

M E M O R A N D U M

DATE: September 18, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0019-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
(929 Bardswell Road)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Vivaldi Q. Nguyen	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0019-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Vivaldi Q. Nguyen (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an addition to a single family dwelling with a rear setback of 10 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as 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. However, it is to be noted that three (3) letters of support were received from neighbors who reside at 926, 927 and 931 Bardswell Road, indicating their support of Petitioner’s zoning request.

The Petitioner 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 Petitioner has 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 BW

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 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 17th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition to a single family dwelling with a rear setback of 10 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date

8-17-18

By

105



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 929 BARDSWELL RD. CATONSVILLE, MD 21228 Currently zoned DR5.5

Deed Reference 27100/00587 10 Digit Tax Account # 0113206440

Owner(s) Printed Name(s) VIVALDI NGUYEN

(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)

Section: **1B02.3.C.1**

To permit an addition to a single family dwelling with a rear setback of 10 feet in lieu of the required 30 feet.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

Owner(s)/Petitioner(s):

VIVALDI NGUYEN /
Name #1 – Type or Print Name #2 – Type or Print
[Signature] /
Signature #1 Signature #2
929 BARDSWELL RD. CATONSVILLE MD
Mailing Address City State
21228 / 443-545-4641 / vivaldinguyen@comcast.net
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print
Signature
Mailing Address City State
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

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 2019-0019-A Filing Date 7/18/2018 Estimated Posting Date 7/29/18 Reviewer [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: 929 BARDSWELL RD. CATONSVILLE MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I, Vivaldi Nguyen, base the request for an Administrative Variance at the above address; our family is growing and need additional space.

We are family of five includes: my wife and I, our three children with age ranging 6-10 years old. The existing property is a single story, brick No basement with three bedrooms, 1274 square feet living space. In addition, my mother-in-law is coming to live with us starting September, 2018. Back in 2008, when we purchased the property, we were household of three and five now, soon to be six, including my mother in-law.

The additional space would provide our family members reasonable living space accommodation.

The scope of the project, which adds addition enclosure, will not adversely impact neighbor property value but will enhance them. Enclosed are Signed letters from my neighbors supporting the project.

Due to our growing family, I respectfully request The Baltimore County to approve my request for variance at the above address.

I sincerely thank you for your consideration.

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

Vivaldi Nguyen
Signature of Owner (Affiant)

VIVALDI NGUYEN
Name- Print or Type

Signature of Owner (Affiant)

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 16 day of July, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Vivaldi Nguyen

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
10/22/19
My Commission Expires

2019-0019-A REV. 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 929 BARDSWELL RD.

CATONSVILLE MD. 21228

The 929 Bardswell Road property begins at a point on the south side of Bardswell Road which is 50 feet wide at a distance of 318 feet southwest of the centerline of the nearest improved intersecting Craigmont Road which is 60 feet wide.

The 929 Bardswell Road property is identified as lot # 34, Block L, Section # 3B in the subdivision of Westview Park Section 35 in Baltimore County Plat Book # 22, Folio # 23, containing 6000 square feet located in the first (1) Election District and First (1) Council District.

2019-0019-A

CERTIFICATE OF POSTING

2019-0019-A

RE: Case No.: _____

Petitioner/Developer: _____

Vivaldi Nguyen

August 13, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

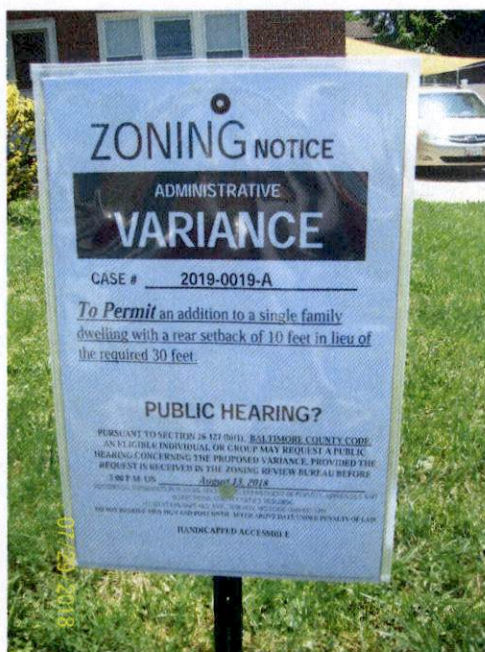
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

929 Bardswell Road

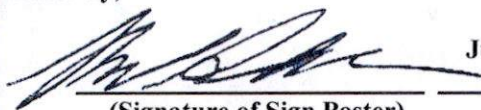
SIGN 1

July 29, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,



July 29, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0019-A

RE: Case No.: _____

Petitioner/Developer: _____

Vivaldi Nguyen

August 13, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

929 Bardswell Road

SIGN 2

July 29, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 29, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0019-A

RE: Case No.: _____

Petitioner/Developer: _____

Vivaldi Nguyen

August 13, 2018

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:_____

929 Bardswell Road SIGN 1 Recertification

The sign(s) were posted on July 29, 2018
(Month, Day, Year)

Sincerely,

August 12, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

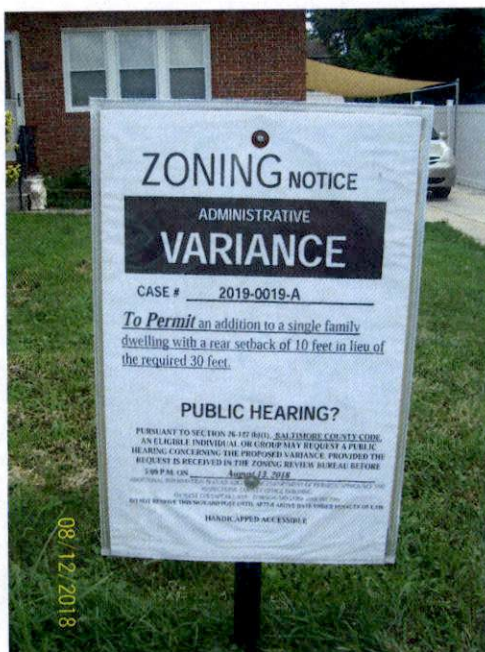
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0019-A

RE: Case No.: _____

Petitioner/Developer: _____

Vivaldi Nguyen

August 13, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

929 Bardswell Road

SIGN 2 Recertification

July 29, 2018

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

August 12, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0019 -A Address 929 Bardswell Road
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/18/18 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.

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 2019- 0019 -A Address 929 Bardswell Rd
Petitioner's Name Vivaldi Nguyen Telephone 443-545-4641
Posting Date: 7/29/18 Closing Date: 8/13/18
Wording for Sign: To permit an addition to a single family dwelling with a rear setback of 10 feet in lieu of the required 30 feet.

Revised 6/28/2018

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring 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: 2019-0019-A

Property Address: 929 BARDSWELL RD. CATONSVILLE, MD 21228

Property Description: _____

Legal Owners (Petitioners): VIVALDI NGUYEN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Vivaldi Nguyen

Company/Firm (if applicable): _____

Address: 929 Bardswell Road
Catonsville, Md 21228

Telephone Number: 443-545-4641

Revised 7/9/2015

CASHIER'S VALIDATION



DONALD I. MOHLER III
County Executive

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

August 14, 2018

Vivaldi Nguyen
929 Bardswell Road
Catonsville MD 21228

RE: Case Number: 2019-0019 A, Address: 929 Bardswell Rd

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 18, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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 # 2019-0019-A
Address 929 Bardswell Road
(Nguyen 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

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

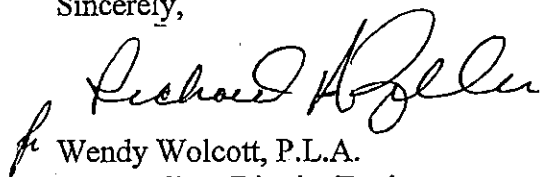
Dear Ms. Lewis:

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. 2019-0019-A

*Administrative Variance
Vivaldy Nguyen
929 Bardswell 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 # 2019-0019-A
Address 929 Bardswell Road
(Nguyen 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.

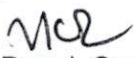
Reviewer: Steve Ford

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

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>Black</u>
SIGN POSTING (2 nd)	Date: <u>8-12-18</u>	by <u>Black</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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 01 Account Number - 0113206440			
Owner Information					
Owner Name:		NGUYEN VIVALDI Q		Use:	RESIDENTIAL
				Principal Residence:	YES
Mailing Address:		929 BARDSWELL RD BALTIMORE MD 21228-1202		Deed Reference:	/27100/ 00587
Location & Structure Information					
Premises Address:		929 BARDSWELL RD BALTIMORE 21228-1202		Legal Description:	929 BARDSWELL RD WESTVIEW PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0095	0013	0179		0000	3B L 34 2019 0022/0023
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1956		1,274 SF		6,000 SF	
Property Land Area		County Use			
6,000 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	1 full/ 1 half	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2016		07/01/2018	
				As of	
				07/01/2019	
Land:		63,000		63,000	
Improvements		115,000		115,000	
Total:		178,000		178,000	
Preferential Land:		0			
Transfer Information					
Seller: KOENIG CECILIA D		Date: 06/17/2008		Price: \$200,000	
Type: ARMS LENGTH IMPROVED		Deed1: /27100/ 00587		Deed2:	
Seller: DRAGER FRANK H		Date: 06/24/1988		Price: \$50,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07899/ 00369		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 07/15/2008					

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0019-A **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Vivaldi Nguyen

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 929 BARDSWELL RD

Location: S/S of Bardswell Road, 318 ft. SW of the centerline of Craigmont Road

Existing Zoning: DR 5.5

Area: 6000 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition to a single family dwelling with a rear setback of 10 ft. in lieu of the required 30 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/13/2018

Miscellaneous Notes:









Neighbor Support Letter
929 Bardswell Road, Catonsville

Dear Neighbor,

In June 2008, We, The Nguyen Family, purchased the property at 929 Bardswell Road. We had two more children since. We plan to add addition enclosure (single level) to the back of our existing three bedroom house to provide additional space for our growing family.

In order to construct this project, we are applying for permit and request for administrative variance. Current Zoning law requires 30' set back and I request the allowance of 10' set back to build the enclosure. We are asking for your support. Please sign and return this letter. Thank you!

The Nguyen Family

I support the addition enclosure project.

Name (printed) Dale E. Keese

Dale E. Keese

Signature

7-16-2018

Date

926 Bardswell Road

Address (Catonsville, MD 21228)

410-744-2076

Phone number (optional)

Please return to: The Nguyen at 929 Bardswell road Catonsville, MD 21228

2019-0019-A

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 - 01 Account Number - 0108801660
Owner Information		
Owner Name:	KEESEEE DALE E KEESEEE DOLLY I	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	926 BARDSWELL RD BALTIMORE MD 21228	Deed Reference: /07572/ 00585
Location & Structure Information		
Premises Address:	926 BARDSWELL RD 0-0000	Legal Description:
WESTVIEW PARK		
Map:	Grid:	Parcel:
0095	0013	0179
Sub District:	Subdivision:	Section:
	0000	3B
Block:	Lot:	Assessment Year:
7	5	2019
Plat No:	Plat Ref:	
	0022/ 0023	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1955	1,700 SF	
Property Land Area	County Use	
7,100 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage
SIDING	1 full/ 1 half	
Last Major Renovation		
Value Information		
Base Value		Value
		As of 01/01/2016
Land:	64,100	64,100
Improvements	146,800	146,800
Total:	210,900	210,900
Preferential Land:	0	
Phase-in Assessments		
		As of 07/01/2018
		As of 07/01/2019
		210,900
Transfer Information		
Seller: HULSE WALTER F		Date: 06/16/1987
Type: ARMS LENGTH IMPROVED		Deed1: /07572/ 00585
		Price: \$82,000
		Deed2:
Seller:		Date:
Type:		Deed1:
		Price:
		Deed2:
Seller:		Date:
Type:		Deed1:
		Price:
		Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
		0.00
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		
Homestead Application Status: Approved 10/12/2012		
Homeowners' Tax Credit Application Information		

Homeowners' Tax Credit Application Status: No Application

Date:

Neighbor Support Letter
929 Bardswell Road, Catonsville

Dear Neighbor,

In June 2008, We, The Nguyen Family, purchased the property at 929 Bardswell Road. We had two more children since. We plan to add addition enclosure (single level) to the back of our existing three bedroom house to provide additional space for our growing family.

In order to construct this project, we are applying for permit and request for administrative variance. Current Zoning law requires 30' set back and I request the allowance of 10' set back to build the enclosure. We are asking for your support. Please sign and return this letter. Thank you!

The Nguyen Family

I support the addition enclosure project.

Name (printed) MARY K MEILE

Mary K Meile

Signature

7-18-2018

Date

927 Bardswell Rd

Address (Catonsville, MD 21228)

Phone number (optional)

Please return to: The Nguyen at 929 Bardswell road Catonsville, MD 21228

2018-0019-A

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 - 01 Account Number - 0101850090			
Owner Information					
Owner Name:		MEILE MARY K		Use: RESIDENTIAL	
				Principal Residence: YES	
Mailing Address:		927 BARDSWELL RD BALTIMORE MD 21228		Deed Reference: /08718/ 00073	
Location & Structure Information					
Premises Address:		927 BARDSWELL RD BALTIMORE 21228-		Legal Description:	
WESTVIEW PK					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0095	0013	0179		0000	3B
					L
					33
					2019
					Assessment Year:
					Plat No:
					Plat Ref:
					0022/0023
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1955		1,772 SF		6,400 SF	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	1 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2016		07/01/2018	
				As of	
				07/01/2019	
Land:	63,400	63,400			
Improvements	151,100	151,100			
Total:	214,500	214,500		214,500	
Preferential Land:	0				
Transfer Information					
Seller: MEILE CHARLES R,JR		Date: 02/21/1991		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08718/ 00073		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 08/22/2014					
Homeowners' Tax Credit Application Information					

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

Neighbor Support Letter
929 Bardswell Road, Catonsville

Dear Neighbor,

In June 2008, We, The Nguyen Family, purchased the property at 929 Bardswell Road. We had two more children since. We plan to add addition enclosure (single level) to the back of our existing three bedroom house to provide additional space for our growing family.

In order to construct this project, we are applying for permit and request for administrative variance. Current Zoning law requires 30' set back and I request the allowance of 10' set back to build the enclosure. We are asking for your support. Please sign and return this letter. Thank you!

The Nguyen Family

I support the addition enclosure project.

Name (printed) Sheila Reason

Sheila Reason
Signature

7/18/18
Date

931 Bardswell Rd Catonsville Md 21228

Address (Catonsville, MD 21228)

Phone number (optional)

Please return to: The Nguyen at 929 Bardswell road Catonsville, MD 21228

2019-0019-A

Real Property Data Search

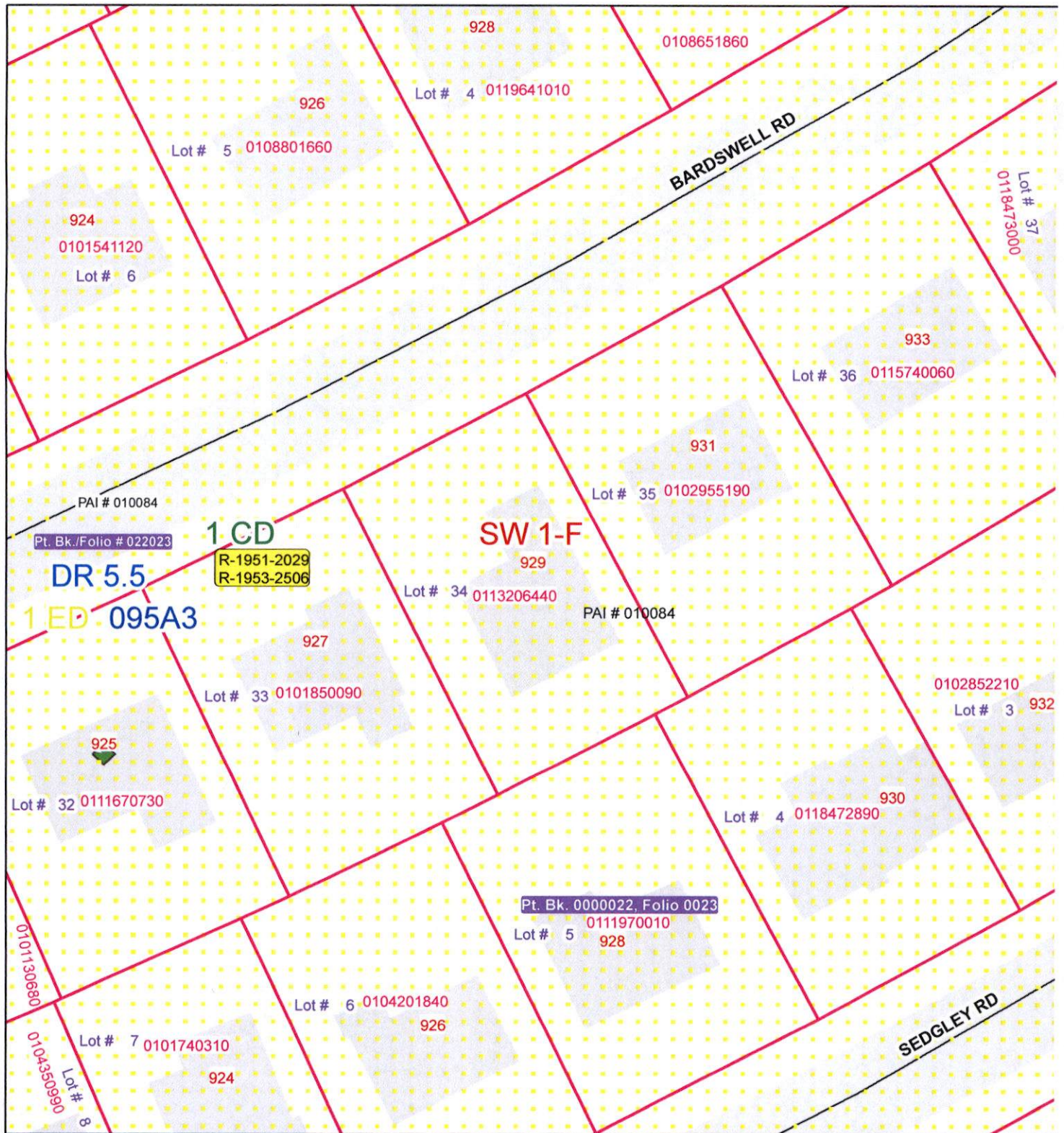
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 01 Account Number - 0102955190			
Owner Information					
Owner Name:	REASON ROBERT P JR REASON SHEILA A		Use:	RESIDENTIAL	
Mailing Address:	931 BARDSWELL RD BALTIMORE MD 21228-1202		Principal Residence:	YES	
			Deed Reference:	/20114/ 00648	
Location & Structure Information					
Premises Address:	931 BARDSWELL RD 0-0000		Legal Description:	931 BARDSWELL RD WESTVIEW PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0095	0013	0179		0000	3B L 35 2019 0022/0023
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1965	1,622 SF		6,400 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	SPLIT LEVEL	SIDING	1 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2018	07/01/2019	
Land:	63,400	63,400			
Improvements	146,300	146,300			
Total:	209,700	209,700	209,700		
Preferential Land:	0				
Transfer Information					
Seller: BRAXTON TIMOTHY J		Date: 05/25/2004		Price: \$181,116	
Type: ARMS LENGTH IMPROVED		Deed1: /20114/ 00648		Deed2:	
Seller: CHEEK MICHAEL D		Date: 02/09/1996		Price: \$90,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /11426/ 00584		Deed2:	
Seller: WATSON ANNE E		Date: 09/29/1989		Price: \$97,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08286/ 00246		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Homeowners' Tax Credit Application Information

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

929 Bardswell Road 2019-0019-A



Publication Date: 7/18/2018

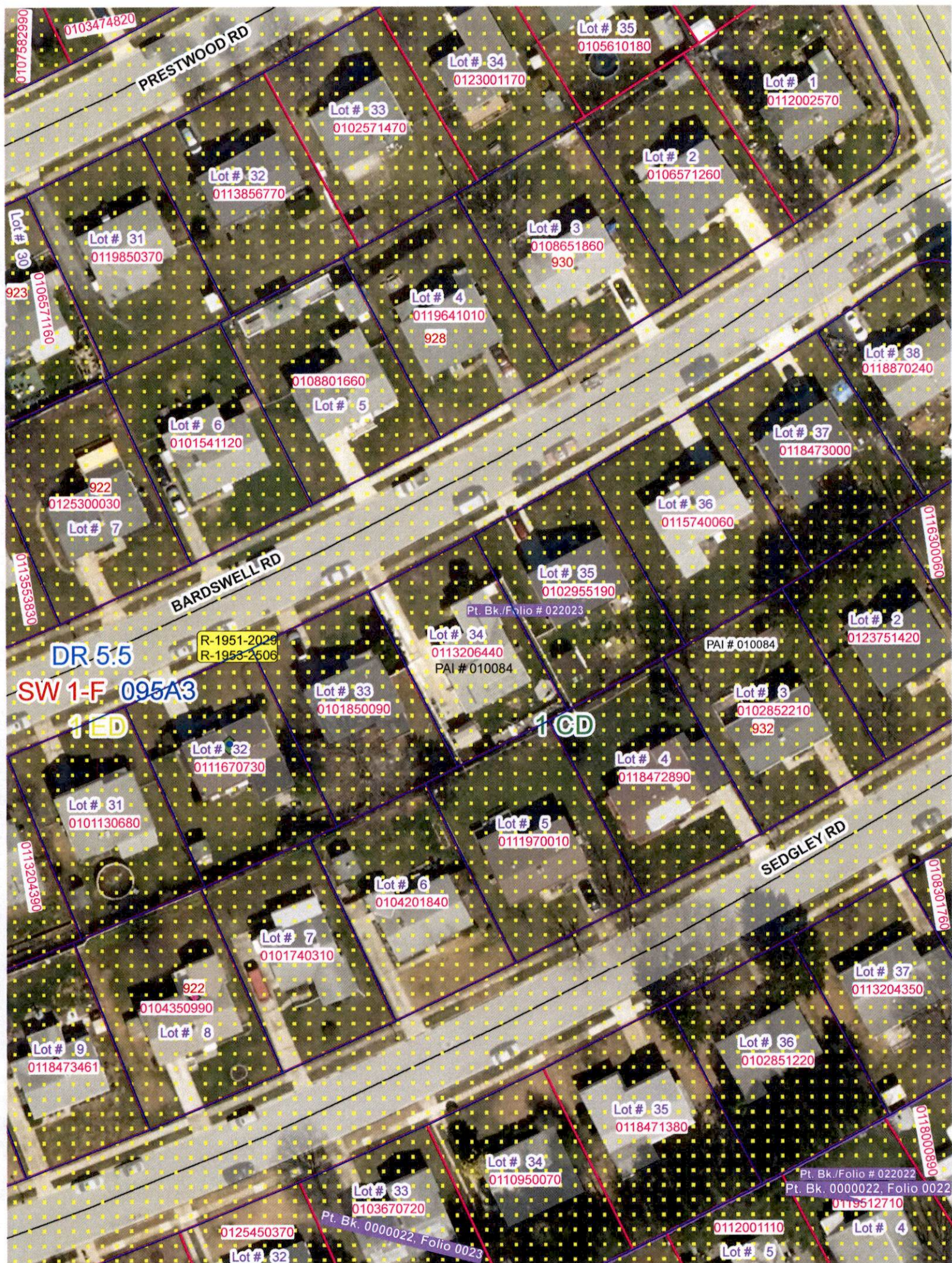


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet



0662892010

0103474820

PRESTWOOD RD

Lot # 35
0105610180

Lot # 34
0123001170

Lot # 1
0112002570

Lot # 33
0102571470

Lot # 32
0113856770

Lot # 2
0106571260

Lot # 31
0119850370

Lot # 3
0108651860
930

Lot # 30
0106571160
923

Lot # 4
0119641010
928

Lot # 38
0118870240

0108801660
Lot # 5

Lot # 6
0101541120

Lot # 37
0118473000

922
0125300030
Lot # 7

Lot # 36
0115740060

BARDSWELL RD

Lot # 35
0102955190

Pt. Bk./Folio # 022023

Lot # 34
0113206440
PAI # 010084

PAI # 010084

Lot # 2
0123751420

DR 5.5
SW 1-F 095A3
1ED

R-1951-2029
R-1953-2606

Lot # 33
0101850090

1CD

Lot # 3
0102852210
932

Lot # 32
0111670730

Lot # 4
0118472890

Lot # 31
0101130680

Lot # 5
0111970010

SEDGLEY RD

Lot # 6
0104201840

Lot # 7
0101740310

Lot # 37
0113204350

922
0104350990

Lot # 8

Lot # 9
0118473461

Lot # 36
0102851220

Lot # 35
0118471380

Lot # 34
0110950070

Pt. Bk./Folio # 022022
Pt. Bk. 0000022, Folio 0022

Lot # 33
0103670720

0119512710

0125450370

Pt. Bk. 0000022, Folio 0023

0112001110

Lot # 4

Lot # 32

Lot # 5

0118000890

0108301760

0113204390

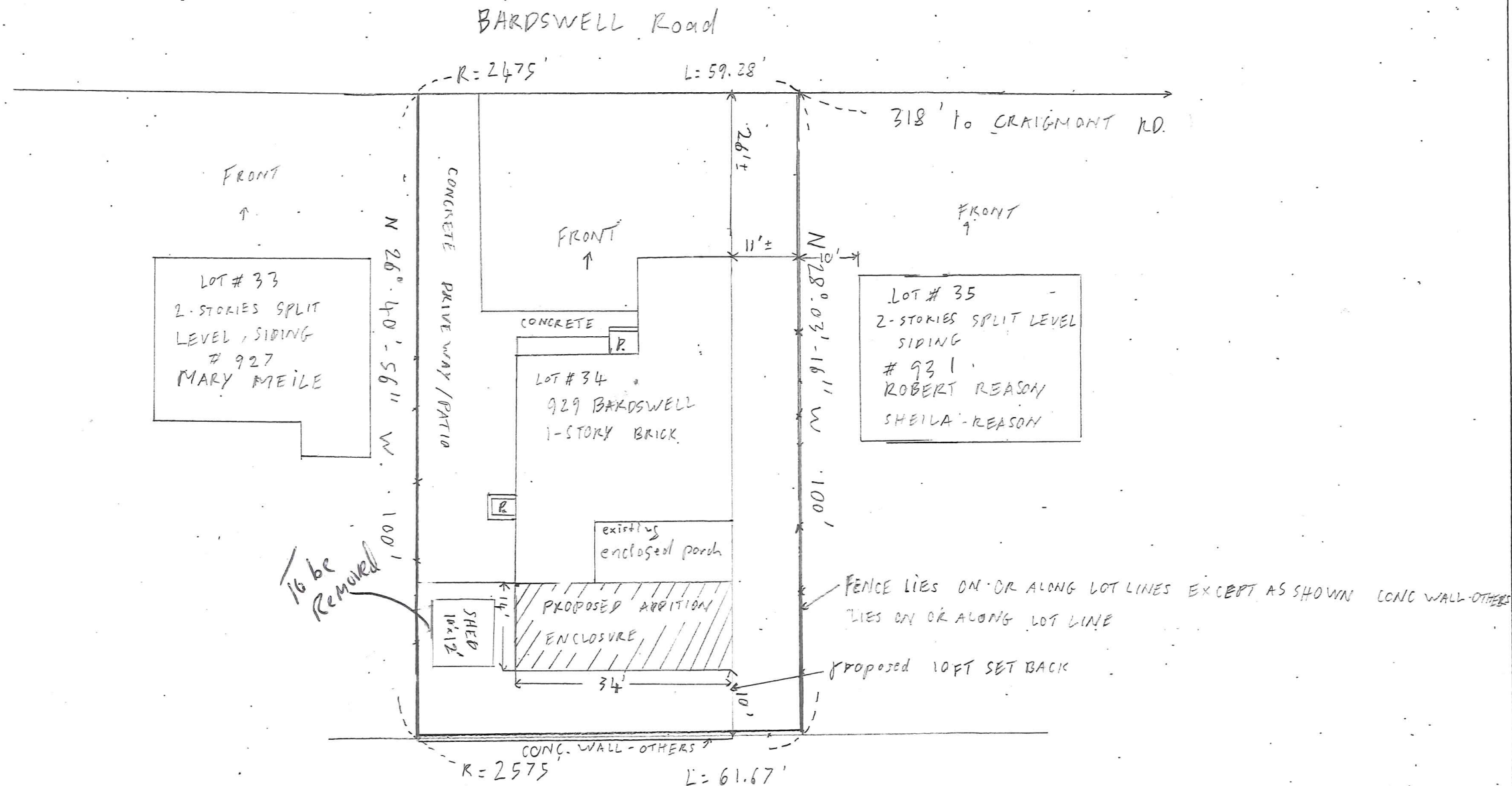
0113563830

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

ADDRESS 929 BARDSWELL ROAD OWNER(S) NAME(S) VIVALDI NGUYEN

SUBDIVISION NAME WESTVIEW PARK LOT # 34 BLOCK # 6 SECTION # 3B

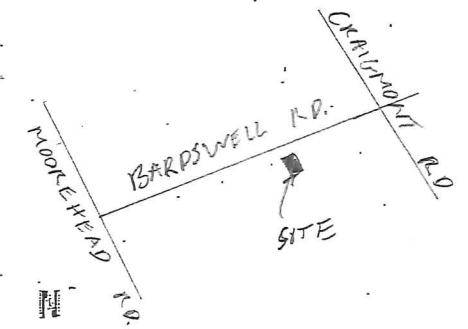
PLAT BOOK # 22 FOLIO # 03 10 DIGIT TAX # 0113206440 DEED REF. # 27100100587



PLAN DRAWN BY VIVALDI NGUYEN DATE 7-5-2018 SCALE: 1 INCH = 20' FEET

2019-0019-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0095A3

SITE ZONED DK 5.5

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE _____

OR SQUARE FEET 6000

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

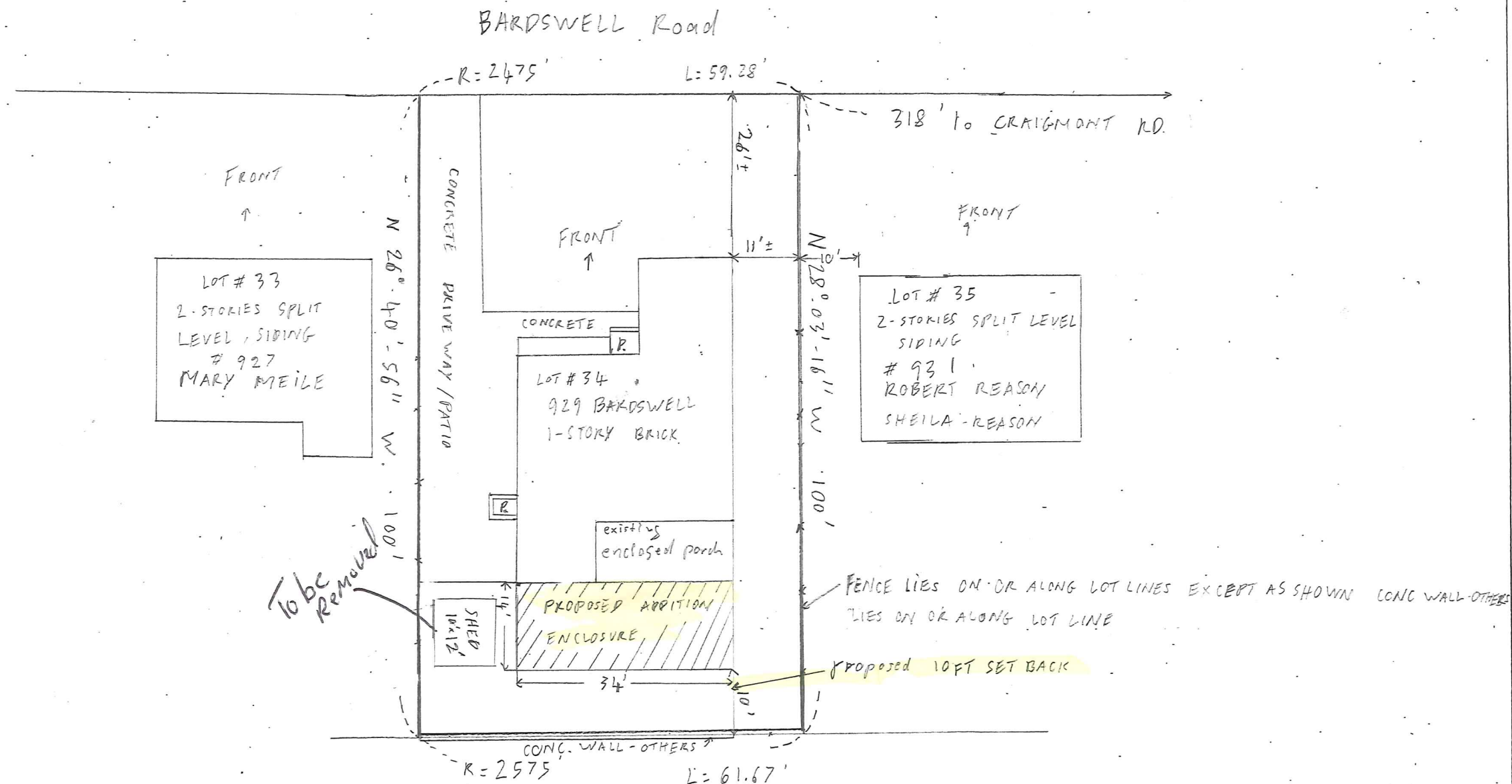
VIOLATION CASE INFO:

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

ADDRESS 929 BARDSWELL ROAD OWNER(S) NAME(S) VIVALDI NGUYEN

SUBDIVISION NAME WESTVIEW PARK LOT # 34 BLOCK # 6 SECTION # 3B

PLAT BOOK # 22 FOLIO # 03 10 DIGIT TAX # 0113206440 DEED REF. # 27100/00287

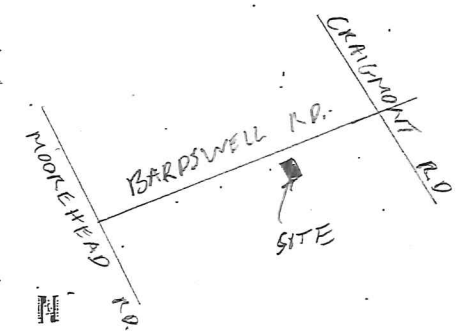


PLAN DRAWN BY VIVALDI NGUYEN

DATE 7-5-2018 SCALE: 1 INCH = 20' FEET

2019-0019-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 0095A3

SITE ZONED DK 5.5

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE _____

OR SQUARE FEET 6000

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Ex. 1