

MEMORANDUM

DATE: October 3, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0039-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 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 ADMIN. VARIANCE	*	BEFORE THE
(6800 Darwood Drive)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Adam R. & Chaya B. Caine	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0039-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Adam R. and Chaya B. Caine (“Petitioners”). The Petitioners are requesting Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”), to permit a proposed rear yard addition with a rear yard setback of 23 ft. in lieu of the required 30 ft., and to permit a proposed side yard deck (open projection) with a side yard setback of 3 ft. in lieu of the minimum required side setback of 7.5 ft. 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 13, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 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

ORDER RECEIVED FOR FILING

Date 8-31-17

By [Signature]

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 Section 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.

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 31st day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1 of the B.C.Z.R., to permit a proposed rear yard addition with a rear yard setback of 23 ft. in lieu of the required 30 ft., and to permit a proposed side yard deck (open projection) with a side yard setback of 3 ft. in lieu of the minimum required side setback of 7.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said 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 8-31-17

2

By 100



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 6800 DARWOOD DR BALTIMORE MD 21209

Currently zoned DR5.5

Deed Reference 34552 / 00261

10 Digit Tax Account # 0308033010

Owner(s) Printed Name(s) ADAM & CHAYA CAINE

(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)

SEE ATTACHED

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):

ADAM CAINE

CHAYA CAINE

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

6800 DARWOOD DR BALTIMORE MD

Mailing Address

City

State

21209

443-602-1547

Zip Code

Telephone #

Email Address

ROCKY@NORTHWESTREFUSE.NET

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DANIEL "DONNY" ANKRI

Name – Type or Print

[Signature]

Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address

City

State

21209

443-929-2377

DONNYANKRI@GMAIL.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 day of , that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER

2018-0039 A

Filing Date

8/2/17

Estimated Posting Date

8/13/17

Reviewer

GA

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: 6800 DARWOOD DR BALTIMORE MD 21209
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)**

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE PROVIDES A PRACTICAL DIFFICULTY FOR THE GROWING CAINE FAMILY. THE AMOUNT OF BEDROOMS AND THE SIZE OF THE CURRENT KITCHEN ARE INADEQUATE. MAIN SPACES OF THE PROJECT PROGRAM INCLUDES ADDITIONAL BEDROOMS, AN ENLARGED KITCHEN, A LAUNDRY ROOM, AN ENLARGED DECK AND A MUDROOM.
IN ADDITION, DUE TO THE CAINE'S RELIGIOUS BACKGROUND, A KOSHER KITCHEN IS NEEDED FOR PROPER FUNCTIONALITY. A KOSHER KITCHEN REQUIRES MULTIPLE APPLIANCES AND COUNTERS WHICH THE EXISTING SIZE KITCHEN DOES NOT PROVIDE.

THANK YOU FOR YOUR CONSIDERATION.

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

[Signature]
Signature of Owner (Affiant)

ADAM CAINE
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

CHAYA CAINE
Name- Print or Type

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

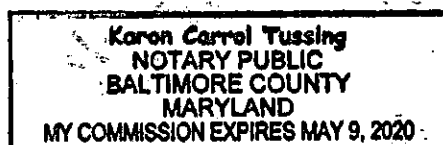
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of July, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ADAM CAINE & CHAYA CAINE

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
May 9, 2020
My Commission Expires

RECEIVED
JAN 11 1961
U.S. AIR FORCE
HEADQUARTERS
WASHINGTON, D.C.

2018-0039-A

Variance from sections: 1B02.3.C.1& 301.1 of the BCZR:

To permit a proposed rear yard addition with a rear yard setback of 23 feet in lieu of the required 30 feet, and to permit a proposed side yard deck (open projection) with a side yard setback of 3 feet in lieu of the minimum required side set back of 7.5 feet.

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6800 Darwood Drive Baltimore MD 21209

Beginning at a point on the South side of Darwood Drive which is 50 feet wide at the distance of 62 feet North of the centerline of the nearest improved intersecting street Laurelwood Ave which is 50 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #20, Block #E Section #3 in the subdivision of Wellwood as recorded in Baltimore County Plat Book #24, Folio #99 containing 8,620 square feet, located in the 3rd Election District and the 2nd Council District.

CERTIFICATE OF POSTING

RE: Case No. 2018-0039-A

Petitioner: Adam & Chaya Caine

Closing Date: 8/28/17

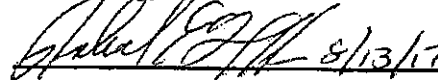
Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

6800 Darwin Drive

_____ on 8/13/17

Sincerely,

 8/13/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

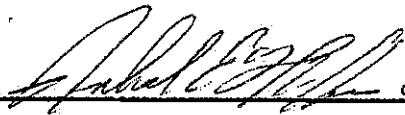
Certificate of Posting

Case No. 2018-0039-A



6800 Darwood Drive

(Posted 8/13/17)

 8/13/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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

NO. 154871

Date: 8/2/17

Fund	Dept	Unit	Sub Unit	Rev. Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
000	506	000		15					75.00

Total: 75.00

Rec From: Adam Caine

For: 6000 Darwood Dr

2018-0039-11

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME NO
8/02/2017 8/02/2017 09:22:10 5
REG US05 WALKIN LRD
RECEIPT # 902876 8/02/2017 OFLN
Doc 5 820 ZONING VERIFICATION
REF NO. 154871
Recpt Tot 175.00
479100 01
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0039-A
Address 6800 Darwood Drive
(Caine Property)

Zoning Advisory Committee Meeting of **August 14, 2017**.

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

Reviewer: Steve Ford Date: 8-8-2017

Date: 8/9/17

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

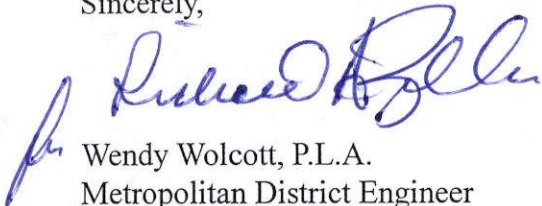
Dear Ms. Lewis:

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. 2018-0039-A

*Administrative Variance
Adam & Chaya Caine
6800 Darwood Drive*

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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

8-28

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

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comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 8-8-2017



KEVIN KAMENETZ
County Executive

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

August 29, 2017

Adam & Chaya Caine
6800 Darwood Drive
Baltimore MD 21209

RE: Case Number: 2018-0039 A, Address: 6800 Darwood Drive

Dear Mr. & Ms. Caine:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 2, 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
Daniel Ankri, 6803 Cherokee Drive, Baltimore MD 21209

CHECKLIST

<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 _____)	_____
<u>8-8</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-9</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: _____

by

HoffmanHave Photo -
Need Certif.June to call8-13-17Rep. 8-30 @ 11:30 Am

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0308033010			
Owner Information					
Owner Name:	CAINE ADAM R CAINE CHAYA B		Use:	RESIDENTIAL YES	
Mailing Address:	6800 DARWOOD DR BALTIMORE MD 21209-1408		Principal Residence:		
			Deed Reference:	/34552/ 00261	
Location & Structure Information					
Premises Address:		6800 DARWOOD DR BALTIMORE MD 21209-1408		Legal Description:	
				WELLWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0005	0460		0000	3
					E
					20
					2017
					Plat No:
					Plat Ref:
					0024/0099
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1958	1,377 SF	660 SF	8,620 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	2 full/ 1 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2016	07/01/2017
Land:		82,100	82,100		
Improvements		179,600	199,500		
Total:		261,700	281,600	261,700	268,333
Preferential Land:		0			0
Transfer Information					
Seller: HEIFFER HAROLD		Date: 12/26/2013		Price: \$270,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34552/ 00261		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /31158/ 00498		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 02/04/2014					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

