

MEMORANDUM

DATE: January 8, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0155-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 7, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

/dlw

**IN RE: PETITION FOR ADMIN. VARIANCE *
(2400 Perring Woods Court)**

9th Election District

6th Council District

Derick Agyemang-Duah

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0155-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Derick Agyemang-Duah (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed building addition to the rear of the existing single family dwelling in a corner lot, with a side yard setback of 20' and a rear yard setback of 20' in lieu of the required 25' and 30' respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 17, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 12-7-18

By pw

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

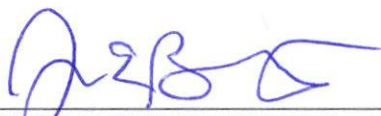
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7th day of **December, 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 proposed building addition to the rear of the existing single family dwelling in a corner lot, with a side yard setback of 20' and a rear yard setback of 20' in lieu of the required 25' and 30' respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 12-11-18

By [Signature]



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 2400 PERRING WOODS RD Currently zoned DR 5.5
Deed Reference 40334 / 00431 10 Digit Tax Account # 1 7 0 0 0 1 2 8 8 9
Owner(s) Printed Name(s) DERICK AGYEMANG - DUAH

(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) 1B02.3.C.1 of BCZR to permit a proposed building addition to the rear of the existing single family dwelling in a corner lot, with a side yard setback of 20 feet and a rear yard setback of 20 feet in lieu of the required 25 and 30 feet respectively.
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):

DERICK AGYEMANG - DUAH
Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
2400 PERRING WOODS RD PARKVILLE MD
Mailing Address City State
21234 / /
Zip Code Telephone # Email Address

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

Name- Type or Print
Signature
Mailing Address City State
Date 12-7-18
By [Signature]
Zip Code Telephone # Email Address

Representative to be contacted:

ADAM CARBALLO
Name – Type or Print
[Signature]
Signature
1816 ALICEANNA ST BALTIMORE MD
Mailing Address City State
21231 / 443-963-1077 / adam@carballobarch.com
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0155-A Filing Date 11/07/18 Estimated Posting Date 11/18/18 Reviewer AT
~12/03/18
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: 2400 PERRIN WOODS RD PARKVILLE MD 21234
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)

INCREASE INTERIOR LIVING SPACE TO INCLUDE ADDITIONAL BEDROOMS
AND LIVING SPACE. ASKING FOR RELIEF OF 20'-0" SETBACK
IN REAR (EXISTING IS 30'-0") AND 20'-0" SIDEYARD SETBACK
TO BE PROPOSED IN EXISTING 25' SIDE SETBACK.

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

Signature of Owner (Affiant)

DERICK AGYEMANG-DUAH

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

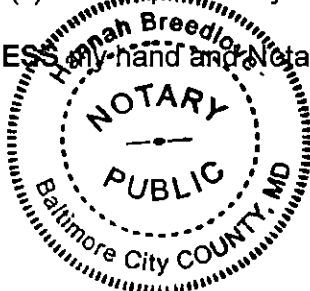
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: DERICK AGYEMANG-DUAH

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

AS WITNESSED, my hand and Notaries Seal



Hannah Breedlove
Notary Public
July 17, 2022
My Commission Expires

2019-0155-A

REV. 5/5/2016

ZONING DESCRPITON

Beginning on the northeast corner of Perring Woods Road 50 feet wide, at the intersection of Westmoreland Avenue. Being Lot #1 in the subdivision of Perring Woods. Book No. 40, Folio 98. Also known as 2400 Perring Woods Road in the 9th Election District. Total Lot Square Footage is 9,588 SF.

2019-0155-A

CERTIFICATE OF POSTING

Date: 11-17-18

RE: Case Number: 2019-0155-A

Petitioner/Developer: AGYEHANG-DUAH

Date of Hearing/Closing: 12-3-18

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2400 PERRING WOODS RD

The signs(s) were posted on 11-17-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0155-A

TO PERMIT A PROPOSED BUILDING ADDITION
TO THE REAR OF THE EXISTING SINGLE FAMILY DWELLING
IN A CORNER LOT, WITH A SIDE YARD SETBACK OF 20
FEET AND A REAR YARD SETBACK OF 20 FEET IN LIEU OF
THE REQUIRED 25 AND 30 FEET, RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 12/3/18

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

UNDER PENALTY OF LAW, RETURN BOTH TO ZADM, RM. 103
AND POST UNTIL AFTER ABOVE DATE.
HANDICAP ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0155-A

TO PERMIT A PROPOSED BUILDING ADDITION TO
THE REAR OF THE EXISTING SINGLE FAMILY DWELLING
IN A CORNER LOT WITH A SIDE YARD SETBACK OF
20 FEET AND A REAR YARD SETBACK OF 20 FEET IN LIEU
OF THE REQUIRED 25 AND 30 FEET, RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 12/3/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
UNLESS OTHERWISE INDICATED



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0155 - A Address 2400 Perring Woods Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/07/2018 Posting Date: 11/18/18 Closing Date: 12/03/18

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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- 0155 -A Address: 2400 Perring Woods Road

Petitioner's Name: Derick Agyemang Telephone : 443-963-1077

Posting Date: 11/18/18 Closing Date: 12/03/2018

Wording for Sign: To permit a proposed building addition to the rear of the existing single family dwelling in a corner lot, with a side yard setback of 20 feet and a rear yard setback of 20 feet in lieu of the required 25 and 30 feet respectively.

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

No. **177118**

Date: **11/07/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 11/07/2018 11/07/2018 11:14:52 3

WALKIN CAN

>>RECEIPT # 796488 11/07/2018 OFLN

Dept 5 528 ZONING VERIFICATION

Amount 177118

Rec'd Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75

Total: **\$ 75**

Rec

From:

For:

2480 PERRING WOODS RD

2019-0155-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



December 4, 2018

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Derrick Agyemang-Duah
2400 Perring Woods Rd.
Parkville, MD 21234

Dear Mr. Agyemang-Duah.:

RE: Case Number: 2019-0155A, Address: 2400 Perring Woods 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 7, 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.", is written over a faint, dotted rectangular box.

W. Carl Richards, Jr.
Supervisor, Zoning Review

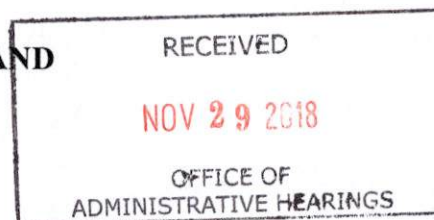
WCR: MTC

Enclosures

c: People's Counsel
Adam Carballo 1816 Aliceanna St. Baltimore, MD 21231

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 29, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0155-A
Address 2400 Perring Woods Road
(Agyemang-Duah Property)

Zoning Advisory Committee Meeting of **November 19, 2018**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 11/15/18

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

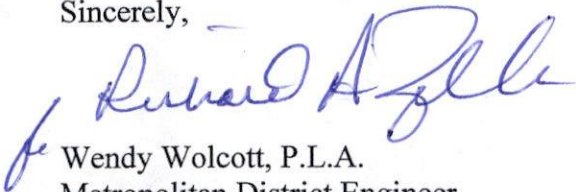
Dear Ms. Lewis:

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. 2019-0155-A

*Administrative Variance
Derick Agyemang-Duah
2400 Rerring Woods 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>11-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>1987-0214-A</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>11-17-18</u>	by <u>Pison</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 - 09 Account Number - 1700012889			
Owner Information					
Owner Name:		AGYEMANG DUAH DERICK LAWSON CAROLYN		Use:	RESIDENTIAL
Mailing Address:		2400 PERRING WOODS RD BALTIMORE MD 21234		Principal Residence:	YES
				Deed Reference:	/40334/ 00431
Location & Structure Information					
Premises Address:		2400 PERRING WOODS RD BALTIMORE 21234-		Legal Description: 2400 PERRING WOODS RD PERRING WOODS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0071	0019	0041		0000	
					Block:
					A
					Lot:
					1
					Assessment Year:
					2017
					Plat No:
					Plat Ref:
					0040/ 0098
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1983		1,518 SF		720 SF	
				Property Land Area	
				9,588 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	73,700	73,700			
Improvements	149,300	157,800			
Total:	223,000	231,500		228,667	
Preferential Land:	0			231,500	
Transfer Information					
Seller: FREDERICK DOROTHY E		Date: 06/08/2018		Price: \$264,000	
Type: ARMS LENGTH IMPROVED		Deed1: /40334/ 00431		Deed2:	
Seller: FREDERICK DOROTHY E		Date: 08/11/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11163/ 00205		Deed2:	
Seller: BERK CONSTRUCTIO N COMPANY INC		Date: 01/24/1983		Price: \$24,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06480/ 00500		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:		0.00 0.00	
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

ZAC AGENDA

Case Number: 2019-0154-A **Reviewer:** Jun Fernando
Existng Use: RECREATIONAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: JAMES SMITH & JAMES SMITH JR.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 9017 ERMIKE CT
Location: S SIDE OF ERMIKE CT @ DISTANCE OF 235' E OF THE CENTERLINE OF OFFUTT RD.

Existing Zoning: RC 5 **Area:** 1.5 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition with a side yard setback of 25' in lieu of the required 50'. And to amend the FDP of Misteric Meadow for lot 1 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/03/2018

Miscellaneous Notes:

Case Number: 2019-0155-A **Reviewer:** Aaron Tsui

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: DERICK AGYEMANG-DUAH

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 2400 PERRING WOODS RD

Location: NS OF PERRING WOODS; NE CORNER OF THE INTERSECTING STREETS OF PERRING WOODS RD & WESTMORELAND AVE.

Existing Zoning: DR 5.5 **Area:** 9,680 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed building addition to the rear of the existing single family dwelling in a corner lot, with a side yard setback of 20' and a rear yard setback of 20' in lieu of the required 25' and 30' respectively.

Attorney: Not Available

Prior Zoning Cases: 1987-0214-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/03/2018

Miscellaneous Notes:

Debra Wiley

From: Debra Wiley
Sent: Wednesday, December 05, 2018 11:15 AM
To: Aaron K Tsui
Subject: Administrative Variance 2019-0155-A - 2400 Perring Woods Rd. (Closing Date: 12/3/18)

Hi Aaron,

I spoke to Kristen and she indicated you were in a meeting.

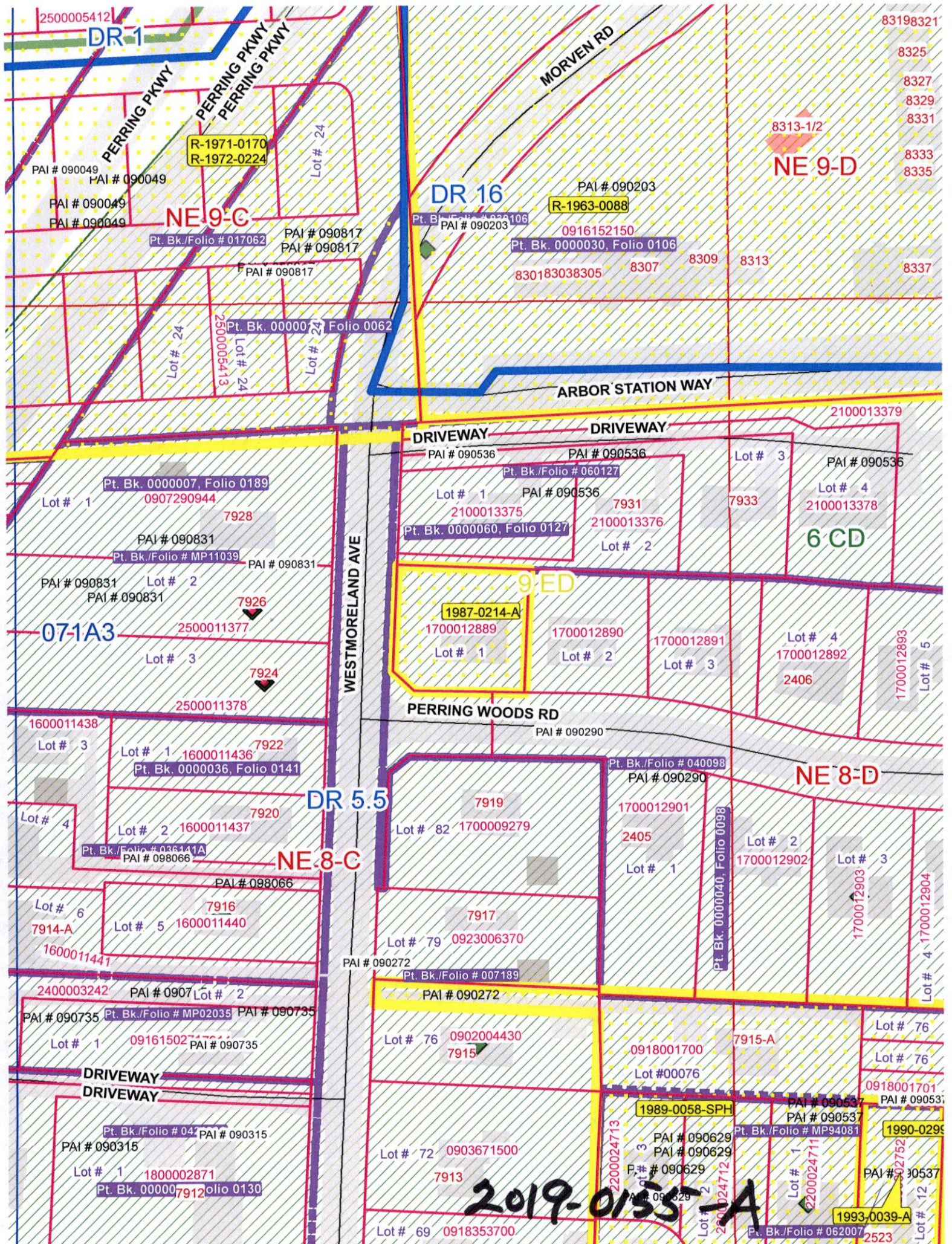
Can you please call me in reference to the above. I need clarification about the relief Petitioner is requesting.

Thanks.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

*Petition for
indicates for
begs addition
to rear ~~to rear~~
for increased interior living space
However, site plans ~~do not~~ reflect a prop. ~~addition~~
Does Petitioner
cover that?*

*Per Aaron 12-5
pet. covers both 2:54 pm*



2019-0155-A

Real Property Data Search (w2)

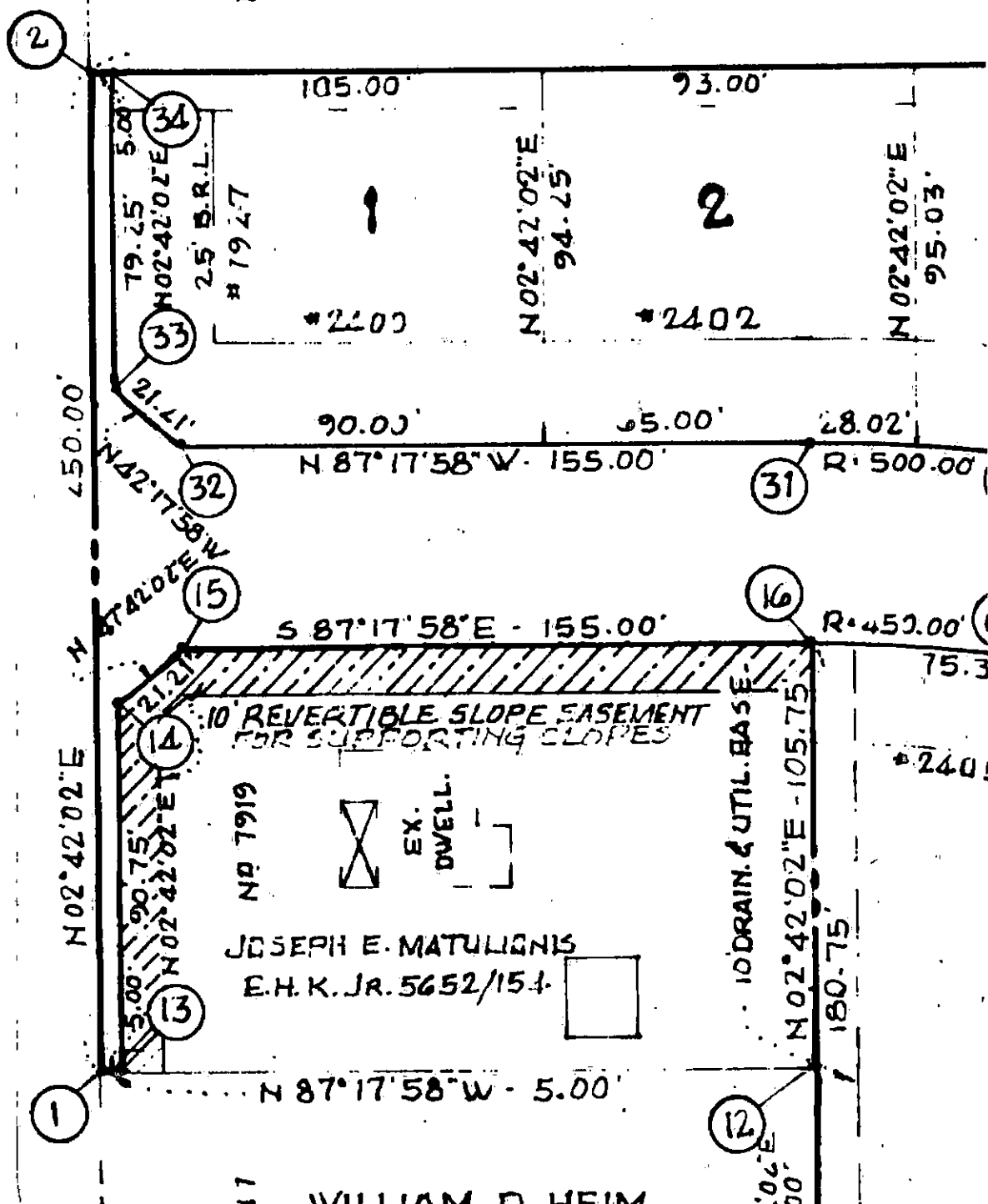
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Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 09 Account Number - 1700012889			
Owner Information					
Owner Name:	AGYEMANG DUAH DERICK LAWSON CAROLYN		Use:	RESIDENTIAL	
			Principal Residence:	YES	
Mailing Address:	2400 PERRING WOODS RD BALTIMORE MD 21234		Deed Reference:	/40334/ 00431	
Location & Structure Information					
Premises Address:		2400 PERRING WOODS RD BALTIMORE 21234-		Legal Description: 2400 PERRING WOODS RD PERRING WOODS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0071	0019	0041		0000	A 1
					Assessment Year: 2017
					Plat No: 0040/0098 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	
1983	1,518 SF	720 SF	9,588 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	73,700	73,700			
Improvements	149,300	157,800			
Total:	223,000	231,500	228,667	231,500	
Preferential Land:	0			0	
Transfer Information					
Seller: FREDERICK DOROTHY E		Date: 06/08/2018		Price: \$264,000	
Type: ARMS LENGTH IMPROVED		Deed1: /40334/ 00431		Deed2:	
Seller: FREDERICK DOROTHY E		Date: 08/11/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11163/ 00205		Deed2:	
Seller: BERK CONSTRUCTIO N COMPANY INC		Date: 01/24/1983		Price: \$24,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06480/ 00500		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			

2019-0155-A

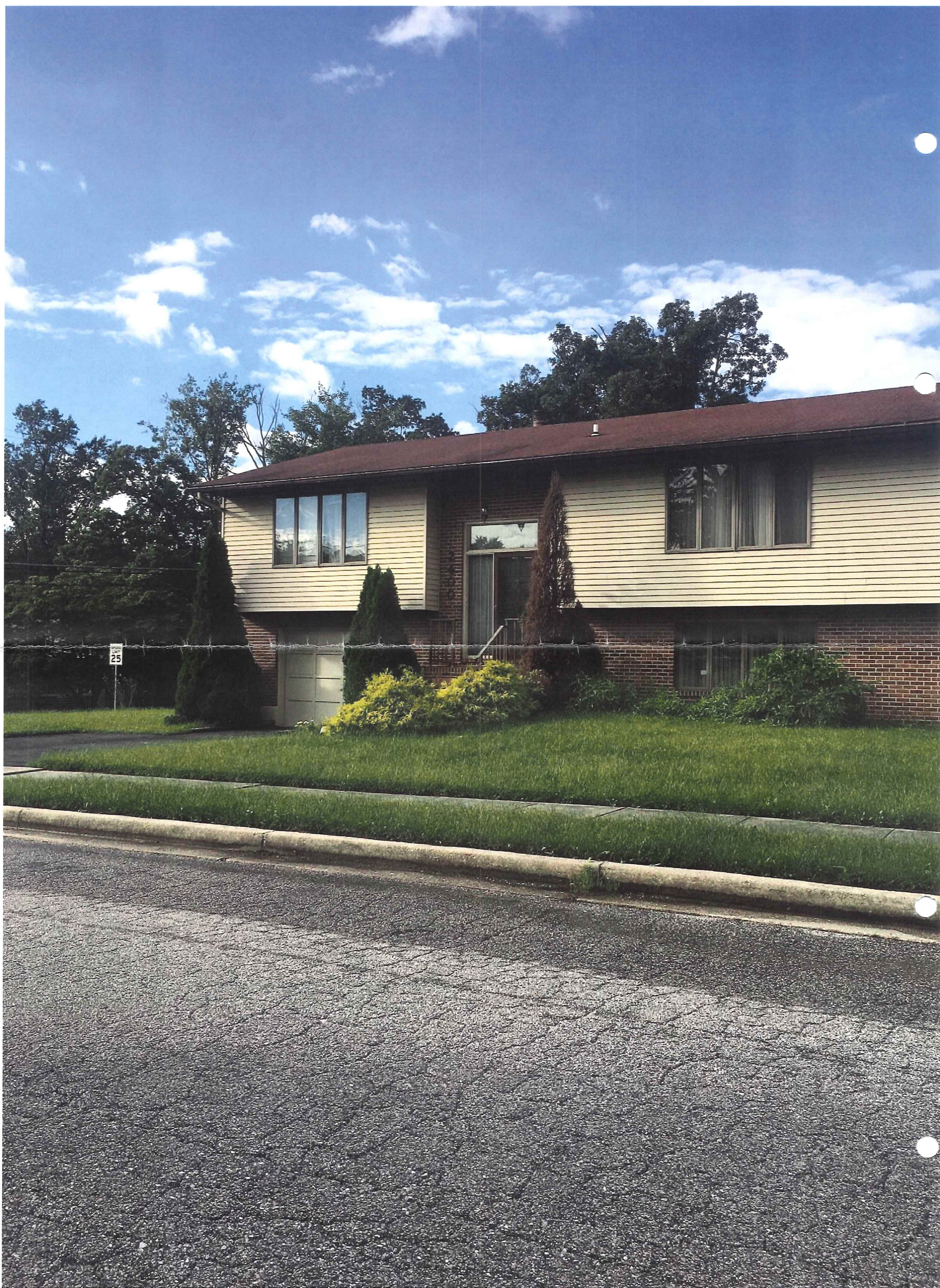
EX. 40 RW

6261 bN



17 WILLIAM D WEIM

2019-0155-A



2019-0155-A



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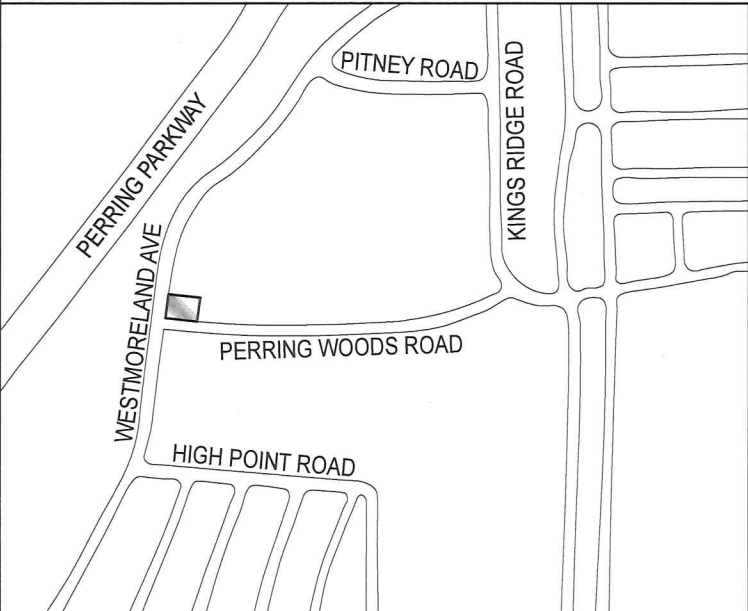


2019-0155-A

PROPERTY INFORMATION

2400 PERRING WOODS ROAD
DISTRICT - 09
ACCOUNT NUMBER - 1700012889
ZONING - DR 5.5
OWNER NAME - DERICK AGYEMANG-DUAH
CAROLYN LAWSON
TAX PREMISE ADDRESS - 2400 PERRING WOODS RD
SUBDIVISION - PERRING WOODS
TAX MAP - 0071 / PARCEL - 0041 / LOT - 01
COUNCILMANIC DISTRICT - 6
CONGRESSIONAL DISTRICT - 3
LEGISLATIVE DISTRICT - 8
ELECTION DISTRICT - 9
VOTING PRECINCT - 09-022
WATERSHED - BACK RIVER
RIVER BASIN - PATAPSCO RIVER
SUB-SHED NAME - HERRING RUN
GIS MAP COPY # - 071A3

VICINITY MAP



MAP IS NOT TO SCALE

2400 PERRING WOODS ROAD
PARKVILLE, MD 21234
ADMINISTRATIVE VARIANCE

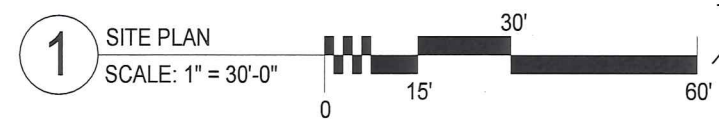
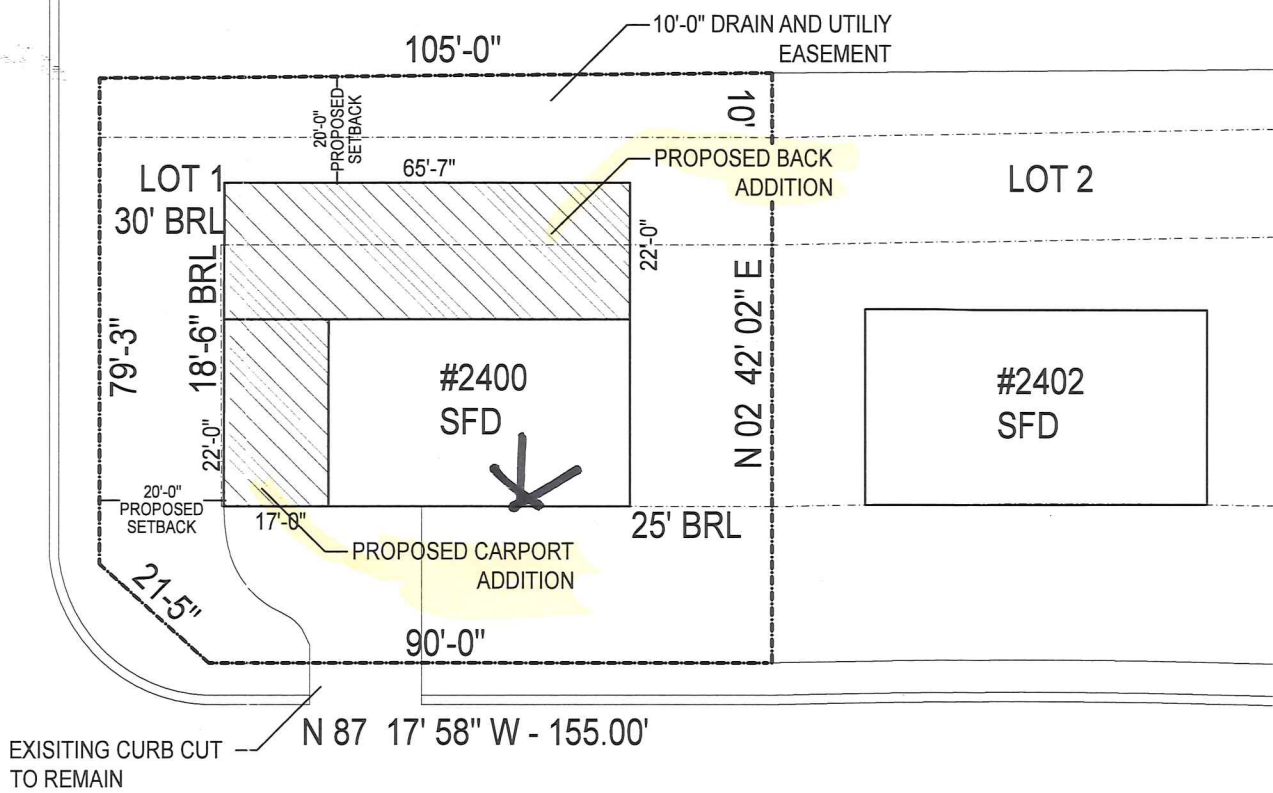
PRIOR ZONING CASE

CASE NUMBER: 87-214-A
DATE OF ORDER: DECEMBER 3, 1986
PETITION FOR ZONING VARIANCE TO PERMIT A REAR YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET BE DISMISSED WITHOUT PREJUDICE DUE TO ZONING ERROR

BUILDING INFORMATION

2400 PERRING WOODS ROAD
PRIMARY STRUCTURE BUILT : 1983
LOT AREA: 9,588 SF / 0.22 ACRES
ABOVE GRADE LIVING AREA = 1,518 SF (NET)
DEED REFERENCE - 40334 / 00431

WESTMORELAND AVENUE
40' RW



CONSTRUCTION TYPE :
Type 5B - Wd Frmd Ext Wall, Unprotected
IBC USE GROUP :
Type R-3 (Single Family Dwelling)

2400 PERRING WOODS ROAD - SITE PLAN
DISTRICT 09 - ACCOUNT NO. 1700012889

OWNERSHIP :
DERICK AGYEMANG-DUAH
CAROLYN LAWSON
OWNERSHIP ADDRESS :
2400 PERRING WOODS ROAD -
PARKVILLE, MD 21234



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
15709, EXPIRATION DATE 3/27/2019.
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT
FOR ARCHITECTURE DESIGN.
MD Lic # 15709.

REVISIONS
-
CLIENT
DERICK AGYEMANG-DUAH

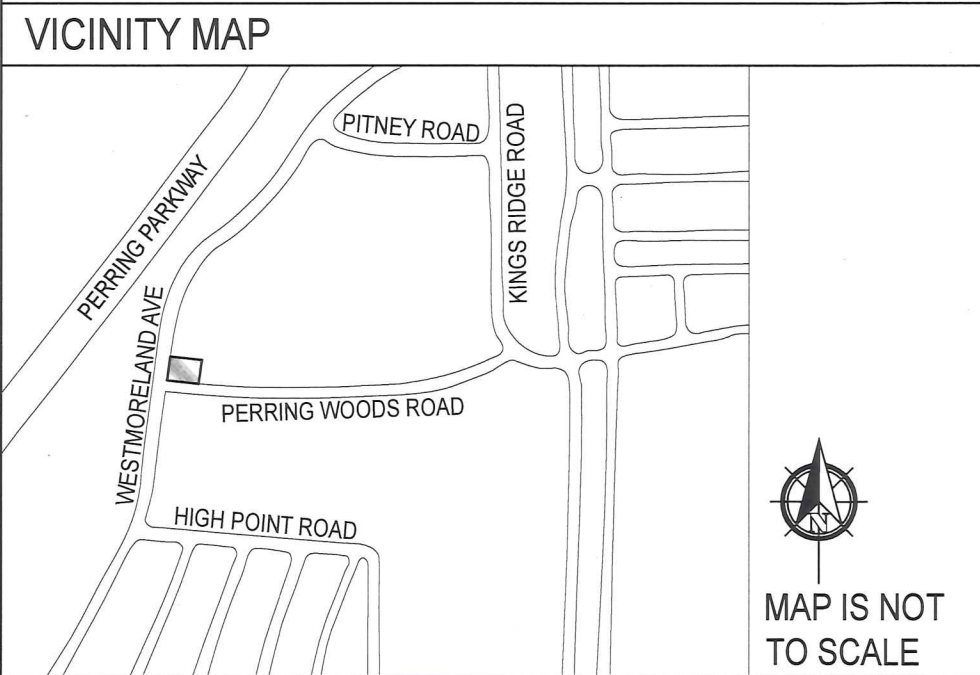
ADAM CARBALLO, ARCHITECT
MD LIC# 15709
443-745-1100

