

M E M O R A N D U M

DATE: September 6, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0005-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 2, 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
(47 Silver Fox Ct.)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Stephanie Chin	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0005-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Stephanie Chin ["Petitioner"]. The Petitioner is requesting Variance relief from §§ 1B02.3.B and 504.2 (§§ 1B01.2.C.2.a and 504.2 of the 1981 Zoning Regulations and § V.B.5.a of the 1981 Comprehensive Manual of Development Policies [CMDP]), to permit a proposed addition with a window to tract boundary setback of 31 ft. in lieu of the minimum required 35 ft. and to amend the latest Final Development Plan (FDP) for Dulaney Springs Apartments. (The Lakes), Section 4, Lot 29 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 submitted from any of the County reviewing agencies. However, it is to be noted that support letters (10) were received from neighbors who reside on Silver Fox Court indicating they had no objections to Petitioner's zoning request.

The Petitioner having filed a Petition for Administrative Variance and the subject property

having been posted on July 14, 2016, and there being no request for a public hearing, a decision

ORDER RECEIVED FOR FILING

Date 8-3-16

By [Signature]

shall be rendered based upon the documentation presented.

The Petitioner has 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 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 Petitioner.

Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3rd day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from §§ 1B02.3.B and 504.2 (§§ 1B01.2.C.2.a and 504.2 of the 1981 Zoning Regulations and § V.B.5.a of the 1981 Comprehensive Manual of Development Policies [CMDP]), to permit a proposed addition with a window to tract boundary setback of 31 ft. in lieu of the minimum required 35 ft. and to amend the latest Final Development Plan (FDP) for Dulaney Springs Apartments. (The Lakes), Section 4, Lot 29 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 8-3-16

By [Signature]

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 8-3-16

By DLW



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 47 Silver Fox Ct., Cockeysville, MD 21030 Currently zoned DR2
Deed Reference / 10 Digit Tax Account # 1900003103
Owner(s) Printed Name(s) Stephanie Chin

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s) 1B02.3.B & 504.2, BCZR (Sections 1B01.2.C.2.a & 504.2 of the 1981 Zoning Regulations & Section V.B.5.a of the 1981 CMDP) to permit a proposed addition with a window to tract boundary setback of 31 feet in lieu of the minimum required 35 feet and to amend the latest Final Development Plan for Dulany Springs Apt. (The Lakes), Section 4, Lot 29 only. 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):

STEPHANIE CHIN /

Name #1 – Type or Print

Name #2 – Type or Print

[Signature] /

Signature #1

Signature #2

47 Silver Fox Ct.

Cockeysville

MD

Mailing Address

City

State

21030 /

410 591 5894 /

stephchin1@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

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 8-3-16 day of August, 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 2017-0005-A Filing Date 7/8/2016 Estimated Posting Date 7/17/2016 Reviewer JUP

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: 47 Silver Fox Ct. Cockeysville MD 21030
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I am requesting an Administrative Variance to build an addition of approximately 300 square feet of living space to accommodate family needs. As a young couple, my husband and I plan to have children and grow our family, and we cannot afford to move to a larger family home in the neighboring area. A single family home that would be located in the same area would cost at least 2-3x what our current home is valued at. The addition to our current home will give us the ability to fully utilize our space for living and storage as well as provide a new dedicated family area.

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

[Signature]
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Stephanie Chin
Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Stephanie Chin

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

03/25/2020
My Commission Expires

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: 47 Silver Fox Ct. Cockeysville MD 21030
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)

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

[Signature]
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Stephanie Chin
Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Stephanie Chin

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

03/25/2020
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 47 Silver Fox Ct., Cockeysville, MD 21030 Currently zoned DR2
Deed Reference / 10 Digit Tax Account # 1900003103
Owner(s) Printed Name(s) Stephanie Chin

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s) 1B02.3, B & 504.2, BC2R (Sections 1B01.2, C.2, a & 504.2 of the 1981 Zoning Regulations & Section V. B.5, a of the 1981 C.M.D.P.) to permit a proposed addition with a window to tract boundary setback of 31 feet in lieu of the minimum required 35 feet and to amend the latest Final Development Plan for Dolaney Springs Apt. (The Lakes), Section 4, Lot 29 Only.
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):

STEPHANIE CHIN /

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

Signature #2

47 Silver Fox Ct. Cockeysville MD

Mailing Address

City

State

21030

Zip Code

410 541 5894

Telephone #

stephchin1@gmail.com

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

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 2017-0005-A Filing Date 7/8/2016 Estimated Posting Date 7/17/2016 Reviewer JNP

ZONING PROPERTY DESCRIPTION FOR 47 SILVER FOX COURT, COCKEYSVILLE, MD
21030

Beginning at a point on the ~~west~~^{east} side of Silver Fox Court which is 62 feet wide at the distance of 628 feet east of the centerline of the nearest improved intersecting street Old Bosley Road which is 50 feet wide.

Being Lot # (29), Block (N/A), Section # (4) in the subdivision of Dulaney Springs Apartments (The Lakes) as recorded in Baltimore County Plat Book # (0000048), Folio # (0016), containing (3578 square feet). Located in the (8) Election District and (3) Council District.

2017-0005-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/14/2016

Case Number: 2017-0005-A

Petitioner / Developer: STEPHANIE CHIN

Date of Hearing (Closing): AUGUST 1, 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:
47 SILVER FOX COURT

The sign(s) were posted on: JULY 14, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0005 -A Address 47 Silver Fox Ct.
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/8/2016 Posting Date: 7/17/2016 Closing Date: 8/1/2016

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 2017- 0005 -A Address 47 Silver Fox Court
Petitioner's Name Stephanie Chin Telephone 410-591-5894
Posting Date: 7/17/2016 Closing Date: 8/1/2016
Wording for Sign: To Permit a proposed addition with a window to tract boundary setback of 31 feet in lieu of the minimum required 35 feet and to amend the latest Final Development Plan for Dulaney Springs Apts. (The Lakes), Section 4, Lot 29 only.

Revised 7/6/16

No. 141337
Date: 7/8/2016

PAID RECEIPT

[illegible][illegible]

Total: 150.00

Rec From: Stephano Chin
For: Adam Vainio - 47 Siloys For Gt.
2019-0005-A (Chin)

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*

August 2, 2016

Stephanie Chin
47 Silver Fox Court
Cockeysville MD 21030

RE: Case Number: 2017-0005 A, Address: 47 Silver Fox Court

Dear Mr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 8, 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: 7/18/16

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. 2017-0005-A

Administrative Variance
Stephanie Chin
47 Silver Fox Court

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 blue ink that reads '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
Sustainability (EPS) - Development Coordination

DATE: July 20, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0005-A
Address 47 Silver Fox Court
(Chin Property)

Zoning Advisory Committee Meeting of **July 25, 2016.**

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

Reviewer: Steve Ford

Date: 07-20-2016

8-1-16

RECEIVED

BALTIMORE COUNTY, MARYLAND

JUL 20 2016

Inter-Office Correspondence

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: July 20, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0005-A
Address 47 Silver Fox Court
(Chin Property)

Zoning Advisory Committee Meeting of **July 25, 2016**.

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

Reviewer: Steve Ford

Date: 07-20-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 25, 2016

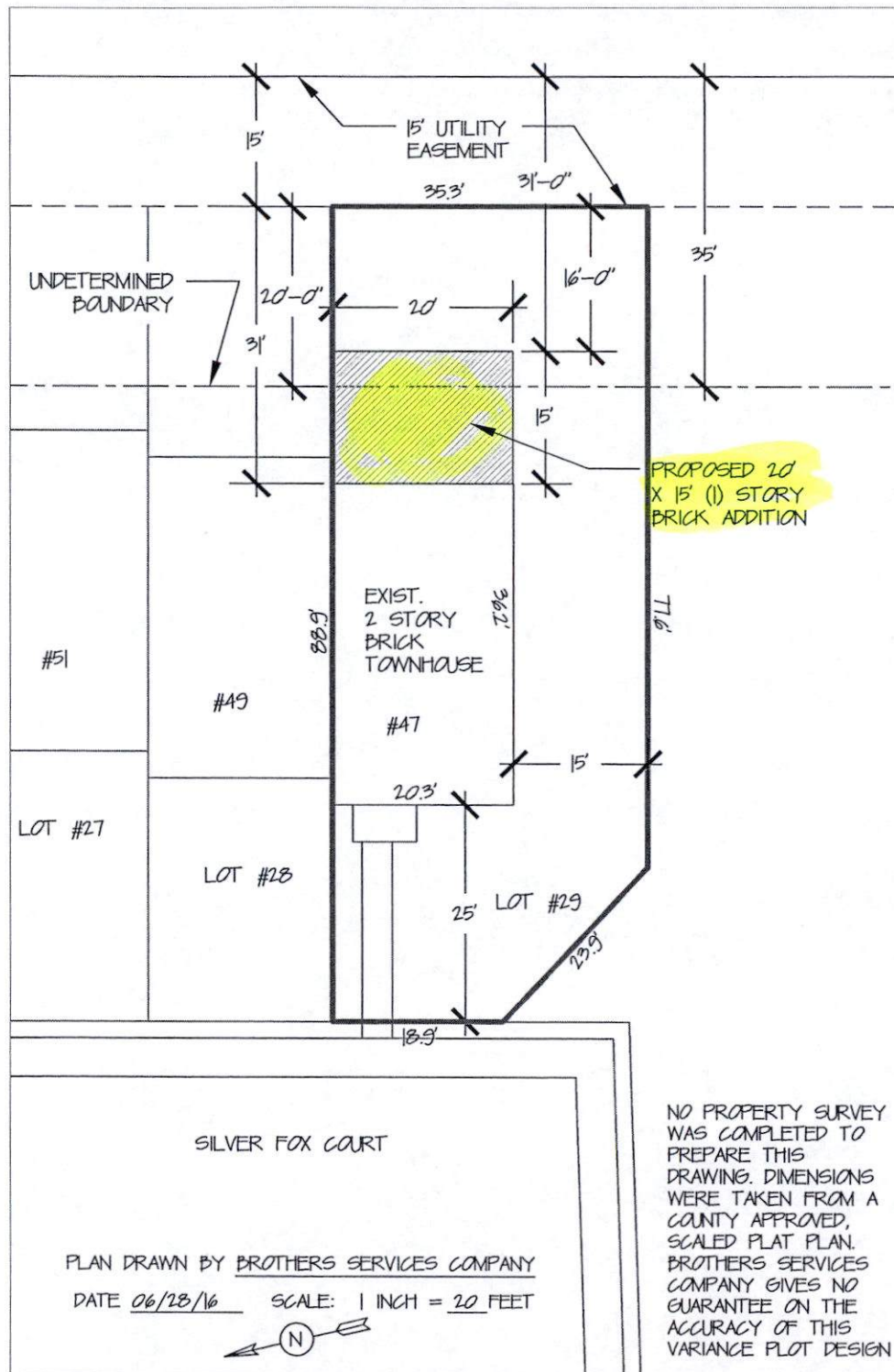
FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 25, 2016
Item No. 2017-0005, 0007, 0008, 0011 and 0012

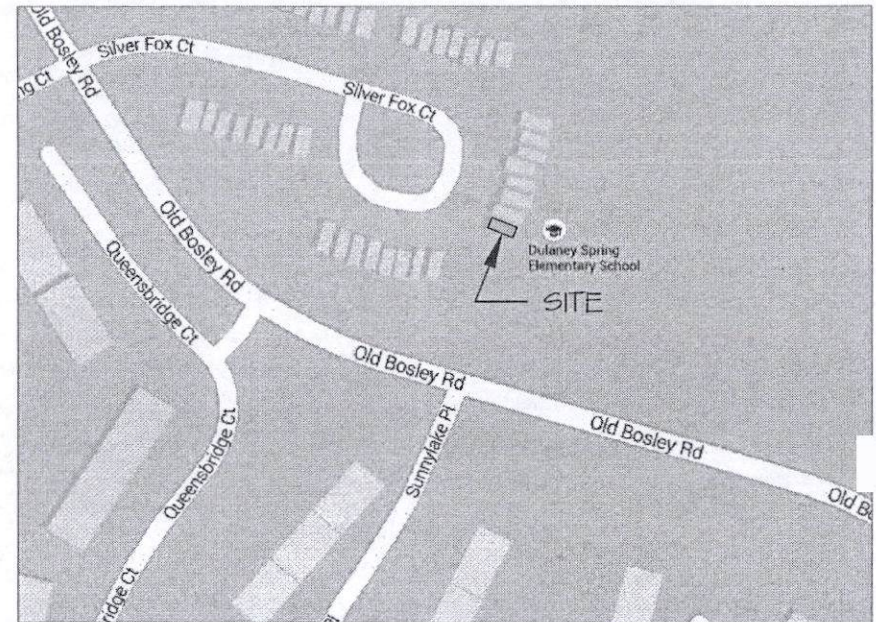
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC07252016.doc



SITE VICINITY MAP-NOT TO SCALE



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

ADDRESS 47 SILVER FOX CT. COCKEYSVILLE, MD. 21030

OWNER(S) NAME(S) STEPHANIE CHIN

SUBDIVISION NAME DULANEY SPRINGS APTS. (THE LAKES)

LOT # 29 BLOCK # SECTION # 4 PLAT BOOK # 48 FOLIO # 0016

10 DIGIT TAX # 1900003103

DEED REF. # 37510/00383

ZONING MAP # 052A1

SITE ZONED DR2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 0.821

OR SQUARE FOOTAGE 3578

HISTORIC? NO

IN CPCA NO

IN FLOOD PLAIN? NO

UTILITIES? (MARK WITH AN X)

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? R-1959-4734

IF SO, GIVE CASE NUMBER AND ORDER RESULT BELOW:

Ret. Egr. 1 2017-0005-A



47 Silver Fox Ct., Cockeysville, MD 21030

Photo 1 rear view of existing property conditions and adjacent dwelling.

2017-0005-A



47 Silver Fox Ct., Cockeysville, MD 21030

Photo 2 of existing property conditions and adjacent dwelling.

2017-0005-A



47 Silver Fox Ct., Cockeysville, MD 21030

Photo 3 of existing property conditions and adjacent dwelling. Existing concrete slab measures 20 x 15 ft. **Proposed** addition will not extend beyond existing slab dimensions. Existing shed is to be removed.

2017-0005-4



47 Silver Fox Ct., Cockeysville, MD 21030

Photo 4 side view of existing property conditions and adjacent dwelling.

2017-0005-A



47 Silver Fox Ct., Cockeysville, MD 21030

Photo 5 front view of existing property conditions and adjacent dwelling.

2017-0005-4

Jeremy Plaugher
Danielle Plaugher
49 Silver Fox Ct.
Cockeysville, MD 21030

May 20, 2016

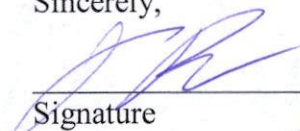
Baltimore County Zoning Review
County Office Building
111 West Chesapeake Ave., Room 111
Towson, MD 21204

RE: Letter of Support

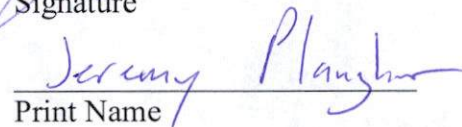
To the Zoning Review office:

We, Jeremy and Danielle Plaugher, the adjacent neighbors of Stephanie Chin, homeowner of 47 Silver Fox Court, Cockeysville, MD 21030, would like to express our support of her variance request to build a one story, fifteen foot rear addition. We attest that it will bear no hardship on us and that we have no objection to the extension of her property.

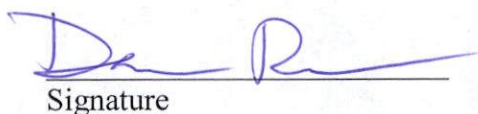
Sincerely,



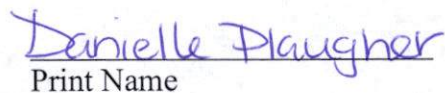
Signature



Print Name



Signature



Print Name

2017-0005-A

Suk Kye Kim
51 Silver Fox Ct.
Cockeysville, MD 21030

June
May 02, 2016

Baltimore County Zoning Review
County Office Building
111 West Chesapeake Ave., Room 111
Towson, MD 21204

RE: Letter of Support

To the Zoning Review office:

I, Suk Kye Kim, would like to express support of the variance request of my neighbor Stephanie Chin, homeowner of 47 Silver Fox Court, Cockeysville, MD 21030, to build a one story, fifteen foot rear addition. I reside two houses away, and her addition will not be a disturbance.

Sincerely,


Signature

Suk Kye Kim
Print Name

2017-0005-A

Deborah Rodabaugh
41 Silver Fox Ct.
Cockeysville, MD 21030

July 6, 2016

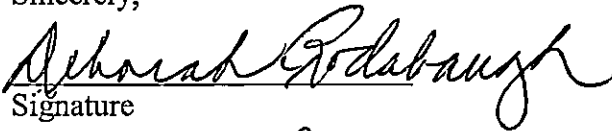
Baltimore County Zoning Review
County Office Building
111 West Chesapeake Ave., Room 111
Towson, MD 21204

RE: Letter of Support

To the Zoning Review office:

I, Deborah Rodabaugh, am a longtime neighbor of Stephanie Chin, homeowner of 47 Silver Fox Court, Cockeysville, MD 21030. I would like to express my support of her variance request to build a one story, fifteen foot rear addition for her family needs.

Sincerely,



Signature

DEBORAH RODABAUGH

Print Name

2017-0005-A

38 Dr. Robert Blake, Jr.
Mrs. Jennifer Blake
33 Silver Fox Ct.
Cockeysville, MD 21030

May 20, 2016

Baltimore County Zoning Review
County Office Building
111 West Chesapeake Ave., Room 111
Towson, MD 21204

RE: Letter of Support

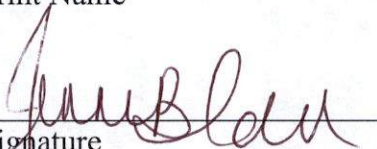
To the Zoning Review office:

As neighbors and friends of Stephanie Chin, homeowner of 47 Silver Fox Court, Cockeysville, MD 21030, we, Robert and Jennifer Blake, would like to express our support of her variance request to build a one story, fifteen foot rear addition. We are in agreement of her need for additional living space, and we attest that it will bear no hardship on us and that we have no objection to the extension of her property.

Sincerely,


Signature

Robert W. Blake Jr.
Print Name


Signature

Jennifer Blake
Print Name

2017-0005-A

Jeffrey Roberta
39 Silver Fox Ct.
Cockeysville, MD 21030

May 31, 2016

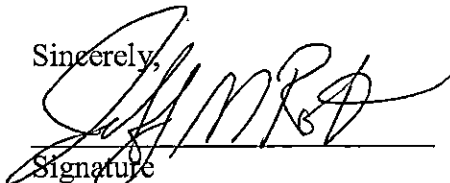
Baltimore County Zoning Review
County Office Building
111 West Chesapeake Ave., Room 111
Towson, MD 21204

RE: Letter of Support

To the Zoning Review office:

I, Jeffrey Roberta, am a neighbor of Stephanie Chin, homeowner of 47 Silver Fox Court, Cockeysville, MD 21030. I attest that her variance request to build a one story, fifteen foot rear addition will bear no hardship on me and that I have no objection to the extension of her property.

Sincerely,

A handwritten signature in dark ink, appearing to read "JMR", is written over a horizontal line.

Signature

Jeffrey M. Roberta
Print Name

2017-0005-4

Virginia Serio
45 Silver Fox Ct.
Cockeysville, MD 21030

May 31, 2016

Baltimore County Zoning Review
County Office Building
111 West Chesapeake Ave., Room 111
Towson, MD 21204

RE: Letter of Support

To the Zoning Review office:

I, Virginia Serio, am a longtime neighbor of Stephanie Chin, homeowner of 47 Silver Fox Court, Cockeysville, MD 21030. My property is located diagonally from hers, and I am in support of her variance request to build a one story, fifteen foot rear addition.

Sincerely,

Virginia M. Serio
Signature

VIRGINIA M. SERIO
Print Name

2017-0005-A

Gina Fiamma
34 Silver Fox Ct.
Cockeysville, MD 21030

May 31, 2016

Baltimore County Zoning Review
County Office Building
111 West Chesapeake Ave., Room 111
Towson, MD 21204

RE: Letter of Support

To the Zoning Review office:

I, Gina Fiamma, am a neighbor of Stephanie Chin. I would like to state that I have no problems with her variance request to build a one story, fifteen foot rear addition for her growing family at 47 Silver Fox Ct.

Sincerely,

Gina Fiamma

Signature

Gina Fiamma

Print Name

2017-0005-A

Paul Richardson
Serpil Genc
43 Silver Fox Ct.
Cockeysville, MD 21030

May 30, 2016

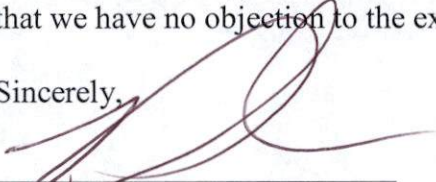
Baltimore County Zoning Review
County Office Building
111 West Chesapeake Ave., Room 111
Towson, MD 21204

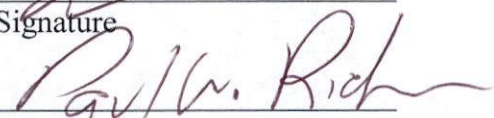
RE: Letter of Support

To the Zoning Review office:

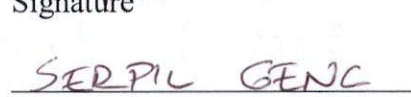
As neighbors of Stephanie Chin, homeowner of 47 Silver Fox Court, Cockeysville, MD 21030, we, Paul Richardson and Serpil Genc, would like to express our support of her variance request to build a one story, fifteen foot rear addition. We attest that it will bear no hardship on us and that we have no objection to the extension of her property.