2018-0039-A

Debra Wiley

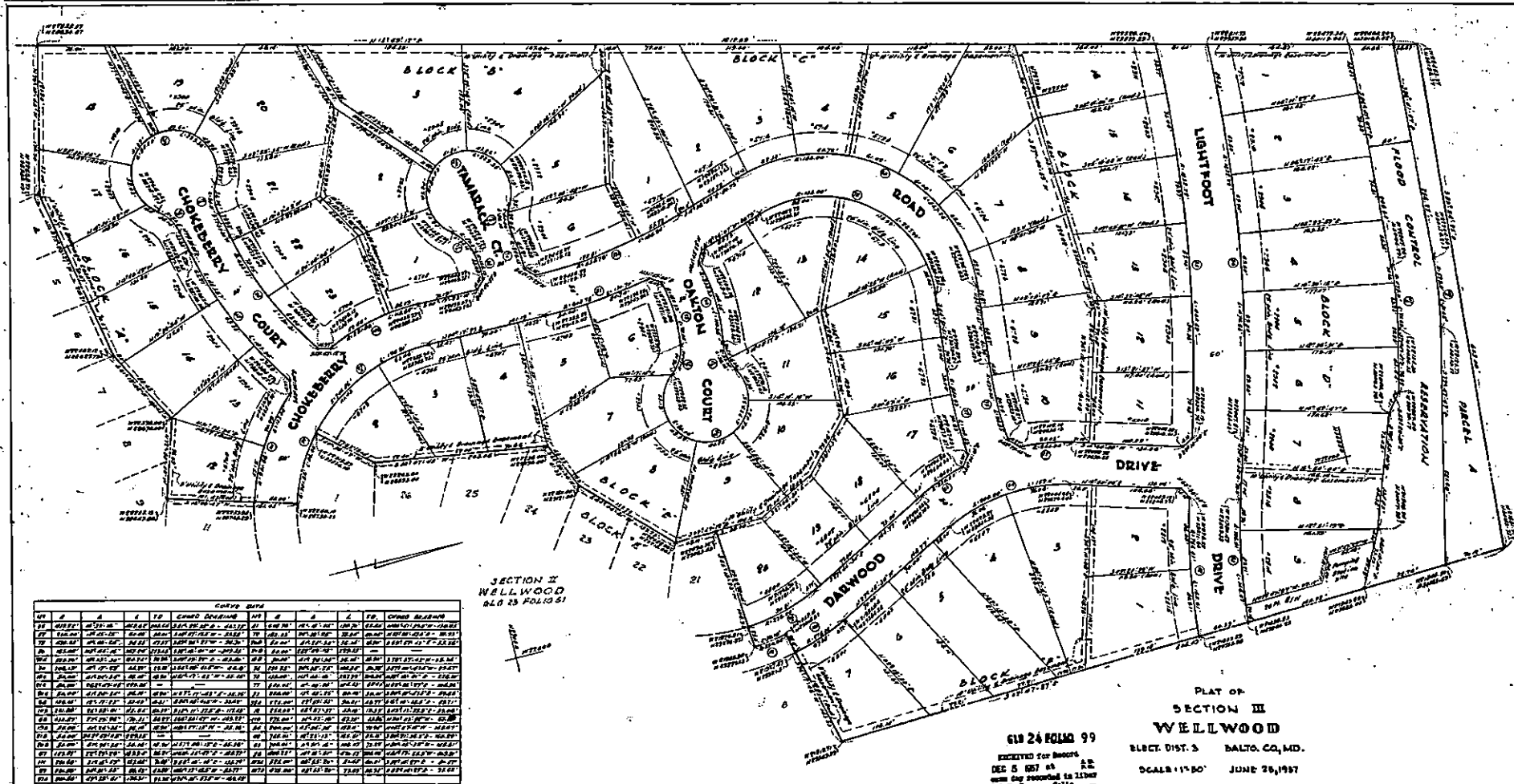
From: June Wisnom
Sent: Wednesday, August 30, 2017 1:22 PM
To: Debra Wiley
Subject: FW: Message from "RNP002673BFB3B1"
Attachments: 20170830132331074.pdf

-----Original Message-----

From: cpr111@baltimorecountymd.gov [mailto:cpr111@baltimorecountymd.gov]
Sent: Wednesday, August 30, 2017 1:24 PM
To: June Wisnom <jwisnom@baltimorecountymd.gov>
Subject: Message from "RNP002673BFB3B1"

This E-mail was sent from "RNP002673BFB3B1" (MP 4054).

Scan Date: 08.30.2017 13:23:30 (-0400)
Queries to: cpr111@baltimorecountymd.gov



CORP. DATA									
LOT	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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3	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
11	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
21	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
22	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
23	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
24	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
25	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
26	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

618 24 POLAR 99

RECEIVED FOR RECORD
DEC 5 1937
BOOK 11750
PAGE 11750
One of the records of
Baltimore County and
adjacent, per
Survey & Agency
Clark

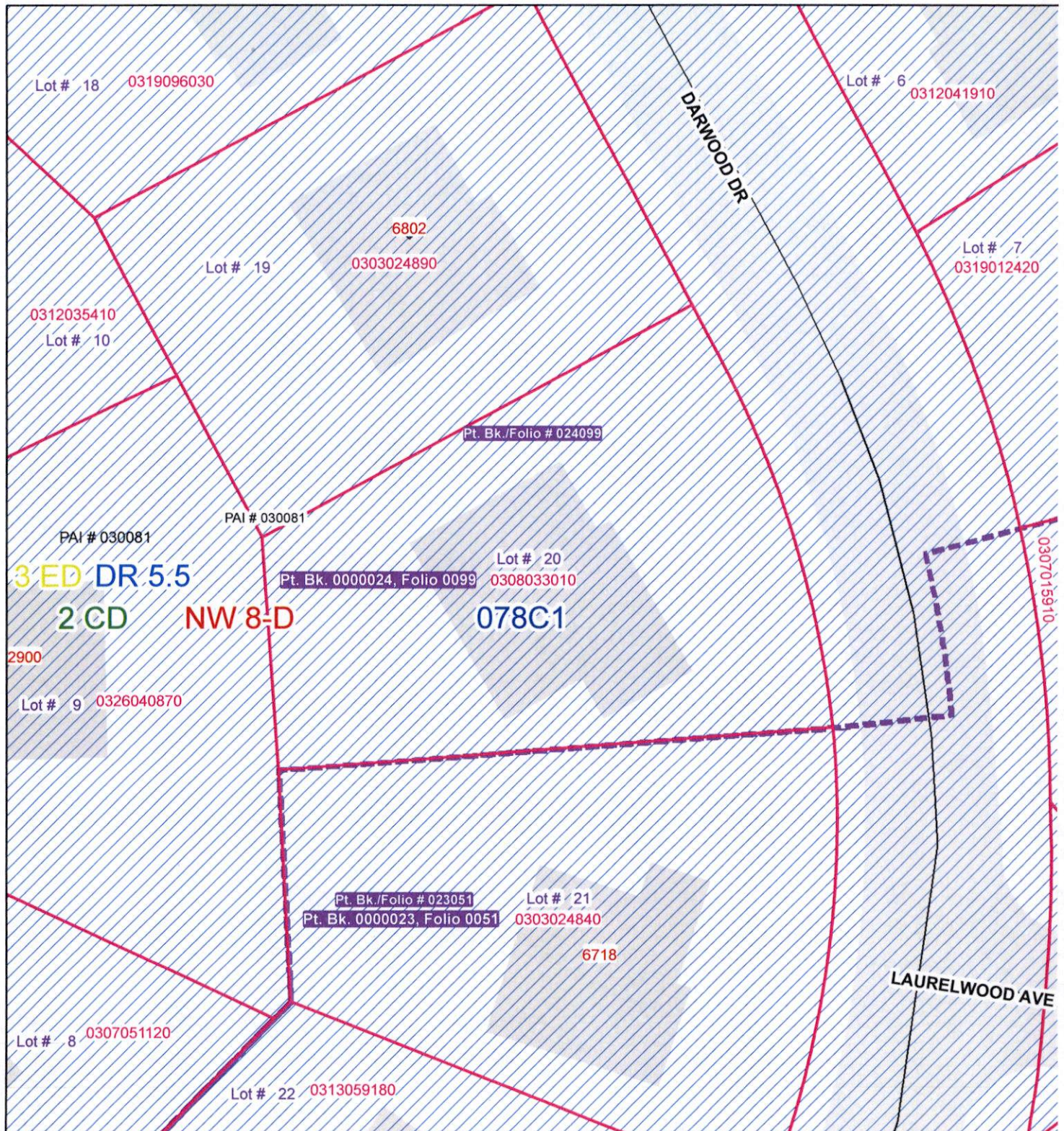
PLAT OF
SECTION III
WELLWOOD
ELECT. DIST. 3 BALTO. CO. MD.
SCALE 1"=50' JUNE 26, 1937
OWNER -
GORN BROTHERS, INC.
1216 RIDGEWOOD AVE.
BALTIMORE 15, MD.

APPROVED: DEC 3 1937 J. H. Gorn President of Planning Board	APPROVED: DEC 3 1937 J. H. Gorn President of Planning Board	The requirements of Section 201, 202 and 203 of the Baltimore County Code, of the City of Baltimore, are hereby satisfied by the Survey & Agency, and the Survey & Agency is hereby authorized to execute the same.	The plat and for records shown herein and the plat and for records shown herein are for the purpose of recording the same and the Survey & Agency is hereby authorized to execute the same.	The plat and for records shown herein are for the purpose of recording the same and the Survey & Agency is hereby authorized to execute the same.	1937 & 1938
--	--	---	---	--	-------------

ENGINEERING ASSOCIATES
5704 BELLOUA AVE.
BALTIMORE 12, MD.

MSA 354127-1800

6800 Darwood Drive



Publication Date: 8/2/2017



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

2018-0039-A

PICTURES ARE ON THE SITE PLANS

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0039-A

TO PERMIT A PROPOSED REAR ADDITION WITH A REAR
SETBACK OF 2.5 FEET IN LIEU OF THE REQUIRED
30 FEET AND TO PERMIT A SIDE YARD DECK (OPEN
PROJECTION) WITH A SIDE YARD SETBACK OF
3 FEET IN LIEU OF THE REQUIRED 7.5 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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 8/29/17

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3361
DO NOT REMOVE THIS SIGN AND POST DATE AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0039 -A Address 6800 Darwood Dr 21209

Contact Person: Gary Huick Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/2/17 Posting Date: 8/13/17 Closing Date: 8/28/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0039 -A Address 6800 Darwood Dr. 21209

Petitioner's Name Adam & Chaya Caine Telephone 443-602-1547

Posting Date: 8/13/17 Closing Date: 8/28/17

Wording for Sign: To Permit a proposed rear addition with a rear setback of 23 feet in lieu of the required 30 feet, and to permit a side yard deck (open projection) with a side set of 3 feet in lieu of the required 7.5 feet.

Revised 6/30/2018

STAPLE EDGE

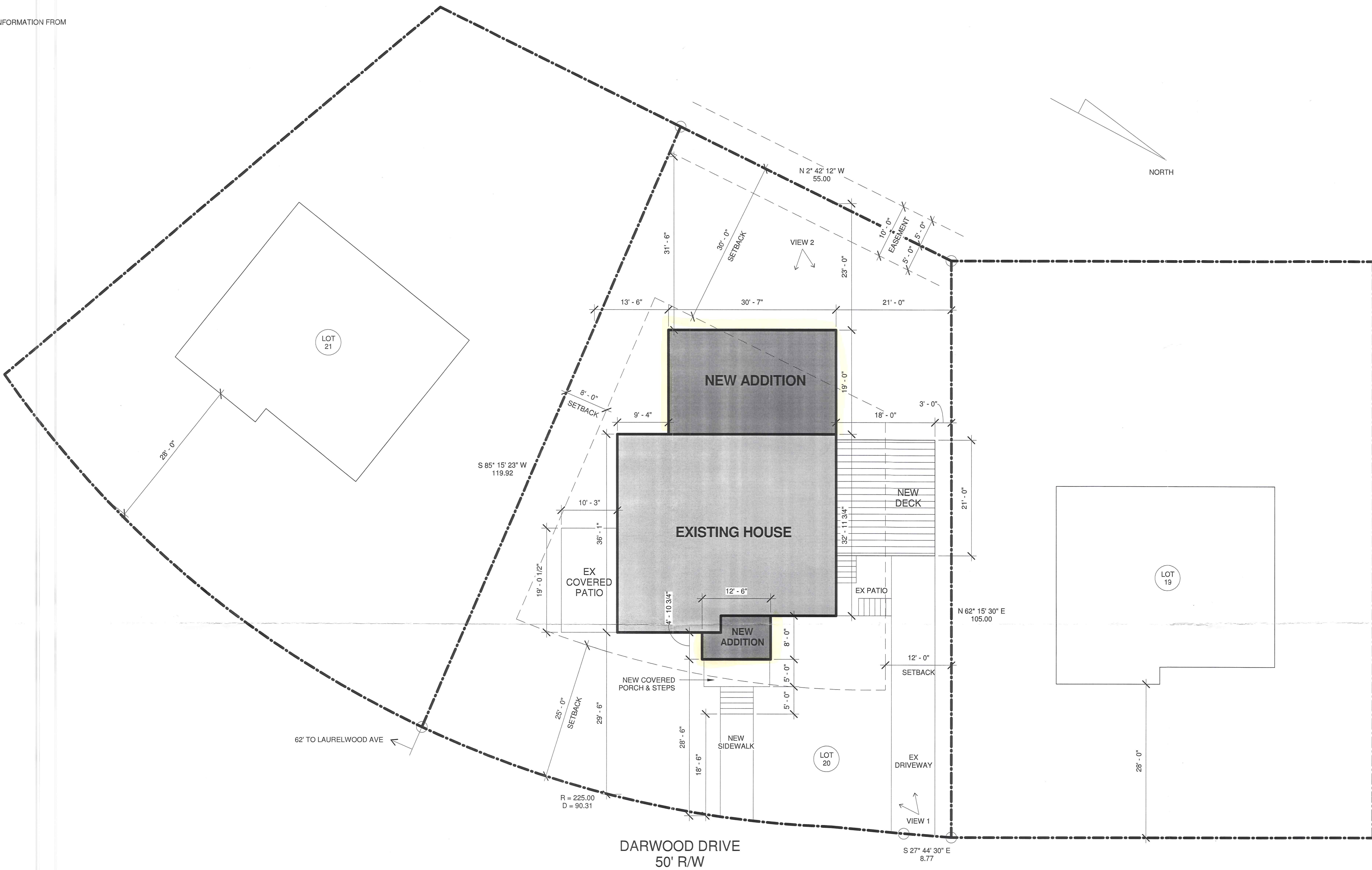
2018-0039-A

STAPLE EDGE

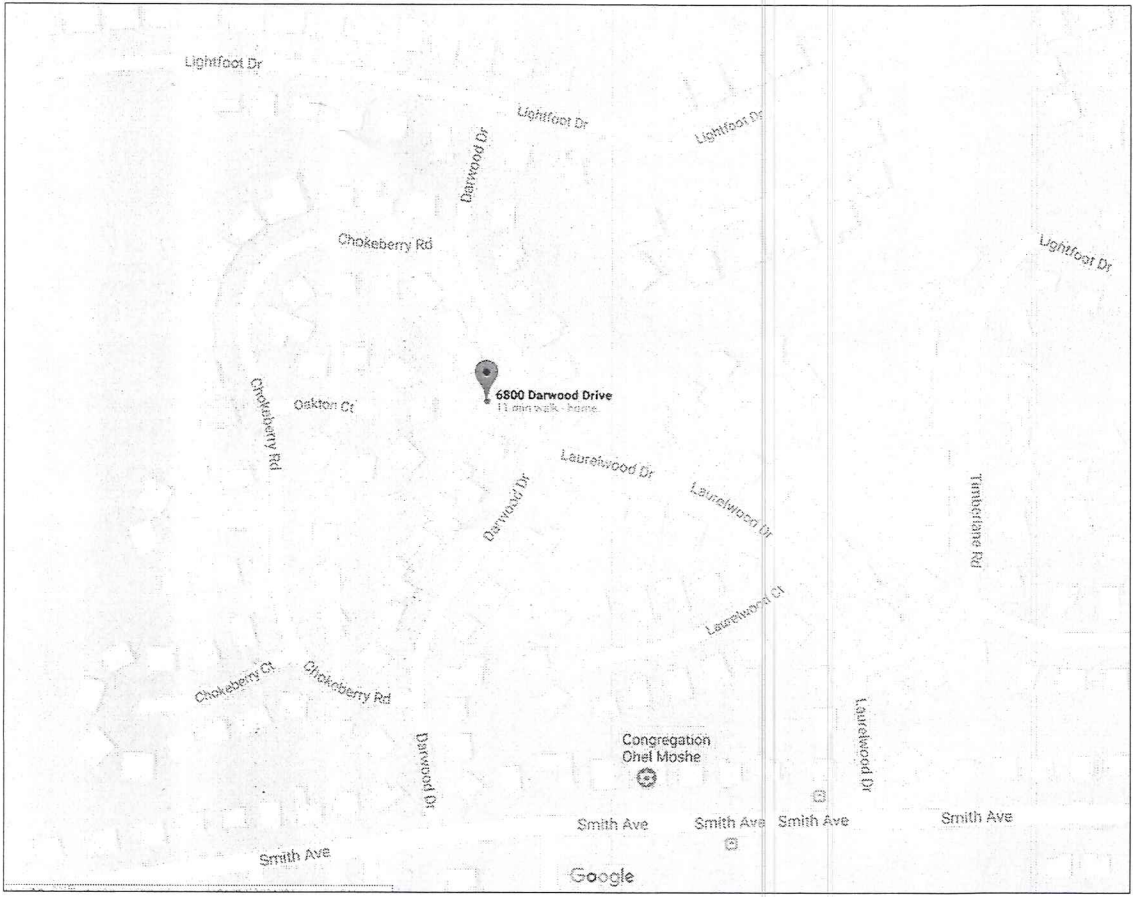
STAPLE EDGE

NOTES

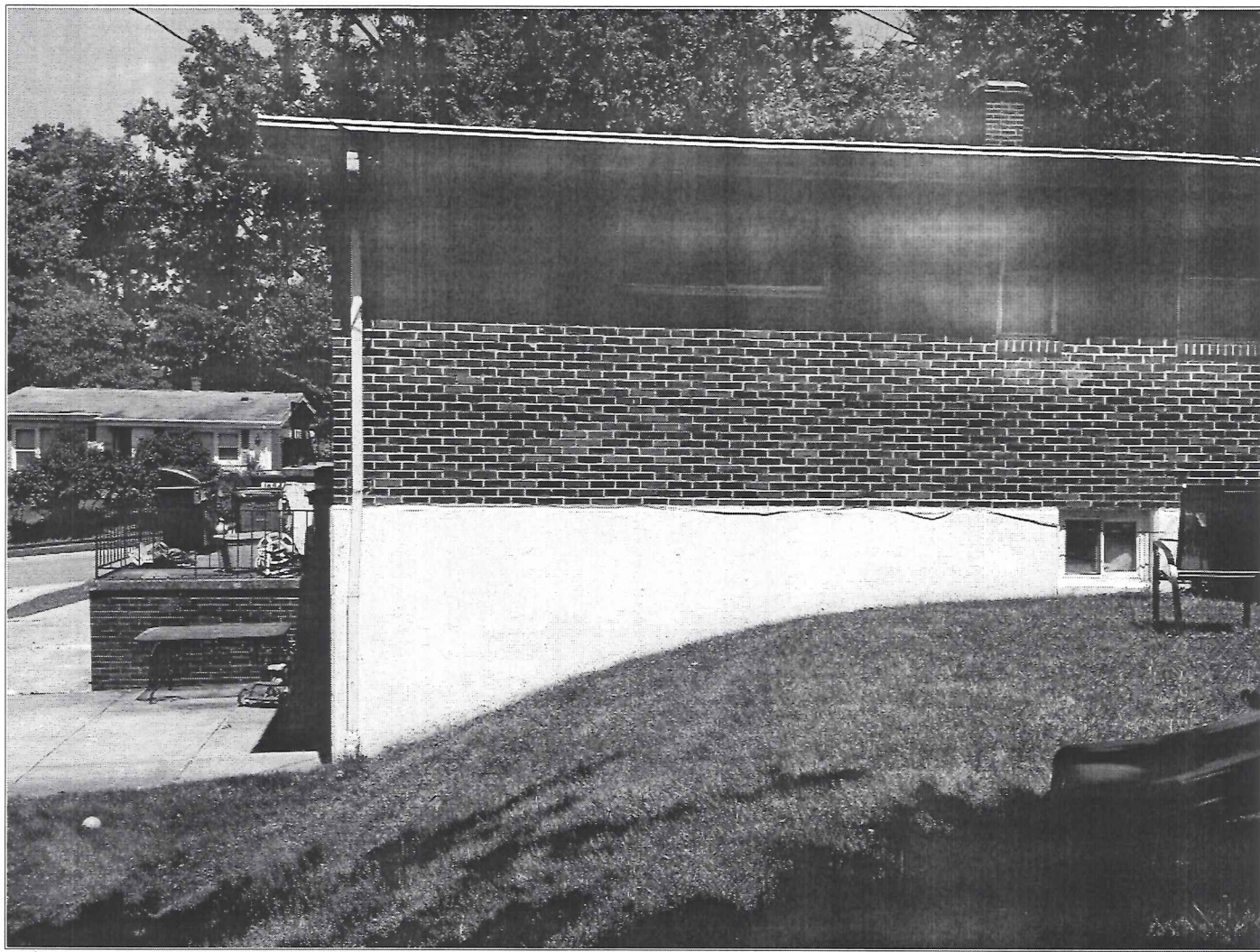
- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED LOCATION DRAWING.
- 2) DIMENSIONS ARE APPROXIMATE.



A1 SITE PLAN
1" = 10'-0"



VICINITY PLAN (NOT TO SCALE)
TAKEN FROM GOOGLE MAPS



VIEW 2



VIEW 1

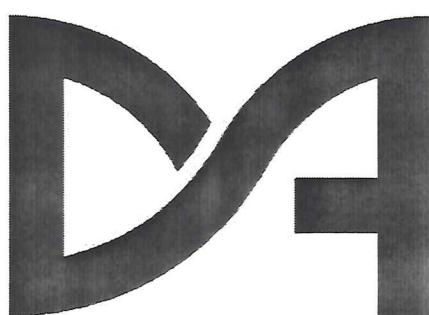
ZONING HEARING PLAN FOR:
VARIANCE X FOR SPECIAL HEARING _____

ADDRESS: 6800 DARWOOD DRIVE
BALTIMORE, MD 21209
OWNER'S NAME: ADAM & CHAYA CAINE
SUBDIVISION NAME: WELLWOOD
LOT#: 20
BLOCK#: E
SECTION#: 3
PLAT BOOK#: 0024
FOLIO#: 0099
10 DIGIT TAX#: 0308033010
DEED REF#: 34552 / 00261

ZONING MAP# 078C1
SITE ZONED DR5.5
PLAT APPROVED: 12/03/1957
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 8,620 SQ. FT.
HISTORIC? NO
IN CBGA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO

CAINE ADDITION

6800 DARWOOD DR
BALTIMORE MD 21209



DONNY
ANKRI
ARCHITECTS

www.donnyankri.com
donnyankri@gmail.com
443.929.2377

VARIANCE SUBMISSION

Date	7/30/2017
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN

Drawing No. **A0.01**

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