0000-G=G1
HEARING PLAN
2400 PERRING WOODS ROAD
JOB # 18-238
SEPTEMBER 6, 2018

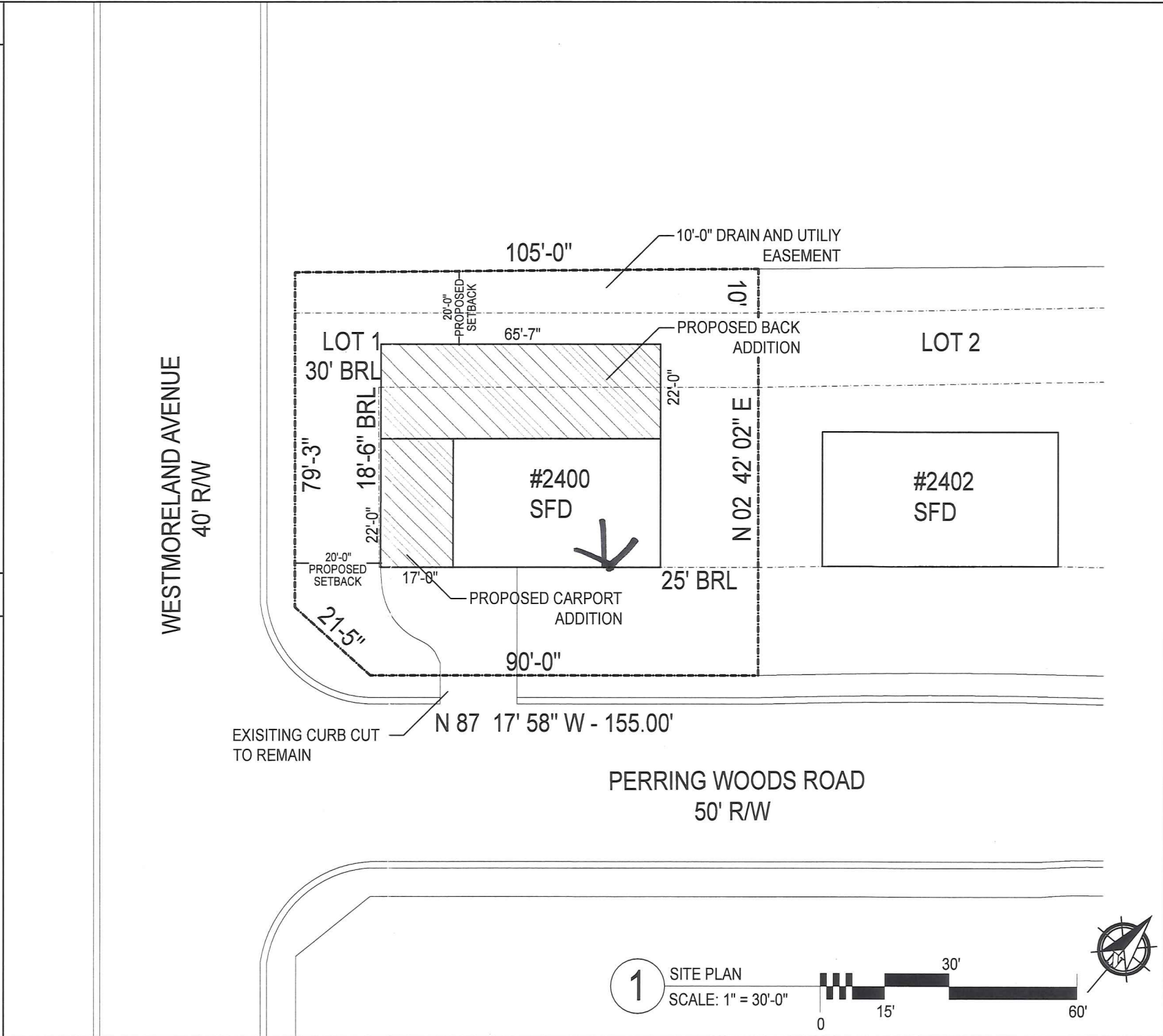
2019-0155-A
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PROPERTY INFORMATION

2400 PERRING WOODS ROAD
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ACCOUNT NUMBER - 1700012889
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CAROLYN LAWSON
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RIVER BASIN - PATAPSCO RIVER
SUB-SHED NAME - HERRING RUN
GIS MAP COPY # -



2400 PERRING WOODS ROAD
PARKVILLE, MD 21234
ADMINISTRATIVE VARIANCE



PRIOR ZONING CASE

CASE NUMBER: 87-214-A
DATE OF ORDER: DECEMBER 3, 1986
PETITION FOR ZONING VARIANCE TO PERMIT A REAR YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET BE DISMISSED WITHOUT PREJUDICE DUE TO ZONING ERROR

BUILDING INFORMATION

2400 PERRING WOODS ROAD
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ABOVE GRADE LIVING AREA = 1,518 SF (NET)
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CONSTRUCTION TYPE : Type 5B - Wd Frmd Ext Wall, Unprotected	IBC USE GROUP : Type R-3 (Single Family Dwelling)	
2400 PERRING WOODS ROAD - SITE PLAN DISTRICT 09 - ACCOUNT NO. 1700012889		
CLIENT DERICK AGYEMANG-DUAH		ADAM CARBALLO, ARCHITECT MD LIC# 15709 443-745-1100
OWNERSHIP : DERICK AGYEMANG-DUAH CAROLYN LAWSON OWNERSHIP ADDRESS : 2400 PERRING WOODS ROAD - PARKVILLE, MD 21234		
0000-G=G1 HEARING PLAN 2400 PERRING WOODS ROAD JOB # 18-238 SEPTEMBER 6, 2018		

2019-0155-A