MEMORANDUM

DATE: January 30, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0528-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 29, 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 ADMIN. VARIANCE	*	BEFORE THE
(6812 Maurleen Court)		
3rd Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Moshe & Rivkah L. Krohn	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0528-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Moshe & Rivkah L. Krohn ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations ("BCZR") [1959] (Planning Board Approval), to permit an addition with a front setback of 24 ft. from the property line and 49 ft. from the centerline of the road in lieu of the required 25 ft. and 50 ft. respectively, to permit an open projection covered porch with a front setback of 17 ft. in lieu of the required 18.75 ft., to permit an addition with a side yard setback of 5 ft. in lieu of the required 8 ft., to permit an addition with a rear yard setback of 15 ft. in lieu of the required 30 ft., and to permit an open projection deck with a setback of 15 ft. in lieu of the required 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

ORDER RECEIVED FOR FILING
Date 12/30/19
By Sen

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 8, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this **30th** day of **December, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations ("BCZR") [1959] (Planning Board Approval), to permit an addition with a front setback of 24 ft. from the property line and 49 ft. from the centerline of the road in lieu of the required 25 ft. and 50 ft. respectively, to permit an open projection covered porch with a front setback of 17 ft. in lieu of the required 18.75 ft., to permit an addition with a side yard setback of 5 ft. in lieu of the required 8 ft., to permit an addition with a rear yard setback of 15 ft. in lieu of the required 30 ft., and to permit an open projection deck with a setback of 15 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING
Date 12/30/19
By Sen

The relief granted herein shall be subject to the following:

- 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 his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, 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.

LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING
Date 12/30/19
By Sen

ADI....IISTRATIVE ZONING PE..TION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6812 MAURLEEN RD BALTIMORE MD 21209 **Currently zoned** DR5.5

Deed Reference 34436 / 00193 25 / 10 10 Digit Tax Account # 0312060710

Owner(s) Printed Name(s) MOSHE & RIVKAH LEAH KROHN

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.B & 301.1 BCZR Planning Board Approval (1958)

SEE ATTACHED SHEET

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

2. ____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (*indicate type of work in this space: i.e., to raze, alter or construct addition to building*)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

MOSHE KROHN / RIVKAH LEAH KROHN

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

6812 MAURLEEN RD BALTIMORE MD

Mailing Address City State

21209 / 443-900-3875 /

Zip Code Telephone # Email Address

MOEKROHN@GMAIL.COM

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # / Email Address

ORDER RECEIVED FOR FILING

Date 12-30-19

By

Representative to be contacted:

DANIEL "DONNY" ANKRI

Name – Type or Print

Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address City State

21209 / 443-929-2377 / DONNYANKRI@GMAIL.COM

Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0528-A **Filing Date** 11/26/19 **Estimated Posting Date** 12/8/19 **Reviewer** JRF

Rev 5/5/2016

2019-0528-A
6812 MAUREEN RD

Administrative Variance from Sections 1B02.3.B & 301.1 BCZR (1958) Planning Board Approval to permit an addition with a front setback of 24 ft. from the property line and 49 ft. from the centerline of the road in lieu of the required 25 ft. and 50 ft. respectively. To permit an open projection covered porch with a front setback of 17 ft. in lieu of the required 18.75 ft. To permit an addition with a side yard setback of 5 ft. in lieu of the required 8 ft. To permit an addition with a rear yard setback of 15 ft. in lieu of the required 30 ft. and to permit an open projection deck with a setback of 15 ft. in lieu of the required 22.5 ft.

Affidavit in Support of Administrative Variance

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

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

Address: 6812 MAURLEEN RD BALTIMORE MD 21209

Print or Type Address of property | City | State | Zip Code

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

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE PROVIDES A PRACTICAL DIFFICULTY FOR THE GROWING KROHN FAMILY. THE AMOUNT OF BEDROOMS AND THE SIZE OF THE CURRENT LIVING AREA ARE INADEQUATE. MAIN SPACES OF THE PROJECT PROGRAM INCLUDES ADDITIONAL BEDROOMS, AN ENLARGED KITCHEN, ENLARGED LIVING AREA, AN ENLARGED DECK AND A MUDROOM.

IN ADDITION, DUE TO THE KROHN'S RELIGIOUS BACKGROUND, A KOSHER KITCHEN IS NEEDED FOR PROPER FUNCTIONALITY. A KOSHER KITCHEN REQUIRES MULTIPLE APPLIANCES AND COUNTERS WHICH THE EXISTING SIZE KITCHEN DOES NOT PROVIDE.

THANK YOU FOR YOUR CONSIDERATION.

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

Signature of Owner (Affiant) | Signature of Owner (Affiant)

MOSHE KROHN | RIVKAH LEAH KROHN

Name- Print or Type | Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of November, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Moshe Krohn, Rivkah Leah Krohn

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

AS WITNESS my hand and Notaries Seal

Notary Public

4/4/20

My Commission Expires

AVIEL FELDMAN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 4, 2020

REV. 5/5/2016

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6812 Maurleen Road Baltimore MD 21209

Beginning at a point on the South side of Maurleen Road which is 50 feet wide at the distance of 142 feet South of the centerline of the nearest improved intersecting street Lightfoot Drive which is 50 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #21, Block #K Section #4 in the subdivision of Wellwood as recorded in Baltimore County Plat Book #25, Folio #10 containing 10,530 square feet, located in the 3rd Election District and the 2nd Council District.

CERTIFICATE OF POSTING

RE: Case No. 2018-0528-A

Petitioner: Moshe & Rivkah Krone

Closing Date: 12/23/19

Baltimore County Department of

Permits, Approvals and Inspections

Room 111, County Office Building

111 W. Chesapeake Ave.

Towson, Md. 21204

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

6812 Maurleen Road – front, south side of property – (1 of 3)

6812 Maurleen Road – front, north side of property – (2 of 3)

6812 Maurleen Road – enlargement of sign wording – (3 of 3)

on 12/8/19

Sincerely,

12/8/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2019-0528-A

6812 Maurleen Road – front, south side of property (1 of 3)

12/8/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2019-0528-A

6812 Maurleen Road – front, north side of property (2 of 3)

12/8/19

Richard E. Hoffman

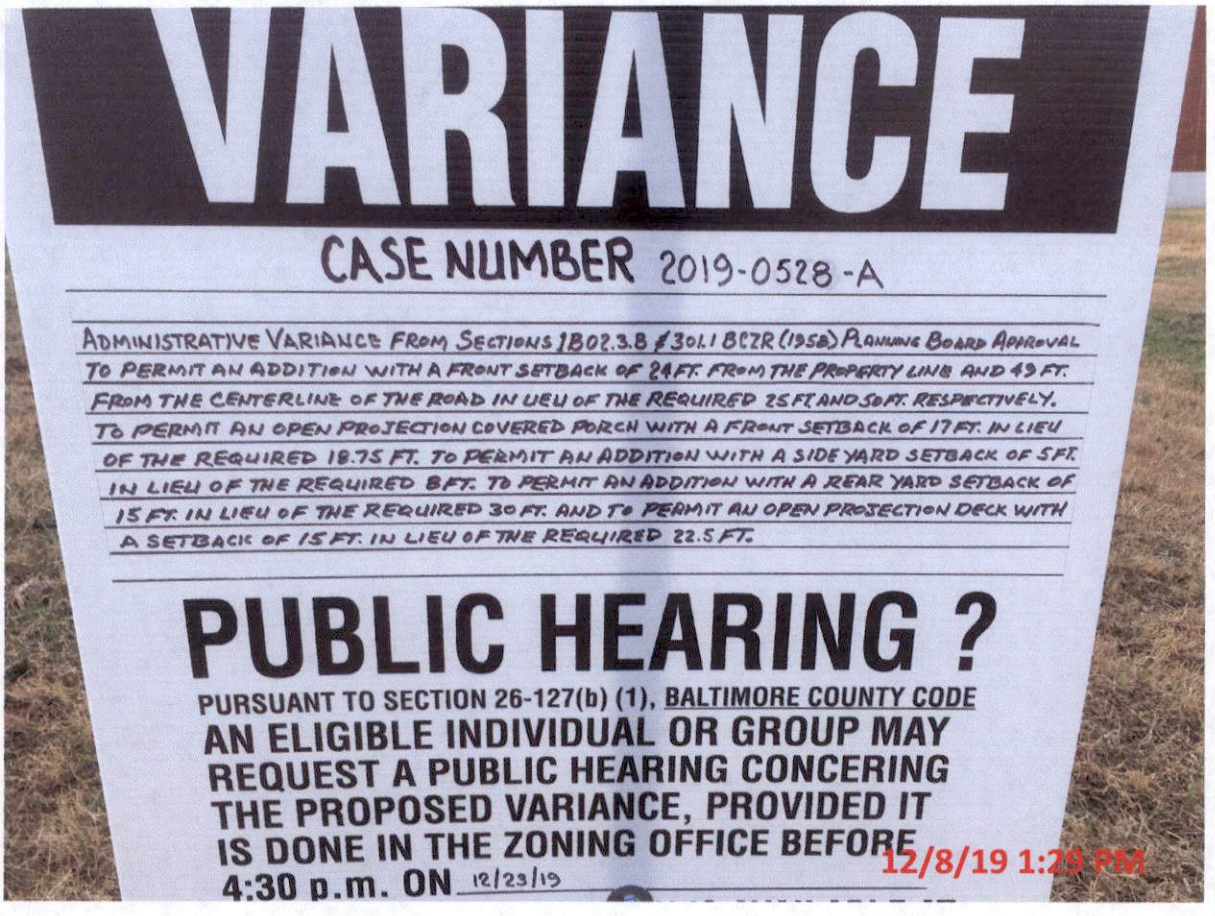
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2019-0528-A



6812 Maurleen Road – enlargement of sign wording (2 of 3)

12/8/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019-0528-A Address 6812 MAURLEEN RD

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/26/19 Posting Date: 12/08/19 Closing Date: 12/23/19

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

1. POSTING/COST: The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. DEADLINE: The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. ORDER: After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.

4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019-0528-A Address 6812 MAURLEEN RD.

Petitioner's Name MOSHE & RIVKAH KROHN Telephone 443-900-3875

Posting Date: 12/08/19 Closing Date: 12/23/19

Wording for Sign: To Permit an addition w/ a front setback of 24' from the front property line and 49' from the centerline of the road in lieu of the required 25' & 50', respectively. To permit an open projection covered porch with a front setback of 17' in lieu of the required 18.75'. To permit an addition with a side yard setback of 5' in lieu of the required 8'. And to permit an addition with a rear yard setback of 15' in lieu of the required 30' and to permit an open projection deck with a setback of 15' in lieu of the required 22.5.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0528-A

Property Address: 6812 MAURLEEN RD

Property Description: _____

Legal Owners (Petitioners): Moshe & Rivkah Krohn

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Moshe & Rivkah KROHN

Company/Firm (if applicable): _____

Address: 6812 Maurleen Rd.
Baltimore, Md 21209

Telephone Number: 443-900-3875

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

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

December 23, 2019

Daniel Ankri
6803 Cherokee Dr
Baltimore MD 21209

RE: Case Number: 2019-0528-A, 6812 Maurleen 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 26, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Moshe Krohn & Rivkah Krohn 6812 Maurleen Road Baltimore MD 21209

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 12/5/19

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. 2019-0528-A
Administrative Variance
Moshe + Rivkah Leah Krohn
6812 Maurleen Road

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@mdot.maryland.gov).

Sincerely,

Richard A Zeller

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

WW/RAZ

1d-23-1

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: December 4, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0528-A
Address 6812 Maurleen Road
(Krohn Property)

Zoning Advisory Committee Meeting of **November 29, 2019**.

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

Reviewer: Steve Ford

C12-23

CASE NO. 2019- 0528-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	
12-4	DEPS (if not received, date e-mail sent _____)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
12-5	STATE HIGHWAY ADMINISTRATION	No object.
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 12-8-19 by Hoffman

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: **District -** 03 **Account Number -** 0312060710

Owner Information

Owner Name:	KROHN MOSHE KROHN RIVKAH LEAH	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	6812 MAURLEEN RD BALTIMORE MD 21209-1445	**Deed Reference:**	/34436/ 00193

Location & Structure Information

Premises Address:	6812 MAURLEEN RD BALTIMORE 21209-1445	**Legal Description:**	6812 MAURLEEN RD WELLWOOD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0078	0006	0461	3050066.04	0000	4	K	21	2020	Plat Ref: 0025/ 0010

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
1959	1,711 SF	290 SF	10,530 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL	BRICK/	4	2 full		

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	82,800	82,800		
Improvements	176,900	176,900		
Total:	259,700	259,700	259,700	
Preferential Land:	0			

Transfer Information

Seller: KROHN MOSHE	**Date:** 11/14/2013	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /34436/ 00193	**Deed2:**
Seller: SAIEG RON	**Date:** 06/11/2013	**Price:** $165,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /33764/ 00386	**Deed2:**
Seller: SAIEG RON	**Date:** 01/08/2001	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /14907/ 00590	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|	0.00|

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: Approved 07/16/2013

Homeowners' Tax Credit Application Information

ZAC AGENDA

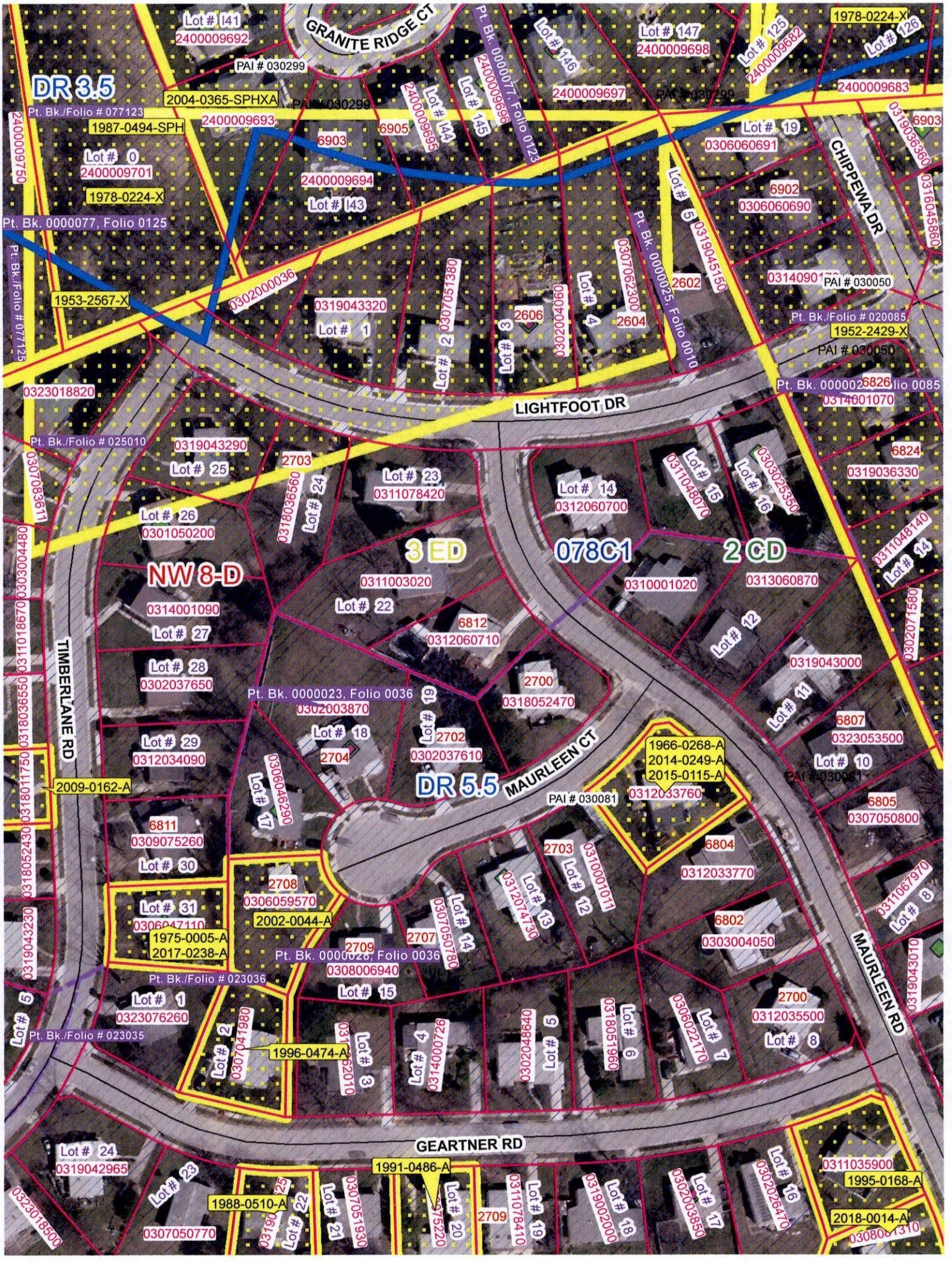
Case Number: 2019-0528-A **Reviewer:** Jun Fernando
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Moshe & Rivkah Leah Krohn
Contract Purchaser: No Contract Purchaser was set.

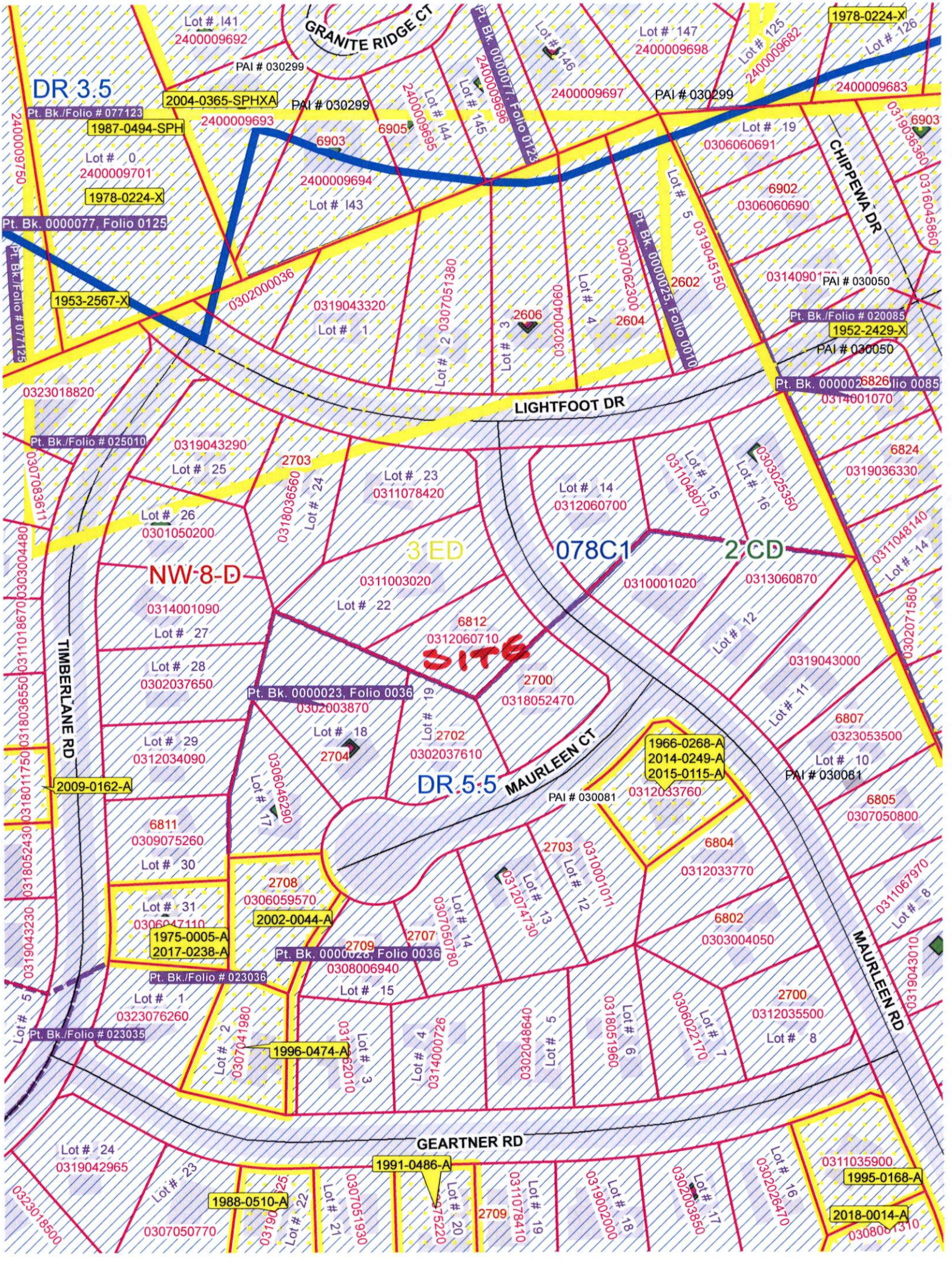
Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 6812 MAURLEEN RD
Location: South side of Maurleen Road at the distance of 142' South of the centerline of lightfoot Drive.

Existing Zoning: DR 5.5 **Area:** 10,530 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
1B02.3.B & 301.1BCZR Planning Board Approval (1958) To permit an addition with a front setback of 24 feet from the property line and 49 feet from the centerline of the road in lieu of the required 25 feet and 50 feet respectively. To permit an open projection covered porch with a front setback of 17 feet in lieu of the required 18.75 feet. To permit an addition with a side yard setback of 5 feet in lieu of the required 8 feet. To permit an addition with a rear yard setback of 15 feet. in lieu of the required 22.5 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 12/23/2019

Miscellaneous Notes:


GRANITE RIDGE CT
DR 3.5
2004-0365-SPHXA
1987-0494-SPH
1978-0224-X
1953-2567-X
Pt. Bk./Folio # 077123
Pt. Bk. 0000077, Folio 0123
Pt. Bk. 0000025, Folio 0010
Pt. Bk./Folio # 020085
1952-2429-X
PAI # 030299
PAI # 030050
CHIPPEWA DR
LIGHTFOOT DR
Pt. Bk./Folio # 025010
3 ED
078C1
2 CD
NW 8-D
TIMBERLANE RD
MAURLEEN CT
DR 5.5
Pt. Bk. 0000023, Folio 0036
2009-0162-A
1966-0268-A
2014-0249-A
2015-0115-A
PAI # 030081
2002-0044-A
1975-0005-A
2017-0238-A
Pt. Bk./Folio # 023036
Pt. Bk./Folio # 023035
1996-0474-A
MAURLEEN RD
GEARTNER RD
1991-0486-A
1988-0510-A
1995-0168-A
2018-0014-A


GRANITE RIDGE CT
DR 3.5
Pt. Bk./Folio # 077123
2004-0365-SPHXA
1987-0494-SPH
1978-0224-X
Pt. Bk. 0000077, Folio 0125
1953-2567-X
Pt. Bk./Folio # 071125
PAI # 030299
Lot # 141
2400009692
Lot # 0
2400009701
2400009750
2400009693
2400009694
Lot # 143
6903
6905
Lot # 144
2400009695
Lot # 145
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Pt. Bk. 0000077, Folio 0123
Lot # 146
2400009697
Lot # 147
2400009698
Lot # 125
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0316045860
CHIPPEWA DR
6902
0306060690
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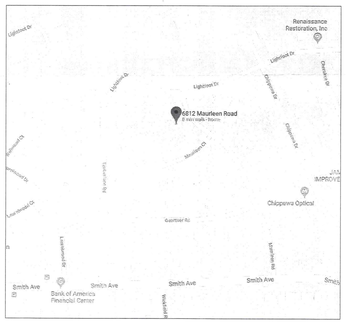
0307062300
2604
2602
Lot # 4
0302004060
Lot # 3
2606
Lot # 2
0307051380
Lot # 1
0319043320
0302000036
PAI # 030050
Pt. Bk./Folio # 020085
1952-2429-X
PAI # 030050
Pt. Bk. 0000026, Folio 0085
6826
0314001070
0323018820
LIGHTFOOT DR
Pt. Bk./Folio # 025010
0319043290
Lot # 25
2703
Lot # 24
0318036560
Lot # 23
0311078420
Lot # 14
0312060700
Lot # 15
0311048070
Lot # 16
0303025350
6824
0319036330
0307083611
Lot # 26
0301050200
0303004480
3 ED
078C1
2 CD
NW-8-D
0311003020
Lot # 22
0310001020
0313060870
0311048140
Lot # 14
0314001090
Lot # 27
6812
0312060710
SITE
Lot # 12
0302071580
0311018670
Lot # 28
0302037650
0319043000
Pt. Bk. 0000023, Folio 0036
0302003870
2700
0318052470
Lot # 11
0318036550
TIMBERLANE RD
Lot # 19
Lot # 18
2704
2702
0302037610
6807
0323053500
Lot # 29
0312034090
MAURLEEN CT
1966-0268-A
2014-0249-A
2015-0115-A
Lot # 10
PAI # 030081
0318011750
2009-0162-A
DR 5.5
PAI # 030081
0312033760
6805
0307050800
Lot # 17
0306046290
6811
0309075260
Lot # 30
2703
0310001011
Lot # 12
Lot # 13
0312074730
6804
0312033770
0318052430
2708
0306059570
Lot # 31
0306047110
2002-0044-A
Lot # 14
0307050780
2707
6802
0303004050
0311067970
Lot # 8
1975-0005-A
2017-0238-A
2709
Pt. Bk. 0000026, Folio 0036
0308006940
MAURLEEN RD
0319043230
Pt. Bk./Folio # 023036
Lot # 15
2700
0312035500
Lot # 8
Lot # 1
0323076260
Lot # 6
0318051960
Lot # 7
0306022170
0319043010
Lot # 5
Pt. Bk./Folio # 023035
Lot # 2
0307041980
1996-0474-A
Lot # 3
0312062010
Lot # 4
0314000726
0302048640
Lot # 5
GEARTNER RD
Lot # 24
0319042965
1991-0486-A
0311035900
1995-0168-A
Lot # 23
0323018500
1988-0510-A
0307051930
Lot # 22
Lot # 21
Lot # 20
0315220
2709
Lot # 19
0311078410
Lot # 18
0319002000
Lot # 17
0302003850
Lot # 16
0302026470
2018-0014-A
0307050770
0308061310

STAPLE EDGE

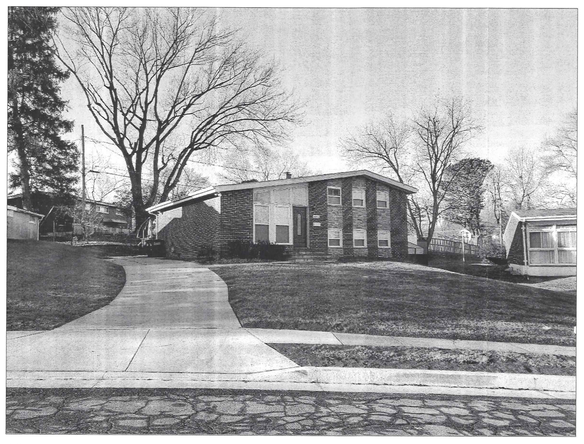
A1 SITE PLAN
1" = 10'-0"

NOTES

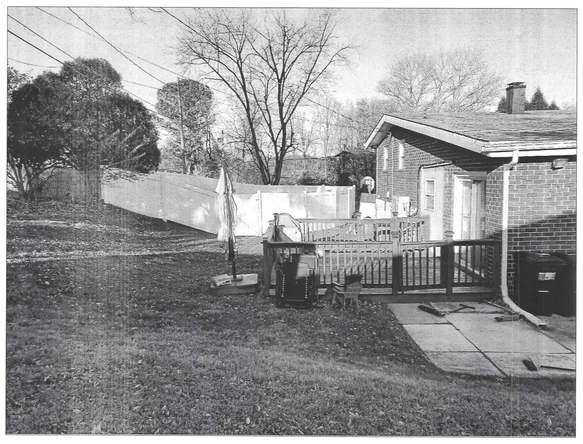
1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED SURVEY.
2) DIMENSIONS ARE APPROXIMATE.



