

MEMORANDUM

DATE: May 25, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0248-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 24, 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 *
(5808 Dillon John Court)
11th Election District *
6th Council District *
Gerald P. & Cecile P. Marin *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0248-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, Gerald P. and Cecile P. Marin ("Petitioners"). The Petitioners are requesting variance relief from §§ 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck with a rear yard setback of 19 ft. in lieu of the required 30 ft. and to amend the Final Development Plan ("FDP") for the Oelke Property, Lot No. 21 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 March 31, 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

ORDER RECEIVED FOR FILING

Date 4-24-18

By PW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the 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 24th day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck with a rear yard setback of 19 ft. in lieu of the required 30 ft. and to amend the Final Development Plan ("FDP") for the Oelke Property, Lot No. 21 only, 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 4-24-18

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 5808 Dillon John Ct Currently zoned DR2
 Deed Reference 3433 / 00353 10 Digit Tax Account # 24 000 071 47
 Owner(s) Printed Name(s) Paul Marin / Cecile Pamintuan

(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) 1B01.2.b & 301 BCZR
To permit a proposed deck with a rear set back of 19 feet
in lieu of the required 30 feet, and to amend lot #21 for
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. Oelke Property FDP

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)

*Per zoning 4/20
1B01.2.C.1.b*

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):

GERALD PAUL MARIN, CECELE PAMINTUAN MARIN

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

5808 DILLON JOHN CT. WHITEMARSH, MD

Mailing Address

City

State

21162, 4438230477, gpmuret@yahoo.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 4-24-18 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.

ORDER RECEIVED FOR FILING
4-24-18
19W

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0248A Filing Date 3/19/18 Estimated Posting Date 4/1/18 Reviewer gl

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: 5808 Dillon John Ct, White Marsh, MD 21162
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)

1. TWENTY TWO AND A HALF FEET REQUIRED SETBACK WOULD CREATE A FUNCTIONALLY UNUSABLE DECK SIZE.
2. SMALL LOT PLUS A BIG HOUSE PRODUCE LESS ROOM FOR AN AVERAGE SIZE DECK
3. HOUSE SITS AS FAR BACK ON THE LOT AS ALLOWED BY CODE WHICH CREATES LESS SPACE FOR AN AVERAGE SIZE DECK.

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


Signature of Owner (Affiant)
GERALD PAUL MARIN
Name- Print or Type


Signature of Owner (Affiant)
CECILE PAMINTUAN MARIN
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 5th day of March, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

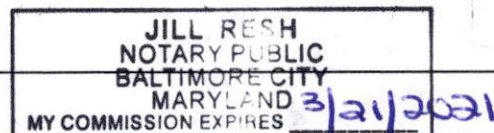
Print name(s) here: Gerald Paul Marin / Cecile Pamintuan Marin

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

AS WITNESS my hand and Notaries Seal

Notary Public

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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3. HOUSE SITS AS FAR BACK ON THE LOT AS ALLOWED BY CODE WHICH CREATES LESS SPACE FOR AN AVERAGE SIZE DECK.

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

Signature of Owner (Affiant)

GERALD PAUL MARIN

Name- Print or Type

Signature of Owner (Affiant)

CECILE PAMINTUAN MARIN

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:

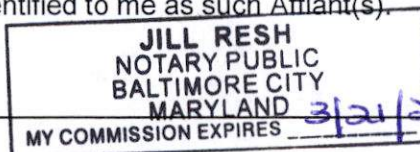
I HEREBY CERTIFY, this 5th day of March, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Gerald Paul Marin / Cecile Pamintuan Marin

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

AS WITNESS my hand and Notaries Seal

Notary Public



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 5808 Dillon John Ct Currently zoned DR2
Deed Reference 34331 / 00353 10 Digit Tax Account # 24 00 00 71 47
Owner(s) Printed Name(s) Paul Marin / Cecile Pamintuan

(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) 1801.2.6 & 301 of the BC2R-
To permit a proposed deck with a rear yard setback of 19 feet
In lieu of the required 30 feet, and to amend lot #21 of Delke Oropo
FD0.
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):

GERALD PAUL MARIN / CECILE PAMINTUAN MARIN

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

5808 DILLON JOHN CT. WHITE MARSH MD

Mailing Address

City

State

21162 4438230477 gpmuret@yahoo.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 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 2018-0248-A Filing Date 3/9/18 Estimated Posting Date 4/1/18 Reviewer gh

ZONING DESCRIPTION OF THE PROPERTY

PART A

ZONING PROPERTY DESCRIPTION FOR 5808 Dillon John Court.

Beginning at a point on the north east side of Dillon John Court which is 50 right-of-way feet wide at a distance of +/-345 feet south east of the centerline of the nearest improved intersecting street Hamilton Place which is 50 right-of-way feet wide.

PART B

OPTION 2 (Subdivision Lot – lot is part of record plat):

Being Lot# 21 in the subdivision of Oelke Property in Baltimore County Plat Book# 77, Folio# 32, containing 7927 square feet. Located in the 11th Election District and 6th Council District.

2018-0248-1A

CERTIFICATE OF POSTING

Date: 3-31-18

RE: Case Number: 2018-0248-A

Petitioner/Developer: Paul Hario

Date of Hearing/Closing: 4-16-18

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5808 Deller John Ct

42' x 60'00"

3-31-18

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0248-A

TO PERMIT A PROPOSED DECK WITH
A REAR YARD SETBACK OF 19 FEET IN LIEU
OF THE REQUIRED 30 FEET, AND TO AMEND LOT
#31 FOR DELKE PROPERTY FINAL DEVELOPMENT
PLAN (EDP) ON 5808 DELLER JOHN CT

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 4/16/18

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING
TOWSON, MD 21204, (410) 867-3391

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0248 -A Address 5808 Dillon John CT 21162

Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/19/18 Posting Date: 4/1/18 Closing Date: 4/16/18

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- 0248 -A Address 5808 Dillon John CT
Petitioner's Name Paul Marin / Ceile Pomintuan Telephone 443-823-0477
Posting Date: 4/1/18 Closing Date: 4/16/18
Wording for Sign: To Permit a proposed deck with a rear
yard set back of 19 feet in lieu of the required
30 feet, and to amend lot #21 for Oelke Property
~~Final Development~~ Final Development Plan (FDP).

Revised 6/30/2018

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 11 Account Number - 2400007147							
Owner Information										
Owner Name:		PAMINTUAN CECILE F MARIN GERALD PAUL			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		5808 DILLON JOHN CT WHITE MARSH MD 21162-1135			Deed Reference:		/34331/ 00353			
Location & Structure Information										
Premises Address:		5808 DILLON JOHN CT WHITE MARSH MD 21162-1135			Legal Description:		.182 AC 5808 DILLON JOHN CT NS OELKE PROPERTY			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0073	0003	0355		0000			21	2018	Plat Ref:	0077/0032
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
2005		2,234 SF		500 SF		7,927 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT		SIDING	2 full/ 1 half	1 Attached				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2018		07/01/2017		07/01/2018		
Land:		149,500		149,500						
Improvements		253,500		249,300						
Total:		403,000		398,800		403,000		398,800		
Preferential Land:		0						0		
Transfer Information										
Seller: JANG HAN B				Date: 10/15/2013			Price: \$280,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /34331/ 00353			Deed2:			
Seller: NVR INC				Date: 01/23/2006			Price: \$432,515			
Type: ARMS LENGTH IMPROVED				Deed1: /23268/ 00199			Deed2:			
Seller: OELKE LLC				Date: 10/25/2005			Price: \$180,615			
Type: ARMS LENGTH VACANT				Deed1: /22782/ 00026			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 11/12/2013										
Homeowners' Tax Credit Application Information										

2018-0248-A

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

NO 166296

Date: 3/19/12

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	001	0000		150				150.00

Total: 150.00

Rec From: Gerald Paul E Marin

For: 5008 Dillon Inn CT

2016 0246 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 17, 2018

Gerald Paul & Cecile Pamintuan Marin
5808 Dillon John Court
White Marsh MD 21162

RE: Case Number: 2018-0248 A, Address: 5808 Dillon John Court

Dear Mr. & Ms. Marin.:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 19, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel



MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 3/26/18

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. 2018-0248-A.

*Administrative Variance
Gerald Paul & Cecile Pamation Martin
5808 Dillon John Court*

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

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 20, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 02, 2018
Item No. 2018-0246-A, 0248-A, 0249-A, 0250-A, 0252-SPHA, 0253-A and
0254-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 28, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0248-A
Address 5808 Dillon John Court
(Marin Property)

Zoning Advisory Committee Meeting of **April 2, 2018**

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

Reviewer: Steve Ford

C H E C K L I S T

<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>3-28</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-26</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>3-31-18</u> by <u>Pison</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2400007147			
Owner Information					
Owner Name:	PAMINTUAN CECILE F MARIN GERALD PAUL		Use:	RESIDENTIAL	
Mailing Address:	5808 DILLON JOHN CT WHITE MARSH MD 21162-1135		Principal Residence:	YES	
			Deed Reference:	/34331/ 00353	
Location & Structure Information					
Premises Address:		5808 DILLON JOHN CT WHITE MARSH MD 21162-1135		Legal Description:	.182 AC 5808 DILLON JOHN CT NS OELKE PROPERTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0073	0003	0355		0000	21 2018 0077/0032
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2005	2,234 SF	500 SF	7,927 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2017	07/01/2018	
Land:	149,500	149,500			
Improvements	253,500	249,300			
Total:	403,000	398,800	403,000	398,800	
Preferential Land:	0			0	
Transfer Information					
Seller: JANG HAN B		Date: 10/15/2013		Price: \$280,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /34331/ 00353		Deed2:	
Seller: NVR INC		Date: 01/23/2006		Price: \$432,515	
Type: ARMS LENGTH IMPROVED		Deed1: /23268/ 00199		Deed2:	
Seller: OELKE LLC		Date: 10/25/2005		Price: \$180,615	
Type: ARMS LENGTH VACANT		Deed1: /22782/ 00026		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 11/12/2013					
Homeowners' Tax Credit Application Information					

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

ZAC AGENDA

Case Number: 2018-0248-A **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Gerald Paul & Cecile Pamintuan Marin

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 6

Property Address: 5808 DILLON JOHN CT

Location: NE/S of Dillon John Court, +/- 345 ft. SE of the centerline of Hamilton Place

Existing Zoning: DR 2

Area: 7,927 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed deck with a rear setback of 19 ft. in lieu of the required 30 ft. and to amend lot #21 for Oelke Property FDP.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/16/2018

Miscellaneous Notes:

Case Number: 2018-0249-A **Reviewer:** Aaron Tsui

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Moshe & Muriel Assouline Shoshan

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3423 TERRAPIN RD

Location: S/S of Terrapin Road, 38 ft. W of the centerline of Winterset Avenue

Existing Zoning: DR 2

Area: 23,632 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1. For the side yard width to the west to be 12 ft. in lieu of the minimum width of an individual side yard of 15 ft.
2. For the sum of the width of the side yards to be 33 ft. in lieu of the minimum sum of 40 ft.
3. For the existing lot width of the front yard of 92 ft. in lieu of the minimum lot width of 100 ft.

Attorney: Jason T Vettori, 600 Washington Avenue, Suite 200, Towson MD 21204

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/16/2018

Miscellaneous Notes:

5808 Dillon John Ct, White Marsh MD 21162
Front



2018-0248-A

5808 Dillon John Ct, White Marsh MD 21162

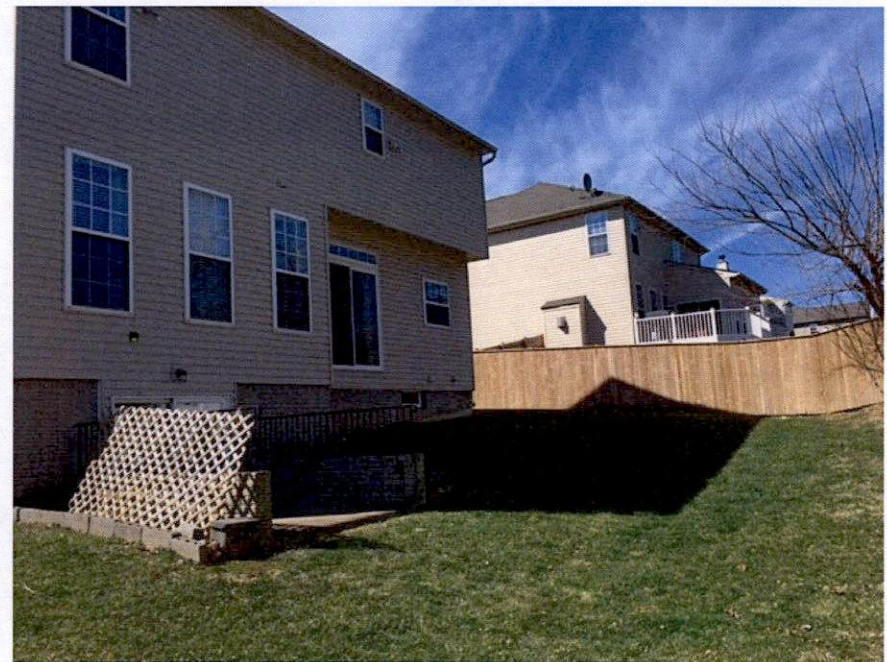
West Side

East Side



2018-0248-A

5808 Dillon John Ct, White Marsh MD 21162
Proposed Site



2018-0248-A

5808 Dillon John Ct, White Marsh MD 21162
Proposed Site



2018-0248A

5808 Dillon John Ct, White Marsh MD 21162

Proposed Site



2018-0248-A

5808 Dillon John Ct, White Marsh MD 21162

West Adjacent

East Adjacent



2018-0248-A

5808 Dillon John Ct, White Marsh MD 21162

Street West

Street East



2018-02-18-A

**THIRD AMENDED
FINAL DEVELOPMENT PLAN
(05/03/2005)**

OELKE PROPERTY

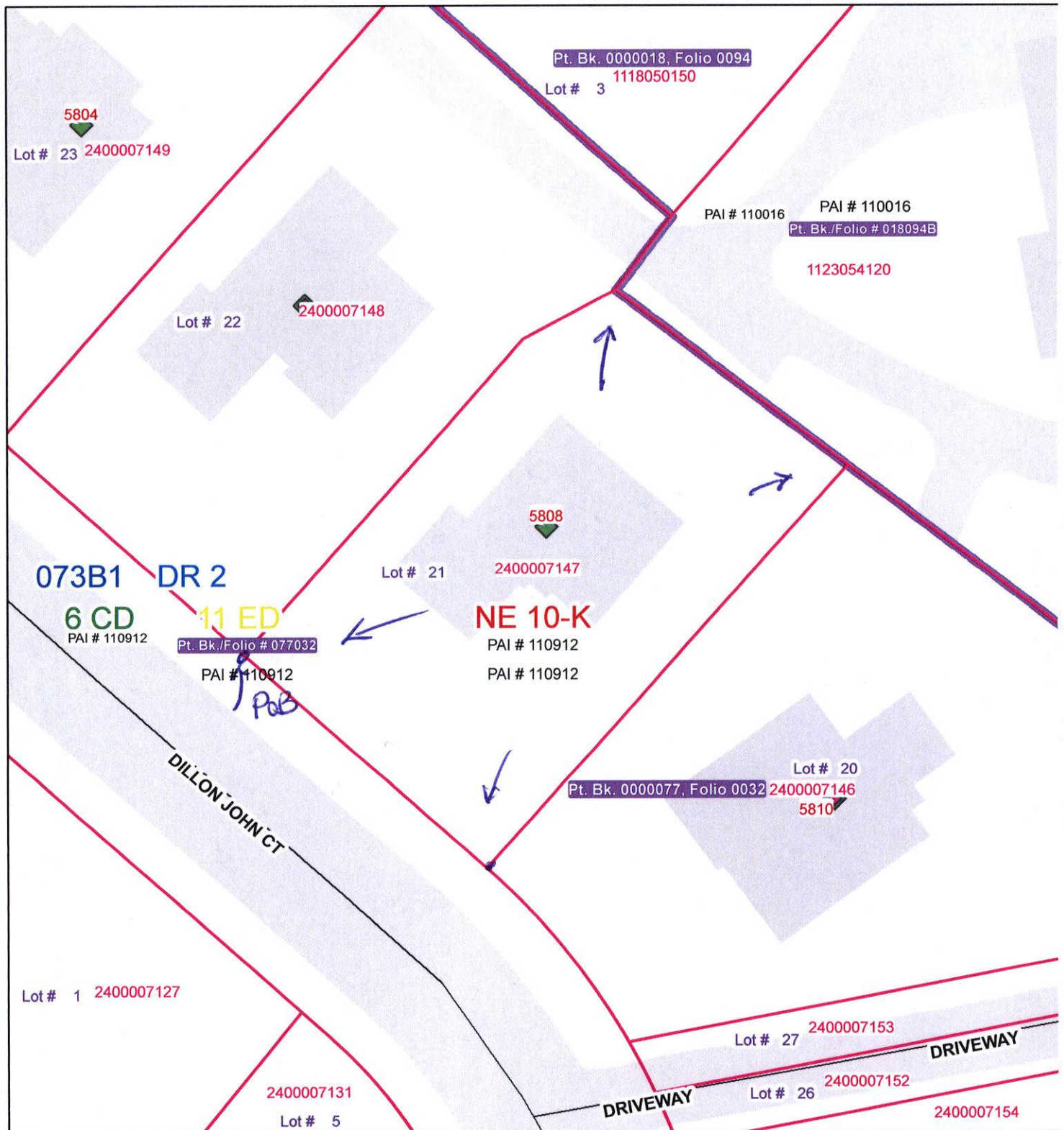
DISTRICT 11C5
SCALE: 1"=60'

BALTIMORE COUNTY, MD
DECEMBER 12, 2003

PDM FILE #: XI-912

2018-0248-A

5808 Dillon John Court



Publication Date: 2/21/2018



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

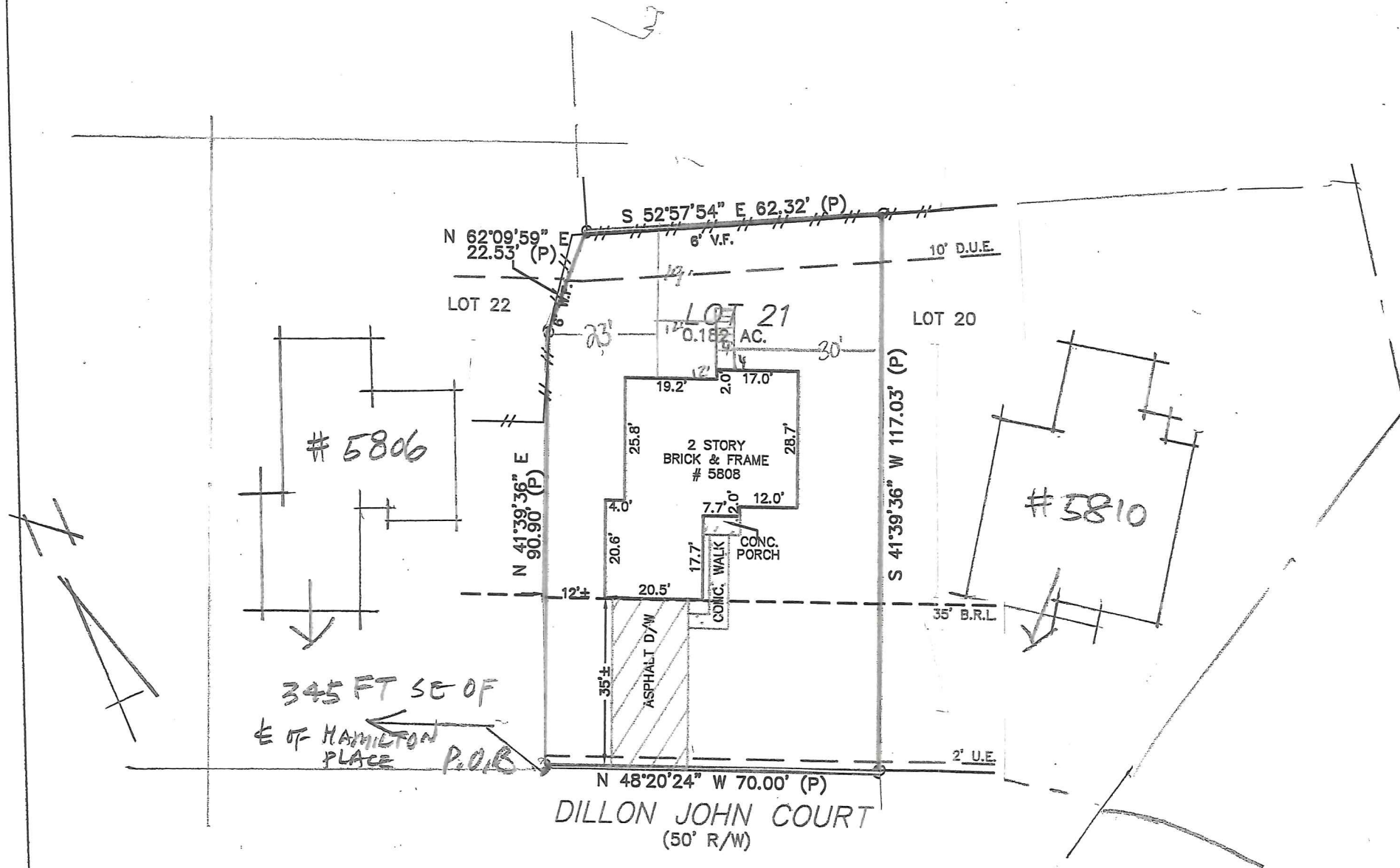


0 5 10 20 30 40
Feet

1 inch = 30 feet

2018-0248-A

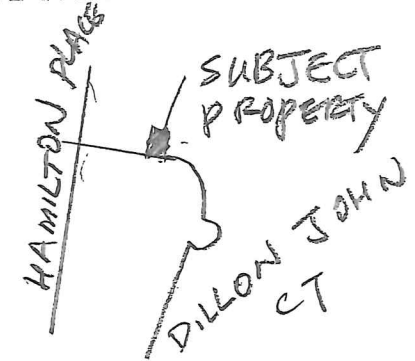
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5808 Dillon John Ct OWNER(S) NAME(S) Paul Marin / Cecile Pomintean
 SUBDIVISION NAME Oelke Property LOT # 21 BLOCK # _____ SECTION # _____
 PLAT BOOK # 77 FOLIO # 32 10 DIGIT TAX # 24 0000 7147 DEED REF. # 3433100353



PLAN DRAWN BY GERALD MARIN

DATE 3/7/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 073B1

SITE ZONED PR2

ELECTION DISTRICT 11

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 7,927 Sq Ft

HISTORIC? N

IN CBCA? N

IN FLOOD PLAIN? N

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

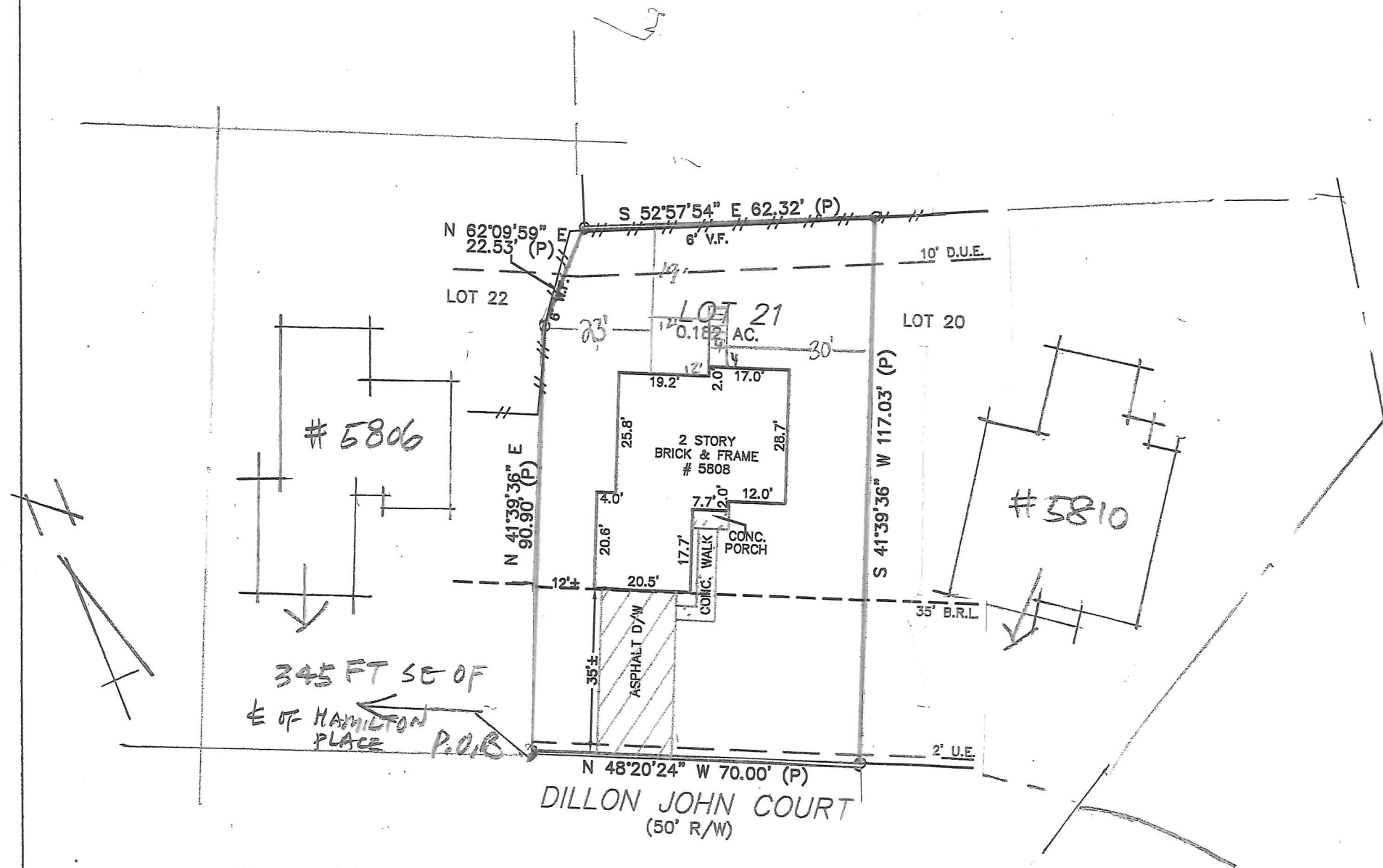
NO

VIOLATION CASE INFO:

NO

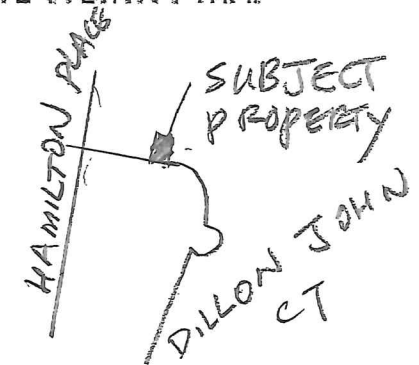
2018-0248A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5808 Dillon John Ct OWNER(S) NAME(S) Paul Marin/Cecile Pomintuan
 SUBDIVISION NAME Oelke Property LOT # 21 BLOCK # — SECTION # —
 PLAT BOOK # 77 FOLIO # 32 10 DIGIT TAX # 24 0000 7147 DEED REF. # 34331100353



PLAN DRAWN BY GERALD MARIN DATE 3/7/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 073B1

SITE ZONED DR2

ELECTION DISTRICT 11

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 7,927 Sq Ft

HISTORIC? N

IN CBCA? N

IN FLOOD PLAIN? N

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

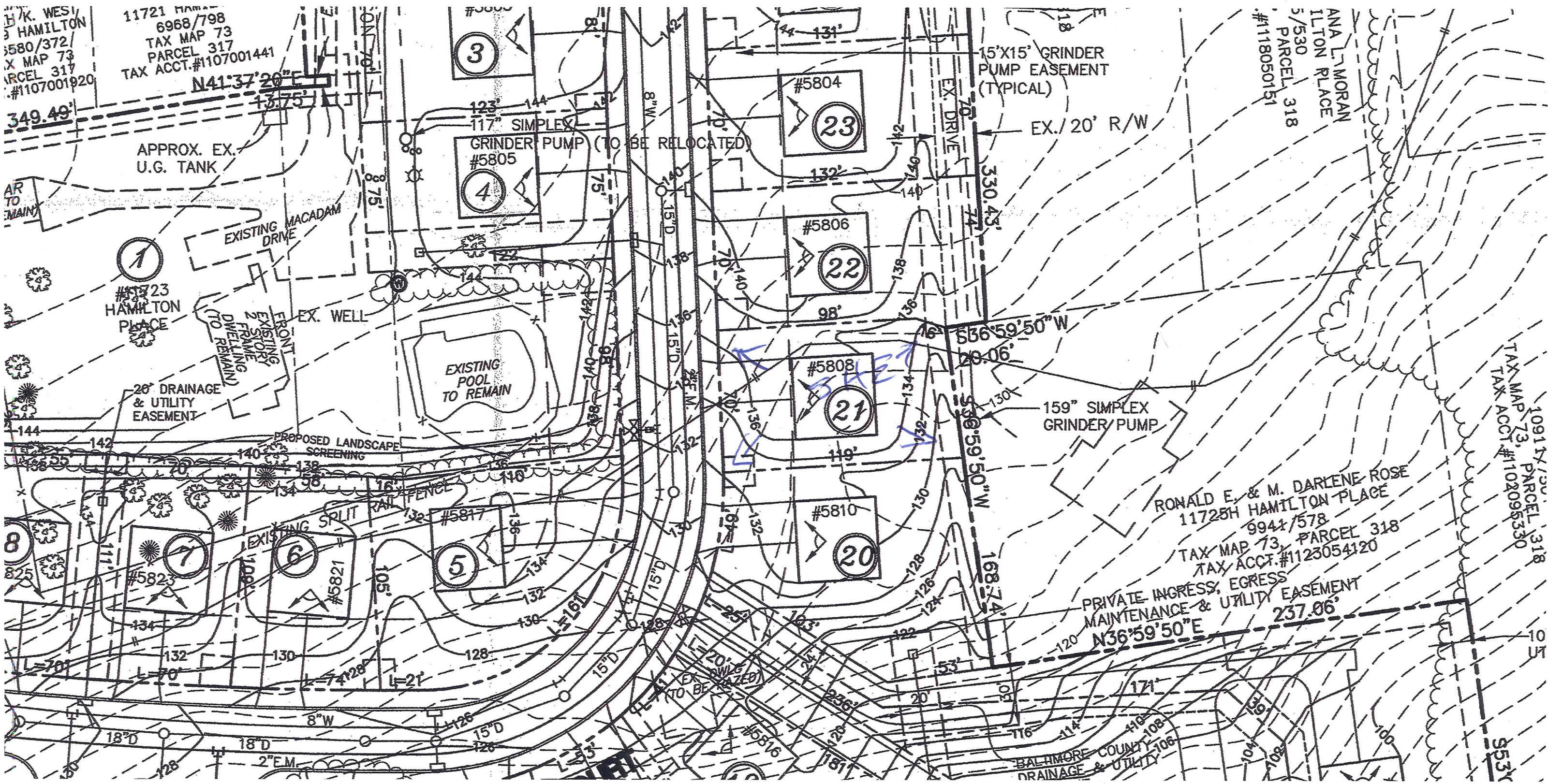
NO

VIOLATION CASE INFO:

NO

2018-0248-A

Pet. Exh. - 1



2018-0248-A