

MEMORANDUM

DATE: April 17, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0213-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 16, 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 ADMIN. VARIANCE *
(9810 Oak Park Drive)
11th Election District *
5th Council District *
Warren & Nancy Mickey *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0213-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Warren & Nancy Mickey (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed accessory structure (solar panel array) to be located in the front yard in lieu of the required rear yard only. 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 February 25, 2018, 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 § 32-3-303 of the Baltimore County Code (“BCC”). 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 3-16-18

By low

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

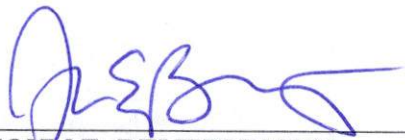
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the BCZR, to permit a proposed accessory structure (solar panel array) to be located in the front yard in lieu of the required rear yard only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 3-16-18

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 9810 OAKPARK DR NOTTINGHAM MD 21236 Currently zoned DR1
 Deed Reference 06834 / 00151 10 Digit Tax Account # 2000001560
 Owner(s) Printed Name(s) WARREN AND NANCY MICKEY

(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) 400.1, BC2R
 To permit a proposed accessory structure (solar panel array) to be located in the front yard in lieu of the required rear yard only.

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):

WARREN MICKEY / NANCY MICKEY
 Name #1 – Type or Print Name #2 – Type or Print
Warren Mickey / Nancy Mickey
 Signature #1 Signature #2
9810 OAKPARK DR NOTTINGHAM MD
 Mailing Address City State
21236 / 443-604-1187 / WDMICKEY3@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 3-16-18 day of March, 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 2018-0213-A Filing Date 2/16/2018 Estimated Posting Date 2/25/2018 Reviewer JNP

Rev 5/5/2016

ORDER RECEIVED FOR FILING
 3-16-18
 RW

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: 9810 OAKPARK DR NOTTINGHAM MD 21236
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)

BECAUSE OF SPACE REQUIRED, IT JUST WILL NOT FIT, DUE TO FRONT
PORCH ROOF ATTACHMENT TO MAIN ROOF AND THE 3 FLUE
CHIMNEY BOTH OF WHICH TAKE UP CONSIDERABLE SPACE. ALSO
DO NOT WANT ALL THOSE ROOF PENETRATIONS.

THE MAIN PROBLEM WITH BACKYARD INSTALL IS THE LARGE NUMBER
OF TREES THAT WOULD HAVE TO BE REMOVED. THE SEPTIC SYSTEM
IS ALSO IN THE BACKYARD.

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

Warren D. Mickey
Signature of Owner (Affiant)
WARREN D. MICKEY
Name- Print or Type

Nancy S. Mickey
Signature of Owner (Affiant)
NANCY S. MICKEY
Name- Print or Type

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

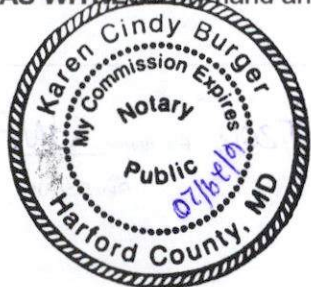
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of February, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Warren D. Mickey and Nancy S. Mickey

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

AS WITNESS my hand and Notaries Seal



Karen Cindy Burger
Notary Public
6/29/20
My Commission Expires

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

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THE MAIN PROBLEM WITH BACKYARD INSTALL IS THE LARGE NUMBER OF TREES THAT WOULD HAVE TO BE REMOVED. THE SEPTIC SYSTEM IS ALSO IN THE BACKYARD.