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



VIEW 1



VIEW 2

ADDRESS: 6812 MAURLEEN RD, BALTIMORE MD 21209

OWNER'S NAME: MOSHE & RIVKAH LEAH KROHN

SUBDIVISION NAME: WELLWOOD
LOT#: 21
BLOCK#: K
SECTION#: 4
PLAT BOOK#: 0025
FOLIO#: 0010
10 DIGIT TAX#: 0312060710
DEED REF#: 34436 / 00193

PLAT APPROVED 4/15/1958

ZONING MAP# 078 C1
SITE ZONED DR 5.5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 10,530 SQ. FT.
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC _x_ PRIVATE ___
SEWER IS:
PUBLIC _x_ PRIVATE ___

DONNY ANKRI ARCHITECTS

donnyankri.com | 443.929.2377

KROHN ADDITION

6812 MAURLEEN ROAD BALTIMORE MD 21209

REVISIONS		
NUMBER	DESCRIPTION	DATE

VARIANCE SUBMISSION

Date	11/25/2019
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	DA

VARIANCE SUBMISSION

Drawing No. **A0.01**
2019-0528-A

STAPLE EDGE

STAPLE EDGE

A1 SITE PLAN
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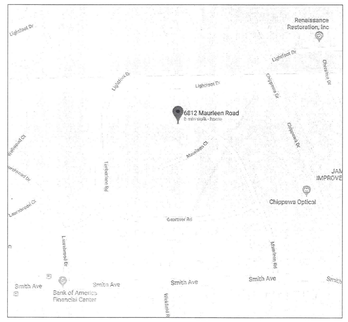
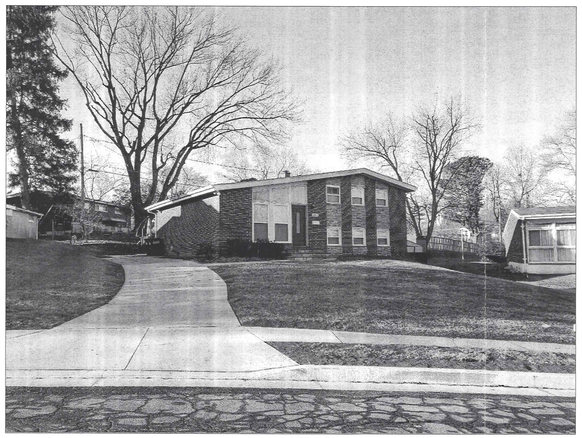
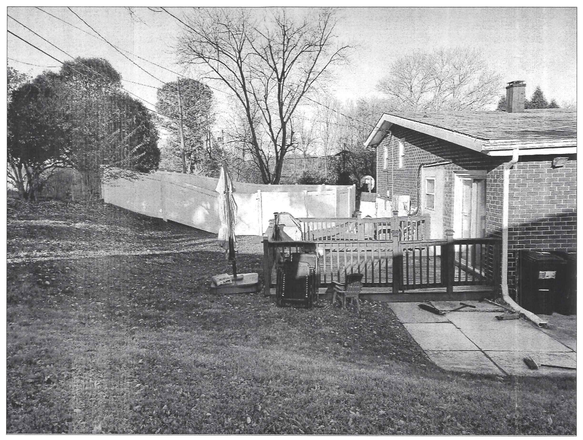


VICINITY MAP
(FROM GOOGLE EARTH, NORTH UP, NOT TO SCALE)



VIEW 1



VIEW 2

STAPLE EDGE

DONNY ANKRI ARCHITECTS

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KROHN ADDITION

6812 MAURLEEN ROAD BALTIMORE MD 21209

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VARIANCE SUBMISSION

Date	11/25/2019
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	DA

VARIANCE SUBMISSION

Drawing No. **A0.01**
2019-0528-A

Pet. Exh. 1

STAPLE EDGE