

M E M O R A N D U M

DATE: November 13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0024-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(7623 Carla Road)
3rd Election District
2nd Council District
Rubin & Esther Rakovsky
Legal Owners

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0024-A

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Rubin & Esther Rakovsky, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from the Baltimore County Zoning Regulations ("BCZR") to permit a proposed side setback of 5.5 ft. in lieu of the required 7 ft. and a front yard setback of 28.5 ft. in lieu of the front yard average of 33.4 ft. for a proposed addition. A site plan was marked as Petitioners' Exhibit 1.

Rubin Rakovsky and architect Donny Ankri appeared in support of the petition. No protestants or interested citizens were in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the County's reviewing agencies.

The site is approximately 10,530 square feet in size and zoned DR 5.5. Petitioners are in the process of constructing a new single-family dwelling on the lot. They would like to revise their building plans and construct a garage and mudroom addition to the proposed dwelling. To do so requires variance relief.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

ORDER RECEIVED FOR FILING

Date

10/10/18

By

sen

- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property is narrow and deep and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed addition. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 10th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a proposed side setback of 5.5 ft. in lieu of the required 7 ft. and a front yard setback of 28.5 ft. in lieu of the front yard average of 33.4 ft. for a proposed addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners 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

ORDER RECEIVED FOR FILING

Date 10/10/18
By Sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7623 CARLA RD 21208 which is presently zoned DR5.5

Deed References: 39624-00054 10 Digit Tax Account # 0303090600

Property Owner(s) Printed Name(s) RUBIN + ESTHER RAKOVSKY

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s) 1302.3.B (1945 Regulations) To permit a proposed side set back of 5.5 feet in lieu of the required 7 feet, and a front yard set of 28.5 feet in lieu of the front yard average of 33.4 feet, for proposed addition of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at hearing.

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A (same as owners)
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

RUBIN RAKOVSKY, ESTHER RAKOVSKY

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

Signature #1 Signature #2

7623 CARLA RD BALTIMORE, MD

Mailing Address City State

21208 / 408-377-6273

Zip Code Telephone # Email Address

RUBIN RAKOVSKY@gmail.com

Representative to be contacted:

DONNY ANKRI (ARCHITECT)

Name - Type or Print

Signature

6803 CHEROKEE DR BALTO, MD

Mailing Address City State

21209 / 443-929-2377

Zip Code Telephone # Email Address

DONNY ANKRI@gmail.com

CASE NUMBER 2019-0024-A Filing Date 7/22/18 Do Not Schedule Dates: Reviewer gh

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 7623 Carla Road Baltimore MD 21209

Beginning at a point on the East side of Carla Road which is 50 feet wide at the distance of 244 feet South of the centerline of the nearest improved intersecting street Labyrinth which is 50 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #14, Block #B in the subdivision of Dumbarton Meadows as recorded in Baltimore County Plat Book #18, Folio #54 containing 10,530 square feet, located in the 3rd Election District and the 2nd Council District.

7019-m24-A

Debra Wiley

10/9
10 AM

From: Madison Knoll
Sent: Friday, October 05, 2018 3:05 PM
To: Debra Wiley
Subject: FW: Message from "RNP002673BFB3B1"
Attachments: 20181005151204517.pdf

-----Original Message-----

From: cpr111@baltimorecountymd.gov [mailto:cpr111@baltimorecountymd.gov]
Sent: Friday, October 05, 2018 3:12 PM
To: Madison Knoll <mknoll@baltimorecountymd.gov>
Subject: Message from "RNP002673BFB3B1"

This E-mail was sent from "RNP002673BFB3B1" (MP 4054).

Scan Date: 10.05.2018 15:12:04 (-0400)
Queries to: cpr111@baltimorecountymd.gov



CERTIFICATE OF POSTING

RE: Case No. 2019-0024-A

Petitioner: Mr. & Mrs. Rakovsky

Hearing Date: 10/9/18

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204



This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

7623 Carla Road (Front of property N & S sides)

_____ on 9/19/18

Sincerely,

Richard E. Hoffman 9/19/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No 2019-0024-A

ZONING NOTICE
CASE # 2019-0024-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: ROOM 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVE., TOWSON 21204

DATE AND TIME: TUES. OCT 9, 2018 AT 10:00 A.M.

REQUEST:
VARIANCE TO PERMIT A PROPOSED SIDE SETBACK OF
5.5 FT. IN LIEU OF THE REQUIRED 7 FT. AND FRONT YARD
SETBACK OF 28.5 FT. IN LIEU OF THE FRONT AVERAGE
OF 33.4 FT. FOR A PROPOSED ADDITION.

APPROPRIATE MEASURES FOR WEATHER OR OTHER CONDITIONS ARE SOON TO BE TAKEN TO ENSURE
TO CUSTOMER PLEASE CALL 800-391-1111
PLEASE REMOTE THIS NOTICE FROM THE SITE UNTIL THE PUBLIC HEARING UNDER PENALTY OF LAW
DISAPPEARED ACCESSIBLE

7623 Carla Road (NS Front-1 of 2)

RECEIVED
OCT 05 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

Richard E. Hoffman 9/19/18

Richard E. Hoffman

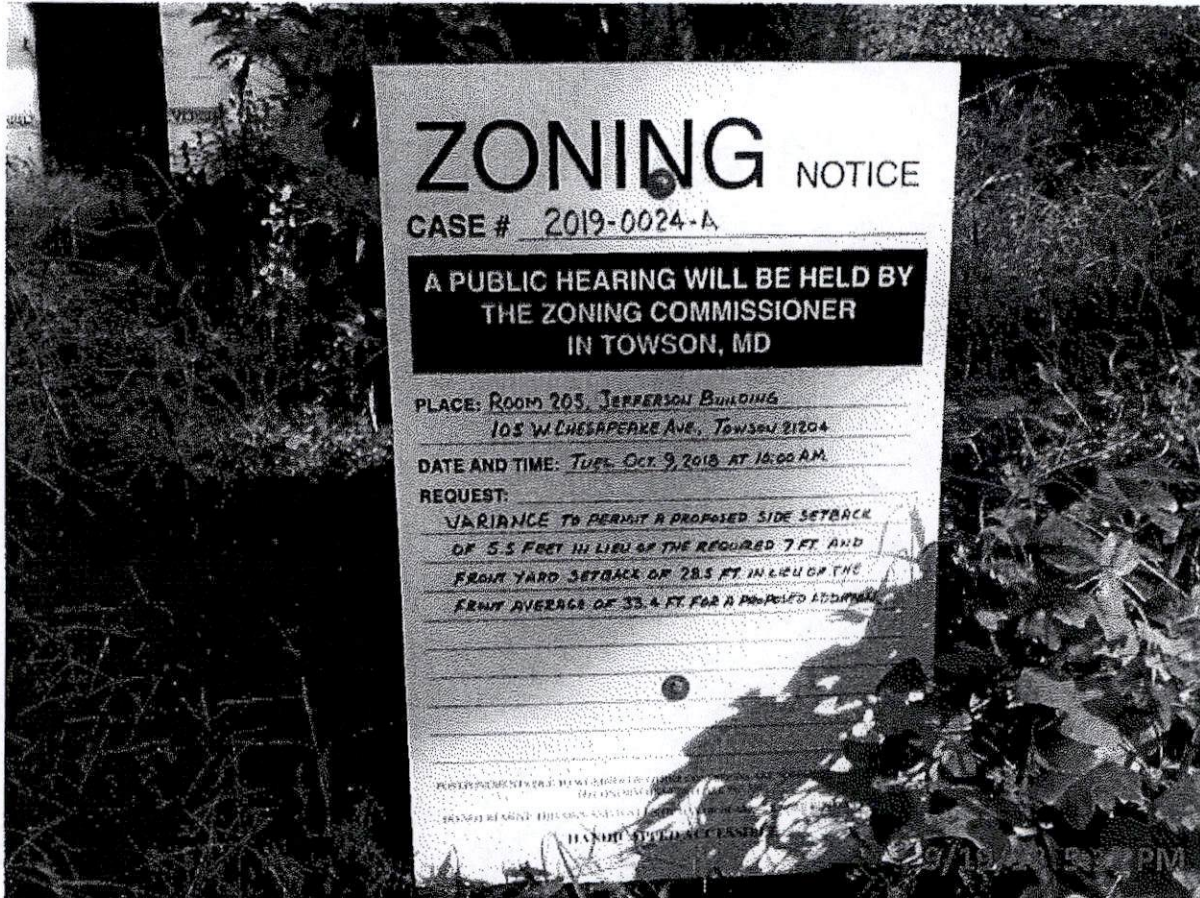
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No 2019-0024-A



7623 Carla Road (SS Front-2 of 2)



Richard E. Hoffman 9/19/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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

No. **171789**

Date **7/23/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 7/23/2018 7/23/2018 09:30:13 2

REC 0602 WALKIN JEE
 SYR RECEIPT # 060066 7/23/2018 UFLN

5 528 ZONING VERIFICATION
 CK 0. 171789

Recpt Tot \$75.00
 \$5.00 CH \$75.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Iss
001	0000	806		6150				75.00	

Total **75.00**

Rec From **Alex Gross**

For **CASE # 2019-0024-A**
7623 Carla Rd

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2019-0024-A

Petitioner: Mr. & Mrs. Rakovsky

Hearing Date: 10/9/18

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

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were posted conspicuously on the property located at _____

7623 Carla Road (Front of property N & S sides)

_____ on 9/19/18

Sincerely,

 9/19/18

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904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

THE UNIVERSITY OF CHICAGO

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Certificate of Posting

Case No 2019-0024-A

ZONING NOTICE
CASE # 2019-0024-A

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THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: ROOM 205, JEFFERSON BUILDING
105 W. CHESAPEAKE AVE., TOWSON 21204

DATE AND TIME: TUES. OCT. 9, 2018 AT 10:00 A.M.

REQUEST:
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5.5 FT. IN LIEU OF THE REQUIRED 7 FT. AND FRONT YARD
SETBACK OF 28.5 FT. IN LIEU OF THE FRONT AVERAGE
OF 33.4 FT. FOR A PROPOSED ADDITION.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

DISAPPOINTED ACCESSIBLE

9/19/18 5:12 PM

7623 Carla Road (NS Front-1 of 2)

Richard E. Hoffman 9/19/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No 2019-0024-A



7623 Carla Road (SS Front-2 of 2)

Richard E. Hoffman 9/19/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

1917年10月10日

1917年10月10日

(1917年10月10日)

1917年10月10日

1917年10月10日

1917年10月10日

1917年10月10日

1917年10月10日

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/19/2018

Order #: 11614811
Case #: 2019-0024-A
Description:

CASE NUMBER: 2019-0024-A NOTICE OF ZONING HEARING



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0024-A

7623 Carla Road

E/s Carla Road, 244 ft. s/of centerline of Labyrinth

3rd Election District- 2nd Councilmanic District

Legal Owners: Rubin & Esther Rakovsky

Variance to permit a proposed side setback of 5.5 ft. in lieu of the required 7 ft. and front yard setback of 28.5 ft. in lieu of the front average of 33.4 ft. for a proposed addition.

Hearing: Tuesday, October 9, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

s19

1011-1012
1013-1014

1015-1016 1017-1018 1019-1020

1021-1022 1023-1024 1025-1026

1027-1028 1029-1030 1031-1032

1033-1034 1035-1036 1037-1038
1039-1040 1041-1042 1043-1044
1045-1046 1047-1048 1049-1050
1051-1052 1053-1054 1055-1056



DONALD I. MOHLER III
County Executive

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

August 30, 2018

NOTICE OF ZONING HEARING

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Rakovsky, 7623 Carla Road, Baltimore 21208
Donny Ankri, 6803 Cherokee Drive, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 19, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
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Department of Permits, Approvals and Inspections
Zoning
111 West Chesapeake Avenue, Room 111
Towson, Maryland, 21204

Hasler

FIRST-CLASS MAIL
AUTO

08/31/2018

US POSTAGE \$000.37⁸



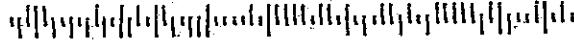
ZIP 21204
011D12603654

Return Service Requested

NIXIE
212 DE 1260
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
*0492-02155-05-45
6C: 212044602

MR AND MRS RAKOVSKY
7623 CARLA RD
BALTIMORE MD 21208

VAC
212044602
CLT-SEN 21208





DONALD I. MOHLER III
County Executive

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

August 30, 2018

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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Wednesday, September 19, 2018 Issue

Please forward billing to:

Donny Ankri
6803 Cherokee Drive
Baltimore, MD 21209

443-929-2377

NOTICE OF ZONING HEARING

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 2019-0024-A

Property Address: 7623 Carla Rd 21208

Property Description: _____

Legal Owners (Petitioners): Rubin Rakovsky, Esther Rakovsky

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~Rubin Rakovsky~~ Donny Ankri

Company/Firm (if applicable): _____

Address: 6803 Cherokee Dr
Baltimore, MD 21209

Telephone Number: 908-377-6273



DONALD I. MOHLER III
County Executive

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

October 4, 2018

Rubin & Esther Rakovsky
7623 Carla Rd
Baltimore, MD 21208

RE: Case Number: 2019-0024-A, Address: 7623 Carla 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 23, 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 written in a cursive style with a large, stylized "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel

Donny Ankri 6803 Cherokee Dr Baltimore, MD 21209

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 7/30/18

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

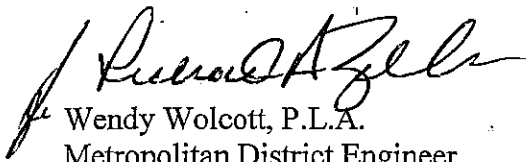
Dear Ms. Lewis:

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. 2019-0024-A

*Variance
Rubin & Esther Rallosky
7623 Centa 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 MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 8/20/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-024

INFORMATION:

Property Address: 7623 Carla Road
Petitioner: Rubin Rakovsky, Esther Rakovsky
Zoning: DR 5.5
Requested Action: Variance

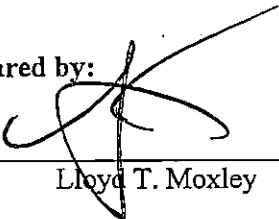
The Department of Planning has reviewed the petition for a variance to permit a proposed side yard setback of 5.5 feet in lieu of the required 7 feet and a proposed front yard setback of 28.5 feet in lieu of the required front yard average of 33.4 feet.

A site visit was conducted on August 8, 2018.

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

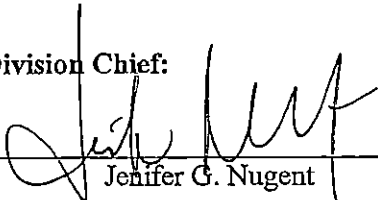
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Bill Skibinski
Donny Ankri
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 16, 2018

FROM: ^{MJL} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 06, 2018
Item No. 2019-0003-A (**VARIANCE ADDED**), 0021-A, 0024-A, 0027-A and
0028-A

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

* * * * *

VKD: cen
cc: file



DONALD I. MOHLER III
County Executive

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

October 4, 2018

Rubin & Esther Rakovsky
7623 Carla Rd
Baltimore, MD 21208

RE: Case Number: 2019-0024-A, Address: 7623 Carla 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 23, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel

Donny Ankri 6803 Cherokee Dr Baltimore, MD 21209

Date: 7/30/18

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

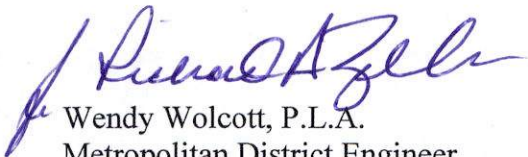
Dear Ms. Lewis:

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. 2019-0024-A

*Variance
Rubin & Esther Rakousky
7623 Centle 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

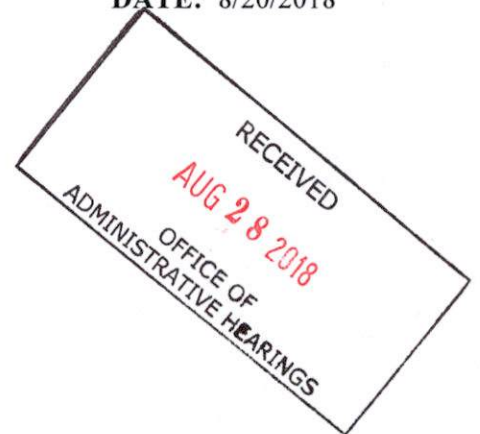
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 8/20/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-024



INFORMATION:

Property Address: 7623 Carla Road
Petitioner: Rubin Rakovsky, Esther Rakovsky
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed side yard setback of 5.5 feet in lieu of the required 7 feet and a proposed front yard setback of 28.5 feet in lieu of the required front yard average of 33.4 feet.

A site visit was conducted on August 8, 2018.

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

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jennifer G. Nugent

AVA/JGN/LTM/

c: Bill Skibinski
Donny Ankri
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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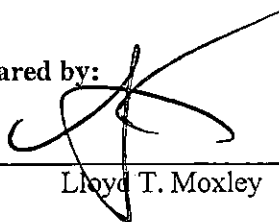
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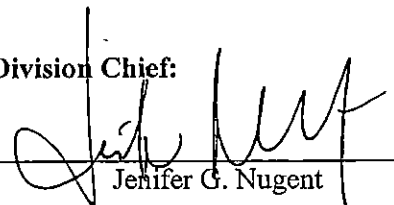
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Prepared by:



Lloyd T. Moxley

Division Chief:



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AVA/JGN/LTM/

c: Bill Skibinski
Donny Ankri
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 16, 2018

FROM: ^{MOZ} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 06, 2018
Item No. 2019-0003-A (**VARIANCE ADDED**), 0021-A, 0024-A, 0027-A and
0028-A

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

*

*

*

*

*

VKD: cen
cc: file

Case No.: 2019-0024-A - 7623 Carla Rd.

10/9
104m

Exhibit Sheet

EW 11-13-18

10/10/18
Sen

Petitioner/Developer

Protestants

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Sherry Nuffer

From: Donny Ankri <donnyankri@gmail.com>
Sent: Friday, October 05, 2018 10:52 AM
To: Sherry Nuffer
Cc: RICHARD HOFFMAN
Subject: Re: 7623 Carla Road

Hi Sherry,

Thanks for the email. I don't have the sign certification as I assume that would come from the sign poster. I'm copying the sign poster so he can provide.

Dick, see the below County request. Can you provide this?

Thanks,

Donny

On Fri, Oct 5, 2018 at 9:56 AM Sherry Nuffer <snuffer@baltimorecountymd.gov> wrote:

Mr. Ankri,

Do you have a copy of the sign certification so that I can prepare the case file for Tuesday's zoning hearing? If so, can you please e-mail a copy to me?

Thank you,

Sherry



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

--
Donny Ankri, RA, NCARB
Principal, Donny Ankri Architects

Sherry Nuffer

From: Kristen L Lewis
Sent: Friday, October 05, 2018 10:03 AM
To: Sherry Nuffer
Subject: RE: Missing items

Hey Sherry,

She does have access to her emails, just not everything else at this point unfortunately. I will forward the email to her for you. Its Madison Knoll.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Sherry Nuffer
Sent: Friday, October 05, 2018 9:43 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Missing items

Kristen,

Since Madison doesn't have an e-mail as of yet can you please give her this information?

Thank you,

Sherry

2019-0024-A

- No sign posting
- No People's Counsel Appearance

2019-0026-SPH

- No People's Counsel Appearance

2019-0061-A

- No Newspaper Posting
- No sign Posting
- No People's Counsel Posting

2019-0039-A

- No sign Posting
- No Newspaper posting



C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8/14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO Comments</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>8/28</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Objection</u>
<u>7/30</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: <u>9/19/18</u>	
SIGN POSTING (1 st)	Date: <u>9-19-18</u>	by <u>Hoffman</u>
SIGN POSTING (2 nd)	Date: _____	by _____
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 - 03 Account Number - 0303050600			
Owner Information					
Owner Name:		RAKOVSKY RUBIN RAKOVSKY ESTHER		Use: Principal Residence:	
Mailing Address:		7623 CARLA RD BALTIMORE MD 21208-4410		RESIDENTIAL NO	
		Deed Reference:		/39624/ 00054	
Location & Structure Information					
Premises Address:		7623 CARLA RD BALTIMORE 21208-4410		Legal Description:	
DUMBARTON MEADOWS					
Map:	Grid:	Parcel:	Sub-District:	Subdivision:	Section:
0078	0005	0611		0000	
					Block:
					B
					Lot:
					14
					Assessment Year:
					2017
					Plat No:
					Plat Ref:
					0018/ 0054
Special Tax Areas:		Town:			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				10,530 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value		Value	
				As of	
				01/01/2017	
				As of	
				07/01/2018	
				As of	
				07/01/2019	
Land:		77,900		77,900	
Improvements		0		0	
Total:		77,900		77,900	
Preferential Land:		0		0	
Transfer Information					
Seller: COOPER DAVID E		Date: 11/13/2017		Price: \$150,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39624/ 00054		Deed2:	
Seller: COPLIN MARK E		Date: 12/01/1976		Price: \$43,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05702/ 00502		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 02/21/2018					

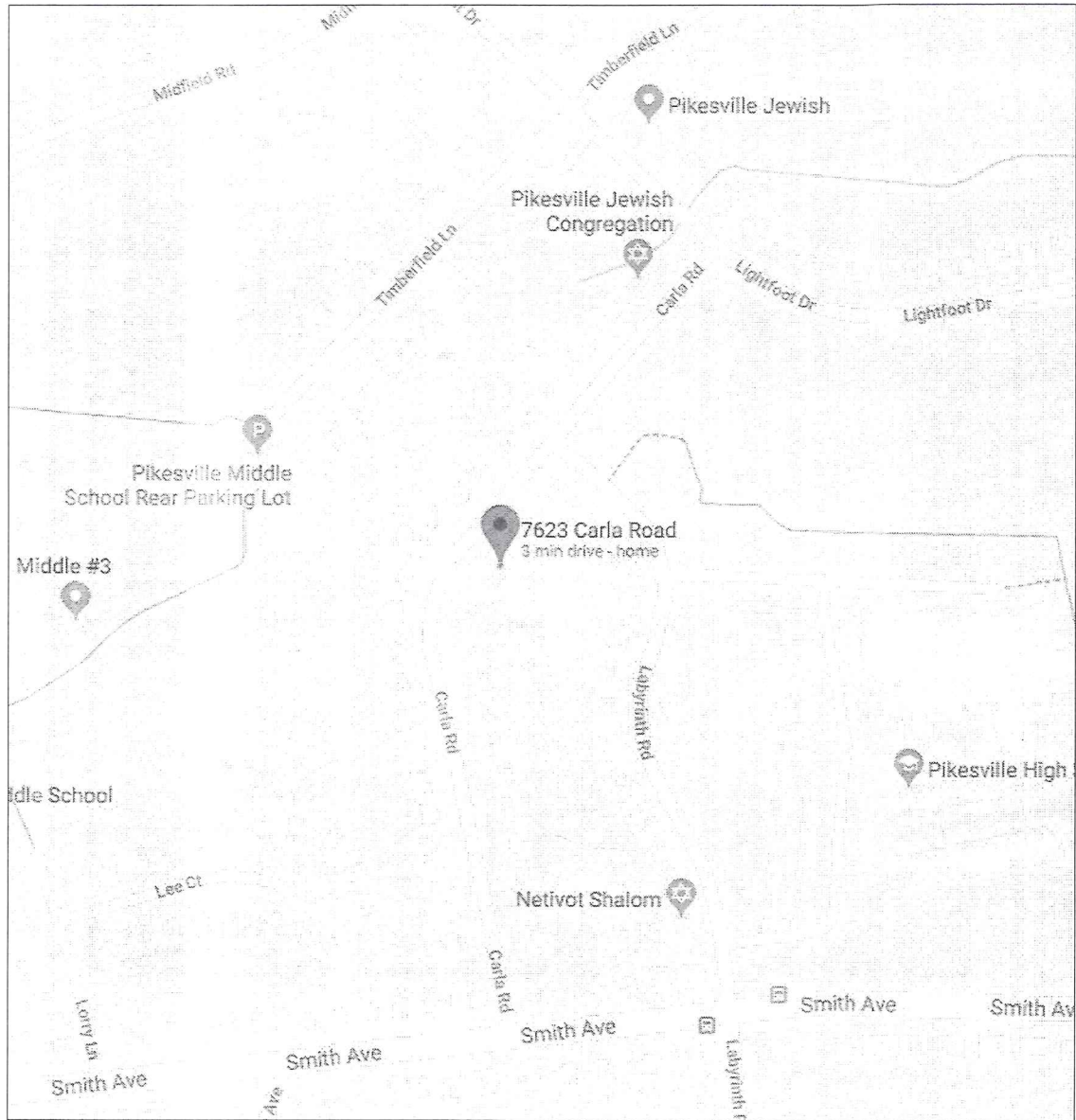
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application	Date:
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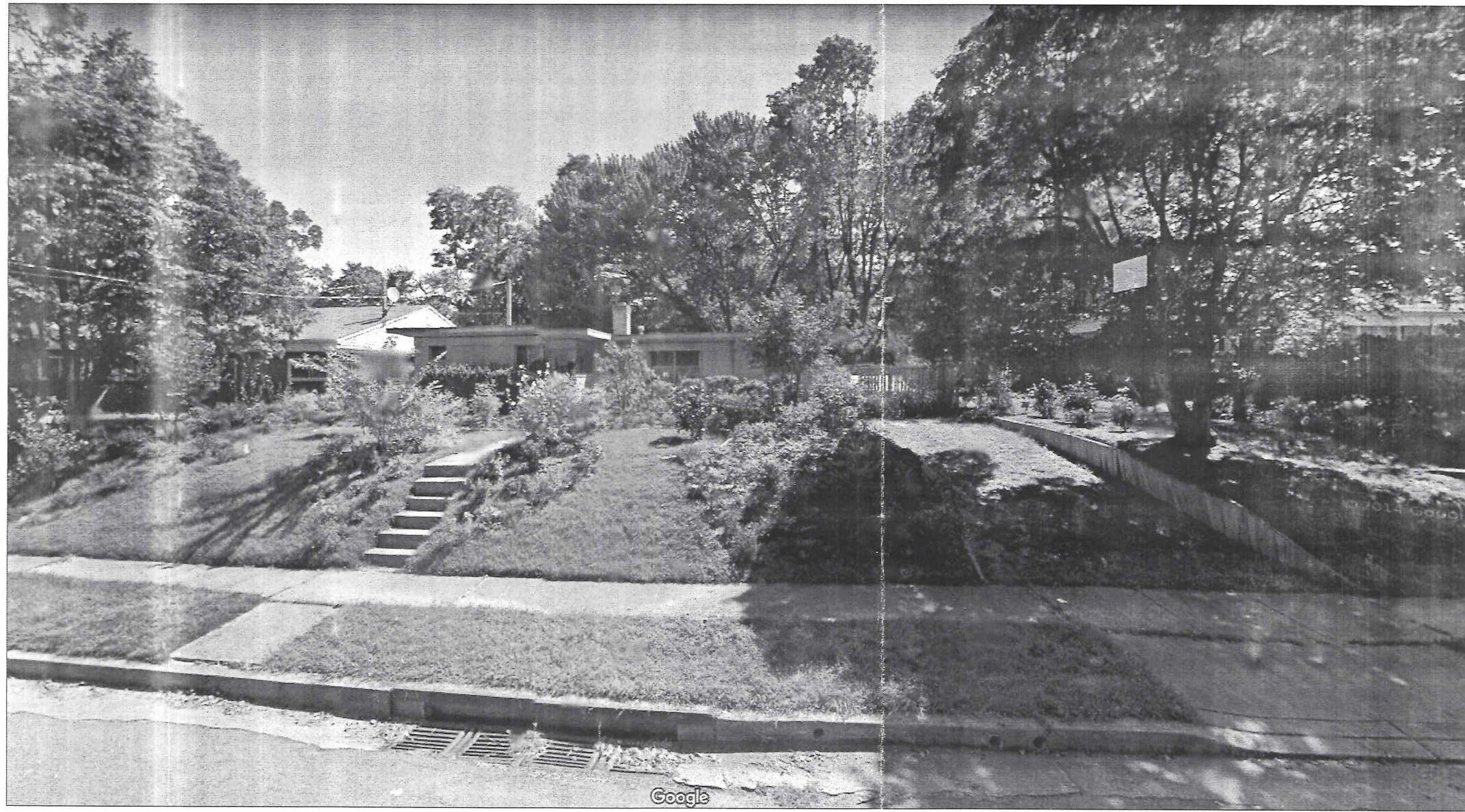
STAPLE EDGE

STAPLE EDGE

NOTES
1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED LOCATION DRAWING (MICHAEL MOSKUNAS SURVEYOR).
2) DIMENSIONS ARE APPROXIMATE.

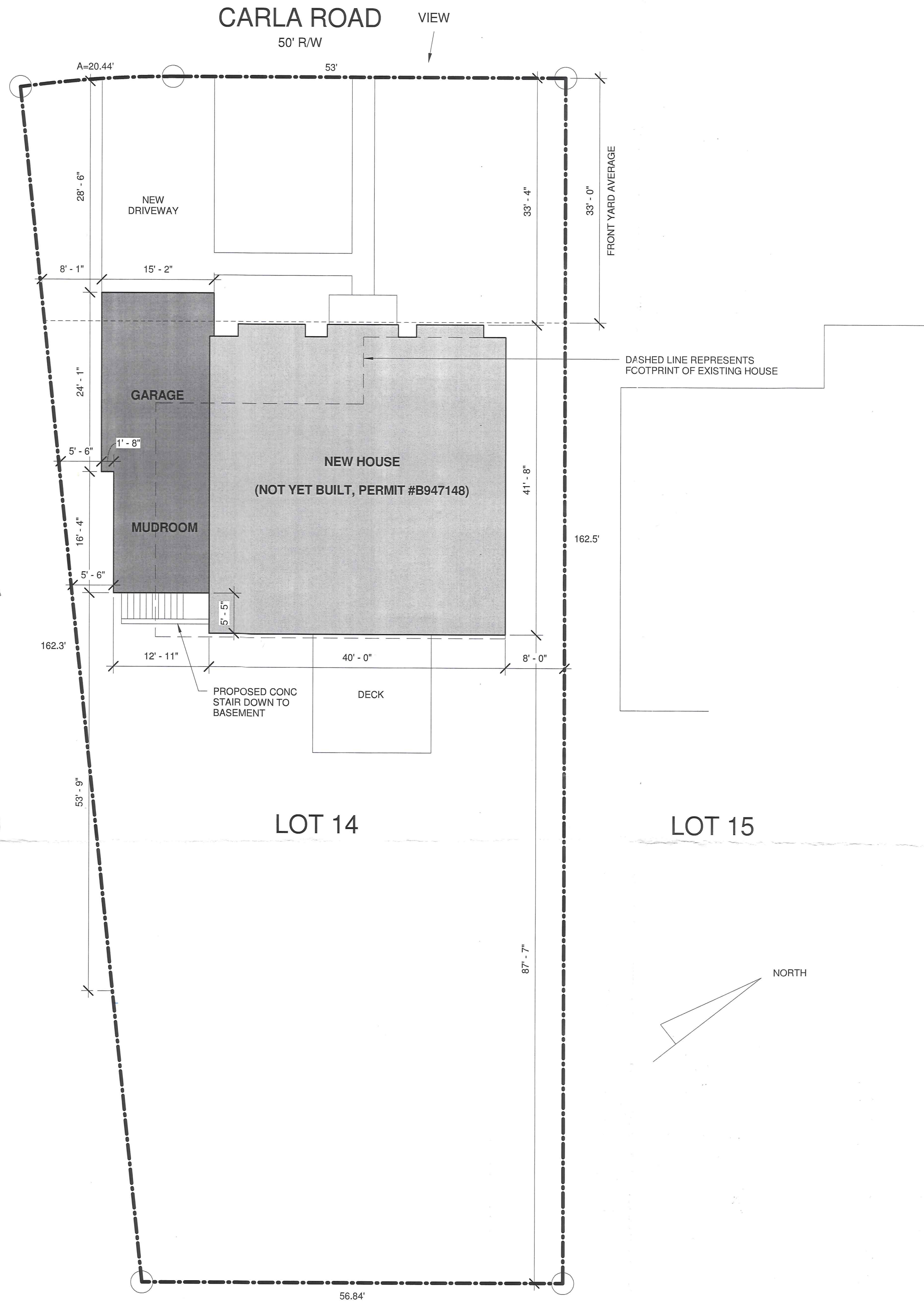


VICINITY PLAN (NOT TO SCALE)
TAKEN FROM GOOGLE MAPS



FRONT VIEW
NOTES:
1) VIEW TAKEN FROM GOOGLE STREET VIEW.
2) THE EXISTING HOUSE HAS BEEN DEMOLISHED FOR PROPOSED NEW SINGLE FAMILY HOUSE.

A1 SITE PLAN
1" = 10'-0"



ADDRESS: 7623 CARLA ROAD
BALTIMORE, MD 21208
OWNER'S NAME: RUBIN & ESTHER RAKOVSKY
SUBDIVISION NAME: DUMBARTON MEADOWS
LOT#: 14
BLOCK#: B
SECTION#: N/A
PLAT BOOK#: 0018
FOLIO#: 0054
10 DIGIT TAX#: 0303050600
DEED REF#: 39624 / 00054

ZONING MAP# 078C1
SITE ZONED DR5.5
PLAT APPROVED: 10/14/1952
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 10,530 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC ☒ PRIVATE ☐
SEWER IS:
PUBLIC ☒ PRIVATE ☐
PRIOR HEARING? NO

DONNY
ANKRI
ARCHITECTS

donnyankri.com | 443.929.2377

RAKOVSKY HOUSE

7623 CARLA ROAD
BALTIMORE MD 21208

REVISIONS		
NUMBER	DESCRIPTION	DATE

VARIANCE SUBMISSION	
Date	6/28/2018
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN

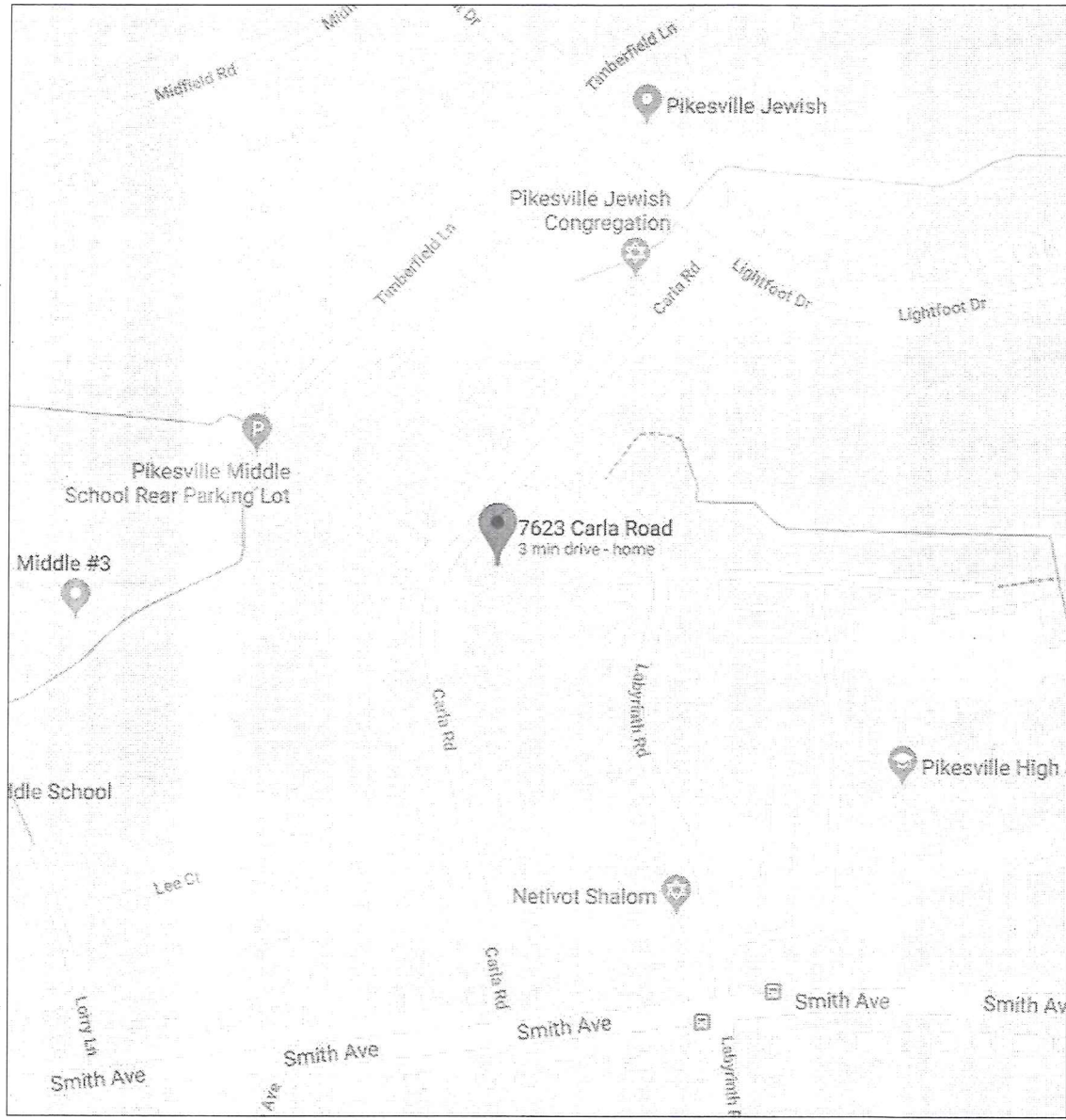
Drawing No. **A0.01**

2019-0024

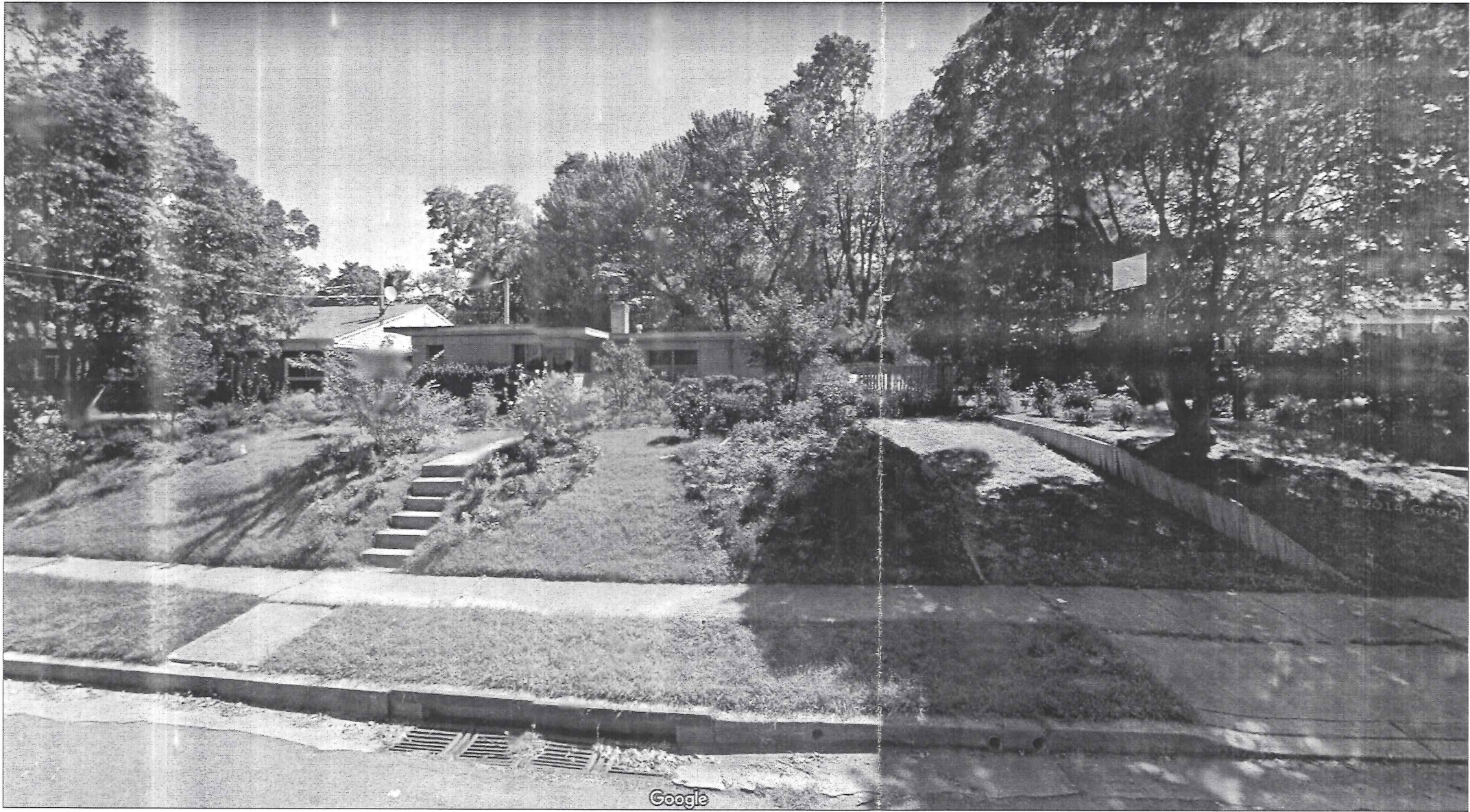
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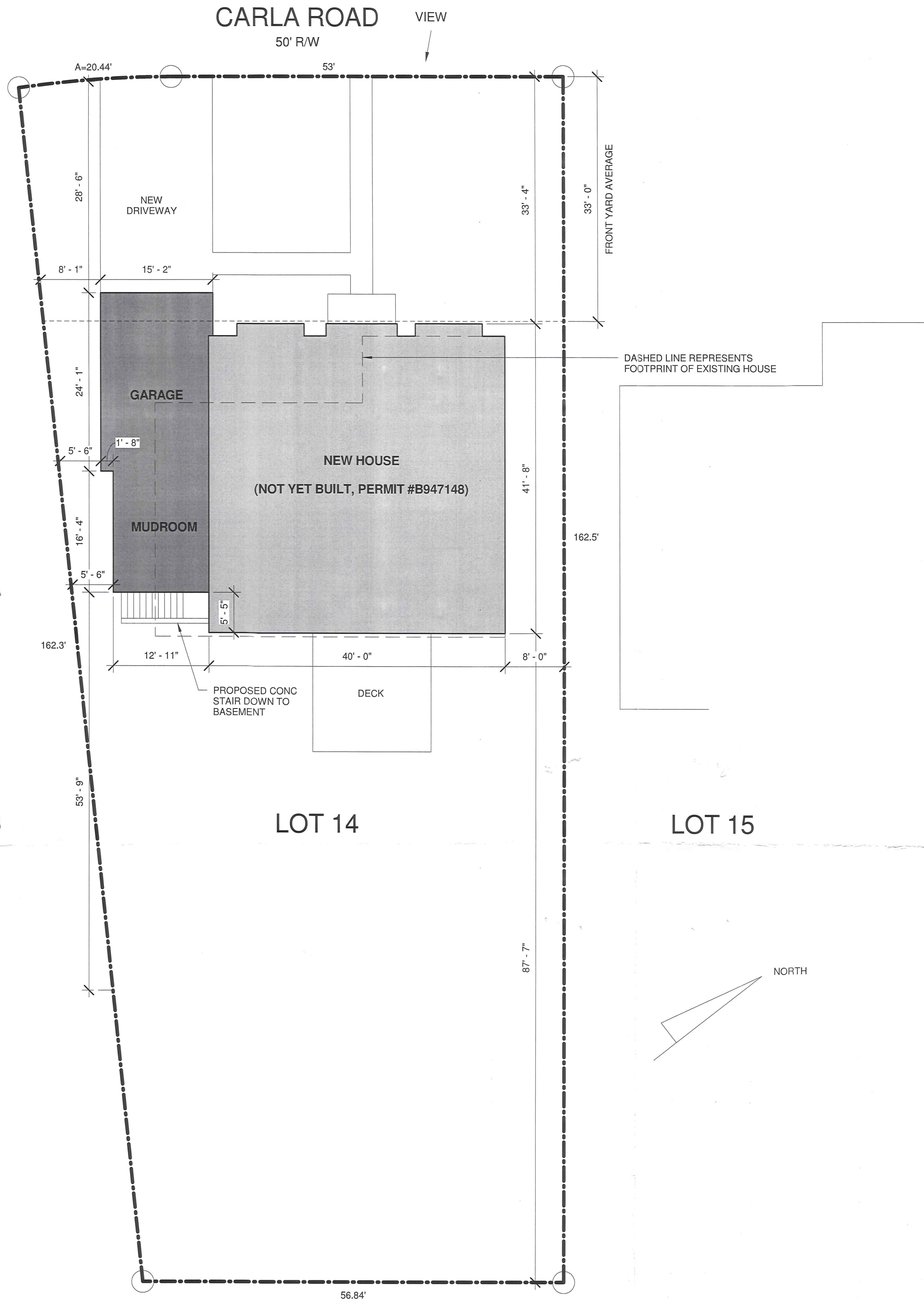


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SITE ZONED DR5.5
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UTILITIES? MARK X
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RAKOVSKY HOUSE

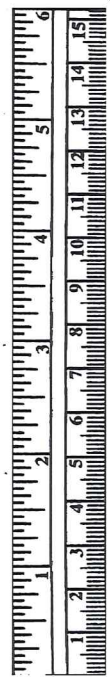
7623 CARLA ROAD
BALTIMORE MD 21208

REVISIONS		
NUMBER	DESCRIPTION	DATE

VARIANCE SUBMISSION

Date	6/28/2018
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN



W 24741.64
N 29273.83

W 24663.88
N 28922.13

**SUBDIVISION PLAT OF
DUMBARTON MEADOWS**
NORTH SIDE OF SMITH AVE.
3RD ELECT. DIST. - BALTO. CO., MD.

The Streets and/or Roads as shown hereon and the mention thereof in deeds are for the purpose of description only and not intended to be dedicated to public use; the fee simple title thereof is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs and assigns.

Signed: *Edwin J. Kirby* Reg. No. 1160

W 24545.23
N 28368.87
W 24543.12
N 28359.04

This is to certify that we have complied with the provisions of Chapter 106, Acts 1945 and all amendments thereto.

OWNER

OWNER
PAUL PET CONSTRUCTION CO.
2805 WHITNEY AVE. BALTO. MD.

APPROVED: *Richard R. Diller* Oct. 14, 1952

DIRECTOR

BALTIMORE COUNTY PLANNING COMMISSION

APPROVED: *John G. Smith* Oct. 14, 1952

ROADS ENGINEER

HIGHWAYS DEPT. OF BALTIMORE CO.

Scale: 1" = 50' Sept. 15, 1952
EDWIN J. KIRBY-RS
1741 E. 32nd St. BALTIMORE 18, MD.
Member: Md. Society of Surveyors

LOCATION SKETCH
SCALE: 1" = 500'

G.L.B. No 18 FOLIO 54

FILED FOR RECORD WITH
FROM
TO

OCT 14 1952

George E. Byrne
Clerk

W 24172.62
N 28411.10

W 24170.52
N 28401.27

CURVE DATA						
NO.	RADIUS	Δ	ARC	TAN	CH.	L.C.E.
1	25000	51°41'20"	22255	12110	21798	N 13°47'45"E
2	20000	51°41'20"	18044	9688	17438	S 13°47'25"W
3	25000	95°35'20"	4170	2757	3704	N 35°44'20"E
4	25000	84°24'40"	3683	2267	3358	N 54°15'40"W

2019-0024-A