Sincerely,



Signature

Print Name

Signature

Print Name

2017-0005-4

Timothy Ament
29 Silver Fox Ct.
Cockeysville, MD 21030

May 21, 2016

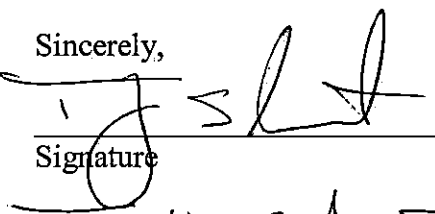
Baltimore County Zoning Review
County Office Building
111 West Chesapeake Ave., Room 111
Towson, MD 21204

RE: Letter of Support

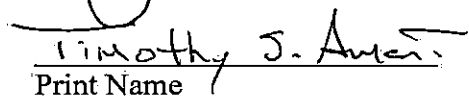
To the Zoning Review office:

I, Timothy Ament, am a neighbor of Stephanie Chin, homeowner of 47 Silver Fox Court, Cockeysville, MD 21030. I would like to state that I have no problems with her variance request to build a one story, fifteen foot rear addition for her growing family.

Sincerely,



Signature



Print Name

2017-0005-4

Jonathan Nelson
Shannon Nelson
33 Silver Fox Ct.
Cockeysville, MD 21030

May 20, 2016

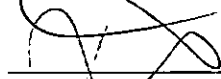
Baltimore County Zoning Review
County Office Building
111 West Chesapeake Ave., Room 111
Towson, MD 21204

RE: Letter of Support

To the Zoning Review office:

We, Jonathan and Shannon Nelson, are neighbors of Stephanie Chin, homeowner of 47 Silver Fox Court, Cockeysville, MD 21030, and would like to express our support of her variance request to build a one story, fifteen foot rear addition. We are understanding of her need for additional living space for her family, and we attest that it will bear no hardship on us and that we have no objection to the extension of her property.

Sincerely,



Signature

Jonathan Nelson

Print Name



Signature

Shannon Nelson

Print Name

2017-0005-4

CHECKLIST

<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 _____)	
7-20	DEPS (if not received, date e-mail sent _____)	Nc
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
7-18	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: 7-14-16 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w3)

Guide to searching the database

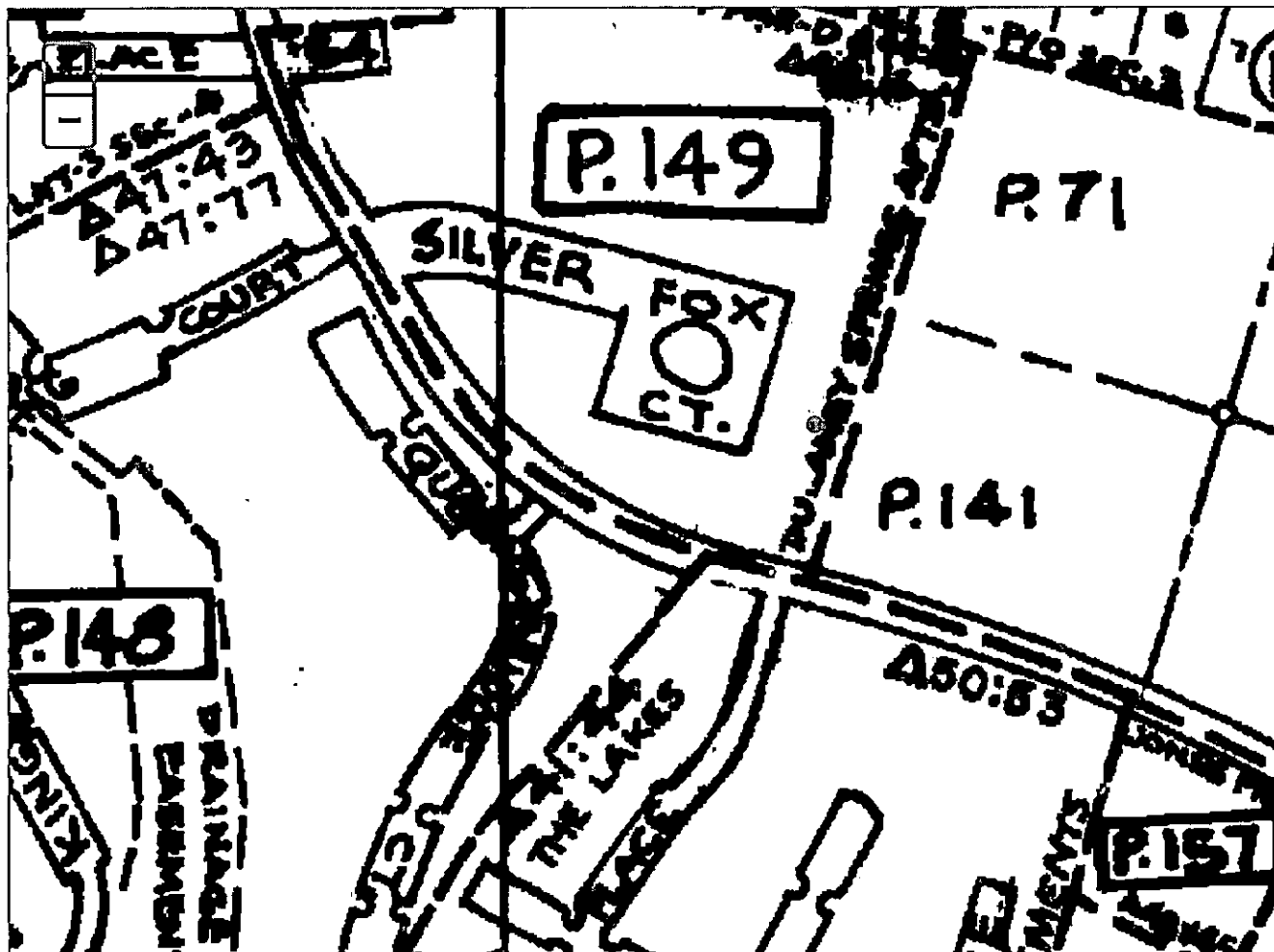
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 1900003103			
Owner Information					
Owner Name:		CHIN STEPHANIE		Use:	RESIDENTIAL
Mailing Address:		47 SILVER FOX CT COCKEYSVILLE MD 21030		Principal Residence:	YES
				Deed Reference:	/37510/ 00383
Location & Structure Information					
Premises Address:		47 SILVER FOX CT 0-0000		Legal Description:	3578 SQ FT 0.0821 AC DULANEY SPRING APTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0052	0008	0149		0000	4 29 2014 Plat Ref: 0048/0016
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1983	1,520 SF				3,578 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	END UNIT	BRICK	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		90,000	90,000		
Improvements		135,600	140,600		
Total:		225,600	230,600	228,933	230,600
Preferential Land:		0			0
Transfer Information					
Seller: CHIN MELISSA		Date: 05/13/2016		Price: \$105,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37510/ 00383		Deed2:	
Seller: CHIN DAVID		Date: 05/02/2013		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /33562/ 00080		Deed2:	
Seller: CHIN DAVID		Date: 10/17/1990		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08624/ 00495		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: 08 Account Number: 1900003103



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.

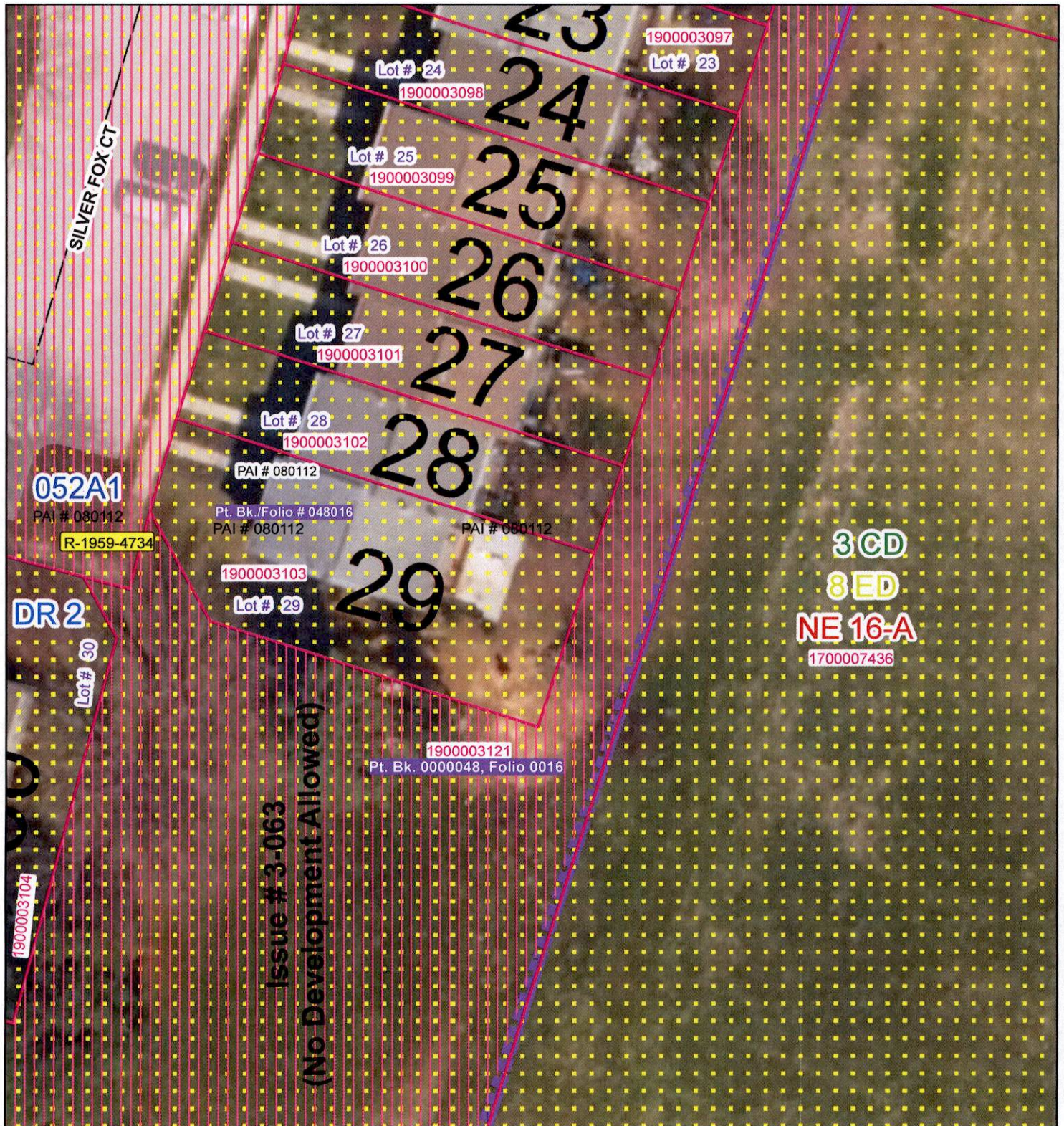
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

