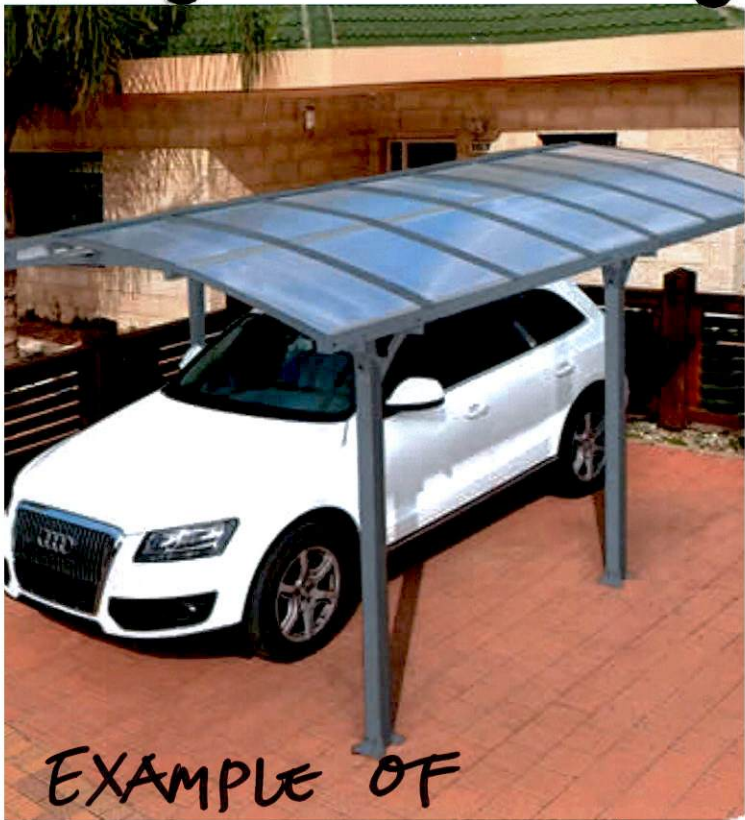




EXAMPLE OF
The carport that I'm
applying for permit



2018-0238-A



The parking
pad inside where the
carport will go.

← space
left

2018-0238-A



2018-0238-A



2018-0238-A

Neighbors
yard
looking at my
fence



2018-0238-A

MEMORANDUM

DATE: May 15, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0238-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 14, 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 *
(926 Fairmount Avenue)
9th Election District *
5th Council District *
Sandy Swaim *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0238-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Sandy Swaim (“Petitioner”). The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed detached accessory structure (carport) in the rear yard of the dwelling with a side yard setback of 6 in. in lieu of the minimum required 2.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 23, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by 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 4-13-18

By DS

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 Petitioner.

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 13th day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed detached accessory structure (carport) in the rear yard of the dwelling with a side yard setback of 6 in. in lieu of the minimum required 2.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 4-13-18

By [Signature]



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 926 Fairmount Ave Currently zoned DR-10.5

Deed Reference 1510541 10 Digit Tax Account # 0918352030

Owner(s) Printed Name(s) Sandy Swain

(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:

- X ADMINISTRATIVE VARIANCE from Section(s) 400.1 of BCZR to permit a proposed detached accessory structure (carport) in the rear yard of the dwelling with a side yard setback of 6-inches in lieu of the minimum required 2-1/2 feet.

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

- 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):

Sandy Swain
Name #1 - Type or Print Name #2 - Type or Print

Sandy Swain
Signature #1 Signature #2

926 Fairmount Ave
Mailing Address City State

Towson, MD 21204
Zip Code Telephone # Email Address

410-769-8963
Representative to be contacted

Sandy Swain
Name - Type or Print

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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 4 day of April, 2018, 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 2018-0238-A Filing Date 03/12/18 Estimated Posting Date 3/25/18 Reviewer AT

Date 4-13-18

By [Signature]

Rev 5/5/2016

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: 926 Fairmount Ave Towson 11284
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)

The yard is only 19' wide - due to lack of footage I had to put carport close to fence (stop line) carport to cover protect car from snow and drop leaves to still allow some space for street

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

Sandy Surain
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Sandy Surain
Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of March, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sandy Surain

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

AS WITNESS my hand and Notaries Seal

PAMELA C. WHYE
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission expires May 10, 2018

Pamela C. Whye
Notary Public

5-10-2018
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.

Address: 926 Fairmount Ave Towson 21204
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)

The yard is only 19' wide. I renovated back yard to a Park Pad-Concrete - beside the side walk - I would like to cover car with carport to protect from Bird Droppings - Leaves + Sunlight + Snow in winter. LACK of footage I

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

Need to place close to fence. Sandy Swain + to allow for a space for flower box on one side.

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name - Print or Type

Name - Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of March, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sandy Swain

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

AS WITNESS my hand and Notaries Seal

Pamela C. Whye
Notary Public

3.10.2018
My Commission Expires

PAMELA C. WHYE
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission expires May 10, 2018



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 926 Fairmount Ave Currently zoned DK-10.5

Deed Reference 15105 41 10 Digit Tax Account # 0918352030

Owner(s) Printed Name(s) Sandy Swain

(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 ADMINISTRATIVE VARIANCE from Section(s) 400.1 of BCZR to permit a proposed detached accessory structure (carport) in the rear yard of the dwelling with a side yard setback of 6-inches in lieu of the minimum required 2-1/2 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):

Sandy Swain
Name #1 – Type or Print Name #2 – Type or Print

Sandy Swain
Signature #1 Signature #2

926 Fairmount Ave
Mailing Address City State

Towson, MD 21204
Zip Code Telephone # Email Address

410-769-8463
Representative to be contacted:

Sandy 525 at Verizon
Name – Type or Print

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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 13 day of April, 2018 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 2018-0238-A Filing Date 03/12/18 Estimated Posting Date 3/25/18 Reviewer AT

ORDER RECEIVED FOR FILING

Date 4-13-18

By [Signature]

Rev 5/5/2016

Zoning Property Description for 926 Fairmount Avenue

Beginning at a point on the south-west side Fairmount Avenue, which is 108 feet wide at a distance of 55 feet north-west of the centerline of the nearest improved intersecting street, Locustvale Avenue which is 50 feet wide.

Being Lot#33, Block 3, in the Subdivision of Towson Park, as recorded in Baltimore County Plat Book #19, Folio 110, containing 1900 square feet. Located in the 9th Election District and 5th Council District.

2018-0238-A

CERTIFICATE OF POSTING

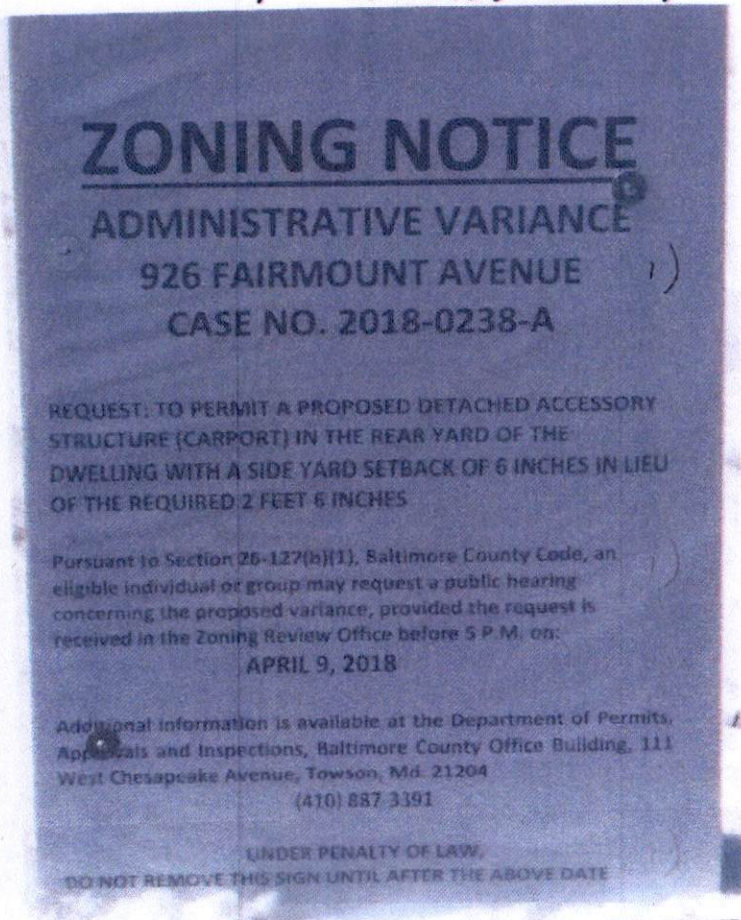
Date: MARCH 23, 2018

RE: Project Name: 926 FAIRMOUNT AVE
Case Number /PAI Number: 2018-0238-A
Petitioner/Developer: SANDY SWAIN
Date of Hearing/Closing: APRIL 9, 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 926 FAIRMOUNT AVE

The sign(s) were posted on MARCH 23 2018
(Month, Day, Year)

1 (FRONT YARD)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

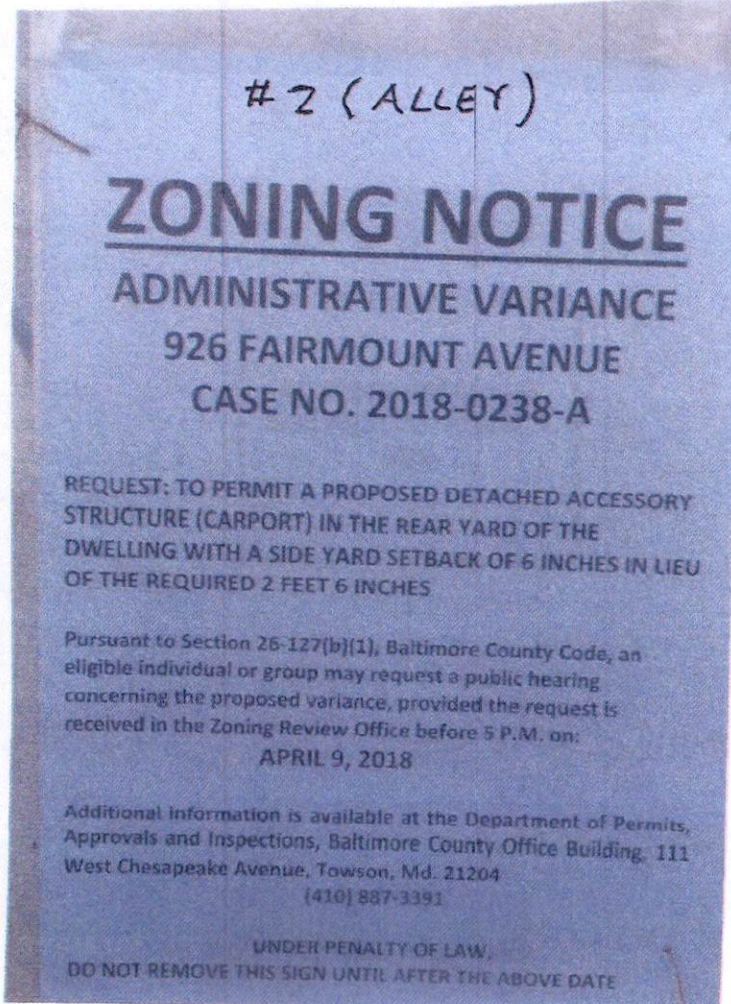
CERTIFICATE OF POSTING

Date: MARCH 23, 2018

RE: Project Name: 926 FAIRMOUNT AVE
Case Number /PAI Number: 2018-0238-A
Petitioner/Developer: SANDY SWAIN
Date of Hearing/Closing: APRIL 9, 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 926 FAIRMOUNT AVE

The sign(s) were posted on MARCH 23 2018
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0238 - A Address 926 Fairmount Avenue

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

Filing Date: 03/12/2018 Posting Date: 03/25/18 Closing Date: 04/09/18

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- 0238 -A Address 926 Fairmount Avenue

Petitioner's Name: Sandy Swain Telephone 410-769-8963

Posting Date: 03/25/18 Closing Date: 04/09/2018

Wording for Sign: To permit a proposed detached accessory structure (carport) in the rear yard of the dwelling with a side yard setback of 6-inches in lieu of the minimum required 2-1/2 feet.

166121

Date: 03/12/18

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

```

BUSINESS ACTUAL TIME WPA
3/13/2018 3/12/2018 10:21:48
REG W503 WALKIN CAM
PRECEIPT # 765415 3/12/2018 DFLM
Dept 5 500 ZONING VERIFICATION
CR NO 166121
Recpt Tot 175.00
175.00 CR 0.00 CA
Baltimore County, Maryland

```

[illegible]

Total:

For:

SANDY SWAIN

926 FAIRMOUNT AVE

2018-0238-A

DISTRIBUTION

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

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 10, 2018

Sandy Swain
926 Fairmount Avenue
Towson MD 21204

RE: Case Number: 2018-0238 A, Address: 926 Fairmount Avenue

Dear Ms. Swain:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 12, 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 script.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0238-A
Address 926 Fairmount Avenue
(Swain Property)

Zoning Advisory Committee Meeting of **March 26, 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 MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 3/21/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-238

INFORMATION:

Property Address: 33 S Prospect Avenue
Petitioner: Joshua Willet
Zoning: DR 10.5
Requested Action: Special Hearing

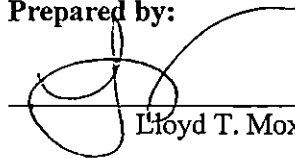
The Department of Planning has reviewed the petition for special hearing to determine whether or not the administrative Law Judge should approve a non-conforming use of a 2 unit dwelling.

A site visit was conducted on March 8, 2019. The site is within the boundaries of Catonsville/ Patapsco Sustainable Community Area.

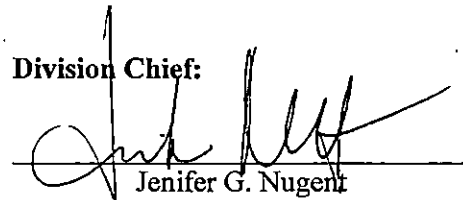
The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

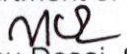
c: Josephine Selvakumar
Patrick C. Richardson, Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: March 18, 2019

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 11, 2019
Item No. 2019-0238-SPH, 0240-A, 0241-A, 0242-A, 0243-A, 0244-A, 0246-
SPH, 0247-A, 0248-A, 0249-A, 0250-SPH, 0251-A & 0252-A

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

*

*

*

*

*

VKD: cen
cc: file

Date: 3/19/18

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. 2018-0238-A

Administrative Variance
Sandy Swain
926 Fairmount Avenue.

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,


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

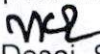
WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 4, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2018
Item No. 2018-0237-A, 0238-A, 0239-A, 0240-SPH, 0242-A, 0243-A, 0244-A, 0245-A and 0247-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 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0238-A
Address 926 Fairmount Avenue
(Swain Property)

Zoning Advisory Committee Meeting of **March 26, 2018**.

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

Reviewer: Steve Ford

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0918352030			
Owner Information					
Owner Name:	SWAIN-ZABLOCKI SANDY M		Use:	RESIDENTIAL	
Mailing Address:	926 FAIRMOUNT AVE TOWSON MD 21204-2666		Principal Residence:	YES	
			Deed Reference:	/15105/ 00041	
Location & Structure Information					
Premises Address:		926 FAIRMOUNT AVE 0-0000		Legal Description: 926 FAIRMOUNT AVE TOWSON PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0070	0002	0796		0000	
					Block:
					3
					Lot:
					33
					Assessment Year:
					2017
					Plat No:
					0019/
					Plat Ref:
					0110
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1956	1,216 SF	235 SF	1,900 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2		CENTER UNIT	BRICK	1 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	76,000	76,000			
Improvements	91,300	102,700			
Total:	167,300	178,700	171,100	174,900	
Preferential Land:	0			0	
Transfer Information					
Seller: BONSALL RITA A		Date: 04/10/2001		Price: \$99,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15105/ 00041		Deed2:	
Seller: JEFFRIES CAROLE CRADDOCK		Date: 08/18/1995		Price: \$90,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11173/ 00096		Deed2:	
Seller: EBY JOHN S		Date: 03/28/1983		Price: \$62,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06503/ 00618		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 03/06/2012					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

ZAC AGENDA

Case Number: 2018-0238-A **Reviewer:** Aaron Tsui
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sandy Swain
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 926 FAIRMOUNT AVE

Location: SW/S of Fairmount Avenue, 55 ft. NW of the centerline of Locustvale Avenue

Existing Zoning: DR 10.5 **Area:** 1900 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed detached accessory structure (carport) in the rear yard of the dwelling with a side yard setback of 6 in. in lieu of the minimum required 2.5 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/09/2018

Miscellaneous Notes:

Case Number: 2018-0239-A **Reviewer:** Jun Fernando
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Karen Ellen Bush
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 8203 TAMA CT

Location: E/S of Tama Court, 464.5 ft. S of Marcie Drive

Existing Zoning: DR 1 **Area:** 1.1218 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition with a side yard setback of 8 ft. 4 in. in lieu of the minimum required 20 ft. and sum of both sides of 31 ft. in lieu of the required 50 ft. and rear yard setback of 38 ft. in lieu of the required 50 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/09/2018

Miscellaneous Notes:

Debra Wiley

From: Aaron K Tsui
Sent: Wednesday, April 11, 2018 3:06 PM
To: Debra Wiley
Subject: RE: AV - Case No. 2018-0238-A - 926 Fairmount Ave.

It is one of those brick row homes built in the 50s.

From: Debra Wiley
Sent: Wednesday, April 11, 2018 12:50 PM
To: Aaron K Tsui <atsui@baltimorecountymd.gov>
Subject: AV - Case No. 2018-0238-A - 926 Fairmount Ave.

Hi Aaron,

Called and you were not there.

For the above AV, the first name of the Petitioner is "Sandy". Would you happen to know if this is a woman or gentleman?

In addition from looking at the pictures of the backyard, it would appear that Petitioner's house is brick as well?

Thanks in advance.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

John
did not
include comment
about blog materials
for the carport addition
shall be compatible w/ those
of the existing principle
dwelling
since example
of pics
depict
other
material.

Debra Wiley

From: Aaron K Tsui
Sent: Wednesday, April 11, 2018 3:05 PM
To: Debra Wiley
Subject: RE: AV - Case No. 2018-0238-A - 926 Fairmount Ave.

It is a she. A lady in her early 50s, also a ER nurse as I remember.

Aaron

From: Debra Wiley
Sent: Wednesday, April 11, 2018 12:50 PM
To: Aaron K Tsui <atsui@baltimorecountymd.gov>
Subject: AV - Case No. 2018-0238-A - 926 Fairmount Ave.

Hi Aaron,

Called and you were not there.

For the above AV, the first name of the Petitioner is "Sandy". Would you happen to know if this is a woman or gentleman?

In addition from looking at the pictures of the backyard, it would appear that Petitioner's house is brick as well?

Thanks in advance.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

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>4-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>PC</u>
<u>3-27</u>	DEPS (if not received, date e-mail sent _____)	<u>PC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-18</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-23-18</u>	by <u>Billingley</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 09 Account Number - 0918352030							
Owner Information										
Owner Name:		SWAIN-ZABLOCKI SANDY M				Use:		RESIDENTIAL		
Mailing Address:		926 FAIRMOUNT AVE TOWSON MD 21204-2666				Principal Residence:		YES		
						Deed Reference:		/15105/ 00041		
Location & Structure Information										
Premises Address:		926 FAIRMOUNT AVE 0-0000				Legal Description:		926 FAIRMOUNT AVE TOWSON PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0070	0002	0796		0000		3	33	2017	Plat Ref:	0019/0110
Special Tax Areas:				Town:				NONE		
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1956		1,216 SF		235 SF		1,900 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2		CENTER UNIT	BRICK	1 full						
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2017		07/01/2018		
Land:		76,000		76,000						
Improvements		91,300		102,700						
Total:		167,300		178,700		171,100		174,900		
Preferential Land:		0						0		
Transfer Information										
Seller: BONSALL RITA A				Date: 04/10/2001				Price: \$99,000		
Type: ARMS LENGTH IMPROVED				Deed1: /15105/ 00041				Deed2:		
Seller: JEFFRIES CAROLE CRADDOCK				Date: 08/18/1995				Price: \$90,000		
Type: ARMS LENGTH IMPROVED				Deed1: /11173/ 00096				Deed2:		
Seller: EBY JOHN S				Date: 03/28/1983				Price: \$62,000		
Type: ARMS LENGTH IMPROVED				Deed1: /06503/ 00618				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 03/06/2012										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

26 Fairmount Avenue



Publication Date: 2/16/2018



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

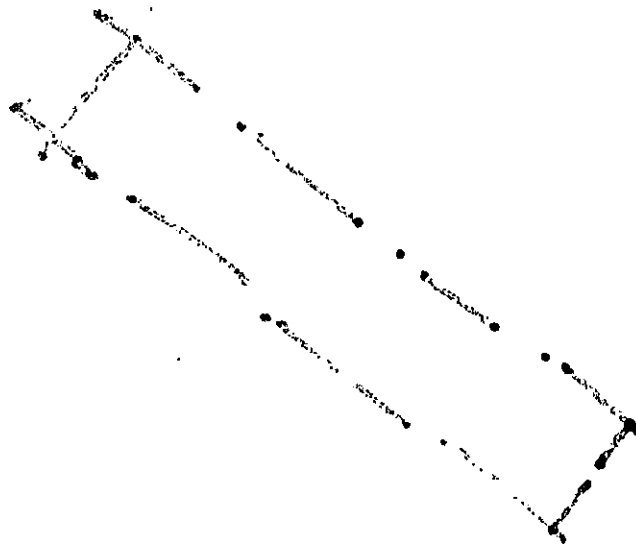


0 5 10 20 30 40
Feet

1 inch = 30 feet

2018-0238-A

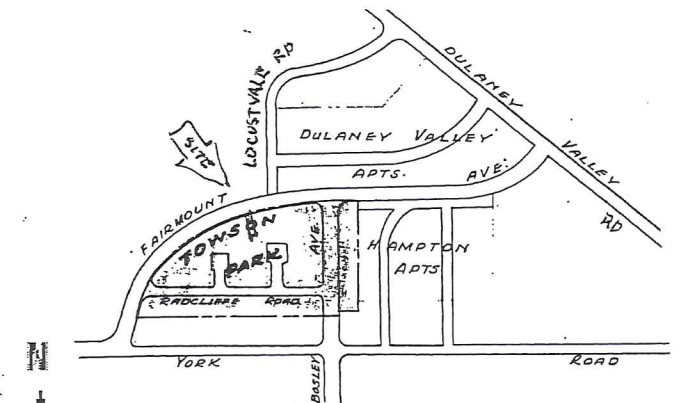
1.



A 850 8102

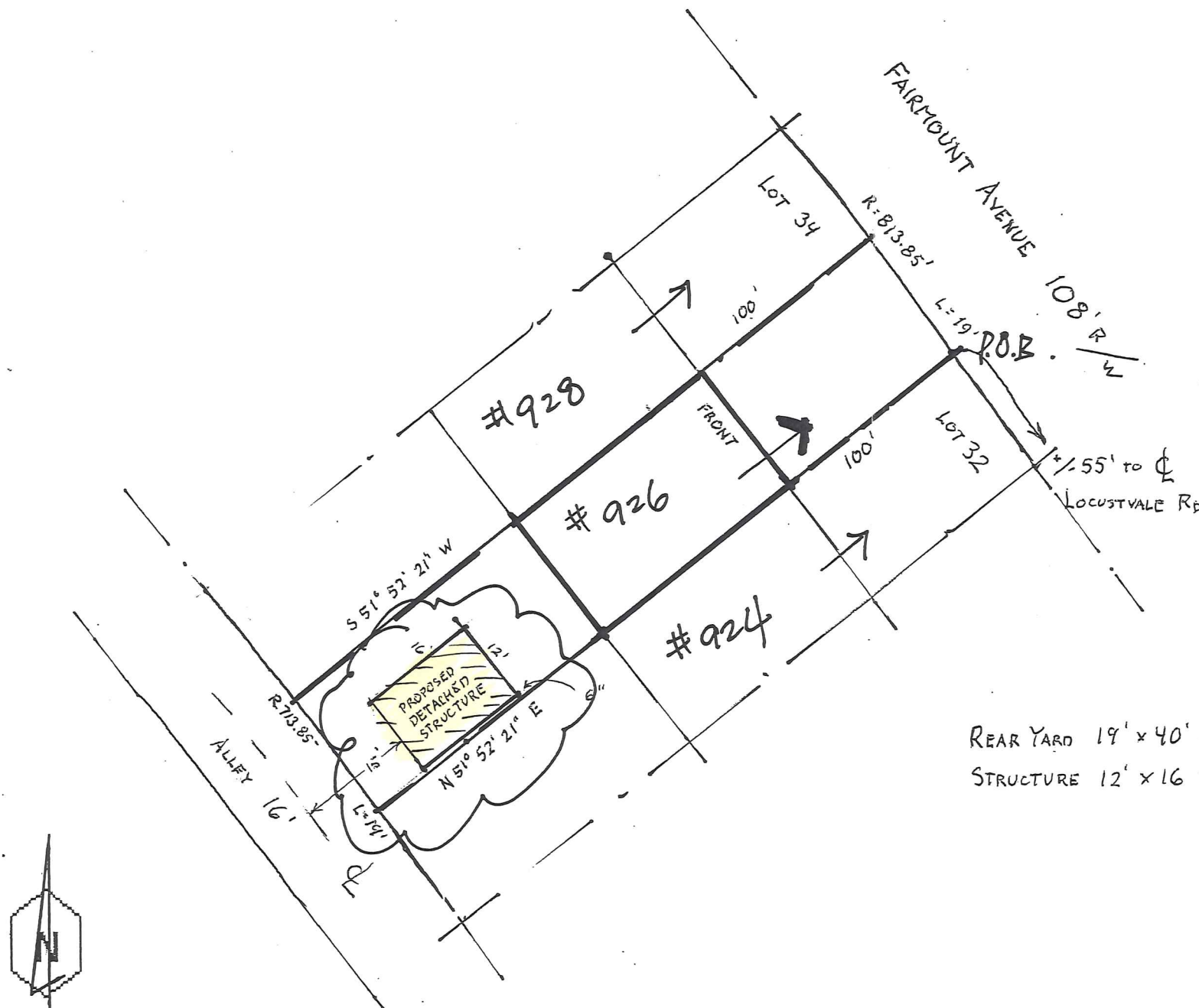
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 926 FAIRMOUNT AVENUE OWNER(S) NAME(S) SANDY SWAIN-ZABLOCKI
 SUBDIVISION NAME TOWSON PARK LOT# 33 BLOCK# 3 SECTION# _____
 PLAT BOOK# 19 FOLIO# 110 10 DIGIT TAX# 0918352030 DEED REF.# 15105/00041

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070A1
 SITE ZONED DR 10.5
 ELECTION DISTRICT 9th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE _____
 OR SQUARE FEET 1900
 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



REAR YARD $19' \times 40' = 760 \text{ SQ FT}$
 STRUCTURE $12' \times 16' = 192 \text{ SQ FT}$
 25% COVERAGE



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

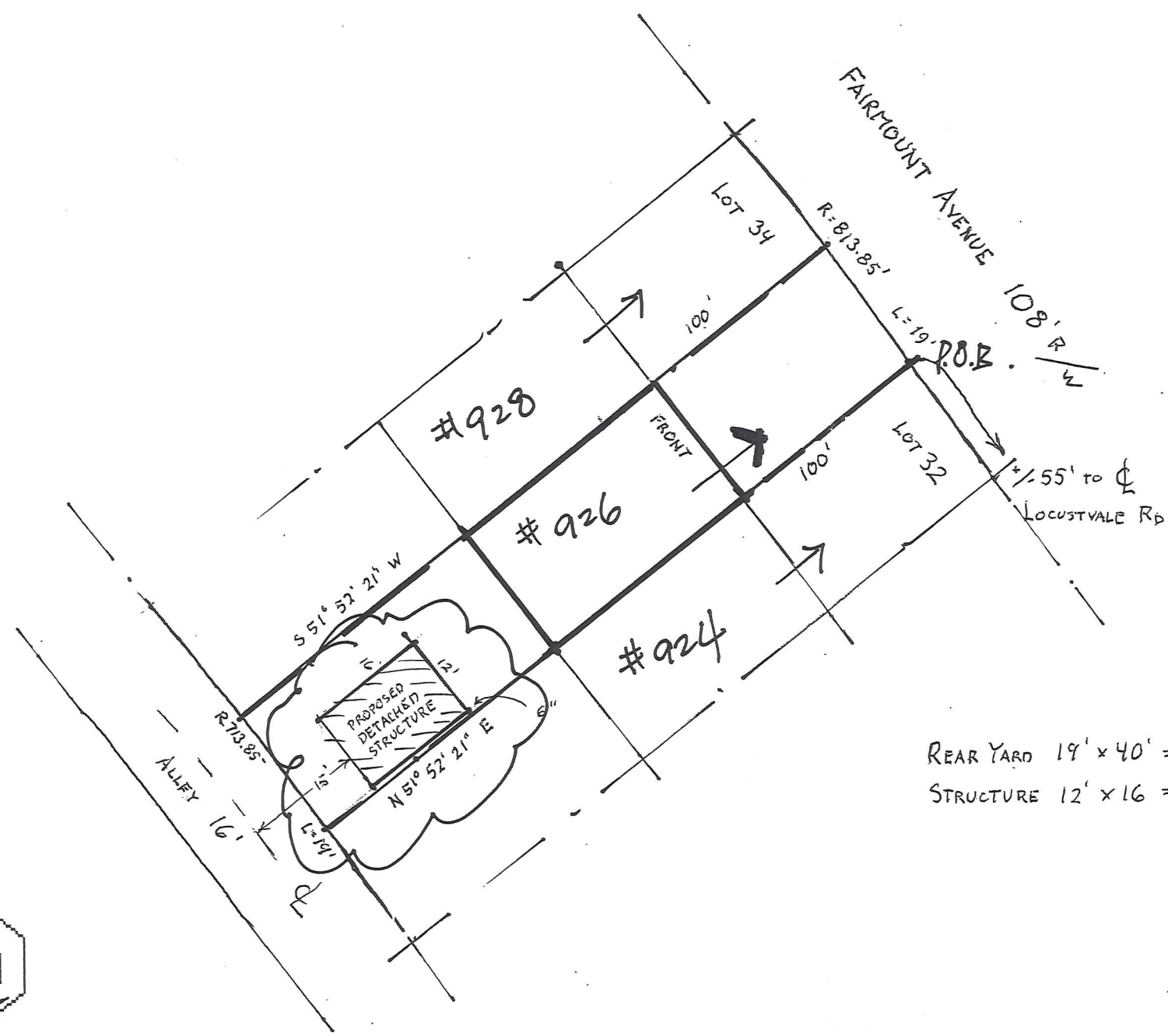
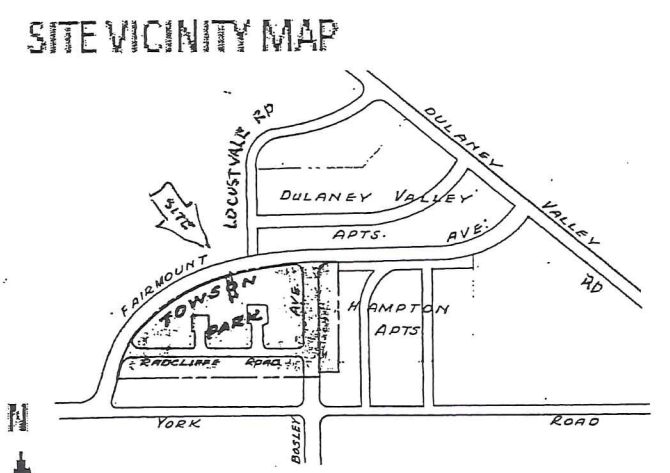
VIOLATION CASE INFO:

NO

Pet. Exh. 1

2018-0238-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 926 FAIRMOUNT AVENUE OWNER(S) NAME(S) SANDY SWAIN-ZABLOCKI
 SUBDIVISION NAME TOWSON PARK LOT# 33 BLOCK# 3 SECTION# _____
 PLAT BOOK # 19 FOLIO # 110 10 DIGIT TAX # 0918352030 DEED REF. # 15105/00041



REAR YARD $19' \times 40' = 760 \text{ SQ FT}$
 STRUCTURE $12' \times 16' = 192 \text{ SQ FT}$
 25% COVERAGE

PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

MAP IS NOT TO SCALE
 ZONING MAP# 070A1
 SITE ZONED DR 10.5
 ELECTION DISTRICT 9th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE _____
 OR SQUARE FEET 1900
 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
NO
 VIOLATION CASE INFO:
NO

2018-0238-A