

M E M O R A N D U M

DATE: September 20, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0015-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 19, 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 *
(921 Virginia Avenue)
15th Election District *
7th Council District *
Robert F. & Annie G. Harris *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0015-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, Robert F. & Annie G. Harris. The Petitioners are requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached carport to be placed in the rear yard of a corner property in the portion of the rear yard closest to the side street and with a height of 16 ft. in lieu of the required placement in the portion of the rear yard farthest from both streets and with a maximum height of 15 ft., respectively. 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. ZAC comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR); both agencies indicated they cannot support granting the carport because the land on which it is proposed to be located is owned by Baltimore County per deed 5370/0988.

In light of these agency comments (attached hereto), the petition must be denied.

ORDER RECEIVED FOR FILING

Date 8-19-16

By 193

THEREFORE, IT IS ORDERED, this 19th day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached carport to be placed in the rear yard of a corner property in the portion of the rear yard closest to the side street and with a height of 16 ft. in lieu of the required placement in the portion of the rear yard farthest from both streets and with a maximum height of 15 ft., respectively, be and is hereby DENIED.

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 8-19-16

By ew

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 01, 2016
Item No. 2017-0015

DATE: July 29, 2016

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

The request for a carport should be denied because the land on which it is proposed to be located is owned by Baltimore County per deed 5370/0988.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0015-08012016.doc

ORDER RECEIVED FOR FILING

Date 8-19-16

By bw



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 921 VIRGINIA AVE. BALTO. MD. 21221 Currently zoned DR5.5
Deed Reference 006 / 124 10 Digit Tax Account # 1503671561
Owner(s) Printed Name(s) ROBERT F. HARRIS / ANNIE G. HARRIS

(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)

BCZR: 400.1 & 400.3 → To permit a detached carport to be placed in the rear yard of a corner property in the portion of the rear yard closest to the side street, and with a height of 16 feet, in lieu of the required placement in the portion of the rear yard furthest from the side street, and of the zonin with a maximum height of 15 feet, respectively.

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):

ROBERT F. HARRIS / ANNIE G. HARRIS
Name #1 – Type or Print Name #2 – Type or Print
Robert F. Harris / Annie G. Harris
Signature #1 Signature #2

921 VIRGINIA AVE. BALTIMORE MARYLAND
Mailing Address City State

21221 / 410-391-6860 / BOB.HARRIS@VERIZON.NE
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 _____ 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 2017-0015-A Filing Date 7/15/16 Estimated Posting Date 7/24/16 Reviewer JS

Rev 5/5/2016

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: 921 VIRGINIA AVE. BALTIMORE MARYLAND 21221
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)

THE LOCATION OF THE CARPORT AS INDICATED ON THE
ACCOMPANIED PLOT IS THE ONLY LOCATION LARGE ENOUGH
TO PARK MY RV ON MY PROPERTY. THIS LOCATION ALSO
ALREADY HAS AN EXISTING DRIVE FROM MY GARAGE TO
THE STREET. IN LOCATING THE CARPORT PER THE ACCOMPANIED
DWG. DTD 7/12/16 WILL PUT THE BUILDING WITHIN 6" OF
THE EXISTING FENCE AND PROPERTY LINE AT THE BUILDING N/E CORNER.
WE RESPECTFULLY REQUEST YOUR REVIEW OF THE ACCOMPANIED
DWG. DTD 7/12/16 AND GRANT VARIANCE AS NECESSARY FOR
THE CARPORTS LOCATION

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

Robert F. Harris
Robert F. Harris
Signature of Owner (Affiant)

ROBERT F. HARRIS
Name- Print or Type

Annie G. Harris
Annie G. Harris
Signature of Owner (Affiant)

ANNIE G. HARRIS
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert F. Harris and Annie G. Harris

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

AS WITNESS my hand and Notaries Seal



Jessi Ray
Notary Public 4/03/2018
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.

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DWG. DTD 7/12/16 AND GRANT VARIANCE AS NECESSARY FOR
THE CARPORTS LOCATION.

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

Robert F. Harris
Robert F. Harris

Signature of Owner (Affiant)

ROBERT F. HARRIS
Name- Print or Type

Annie G. Harris
Annie G. Harris

Signature of Owner (Affiant)

ANNIE G. HARRIS
Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert F. Harris and Annie G Harris

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

AS WITNESS my hand and Notaries Seal



Jessi Ray
Notary Public
4/03/2018
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 921 VIRGINIA AVE. BALTO. MD. 21221 Currently zoned DRS.5
Deed Reference 006 / 124 10 Digit Tax Account # 1503671561
Owner(s) Printed Name(s) ROBERT F. HARRIS / ANNIE G. HARRIS

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

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

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

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 & 400.3 → To permit a detached carport to be placed in the rear yard of a corner property in the portion of the rear yard closest to the side street, and with a height of 16 feet, in lieu of the required placement in the portion of the rear yard furthest from the side street, and of the z with a maximum height of 15 feet, respectively.

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):

ROBERT F. HARRIS / ANNIE G. HARRIS
Name #1 – Type or Print Name #2 – Type or Print

Robert F. Harris / Annie G. Harris
Signature #1 Signature #2

921 VIRGINIA AVE. BALTIMORE MARYLAND
Mailing Address City State

21221 / 410-391-6860 / BOB.HARRIS2@VERIZON.NET
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 day of August, 2016, 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

2017-0015-A

Filing Date

7/15/16

Estimated Posting Date

7/24/16

Reviewer

JS

Rev 5/5/2016

Zoning Property Description For:

921 Virginia Ave. Baltimore Maryland 21221

Being at a point on the East side of Virginia Avenue which is 36.5 feet wide at distance of 15.1 feet South of the centerline of the nearest improved intersecting street Homberg Avenue which is 30.1 feet wide.

In and to the Southwestern most one half of the bed of Homberg Ave., immediately adjacent to lot #14 and adjacent to the Southeastern most one half Plat of Virginia Ave.

Being Lot #13 in the subdivision of "Homberg Subdivision" as recorded in Baltimore County Plat Book #6, Folio #262, containing 9,504 Square Feet.

Located in the 15 Election District and 7 Council District.

2017-0015-A

CERTIFICATE OF POSTING

2017-0015-A

RE: Case No.: _____

Petitioner/Developer: _____

Harris

August 8, 2016

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

921 Virginia Avenue

July 24, 2016

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

July 24, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**



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

DATE: August 1, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-015

INFORMATION:

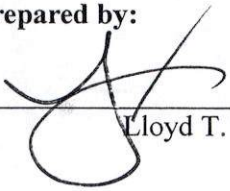
Property Address: 921 Virginia Avenue
Petitioner: Robert F. Harris
Zoning: DR 5.5
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for administrative variance to permit an accessory structure (carport) with a height of 16 feet located in the one third of the lot closest to the street in lieu of 15' and the one third lot farthest removed from the street respectively.

The Department cannot support granting the petitioned zoning relief. By data available to the Department, the proposed location of the structure places it off the subject property and onto Baltimore County owned property.

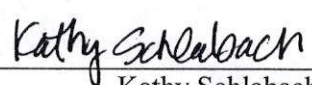
For further information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak

Robert F. Harris
Office of the Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2017-0015-A

RE: Case No.: _____

Petitioner/Developer: _____

Harris

August 8, 2016

Date of Hearing/Closing: _____

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

RECEIVED

AUG 15 2016

Attn: Kristen Lewis:

OFFICE OF ADMINISTRATIVE HEARINGS

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

921 Virginia Avenue

July 24, 2016

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

July 24, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

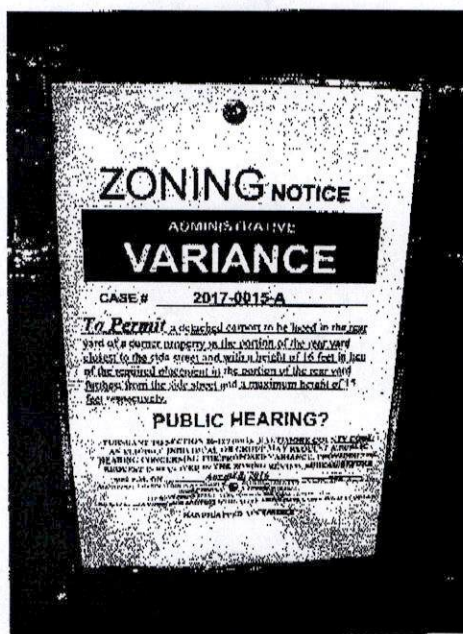
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment7-29DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Denied - Co. owned property7-29DEPS
(if not received, date e-mail sent _____)NC

FIRE DEPARTMENT

8-2PLANNING
(if not received, date e-mail sent _____)Does Not Support
Co. owned prop.

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 8-15-16 7-24-16by BlackMissing - Left v.m. 8-12 @ 11:30 AM for Per. to contact Sign poster +

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐provide proof,
Sp. to Mr. Harris -
She'll contact
Sign poster
11:38 AM

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0015 -A Address 901 VIRGINIA AVE, 21221

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

Filing Date: 7/15/16 Posting Date: 7/24/16 Closing Date: 8/8/16

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 2017- 0015 -A Address 901 VIRGINIA AVE, 21221

Petitioner's Name HARRIS Telephone 410-391-6860

Posting Date: 7/24/16 Closing Date: 8/8/16

Wording for Sign: TO PERMIT A DETACHED GARAGE TO BE PLACED IN THE REAR YARD
OF A CORNER PROPERTY IN THE PORTION OF THE REAR YARD CLOSEST TO THE SIDE
STREET AND WITH A HEIGHT OF 16 FEET, IN LIEU OF THE REQUIRED PLACEMENT
IN THE PORTION OF THE REAR YARD FURTHEST FROM THE SIDE STREET AND A MAXIMUM
HEIGHT OF 15 FEET, RESPECTIVELY.

Revised 7/6/16

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0015-A

Property Address: 921 VIRGINIA AVE, 21221

Property Description: _____

Legal Owners (Petitioners): HARRIS

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT + ANNIE HARRIS

Company/Firm (if applicable): _____

Address: 921 VIRGINIA AVE.

BALTIMORE, MD 21221

Telephone Number: 410-391-6860

Revised 5/20/2014

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

No. **141344**

Date: **7/15/16**

PAID RECEIPT

BUSINESS ACTUAL TIME BOM
 7/15/2016 5:15-2016 10:51:00 1

RE: WGB1 WALKIN LTR
 RECEIPT # 44327 7/15/2016 OFLN

5 526 BIDDING VERIFICATION
 NO. 141344

Receipt Int: 175.00
 \$75.00 CR 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: **\$ 75.00**

Rec From: **HARRIS**

For: **2017-0615-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*

August 9, 2016

Robert F & Annie G Harris
921 Virginia Avenue
Baltimore MD 21221

RE: Case Number: 2017-0015 A, Address: 921 Virginia Avenue

Dear Mr. & Ms. Harris:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 15, 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.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

AV 8-8-16
RECEIVED

JUL 29 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: July 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0015-A
Address 921 Virginia Avenue
(Harris 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: 07-29-2016

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



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

Date: 7/25/16

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. 2017-0015-A

*Administration Variance
Robert F. Annie G. Harris
921 Virginia 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,

A handwritten signature in blue ink, appearing to read "Wendy Wolcott".

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 01, 2016
Item No. 2017-0015

DATE: July 29, 2016

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

The request for a carport should be denied because the land on which it is proposed to be located is owned by Baltimore County per deed 5370/0988.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0015-08012016.doc

8-8-16
CLOSING

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: August 1, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

AUG 02 2016

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-015

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

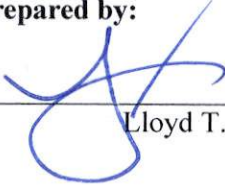
Property Address: 921 Virginia Avenue
Petitioner: Robert F. Harris
Zoning: DR 5.5
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for administrative variance to permit an accessory structure (carport) with a height of 16 feet located in the one third of the lot closest to the street in lieu of 15' and the one third lot farthest removed from the street respectively.

The Department cannot support granting the petitioned zoning relief. By data available to the Department, the proposed location of the structure places it off the subject property and onto Baltimore County owned property.

For further information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak

Robert F. Harris
Office of the Administrative Hearings
People's Counsel for Baltimore County

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 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0015-A
Address 921 Virginia Avenue
(Harris 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: 07-29-2016

8-8-16
CLOSING

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: August 1, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

AUG 03 2016

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-015

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

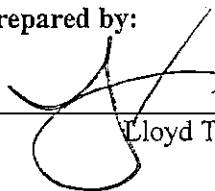
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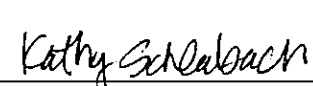
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Robert F. Harris
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 8-19-16

By OW

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 - 15 Account Number - 1503671561		
Owner Information		
Owner Name:	KUJAWA ANNIE G HARRIS ROBERT F	Use: Principal Residence:
Mailing Address:	921 VIRGINIA AVE BALTIMORE MD 21221-5032	Deed Reference: /06340/ 00364
Location & Structure Information		
Premises Address:	921 VIRGINIA AVE 0-0000	Legal Description: PT LT 13 SW COR HOMBERG AV HOMBERG
Map:	Grid:	Parcel:
0097	0003	0532
Sub District:	Subdivision:	Section:
	0000	
Assessment Year:	Block:	Lot:
2015		
Plat No:	Plat Ref:	
	0006/ 0124	
Special Tax Areas:	Town:	Ad Valorem:
		NONE
Tax Class:	Property Land Area	County Use
	9,504 SF	04
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1956	1,666 SF	
Stories	Basement	Type
1	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full	1Det/1Carport
Last Major Renovation		
Value Information		
Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015
Land: 62,600	62,600	
Improvements: 103,600	125,100	
Total: 166,200	187,700	173,367
Preferential Land: 0		180,533
		0
Transfer Information		
Seller: KUJAWA ANNIE G	Date: 10/29/1981	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06340/ 00364	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2015
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 11/05/2008		

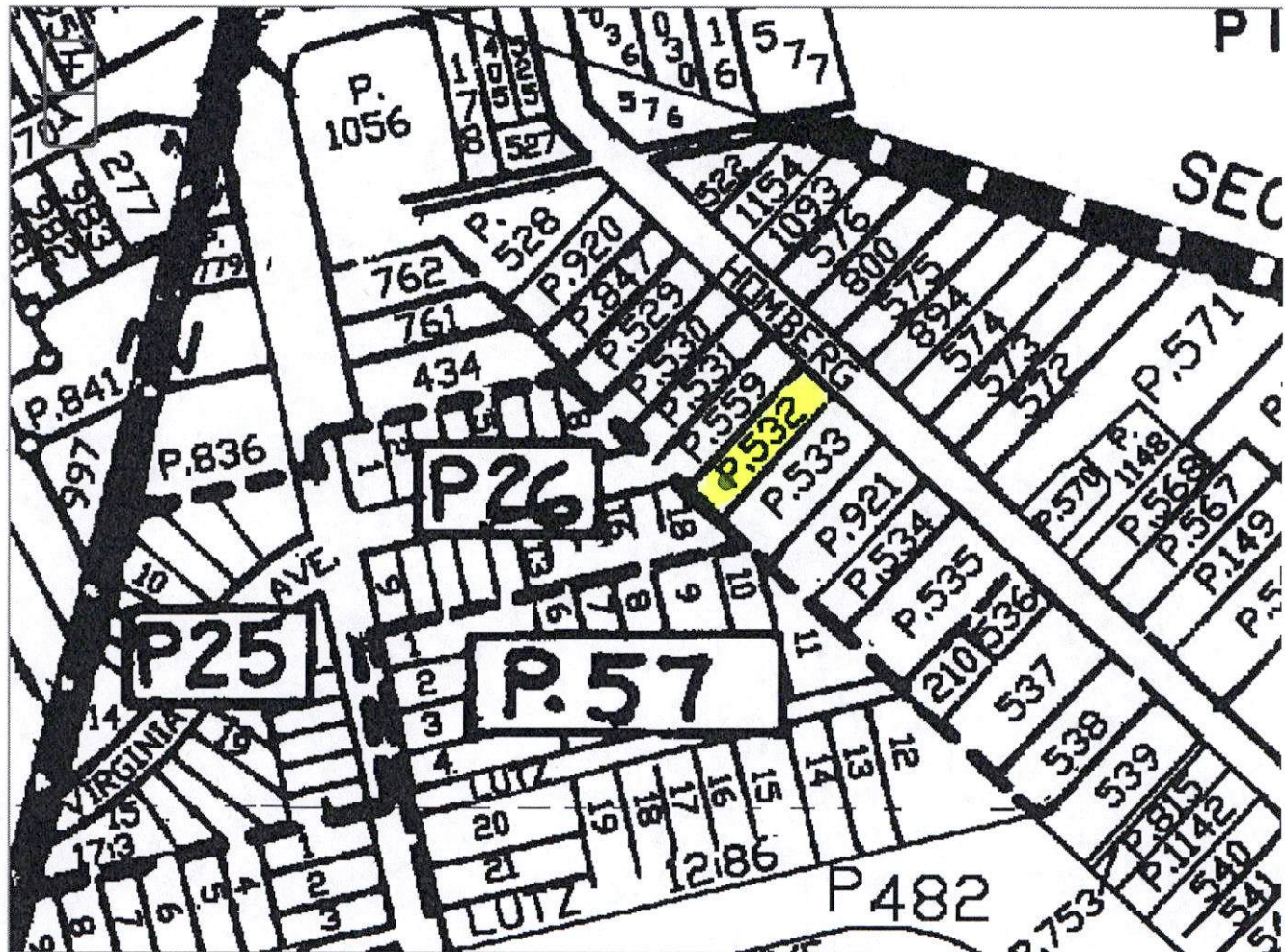
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Search Result for BALTIMORE COUNTY

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Account Identifier:		District - 15 Account Number - 1503671561			
Owner Information					
Owner Name:	KUJAWA ANNIE G HARRIS ROBERT F		Use:	RESIDENTIAL	
Mailing Address:	921 VIRGINIA AVE BALTIMORE MD 21221-5032		Principal Residence:	YES	
			Deed Reference:	/06340/ 00364	
Location & Structure Information					
Premises Address:		921 VIRGINIA AVE 0-0000		Legal Description:	PT LT 13 SW COR HOMBERG AV HOMBERG
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0097	0003	0532		0000	2015 0006/0124
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1956	1,666 SF		9,504 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	SIDING	2 full	1Det/1Carport
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	62,600	62,600			
Improvements	103,600	125,100			
Total:	166,200	187,700	173,367	180,533	
Preferential Land:	0			0	
Transfer Information					
Seller: KUJAWA ANNIE G		Date: 10/29/1981		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06340/ 00364		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 11/05/2008					

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)District: **15** Account Number: **1503671561**

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.

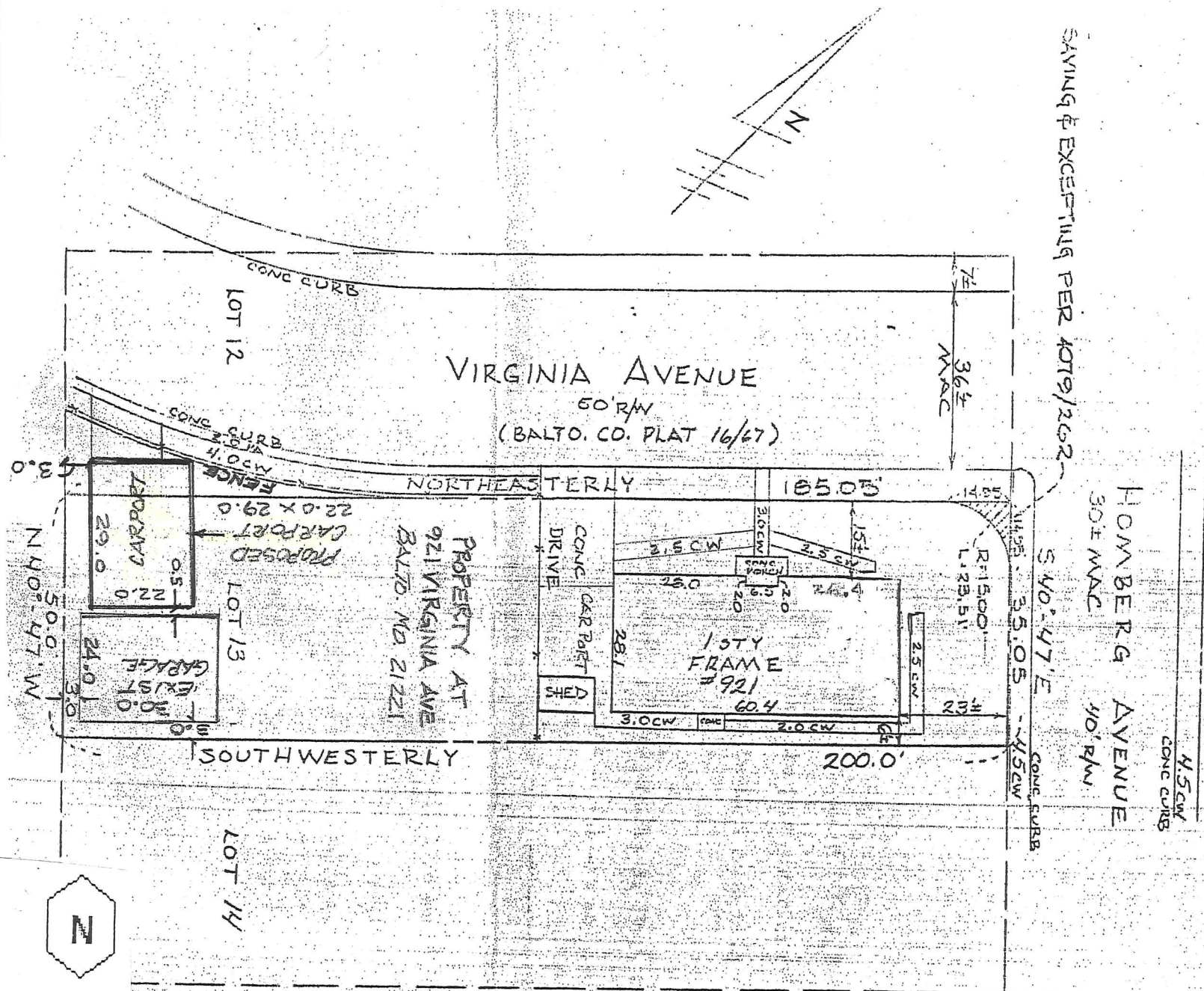
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

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

ADDRESS 921 VIRGINIA AVE. BALTO. MD 21221 OWNER(S) NAME(S) ROBERT & ANNIE HARRIS

SUBDIVISION NAME HOMBERG'S SUB-DIVISION LOT# 12 BLOCK# N/A SECTION# N/A

PLAT BOOK # 6 FOLIO # 124 10 DIGIT TAX # 1503671561 DEED REF. # 06340/00364



PLAN DRAWN BY ROBERT F. HARRIS DATE 7/12/16 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 097B1

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 9504

HISTORIC? No

IN CBCA? 1/0

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:

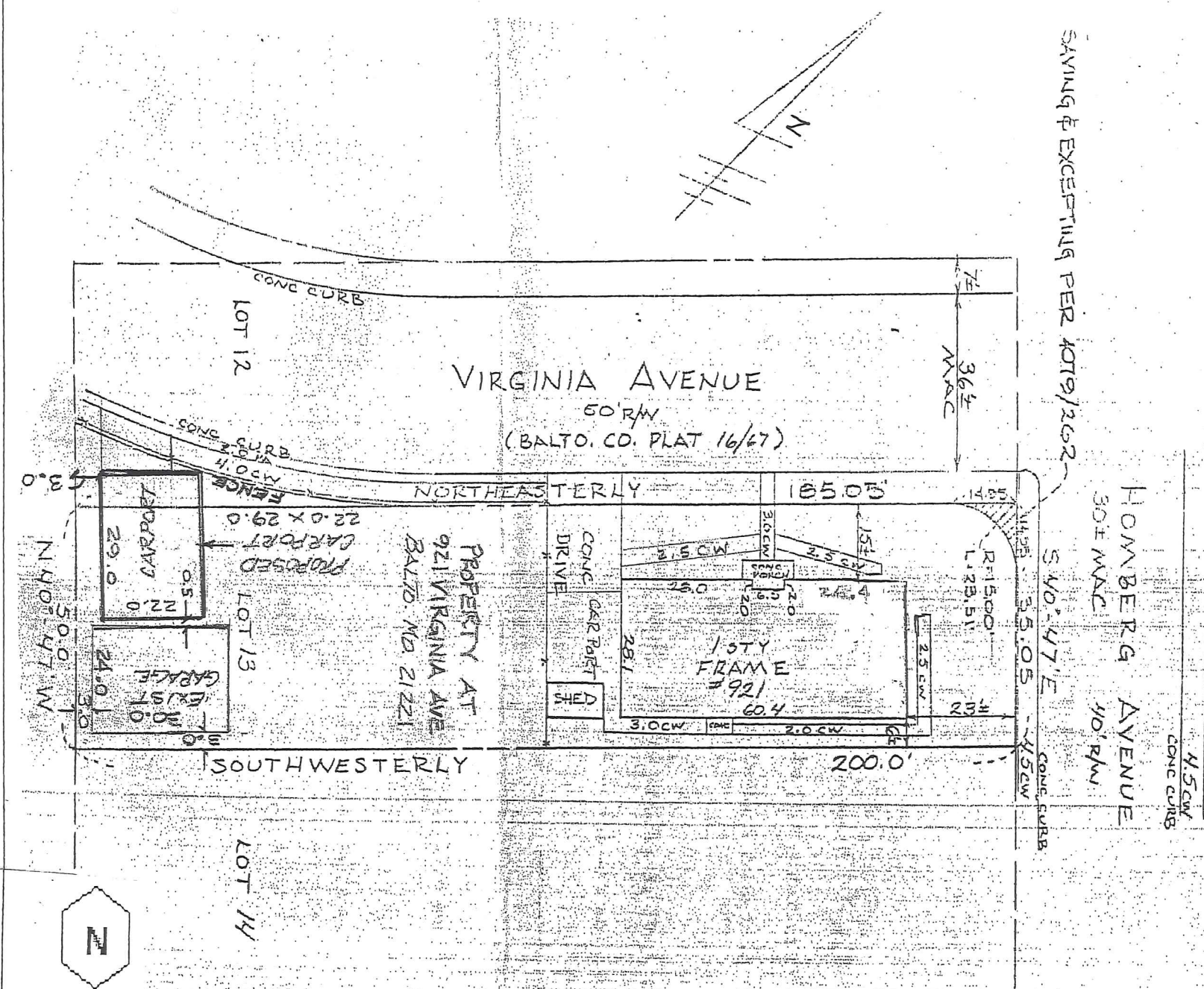
Pet. for. 1

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

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