

## MEMORANDUM

DATE: May 11, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2018-0235-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on May 10, 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**  
**(2003 Windys Run Road)**  
1<sup>st</sup> Election District  
1<sup>st</sup> Council District  
John J. & Eileen G. Kavanagh  
Petitioners

\* BEFORE THE  
\* OFFICE OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* **CASE NO. 2018-0235-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, John J. and Eileen G. Kavanagh (“Petitioners”). The Petitioners are requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear yard addition with a rear setback of 23 ft. in lieu of the required 30 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 March 18, 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 Section 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law

**ORDER RECEIVED FOR FILING**

Date 4-10-18

By DW

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 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 10<sup>th</sup> day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear yard addition with a rear setback of 23 ft. in lieu of the required 30 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 4-10-18

By 



# 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 2003 WINDY RUN ROAD Currently zoned DR5.5  
 Deed Reference 13453/0068 10 Digit Tax Account # 2200002428  
 Owner(s) Printed Name(s) John & Eileen Kavanagh

(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)

BCZR: 1B01.2.C.1.b. → To permit a rear yard addition with a rear setback of 23 feet in lieu of the required 30 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

John Kavanagh , Eileen Kavanagh  
 Name #1 - Type or Print Name #2 - Type or Print  
[Signature] [Signature]  
 Signature #1 Signature #2  
2003 Windy Run Rd Balto MD  
 Mailing Address City State  
21228 , 410-313-5237 , jkavanagh@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:

GREG WALL (wall To Wall Construction)  
 Name - Type or Print  
[Signature]  
 Signature  
11 Newburg Ave Balto MD  
 Mailing Address City State  
21228 , 410-788-3770 , gwallewalltowall.net  
 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 2018-0235-4 Filing Date 3,8,18 Estimated Posting Date 3,18,18 Reviewer JS

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 4-10-18

By [Signature]

# 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: 2003 Windys Run RD Balto MD 21228  
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)

Mr. & Mrs. Kavanagh need to expand their first story home by construction a bonus family room in order to accommodate their expanding family. This space will also be necessary as they age and plan to dwell on the first story of the home. The decision to expand out the rear is the most cost effective and practical use of the existing floor and site plan.

(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)  
JOHN V. KAVANAGH  
Name- Print or Type

[Signature]  
Signature of Owner (Affiant)  
Eileen Kavanagh  
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 March day of 08, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Rosa Savage

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  
4/19  
My Commission Expires

ROSA MARIA SAVAGE  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires August 28, 2023  
REV. 8/2016

## ZONING DESCRIPTION FOR

KAVANAGH RESIDENCE, 2003 WINDYS RUN ROAD,  
CATONSVILLE, MD 21228.

Beginning at a point (N.71 18 24 W) on the <sup>South</sup> ~~North~~ side 25' from the center of **WINDYS RUN ROAD** which is 50' wide and at a distance of 165' ~~North~~ of the centerline of the intersection of **WINDYS RUN ROAD** and **Caton Glen Road** which is 50' wide.

Being Lot # 27, in as recorded in Baltimore County Plat Book Plat Book # 67, Folio # 0124, and Containing **5967 Square feet**. The legal Description is also known as **2003 WINDYS RUN ROAD** and located in the 1<sup>st</sup> Election District,      Council District.

2018-0235-A

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 3/18/2018

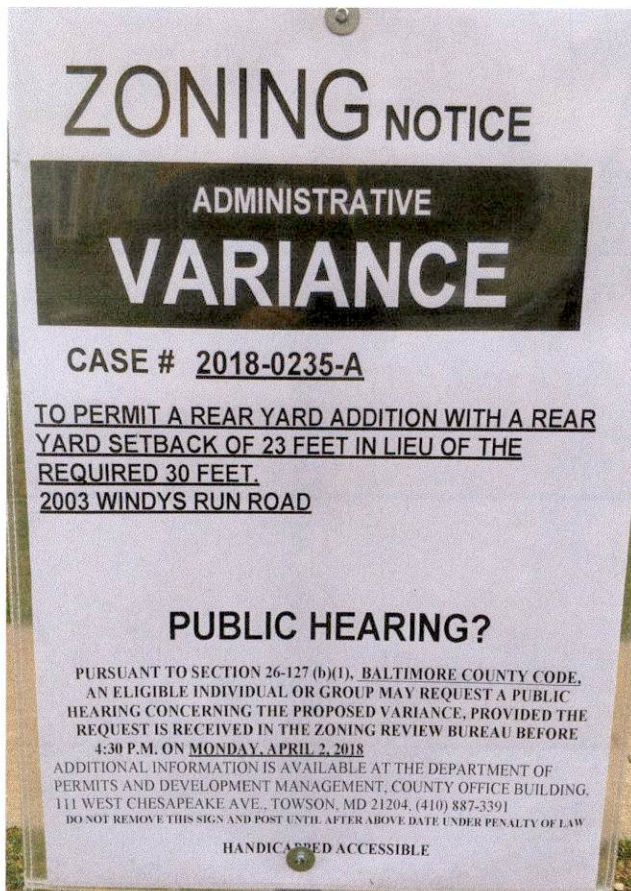
**Case Number:** 2018-0235-A

**Petitioner / Developer:** WALL TO WALL CONSTRUCTION, LLC ~  
KAVANAGH

**Date of Closing:** APRIL 2, 2018

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:  
2003 WINDYS RUN ROAD

**The sign(s) were posted on: MARCH 18, 2018**



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2018- 0235 -A Address 2003 WINDYS RUN ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3/8/18 Posting Date: 3/18/18 Closing Date: 4/2/18

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- 0235 -A Address 2003 WINDYS RUN ROAD

Petitioner's Name KAVANAGH Telephone 410-313-5237

Posting Date: 3/18/18 Closing Date: 4/2/18

Wording for Sign: To Permit A REAR YARD ADDITION WITH A REAR YARD SET BACK OF  
23 FEET IN LIEU OF THE REQUIRED 30 FEET.

Revised 6/30/2018

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Case Number: 2018-0235-A

Property Address: 2003 WINDYS RUN ROAD

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): JOHN + EILEEN KAVANAGH

Contract Purchaser/Lessee: \_\_\_\_\_

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: GREGORY WALL

Company/Firm (if applicable): \_\_\_\_\_

Address: 11 NEWBURG AVE, SUITE 100

CATONSVILLE, MD 21228

Telephone Number: \_\_\_\_\_

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

**NO 166118**

Date: 3/8/18

**PAID RECEIPT**

BUSINESS ACTUAL TIME 000  
3/08/2018 3/08/2018 11:14:41 1  
REG #001 WALKIN LJR  
RECEIPT # 770717 3/08/2018 05:18  
Dept 3-528 ZONING VERIFICATION  
CH NO 166118  
Recpt Tot 75.00  
75.00 CK 1.00 CA  
Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount   |
|------|------|------|----------|----------------|-------------|----------|---------|----------|
| 001  | 506  | 0000 |          | 6150           |             |          |         | \$ 75.00 |
|      |      |      |          |                |             |          |         |          |
|      |      |      |          |                |             |          |         |          |
|      |      |      |          |                |             |          |         |          |
|      |      |      |          |                |             |          |         |          |

Total: \$ 75.00

Rec From: KAVANAUGH

For: 2018-0235-A

**DISTRIBUTION**

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

**CASHIER'S  
VALIDATION**



KEVIN KAMENETZ  
*County Executive*

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

April 3, 2018

Jack & Eileen Kavanagh  
2003 Windys Run Road  
Baltimore MD 21228

RE: Case Number: 2018-0235 A, Address: 2003 Windys Run Road

Dear Mr. & Ms. Kavanagh:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 8, 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  
Greg Wall, Wall to Wall Construction, 11 Newburg Avenue, Baltimore MD 21228

**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 14, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0235-A  
Address 2003 Windys Run Road  
(Kavanagh Property)

Zoning Advisory Committee Meeting of **March 19, 2018**.

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

Reviewer: Steve Ford

Date: 3/13/18

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

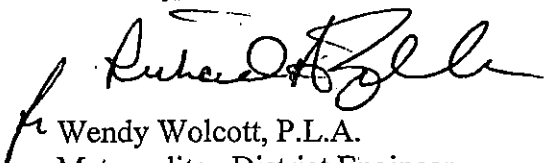
Dear Ms. Lewis:

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. 2018-0235-A

*Administrative Variance  
John & Eileen Loxonagh  
2003 Windy Run Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, 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  
*me*  
**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**DATE:** April 4, 2018

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 12, 2018  
Item No. 2018-0230-A, 0231-A, 0232-A, 0233-A and 0235-A

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

\* \* \* \* \*

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

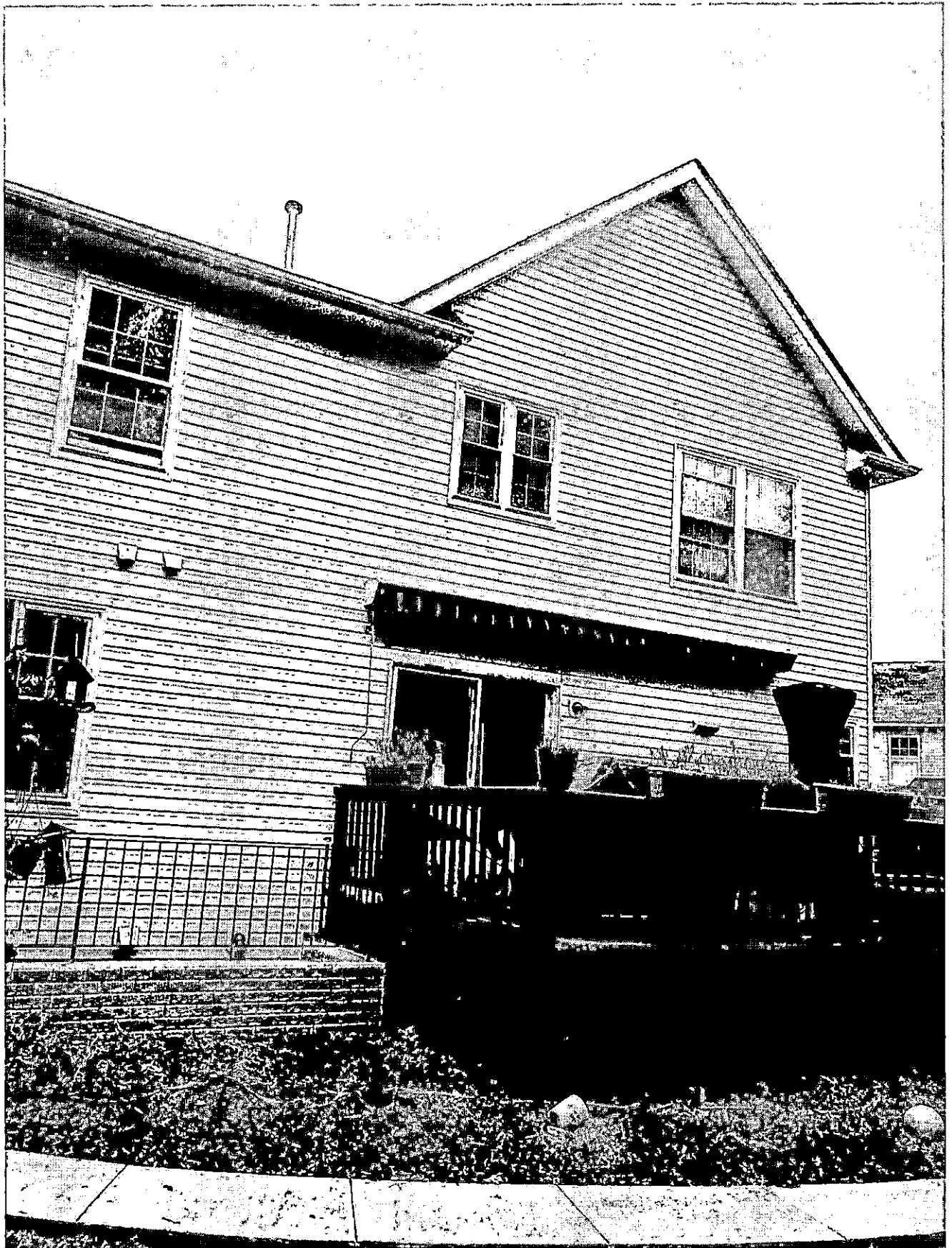
DATE: March 14, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0235-A  
Address 2003 Windys Run Road  
(Kavanagh Property)

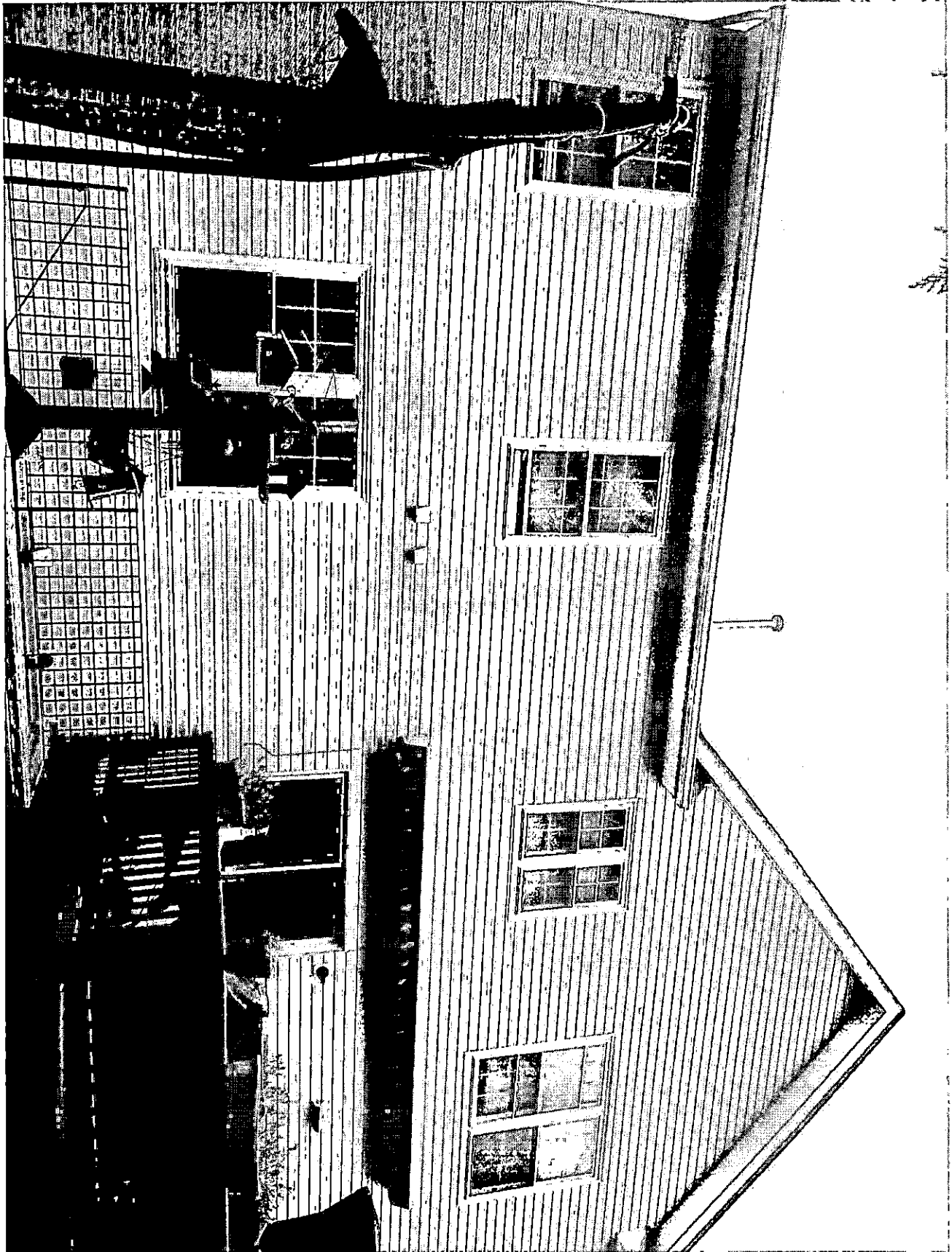
Zoning Advisory Committee Meeting of **March 19, 2018**.

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

Reviewer: Steve Ford



2018-0235-A



2018-0235-A

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>4-4</u>                      | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>NO</u>                                               |
| <u>3-14</u>                     | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NO</u>                                               |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>3-13</u>                     | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                     |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| <hr/>                           |                                                                       |                                                         |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| <hr/>                           |                                                                       |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                         |
| SIGN POSTING                    | Date: <u>3-18-18</u> by <u>O'Keefe</u>                                |                                                         |
| <hr/>                           |                                                                       |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| <hr/>                           |                                                                       |                                                         |
| Comments, if any: _____         |                                                                       |                                                         |
| _____                           |                                                                       |                                                         |
| _____                           |                                                                       |                                                         |

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                 |                                               | View GroundRent Redemption                       |                             | View GroundRent Registration |                                                |
|----------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|-----------------------------|------------------------------|------------------------------------------------|
| <b>Account Identifier:</b>                               |                                               | <b>District - 01 Account Number - 2200024288</b> |                             |                              |                                                |
| Owner Information                                        |                                               |                                                  |                             |                              |                                                |
| <b>Owner Name:</b>                                       | KAVANAGH JOHN J<br>KAVANAGH EILEEN G          |                                                  | <b>Use:</b>                 | RESIDENTIAL                  |                                                |
| <b>Mailing Address:</b>                                  | 2003 WINDYS RUN RD<br>BALTIMORE MD 21228-5884 |                                                  | <b>Principal Residence:</b> | YES                          |                                                |
|                                                          |                                               |                                                  | <b>Deed Reference:</b>      | /13453/ 00268                |                                                |
| Location & Structure Information                         |                                               |                                                  |                             |                              |                                                |
| <b>Premises Address:</b>                                 |                                               | 2003 WINDYS RUN RD<br>0-0000                     |                             | <b>Legal Description:</b>    | .137 AC<br>2003 WINDYS RUN RD ES<br>CATON GLEN |
| <b>Map:</b>                                              | <b>Grid:</b>                                  | <b>Parcel:</b>                                   | <b>Sub District:</b>        | <b>Subdivision:</b>          | <b>Section:</b>                                |
| 0100                                                     | 0004                                          | 0048                                             |                             | 0000                         |                                                |
|                                                          |                                               |                                                  |                             |                              | <b>Block:</b>                                  |
|                                                          |                                               |                                                  |                             |                              | 27                                             |
|                                                          |                                               |                                                  |                             |                              | <b>Lot:</b>                                    |
|                                                          |                                               |                                                  |                             |                              | 27                                             |
|                                                          |                                               |                                                  |                             |                              | <b>Assessment Year:</b>                        |
|                                                          |                                               |                                                  |                             |                              | 2016                                           |
|                                                          |                                               |                                                  |                             |                              | <b>Plat No:</b>                                |
|                                                          |                                               |                                                  |                             |                              | 0067/0124                                      |
| <b>Special Tax Areas:</b>                                |                                               |                                                  | <b>Town:</b>                |                              |                                                |
|                                                          |                                               |                                                  | NONE                        |                              |                                                |
|                                                          |                                               |                                                  | <b>Ad Valorem:</b>          |                              |                                                |
|                                                          |                                               |                                                  | <b>Tax Class:</b>           |                              |                                                |
| <b>Primary Structure Built</b>                           | <b>Above Grade Living Area</b>                | <b>Finished Basement Area</b>                    | <b>Property Land Area</b>   | <b>County Use</b>            |                                                |
| 1998                                                     | 2,512 SF                                      | 500 SF                                           | 5,967 SF                    | 04                           |                                                |
| <b>Stories</b>                                           | <b>Basement</b>                               | <b>Type</b>                                      | <b>Exterior</b>             | <b>Full/Half Bath</b>        | <b>Garage</b>                                  |
| 2                                                        | YES                                           | STANDARD UNIT                                    | SIDING                      | 3 full/ 1 half               | 1 Attached                                     |
|                                                          |                                               |                                                  |                             |                              | <b>Last Major Renovation</b>                   |
|                                                          |                                               |                                                  |                             |                              |                                                |
| Value Information                                        |                                               |                                                  |                             |                              |                                                |
|                                                          | <b>Base Value</b>                             | <b>Value</b>                                     | <b>Phase-in Assessments</b> |                              |                                                |
|                                                          |                                               | As of                                            | As of                       | As of                        |                                                |
|                                                          |                                               | 01/01/2016                                       | 07/01/2017                  | 07/01/2018                   |                                                |
| <b>Land:</b>                                             | 120,900                                       | 120,900                                          |                             |                              |                                                |
| <b>Improvements</b>                                      | 253,600                                       | 360,700                                          |                             |                              |                                                |
| <b>Total:</b>                                            | 374,500                                       | 481,600                                          | 445,900                     | 481,600                      |                                                |
| <b>Preferential Land:</b>                                | 0                                             |                                                  |                             | 0                            |                                                |
| Transfer Information                                     |                                               |                                                  |                             |                              |                                                |
| <b>Seller:</b> FORTY WEST GROUP INC                      |                                               | <b>Date:</b> 01/14/1999                          |                             | <b>Price:</b> \$243,199      |                                                |
| <b>Type:</b> ARMS LENGTH IMPROVED                        |                                               | <b>Deed1:</b> /13453/ 00268                      |                             | <b>Deed2:</b>                |                                                |
| <b>Seller:</b>                                           |                                               | <b>Date:</b>                                     |                             | <b>Price:</b>                |                                                |
| <b>Type:</b>                                             |                                               | <b>Deed1:</b>                                    |                             | <b>Deed2:</b>                |                                                |
| <b>Seller:</b>                                           |                                               | <b>Date:</b>                                     |                             | <b>Price:</b>                |                                                |
| <b>Type:</b>                                             |                                               | <b>Deed1:</b>                                    |                             | <b>Deed2:</b>                |                                                |
| Exemption Information                                    |                                               |                                                  |                             |                              |                                                |
| <b>Partial Exempt Assessments:</b>                       | <b>Class</b>                                  | 07/01/2017                                       |                             | 07/01/2018                   |                                                |
| <b>County:</b>                                           | 000                                           | 0.00                                             |                             |                              |                                                |
| <b>State:</b>                                            | 000                                           | 0.00                                             |                             |                              |                                                |
| <b>Municipal:</b>                                        | 000                                           | 0.00 0.00                                        |                             | 0.00 0.00                    |                                                |
| <b>Tax Exempt:</b>                                       |                                               | <b>Special Tax Recapture:</b>                    |                             |                              |                                                |
| <b>Exempt Class:</b>                                     |                                               | NONE                                             |                             |                              |                                                |
| Homestead Application Information                        |                                               |                                                  |                             |                              |                                                |
| <b>Homestead Application Status:</b> Approved 09/10/2013 |                                               |                                                  |                             |                              |                                                |
| Homeowners' Tax Credit Application Information           |                                               |                                                  |                             |                              |                                                |

**Homeowners' Tax Credit Application Status:** No Application      **Date:**

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# ZAC AGENDA

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**Case Number:** 2018-0235-A **Reviewer:** Jason Seidelman

**Existing Use:** RESIDENTIAL **Proposed Use:**

**Type:** ADMINISTRATIVE VARIANCE

**Legal Owner:** John & Eileen Kavanagh

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

**Property Address:** 2003 WINDYS RUN RD

**Location:** SE/S of Windys Run Road, 165 ft. S of the centerline of the intersection with Caton Glen Road

**Existing Zoning:** DR 5.5

**Area:** 5967 SQ. FT.

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

To permit a rear yard addition with a rear setback of 23 ft. in lieu of the required 30 ft.

**Attorney:** Not Available

**Prior Zoning Cases:** None

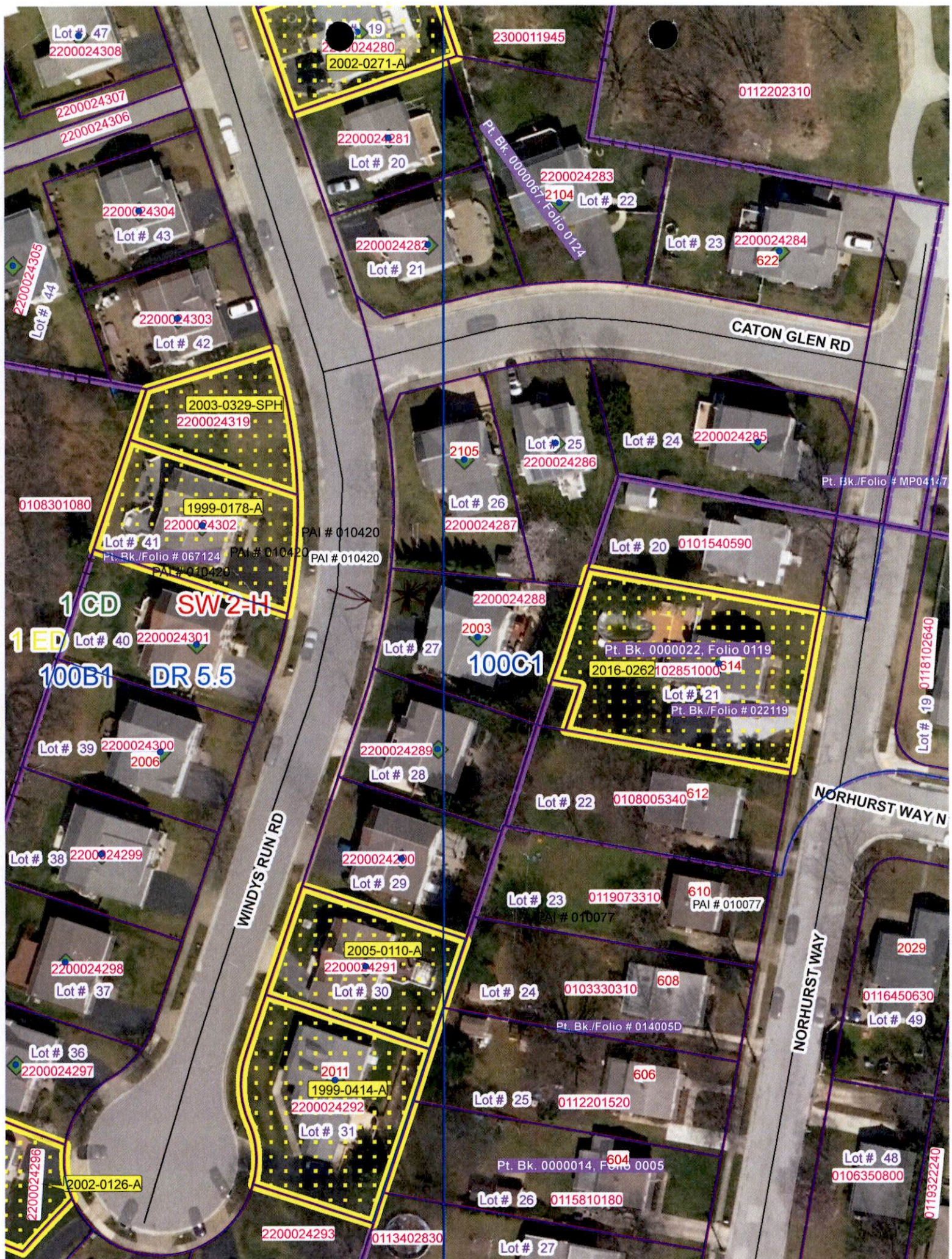
**Concurrent Cases:** None

**Violation Cases:** None

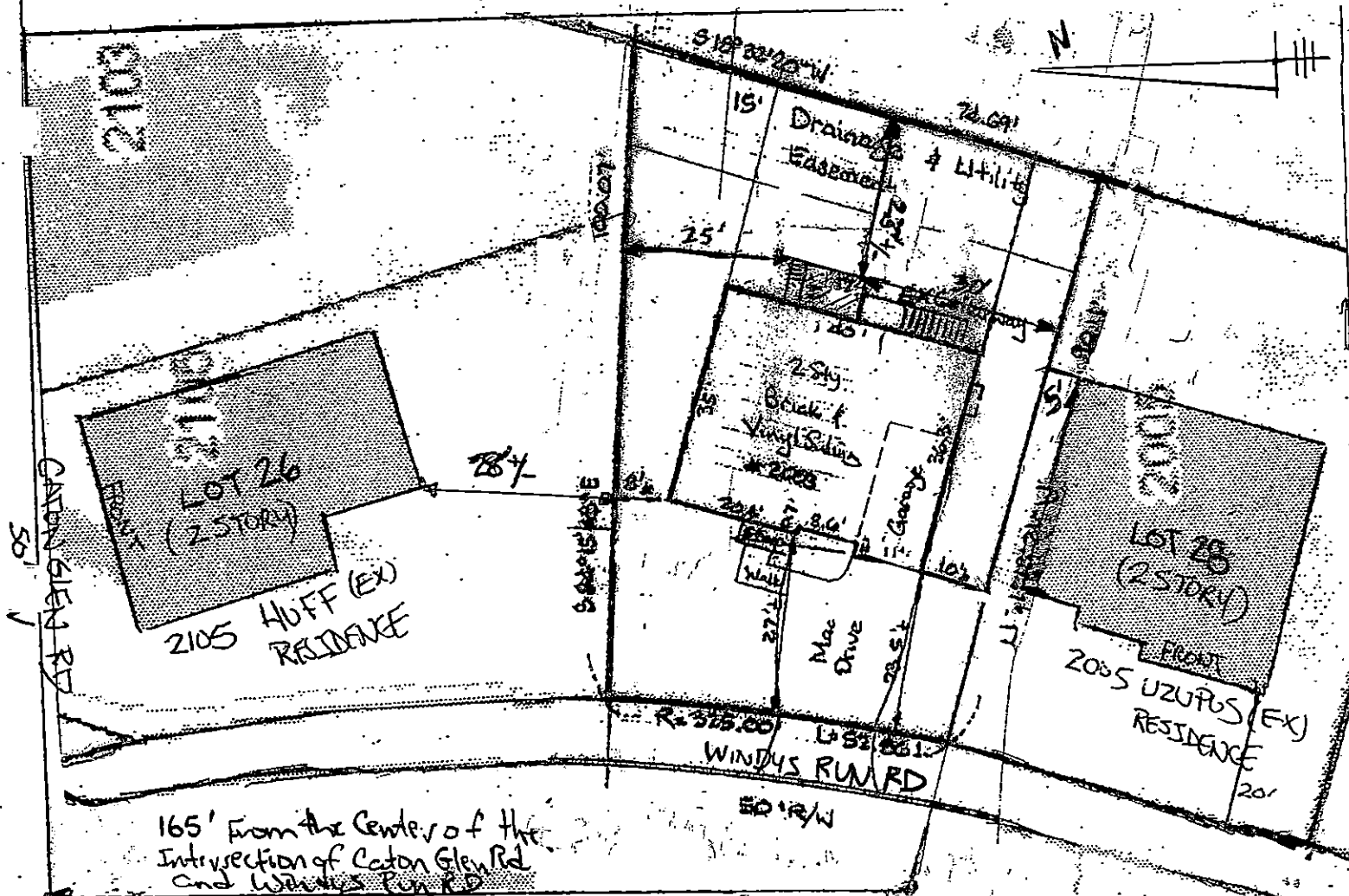
**Closing Date:** 04/02/2018

**Miscellaneous Notes:**

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ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)  
 ADDRESS 2003 WINDY RUN ROAD OWNER(S) NAME(S) JOHN & EILEEN KAVANAGH  
 SUBDIVISION NAME CATONGLEN LOT # 27 BLOCK # - SECTION # NA  
 PLAT BOOK # 67 FOLIO # 6124 10 DIGIT TAX # 2200024288 DEED REF. # 13453/00268



PLAN DRAWN BY WZW

DATE 3/1

SCALE: 1 INCH = 25 FEET

# SITE VICINITY MAP

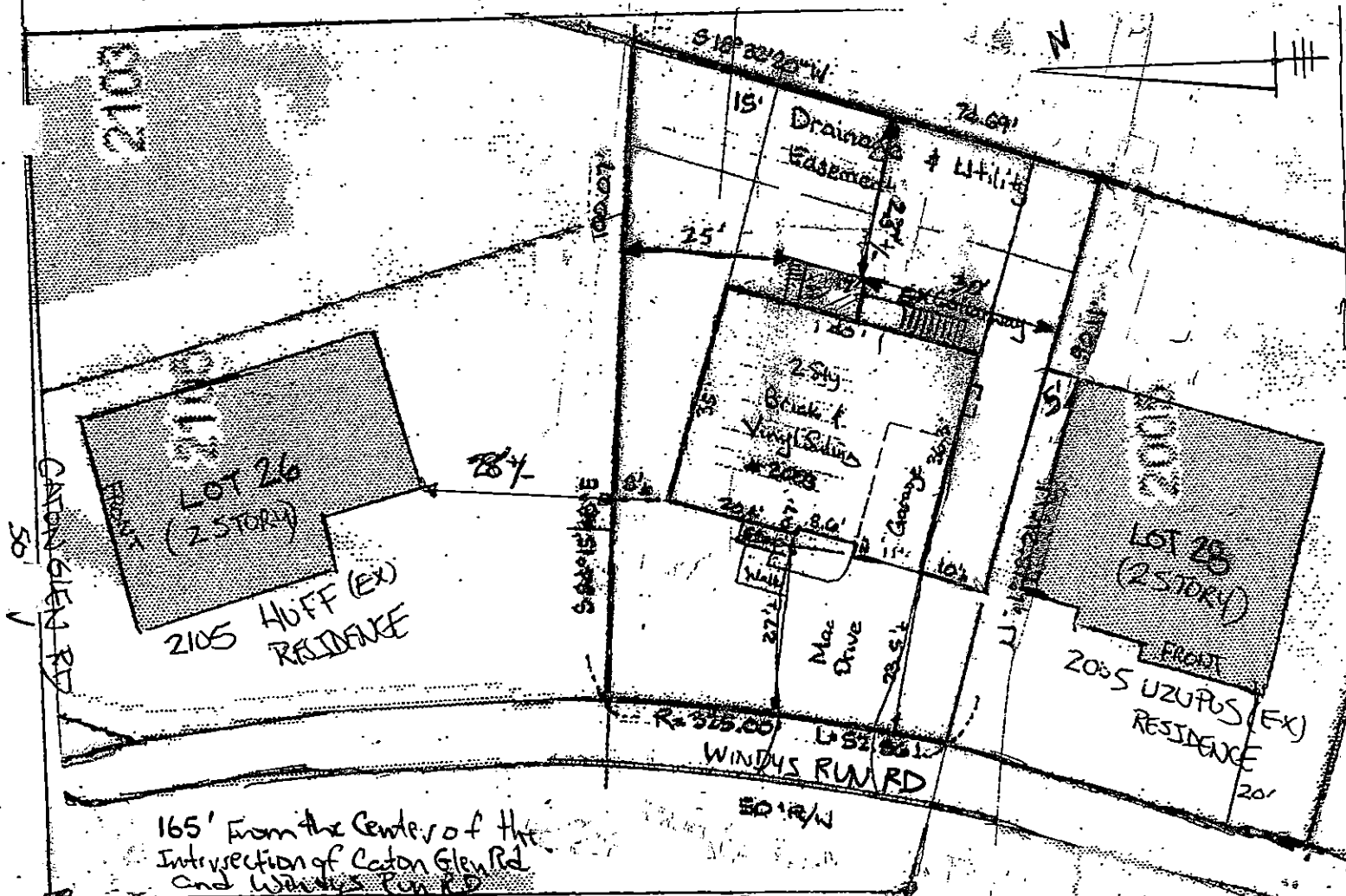


ZONING MAP# 100  
 SITE ZONED DR 5.5  
 ELECTION DISTRICT 01  
 COUNCIL DISTRICT -01  
 LOT AREA ACREAGE .137  
 OR SQUARE FEET 5967  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES? MARK WITH X  
 WATER IS:  
 PUBLIC ☒ PRIVATE ☐  
 SEWER IS:  
 PUBLIC ☒ PRIVATE ☐  
 PRIOR HEARING? NO  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018-0235-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)  
 ADDRESS 2003 WINDY RUN ROAD OWNER(S) NAME(S) JOHN & EILEEN KAVANAGH  
 SUBDIVISION NAME CATONGLEN LOT # 27 BLOCK # - SECTION # NA  
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PLAN DRAWN BY WZW

DATE 3/1

SCALE: 1 INCH = 25 FEET

# SITE VICINITY MAP

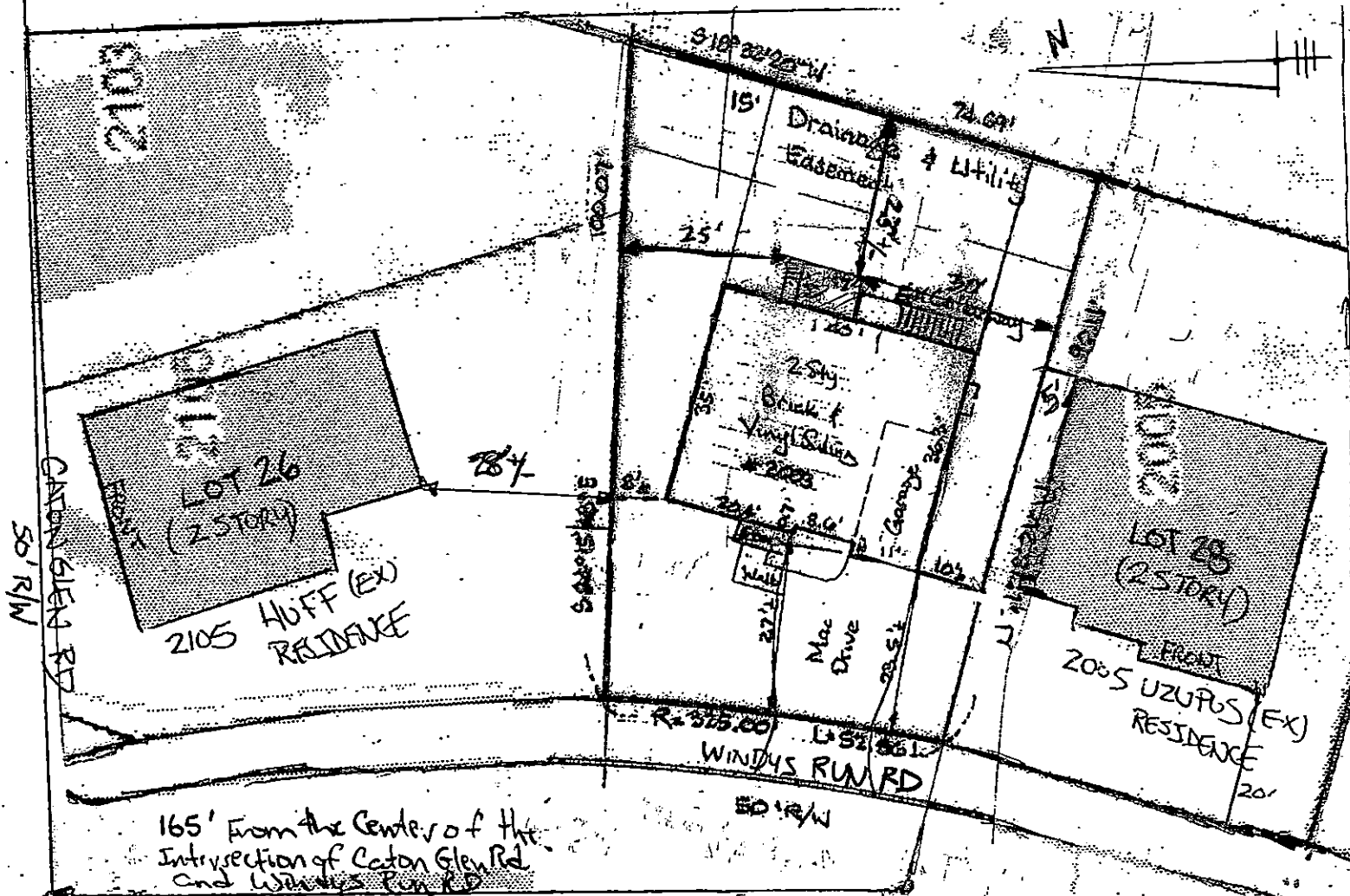


ZONING MAP# 100  
 SITE ZONED DR 5.5  
 ELECTION DISTRICT 01  
 COUNCIL DISTRICT -01  
 LOT AREA ACREAGE .137  
 OR SQUARE FEET 5967  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES? MARK WITH X  
 WATER IS:  
 PUBLIC ☒ PRIVATE ☐  
 SEWER IS:  
 PUBLIC ☒ PRIVATE ☐  
 PRIOR HEARING? NO  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018 - 0235 - A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)  
 ADDRESS 2003 WINDY RUN ROAD OWNER(S) NAME(S) JOHN & EILEEN KAVANAGH  
 SUBDIVISION NAME CATONGLEN LOT # 27 BLOCK # - SECTION # NA  
 PLAT BOOK # 67 FOLIO # 6124 10 DIGIT TAX # 2200024288 DEED REF. # 13453/00268



PLAN DRAWN BY WZW

DATE 3/1

SCALE: 1 INCH = 25 FEET

# SITE VICINITY MAP



ZONING MAP# 100  
 SITE ZONED DR 5.5  
 ELECTION DISTRICT 01  
 COUNCIL DISTRICT -01  
 LOT AREA ACREAGE .137  
 OR SQUARE FEET 5967  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES? MARK WITH X  
 WATER IS:  
 PUBLIC ☒ PRIVATE ☐  
 SEWER IS:  
 PUBLIC ☒ PRIVATE ☐  
 PRIOR HEARING? NO  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018-0735-A

Pet. Egr. 1