

M E M O R A N D U M

DATE: June 28, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0264-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 27, 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 ADMIN. VARIANCE	*	BEFORE THE
(8321 Analee Avenue)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
William R. and Caroline M. Brewer	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0264-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, William R. and Caroline M. Brewer ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations, to permit a proposed garage (detached) with a height of 18 ft. in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments 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 May 6, 2016, 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 § 32-3-303 of the Baltimore County Code (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 5-27-16
By DW

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 § 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.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage (detached) shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 27th day of **May, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations, to permit a proposed garage (detached) with a height of 18 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

Date 5-27-16

By [Signature]

3. The garage shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 5-27-16

By 



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 8321 Analee Ave Currently zoned _____
 Deed Reference 35538 100001 10 Digit Tax Account # 14 23018680
 Owner(s) Printed Name(s) William + Caroline Brewer

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 to permit a proposed garage with a height of 18 ft. in lieu of the required 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

William Brewer, Caroline Brewer
 Name #1 – Type or Print Name #2 – Type or Print
William Brewer, Caroline Brewer
 Signature #1 Signature #2
8321 Analee Ave Baltimore
 Mailing Address City State
21237, 4108668021, Caroline Brewer
 Zip Code Telephone # Email Address
comcast.net

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0264-A

Filing Date 4/28/16

Estimated Posting Date 5/18/16

Reviewer BH

Rev 5/8/2014



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: 8321 Analee Ave Balto MD 21237
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)**

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

William Brewer
Signature of Owner (Affiant)
William Brewer
Name- Print or Type

Caroline Brewer
Signature of Owner (Affiant)
Caroline Brewer
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 27th day of April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Caroline Brewer

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

AS WITNESS, and Notaries Seal



Andrew Brink
Notary Public
11/09/2019
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

William Brewer
Signature of Owner (Affiant)
William Brewer
Name- Print or Type

Caroline Brewer
Signature of Owner (Affiant)
Caroline Brewer
Name- Print or Type

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

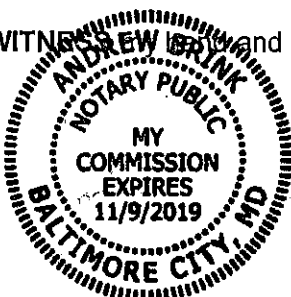
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Caroline Brewer

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

AS WITNESSED by and Notaries Seal



Andrew Brink
Notary Public
11/09/2019
My Commission Expires



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 8321 Analee Ave Currently zoned _____
Deed Reference 35538 / 00001 10 Digit Tax Account # 1423018680
Owner(s) Printed Name(s) William & Caroline Brewer

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 to permit a proposed garage with a height of 18 ft. in lieu of the required 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

William Brewer, Caroline Brewer
Name #1 – Type or Print Name #2 – Type or Print
William Brewer, Caroline Brewer
Signature #1 Signature #2
8321 Analee Ave Balto MD
Mailing Address City State
21237, 4108668021, Carolmbrew@
Zip Code Telephone # Email Address comcast.net

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

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Name – Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0264-A Filing Date 4/28/16 Estimated Posting Date 5/8/16 Reviewer BK

Rev 6/8/2014

ZONING DESCRIPTION

Zoning Description for 8321 Analee Avenue

Beginning at a point on the North side of Analee Avenue, which is 50 ft. wide at the distance of 290 ft. southeast of the centerline of the nearest improved intersecting street National Road, which is 50 ft. wide. Being Lot # 20, Section 8, Block E in the subdivision of Highview as recorded in Baltimore County Plat Book #0030, Folio# 0121, containing 7,810 square feet and located in the 14th Election District, 6th Councilmanic District.

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2016-0264-A

PETITIONER/DEVELOPER

WILLIAM BREWEL JR.

DATE OF HEARING/CLOSING:

5/23/16

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

ATTENTION:

LADIES AND GENTLEMEN:

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

8321 ANALEE AVENUE

THIS SIGN(S) WERE POSTED ON May 6, 2016
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/6/16
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE# 2016-0264-A
TO PERMIT A PROPOSED GARAGE WITH A HEIGHT OF 18 FT.
IN LIEU OF THE REQUIRED 15 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, MAY 23, 2016

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.
MEETING IS HANDICAP ACCESSIBLE

Young Jr 5/16/16

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0264 -A Address 8321 Analee Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/28/16 Posting Date: 5/8/16 Closing Date: 5/23/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0264 -A Address 8321 Analee Ave.

Petitioner's Name William Brewer Jr. Telephone 410-866-8021

Posting Date: 5/8/16 Closing Date: 5/23/16

Wording for Sign: To Permit a proposed garage with a height of 18ft.
in lieu of the required 15 ft.

Revised 7/21/15

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 2016-0264-A

Petitioner: William Brewer Jr.

Address or Location: ~~182~~ 8321 ANALEE AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM R Brewer Jr

Address: 8321 ANALEE AVE BALTO MD. 21237

Telephone Number: 410-866-8021

No.

Date:

BUSINESS	ACTUAL	TIME	DRM
5/06/2016	5/05/2016	09:49:31	3

REG 1503 WALKIN CHET CAN
 RECEIPT # 676451 3/05/2016 OFLN

Dept 5 528 ZONING VERIFICATION

NO. 138273

Recpt Tot	\$75.00
-----------	---------

\$75.00 CK \$1.00 CK

Baltimore County, Maryland

Total:

\$75.00

Rec

From:

For:

DISTRIBUTION

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

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 24, 2016

William & Caroline Brewer
8321 Analee Avenue
Baltimore MD 21237

RE: Case Number: 2016-0264 A, Address: 8321 Analee Avenue

Dear Mr. & Ms. Brewer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 28, 2016. 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

5-23
Closing

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAY 10 2016

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: May 9, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0264-A
Address 8321 Analee Avenue
(Brewer Property)

Zoning Advisory Committee Meeting of May 9, 2016.

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

Reviewer: Steve Ford

Date: 05-09-2016

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



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

Date: 5/5/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0264-A.

*Administrative Variance
William & Caroline Brewer
8321 Anakee Avenue.*

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,

f. Richard Zeller

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
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Reviewer: Steve Ford

Date: 05-09-2016

To Whom It May Concern,

My husband William and I are requesting a variance for our backyard to accommodate a garage measuring 16' x 26' x 18' high with a gravel base. We have 14 year old twin boys, Robert and Raymond. Robert has a severe type of cerebral palsy and has several pieces of medical equipment. His medical equipment includes a wheelchair, walker, beach wheelchair and 2 handicap tricycles. We would like to store Robert's medical equipment in the garage.

We would also like to store lawn equipment, tools and building material. In 2014, we purchased a rancher to accommodate our handicap son. Our new home has very little space for storage. We plan to complete many renovations to make the house more handicap accessible. The garage we want to build will store all the material necessary to complete our handicap renovations. Our basement is not large enough to accommodate all the items we want to store for future renovations. We don't want to clutter our basement with all the medical equipment and building material. Robert spends a lot of time using his walker in our basement. If the basement is cluttered with tools and such, he can't practice walking.

Robert has had 5 surgeries in the past several years to make his legs stronger despite his cerebral palsy. We work with Robert on a daily basis to keep him happy so he can be more like his twin brother Raymond.

Thank you in advance for your consideration for the variance. We love our new home. We love our new neighbors (The Zajac's and The Scarpino's) and they are eager for us to have more room for the medical equipment. We are hoping our handicap renovations will help assist Robert to become more independent.

Thank you for your consideration !

Sincerely,

William, Caroline, Robert and Raymond

William Caroline Robert Raymond

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Thank you for your consideration !

Sincerely,

William, Caroline, Robert and Raymond

William Caroline Robert Raymond

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Thank you for your consideration !

Sincerely,

William, Caroline, Robert and Raymond

William Caroline Robert Raymond

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>5-9</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-5</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>5-6-16</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		



This photo demonstrates the front of the structure will be 12 feet from the power lines.





#0264

Real Property Data Search (w4)

Guide to searching the database

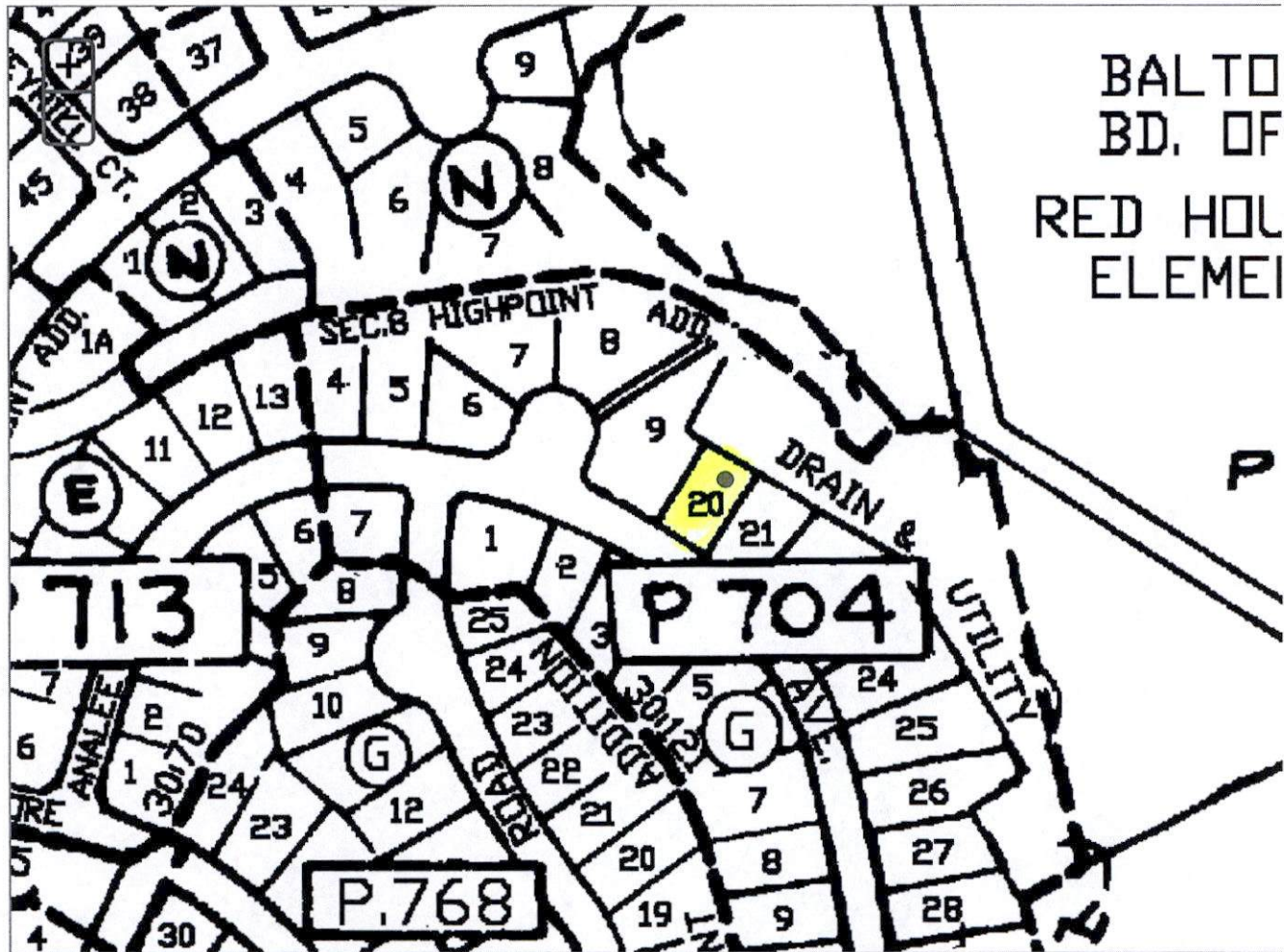
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 1423018680			
Owner Information					
Owner Name:		BREWER WILLIAM R JR BREWER CAROLINE M		Use:	RESIDENTIAL
Mailing Address:		8321 ANALEE AVE BALTIMORE MD 21237-		Principal Residence:	YES
				Deed Reference:	/35538/ 00001
Location & Structure Information					
Premises Address:		8321 ANALEE AVE 0-0000		Legal Description:	8321 ANALEE AVE HIGHPOINT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0089	0016	0704		0000	8
					E
					20
					Assessment Year:
					2015
					Plat No:
					Plat Ref:
					0030/0121
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	1,140 SF	275 SF	7,810 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half	1 Carport
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2015	07/01/2016
Land:		79,700	79,700		
Improvements		85,300	83,500		
Total:		165,000	163,200	163,200	163,200
Preferential Land:		0			0
Transfer Information					
Seller: WETZELBERGER AMBROSE		Date: 11/06/2014		Price: \$175,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35538/ 00001		Deed2:	
Seller: WETZELBERGER C W,JR		Date: 10/19/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /24644/ 00586		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		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

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

District: 14 Account Number: 1423018680

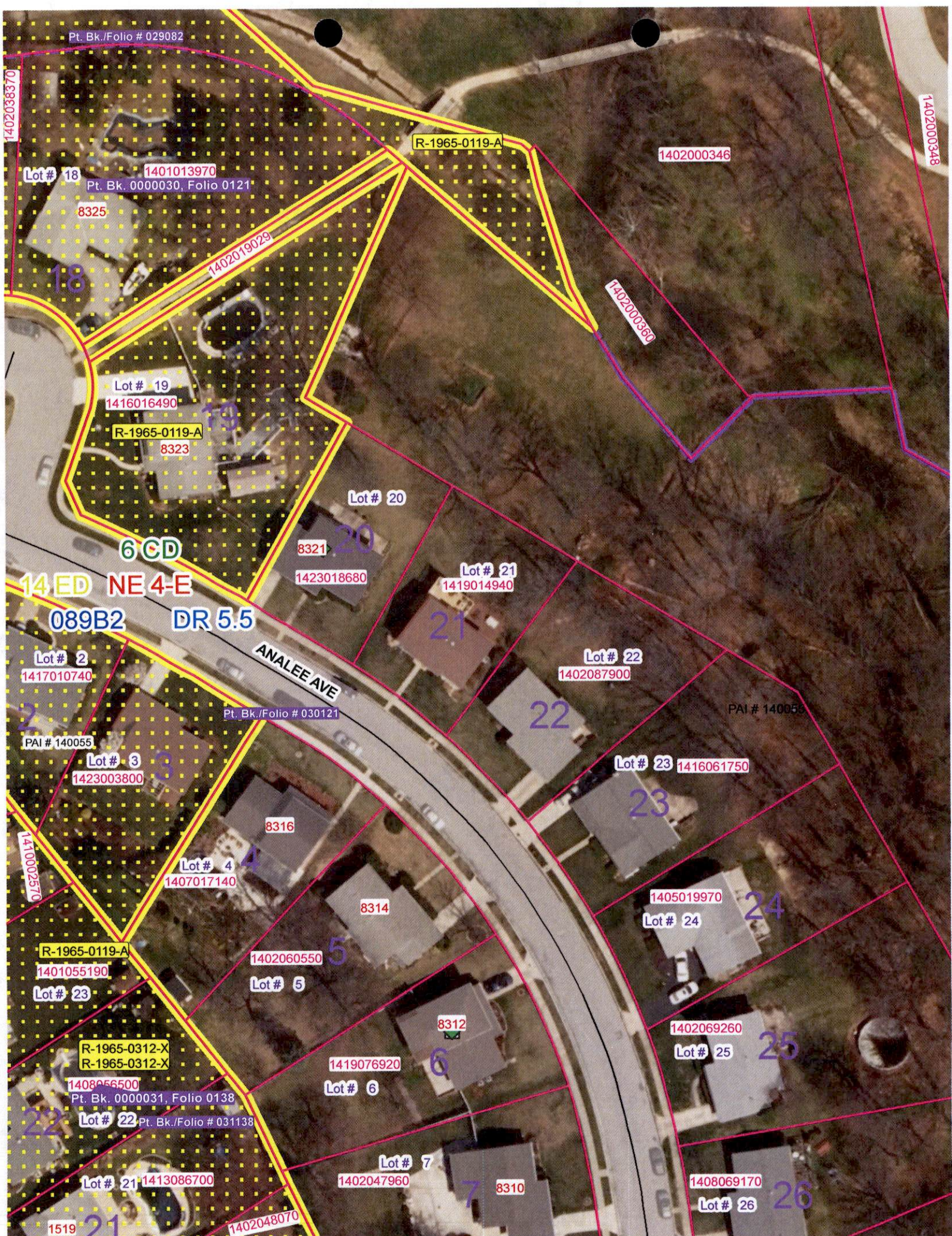


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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>).



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

ADDRESS 8321 Analee Ave OWNER(S) NAME(S) William + Caroline Brewer

SUBDIVISION NAME Highpoint LOT # 20 BLOCK # E SECTION # 8

PLAT BOOK # 0030 FOLIO # 0121 10 DIGIT TAX # 142301868 DEED REF. # 35538/00001

SITE VICINITY MAP

Revised

change in setbacks

N



MAP IS NOT TO SCALE

ZONING MAP# 02913?

SITE ZONED DR-S

ELECTION DISTRICT 14

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 7,910

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

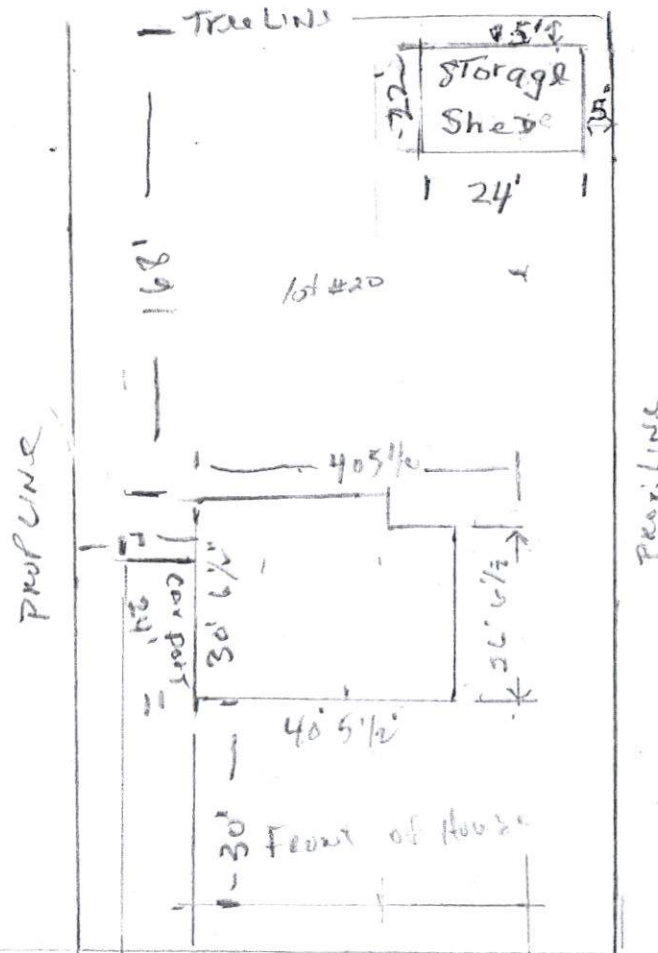
PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Diane
Scarpino
09850/0523
tax #
14160/16490
lot #19
#8323



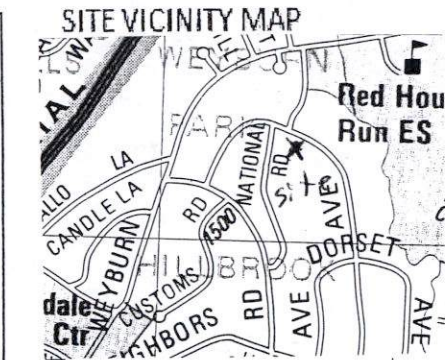
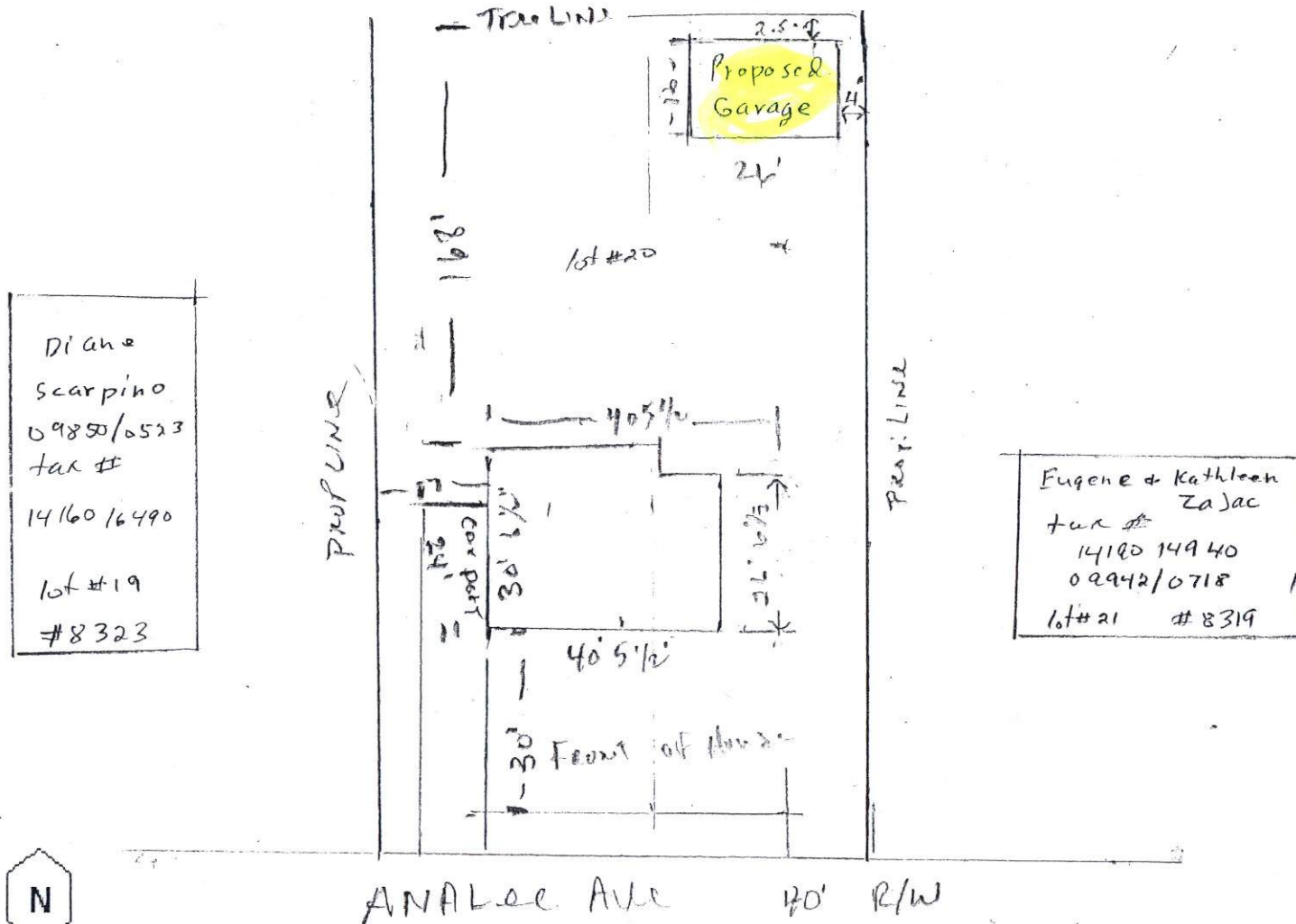
Eugene + Kathleen
Zajac
tax #
14180/14940
09942/0718
lot #21 #8319

ANALEE AVE 40' R/W

PLAN DRAWN BY WB

DATE 4/27/16 SCALE: 1 INCH = 30 FEET

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8321 Analee Ave OWNER(S) NAME(S) William + Caroline Brewer
 SUBDIVISION NAME Highpoint LOT # 20 BLOCK # E SECTION # 8
 PLAT BOOK # 0030 FOLIO # 0121 10 DIGIT TAX # 142301868 DEED REF. # 35538/00001



MAP IS NOT TO SCALE
 ZONING MAP# 02932
 SITE ZONED DR-5
 ELECTION DISTRICT 14
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7810
 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? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

PLAN DRAWN BY WB DATE 4/27/16 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO:

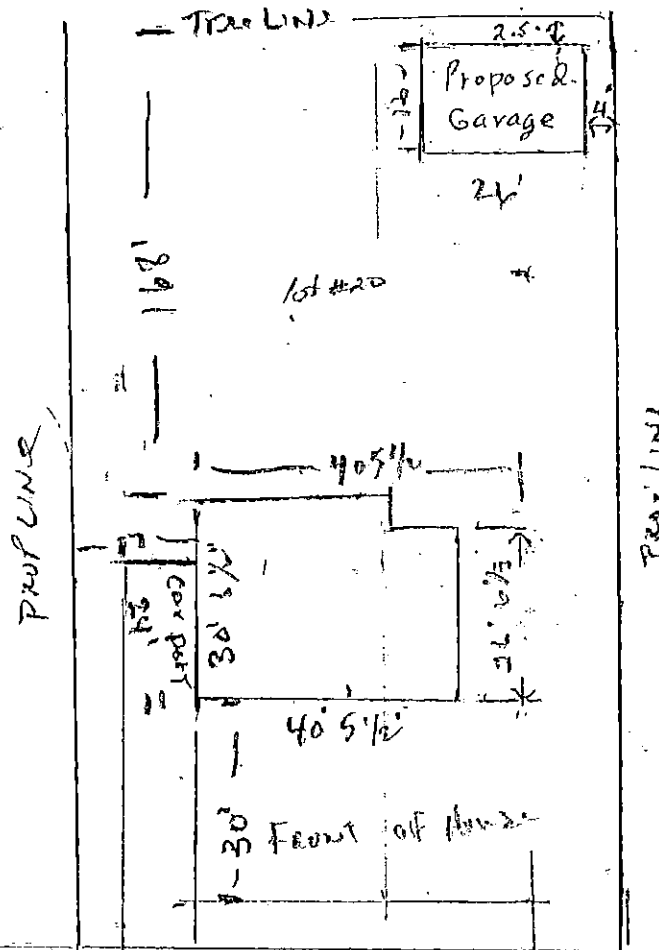
2016-0264-A

Pet. Exh. 1

0264

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8321 Analoe Ave OWNER(S) NAME(S) William + Caroline Brewer
 SUBDIVISION NAME Highpoint LOT # 20 BLOCK # E SECTION # 8
 PLAT BOOK # 0030 FOLIO # 0121 10 DIGIT TAX # 142301868 DEED REF. # 35538/00001

Diane
Scarpino
09850/0523
tax #
1416016490
lot #19
#8323



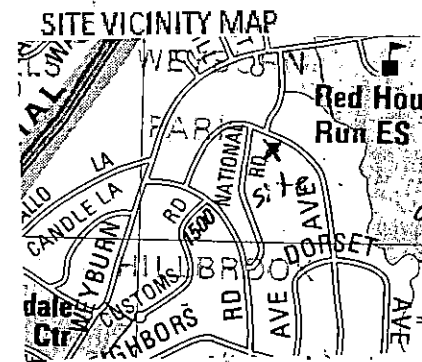
Eugene + Kathleen
Zajac
tax #
1418014940
09942/0718
lot #21 #8319



ANALOE AVE 40' R/W

PLAN DRAWN BY WB

DATE 4/27/16 SCALE: 1 INCH = 30 FEET

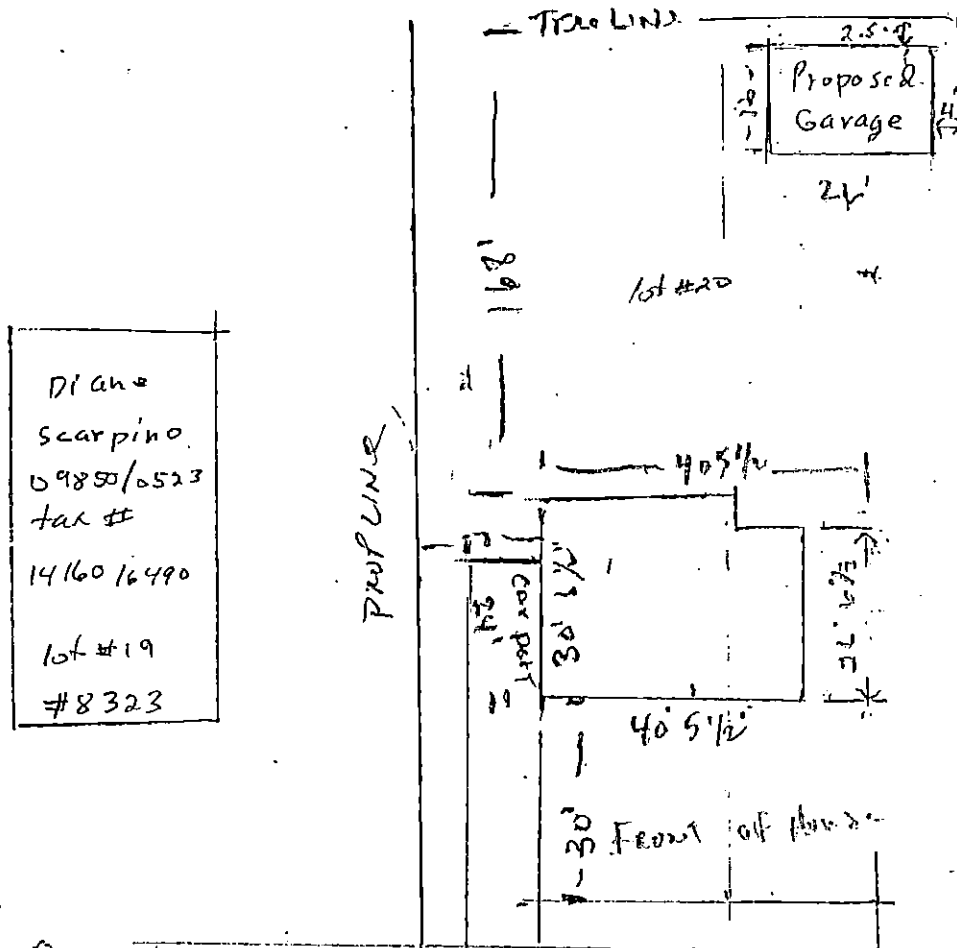


MAP IS NOT TO SCALE

ZONING MAP# 08932
 SITE ZONED DR-S.5
 ELECTION DISTRICT 14
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7,810
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8321 Analee Ave OWNER(S) NAME(S) William + Caroline Brewer
 SUBDIVISION NAME Highpoint LOT # 20 BLOCK # E SECTION # 8
 PLAT BOOK # 0030 FOLIO # 0121 10 DIGIT TAX # 142301868 DEED REF. # 35538/00001



Diane
 Scarpino
 09850/0523
 tax #
 1416016490
 lot #19
 #8323

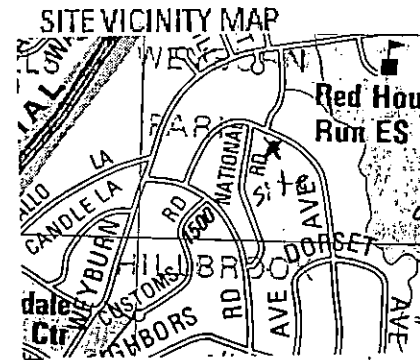
Eugene + Kathleen
 Zoljac
 tax #
 1418014940
 02942/0718
 lot #21 #8319



ANALEE AVE 40' R/W

PLAN DRAWN BY WB

DATE 4/27/16 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE

ZONING MAP# 02932
 SITE ZONED DR-S.5
 ELECTION DISTRICT 14
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7810
 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? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO: