

IN RE: PETITION FOR ADMIN. VARIANCE *
(8502 Allenswood Road)
2nd Election District *
4th Council District *
Tonya Jenkins Edwards *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0315-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 owner of the property, Tonya Jenkins Edwards ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed side addition with a side yard setback of 3 ft. in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 6, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 6-23-17

By DW

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 Petitioner.

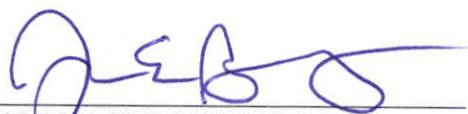
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23rd day of **June, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed side addition with a side yard setback of 3 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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 6-23-17

By dlw



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 8502 Allenswood Road Currently zoned DR 5.5
Deed Reference 27494 / 00229 10 Digit Tax Account # 0206350310
Owner(s) Printed Name(s) TONYA JENKINS EDWARDS

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

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

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

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

Sections: 1B01.2.3.C.1

To permit a proposed side addition with a side yard setback of 3 feet in lieu of the required 10 feet.

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):

TONYA JENKINS EDWARDS

Name #1 – Type or Print

Name #2 – Type or Print

Tonya Jenkins Edwards

Signature #1

Signature #2

8502 Allenswood Rd Rundallstown Md

Mailing Address

City

State

21133, 4436273646, tonya314@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 16-23-17 day of June, 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.

By

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0315-A

Filing Date 5/22/2017

Estimated Posting Date 6/4/17

Reviewer W

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: 8502 Allenswood Road Randallstown, Md 21133
Print or Type Address of property City State Zip Code

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

I do attest to the fact that I do own and occupy the residential property located at 8502 Allenswood Road, Randallstown Md 21133 and that there are no active Code enforcement violation cases on this property.

See Attached

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

Tonya Jenkins-Edwards
Signature of Owner (Affiant)

Signature of Owner (Affiant)

TONYA JENKINS-EDWARDS
Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of MAY, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TONYA JENKINS-EDWARDS

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

AS WITNESS my hand and Notaries Seal

[Signature]

Notary Public

02-28-2021

My Commission Expires

HELEN OKPIABHELE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 02-28-2021

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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Print or Type Address of property City State Zip Code

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

I attest to the fact that I do own and occupy the residential property located at 8502 Allenswood Road, Randallstown, Md 21133 and that there are no active Code Enforcement violation cases on this property.

See Attached

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

Tonya Jenkins Edwards
Signature of Owner (Affiant)

Signature of Owner (Affiant)

TONYA JENKINS-EDWARDS
Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of MAY, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TONYA JENKINS-EDWARDS

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

AS WITNESS my hand and Notaries Seal

[Signature]

Notary Public

02-28-2021

My Commission Expires

HELEN OKPIABHELE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 02-28-2021



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 8502 Allenswood Road Currently zoned DR 5.5
Deed Reference 27494 / 00229 10 Digit Tax Account # 0206350310
Owner(s) Printed Name(s) TONYA JENKINS EDWARDS

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s)

Sections: 1B01.2.3.C.1

To permit a proposed side addition with a side yard setback of 3 feet in lieu of the required 10 feet.

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):

TONYA JENKINS EDWARDS
Name #1 - Type or Print Name #2 - Type or Print
Tonya Jenkins Edwards
Signature #1 Signature #2
8502 Allenswood Rd - Randallstown, Md
Mailing Address City State
21133 4136273646 tonya311@gmail
Zip Code Telephone # Email Address .com

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 15 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 2017-0315-A

Filing Date 5/22, 2017

Estimated Posting Date 6/14/17

Reviewer TW

Rev 5/5/2016

ORDER RECEIVED FOR FILING
6-23-17
LOW

hardship letter

1 message

2017-0315-A

Tonya Jenkins <jtonya3tlt@gmail.com>
To: Tonya Jenkins <jtonya3tlt@gmail.com>

Sat, May 6, 2017 at 11:40 PM

Tonya Jenkins-Edwards
Michael Edwards
8502 Allenswood road
Randallstown, Md 21133
May 8 2017

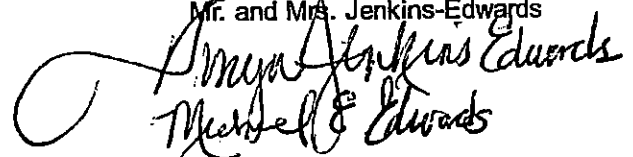
Ref:Hardship Need Construct Addition

To whom this may concern,

We respectfully submit a proposal to erect an addition to the property located at 8502 Allenswood Rd. in Randallstown Maryland 21133. The addition would need to include a handicap accessible bathroom, bedroom and closet to accomodate the multiple needs for one of two disabled children placed in our care through the Department of Social Services. The child in need of this room is a 4 year old male who is severely medically fragile, has been diagnosed with a genetic impairment and has a rare syndrome called Allen- Hemdon- Dudley-Syndrome. This disease has termed the child, failure to thrive. The child is unable to walk or talk and he has had surgery to correct digestive issues and placed on meds to control daily seizures. Wheel chair bound the child is parapheligiatic and suffers muscle spasms due to dystonia. Despite his challenges we want to give our soon to be son a healthy place to grow into an adult and a chance at living productively. We love this child and are currently in the process of adoption. However, our greatest concern is that we do not have the proper space to do so. Building an addition would allow us to place him in a room on the entry level of the home where he would have a smooth transition to exit and enter as he prepares to go to school and medical visits. This room would also lend space to allow emergency personnel to access if needed, less the concern of egress or cause for any safety hazzard. The addition would allow us to place him in a room that would allow us to store his equipment and supplies and the proper prescribed bed for his condition. This child requires total care with the activities of daily living. Being able to have a bathroom accessible to where he can be bathed in his bath chair and transported to the sink via hooyer lift would be such a relief. Just to be able to transport him from his bed to all of his equipment ie: wheel chair stander activity, torso brace etc would grant us relief of all the distress of manually carrying and lifting that we do regularly each day. We have tried many ways to avoid such an expensive approach but after three contractors and an environmental assessment they all conclude that this is the safest alternative. We do not have the option of relocating and are fully invested in a 30 year mortgage. When we look at this child we have to consider that he wont remain a baby, he will eventually become a fully grown man. As parents we have to be providers, so we have made financial sacrifices to a great portion to provide this child a permanent place to live. Contribution via Dss has come in as they have also donated finances to cover a portion of the build. Our hope is that you will see fit for us to go forward with this build as we realize that we are at the mercy of your decision. Please know that any consideration to this matter will be deeply appreciated.

Thank you,

Mr. and Mrs. Jenkins-Edwards



Tonya Jenkins-Edwards
Michael Edwards

Beginning at a point on the west side of Allenswood which is
60 FEET wide at a distance of
120 FEET of the centerline of the nearest improved
intersecting street Courtleigh which is 60 FEET wide.

Being Lot # 164, Block _____, Section # 3 in the
subdivision of CROWN ESTATES as recorded in Baltimore
County Plat Book# 23 Folio# 112 containing 9,044 FEET.
Located in the 2nd Election District and 4th Council District.

Bruce E. Doak Consulting, LLC

3001 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

June 7, 2017

Re:

Zoning Case No. 2017-0315-A

Legal Owner: Tonya Jenkins- Edwards

Closing date: June 21, 2017

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **8502 Allenswood Road**.

The sign was posted on June 6, 2017.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2017-0315-A

8502 Allenswood Road

REQUEST: TO PERMIT A PROPOSED SIDE ADDITION
WITH A SIDE YARD SETBACK OF 3 FEET IN LIEU OF
THE REQUIRED 10 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE JUNE 21, 2017.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0315 -A Address 8502 Allenwood Rd
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/23/17 Posting Date: 6/4/17 Closing Date: 6/19/17

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2017- 0315 -A Address 8502 Allenwood Rd
Petitioner's Name TONYA JENKINS-EDWARDS Telephone 443-627 3646
Posting Date: 6/4/17 Closing Date: 6/19/17

Wording for Sign: To permit a proposed side addition with a side yard setback of 3 feet in lieu of the
required 10 feet.

Revised 7/9/15

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

NO 153074

Date: 5/22/17

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: Jenkins - Edwards

For: 8502 Alhenswood Rd

2017-0318-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME IRM
5/24/2017 5/23/2017 11:30:32 1
REG W501 WALKIN LJR
>>RECEIPT # 722103 5/23/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 153074

Recpt Tot \$75.00
\$.00 CK \$100.00 CA
\$25.00- CG
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

June 20, 2017

Tonya Jenkins Edwards
8502 Allenswood Road
Randallstown MD 21133

RE: Case Number: 2017-0315 A, Address: 8502 Allenswood Road

Dear Ms. Edwards:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 22, 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

6-19-17

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: June 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0315-A
Address 8502 Allenswood Road
(Edwards Property)

Zoning Advisory Committee Meeting of **June 12, 2017**.

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

Reviewer: Steve Ford Date: 6-6-2017

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

Pete K. Rahn, **Secretary**
Gregory Slater, **Administrator**

STATE HIGHWAY
ADMINISTRATION

Date: 6/7/17

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.

2017-0315-A
Administrative Variance
Tanya Jenkins Edwards
8502 Allenswood 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,



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

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: June 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0315-A
Address 8502 Allenswood Road
(Edwards Property)

Zoning Advisory Committee Meeting of **June 12, 2017.**

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

Reviewer: Steve Ford

Date: 6-6-2017

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

6-6

DEPS

(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

6-7

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: _____

6-6-17

by Joak

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

2017-0315-A

8502 Allenswood



2017-0315-A 8504 + 8502 Allenswood



Area for proposed
Addition

2017-0315-A

Area for
proposed Addition

8502 Alkenswood



2017-0315A

8500 Allenswood



2017-0315-A

8804 Alkenswood

previously
Approval
for variance



Area
proposed
Addition

2017-03/5A

8802 Allenswood



Real Property Data Search

Search Result for BALTIMORE COUNTY

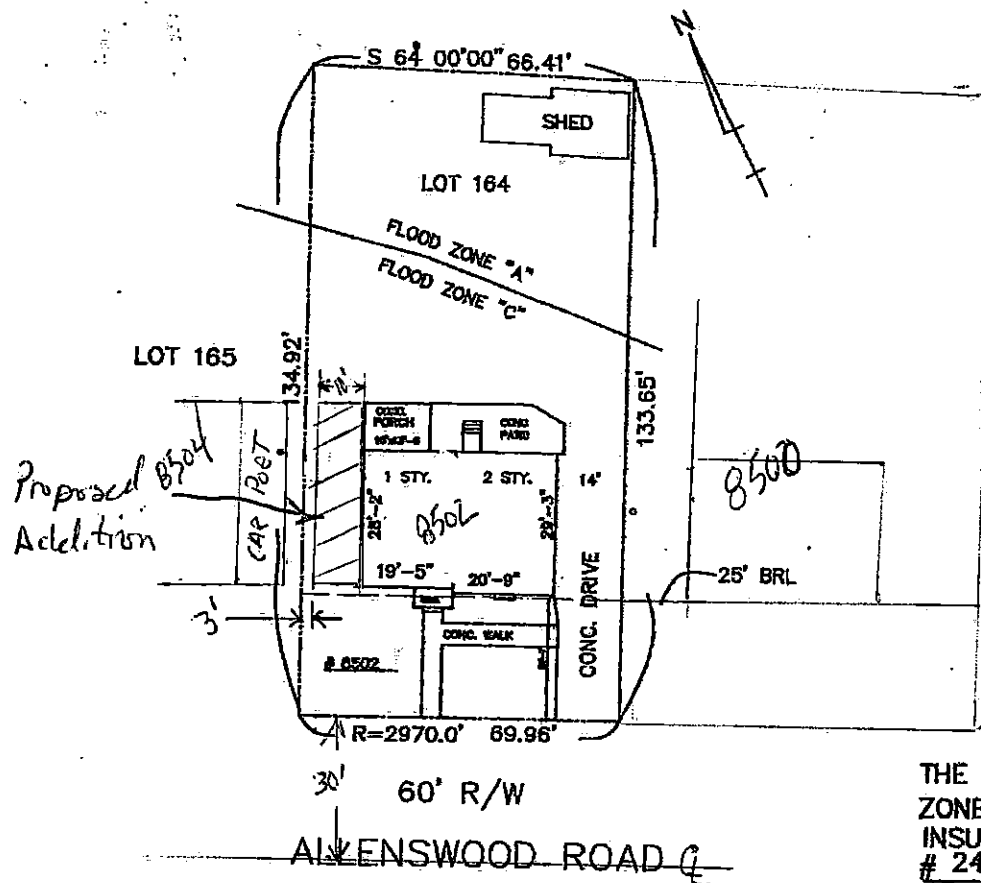
View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 02 Account Number - 0206350310							
Owner Information									
Owner Name:		JENKINS TONYA				Use:		RESIDENTIAL	
Mailing Address:		8502 ALLENSWOOD RD RANDALLSTOWN MD 21133-4604				Principal Residence:		YES	
						Deed Reference:		/27494/ 00229	
Location & Structure Information									
Premises Address:		8502 ALLENSWOOD RD 0-0000				Legal Description:			
						8502 ALLENSWOOD RD CROWN ESTATES			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0077	0010	0334		0000	3		164	2016	Plat Ref: 0023/0112
Special Tax Areas:					Town: NONE				
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1957		1,720 SF				9,044 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	SPLIT LEVEL	SIDING	1 full/ 1 half					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2016	07/01/2016		07/01/2017		
Land:			56,200	56,200					
Improvements			96,200	138,100					
Total:			152,400	194,300	166,367		180,333		
Preferential Land:			0				0		
Transfer Information									
Seller: ELAR LLC				Date: 12/08/2008		Price: \$250,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /27494/ 00229		Deed2:			
Seller: SEENEY CRAIG				Date: 10/07/2008		Price: \$167,900			
Type: NON-ARMS LENGTH OTHER				Deed1: /27377/ 00487		Deed2:			
Seller: MCDONALD MARY F				Date: 05/20/2005		Price: \$222,000			
Type: ARMS LENGTH IMPROVED				Deed1: /21898/ 00154		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 01/17/2009									
Homeowners' Tax Credit Application Information									

Homeowners' Tax Credit Application Status: No Application

Date:

ZONING HEARING PLAN FOR VARIANCE: ☒ FOR SPECIAL HEARING: (MARK TYPE REQUESTED WITH X)
 PROPERTY ADDRESS : 8502 ALLENSWOOD ROAD OWNER(S) NAME(S) TONYA JENKINS - EDWARDS
 SUBDIVISION NAME CROWN ESTATES LOT# 164 BLOCK # SECTION# 3
 PLAT BOOK# 23 FOLLO# 112 10 DIGIT TAX #020635 0310 DEED REF# 27494/00229

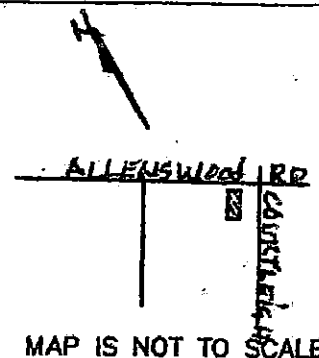
FLOOD CONTROL RESERVATION



THE LOT SHOWN HEREON IS IN FLOOD ZONE A&C PER F.E.M.A. FLOOR INSURANCE RATE MAP PANEL # 240010-0360B

SCALE: 1"=40'

2017-0315-A



ZONING MAP# 07782
 SITE ZONED DR-5.5
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 2
 LOT AREA AGREAGE 21
 OR SQUARE FEET 9044
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE
 SEWER IS: PUBLIC ☒ PRIVATE
 SEWER IS: PUBLIC PRIVATE
 SEWER IS: PUBLIC PRIVATE

PRIOR HEARING? None
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
 PUBLIC

DRAWN BY T. OWENS
 DATE: 5-11-17

(MARK TYPE REQUESTED WITH X)

OWNER(S) NAME(S) TONYA JENKINS - EDWARDS.

LOT# 164

BLOCK #

SECTION 4 3

FOLLO# 112

10 DIGIT TAX # 020635 0310 DEED REF# 27494/00270

DEED REF# 274 94/00279

ALLENSWOOD RD

MAP IS NOT TO SCALE

ZONING MAP# 07782

SITE ZONED DR-5.5

ELECTION DISTRICT 2

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.8

LOT AREA AGREED 75
OR SQUARE FEET 906

ON SQUARE FEET 17

HISTORIC? NO
IN ORCA? NO

IN CBCA ? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: ☒ DRINKABLE

PUBLIC X PRIVATE

SEWER IS.

SEWER IS ☒ PUBLIC ☐ PRIVATE

PUBLIC-44-PRIVATE-
SEMI-15

SEWER IS: _____

PUBLIC ~~_____~~ PRIVATE.

SEWER IS:

PUBLIC _____ PRIVATE _____

CONFIDENTIAL

PRIOR HEARING? *None*

IF SO GIVE CASE NUMBER

AND ORDER RESULT BEL

PUBLIC

Number of items	Percentage of correct responses
10	65
20	70
30	75
40	78
50	80
60	82
70	83
80	84
90	85
100	85

DRAWN BY TOWENS

DATE: 5-11-17

DATE: 5-11-77

THE LOT SHOWN HEREON IS IN FLOOD
ZONE A&C PER F.E.M.A. FLOOR
INSURANCE RATE MAP PANEL
240010-0360B

SCALE: 1"=40'

2017-0315-A

DRAWN BY T. OWENS

DATE: 5-11-17

M E M O R A N D U M

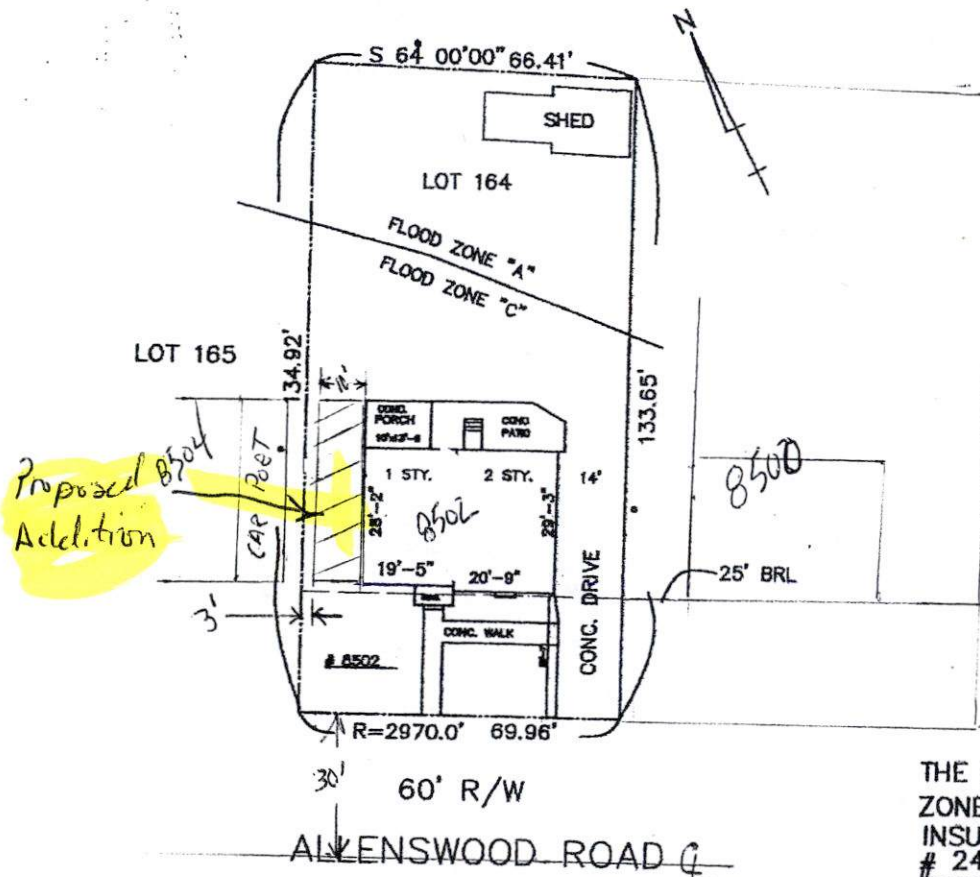
DATE: July 25, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0315-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 24, 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

ZONING HEARING PLAN FOR VARIANCE: ☒ FOR SPECIAL HEARING: (MARK TYPE REQUESTED WITH X)
 PROPERTY ADDRESS : 8502 ALLENSWOOD ROAD OWNER(S) NAME(S) TONYA JENKINS - EDWARDS.
 SUBDIVISION NAME CROWN Estates LOT# 164 BLOCK # SECTION# 3
 PLAT BOOK# 23 FOLLO# 112 10 DIGIT TAX #0206350310 DEED REF# 27494/00279

FLOOD CONTROL RESERVATION

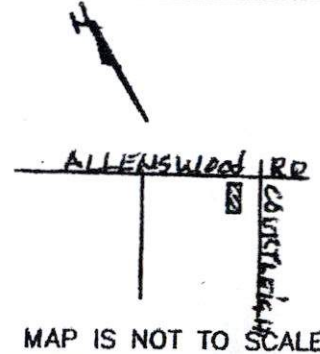


Courtleigh Dr

THE LOT SHOWN HEREON IS IN FLOOD ZONE A&C PER F.E.M.A. FLOOR INSURANCE RATE MAP PANEL # 240010-0360B

SCALE: 1"=40'

2017-0315-A

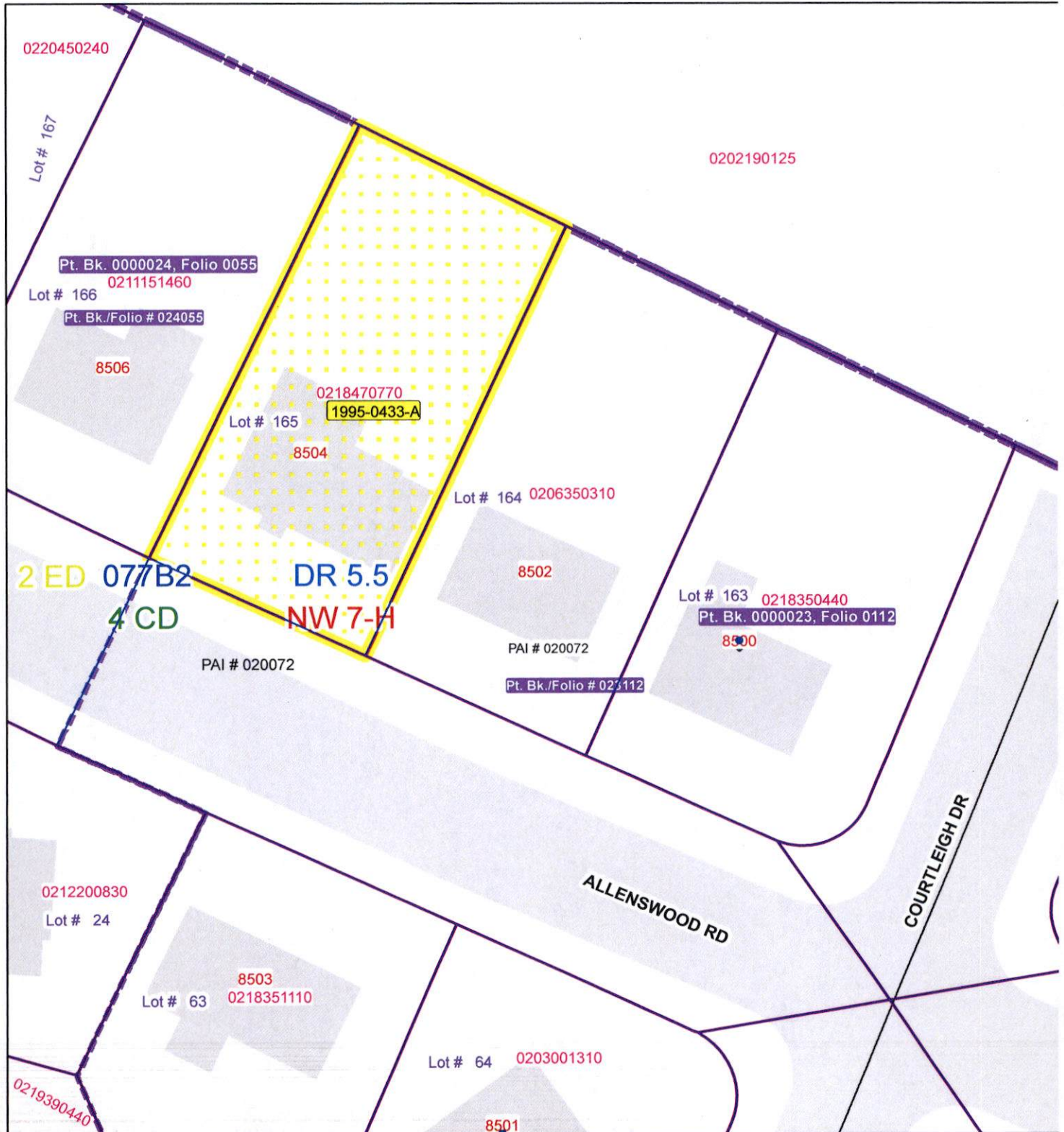


ZONING MAP# 07782
 SITE ZONED DR-5.5
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 24th
 LOT AREA AGREAGE 21,044
 OR SQUARE FEET 9,044
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE ☐
 SEWER IS: PUBLIC ☒ PRIVATE ☐
 SEWER IS: PUBLIC ☐ PRIVATE ☐
 SEWER IS: PUBLIC ☐ PRIVATE ☐
 PRIOR HEARING? None
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
 PUBLIC

DRAWN BY T. OWENS
 DATE: 5-11-17

Pet. Exp. 1

8502 Allenswood Road 2C, 7-0315-A



Publication Date: 5/23/2017



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



0 10 20 40 60 80 Feet

1 inch = 40 feet