

MEMORANDUM

DATE: December 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0049-A- Appeal Period Expired

The appeal period for the above-referenced case expired on December 9, 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 VARIANCE

(1702 Lenore Ct.)
1st Election District
1st Council District
Lisa Ann Hurowitz
Legal Owner
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2016-0049-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Lisa Ann Hurowitz for property located at 1702 Lenore Ct. The Petitioner is requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard addition (open projection carport) with a side yard setback of 2 ft. in lieu of the required 7.5 ft.

This matter was originally filed as an Administrative Variance, with a closing date of September 21, 2015. On September 25, 2015, Administrative Law Judge John Beverungen requested a hearing, based on a comment from the Department of Public Works (DPW) concerning a riverine floodplain in the vicinity of the property. The hearing was held on Monday, November 9, 2015 at 11:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no protestants or interested citizens in attendance.

The subject property is approximately 10,370 square feet and is zoned DR 5.5. The property is improved with a small single family dwelling which was constructed in 1959. Petitioner would like to construct a carport to provide shelter from inclement weather. To do so requires variance relief. In addition, and based upon the comment from DPW, the Petition was

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Date

By

11/9/15

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amended at the hearing to include a request for a waiver under Baltimore County Code (B.C.C.) § 32-4-414 and Part 125 of the Building Code (pertaining to the floodplain regulations).

Based upon the testimony and evidence presented, I will grant the petition for variance. A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity necessitates variance relief; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has this test. The property is irregularly shaped and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because she would not be able to construct the proposed carport. 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. This is demonstrated by the lack of Baltimore County and/or community opposition.

In addition, the request for a waiver of the floodplain requirements will also be granted. The DPW reviewed the request and does not object to the waiver. Based on a review of the maps in the file, support columns for the carport will be the only "structure" within the floodplain setback, and I believe their impact will be negligible.

THEREFORE, IT IS ORDERED, this 9th day of November, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from B.C.Z.R. Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard addition (open projection carport) with a side yard setback of 2 ft. in lieu of the required 7.5 ft., be and is hereby GRANTED.

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Date 11/9/15
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IT IS FURTHER ORDERED that a waiver of the floodplain regulations (as set forth in BCC §32-4-414 and Part 125 of the Building Code), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

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Date 11/9/15
By sen



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 1702 LENORE CT, BALTO, MD 21207 Currently zoned DR 5.5
Deed Reference 08247 / 00730 10 Digit Tax Account # 0106201190
Owner(s) Printed Name(s) LISA ANN HURWITZ

(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)

BCZR: 1B02.3.C.1 → To permit a side yard addition (open projection carport) with a side yard set back of 2 feet in lieu of the required 7.5 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.

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11/9/15
pen

Date _____

By _____

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

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Owner(s)/Petitioner(s):

LISA ANN HURWITZ

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1702 LENORE CT, BALTO MD

Mailing Address

City

State

21207 / 443-386-6999 / SANDLOT 10 @

Zip Code

Telephone #

Email Address

HOTMAIL.COM

Representative to be contacted:

MICHAEL TROXEL

Name - Type or Print

Signature

16308 MATTHEWS RD MONKTON MD

Mailing Address

City

State

21111 / 443-377-8765 / MTROXEL @ TROXELBUILDING.COM

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 2016-0049-4 Filing Date 8/25/15 Estimated Posting Date 9/6/15 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: 1702 LENORE CT BALTIMORE MD 21207
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 the home owner and this being my primary and only residence at 1702 Lenore Ct. Gwynn Oak, MD 21207, am requesting a zoning variance so I can have a car port built on the driveway side of the residence to cover part of the driveway and shelter my side entrance door. During the last few harsh winters when it snows the snow piles up in front of both the front door and the side door leaving me no way out of the house. I have had to climb out the adjacent window and shovel the snow away from the door. This also happened during the big storm of 1996 but being younger then climbing out of the window did not bother me. I am getting older now and find climbing out of a window harder and therefore I believe a car port over the side door and drive way to prevent snow from accumulating and preventing egress from my house is very important for my safety.

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

Lisa Ann Hurowitz
Signature of Owner (Affiant)

Signature of Owner (Affiant)

LISA ANN HUROWITZ
Name- Print or Type

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 12 day of August, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Lisa Ann Hurowitz

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

AS WITNESS my hand and Notaries Seal

BARRY L. MILLER
NOTARY PUBLIC
CITY OF BALTIMORE
MARYLAND

My Commission Expires
Aug. 17, 2018

Barry L. Miller
Notary Public

8/17/18
My Commission Expires

ZONING DESCRIPTION OF THE PROPERTY

**ZONING PROPERTY DESCRIPTION FOR: 1702 LENORE CT, BALTIMORE,
MARYLAND 21207**

Beginning at a point on the west side of Lenore Ct which is 50' wide R/W at the distance of 170' south west of the centerline of the nearest improved intersecting street Colman Road, which is 50' wide R/W.

Being Lot #17, Block B, Section D in the subdivision of The Meadows as recorded in the Baltimore County Plat Book #23, Folio #145, containing 10,370 square ft. Located in the 1st Election District and 1st Council District.

2016-0049-A

ZONING DESCRIPTION OF THE PROPERTY

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2016-0049-A

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

No.

128721

Date:

8/25/15

PAID RECEIPT

BUSINESS ACTUAL TIME
 8/26/2015 8/25/2015 11:27:02

REG MSD1 WALKIN LRAS LJR
 RECEIPT # 607328 8/25/2015 OFLN
 Dept 5 520 ZONING VERIFICATION
 CR NO. 128721

Recpt tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Rev- Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	866	0000		670				\$75.00

Total:

Rec From: **HURWITZ**

For: **2016-0049-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0049 -A Address 1702 LENORE CT.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/25/15 Posting Date: 9-6-15 Closing Date: 9-21-15

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- 0049 -A Address 1702 LENORE CT.

Petitioner's Name LISA ANN HURWITZ Telephone 443-386-6999

Posting Date: 9-6-15 Closing Date: 9-21-15

Wording for Sign: TO PERMIT A SIDE YARD ADDITION (OPEN PROJECTION CARPORT)
WITH A SIDE YARD SETBACK OF 2 FEET IN LIEU OF THE REQUIRED 7.5 FEET

Revised 7/18/14

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0049-A
Property Address: 1702 LENORE CT, BALTO MD 21207
Property Description: _____

Legal Owners (Petitioners): LISA ANNE HURWITZ
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LISA ANN HURWITZ
Company/Firm (if applicable): _____
Address: 1702 LENORE CT BALTO MD 21207

Telephone Number: 443 386-6999



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 3669272

Sold To:

Lisa Ann Hurowitz - CU00497066
1702 Lenore Ct
Gwynn Oak, MD 21207-4131

Bill To:

Lisa Ann Hurowitz - CU00497066
1702 Lenore Ct
Gwynn Oak, MD 21207-4131

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

Oct 20, 2015

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: # 2016-0049-A
1702 Lenore Court
W/s Lenore Court, 170 ft. s/w of centerline of intersection with Colman Road
1st Election District - 1st Councilmanic District
Legal Owner(s) Lisa Ann Hurowitz

Variance: to permit a side yard addition (open projection carport) with a side yard setback of 2 ft. in lieu of the required 7.5 ft.

Hearing: Monday, November 9, 2015 at 11:00 a.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 10/697 Oct. 20 3669272

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/18/2015

Case Number: 2016-0049-A

Petitioner / Developer: LISA ANN HUROWITZ ~ MICHAEL TROXELL

Date of Hearing (Closing): NOVEMBER 9, 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:
1702 LENORE COURT

The sign(s) were posted on: **OCTOBER 18, 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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/5/2015

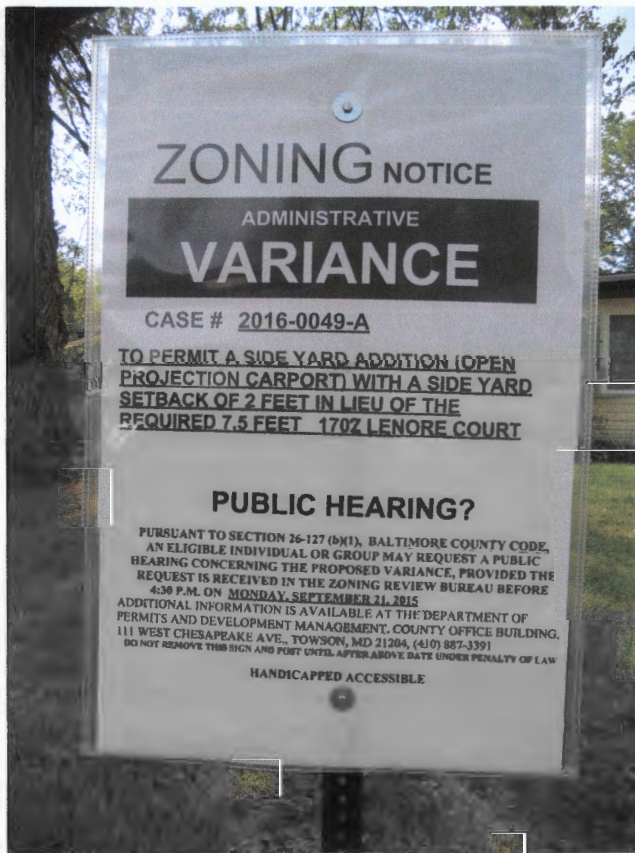
Case Number: 2016-0049-A

Petitioner / Developer: LISA ANN HUROWITZ ~ MIKE TROXELL

Date of Hearing (Closing): SEPTEMBER 21, 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:
1702 LENORE COURT

The sign(s) were posted on: SEPTEMBER 5, 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)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 20, 2015 Issue - Jeffersonian

Please forward billing to:
Lisa Ann Hurowitz
1702 Lenore Court
Baltimore, MD 21207

443-386-6999

NOTICE OF ZONING HEARING

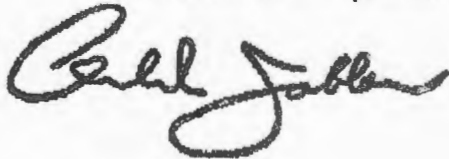
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0049-A

1702 Lenore Court
W/s Lenore Court, 170 ft. s/w of centerline of intersection with Colman Road
1st Election District – 1st Councilmanic District
Legal Owners: Lisa Ann Hurowitz

Variance to permit a side yard addition (open projection carport) with a side yard setback of 2 ft. in lieu of the required 7.5 ft.

Hearing: Monday, November 9, 2015 at 11:00 a.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 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.



KEVIN KAMENETZ
County Executive

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

October 6, 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:

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1702 Lenore Court

W/s Lenore Court, 170 ft. s/w of centerline of intersection with Colman Road

1st Election District – 1st Councilmanic District

Legal Owners: Lisa Ann Hurowitz

Variance to permit a side yard addition (open projection carport) with a side yard setback of 2 ft. in lieu of the required 7.5 ft.

Hearing: Monday, November 9, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Lisa Ann Hurowitz, 1702 Lenore Court, Baltimore 21207
Michael Troxell, 16308 Matthews Road, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 20, 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.

RE: PETITION FOR ADMINISTRATIVE * BEFORE THE OFFICE
VARIANCE *
1702 Lenore Court; W/S Lenore Court, * OF ADMINISTRATIVE
170' SW of Colman Road *
1st Election and 1st Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Lisa Ann Hurowitz * BALTIMORE COUNTY
Petitioner(s) *
* 2016-049-A

* * * * *

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.

RECEIVED

OCT 01 2015

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of October, 2015, a copy of the foregoing Entry of Appearance was mailed to Michael Troyer, 16309 Matthews Road, Monkton, Maryland 21111, Representative for Petitioner(s).

Peter Max Zimmerman

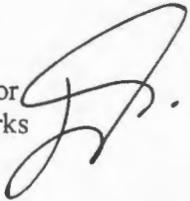
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon,
Deputy Administrative Officer and
Director, Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis
MS 1105

FROM: Edward C. Adams, Director
Department of Public Works 

DATE: September 2, 2015

SUBJECT: Case No: 2016-0049-A
1702 Lenore Court, Baltimore, Maryland 21207

The subject case is to determine whether or not the Administrative Law Judge should approve an Administrative Variance to permit a proposed side yard addition (open projection carport) with a side yard setback of 2 feet in lieu of the required 7.5 feet.

During the review of this property the Department of Public Works has found that there is a riverine flood plain, Dead Run, on the property that impacts the proposed development. The riverine flood plain is shown on Flood Insurance Rate Map, FIRM, 2400100378F dated September 26, 2008. The property is in Zone AE and Zone X shaded.

The Scope of the Administrative Variance must be expanded to include:

- 1.) A waiver to Baltimore County Code Section 32-4-414 and Baltimore County Building Code Part 125 must be obtained from the Administrative Law Judge.
- 2.) A waiver to Department of Public Works Design Manual Plate DF-1 must be obtained from the Administrative Law Judge.

The Department of Public Works takes no exception to the petition as long as the following conditions are met:

- 1.) The homeowner must enter into a Declaration of Land Restriction (non-conversion) to prevent the home owner from enclosing in the structure at a later date.
- 2.) The proposed support poles to the structure must be anchored properly to prevent lateral movement during flooding periods.
- 3.) A Waterway Construction Permit from the Maryland Department of the Environment, MDE, must be obtained. All costs and permits are the responsibility of the property owner. The property owner may contact Mr. Phatta Thapa at (410) 537-3641 or phatta.thapa@maryland.gov.

ECA/TWC/s

CC: Dennis Kennedy, Chief, Development Plans Review and Building Plan Review
Phatta Thapa, Maryland Department of Environment
Peter M. Zimmerman, People's Council

ORDER RECEIVED FOR FILING

Date

11/9/15

By

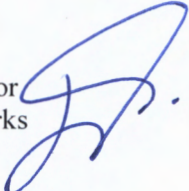
Ben

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon,
Deputy Administrative Officer and
Director, Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis
MS 1105

FROM: Edward C. Adams, Director
Department of Public Works 

DATE: September 2, 2015

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Phatta Thapa, Maryland Department of Environment
Peter M. Zimmerman, People's Council



KEVIN KAMENETZ
County Executive

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

September 21, 2015

Lisa Ann Hurowitz
1702 Lenore Court
Baltimore MD 21207

RE: Case Number: 2016-0049 A, Address: 1702 Lenore Court

Dear Ms. Hurowitz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 25, 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
Michael Troxell, 16308 Matthews Road, Monkton MD 21111

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 9/2/15

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

RE: Baltimore County
Item No. 2016-0049-A
Administrative Variance
Lisa Ann Hurawitz
1702 Lenore 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. 2016-0049-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,

A handwritten signature in black ink, appearing to read 'Richard A. Zeller', is written over the typed name 'David W. Peake'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 7, 2015
Item No. 2016-0049

DATE: September 8, 2015

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

Despite what it says on the application, this property is within the riverine floodplain. The Department of Public Works will comment on this.

* * * * *

DAK:CEN
cc:file

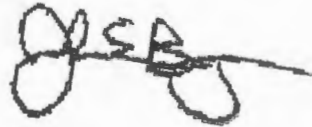
ZAC-ITEM NO 16-0049-09082015.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: September 25, 2015

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John E. Beverungen, Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 09/21/15 Closing Date
Case No. 2016-0049-A – 1702 Lenore Ct.

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. Please see DPW's comment dated 09/02/15 expanding scope of relief.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

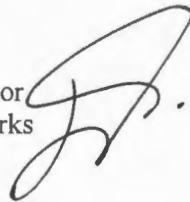
c: Office of People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon,
Deputy Administrative Officer and
Director, Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis
MS 1105

FROM: Edward C. Adams, Director
Department of Public Works 

DATE: September 2, 2015

SUBJECT: Case No: 2016-0049-A
1702 Lenore Court, Baltimore, Maryland 21207

The subject case is to determine whether or not the Administrative Law Judge should approve an Administrative Variance to permit a proposed side yard addition (open projection carport) with a side yard setback of 2 feet in lieu of the required 7.5 feet.

During the review of this property the Department of Public Works has found that there is a riverine flood plain, Dead Run, on the property that impacts the proposed development. The riverine flood plain is shown on Flood Insurance Rate Map, FIRM, 2400100378F dated September 26, 2008. The property is in Zone AE and Zone X shaded.

The Scope of the Administrative Variance must be expanded to include:

- 1.) A waiver to Baltimore County Code Section 32-4-414 and Baltimore County Building Code Part 125 must be obtained from the Administrative Law Judge.
- 2.) A waiver to Department of Public Works Design Manual Plate DF-1 must be obtained from the Administrative Law Judge.

The Department of Public Works takes no exception to the petition as long as the following conditions are met:

- 1.) The homeowner must enter into a Declaration of Land Restriction (non-conversion) to prevent the home owner from enclosing in the structure at a later date.
- 2.) The proposed support poles to the structure must be anchored properly to prevent lateral movement during flooding periods.
- 3.) A Waterway Construction Permit from the Maryland Department of the Environment, MDE, must be obtained. All costs and permits are the responsibility of the property owner. The property owner may contact Mr. Phatta Thapa at (410) 537-3641 or phatta.thapa@maryland.gov.

ECA/TWC/s

CC: Dennis Kennedy, Chief, Development Plans Review and Building Plan Review
Phatta Thapa, Maryland Department of Environment
Peter M. Zimmerman, People's Council

1702 LENORE W

2016-0049-A



LOOKING REAR OF TOWN

Jul 16-0049-A

1702 LENORE



CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-8</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C + defers to DPW</u>
<u>9-2</u>	<u>DPW</u>	<u>C (Reviewing Flood Plain)</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-2</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>9-5-15</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
9/8	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
9/2	Dept. Of Public works	C
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/20/15

SIGN POSTING

Date:

10/18/15

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0106201190			
Owner Information					
Owner Name:	HUROWITZ LISA ANN		Use:	RESIDENTIAL	
Mailing Address:	1702 LENORE CT BALTIMORE MD 21207		Principal Residence:	YES	
			Deed Reference:	/08247/ 00730	
Location & Structure Information					
Premises Address:		1702 LENORE CT BALTIMORE 21207-		Legal Description:	
THE MEADOWS					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0088	0019	0371		0000	D
					B
					17
					2016
					Plat No: 0023/0148
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1959	1,000 SF		10,370 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
1	NO	STANDARD UNIT		1 full	
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015	
				As of 07/01/2016	
Land:		45,500	45,500		
Improvements		57,200	57,200		
Total:		102,700	102,700	102,700	
Preferential Land:		0			
Transfer Information					
Seller: YATES WILMER C		Date: 08/14/1989		Price: \$78,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08247/ 00730		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 08/28/2012					

Baltimore County

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

District: 01 Account Number: 0106201190



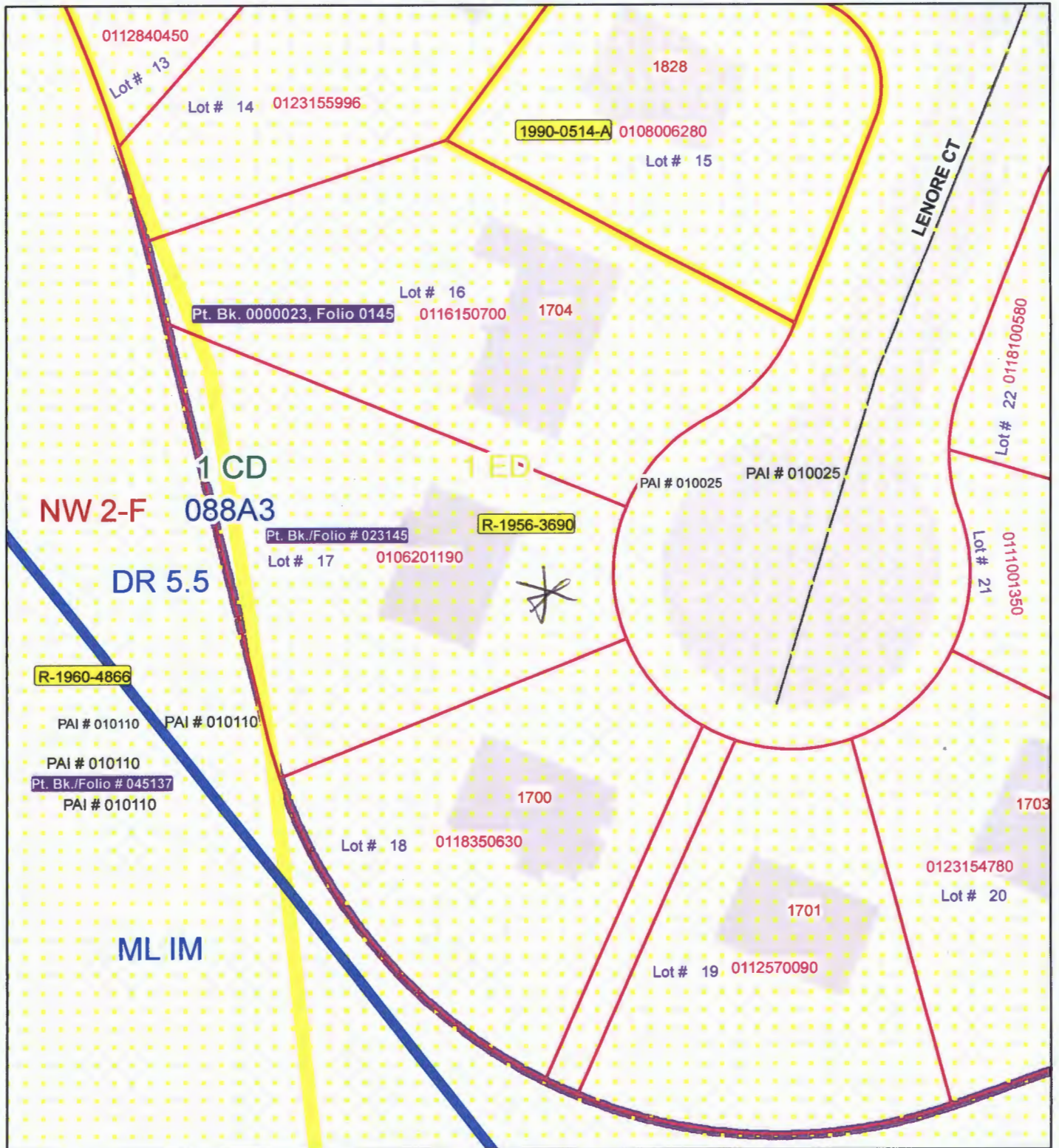
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

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>).

1702 Lenore Court



Publication Date: 6/12/2015



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

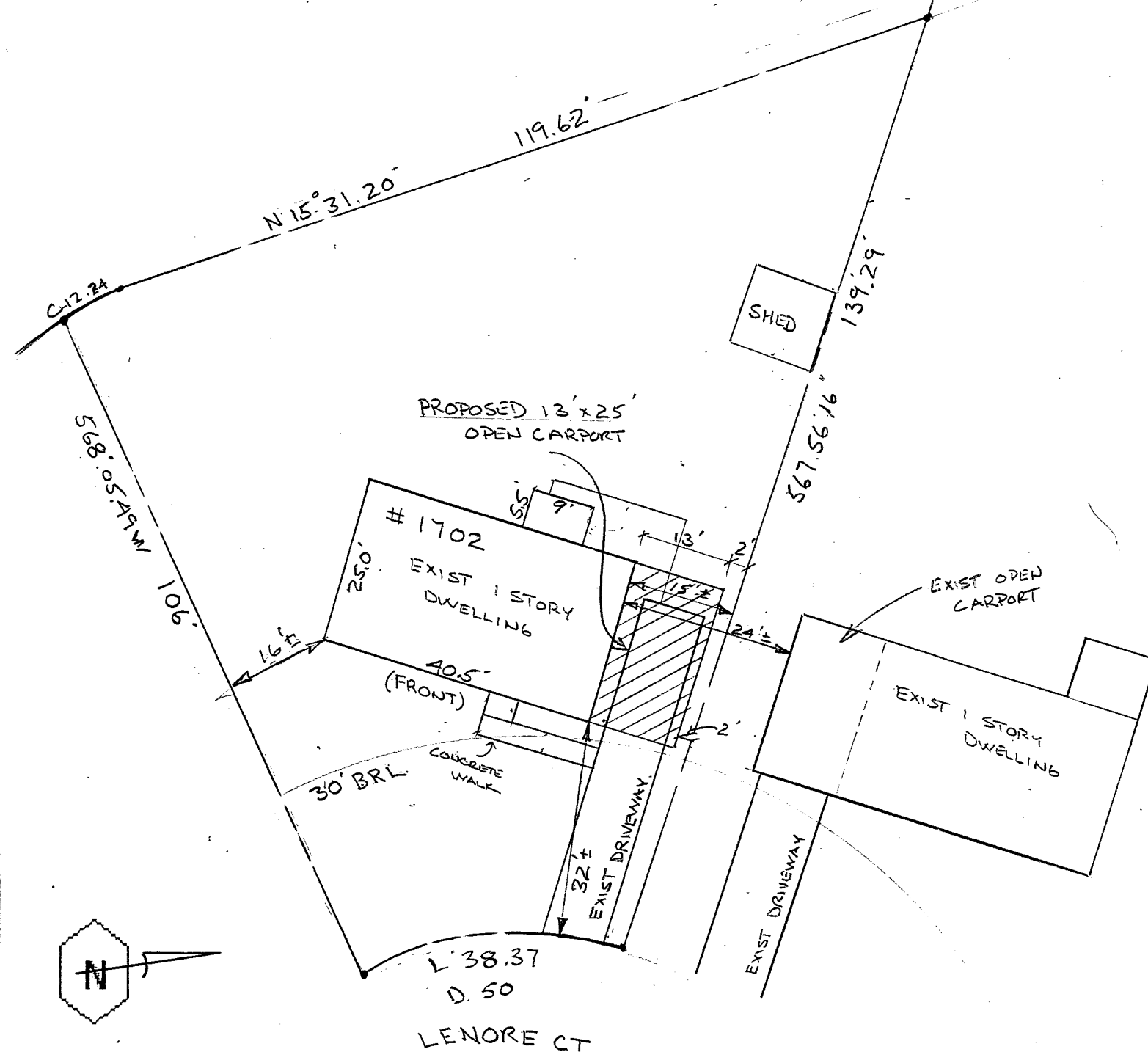


0 10 20 40 60 80 Feet

1 inch = 40 feet

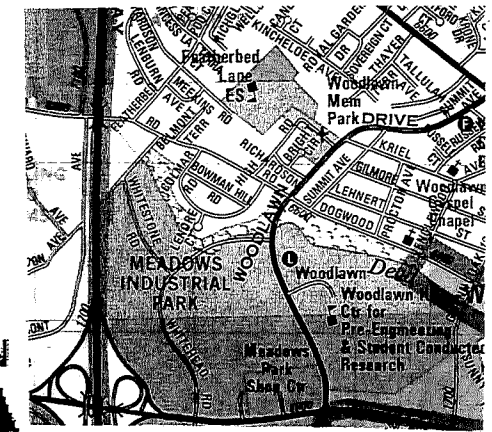
2016-0049-4

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1702 LENORE CT, BALTO, MD 21207 OWNER(S) NAME(S) LISA ANN HUROWITZ
 SUBDIVISION NAME THE MEADOWS LOT # 17 BLOCK # B SECTION # D
 PLAT BOOK # 23 FOLIO # 145 10 DIGIT TAX # 0106201190 DEED REF. # 08247/00130



PLAN DRAWN BY MIKE TROXELL DATE 8-10-15 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

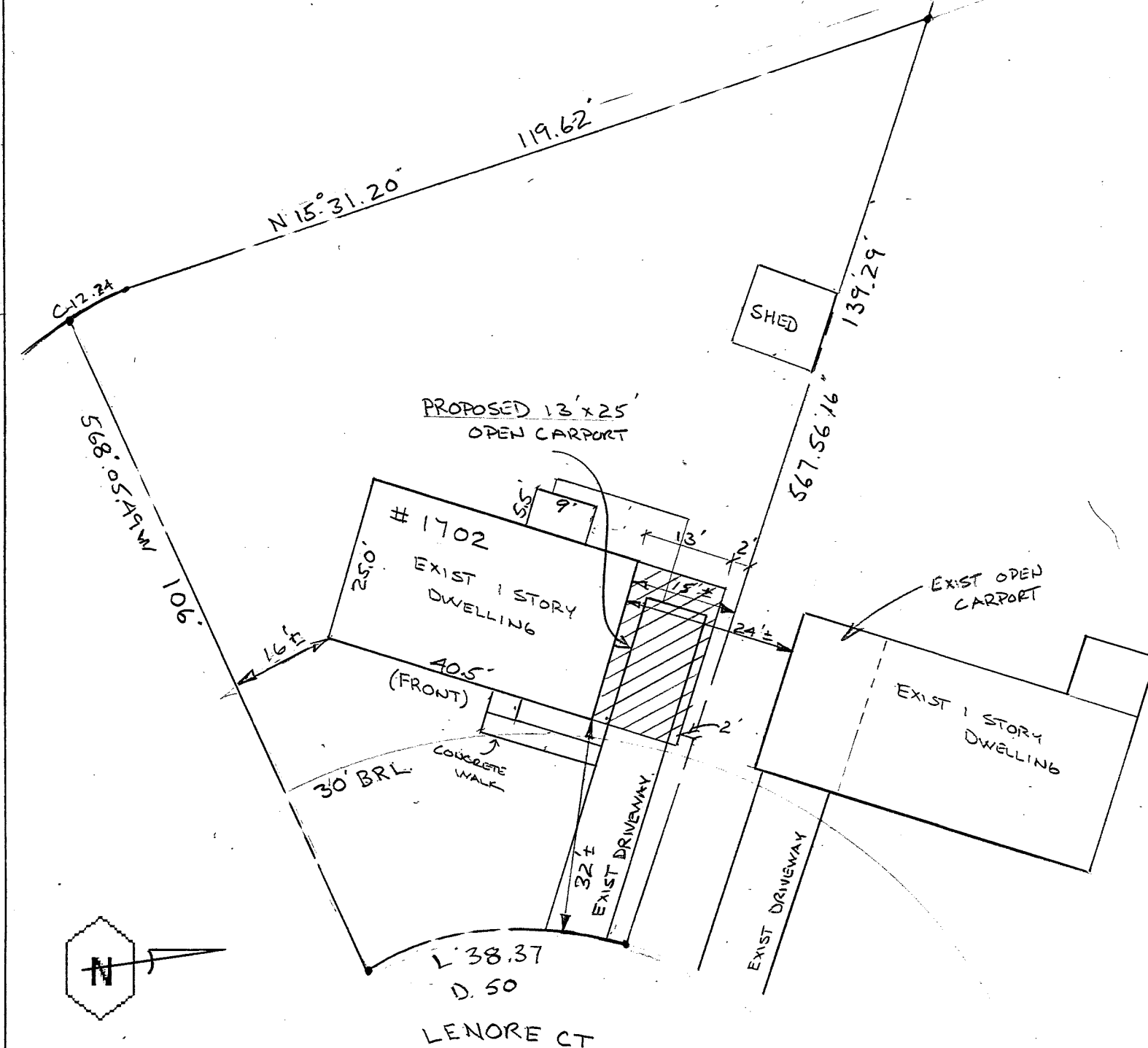
ZONING MAP# 00 88A3
 SITE ZONED DR 5.5
 ELECTION DISTRICT 1
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE _____
 OR SQUARE FEET 10,370
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Esh.
 1

2016-0049-4

PLAT BOOK # 23 FOLIO # 145 10 DIGIT TAX # 0106201190 DEED REF. # 08247/00730



PLAN DRAWN BY MIKE TROXELL DATE 8-10-15 SCALE: 1 INCH = 20 FEET

The map shows a section of Chicago with several key features:

- MEADOWS INDUSTRIAL PARK:** A large shaded area in the lower-left quadrant.
- Woodlawn Park:** A large shaded area in the upper-right quadrant.
- Woodlawn Main Park DRIVE:** A major road running diagonally through the center.
- Woodlawn Detention Center:** A building complex in the lower-right quadrant.
- Streets:** Numerous streets are labeled, including KRIEL CT, LEHNERT ST, DOGWOOD ST, and others.
- Other Landmarks:** 'MEADOWS INDUSTRIAL PARK' and 'Woodlawn Park' are clearly marked.

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2016-0049-A