

MEMORANDUM

DATE: January 2, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0149-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 31, 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 *

(618 Warren Road)

8th Election District *

3rd Council District *

Leah D. Cooper & Michael A. Klunk *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0149-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, Leah D. Cooper and Michael A. Klunk (“Petitioners”). The Petitioners are requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a front yard addition (replace front porch) with a front setback of 23.5 ft. in lieu of the required 40 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 10, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information and

ORDER RECEIVED FOR FILING

Date 11-30-18

By [Signature]

photographs 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.

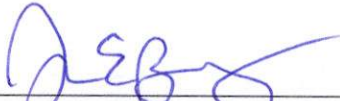
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30th day of **November, 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 a front yard addition (replace front porch) with a front setback of 23.5 ft. in lieu of the required 40 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 11-30-18

By 19W

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: 618 Warren Road, Cockyesville MD 21030
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)

Please see attached document

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

Signature of Owner (Affiant)

Leah Cooper
Name- Print or Type

Signature of Owner (Affiant)

Michael Klunk
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 22 day of Oct, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LEAH COOPER, Michael Klunk

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

AS WITNESS my hand and Notaries Seal

Notary Public

2/26/2022
My Commission Expires

Affidavit in Support of Administrative Variance

618 Warren Road, Cockeysville, Md 21030

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

We purchased our home at 618 Warren Road in January of 2017 with the intention of living in it for 20 or more years. The original portion of the home was constructed circa 1860's and the previous owner lived there with her family for 40 years. She clearly loved the property but was unable to keep up with the maintenance and it had fallen in to disrepair. Since we purchased it we have made extensive improvements, including replacing all the electricity, plumbing, insulation, and windows.

We are both artists and our previous residence, although smaller, provided us the space (in the walk-out basement) to pursue our practice at home. The basement at 618 Warren is typical of an old stone home; very damp and not suitable for our purposes. Therefore, our original plan was to re-roof the porch, clean up and repair what we had thought were surface issues, in order to use the current screened-in porch as a limited workspace/studio for at least a portion of the year. We had a contract/deposit in with a roofer to replace the current standing seam metal roof that was rusted through and leaking. Unfortunately when they came to install the roof the following larger issues were uncovered:

- The incorrectly built foundation has been settling, causing the porch to pull away from the main house at the rafters and roofline
- The side foundation walls were not built correctly, and floor joists spanning the porch have begun to come out of their pockets
- The original wood floor was rotted, another wood floor layer was placed directly on top of the old and that is now beginning to rot causing the corner posts to compress the compromised wood beneath

Replacing finishes will temporarily make the space nicer superficially, but the porch will continue to pull away from the house. Therefore, any short-term solution for, improving the space cosmetically, replacing rotting floor boards, & most importantly supporting a new roof would be futile and a poor investment.

With the realization that we are going to have to rebuild the entire structure we feel it's important to not only replace but to also improve the porch area of our home. The current porch is very shallow (6' in depth). An additional 4' would allow us to make the space better fit our needs and at the same time give a unique property a structurally sound entryway

Resolving our space issues by putting an addition on a side other than the front is not possible for the following reasons:

- On the northeast side (back) of the house the grade rises quickly and any addition would require a great deal of excavating and be almost entirely underground. Additionally, drainage/rainwater would be a major issue. We could extend of the second floor, but this would mean losing all the windows to the rooms currently on the back side of the house.
- On the southeast side an addition would require moving the septic tank and field. Also, the existing bathrooms and fireplace are along this side and any addition would likely require moving 1 ½ baths, as well a fireplace on the oldest portion of the house which we are hoping to disturb as little as possible. Much of this side is also within the setback and therefore a variance would likely need to be granted in order to build.
- On the northwest side any addition would occupy the only level outdoor space adjacent to the house. Again, much of this side is also within the setback and therefore a variance would likely need to be granted in order to build.

We are requesting to extend the front wall of the porch 4' closer to the property line. This is the minimal amount we will need to make that space functional and to relieve the hardship. We do not feel the relief we are asking for could be easily applied to other properties. Our property was developed in the early 19th century and it was developed very differently than subsequent properties. Our home is close to the road and at the bottom of the sloped site. We feel this makes our hardship unique and the relief from that hardship unique.

The previous owner installed a fence along the road and this fence hides the entire front of the house from the road. We understand that we are asking the county to grant a variance that faces the road, but it will not be visible from the road due to the fence. Additionally, Warren Road is extremely busy and because of the traffic and noise along the road, we have no intention of removing the fence along that side of the property.

Thank you for your time and consideration

Affidavit in Support of Administrative Variance

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Thank you for your time and consideration

ZONING PROPERTY DESCRIPTION FOR 618 WARREN ROAD, COCKEYSVILLE, MD 21030

Beginning at a point on the North side of Warren Road which is 20 feet wide at a distance of 505 feet west of the centerline of the nearest improved intersecting street, Sherwood Road, which is 20 feet wide

Thence the following courses and distances 1st POC S.43 29' 10" R 228.66', 2nd POC S.59 26' 40" W 327.63', 3rd POC S.60 18' 20" 65.11' & POC n.29 41' 40" W 208.91', 4th POC N.60 18' 20" E 137.86' & N.55 09' 00" E 201.15', back to the point of beginning as recorded in Deed Liber 6290 Folio 837, containing 1.790 AC of lot. Located in the #8 Election District and #3 Council District.

2019-0149-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/10/2018

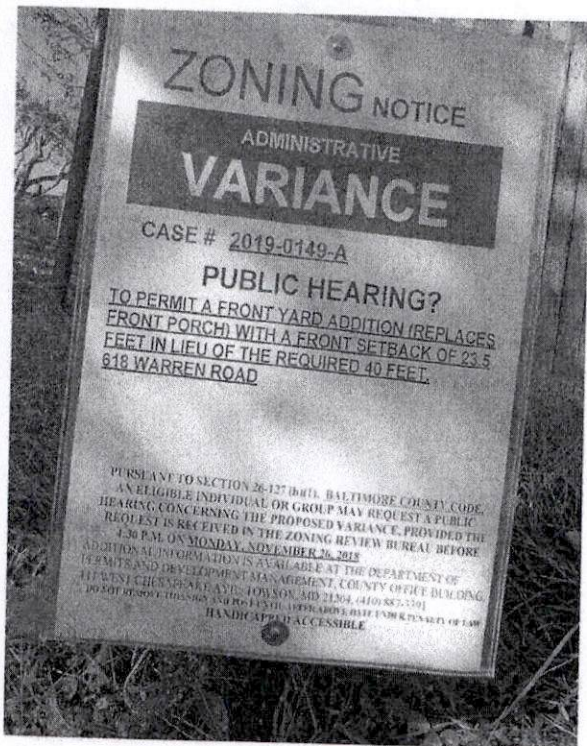
Case Number: 2019-0149-A

Petitioner / Developer: LEAH COOPER & MICHAEL KLUNK

Date of Closing: NOVEMBER 26, 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:
618 WARREN ROAD

The sign(s) were posted on: NOVEMBER 10, 2018



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

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)



DONALD L. MOHLER III
County Executive

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0149 -A Address 618 WARREN ROAD

Contact Person: JASON SEISEMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/11/18 Posting Date: 11/11/18 Closing Date: 11/26/18

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0149 -A Address 618 WARREN ROAD, 21030

Petitioner's Name LEAH COOPER + MICHAEL KLUWER Telephone 443-621-6275

Posting Date: 11/11/18 Closing Date: 11/26/18

Wording for Sign: TO PERMIT A FRONT YARD ADDITION (REPLACES FRONT PORCH)
WITH A FRONT SETBACK OF 23.5 FEET IN LIEU OF THE REQUIRED 40 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: 2019-0149-A
Property Address: 618 WARREN ROAD, 21030
Property Description: _____

Legal Owners (Petitioners): LEAH COOPER + MICHAEL KLUNK
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LEAH COOPER + MICHAEL KLUNK
Company/Firm (if applicable): _____
Address: 618 WARREN ROAD
COCKEYSVILLE, MD - 21030

Telephone Number: 443-621-6275

Revised 7/9/2015

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

No. **177114**

Date: **11/1/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DEF
 11/01/2018 11/01/2018 11:18:45 1

OFF 2001 WALKIN LJR
 RECEIPT 818417 11/01/2018 OFL
 Dept 5 528 ZONING VERIFICATION

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

Recd Tot \$75.00
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **COOPER + KLUCK**

For: **2019-0149-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

November 27, 2018

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

Leah Cooper
618 Warren Rd.
Cockeysville, MD 21030

Dear Ms. Cooper:

RE: Case Number: 2019-0149A, Address: 618 Warren Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 1, 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, reading "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel

11-26

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: November 13, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0140-A
Address 538 Belfast Road
(Watson Property)

Zoning Advisory Committee Meeting of **November 12, 2018**.

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

Reviewer: Steve Ford

Date: 11/7/18

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

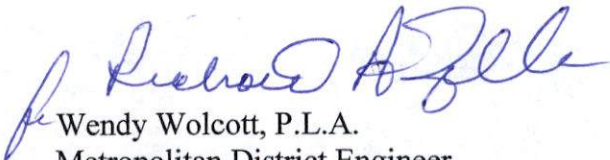
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No.

2018-0149-A -
Administrative Variance
Leah Cooper
618 Warren 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

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>11-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-7</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>11-10-18</u>	by <u>O'Keefe</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 - 08 Account Number - 0811077700			
Owner Information					
Owner Name:	COOPER LEAH D KLUNK MICHAEL A		Use:	RESIDENTIAL	
Mailing Address:	618 WARREN RD COCKEYSVILLE MD 21030-2714		Principal Residence:	YES	
			Deed Reference:	/38705/ 00471	
Location & Structure Information					
Premises Address:	618 WARREN RD COCKEYSVILLE 21030-2714		Legal Description:	1.75 AC NS WARREN RD 200 W SHERWOOD RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0051	0006	0144		0000	
					Assessment Year: 2017
					Plat No: Plat Ref:
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1920	1,612 SF		1.7500 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	STUCCO	1 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2018	As of 07/01/2019	
Land:	123,700	123,700			
Improvements	64,700	90,400			
Total:	188,400	214,100	205,533	214,100	
Preferential Land:	0			0	
Transfer Information					
Seller: SLAGLE SHARON C		Date: 03/06/2017		Price: \$231,000	
Type: ARMS LENGTH IMPROVED		Deed1: /38705/ 00471		Deed2:	
Seller: SLAGLE JACOB W,JR		Date: 05/28/1981		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06290/ 00837		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			

Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 05/03/2018

Homeowners' Tax Credit Application Information

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



view from W side of property

2019-0149-A

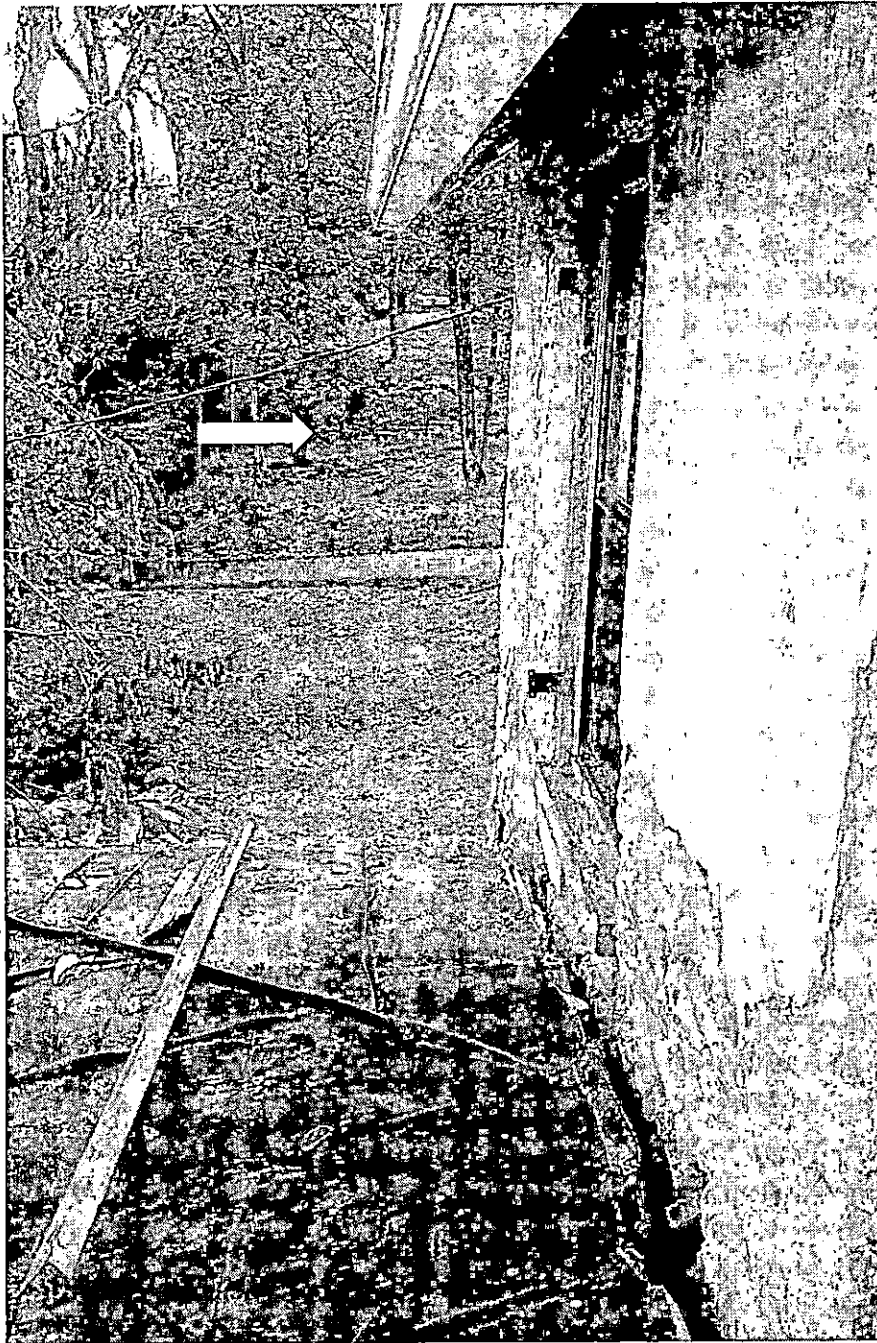


