

M E M O R A N D U M

DATE: July 18, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0326-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 17, 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	*	BEFORE THE
(4247 Maple Avenue)		
13 th Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Ali Ahmed Hossein and	*	HEARINGS FOR
Tiffany Nicole Wiseman		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0326-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Ali Ahmed Hossein and Tiffany Nicole Wiseman ("Petitioners"). The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed two story addition to the side of an existing dwelling with a side yard setback of 2 ft. in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 23, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 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

ORDER RECEIVED FOR FILING

Date 6-17-19

By 192

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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 17th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed two story addition to the side of an existing dwelling with a side yard setback of 2 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-17-19

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 4247 MAPLE AVE, HALETHORPE 21227 Currently zoned DR 5.5
Deed Reference 38868 / 48 10 Digit Tax Account # 1319071091
Owner(s) Printed Name(s) ALI AHMED HUSSEIN and TIFFANY NICOLE WISEMAN

(SELECT THE HEARING(S) BY MARKING ☒ 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. ADMINISTRATIVE VARIANCE from Section(s) 1B02.3.C.1 of BCZR to permit a proposed two (2) story addition to the side of an existing dwelling with a side yard setback of two (2) feet in lieu of the required ten (10) feet.

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):

Ali Hussein Name #1 - Type or Print Tiffany Wiseman Name #2 - Type or Print

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

4247 Maple Ave Mailing Address Halethorpe City MD State

21227 Zip Code 443-845-7752 Telephone # Twiseman128@yahoo.com Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

John McElenna Surveys Name - Type or Print

[Signature] Signature

5409 East Dr Mailing Address Annapolis City MD State

21227 Zip Code 410-247-7488 Telephone # JCM@EVERIZON.NET 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, 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 2019-0326-A
ORDER RECEIVED FOR FILING

Filing Date 5/15/2019

Estimated Posting Date 5/26/19

Reviewer AT

Date 6-17-19

By [Signature]

~6/10/19
Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 4247 Maple Ave Halethorpe Maryland 21227
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 live at the property located at 4247 MAPLE Ave. I would like to build an addition to my house that would have a garage on the first floor and bedrooms on the second. The existing zoning is DR 5.5 and requires me to keep the addition 10 feet off of the property line. My addition would take me to within 2 feet of the property line. The neighbor to the left is a children's home and at least the first 50' across the property is encumbered by storm drains and would not be able to be developed. My family is growing and it would be affordable to build this addition but not to buy a 4 bedroom house.

(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)

Ali Hossein
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Tiffany Wiseman
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 25 day of April, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Tiffany Wiseman and Ali Hossein

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

AS WITNESS my hand and Notaries Seal



Sarah Stockhausen
Notary Public

10/9/2020 - PLOS
My Commission Expires

John C. Mellema, Sr. Inc.
5409 East Drive
Baltimore, Maryland 21227
410-247-7488 fax 410-247-2507

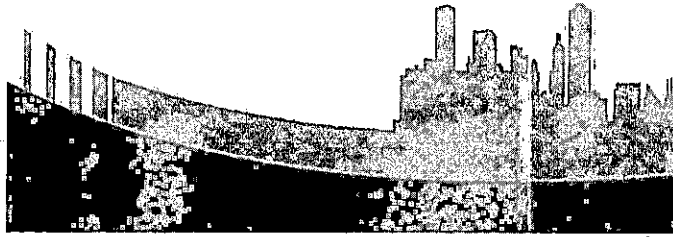
Zoning Description
#4247 Maple Avenue
Baltimore County Maryland
Tax map 108 Grid 12 Parcel 593

Beginning for the same at a point on the Southeast side of Maple Ave, said point being 225' feet Northeasterly from the centerline of Summit Avenue , thence binding on the Southeast side of Maple Avenue, Northeasterly 53.50' feet, thence leaving Maple Avenue and running Southeasterly 337.00 feet, thence Southeasterly 4.08' feet, thence Northwesterly 86.01' feet , thence Northwesterly 270.87' feet to the Southeast side of Maple Avenue to the place of beginning.

Being the same lot described in a deed dated March 31st 2017, between Evergreen Homes, Inc ,parties of the first part and Ali Ahmed Hossein and Tiffany Nicole Wiseman, parties of the second part, in liber 38868 folio 48.



2019-0326-A



CERTIFICATE OF POSTING

May 24, 2019 (amended _____)

Re:
Zoning Case No. 2019-0326-A
Legal Owner: Ali Hossein
Closing date: June 10, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **4247 Maple Avenue**.

The signs were posted on **May 23, 2019**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0326-A

TO PERMIT A PROPOSED TWO (2) STORY
ADDITION TO THE SIDE OF AN EXISTING
DWELLING WITH A SIDE YARD SETBACK OF
TWO (2) FEET IN LIEU OF THE REQUIRED TEN
(10) FEET

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 MONDAY JUNE 10, 2019.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0326-A

TO PERMIT A PROPOSED TWO (2) STORY
ADDITION TO THE SIDE OF AN EXISTING
DWELLING WITH A SIDE YARD SETBACK OF
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DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0326 - A Address 4247 Maple Avenue

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

Filing Date: 05/15/2019 Posting Date: 05/26/19 Closing Date: 06/10/19

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0326 -A Address: 4247 Maple Avenue

Petitioner's Name: Ali Hossein Telephone : 443-845-7752

Posting Date: 05/26/2019 Closing Date: 06/10/2019

Wording for Sign: To permit a proposed two (2) story addition to the side of an existing dwelling with a side yard setback of two (2) feet in lieu of the required ten (10) feet.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 11, 2019

Ali Hossein
Tiffany Wiseman
4247 Maple Avenue
Halethorpe, MD 21227

RE: Case Number: 2019-0326-A, 4247 Maple Avenue

To whom it may concern:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on May 15, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: kl

C: People's Counsel
John Mellema Surveyors, 5409 East Drive, Arbutus 21227

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

No. **183713**
 Date: **5/15/19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRM
 5/15/2019 5/15/2019 11:55:18 3
 REG WSOZ WALKIN CAN
 >>RECEIPT # 007697 5/15/2019 OFLN
 Dept 5 528 ZONING VERIFICATION
 183775

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

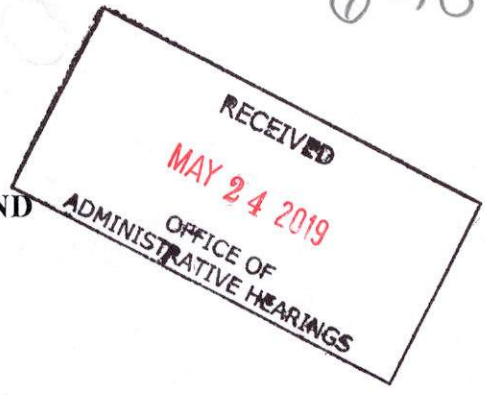
Recpt Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Total: **\$75**

Rec From: _____
 For: **4247 MAPLE AVE**
2019-0326-A

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

**CASHIER'S
 VALIDATION**



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: May 24, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0326-A
Address 4247 Maple Avenue
(Hossein & Wiseman Property)

Zoning Advisory Committee Meeting of **May 27, 2019**.

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

Reviewer: Steve Ford

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		HOMEOWNERS TAX CREDIT			
Account Identifier:		District - 13 Account Number - 1319071091			
Owner Information					
Owner Name:		HOSSEIN ALI AHMED WISEMAN TIFFANY NICOLE		Use:	RESIDENTIAL
Mailing Address:		4247 MAPLE AVE BALTIMORE MD 21227-		Principal Residence:	YES
				Deed Reference:	/38868/ 00048
Location & Structure Information					
Premises Address:		4247 MAPLE AVE BALTIMORE 21227-0000		Legal Description:	LT SES SUMMIT AV 200 E OF MAPLE AVENUE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0108	0012	0593		0000	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2016		1,392 SF		20,907 SF	
County Use		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2018	
Land:	72,700	72,700			
Improvements	191,200	202,400			
Total:	263,900	275,100		263,900	
Preferential Land:	0			267,633	
Transfer Information					
Seller: EVERGREEN HOMES INCORPORATED		Date: 04/20/2017		Price: \$285,000	
Type: ARMS LENGTH IMPROVED		Deed1: /38868/ 00048		Deed2:	
Seller: HOUSE OF GOOD SHEPHERD OF THE		Date: 11/18/2015		Price: \$95,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /36894/ 00264		Deed2:	
Seller: SCHMIDT HELEN J		Date: 05/14/2010		Price: \$390,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /29467/ 00263		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					
Homestead Application Status: Approved 09/14/2017					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: Application Received					
Date: 03/12/2019					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0326-A

A: -dseco -p105

(AV) 6-10-19

CASE NO. 2019- 0326-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>5-24</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>5-23-19</u> by <u>Doak</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		HOMEOWNERS TAX CREDIT
Account Identifier:		District - 13 Account Number - 1319071091
Owner Information		
Owner Name:	HOSSEIN ALI AHMED WISEMAN TIFFANY NICOLE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	4247 MAPLE AVE BALTIMORE MD 21227-	Deed Reference: /38868/ 00048
Location & Structure Information		
Premises Address:	4247 MAPLE AVE BALTIMORE 21227-0000	Legal Description: LT SES SUMMIT AV 200 E OF MAPLE AVENUE
Map:	Grid:	Parcel:
0108	0012	0593
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref:	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2016	1,392 SF	
Property Land Area	County Use	
20,907 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	72,700	72,700
Improvements	191,200	202,400
Total:	263,900	275,100
Phase-in Assessments		As of 07/01/2018
		As of 07/01/2019
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: EVERGREEN HOMES INCORPORATED	Date: 04/20/2017	Price: \$285,000
Type: ARMS LENGTH IMPROVED	Deed1: /38868/ 00048	Deed2:
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Type: ARMS LENGTH MULTIPLE	Deed1: /36894/ 00264	Deed2:
Seller: SCHMIDT HELEN J	Date: 05/14/2010	Price: \$390,000
Type: ARMS LENGTH MULTIPLE	Deed1: /29467/ 00263	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	HOMEOWNERS TAX CREDIT	

Homestead Application Information

Homestead Application Status: Approved 09/14/2017

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: Application Received **Date:** 03/12/2019

ZAC AGENDA

Case Number: 2019-0326-A **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Ali Ahmed Hossein & Tiffany Nicole Wiseman
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 13 **Council Dist:** 1

Property Address: 4247 MAPLE AVE

Location: SES of Maple Ave, 225 feet NE of the centerline of Summit Ave.

Existing Zoning: DR 5.5 **Area:** 20,907 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed two story addition to the side of an existing dwelling with a side yard setback of two feet in lieu of the required ten feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/10/2019

Miscellaneous Notes:

Case Number: 2019-0327-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Robert & Collen Helson, Mathew & Kathryn Kozera
Contract Purchaser: Jeffrey A. Duerbeck

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 2692 2698 PAPER MILL RD

Location: N/W side of Paper Mill Road (65) 846' NE of the centerline of intersection W of Sunnybrook road (40)

Existing Zoning: RC 6 **Area:** 1.5 A

Proposed Zoning:

VARIANCE:

To permit a proposed dwelling with a rear setback of 30 feet in lieu of the required 50 feet.

Attorney: Not Available

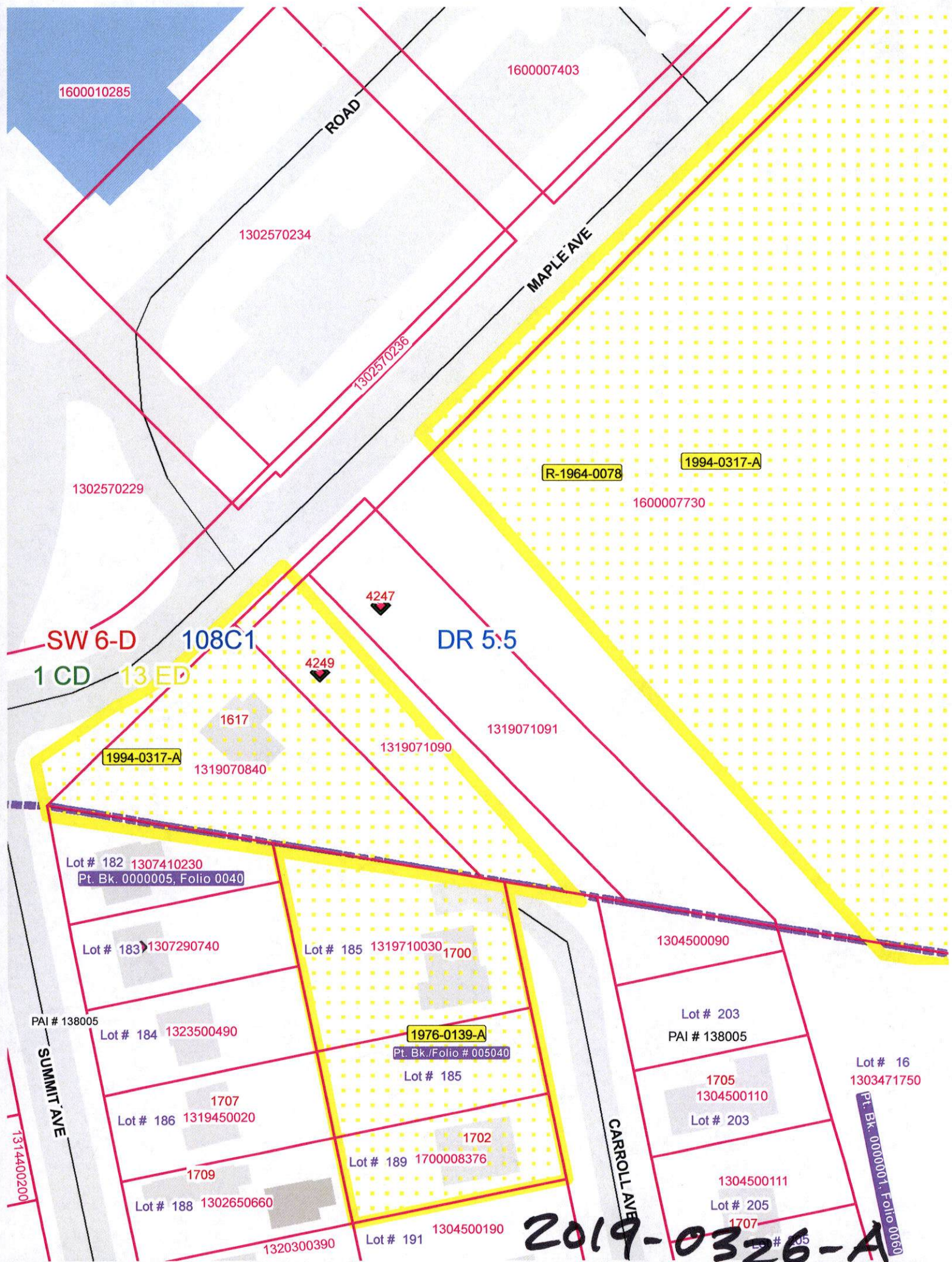
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:





2019-0326-A

①



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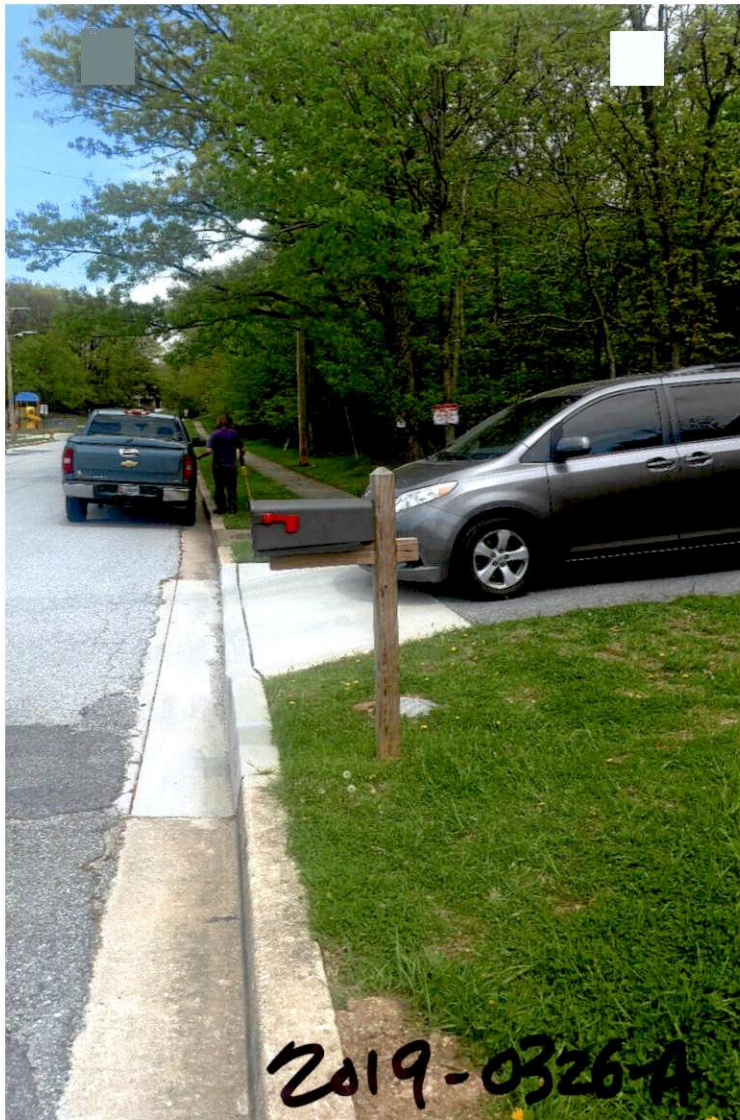


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2019-0326-A

4



2019-0326-A

5



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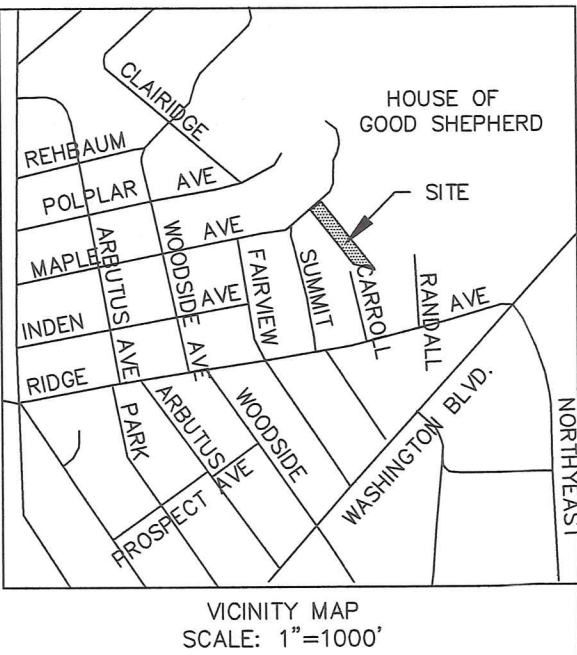
2019-09-24

8



9

PLAT TO ACCOMPANY ADMINISTRATIVE VARIANCE



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 13
ZONING: D.R. 5.5
1"=200' SCALE MAP: 108C1
LOT SIZE: 16275 SQ. FT./0.37 ACRES±

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒

HISTORIC AREA: N/A
FLOOD PLAIN: N/A

SUBDIVISION NAME: N/A

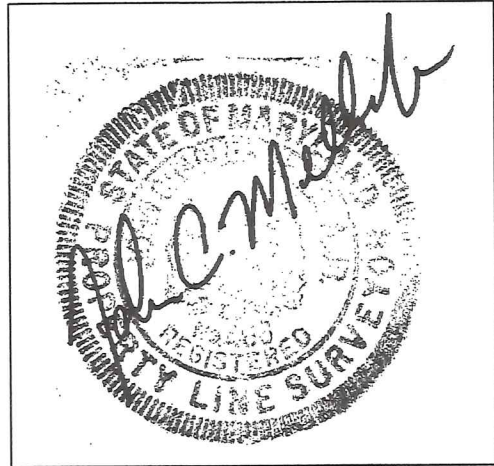
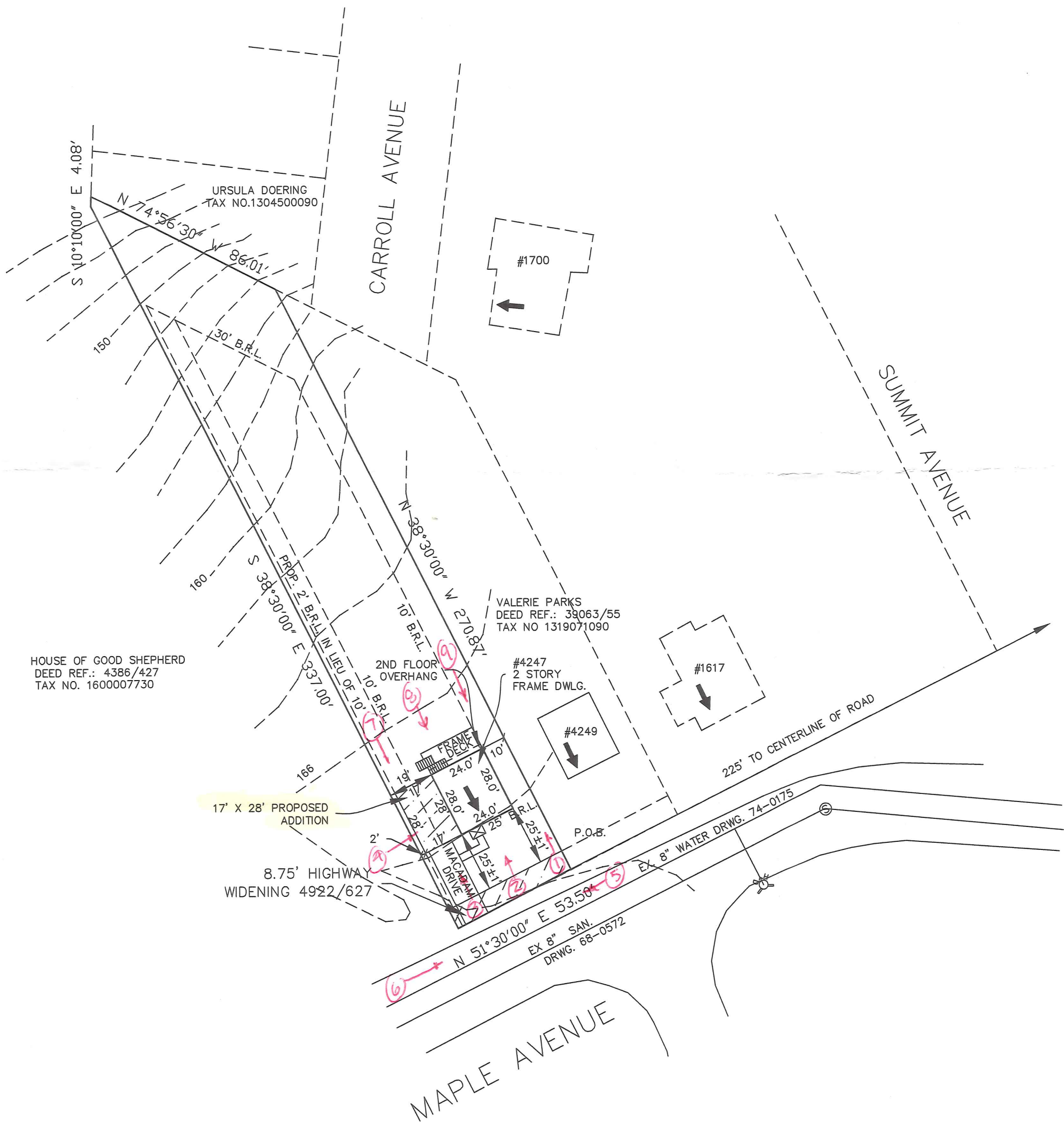
PRIOR ZONING HEARING: N/A
DEED REFERENCE: 38868/48

OWNER: ALI AHMED HOSSEIN
TIFFANEY NICOLE WISEMAN
#4247 MAPLE AVENUE
BALTIMORE, MD. 21227
TAX NO. 1319071091

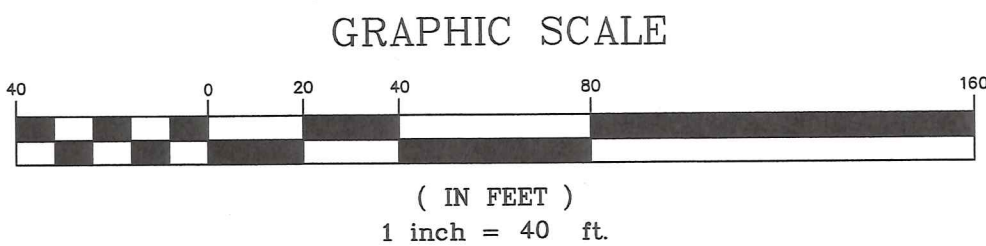
PHOTOS LOCATION

#4247 MAPLE AVENUE
DEED REF.: 38868/048
BALTIMORE COUNTY, MARYLAND
TAX MAP 108 GRID 12 PARCEL 593
SCALE: 1"=40' DATE: MAY, 2019

Pet. Exd. 1

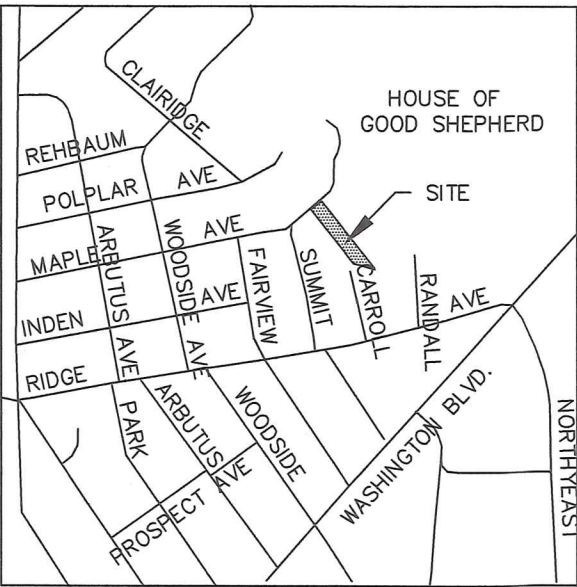


PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507



D.R.5.5 REGULATIONS
MINIMUM LOT AREA 6,000 SQ. FT.
MINIMUM LOT WIDTH 55'
MINIMUM FRONT YARD SETBACK 25'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM REAR YARD SETBACK 30'

PLAT TO ACCOMPANY ADMINISTRATIVE VARIANCE



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 13
ZONING: D.R. 5.5
1"=200' SCALE MAP: 108C1

LOT SIZE: 16275 SQ. FT./0.37 ACRES±

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA	YES	NO
	☐	☒

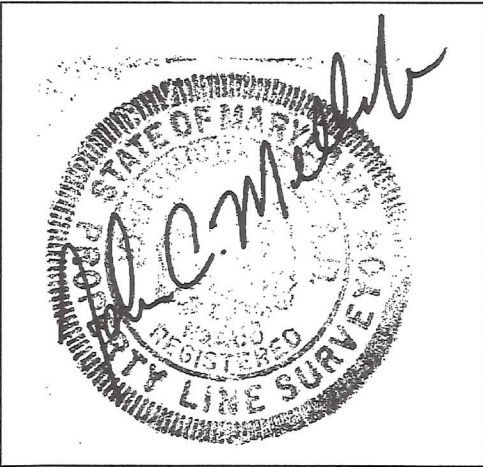
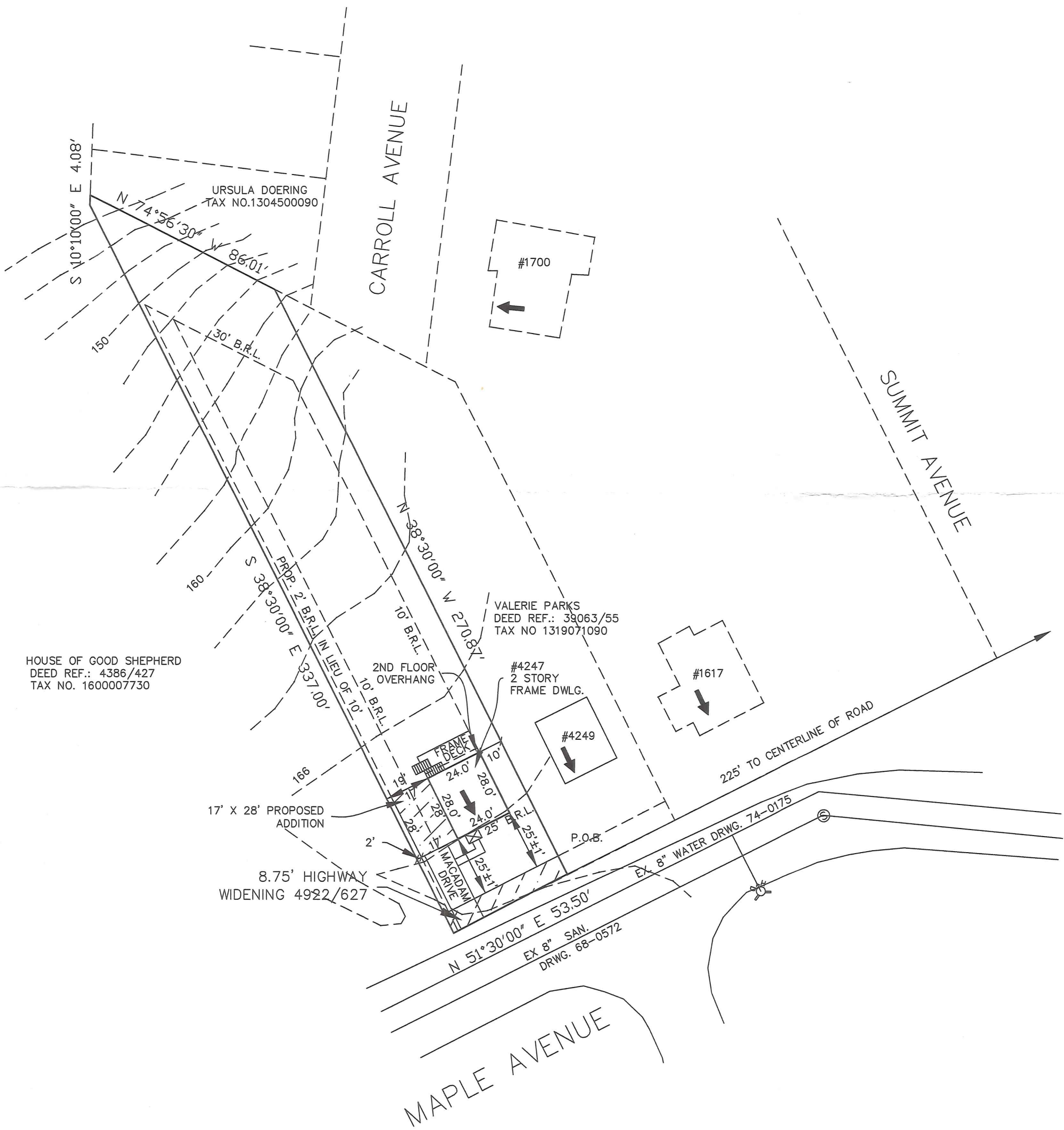
HISTORIC AREA: N/A

FLOOD PLAIN: N/A

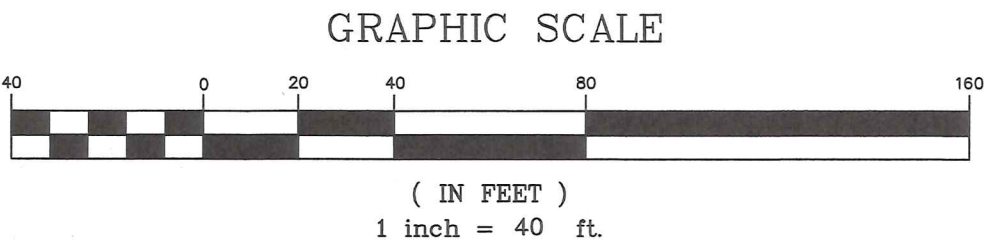
SUBDIVISION NAME: N/A

PRIOR ZONING HEARING: N/A
DEED REFERENCE: 38868/48

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2019-0326-A