

**M E M O R A N D U M**

DATE: June 3, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0284-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on May 31, 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.'

/dlw

c: ✓ Case File  
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE \*  
(223 Gralan Road)  
1<sup>st</sup> Election District \*  
1<sup>st</sup> Council District \*  
John S. Rapa \*  
Petitioner \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
CASE NO. 2019-0284-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, John S. Rapa (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to approve a side addition with side setbacks of 10 ft. and 15 ft. totaling 25 ft. combined in lieu of the minimum required setbacks of 15 ft. and 25 ft. totaling 40 ft. combined side setbacks. 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 April 14, 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 5-1-19  
By [Signature]

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 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.

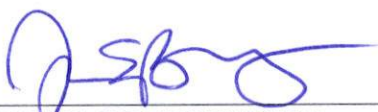
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1<sup>st</sup> day of **May, 2019** 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 approve a side addition with side setbacks of 10 ft. and 15 ft. totaling 25 ft. combined in lieu of the minimum required setbacks of 15 ft. and 25 ft. totaling 40 ft. combined side setbacks, 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 5-1-19 2

By lw



# 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 223 Galan Road Catonsville, MD. 21228 Currently zoned DR-2  
 Deed Reference 28502 / 0455 10 Digit Tax Account # 0118351490  
 Owner(s) Printed Name(s) John S. Rapa

(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) 1802.3.c1 BC22 TO APPROVE a side addition with a set back of 10 FT and 15 FT totalling 25 FT Combined in lieu of the minimum Required setback of 15 FT and 25 FT totalling 40 FT combined side setback 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):

John S. Rapa  
 Type or Print Name # 2 – Type or Print Name # 1 –  
John S. Rapa / Signature # 1 Signature # 2  
 223 Galan Road Catonsville Maryland Mailing  
 Address City State  
 21228 443-562-8626 j.rapa@verizon.net Zip  
 Code Telephone # Email Address

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

## Representative to be contacted:

Name- Type or Print Kevin J. Delaney  
 Signature [Signature]  
 Mailing Address 2425 Sunset farm Rd, Ellicott City Maryland  
 City State  
 Zip Code 21042 Mailing Address 443-690-6353 delaneyconstructionllc@gmail.com  
 Telephone # 1902 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 5 day of May, 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 2019-0284-A Filing Date 4/2/19 Estimated Posting Date 4/14/19 Reviewer CP

# 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: 223 Gralan Rd. Catonsville Maryland 21228  
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)

I would like to change the zoning setbacks on the sides of my property to accommodate the proposed 12' x 23'4" family room addition on the right side of the property. The addition placement is on this side of the house because it will enlarge the existing 6' x 23'4' room. The current setbacks are zoned for 40' combined for both sides. However, after the addition is built, the setbacks will be 15' from addition and 10' from other side of house, making the setbacks 25' combined.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

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:

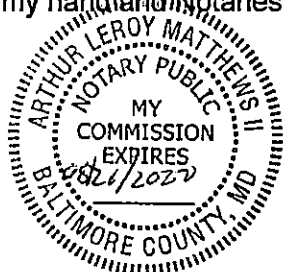
I HEREBY CERTIFY, this 23 day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

John S Rapa

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

AS WITNESS my hand and Notaries Seal



Notary Public

08/26/2022

My Commission Expires

# Affidavit in Support of Administrative Variance

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

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Print or Type Address of property City State Zip Code

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

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Name- Print or Type

Name- Print or Type

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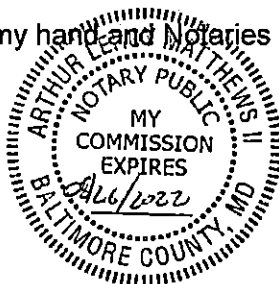
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: John S Rapa

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

AS WITNESS my hand and Notaries Seal



Notary Public  
My Commission Expires



# 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 223 Galan Road Catonsville, MD. 21228 Currently zoned DR-2  
 Deed Reference 28502 / 0455 10 Digit Tax Account # 0118351490  
 Owner(s) Printed Name(s) John S. Rapa

(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 BEZ2 TO APPROVE A SIDE  
addition with a setback of 10 FT and 15 FT totaling 25 FT  
combined in lieu of the minimum requ. red setback of 15 FT and  
25 FT totaling 40 FT combined side setback  
 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):

John S. Rapa Name #1 –  
 Type or Print Name #2 – Type or Print  
John S. Rapa  
 Signature #1 Signature #2  
 223 Galan Road Catonsville Maryland Mailing  
 Address City State  
 21228 443-562-8626 j.rapa@verizon.net Zip  
 Code Telephone # Email Address

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

## Representative to be contacted:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Kevin J. Delaney

Name – Type or Print

Signature

2425 Sunset farm Rd,

Ellicott City

Maryland

Mailing Address

City

State

21042

443-690-6353

delaneyconstructionllc@gmail.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 5-1-19 day of May, 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 2019-0284-A

Filing Date 4/2/19

Estimated Posting Date 4/14/19

Reviewer CS

# Zoning Property description for 223 Galan rd.

Beginning at a point on the west side of Galan rd on which property fronts which is 40 feet wide at a distance of 420 feet South of the center line of Edmondson Ave. which is 40 feet wide,

## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 01-0118351490

Land situated in the County of Baltimore in the State of MD

BEING KNOWN AND DESIGNATED AS LOT NO. 14 AS SHOWN ON PLAT NO. 2 OF GRAHAM PLACE WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK J.W.B. 14 FOLIO 95.

Commonly known as: 223 Galan Rd, Catonsville, MD 21228-4835

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Amrock Inc.  
662 Woodward Avenue  
Detroit, MI 48226  
Non Resident Producer Firm License: NPF 132284

Maryland Producers License:

## CERTIFICATE OF POSTING

Date: 4-14-19

RE: Case Number: 2019-0284-A

Petitioner/Developer: RAPA

Date of Hearing/Closing: 4-29-19

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 223 Gralan Rd

The signs(s) were posted on 4-14-19  
(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

#1

## ADMINISTRATIVE VARIANCE

CASE # 2019-0284-A

TO PERMIT A SIDE ADDITION W/SIDE  
SETBACKS OF 10FT AND 15FT TALLING 25 FT.  
COMBINED IN LIEU OF THE MINIMUM REQUIRED SETBACKS  
OF 15FT AND 25FT TALLING 40FT COMBINED  
SIDE SETBACKS

## 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 4/27/19

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  
HANDICAPPED

# ZONING NOTICE

#2

ADMINISTRATIVE

## VARIANCE

CASE # 2019-0284-H

TO PERMIT A SIDE ADDITION W/ SIDE SETBACKS

OF 10 FT. AND 15 FT. TOTALING 25 FT. COMBINED

IN LIEU OF THE MINIMUM REQUIRED SETBACKS OF

15 AND 25 FT. TOTALING 40 FT. COMBINED SIDE

SETBACKS

## 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 4/29/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
TOWSON, MD 21204, (410) 887-3391  
PERMIT DATE UNDER PENALTY OF LAW

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

**PAID RECEIPT**

No. **182071**

Date: **4-2-19**

BUSINESS ACTUAL TIME DRW  
 4/03/2019 4/02/2019 09:54:47 3

REG WSD3 WALKIN CAM  
 >>RECEIPT # 002114 4/02/2019 OFLN

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   |
|      |      |      |          |                 |                  |          |         |         |
|      |      |      |          |                 |                  |          |         |         |
|      |      |      |          |                 |                  |          |         |         |
|      |      |      |          |                 |                  |          |         |         |
|      |      |      |          |                 |                  |          |         |         |

Recpt Tot \$ 75.00  
 75.00 CK .00 CA  
 Baltimore County, Maryland

Total: **75.00**

Rec

From:

**Admin Hearing # 2019-0284-A**

For:

**223 Green Rd**  
**John Rapa**

**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 30, 2019

John S. Rapa  
223 Gralan Road  
Baltimore MD 21228

RE: Case Number: 2019-0284-A, 223 Gralan 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 April 2, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel  
Kevin J. Delaney 2425 Sunset Farm Road Ellicott City Maryland 21042

Date: 4/10/19

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

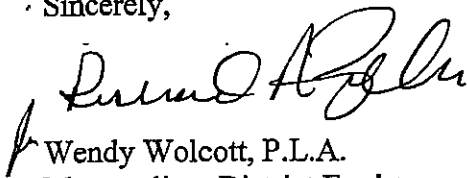
Dear Ms. Lewis:

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. 2019-0284-A

*Administrative Variance  
John S. Rapa  
223 Gralan 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**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** April 22, 2019

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 15, 2019  
Item No. 2019-0281-A, 0282-SPHA, 0283-SPHA, 0284-A & 0289-A

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

\* \* \* \* \*

VKD: cen  
cc: file

4-29

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 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0284-A  
Address 223 Grahman Road  
(Rapa Property)

Zoning Advisory Committee Meeting of **April 15, 2019**.

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

Reviewer: Steve Ford

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2019- 0284 -A Address 223 Galian Rd  
Contact Person: Christine Frank Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 4-2-19 Posting Date: 4-14-19 Closing Date: 4-29-19

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- 0284 -A Address 223 Galian Rd  
Petitioner's Name John Raps Telephone 443-562-8626  
Posting Date: 4-14-19 Closing Date: 4-29-19  
Wording for Sign: To Permit a side addition w/ side setbacks of 10 FT and 15 FT  
totalling 25 FT combined in lieu of the minimum required setbacks of  
15 FT and 25 FT totalling 40 FT combined side setbacks

Revised 6/30/2019

**C H E C K L I S T**

| <u><b>Comment<br/>Received</b></u> | <u><b>Department</b></u>                                              | <u><b>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</b></u> |
|------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------|
| <u>4-22</u>                        | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>NC</u>                                                                  |
| <u>4-11</u>                        | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NC</u>                                                                  |
| _____                              | FIRE DEPARTMENT                                                       | _____                                                                      |
| _____                              | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                                      |
| <u>4-10</u>                        | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                                        |
| _____                              | TRAFFIC ENGINEERING                                                   | _____                                                                      |
| _____                              | COMMUNITY ASSOCIATION                                                 | _____                                                                      |
| _____                              | ADJACENT PROPERTY OWNERS                                              | _____                                                                      |
| <hr/>                              |                                                                       |                                                                            |
| ZONING VIOLATION                   | (Case No. _____)                                                      |                                                                            |
| PRIOR ZONING                       | (Case No. _____)                                                      |                                                                            |
| <hr/>                              |                                                                       |                                                                            |
| NEWSPAPER ADVERTISEMENT            | Date: _____                                                           |                                                                            |
| SIGN POSTING (1 <sup>st</sup> )    | Date: <u>4-14-19</u> by <u>Pilson</u>                                 |                                                                            |
| SIGN POSTING (2 <sup>nd</sup> )    | Date: _____ by _____                                                  |                                                                            |
| <hr/>                              |                                                                       |                                                                            |
| PEOPLE'S COUNSEL APPEARANCE        | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                            |
| PEOPLE'S COUNSEL COMMENT LETTER    | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                            |

Comments, if any: \_\_\_\_\_

## Search Result for BALTIMORE COUNTY

| View Map                          |          | View GroundRent Redemption                |               |                        |                | View GroundRent Registration |                       |                               |           |           |
|-----------------------------------|----------|-------------------------------------------|---------------|------------------------|----------------|------------------------------|-----------------------|-------------------------------|-----------|-----------|
| Tax Exempt:                       |          | Special Tax Recapture:                    |               |                        |                |                              |                       |                               |           |           |
| Exempt Class:                     |          | NONE                                      |               |                        |                |                              |                       |                               |           |           |
| Account Identifier:               |          | District - 01 Account Number - 0118351490 |               |                        |                |                              |                       |                               |           |           |
| Owner Information                 |          |                                           |               |                        |                |                              |                       |                               |           |           |
| Owner Name:                       |          | RAPA JOHN S                               |               |                        |                | Use:                         |                       | RESIDENTIAL                   |           |           |
| Mailing Address:                  |          | 223 GRALAN RD<br>BALTIMORE MD 21228-4835  |               |                        |                | Principal Residence:         |                       | YES                           |           |           |
|                                   |          |                                           |               |                        |                | Deed Reference:              |                       | /28502/ 00455                 |           |           |
| Location & Structure Information  |          |                                           |               |                        |                |                              |                       |                               |           |           |
| Premises Address:                 |          | 223 GRALAN RD<br>0-0000                   |               |                        |                | Legal Description:           |                       | 223 GRALAN RD<br>GRAHAM PLACE |           |           |
| Map:                              | Grid:    | Parcel:                                   | Sub District: | Subdivision:           | Section:       | Block:                       | Lot:                  | Assessment Year:              | Plat No:  | 2         |
| 0100                              | 0011     | 0665                                      |               | 0000                   | 1              |                              | 14                    | 2019                          | Plat Ref: | 0014/0095 |
| Special Tax Areas:                |          |                                           |               | Town:                  |                | NONE                         |                       |                               |           |           |
|                                   |          |                                           |               | Ad Valorem:            |                |                              |                       |                               |           |           |
|                                   |          |                                           |               | Tax Class:             |                |                              |                       |                               |           |           |
| Primary Structure Built           |          | Above Grade Living Area                   |               | Finished Basement Area |                | Property Land Area           |                       | County Use                    |           |           |
| 1952                              |          | 1,104 SF                                  |               | 288 SF                 |                | 22,440 SF                    |                       | 04                            |           |           |
| Stories                           | Basement | Type                                      |               | Exterior               | Full/Half Bath | Garage                       | Last Major Renovation |                               |           |           |
| 1                                 | YES      | STANDARD UNIT                             |               | SIDING                 | 1 full         |                              |                       |                               |           |           |
| Value Information                 |          |                                           |               |                        |                |                              |                       |                               |           |           |
|                                   |          | Base Value                                |               | Value                  |                | Phase-in Assessments         |                       |                               |           |           |
|                                   |          |                                           |               | As of                  |                | As of                        |                       | As of                         |           |           |
|                                   |          |                                           |               | 01/01/2019             |                | 07/01/2018                   |                       | 07/01/2019                    |           |           |
| Land:                             |          | 121,100                                   |               | 136,100                |                |                              |                       |                               |           |           |
| Improvements                      |          | 126,900                                   |               | 152,500                |                |                              |                       |                               |           |           |
| Total:                            |          | 248,000                                   |               | 288,600                |                | 248,000                      |                       | 261,533                       |           |           |
| Preferential Land:                |          | 0                                         |               |                        |                |                              |                       | 0                             |           |           |
| Transfer Information              |          |                                           |               |                        |                |                              |                       |                               |           |           |
| Seller: RAPA JOHN S               |          |                                           |               | Date: 08/10/2009       |                | Price: \$0                   |                       |                               |           |           |
| Type: NON-ARMS LENGTH OTHER       |          |                                           |               | Deed1: /28502/ 00455   |                | Deed2:                       |                       |                               |           |           |
| Seller: RITTER LEO JOSEPH         |          |                                           |               | Date: 05/10/2005       |                | Price: \$340,000             |                       |                               |           |           |
| Type: ARMS LENGTH IMPROVED        |          |                                           |               | Deed1: /21835/ 00202   |                | 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:** Appl 09/04/2012

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**Homeowners' Tax Credit Application Information**

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

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## ZAC AGENDA

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**Case Number:** 2019-0284-A **Reviewer:** Christina Frink

**Existng Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL

**Type:** ADMINISTRATIVE VARIANCE

**Legal Owner:** John S. Rapa

**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 223 GRALAN RD

**Location:** West of Gralan Road 420 feet South of Edmondson Ave.

**Existing Zoning:** DR 2

**Area:** 22,400

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

To approve a side addition with setbacks of 10 feet and 15 feet to totaling 25 feet combined in lieu of the minimum required setback of 15 feet and 25 feet totaling 40 feet combined side setback.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 04/29/2019

**Miscellaneous Notes:**

---

**Case Number:** 2019-0285-A **Reviewer:** Gary Hucik

**Existng Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL

**Type:** VARIANCE

**Legal Owner:** Richard A. & Cheistina T. Homberg

**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 2403 BENSON MILL RD

**Location:** South side of Benson Mill Road West 1,776 feet to the centerline of Yeoho Road.

**Existing Zoning:** RC 2

**Area:** 3.0002

**Proposed Zoning:**

VARIANCE:

To permit an accessory garage structure to be located in the side yard in lieu of required rear yard. To permit the height of accessory garage structure of 18 feet in lieu of the maximum 15 feet.

**Attorney:** Michael T. Wyatt

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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223 Gmkn rd

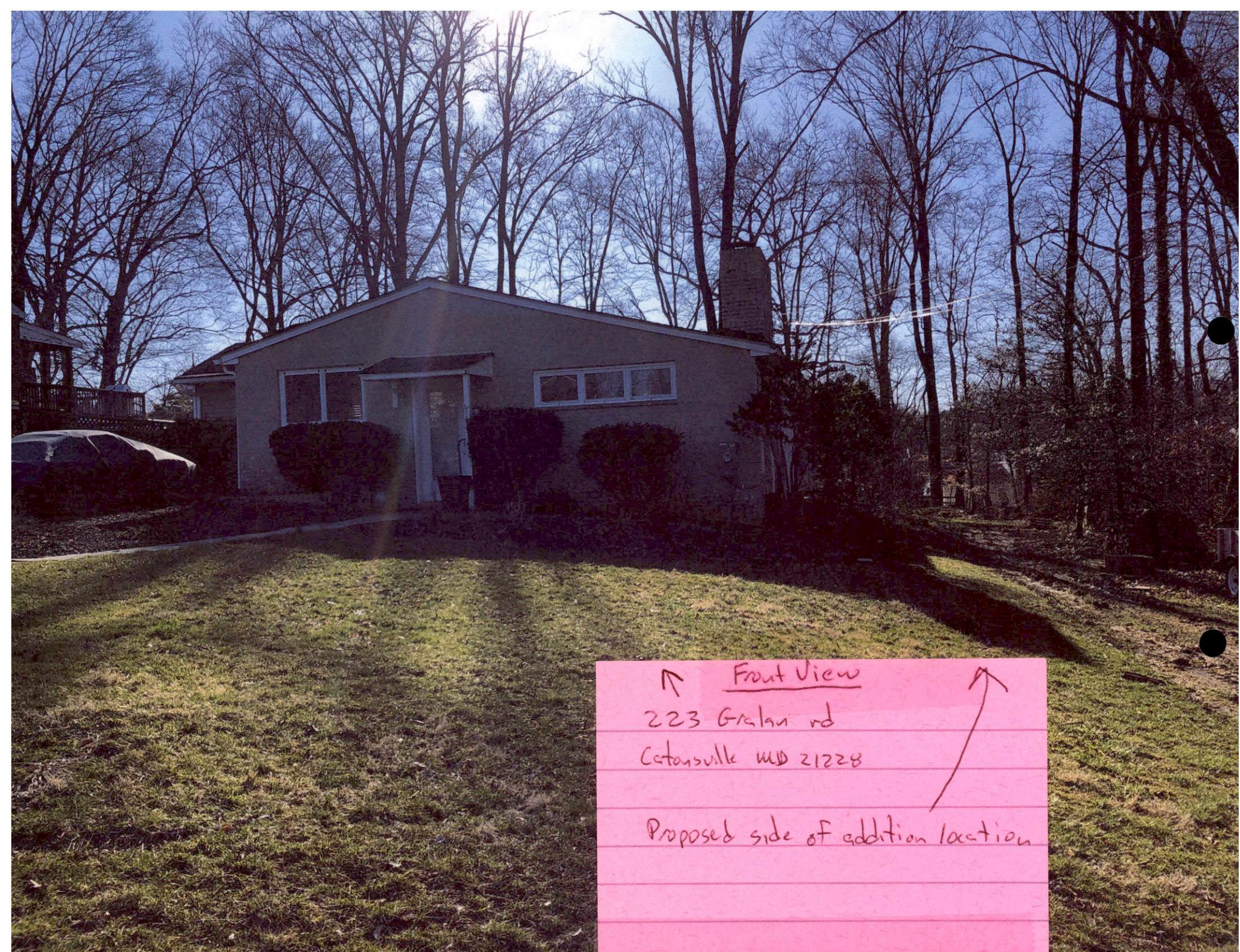
Catonsville MD 21228

Right side

Proposed location of Addition

221 Gmkn rd

location of house next  
to Proposed Addition  
location



↖ Front View

223 Galen rd

Cotonsville MD 21228

↗  
Proposed side of addition location

221 Gralan rd

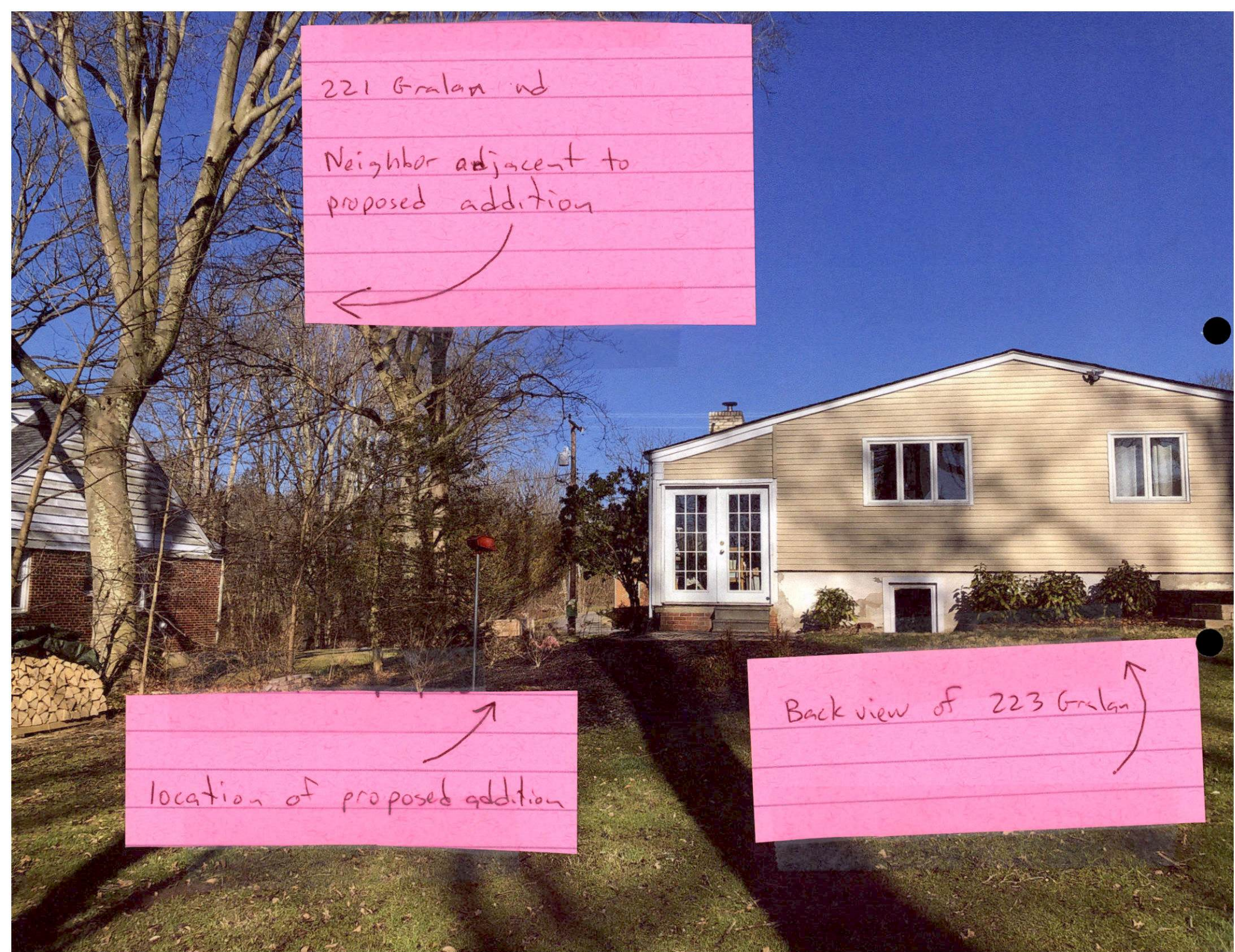
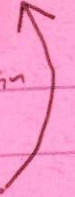
Neighbor adjacent to  
proposed addition



location of proposed addition



Back view of 223 Gralan



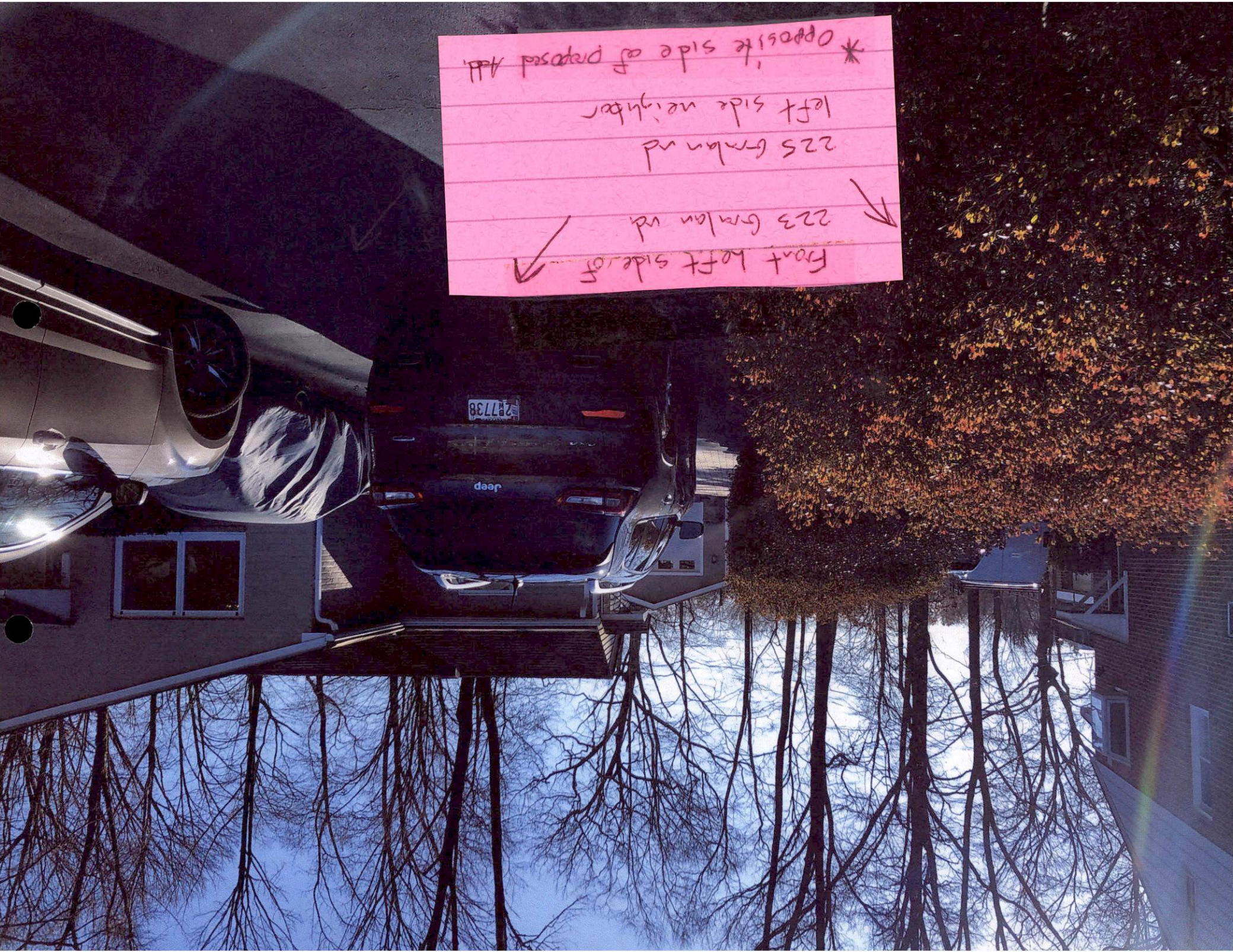
\* Opposite side of proposed Add.

left side neighbor

225 Granby rd

223 Granby rd

Front left side of



225 Gralan rd Backview

Neighbor on opposite side  
of proposed addition

Backview of 223 Gralan rd  
opposite side of Proposed  
Addition

SW 3-H

016350094

0102000987

Lot # 17  
0116350092

Lot # 16  
Pt. Bk. 0000014, Folio 0095  
0102571411

219

Lot # 15  
0122000310

221

Lot # 14  
0118351490

1 ED

100C2

Lot # 13  
Pt. Bk./Folio # 014095  
0104650140

1 CD

Lot # 20  
0116350095

DR 2

Lot # 12  
0108801570

227

Lot # 21  
0116350090

220

Lot # 11  
0106200390

229

Lot # 22  
0107000500

222

Lot # 23  
0112591690

224

01193320200

Lot # 10  
0119072610

231

Lot # 4  
0116450990  
Pt. Bk. 0000014, Folio 0113  
2022

Lot # 3  
0108653390  
Pt. Bk. 0000014, Folio 0113  
2024

DR 5.5

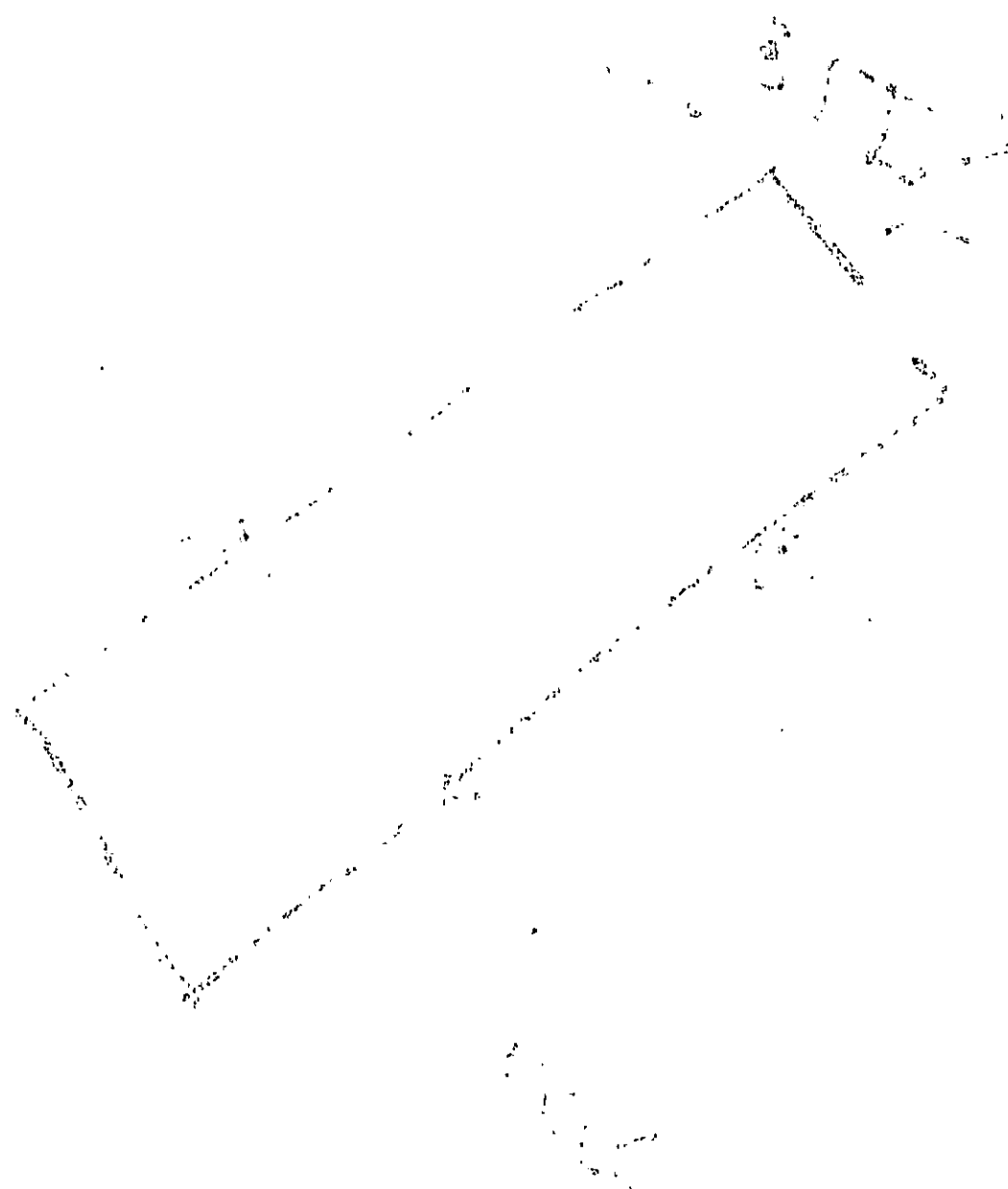
Lot # 5  
0106100370  
2020

01072291420

Lot # 6

SITE

GRALAN RD



# ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

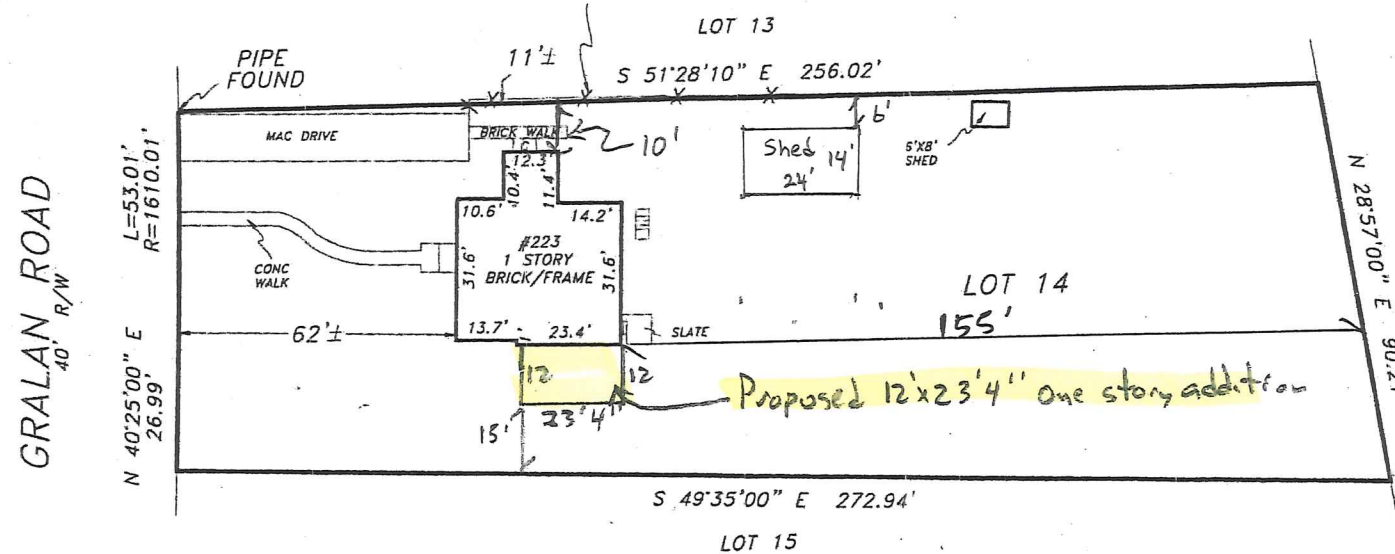
ADDRESS 223 Gralan rd Baltimore MD 21228 OWNER(S) NAME(S) John S. Rapa

SUBDIVISION NAME Graham Place LOT # 14 BLOCK # N/A SECTION # 1

PLAT BOOK # 2 FOLIO # 95 10 DIGIT TAX # 0118351490 DEED REF. # 20502/0455

- NOTES:
- 1) B.R.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
  - 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
  - 3) NTT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
  - 4) Property markers NOT found, or guaranteed by this location.
  - 5) Setback distance accuracy: 1'

NOTE: FENCE APPEARS TO ENCROACH OFF OF THE SUBJECT PROPERTY BY 1 FOOT±.



Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel 240010 0370 B. Effective MARCH 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as LOT 14 PLAT NO 2 "GRAHAM PLACE" and recorded among the land records of Baltimore County, Maryland in Plat 14, folio 95 for the purpose of locating the improvements thereon.

- \* This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- \* This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- \* This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



J. Carl Hudgins PLS #96

LOCATION DRAWING  
223 GRALAN ROAD  
1st ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.  
16205 Old Frederick Road  
Mt. Airy, Maryland 21771  
Ph. (410)442-2031  
Fax No. (410)442-1315

Scale: 1" = 40'  
Date: 4/7/05  
Field By: DBM  
Drawn By: DBM  
File # 18380CAT

## SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 100C2  
SITE ZONED DR-2 & DRS.S  
ELECTION DISTRICT 01  
COUNCIL DISTRICT 01  
LOT AREA ACREAGE \_\_\_\_\_  
OR SQUARE FEET 22,440.00  
HISTORIC? No  
IN CBCA? No  
IN FLOOD PLAIN? No  
UTILITIES? MARK WITH X  
WATER IS: \_\_\_\_\_  
PUBLIC X PRIVATE \_\_\_\_\_  
SEWER IS: \_\_\_\_\_  
PUBLIC X PRIVATE \_\_\_\_\_  
PRIOR HEARING? No  
IF SO GIVE CASE NUMBER \_\_\_\_\_  
AND ORDER RESULT BELOW \_\_\_\_\_

Per. Ex. 1

VIOLATION CASE INFO:

PLAN DRAWN BY J. Carl Hudgins

DATE 4/7/2005 SCALE: 1 INCH = 40 FEET

# ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

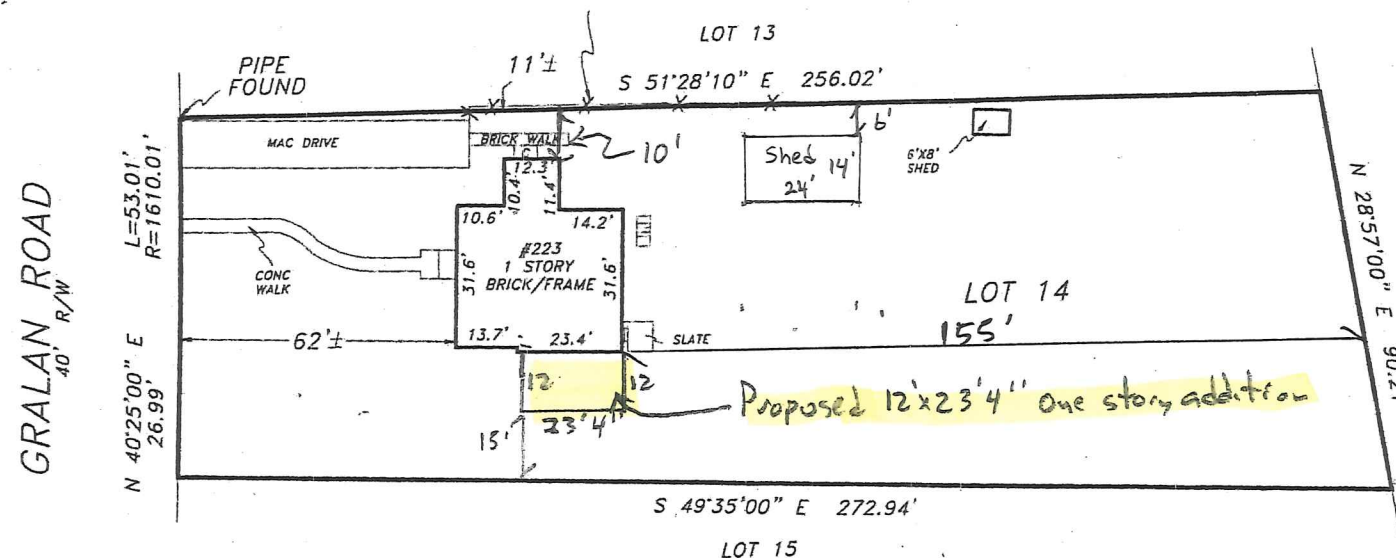
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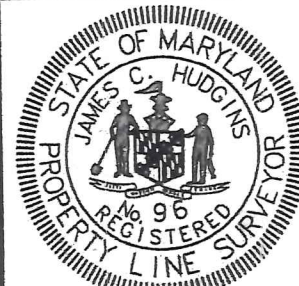
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PLAN DRAWN BY J. Carl Hudgins DATE 4/7/2005 SCALE: 1 INCH = 40 FEET

## SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 100C2  
SITE ZONED DR-2 & DRS.5  
ELECTION DISTRICT 01  
COUNCIL DISTRICT 01  
LOT AREA ACREAGE \_\_\_\_\_  
OR SQUARE FEET 22,440.00  
HISTORIC? No  
IN CBCA? No  
IN FLOOD PLAIN? No  
UTILITIES? MARK WITH 'X'  
WATER IS: \_\_\_\_\_  
PUBLIC X PRIVATE \_\_\_\_\_  
SEWER IS: \_\_\_\_\_  
PUBLIC X PRIVATE \_\_\_\_\_  
PRIOR HEARING? No  
IF SO GIVE CASE NUMBER  
AND ORDER RESULT BELOW

VIOLATION CASE INFO: