

M E M O R A N D U M

DATE: January 28, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0096-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 21, 2016. 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

(57 Caraway Road)

4th Election District

4th Council District

Julius Che Nyambi

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2016-0096-A

* * * * *

AMENDED OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Julius Che Nyambi, owner of the subject property ("Petitioner"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §424.1.B to permit a 6 ft. high stockade fence with a 0 ft. setback from the property line in lieu of the required 20 ft. for a group child-care center. A site plan was marked as Petitioner's Exhibit 1.

Julius Che Nyambi appeared in support of the petition. Bruce E. Doak, a property line surveyor whose firm prepared the site plan, assisted the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP), and are discussed below.

The subject property is approximately 8,255 square feet and is zoned DR 5.5. The property is improved with a single family dwelling (1,168 sq. ft.) constructed in 1968. The Petitioner and his wife reside in the home and operate as an accessory use a child day care. The Petitioner would like to increase the number of children attending the center, which would then be considered a

ORDER RECEIVED FOR FILING

Date

By

12/22/15

Sen

"Group Child Care Center, Class A"; i.e., a center having no more than 12 children enrolled. B.C.Z.R. §101.1. Petitioner will need to obtain a use permit for that proposed use, the procedures for which are set forth at B.C.Z.R. §424. The present request pertains only to the setback requirement for the wood stockade fence required by the Regulations.

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 must necessitate 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 met this test. The property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be unable to operate the proposed day care center. 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.

ZAC Comments

As noted earlier, both the DPR and DOP provided ZAC comments in this case. The DPR noted that a landscape plan is required, and a condition to that effect is included in the Order below.

The DOP objected to the request for a 0' setback for the fence, believing it could lead to a dispute with, or allegations of trespass by, the adjoining neighbor. I share that sentiment although Petitioner noted that when he purchased the home 2 years ago it had a 6' high wood fence already installed at the rear of the property and along one of the side yards. Photographs submitted at the hearing (Ex. 3 H-J) show the fence is in good condition and Petitioner would

ORDER RECEIVED FOR FILING

Date

12/22/15

By

sen

prefer not to dismantle and rebuild it, which is understandable. The other side yard has a 4' high chain-link fence which is also on the property line. Petitioner will remove this fence and in its place construct a 6' wood fence as required by §424. While the variance will be granted, the newly installed fence shall be set back a minimum of 1' from the property line, as suggested in the DOP ZAC comment.

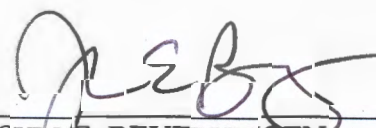
THEREFORE, IT IS ORDERED, this 22nd day of December, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §424.1.B to permit an existing 6 ft. high stockade fence (in the rear and one side yard) with a 0 ft. setback from the property line and a proposed 6 ft. high stockade fence with a minimum 1 ft. setback in the other side yard, all in lieu of the required 20 ft., 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 his 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 provide landscaping as determined in the sole discretion of the Baltimore County Landscape Architect.
3. Petitioner must obtain from Baltimore County and the State of Maryland all necessary licenses, permits and inspections prior to operating a Group Child Care Center at the subject property.

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

JEB:sln


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

Date

12/22/15

By

sln

IN RE: PETITION FOR VARIANCE

(57 Caraway Road)

4th Election District

4th Council District

Julius Che Nyambi

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2016-0096-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Julius Che Nyambi, owner of the subject property ("Petitioner"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §424.1.B to permit a 6 ft. high stockade fence with a 0 ft. setback from the property line in lieu of the required 20 ft. for a Class B Day Care. A site plan was marked as Petitioner's Exhibit 1.

Julius Che Nyambi appeared in support of the petition. Bruce E. Doak, a property line surveyor whose firm prepared the site plan, assisted the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP), and are discussed below.

The subject property is approximately 8,255 square feet and is zoned DR 5.5. The property is improved with a single family dwelling (1,168 sq. ft.) constructed in 1968. The Petitioner and his wife reside in the home and operate as an accessory use a child day care. The Petitioner would like to increase the number of children attending the center, which would then be considered a

ORDER RECEIVED FOR FILING

Date 12/22/15

By Sen

"Group Child Care Center, Class B"; i.e., a center having more than 12 children enrolled. B.C.Z.R. §101.1. Petitioner will need to obtain a use permit for that proposed use, the procedures for which are set forth at B.C.Z.R. §424. The present request pertains only to the setback requirement for the wood stockade fence required by the Regulations.

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 must necessitate 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 met this test. The property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be unable to operate the proposed day care center. 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.

ZAC Comments

As noted earlier, both the DPR and DOP provided ZAC comments in this case. The DPR noted that a landscape plan is required, and a condition to that effect is included in the Order below.

The DOP objected to the request for a 0' setback for the fence, believing it could lead to a dispute with, or allegations of trespass by, the adjoining neighbor. I share that sentiment although Petitioner noted that when he purchased the home 2 years ago it had a 6' high wood fence already installed at the rear of the property and along one of the side yards. Photographs submitted at the hearing (Ex. 3 H-J) show the fence is in good condition and Petitioner would

ORDER RECEIVED FOR FILING

Date 12/22/15

By Den

prefer not to dismantle and rebuild it, which is understandable. The other side yard has a 4' high chain-link fence which is also on the property line. Petitioner will remove this fence and in its place construct a 6' wood fence as required by §424. While the variance will be granted, the newly installed fence shall be set back a minimum of 1' from the property line, as suggested in the DOP ZAC comment.

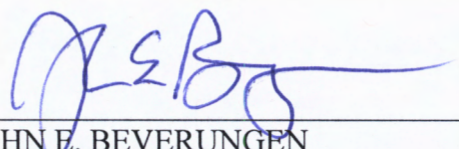
THEREFORE, IT IS ORDERED, this 22nd day of December, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §424.1.B to permit an existing 6 ft. high stockade fence (in the rear and one side yard) with a 0 ft. setback from the property line and a proposed 6 ft. high stockade fence with a minimum 1 ft. setback in the other side yard, all in lieu of the required 20 ft., 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 his 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 provide landscaping as determined in the sole discretion of the Baltimore County Landscape Architect.
3. Petitioner must obtain from Baltimore County and the State of Maryland all necessary licenses, permits and inspections prior to operating a Group Child Care Center, Class B at the subject property.

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

JEB:slm


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 12/22/15

By slm



KEVIN KAMENETZ
County Executive

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

December 22, 2015

Julius Cue Nyambi
57 Caraway Road
Baltimore, Maryland 21136

RE: Petition for Variance
Case No. 2016-0096-A
Property: 57 Caraway Road

Dear Mr Nyambi:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053



PETITION FOR ZONING HEARING(S)

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

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

Address 57 CARAWAY ROAD which is presently zoned DR5.5
 Deed References: 34207 / 93 10 Digit Tax Account # 0916016069
 Property Owner(s) Printed Name(s) JULIUS CHE NYAMBI

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

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

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

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

3. X a Variance from Section(s) 424.1B
SEE ATTACHED SHEET

TO PERMIT A 6' HIGH STOCKADE FENCE WITH A 0' SETBACK FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 20' FOR A CLASS B DAY CARE.

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2016-0096-A Filing Date 10/15/15

Legal Owners (Petitioners):

JULIUS CHE NYAMBI

Name #1 - Type or Print Name #2 - Type or Print

X JULIUS CHE NYAMBI

Signature #1 Signature #2

57 CARAWAY ROAD REISTERSTOWN MD

Mailing Address City State

21136 443-469-5619

Zip Code Telephone # Email Address

JULIUSCHENYAMBI@YAHOO.COM

Representative to be contacted:

BRUCE E. DOAK

Name - Type or Print

Bruce E. Doak

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address City State

21053 410-919-9906

Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

Do Not Schedule Dates: 11 A.M. Reviewer JS

ORDER RECEIVED FOR FILING
 12/22/15
 [Signature]

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

57 Caraway Road
Fourth Election District Fourth Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southeast side of Caraway Road, approximately 124.03 feet northeast of the east side of Tarragon Road,

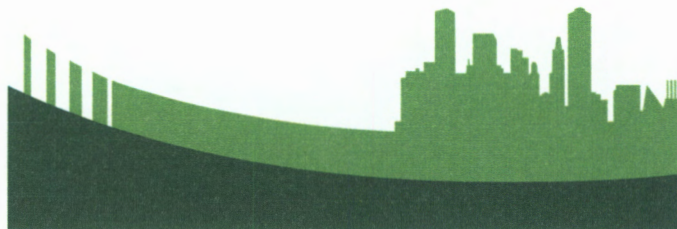
Being Lot 17 as shown on the plat dated March 22, 1966 and entitled "Section Two Westbury", which is recorded in the Land Records of Baltimore County in Plat Book OTG 31, page 80.

Containing 8255 square feet of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



2016-0096-A



Land Use Expert and Surveyor

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

No. **127332**

Date: _____

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
000	806	0000		6150					\$ 500.00

Total: \$ 500.00

Rec From: **NYAMBI**

For: **2010-0096-A**

DISTRIBUTION

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

PAID RECEIPT

BUSINESS - ACTUAL TIME
 10/18/2015 10:17:01 10:17:01
 REC NO: 127332
 RECEIPT NO: 127332
 5 500.00
 1500.00
 1500.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

**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: 2016-0096-A
Property Address: 57 CARAWAY ROAD
Property Description: LOT 17 "WESTBURY" - SOUTHEAST SIDE OF CARAWAY ROAD
124' NORTHEAST OF TARRAGON ROAD
Legal Owners (Petitioners): JULIUS CHE NYAMBI
Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: JULIUS CHE NYAMBI
Company/Firm (if applicable): _____
Address: 57 CARAWAY ROAD
REISTORTOWN MO 2/136

Telephone Number: 443-469-5619

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 24, 2015 Issue - Jeffersonian

Please forward billing to:
Julius Nyambi
57 Caraway Road
Reisterstown, MD 21136

443-469-5619

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: 2016-0096-A

57 Caraway Road
SE/s Caraway Road, 124.03 feet northeast of Tarragon Road
4th Election District – 4th Councilmanic District
Legal Owners: Julius Nyambi

Variance to permit a 6 ft. high stockade fence with a 0 ft. setback from the property line in lieu of the required 20 ft. for a Class B Day Care.

Hearing: Friday, December 18, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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*

November 5, 2015

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0096-A

57 Caraway Road

SE/s Caraway Road, 124.03 feet northeast of Tarragon Road

4th Election District – 4th Councilmanic District

Legal Owners: Julius Nyambi

Variance to permit a 6 ft. high stockade fence with a 0 ft. setback from the property line in lieu of the required 20 ft. for a Class B Day Care.

Hearing: Friday, December 18, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Julius Nyambi, 57 Caraway Road, Reisterstown 21136
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 28, 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.



KEVIN KAMENETZ
County Executive

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

November 5, 2015

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0096-A

57 Caraway Road
SE/s Caraway Road, 124.03 feet northeast of Tarragon Road
4th Election District – 4th Councilmanic District
Legal Owners: Julius Nyambi

Variance to permit a 6 ft. high stockade fence with a 0 ft. setback from the property line in lieu of the required 20 ft. for a Class B Day Care.

Hearing: Friday, December 18, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Julius Nyambi, 57 Caraway Road, Reisterstown 21136
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 28, 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.



THE BALTIMORE SUN MEDIA GROUP

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 3762787

Sold To:

Julius Nyambi - CU00505053
57 Caraway Rd
Reisterstown, MD 21136-2521

Bill To:

Julius Nyambi - CU00505053
57 Caraway Rd
Reisterstown, MD 21136-2521

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

Nov 24, 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: # 2016-0096-A
57 Caraway Road
SE/s Caraway Road, 124.03 feet northeast of Tarragon Road
4th Election District - 4th Councilmanic District
Legal Owner(s) Julius Nyambi

Variance to permit a 6 ft. high stockade fence with a 0 ft. setback from the property line in lieu of the required 20 ft. for a Class B Day Care.

Hearing: Friday, December 18, 2015 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 11/792 November 24 3762787

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

November 24, 2015

Re:
Zoning Case No. 2016-0096-A
Petitioner: Julius Nyambi
Date of Hearing: December 18, 2015

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **57 Caraway Road**.

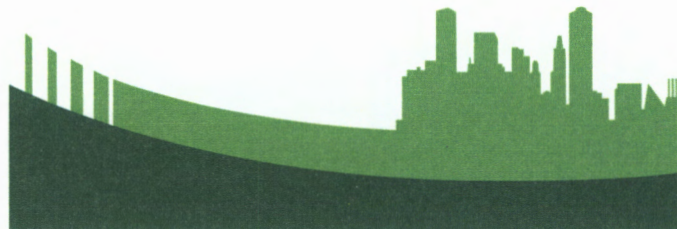
The sign was posted on **November 23, 2015**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

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



Land Use Expert and Surveyor

RE: PETITION FOR VARIANCE
57 Caraway Road; SE/S Caraway Road,
124.03' NE of Tarragon Road
4th Election & 4th Councilmanic Districts
Legal Owner(s): Julius Cue Nyambi
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-096-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 22 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 22nd day of October, 2015, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME N YAMBI
CASE NUMBER 2016-0096-A
DATE 12/18/15

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
10/22	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
10/23	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
11/2	PLANNING (if not received, date e-mail sent _____)	C
10/21	STATE HIGHWAY ADMINISTRATION	no obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/24/15

SIGN POSTING Date: 11/23/15 by DOCK

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 - 04 Account Number - 0416016069			
Owner Information					
Owner Name:	NYAMBI JULIUS CHE		Use:	RESIDENTIAL	
Mailing Address:	57 CARAWAY RD REISISTERSTOWN MD 21136-		Principal Residence:	YES	
			Deed Reference:	/34207/ 00093	
Location & Structure Information					
Premises Address:		57 CARAWAY RD REISTERSTOWN MD 21136-		Legal Description: 131 E TARRAGON RD WESTBURY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0048	0023	0585		0000	2
Block:	Lot:	Assessment Year:	Plat No:		
C	17	2016	0031/		
			Plat Ref: 0080		
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1968	1,168 SF	520 SF	8,255 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	FRAME	2 full/ 1 half	Last Major Renovation
Value Information					
Base Value		Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2013	07/01/2015	07/01/2016	
Land:	60,200	60,200			
Improvements	114,200	114,200			
Total:	174,400	174,400	174,400		
Preferential Land:	0				
Transfer Information					
Seller: BLANK STANLEY		Date: 09/13/2013	Price: \$200,000		
Type: ARMS LENGTH IMPROVED		Deed1: /34207/ 00093	Deed2:		
Seller: PEER DEV CORP		Date: 03/19/1971	Price: \$24,500		
Type: ARMS LENGTH IMPROVED		Deed1: /05173/ 00787	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: No Application					

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

[illegible]

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>).



