

MEMORANDUM

DATE: April 11, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0151-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 9, 2018. 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

(2901 Chokeberry Court)

3rd Election District

2nd Council District

Meir Strobel & Sara Gerstenfeld

Legal Owners

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0151-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Meir Strobel & Sara Gerstenfeld, the legal owners of the subject property (“Petitioners”). Petitioners originally sought variance relief from Sections 1B02.3.C.1 & 301 of the Baltimore County Zoning Regulations (“BCZR”): (1) to permit two proposed additions to both sides of the dwelling with side yard setbacks of 3 & 2 ft., a sum of both sides of 5 ft., and a front yard setback of 18.5 ft. in lieu of the required 8, a sum of 20 ft. and a front yard setback of 25 ft.; and (2) to permit a covered porch addition to the side of the dwelling with a 7 ft. setback and an open deck addition to the rear of the house with side and rear yard setbacks of 4 & 9 ft. in lieu of the required 7.5, 7.5 and 22.5 ft., respectively. These setbacks are shown on the original site plan marked as Petitioners’ Ex. 1.

Owners Meir Strobel and Sara Gerstenfeld and architect Donny Ankri appeared in support of the petition. Several neighbors opposed the request as set forth in the original zoning petition. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the County reviewing agencies.

The site is approximately 9,020 sq. ft. in size and zoned DR 5.5. The property is improved with a modest single-family dwelling constructed in 1959. Petitioners have a growing family and propose to enlarge the home to accommodate their needs. The neighbors objected to the original

ORDER RECEIVED FOR FILING

Date 3-8-18

By DW

variance request, which proposed side yards of three (3) and two (2) feet. Following the hearing the parties met to discuss the matter further, and Mr. Ankri prepared a revised site plan (Exhibit 2) showing enlarged side yard setbacks which met with approval from the neighbors.

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).

The property has an irregular (diamond) shape and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to complete the proposed addition. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED, this 8th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the **amended** Petition for Variance: (1) to permit additions to both sides of the dwelling with a side yard setback of 8 ft., a sum of both sides of 18 ft., a front yard setback of 18.5 ft. and a rear yard setback of 12 ft. in lieu of the required 10 ft. individual side yard, a sum of side yards of 20 ft., front yard setback of 25 ft., and rear yard setback of 30 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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Date 3-8-18

By BW

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

JEB:slm



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 3-8-18

By lw



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 2901 CHOKEBERRY CT BALTIMORE MD 21209 Currently zoned DR5.5
Deed Reference 34927 / 00160 10 Digit Tax Account # 0319029240
Owner(s) Printed Name(s) MEIR STROBEL & SARA GERSTENFELD

(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) 11 "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):

MEIR STROBEL	/	SARA GERSTENFELD
Name #1 – Type or Print		Name #2 – Type or Print
<u>[Signature]</u>	/	<u>[Signature]</u>
Signature #1		Signature #2

2901 CHOKEBERRY CT BALTIMORE MD
Mailing Address City State
21209 / 410-764-2126 /
Zip Code Telephone # Email Address
SARASTROBEL1@GMAIL.COM

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

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
3-8-18
BY [Signature]

Representative to be contacted:

DANIEL "DONNY" ANKRI
Name – Type or Print
[Signature]
Signature
2318 SWEET MEADOW RD 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 2018-0151-A Filing Date 12/04/17 Estimated Posting Date 12/17/17 Reviewer [Signature]

~ 01/01/18

Administrative Variance from Sections of the BCZR:

§ 1B0.2.3.C.1 of BCZR (per 1957 Regulations with an approved record plat by the Planning Board) to permit two proposed additions to both sides of the dwelling with side yard setbacks of 3 & 2 feet, a sum of both sides for 5 feet, & a front yard setback of 18.5 feet in lieu of the required 8, a sum of 20 feet, & a front yard setback of 25 feet;

§ 301.1.A of BCZR to permit a covered porch addition to the side of the dwelling with a 7 feet setback, and an open deck addition to the rear of the house with a side and rear yard setbacks of 4 & 9 feet, in lieu of the required 7.5, 7.5 & 22.5 feet, respectively.

2018-0151-A

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: 2901 CHOKEBERRY CT 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 STROBEL FAMILY. THE AMOUNT OF BEDROOMS AND THE SIZE OF THE CURRENT KITCHEN ARE INADEQUATE. MAIN SPACES OF THE PROJECT PROGRAM INCLUDES AN ADDITIONAL BEDROOM, AN ENLARGED KITCHEN AND DINING ROOM, A STUDY, A NEW DECK AND A MUDROOM.

IN ADDITION, DUE TO THE STROBEL'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)

Meir Stobel
Signature of Owner (Affiant)

MEIR STROBEL
Name- Print or Type

Sara Gerstenfeld
Signature of Owner (Affiant)

SARA GERSTENFELD
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 30th day of November, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

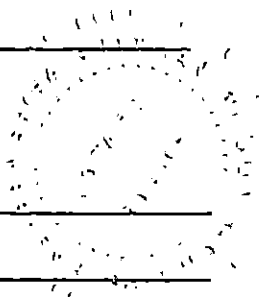
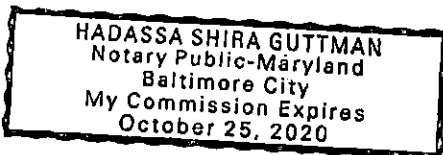
Print name(s) here: Sara Gerstenfeld and Meir Stobel

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

AS WITNESS my hand and Notaries Seal

Hadassa Guttman
Notary Public

10/25/2020
My Commission Expires



REV. 5/5/2016

2018-0151-A

REVISED

Administrative Variance from Sections of the BCZR:

§ 1B0.2.3.C.1 of BCZR (per 1957 Regulations with an approved record plat by the Planning Board) to permit ~~two proposed additions to both sides of the dwelling with side yard setbacks of 3 & 2 feet, a sum of both sides for 5 feet, & a front yard setback of 18.5 feet in lieu of the required 8, a sum of 20 feet, & a front yard setback of 25 feet;~~

~~§ 301.1.A of BCZR to permit a covered porch addition to the side of the dwelling with a 7 feet setback, and an open deck addition to the rear of the house with a side and rear yard setbacks of 4 & 9 feet, in lieu of the required 7.5, 7.5 & 22.5 feet, respectively.~~

...TO PERMIT SIDES AND FRONT ADDITION OF THE DWELLING WITH A SIDE YARD SETBACK OF 8 FEET, A SUM OF BOTH SIDES OF 18 FEET, & A FRONT YARD SETBACK OF 18.5 FEET IN LIEU OF THE REQUIRED 10, A SUM OF 20 FEET, & A FRONT YARD SETBACK OF 25 FEET.

2018-0151-A

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 2901 Chokeberry Court Baltimore MD 21209

Beginning at a point on the South side of Chokeberry Road which is 50 feet wide at the distance of 156 feet West of the centerline of the nearest improved intersecting street Darwood Drive which is 50 feet wide.

Part B

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

Being Lot #13, Block #A Section #3 in the subdivision of Wellwood as recorded in Baltimore County Plat Book #24, Folio #99 containing 9,020 square feet, located in the 3rd Election District and the 2nd Council District.

2018-0151-A



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2018-0151-A

Address: 2901 Chokeberry Rd 21209

Petitioner(s): Samuel Pottash

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Samuel Pottash
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
6702 Chokeberry Rd
Address

Baltimore MD 21209
City State Zip Code

410 486 2599
Telephone Number

which is located approximately _____ feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Sam Pottash
Signature

1.2/18/2017
Date



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 5396858

Sold To:

Sara Gerstenfeld - CU00635020
2901 Chokeberry Ct
Baltimore, MD 21209-1401

Bill To:

Sara Gerstenfeld - CU00635020
2901 Chokeberry Ct
Baltimore, MD 21209-1401

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

Jan 18, 2018

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: # 2018-0151-A
2901 Chokeberry Court
S/S Chokeberry Court, 156 ft. W/of centerline of Darwood Drive
3rd Election District - 2nd Councilmanic District
Legal Owner(s) Meir Strobel, Sara Gerstenfeld

Variance 1. To permit two proposed additions to both sides of the dwelling with side yard setbacks of 3 & 2 ft., a sum of both sides for 5 ft., & a front yard setback of 18.5 ft. in lieu of the required 8, a sum of 20 ft. & a front yard setback of 25 ft. 2. To permit a covered porch addition to the side dwelling with a 7 ft. setback and an open deck addition to the rear of the house with side and rear yard setbacks of 4 & 9 ft. in lieu of the required 7.5, 7.5 & 22.5 ft., respectively.

Hearing: Thursday, February 8, 2018 at 1:30 p.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.

1-058 January 18 5396858

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

Date: 1-19-18

RE: Case Number: 2018-0151A

Petitioner/Developer: Strobel

Date of Hearing/Closing: Feb 8, 2018 1:30 PM

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 2901 Chokeberry Ct

ZONING NOTICE

CASE # 2018-0151-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BLDG, TOWSON 21204

PLACE: 105 W. CHESAPEAKE AVE, ROOM 205

DATE AND TIME: THURS. FEB 8, 2018 1:30 PM

VARIANCE 1. TO PERMIT TWO PROPOSED ADDITIONS TO BOTH SIDES OF THE DWELLING WITH SIDEYARD SETBACKS OF 3 + 2 FT. A SUM OF BOTH SIDES FOR 5 FT. + A FRONT YARD SETBACK OF 18.5 FT. IN LIEU OF THE REQUIRED 8. A SUM OF 20 FT. + A FRONT YARD SETBACK OF 25 FT. 2. TO PERMIT A COVERED PORCH ADDITION TO THE SIDE OF THE SIDE DWELLING WITH A 7 FT SETBACK AND AN OPEN DECK ADDITION TO THE REAR OF THE HOUSE WITH SIDE AND REAR YARD SETBACKS OF 4 + 9 FT. IN LIEU OF THE REQUIRED 7.5, 7.5 AND 22.5 FT, RESPECTIVELY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



11. 11. 11

4

1. The first part of the document is a list of names and addresses of the members of the committee. The names are written in a cursive script, and the addresses are written in a more formal, printed style. The list includes names such as "John A. Smith", "James B. Jones", and "Mary C. White".

5

CERTIFICATE OF POSTING

Date: 12-13-17RE: Case Number: 2018-0151 APetitioner/Developer: Sara StrobelDate of Hearing/Closing: 1/1/18

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 2901 Chokeberry Ct.

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0151-A

TO PERMIT TWO PROPOSED ADDITIONS TO BOTH SIDES OF THE DWELLING WITH SIDE YARD SETBACKS OF 3+2 FEET, A SUM OF BOTH SIDES FOR 5 FT. AND A FRONT YARD SETBACK OF 18.5 FT. IN LIEU OF THE REQUIRED 21 A SUM OF 20 FT. AND A FRONT YARD SETBACK OF 25 FEET, AND TO PERMIT A COVERED PORCH ADDITION TO THE SIDE OF THE DWELLING WITH A 7 FOOT SETBACK AND AN OPEN PORCH ADDITION TO THE REAR OF THE HOUSE WITH A SIDE AND REAR SETBACKS OF 6+9 FEET IN LIEU OF THE REQUIRED 7.5, 7.5 AND 22.5 FEET, RESPECTIVELY.

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 4:30 p.m. ON 1/1/18.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 887-3391

OPTION BOTH TO ZONING, RM 104



KEVIN KAMENETZ
County Executive

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

January 3, 2018

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0151-A

2901 Chokeberry Court

S/s Chokeberry Court, 156 ft. W/of centerline of Darwood Drive

3rd Election District – 2nd Councilmanic District

Legal Owners: Meir Strobel, Sara Gerstenfeld

Variance 1. To permit two proposed additions to both sides of the dwelling with side yard setbacks of 3 & 2 ft., a sum of both sides for 5 ft., & a front yard setback of 18.5 ft. in lieu of the required 8, a sum of 20 ft. & a front yard setback of 25 ft. 2. To permit a covered porch addition to the side dwelling with a 7 ft. setback and an open deck addition to the rear of the house with side and rear yard setbacks of 4 & 9 ft. in lieu of the required 7.5, 7.5 & 22.5 ft., respectively.

Hearing: Thursday, February 8, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Meir Strobel, Sara Gerstenfeld, 2901 Chokeberry Ct., Baltimore 21209
Daniel Ankri, 2318 Sweet Meadow Road, Baltimore 21209
Samuel Pottash, 6702 Chokeberry Court, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 19, 2018.**
- (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, January 18, 2018 Issue - Jeffersonian

Please forward billing to:
Sara Gerstenfeld
2901 Chokeberry Court
Baltimore, MD 21209

410-764-2126

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0151-A

2901 Chokeberry Court

S/s Chokeberry Court, 156 ft. W/of centerline of Darwood Drive

3rd Election District – 2nd Councilmanic District

Legal Owners: Meir Strobel, Sara Gerstenfeld

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Hearing: Thursday, February 8, 2018 at 1:30 p.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 ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0151 - A Address 2901 Chokeberry Court

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/04/17 Posting Date: 12/17/17 Closing Date: 01/01/18

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0151 -A Address 2901 Chokeberry Court

Petitioner's Name: Meir Strobel Gerstenfeld Telephone 410-764-2126

Posting Date: 12/17/17 Closing Date: 01/01/2018

Wording for Sign: To permit two proposed additions to both sides of the dwelling with side yard setbacks of 3 & 2 feet, a sum of both sides for 5 feet, & a front yard setback of 18.5 feet in lieu of the required 8, a sum of 20 feet, & a front yard setback of 25 feet, and, to permit a covered porch addition to the side of the dwelling with a 7 foot setback and an open deck addition to the rear of the house with a side and rear yard setbacks of 4 & 9 feet, in lieu of the required 7.5, 7.5 & 22.5 feet, respectively.



KEVIN KAMENETZ
County Executive

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

February 1, 2018

Meir Strobel
Sara Gerstenfeld
2901 Chokeberry Court
Baltimore MD 21209

RE: Case Number: 2018-0151 A, Address: 2901 Chokeberry Court

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 4, 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 cursive script, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Daniel Ankri, 2318 Sweet Meadow Road, Baltimore MD 21209



MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 12/11/17

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. 2018-0151-A

*Administrative Variance
Meir Strobel & Sara Gerstenfeld
2901 Chokeberry Court*

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: January 8, 2018

FROM: *MU2*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 18, 2017
Item No. 2018-0151-A, 0152-SPH, 0153-A, 0155-SPH, 0156-A and 0157-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

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VKD: cen
cc: file

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: December 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0151-A
Address 2901 Chokeberry Court
(Strobel & Gerstenfeld Property)

Zoning Advisory Committee Meeting of **December 18, 2017**

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

Reviewer: Steve Ford

2/8/18
1:30 P

1-1-18
Formal
Demand

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: December 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0151-A
Address 2901 Chokeberry Court
(Strobel & Gerstenfeld Property)

Zoning Advisory Committee Meeting of **December 18, 2017**

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

Reviewer: Steve Ford

Case No.: 2018-0151-A

Exhibit Sheet

Petitioner/Developer

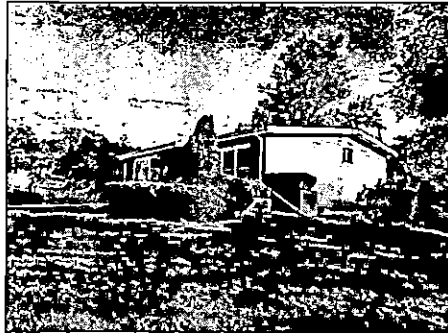
Protestant

DW 4-11-18

DW 3-8-18

No. 1	site plan	
No. 2	amended site plan	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

STAPLE EDGE



VIEW 1

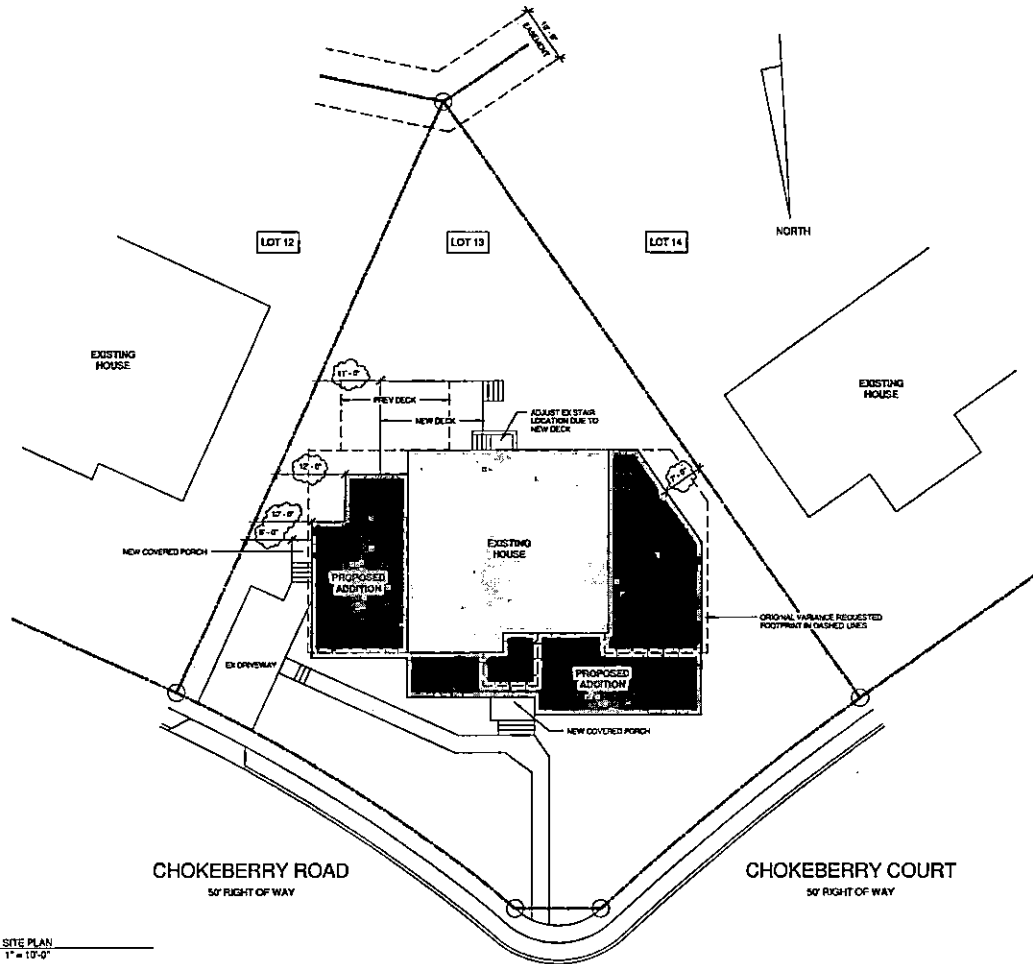


VIEW 2

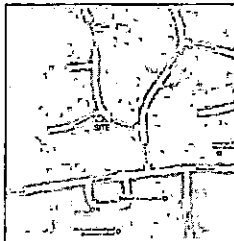


VIEW 3

NOTES:
1) SITE PLAN SHOWN HAS BEEN GENERATED USING
INFORMATION FROM CLIENT PROVIDED LOCATION SURVEY.
2) DIMENSIONS ARE APPROXIMATE.



