

MEMORANDUM

DATE: December 23, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0499-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 20, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ~~Case File~~
Office of Administrative Hearings

/dlw

IN RE: PETITION FOR ADMIN. VARIANCE *
(2015 Willowcrest Circle)
3rd Election District *
2nd Council District *
Pradeep G. Thadani & Ramola Bhambhani *
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0499-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, Pradeep G. Thadani and Ramola Bhambhani (“Petitioners”). The Petitioners are requesting Variance relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (“BCZR”), to approve a rear deck with a setback of 18 ft. in lieu of the required 30 ft. setback. 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 31, 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 11-20-19

By low

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.

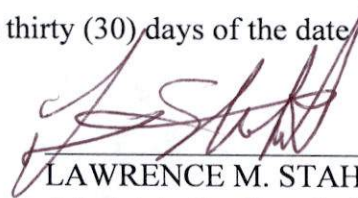
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 20th day of **November, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("BCZR"), to approve a rear deck with a setback of 18 ft. in lieu of the required 30 ft. setback, 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.



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 11-20-19

By law



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2015 WILLOWCREST CIR BALTIMORE MD 21209 Currently zoned DR2
 Deed Reference 33484 100230 10 Digit Tax Account # 2400013190
 Owner(s) Printed Name(s) PRADDEEP G. THADANI, RAMOLA BHAMBHANI

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) RCZR 1B01.2.C.1.b TO APPROVE A REAR deck with a setback of 18 FT in lieu of the Required 30 FT setback

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):

PRADDEEP G. THADANI RAMOLA BHAMBHANI
 Name #1 – Type or Print Name #2 – Type or Print

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

2015 WILLOWCREST CIR, BALTIMORE, MD
 Mailing Address City State

21209 1443-451-5150 pradeep-thadani@yahoo.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:

PRADDEEP G. THADANI
 Name – Type or Print

Signature

2015 WILLOWCREST CIR, BALTIMORE, MD
 Mailing Address City State

21209 1443-451-5150 pradeep-thadani@yahoo.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.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0499-A Filing Date 10/22/19 Estimated Posting Date 11/3/19 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: 2015 WILLOWCREST CIR BALTIMORE MD 21209
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)

1. THE EXISTING TOPOGRAPHY OF THE LOT AT THE REAR OF THE SINGLE FAMILY DWELLING, AS IT SLOPES AWAY RATHER STEEPLY FROM THE PROPERTY, PREVENTS ITS USE & ENJOYMENT BY THE OWNER, OCCUPANTS, FAMILY OR FRIENDS, AS WELL AS VISITORS.
2. THE CONSTRUCTION OF AN OPEN DECK AT THE REAR OF THE SINGLE FAMILY DWELLING WILL ALLOW FOR IMPROVED UTILIZATION OF THE AVAILABLE SPACE AND OVERALL, LEAD TO AN ENHANCEMENT OF THE PROPERTY IN GENERAL.

(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)

PRADEEP G. THADANI
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

RAMOLA BHAMBHANI
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of OCTOBER, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: PRADEEP GULAB THADANI, RAMOLA BHAMBHANI

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

AS WITNESS my hand and Notaries Seal

[Signature]

CHEIKHOU S. DIOUF
Notary Public
Baltimore County
Maryland
My Commission Expires Aug. 07, 2023

Notary Public

AUGUST 07, 2023

My Commission Expires

Affidavit in Support of Administrative Variance

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

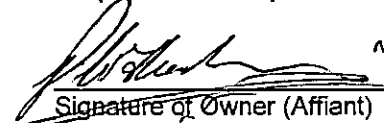
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Print or Type Address of property City State Zip Code

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1. THE EXISTING TOPOGRAPHY OF THE LOT AT THE REAR OF THE SINGLE FAMILY DWELLING AS IT SLOPES AWAY RATHER STEEPLY AWAY FROM THE PROPERTY, PREVENTS ITS USE & ENJOYMENT BY THE OWNER OCCUPANTS, FAMILY OR FRIENDS, AS WELL AS VISITORS.
2. THE CONSTRUCTION OF AN OPEN DECK AT THE REAR OF THE SINGLE FAMILY DWELLING WILL ALLOW FOR IMPROVED UTILIZATION OF THE AVAILABLE SPACE ON THE LOT AND OVERALL LEAD TO AN ENHANCEMENT OF THE PROPERTY IN GENERAL.

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


Signature of Owner (Affiant)

PRADEEP G. THADANI
Name- Print or Type


Signature of Owner (Affiant)

RAMOLA BHAMBHANI
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of OCTOBER 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: PRADEEP GULAB THADANI, RAMOLA BHAMBHANI.

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

AS WITNESS my hand and Notaries Seal

CHEIKHOU S. DIOUF
Notary Public
Baltimore County
Maryland
My Commission Expires Aug. 07, 2023


Notary Public

My Commission Expires

AUGUST 07, 2023



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 2015 WILLOWCREST CIR, BALTIMORE MD 21209 Currently zoned DR 2
 Deed Reference 334841 00230 10 Digit Tax Account # 2400013190
 Owner(s) Printed Name(s) PRADEEP G. THADANI, RAMOLA BHAMBHANI

(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) BCZR 1B01.2.C.1.b TO APPROVE A REAR deck with a setback of 18FT in lieu of the required 30FT setback

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):

PRADEEP G. THADANI, RAMOLA BHAMBHANI

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

2015 WILLOWCREST CIR, BALTIMORE MD

Mailing Address

City

State

21209 443-451-5150 pradeep-thadani@yahoo.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:

PRADEEP G. THADANI

Name – Type or Print

[Signature]
Signature

2015 WILLOWCREST CIR, BALTIMORE MD

Mailing Address

City

State

21209 443-451-5150 pradeep-thadani@yahoo.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 11 day of Nov, 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 2019-0499-A Filing Date 10/27/19 Estimated Posting Date 11/3/19 Reviewer CF

Property Description: 2015 Willowcrest Circle, Baltimore, MD 21209

District 03, Tax Account Number 2400013190, Deed Reference /33484/00230

Legal Description: 0.204 Acres, Phase 2, Bonnie View Estates,

Map 0079, Grid 0002, Parcel 0083, Neighborhood 3060081.04, Lot 83, Plat No 1, Plat Ref 0078/ 0080

Beginning at the point located at Latitude 39.3751002 and Longitude -76.6644949 heading in an easterly direction for 122.06 feet until arriving at the point located at Latitude 39.3750685 and Longitude -76.6640649, then heading south for 72.08 feet until arriving at the point located at Latitude 39.3748709 and Longitude -76.664077, then turning westward for 108.16 feet until arriving at the point located at Latitude 39.374899 and Longitude -76.6644584, then turning northwest for 18.24 feet until arriving at the point located at Latitude 39.3749113 and Longitude -76.6645207, then turning northward for 10.04 feet until arriving at the point located at Latitude 39.3749378 and Longitude -76.6645147, and then finally continuing northward for 59.19 feet until arriving at the point of beginning.

BEGINNING FOR THE SAME AND BEING KNOWN AND DESIGNATED AS LOT NO. 83 as shown on the plat entitled "First Amended Plat, PLAT ONE, PHASE TWO, BONNIE VIEW ESTATES" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 78, folio 80, the improvements thereon having the address of 2015 Willowcrest Circle.

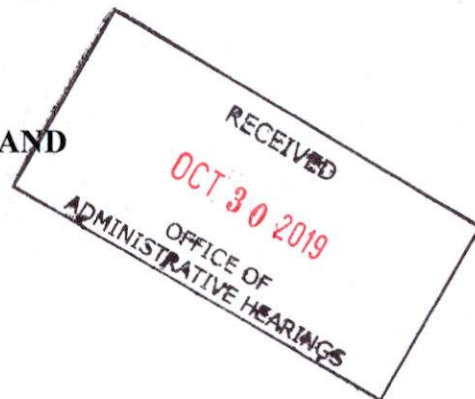
BEGINNING AT A POINT ON THE SOUTH SIDE OF
WILLOWCREST CIRCLE WHICH IS 40 FEET WIDE AT A DISTANCE
OF 505.38 FEET EAST OF THE CENTERLINE OF THE
NEAREST IMPROVED INTERSECTING STREET ROSSETTA RD
WHICH IS 40 FEET WIDE.

2019-0499-A

11-18-19

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

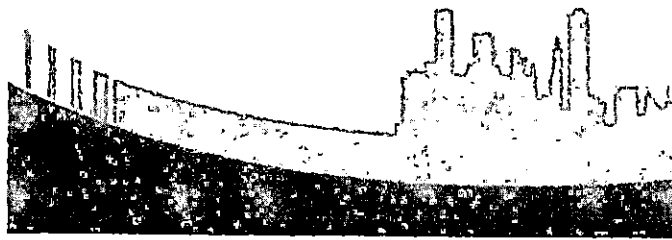
DATE: October 30, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0499-A
Address 2015 Willowcrest Circle
(Thadani Property)

Zoning Advisory Committee Meeting of **October 25, 2019**.

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

Reviewer: Steve Ford



CERTIFICATE OF POSTING

November 1, 2019 (amended _____)

Re:

Zoning Case No. 2019-0499-A

Legal Owner: Pradeep Thadani & Ramola Bhambhani

Closing date: November 18, 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 2015 Willowcrest Circle.

The signs were posted on October 31, 2019, 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 NO. 2019-0499-A

2015 Willowcrest Circle

**REQUEST: TO PERMIT A REAR DECK WITH
AN 18 FOOT SETBACK IN LIEU OF THE
REQUIRED 30 FOOT SETBACK.**

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 IT IS DONE IN
THE ZONING OFFICE BEFORE NOVEMBER 18, 2019.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-687-3381

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0499-A

2015 Willowcrest Circle

**REQUEST: TO PERMIT A REAR DECK WITH
AN 18 FOOT SETBACK IN LIEU OF THE
REQUIRED 30 FOOT SETBACK.**

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
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ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-687-3381

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0499 -A Address 2015 Willowcrest Cir
Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-22-19 Posting Date: 11-3-19 Closing Date: 11-18-19

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- 0499 -A Address 2015 Willowcrest Cir
Petitioner's Name Aradeep Thadani; Ramole Bhamhani Telephone 443-451-5150
Posting Date: 11-3-19 Closing Date: 11-18-19
Wording for Sign: To Permit a Rear deck with an 18 FT setback
in Lieu of The Required 30 FT setback

Revised 6/30/2019

2019-0499-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 19, 2019

Pradeep Thadani
Ramola Bhambhani
2015 Willowcrest Circle
Baltimore, MD 21209

RE: Case Number: 2019-0449-A, 2015 Willowcrest Circle

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 November 3, 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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 10/29/19

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

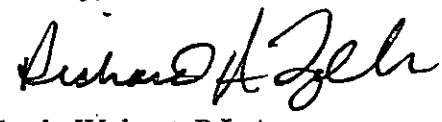
Dear Ms. Lewis:

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. 2019-0499-A

*Administrative Variance
Pradeep G. Thadani
2015 Willowcrest Circle*

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

11/18

CASE NO. 2019- 0499-AV

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>10-30</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-29</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>10-31-19</u>	by <u>Dook</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

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:		District - 03 Account Number - 2400013190
Owner Information		
Owner Name:	THADANI PRADEEP G BHAMBHANI RAMOLA	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	2015 WILLOWCREST CIR BALTIMORE MD 21209	Deed Reference: /33484/ 00230
Location & Structure Information		
Premises Address:	2015 WILLOWCREST CIR 0-0000	Legal Description: .204 AC PHASE 2 2015 WILLOWCREST CIR ES BONNIE VIEW ESTATES
Map:	Grid:	Parcel:
0079	0002	0083
Neighborhood:	Subdivision:	Section:
3060081.04	0000	
Block:	Lot:	Assessment Year:
	83	2020
Plat No:	1	
Plat Ref:	0078/ 0080	
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2006	3,558 SF	1200 SF
Property Land Area	County Use	
8,888 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	3 full/ 1 half
Garage	Last Notice of Major Improvements	
2 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2017
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
Land:	159,200	159,200
Improvements	452,200	452,200
Total:	611,400	611,400
Preferential Land:	0	611,400
Transfer Information		
Seller: KASHTELIAN SOFIA KASHTELIAN YEFIM	Date: 04/16/2013	Price: \$497,250
Type: NON-ARMS LENGTH OTHER	Deed1: /33484/ 00230	Deed2:
Seller: BEAZER HOMES CORP	Date: 05/25/2006	Price: \$644,910
Type: ARMS LENGTH IMPROVED	Deed1: /23899/ 00106	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: None	Special Tax Recapture: None	
Exempt Class: None		

Homestead Application Information

Homestead Application Status: Approved 07/02/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0498-A **Reviewer:** Rosalie Johnson
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: 5235 King Avenue LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: 5235 KING AVE

Location: SW of King Ave and Franklin SQ DR OM South side of King Ave.

Existing Zoning: 03

Area: 8.8773 AC

Proposed Zoning:

VARIANCE:

Two wall mounted enterprise signs in lieu of the maximum allowed one sign and a wall mounted enterprise sign of 24.94 square feet in lieu of the maximum allowed 5 square feet.

Attorney: Jennifer R. Busse

Prior Zoning Cases: 2016-0154-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0499-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Pradeep G. Thadani
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2015 WILLOWCREST CIR

Location: South side of Willowcrest Circle, 505 feet East of Rosetta Road.

Existing Zoning: DR 2

Area: 8,888 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To approve a rear deck with a setback of 18 feet in lieu of the required 30 feet setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/18/2019

Miscellaneous Notes:

PICTURES - 2015 WILLOWCREST CIRCLE

2015 WILLOWCREST CIRCLE (SUBJECT PROPERTY) - PICTURE OF THE PROPERTY FRONT - TAKEN FACING EAST



PICTURE SHOWING ADJOINING PROPERTY - 2017 WILLOWCREST CIR (ON LEFT) - NEXT TO 2015 WILLOWCREST CIR (ON RIGHT)

2019-0499-A



PICTURE SHOWING ADJOINING PROPERTY - 2013 WILLOWCREST CIR (ON RIGHT) - NEXT TO 2015 WILLOWCREST CIR (ON LEFT)



PICTURE SHOWING SLOPING TOPOGRAPHY OF LOT - SLOPING TOWRDS THE BACK - BETWEEN 2015 WILLOWCREST CIR (ON RIGHT) AND 2017 WILLOWCREST CIR (ON LEFT)

2019-0499-A

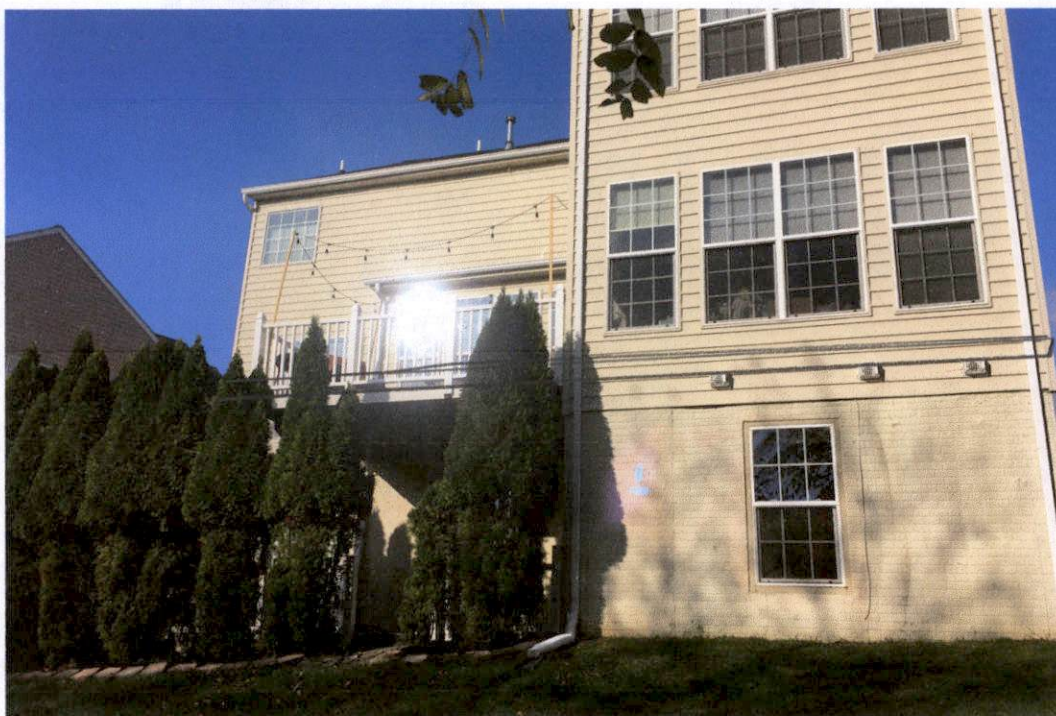


PICTURE SHOWING LOT TOPOGRAPHY - SLOPING STEEPLY AWAY FROM PROPERTY - AT REAR OF THE SUBJECT (2015 WILLOWCREST CIR)



ANOTHER PICTURE SHOWING STEEPLY SLOPING LOT TOPOGRAPHY - TAKEN FROM INSIDE THE FENCE IN BACKYARD OF SUBJECT (2015 WILLOWCREST CIR)

2019-0499-A



PICTURE SHOWING THE REAR SIDE OF SUBJECT (2015 WILLOWCREST CIR) -
PROPOSED DECK 30' WIDE X 18' DEEP SHOWN IN OUTLINE



ANOTHER VIEW OF REAR SIDE OF THE SUBJECT (2015 WILLOWCREST CIR)
WITH OUTLINE OF PROPOSED DECK - 30' X 18'

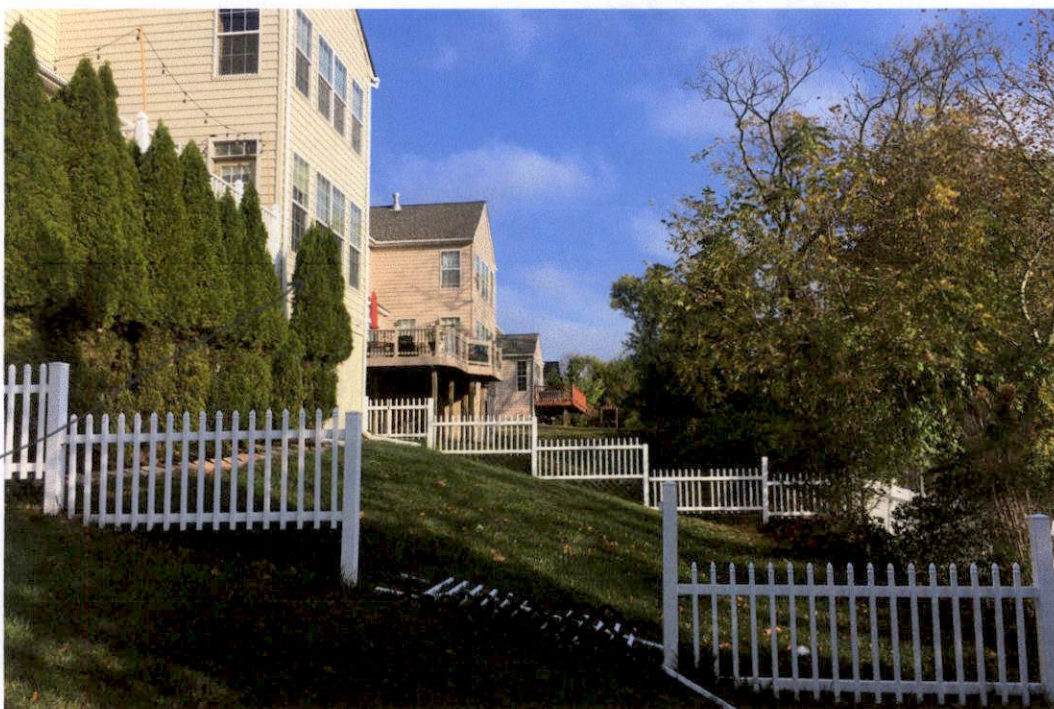
PROPOSED
DECK TO
GO HERE

2019-0499-A



PROPOSED
DOCK TO
GO HERE

VIEW OF SLOPING LOT TOPOGRAPHY FROM OTHER SIDE OF BACKYARD IN REAR OF SUBJECT (2015 WILLOWCREST CIR)



PROPOSED
DOCK TO
GO HERE

ANOTHER VIEW OF SLOPING LOT TOPOGRAPHY FROM OTHER SIDE OF BACKYARD IN REAR OF SUBJECT (2015 WILLOWCREST CIR)

2019-0499-A



**VIEW FROM REAR OF SUBJECT PROPERTY (2015 WILLOWCREST CIR) FACING
TOWARDS THE STREET SHOWING STEEP INCLINE OF LOT**

2019-0499-A

(MARK TYPE REQUESTED WITH X)

SUBDIVISION NAME BONNIE VIEW STATES LOT# 83 BLOCK# SECTION#



2019-0499-A

SMITH AVE

ROSETTA RD

WILLOWCREST CIR

SITE: LOT # 83
2015 WILLOW CREST CIR

ASHIE DR

N

MAP IS NOT TO SCALE

SITE ZONED DR 2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.204

OR SQUARE FEET 8888

HISTORIC? NO

IN CBCA? 10

IN FLOOD PLAIN ? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ~~X~~ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NOT APPLICABLE

VIOLATION CASE INFO:

NOT APPLICABLE

Let. Exp. 1



Lot # 76
2400013183

2400013184
Lot # 77

2400013185
Lot # 78

Lot # 79
2400013186

Lot # 80
2400013187
2021

Lot # 2
2400012509
2001-A

Pt. Bk./Folio # C004067
1
3
5
7
9
11

WILLOWCREST CIR

2018-0060-A

2016-0242-A
2400013193
Lot # 86

2400013192
Lot # 85
2018

NW 8-C
2016

Lot # 95
2400013202
2008

Lot # 96
2400013203

Pt. Bk./Folio # 078080

DR 2

2 CD 3 ED

1992-0204-SPHA
1988-0056-SPHXA

079A1

Lot # 82
2400013189
2017

PAI # 030454

Lot # 83
2400013190
030454
PAI # 030454

STTE

DR 3.5

Lot # 84
2400013191
2013

ASHDALE RD

2400013212

Pt. Bk. 0000078, Folio 0080

2400013214

NW 7-C

Pt. Bk./Folio # 078017

6609

2400013213

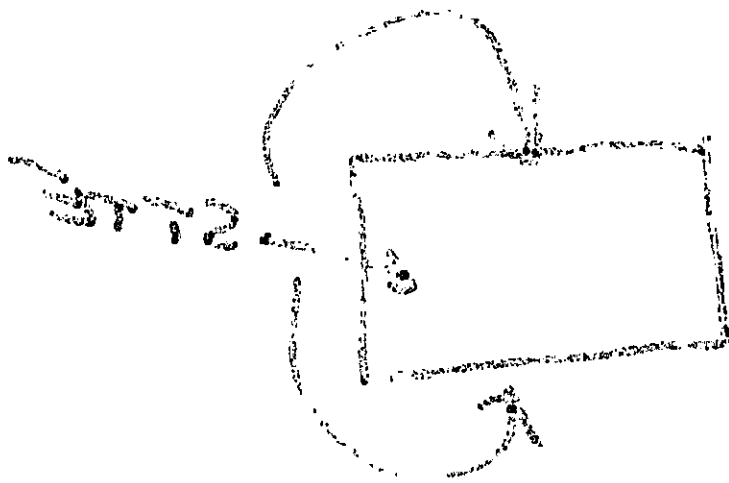
1986-0508-X

0319039400

ROAD ROAD

2019-0499-A

PAI # 03015613
R-1976-0048
1700000023
1700000021
1700000052
1700000050
17 PAI # 030156
19



Hand-drawn diagram of a rectangular box with a curved line and a horizontal line.

2019-0499-A