



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 2501 Barrison Point Road which is presently zoned RC-5
 Deed References: 31889/83 10 Digit Tax Account # 1516000720
 Property Owner(s) Printed Name(s) Valaparambil K. Sivan

(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. X a **Variance** from Section(s) See Attached

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 THE 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:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Valaparambil K. Sivan /
 Name #1 - Type or Print _____ Name #2 - Type or Print _____

Signature #1 Valaparambil K. Sivan Signature #2 _____

5103 Strawbridge Terrace Perry Hall MD
 Mailing Address _____ City _____ State _____

21128 / 443-797-7944 / vkisivan@hotmail.com
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richardson Engineering, LLC
 Name - Type or Print _____

Signature [Signature]

30 E. Padonia Road, Suite 500 Timonium MD
 Mailing Address _____ City _____ State _____

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0221-A Filing Date 1/25/19

Do Not Schedule Dates: _____ Reviewer JCM

Zoning Relief for 2501 Barrison Point Road

Variance:

Per Section 400.1 to allow an accessory structure (free standing deck) in the front yard of a waterfront lot in lieu of the requirement of being in the rear yard, and to be 0' from the side lot line in lieu of the required 2.5'.

**ZONING DESCRIPTION FOR
2501 BARRISON POINT ROAD
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Barrison Point Road at a distance of 3800' +/- from the intersection of Rocky Point Road and Barrison Point Road (40' wide); being lot 1 in the Subdivision known as Amended Plat of Barrison Point, Section A, as recorded in the land records of Baltimore County in Plat Book 8, folio 82.

Containing a net area of 8,500 square feet, or 0.19 acres of land, more or less.

Kristen L Lewis

From: John E. Beverungen
Sent: Thursday, March 14, 2019 9:55 AM
To: Sherry Nuffer; Kristen L Lewis; Debra Wiley
Subject: FW: 2501 Barrison Point Road

FYI

From: Richardson, Patrick <rick@richardsonengineering.net>
Sent: Monday, March 11, 2019 9:34 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: 2501 Barrison Point Road

Mr. Beverungen,
Please take this email as a request to withdraw the zoning case for Mr.Sivan whom I filed the case for on this site.
The case is 2019-0221-A and is scheduled for March 25, 2019
Thank you

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road Suite 500
Timonium, MD 21093
410-560-1502-x112
fax: 443-901-1208



CERTIFICATE OF POSTING

2019-0221-A

RE: Case No.: _____

Petitioner/Developer: _____

Valaparambil Sivan

March 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

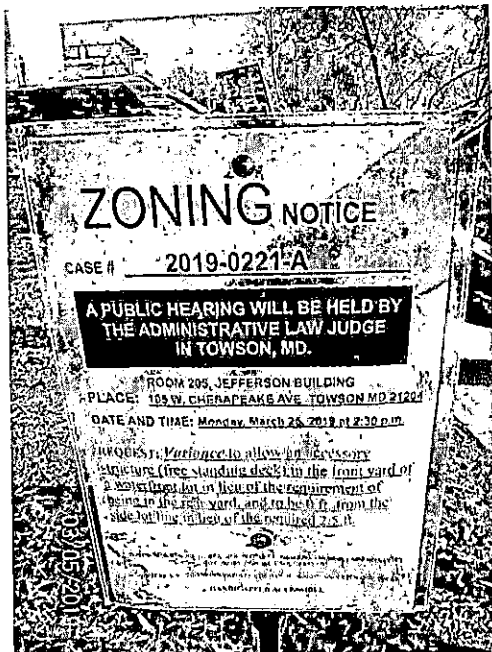
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2501 Barrison Point Road