Administrative Law Judge Decisions' Precedent

Case	Address	City	Zipcode	Dwelling Type	Granted	Description
2015-0241-A	6 Sylvanoak Way	Baltimore	21236	Townhouse	Yes	2 story deck addition off rear
2015-0090-A	94 Gwynnswood Rd	Owings Mills	21117	Townhouse	Yes	Open projection (deck) with rear setback of 19 ft. in lieu of minimum required 22.5
2014-0266-A	10 Ensign Ct	Essex	21221	Townhouse	Yes	Covered deck with steps to grade in front yard with setback of 0 ft in lieu of required 10 ft
2014-0154-A	22 Linden Terrace	Towson	21286	Semi detached	Yes	Addition with 8 ft side setback in lieu of 10 ft

2017-0005-A

47 Silver Fox Court



Publication Date: 6/29/2016



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

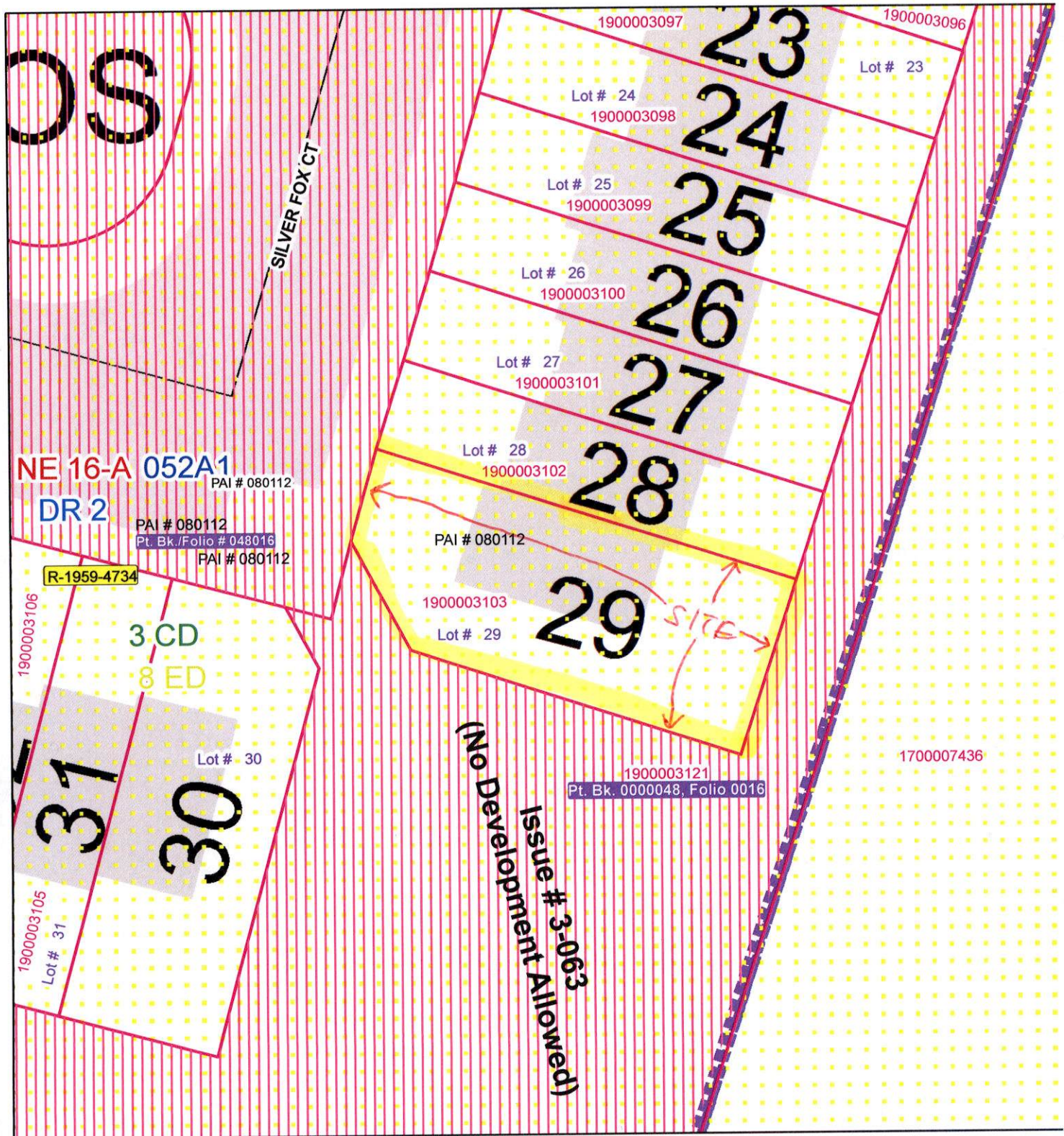


0 5 10 20 30 40
Feet

1 inch = 30 feet

2017-0005-A

47 Silver Fox Cou..



Publication Date: 7/6/2016



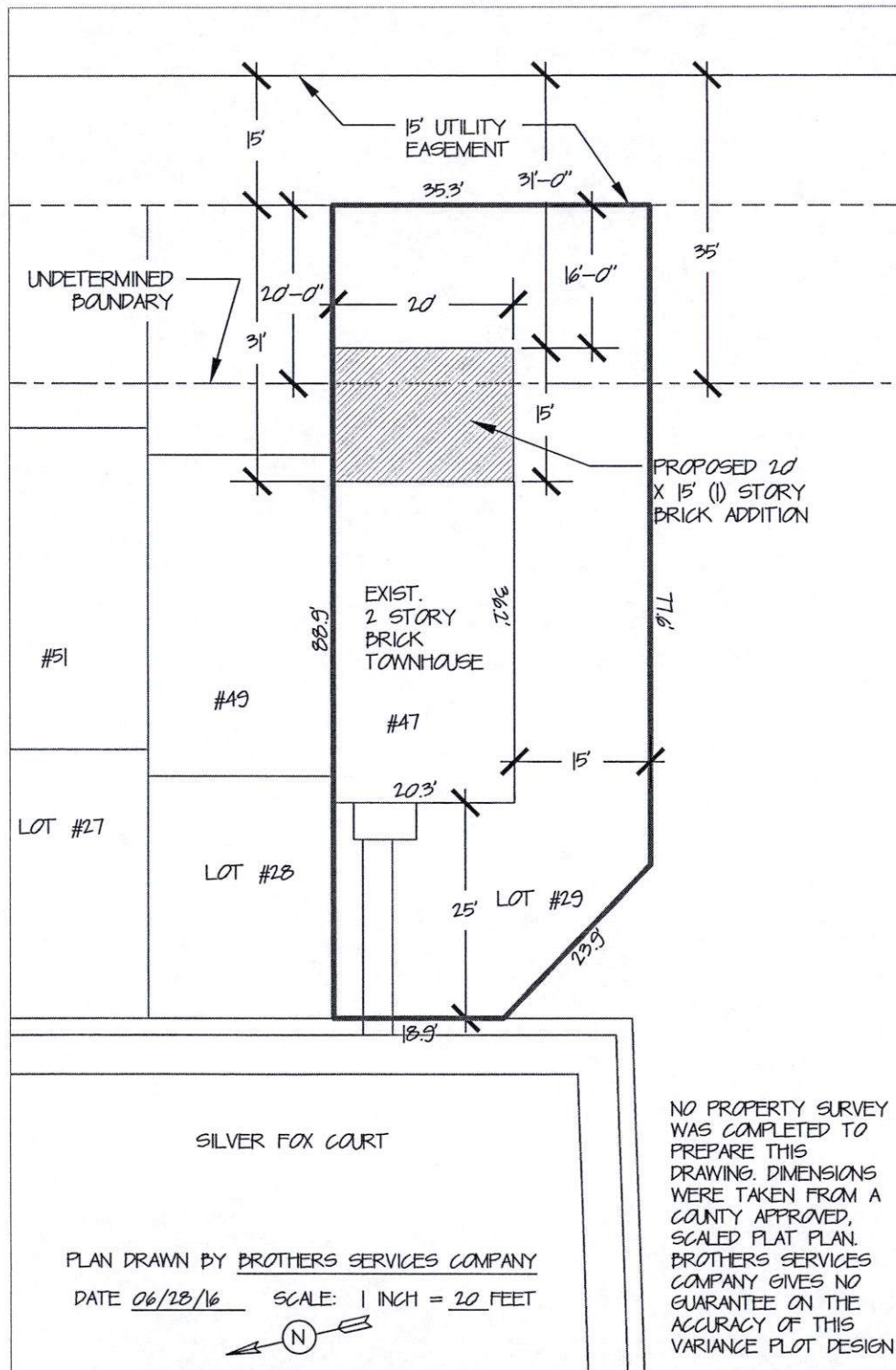
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



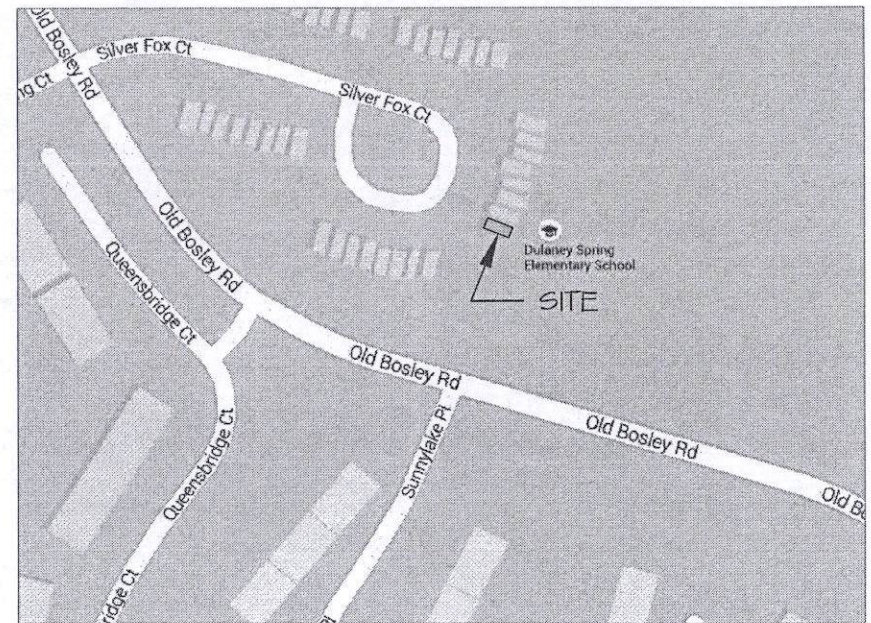
0 5 10 20 30 40 Feet

1 inch = 30 feet

2017-0005-A



SITE VICINITY MAP-NOT TO SCALE



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

ADDRESS 47 SILVER FOX CT. COCKEYSVILLE, MD. 21030

OWNER(S) NAME(S) STEPHANIE CHIN

SUBDIVISION NAME DULANEY SPRINGS APTS. (THE LAKES)

LOT # 29 BLOCK # SECTION # 4 PLAT BOOK # 48 FOLIO # 0016

10 DIGIT TAX # 1900003103

DEED REF. # 37510/00383

ZONING MAP # 052A1

SITE ZONED DR2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 0.821

OR SQUARE FOOTAGE 3578

HISTORIC? NO

IN CBCA NO

IN FLOOD PLAIN? NO

UTILITIES? (MARK WITH AN X)

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? R-1959-4734

IF SO, GIVE CASE NUMBER AND ORDER RESULT BELOW:

2017-0005-A