view from E side of property

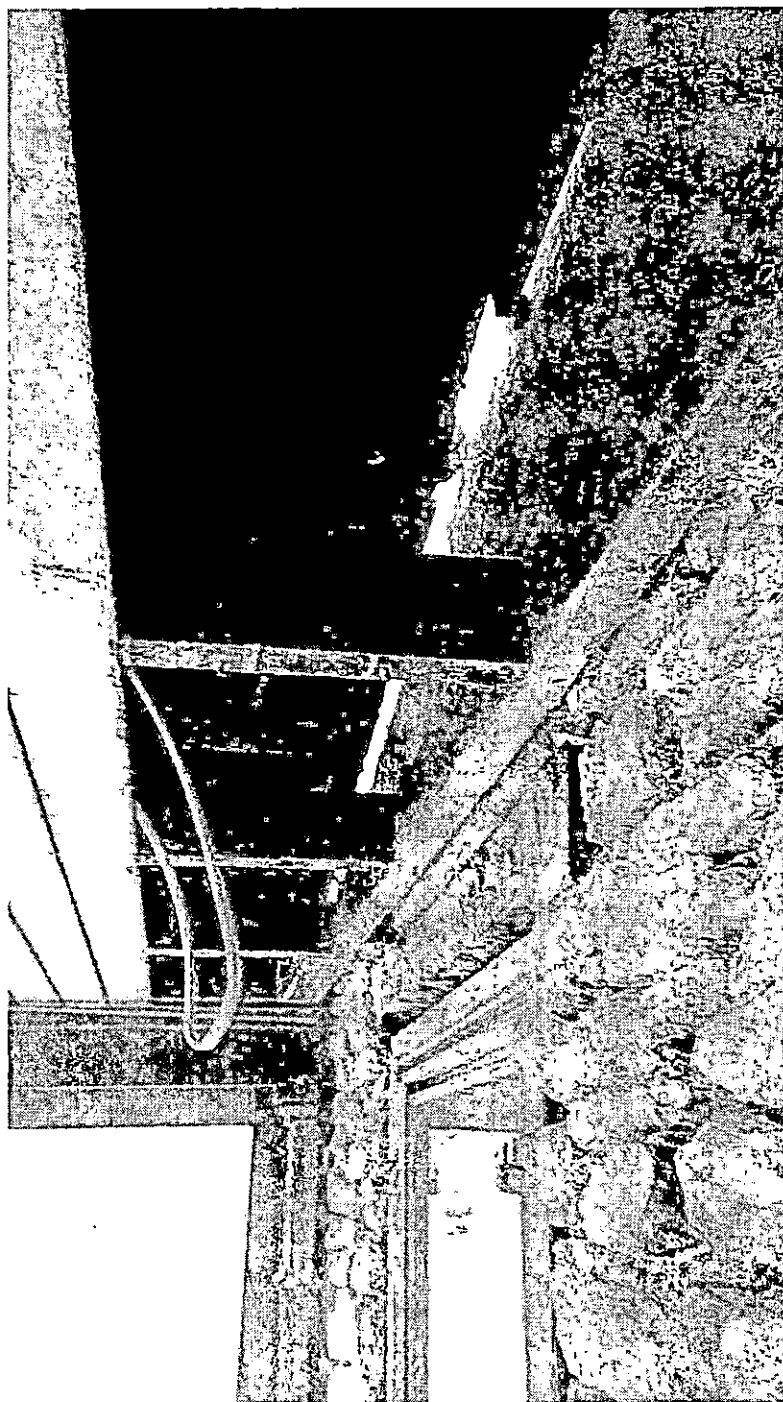


Front view, SW corner

2019-0149-A

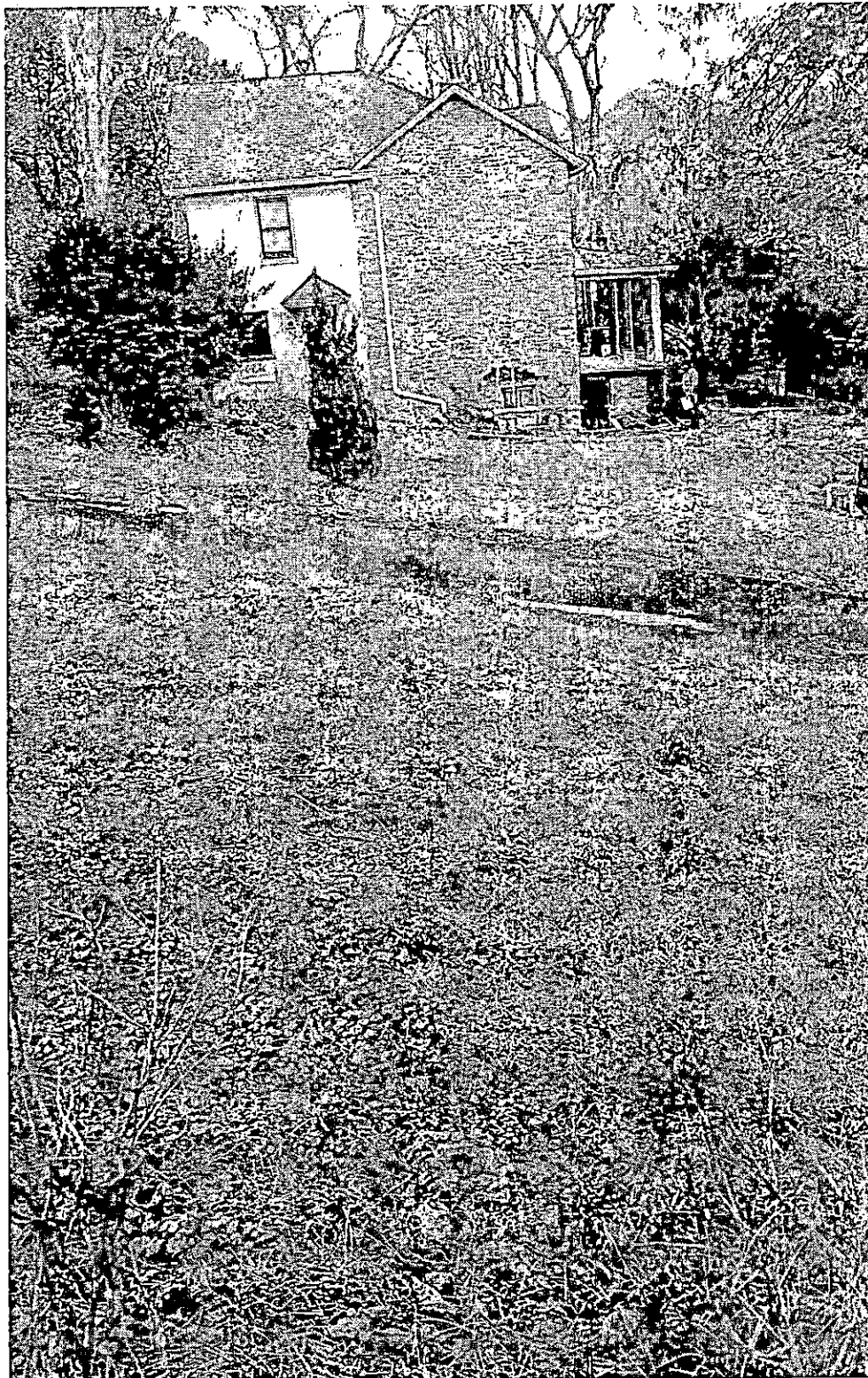


- view from porch roof from above
- 616 Warren driveway in background (indicated by arrow)

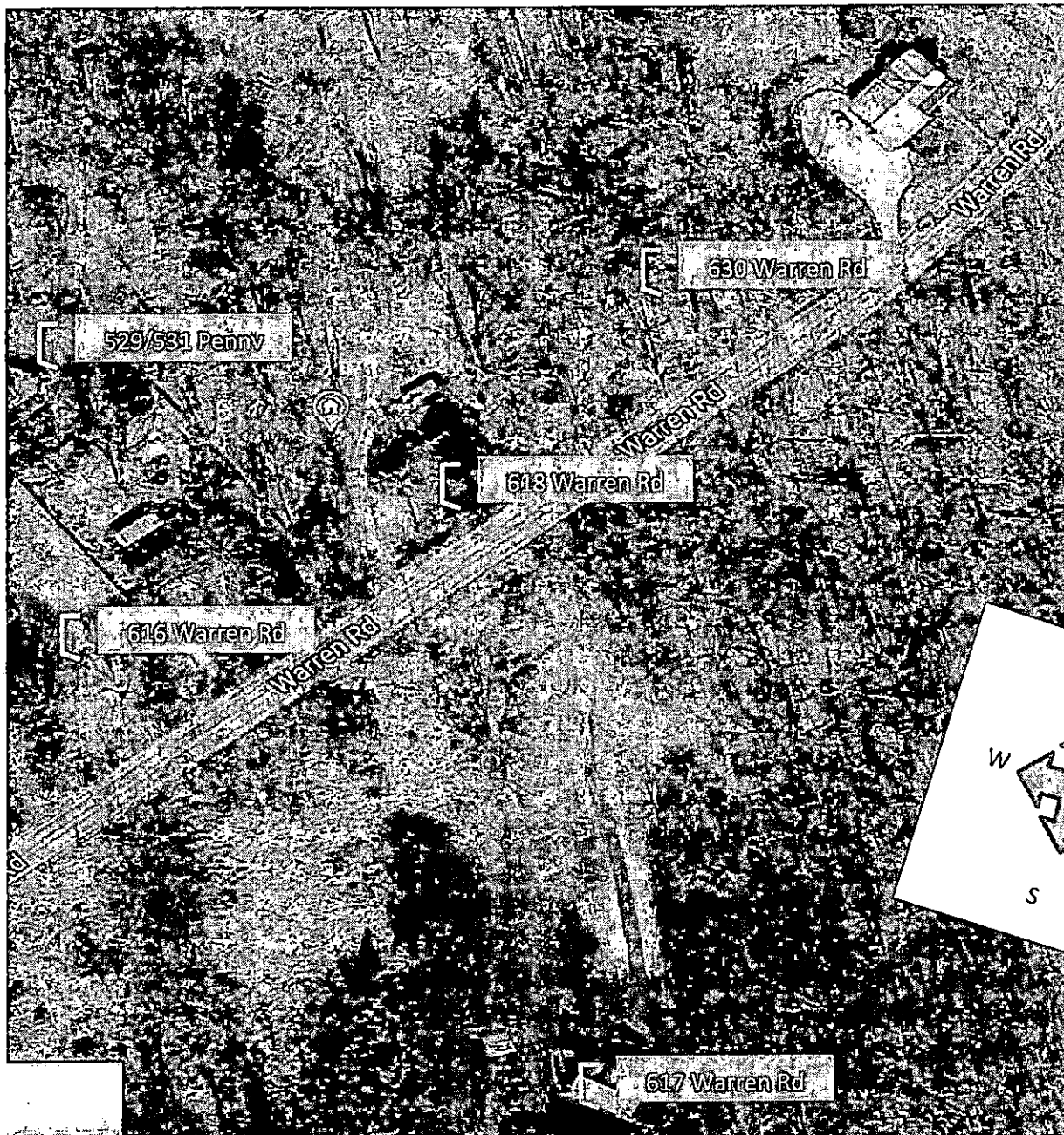


- Interior view of porch roof

2019-0149-4



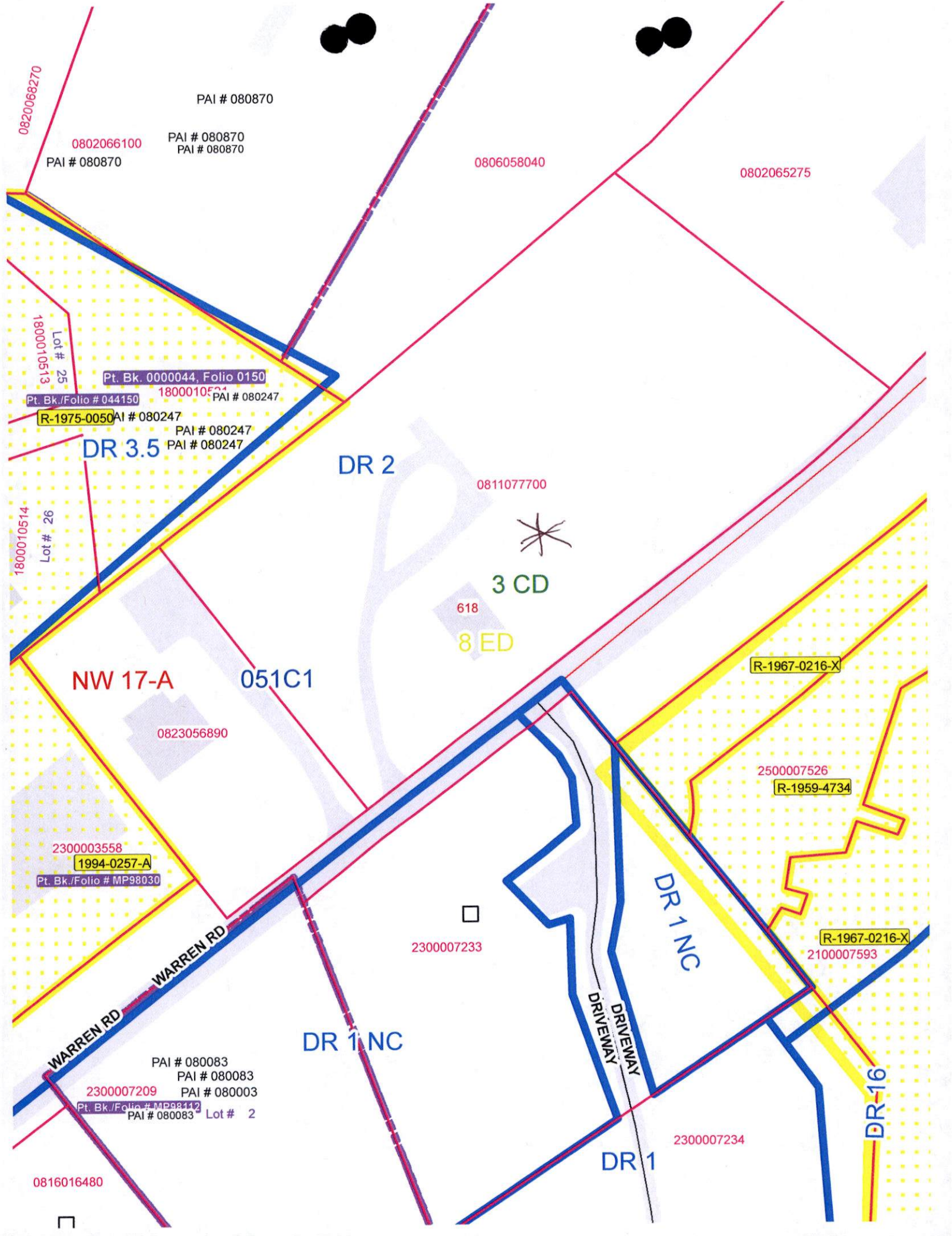
- view from 616 Warren driveway/property line