SIGN 1

March 5, 2019

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



Sincerely,

March 5, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0221-A

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Petitioner/Developer: _____

Valaparambil Sivan

March 25, 2019

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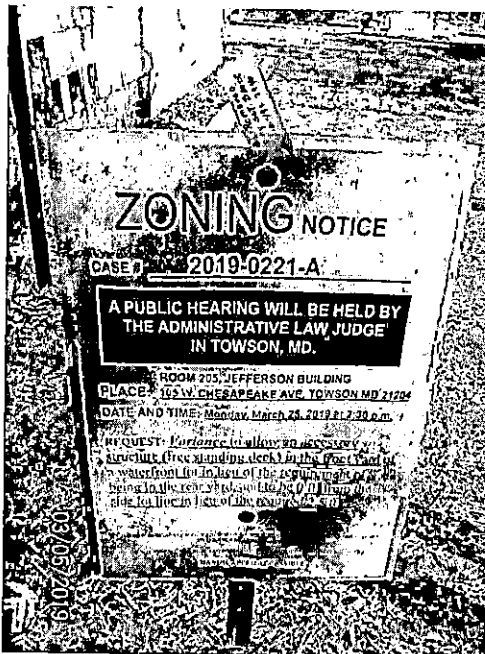
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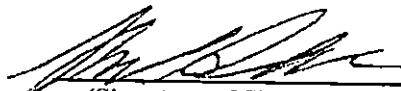
SIGN 2

March 5, 2019

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



Sincerely,

 March 5, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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:

3/5/2019

Order #: 11708856
Case #: 2019-0221-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0221-A



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: 2019-0221-A

2501 Barrison Point Road

E/s Barrison Point Road, 3800 ft. from intersection of Rocky Point Road

15th Election District - 7th Councilmanic District

Legal Owners: Valaparambil Sivan

Variance to allow an accessory structure (free standing deck) in the front yard of a waterfront lot in lieu of the requirement of being in the rear yard, and to be 0 ft. from the side lot line in lieu of the required 2.5 ft.

Hearing: Monday, March 25, 2019 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

mh5

RE: PETITION FOR VARIANCE

2501 Barrison Point Road; E/S of Barrison
Point Road, 3800' from Rocky Point Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): Valaparambil K. Sivan
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-221-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
FEB 14 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 2019, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 22, 2019

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:

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Mike Mohler".

Mike Mohler
Director

MM:kl

C: Valaparambil Sivan, 5103 Strawbridge Terrace, Perry Hall 21128
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 5, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, March 5, 2019 - Issue

Please forward billing to:
Valaparambil Sivan
5103 Strawbridge Terrace
Perry Hall, MD 21128

446-797-7944

NOTICE OF ZONING HEARING

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105 West Chesapeake Avenue, Towson 21204



Mike Mohler
Director of Permits, Approvals and Inspections for Baltimore County

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DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 2019-0221-A

Petitioner: VALAPARAMBIL SIVAN

Address or Location: 2501 BARRISON POINT RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: VALAPARAMBIL SIVAN

Address: 5103 STRAWBRIDGE TERRACE

PERRY HALL, MD 21128

Telephone Number: 443-797-7944

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

No. 177755

PAID RECEIPT

Date: 1/25/19

BUSINESS ACTUAL TIME FROM
1/28/2019 1/25/2019 09:09:38 1

Rev: Sub
Source/ Rev/

REC-DEPT WALKIN LJR
>>RECEIPT # 830998 1/25/2019 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Dept 5 028 ZONING VERIFICATION
17755

Recd: Tot: \$ 75.00
75.00 CA .00 CA
Baltimore County, Maryland

Total:

Rec
From:

VLADEK, MARIL SIVAN

For:

2019-0221-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 3/4/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-221

INFORMATION:

Property Address: 2501 Barrison Point Road
Petitioner: Valaparambil K. Sivan
Zoning: RC 5
Requested Action: Variance

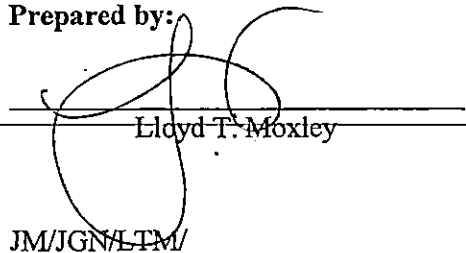
The Department of Planning has reviewed the petition for variance to allow an accessory structure (free standing deck) in the front yard of a waterfront lot with a 0' setback in lieu of the required rear yard and 2.5' respectively.

A site visit was conducted on February 15, 2019.

The Department will concur with the decision of the Administrative Law Judge (ALJ) and recommends the petitioners demonstrate to the satisfaction of the ALJ that the structure can be constructed and maintained without trespass.

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

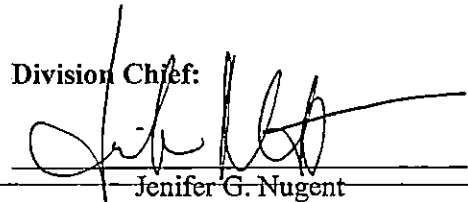
Prepared by:



Lloyd T. Moxley

JM/JGN/LTM/

Division Chief:



Jenifer G. Nugent

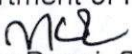
c: Krystle Patchak
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: Feb 25, 2019

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 18, 2019
Item No. 2019-0218-SPH, 0220-A, 0221-A, 0222-SPHA, 0223-SPH, 0224-
SPHA

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

*

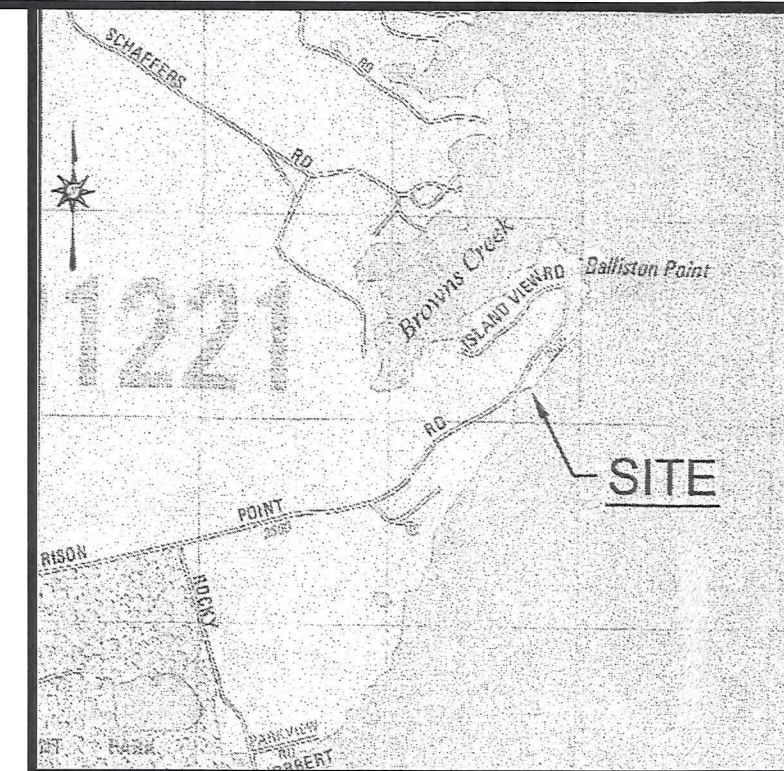
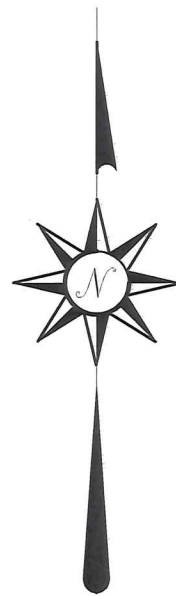
*

*

*

*

VKD: cen
cc: file



LOCATION MAP

SCALE: 1" = 2000'

SITE DATA

1. SITE AREA:
GROSS: 8,500 S.F.±
2. DEED REF: 31889/83
3. PLAT REF: 8/82
4. TAX ACCOUNT #: 1516000720
5. TAX MAP #105, PARCEL 80, LOTS 1
6. #2501 INDICATES LOT ADDRESS
7. CENSUS TRACT: 4510.00
8. EXISTING USE: SINGLE FAMILY RESIDENTIAL
9. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
10. PRESENT ZONING: RC5
11. THE SITE IS LOCATED IN THE CRITICAL AREA (LDA)

FLOOD NOTE

THE LOT SHOWN HEREON LIES WITHIN ZONE AE AS SHOWN ON THE F.I.R.M. MAP 2400100445 G. THE FLOOD ELEVATION IS INDICATED TO BE AT ELEVATION 6.

IMPERVIOUS COVERAGE

IMPERVIOUS SURFACE	AREA (S.F.)
EXISTING GARAGE	480 S.F.
EXISTING PATIO	1,000 S.F.
PROPOSED HOUSE	1,115 S.F.
PROPOSED PORCH, STAIRS & WALKWAYS	324 S.F.
PROPOSED DRIVEWAY (INCLUDES R.O.W.)	400 S.F.

TOTAL: 3,319 S.F.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

SIVAN RESIDENCE

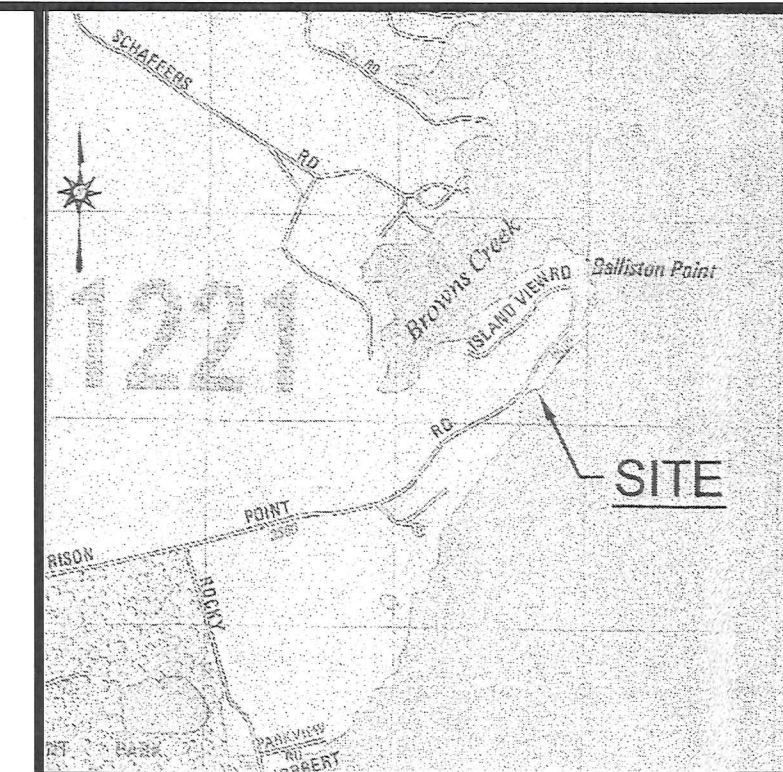
2501 BARRISON POINT ROAD
BALTIMORE, MD 21221

BALTIMORE COUNTY
15TH ELECTION DISTRICT

MARYLAND
7TH COUNCILMANIC DISTRICT

REVISIONS

DRAWN BY: PCR	CHECKED BY: PCR	SCALE: 1" = 20'
DATE: 01-24-19	JOB NO.: 19011	SHEET NO.: 1 OF 1



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Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

SIVAN RESIDENCE

2501 BARRISON POINT ROAD
BALTIMORE, MD 21221

BALTIMORE COUNTY
15TH ELECTION DISTRICT

MARYLAND
7TH COUNCILMANIC DISTRICT

REVISIONS

DRAWN BY: PCR	CHECKED BY: PCR	SCALE: 1" = 20'
DATE: 01-24-19	JOB NO.: 19011	SHEET NO.: 1 OF 1