

MEMORANDUM

DATE: November 14, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0053-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 10, 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 *
(3100 Yorkway)
12th Election District *
7th Council District *
Christina L. & Douglas L. Simms, Sr. *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0053-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Christina L. and Douglas L. Simms, Sr. ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement in the 1/3 of the lot farthest from both streets. 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.

It is to be noted that this administrative variance case closed on September 19, 2016 but was not received by OAH until October 3, 2016; the whereabouts of the case file between these dates is unknown.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. No adverse ZAC comments were received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 26, 2016, and there being no request for a public hearing,

ORDER RECEIVED FOR FILING

Date 10-11-16

By [Signature]

a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

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

THEREFORE, IT IS ORDERED, this 11th day of **October, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement in the 1/3 of the lot farthest from both streets, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 10-11-16

By [Signature]

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-11-16

By DLW



CBCA

ADMINISTRATIVE ZONING PETITION

Flood

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 3100 Yorkway Currently zoned DR-5.5
Deed Reference 35999-100437 10 Digit Tax Account # 1216015480
Owner(s) Printed Name(s) Christina L Simms

(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)

BCZR: 400.1 → To permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement, IN THE 1/3 OF THE LOT FARTHEST FROM BOTH STREETS.

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):

Christina L Simms Douglas L Simms
Name #1 - Type or Print Name #2 - Type or Print

Christina L Simms DR Simms
Signature #1 Signature #2

3100 Yorkway Durdelic MD
Mailing Address City State

21222 443-376-5992 Tradersharkbite
Zip Code Telephone # Email Address

@hotmail.com

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

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 10 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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0053-A

Filing Date 8/18/16

Estimated Posting Date 8/28/16

Reviewer JS

Rev 5/8/2014

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 300 Yorkway Dundalk md 21222
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)

We are requesting a variance to build a storage shed/workshop on our property. The reason we need this is because we need the extra storage space and because our house faces mornington our back yard is a 10ft long patio. The other houses in our area (Yorkway) have their sheds in the alley side behind their houses, our would go on the alley side as well the same place as theirs but on the side of our house.

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

Christina L. Simms
Signature of Owner (Affiant)

Christina L. Simms
Name- Print or Type

Douglas L. Simms Sr.
Signature of Owner (Affiant)

Douglas L. Simms Sr.
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 3 day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christina L. Simms Douglas L. Simms Sr.

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

AS WITNESS my hand and Notaries Seal

Michele Blermann
Notary Public

11-13-2019
My Commission Expires

Michele Blermann
Notary
My Commission Expires 11-13-2019

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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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)

We are requesting a variance to build a storage shed/workshop on our property. The reason we need this is because we need the extra storage space and because our house faces north on our back yard is a 10ft patio. The other houses in our area (on Yorkway) have them in their back yard on the alley side. Ours would be on the alley side as well but on the side of our house.

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

Christina L. Simms
Signature of Owner (Affiant)

Christina L. Simms
Name- Print or Type

Douglas L. Simms Sr.
Signature of Owner (Affiant)

Douglas L. Simms Sr.
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 3 day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christina L. Simms Douglas L. Simms Sr.

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

AS WITNESS my hand and Notaries Seal

Michele Blermann
Notary Public

11-13-2019
My Commission Expires

Michele Blermann
Notary

My Commission Expires 11-13-2019



CBCA

ADMINISTRATIVE ZONING PETITION

FLOOR

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 3100 Yorkway Currently zoned PR-5.5
 Deed Reference 35980100434 10 Digit Tax Account # 1216015480
 Owner(s) Printed Name(s) Christina L. Simms & Douglas L. Simms

(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 → To permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement, IN THE 1/3 OF THE LOT FARTHEST FROM BOTH STREETS.

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):

Christina L. Simms Douglas L. Simms
 Name #1 - Type or Print Name #2 - Type or Print

Christina L. Simms Douglas L. Simms
 Signature #1 Signature #2

3100 Yorkway Dundalk MD
 Mailing Address City State

21221-443376-5992 Trackershark
 Zip Code Telephone # Email Address

hikshot
mail.com

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

City State Email Address

Name - Type or Print

Signature

Mailing Address

Zip Code

City

State

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 10-11-16 day of Nov 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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0053-AFiling Date 8/18/16Estimated Posting Date 8/28/16Reviewer JS

Rev 5/8/2014

ZONING DESCRIPTION FOR 3100 YORKWAY

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF YORKWAY AND MORNINGTON ROAD. BEING LOT #25, BLOCK #4 IN THE SUBDIVISION OF DUNDALK PLAT 6A AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 13, FOLIO 0128 CONTAINING 7,524 SQ. FT. LOCATED IN THE 12TH ELECTION DISTRICT AND 7TH COUNCIL DISTRICT.

2017-0053-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/27/2016

Case Number: 2017-0053-A

Petitioner / Developer: SIMMS

Date of Hearing (Closing): SEPTEMBER 12, 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:
3100 YORKWAY

The sign(s) were posted on: AUGUST 26, 2017



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- 0053 -A Address 3100 YORKWAY, 21222

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

Filing Date: 8/18/16 Posting Date: 8/28/16 Closing Date: 9/12/16

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- 0053 -A Address 3100 YORKWAY, 21222

Petitioner's Name SIMMS Telephone 443-376-5992

Posting Date: 8/28/16 Closing Date: 9/12/16

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD
PLACEMENT IN THE 1/3 OF THE LOT FURTHEST FROM BOTH STREETS.

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 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: 2017-0053-A
Property Address: 3100 YORKWAY, 21222
Property Description: _____
Legal Owners (Petitioners): CHRISTINA + DOUGLAS SIMMS
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: SIMMS
Company/Firm (if applicable): _____
Address: 3100 YORKWAY
DUNDALK, MD 21222
Telephone Number: 443-376-5992

Revised 7/9/2015

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

No. 142827

Date: 8/18/16

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
8/18/2016 8/18/2016 11:20:10 1

REG NO.01 WALKIN LJR
RECEIPT # 675217 8/19/2016 GFLH

Dept 5 528 ZONING VERIFICATION
LN NO. 142827

Recpt Tot \$75.00
\$75.00 CR \$1.00 CA
Baltimore County, Maryland

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

Total: \$ 75.00

Rec From: SIMMS

For: 2017-0053-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

October 3, 2016

Christina L & Douglas L. Simms
3100 Yorkway
Dundalk MD 21222

RE: Case Number: 2017-0053 A, Address: 3100 Yorkway

Dear Mr. Simms:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 18, 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: 8/22/16

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. 2017-0053-A.

*Administrative Variance
Christina L. & Douglas L. Summs
3100 York Road*

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

DATE: September 6, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For August 29, 2016
Item No. 2017-0043, 0044, 0046, 0049, 0052, 0053 and 0054

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\ZAC201708292016.doc

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: August 25, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0053-A
Address 3100 Yorkway
(Simms Property)

Zoning Advisory Committee Meeting of AUGUST 29, 2016

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

Reviewer: Steve Ford

Date: 08-25-2016

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1216015480			
Owner Information					
Owner Name:	SIMMS DOUGLAS L SR SIMMS CHRISTINA L		Use:	RESIDENTIAL	
Mailing Address:	3100 YORKWAY BALTIMORE MD 21222-		Principal Residence:	YES	
			Deed Reference:	/35990/ 00434	
Location & Structure Information					
Premises Address:		3100 YORKWAY DUNDALK 21222-5344		Legal Description: 3100 YORKWAY DUNDALK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0103	0022	0448		0000	
					Block:
					4
					Lot:
					25
					Assessment Year:
					2015
					Plat No:
					6A
					Plat Ref:
					0013/0128
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1948	1,266 SF		7,524 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	FRAME	2 full	
					Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments		
			As of 07/01/2016	As of 07/01/2017	
Land:	50,300	50,300			
Improvements	94,700	83,400			
Total:	145,000	133,700	133,700	133,700	
Preferential Land:	0			0	
Transfer Information					
Seller: FEDERAL NATIONAL MORTGAGE		Date: 03/30/2015		Price: \$84,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35990/ 00434		Deed2:	
Seller: SHEPHERD MICKEY E		Date: 02/27/2015		Price: \$264,943	
Type: NON-ARMS LENGTH OTHER		Deed1: /35888/ 00083		Deed2:	
Seller: MARKAKIS MARIA		Date: 03/19/2003		Price: \$110,000	
Type: ARMS LENGTH IMPROVED		Deed1: /17697/ 00269		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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 04/05/2016					

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-6</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>8-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-22</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>8-26-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

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

ADDRESS 3100 YORK WAY OWNER(S) NAME(S) DOUGLAS L. & CHRISTINA L. SIMMS

SUBDIVISION NAME DUNDALK PLAT 6A LOT # 25 BLOCK # 4 SECTION # -

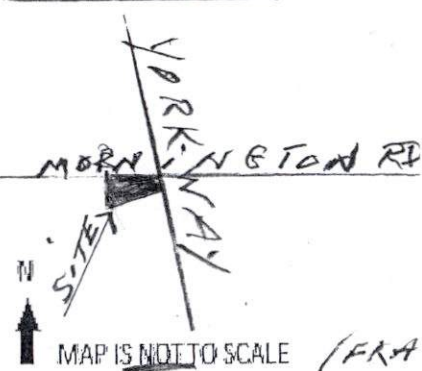
PLAT BOOK # 0013 FOLIO # 0138 10 DIGIT TAX # 1216015480 DEED REF. # 35990100434



FLOOD ZONE X, UNSHADED FIRM MAP
04206 DATED
5-5-14

PLAN DRAWN BY John R. [Signature] DATE 8-12-16 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE (FRA)
ZONING MAP # 10383 (SE-4)
SITE ZONED DR-5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE 0.17+