① SITE PLAN
1" = 10'-0"



VICINITY PLAN (NOT TO SCALE)
TAKEN FROM GOOGLE MAPS

ZONING HEARD PLAN FOR
VARIANCE, J.L. FOR SPECIAL HEARING
ADDRESS: 2901 CHOKEBERRY CT BALTIMORE, MD 21209
OWNER'S NAME: NEW STROBEL & SARA GERSTENFELD
SUBDIVISION NAME: WELL WOOD
LOT: 13
BLOCK: A
SECTION: 2
PLAT BOOK: 24
FOLLOW: 55
10' DED. TRAIL 88180700
DEED: NEW 1/00/80
ZONING MAP: R-1
SITE ZONED: LDR-1
PLAT APPROVED: 12/2/1987
ELECTION DISTRICT: 8
COUNCIL DISTRICT: 8
LOT AREA: _____ SQ. FT.
INSTRUMENT: _____
IN CIRCUM: _____
IN FLOOD PLAIN: _____
UTILITIES MARK: _____
WATER: _____
PUBLIC: _____ PRIVATE: _____
PUBLIC: _____ PRIVATE: _____
PRIORITY: _____

STROBEL ADDITION
2901 CHOKEBERRY
COURT
BALTIMORE MD 21209

DA
DONNY
ANKRI
ARCHITECTS

www.donnyankri.com
donnyankri@gmail.com
443.929.2377

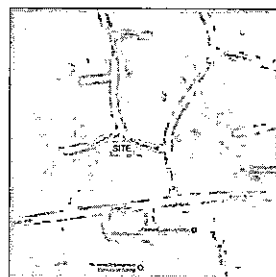
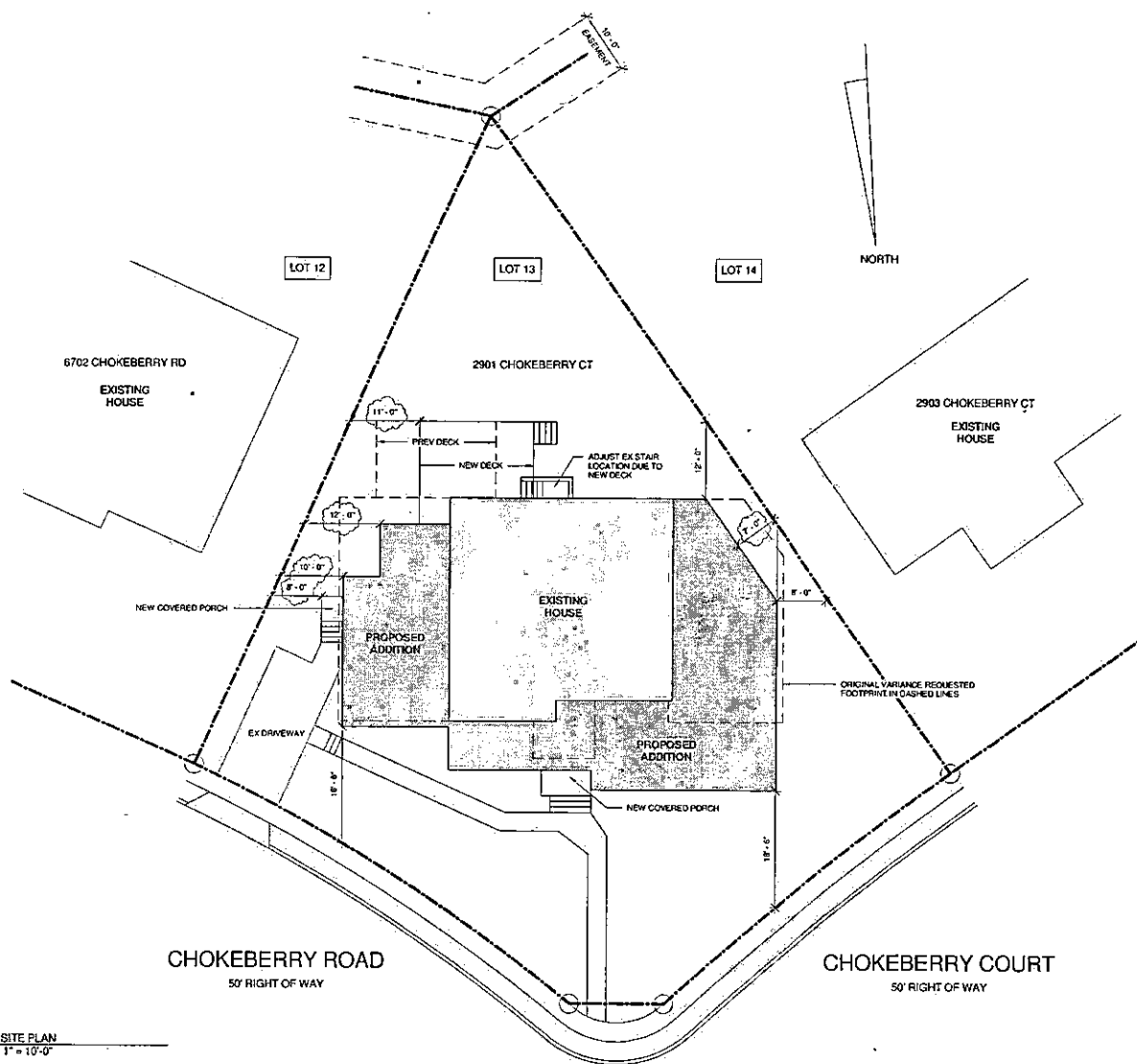
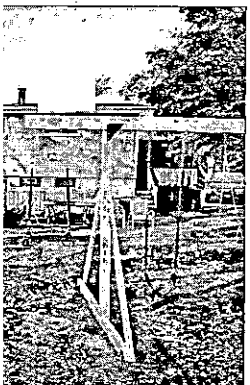
SCHEMATIC DESIGN

Date	01/13/2014
Scale	As Indicated
Job No.	2000
Drawn By	DA

SITE PLAN

Drawing No. **A0.01**

Pet. No. 2



VICINITY PLAN (NOT TO SCALE)
TAKEN FROM GOOGLE MAPS

ADDRESS: 2901 CHERRY DRIVE CT BALTIMORE, MD 21209
OWNERS NAME: MERLE STROBEL & SARA OSTERFELD

SUBDIVISION NAME: WELLSWOOD

LOT: 13
BLOCK: A
SECTION: 3
PLAT: 25 OF 24
FOOT: 99
10 SW 1/4 T4N R21E S32E24E
DEED REF#: 34327 / 00160

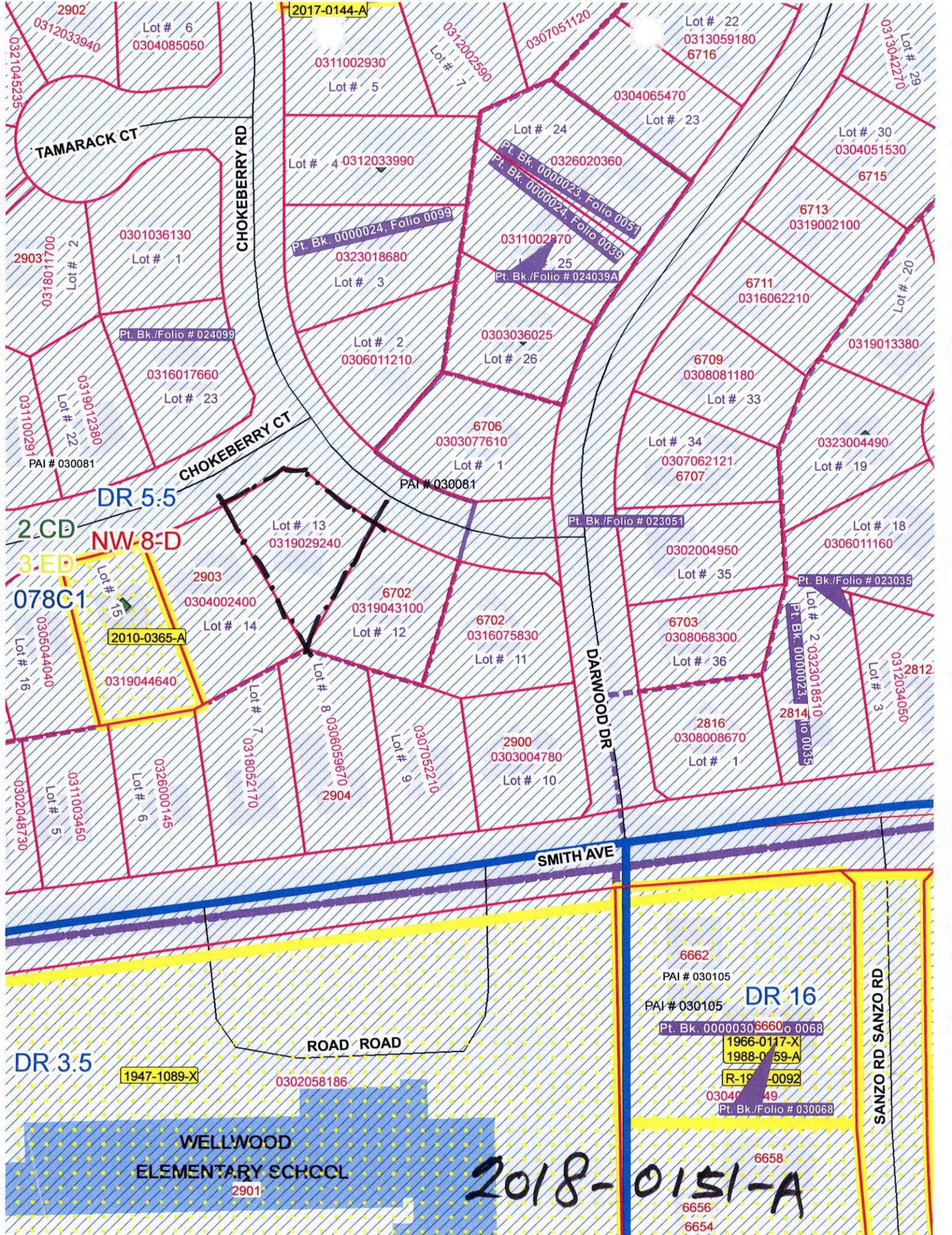
ZONING MAP F: 00731
SITE ZONED: DIS-5A
CROSSING: 120N1257
ELECTION DISTRICT: 3
COUNCIL DISTRICT: 1
LOT AREA: 9,020 SQ. FT.
HISTORIC: NO
IN C-54: NO
IN FLOOD PLANT: NO
UTILITIES MARKED: NO
WATER: IS
PUBLIC: _____
SEWER: _____
PUBLIC: _____
SEWER: _____
PUB: HEATING: _____
PUB: _____

www.donnyankri.com
donnyankri@gmail.com
443.929.2377

Date	2/14/2018
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN

Drawing No. **A0.01**



2902
0312033940
Lot # 6
0304085050

TAMARACK CT

2 # 107
0011108130
Lot # 1
0301036130

0319012380
Lot # 22
031100291
PAI # 030081

DR 5.5
2 CD
3 ED
NW-8-D
078C1
Lot # 15
0305044040
Lot # 16
0302048730

2010-0365-A
0319044640
Lot # 14
0304002400
2903

0326000145
Lot # 6
0311003450
Lot # 5

0302048730
Lot # 5

DR 3.5
1947-1089-X
0302058186

WELLWOOD
ELEMENTARY SCHOOL
2901

2017-0144-A
0311002930
Lot # 5

Lot # 4
0312033990
Pt. Bk. 0000024, Folio 0099

0323018680
Lot # 3
0306011210
Lot # 2

0303036025
Lot # 26
6706
0303077610
Lot # 1
PAI # 030081

Lot # 13
0319029240
2903
0304002400
Lot # 14

0319044640
Lot # 14
0304002400
2903

0326000145
Lot # 6
0311003450
Lot # 5

0302048730
Lot # 5

DR 3.5
1947-1089-X
0302058186

WELLWOOD
ELEMENTARY SCHOOL
2901

0312002590
Lot # 7
0307051120
Lot # 22
0313059180
6716

0304065470
Lot # 23
Lot # 24
0326020360
Pt. Bk. 0000023, Folio 0051
Pt. Bk. 0000024, Folio 0039

0311002970
Lot # 25
Pt. Bk./Folio # 024039A

0303036025
Lot # 26
6706
0303077610
Lot # 1
PAI # 030081

Lot # 13
0319029240
2903
0304002400
Lot # 14

0319044640
Lot # 14
0304002400
2903

0326000145
Lot # 6
0311003450
Lot # 5

0302048730
Lot # 5

DR 3.5
1947-1089-X
0302058186

WELLWOOD
ELEMENTARY SCHOOL
2901

Lot # 29
0313042270

Lot # 30
0304051530
6715
6713
0319002100

6711
0316062210
0319013380

6709
0308081180
Lot # 33
Lot # 34
0307062121
6707

0323004490
Lot # 19
Lot # 18
0306011160

Pt. Bk./Folio # 023035
Lot # 2
0323018510
0312034050
Lot # 3

2816
0308008670
Lot # 1
2814
0307052210
Lot # 9

2900
0303004780
Lot # 10

DR 16
6662
PAI # 030105
Pt. Bk. 0000030660, 0068
1966-0117-X
1988-0159-A
R-19-0092
0304000449
Pt. Bk./Folio # 030068

6658
6656
6654

2018-0151-A



1419 1/2



2018-0151-A

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0319029240			
Owner Information					
Owner Name:	STROBEL MEIR ELI GERSTENFELD SARA GILA		Use:	RESIDENTIAL	
Mailing Address:	2901 CHOKEBERRY CT BALTIMORE MD 21209-1401		Principal Residence:	YES	
			Deed Reference:	/34927/ 00160	
Location & Structure Information					
Premises Address:		2901 CHOKEBERRY CT BALTIMORE MD 21209-1401		Legal Description:	2901 CHOKEBERRY CT WELLWOOD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0005	0460		0000	3
					A
					13
					2017
					Plat No: 0024/ Ref: 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	
1959	1,713 SF		9,020 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	FRAME	1 full/ 1 half	
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2017	As of 07/01/2018	
Land:	82,500	82,500			
Improvements	152,300	151,600			
Total:	234,800	234,100	234,100	234,100	
Preferential Land:	0			0	
Transfer Information					
Seller: ABRAHAM CHAIM G	Date: 05/02/2014	Price: \$301,000			
Type: ARMS LENGTH IMPROVED	Deed1: /34927/ 00160	Deed2:			
Seller: SETREN LOUIS E	Date: 01/30/2003	Price: \$170,000			
Type: ARMS LENGTH IMPROVED	Deed1: /17469/ 00533	Deed2:			
Seller: SETREN LOUIS E	Date: 09/14/1995	Price: \$0			
Type: NON-ARMS LENGTH OTHER	Deed1: /11216/ 00295	Deed2:			
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
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 12/10/2015					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

2018-0151-A

Debra Wiley

From: Debra Wiley
Sent: Thursday, March 08, 2018 7:40 AM
To: 'Donny Ankri'; John E. Beverungen
Subject: RE: Case No. 2018-151-A
Attachments: 2018-0151-A.docx

Mr. Ankri,

Please find attached ALJ Beverungen's Opinion and Order in the above referenced case.

Have a great day.

From: Donny Ankri [mailto:donnyankri@gmail.com]
Sent: Wednesday, March 07, 2018 3:24 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Re: Case No. 2018-151-A

I didn't see anything attached but I did see the paragraph in the email. Thanks!

On Wed, Mar 7, 2018 at 1:15 PM, John E. Beverungen <jbeverungen@baltimorecountymd.gov> wrote:

Attached is the proposed order for this case. As you'll see I added the 12 ft. rear yard setback in lieu of 30 ft. I do not believe a variance is required for either deck/open projection. The side yard deck has 8 ft. setback while 7.5 ft. is required, and rear deck is now 24' 3" while 22.5 ft. is required. This order will be sent out today.

John Beverungen

ALJ

THEREFORE, IT IS ORDERED, this 8th day of March, 2018, by the Administrative Law Judge for Baltimore County, that the amended Petition for Variance: (1) to permit additions to both sides of the dwelling with a side yard setback of 8 ft., a sum of both sides of 18 ft., a front yard setback of 18.5 ft. and a rear yard setback of 12 ft. in lieu of the required 10 ft, individual side yard, a sum of side yards of 20 ft., front yard setback of 25 ft., and rear yard setback of 30 ft.; and (2) to permit an open deck addition to the rear of the house with side and rear yard setbacks of 4 & 9 ft. in lieu of the required 7.5, 7.5 and 22.5 ft., respectively, be and is hereby GRANTED.

From: Donny Ankri [mailto:donnyankri@gmail.com]
Sent: Sunday, March 04, 2018 4:48 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: Re: Case No. 2018-151-A

Hi John,

Attached is my version of the revised petition wording. Based on our adjusted footprint size, I don't think the side covered porch is needed for the variance since the original petition said 7.5' is required and we're proposing 8'. You may also want to review the wording I did to make sure it makes sense.

What does need a variance is the right side of the addition, front yard and the rear yards (rear yard for deck and addition, see site plan attached). I didn't see any language in this petition for the rear addition setback. Is that on a different sheet?

If you're able to resend me the revised petition to review one last time after you have a chance to update, I'll be happy to take a look. Let me know if you need anything else from me.

Have a great day!

Donny

On Thu, Feb 22, 2018 at 10:55 AM, Donny Ankri <donnyankri@gmail.com> wrote:

Hi John,

My apologies in my delayed response. Lost track of this email. I'll review your email shortly and will be in touch soon.

Thanks!

Donny

On Thu, Feb 15, 2018 at 3:28 PM, John E. Beverungen <jbeverungen@baltimorecountymd.gov> wrote:

Mr. Ankri,

Attached hereto is a copy of the attachment you filed with the original variance request. Your revised plan shows new setbacks, and as I indicated in my last e-mail, I will permit you to amend the petition to reflect these new setbacks.

Just so I am clear, and so I have a copy for the case file, please amend this attachment (in ink, handwritten, is fine) to reflect the new setback variances you are requesting. I was not sure whether the setbacks have changed for the covered porch, so please be sure to show the revised figures for that request as well.

John Beverungen
ALJ

[http://www.baltimorecountymd.gov/sebin/n/n/county_seal.jpg] <<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

[http://www.baltimorecountymd.gov/sebin/p/i/socialmedia_fb.jpg] <<https://www.facebook.com/baltcogov>>
[http://www.baltimorecountymd.gov/sebin/r/j/socialmedia_twitter.jpg]
<<https://twitter.com/BaltCoGov>> [http://www.baltimorecountymd.gov/sebin/b/f/socialmedia_BC_NOW.jpg]
<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>> [http://www.baltimorecountymd.gov/sebin/r/z/socialmedia_youtube.jpg]
<<https://www.youtube.com/user/BaltimoreCounty>> [http://www.baltimorecountymd.gov/sebin/z/z/socialmedia_camera.jpg]
<<https://www.flickr.com/photos/baltimorecounty>> [http://www.baltimorecountymd.gov/sebin/d/o/socialmedia_linkedin.jpg] <<https://www.linkedin.com/company/baltimore-county-government>>

www.baltimorecountymd.gov <<http://www.baltimorecountymd.gov>>

--
Donny Ankri, RA, NCARB

Principal, Donny Ankri Architects

www.donnyankri.com

443.929.2377

--

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--

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443.929.2377

John E. Beverungen

From: John E. Beverungen
Sent: Wednesday, March 07, 2018 1:16 PM
To: 'Donny Ankri'
Cc: Deborah Wiley (dwiley@baltimorecountymd.gov)
Subject: RE: Case No. 2018-151-A

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From: Donny Ankri [mailto:donnyankri@gmail.com]
Sent: Sunday, March 04, 2018 4:48 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: Re: Case No. 2018-151-A

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Have a great day!

Donny

On Thu, Feb 22, 2018 at 10:55 AM, Donny Ankri <donnyankri@gmail.com> wrote:

Hi John,

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Thanks!

Donny

On Thu, Feb 15, 2018 at 3:28 PM, John E. Beverungen <jbeverungen@baltimorecountymd.gov> wrote:

Mr. Ankri,

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Just so I am clear, and so I have a copy for the case file, please amend this attachment (in ink, handwritten, is fine) to reflect the new setback variances you are requesting. I was not sure whether the setbacks have changed for the covered porch, so please be sure to show the revised figures for that request as well.

John Beverungen

ALJ

[http://www.baltimorecountymd.gov/sebin/n/n/county_seal.jpg] <<http://www.baltimorecountymd.gov>>

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[http://www.baltimorecountymd.gov/sebin/p/i/socialmedia_fb.jpg] <<https://www.facebook.com/baltcogov>>
[http://www.baltimorecountymd.gov/sebin/r/j/socialmedia_twitter.jpg]
<<https://twitter.com/BaltCoGov>> [http://www.baltimorecountymd.gov/sebin/b/f/socialmedia_BC_NOW.jpg]
]
<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>> [http://www.baltimorecountymd.gov/sebin/r/z/socialmedia_youtube.jpg]
<<https://www.youtube.com/user/BaltimoreCounty>> [http://www.baltimorecountymd.gov/sebin/z/z/socialmedia_camera.jpg]
<<https://www.flickr.com/photos/baltimorecounty>> [http://www.baltimorecountymd.gov/sebin/d/o/socialmedia_linkedin.jpg] <<https://www.linkedin.com/company/baltimore-county-government>>

www.baltimorecountymd.gov <<http://www.baltimorecountymd.gov>>

--

Donny Ankri, RA, NCARB
Principal, Donny Ankri Architects

www.donnyankri.com
[443.929.2377](tel:443.929.2377)

--

Donny Ankri, RA, NCARB
Principal, Donny Ankri Architects

www.donnyankri.com
443.929.2377

John E. Beverungen

From: Susan Moskowitz <su-mo.woof@verizon.net>
Sent: Sunday, February 18, 2018 6:17 AM
To: John E. Beverungen
Subject: Re: Case No. 2018-151-A

What about my side? I've been under the weather and haven't kept up.

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

From: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
To: Donny Ankri <donnyankri@gmail.com>; Sam Pottash <spottash@gmail.com>
Cc: idalyn <idalyn@gmail.com>; su-mo.woof <su-mo.woof@verizon.net>; Sherry Nuffer <snuffer@baltimorecountymd.gov>; Sara Strobel <sarastrobel1@gmail.com>; Meir <meirelistrobel@gmail.com>
Sent: Thu, Feb 15, 2018 3:05 pm
Subject: RE: Case No. 2018-151-A

To all:

Based on the series of e-mails I have reviewed, I will allow the Petitioners to amend the variance request they originally filed. The new plan shows a front setback of 18' 6", side of 8' and rear of 12'. I will send an order to each of you reflecting the amended variance request will be granted, as shown on the revised site plan submitted by Mr. Ankri, the architect.

John Beverungen
AU

From: Donny Ankri [<mailto:donnyankri@gmail.com>]
Sent: Thursday, February 15, 2018 11:18 AM
To: Sam Pottash <spottash@gmail.com>
Cc: John E. Beverungen <jbeverungen@baltimorecountymd.gov>; idalyn@gmail.com; su-mo.woof@verizon.net; Sherry Nuffer <snuffer@baltimorecountymd.gov>; Sara Strobel <sarastrobel1@gmail.com>; Meir <meirelistrobel@gmail.com>
Subject: Re: Case No. 2018-151-A

Sam, much appreciated. Thank you.

On Thu, Feb 15, 2018 at 7:40 AM, <spottash@gmail.com> wrote:

Hi Donny, Thanks for your reply. I think you did a very nice job. I'll let the judge know we are satisfied with the new proposal.
Sam Pottash

Sent from my iPad

On Feb 14, 2018, at 5:56 PM, Donny Ankri <donnyankri@gmail.com> wrote:

Hi Sam,

Thanks for your email. Below are the variance setback dimensions at the closest locations.
Attached is an updated site plan that have the below dimensions shown.

1. Front setback = 18'-6"
2. Rear setback = 12'-0"
3. Side setback = 8'-0"

With that said, please note the following:

1. These dimensions are taken perpendicular to the house which is how the County measures distances.
2. For example, eventhough the closest side setback is 8'-0", we are still going to maintain the other side setback dimensions per our meeting agreement.

Let me know if you have any other questions.

All the best,

Donny

On Wed, Feb 14, 2018 at 4:30 PM, Sam Pottash <spottash@gmail.com> wrote:

Hi Donny, What are the new variances you are requesting? Please use clear descriptions.
Thanks, Sam

On Tue, Feb 13, 2018 at 4:35 PM, Donny Ankri <donnyankri@gmail.com> wrote:

Hi John,

Attached is the updated site plan for you and the neighbors to review. Though the neighbor's have not seen this updated drawing yet, the dimensions provided reflect the agreed-upon setback dimensions discussed at the meeting. Below are some notes for your review:

1. I added dashed lines to represent the original variance-requested footprint for the addition and new deck.
2. Large portions of the rear of the original addition was shifted towards the front in order to provide comfortable sideyard distances from the neighbors.
3. Eventhough part of the proposed addition is in front of the house, the front of the proposed addition does not encroach any closer than the original closest front setback originally requested which was 18'-6".

Let me know if you or the neighbors have any questions. What are the next steps to make these updates official so we can move forward?

Thanks in advance for all your help!

Donny

On Thu, Feb 8, 2018 at 7:38 PM, Donny Ankri <donnyankri@gmail.com> wrote:

Hi John,

Thank you very much for your time today. After you left, we all had a productive conversation and came to an agreement that minimizes the impact of the addition on both sides. By early next week, I will email to all cc'd here the updated site plan.

All the best,

Donny

On Thu, Feb 8, 2018 at 2:41 PM, John E. Beverungen
<jbeverungen@baltimorecountymd.gov> wrote:

As discussed at the conclusion of today's hearing, I will hold this file for a week to allow the parties to discuss possible revisions to the project and variance requests. Unless I hear from you within a week I will consider the variance request as originally filed and send out an order to each of you.

John Beverungen

ALJ

CONNECT WITH BALTIMORE COUNTY

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--

Donny Ankri, RA, NCARB
Principal, Donny Ankri Architects

www.donnyankri.com
[443.929.2377](tel:443.929.2377)

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Donny Ankri, RA, NCARB
Principal, Donny Ankri Architects

www.donnyankri.com
[443.929.2377](tel:443.929.2377)

<2018-02-14 - site plan.pdf>

--

Donny Ankri, RA, NCARB
Principal, Donny Ankri Architects

www.donnyankri.com

443.929.2377

John E. Beverungen

From: John E. Beverungen
Sent: Thursday, February 15, 2018 3:06 PM
To: 'Donny Ankri'; Sam Pottash
Cc: idalyn@gmail.com; su-mo.woof@verizon.net; Sherry Nuffer; Sara Strobel; Meir
Subject: RE: Case No. 2018-151-A

To all:

Based on the series of e-mails I have reviewed, I will allow the Petitioners to amend the variance request they originally filed. The new plan shows a front setback of 18' 6", side of 8' and rear of 12'. I will send an order to each of you reflecting the amended variance request will be granted, as shown on the revised site plan submitted by Mr. Ankri, the architect.

John Beverungen
ALJ

From: Donny Ankri [mailto:donnyankri@gmail.com]
Sent: Thursday, February 15, 2018 11:18 AM
To: Sam Pottash <spottash@gmail.com>
Cc: John E. Beverungen <jbeverungen@baltimorecountymd.gov>; idalyn@gmail.com; su-mo.woof@verizon.net; Sherry Nuffer <snuffer@baltimorecountymd.gov>; Sara Strobel <sarastrobel1@gmail.com>; Meir <meirelistrobel@gmail.com>
Subject: Re: Case No. 2018-151-A

Sam, much appreciated. Thank you.

On Thu, Feb 15, 2018 at 7:40 AM, <spottash@gmail.com> wrote:

Hi Donny, Thanks for your reply. I think you did a very nice job. I'll let the judge know we are satisfied with the new proposal.
Sam Pottash

Sent from my iPad

On Feb 14, 2018, at 5:56 PM, Donny Ankri <donnyankri@gmail.com> wrote:

Hi Sam,

Thanks for your email. Below are the variance setback dimensions at the closest locations. Attached is an updated site plan that have the below dimensions shown.

1. Front setback = 18'-6"
2. Rear setback = 12'-0"
3. Side setback = 8'-0"

With that said, please note the following:

1. These dimensions are taken perpendicular to the house which is how the County measures distances.

2. For example, eventhough the closest side setback is 8'-0", we are still going to maintain the other side setback dimensions per our meeting agreement.

Let me know if you have any other questions.

All the best,

Donny

On Wed, Feb 14, 2018 at 4:30 PM, Sam Pottash <spottash@gmail.com> wrote:

Hi Donny, What are the new variances you are requesting? Please use clear descriptions.
Thanks, Sam

On Tue, Feb 13, 2018 at 4:35 PM, Donny Ankri <donnyankri@gmail.com> wrote:

Hi John,

Attached is the updated site plan for you and the neighbors to review. Though the neighbor's have not seen this updated drawing yet, the dimensions provided reflect the agreed-upon setback dimensions discussed at the meeting. Below are some notes for your review:

1. I added dashed lines to represent the original variance-requested footprint for the addition and new deck.
2. Large portions of the rear of the original addition was shifted towards the front in order to provide comfortable sideyard distances from the neighbors.
3. Eventhough part of the proposed addition is in front of the house, the front of the proposed addition does not encroach any closer than the original closest front setback originally requested which was 18'-6".

Let me know if you or the neighbors have any questions. What are the next steps to make these updates official so we can move forward?

Thanks in advance for all your help!

Donny

On Thu, Feb 8, 2018 at 7:38 PM, Donny Ankri <donnyankri@gmail.com> wrote:

Hi John,

Thank you very much for your time today. After you left, we all had a productive conversation and came to an agreement that minimizes the impact of the addition on both sides. By early next week, I will email to all cc'd here the updated site plan.

All the best,

Donny

On Thu, Feb 8, 2018 at 2:41 PM, John E. Beverungen <jbeverungen@baltimorecountymd.gov> wrote:

As discussed at the conclusion of today's hearing, I will hold this file for a week to allow the parties to discuss possible revisions to the project and variance requests. Unless I hear from you within a week I will consider the variance request as originally filed and send out an order to each of you.

John Beverungen

ALJ



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

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Donny Ankri, RA, NCARB
Principal, Donny Ankri Architects

www.donnyankri.com

[443.929.2377](tel:443.929.2377)

--

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Principal, Donny Ankri Architects

www.donnyankri.com

[443.929.2377](tel:443.929.2377)

<2018-02-14 - site plan.pdf>

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Donny Ankri, RA, NCARB

Principal, Donny Ankri Architects

www.donnyankri.com
443.929.2377

DATE _____

2018-151-A

2/8/2018

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

Samuel Pottash	6702 Chokeberry Rd	Balto MD 21209	spottash@gmail.com
Susan Moskowitz	2903 Chokeberry Ct	Balto MD 21209	su-mo.wool@verizon.net
Carol Moskowitz	2903 Chokeberry Ct	Balto MD 21209	same as above
KAREN POTTASH	6702 Chokeberry Rd	Balto, MD 21209	karenpottash@gmail.com
Idalyn Hauss	2906 Chokeberry Ct.	Balto. MD 21209	idalyn@gmail.com
CHARLES HAUSS	2906 Chokeberry CT	BALTO MD 21209	charles.hauss@gmail

CASE NO. 2018- 0151-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>
<u>1/8</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>no comment</u>
<u>12/12</u>	DEPS (if not received, date e-mail sent _____)	<u>no comment</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12/11</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: <u>1/18/18</u>	
SIGN POSTING	Date: <u>1/19/18</u>	by <u>Pulson</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 - 03 Account Number - 0319029240							
Owner Information										
Owner Name:			STROBEL MEIR ELI GERSTENFELD SARA GILA				Use:		RESIDENTIAL	
Mailing Address:			2901 CHOKEBERRY CT BALTIMORE MD 21209-1401				Principal Residence:		YES	
							Deed Reference:		/34927/ 00160	
Location & Structure Information										
Premises Address:			2901 CHOKEBERRY CT BALTIMORE MD 21209-1401				Legal Description:		2901 CHOKEBERRY CT WELLWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0078	0005	0460		0000	3	A	13	2017	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	
1959			1,713 SF				9,020 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	SPLIT LEVEL	FRAME	1 full/ 1 half						
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2017		07/01/2017		07/01/2018	
Land:			82,500		82,500					
Improvements			152,300		151,600					
Total:			234,800		234,100		234,100		234,100	
Preferential Land:			0						0	
Transfer Information										
Seller: ABRAHAM CHAIM G				Date: 05/02/2014				Price: \$301,000		
Type: ARMS LENGTH IMPROVED				Deed1: /34927/ 00160				Deed2:		
Seller: SETREN LOUIS E				Date: 01/30/2003				Price: \$170,000		
Type: ARMS LENGTH IMPROVED				Deed1: /17469/ 00533				Deed2:		
Seller: SETREN LOUIS E				Date: 09/14/1995				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /11216/ 00295				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017			07/01/2018			
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 12/10/2015										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

161151

Date: _____

12/04/17

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DATE
12/05/2017	12/04/2017	09:25:14	1
REG-WS01 WALKIN CJR			
>>RECEIPT # 764220 12/04/2017 CFLN			
Dept 5 528 ZENITH VERIFICATION			
CR NO. 161151			

Recpt Tot \$75.00
\$75.00 01
Baltimore County, Maryland

[illegible]

Rec
From:

For:

2901 CHOKEBERRY CT.

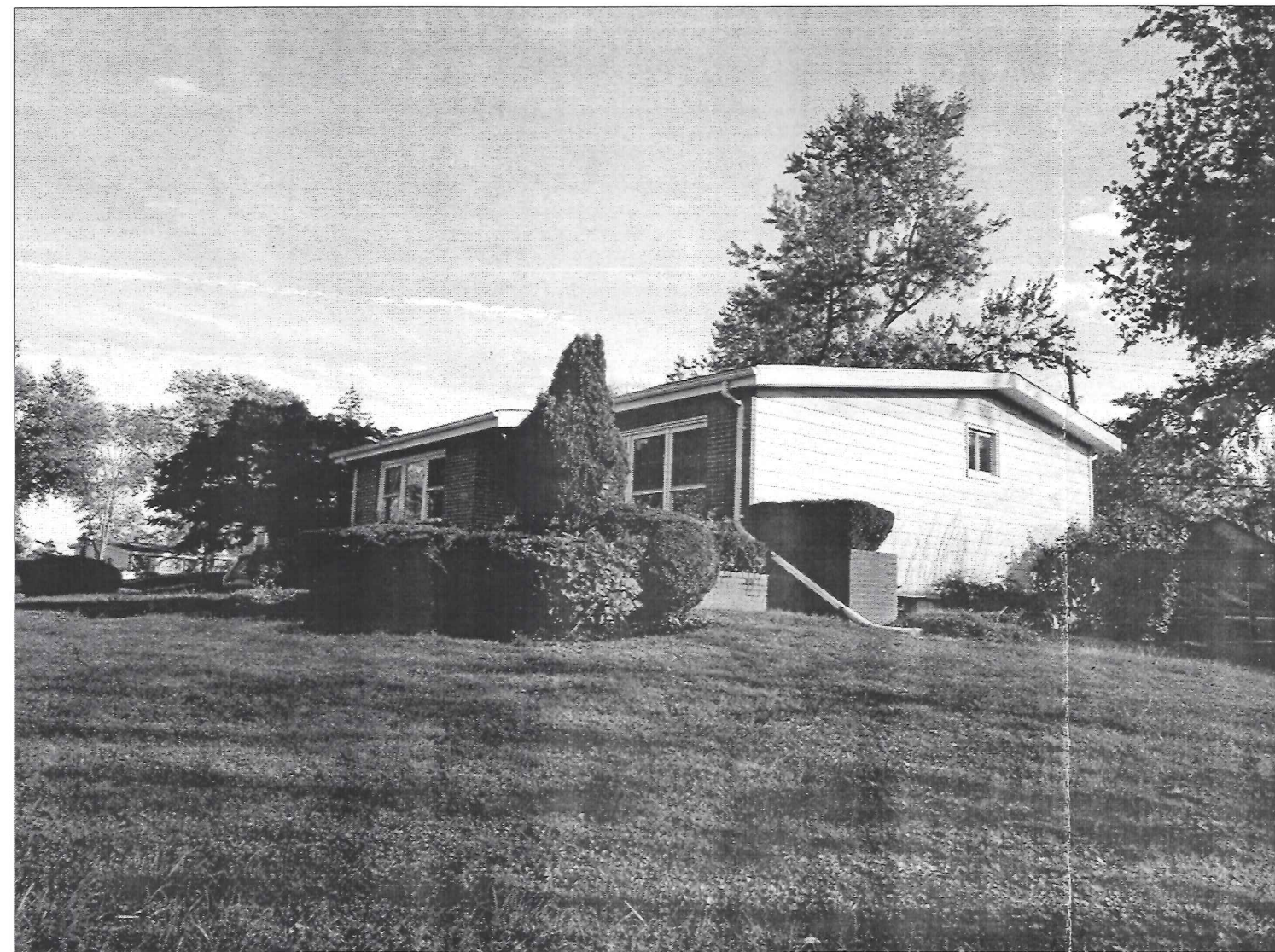
2018-0151-A

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

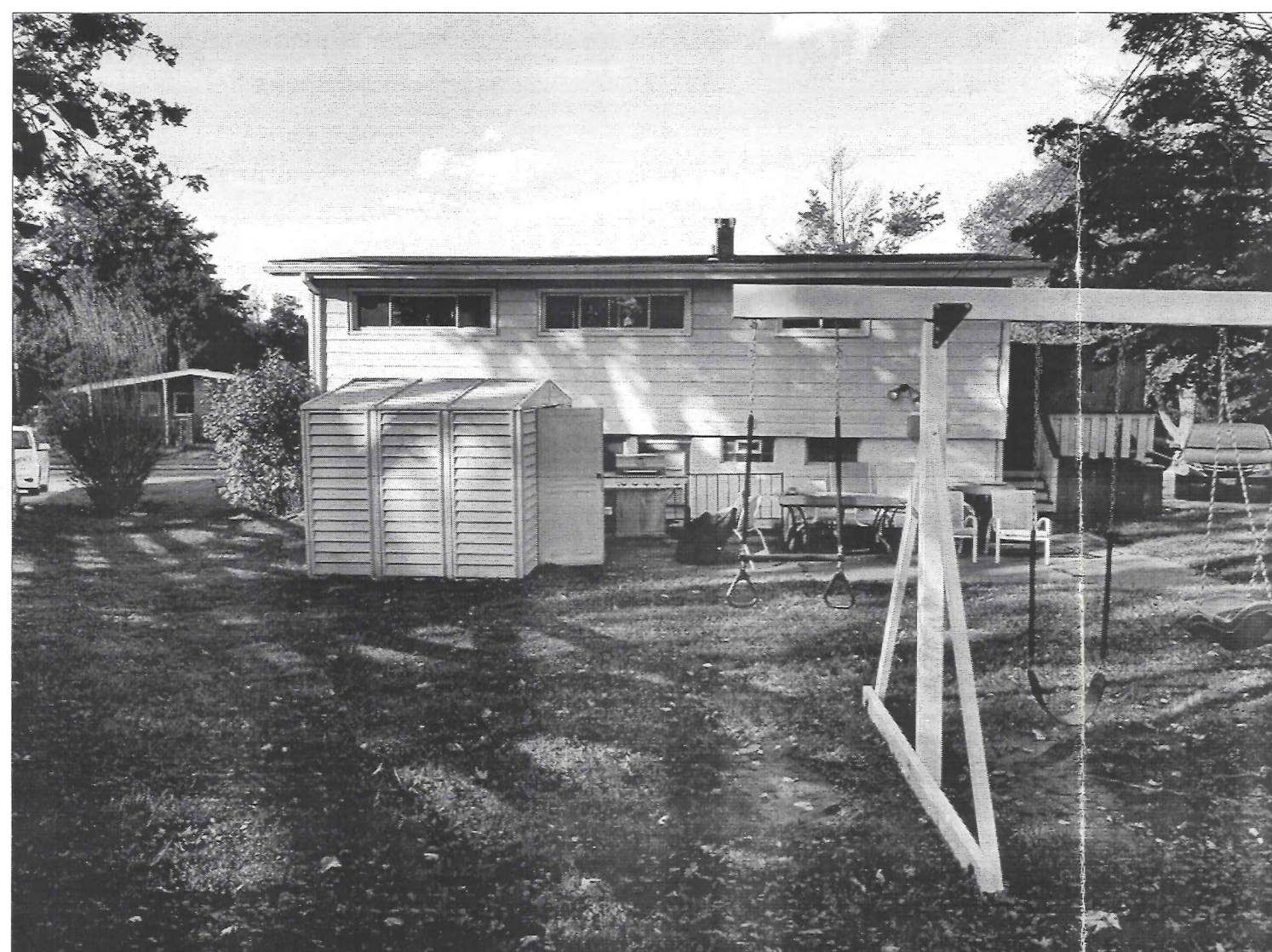
STAPLE EDGE



VIEW 1



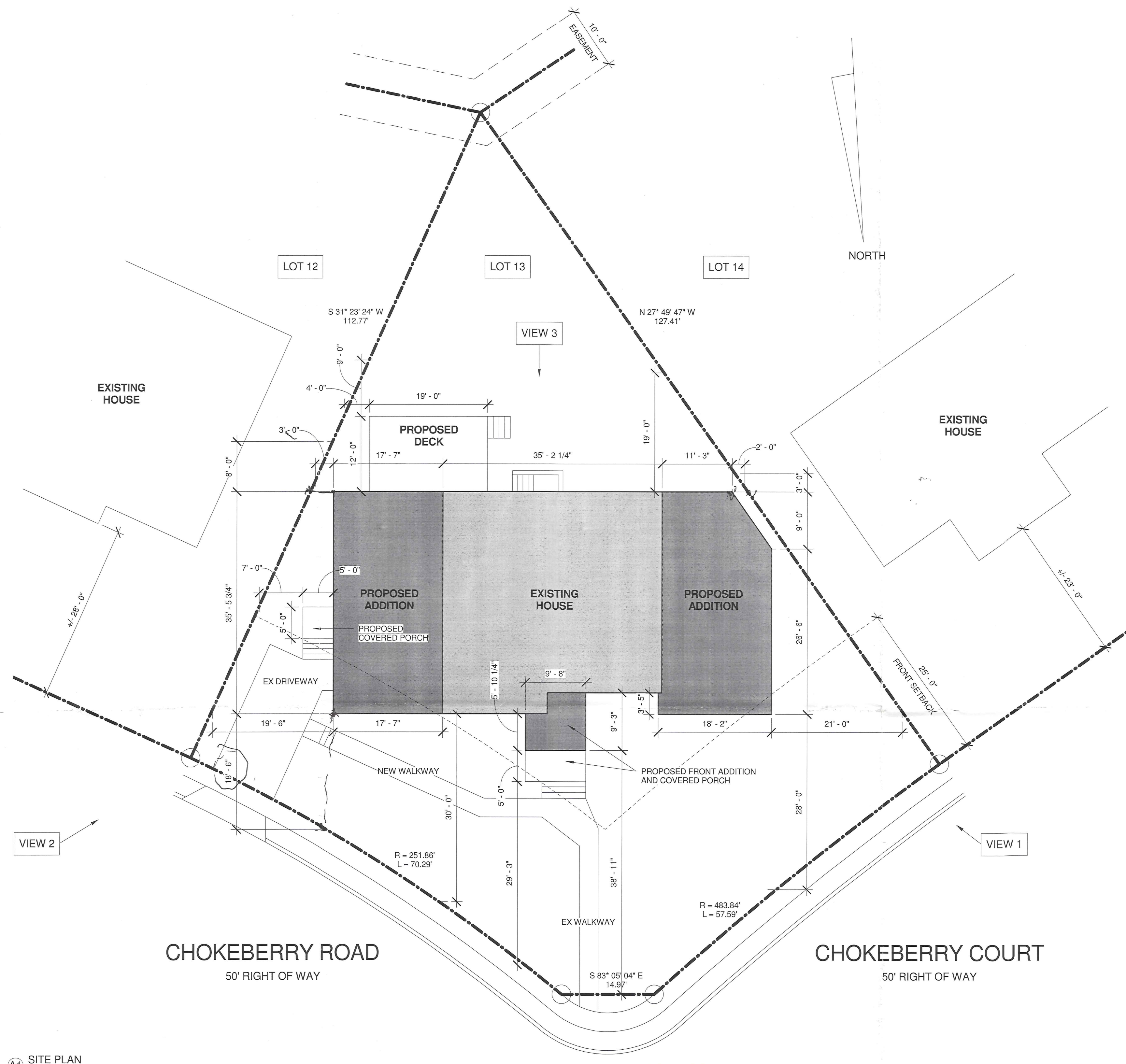
VIEW 2



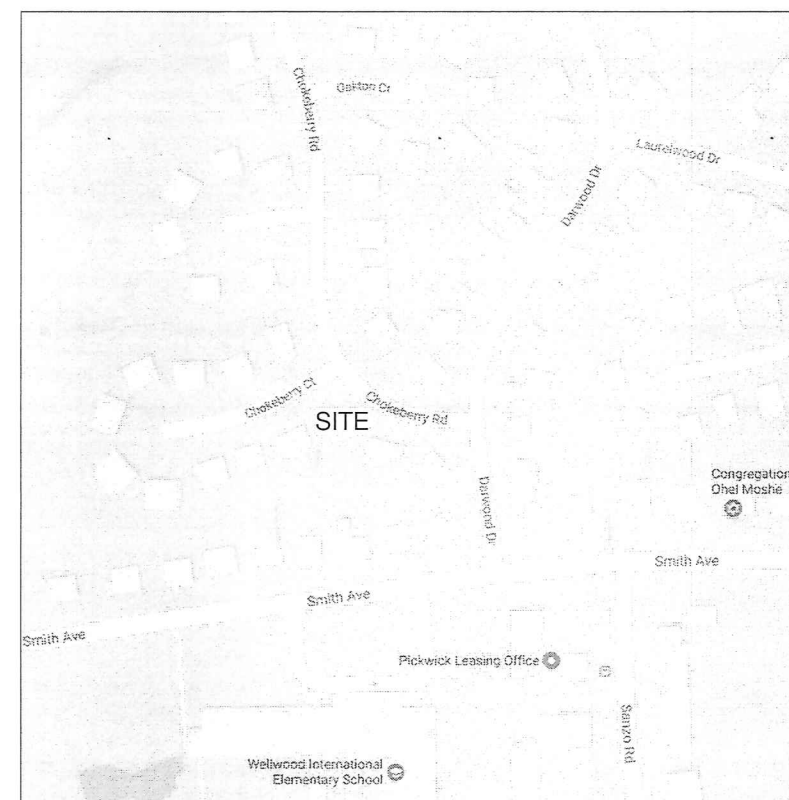
VIEW 3

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

STAPLE EDGE



A1 SITE PLAN
1" = 10'-0"



VICINITY PLAN (NOT TO SCALE)
TAKEN FROM GOOGLE MAPS

FRONT: 25'
SIDE: 8' + 12'
REAR: 30'
DECK: CAN ENCROACH 25% PAST SETBACK

ZONING HEARING PLAN FOR:
VARIANCE ☒ FOR SPECIAL HEARING

ADDRESS: 2901 CHOKEBERRY CT BALTIMORE, MD 21209
OWNER'S NAME: MEIR STROBEL & SARA GERSTENFELD
SUBDIVISION NAME: WELLWOOD
LOT#: 13
BLOCK#: A
SECTION#: 3
PLAT BOOK#: 24
FOLI#: 99
10 DIGIT TAX#: 0319029240
DEED REF#: 34927 / 00160

ZONING MAP #: 0078C1
SITE ZONED: DR5.5
PLAT APPROVED: 12/3/1957
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 9,020 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC ☒ PRIVATE ☐
SEWER IS:
PUBLIC ☒ PRIVATE ☐
PRIOR HEARING? NO

STROBEL ADDITION
2901 CHOKEBERRY
COURT
BALTIMORE MD 21209

**DONNY
ANKRI
ARCHITECTS**

www.donnyankri.com
donnyankri@gmail.com
443.929.2377

2018-0151-A

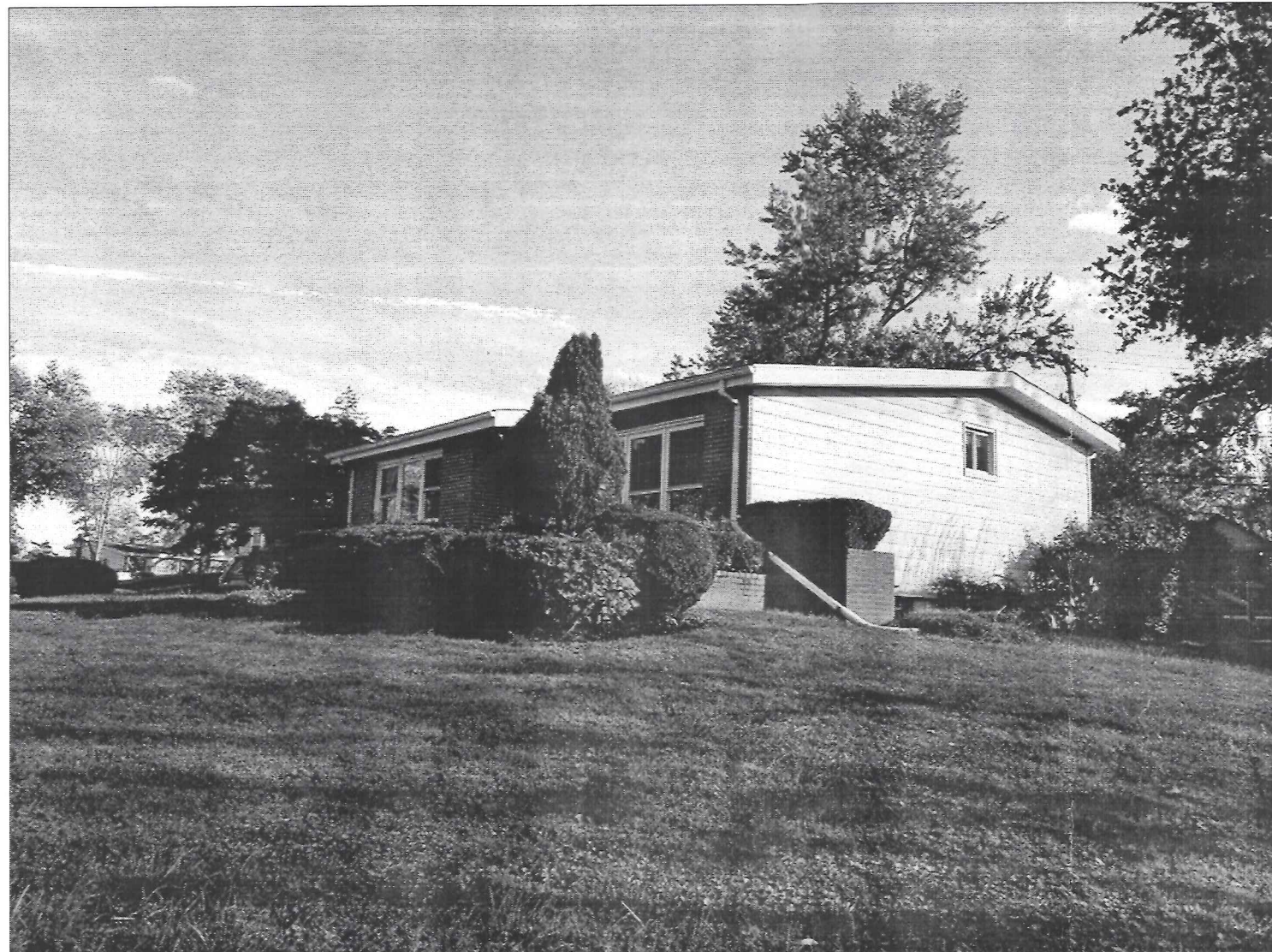
VARIANCE SUBMISSION

Date	11/30/2017
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN

Drawing No. **A0.01**

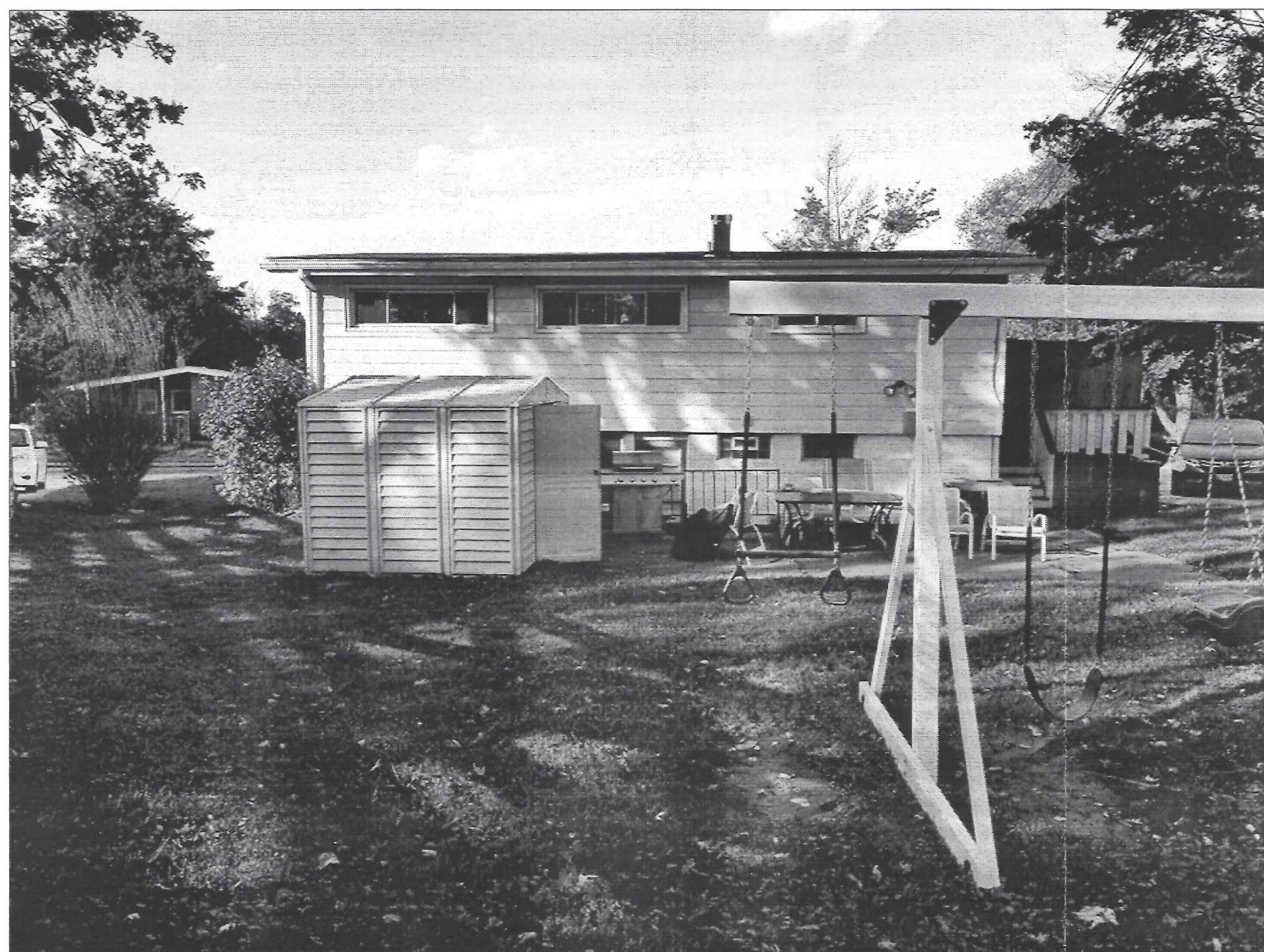
STAPLE EDGE



VIEW 1



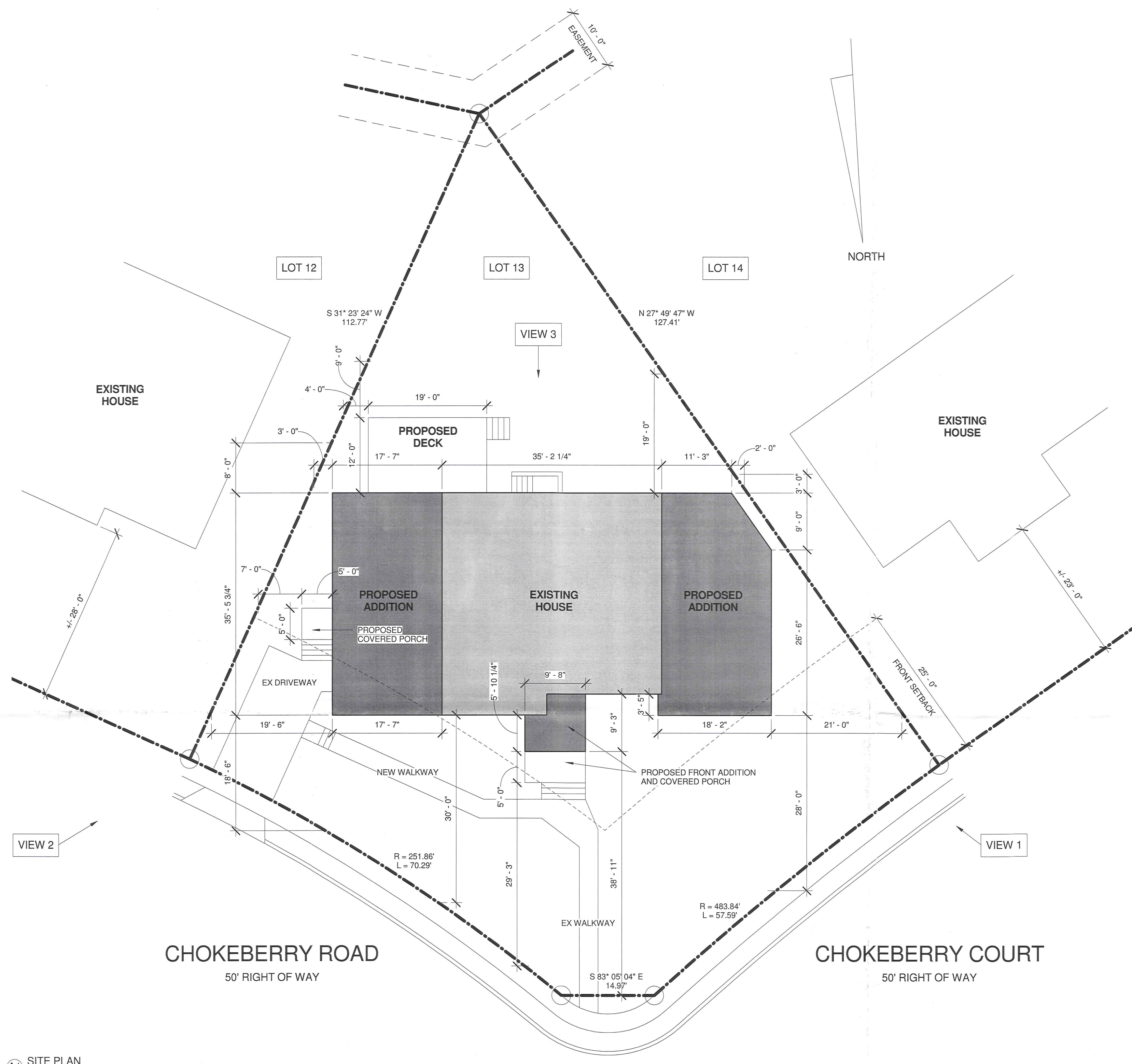
VIEW 2



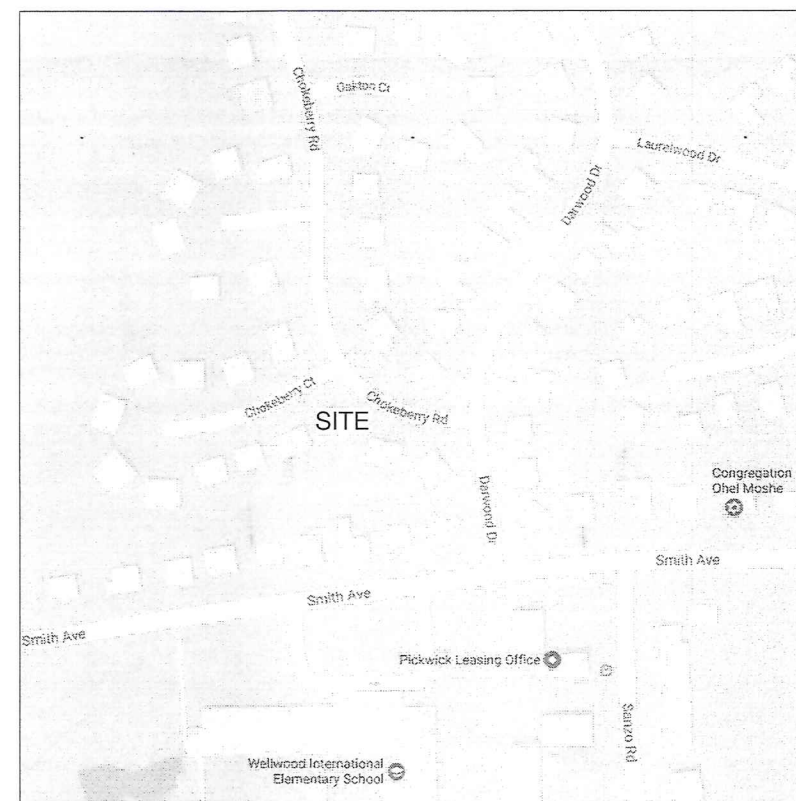
VIEW 3

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SITE PLAN

Drawing No. **A0.01**