

M E M O R A N D U M

DATE: March 5, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0523-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 4, 2020. 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 VARIANCE
(114 Delight Road)
4th Election District
4th Council District
James Thomas and Alexandra Bethany
Crystal Day
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2019-0523-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by James Thomas and Alexandra Bethany Crystal Day for property located at 114 Delight Road. The Petitioners are requesting variance relief from §§ 1B02.3.C.1, 400.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit an existing structure (shed) with a side yard setback of 0 inches in lieu of the required 30 inches; (2) to permit an existing 27x10 ft. attached addition with a side yard setback of 1 ft. in lieu of the required 15 ft.; (3) to permit an existing 27x10 ft. attached addition with a sum of the side yards of 23.9 ft. in lieu of the required 40 ft.; (4) to permit a one-story open 10x10 ft. porch/deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25%; and (5) to permit a one-story open 20x20 ft. porch/deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25% . A site plan was marked as Petitioners' Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of December 16, 2019. On December 19, 2019, Administrative Law Judge Lawrence Stahl requested a hearing, based on an Affidavit in Support of Administrative Variance, Petitioner signed and affirmed that the subject property is not the subject of an active Code Enforcement case. However,

ORDER RECEIVED FOR FILING

Date 2/3/2020

By Sen

a Code Enforcement packet was contained in the case file. The hearing was held on Monday, February 3, 2020 at 10:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Petitioners, James and Alexandra Day appeared in support of the requested relief. Lawrence E. Schmidt, Esq. represented Petitioners. There were no protestants or interested citizens in attendance.

The subject property is approximately 1.09 acres and is zoned DR 2.

Based upon the testimony and evidence presented, I will grant the petition for variances.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity necessitates variance relief; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The property is of a narrow and rectangular shape and slopes away from the residence. It is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because they would have to raze the structures that their builder has already constructed – albeit without the proper permits in place. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this **3rd** day of **February, 2020** by the Administrative Law Judge for Baltimore County, that the Petition for Variance from B.C.Z.R. §§ 1B02.3.C.1, 400.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R) as follows: (1) to permit an

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Date

2/3/2020

By

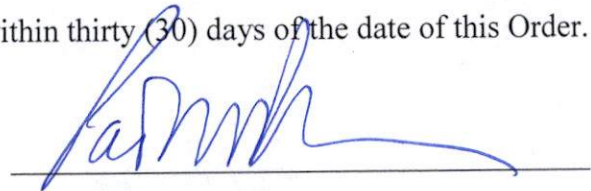
Sen

existing structure (shed) with a side yard setback of 0 inches in lieu of the required 30 inches; (2) to permit an existing 27x10 ft. attached addition with a side yard setback of 1 ft. in lieu of the required 15 ft.; (3) to permit an existing 27x10 ft. attached addition with a sum of the side yards of 23.9 ft. in lieu of the required 40 ft.; (4) to permit a one-story open 10x10 ft. porch/deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25%; and (5) to permit a one-story open 20x20 ft. porch/deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25% , be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



PAUL M. MAYHEW
Managing Administrative Law Judge for
Baltimore County

PMM:slm

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Date 2/3/2020

By Sen



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 Law of Baltimore County for the property located at:

Address 114 Delight Road

which is presently zoned DR 2

Deed Reference 30858/ 00228

10 Digit Tax Account # 0 4 0 7 0 5 9 1 7 0

Property Owner(s) Printed Name(s) James Thomas Day & Alexandra Bethany Crystal Day

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. **X** **ADMINISTRATIVE VARIANCE** from section(s)

See attached.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Lawrence E. Schmidt

Name- Type or Print

Signature

600 Washington Ave., Suite 200 Towson MD

Mailing Address

City

State

21204 , 410-821-0070 , lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners:

James T. Day

Alexandra B. C. Day

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

114 Delight Road

Reisterstown MD

Mailing Address

City

State

21136

443-500-5000

jimandalexday@hotmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt

Name - Type or Print

Signature

600 Washington Ave., Suite 200 Towson MD

Mailing Address

City

State

21204

410-821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER

2019-0523-A

Filing Date

11/18/19

Estimated Posting Date

12/01/19

Reviewer

AT

Rev 10/12/11

OFFICE OF THE ATTORNEY GENERAL
STATE OF NEW YORK
JUL 15 1907
JUL 15 1907

Received of the State of New York the sum of \$100.00

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 114 Delight Road Reisterstown MD 21136
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

See attached.

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

Signature of Affiant

Jasmes T. Day

Name- Print or Type

Signature of Affiant

Alexandra B.C. Day

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:

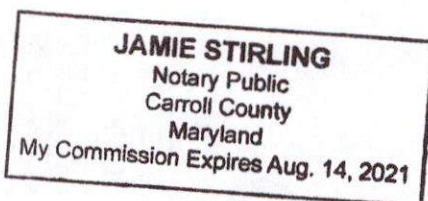
I HEREBY CERTIFY, this 2nd day of November, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

James T. Day and Alexandra B.C. Day
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



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Date 08/14/2020 By 213/2020
2019-0523-A

1990

[illegible]

Administrative Variance from Section(s):
(for 114 Delight Road)

Variance relief from:

1. BCZR §400.1. To permit an existing accessory structure (shed) with a side yard setback of 0 inches in lieu of the required 30 inches.
2. BCZR §1B02.3.C.1. To permit an existing 27x10 ft. attached addition with a side yard setback of 1 ft. in lieu of the required 15 ft.
3. BCZR §1B02.3.C.1. To permit an existing 27x10 ft. attached addition with a sum of the side yards of 23.9 ft. in lieu of the required 40ft.
4. BCZR § 301.1. To permit a one-story open 10x10 ft. porch/deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25%.
5. BCZR § 301.1. To permit a one-story open 20x10 ft. porch/deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25%.
6. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

2019-0523-A

Practical Difficulty or Hardship
For 114 Delight Road

The instant relief is being requested from certain bulk regulations for existing building setbacks and is also being requested to construct two one-story open porches/decks on the side and rear of the existing dwelling.

Alexandra Day and James Day ("Petitioners") acquired 114 Delight Road (the "Property") by deed dated September 4, 2009. It is their principal dwelling. At the time of their acquisition, the Property was improved with a single family detached dwelling, which was originally constructed in 1955. The Property is approximately 1.087 acres in size (47,350 square feet) and zoned DR 2 (Density Residential, 2 units per acre). The Property is a "lot of record", meaning it was created prior to the adoption of the zoning classification that regulates its uses.

Since their acquisition, the Petitioners further improved the Property with an attached addition to the dwelling. The purpose of this addition was to enlarge the bedroom so to provide wheelchair access for the Petitioners. Furthermore, the purpose of the addition was to add a bathroom for the master bedroom. Both Alexandra Day and James Day suffer from various degenerative lumbar and related spinal medical problems. These medical ailments impose upon Petitioners significant disability and physical limitations. These medical conditions are expected to deteriorate and exacerbate their physical limitations. It is anticipated that the Petitioners will suffer further limitations as to mobility and muscle weakness. Although currently mobile, it is expected that Petitioners will ultimately be wheelchair bound. Petitioners hired a contractor to construct the 27x10 ft. addition to provide Petitioners with the necessary accommodations for their anticipated wheelchair needs. Unbeknownst to Petitioners, the contractor that was hired did not secure any building permits for the work. Shortly after the addition was built (but before all work was completed inside the addition), Petitioners questioned the contractor as to the building permits and necessary county approvals. When confronted by Petitioners, contractor was unresponsive and has since been unreachable. Petitioners then "self reported" and contacted Baltimore County Code Enforcement to determine the legal status of the addition built by the contractor. Code enforcement authorized Petitioners to seek the instant relief in order to lawfully obtain a building permit rather than pursuing a citation.

As noted above, there is a small storage shed in the rear yard which houses lawn equipment and similar household items. This shed is classified as an "accessory structure" under Baltimore County Zoning Regulations ("BCZR") § 400.1. Upon hiring

2019-0523-A

a surveyor to complete a survey for the variance relief necessary for the addition, it was determined that the storage shed was over the Property line and required variance relief. The placement of the shed appears to be due to the topography of the lot and the drainage pattern.

The proposed one-story porches/decks will extend off from the addition. Porches/decks are entitled to a 25% reduction of the individual side yard and sum of side yard setbacks, as provided in BCZR Section 301.1.A. The limited area within which the porch would be permitted constitutes a practical difficulty because strict compliance with the requirement would unreasonably prevent the Petitioners from building a suitable porch, constituting a substantial injustice to the Petitioners and the relief can be granted in such a fashion that the spirit of the ordinance will be observed and public safety and welfare secured. The significant lot depth and corresponding lack of width, make compliance with the regulations impossible. Without an administrative variance, the porch would be severely restricted by the existing side lot lines which are unique to this property.

Therefore, the relief requested is in the spirit of the applicable regulations and will not be detrimental to the public health, safety and welfare of the community.

Please see attached letters in support of the requested relief from various neighbors.

2019-0523-A

Brian R. Dietz
Professional Land Surveyor #21080
7867 Oakdale Avenue, Baltimore, MD 21237
Phone 410-686-1198 Fax 410-682-6021

Zoning Description
For
114 Delight Road
October 17, 2019

Beginning in the center of Delight Road at a distance of 30' +/- Southwesterly from the center of Fox Lair Drive (50' R/W), thence running with and binding on the land of the herein petitioner

1. North 76 degrees 29 minutes 23 seconds West 658.32 feet,
2. South 13 degrees 06 minutes 07 seconds West 84.73 feet,
3. South 79 degrees 05 minutes 23 seconds East 416.14 feet,
4. South 74 degrees 53 minutes 53 seconds East 129.72 feet,
5. South 68 degrees 41 minutes 53 seconds East 79.51 feet,
6. North 36 degrees 12 minutes 13 seconds East 86.97 feet, to the place of beginning.

Containing 1.087Ac. or 47,350 sq.ft. of land more or less. Being known as 114 Delight Road and located in the 4th Election District, 4th Councilmanic District.



Brian Dietz
10-17-19

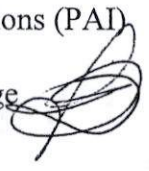
2019-0523-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 19, 2019

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 12/16/19 Closing Date
Case No. 2019-0523-A – 114 Delight Road

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office cannot process this as an administrative variance for the following reason:

- An Affidavit in Support of Administrative Variance, Petitioner signed and affirmed that the subject property is not the subject of an active Code Enforcement case. However, a Code Enforcement packet was contained in the case file that states otherwise.

It has been the long-standing policy of OAH that administrative variances will not be granted administratively if there is an active code enforcement citation on the subject property. In addition, the SDAT indicates that it is not the principal's residence and therefore not amenable to an administrative variance.

Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

LMS:dlw

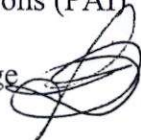
c: W. Carl Richards, Jr., Office of Zoning Review, PAI
✓ Aaron K. Tsui, Office of Zoning Review, PAI
Office of People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 19, 2019

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 12/16/19 Closing Date
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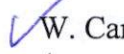
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LMS:dlw

c:  W. Carl Richards, Jr., Office of Zoning Review, PAI
Aaron K. Tsui, Office of Zoning Review, PAI
Office of People's Counsel

TO: THE DAILY RECORD
Tuesday, January 14, 2020 – Issue

Please forward billing to:

Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0523-A

114 Delight Road

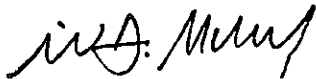
West side of Delight Road, 30 ft. southwest of centerline of Fox Lair Drive

4th Election District – 4th Councilmanic District

Legal Owners: James & Alexandra Day

Variance to permit an existing accessory structure (shed) with a yard setback of 0 inches in lieu of the required 30 inches. To permit an existing 27 X 10 feet attached addition with a side yard setback of 1 foot in lieu of the required 15 feet. To permit an existing 27 X 10 feet attached addition with a sum of the side yards of 23.9 feet in lieu of the required 40 feet. To permit a one-story open 10 X 10 feet porch / deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25%. To permit a one-story open 20 X 10 feet porch / deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25%. For such other and further relief as may be deemed necessary by the Administrative Law Judge (ALJ) for Baltimore County.

Hearing: Monday, February 3, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

1/14/2020

Order #: 11837992
Case #: 2019-0523-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0523-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0523-A

114 Delight Road

West side of Delight Road, 30 ft. southwest of centerline of Fox Lair Drive
4th Election District - 4th Councilmanic District.

Legal Owners: James & Alexandra Day

Variance to permit an existing accessory structure (shed) with a yard setback of 0 inches in lieu of the required 30 inches. To permit an existing 27 X 10 feet attached addition with a side yard setback of 1 foot in lieu of the required 15 feet. To permit an existing 27 X 10 feet attached addition with a sum of the side yards of 23.9 feet in lieu of the required 40 feet. To permit a one-story open 10 X 10 feet porch / deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25%. To permit a one-story open 20 X 10 feet porch / deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25%. For such other and further relief as may be deemed necessary by the Administrative Law Judge (ALJ) for Baltimore County.

Hearing: Monday, February 3, 2020 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-837-3888.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-837-3391.

jal4

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/14/2020

Case Number: 2019-0523-A

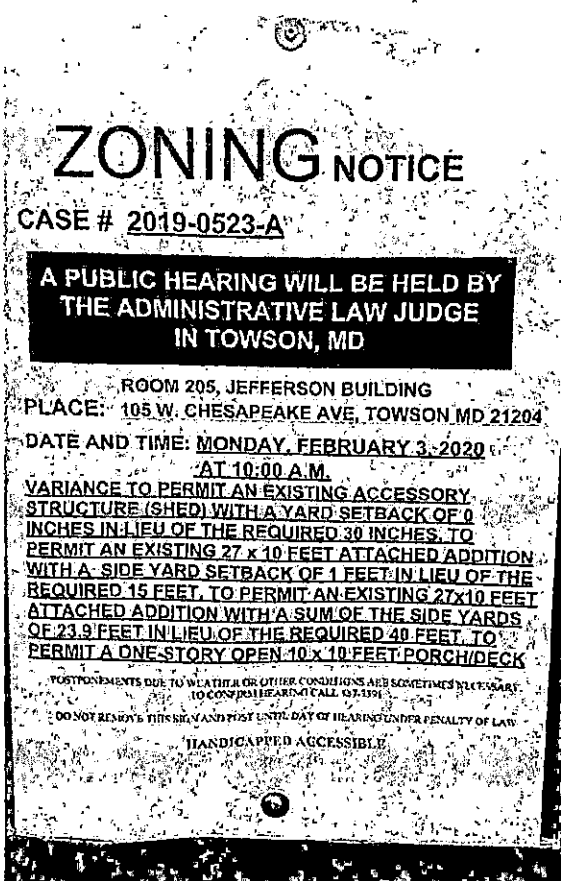
Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~

MR. & MRS. DAY

Date of Hearing: FEBRUARY 3, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
114 DELIGHT ROAD

The sign(s) were posted on: JANUARY 14, 2019



SIGN #1

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2019-0523-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: MONDAY, FEBRUARY 3, 2020
AT 10:00 A.M.

TO EXTEND -INTO THE SIDE YARD UP TO 100% IN LIEU
OF THE MINIMUM REQUIRED DEPTH OF NOT MORE THAN
25%. TO PERMIT A ONE-STORY OPEN 20 x 10 FEET
PORCH/DECK TO EXTEND INTO THE SIDE YARD UP TO
100% IN LIEU OF THE MINIMUM REQUIRED DEPTH OF NOT
MORE THAN 25%. FOR SUCH OTHER AND FURTHER
RELIEF AS MAY BE DEEMED NECESSARY BY THE
ADMINISTRATIVE LAW JUDGE (ALJ) FOR BALTIMORE
COUNTY. 114 DELIGHT ROAD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

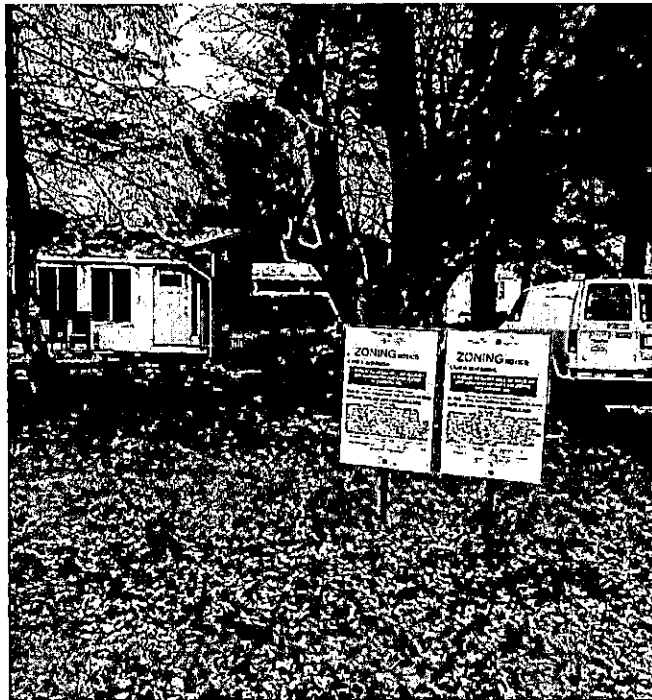
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

SIGN #2 @ 114 DELIGHT RD. ~ 1/14/2020
CASE # 2019-0523-A



Background Photo 1st Set of Signs @ 114 Delight Road ~ 1/14/2020



Background Photo 2nd Set of Signs @ 114 Delight Road ~ 1/14/2020
CASE # 2019-0523-A



JOHN A. OLSZEWSKI, JR.
County Executive
January 9, 2020

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

NOTICE OF ZONING HEARING

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CASE NUMBER: 2019-0523-A

114 Delight Road

West side of Delight Road, 30 ft. southwest of centerline of Fox Lair Drive

4th Election District – 4th Councilmanic District

Legal Owners: James & Alexandra Day

Variance to permit an existing accessory structure (shed) with a yard setback of 0 inches in lieu of the required 30 inches. To permit an existing 27 X 10 feet attached addition with a side yard setback of 1 feet in lieu of the required 15 feet. To permit an existing 27 X 10 feet attached addition with a sum of the side yards of 23.9 feet in lieu of the required 40 feet. To permit a one-story open 10 X 10 feet porch / deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25%. To permit a one-story open 20 X 10 feet porch / deck to extend into the side yard up to 100% in lieu of the minimum required depth of not more than 25%. For such other and further relief as may be deemed necessary by the Administrative Law Judge (ALJ) for Baltimore County.

Hearing: Monday, February 3, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Lawrence Schmidt, 600 Washington Avenue, Towson, 21204
Mr. & Mrs. Day, 114 Delight Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 14, 2020.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Debra Wiley

From: Debra Wiley
Sent: Friday, December 20, 2019 9:51 AM
To: Kristen L Lewis
Subject: Administrative Variance - Case No. 2019-0523-A - 114 Delight Road
Attachments: 20191220095206644.pdf

Hi Kristen,

Please see attached; file has been placed in the pick-up box for return to your office.

Thanks and have a good day !

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Friday, December 20, 2019 9:52 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 12.20.2019 09:52:06 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/30/2019

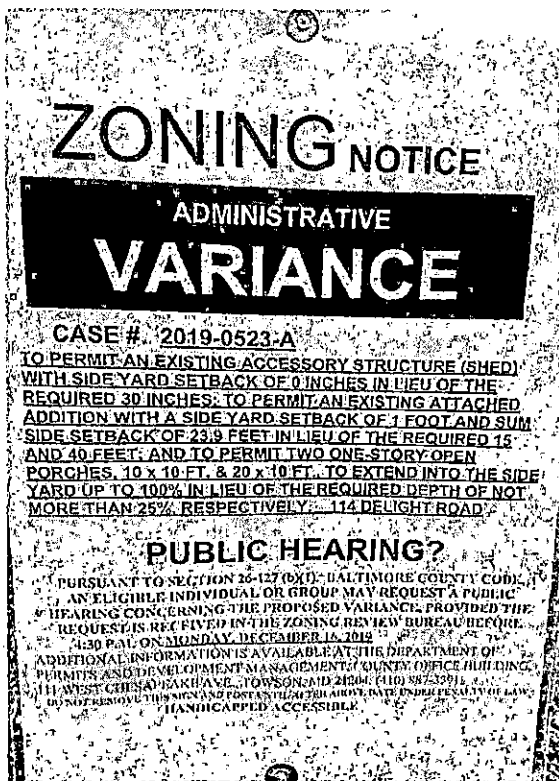
Case Number: 2019-0523-A

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
JAMES DAY

Date of Closing: DECEMBER 16, 2019

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
114 DELIGHT ROAD

The sign(s) were posted on: **NOVEMBER 30, 2019**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

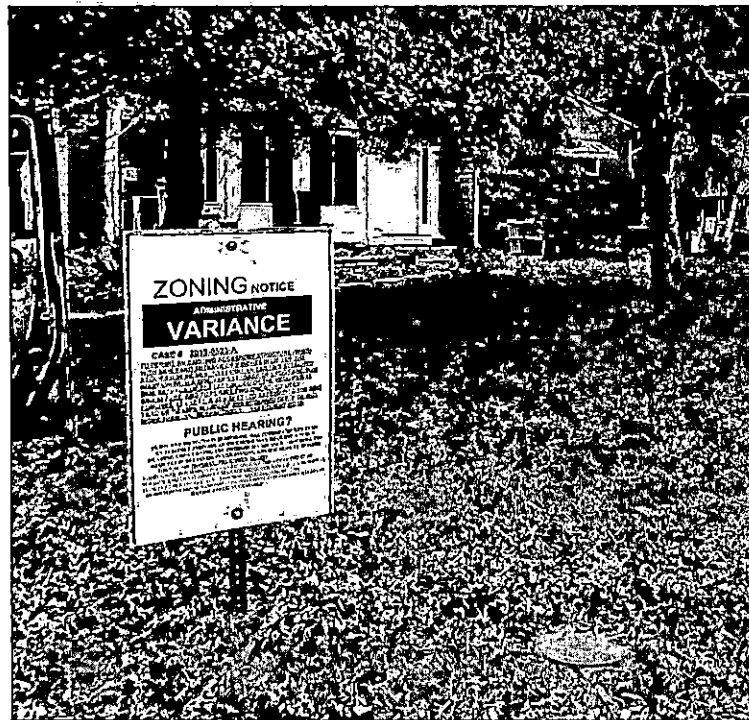
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 114 Delight Road ~ 11/30/2019



Background Photo 2nd Sign @ 114 Delight Road ~ 11/30/2019
CASE # 2019-0523-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0523- A Address 114 Delight Road

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

Filing Date: 11/18/2019 Posting Date: 12/01/19 Closing Date: 12/16/19

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- 0523 - A Address: 114 Delight Road

Petitioner's Name: James Day Telephone : 443-500-5000

Posting Date: 12/01/2019 Closing Date: 12/16/2019

Wording for Sign: To permit an existing accessory structure (shed) with side yard setback of 0 inches in lieu of the required 30 inches; to permit an existing attached addition with a side yard setback back of 1 foot and sum side setback of 23.9 feet in lieu of the required 15 and 40 feet; and, to permit two one-story open porches, 10x10 ft. & 20x10 ft., to extend into the side yard up to 100 % in lieu of the required depth of not more than 25%, respectively.



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 17, 2019

Lawrence E. Schmidt
600 Washington Ave Suite 200
Towson MD 21204

RE: Case Number: 2019-0523-A, 114 Delight Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 18, 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
James T. Day 114 Delight Road Reisterstown MD 21136

Date: 11/20/19

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

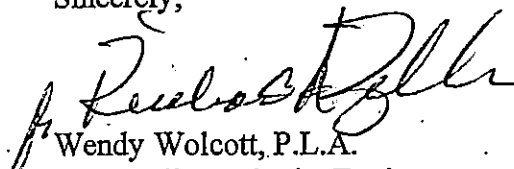
Dear Ms. Lewis:

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. 2019-0523-A

*Administrative Variance
cranes Thomas Day's Alexandra Bellway
114 Delight Road Crystal Day*

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@mdot.maryland.gov).

Sincerely,

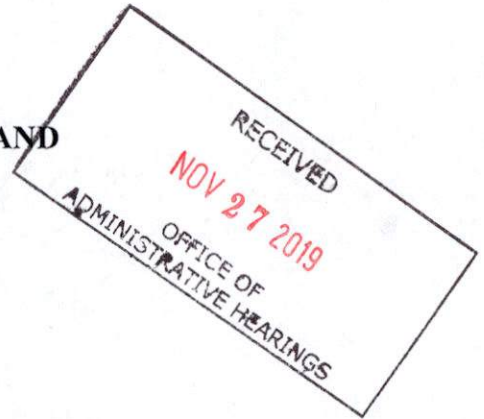

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

12-10-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0523-A
Address 114 Delight Road
(Day Property)

Zoning Advisory Committee Meeting of **November 22, 2019**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 19, 2019

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 12/16/19 Closing Date
Case No. 2019-0523-A – 114 Delight Road

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office cannot process this as an administrative variance for the following reason:

- An Affidavit in Support of Administrative Variance, Petitioner signed and affirmed that the subject property is not the subject of an active Code Enforcement case. However, a Code Enforcement packet was contained in the case file that states otherwise.

It has been the long-standing policy of OAH that administrative variances will not be granted administratively if there is an active code enforcement citation on the subject property. In addition, the SDAT indicates that it is not the principal's residence and therefore not amenable to an administrative variance.

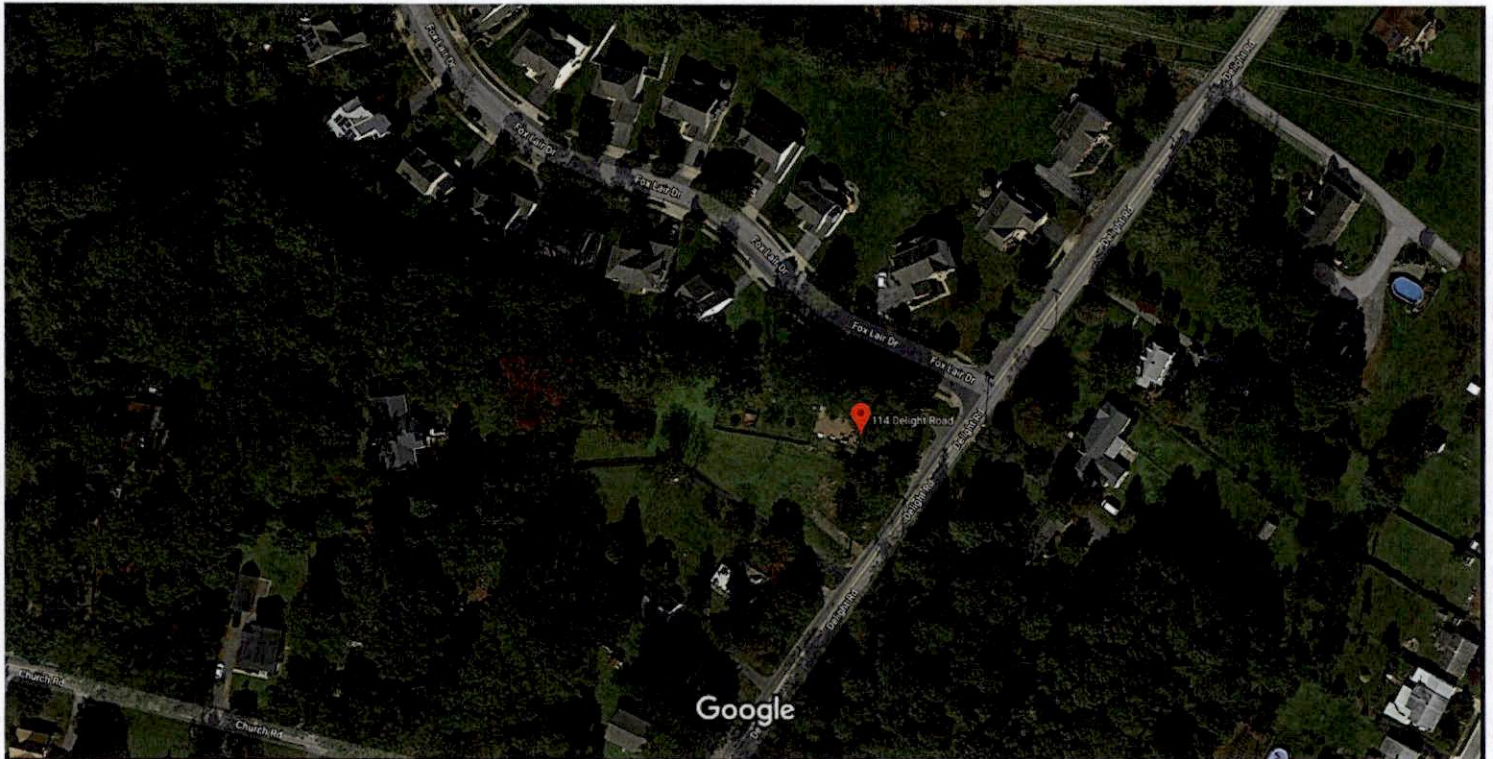
Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

LMS:dlw

c: W. Carl Richards, Jr., Office of Zoning Review, PAI
Aaron K. Tsui, Office of Zoning Review, PAI
Office of People's Counsel

Google Maps 114 Delight Rd



Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 50 ft



114 Delight Rd

Reisterstown, MD 21136



Directions



Save



Nearby

Send to your
phone

Share

Photos



2019-0523-A

A-3520-P102



2019- 0523-A

7

100

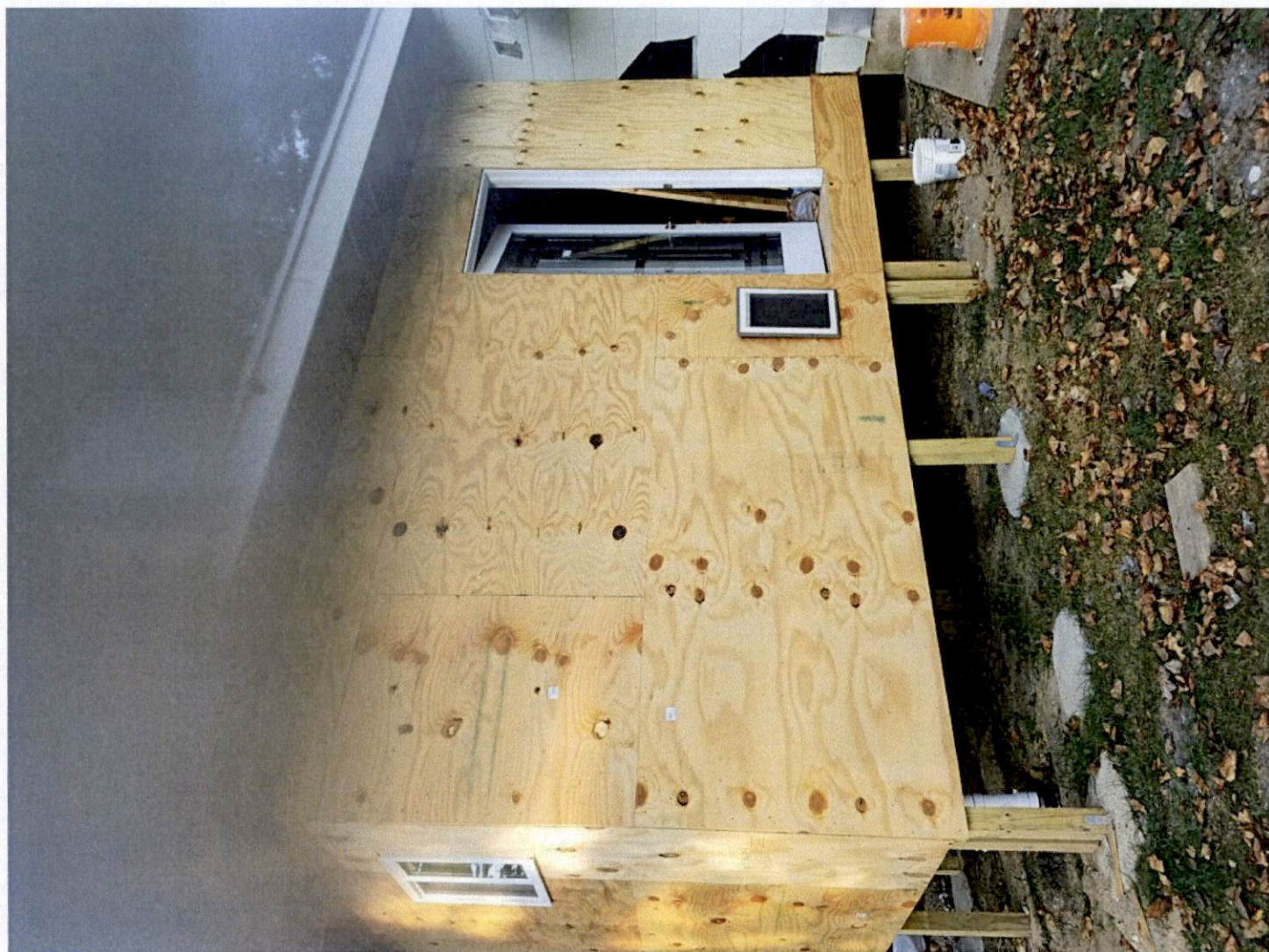
100

100

100

100

100



2019-0523-A



2019-0523-A

2019-0523-1



1-830-910

2019-05-23-14



ALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE:

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

From: Matt Gawel
Chief Building Inspector

SUBJECT: Item No: **2019-0573-A**
Legal Owner/Petitioner: **DAY James Thomas - Day Alexandra Bethany**
Contract Purchaser:
Property Address: **114 Delight Rd**
Location Description: **Reisterstown MD 21136-6216**

VIOLATION INFORMATION: Case No.: **CB 1900481**
Defendents: **Day James Thomas - Day Alexandra Bethany**

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

NAME ADDRESS

Dennis Joy
443-903-1557

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

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

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Kristin Lewis in Room 111 in order that the appropriate action may be taken relative to the violation case.

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1900487 Property No. 0407659170 Zoning: _____

Name(s): Day James Thomas - Day Alexandra Bethany

Address: 45 CARAWAY Rd Reisterstown MD 21136

Violation Location: 114 Delight Rd Reisterstown MD 21136-6216

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003
Building Regulations - Article 35
Subtitle 3 Building Permits

Sec 35-2-30A Penalty for Actions without a Permit
must file for a permit to Construct, Alter, Repair
Remodel or demolish a structure

Sec 35-2-30I Required
A Person may not erect, Repair, Alter, Remodel, Remove
or demolish a building or structure in the county without

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: Sept 27 - 2019 DATE ISSUED: Sept 10 2019

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: Josef Lacher PRINT NAME: Josef Lacher

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS
ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: Sept 27 2019 DATE ISSUED: Sept 10 2019

INSPECTOR: Josef Lacher PRINT NAME: Josef Lacher

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR



Department of Permits, Approvals & Inspections

Complaint Report

Record Id: CB1900487

Record ID	Assigned To	Assigned Date	Received Date	Status	Compliance Date	Hearing Date
CB1900487	Josef Lacher	08/23/2019	08/23/2019	Inspection Scheduled		

Complaint Description: Building addition to home without permits.

Property	Owner	Complainant
114 DELIGHT RD REISTERSTOWN, MD 21136-6216 Tax Id: 0407059170	DAY JAMES THOMAS DAY ALEXANDRA BETHANY CRYSTAL 45 CARAWAY RD REISTERSTOWN, MD 21136	Dennis Joy 443-903-1557
	44B-500-5000	

Inspection Details

Inspector	Date	Service	Result	Action	Complied On
Josef Lacher	08/23/2019	Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

8-26-2019 Posted A STOP WORK owner to file for permit
Constructing (EST) 10x24' ADD INT ATTENTION OF LOAD BEARING ALL R/C 9/6/19 J-L
9-10-19 Post Correction Notice wait copy to owner
OWNER CLAIMS SHE HAS RECEIVED R/C 9/27/19 J-L
the copy I posted on the door (LP)
9/16/19 Talked too Homeowner They are having the property surveyed
to file for A VARIANCE NEED TO EXTEND R/C to 10/27/19 J-L
10/7/19 Owner Call me at 2:15 pm They hired a surveyor
10/29/19 OWNER HAD Property surveyed AND hired attorney to proceed
with a variance hearing 01 R/C 11/29/19 (LP)



15' Delight

meWr

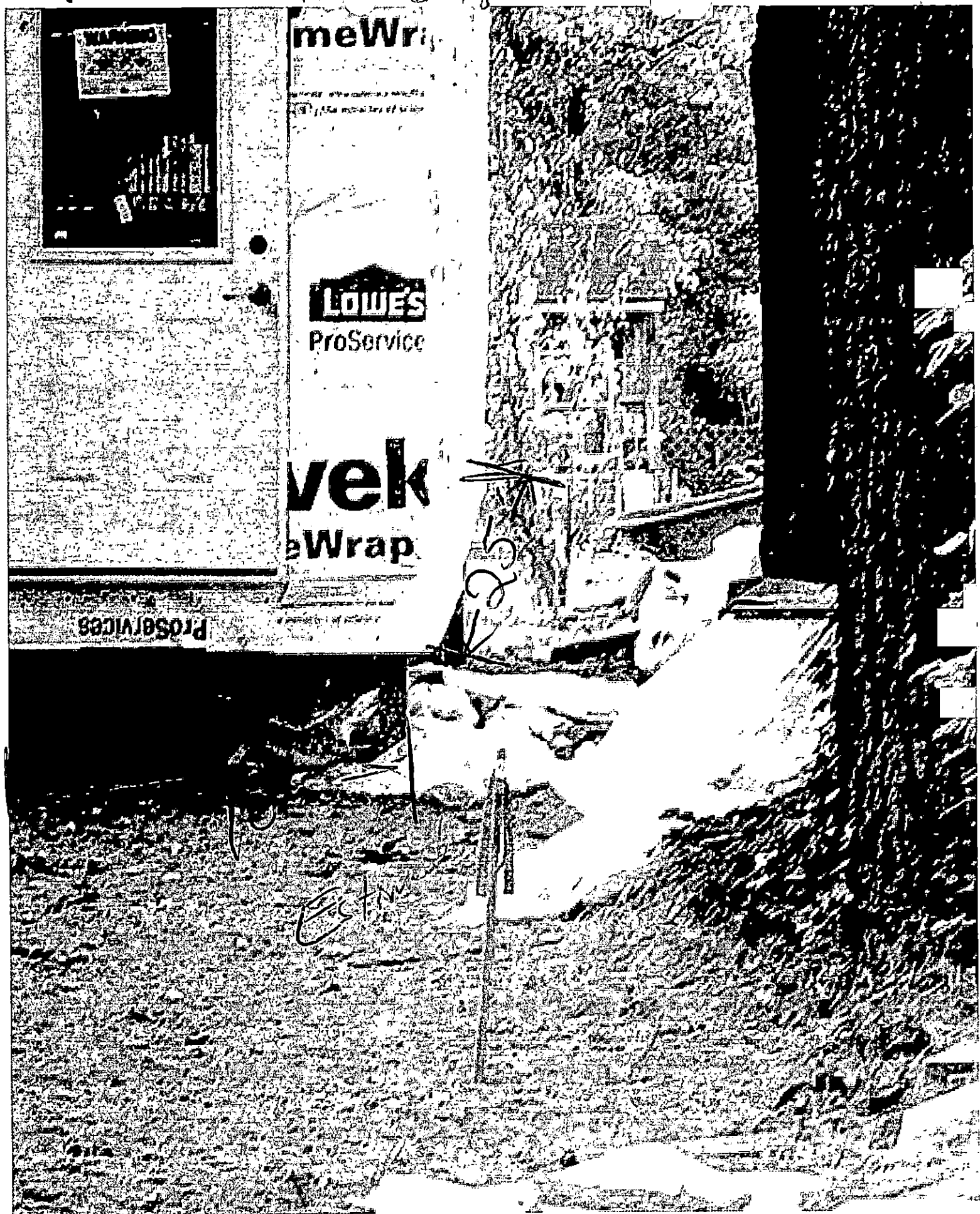
LOWE'S
ProService

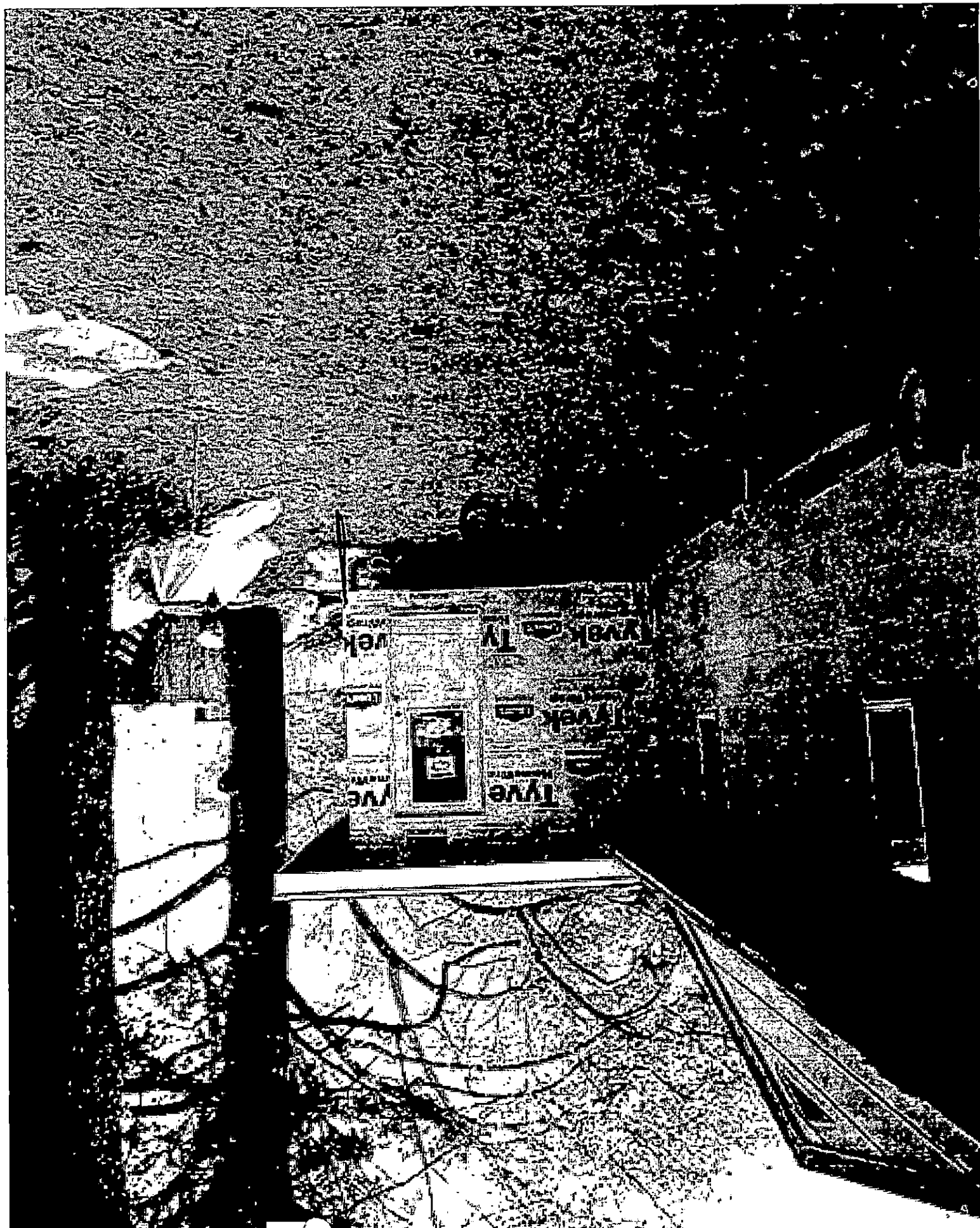
vek
eWrap

ProServices

15' Delight

ESTIM





West Desert

Real Property Data Search

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 - 04 Account Number - 0407059170		
Owner Information		
Owner Name:	DAY JAMES THOMAS DAY ALEXANDRA BETHANY CRYSTAL	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	45 CARAWAY RD REISTERSTOWN MD 21136-	Deed Reference: /28680/ 00444
Location & Structure Information		
Premises Address:	114 DELIGHT RD REISTERSTOWN 21136-6216	Legal Description: 1.097 AC 114 DELIGHT RD NS 360FT NE CHURCH LA
Map: 0057	Grid: 0012	Parcel: 0122
Neighborhood: 4010001.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
Plat No:	Plat Ref:	
Special Tax Areas: None		
Town: None		
Ad Valorem: None		
Tax Class: None		
Primary Structure Built 1955	Above Grade Living Area 1,284 SF	Finished Basement Area
		Property Land Area 1.0900 AC
County Use 04		
Stories 1	Basement YES	Type STANDARD UNIT
Exterior ASBESTOS SHINGLE/	Quality 3	Full/Half Bath 1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	79,000	79,000
Improvements	107,400	108,500
Total:	186,400	187,500
Phase-in Assessments		As of 07/01/2019
		As of 07/01/2020
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: DEUTSCHE BANK NATIONAL	Date: 09/25/2009	Price: \$114,925
Type: ARMS LENGTH IMPROVED	Deed1: /28680/ 00444	Deed2:
Seller: OSIRUPHU-BEY SHECANIAH K	Date: 09/16/2008	Price: \$190,000
Type: NON-ARMS LENGTH OTHER	Deed1: /27328/ 00117	Deed2:
Seller: OSIRUPHU-BEY SHECANIAH K	Date: 07/06/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14572/ 00237	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		
Homestead Application Status: Approved 11/12/2019		

Homeowners' Tax Credit Application Status: No Application

Date:

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME

CITY, STATE, ZIP

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

11/27/19

DEPS

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

NO COMMENT

FIRE DEPARTMENT

PLANNING

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

11/26/19

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB 1900487)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 1/14/2020SIGN POSTING (1st)Date: 1/14/2020 by O'KeefeSIGN POSTING (2nd)Date: 1-31-2020 by "

PEOPLE'S COUNSEL APPEARANCE

Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____

Plm 2-3-2020
10 Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Saturday, February 1, 2020 12:02 AM
To: Administrative Hearings
Subject: Certification Case # 2019-0523-A
Attachments: Delight Rd. Cert..jpeg; Delight Rd. Photos.docx

RECEIVED

FEB 03 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Debbie,

I have attached the Second Certification for Case # 2019-0523-A @ 114 Delight Road.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

RECEIVED

FEB 03 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 1/31/2020

Case Number: 2019-0523-A

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~

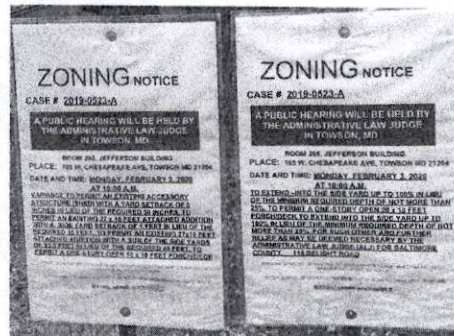
MR. & MRS. DAY

Date of Hearing: FEBRUARY 3, 2020

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
114 DELIGHT ROAD

The sign(s) were posted on: JANUARY 14, 2020

The sign(s) were re-photographed on: JANUARY 31, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



RECEIVED
 FEB 03 2020
 OFFICE OF
 ADMINISTRATIVE HEARINGS

Background Photo 1 Set of Signs @ 114 Delight Road ~ 1/14/2020



Background Photo 2nd Set of Signs @ 114 Delight Road ~ 1/14/2020
CASE # 2019-0523-A

Real Property Data Search (w2)

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 - 04 Account Number - 0407059170			
Owner Information					
Owner Name:	DAY JAMES THOMAS DAY ALEXANDRA BETHANY CRYSTAL			Use: Principal Residence:	RESIDENTIAL NO
Mailing Address:	45 CARAWAY RD REISTERSTOWN MD 21136-			Deed Reference:	/28680/ 00444
Location & Structure Information					
Premises Address:	114 DELIGHT RD REISTERSTOWN 21136-6216			Legal Description:	1.097 AC 114 DELIGHT RD NS 360FT NE CHURCH LA
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0057	0012	0122	4010001.04	0000	2019
Special Tax Areas: None			Town:		None
			Ad Valorem:		None
			Tax Class:		None
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area County Use
1955	1,284 SF				1.0900 AC 04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
1	YES	STANDARD UNIT	ASBESTOS SHINGLE/	3	1 full/ 1 half
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2019	07/01/2020
Land:		79,000	79,000		
Improvements		107,400	108,500		
Total:		186,400	187,500	186,767	187,133
Preferential Land:		0			0
Transfer Information					
Seller: DEUTSCHE BANK NATIONAL		Date: 09/25/2009		Price: \$114,925	
Type: ARMS LENGTH IMPROVED		Deed1: /28680/ 00444		Deed2:	
Seller: OSIRUPHU-BEY SHECANIAH K		Date: 09/16/2008		Price: \$190,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /27328/ 00117		Deed2:	
Seller: OSIRUPHU-BEY SHECANIAH K		Date: 07/06/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14572/ 00237		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	0.00 0.00
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					
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.

DETACH ALONG PERFORATIONS



MOTOR VEHICLE
ADMINISTRATION

0000044085757
DRIVER LICENSE / SOUND EX NO.

6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

10/25/19
DATE

ALEXANDRA BETHANY CRYSTAL DAY
114 DELIGHT RD
REISTERSTOWN MD 21136

THIS IS A CORRECTION ATTACHMENT ONLY

VR-157-OIR (09-17)

DETACH ALONG PERFORATIONS



MOTOR VEHICLE
ADMINISTRATION

0000044085757
DRIVER LICENSE / SOUND EX NO.

6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

10/25/19 380
DATE 00200

ALEXANDRA BETHANY CRYSTAL DAY
114 DELIGHT RD
REISTERSTOWN MD 21136

THIS IS A CORRECTION ATTACHMENT ONLY

VR-157-OIR (09-17)

DETACH ALONG PERFORATIONS



MOTOR VEHICLE
ADMINISTRATION

0000367792694
DRIVER LICENSE / SOUND EX NO.

6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

10/31/19
DATE

JAMES THOMAS DAY
114 DELIGHT RD
REISTERSTOWN MD 21136

THIS IS A CORRECTION ATTACHMENT ONLY

VR-157-OIR (09-17)

DETACH ALONG PERFORATIONS



MOTOR VEHICLE
ADMINISTRATION

0000367792694
DRIVER LICENSE / SOUND EX NO.

6601 Ritchie Highway, N.E.
Glen Burnie, MD 21062

10/31/19 384
DATE 00225

JAMES THOMAS DAY
114 DELIGHT RD
REISTERSTOWN MD 21136

THIS IS A CORRECTION ATTACHMENT ONLY

VR-157-OIR (09-17)

2019-0523-A

Maryland State Department of Assessments & Taxation
APPLICATION FOR HOMESTEAD TAX CREDIT ELIGIBILITY

- The Homestead Tax Credit law limits the amount of assessment increase on which eligible resident homeowners actually pay county, municipal, and State property taxes each year. This credit can have a significant impact on your real estate taxes regardless of your property's value or your income level. If the property is used as your principal residence, you are strongly encouraged to complete this application.
- The reason why this application is required is to verify that the property owners only receive the benefit of this credit on their one principal residence. It also insures that other homeowners entitled to the credit but not receiving it can also start to receive this benefit.
- A married couple may only have one principal residence under the provisions of this law. A homeowner who submits an application that is inconsistent with income tax and motor vehicle records of the State shall be required to later submit additional verification in order to be considered for the credit.
- If you have a specific question concerning the application, you may telephone 410-767-2165 in the Baltimore metropolitan area or on 1-866-650-8783 toll free elsewhere in Maryland. Or email the division at sdatt.homestead@maryland.gov.
- This application can be filled out on your pc; if hand written please print legibly. Please use black or blue ink only.

Section I

Before filing this form, please check the Real Property database to see if you may have previously filed and been approved for the Homestead Tax Credit, if so there is no need to reapply. The Homestead Credit Eligibility stays in place as long as the dwelling remains your primary residence.

Enter the SDAT Real Property Tax Identification Number of the property for which Homestead Eligibility is requested.

You must fill-in the property identification number in order to submit this application. The identification number is composed of the two digit county code where the property is located, followed by an account number. This information can be obtained from an assessment notice or by searching the Department's online Real Property database. When using this form the account number displayed must be preceded by the appropriate two digit county code listed below. If you do not have the identification number click here to search the Real Property database.

Allegany - 01	Calvert - 05	Charles - 09	Harford - 13	Prince George's - 17	Talbot - 21
Anne Arundel - 02	Caroline - 06	Dorchester - 10	Howard - 14	Queen Anne's - 18	Washington - 22
Baltimore City - 03	Carroll - 07	Frederick - 11	Kent - 15	St. Mary's - 19	Wicomico - 23
Baltimore Co. - 04	Cecil - 08	Garrett - 12	Montgomery - 16	Somerset - 20	Worcester - 24

04
County Code (From above)

0407059170
(Identification Number)

County Code 03	Ward	Section	Block	Lot
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(For Baltimore City only)

Address of the Property for which Application is being made:

114 Delight Road
Street Address

Reisterstown
City

MD

21136
Zip code

2019-0523-A

Maryland State Department of Assessments & Taxation
APPLICATION HOMESTEAD TAX CREDIT ELIGIBILITY

Section II

YOU MUST ANSWER ALL QUESTIONS AND INCLUDE THE SOCIAL SECURITY NUMBER OF ALL HOMEOWNER(S) AND SPOUSES' (EVEN IF THEY ARE NOT LISTED AS AN OWNER ON THE DEED). A homeowner is defined as any living person listed on the deed.

1. Is the real property shown on this letter currently used, and expected to be used in the next calendar year as the single principal residence of the homeowner(s)? ☒ Yes ☐ No
2. Is this real property address the location where the homeowner(s) expect to file their next federal and Maryland income tax return if one is filed? ☒ Yes ☐ No ☐ Not applicable (Not Filing)
3. Is this real property address the location from which the homeowner(s) have received a MD issued driver's license or identification card, if applicable? ☒ Yes ☐ No ☐ Not applicable (No License or Identification Card)
4. Is this real property address the location from which the homeowner(s) are registered to vote, if registered? ☒ Yes ☐ No ☐ Not applicable (Not Registered)
5. Is any portion of the principal residence rented? ☐ Yes ☒ No

All owners must complete the section below. If there are more than four (4) owners attach a separate sheet listing the additional names and Social Security numbers before mailing. Spouses' are included even if they are not an owner.

Alexandra Bethany Crystal Day
Printed Name of Homeowner (First Name, Middle Initial, Last, Suffix)

546 86 6800
Social Security Number

James Thomas Day
Printed Name of Spouse or 2nd Homeowner (First Name, Middle Initial, Last, Suffix)

220 68 4022
Social Security Number

Printed Name of Homeowner (First Name, Middle Initial, Last, Suffix)

Social Security Number

Printed Name of Homeowner (First Name, Middle Initial, Last, Suffix)

Social Security Number

In submitting this application I hereby declare under the penalties of perjury, pursuant to Tax-Property Article, 1-201, Annotated Code of Maryland, that the application has been examined by me and the information contained herein, to the best of my knowledge and belief is true, correct and complete and that this property is my principal residence for the prescribed period. I understand that the Department may independently verify the above information by contacting, including but not limited to, the Internal Revenue Service, the Maryland Comptroller's Office and the Motor Vehicle Administration.

Alexandra Bethany Crystal Day
Homeowner's Signature

James Thomas Day
Spouse or Co-Owner's Signature

11/12/19
Date

Telephone Number (Daytime)

Mail completed application to:
Department of Assessments and Taxation
Homestead Tax Credit Division
301 West Preston Street, 8th Floor
Baltimore MD 21201

PENALTIES FOR PERJURY

A person who willfully or with intent to evade payment of a tax under this Article provides false information or a false answer to a property tax interrogatory/ application is guilty of a misdemeanor and on conviction is subject to a fine not exceeding \$5,000 or imprisonment not exceeding 18 months or both. Tax-Property Article, § 14-1004. For example, it is willful intent for a homeowner to indicate a property is his or her principal residence when the property is used for another purpose, such as a rental or a vacation home.

PRIVACY AND STATE DATA SECURITY NOTICE

The principal purpose for which this information is sought is to determine your eligibility for a tax credit. Failure to provide this information will result in a denial of your application. Some of the information requested would be considered a "Personal Record" as defined in State Government Article, § 10-624. Consequently, you have the statutory right to inspect your file and to file a written request to correct or amend any information you believe to be inaccurate or incomplete. Additionally, it is unlawful for any officer or employee of the state or any political subdivision to divulge any income particulars set forth in the application or any tax return filed except in accordance with a judicial or legislative order. However, this information is available to officers of the state, county or municipality in their official capacity and to taxing officials of any other state, or the federal government, as provided by statute.

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

Dear Neighbor!

As you have probably noticed, there is an addition being built at our home at 114 Delight Road. This is merely an enlargement of the existing back bedroom, with an accessible bathroom. The total size of the addition is 270 sq. ft. We would love to be able to complete this project, and quite soon. We also hope to build a deck off the front of the addition, toward the driveway, and a backyard deck, as well. We will do this as soon as we can afford to do so. These will each have attractive accessibility ramps. We did not want to create an ugly ramp out in the front of the house.

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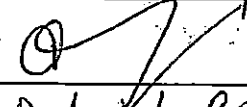
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Thank you!


Alex and Jimmy Day

To the Baltimore County Zoning Commission: We have no objections to the Day family's room addition and future plans for decks, and see no reason for them to move their shed.

Name(s) Allen R. Taylor
Signature(s) x  x
Address 118 Delight Rd
Email: theAR188 @ AOL.com

2019-0523-A

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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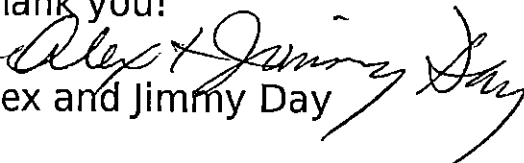
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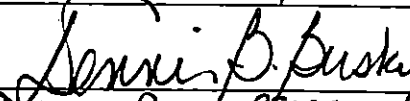
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Alex and Jimmy Day

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Name(s) DENNIS B. BUSKY

Signature(s) x  x
Address 122 DELIGHT ROAD, REISTERSTOWN MD 21136

Email: buskys@verizon.net @

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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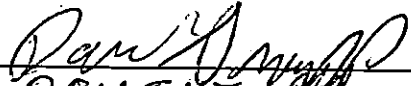
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Alex and Jimmy Day

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Name(s) DAVID CROOP

Signature(s) x  x

Address 114 DELIGHT RD. 21136

Email: _____ @ _____

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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Name(s) Patsy Lane Group

Signature(s) x Patsy L Group x Phone # 833-8613

Address 113 Delight

Email: _____ @ _____

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(410) 526-6111 home -- (443) 500-5000 cell
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Name(s) Jane Hadley

Signature(s) x Jane Hadley x
Address 108 Delight Rd. Reisterstown, MD 21136
Email: hadleyj@comcast.net

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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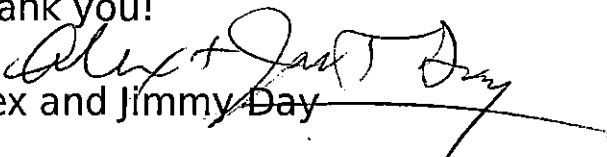
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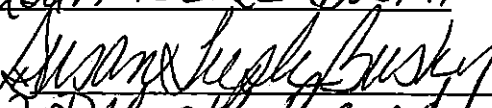
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Name(s) Susan Teeple Busky
Signature(s)  x
Address 122 Delight Road
Email: buskys@verizon.net @

Alexandra and James Day
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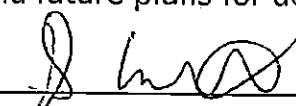
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Name(s)		Spurgeon Washington
Signature(s) x		x 
Address	322 Fox Lair Drive	
Email:	MIKO 4000@msn.com	@
	MIKO 4000@msn.com	

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114 Delight Road, Reisterstown, Maryland 21136
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October 31, 2019

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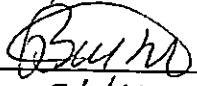
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Name(s) Berthy Melara

Signature(s) x 
Address 200 Church Rd. Reisterstown.
Email: _____@_____

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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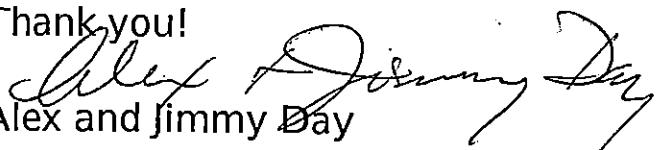
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Name(s) Sherry Wilkerson Ronald Nestor

Signature(s) x Sherry Wilkerson x Ronald Nestor

Address 115 Delight Rd, Reisterstown, MD 21136

Email: Ronraynest @ yahoo.com

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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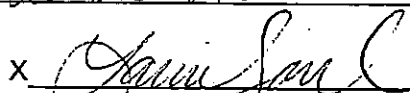
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Thank you!

Alex and Jimmy Day 

To the Baltimore County Zoning Commission: We have no objections to the Day family's room addition and future plans for decks, and see no reason for them to move their shed.

Name(s) Mark Samuel Laura Samuel

Signature(s) x  x 

Address 111 Delight Road / Reisterstown, MD 21136

Email: mark.c.samuel@gmail.com @

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell

October 31, 2019

Dear Neighbor!

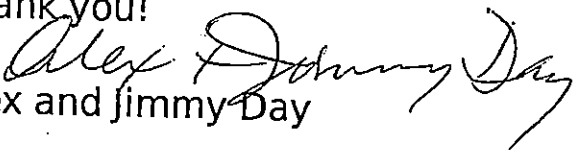
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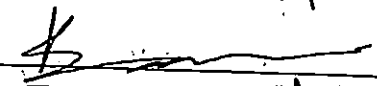
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Alex and Jimmy Day

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Name(s) Karunasiri Mupparapu

Signature(s) x  x

Address 318 Fox Lair Drive Reisterstown MD 21136

Email: mupparapus @yahoo.com

Real Property Data Search (w2)

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 - 04 Account Number - 0407059170			
Owner Information					
Owner Name:	DAY JAMES THOMAS DAY ALEXANDRA BETHANY CRYSTAL			Use: Principal Residence:	RESIDENTIAL NO
Mailing Address:	45 CARAWAY RD REISTERSTOWN MD 21136-			Deed Reference:	/28680/ 00444
Location & Structure Information					
Premises Address:	114 DELIGHT RD REISTERSTOWN 21136-6216			Legal Description:	1.097 AC 114 DELIGHT RD NS 360FT NE CHURCH LA
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0057	0012	0122	4010001.04	0000	2019 Plat Ref:
Special Tax Areas: None			Town:		None
			Ad Valorem:		None
			Tax Class:		None
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area County Use
1955	1,284 SF				1.0900 AC 04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
1	YES	STANDARD UNIT	ASBESTOS SHINGLE/	3	1 full/ 1 half
Value Information					
		Base Value	Value		Phase-in Assessments
			As of		As of
			01/01/2019		07/01/2019 As of
Land:		79,000	79,000		07/01/2020
Improvements		107,400	108,500		
Total:		186,400	187,500		186,767 187,133
Preferential Land:		0			0
Transfer Information					
Seller: DEUTSCHE BANK NATIONAL		Date: 09/25/2009		Price: \$114,925	
Type: ARMS LENGTH IMPROVED		Deed1: /28680/ 00444		Deed2:	
Seller: OSIRUPHU-BEY SHECANIAH K		Date: 09/16/2008		Price: \$190,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /27328/ 00117		Deed2:	
Seller: OSIRUPHU-BEY SHECANIAH K		Date: 07/06/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14572/ 00237		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	0.00 0.00
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

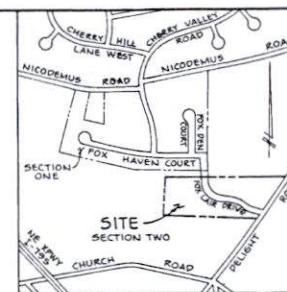
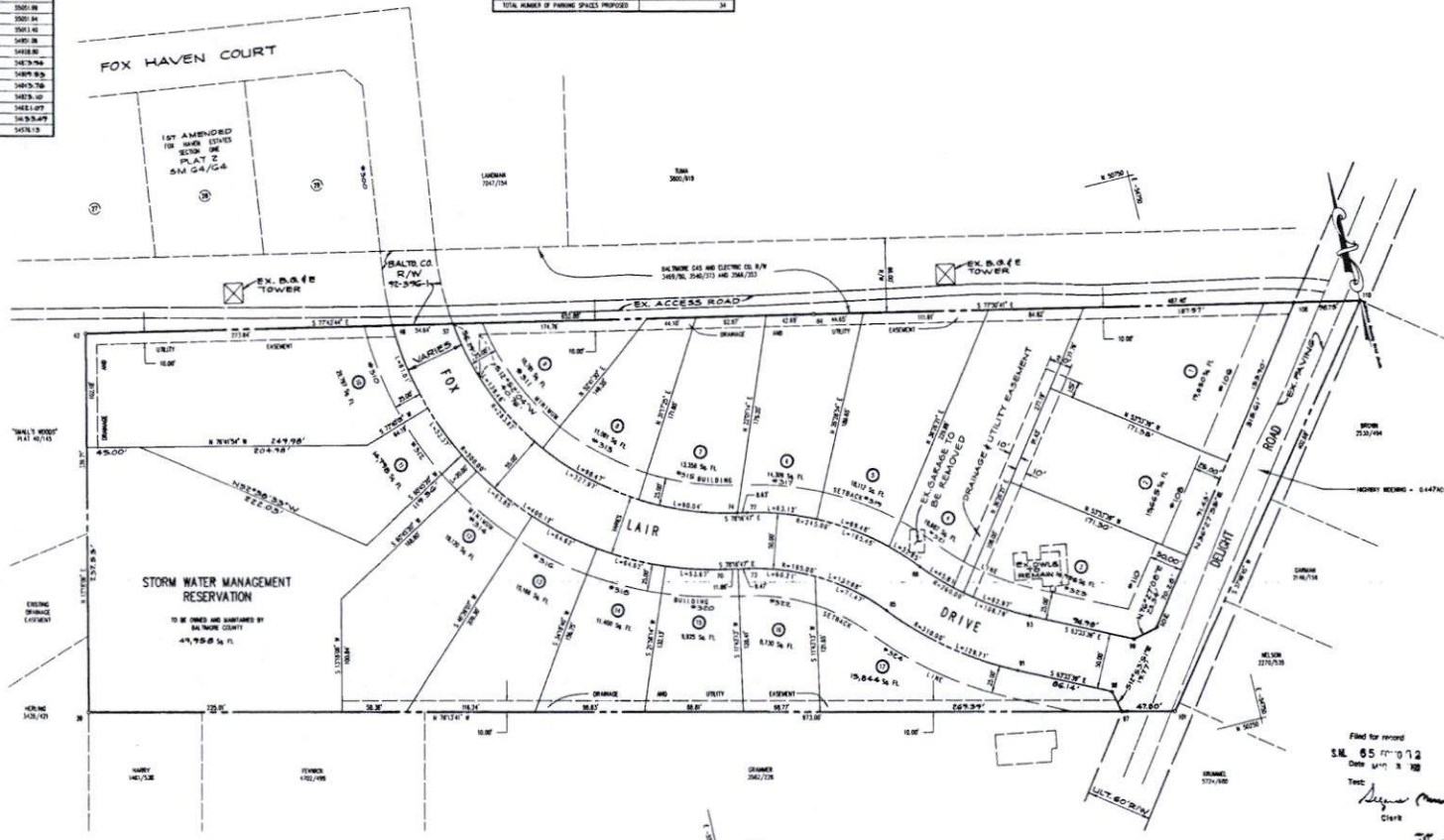
1. This screen allows you to search the Real Property database and display property records.

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.

GROSS AREA OF TRACT	6.566
PAVED WALKING	0.647 Acs
NET AREA OF TRACT	0.919 Acs
EXISTING ZONING	R-2
TOTAL NUMBER OF UNITS ALLOWED	$6.566 \times 2 = 13.132$ or 17
TOTAL NUMBER OF UNITS PROPOSED	17
OPEN SPACE REQUIRED	0.90 Acs
OPEN SPACE PROPOSED	0.69 Acs
TOTAL NUMBER OF PARKING SPACES REQUIRED	34
TOTAL NUMBER OF PARKING SPACES PROPOSED	34



VICINITY MAP

NOTE:
OUTLINE BASED ON A BOUNDARY
SURVEY PREPARED BY VITTI,
ROBEL & ASSOC. INC.
1717 YORK ROAD, SUITE 2B
LUTHERVILLE, MD. 21093

GENERAL NOTES

- [illegible]

Fox Haven Estates
Section Two

4TH ELECTION DISTRICT
SCALE: 1"=30'

BALTIMORE COUNTY, MARYLAND
DECEMBER 12, 1992

TAX ACCOUNT NO. 04-19-021560
DEED REFERENCE 6763/411

FOR BOUNDARY ONLY

MARK L. ROBEL MA REG. NO. 399 DATE 2/4/93

DEVELOPER	OWNER
ELWOOD BUILDING CORPORATION 2416 HELMET VALLEY HWY ODDYS MILLS, WHITEHALL 21117 (410) 363-8684	CHARLES L. MAY'S JEAN NANCY MAY'S 110 DELIGHT ROAD PRESTERTOWN, MD 21134

DEVELOPER	OWNER
ELWOOD BUILDING CORPORATION 2416 HELMET VALLEY HWY ODDYS MILLS, WHITEHALL 21117 (410) 363-8684	CHARLES L. MAY'S JEAN NANCY MAY'S 110 DELIGHT ROAD PRESTERTOWN, MD 21134

APPROVED :
FOR THE DEPARTMENT OF PUBLIC WORKS AND
THE OFFICE OF PLANNING AND ZONING
[Signature]
DIRECTOR OF PUBLIC WORKS

APPROVED :
J. Jane Ditt
DIRECTOR OF THE DEPARTMENT, *A. Department*

SURVEYOR'S CERTIFICATE

The undersigned, a Registered Professional Surveyor Of The State Of Maryland, Does Hereby Certify That He Is The Surveyor Who Prepared This Plat, And That The Land Shown On This Plat Has Been Laid Out And The Plat Thereof Has Been Prepared In Compliance With Subsection (C) Of Section 3-106 Of The Real Property Article Of The Annotated Code Of Maryland, Particularly Insofar As Such Concerns The Accuracy Of The Plat And The Sides Or Angles.

Apr 5. 1992
407 12/9/92

OWNER'S CERTIFICATE

The undersigned, Owner Of The Land Shown On This Plot Heretofore certifies that, to the best of its knowledge, the requirement of subsection (c) of Section 3-106 of the Real Property Article of The Annotated Code Of Maryland, has been complied with, insofar as same concerns the making of the Plot And The Setting Of The Markers.

Jean Nancy May
 Charles L. May
 CHARLES L. MAYS
 2-8-95
 Date

NOTE :

Highways and Highway Mileages, State Cosmetics, Drainage and Utility Easements, Access Easements, Forest Buffer Areas in Fee or Easement, Greenway Areas in Fee or Easement, and Stormwater Management Areas. No Matter How Enfranchised, These Heretofore Reserved Units The Owner And, Except For Those Indicated As Private, Are Heretofore Offered For Dedication To Baltimore County, Maryland. The Owner, His Personal Representatives And Assigns Shall Convey Said Areas By Deed, To Baltimore County, Maryland, At No Cost.

NOTE :

The Streets And/or Roads Shown Herein And The Mentioned Thruway Is Deeds Are For The Purpose Of Description Only And The Same Are Not Intended To Be Dedicated To Public Use, The Fee Simple Title To The Beds Thruway Is Expressly Reserved In The Grantee Of The Deed To Which This Plot Is Attached, Their Heirs And assigns.

NOTE :

- (1) Formal Irreversible Orders Of Detention Have Been Made.
- (2) The Recording Of This Does Not Constitute Or Imply Acceptance By The County Of Any Street, Easement, Park, Open Space, Or Other Public Area Shown On This Map.
- (3) This Map May Conflict In Accordance With The Provisions Of The Baltimore County Code, Section 20-218.
- (4) The Recording Of This Map Does Not Guarantee The Installation Of Streets Or Utilities By Baltimore County.
- (5) The Information Shown Herein May Be Superseded By A Subsequent Or Amended Plat.

P.M.A. COMPLETED 47005 (New York)
FINAL PLAT CHECKED :
PLANNING
NEW YORK ENGINEERING
TIME 3:45 PM 2/24/93
SHEET NAME
HOUSE NOS

NOTE : Coordinates And Bearings Shown On This
Coordinates Established In The Bottoms
The Following Traverse Stations:

14800	N 31,750.91	N 55.5
14805	N 51,851.82	N 56.7

W. DUVALL & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 583-9571

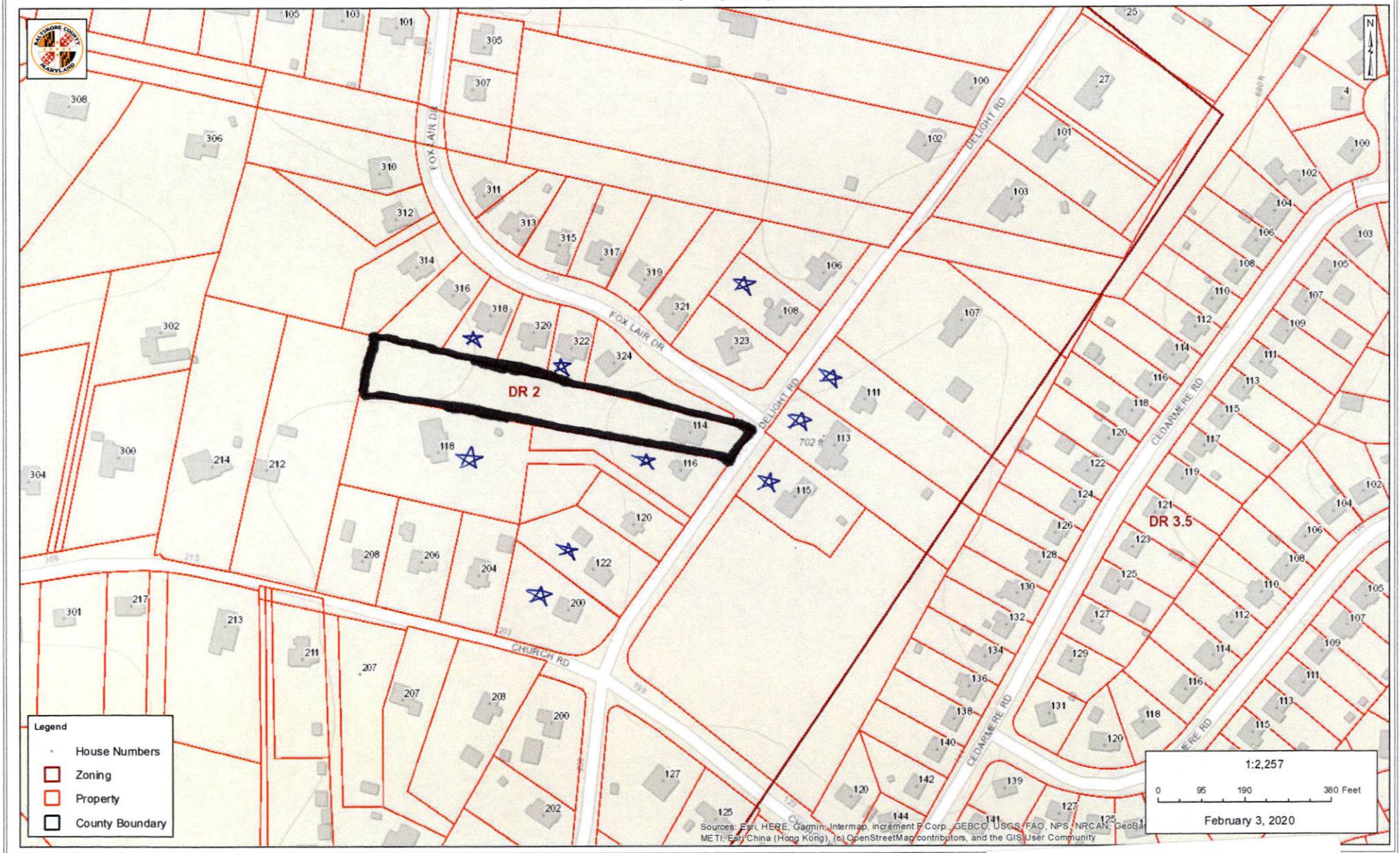
Item 38	COMPUTED BY :	<u>WAX</u>
Issued On	DRAWN BY :	<u>WAX</u>
	CHECKED BY :	<u>D.S.F./M.L.R.</u>
	PROJECT NUMBER:	<u>82007</u>

PETITIONER' S

EXHIBIT NO.

☆ Denotes property owner provided letter of support for addition and shed.

Baltimore County - My Neighborhood



Baltimore County Government, Carroll County, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

PETITIONER'S

EXHIBIT NO.

7

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

Dear Neighbor!

As you have probably noticed, there is an addition being built at our home at 114 Delight Road. This is merely an enlargement of the existing back bedroom, with an accessible bathroom. The total size of the addition is 270 sq. ft. We would love to be able to complete this project, and quite soon. We also hope to build a deck off the front of the addition, toward the driveway, and a backyard deck, as well. We will do this as soon as we can afford to do so. These will each have attractive accessibility ramps. We did not want to create an ugly ramp out in the front of the house.

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Thank you!

Alex + Jimmy Day
Alex and Jimmy Day

PETITIONER'S

EXHIBIT NO. 6

To the Baltimore County Zoning Commission: We have no objections to the Day family's room addition and future plans for decks, and see no reason for them to move their shed.

Name(s) DENNIS B. BUSKY

Signature(s) x *Dennis B. Busky* x

Address 122 DELIGHT ROAD, REISTERSTOWN MD 21136

Email: buskys@verizon.net @

A

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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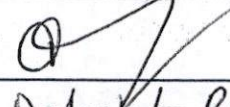
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Thank you!


Alex and Jimmy Day

To the Baltimore County Zoning Commission: We have no objections to the Day family's room addition and future plans for decks, and see no reason for them to move their shed.

Name(s) Allen R. Taylor
Signature(s) x  x
Address 118 Delight Rd
Email: theARLSS @ AOL.com

B

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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Thank you!

Alex + Jimmy Day
Alex and Jimmy Day

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Name(s) DAVID GROOP

Signature(s) x *David Groop* x
Address 113 DELIGHT RD 21136
Email: _____ @ _____

C

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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Alex and Jimmy Day

To the Baltimore County Zoning Commission: We have no objections to the Day family's room addition and future plans for decks, and see no reason for them to move their shed.

Name(s) Jane Hadley

Signature(s) x Jane Hadley x

Address 108 Delight Rd. Reisterstown, MD 21136

Email: hadleyj@comcast.net @

D

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

Dear Neighbor!

As you have probably noticed, there is an addition being built at our home at 114 Delight Road. This is merely an enlargement of the existing back bedroom, with an accessible bathroom. The total size of the addition is 270 sq. ft. We would love to be able to complete this project, and quite soon. We also hope to build a deck off the front of the addition, toward the driveway, and a backyard deck, as well. We will do this as soon as we can afford to do so. These will each have attractive accessibility ramps. We did not want to create an ugly ramp out in the front of the house.

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Alex and Jimmy Day

To the Baltimore County Zoning Commission: We have no objections to the Day family's room addition and future plans for decks, and see no reason for them to move their shed.

Name(s) Patsy Lane Grapp

Signature(s) x Patsy L Grapp x Phone # 833-86115

Address 113 Delight

Email: _____ @ _____

EE

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

Dear Neighbor!

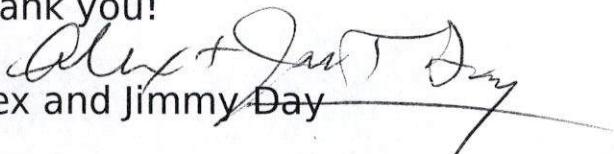
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Alex and Jimmy Day

To the Baltimore County Zoning Commission: We have no objections to the Day family's room addition and future plans for decks, and see no reason for them to move their shed.

Name(s) Susan Teeple Busky
Signature(s) Susan Teeple Busky x
Address 122 Delight Road
Email: buskys@verizon.net @

F

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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Thank you!


Alex and Jimmy Day

To the Baltimore County Zoning Commission: We have no objections to the Day family's room addition and future plans for decks, and see no reason for them to move their shed.

Name(s) J L W Surgeon Washington

Signature(s) x J L W x J L W

Address 322 Fox Lair Drive

Email: MIKO 4000@msn.com @

MIKO 4000@msn.com

G

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

Dear Neighbor!

As you have probably noticed, there is an addition being built at our home at 114 Delight Road. This is merely an enlargement of the existing back bedroom, with an accessible bathroom. The total size of the addition is 270 sq. ft. We would love to be able to complete this project, and quite soon. We also hope to build a deck off the front of the addition, toward the driveway, and a backyard deck, as well. We will do this as soon as we can afford to do so. These will each have attractive accessibility ramps. We did not want to create an ugly ramp out in the front of the house.

The reason for the addition is to create an accessible bedroom for us, and an entrance to the interior of the house that does not have a "threshold". It is our intention to retire soon, and this will be our forever home. We have both loved this house, and the area, since the first day we saw it. We fought hard to be the ones to purchase it out of foreclosure and have worked very hard to restore this home. While we have rented the house out for many years, we are back to living there. We still have a great deal of work to do.

We are doing this in preparation for our retirement, which we hope will be soon. The room addition remains solely within our property, but it lies quite, QUITE close to our actual property line. This requires us to apply for a "variance" with Baltimore County. The shed that was on the property when we made the purchase, lies partially in the easement of 10 feet, between the Fox Lair properties and our own. We hope to be able leave it where it currently stands.

If you are in concurrence that you do not object to us building this room addition, or the shed remaining where it lies, we are truly hoping for your support by way of a signature below. There will soon be a sign out front, explaining all of this. We wanted to reach out to you beforehand, to be sure you know what is happening and why.

Thank you!


Alex and Jimmy Day

To the Baltimore County Zoning Commission: We have no objections to the Day family's room addition and future plans for decks, and see no reason for them to move their shed.

Name(s) Berthy Melara

Signature(s) x Berthy x
Address 200 Church rd. reisterstown.
Email: _____@_____

H

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

Dear Neighbor!

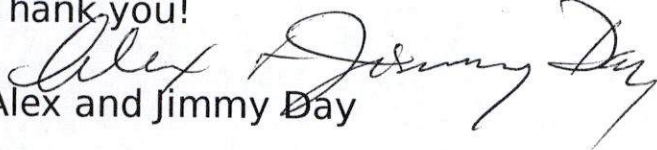
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Alex and Jimmy Day

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Name(s) Sherry Wilkenson Ronald Nestor
Signature(s) x Sherry Wilkenson x Ronald Nestor
Address 115 Delight Rd, Reisterstown, MD 21136
Email: Ronraynest @ yahoo.com

I

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell
October 31, 2019

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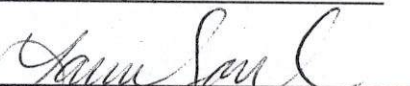
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To the Baltimore County Zoning Commission: We have no objections to the Day family's room addition and future plans for decks, and see no reason for them to move their shed.

Name(s) Mark Samuel Laura Samuel

Signature(s) x  x 

Address 111 Delight Road / Reisterstown, MD 21136

Email: mark.c.samuel@gmail.com @

J

Alexandra and James Day
114 Delight Road, Reisterstown, Maryland 21136
(410) 526-6111 home -- (443) 500-5000 cell

October 31, 2019

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Name(s) Karunasri Mupparapu

Signature(s) x  x

Address 318 Fox Lair drive Reisterstown MD 21136

Email: mupparapus @yahoo.com

K

Case No.: 2019-0523-A

Exhibit Sheet

Petitioner/Developer

DD
3-5-2020

Protestants

Sen
2-3-2020

No. 1	Site Plan	
No. 2	SDAT Printout	
No. 3	Aerial Photo	
No. 4	Street Photos	
No. 5	Photos of Site	
No. 6	Subdivision Plat	
No. 7	My Neighborhood Map	
No. 8	Letter	
No. 9		
No. 10		
No. 11		
No. 12		

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 04 Account Number - 0407059170		
Owner Information		
Owner Name:	DAY JAMES THOMAS DAY ALEXANDRA BETHANY CRYSTAL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	114 DELIGHT RD REISTERSTOWN MD 21136-6216	Deed Reference: /28680/ 00444
Location & Structure Information		
Premises Address:	114 DELIGHT RD REISTERSTOWN 21136-6216	Legal Description: 1.097 AC 114 DELIGHT RD NS 360FT NE CHURCH LA
Map: 0057	Grid: 0012	Parcel: 0122
Neighborhood: 4010001.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 1955	Above Grade Living Area 1,284 SF	Finished Basement Area
Property Land Area 1.0900 AC	County Use 04	
Stories 1	Basement YES	Type STANDARD UNIT
Exterior ASBESTOS SHINGLE/	Quality 3	Full/Half Bath 1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	79,000	79,000
Improvements	107,400	108,500
Total:	186,400	187,500
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		186,767
		187,133
Transfer Information		
Seller: DEUTSCHE BANK NATIONAL	Date: 09/25/2009	Price: \$114,925
Type: ARMS LENGTH IMPROVED	Deed1: /28680/ 00444	Deed2:
Seller: OSIRUPHU-BEY SHECANIAH K	Date: 09/16/2008	Price: \$190,000
Type: NON-ARMS LENGTH OTHER	Deed1: /27328/ 00117	Deed2:
Seller: OSIRUPHU-BEY SHECANIAH K	Date: 07/06/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14572/ 00237	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Denied		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application	Date:	

PETITIONER'S

EXHIBIT NO. 2

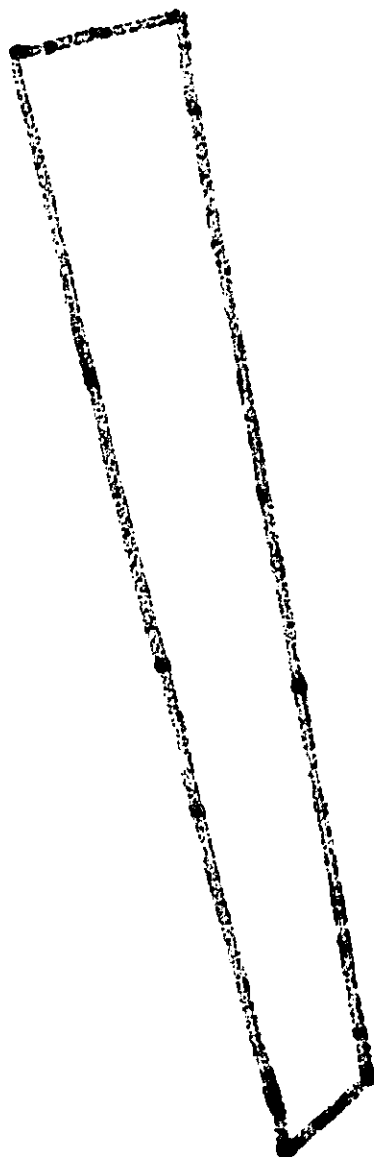
Baltimore County - My Neighborhood



PETITIONER'S

EXHIBIT NO.

3



Google Maps 114 Delight Rd



Image capture: Nov 2015 © 2020 Google

Reisterstown, Maryland

Google

Street View



PETITIONER' S

EXHIBIT NO. 4

A

Google Maps 114 Delight Rd

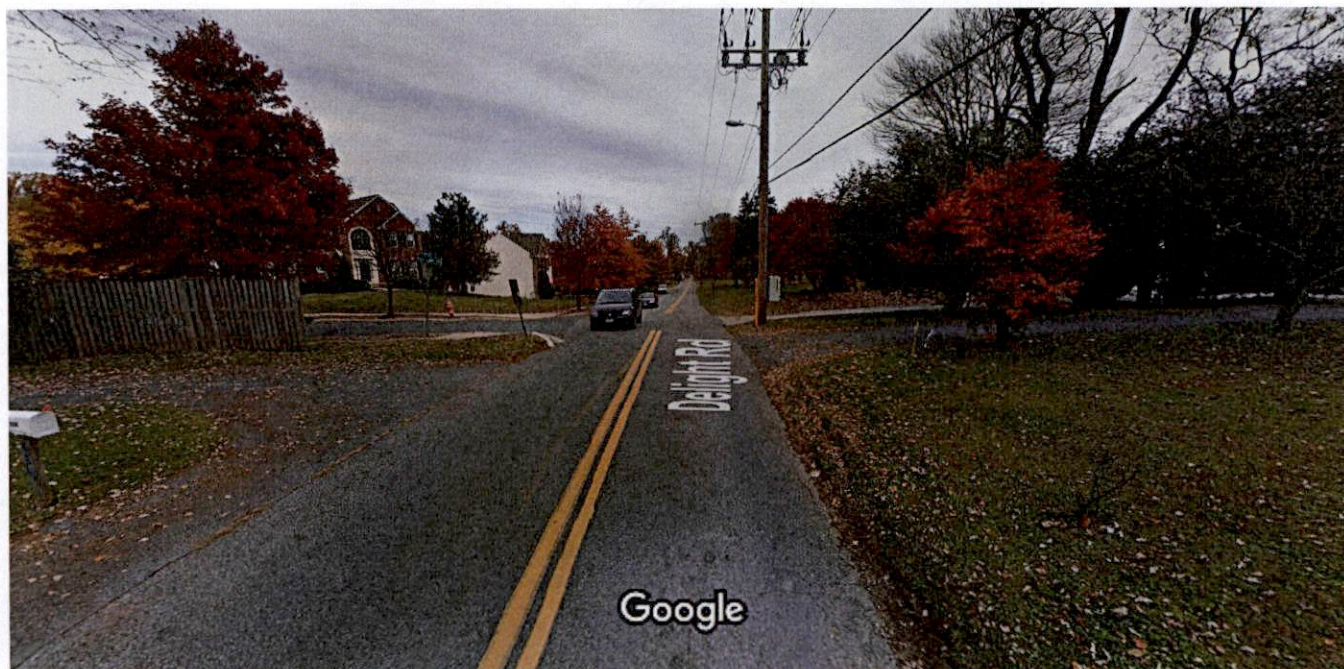
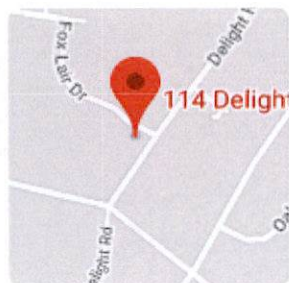


Image capture: Nov 2015 © 2020 Google

Reisterstown, Maryland

Google

Street View



4 B



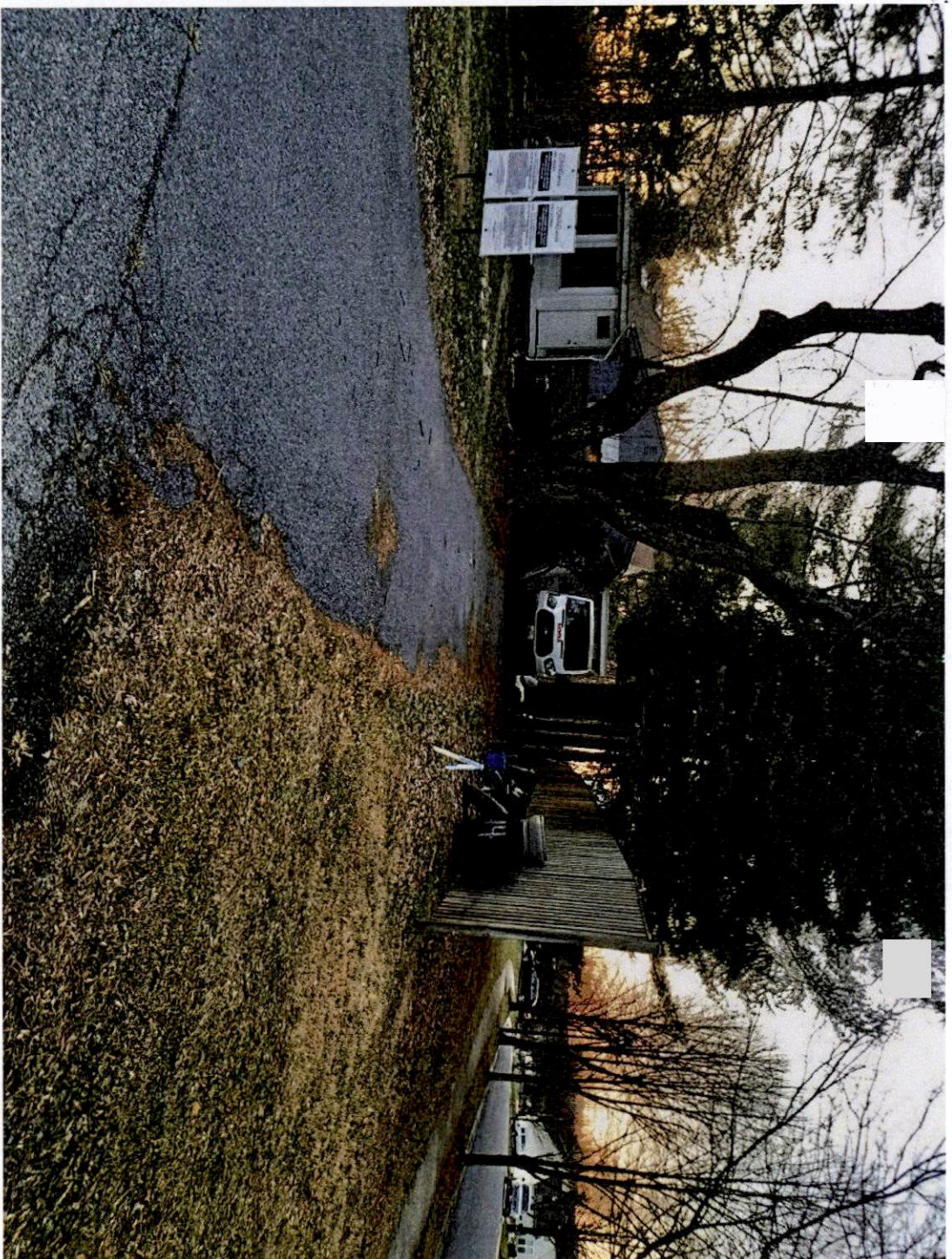
PETITIONER'S

EXHIBIT NO.

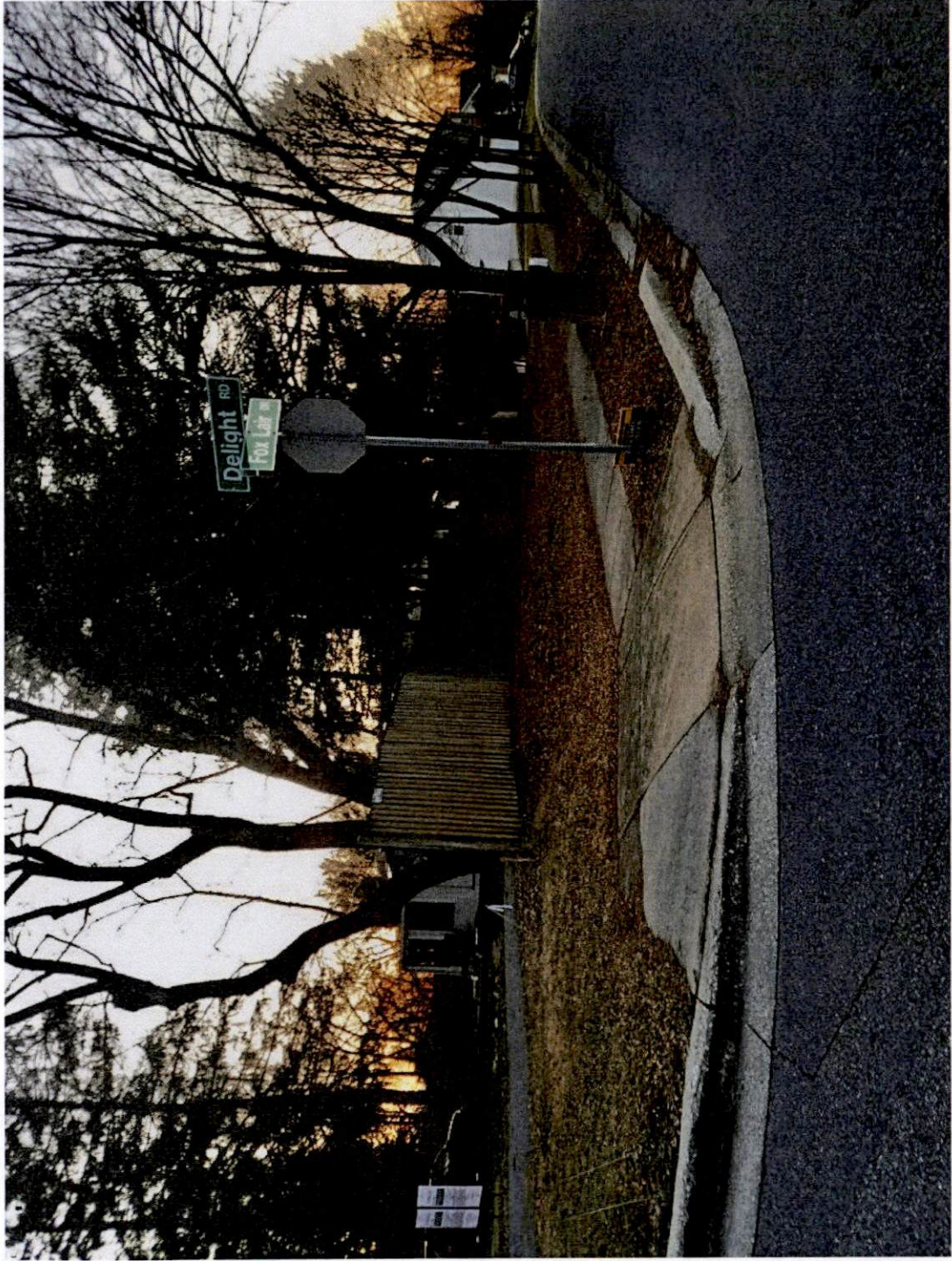
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A





C



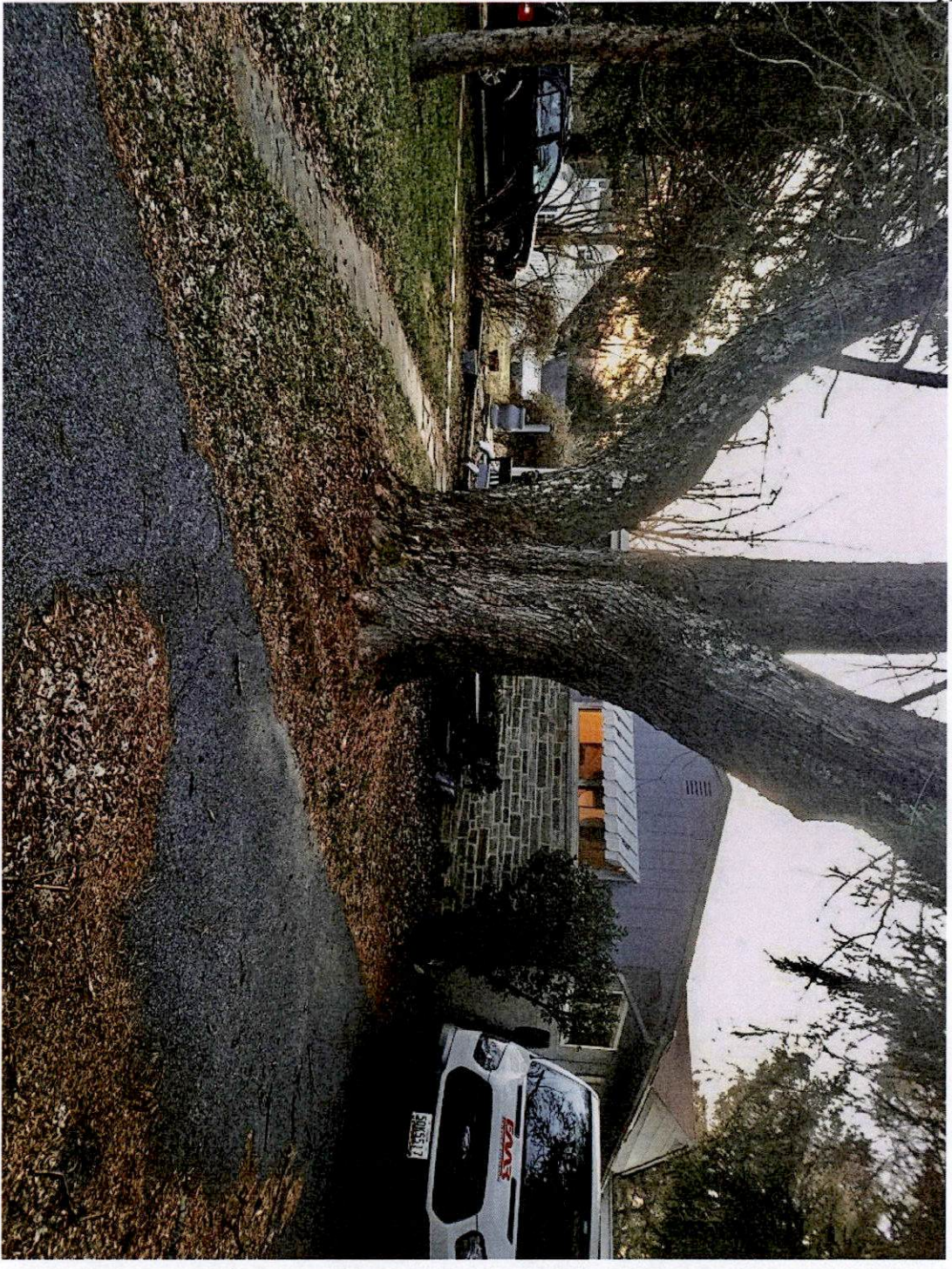
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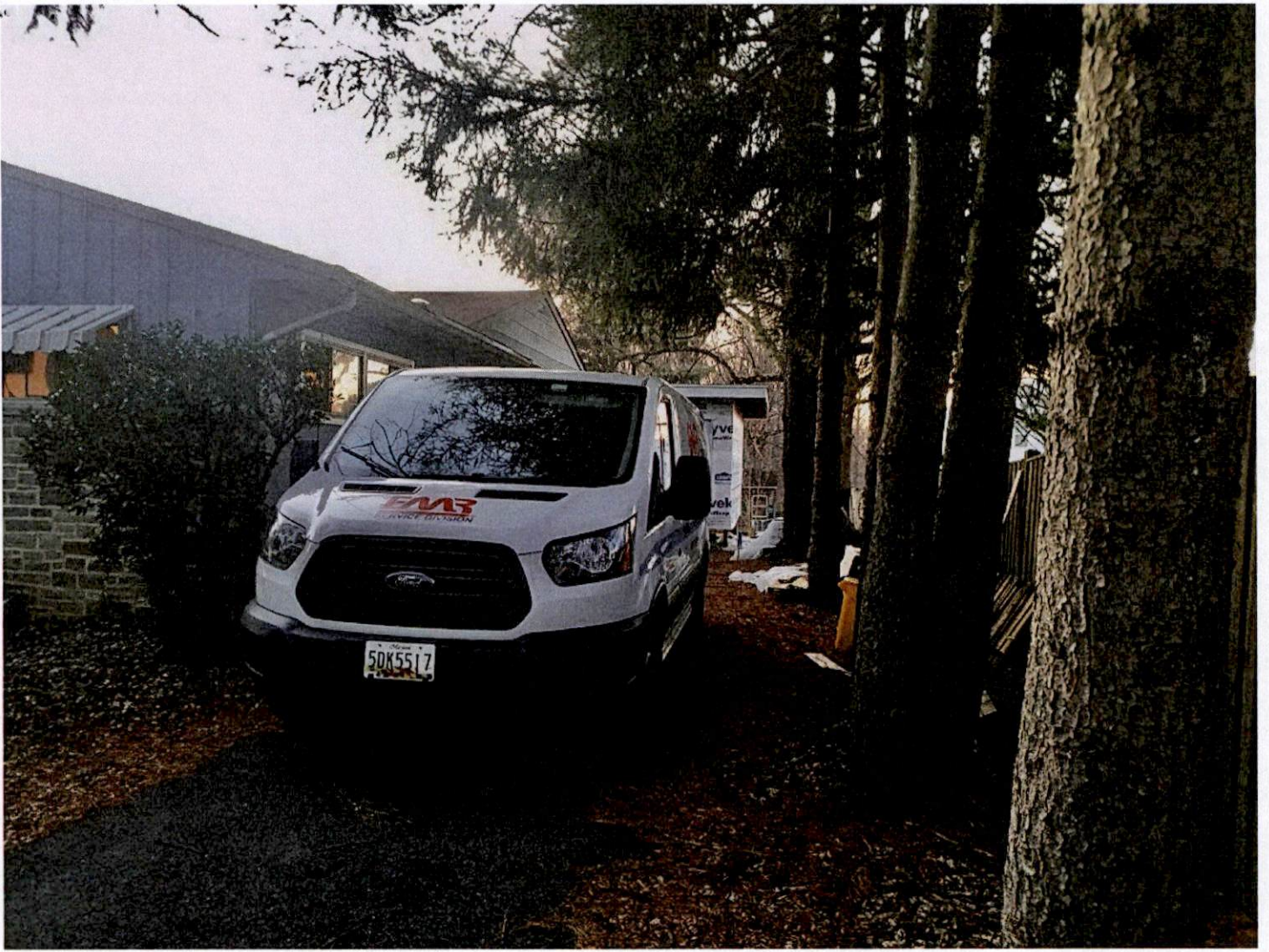


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K





M



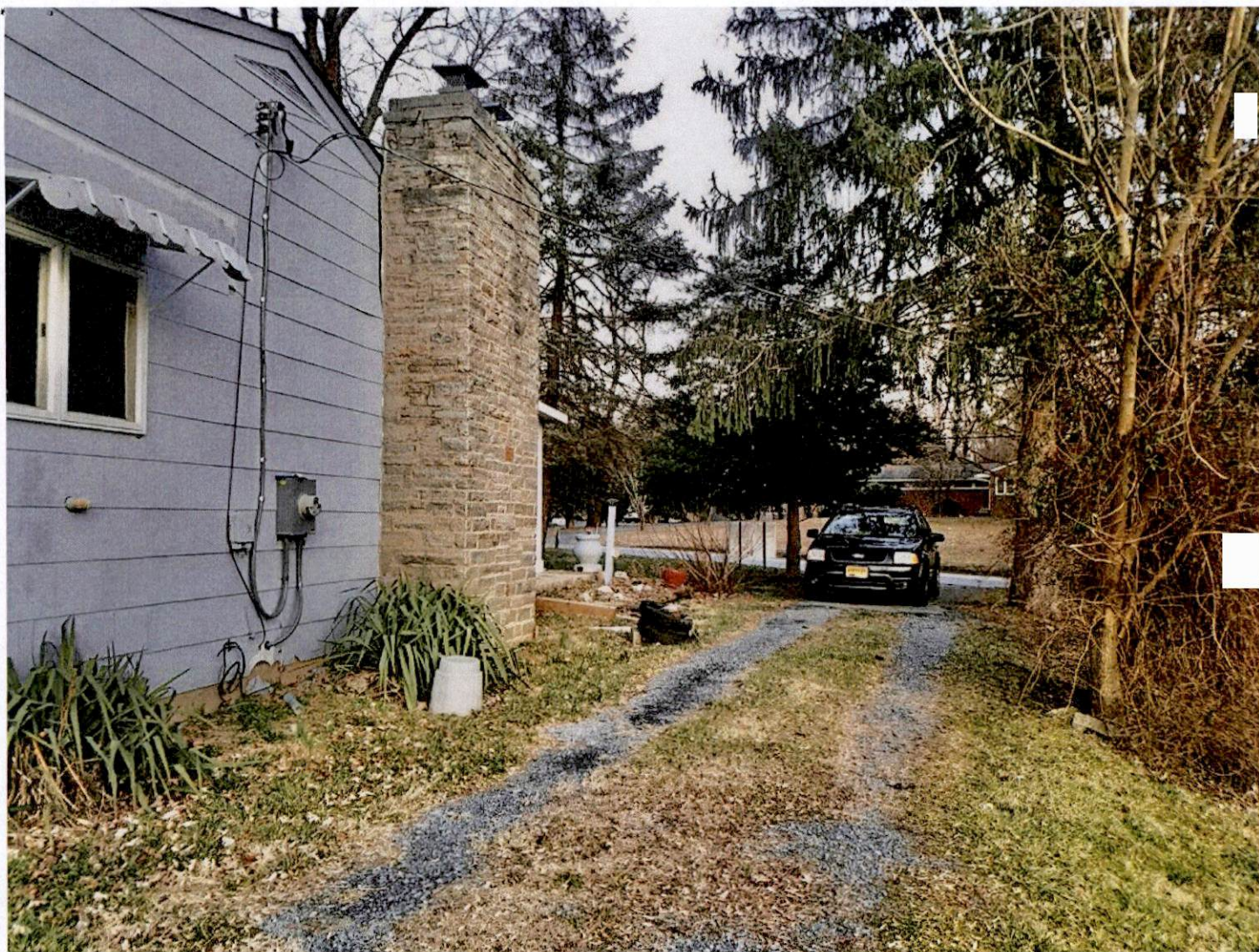
N





Q

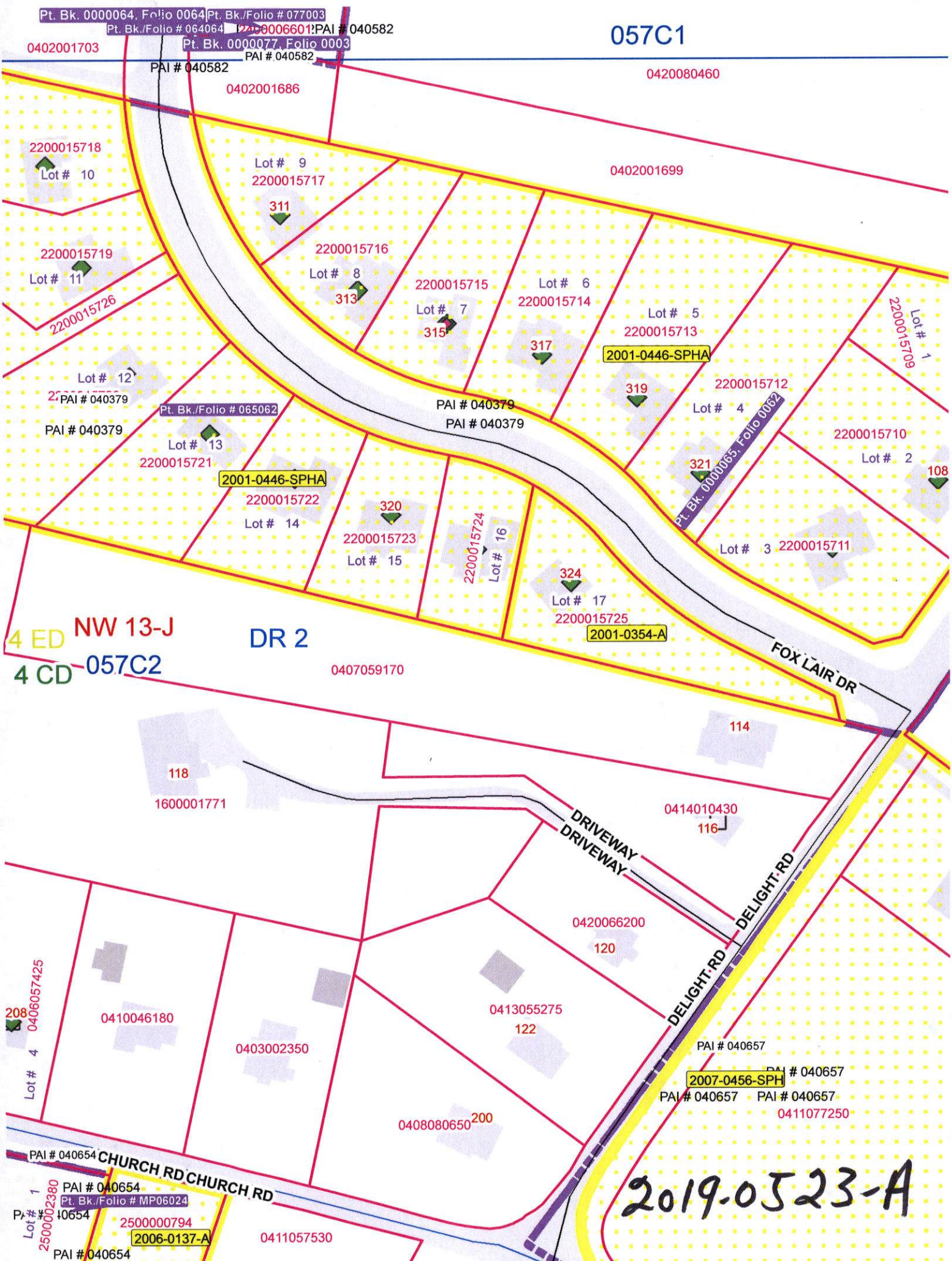




R



S



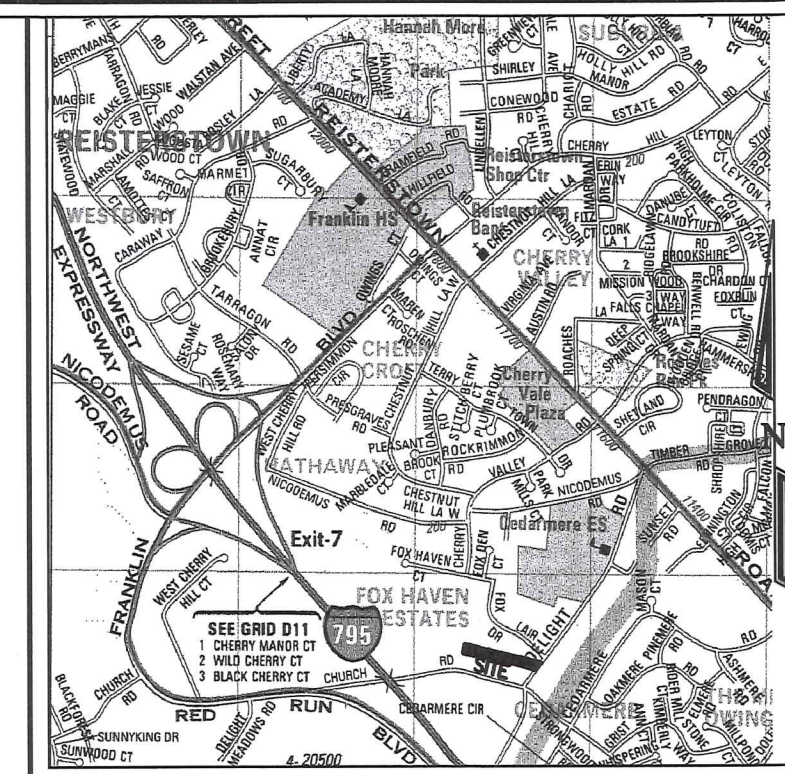
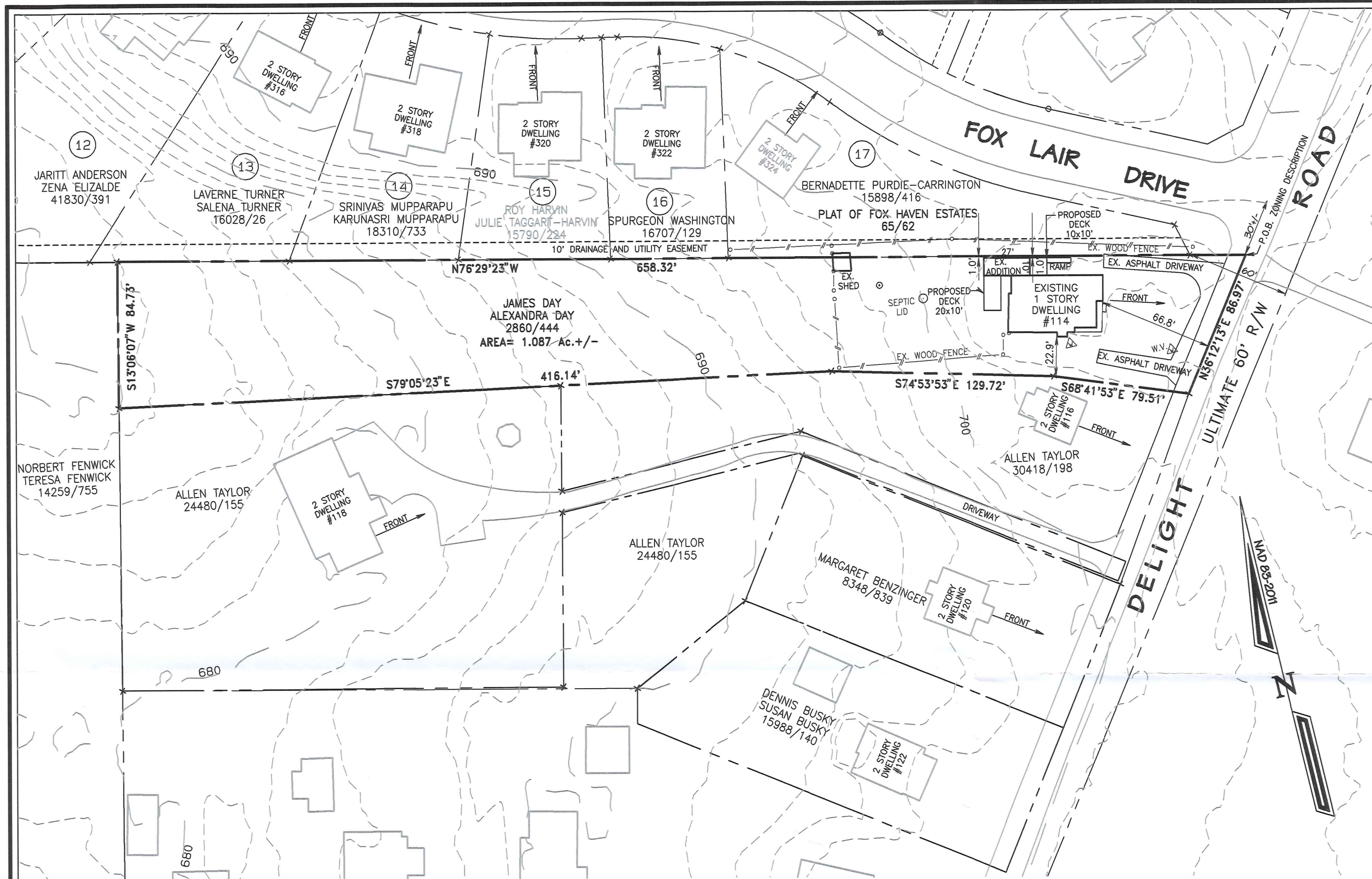
Pt. Bk. 0000064, Folio 0064 Pt. Bk./Folio # 077003
Pt. Bk./Folio # 064064 PAI # 040582

057C1

0402001703 PAI # 040582
0402001686
0420080460
0402001699
2200015718 Lot # 10
2200015719 Lot # 11
2200015726
Lot # 12 PAI # 040379
PAI # 040379
Pt. Bk./Folio # 065062
Lot # 13 2200015721
2001-0446-SPHA
2200015722 Lot # 14
2200015723 Lot # 15
2200015724 Lot # 16
Lot # 17 2200015725
2001-0354-A
PAI # 040379
PAI # 040379
2001-0446-SPHA
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2200015714 Lot # 6
2200015713 Lot # 5
2200015712 Lot # 4
2200015710 Lot # 2
2200015711 Lot # 3
2200015709 Lot # 1
108
FOX LAIR DR
DR 2
0407059170
4 ED NW 13-J
4 CD 057C2

118 1600001771
114
0414010430 116
0420066200 120
0413055275 122
0408080650 200
0410046180
0403002350
0406057425 Lot # 4
208
PAI # 040654
CHURCH RD
CHURCH RD
PAI # 040654
Pt. Bk./Folio # MP06024
PAI # 040654
25000002380
2500000794
2006-0137-A
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PAI # 040657
PAI # 040657
PAI # 040657
PAI # 040657
0411077250
2007-0456-SPH
DELIGHT RD
DRIVEWAY
2019-0523-A

H-3530-Plc2



Vicinity Map

Scale: 1" = 2000'

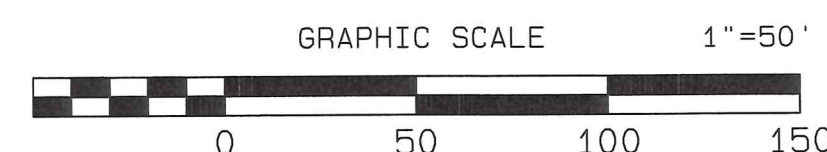
Notes

1. Owner: Alexandra Day
James Day
114 Delight Road
Baltimore, MD 21136
2. Deed: 28680/444
3. Area= 47,350 sq.ft. or 1.087 Ac. ±
4. Tax # 0407054170
5. Zoned: DR 2
6. This site is not in the Chesapeake Bay
Critical Area or the 100 year Flood plain.
7. There are no underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by public water and private septic.
10. No prior Zoning Hearings.

Plat to Accompany a Petition for a Zoning Variance Day Property

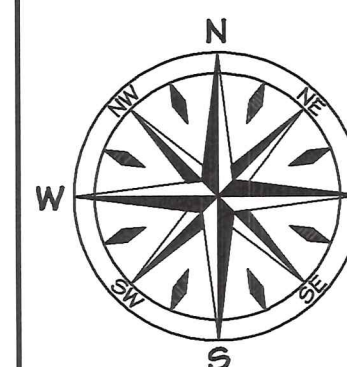
114 Delight Road
Baltimore County, Maryland

Tax Map 57, Grid 12, Parcel 122
4th Election District, 4th Councilmanic District
Scale: 1"=50' Date: October 8, 2019



PETITIONER'S

EXHIBIT NO. 1



Dietz Surveying Co.

Land Surveying and Land Planning

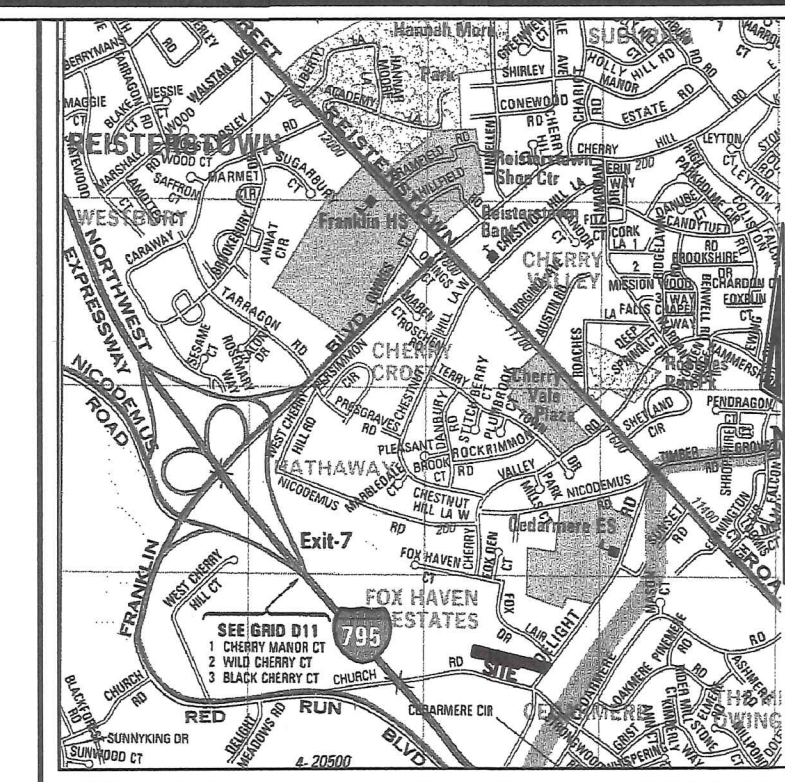
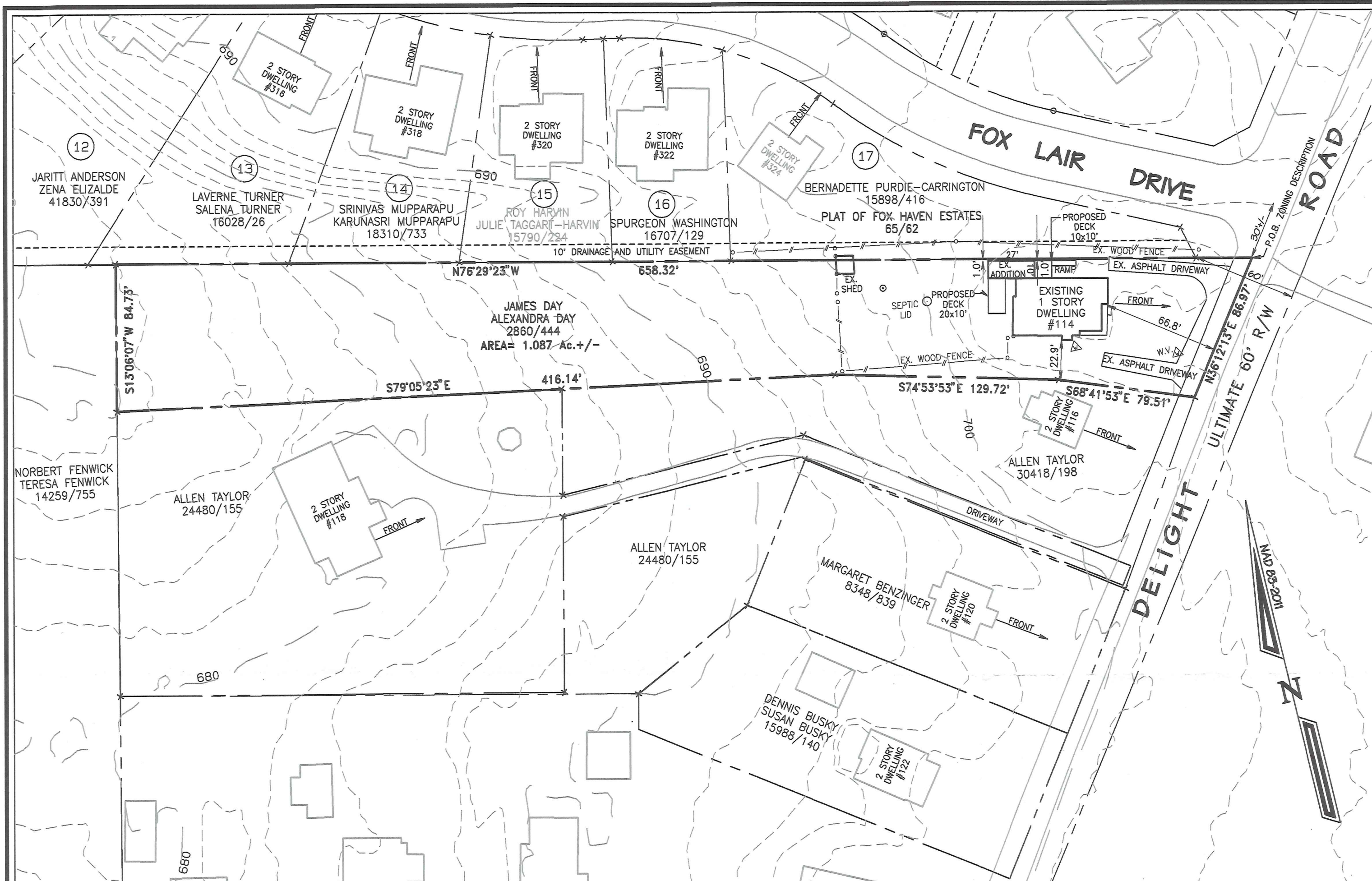
8119 Oakleigh Road Baltimore MD 21234

Ph 410-661-3160, Fax 410-661-3163

www.dietzsveying.net

Plot Date: 1/29/2020

Job No. 19198
Party Chief: BRD



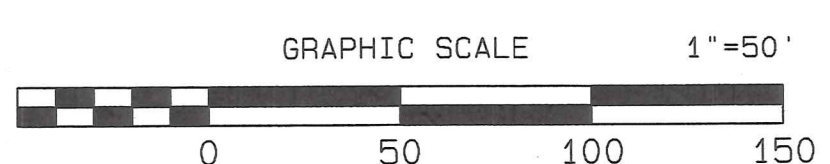
Vicinity Map Scale: 1" = 2000'

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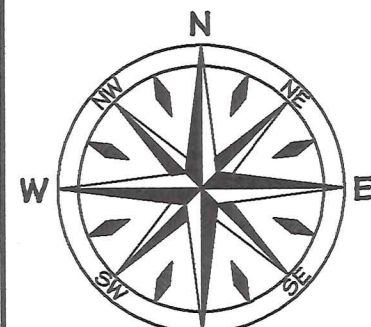
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Baltimore County, Maryland
Tax Map 57, Grid 12, Parcel 122
4th Election District, 4th Councilmanic District
Scale: 1"=50' Date: October 8, 2019



2019-0523-A



Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Plot Date: 11/11/2019 Job No. 19198
Party Chief: BRD