

M E M O R A N D U M

DATE: October 11, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0409-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 10, 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
(26 Woodholme Village Court)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Louis E. & Elisabeth S. Narrow	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0409-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, Louis E. and Elisabeth S. Narrow (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed dwelling addition with a side yard setback of 11 ft., 4 in. in lieu of the required 15 ft. and a sum of 40 ft., 10 in. in lieu of the required 50 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. The property is subject to certain environmental regulations as noted in the ZAC comment, dated August 7, 2019, submitted by the Department of Environmental Protection and Sustainability (DEPS). In addition, a letter of support was received from Jeffrey F. Cramer, who resides at 28 Woodholme Village Court, indicating that he has no objections to Petitioners’ zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 11, 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 9-10-19

By kw

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 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.

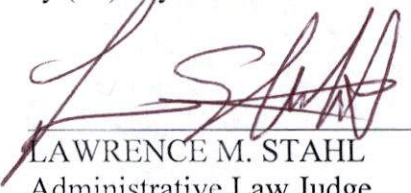
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 10th day of **September, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed dwelling addition with a side yard setback of 11 ft., 4 in. in lieu of the required 15 ft. and a sum of 40 ft., 10 in. in lieu of the required 50 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.
- Petitioners must comply with the DEPS ZAC comment, dated August 7, 2019; a copy of which is attached hereto and made a part hereof.

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



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 9-10-19 2

By LMS



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 26 Woodholme Vlg Ct Balt MD 21208 Currently zoned DR1
 Deed Reference 0411 / 047 10 Digit Tax Account # 18 00000915
 Owner(s) Printed Name(s) Louis E. and Elisabeth S. Narrow

(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:

- X ADMINISTRATIVE VARIANCE from Section(s) 1802.3.C.1; To permit a proposed addition with a side yard setback of 11 feet 4 inches in lieu of the required 15 feet and a sum of 40 feet 10 inches in lieu of the required 50 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- 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):

Louis E. Narrow / Elisabeth S. Narrow

Name #1 – Type or Print

Name #2 – Type or Print

Louis E. Narrow

Elisabeth S. Narrow

Signature #1

Signature #2

26 Woodholme Vlg Ct. Balt MD

Mailing Address

City

State

21208, 410-591-2649

Lounarrow@gmail.com

Zip Code

Telephone #

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:

Louis Narrow

Name – Type or Print

Louis Narrow

Signature

26 Woodholme Vlg Ct. Balt. MD

Mailing Address

City

State

21208, 410-591-2649

Lounarrow@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 _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

By _____

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0409-A Filing Date 7/29/19 Estimated Posting Date 8/11/19 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: 26 Woodholme Vlg. Ct. Baltimore MD 21208
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)

We have a 2 story rancher with all the bedrooms on the second floor. Unfortunately my wife, Elisabeth, has primary progressive Multiple Sclerosis (PPMS) and at this point has a lot of difficulty climbing stairs. The situation is getting worse necessitating a First Floor master bedroom. My neighbor, whose home is adjacent to the side we are requesting a variance, has no objections. See letter

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

Louis E. Narrow
Signature of Owner (Affiant)

Louis E. Narrow
Name- Print or Type

Elisabeth S. Narrow
Signature of Owner (Affiant)

Elisabeth S. Narrow
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 26th day of JULY, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LOUIS E. NARROW ELISABETH S. NARROW

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

AS WITNESS my hand and Notaries Seal



Susan Goldberg
Notary Public
4/12/21
My Commission Expires

2019-0409-A

Property description for: 26 Woodholme Village Court

Beginning at the north side of Woodholme Village Court with a right of way width of 50 feet at a distance of 1300 feet to the center of Woodholme Avenue with a right of way width of 60 feet.

Being lot #13, in the subdivision of Woodholme Village as recorded in the Baltimore County Plat Book #41, Folio #47 containing 23,478 square feet, located in the 3rd Election District and the 2nd Councilman District.

Jeffrey F. Cramer
28 Woodholme Village Ct.
Baltimore, MD 21208

To Whom it may concern:

I live at 28 Woodholme Village Court. My neighbor, Louis Narrow, has discussed with me the building of an addition to help accommodate a first floor master bedroom.

There are 4 homes in our cul-de-sac. He would like to build off the side of his house adjacent to my property.

I have no objections and in fact, I feel that this construction will enhance my property as well.

Therefore, I encourage you to approve his request for a variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. F. Cramer', with a stylized, flowing script.

Jeffrey F. Cramer

2019-0409-A

Property description for: 26 Woodholme Village Court

Beginning at the north side of Woodholme Village Court with a right of way width of 50 feet at a distance of 1300 feet to the center of Woodholme Avenue with a right of way width of 60 feet.

Being lot #13, in the subdivision of Woodholme Village as recorded in the Baltimore County Plat Book #41, Folio #47 containing 23,478 square feet, located in the 3rd Election District and the 2nd Councilman District.

CERTIFICATION OF POSTING

RE: Case No. 2019-0409- A

Petitioner: Louis & Elisabeth Narrow

Closing Date: 8/26/19

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

26 Woodholme Village Court (front - west side) – 1 of 2

26 Woodholme Village Court (front - east side) – 2 of 3

26 Woodholme Village Court – (Blow up of sign wording) – 3 of 3

_____ on 8/11/19

Sincerely,



Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

CERTIFICATION OF POSTING

RE: Case No. 2019-0602-A
Petitioner: Louis & Elizabeth Morrow
Closing Date: 8/26/19

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)

were posted conspicuously on the property located at _____
36 Woodholme Village Court (front - west side) - 1 of 3
36 Woodholme Village Court (front - east side) - 1 of 3
36 Woodholme Village Court - (Blow up of sign wording) - 3 of 3
on 8/11/19

Sincerely,

Richard E. Hoffman
304 Dellwood Drive
Fallston, Md. 21047
(443) 543-7360

Certification of Posting

Case No 2019-0409-A



26 Woodholme Village Court (front – west side) 1 of 3

 8/11/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Continued on next page

Page 2 of 2

32 Woodstock Road, Suite 101, Westport, CT 06894

John E. Hynes

John E. Hynes

John E. Hynes

John E. Hynes

Certification of Posting

Case No 2019-0409-A



26 Woodholme Village Court (front – east side) 2 of 3

8/11/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Continuation of Form 1041

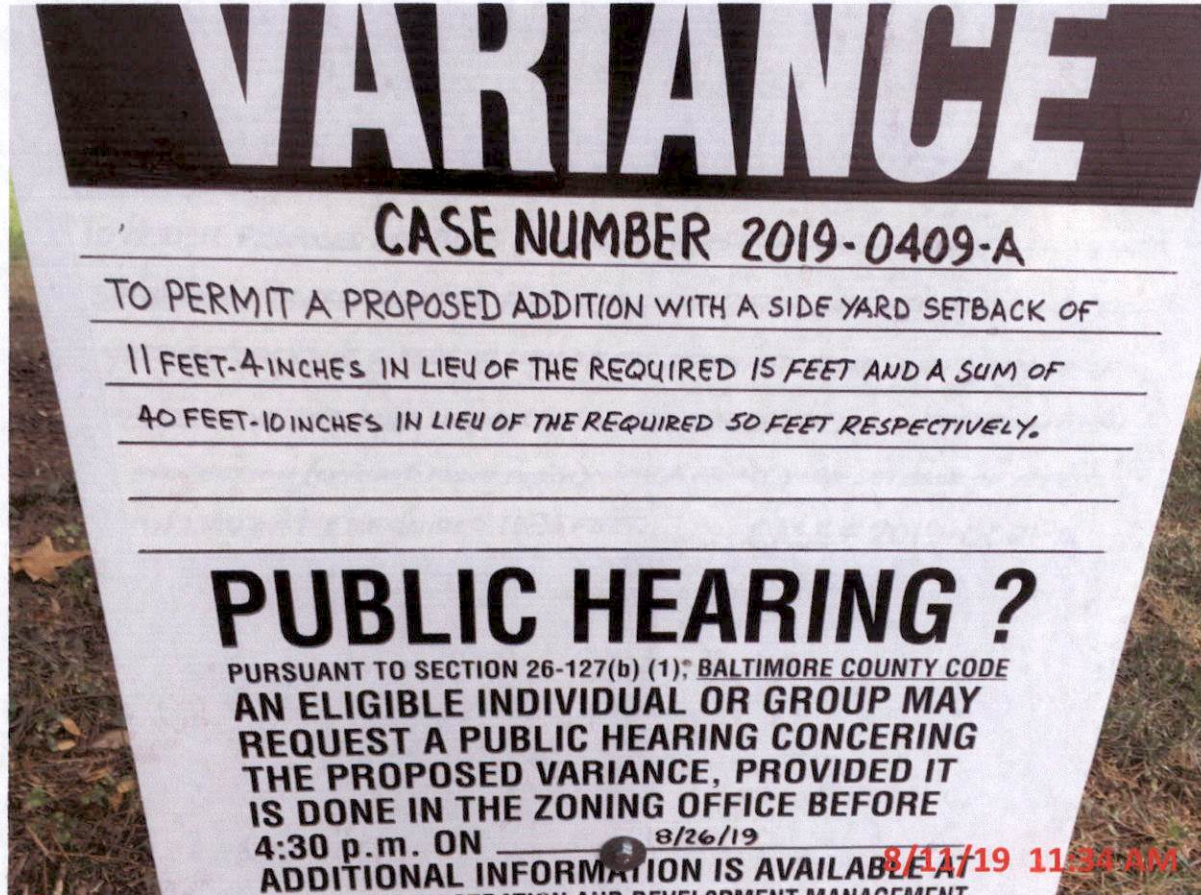
Case No. 1041-0000-A

1041-0000-A (Form 1041-0000-A) (Rev. 10-1-80)

1041-0000-A
1041-0000-A
1041-0000-A
1041-0000-A
1041-0000-A

Certification of Posting

Case No 2019-0409-A



6 Woodholme Village Court (wording) 3 of 3

 8/11/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0409 -A Address 26 Woodholme Village CourtContact Person: Gary Hunt Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 7/29/19 Posting Date: 8/11/19 Closing Date: 8/26/19

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 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 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.
3. **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.
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 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 FORMATCase Number 2019- 0409 -A Address 26 Woodholme Village CourtPetitioner's Name Louis and Elisabeth Narrow Telephone 410-591-2649Posting Date: 8/11/19 Closing Date: 8/26/19Wording for Sign: To Permit a proposed addition with a side yard set back of 11 feet 4 inches in lieu of the required 15 feet and a sum of 40 feet 10 inches in lieu of the required 50 feet respectively

Revised 6/30/2019

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

No. **187571**

Date: **7/29/19**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/29/2019 7/29/2019 05:00:00

REC #501 WALYIN LOR
 RECEIPT # 022037 7/29/2019 CR1
 Item 5 528 ZONING VERIFICATION

187571
 Report Tot \$ 75.00
 75.00 CR 100 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		4150					75.00

Total: **75.00**

Rec From: **Louis Narrow**

For: **2019-0409-A**

26 Woodholme Village Ct

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 27, 2019

Louis Narrow
26 Woodholme Vlg Ct
Baltimore MD 21208

RE: Case Number: 2019-0409-A, 26 Woodholme Vlg Ct

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 July 29, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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: August 7, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0409-A
Address 26 Woodholme Village Court
(Narrow Property)

Zoning Advisory Committee Meeting of August 2, 2019.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A variance to the Law for the Protection of Water Quality, Streams, Wetlands, and Floodplains is required to allow the construction of the addition and continued use by the existing dwelling within the 100-foot minimum forest buffer off the stream crossing the northwest corner of the property.

Reviewer: Libby Errickson

(AV) 8-28-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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Sustainability (EPS) - Development Coordination

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BALTIMORE COUNTY, MARYLAND

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Reviewer: Libby Errickson

ORDER RECEIVED FOR FILING
C:\Users\jnelson\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\H1PACF4X\ZAC 19-0409-A 26 Woodholme Village Court.doc

Date 9-10-19

By low

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:		NONE			
Account Identifier:		District - 03 Account Number - 1800000915			
Owner Information					
Owner Name:		NARROW LOUIS E NARROW ELISABETH S		Use: RESIDENTIAL	
Mailing Address:		26 WOODHOLME VILLAGE CT BALTIMORE MD 21208-1408		Principal Residence: YES	
				Deed Reference: 706817/ 00830	
Location & Structure Information					
Premises Address:		26 WOODHOLME VILLAGE CT 0-0000		Legal Description: .539 AC 1504 SW WOODHOLME AV WOODHOLME VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0001	0199		0000	
			Block:	Lot:	Assessment Year:
				13	2017
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1978		2,656 SF		23,478 SF	
				Property Land Area	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2017	07/01/2018	
Land:		142,700	142,700		
Improvements		251,500	198,400		
Total:		394,200	341,100	341,100	341,100
Preferential Land:		0			0
Transfer Information					
Seller: HERMAN DAVID E		Date: 11/05/1984		Price: \$130,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06817/ 00830		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 10/08/2009					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

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.

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
7/29/2019**Permit Processing Residential Permit & Development Report**

Page 1 of 1

Property Information

Tax Account Number: 1800000915

Plat Ref: 041:047

Election District: 3

Owner Name(s): NARROW LOUIS E and NARROW ELISABETH S

PDM # :

Address: 26 WOODHOLME VILLAGE CT
BALTIMORE, MD 21208

Zoning District(s): DR 1

Premise Address: 26 WOODHOLME VILLAGE CT

Elevation Range: 436ft - 468ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Verify Water Service Size.	X												
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1967-0260; R-1963-0108-X	X		X	X	X	X							

Jeffrey F. Cramer
28 Woodholme Village Ct.
Baltimore, MD 21208

To Whom it may concern:

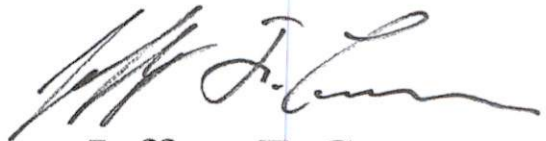
I live at 28 Woodholme Village Court. My neighbor, Louis Narrow, has discussed with me the building of an addition to help accommodate a first floor master bedroom.

There are 4 homes in our cul-de-sac. He would like to build off the side of his house adjacent to my property.

I have no objections and in fact, I feel that this construction will enhance my property as well.

Therefore, I encourage you to approve his request for a variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey F. Cramer', written in a cursive style.

Jeffrey F. Cramer

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 - 03 Account Number - 1800000916			
Owner Information					
Owner Name:		CRAMER JEFFREY F CRAMER PHYLLIS J		Use:	RESIDENTIAL
Mailing Address:		28 WOODHOLME VILLAGE CT BALTIMORE MD 21208-1408		Principal Residence:	YES
				Deed Reference:	/05975/ 00205
Location & Structure Information					
Premises Address:		28 WOODHOLME VILLAGE CT 0-0000		Legal Description:	.880 AC 1567 SW WOODHOLME AV WOODHOLME VILLAGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0078	0001	0199		0000	14 2020 0041/0047
Special Tax Areas:			Town:		NONE
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1978	2,376 SF	400 SF	38,332 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2019	As of 07/01/2020	
Land:	146,400	146,400			
Improvements	213,800	213,800			
Total:	360,200	360,200	360,200		
Preferential Land:	0				
Transfer Information					
Seller: RYLAND GROUP INC		Date: 12/29/1978		Price: \$109	
Type: ARMS LENGTH IMPROVED		Deed1: /05975/ 00205		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: Approved 05/20/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

2019-04-09-A

Proposed
addition

Vegetation
↓



C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

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

8-11

DEPS

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

C

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

No DateNo object.(Jeffrey Crane - 28 Woodhoke Village Ct.)

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)Date: 8-11-19by HoffmanSIGN 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 - 03 Account Number - 1800000915
Owner Information		
Owner Name:	NARROW LOUIS E NARROW ELISABETH S	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	26 WOODHOLME VILLAGE CT BALTIMORE MD 21208-1408	Deed Reference: /06817/ 00830
Location & Structure Information		
Premises Address:	26 WOODHOLME VILLAGE CT 0-0000	Legal Description: .539 AC 1504 SW WOODHOLME AV WOODHOLME VILLAGE
Map:	Grid:	Parcel:
0078	0001	0199
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	13	2020
Plat No:	Plat Ref:	
	0041/ 0047	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1978	2,656 SF	
Property Land Area	County Use	
23,478 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	142,700	142,700
Improvements	198,400	198,400
Total:	341,100	341,100
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
Transfer Information		
Seller: HERMAN DAVID E	Date: 11/05/1984	Price: \$130,000
Type: ARMS LENGTH IMPROVED	Deed1: /06817/ 00830	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		

Homestead Application Status: Applied 10/08/2009

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0409-A

Reviewer: Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Louis E. & Elisabeth S. Narrow

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 26 WOODHOLME VLG CT

Location: North side of 26 Woodholme Village Court West 1,300 feet to the centerline of Woodholme Ave.

Existing Zoning: DR 1

Area: 23,478

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed dwelling addition with a side yard set back of 11 feet 4 inches in lieu of the required 15 feet and a sum of 40 feet 10 inches lieu of the required 50 feet.

Attorney: Not Available

Prior Zoning Cases: R-1963-0108-X; R-1967-0260

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/26/2019

Miscellaneous Notes:



1974-0015-XA

0323075425

Pt. Bk. 0000047, Folio 0040

Lot # 1

1900000996 PAI # 030223

2003-024

Pt. Bk. Folio # 047040

2004-0572-A PAI # 030223

Lot # 13

1800000915

26

Lot # 12

1800000914

1800000913

Lot # 11

3ED 077C1 2CD

DR 1

NW 8-G

Lot # 14

1800000916

Pt. Bk. 0000041, Folio 0047

28

Pt. Bk./Folio # 041047

PAI # 030165

R-1963-0108-X

R-4267-0260

PAI # 030165

24

WOODHOLME VILLAGE CT

Lot # 15

1800000917

27

Lot # 16

1800000918

25

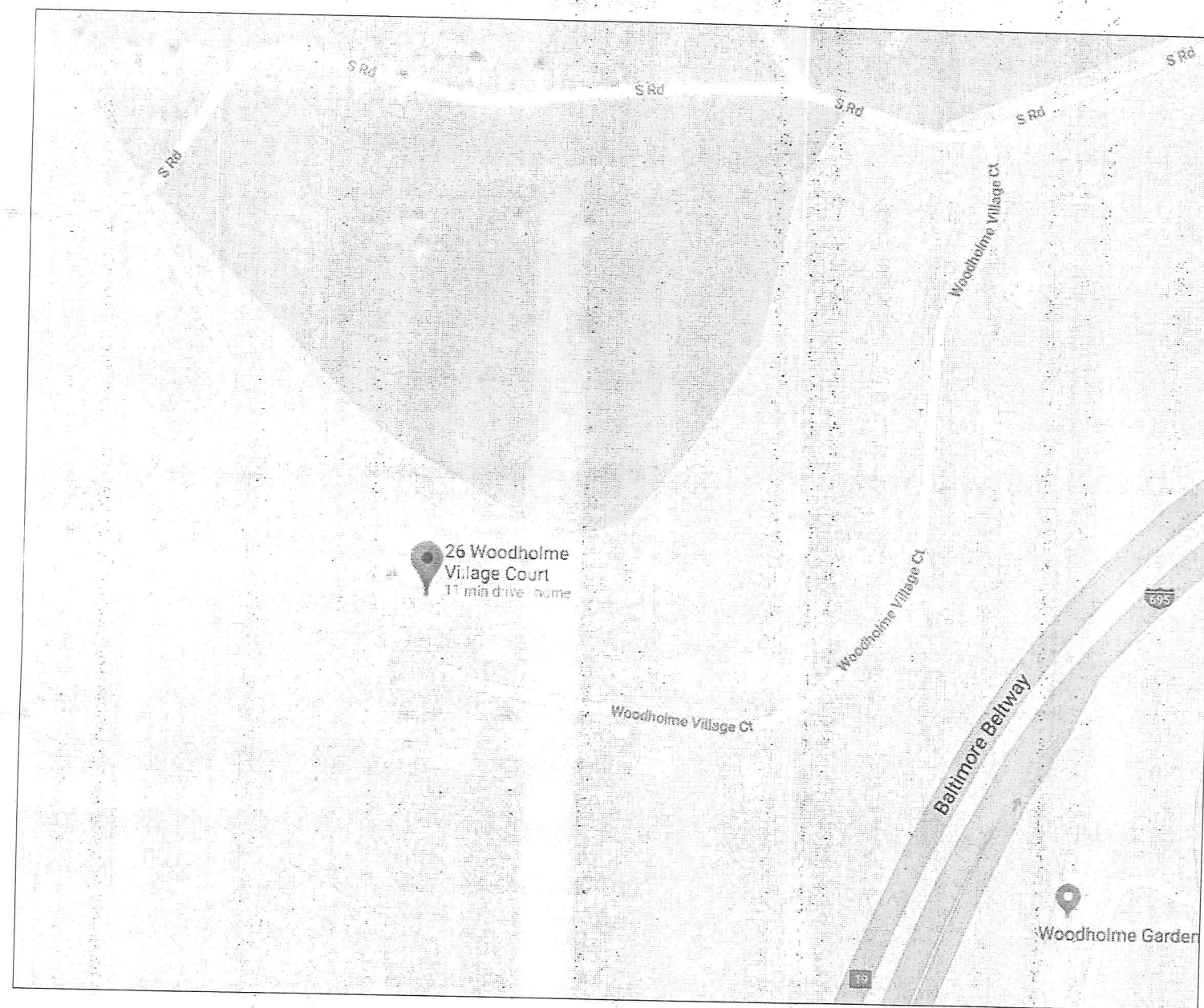
Lot # 17

1800000919

23

$$\begin{array}{r} 114 \\ 296 \\ \hline 40.10 \end{array}$$

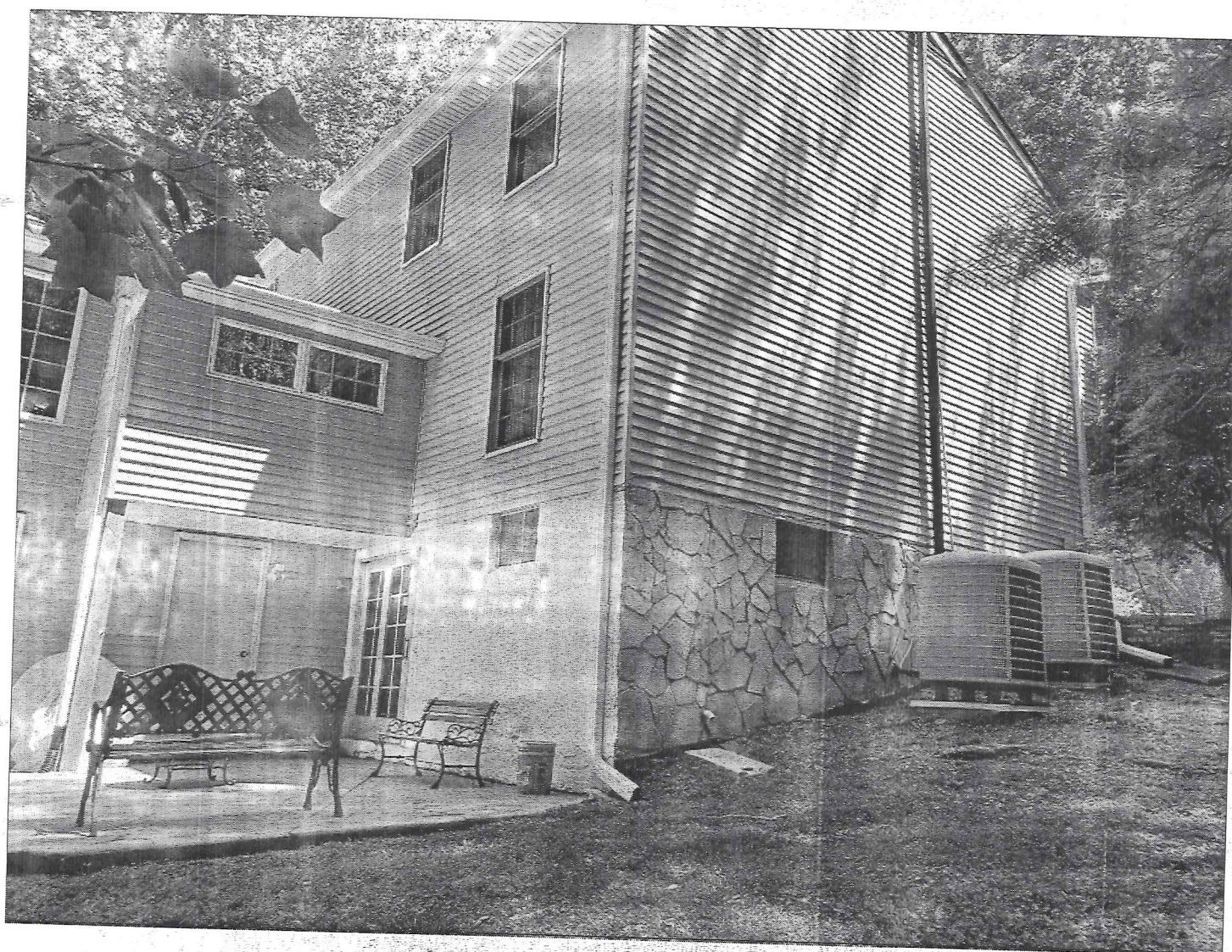
STAPLE EDGE



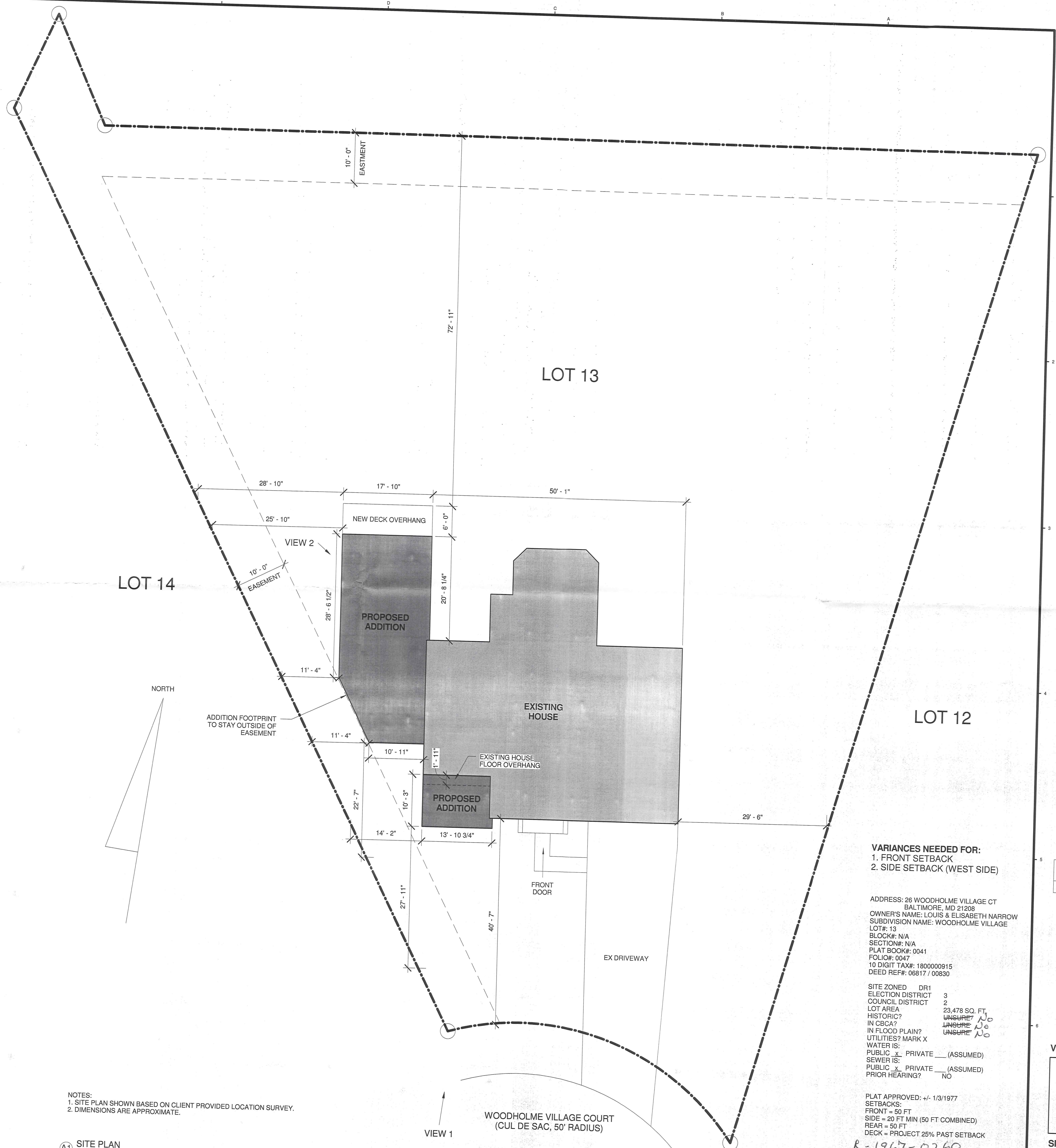
VICINITY PLAN (NOT TO SCALE), FROM GOOGLE EARTH (NORTH IS UP)



VIEW 1



VIEW 2



NOTES:
1. SITE PLAN SHOWN BASED ON CLIENT PROVIDED LOCATION SURVEY.
2. DIMENSIONS ARE APPROXIMATE.

(A1) SITE PLAN
1" = 10'-0"

VARIANCES NEEDED FOR:
1. FRONT SETBACK
2. SIDE SETBACK (WEST SIDE)

ADDRESS: 26 WOODHOLME VILLAGE CT
BALTIMORE, MD 21208
OWNER'S NAME: LOUIS & ELISABETH NARROW
SUBDIVISION NAME: WOODHOLME VILLAGE
LOT#: 13
BLOCK#: N/A
SECTION#: N/A
PLAT BOOK#: 0041
POLIOP: 0047
10 DIGIT TAX#: 1800000915
DEED REF#: 06817 / 00830

SITE ZONED DR1
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 23,478 SQ. FT.
HISTORIC? UNSURE
IN CBQA? UNSURE
IN FLOOD PLAIN? UNSURE
UTILITIES? MARK X
WATER IS:
PUBLIC X PRIVATE (ASSUMED)
SEWER IS:
PUBLIC X PRIVATE (ASSUMED)
PRIOR HEARING? NO

PLAT APPROVED: +/- 1/3/1977
SETBACKS:
FRONT = 50 FT
SIDE = 20 FT MIN (50 FT COMBINED)
REAR = 50 FT
DECK = PROJECT 25% PAST SETBACK

R-1967-0260
R-1963-0108-X
2019-0409-A



donnyankri.com | 443.929.2377

NARROW ADDITION

26 WOODHOLME
VILLAGE COURT
BALTIMORE MD
21208

REVISIONS		
NUMBER	DESCRIPTION	DATE

VARIANCE SUBMISSION

Date	7/25/2019
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	DA

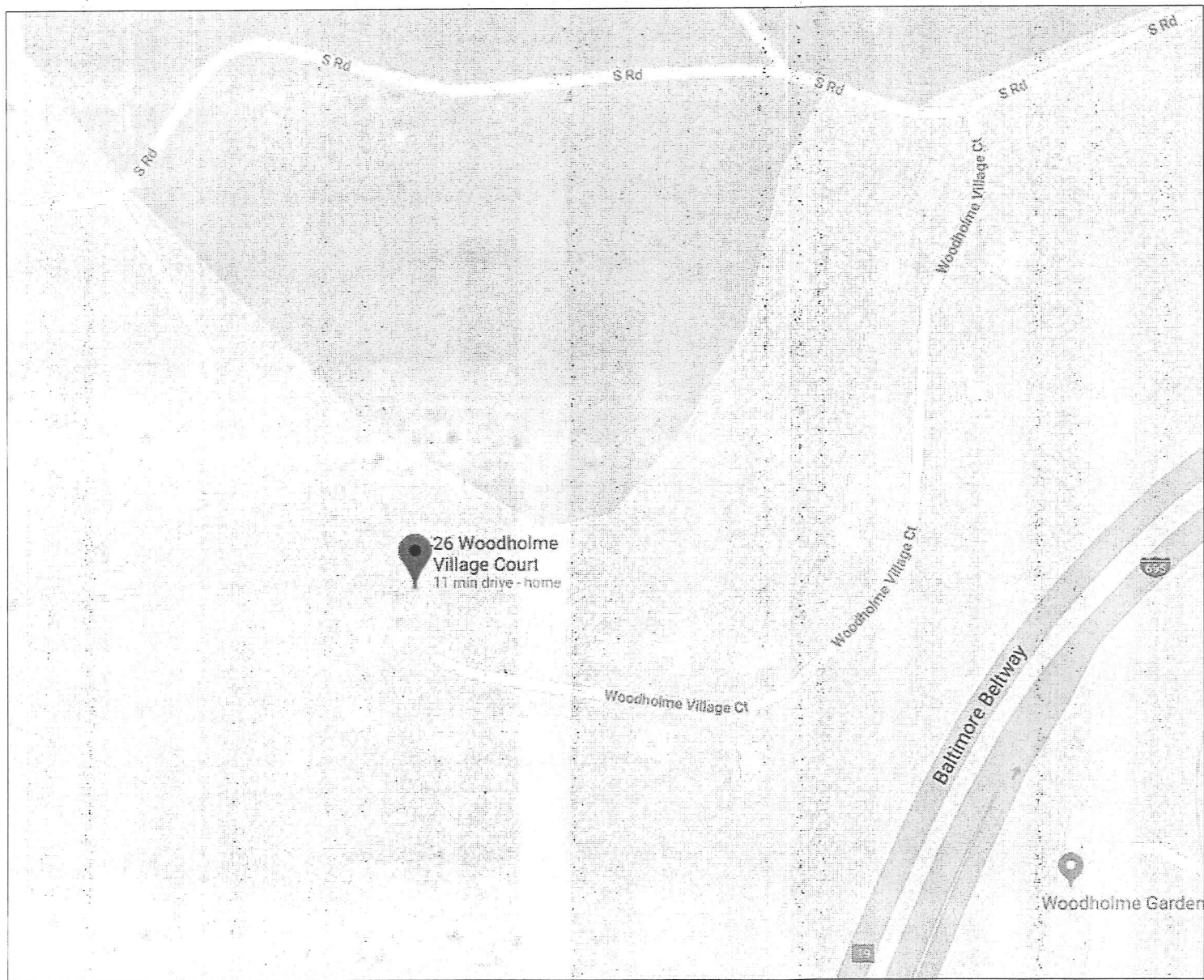
SITE PLAN

Drawing No. **A0.01**

STAPLE EDGE

STAPLE EDGE

STAPLE EDGE



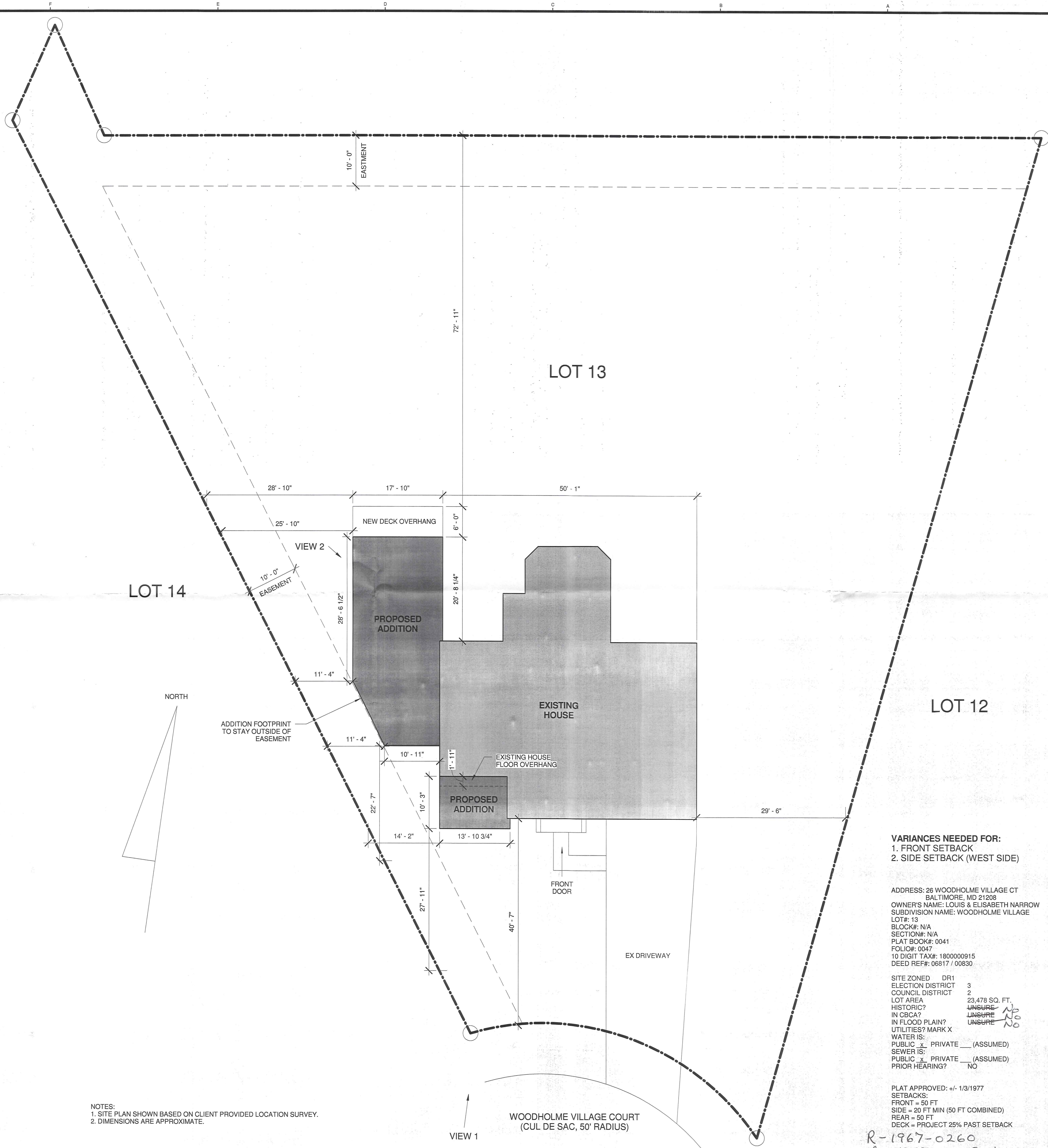
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