

M E M O R A N D U M

DATE: May 21, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0274-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 20, 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

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(1304 Burke Road) *
15th Election District * OFFICE OF ADMINISTRATIVE
6th Council District *
Charles & Samantha Bongiorno Tarr * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
* CASE NO. 2019-0274-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 owners of the property, Charles & Samantha Bongiorno Tarr (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”) to permit an accessory structure garage with a height of 24 ft. to be located in the front yard of an existing dwelling in lieu of the maximum permitted 15 ft. and rear yard, respectively. 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 property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements recommended by the Department of Environmental Protection and Sustainability (“DEPS”) and the Development of Plans Review (“DPR”).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 29, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-19-19

By 190

The Petitioners have 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 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 Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 19th day of **April, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure garage with a height of 24 ft. to be located in the front yard of an existing dwelling in lieu of the maximum permitted 15 ft. and rear yard, respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 4-19-19

By law

- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.
- Prior to issuance of permits, Petitioner must comply with CBCA and flood protection regulations.

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 4-19-19

By law



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 1304 BURKE ROAD Currently zoned RC5
 Deed Reference 365261385 10 Digit Tax Account # 1523156060
 Owner(s) Printed Name(s) CHARLES TARR & SAMANTHA BONGIORNO TARR

(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)

SECTION 400.1 AND 400.3 (BCZR) TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 24 FEET TO BE LOCATED IN THE FRONT YARD OF AN EXISTING DWELLING IN LIEU OF THE MAXIMUM PERMITTED 15 FEET AND REAR YARD, 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):

CHARLES TARR / SAMANTHA BONGIORNO - TARR
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
 Signature #1 Signature #2

1304 BURKE RD. BALTO, MD.
 Mailing Address City State
21220 / (443-992-0835) samantha.t13
 Zip Code Telephone # Email Address
@yahoo.com

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name- Type or Print

[Signature]
 Signature

601 CHERRYWOOD CT. EDGEWOOD, MD
 Mailing Address City State

21040 / (410) 679-8719 dwib0203
 Zip Code Telephone # Email Address
@yahoo.com

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 19 day of APRIL, 2019, 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 2019-0274-A Filing Date 3/20/19 Estimated Posting Date 3/31/19 Reviewer gh

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: 1304 BURKE RD BALTIMORE MD 21220
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)

SEE ATTACHED

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

[Signature]
Signature of Owner (Affiant)
CHARLES TARR
Name- Print or Type

Samantha Bongiorno-Tarr
Signature of Owner (Affiant)
SAMANTHA BONGIORNO-TARR
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 17th day of December, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Charles Tarr Samantha Bongiorno

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

My Commission Expires 09/22/2021

REV. 5/5/2016

2019-0274-A

REASON FOR VARIANCE REQUEST

We wish to construct a detached garage to replace the garage which was previously razed due to flood damage. That razed garage was located in front yard farther from the road than that which we propose to construct. We would like the garage to be located closer to the road to keep it landward of the LiMWA to reduce the possibility of flood damage. Additionally, we would like the new garage to be 24 feet high to provide for a second story storage area. It is understood that the garage will not be used to provide additional living quarters and will not be used for commercial purposes.

2019-0274-A

CERTIFICATE OF POSTING

Date: MARCH 29, 2019

RE: Project Name: 1304 BURKE ROAD #1
Case Number /PAI Number: 2019-0274-A
Petitioner/Developer: TARR
Date of Hearing/Closing: APRIL 15, 2019

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 1304 BURKE ROAD

The sign(s) were posted on

MARCH 29, 2019

(Month, Day, Year)

Mar 29, 2019 11:13:47 AM

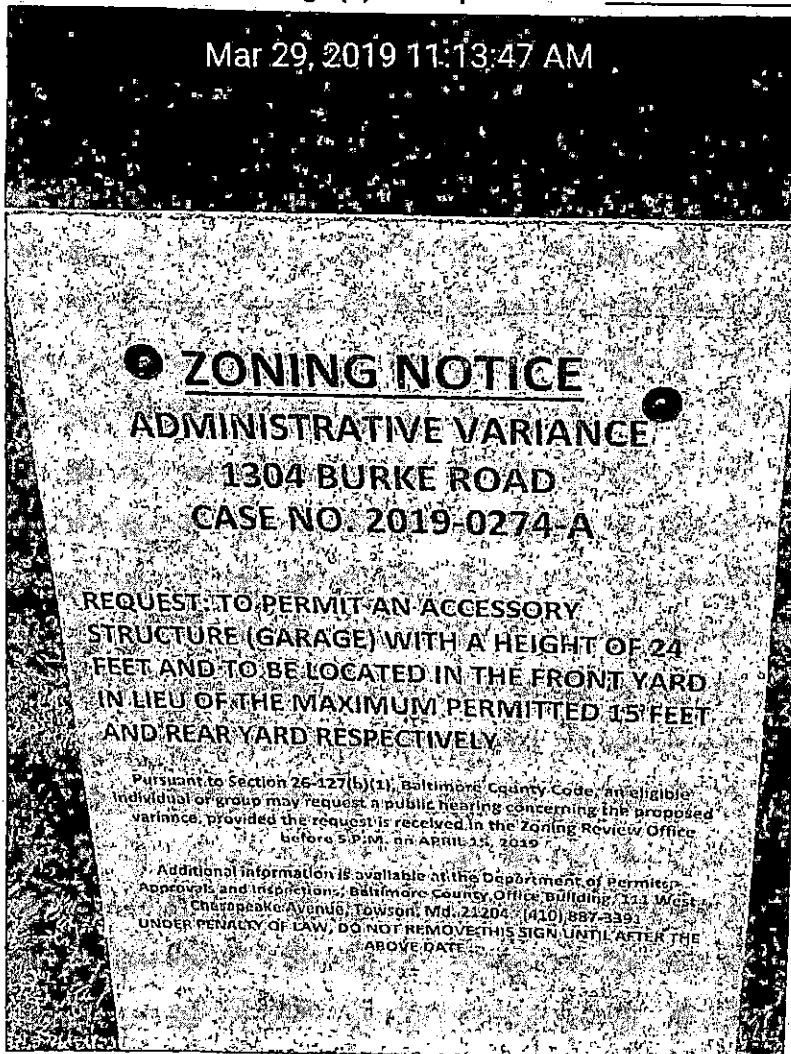
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



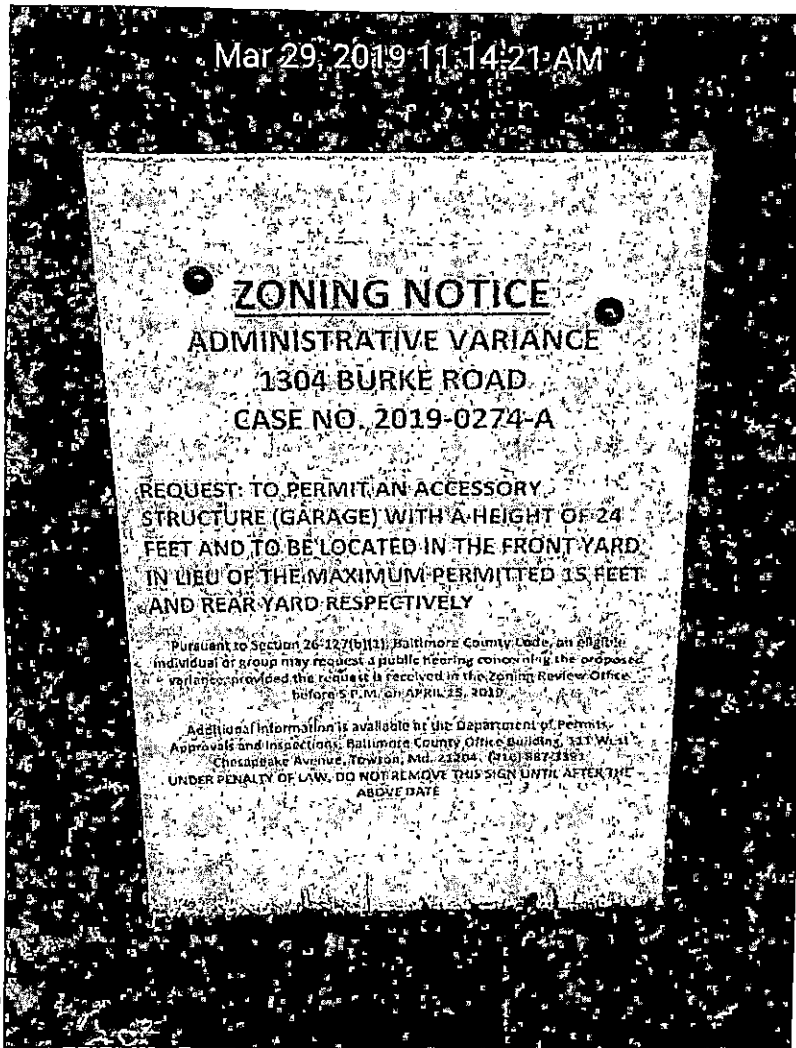
CERTIFICATE OF POSTING

Date: MARCH 29, 2019

RE: Project Name: 1304 BURKE ROAD #2
Case Number /PAI Number: 2019-0274-A
Petitioner/Developer: TARR
Date of Hearing/Closing: APRIL 15, 2019

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 1304 BURKE ROAD

The sign(s) were posted on MARCH 29, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0274 -A Address 1304 Burke Road 21220

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

Filing Date: 3/20/19 Posting Date: 3/31/19 Closing Date: 4/15/19

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- 0274 -A Address 1304 Burke Road 21220

Petitioner's Name Charles Tarr Telephone 443-992-0835

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit an accessory structure (garage) with a
height of 24 feet and to be located in the front yard in
lieu of the rear yard respectively

Revised 6/30/2019

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

No. **181967**

PAYD RECEIPT

Date: **3/20/19**

BUSINESS ACTUAL TIME
 3/21/2019 3/20/2019 09:21:23

Rev Sub
 Source/ Rev/

REC WSUS WALKIN CA
 RECEIPT 000404 3/20/2019 OFIN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
021	8006	0000		6150				75

5 528 ZONING VERIFICATION
 181967
 Rec't Tot \$ 75.00
 75.00 CR
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Devin Billingsley**

For:

2019-03-21

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 12, 2019

Chares & Samantha Tarr
1304 Burke Road
Baltimore MD 21220

RE: Case Number: 2019-0274-A, 1304 Burke Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 20, 2019. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
David Billingsley 601 Charwood Ct Edgewood MD 21040

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 3/25/19

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. 2019-0274-A

*Administrative Variance
Charles & Samantha Bongiorno Tarr
1304 Burke Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

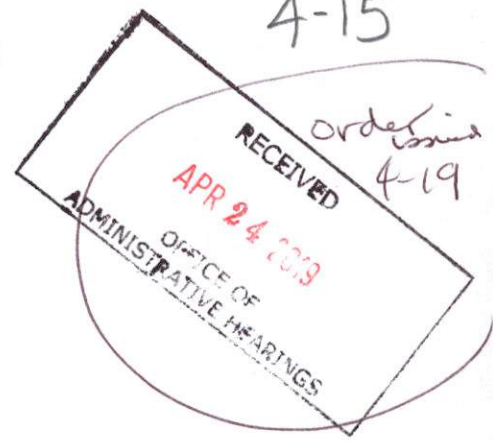


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office 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: April 24, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0274-A
Address 1304 Burke Road
(Tarr Property)

Zoning Advisory Committee Meeting of **April 1, 2019.**

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to permit a detached garage in the front yard and with greater height than permitted. The site plan shows a proposed garage and driveway to be removed. The lot is waterfront and the garage is outside of the Critical Area buffer. Any proposed development must meet all LDA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 5,445 square feet, with mitigation required for any lot coverage between 15% and 5,445 square feet. Existing and proposed lot coverage was not included on the plan. 15% afforestation (8 trees) is required. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and must meet all lot coverage and afforestation requirements. If lot coverage and afforestation requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

C H E C K L I S T

C H E C K L I S T

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

**Comment
Received**

Department

_____	<i>Flood</i>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	<i>CBA</i>	DEPS (if not received, date e-mail sent _____)	_____
_____		FIRE DEPARTMENT	_____
_____		PLANNING (if not received, date e-mail sent _____)	_____
<i>3-25</i>		STATE HIGHWAY ADMINISTRATION	<i>No object</i>
_____		TRAFFIC ENGINEERING	_____
_____		COMMUNITY ASSOCIATION	_____
_____		ADJACENT PROPERTY OWNERS	_____

