

MEMORANDUM

DATE: July 21, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0304-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 20, 2017. 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 *
(6744 Bessemer Avenue)
12th Election District
7th Council District
Noah and Carol Rhoades
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0304-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, Noah and Carol Rhoades ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing detached garage with a setback of 0 ft. and 1 ft. in lieu of the required 2.5 ft. and to permit a proposed garage to be located in the middle of the rear yard in lieu of the required third of the lot farthest removed from any street. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 28, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-20-17

By DSW

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 existing and proposed detached garages' height and usage, I will impose conditions that the garages shall not be converted into dwelling units or apartments, 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 20th day of **June, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing detached garage with a setback of 0 ft. and 1 ft. in lieu of the required 2.5 ft. and to permit a proposed garage to be located in the middle of the rear yard in lieu of the required third of the lot farthest removed from any street, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

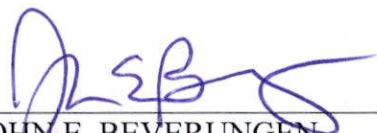
Date 6-20-17

By 19W

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 existing or proposed garages into dwelling units or apartments. The garages shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garages 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 6-20-17

By [Signature]



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 6744 Bessemer Avenue Currently zoned D.R. 5.5
 Deed Reference 36080 / 326 10 Digit Tax Account # 1203026540
 Owner(s) Printed Name(s) Noah Rhoades and Carol Rhoades

(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) 400.1 BCZR *to permit an existing detached garage with a setback of 0' and 1' in lieu of the required 2 1/2' and to permit a proposed garage to be located in the middle of the rear yard in lieu of the required third of the lot farthest removed from any street.*
 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):

Noah Rhoades

Carol Rhoades

Name #1 – Type or Print

Name #2 – Type or Print

Noah Rhoades
 Signature #1

Carol Rhoades
 Signature #2

6744 Bessmer Ave Baltimore, MD

Mailing Address

City

State

21222

443-388-1860

c/o jsdinc@aol.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:

J. Scott Dallas

Name – Type or Print

Signature

P.O. Box 26

Baldwin, MD

Mailing Address

City

State

21013

410-817-4600

jsdinc@aol.com

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 5 day of May, 2017 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 2017-0304-A

Filing Date 5/15/17

Estimated Posting Date 5/28/17

Reviewer JF

ORDER RECEIVED FOR FILING

b1

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: 6744 Bessemer Avenue Baltimore 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)

Proposed garage, to house vehicle(s) and/or lawn equipment appears to
violate a "grey-area" front/rear averaging CMDP and possibly double
frontage setback requirement. The new garage will afford adequate (6')
separation from existing garage for maintenance and meets all other
bulk requirements.

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

Noah Rhoades
Signature of Owner (Affiant)

Noah Rhoades
Name- Print or Type

Carol Rhoades
Signature of Owner (Affiant)

Carol Rhoades
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 21st day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Print name(s) here: NOAH Rhoades + CAROL Rhoades

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

AS WITNESS my hand and Notaries Seal

Cleo E. Evers
Notary Public
7-25-2020
My Commission Expires

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

ZONING DESCRIPTION OF # 6744 BESSEMER DRIVE

BEGINNING at the intersection of the north side of Bessemer Drive, 50' wide with the west side of Bethlehem Avenue, 50' wide.

BEING Lots # 333, 334 and 335 as shown on Section One of Graceland Park as recorded in Baltimore County Plat Book Number 6 folio 105.

CONTAINING 9604 square feet or 0.22 acres of land, more or less.

LOCATED the 12th Election District, 7th Councilmanic District.



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/30/2017

Case Number: 2017-0304-A

Petitioner / Developer: NOAH & CAROL RHOADES~
J. SCOTT DALLAS, INC.

Date of Hearing (Closing): JUNE 12, 2017

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:
6744 BESSEMER AVENUE

The sign(s) were posted on: APRIL 28, 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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹⁷2016- 0304 -A Address 6744 BESSEMER AVE.
Contact Person: JUN FERNANDEZ Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-16-17 Posting Date: 5/28/17 Closing Date: 6/12/17

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 ²⁰¹⁷2016- 0304 -A Address 6744 BESSEMER AVE.
Petitioner's Name Noah & Carol Rhoades Telephone 443-388-1860
Posting Date: 5/28/17 Closing Date: 6/12/17

Wording for Sign: To Permit an existing detached garage with a setback
of 0' and 1' in lieu of the required 2 1/2'. And to permit a
proposed garage to be located in the middle of the rear
yard in lieu of the required third of the lot farthest removed
from any street.

Revised 7/9/15

**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: 2017-0304-A
Property Address: 6744 Bessemer Avenue
Property Description: Lot 333, 334, 335
Graceland Park (6-105)
Legal Owners (Petitioners): Noah & Carol Rhoades
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Noah Rhoades
Company/Firm (if applicable): _____
Address: 6744 Bessemer Ave
Balto. MD. 21222
Telephone Number: 443-388-1866

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

№ 153063

Date: 5/16/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	800	0000		6150					75.00

Total: 75.00

Rec From: Scott Dallas

For: Ad. Ver. 2017-0304-A
6744 Deggner Ave.