KEVIN KAMENETZ
County Executive

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

December 9, 2015

Julius Cue Nyambi
57 Caraway Road
Reisterstown MD 21136

RE: Case Number: 2016-0096 A, Address: 57 Caraway Road

Dear Mr. Nyambi:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 15, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak, Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/21/15

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

RE: Baltimore County
Item No. 2016-0096-A
Variance
Julius Cue Nyambi
57 Caraway Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0096-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".
David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

12/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 57 Caraway Road

RECEIVED

INFORMATION:

NOV 03 2015

Item Number: 16-096

Petitioner: Julius Nyambi

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a 6 foot high stockade fence with a setback of 0 feet from the property line in lieu of the required 20 feet for a Class B Day Care.

The Department cannot support the petitioned zoning relief. The Department recommends the petitioner provide sufficient setback in order to construct and maintain the fence without trespass on adjacent properties. It is the position of the Department that a setback for the subject fence of at least 1 foot is required.

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

Division Chief:
AVA/KS

Kathy S. Reddick

C: Bill Sibinski

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 23 2015



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 23, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0096-A
Address 57 Caraway Road
(Nyambi Property)

Zoning Advisory Committee Meeting of October 19, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 10-23-2015

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 October 19, 2015
Item No. 2016-0096

DATE: October 22, 2015

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

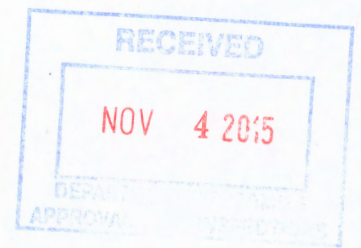
A change of use requires submission of a Landscape Plan showing existing vegetation and proposed parking to determine planting requirements.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0096-10192015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: November 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 57 Caraway Road

INFORMATION:

Item Number: 16-096

Petitioner: Julius Nyambi

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a 6 foot high stockade fence with a setback of 0 feet from the property line in lieu of the required 20 feet for a Class B Day Care.

The Department cannot support the petitioned zoning relief. The Department recommends the petitioner provide sufficient setback in order to construct and maintain the fence without trespass on adjacent properties. It is the position of the Department that a setback for the subject fence of at least 1 foot is required.

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

Division Chief:
AVA/KS

Kathy Scheldack

C: Bill Sibinski

Case No.: 2016-0096-A

Exhibit Sheet

PW 1-28-16

Petitioner/Developer

PW 12-23-15

Protestant

slw
12-22-15

No. 1	site plan	
No. 2	"Environmental Map"	
No. 3	Plan w/ accompanying photographs	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Environmental Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate and does not warrant any particular use of or reliance upon this data.

