

MEMORANDUM

DATE: November 27, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0095-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 26, 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 ADMIN. VARIANCE	*	BEFORE THE
(25 Deep Dale Drive)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Spencer T. & Bria L. Sinnott	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0095-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, Spencer T. and Bria L. Sinnott (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.B (vested R10, § 208.3) of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition with a side setback of 7 ft. in lieu of the required 10 ft. 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 October 4, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 10-25-18

By 102

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 25th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B (vested R10, § 208.3) of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition with a side setback of 7 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-25-18

By lwj



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 25 Deep Dale Dr. Timonium, MD. 21093 Currently zoned 8th District
 Deed Reference 35915 / 00182 10 Digit Tax Account # 0808033430
 Owner(s) Printed Name(s) Spencer T. Sinnott, Briq L. Sinnott

(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)

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):

Spencer Sinnott, Briq Sinnott
 Name # 1 - Type or Print Name # 2 - Type or Print

Spencer Sinnott, Briq Sinnott
 Signature Signature

25 Deep Dale Dr. Timonium MD
 Mailing Address City State

21093 4105995400 Spencer.sinnott@gmail.com
 Zip Code Telephone # Email Address

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

Representative to be contacted:

Name- Type or Print

Name - Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 10-25-18 day of October, 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 2019-0095-A Filing Date 9/29/18 Estimated Posting Date 10/7/18 Reviewer gh

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address 25 Deep Dale Dr. Timonium MD 21093
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, the owners of 25 Deep Dale Dr. are requesting what we believe to be a three-foot variance in order to accommodate a small kitchen addition on the south-east corner of our home. It is our understanding that such a buildout is to stay ten-feet away from the property line. We are currently seventeen-feet from the property line, and this potential ~~ten~~ ten-foot build-out would then only leave seven-feet, three-feet short of staying in compliance. In the planning stages, we unfortunately referred to page 28, where it references "building to building" minimums, which we now know was incorrect chart. We consulted 3 nearby homeowners and also 2 architects, ~~* continued on additional page *~~

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

Signature of Owner (Affiant)

Spencer Sinnott
Name- Print or Type

Signature of Owner (Affiant)

Bria Sinnott
Name- Print or Type

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

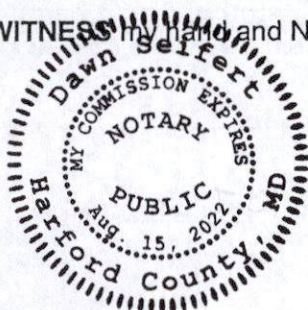
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Print name(s) here: _____

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

AS WITNESS my hand and Notaries Seal



Dawn Seibert
Notary Public

August 15, 2022
My Commission Expires

2019-0095-A

Administrative Variance from section: 1B02.3.B; (vested R-10, 208.3)

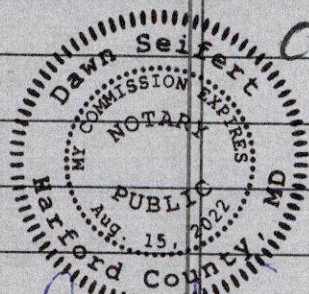
To permit a proposed addition with a side setback of 7 feet in lieu of the required 10 feet.

Affidavit in Support of Admin. Variance continuation

...all of which had worked on and completed similar additions, and they all referred us to this chart referencing minimum building side to side requirements, which states "16 feet when less than 20 feet high". This build-out would have been in compliance with that code, but unfortunately upon meeting with a very nice and helpful zoning officer in the Towson, MD. office, we now know that that was the incorrect reference.

Therefore, we respectfully request this small variance in order to move forward with the proposed addition. The build-out would be ten-feet, leaving only seven-feet from the property line instead of required ten feet.

We greatly appreciate your time and consideration on our request.



Spencer Sinnott
Bria Sinnott

Spencer Sinnott

Bria Sinnott

2019-0095-A

[illegible]

Zoning Property Description for 25 Deep Dale Dr. Timonium, MD. 21093

PART A

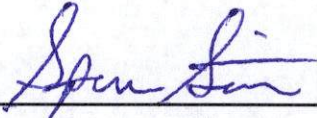
Beginning at a point on the **North** side of **Deep Dale Drive**, which is **30'** feet wide at a distance of **56' EAST** of the centerline of the nearest improved intersecting street, **Sandee Road**, which is **30'** wide/

PART B

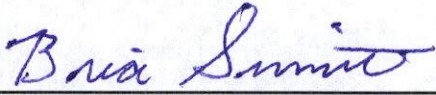
Option 2

Being **Lot #3**, Block **A**, Section **#1**, in the subdivision of **Valleywood**, as recorded in Baltimore County Plat Book **#27**, Folio **#37**, containing **13,748 square feet**. Located in the **08-010** Election District, and **3** Council District.

Owners:



Spencer T. Sinnott



Bria L. Sinnott



2019-0095-A





DONALD I. MOHLER III
County Executive

October 23, 2018

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

Spencer & Brian Sinnott
25 Deep Dale Dr.
Timonium, MD 21093

Dear Mr. Sinnott & Ms. Sinnott:

RE: Case Number: 2019-0095A, Address: 25 Deep Dale Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 26, 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

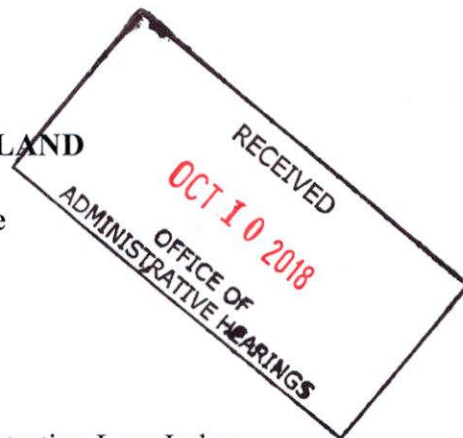
WCR: MTC

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

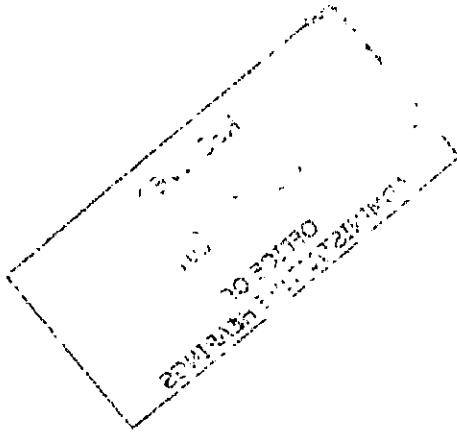
DATE: October 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0095-A
Address 25 Deep Dale Drive
(Sinnott Property)

Zoning Advisory Committee Meeting of **October 8, 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: October 16, 2018

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2018
Item No. 2019-0080-A, 0088-A, 0089-A, 0090-A, 0092-SPH, 0093-A, 0094-
SPHXA, 0095-A, 0096-A, 0097-A and 0098-A

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0095-A
Address 25 Deep Dale Drive
(Sinnott Property)

Zoning Advisory Committee Meeting of **October 8, 2018**.

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

Reviewer: Steve Ford

Date: 10/1/18

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.

2019-0095-A
Administrative Variance
Spencer Sinnott & Bria Sinnott
25 Deep Dale Drive

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/4/2018

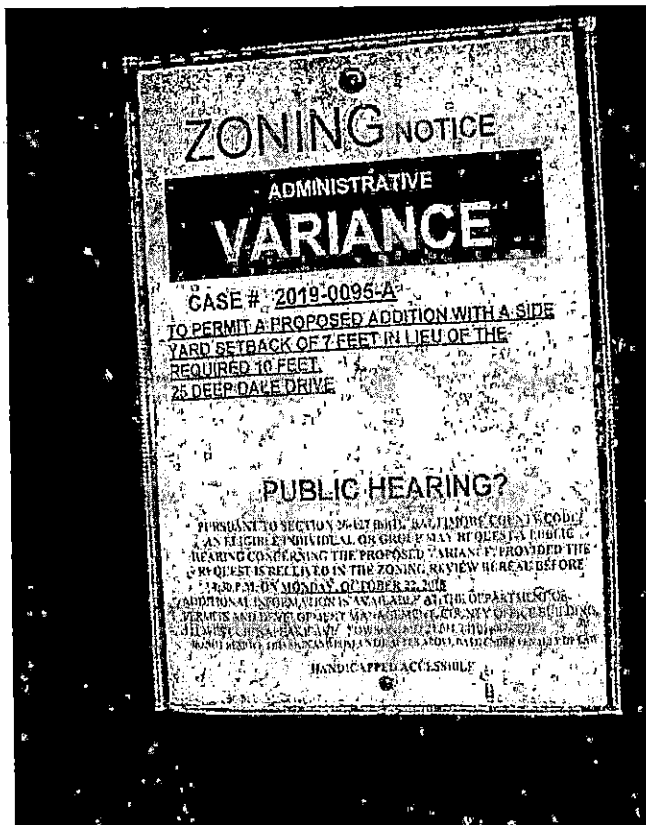
Case Number: 2019-0095-A

Petitioner / Developer: SPENCER & BRIA SINNOTT

Date of Closing: OCTOBER 22, 2018

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

The sign(s) were posted on: OCTOBER 4, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/4/2018

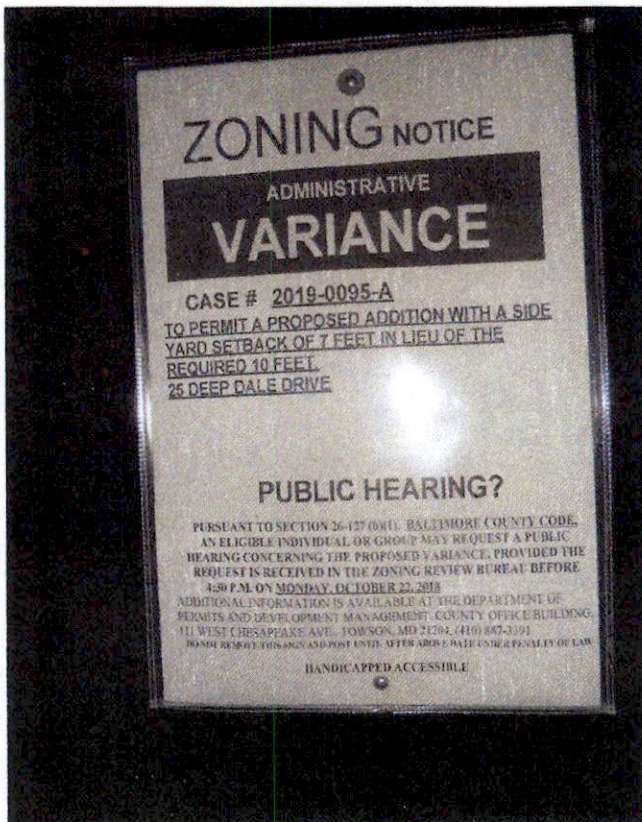
Case Number: 2019-0095-A

Petitioner / Developer: SPENCER & BRIA SINNOTT

Date of Closing: OCTOBER 22, 2018

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

The sign(s) were posted on: OCTOBER 4, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2019-0095-A

TO PERMIT A PROPOSED ADDITION WITH A SIDE
YARD SETBACK OF 7 FEET IN LIEU OF THE
REQUIRED 10 FEET
25 DEEP DALE DRIVE

PUBLIC HEARING?

PURSUANT TO SECTION 17-117(b)(1), BALTIMORE COUNTY CODE,
ANY ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE PROVIDED TWO
REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BY 11:00
AM PM ON MONDAY, OCTOBER 1, 2018.
ALL INFORMATION WILL BE AVAILABLE TO THE PUBLIC FOR
REVIEW AND COMMENT BY 11:00 AM PM ON MONDAY, OCTOBER 1, 2018.
FOR MORE INFORMATION, CONTACT THE ZONING REVIEW BUREAU AT
301.471.2345 OR VISIT THE ZONING REVIEW BUREAU WEBSITE AT
WWW.BALTIMORECOUNTYMD.GOV/ZONING

HANDICAPPED ACCESSIBLE

2nd SIGN POSTED @ 25 DEEP DALE DRIVE 10/4/2018
CASE # 2019-0095-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0095 -A Address 25 Deep Dale Dr. 21093

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/26/18 Posting Date: 10/7/18 Closing Date: 10/22/18

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- 0095 -A Address 25 Deep Dale Dr. 21093

Petitioner's Name Spencer Sinnott / Bria Sinnott Telephone _____

Posting Date: 10/7/18 Closing Date: 10/22/18

Wording for Sign: To Permit a proposed addition with a side yard setback of 7 feet in lieu of the required 10 feet.

Revised 6/30/2019

**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: 2019-0095-A
Property Address: 25 Deep Dale Dr. Timonium, MD, 21093
Property Description: 2 story home requesting 3' variance to accomodate small kitchen addition.
Legal Owners (Petitioners): Spencer Sinnott and Brid Sinnott
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Spencer Sinnott
Company/Firm (if applicable): _____
Address: 25 Deep Dale Dr.
Timonium, MD. 21093
Telephone Number: 410-599-5400 / 443-858-8482

**CASHIER'S
VALIDATION**

10/22

CASE NO. 2019- 0095-A

C H E C K L I S T

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

<u>10-16</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-10</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-1</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 (1st) Date: 10-4-18 by O'Keefe

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 08 Account Number - 0808033430
Owner Information		
Owner Name:	SINNOTT SPENCER T SINNOTT BRIA L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	25 DEEP DALE DR LUTH-TIMONIUM MD 21093-3006	Deed Reference: /35915/ 00182
Location & Structure Information		
Premises Address: 25 DEEP DALE DR 0-0000		Legal Description: SANDEE RD VALLEYWOOD
Map:	Grid:	Parcel:
0060	0005	0238
Sub District:	Subdivision:	Section:
	0000	1
Block:	Lot:	Assessment Year:
A	3	2017
Plat No:	Plat Ref:	
	0027/ 0037	
Special Tax Areas:		Town: NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1961	1,820 SF	216 SF
Property Land Area	County Use	
13,748 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	2 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	157,100	157,100
Improvements	164,000	167,700
Total:	321,100	324,800
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2018
		As of 07/01/2019
		323,567
		324,800
		0
Transfer Information		
Seller: COLE DANIEL C	Date: 03/09/2015	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /35915/ 00182	Deed2:
Seller: COTTERINO ANTHONY	Date: 11/28/1986	Price: \$117,900
Type: ARMS LENGTH IMPROVED	Deed1: /07434/ 00054	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		
Homestead Application Status: No Application		

ZAC AGENDA

Case Number: 2019-0095-A **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Spencer Sinnott and Bria Sinnott

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 25 DEEP DALE DR

Location: N/S of Deep Dale Drive, E. 65 feet to intersection of Sandee Road

Existing Zoning: DR 3.5

Area: 13,748 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition with a side setback of 7 ft. in lieu of the required 10 ft.

Attorney: Not Available

Prior Zoning Cases: R-1960-4962; R-1962-5726

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/22/2018

Miscellaneous Notes:

Case Number: 2019-0096-A **Reviewer:** Joseph Merrey

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: William Moore

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 510 GUN RD

Location: W/S of Gun Road, 450 ft. +/- N of the centerline of Keech Road

Existing Zoning: RC 5

Area: 6.064 ACRES +/-

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a building setback of 13 ft. in lieu of the required 50 ft. for an addition and to permit an existing accessory (pool) partially in the side yard.

Attorney: Not Available

Prior Zoning Cases: None

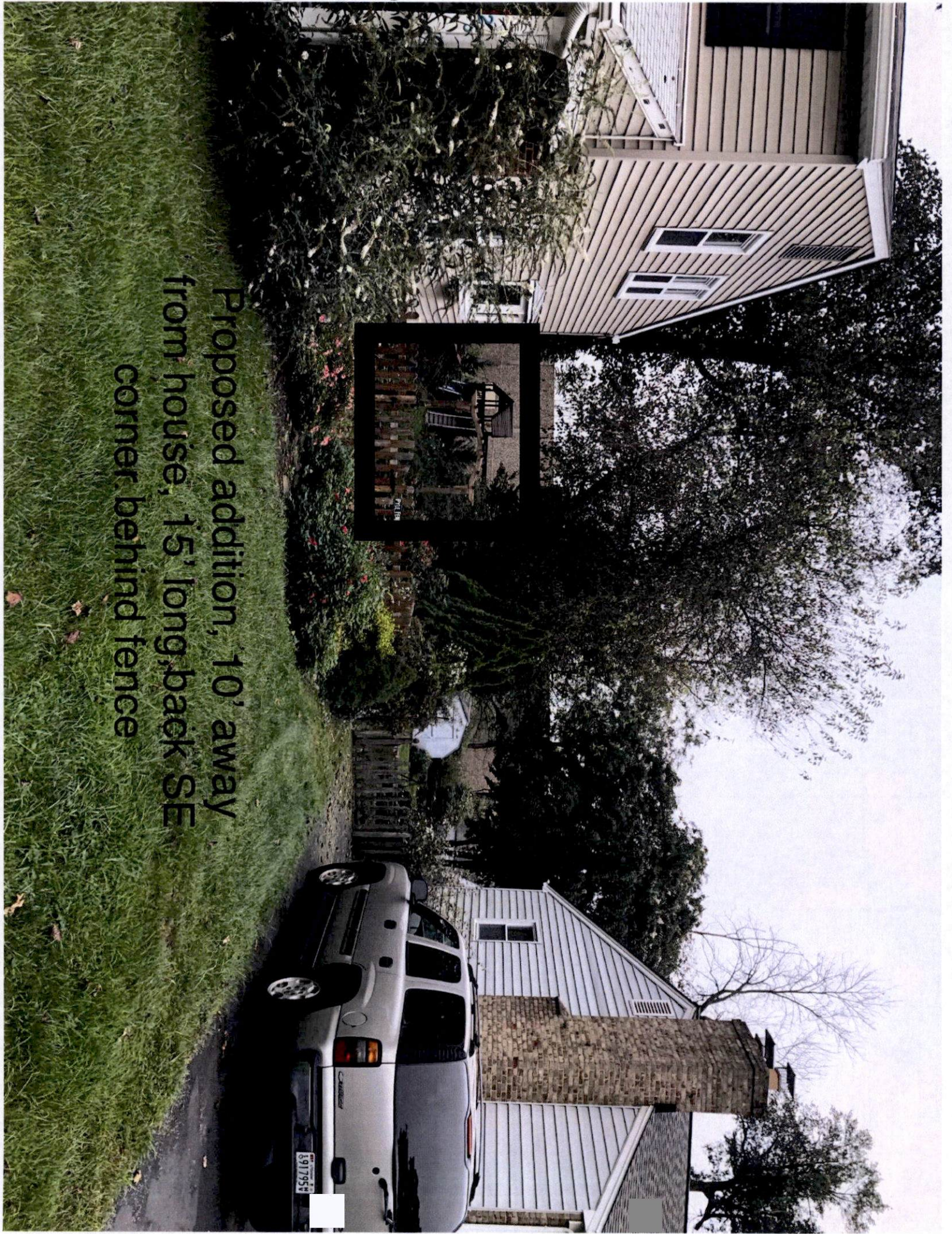
Concurrent Cases: None

Violation Cases: None

Closing Date: 10/10/2018

Miscellaneous Notes:

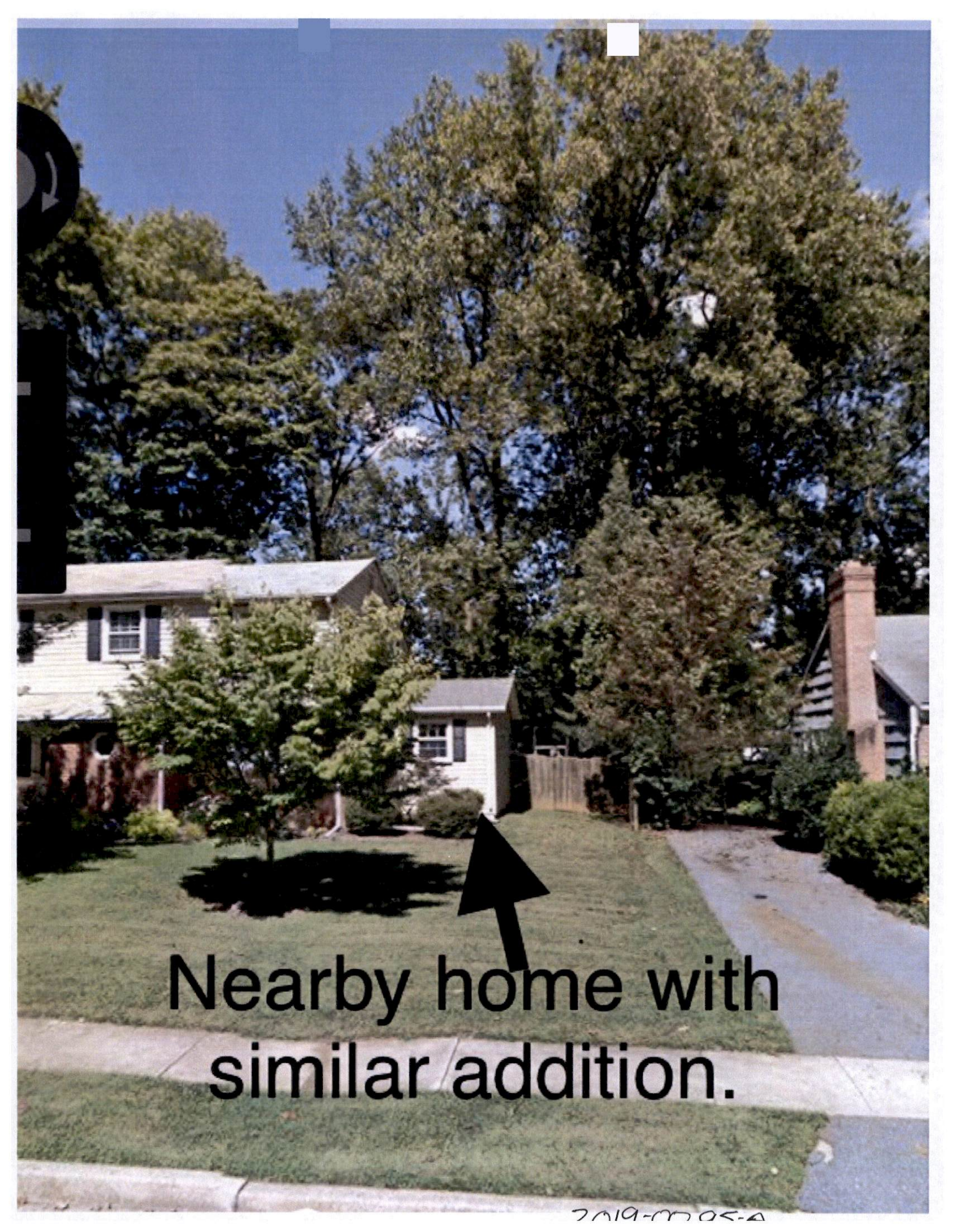
Proposed addition, 10' away
from house, 15' long, back SE
corner, behind fence





• Nearby home with similar addition





Nearby home with
similar addition.