OR SQUARE FEET 7524

HISTORIC? NO

IN CBCA? YES

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

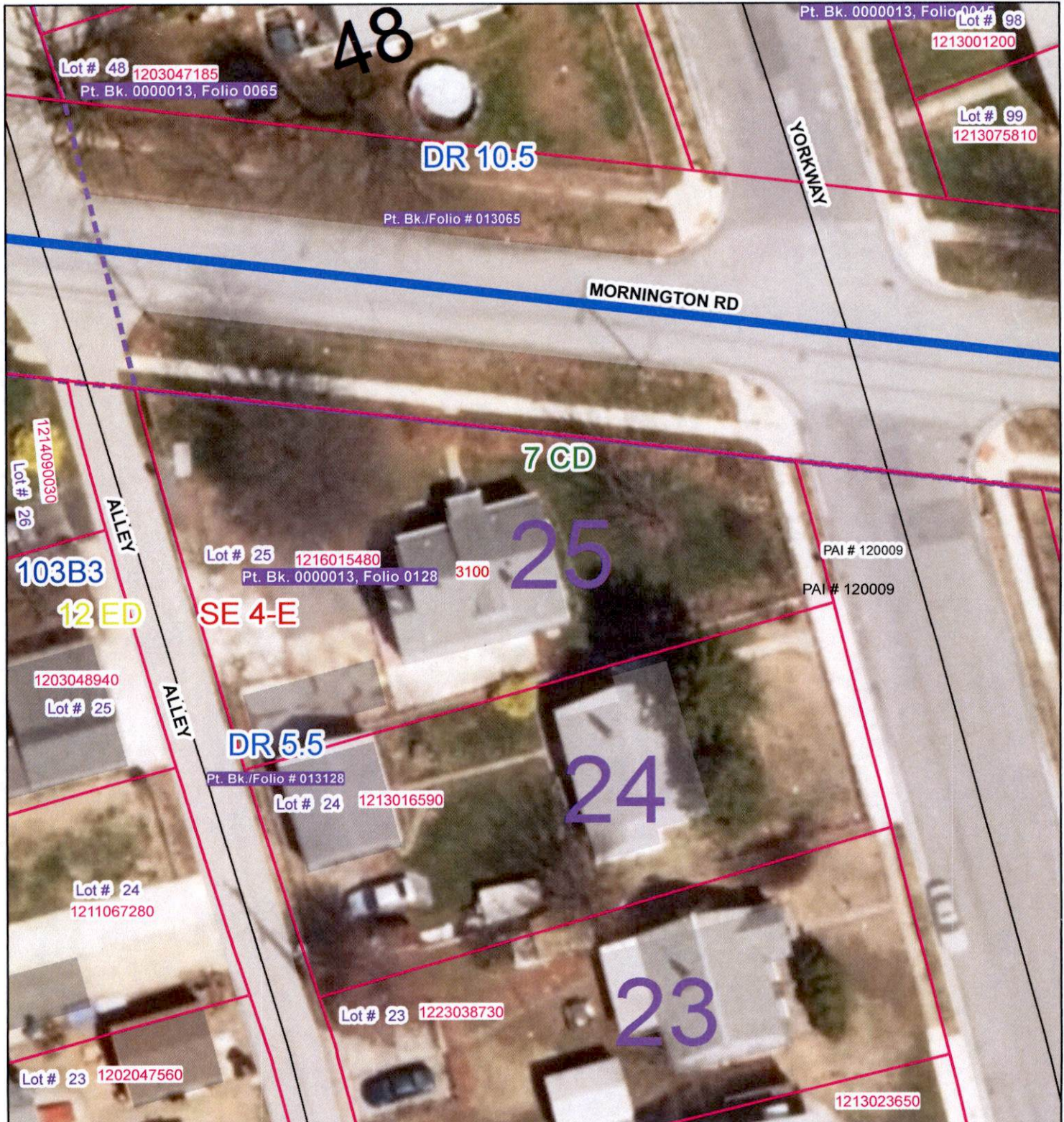
N/A

VIOLATION CASE INFO:

2017-0053-A

Pet. Exh. 1

Enter Property Address Here



Publication Date: 8/11/2016



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

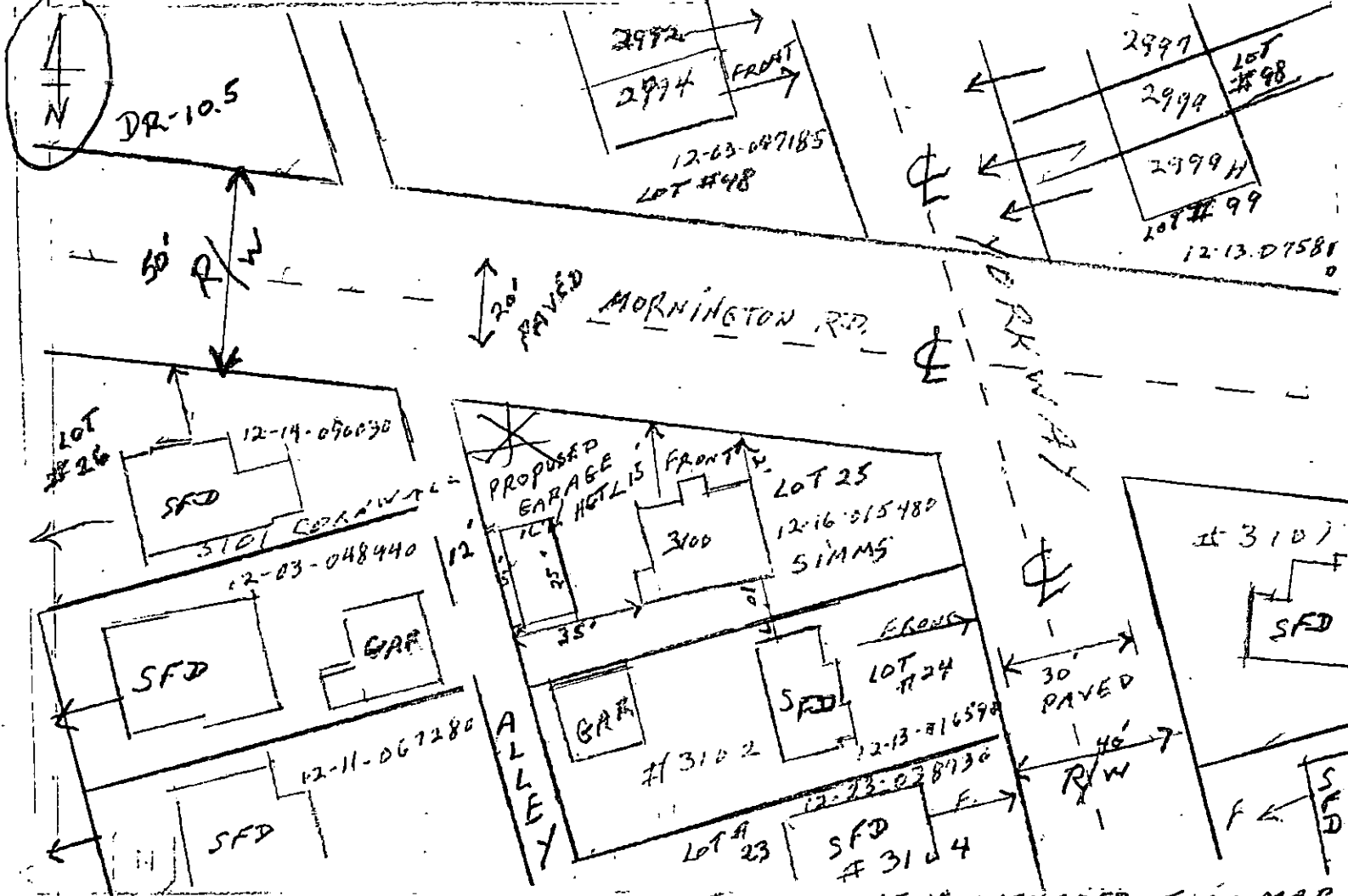
1 inch = 30 feet

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

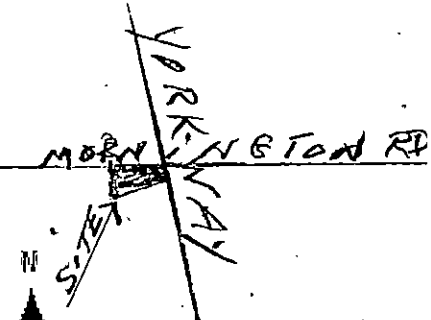
ADDRESS 3100 YORK WAY OWNER(S) NAME(S) DOUGLAS L E CHRISTINA L SIMMS

SUBDIVISION NAME DUNDALK PLAT 6A LOT # 25 BLOCK # 4 SECTION # -

PLAT BOOK # 0013 FOLIO # 0128 10 DIGIT TAX # 121601548 DEED REF. # 25990/00434



SITE VICINITY MAP



MAP IS NOT TO SCALE (FRA)
ZONING MAP# 10383 (SE-4)
SITE ZONED DR-5.5
ELECTION DISTRICT 12
COUNCIL DISTRICT 7
LOT AREA ACREAGE 0.17+
OR SQUARE FEET 7524
HISTORIC? NO
IN CBCA? YES
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
N/A

PLAN DRAWN BY

John R. [signature]

DATE 8-12-16 SCALE: 1 INCH = 40 FEET

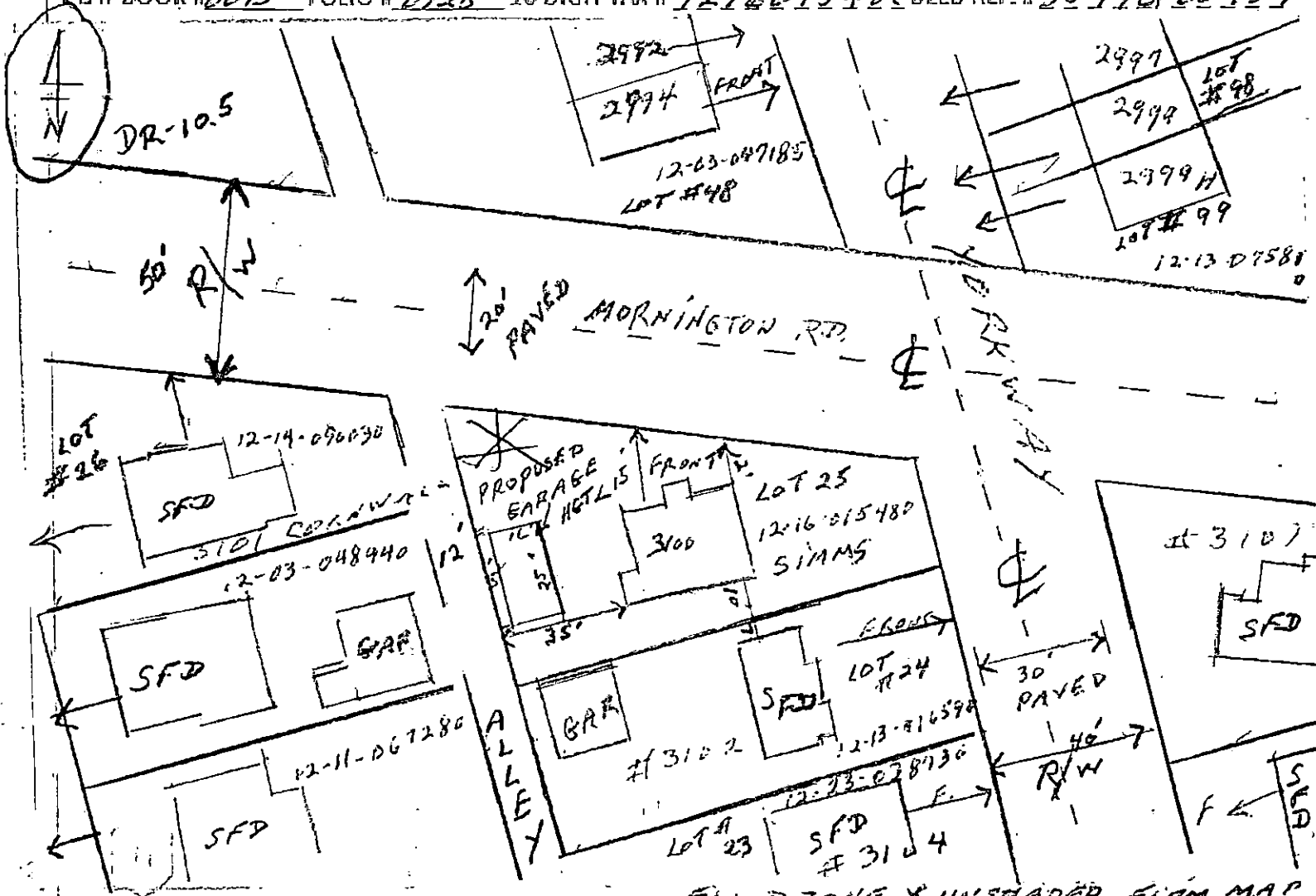
FLOOD ZONE X, UNSHADED FIRM MAP

04206 DATED
5-5-14

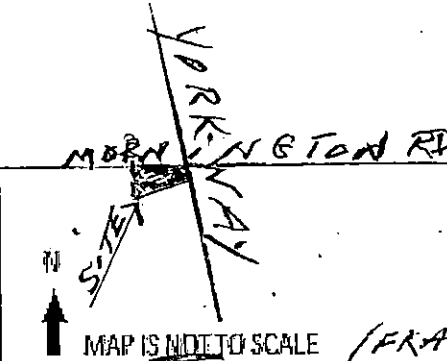
VIOLATION CASE INFO:

2017-0053-4

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 3100 YORK WAY OWNER(S) NAME(S) DOUGLAS L & CHRISTINA L SIMMS
 SUBDIVISION NAME DUNDALK PLAT 6A LOT # 25 BLOCK # 4 SECTION # -
 PLAT BOOK # 0013 FOLIO # 0128 10 DIGIT TAX # 121601548 DEED REF. # 35790100434



SITE VICINITY MAP



MAP IS NOT TO SCALE (FRA)
 ZONING MAP # 103B3 (SE-4)
 SITE ZONED DR-5.5
 ELECTION DISTRICT 12
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE 0.17+
 OR SQUARE FEET 7524
 HISTORIC? NO
 IN CBCA? YES
 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
N/A

PLAN DRAWN BY John R. [Signature] DATE 8-12-16 SCALE: 1 INCH = 40 FEET
 FLOOD ZONE X, UNSHADED FIRM MAP # 04266 DATED 5-5-14

VIOLATION CASE INFO:

2017-0053-A



Proposed 16' x 25' x 15' Hgt.

Garage in side yard - 5' setback
to alley



NR EGN0042. NNN 0 4234

#3100 YORKWAY

GARAGE

REAR

YARD

ALLEY REAR PROP. LINE



NR E0N90N2. NNN 0 4234

PROP'S
Line

PROP.
GARAGE

Alley

5

54

NO EDITIONS. NNN 0 4234

MORNINGTON
RD

LOOKING NORTH
↑
ALLEY PROPOSED
GARAGE



~~#3100~~ #3100 YORKWAY

MA

EDMUNDS.

MA

0

4234



3100

FRONT,
MORNING TON RD

NR EDN00N2. NNN 0 4234

Yorkwood

#3100



5/28/24

MORNINGTON Rd

NA EOMHBMZ. MM 0 4234



NO ECONOMIC. NIN 0 4234

REAR YARD

3100

Sold



NA ECHRON2. MM 0 4234

16000000

Looking
South



NA E0NA0N2. NNN 0 4234



#3100 YORKWAY

SIDE YARD

View from ALLEY

PROPOSED 16' x 25' x L 15' Hgt.
5' side (yard) SETBACK TO ALLEY

LOOKING SOUTH

PROPOSE

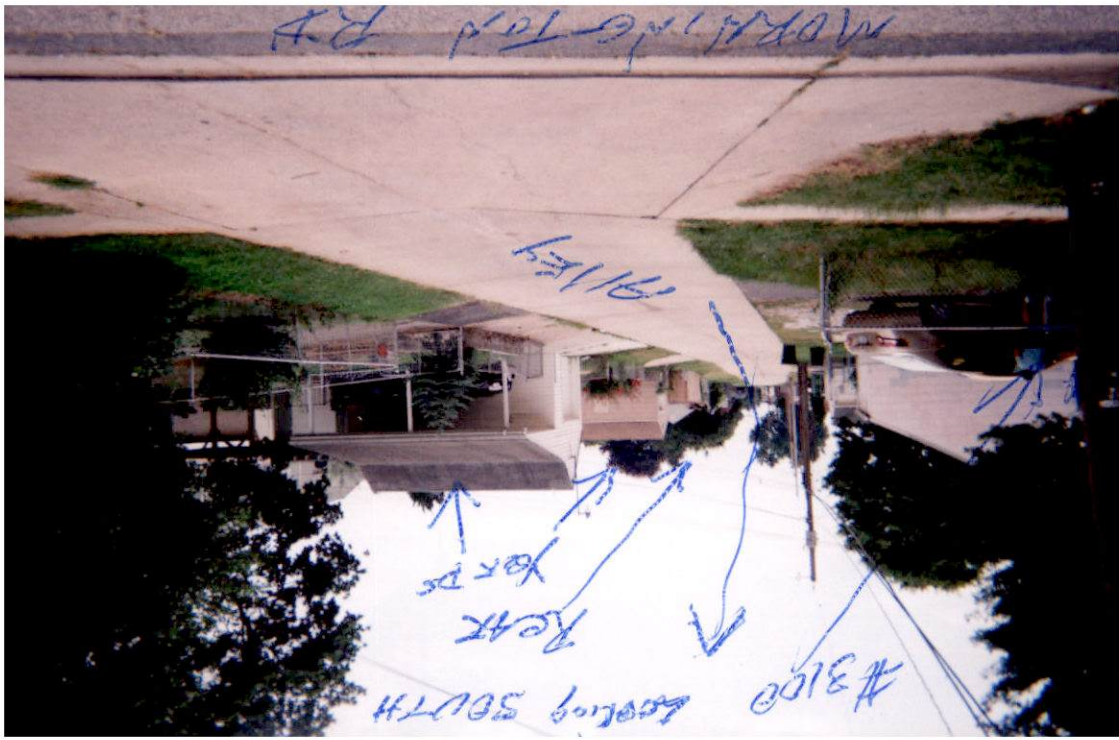
16' x 25' x 215' 49"

REAR

25' SETBACK

MORNINGTON RD

MR EDWARDZ, MM O 4234



MR. EONROD. MM. O 4234



NA ECONOINZ. NNN 0 4234



MR EDWARDS. YES 0 4234



#3100 YORKWAY SIDEYARD
MORNINGTON RD.

MR EGNORZ, MM O 4234