PETITIONER'S

EXHIBIT NO. 2

A



PETITIONER'S

EXHIBIT NO. 3

Photos A-J

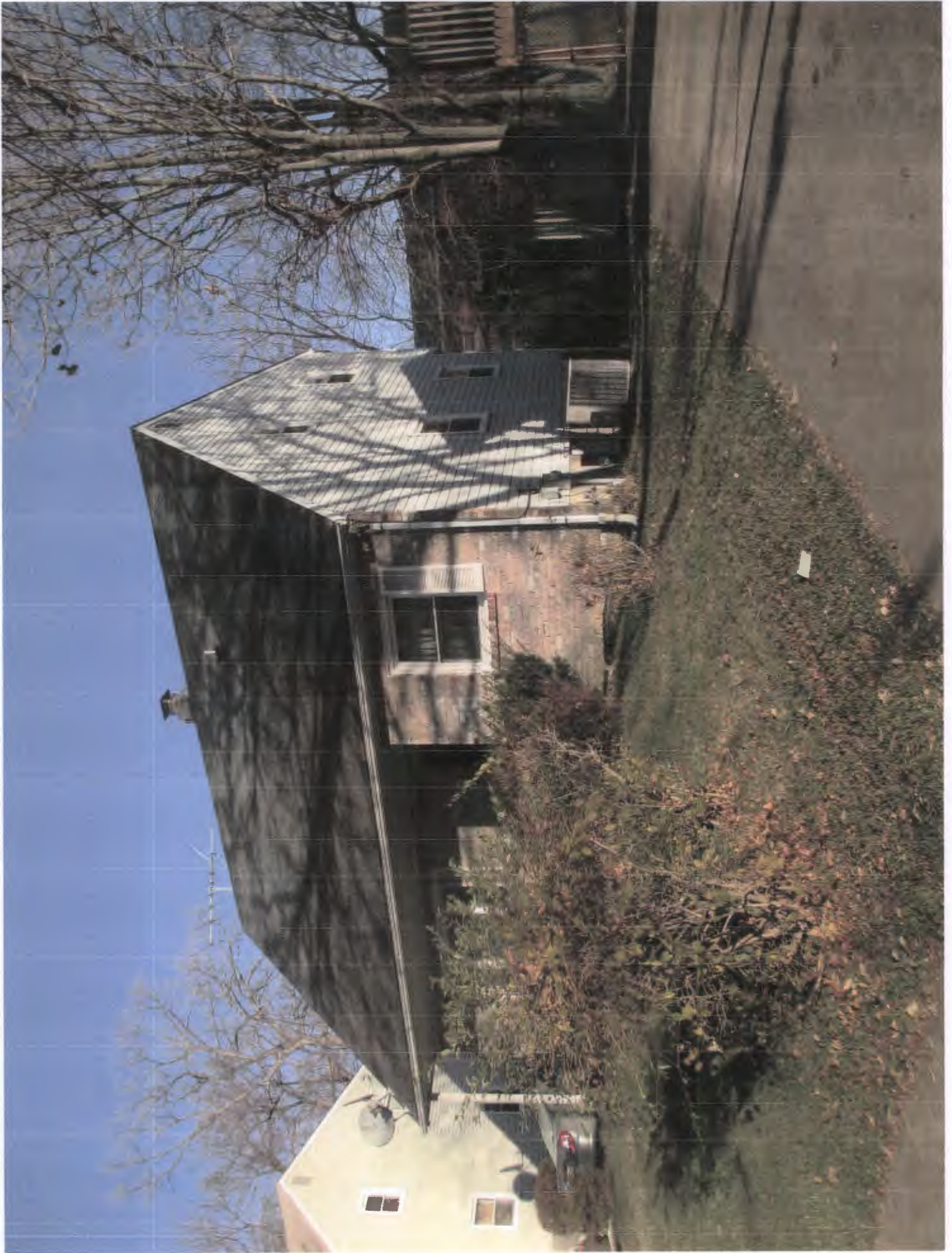


©



6





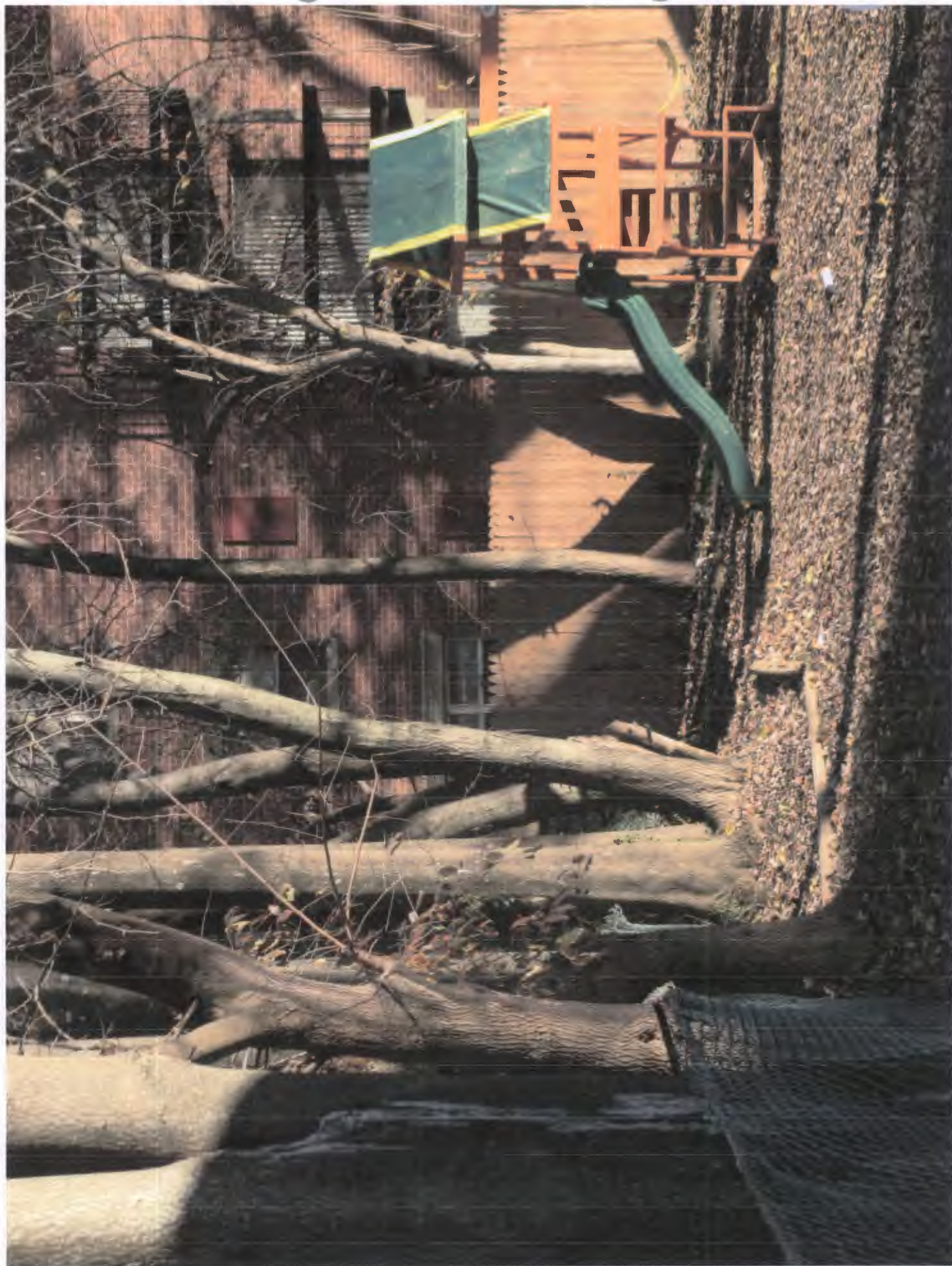
2



9



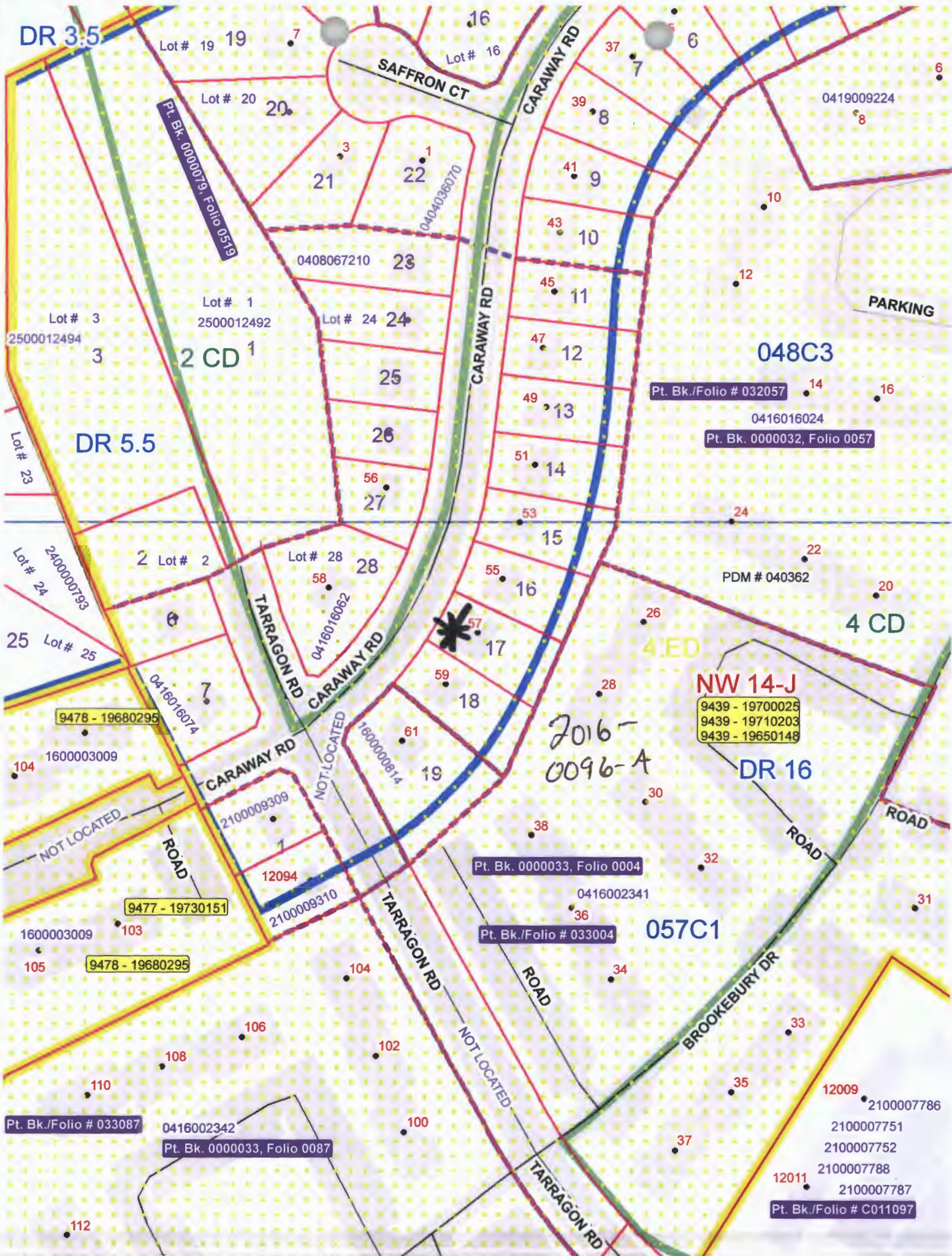
11





5





DR 3.5

Lot # 19 19

Lot # 16 16

Lot # 6 6

0419009224

Pt. Bk. 0000079, Folio 0519

Lot # 20 20

SAFFRON CT

CARAWAY RD

Lot # 21 21

Lot # 22 22

0408067210

Lot # 24 24

Lot # 1 2500012492

Lot # 3 2500012494

2 CD 1

PARKING

048C3

Pt. Bk./Folio # 032057

0416016024

Pt. Bk. 0000032, Folio 0057

DR 5.5

Lot # 23

Lot # 2 2

Lot # 28 28

PDM # 040362

4 CD

Lot # 24 240000793

Lot # 25 25

TARRAGON RD

CARAWAY RD

4 ED

NW 14-J

9439 - 19700025
9439 - 19710203
9439 - 19650148

DR 16

2016-0096-A

9478 - 19680295

1600003009

104

CARAWAY RD

NOT LOCATED

NOT LOCATED

ROAD

9477 - 19730151

1600003009

9478 - 19680295

105

103

2100009310

2100009309

12094

Pt. Bk. 0000033, Folio 0004

0416002341

Pt. Bk./Folio # 033004

057C1

Pt. Bk./Folio # 033087

0416002342

Pt. Bk. 0000033, Folio 0087

12011

Pt. Bk./Folio # C011097

12009 2100007786
2100007751
2100007752
2100007788
2100007787

112

100

102

106

108

110

104

38

30

32

31

ROAD

ROAD

BROOKEBURY DR

NOT LOCATED

TARRAGON RD

ROAD

ROAD

TARRAGON RD

DR 3.5

Lot # 19

7

Lot # 16

SAFFRON CT

CARAWAY RD

37

39

0419009224

8

6

Lot # 20

Pt. Bk. 0000079, Folio 0519

0408067210

0404038070

Lot # 1
2500012492

Lot # 24

Lot # 3
2500012494

2 CD

048C3

Pt. Bk./Folio #

0416016024

Pt. Bk. 0000032, Folio 0057

DR 5.5

Lot # 23

Lot # 24
2400000793

Lot # 25

Lot # 2

Lot # 28

0416016082

NOT LOCATED

CARAWAY RD

TARRAGON RD

1600000814

57

59

61

38

Pt. Bk. 0000033, Folio 0004

0416002341

Pt. Bk./Folio # 033004

057C1

NW 14-J

9439 - 19700025
9439 - 19710203
9439 - 19650148

DR 16

4 CD

4 ED

PDM # 040362

20

22

24

16

14

10

12

10

8

6

PARKING

ROAD

ROAD

BROOKBURY DR

ROAD

NOT LOCATED

TARRAGON RD

12094

2100009310

2100009309

9477 - 19730151

9478 - 19680295

1600003009

103

104

105

106

108

110

112

Pt. Bk./Folio # 033087

0416002342

Pt. Bk. 0000033, Folio 0087

12009

2100007786

2100007751

2100007752

2100007788

2100007787

12011

Pt. Bk./Folio # C011097

1. Ownership: Julius Che Nyambi
2. Addresses: 57 Caraway Road Reisterstown, MD 21136
3. Deed reference: JLE 34207/93
4. Property area: 8,255 square feet (per SDAT)
5. Election District: 4th Councilmanic District: 4th
6. Tax Map 48 Grid 23 Parcel S85 Lot 17 Tax Acc. # 04-16-016069
7. ADC Map Grid: 444579
8. Position Sheets: 55NW40
9. GIS Tie Planners: 057C1
10. Regional Planning District: Reisterstown / Owings Mills Regional Planning Dist. Code: 306
11. Growth Tier: 1 Growth Tier Description: Served by public sewer & inside URDL
12. Watershed Name: Gwynns Falls
13. URDL Land Type: 0
14. School Districts: Reisterstown ES Franklin MS Franklin HS
15. Census Block: 240054044013004 Census Tract: 404401
16. The boundary shown herein is from "Section Two Westbury" PB OT 31/80
17. The topography shown herein is from GIS files 057C1

1. The dwelling on the subject property shown hereon is served by public water and sewer located in Caraway Road.
2. There are no underground utilities, pipes or structures located in the 10' drainage & utility easement on the subject property.

1. The proposed day care use will have no environmental impact on the subject property.
2. The subject property is not located within a 100 year flood plain.
3. The subject property is not located in the Chesapeake Bay Critical Area.

1. The regulations for storm water management will be met as a part of any required grading permit.

Current Zoning DR 5.5

Zoning History

There have been no zoning hearings concerning the subject property. No zoning variances will need to be applied for at this time.

Proposed Use of the Subject Property

To provide adult day care to 3 residents under a Class B Day Care

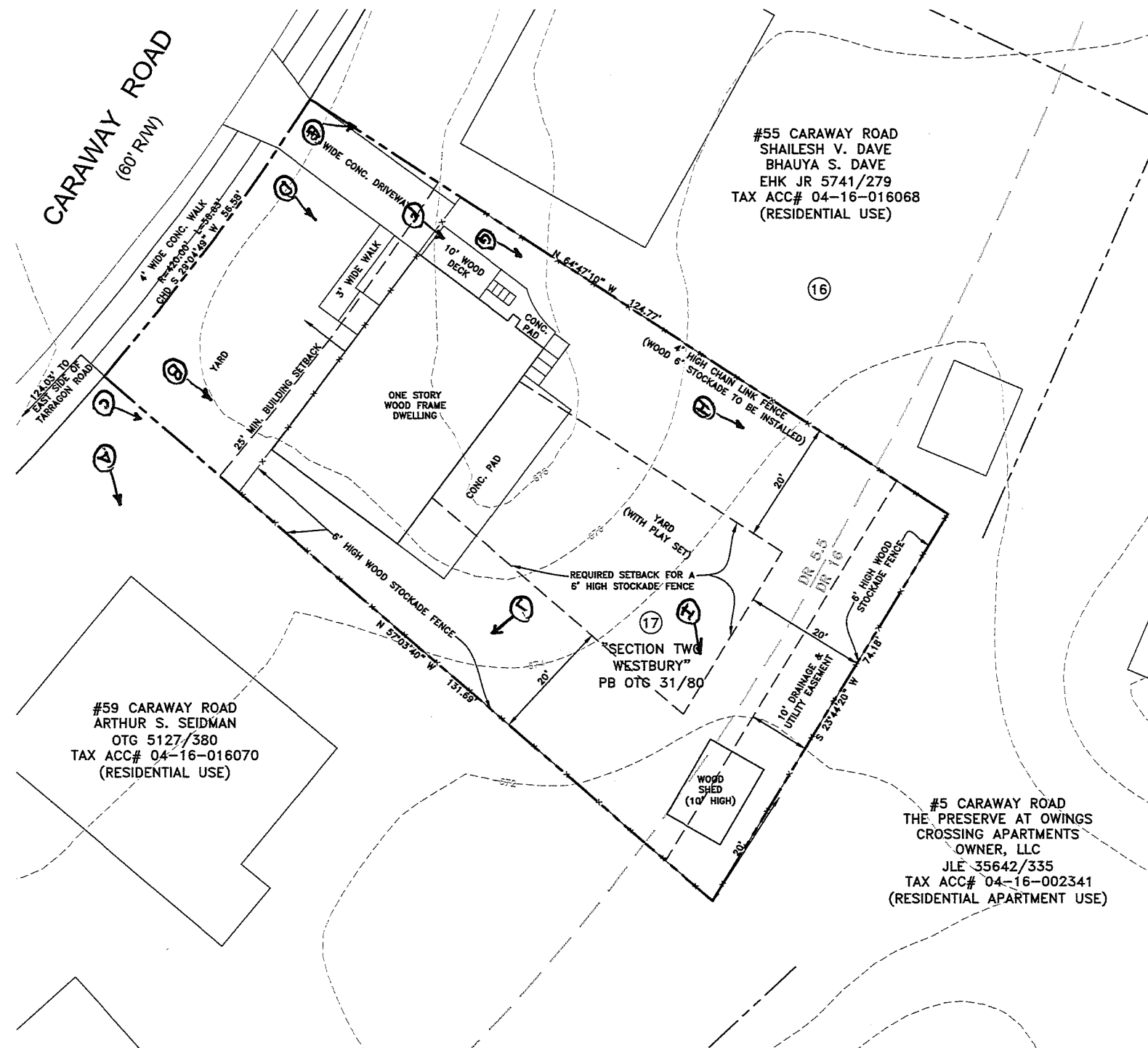
Parking

Per Section 409.6A.1 BCZR
Elderly Housing Facility (Class B)
(1) usable off-street parking space shall be provided for each dwelling unit: 3 required
3 provided

DR 5.5 Setbacks for Residential Single Family Dwellings

Front: 25 feet from the public street r/w or property line
Side: 16 feet from any lot line if less than 20 feet high / 20 feet if greater than 20 feet high
Rear: 30 feet

1. There no improvements proposed for the house.
2. The proposed improvements to the property will conform with the neighborhood.



