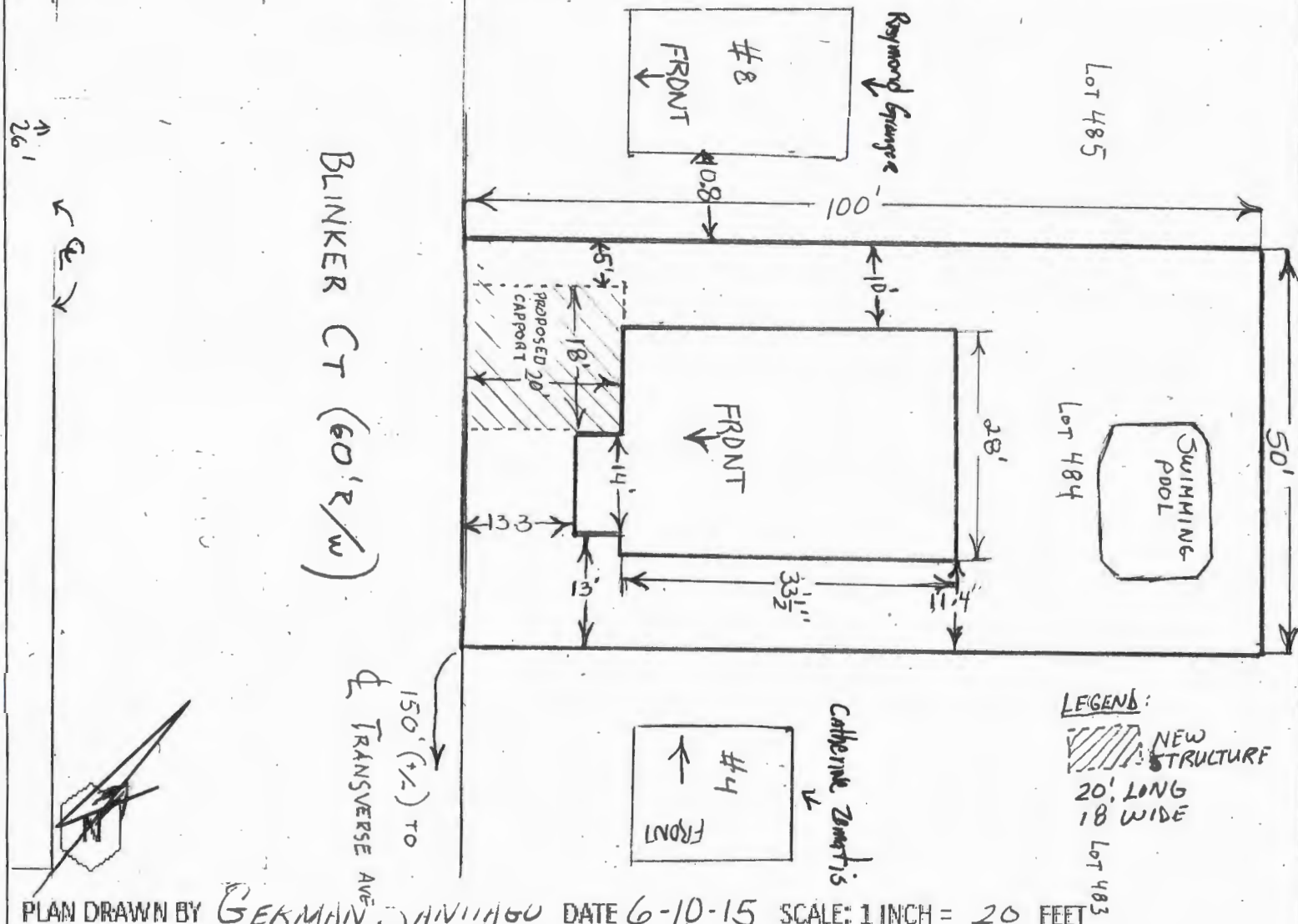
SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY GERMAN JAVIERO DATE 6-10-15 SCALE: 1 INCH = 20 FEET

#2015-0299-A

R.D.D.

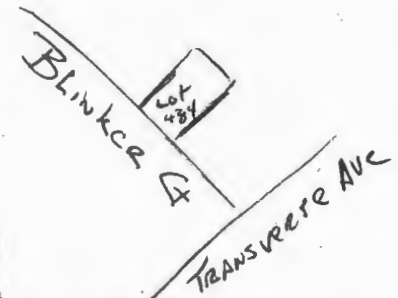
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 6 Blinker Ct Middle River 21220 OWNER(S) NAME(S) Jose Boscano & Vilmarie Santiago

SUBDIVISION NAME Victory Villa LOT # 484 BLOCK # _____ SECTION # 1

PLAT BOOK # 22 FOLIO # 0103 10 DIGIT TAX # 1520000760 DEED REF. # 29066/00330

SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP# 09031

SITE ZONED DR 5.5 (vested)

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 5500

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

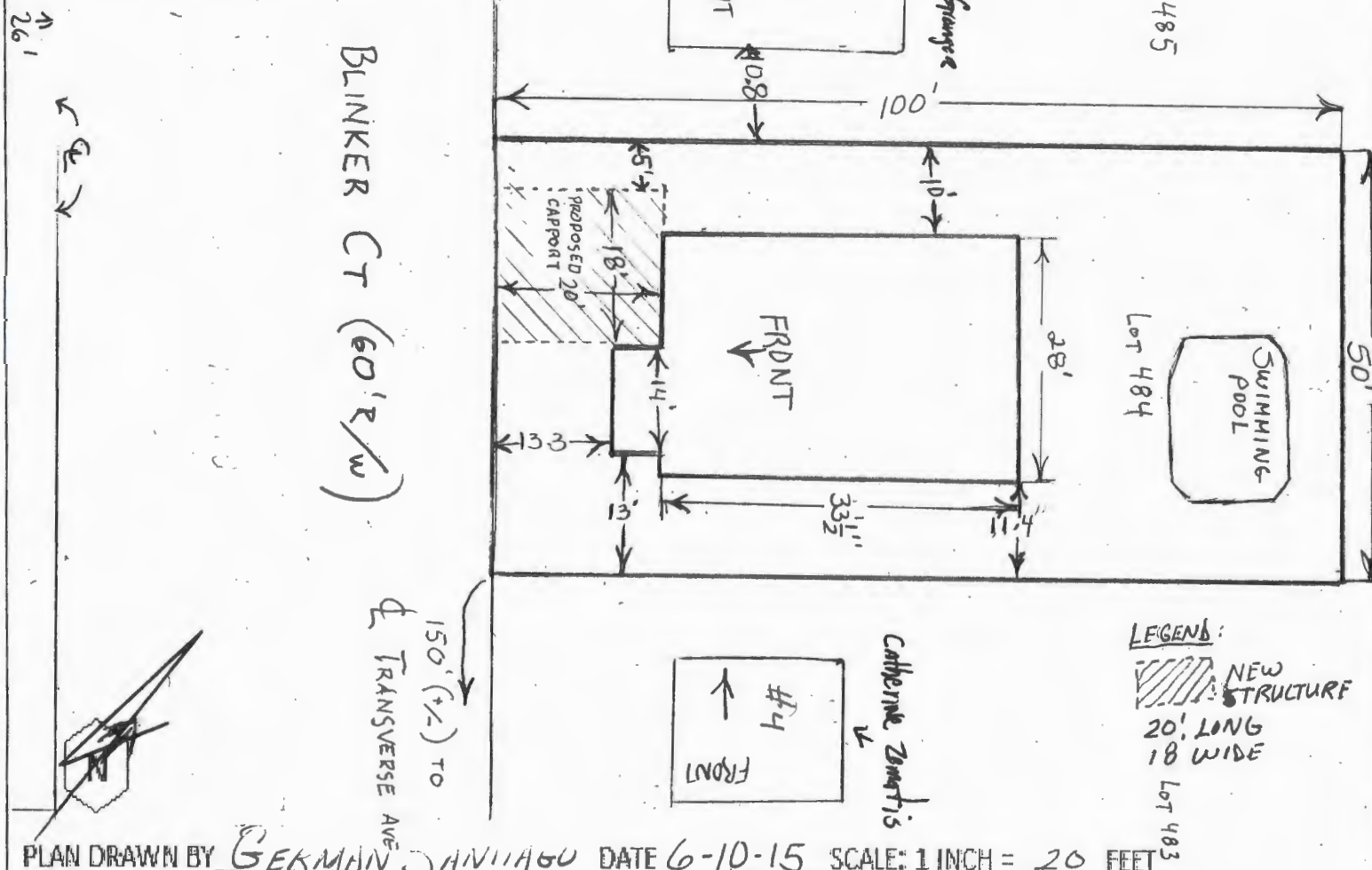
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY GERMAN JAVIAGO DATE 6-10-15 SCALE: 1 INCH = 20 FEET

#2015-0299-A

RDD

Item #0299



Front View of House

Item # 0299



Left side of house where carport will be built,

Team #0299



Right side of property