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

Warren D. Mickey
Signature of Owner (Affiant)
WARREN D. MICKEY
Name- Print or Type

Nancy S. Mickey
Signature of Owner (Affiant)
NANCY S. MICKEY
Name- Print or Type

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

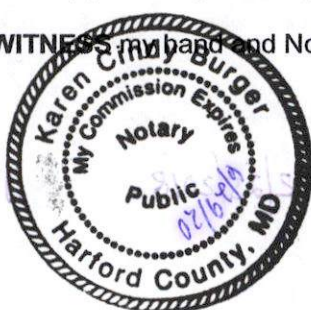
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of February, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Warren D. Mickey and Nancy S. Mickey

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

AS WITNESS my hand and Notaries Seal



Karen Cindy Burger
Notary Public
06/29/20
My Commission Expires



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 9810 OAKPARK DR NOTTINGHAM MD 21236 Currently zoned DR1
 Deed Reference 06834 / 00151 10 Digit Tax Account # 2000001560
 Owner(s) Printed Name(s) WARREN AND NANCY MICKEY

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400-1. BCZR

To permit a proposed accessory structure (solar panel array) to be located in the front yard in lieu of the required rear yard only.

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):

WARREN MICKEY / NANCY MICKEY

Name #1 – Type or Print

Name #2 – Type or Print

Warren Mickey
Signature #1

Nancy Mickey
Signature #2

9810 OAKPARK DR NOTTINGHAM MD
Mailing Address City State

21236 / 443-604-1187 / WDMICKEY3@
Zip Code Telephone # Email Address GMAIL.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 _____ 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 2018-0213-A

Filing Date 2/16/2018

Estimated Posting Date 2/25/2018

Reviewer JNP

Rev 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 9810 OAKPARK DRIVE

Beginning at point (1) which is 26 feet east from the center of Oakpark Drive which is a 60 foot right-of-way at a distance of 350 feet from the intersection of Hickoryhurst Drive, which is also a 60 foot right-of-way.

Beginning at (1) North $87^{\circ} 28' 59''$ West 412.63 ft then (2) North $2^{\circ} 31' 01''$ East for 404.77 feet following courses viz: (3) South $87^{\circ} 28' 59''$ East 280.72 feet (4) South $10^{\circ} 43' 33''$ East 331.64 feet and (5) South $31^{\circ} 48' 09''$ East 99.22 feet to the place of beginning.

2018-0213-A

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

N2 166103

Date:

2/16/2018

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				75.00

Total: 75.00

Rec
From:

Warren & Nancy Mickey

For:

Adm. Variance - 7310 Oakport Drive
CVR-0213-A (Mickey)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

DI FACE DEESS HADDIII

PAID RECEIPT

BUSINESS ACTUAL TIME TSM
2/16/2018 2/16/2018 10:20:19 3
REG WSD3 WALKIN CASH
>>RECEIPT # 763225 2/16/2018 QFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 166103
Recpt Tot 75.00
75.00 CK 1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

CASE NO. 2018-0213-A

PETITIONER/DEVELOPER

WARREN & NANCY MICKEY

DATE OF HEARING/CLOSING

3/12/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

9810 OAK PARK DRIVE

THIS SIGN(S) POSTED ON February 25, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/25/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0213-A

TO PERMIT A PROPOSED ACCESSORY STRUCTURE (SOLAR
PANEL ARRAY) TO BE LOCATED IN THE FRONT YARD IN LIEU OF
THE REQUIRED REAR YARD ONLY.

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 MONDAY MARCH 12, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.
MEETING IS HANDICAP ACCESSIBLE

injected 2/25/18

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0213 -A Address 9810 Oakpark Drive

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/16/2018 Posting Date: 2/25/18 Closing Date: 3/12/18

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 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- 0213 -A Address 9810 Oakpark Drive

Petitioner's Name Warren & Nancy Mickey Telephone 443-604-1187

Posting Date: 2/25/2018 Closing Date: 3/12/2018

Wording for Sign: To Permit a proposed accessory structure (solar panel array) to be located in the front yard in lieu of the required rear yard only.

Revised 6/30/2018



KEVIN KAMENETZ
County Executive

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

March 13, 2018

Warren & Nancy Mickey
9810 Oakpark Drive
Nottingham MD 21236

RE: Case Number: 2018-0213 A, Address: 9810 Oakpark Drive

Dear Mr. & Ms. Mickey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 16, 2018. 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



Date: 2/26/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0213-A

*Administrative Variance
Warren & Nancy Mickey
9810 Oak Park 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

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: March 6, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0213-A
Address 9810 Oakpark Drive
(Mickey Property)

Zoning Advisory Committee Meeting of **March 5, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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MAR 06 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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: March 6, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0213-A
Address 9810 Oakpark Drive
(Mickey Property)

Zoning Advisory Committee Meeting of **March 5, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: March 28, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 5, 2018
Item No. 2018-0212-A, 0213-A, 0216-A and 0217-A

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

* * * * *

VKD: cen
cc: file

9810 Oakpark Dr Nottingham MD

Picture #1- Taken from Driveway (front left of house). Please note number of large trees in backyard.



Picture #2 - Taken from front right of house. Please note number of large trees in backyard..



2018-0213-A

9810 Oakpark Dr Nottingham MD

Picture #3 - Taken from backyard facing toward front right of house.



Picture #4 Taken from center line of Oakpark Dr in front of driveway.



2018-0213-A

9810 Oakpark Dr Nottingham MD

Picture #1- Taken from Driveway (front left of house). Please note number of large trees in backyard.



Picture #2 - Taken from front right of house. Please note number of large trees in backyard..



2018-0213-A

9810 Oakpark Dr Nottingham MD

Picture #3 - Taken from backyard facing toward front right of house.



Picture #4 Taken from center line of Oakpark Dr in front of driveway.



2018-0213-A

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>3-6</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>2-25-18</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

Case Number: 2018-0213-A **Reviewer:** Jeffrey Perlow

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Warren & Nancy Mickey

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9810 OAKPARK DR

Location: NW/S of Oakpark Drive, 350 ft. NE of Hickoryhurst Dr.

Existing Zoning: DR 1

Area: 3.086 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory structure (solar panel array) to be located in the front yard in lieu of the required rear yard only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/12/2018

Miscellaneous Notes:

Case Number: 2018-0212-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Brian A Fiorucci and Denise D Fiorucci

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 13309 BOTTOM RD

Location: SE/S of Bottom Road, +/- 595 ft. W of Fork Road

Existing Zoning: RC 2

Area: 1.14 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition on the side of an existing dwelling with a side yard setback of 28 ft. in lieu of the required 35 ft.

Attorney: Not Available

Prior Zoning Cases: 2013-0140-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/12/2018

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 2000001560		
Owner Information		
Owner Name:	MICKEY WARREN MICKEY NANCY	Use: AGRICULTURAL Principal Residence: YES
Mailing Address:	9810 OAK PARK DR BALTIMORE MD 21236-4839	Deed Reference: /06834/ 00151
Location & Structure Information		
Premises Address:	9810 OAK PARK DR 0-0000	Legal Description: 3.086 AC NE OAK PARK DR 280 NE HICKORY HURST DR
Map:	Grid:	Parcel:
0063	0019	0597
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2018
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1977	1,594 SF	
Property Land Area	County Use	
3.0800 AC	33	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	120,700	120,700
Improvements	138,200	135,200
Total:	258,900	255,900
Preferential Land:	700	
		Phase-in Assessments
		As of 07/01/2017
		As of 07/01/2018
		258,900
		255,900
		700
Transfer Information		
Seller: SPAMER WILLIAM J	Date: 12/17/1984	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06834/ 00151	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2017
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	AGRICULTURAL TRANSFER TAX	
Homestead Application Information		

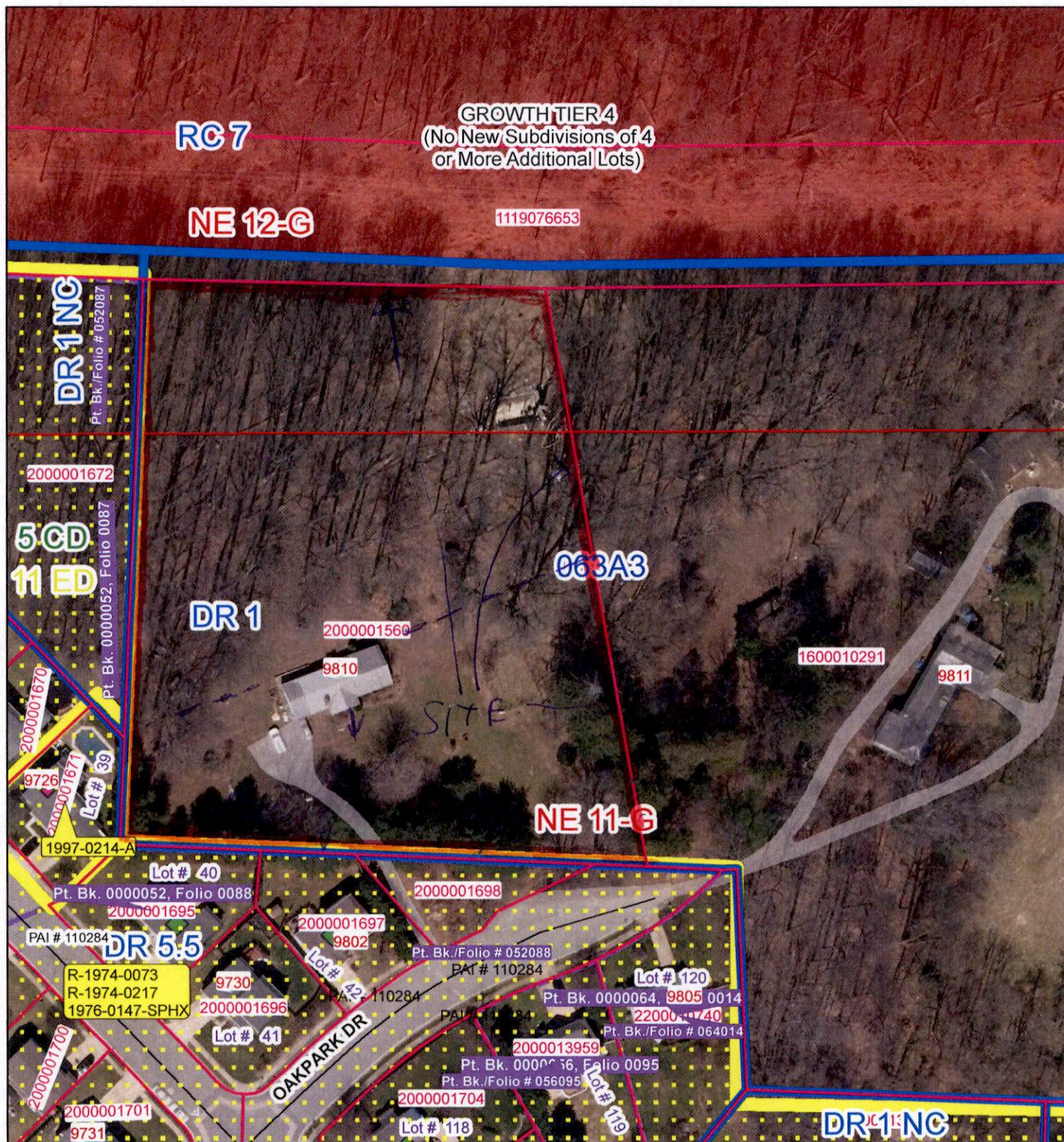
Homestead Application Status: Approved 02/10/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

9810 Oakpark Drive



Publication Date: 1/22/2018



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

2018-0213-A

9810 Oakpark Dr Nottingham MD

Picture #1- Taken from Driveway (front left of house). Please note number of large trees in backyard.



Picture #2 - Taken from front right of house. Please note number of large trees in backyard..



2018-0213-A

9810 Oakpark Dr Nottingham, MD

Picture #3 - Taken from backyard facing toward front right of house.



Picture #4 Taken from center line of Oakpark Dr in front of driveway.



2018-0213-A