_____ *CBA* DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

3-25 STATE HIGHWAY ADMINISTRATION No object.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 3-29-19 by Billingsley

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

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1523156060			
Owner Information					
Owner Name:	TARR CHARLES BONGIORNO TARR SAMANTHA		Use:	RESIDENTIAL	
Mailing Address:	1304 BURKE RD BALTIMORE MD 21220-4417		Principal Residence:	YES	
			Deed Reference:	/36526/ 00385	
Location & Structure Information					
Premises Address:	1304 BURKE RD 21220- Waterfront		Legal Description:	1304 BURKE RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0098	0004	0004		0000	
					Block:
					Lot:
					Assessment Year:
					Plat No:
					Plat Ref:
					1
					0007/0012
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2018	2,711 SF		17,800 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2018	As of 07/01/2019	
Land:	263,400	263,400			
Improvements	351,300	330,700			
Total:	614,700	594,100	594,100	594,100	
Preferential Land:	0			0	
Transfer Information					
Seller: BUTTERFIELD GEORGE E JR		Date: 08/11/2015		Price: \$280,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36526/ 00385		Deed2:	
Seller: BUTTERFIELD GEORGE E		Date: 10/28/1998		Price: \$148,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /13250/ 00083		Deed2:	
Seller: WEBB GEORGE H,ET AL		Date: 10/21/1986		Price: \$100,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07354/ 00566		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: Appr' 09/28/2015

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0274-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Charles & Samantha Bongiorno Tarr
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 1304 BURKE RD

Location: West side of Burke Road, North 2,045 feet to the centerline of Bowley's Quarters Road

Existing Zoning: RC 5

Area: 27,920

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure garage with a height of 24 feet to be located in the front yard of an existing dwelling in lieu of the maximum permitted 15 feet and rear yard, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/15/2019

Miscellaneous Notes:

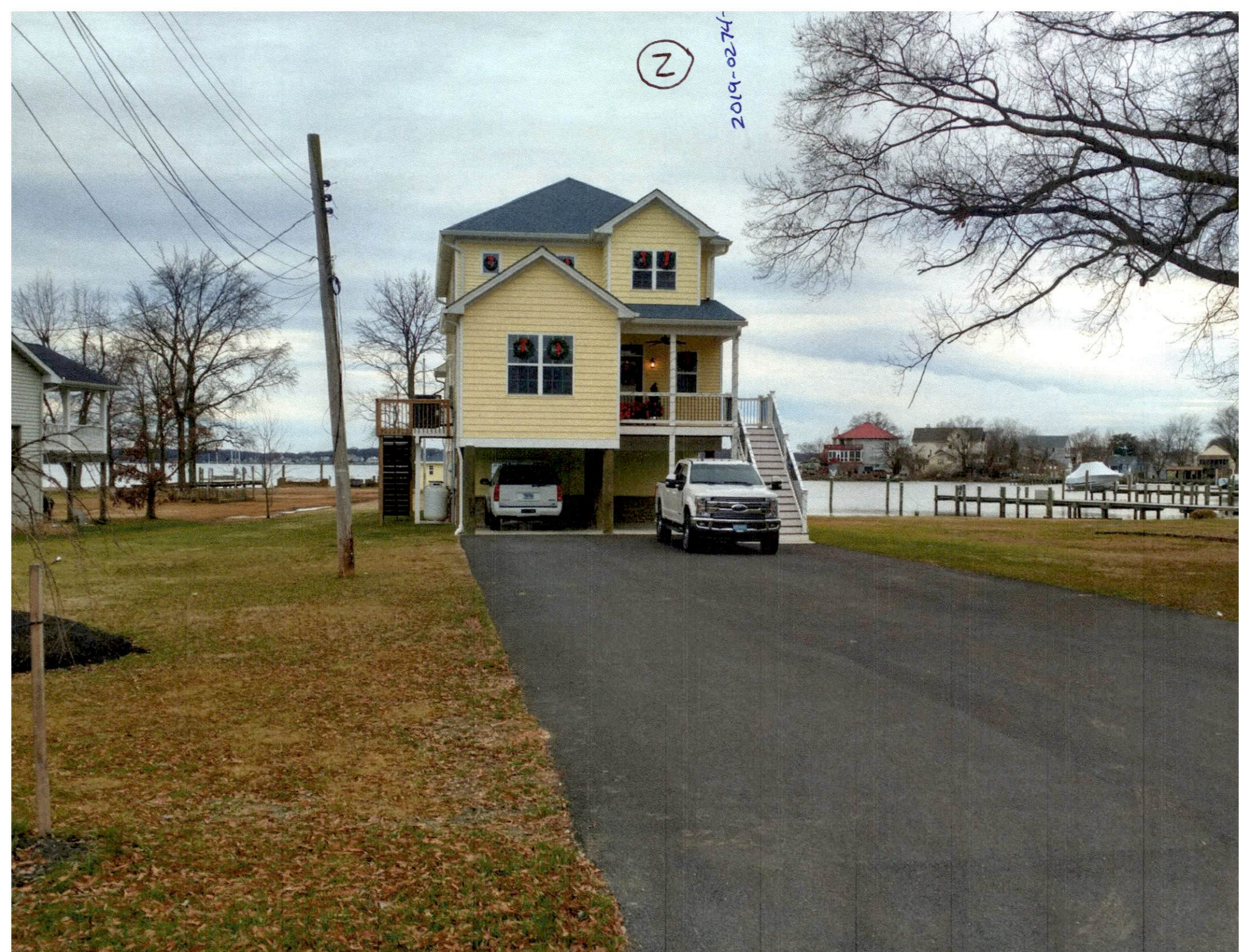
①

2019-02-24-11



2

2019-02-74-



3

2019-02-14



B TIMORE COUNTY MARYI ID
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: *Matt Gawel*
~~Rick Wisnom~~, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:
Legal Owner/Petitioner:
Contract Purchaser:
Property Address:
Location Description:

1304 Burkle Rd. 2019-0274.A

VIOLATION INFORMATION: Case No. *CB 1900172*
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME *Rodney Lannick* ADDRESS *Building Inspection*

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☐ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/

C: Code Enforcement Officer

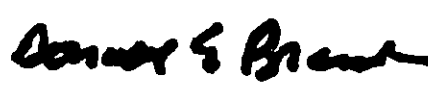
** Owner applying for accessory structure permit. Have not finalized out permit B894589 for new Rodney Lannick house occupied approx 2 years with no U&O*

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B894589 CONTROL #: NRFP DIST: 15 PREC: 01
DATE ISSUED: 01/19/2016 TAX ACCOUNT #: 1523156060 CLASS: 34

PLANS: CONST 02 PLOT 7 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 1304 BURKE RD
SUBDIVISION: BOWLEYS QUARTERS

OWNERS INFORMATION

NAME: TARR, CHARLES AND SAMANTHA
ADDR: 1304 BURKE RD 21220

TENANT:

CONTR: OWNER- AFFIRMATION OF LANDOWNER ATTACHED.

ENGR:

SELLR:

WORK: CONSTRUCT 3-STORY SFD 25'X16' PORTION OF 1ST
LEVEL TO BE ENCLOSED FOR ENTRY ROOM. 3BEDRM,
SMALL COV'D FRONT PORCH WITH STEPS TO GRADE
(ROADSIDE), REAR COV'D DECK (NO STEPS)
39'X78'X35'=4601SF. COASTAL "A", FLOOD ZONE.

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD AND DETACHED GARAGE

EXISTING USE: DETACHED GARAGE. SEE B893027 FOR RAZING

TYPE OF IMPRV: NEW BUILDING CONTRUCTION

USE: ONE FAMILY

FOUNDATION:

BASEMENT: NONE

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 17800SF

FRONT STREET:

SIDE STREET:

FRONT SETB: 112'

SIDE SETB: 33'/32'

SIDE STR SETB:

REAR SETB: 56'

15R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

INSPECTION RECORD

(INSPECTOR'S COPY)

DATE

INSPECTOR

INSPECTION

COMMENTS

FT

to be certify

5-19-16

TK

FT.

Front / Resin patches

11-1-16

TK

FR

- w/ con. will need
Flood vents
on blow out walls

11-21-16

TK

P-INS-1

- chases outside walls
& stair. well

11-22-16

TK

INS-1 -

STAIR. well

4945589



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1900172

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1900172	Rodney Larrick	03/27/2019	03/27/2019	Inspection Scheduled		

Complaint Description: SFD occupancy without required inspections.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
1304 BURKE RD MIDDLE RIVER, MD 21220-4417 Tax Id: 1523156060	TARR CHARLES BONGIORNO TARR SAMANTHA 1304 BURKE RD BALTIMORE, MD 21220-4417	Rodney Larrick

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Rodney Larrick		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

3/27/19

~~New SFD occupied with~~

~~New SFD built without~~

New SFD built in flood plain - occupied
without final building, plumbing and electrical
inspections Notice mailed and posted

(LP)
R/L
B Larrick 4/10/19

CO

ENFORCEMENT RE

RT

DATE: 3 / 27 / 19 INTAKE BY: RL CASE#: 1900172 INSPEC: RL

COMPLAINT

LOCATION: 1304 Burke Rd

ZIP CODE: _____

DIST: 15

COMPLAINT

NAME: Building Inspection PHONE#: (H) _____ (W) _____

ADDRESS: _____

ZIP CODE: _____

PROBLEM: SFD Occupancy without required inspections

IS THIS A RENTAL UNIT?

YES _____

NO _____

IF YES, IS THIS SECTION 8?

YES _____

NO _____

OWNER/TENANT

INFORMATION _____

TAX ACCOUNT #: 1523156060

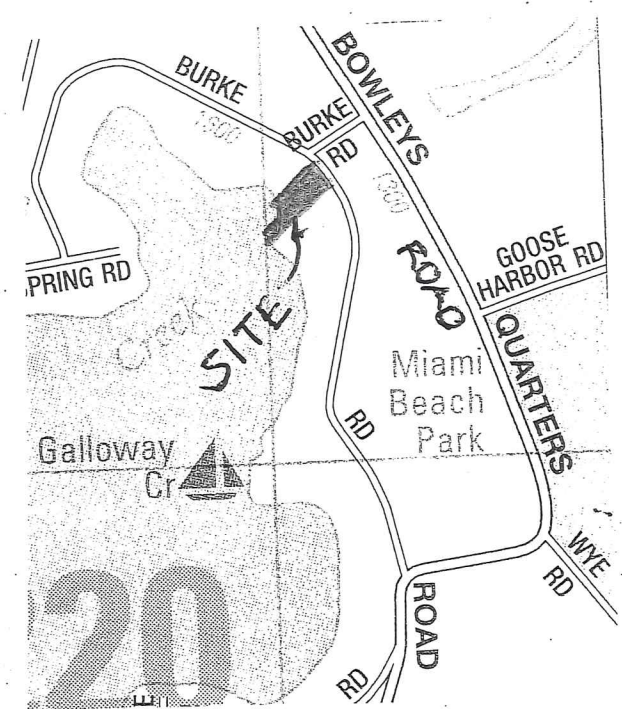
ZONING: _____

INSPECTION: _____

REINSPECTION: _____

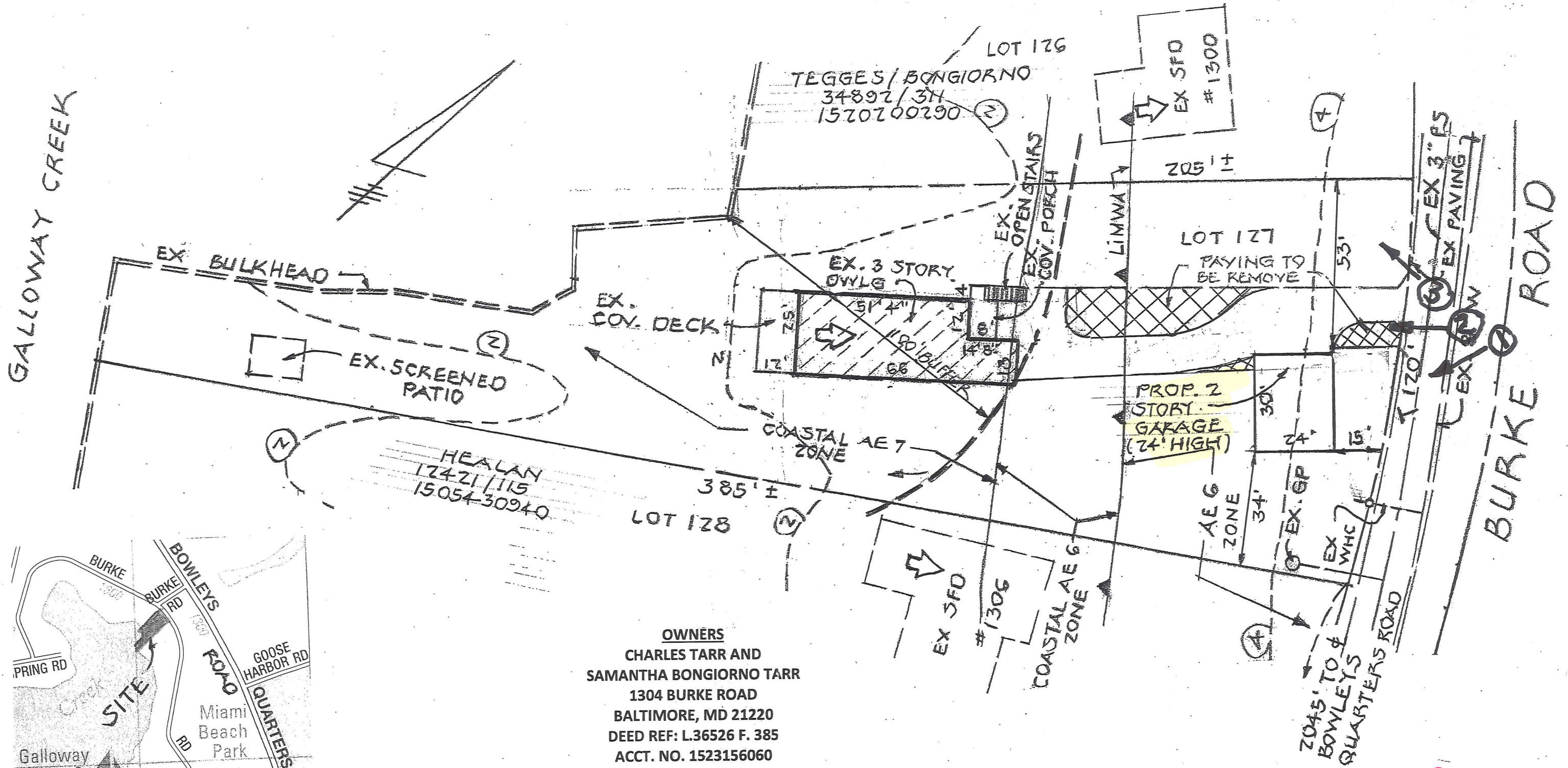
REINSPECTION: _____

REINSPECTION: _____



VICINITY MAP
SCALE 1" = 1000'

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040



OWNERS
CHARLES TARR AND
SAMANTHA BONGIORNO TARR
1304 BURKE ROAD
BALTIMORE, MD 21220
DEED REF: L36526 F. 385
ACCT. NO. 1523156060

- NOTES**
1. ZONING....RC5 (MAP NO. 098C1)
 2. LOT AREA.....27920 SF = 0.641 ACRE +/-
 3. PUBLIC WATER AND SEWER
 4. SITE IS LOCATED IN CBCA AND 100 YEAR FLOOD ZONE
 5. NO ARCHEOLOGICAL, HISTORIC STRUCTURES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST
 6. PREVIOUS ZONING HISTORY:
CASE NO. 1977-0096-A (NOVEMBER 30, 1976) GRANTED A VARIANCE FOR AN ACCESSORY STRUCTURE (ANTENNA) TO BE LOCATED IN THE SIDE YARD

Pet. Exp. A

PHOTOS

**PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE
1304 BURKE ROAD
LOT 127 BOWLEYS QUARTERS PB 7 F 12
ELECTION DISTRICT 15 BALTIMORE COUNTY, MD
SCALE: 1 INCH = 30 FEET MARCH 1, 2019
2019-0274-A**