

M E M O R A N D U M

DATE: August 9, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0310-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 8, 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 *
(615 Fairway Drive)
9th Election District *
5th Council District *
Jeffrey T. and Julie A. Mintiens *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0310-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Jeffrey T. and Julie A. Mintiens. The Petitioners are requesting Variance relief from § 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a cantilevered 2nd story addition with a front setback of 23 ft. in lieu of the required 25 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. However, it is to be noted that a letter of support was received from property owners Julia and Steven Cole who reside at 605 Fairway Drive and have no objections to Petitioners' request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 18, 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 Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 7/18/16

By DLH

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 8th day of **July, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a cantilevered 2nd story addition with a front setback of 23 ft. in lieu of the required 25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

JEB:dlw


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7/8/16
By den



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 615 Fairway Drive ; Towson, MD 21286 Currently zoned DR 5.5
Deed Reference 15134 00328 10 Digit Tax Account # 09 1 1672160
Owner(s) Printed Name(s) Jeffrey and Julie Mintiens

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

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

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

1. ADMINISTRATIVE VARIANCE from Section(s)

Section: 1B02.3.C

To permit a cantilevered 2nd story addition with a front setback of 23 feet in lieu of the required 25ft.

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

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

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

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

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

ORDER RECEIVED FOR FILING
7/8/16
DEN

Date

By

Owner(s)/Petitioner(s):

Jeffrey Mintiens Julie Mintiens
Name #1 – Type or Print Name #2 – Type or Print
Jeffrey J. Mintiens Julia A. Mintiens
Signature #1 Signature #2
615 Fairway Dr. Towson, MD
Mailing Address City State
21286 410-444-6175 djohannytever@
Zip Code Telephone # Email Address
verizon.net

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 2016-0316-A

Filing Date 6/7/2016

Estimated Posting Date 6/19/16

Reviewer Th

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: 615 Fairway Dr. Towson, MD 21286
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)

* See Attached

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

Jeffrey T. Mintiens
Signature of Owner (Affiant)
Jeffrey T. Mintiens
Name- Print or Type

Julie A. Mintiens
Signature of Owner (Affiant)
Julie A. Mintiens
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 2nd day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jeffrey T. Mintiens and Julie Mintiens

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

AS WITNESS my hand and Notaries Seal

Donna M. Wingerd
Notary Public
State of Maryland
County of Baltimore
My Commission Expires
9/22/2017

Donna M. Wingerd
Notary Public
9/22/17
My Commission Expires

Affidavit in Support of Administrative Variance

Facts upon I/we base the request for the Administrative Variance at 615 Fairway Dr.:

My wife and I own and occupy the existing house at 615 Fairway Drive, 21286, was built in 1953 and is a one-story single family detached (SFD) dwelling located in the DR5.5 zoning district. The existing 1st floor exterior wall is 25+ feet from the front property line, which meets the current front yard setback of the DR5.5 zoning district, and is not being altered. The proposal is to add a second floor to the existing SFD dwelling that extends or bumps-out 2 feet into the front yard setback. With the interior layout, plumbing, electrical of the existing SFD, and the required location of the staircase to access a 2nd floor, it makes it difficult to provide an updated 2nd floor without the proposed 2 feet bump-out. The strict application of the Zoning Ordinance would produce a practical difficulty and/or hardship to the property owner requiring the demolition of the existing house to relocate and build a new house to meet the 25 feet setback to provide for the two-story SFD dwelling. The same practical difficulty and/or hardship is generally shared by several existing one-story SFD dwellings in the same zoning district and immediate vicinity. SFD dwellings in the same zoning district and immediate vicinity contain two-story SFD dwellings. In fact, a house in the same zoning district and immediate vicinity was issued permits and has built a 2nd story on an existing one-story SFD dwelling where the 2nd story extends into the front yard setback by 2+ feet. The proposed 2 feet variance while maintaining the current footprint of the existing SFD dwelling is not contrary to the public interest nor to the intended spirit and purpose of this Zoning Ordinance. The addition would be an enhancement to the neighborhood with a positive impact on property values. The granting of the 2 feet variance will not be a substantial detriment to adjacent properties nor change the character of the zoning district in which the property is located. The extension is to the front only and not the side yards. The addition maintains the same distance between structures and open space with the adjacent properties. There are no active Code Enforcement violations active on this property.

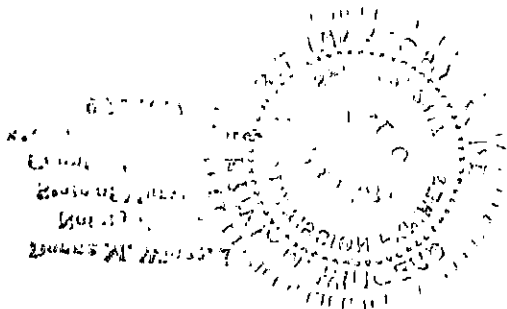
Jeffrey L. Mintiens

5/26/2016

Julie A. Mintiens

5/26/16

Donna M. Wingerd
Notary Public
State of Maryland
County of Baltimore
My Commission Expires
9/22/2017



(3)

Zoning Property Description for 615 Fairway Drive, Towson, MD 21286:

Part A:

Beginning at a point on the West Side of Fairway Drive which is 50ft. wide at a distance of 543ft Southwest of the centerline of the nearest improved intersecting street, Aigburth Road which is 60ft. wide.

Part B:

615 Fairway Drive is Lot #8, Block H, Section #3 in the subdivision of Donnybrook as recorded in BC Plat Book #0070, Folio #0088, containing 10,360 square feet. 615 Fairway Drive is located in the 9th election district and the 5th council district.

2016-0310-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/20/2016

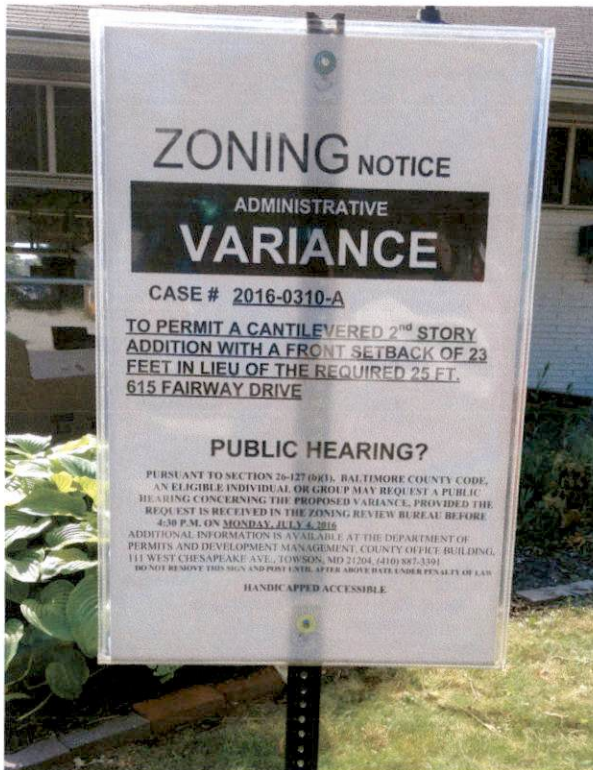
Case Number: 2016-0310-A

Petitioner / Developer: JEFFREY & JULIE MINTIENS

Date of Hearing (Closing): JULY 4, 2016

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:
615 FAIRWAY DRIVE

The sign(s) were posted on: JUNE 18, 2016



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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0310 -A Address 615 Fairway Drive
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/7/16 Posting Date: 6/19/16 Closing Date: 7/4/16

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

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- 0310 -A Address 615 Fairway Drive
Petitioner's Name Jeffrey & Julie Mintews Telephone 410-444-6175
Posting Date: 6/19/16 Closing Date: 7/4/16

Wording for Sign: To permit a cantilevered 2nd story addition with a front setback of 23 feet in lieu of the required 25ft.

Revised 7/9/15

2016-0310-A

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 twenty (20) 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: _____

Property Address: 615 Fairway Dr., Towson, MD 21286

Property Description: Single Family Dwelling, Rancher,
2 bedroom, 1 bath...

Legal Owners (Petitioners): Jeffrey T. and Julie A. Mintiens

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey T. Mintiens

Company/Firm (if applicable): _____

Address: 615 Fairway Dr.
Towson, MD 21286

Telephone Number: 410-960-8171

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

No. 139296

Date: 6/7/16

PAID RECEIPT

BUSINESS ACTUAL TIME 6/07/2016 6/07/2016 09:53:52

REG NO: 01 WALTON LIR RECEIPT # 656325 6/07/2016 08:11

Dept 5 528 ZONING VERIFICATION

CF NO. 139296 Recpt Tot 175.00

175.00 CR 1.00 CA Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
201	806	0000		6150				75.00

Total: 75.00

Rec From: J. Mintiens

For: 615 Parkway 1/R

2016-0310-A

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

July 7, 2016

Jeffrey & Julie Mintiens
615 Fairway Drive
Towson MD 21286

RE: Case Number: 2016-0310 A, Address: 615 Fairway Drive

Dear Mr. & Ms. Mintiens:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 7, 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

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



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

Date: 6/13/16

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. 2016-0310-A

*Administrative Variance
Jeffrey & Julie Mintiens
4615 Fairway Drive*

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).

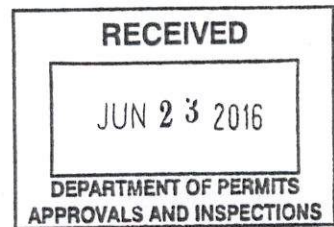
Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Zeller'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

DATE: June 15, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2016
Item No. 2016-0283, 0284, 0298, 0300, 0301, 0302, 0303, 0304, 0306,
0309 and 0310

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC06132016.doc

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-13</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>6-18-16</u> by <u>O'Keefe</u>	
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

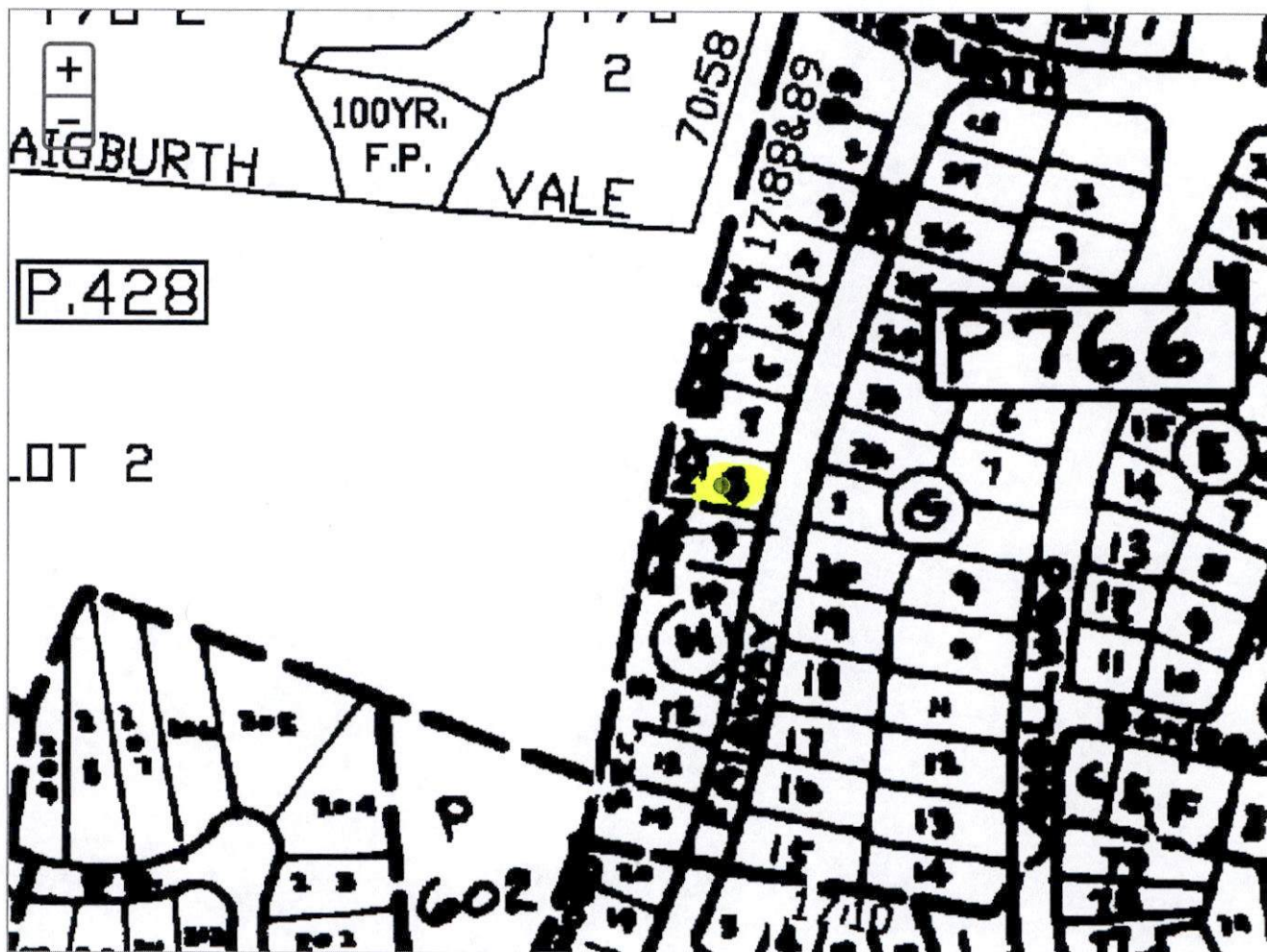
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0911672160			
Owner Information					
Owner Name:		MINTIENS JEFFREY T MINTIENS JULIE A		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		615 FAIRWAY DR BALTIMORE MD 21286-7842		Deed Reference: /37521/ 00239	
Location & Structure Information					
Premises Address:		615 FAIRWAY DR BALTIMORE 21286-7842		Legal Description: 615 FAIRWAY DR DONNYBROOK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0070	0015	0766		0000	3
					Block:
					H
					Lot:
					8
					Assessment Year:
					2014
					Plat No:
					0017/
					Plat Ref:
					0088
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1953	1,599 SF		10,360 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
1	NO	STANDARD UNIT		1 full	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	
				As of 07/01/2016	
Land:		110,500	94,300		
Improvements		141,500	129,200		
Total:		252,000	223,500	223,500	223,500
Preferential Land:		0			0
Transfer Information					
Seller: KOENIG CAROLYN S		Date: 05/17/2016		Price: \$220,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37521/ 00239		Deed2:	
Seller: KOENIG CAROLYN S		Date: 04/19/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15134/ 00322		Deed2:	
Seller: KOENIG CAROLYN S		Date: 04/12/1996		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11531/ 00278		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: 09 Account Number: 0911672160



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>).

2016 0310-A

June 6, 2016

Baltimore County Zoning Department
105 W Chesapeake Ave #101
Towson, MD 21204

To Whom It May Concern:

I would like to write to you concerning the property at 615 Fairway Drive, Towson, MD 21286.

I live a few houses away at 605 Fairway Drive. Our house was recently remodeled by the same contractor as the house at 615 Fairway Drive. We added a brand new second floor and an extension out the back of the existing house.

I fully support the idea of the remodel planned at 615 Fairway Drive. Changes like these improve the property value of the entire neighborhood. The people living on our entire street love the idea that we are taking older, run down houses that have become eyesores and are giving them new life to match the vibrant neighborhood that we share.

We received nothing but encouragement and excitement from our neighbors as we remodeled our house this spring. We hope that you will give the Mintien family the green light to move forward so that we, as a neighborhood, can support them in their project also.

If I can be of any further assistance, please don't hesitate to call me at 443.838.4698.

Thank you,



Julia A. Cole

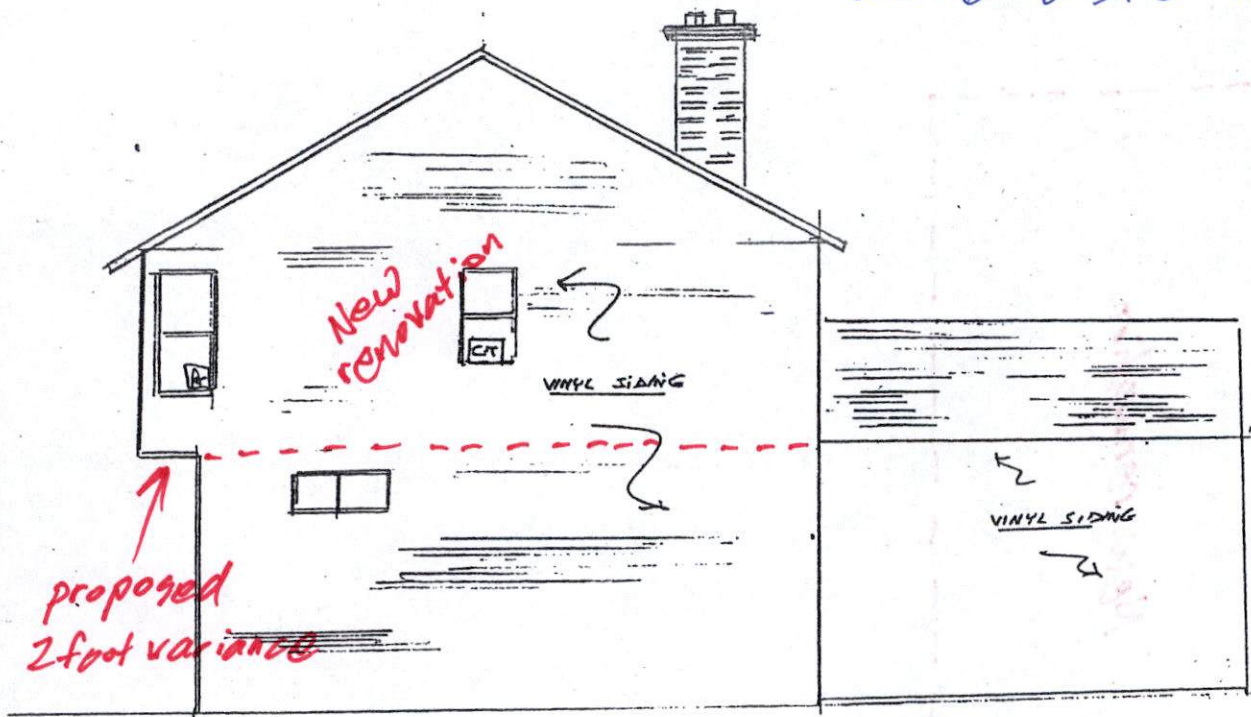
Real Property Data Search (w4)

Guide to searching the database

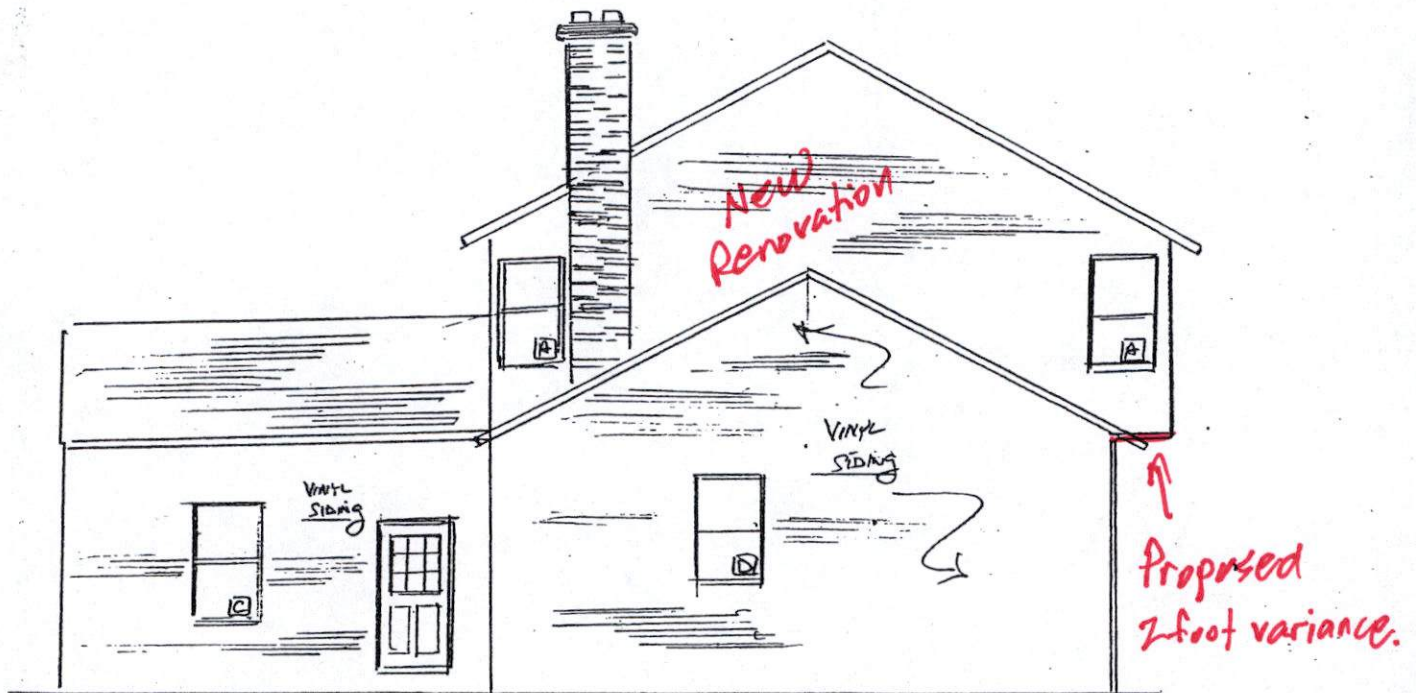
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0914100171			
Owner Information					
Owner Name:		COLE STEVEN COLE JULIA		Use:	RESIDENTIAL
Mailing Address:		605 FAIRWAY DR BALTIMORE MD 21286-7842		Principal Residence:	YES
				Deed Reference:	/36799/ 00041
Location & Structure Information					
Premises Address:		605 FAIRWAY DR BALTIMORE 21286-		Legal Description: 605 FAIRWAY DR DONNYBROOK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0070	0015	0766		0000	3
					H
					3
					2014
					Plat No:
					Plat Ref:
					0017/0088
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1953	1,040 SF		11,625 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	FRAME	1 full	1 Carport
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2014	07/01/2015	07/01/2016
Land:		110,900	94,700		
Improvements		107,800	98,900		
Total:		218,700	193,600	193,600	193,600
Preferential Land:		0			0
Transfer Information					
Seller: KELLY JAMES M		Date: 10/23/2015		Price: \$245,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36799/ 00041		Deed2:	
Seller: KELLY JAMES M		Date: 04/29/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29421/ 00126		Deed2:	
Seller: FREENY LAWRENCE		Date: 06/14/2001		Price: \$94,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15299/ 00180		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2015	07/01/2016	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/05/2016					

2010-0310-A

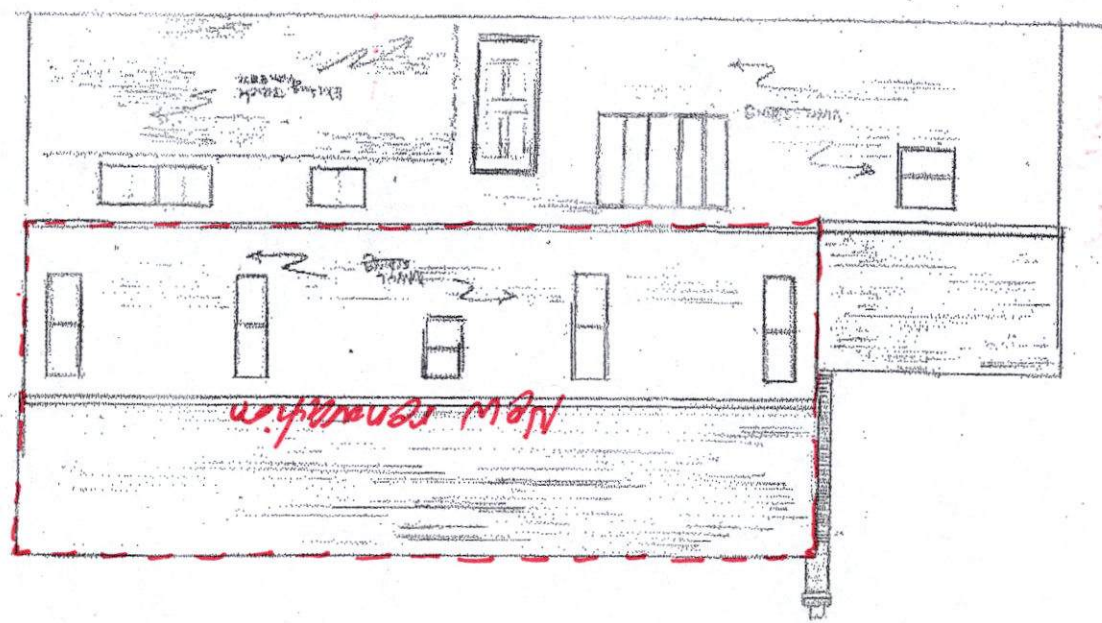


Right Side View

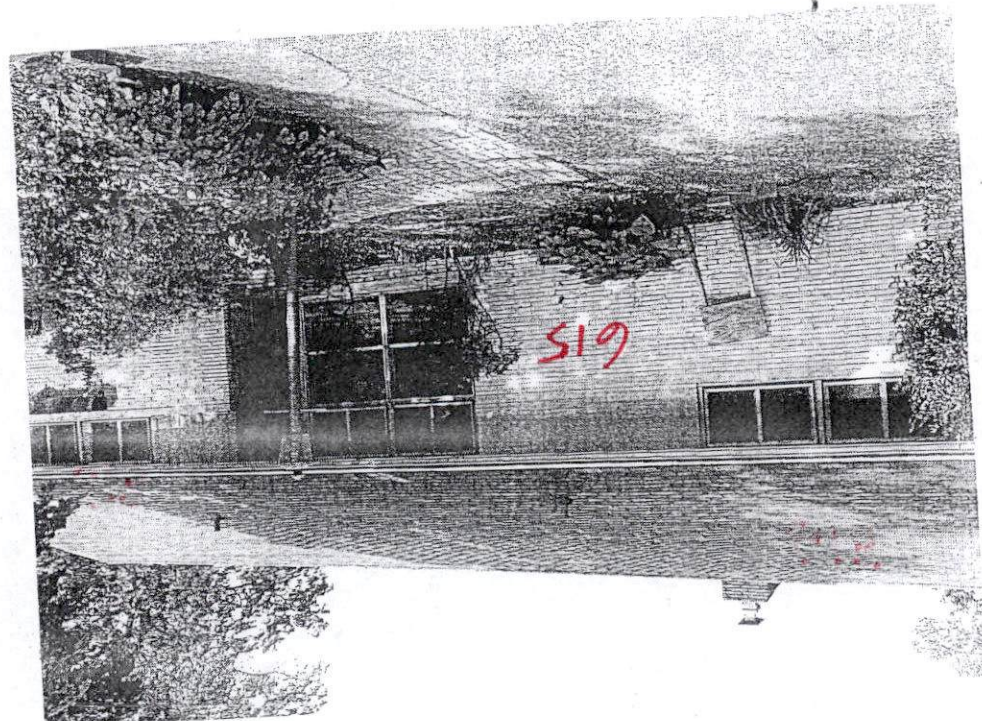


Left side view

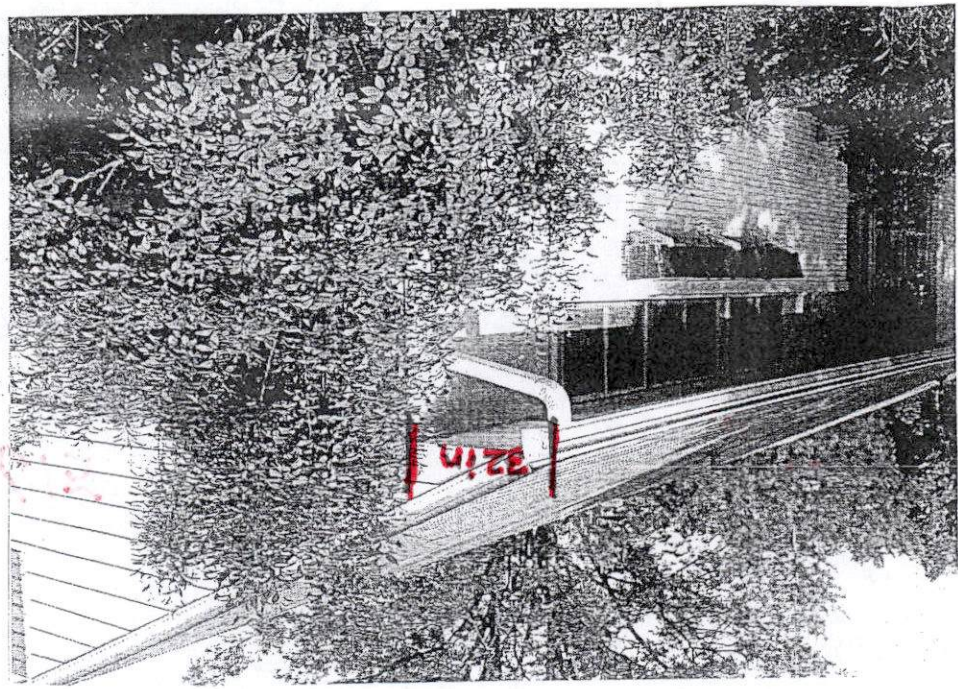
Front View



2016-310-A

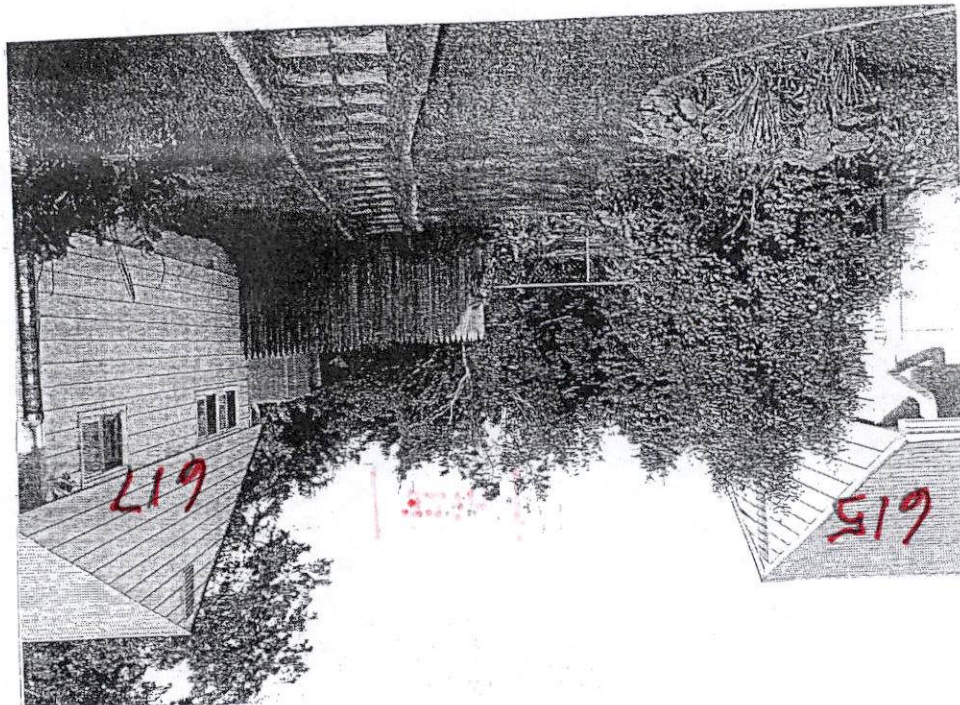


Front view - 615 Fairway Dr.



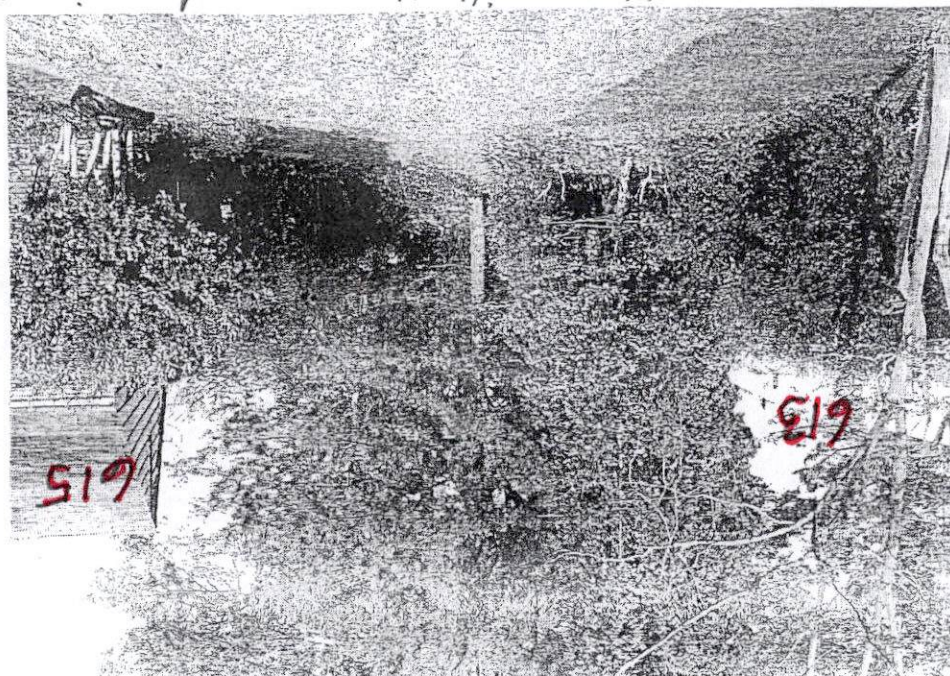
Front right - Existing overhang.
32"

over
→



Front right view - 615 Fairway Dr.

Our renovation with the proposed variance does not extend toward either 613 or 617. The distance between 613 and 615 and 615 and 617 remains the same.



Front left view - 615 Fairway Dr.

2016-0310-A

Front views of 605 Fairway Dr.



This is the house that was just completed at 605 Fairway Dr. The renovation added a second floor to a rancher identical to 615. This house was completed by the builder we are using. All spec's were the same, including the setback, and this house went through permitting w/o a variance.

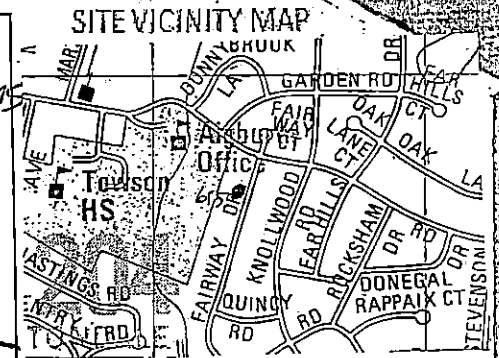


ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 615 Fairway Dr. (21286) OWNER(S) NAME(S) Jeffrey T. & Julie A. Mintiens

SUBDIVISION NAME Donnybrook LOT # 8 BLOCK # H SECTION # 3

PLAT BOOK # 0017 FOLIO # 0088 10 DIGIT TAX # 0911672160 DEED REF. # 15134100322



MAP IS NOT TO SCALE

ZONING MAP# 070A.3

SITE ZONED DR 5.5

ELECTION DISTRICT 9ED

COUNCIL DISTRICT 5CD

LOT AREA ACREAGE

OR SQUARE FEET 10,360

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:

* Seeking: 2 ft
(24 inch) Zoning
Variance for a
cantilevered 2nd
level to an existing
one-level structure.

PLAN DRAWN BY Jeffrey T. Mintiens DATE 5-31-2016 SCALE: 1 INCH = 30 FEET

2016-0310-A Pet. Ech. 1

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

ADDRESS 615 Fairway Dr. (21286) OWNER(S) NAME(S) Jeffrey T. & Julie A. Mintiens

SUBDIVISION NAME Donnybrook LOT # 8 BLOCK # H SECTION # 3

PLAT BOOK # 0017 FOLIO # 0088 10 DIGIT TAX # 0911672160 DEED REF. # 15134100322



MAP IS NOT TO SCALE

ZONING MAP# 070A.3

SITE ZONED DR 5.5

ELECTION DISTRICT 9ED

COUNCIL DISTRICT 5CD

LOT AREA ACREAGE _____

OR SQUARE FEET 10,360

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

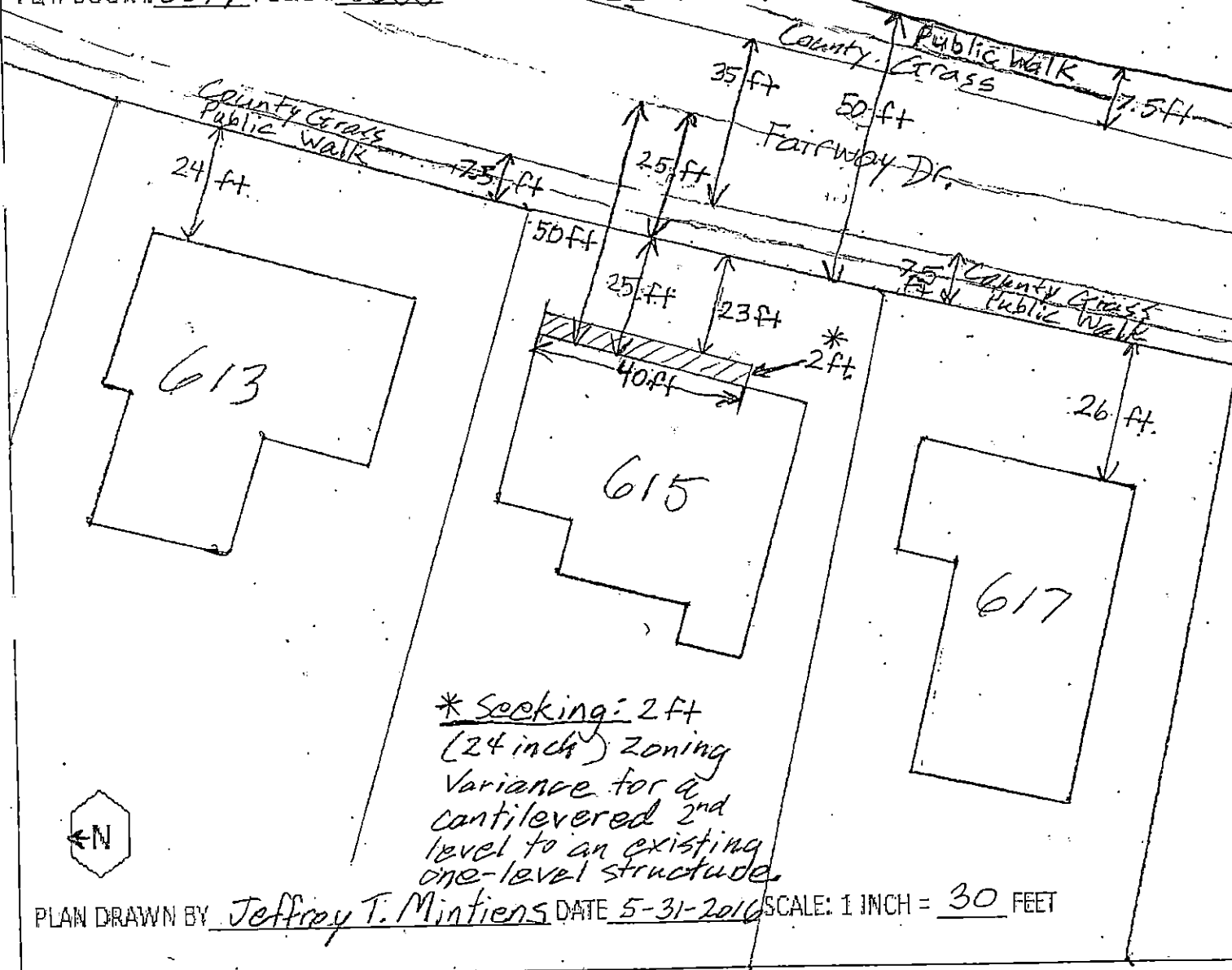
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY Jeffrey T. Mintiens DATE 5-31-2016 SCALE: 1 INCH = 30 FEET

2016-0310-A

Affidavit in Support of Administrative Variance

Facts upon I/we base the request for the Administrative Variance at 615 Fairway Dr.:

My wife and I own and occupy the existing house at 615 Fairway Drive, 21286, was built in 1953 and is a one-story single family detached (SFD) dwelling located in the DR5.5 zoning district. The existing 1st floor exterior wall is 25+ feet from the front property line, which meets the current front yard setback of the DR5.5 zoning district, and is not being altered. The proposal is to add a second floor to the existing SFD dwelling that extends or bumps-out 2 feet into the front yard setback. With the interior layout, plumbing, electrical of the existing SFD, and the required location of the staircase to access a 2nd floor, it makes it difficult to provide an updated 2nd floor without the proposed 2 feet bump-out. The strict application of the Zoning Ordinance would produce a practical difficulty and/or hardship to the property owner requiring the demolition of the existing house to relocate and build a new house to meet the 25 feet setback to provide for the two-story SFD dwelling. The same practical difficulty and/or hardship is generally shared by several existing one-story SFD dwellings in the same zoning district and immediate vicinity. SFD dwellings in the same zoning district and immediate vicinity contain two-story SFD dwellings. In fact, a house in the same zoning district and immediate vicinity was issued permits and has built a 2nd story on an existing one-story SFD dwelling where the 2nd story extends into the front yard setback by 2+ feet. The proposed 2 feet variance while maintaining the current footprint of the existing SFD dwelling is not contrary to the public interest nor to the intended spirit and purpose of this Zoning Ordinance. The addition would be an enhancement to the neighborhood with a positive impact on property values. The granting of the 2 feet variance will not be a substantial detriment to adjacent properties nor change the character of the zoning district in which the property is located. The extension is to the front only and not the side yards. The addition maintains the same distance between structures and open space with the adjacent properties. There are no active Code Enforcement violations active on this property.

Jeffrey L. Mintiens
5/26/2016

Julia A. Mintiens
5/26/16

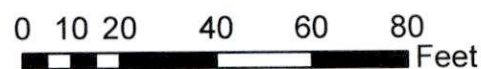
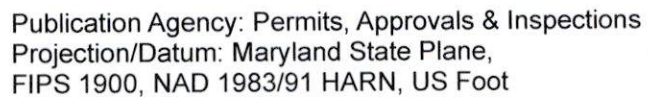
Donna M. Wingerd
Notary Public
State of Maryland
County of Baltimore
My Commission Expires
9/22/2017



Donna M. Williams
Norfolk, Virginia
State of Virginia
County of Norfolk
My Comm. Expires 12/31/2012

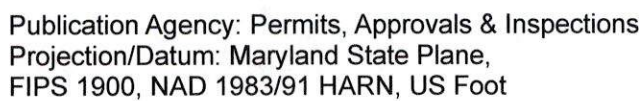


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1 inch = 40 feet

2016-0310-A



1 inch = 40 feet