Nearby home with similar addition.



2018-11-02-10-10-10





BALTIMORE - HARRISBURG EXPRESSWAY

N09:14:35"W
75.61'

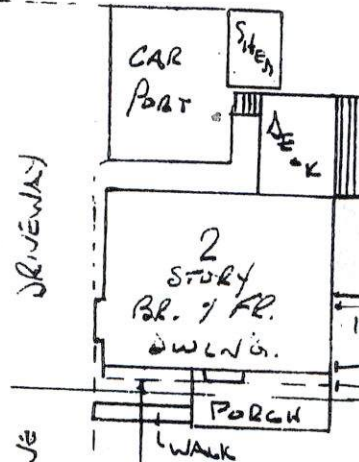
I. 83

Lot 4

23 Deep Dale Dr.
owners:
Daniel Coleman
Sandra Coleman
Sub: Valleywood
tax # 0811067780
deed # 07306/00085

- Zoning plan - variance
- Address - 25 Deep Dale Dr.
- owners - Spencer Sinnott
Bria Sinnott
- Sub div - Valleywood
- Lot 3 - Block A
Section - 1
- Plot # 27 Folio # 37
- tax # 0808033430
- deed # 35915/00182

SHEN



STONE

75'
S01:56:52'E

DEEP DALE
DRIVE

30'

center line

SAND

FOR UTILITIES & DRAINAGE

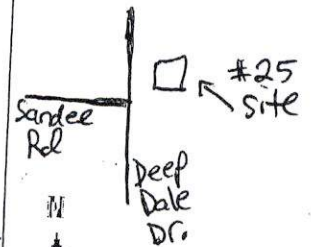
WIRES

Lot 2

101 Deep Dale Dr.
owners:
Alfred Broadnax
Lizzie Broadnax
Sub: Valleywood
tax # 0818001440
deed # 21974/00614

7 foot
setback from
property line

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0060C1

SITE ZONED DR 3.5

ELECTION DISTRICT 08

COUNCIL DISTRICT 3

LOT AREA ACREAGE

OR SQUARE FEET 13,748 SF

HISTORIC? NO

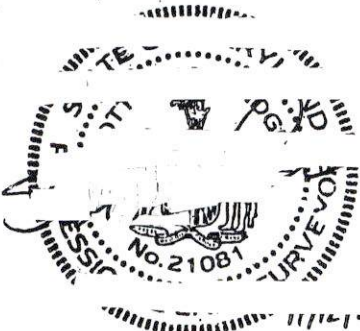
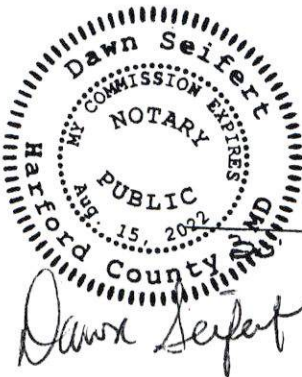
IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE



LICENSE EXPIRES/RENEWS 2/26/15

THE LOT SHOWN HEREON IS IN FLOOD ZONE X
PER FEMA FLOOD INSURANCE RATE MAP PANEL # 240010-0235F
DATED SEPTEMBER 26, 2008 "AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

This plat is of benefit to a consumer only insofar as it is required by a
Lender/Title Insurance Company or their agent in connection with the contemplated transfer, financing or re-financing. This plat is NOT to be relied upon for the establishment or location of fences, garages, buildings, etc.

identification of property boundary lines, but such identification is not required for the transfer of title or securing financing or re-financing of the property shown hereon.
The setback dimensions shown hereon and as they relate to structures noted are to be interpreted as being within 3 feet either way of the dimension shown.

30'

PUBLIC ☒ PRIVATE
PRIOR HEARING? NO
No Violations

REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286

LOCATION DRAWING

No. 25 DEEP DALE DRIVE
Lot 3 Block A VALLEY WOOD
SECTION ONE PATRICK W.I.R. #27/37
8TH DIST - BALTIMORE CO - MD.

FIELD WORK: DR

DRAWN: DR

DATE: 11-10-14

SCALE: 1"=30'

2019-0795-A

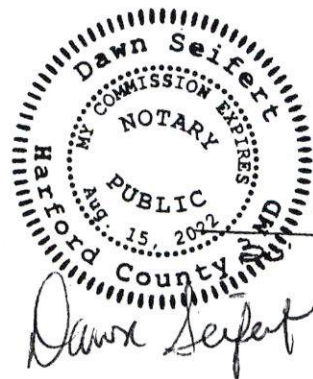
BALTIMORE - HARRISBURG EXPRESSWAY

109:14:35"W
75.61'

T. 83

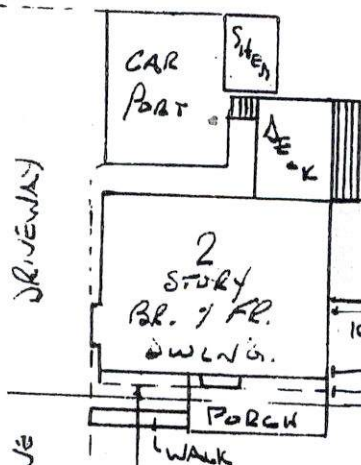
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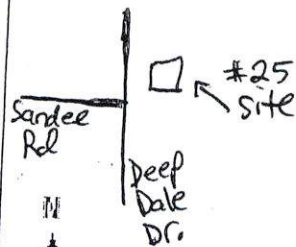
SHEN



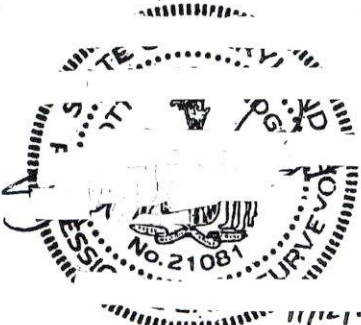
Lot 2

101 Deep Dale Dr.
owners:
Alfred Broadnax
Lizzie Broadnax
Sub: Valleywood
tax # 0818001440
deed # 21974/00614

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 006061
SITE ZONED DR 3.5
ELECTION DISTRICT 08
COUNCIL DISTRICT 3
LOT AREA ACREAGE
OR SQUARE FEET 13,748 SF
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? NO
No Violations



LICENSE EXPIRES/RENEWS 2/6/15

THE LOT SHOWN HEREON IS IN FLOOD ZONE X
PER FEMA FLOOD INSURANCE RATE MAP PANEL # 240010-0235F
DATED SEPTEMBER 26, 2008 "AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

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LOCATION DRAWING

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Lot 3 Block A VALLEY WOOD
Section one Plat Book W.I.R. # 27/37
8th Dist - BALTIMORE Co - MD.

FIELD WORK: DR

DRAWN: DR

DATE: 11-10-14

SCALE: 1"=30'

Pet. Exp. 1

2019-0795-A

Pt. Bk./Folio # 029025

Pt. Bk. 0000029, Folio 0025

0805063580

Lot # 6

Lot # 12
0823004611

Lot # 11

0819077500

Lot # 10

0811077550

3 CD
DR 3.5
060C1

DEEP DALE DR

8 ED

R-1960-4962
R-1962-5726

PAI # 080086

Lot # 5 21 0803051500

Lot # 4 23 0811067780

Lot # 3

PAI # 080086

NW 14-A

0808033430

PAI # 080086

Pt. Bk./Folio # 027037

PAI # 080086

SANDEE RD

Lot # 2 101 0818001440

103

Pt. Bk. 0000027, Folio 0037

0806058440

Lot # 1

Lot # 14
0810047280

Pt. Bk. 0000024, Folio 0090 Pt. Bk./Folio 080039
PAI # 080039 0818657630

2019-0095-A