

M E M O R A N D U M

DATE: September 25, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0016-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 24, 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

IN RE: PETITION FOR ADMIN. VARIANCE *

(601 Goucher Avenue)

8th Election District *

3rd Council District

Artur Kasperski & Marta Kasperska *

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0016-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, Artur Kasperski & Marta Kasperska. The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard addition with a side setback of 3 feet in lieu of the required 10 feet. 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 2, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 and photographs submitted provide sufficient facts that comply with the requirements of Section 307.1

ORDER RECEIVED FOR FILING

Date 8/25/15

By Sen

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.

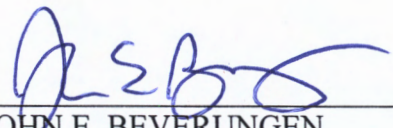
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 25th day of August, 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 a side yard addition with a side setback of 3 feet in lieu of the required 10 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.

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:slh

ORDER RECEIVED FOR FILING

Date 8/25/15

By slh



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 601 GOUCHER AVE

Currently zoned DR-5.5

Deed Reference 30857/00454

10 Digit Tax Account # 0823 057430

Owner(s) Printed Name(s) ARTUR KASPERSKI

(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)

1B02.3.C.1 → To permit a side yard addition with a side setback of 3 feet in lieu of the required 10 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.

ORDER RECEIVED FOR FILING

Date 8/25/15

By Sen

Owner(s)/Petitioner(s):

ARTUR KASPERSKI

Marta Kasperska

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

601 GOUCHER AVE

TIMONIUM

MD

Mailing Address

City

State

21093

443 392 6440

arturworks@yahoo.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Artur Kasperski

Name – Type or Print

Signature

SAME

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 2016-0016-A

Filing Date 7/21/15

Estimated Posting Date 8/12/15

Reviewer JS

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: 601 GOUCHER AVE TIMONIUM MD 21093
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)**

We would like to place a garage on our property. The garage would be attached to the house. It would be situated on the north side of the house. The shape of our corner lot and paper alley doesn't give us any other options but to attach it to the north side of the house.

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

[Signature]
Signature of Owner (Affiant)

ARTUR KASPERSKI

Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of July, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Artur Kasperski

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

AS WITNESS my hand and Notaries Seal

JAMES WILLIAM HOUCK, IV
NOTARY PUBLIC - MARYLAND
BALTIMORE COUNTY
My commission expires September 27, 2017

[Signature]
Notary Public

9-27-17
My Commission Expires

ZONING VARIANCE DESCRIPTION
601 GOUCHER AVENUE

Beginning at a point on the southwest intersection of Goucher Avenue and Greenspring Drive. Being Lot # 1, Section L in the subdivision of Luther Villa as recorded in Baltimore County Plat Book # 0007, Folio # 0128, containing 0.16 acre. Located in the 8th Election District and 3rd Council District.

2016-0016-4

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

No. **128643**
 Date: **7/21/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/21/2015 7/21/2015 10:56:48

RES MGD1 WALKIN LRAS LJR
 >>> RECEIPT # 595136 7/21/2015
 Det 5 528 ZONING VERIFICATION
 CR NO. 128643

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

Recpt Tot 175.00
 175.00 CK 1.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **KASPERSKI**

For: **2016-0016-A**

CK 1610

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/2/ 2015

Case Number: 2016-0016-A

Petitioner / Developer: ARTUR KASPERSKI

Date of Hearing (Closing): AUGUST 17, 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:
601 GOUCHER AVENUE

The sign(s) were posted on: AUGUST 2, 2015



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2016- 0016 -A Address 601 GOUCHER AVE.Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 7/21/15 Posting Date: 8/2/15 Closing Date: 8/17/15

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 2016- 0016 -A Address 601 GOUCHER AVE.Petitioner's Name KASPERSKI Telephone 443-392-6440Posting Date: 8/2/15 Closing Date: 8/17/15Wording for Sign: TO PERMIT A SIDE YARD ADDITION WITH A SIDE SETBACK
OF 3 FEET IN LIEU OF THE REQUIRED 10 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: 2016-0016 A

Petitioner: ARTUR G. KASPERSKI

Address or Location: 601 GOUCHER AVE, LUTHERVILLE, MD, 21093



PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

SAME

Telephone Number: 443-392-6440

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
8/3	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	m/c
	DEPS (if not received, date e-mail sent _____)	
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
7/29	STATE HIGHWAY ADMINISTRATION	no obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2012-0247-A)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 8/2/15 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

~~FOR HEARING OFFICE~~

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SW side of Goucher Avenue; 30 feet		
W of the c/l of Greenspring Drive	*	OFFICE OF ADMINISTRATIVE
8 th Election District		
3 rd Council District	*	HEARINGS FOR
(601 Goucher Avenue)	*	BALTIMORE COUNTY
Artur Grzegorz Kasperski and		
Marta Kasperska		
<i>Petitioners</i>	*	CASE NO. 2012-0247-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Artur Grzegorz Kasperski and Marta Kasperska. The Petitioners are requesting Variance relief from Sections 301.1.A and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- To permit a proposed open projection (wrap around porch) to have side and rear yard setbacks as close as 0 feet in lieu of the required 7.5 and 22.5 feet, respectively;
- To permit two existing detached accessory structures: an existing garage located on the side of a dwelling with a setback of 6 inches, and an existing tree house located in the front of a dwelling with a setback of 0 feet in lieu of the required rear and 2.5 feet, respectively, for both.

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. The comments indicate no opposition or other recommendations concerning the requested relief.

ORDER RECEIVED FOR FILING

Date 5-16-12

By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 21, 2012, 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. 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 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 16th day of May, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief as follows: From Sections 301.1.A and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- To permit a proposed open projection (wrap around porch) to have side and rear yard setbacks as close as 0 feet in lieu of the required 7.5 and 22.5 feet, respectively;
- To permit two existing detached accessory structures: an existing garage located on the side of a dwelling with a setback of 6 inches, and an existing tree house located in the front of a dwelling with a setback of 0 feet in lieu of the required rear and 2.5 feet, respectively, for both,

ORDER RECEIVED FOR FILING

Date 5-16-12 2

By [Signature]

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 0823057430			
Owner Information					
Owner Name:	KASPERSKI ARTUR GRZEGORZ KASPERSKA MARTA		Use:	RESIDENTIAL YES	
Mailing Address:	601 GOUCHER AVE LUTHERVILLE MD 21093-		Deed Reference:	/30857/ 00454	
Location & Structure Information					
Premises Address:		601 GOUCHER AVE LUTHERVILLE 21093-5008		Legal Description: 601 GOUCHER AVE LUTHER VILLA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0017	0568		0000	L
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	1
	1	2014		0007/0128	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1950	1,554 SF		7,182 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		121,100	121,100		
Improvements		129,200	105,100		
Total:		250,300	226,200	226,200	226,200
Preferential Land:		0			0
Transfer Information					
Seller: KASPERSKI ARTUR GRZEGORZ		Date: 06/01/2011		Price: \$0	
Type: NON-ARM'S LENGTH OTHER		Deed1: /30857/ 00454		Deed2:	
Seller: MANUFACTURERS AND TRADERS TRUST CO		Date: 06/01/2011		Price: \$160,125	
Type: NON-ARM'S LENGTH OTHER		Deed1: /30857/ 00427		Deed2:	
Seller: WIGH EMILY S		Date: 12/14/2010		Price: \$0	
Type: NON-ARM'S LENGTH OTHER		Deed1: /30265/ 00330		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
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 02/29/2012					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: **08** Account Number: **0823057430**



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://lmsweb05.mdp.state.md.us/website/mosp/>)

 Loading... Please Wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

August 18, 2015

Arthur & Marta Kasperska
601 Goucher Avenue
Timonium MD 21093

RE: Case Number: 2016-0016 A, Address: 601 Goucher Avenue

Dear Mr. & Ms. Kasperska:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 21, 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." with a stylized flourish at the end.

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: 7/29/15

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

RE: Baltimore County
Item No 2016-0016-A
Administrative Variance
Arthur & Marta Kasperstka
601 Goucher Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0016-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

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

DATE: August 3, 2015

SUBJECT: Zoning Advisory Committee Meeting
For August 3, 2015
Item No. 2015-0283 & 2016-0012, 0016 and 0018

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08032015.doc

Mervyn F. Pinerman DDS FACD

General Dentistry

2101 Burdock Rd.

Baltimore, Md. 21209

10/27/15
To work
please put
in file for
hearing



21 October 2015

Arnold Jablon, Deputy Administrative Officer

Director permits, approvals, and inspection

111 W Chesapeake Ave Room 105

Towson MD 21204

RE case number 2016-0016A

7209 VERBENA Rd

BALTIMORE MD 21209

Request for Zoning Variance

Dear Mr. Jablon:

I am a neighbor to the owner of 7209 Verbena Rd, Baltimore 21209 and oppose the requested zoning variation for several reasons.

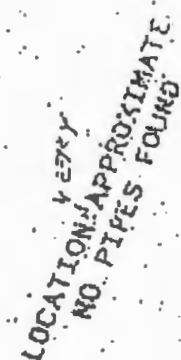
- ① The attached garage is too close to the street. It is a safety hazard due to limited visibility on a street with an S curve which limits visibility to pedestrians and vehicles. The road descends and vehicles speed.
- ② Placing the rear wall of the proposed garage will obstruct the water flow from the high ground at the rear of the property to the front will obstruct the flow of rain water to the street. The water will spill over to the adjacent property at 7209 Verbena Rd causing erosion or flooding of the lower family room.
- ③ Placing the garage three feet from the property line causes a trespass on the adjacent property during construction and future servicing of the garage wall. Placing a ladder too close to the wall is a safety risk.

Sincerely

Elmer F. Pinerman

PLAT-8811

PLAT NORTH



VERBENA ROAD
(VARIABLE R/W)

Accuracy: Approximate average accuracy (SD of sideline distance) for small suburban lots is two feet, and for larger lots and metes and bounds parcels













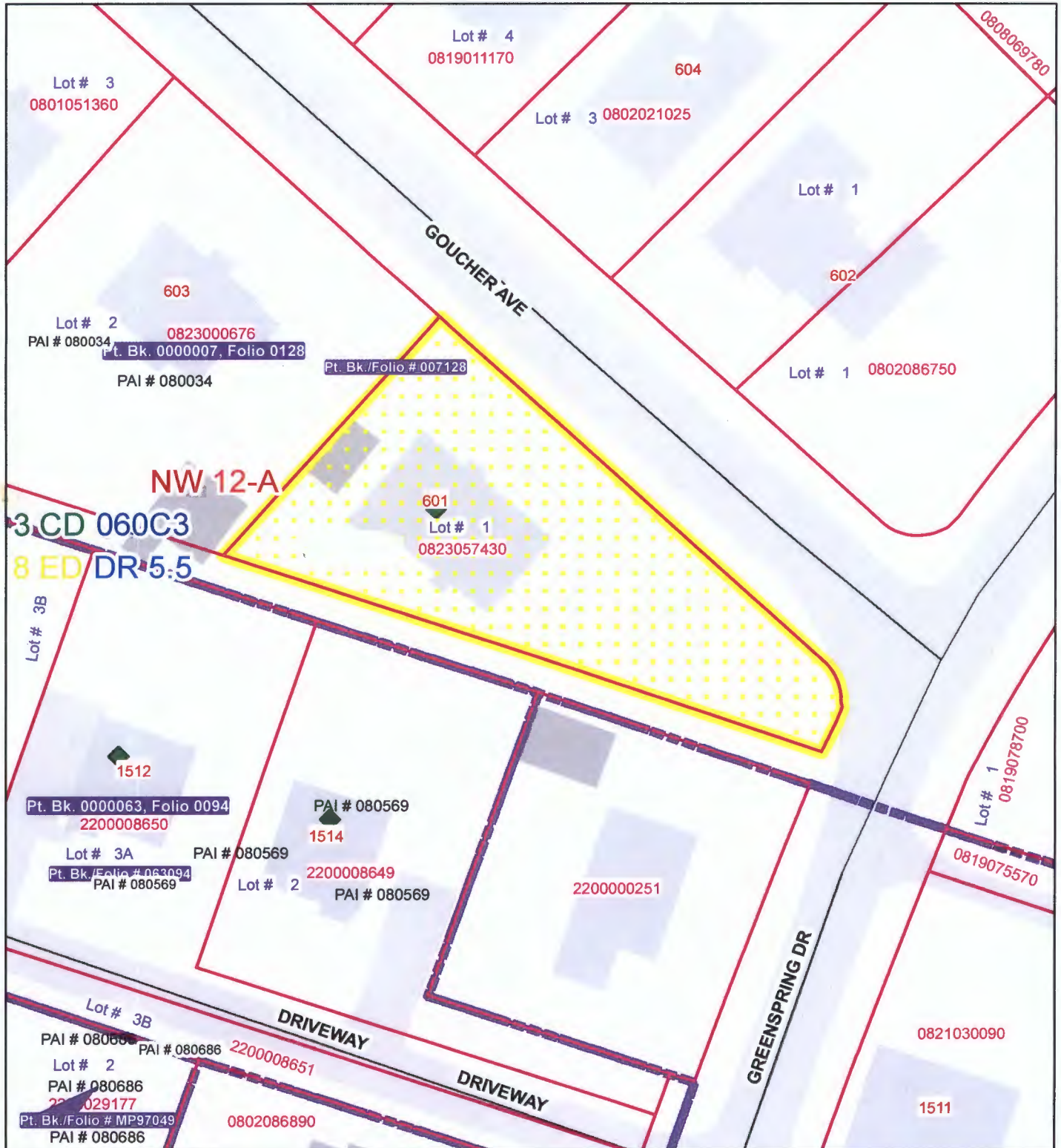








601 Goucher Avenue



Publication Date: 4/24/2015



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

2016-0016-A

2016-0016-A

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

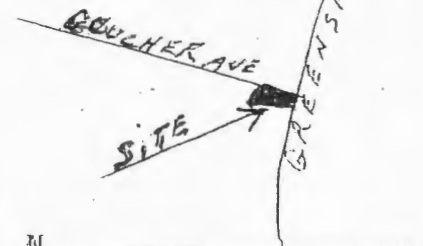
ADDRESS 601 GOUCHER AVE. OWNER(S) NAME(S) ARTHUR & MARTA KASPERSKI

SUBDIVISION NAME PLAT 1 LUTHER VILLA LOT # 1 BLOCK # - SECTION # 2

PLAT BOOK # 0007 FOLIO # 0128 10 DIGIT TAX # 0823057430 DEED REF. # 30857/00454



SITE VICINITY MAP



N
SEMINARY AVE.

MAP IS NOT TO SCALE

ZONING MAP # 060C3 (N 0011 28)

SITE ZONED DR-5.5

ELECTION DISTRICT 8TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 0.16

OR SQUARE FEET 7,182

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2012-0247A To allow

driveway and porch to

side & rear setbacks as

close as to allow 2 Enr

VIOLATION CASE INFO:

indetached accessory
structures with setbacks

2016-0016-A

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

ADDRESS 601 GOUGHER AVE. OWNER(S) NAME(S) ARTHUR & MARTA KASPERSKI

SUBDIVISION NAME PLAT 1 LUTHER VILLA LOT # 1 BLOCK # - SECTION # 2

PLAT BOOK # 0007 FOLIO # 0128 10 DIGIT TAX # 0823057430 DEED REF. # 30857/00454



SITE VICINITY MAP



N
↑
SEMINARY AVE.

MAP IS NOT TO SCALE

ZONING MAP # 060C3 (N/A)

SITE ZONED DR-5.5

ELECTION DISTRICT 8TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 0.16

OR SQUARE FEET 7,182

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

2012-0247A To allow

driveway and porch to

side & rear setbacks as

close as to allow 2' min

VIOLATION CASE INFO:

in detached accessory
structures with setbacks

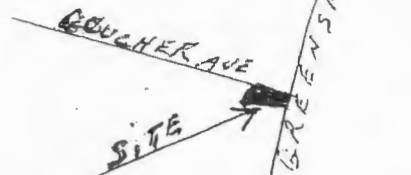
2016-0016-A

RETURNED
Exhibit 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 601 GOUGHER AVE. OWNER(S) NAME(S) ARTHUR & MARTA KASPERSKI
 SUBDIVISION NAME PLAT 1 LUTHER VILLA LOT # 1 BLOCK # - SECTION # 2
 PLAT BOOK # 0007 FOLIO # 0128 10 DIGIT TAX # 0823057430 DEED REF. # 30857/00454



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 060C3 (OLD 11A)

SITE ZONED DR-5.5

ELECTION DISTRICT 8TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 0.16

OR SQUARE FEET 7,182

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2012-0247A To allow

own a ground porch to

side & rear 2 decks as

close as 0' to allow 2 extra

VIOLATION CASE INFO:

in detached accessory

structures with setbacks

5' front 5' side 10' rear

PLAN DRAWN BY STREET & ASSOCIATES, INC.

DATE 7-18-15

SCALE: 1 INCH = 50 FEET

* NO R/W/PCB R. MAIDLETESI, BOR. OF LAND ACQUISIT.

SCALE: 1" = 50'