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME 5:00 PM

5/17/2017 5/16/2017 10:44:41 2

REG W302 WALKIN JEE

>>RECEIPT # 009699 5/16/2017 06:11

Dept 5 528 ZONING-VERIFICATION

CR NO. 153063

Recpt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

Bessner

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

June 13, 2017

Noah & Carol Rhoades
6744 Bessemer Avenue
Baltimore MD 21222

RE: Case Number: 2017-0304 A, Address: 6744 Bessemer Avenue

Dear Mr. & Ms. Rhoades:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 19, 2017. 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
J Scott Dallas, P O Box 26, Baldwin MD 21013

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 5/22/17

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. 2017-0304-A

*Administrative Variance
Noah & Carol Rhoades
6744 Bessemer 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,



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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-22</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>4-28-17</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

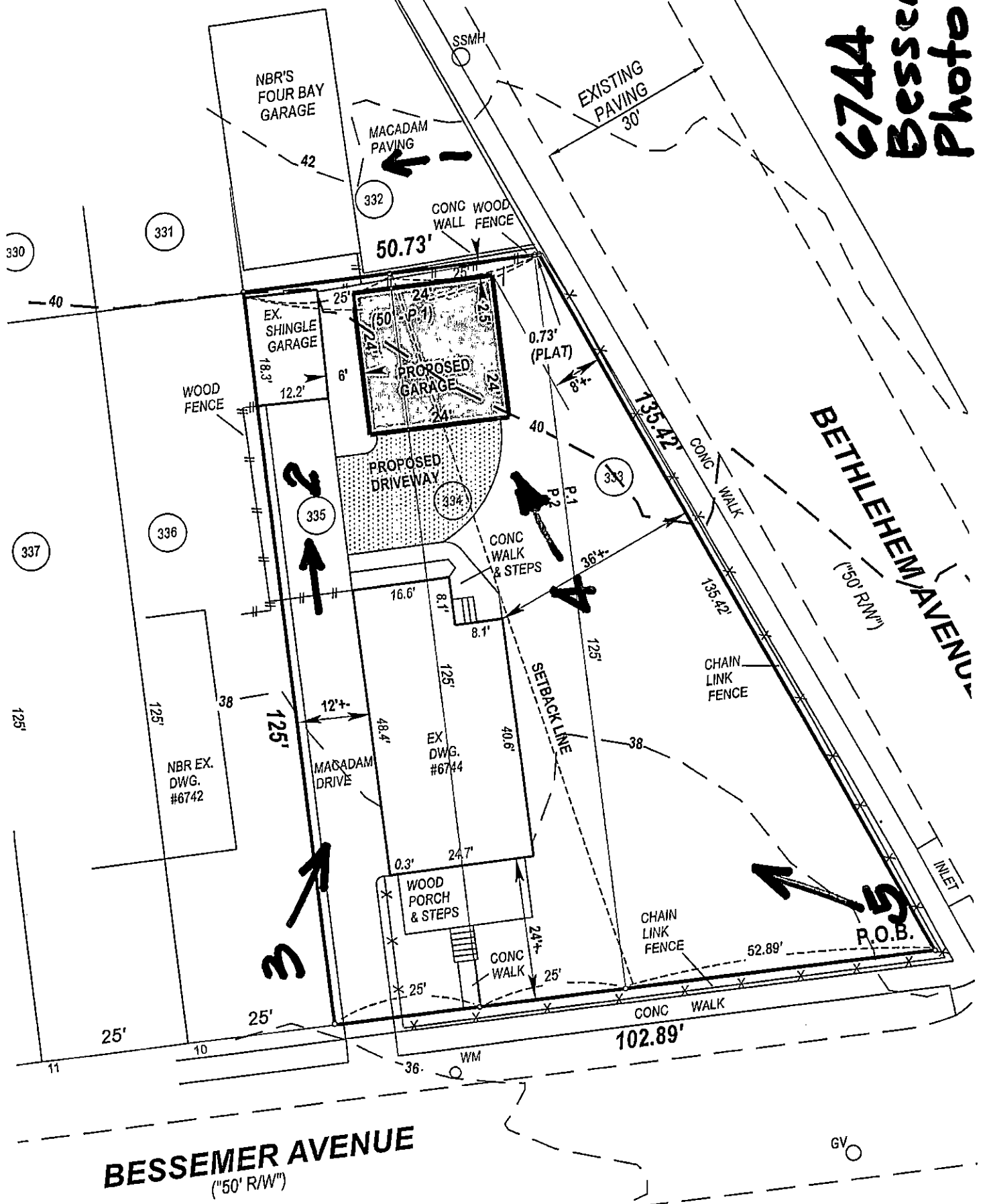
Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 12 Account Number - 1203026541								
Owner Information										
Owner Name:		RHOADES NOAH RHOADES CAROL			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		6744 BESSEMER AVE BALTIMORE MD 21222-4547			Deed Reference:		/36080/ 00326			
Location & Structure Information										
Premises Address:		6744 BESSEMER AVE BALTIMORE 21222-4547			Legal Description:		LT 334,335 6744 BESSEMER AVE GRACELAND PARK			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0103	0003	0026		0000	1		334	2015	Plat Ref:	0006/0105
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1934		960 SF				6,250 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT		SIDING	1 full	1 Detached				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2015		As of 07/01/2016		As of 07/01/2017		
Land:		54,000		54,000						
Improvements		52,300		57,400						
Total:		106,300		111,400		109,700		111,400		
Preferential Land:		0						0		
Transfer Information										
Seller: BUTRIM DAVID J JR				Date: 04/20/2015		Price: \$129,000				
Type: ARMS LENGTH MULTIPLE				Deed1: /36080/ 00326		Deed2:				
Seller: ANDREJAK SANDRA L				Date: 11/20/1996		Price: \$68,000				
Type: ARMS LENGTH MULTIPLE				Deed1: /11905/ 00724		Deed2:				
Seller: CHRISMAN FRANCIS L				Date: 06/29/1990		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /08527/ 00370		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: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application					Date:					

6744
Bessemer Av.
Photo Key





2



3





5



MEMORANDUM

DATE: August 3, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0305-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 2, 2017. 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 VARIANCE

(6817 Real Princess Lane)

2nd Election District

4th Council District

Innocent Akpuaka

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0305-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Innocent Akpuaka, owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from §§ 1B02.3 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an existing open projection (deck) with a window to track boundary setback as close at 19 ft. in lieu of the required 26.24 ft. and to amend the Final Development Plan (FDP) of Mahogany Park, Lot No. 15 only. A site plan was marked as Petitioner's Exhibit 1.

Innocent Akpuaka appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request.

The site is approximately 7,187 square feet in size and zoned DR 5.5. The property is improved with a single family dwelling, and Petitioner has owned the property since 2005. Petitioner constructed a deck off the rear of the home, and enclosed an area underneath of the deck which he uses for storage of household items. Petitioner provided photos of the enclosed space under the deck and it is an unfinished space with no plumbing or electric service. As such,

ORDER RECEIVED FOR FILING

Date 7-3-17

By lw

I believe the improvement is accurately described as an open projection rather than an addition, since the enclosed portion will not increase the living space of the dwelling.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be required to raze the existing improvements. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 3rd day of **July, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition to permit an existing open projection (deck) with a window to track boundary setback as close at 19 ft. in lieu of the required 26.24 ft. and to amend the Final Development Plan (FDP) of Mahogany Park, Lot No. 15 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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 his 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.
2. The enclosed storage space beneath the deck shall be finished in materials matching those found on the dwelling.

ORDER RECEIVED FOR FILING

Date 7-3-17

2

By SW

3. Petitioner must within 30 days of the date hereof restore the lawn and landscaping which was disturbed during construction of the deck.

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 7-3-17

By BW



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6817 Real Princess Ln Gwynn Oak Md 21207 which is presently zoned DR 5.5

Deed References: 22910/00642 10 Digit Tax Account # 2200006490

Property Owner(s) Printed Name(s) INNOCENT AKPURAKA

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) ...Sections 1B02.3, 301.1 (BCZR), and V.B.5.a. (CMDP) – to permit an existing open projection (deck) with a window to track boundary setback as close as 19 feet in lieu of the required 26½ feet; and to amend the Final Development Plan of MAHOGANY PARK, Lot #15 only.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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

CASE NUMBER 2017-0305-A Filing Date 5/16/17

Do Not Schedule Dates: Reviewer RJ

REV 10/4/11

ZONING PROPERTY DESCRIPTION FOR 6817 REAL PRINCESS LANE

Beginning at a point on the southeast side of Real Princess Lane, which has a 50-foot right of way, at a distance of +/- 900 feet north and east of the centerline of the nearest improved intersecting street Regent Court, which has a 50-foot right of way. Being Lot #15 in the subdivision of Mahogany Park as recorded in Baltimore County Plat Book #71, Folio #52, containing 7,187 square feet (0.165 acres). Located in the 2nd Election District and 4th Councilmanic District.

Item #0305

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/12/2017

Case Number: 2017-0305-A

Petitioner / Developer: INNOCENT AKPUAHA

Date of Hearing (Closing): JUNE 30, 2017

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:
6817 REAL PRINCESS LANE

The sign(s) were posted on: JUNE 10, 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)



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4999875

Sold To:

Innocent Akpuaha - CU00603179
6817 Real Princess Ln
Gwynn Oak, MD 21207-4493

Bill To:

Innocent Akpuaha - CU00603179
6817 Real Princess Ln
Gwynn Oak, MD 21207-4493

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jun 08, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2017-0305-A
6817 Real Princess Lane
SE/s Real Princess Lane, 900 ft. N/of Regent Court
2nd Election District - 4th Councilmanic District
Legal Owner(s) Innocent Akpuaha

Variance: to permit an existing open projection (deck) with a window to tract boundary setback as close as 19 ft. in lieu of the required 26.24 ft. and to amend the Final Development Plan of Mahogany Park, Lot #15, only.

Hearing: Friday, June 30, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/022 June 8 4999875

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising



KEVIN KAMENETZ
County Executive

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

May 25, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0305-A

6817 Real Princess Lane
SE/s Real Princess Lane, 900 ft. N/of Regent Court
2nd Election District – 4th Councilmanic District
Legal Owners: Innocent Akpuaha

Variance to permit an existing open projection (deck) with a window to tract boundary setback as close as 19 ft. in lieu of the required 26.24 ft. and to amend the Final Development Plan of Mahogany Park, Lot #15, only.

Hearing: Friday, June 30, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Innocent Akpuaha, 6817 Real Princess Lane, Gwynn Oak 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 10, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 8, 2017 Issue - Jeffersonian

Please forward billing to:
Innocent Akpuaha
6817 Real Princess Lane
Gwynn Oak, MD 21207

410-984-7411

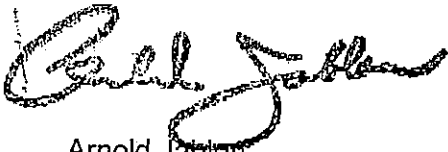
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
6817 Real Princess Lane; SE/S Real Princess *
Lane, 900' N and E of c/line of Regent Court * OF ADMINISTRATIVE
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): Innocent Akpuaka * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-305-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
MAY 26 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of May, 2017, a copy of the foregoing Entry of Appearance was mailed to Innocent Akpuaka, 6817 Real Princess Lane, Gwynn Oak, Maryland 21207, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2017-0305-A

Property Address: 6817 Real Princess Ln

Property Description: southeast side Real Princess Ln, +/- 900'
north and east of Regent Rd

Legal Owners (Petitioners): INNOCENT ALPUAKA

Contract Purchaser/Lessee: 6817 Real Princess Lane Gwynn oak md
21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: INNOCENT ALPUAKA

Company/Firm (if applicable): _____

Address: 6817 Real Princess Lane
Gwynn oak md 21207

Telephone Number: 410 984 7411

Revised 7/9/2015

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

NO 153065

Date: 5/16/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				8150 =

Total: 8150 =

Rec From: I Akpaka

For: zoning hearing - case # 2017-305-A

DISTRIBUTION

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

GOLD - ACCOUNTING

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/18/2017 5/16/2017 11:25:36 1
 REG WSO1 WALKIN LJR
 >>RECEIPT # 721047 5/16/2017 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 153065
 Recpt Tot \$150.00
 \$150.00 OT
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

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



Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 5/22/17

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. 2017-0305-A

*Variance
Innocent Akpuala
6817 Real Princess Lane*

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,

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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

6-30

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 6/14/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-305



INFORMATION:

Property Address: 6817 Real Princess Lane
Petitioner: Innocent Akpuaka
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance permit an existing open projection (deck) with a window to tract boundary setback as close as 19 feet in lieu of the required 26.25 feet, and to amend the Final Development Plan of Mahogany Park, Lot #15 only.

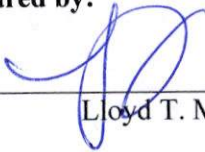
A site visit was conducted on May 30, 2017. The property is the subject of Code Violation Case # CC1700372. Site inspection reveals that the "open projection" which is the subject of the petition is more accurately described as an enclosed addition consisting of an elevated open deck with an enclosure below having access via an exterior door.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Through the hearing process the petition shall be amended such that the proper zoning relief is identified and considered by the Administrative Law Judge (ALJ). The Department will concur with the ALJ as to whether adequate public notice was given.
- The enclosed addition shall be finished in materials matching that of the principal dwelling.
- Code Violation Case # CC1700372 shall be addressed to the satisfaction of the ALJ to include restoration of the lawn and landscaping.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Bill Skibinski
Innocent Akpuaka
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/14/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-305

INFORMATION:

Property Address: 6817 Real Princess Lane
Petitioner: Innocent Akpuaka
Zoning: DR 5.5
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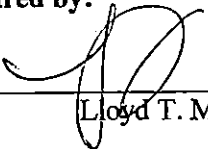
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Bill Skibinski
Innocent Akpuaka
Office of the Administrative Hearings
People's Counsel for Baltimore County

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>6/21</u>	PLANNING (if not received, date e-mail sent _____)	<u>no obj w/condition</u>
<u>5/22</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. <u>CC1700372</u>)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>6/8/17</u>	
SIGN POSTING	Date: <u>6/10/17</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

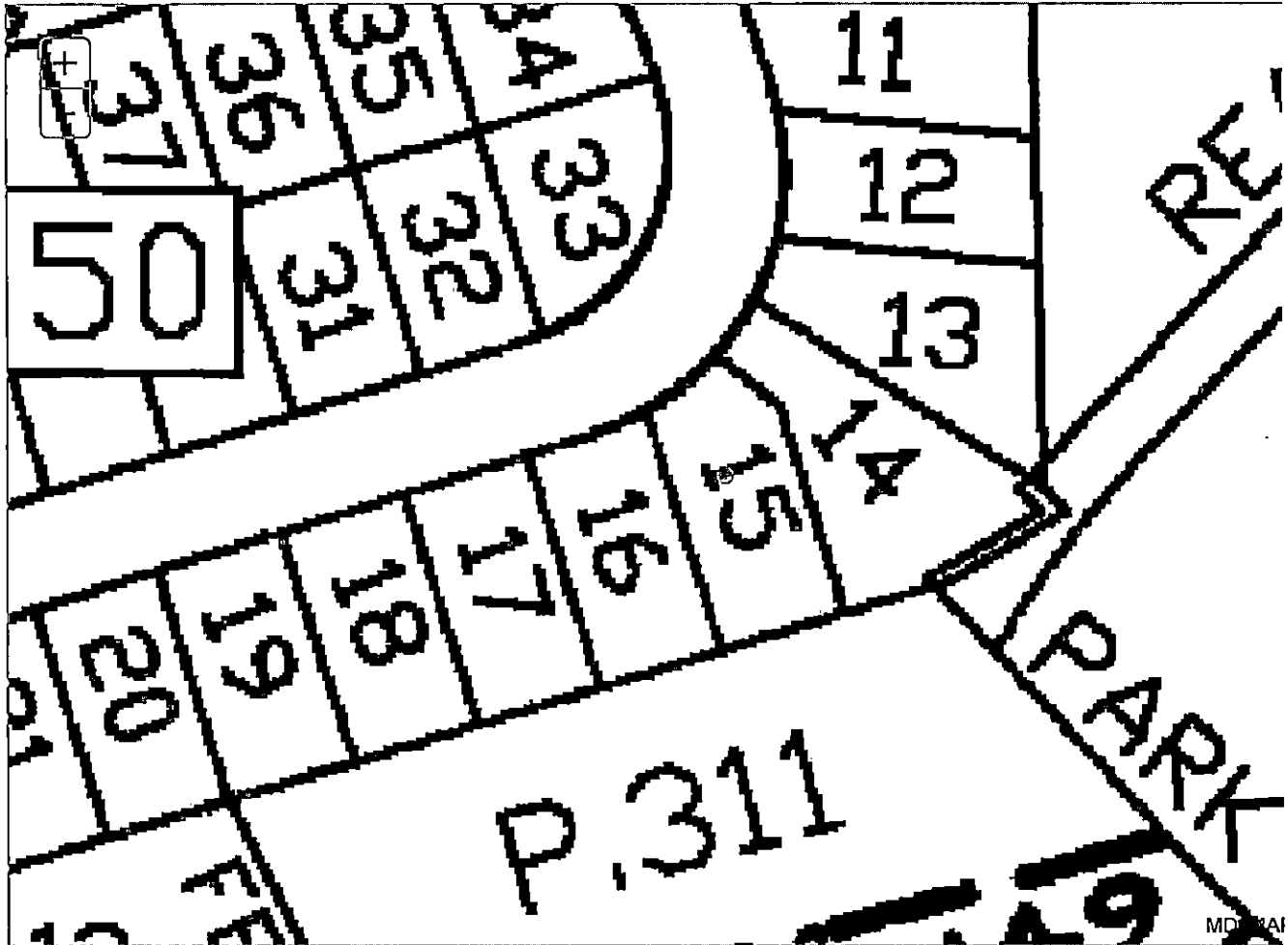
Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption					View GroundRent Registration			
Account Identifier:		District - 02 Account Number - 2200006490								
Owner Information										
Owner Name:		AKPUAHA INNOCENT				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		6817 REAL PRINCESS LN BALTIMORE MD 21207-4493				Deed Reference:		/22910/ 00645		
Location & Structure Information										
Premises Address:		6817 REAL PRINCESS LN 0-0000				Legal Description:		.165 AC 6817 REAL PRINCESS LA MAHOGANY PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0088	0013	0150		0000			15	2016	Plat Ref:	0071/ 0052
Special Tax Areas:					Town: Ad Valorem: Tax Class:			NONE		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
2003		2,327 SF		712 SF		7,187 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT		SIDING	2 full/ 2 half	1 Attached				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2016		As of 07/01/2016		As of 07/01/2017	
Land:			82,100		82,100					
Improvements			217,700		214,000					
Total:			299,800		296,100		296,100		296,100	
Preferential Land:			0						0	
Transfer Information										
Seller: LEIGH ALMA D				Date: 11/16/2005				Price: \$445,000		
Type: ARMS LENGTH IMPROVED				Deed1: /22910/ 00645				Deed2:		
Seller: RONA ROAD LLC				Date: 05/27/2004				Price: \$280,509		
Type: ARMS LENGTH IMPROVED				Deed1: /20136/ 00234				Deed2:		
Seller: G & D CONSTRUCTION INC				Date: 06/08/2001				Price: \$637,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /15274/ 00582				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: No Application										
Homeowners' Tax Credit Application Information										

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty/\)](http://sdat.dat.maryland.gov/RealProperty/)District: **02** Account Number: **2200006490**

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>).

Memo to File (Case #2017-0305-A):

This petition was initially accepted as a Variance seeking relief from the setback requirements for an existing open projection (deck). However, either by a misunderstanding or misdirection, the conditions as presented are not accurate. Code Enforcement informs there is a structure beneath the deck and, consequently, it should be regarded as an addition and not an open projection (see photo). The Variance request should read as follows: . . . Sections 1B02.3 (BCZR) and V. B. 5. a. (CMDP) – to permit an existing addition and deck with a window to track boundary setback as close as 19 feet in lieu of the required 35 feet; and to amend the Final Development Plan of MAHOGANY PARK, lot #15 only.



2017-0305-A

Permits, Approvals, and Inspections
 Code Inspections & Enforcement
 County Office Building, Rm. 213
 111 West Chesapeake Ave
 Towson, Maryland 21204
www.baltimorecountymd.gov/Agencies/permits/



Code Enforcement 410-887-3351
 Electrical Inspection 410-887-3960
 Plumbing Inspection 410-887-3620
 Building Inspection 410-887-3953

CODE ENFORCEMENT CORRECTION NOTICE

AKPUAHA INNOCENT
 6817 REAL PRINCESS LN
 BALTIMORE, MD 21207-4493

CASE NUMBER CC1700372	PROP.TAX ID 2200006490
VIOLATION ADDRESS 6817 REAL PRINCESS LN GWYNN OAK, MD 21207	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.C. 13-7-312: Remove accumulations of debris, materials, etc B.C.C. 35-2-301: Obtain building/ fence/ sign permit	Remove building materials etc from behind deck Must obtain two building permits: one for the rear deck, and one for the enclosed addition in the rear. Contact Building Inspections for instructions and guidelines as far as how to obtain permits, then contact me and provide all permit numbers by the listed compliance date: rfisher@baltimorecountymd.gov

Failure to comply with this correction notice, may result in a **\$200.00** fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE: 02/20/2017	INSPECTOR ID: 76
	ISSUED DATE: 01/31/2017

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

- It is important that you read this document carefully, as it charges you with the commission of a crime.
- If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
- If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
- A lawyer can give important assistance to you:
 - on how to correct the violation(s) in order to avoid trial or
 - at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
- A conviction for each violation will subject you to potential fines of \$200, \$500, \$1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
- It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
- Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector promptly.

11 Am Monday

*Item #0305
5/15/17*



KEVIN KAMENETZ
County Executive

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

June 21, 2017

Innocent Akpuaha
6817 Real Princess Lane
Gwynn Oak MD 21207

RE: Case Number: 2017-0305 A, Address: 6817 Real Princess Lane

Dear Mr. Akpuaha:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 16, 2017. 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.

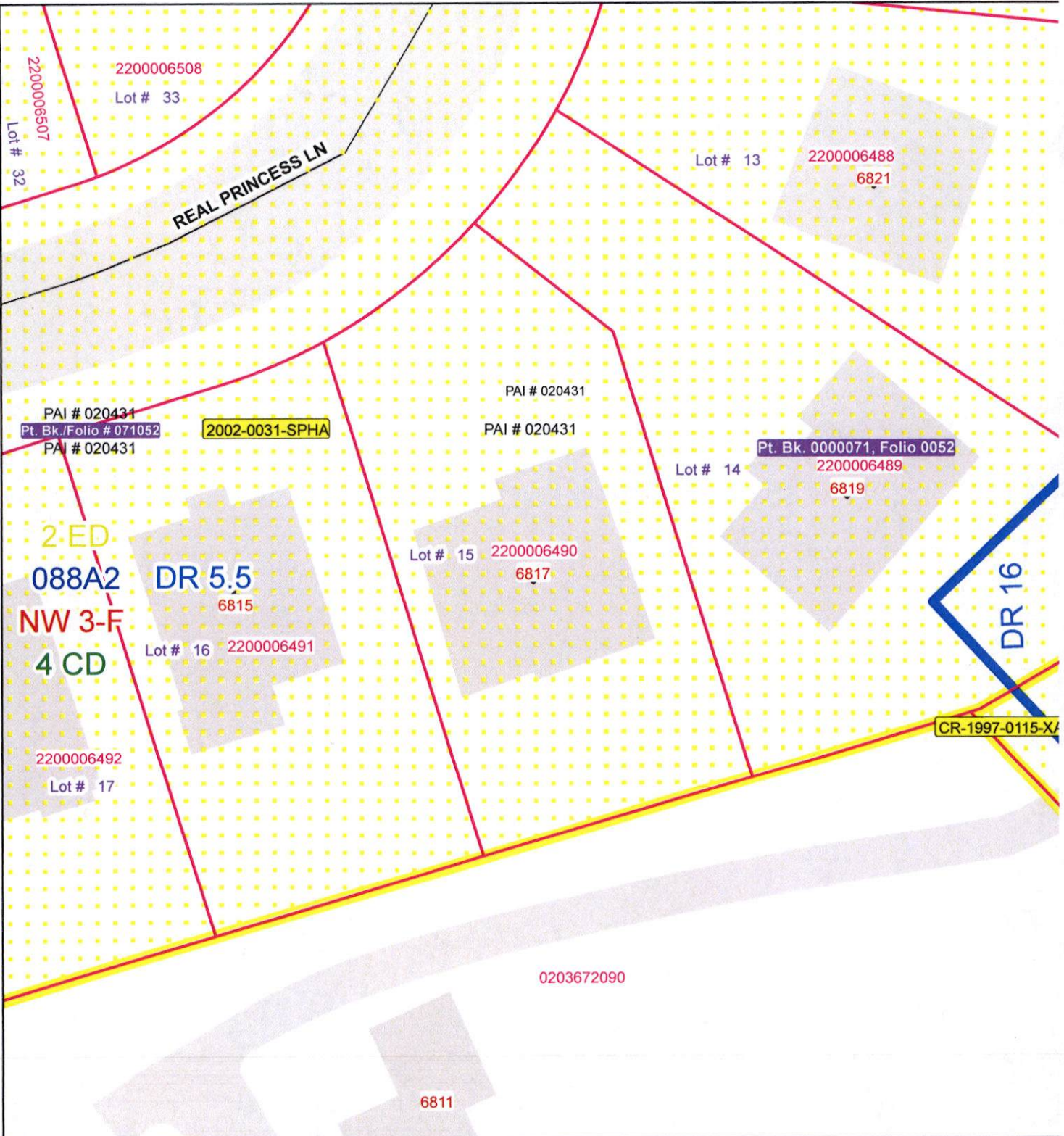
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

6017 Real Princess Lane



Publication Date: 5/8/2017



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

Item # 0305

GENERAL NOTES:

1. OWNER: NOAH RHODES
6744 BESSEMER AVENUE
BALTIMORE, MD. 21222
PHONE 443-388-1860

2. SITE AREA:
GROSS: 16,393 Sq.Ft. OR 0.376 Ac.+-
NET: 9,604 Sq. Ft. OR 0.22 Ac.+-

3. BUILDING AREA:
TOTAL 1360 Sq. Ft.
EX DWELLING 1137 Sq. Ft.
EX GARAGE 223 Sq. Ft..

PROPOSED GARAGE 576 Sq. Ft.

4. EXISTING WATER & SEWER SERVICE
NO PROPOSED WATER OR SEWER
SERVICE TO PROPOSED GARAGE

5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100420G DATED SEPTEMBER 26, 2008.

6. TOPO SHOWN HEREON
PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE

7. EX. STRUCTURE = 15' HIGH

8. DEED REF.: JLE 36080/326

9. TAX ACCOUNT: #1203026540

10. COUNCILMANIC DISTRICT: 7TH

11. CENSUS TRACT: 420702

12. WATERSHED: BALTIMORE HARBOR

13. ZONING: DR 5.5
(PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE)

14. TAX MAP: #0103, PARCEL 0026

15. NO KNOWN PREVIOUS ZONING CASES ON FILE.

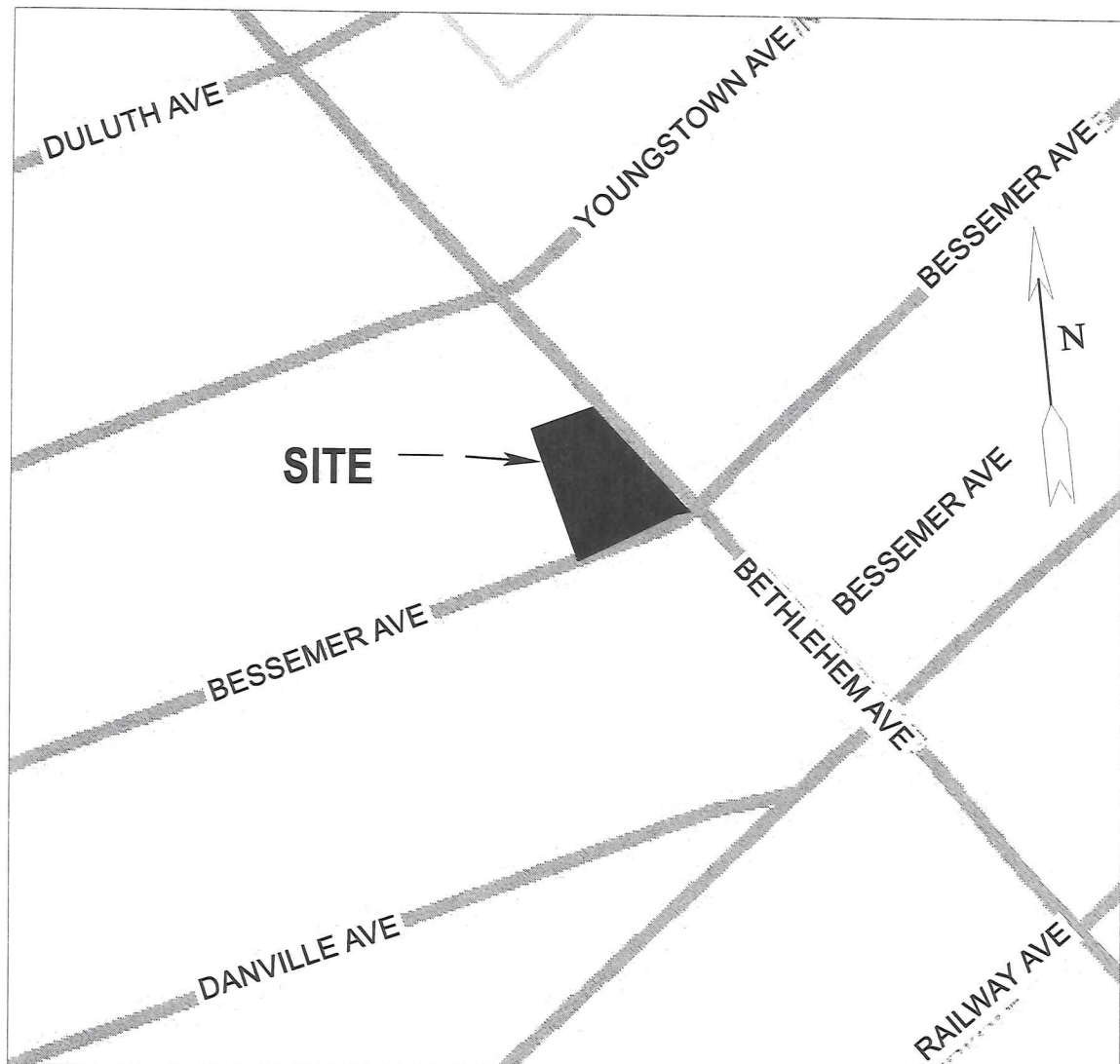
16. NO KNOWN PERMITS ON FILE.

17. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.

18. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.

20. NO KNOWN PREVIOUS DRC MEETINGS

FIRE
HYDRANT



VICINITY MAP 1" = 200'



NOTE DIMENSIONS HEREON
ARE PER PLAT 06:105

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



04-13-2017
DATE

**SITE PLAN TO ACCOMPANY
ZONING PETITION
6744 BESSEMER AVENUE
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.**

DEED REFERENCE- JLE 36080-326
BEING P.1 (LOT 333) AND
P.2 (LOTS 334 & 335)
SECTION ONE - "GRACELAND PARK"
(06:105)
ZONING: DR 5.5

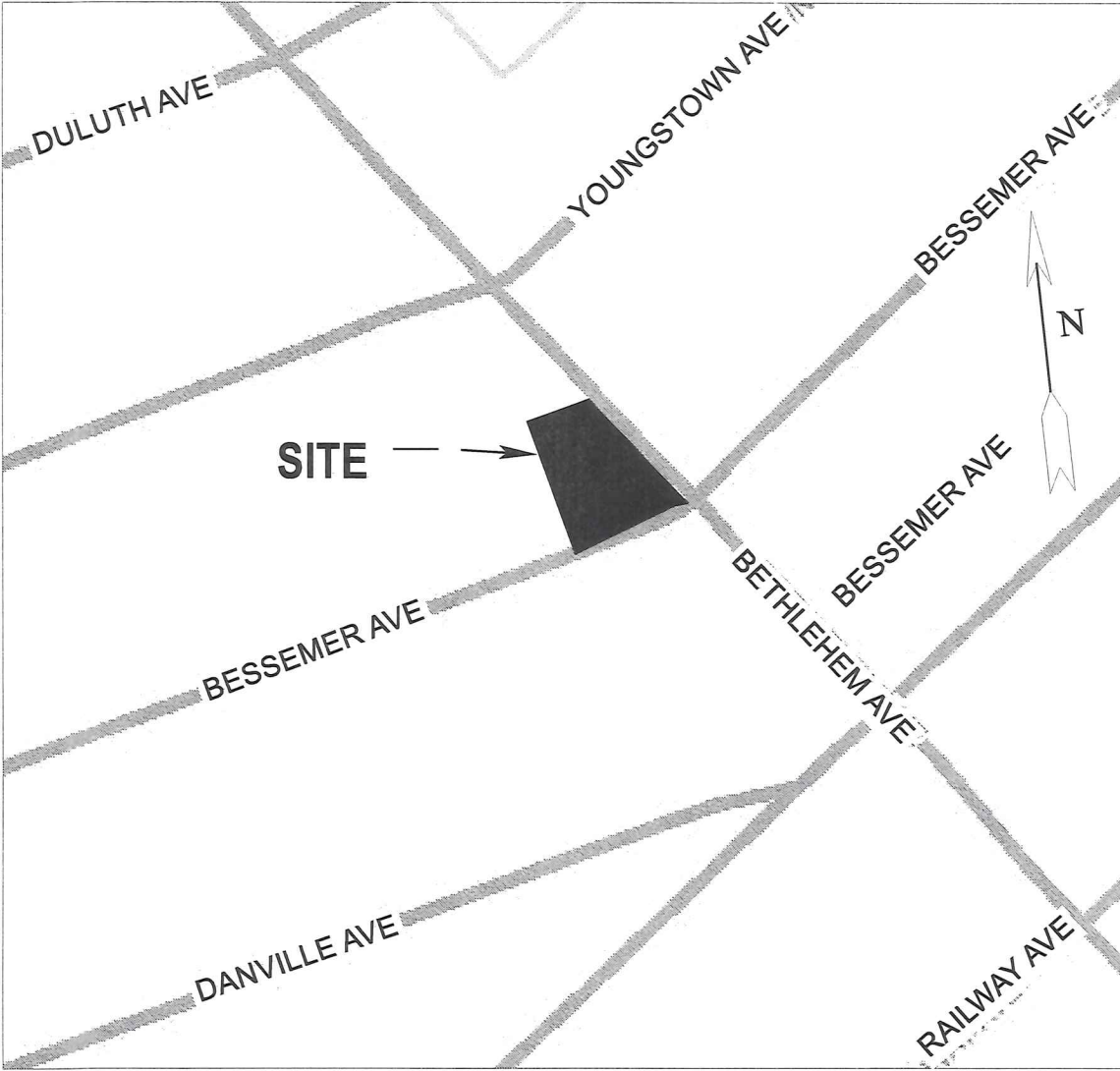
SCALE: 1"=20' DATE 04-13-2017

FILE NAME		
17-1612.TRV		
SCALE	DATE	DRAWN BY
20 Ftl/in	4-13-2017	R.N.G.
JOB	REVISION	SHEET
RHOADES	1/1	1/1

GENERAL NOTES:

1. OWNER: NOAH RHODES
6744 BESSEMER AVENUE
BALTIMORE, MD. 21222
PHONE 443-388-1860
2. SITE AREA:
GROSS: 16,393 Sq.Ft. OR 0.376 Ac.+-
NET: 9,604 Sq. Ft. OR 0.22 Ac.+-
3. BUILDING AREA:
TOTAL 1360 Sq. Ft.
EX DWELLING 1137 Sq. Ft.
EX GARAGE 223 Sq. Ft..

PROPOSED GARAGE 576 Sq. Ft.
4. EXISTING WATER & SEWER SERVICE
NO PROPOSED WATER OR SEWER
SERVICE TO PROPOSED GARAGE
5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100420G DATED SEPTEMBER 26, 2008.
6. TOPO SHOWN HEREON
PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE
7. EX. STRUCTURE = 15' HIGH
8. DEED REF.: JLE 36080/326
9. TAX ACCOUNT: #1203026540
10. COUNCILMANIC DISTRICT: 7TH
11. CENSUS TRACT: 420702
12. WATERSHED: BALTIMORE HARBOR
13. ZONING: DR 5.5
(PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE)
14. TAX MAP: #0103, PARCEL 0026
15. NO KNOWN PREVIOUS ZONING CASES ON FILE.
16. NO KNOWN PERMITS ON FILE.
17. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
18. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
20. NO KNOWN PREVIOUS DRC MEETINGS



VICINITY MAP 1" = 200'

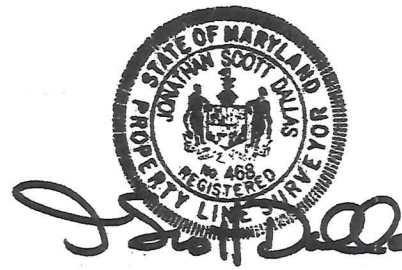
NOTE DIMENSIONS HEREON
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