Immediate adjacent dwellings

- 616 Warren Road (NE side of property) partial view of porch from driveway
- 630 Warren Road (SE side of property) no view of porch
- 617 Warren Road (S side of property) no view of porch
- 529 & 531 Penny Lane (W side of property) no view of porch

2019-0149-A



PAI # 080870

0802066100

PAI # 080870

PAI # 080870
PAI # 080870

0806058040

0802065275

Pt. Bk. 0000044, Folio 0150

1800010513

PAI # 080247

Pt. Bk./Folio # 044150

R-1975-0050

PAI # 080247

PAI # 080247

PAI # 080247

DR 3.5

DR 2

0811077700

3 CD

618

8 ED

NW 17-A

051C1

0823056890

R-1967-0216-X

2300003558

1994-0257-A

Pt. Bk./Folio # MP98030

2500007526

R-1959-4734

R-1967-0216-X

2100007593

2300007233

DR 1 NC

DR 1 NC

PAI # 080083

PAI # 080083

PAI # 080003

2300007209

Pt. Bk./Folio # MP98442

PAI # 080083 Lot # 2

2300007234

DR 1

DR-16

0816016480



PROJECT # 17001
PLITT DESIGN, COPYRIGHT 2017

2019-0149-A

PLITT DESIGN.

Pet. Exh. 1



COOPER-KLUNK RESIDENCE

618 WARREN ROAD
COCKEYSVILLE, MD 21030

PIUTT DESIGN • 826 WELLINGTON ST., BALTIMORE, MARYLAND 21211 • 410.991.1637 • WWW.PIITDESIGN.COM

NO.	DESCRIPTION	DATE
DATE	10/04/2018	

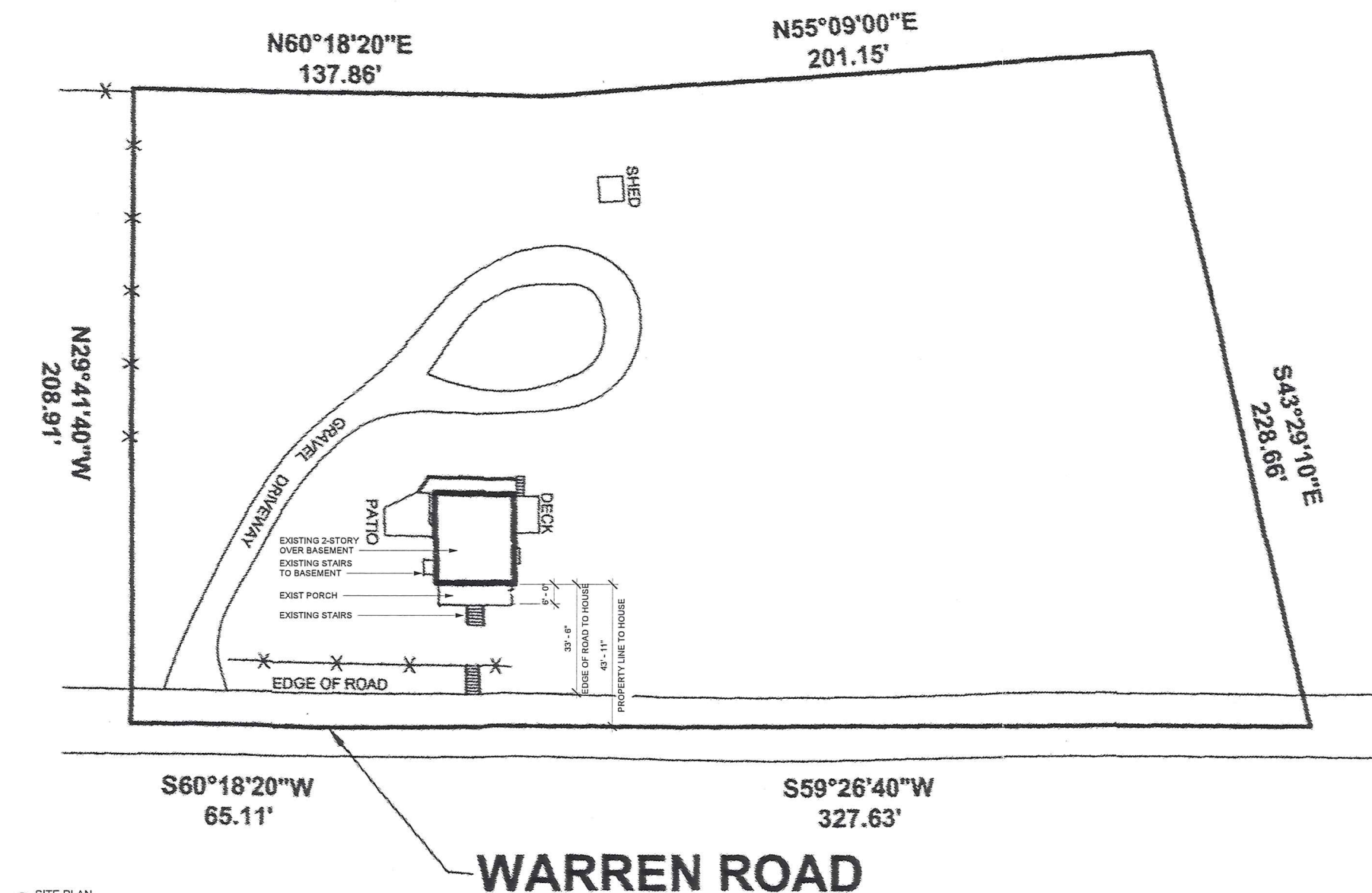
VARIANCE SUBMISSION

Professional Certification.
I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the state
of Maryland, license number 19510,
expiration date 06/19/2020.

SITE PLAN

A-0.1

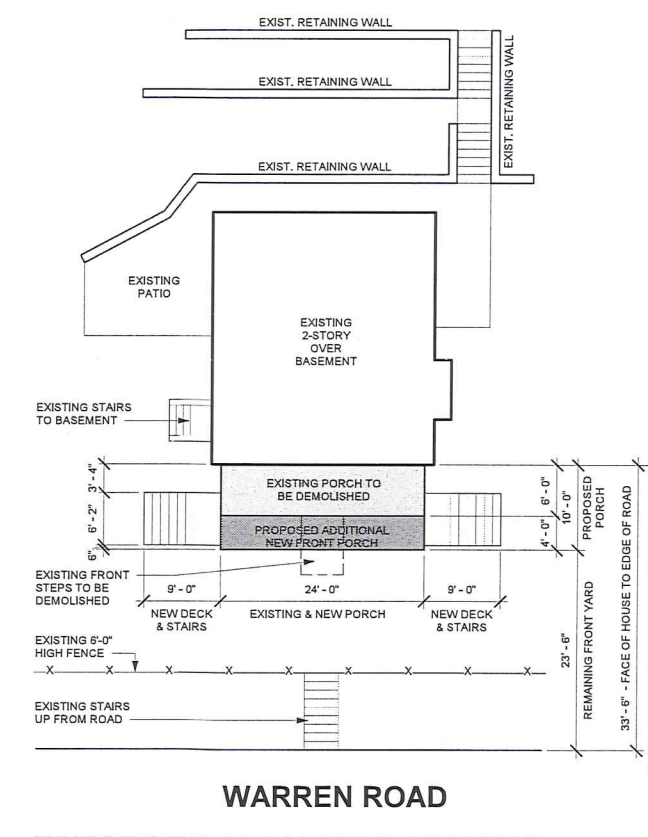
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① SITE PLAN
1" = 20'-0"

VARIANCE:

WE ARE ASKING TO BE ALLOWED TO EXTEND AN ENCLOSED FRONT PORCH 4'-0" FURTHER INTO THE FRONT YARD SETBACK.



2 ENLARGED SITE PLAN AT HOUSE
1" = 10'-0"

Google Maps 618 Warren Rd

SUBJECT PROPERTY:	618 WARREN ROAD COCKEYSVILLE, MD 21030-2714
PROPERTY OWNER:	LEAH D. COOPER MICHAEL Q. KLUNK 618 WARREN ROAD COCKEYSVILLE, MD 21030-2714
TAX ACCOUNT #:	0811077700
DISTRICT:	08
MAP:	0051
GRID:	0005
PARCEL:	0144
DEED REFERENCE:	3870500471
ZONING:	DR 2
ELEMENTARY SCHOOL:	MARYS CHAPEL ES
MIDDLE SCHOOL:	COCKEYSVILLE MS
HIGH SCHOOL DISTRICT:	DULANNE HS
POLICE PRECINCT:	COCKEYSVILLE
COUNCILMANIC:	3
CONGRESSIONAL:	1
LEGISLATIVE:	11
LEGISLATIVE:	42B
ELECTION:	8
WATERSHED:	LOCH RAVEN RESERVOIR
RIVER BASIN:	GUNPOWDER RIVER
SOIL NAME:	MANOR-URBAN LAND COMPLEX 8 TO 15 PERCENT SLOPES
SOIL NAME:	MANOR LOAM 15 TO 25 PERCENT SLOPES
COMMERCIAL REVIT- ALIZATION DISTRICT:	NO
ENTERPRISE ZONE:	NO
ECONOMIC PARK CENTER:	NO
NATIONAL REGISTER HISTORIC DISTRICT:	NO
BALTIMORE COUNTY HISTORIC DISTRICT:	NO
LANDMARK NAME:	NO
MHP #:	NO
URD LAND TYPE	URBAN
GROWTH TIER:	PLANNED FOR PUBLIC SEWER

2019-0149-A