1. Use permit to allow a Class B Day Care.
2. Zoning variance to permit a 6' high fence with a 0' setback from the property line in lieu of the required 20'

PLAN TO ACCOMPANY PHOTOGRAPHS

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



PLAN TO ACCOMPANY A PERMIT
APPLICATION AND A PETITION APPLICATION

57 CARAWAY ROAD
BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

Date: 9/3/2015

Scale: 1"=10'

PETITIONER' S

EXHIBIT NO. 3



REVISION

1. Ownership: Julius Che Nyambi
2. Addresses: 57 Caraway Road Reisterstown, MD 21136
3. Deed reference: JLE 34207/93
4. Property area: 8,255 square feet (per SDAT)
5. Election District: 4th Councilmanic District: 4th
6. Tax Map 48 Grid 23 Parcel 585 Lot 17 Tax Acc. # 04-16-016069
7. ADC Map Grid: 445719
8. Position Sheets: 55NW40
9. GIS Title Numbers: 057C1
10. Regional Planning District: Reisterstown / Owings Mills Regional Planning Dist. Code: 306
11. Growth Tier: 1 Water Utility Description: Served by public sewer & inside URDL
12. Watershed Name: Gwynns Falls
13. URDL Land Type: 0
14. School Districts: Reisterstown ES Franklin MS Franklin HS
15. Census Block: 2400540444013004 Census Tract: 440401
16. The boundary shown hereon is from "Section Two Westbury" PB OTG 31/80
17. The topography shown hereon is from GIS files 057C1

1. The dwelling on the subject property shown hereon is served by public water and sewer located in Caraway Road.
2. There are no underground utilities, pipes or structures located in the 10' drainage & utility easement on the subject property.

1. The proposed day care use will have no environmental impact on the subject property.
2. The subject property is not located within a 100 year flood plain.
3. The subject property is not located in the Chesapeake Bay Critical Area.

1. The regulations for storm water management will be met as a part of any required grading permit.

Current Zoning DR 5.5

There have been no zoning hearings concerning the subject property.
No zoning variances will need to be applied for at this time.

To provide ~~full~~ day care to 3 residents under a Class B Day Care

Per Section 409.6A.1 BCZR
Elderly Housing Facility (Class B)
(1) usable off-street parking space shall be provided for each dwelling unit: 3 required
3 provided

Front: 25 feet from the public street r/w or property line
Side: 16 feet from any lot line if less than 20 feet high / 20 feet if greater than
20 feet high
Rear: 30 feet

1. There no improvements proposed for the house.
2. The proposed improvements to the property will conform with the neighborhood.



16

"SECTION TWO
WESTBURY"
PB OTG 31/80

#5 CARAWAY ROAD
THE PRESERVE AT OWINGS
CROSSING APARTMENTS
OWNER, LLC
JLE 35642/335
TAX ACC# 04-16-002341
(RESIDENTIAL APARTMENT USE)

1. Use permit to allow a Class B Day Care.
2. Zoning variance to permit a 6' high fence with a 0' setback from the property line in lieu of the required 20'

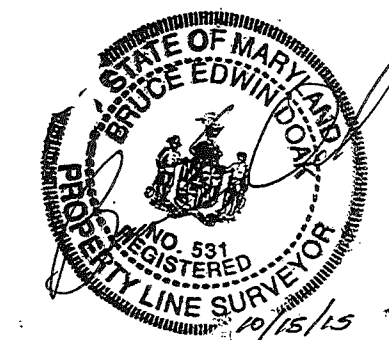
REVISION

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

*PLAN TO ACCOMPANY A PERMIT
APPLICATION AND A PETITION APPLICATION*

57 CARAWAY ROAD
BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

Date: 9/3/2015
Scale: 1"=10'



GENERAL SITE INFORMATION

1. Ownership: Julius Che Nyambi
2. Addresses: 57 Caraway Road Reisterstown, MD 21136
3. Deed reference: JLE 34207/93
4. Property area: 8,255 square feet (per SDAT)
5. Election District: 4th Councilmanic District: 4th
6. Tax Map 48 Grid 23 Parcel 585 Lot 17 Tax Acc. # 04-16-016069
7. ADC Map Grid: 4457J9
8. Position Sheets: 55NW40
9. GIS Tile Numbers: 057C1
10. Regional Planning District: Reisterstown / Owings Mills Regional Planning Dist. Code: 306
11. Growth Tier: 1 Growth Tier Description: Served by public sewer & inside URDL
12. Watershed Name: Gwynns Falls
13. URDL Land Type: 0
14. School Districts: Reisterstown ES Franklin MS Franklin HS
15. Census Block: 240054044013004 Census Tract: 404401
16. The boundary shown hereon is from "Section Two Westbury" PB OTG 31/80
17. The topography shown hereon is from GIS tiles 057C1

UTILITIES

1. The dwelling on the subject property shown hereon is served by public water and sewer located in Caraway Road.
2. There are no underground utilities, pipes or structures located in the 10' drainage & utility easement on the subject property.

ENVIRONMENTAL IMPACT

1. The proposed day care use will have no environmental impact on the subject property.
2. The subject property is not located within a 100 year flood plain.
3. The subject property is not located in the Chesapeake Bay Critical Area.

STORM WATER MANAGEMENT

1. The regulations for storm water management will be met as a part of any required grading permit.

OFFICE OF ZONING

Current Zoning DR 5.5

Zoning History

There have been no zoning hearings concerning the subject property.

Proposed Use of the Subject Property

To provide for a Class A Day Care (Sect. 424)

Parking

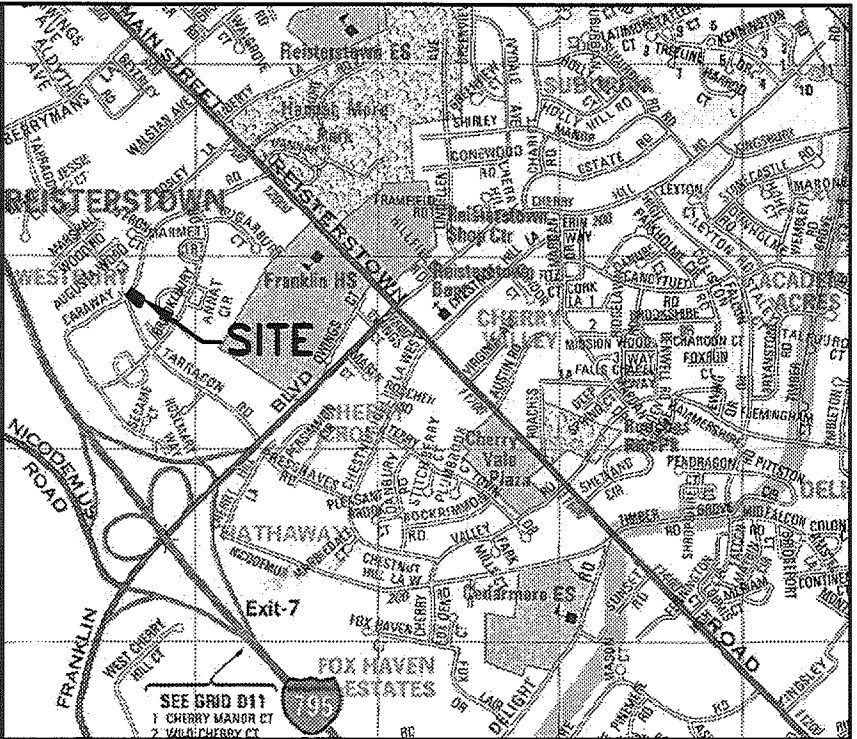
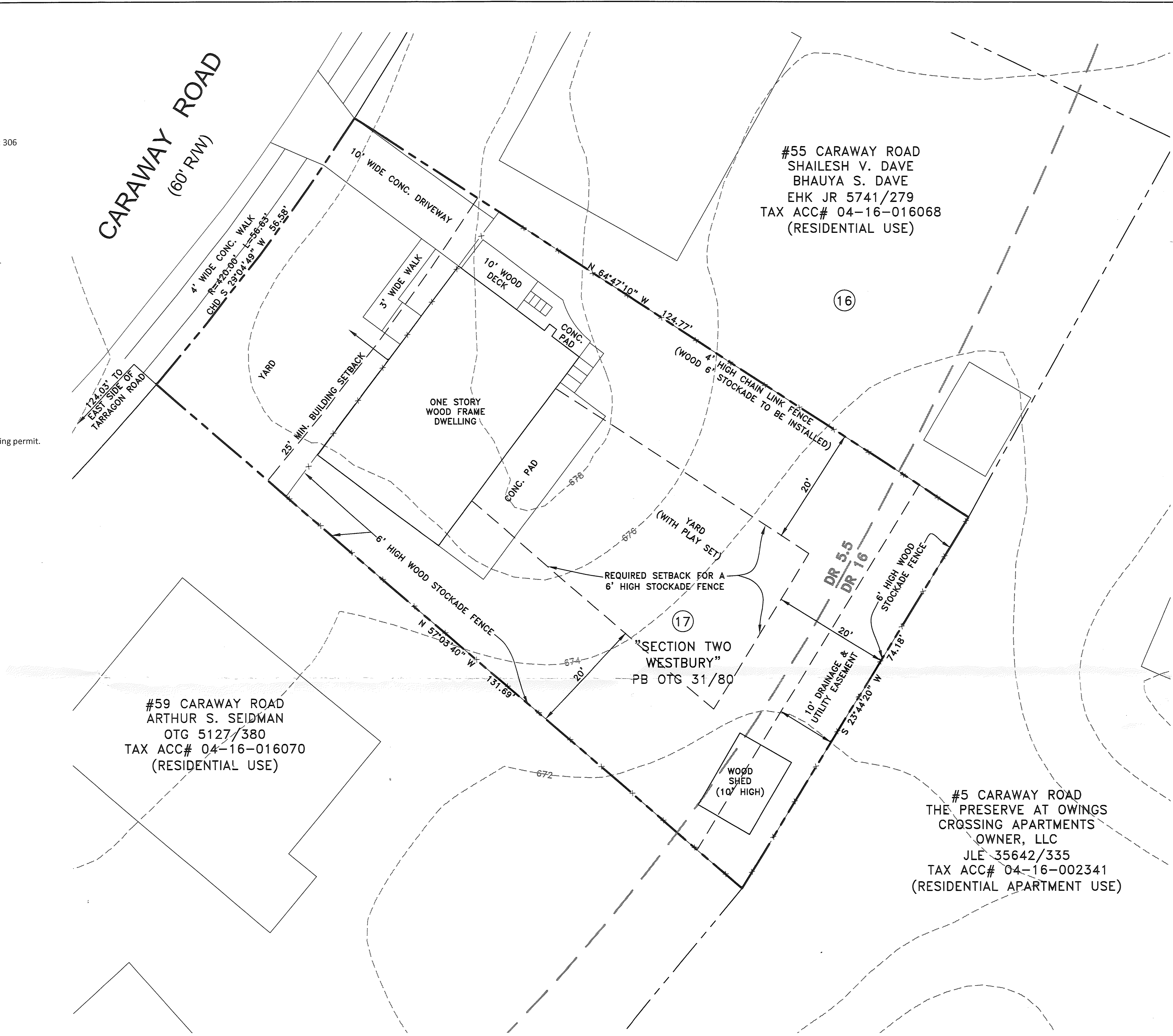
Per Section 409.6A.1 BCZR
2 Per Dwelling

DR 5.5 Setbacks for Residential Single Family Dwellings

Front: 25 feet from the public street r/w or property line
Side: 16 feet from any lot line if less than 20 feet high / 20 feet if greater than 20 feet high
Rear: 30 feet

OFFICE OF PLANNING

1. There no improvements proposed for the house.
2. The proposed improvements to the property will conform with the neighborhood.



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

REQUESTS:

1. Use permit to allow a Class A Day Care.
2. Zoning variance to permit a 6' high fence with a 0' setback from the property line in lieu of the required 20'



REVISION	
12/27/15	AMENDMENTS PER ZONING HEARING
RECEIVED DEC 30 2015 OFFICE OF ADMINISTRATIVE HEARINGS	

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5635 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A PERMIT APPLICATION AND A PETITION APPLICATION

57 CARAWAY ROAD
BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

Date: 9/3/2015
Scale: 1"=10'

GENERAL SITE INFORMATION

1. Ownership: Julius Che Nyambi
2. Addresses: 57 Caraway Road Reisterstown, MD 21136
3. Deed reference: JLE 34207/93
4. Property area: 8,255 square feet (per SDAT)
5. Election District: 4th Councilmanic District: 4th
6. Tax Map 48 Grid 23 Parcel 585 Lot 17 Tax Acc. # 04-16-016069
7. ADC Map Grid: 4457J9
8. Position Sheets: 55NW40
9. GIS Tile Numbers: 057C1
10. Regional Planning District: Reisterstown / Owings Mills Regional Planning Dist. Code: 306
11. Growth Tier: 1 Growth Tier Description: Served by public sewer & inside URDL
12. Watershed Name: Gwynns Falls
13. URDL Land Type: 0
14. School Districts: Reisterstown ES Franklin MS Franklin HS
15. Census Block: 240054044013004 Census Tract: 404401
16. The boundary shown hereon is from "Section Two Westbury" PB OTG 31/80
17. The topography shown hereon is from GIS tiles 057C1

UTILITIES

1. The dwelling on the subject property shown hereon is served by public water and sewer located in Caraway Road.
2. There are no underground utilities, pipes or structures located in the 10' drainage & utility easement on the subject property.

ENVIRONMENTAL IMPACT

1. The proposed day care use will have no environmental impact on the subject property.
2. The subject property is not located within a 100 year flood plain.
3. The subject property is not located in the Chesapeake Bay Critical Area.

STORM WATER MANAGEMENT

1. The regulations for storm water management will be met as a part of any required grading permit.

OFFICE OF ZONING

Current Zoning DR 5.5

Zoning History

There have been no zoning hearings concerning the subject property.

Proposed Use of the Subject Property

To provide for a Class A Day Care (Sect. 424)

Parking

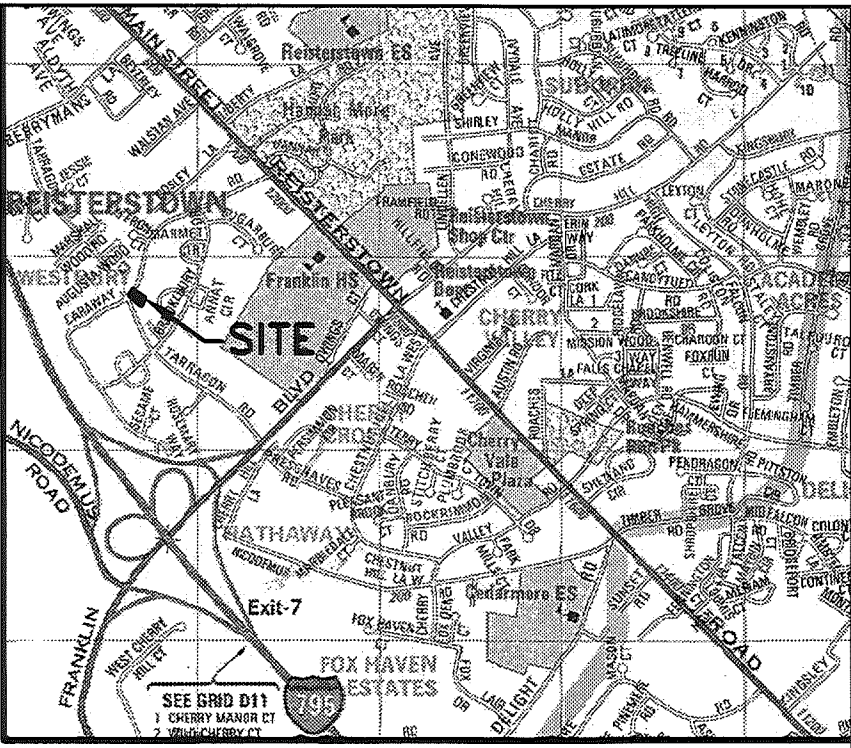
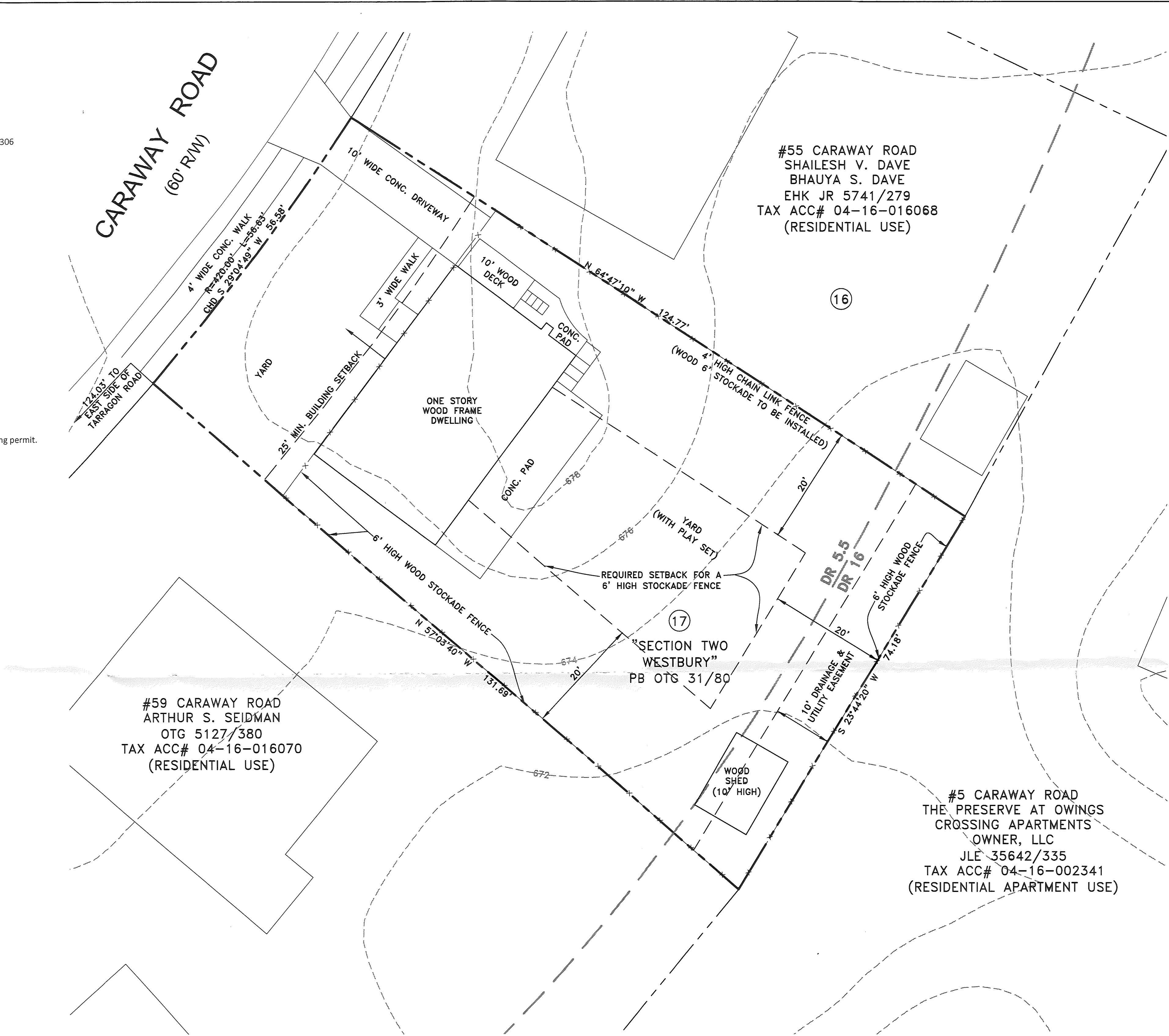
Per Section 409.6A.1 BCZR
2 Per Dwelling

DR 5.5 Setbacks for Residential Single Family Dwellings

Front: 25 feet from the public street r/w or property line
Side: 16 feet from any lot line if less than 20 feet high / 20 feet if greater than 20 feet high
Rear: 30 feet

OFFICE OF PLANNING

1. There no improvements proposed for the house.
2. The proposed improvements to the property will conform with the neighborhood.



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

REQUESTS:

1. Use permit to allow a Class A Day Care.
2. Zoning variance to permit a 6' high fence with a 0' setback from the property line in lieu of the required 20'



REVISION	
12/27/15	AMENDMENTS PER ZONING HEARING
RECEIVED DEC 30 2015 OFFICE OF ADMINISTRATIVE HEARINGS	

Bruce E. Doak Consulting, LLC Land Use Expert and Surveyor 3801 Baker Schoolhouse Road Freeland, MD 21053 o 443-900-5535 m 410-419-4906 bdoak@bruceedoakconsulting.com	
PLAN TO ACCOMPANY A PERMIT APPLICATION AND A PETITION APPLICATION	
57 CARAWAY ROAD BALTIMORE COUNTY, MARYLAND 4th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT	
STATE OF MARYLAND BRUCE E. DOAK REGISTERED PROPERTY LINE SURVEYOR 12/30/15	Date: 9/3/2015
	Scale: 1"=10'

2016-0096-A 12/18/15 1:30 PM