

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 DS

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 dlw



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 AKPUAKA

(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

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:

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6817 Real Princess Lane
SE/s Real Princess Lane, 900 ft. N/of Regent Court
2nd Election District – 4th Councilmanic District
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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

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

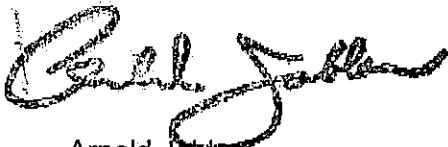
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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(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

№ 153065

Date: 5/16/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		10150					\$150.00

Total: \$150.00

Rec From: I Akpanaka

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

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/16/2017 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
 Rcept Tot \$150.00
 \$150.00 OT
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

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. 2017-0305-A

*Variance
Innocent Akpaka
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,

Richard Zeller

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.

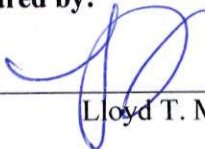
A site visit was conducted on May 30, 2017. The property is the subject of Code Violation Case # CC1700372. Site inspection reveals that the "open projection" which is the subject of the petition is more accurately described as an enclosed addition consisting of an elevated open deck with an enclosure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

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Petitioner: Innocent Akpuaka
Zoning: DR 5.5
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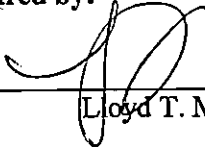
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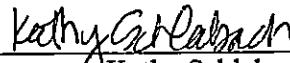
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

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

CASE NO. 2017- 0305-A

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 ☐	

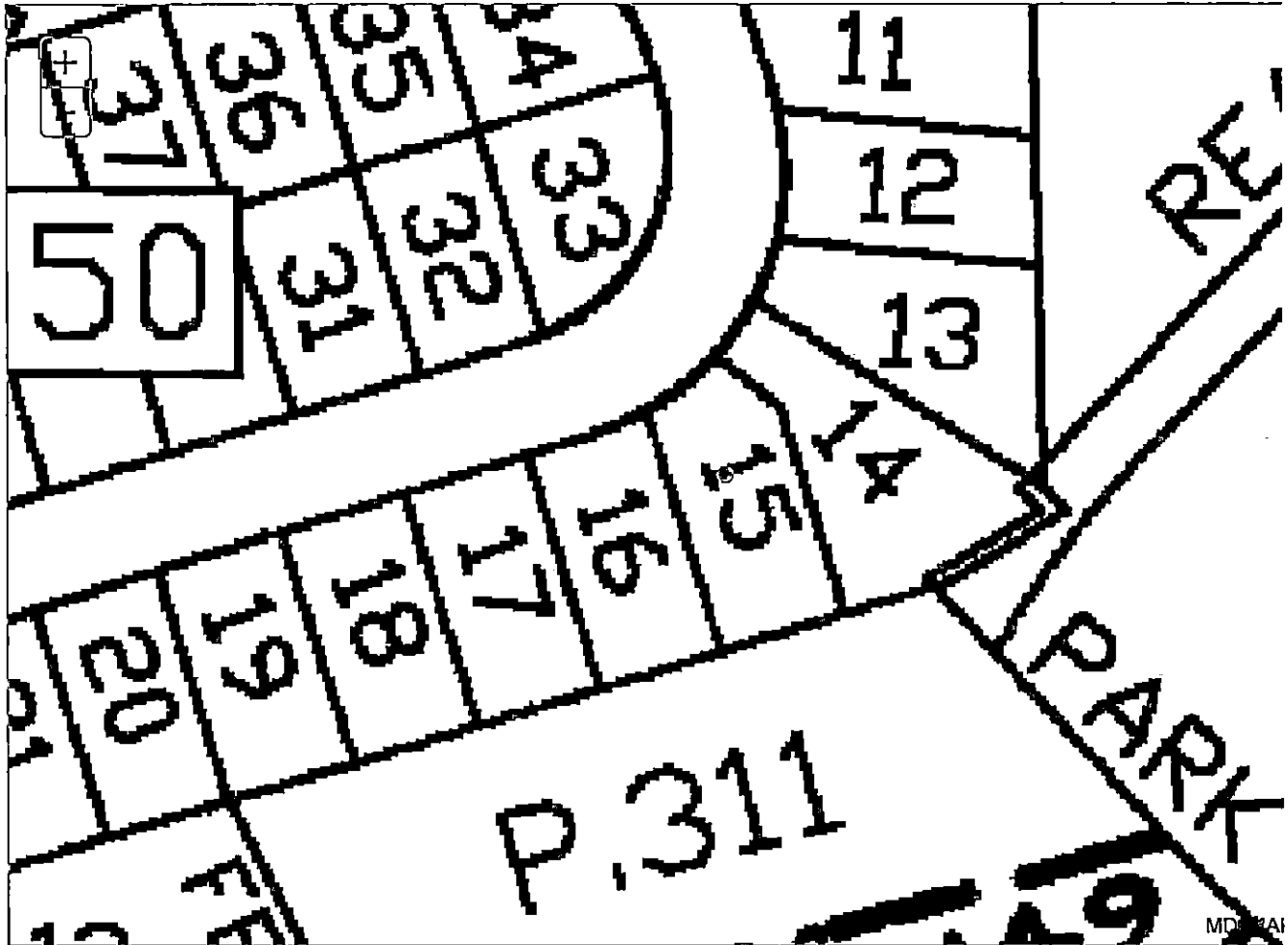
Comments, if any: _____

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:		RESIDENTIAL		
						Principal Residence:		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:			NONE			
				Ad Valorem:						
				Tax Class:						
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		As of		As of	
					01/01/2016		07/01/2016		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.

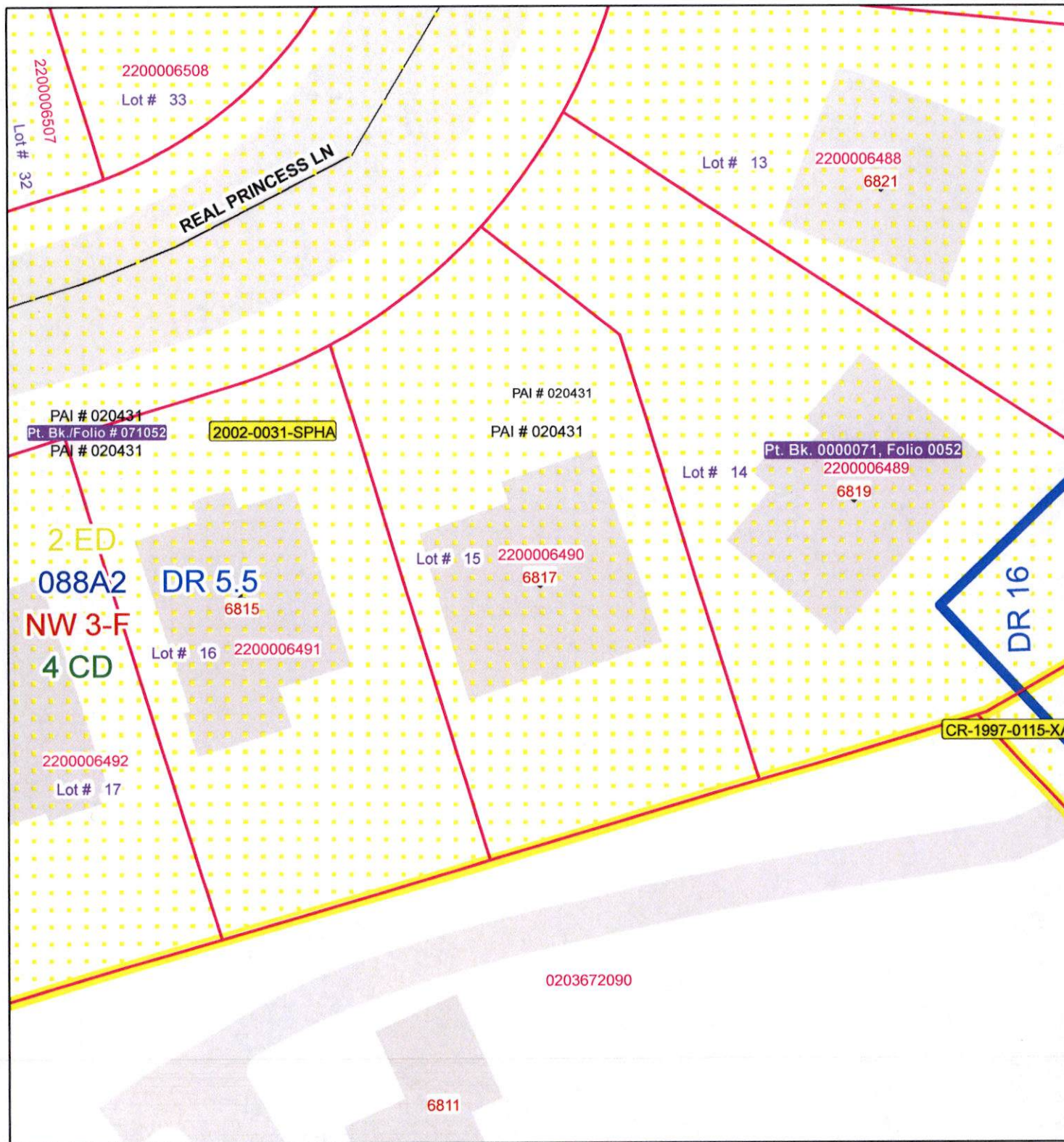
W. Carl Richards, Jr.
Supervisor, Zoning Review

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

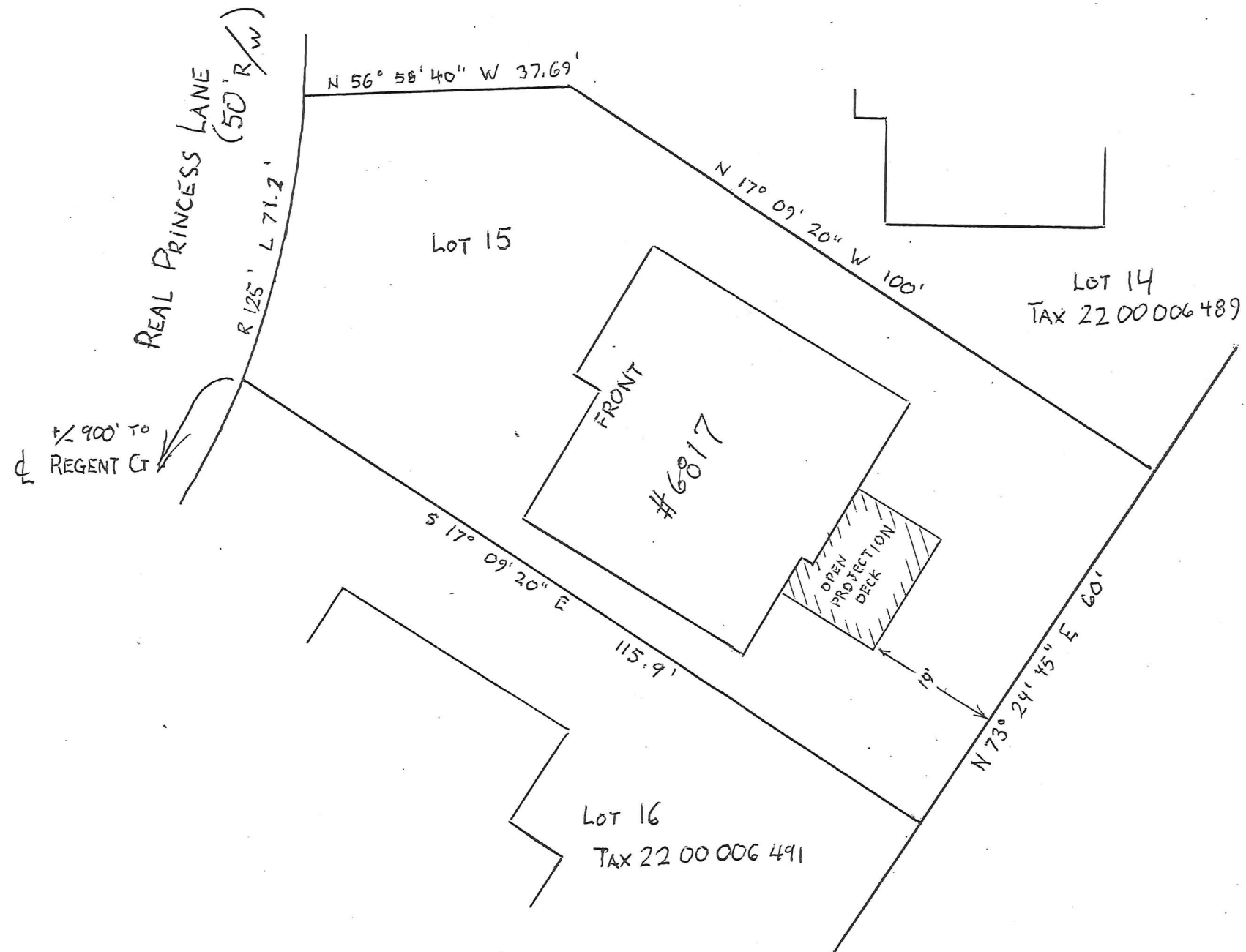


0 5 10 20 30 40 Feet

1 inch = 30 feet

Item # 0305

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 6817 REAL PRINCESS LANE OWNER(S) NAME(S) INNOCENT AKPUKA
SUBDIVISION NAME MAHOGANY PARK LOT # 15 BLOCK # _____ SECTION # _____
PLAT BOOK # 71 FOLIO # 52 10 DIGIT TAX # 2200006490 DEED REF. # 22910/00645

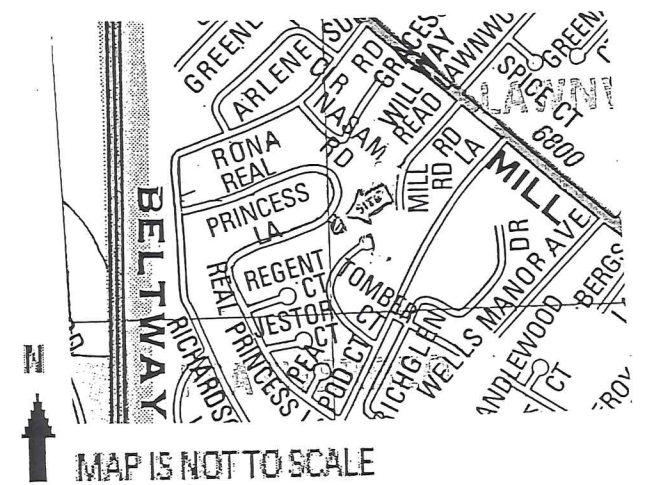


PLAN DRAWN BY _____

DATE _____

SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



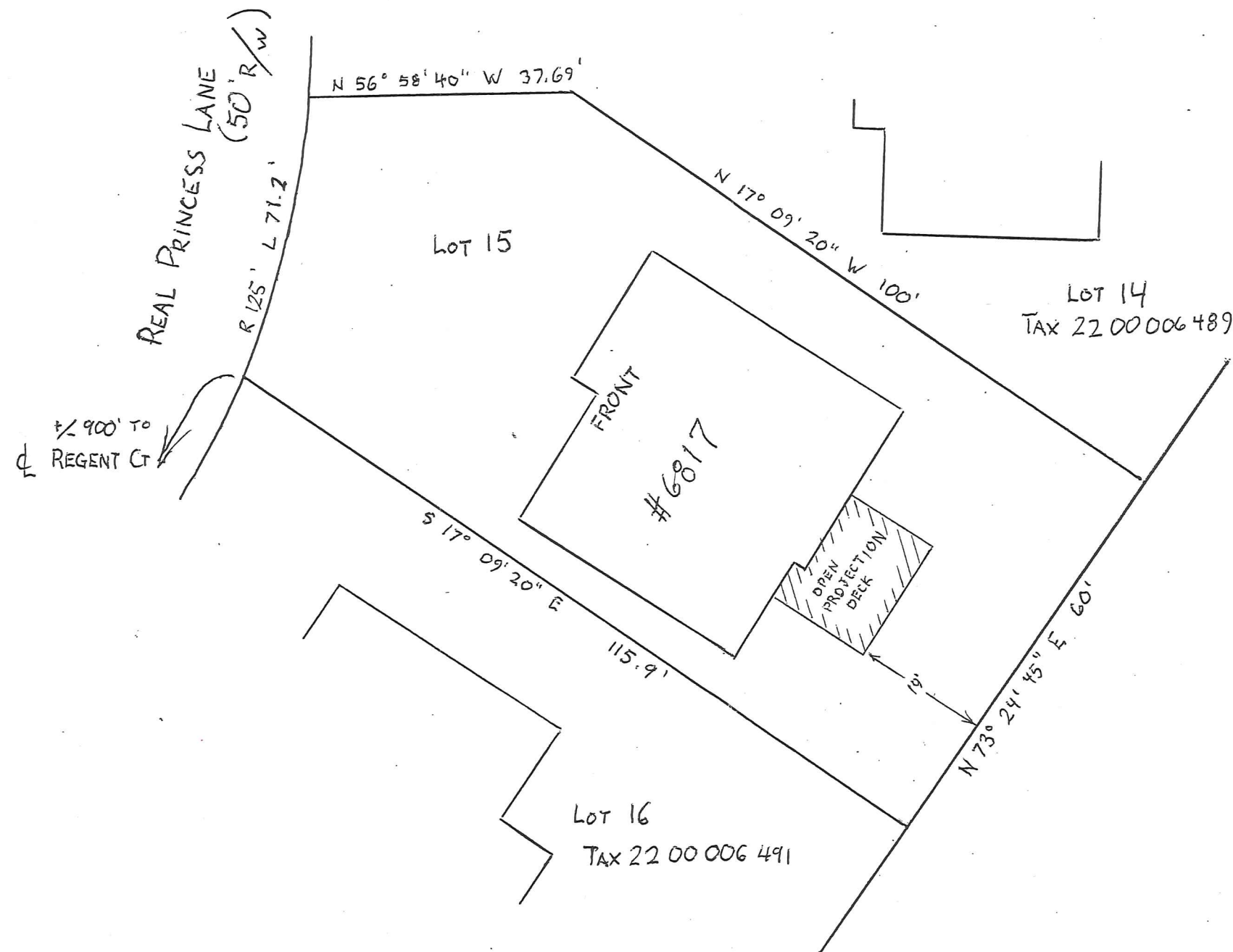
ZONING MAP# 088A2
SITE ZONED DR 5.5
ELECTION DISTRICT 2ND
COUNCIL DISTRICT 4TH
LOT AREA ACREAGE 0.165
OR SQUARE FEET 7,187
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
#2002-0031-SPHA

VIOLATION CASE INFO:

CC1700372

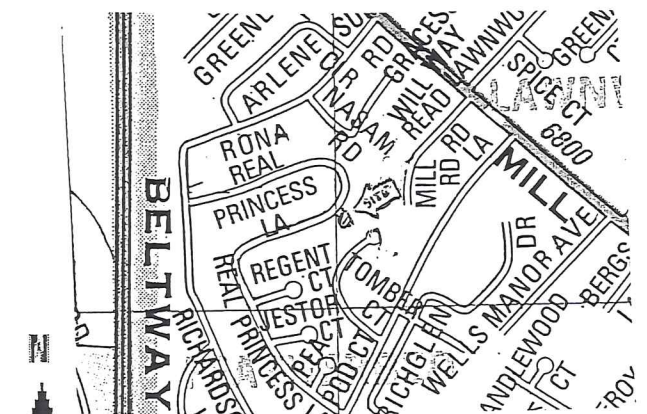
Handwritten: RPA
#2017-0305-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 6817 REAL PRINCESS LANE OWNER(S) NAME(S) INNOCENT AKPUKA
SUBDIVISION NAME MAHOGANY PARK LOT # 15 BLOCK # _____ SECTION # _____
PLAT BOOK # 71 FOLIO # 52 10 DIGIT TAX # 2200006490 DEED REF. # 22910/00645



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 088A2

SITE ZONED DR 5.5

ELECTION DISTRICT 2ND

COUNCIL DISTRICT 4TH

LOT AREA ACREAGE 0.165

OR SQUARE FEET 7,187

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VIOLATION CASE INFO:

CC1700372

Handwritten initials

Handwritten text: #2017-0305-A