

MEMORANDUM

DATE: September 18, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0017-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 17, 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 * BEFORE THE
(314 Worthington Road) *
9th Election District * OFFICE OF ADMINISTRATIVE
5th Council District * HEARINGS FOR
Vincent & Heather Kerner *
Petitioners * BALTIMORE COUNTY
*
* **CASE NO. 2019-0017-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, Vincent and Heather Kerner (“Petitioners”). The Petitioners are requesting Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an existing screened-in porch to be an enclosed structure with a side yard setback of 4 ft. 2 in. in lieu of the required 10 ft. and to permit an open air projection deck with a setback of 4 ft. 2 in. in lieu of the required side yard setback of 7 ft. 6 in. 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 July 29, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 8-17-18

By kw

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 Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 17th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an existing screened-in porch to be an enclosed structure with a side yard setback of 4 ft. 2 in. in lieu of the required 10 ft. and to permit an open air projection deck with a setback of 4 ft. 2 in. in lieu of the required side yard setback of 7 ft. 6 in., 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.

JEB:dlw



JOHNE. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 8-17-18

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 314 WORTHINGTON RD Currently zoned RESIDENTIAL
Deed Reference 24489 / 00381 10 Digit Tax Account # 09 12 001240
Owner(s) Printed Name(s) VINCENT and HEATHER KERNER

(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) 1802.3.C.1 & 301.1 DCZR
To permit an existing screened-in porch to an enclosed structure w/ a side yard setback of 4'-2" in lieu of the required 10' and to permit an open air projection deck w/ a setback of 4'-2" in lieu of the required side yard setback of 7'-6".
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):

VINCENT KERNER, HEATHER KERNER
Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
Signature #1 Signature #2

314 WORTHINGTON RD BALTIMORE MD
Mailing Address City State

21286 / 410.963.6663 / kerner.heather@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:

E. CARL SCHWARTZ
Name - Type or Print

[Signature]
Signature

629 W. 36th St Baltimore MD
Mailing Address City State

21211 / 301.312.7058 / carl@fsarch.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 249-0017-A Filing Date 7/17/18 Estimated Posting Date 7/29/18 Reviewer JF

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 8-17-18

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: 314 WORTHINGTON RD BALTIMORE MD 21286
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)

We would like to convert our existing 9.5'x21.5' screened-in porch to an enclosed porch— The existing screened-in porch extends past the enclosed structure setback by 3'-4", and we would like to request a variance to maintain that dimension/encroachment. We would also like to add a deck on the rear (northwest) side of our property— the addition of the deck does not extend past the open-air structure setback, but we would like to request a variance to reduce the open-air structure setback from 7'-6" to 3'-6"

Note: Converting the existing screened in porch to an enclosed porch will add to its functionality while also enhancing the property frontage.

(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)
Vincent Kerner
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Heather Kerner
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 25TH day of JUNE, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: VINCENT KERNER AND HEATHER KERNER

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
JUNE 23 2021
My Commission Expires /

ZONING PROPERTY DESCRIPTION FOR 314 Worthington Rd | BALTIMORE, MD 21286

Beginning at a point on the north side of Worthington Rd which is 24 feet wide at a distance of 685.236 feet south of the centerline of the nearest improved intersecting street Weatherbee Rd. which is 25 feet wide.

Being Lot 13, Block 3, as recorded in the Baltimore County Plat Book #0000012, Folio #0076, containing a total of 5,800 square feet. Located in the 9th Election District, and 5th Council District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0017 -A Address 314 Worthington Rd.

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/17/18 Posting Date: 7/29/18 Closing Date: 8/13/18

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

- 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.
- 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.
- 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.
- 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 2019- 0017 -A Address 314 Worthington Rd.

Petitioner's Name Vincent & Heather Kerner Telephone 410-963-6663

Posting Date: 7/29/18 Closing Date: 8/13/18

Wording for Sign: To Permit an existing screened-in porch to an enclosed structure with a side yard setback of 4'-2" in lieu of the required 10' And to permit an open projection deck with a setback of 4'-2" in lieu of the required side yard setback of 7.5'.

Revised 6/28/2018

CERTIFICATE OF POSTING

Date: 7-29-18

RE: Case Number: 2019-0017-A

Petitioner/Developer: Vincest Kerner

Date of Hearing/Closing: 8-13-18

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 314 Worthington Rd

The signs(s) were posted on 7-29-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

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ADMINISTRATIVE VARIANCE

CASE # 2019-0017-A

TO PERMIT AN EXISTING GREENHOUSE

TO BE ENCLOSED STRUCTURE WITH A SIDE

YARD SETBACK OF 4'-2" IN LIEU OF THE REQUIRED 10'

AND TO PERMIT AN OPEN PROJECTION DECK WITH A SETBACK

OF 4'-2" IN LIEU OF THE REQUIRED SIDE YARD SETBACK

OF 7.5'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

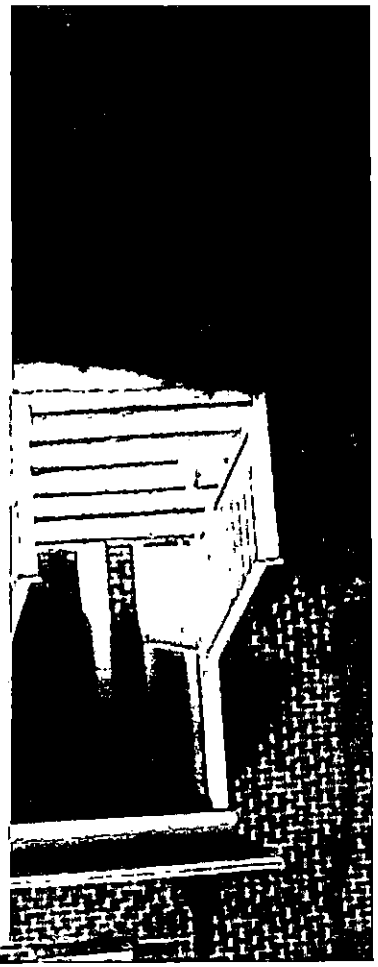
REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 8/13/18

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391



#1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0017-A

TO PERMIT AN EXISTING STRUCTURE TO

REMAIN TO REMAIN UNCHANGED STRUCTURE WITH AN OPEN

STRIPBACK OR 4'-7" IN FRONT OF THE REQUESTED TO ADDRESS

STRIPBACK OR 4'-7" IN FRONT OF THE REQUESTED SIDE YARD STRIPBACK

OF 7.5'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING OR CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON *2/13/19*

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

**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.

For Newspaper Advertising:

Case Number: 2019-0017-A
Property Address: 314 WORTHINGTON RD
Property Description: _____
Legal Owners (Petitioners): Vincent & Heather Kerner
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Vincent & Heather Kerner
Company/Firm (if applicable): _____
Address: 314 Worthington Rd
Baltimore, MD 21286
Telephone Number: 410.963.6663

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

No. **170307**

Date **7/17/18**

PAID RECEIPT

BUSINESS ACTUAL TIME TRV
 7/19/2018 7/17/2018 10:47:04 1
 US01 WALKIN LTR
 RECEIPT # 796196 7/17/2018 OFLN
 5 328 ZONING VERIFICATION
 CR NO 170307
 Receipt Tot. 75.00
 75.00 - CR 5.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: **Studio Marmalade LLC**
 For: **314 Washington Rd**
M. Vardanis CASE # 2019-0017-A

CASHIER'S VALIDATION

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



DONALD I. MOHLER III
County Executive

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

August 14, 2018

Vincent & Heather Kerner
314 Worthington Road
Baltimore MD 21286

RE: Case Number: 2019-0017 A, Address: 314 Worthington Road

Dear Mr. & Ms. Kerner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 17, 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, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
F Carl Schwartz, 629 W 36th Street, Baltimore MD 21211

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 10, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2018
Item No. 2019-0012-SPHA, 0013-A, 0014-A, 0015-A, 0016-A, 0017-A,
0018-A, 0019-A and 0020-A

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

* * * * *

VKD: cen
cc: file



STATE HIGHWAY
ADMINISTRATION

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

Date: 7/23/18

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. 2018-0017-A

*Administrative Variance
Vincent & Heather Kerner
314 Worthington 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

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: July 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0017-A
Address 314 Worthington Road
(Kerner Property)

Zoning Advisory Committee Meeting of **July 30, 2018**.

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

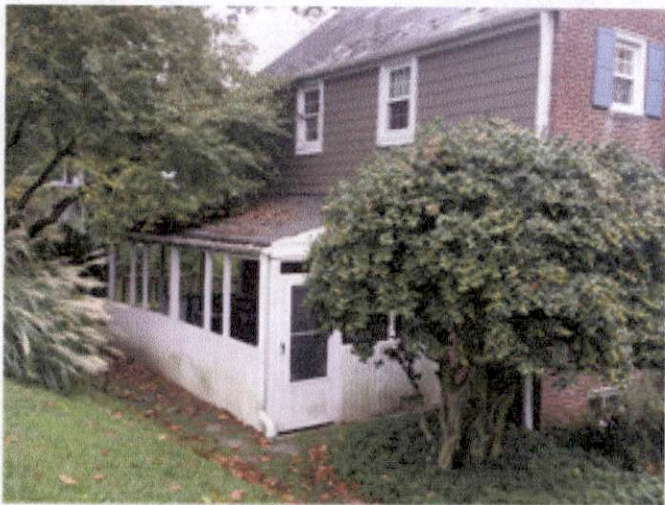
Reviewer: Steve Ford



Adjacent Properties



314 Worthington Rd.: Front Entry



Proposed Change:
Convert existing screened-in porch to enclosed porch



Proposed Change:
Add deck to rear (northwest) side of property

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>7-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-23</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 (1 st)	Date: <u>7-29-18</u>	by <u>Pilson</u>
SIGN POSTING (2 nd)	Date: _____	by _____
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"/>	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 09 Account Number - 0912001240								
Owner Information										
Owner Name:		KERNER VINCENT KERNER HEATHER		Use:		RESIDENTIAL				
Mailing Address:		314 WORTHINGTON RD BALTIMORE MD 21286-7813		Principal Residence:		YES				
				Deed Reference:		/24489/ 00381				
Location & Structure Information										
Premises Address:		314 WORTHINGTON RD 0-0000		Legal Description:		314 WORTHINGTON RD OVERBROOK				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0070	0020	0823		0000		3	13	2017	Plat Ref:	0012/ 0076
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1942		1,413 SF		270 SF		5,800 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	BRICK	2 full/ 1 half	1 Detached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		94,300		94,300						
Improvements		170,300		190,700						
Total:		264,600		285,000		278,200		285,000		
Preferential Land:		0						0		
Transfer Information										
Seller: KERNER JERRY				Date: 09/19/2006		Price: \$260,000				
Type: ARMS LENGTH IMPROVED				Deed1: /24489/ 00381		Deed2:				
Seller: LAYTON GORDON H				Date: 10/15/1973		Price: \$40,000				
Type: ARMS LENGTH IMPROVED				Deed1: /05402/ 00208		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
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 05/07/2008										

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

ZAC AGENDA

Case Number: 2019-0017-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Vincent & Heather Kerner

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 314 WORTHINGTON RD

Location: N/S of Worthington Road, 685 ft. S of the centerline of Weatherbee Road

Existing Zoning: DR 5.5

Area: 5,800 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an existing screened-in porch to be an enclosed structure with a side yard setback of 4 ft. 2 in. in lieu of the required 10 ft. and to permit an open air projection deck with a setback of 4 ft. 2 in. in lieu of the required side yard setback of 7 ft. 6 in.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/13/2018

Miscellaneous Notes:

Case Number: 2019-0018-A **Reviewer:** Jeffrey Perlow

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Amir & Yuvna Raminfer

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6500 GARDENWICK RD

Location: N/S of Gardenwick Road at the corner of the E/S of Copperfield Road

Existing Zoning: DR 5.5 (VESTED R-6)

Area: 8645 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition with a rear yard setback of 25 ft. in lieu of the minimum required 30 ft.

Attorney: Not Available

Prior Zoning Cases: 2013-0293-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/13/2018

Miscellaneous Notes:

8-13

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: July 25, 2018

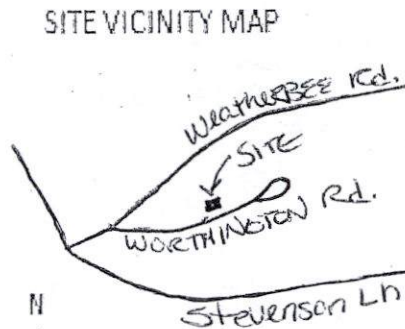
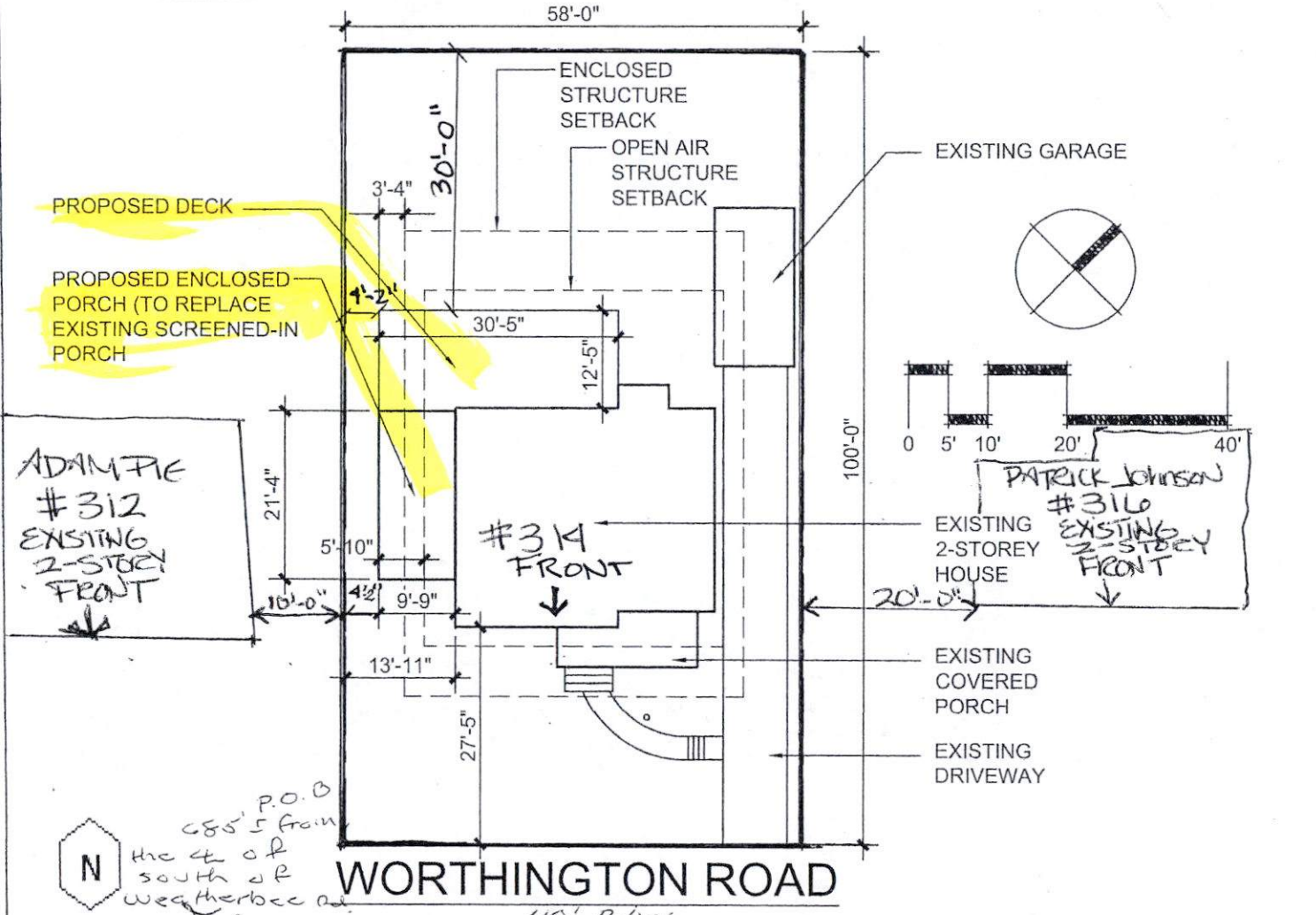
SUBJECT: DEPS Comment for Zoning Item # 2019-0017-A
Address 314 Worthington Road
(Kerner Property)

Zoning Advisory Committee Meeting of **July 30, 2018**.

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

Reviewer: Steve Ford

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 314 WORTHINGTON Rd OWNER(S) NAME(S) Vincent & Heather Kerner
 SUBDIVISION NAME Overbrook LOT # 13 BLOCK # 3 SECTION # N/A
 PLAT BOOK # 12 FOLIO # 76 10 DIGIT TAX # 0912001240 DEED REF. # 24489/00381

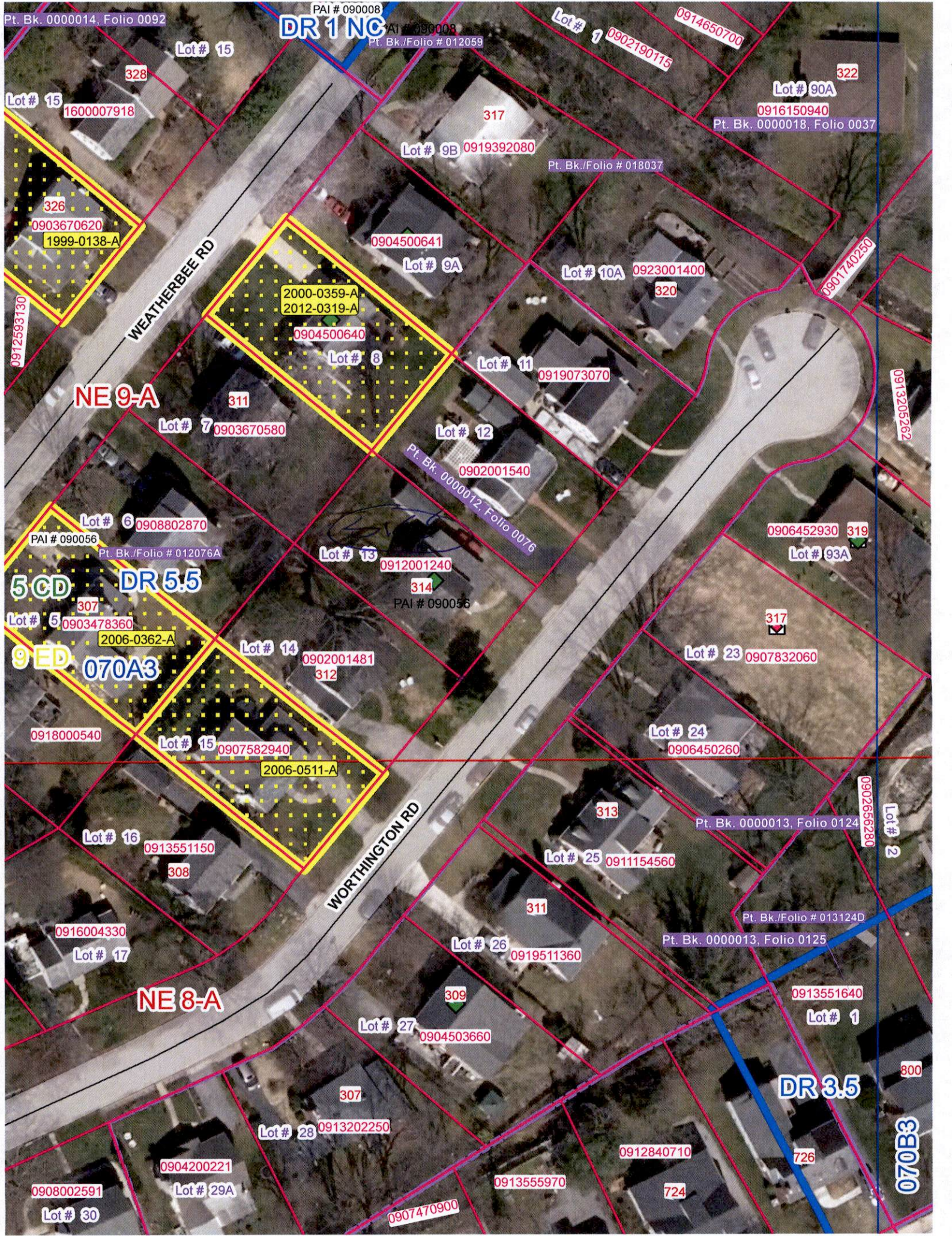


N
 MAP IS NOT TO SCALE
 ZONING MAP# 070A3
 SITE ZONED DR 5.5
 ELECTION DISTRICT 09th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE 0.133
 OR SQUARE FEET 5,800
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? NONE
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? NONE
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

PLAN DRAWN BY E. CAEL SCHWARTZ DATE _____ SCALE: 1 INCH = 20 FEET
 WORTHINGTON ROAD
 40' R/W
 685' P.O.D
 the 4' of south of weatherbee rd.

2019-0017-A

VIOLATION CASE INFO:
Pat. Ex. 1

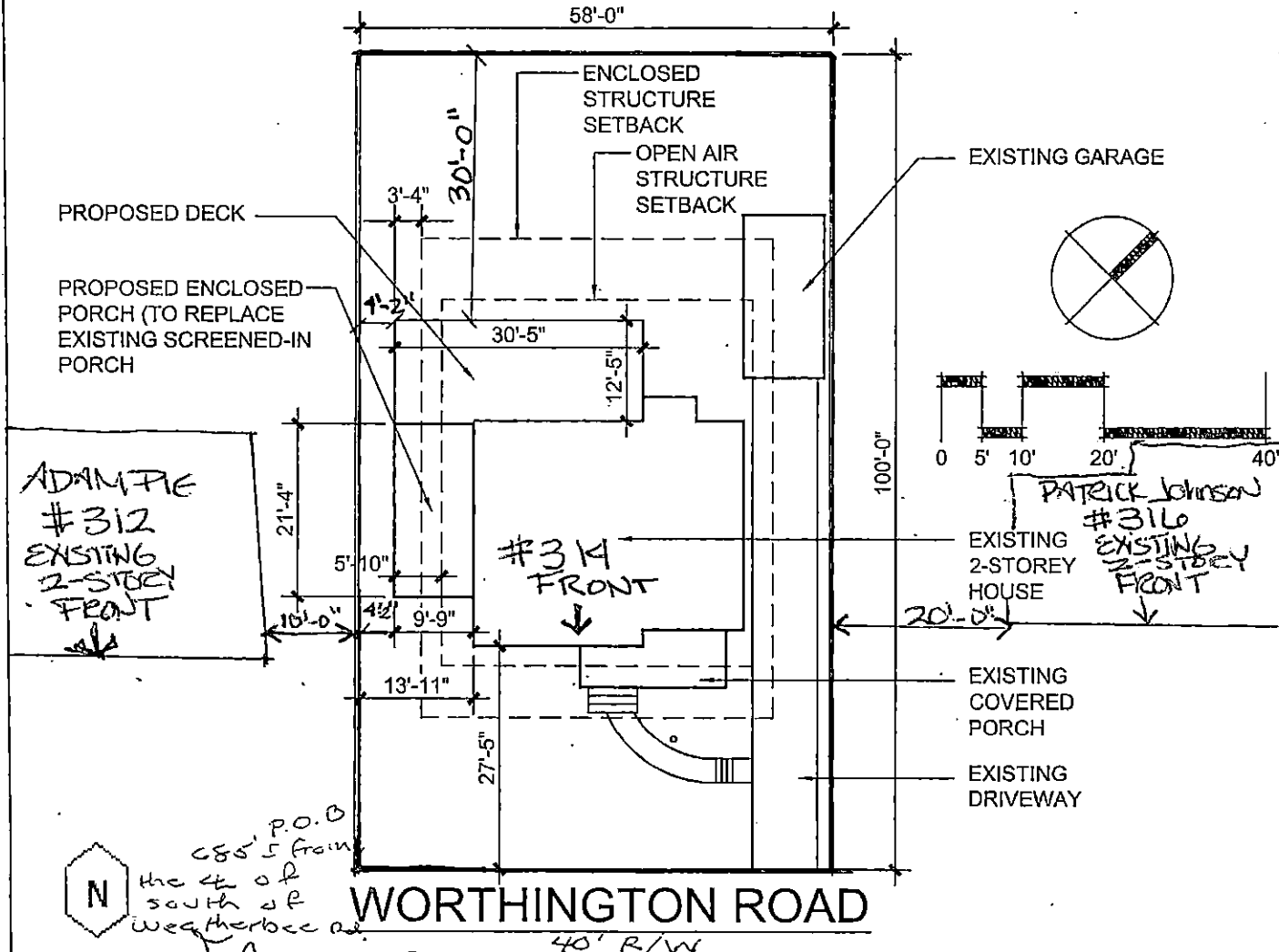


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 314 WORTHINGTON Rd OWNER(S) NAME(S) Vincent & Heather Kerner

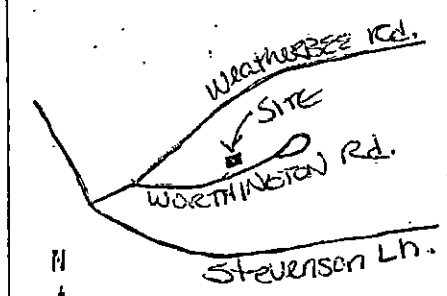
SUBDIVISION NAME Overbrook LOT # 13 BLOCK # 3 SECTION # NA

PLAT BOOK # 12 FOLIO # 76 10 DIGIT TAX # 0912001240 DEED REF. # 24489/00381



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

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070A3
 SITE ZONED DR 5.5
 ELECTION DISTRICT 09th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE 0.133
 OR SQUARE FEET 5,800
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? NONE
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NONE
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0017-A

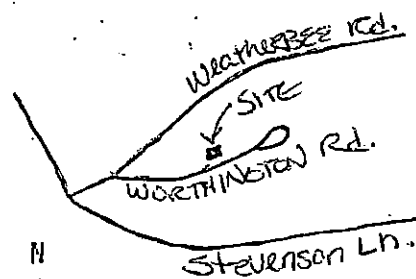
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 314 WORTHINGTON Rd OWNER(S) NAME(S) Vincent & Heather Kerner

SUBDIVISION NAME Overbrook LOT # 13 BLOCK # 3 SECTION # N/A

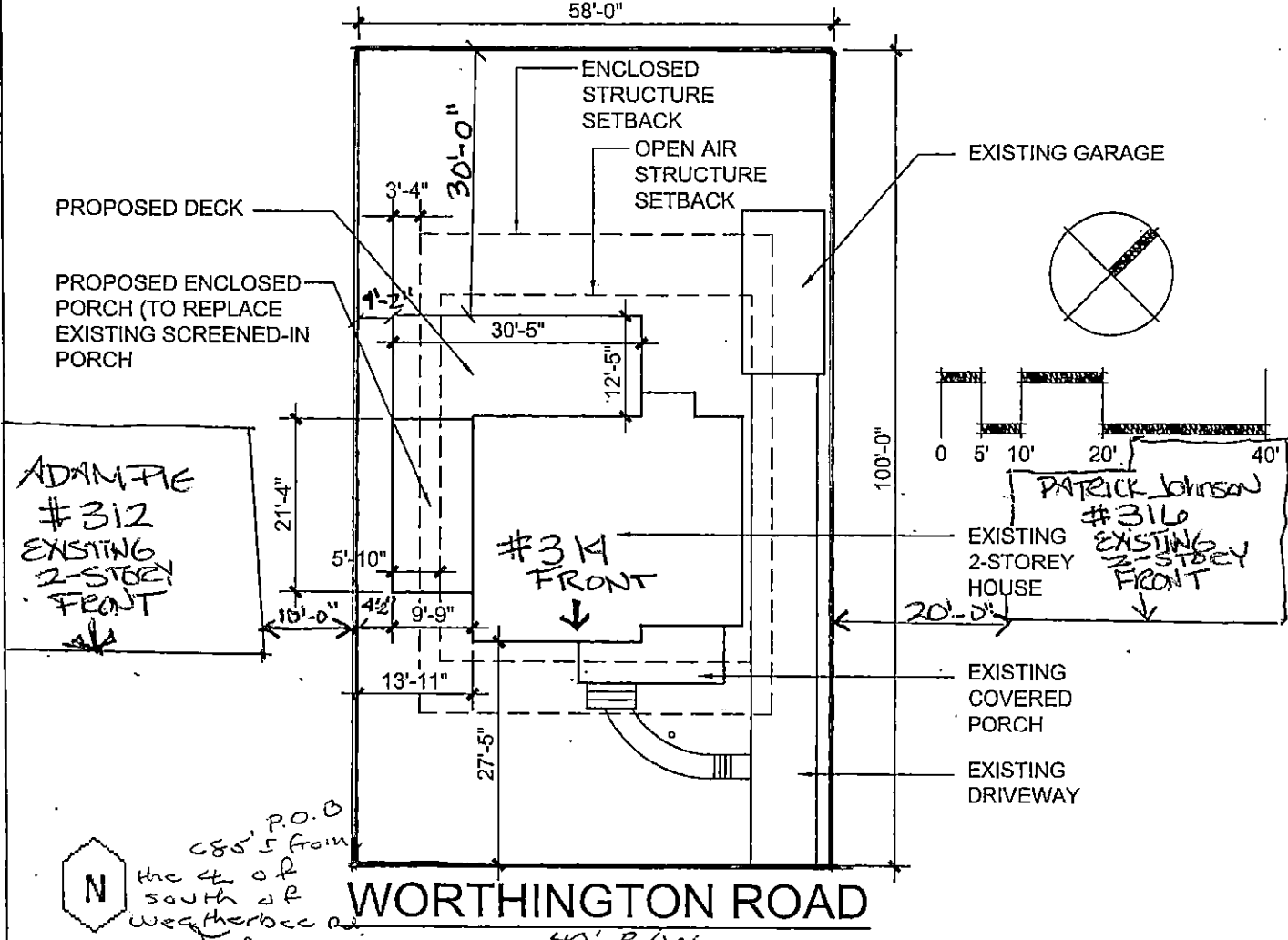
PLAT BOOK # 12 FOLIO # 76 10 DIGIT TAX # 0912001240 DEED REF. # 24489/00381

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070A3
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 OR SQUARE FEET 5,800
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? NONE
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NONE
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



68'-5" from the N.E. of south of weatherbee rd.

WORTHINGTON ROAD

40' R/W

PLAN DRAWN BY F. CAEL SCHUBERTZ DATE _____ SCALE: 1 INCH = 20 FEET

2019-0017-A

VIOLATION CASE INFO: