

**M E M O R A N D U M**

DATE: April 14, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0019-A – Appeal Period Expired

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The appeal period for the above-referenced cases expired on March 23, 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

<b>IN RE: PETITION FOR ADMIN. VARIANCE</b>	*	BEFORE THE
<b>(3401 Starlite Drive)</b>		
4 <sup>th</sup> Election District	*	OFFICE OF ADMINISTRATIVE
2 <sup>nd</sup> Council District		
Prabhjot & Ripdaman Likhari	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	<b>CASE NO. 2020-0019-A</b>

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Prabhjot and Ripdaman Likhari (“Petitioners”). The Petitioners are requesting Variance relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a principal building addition (dwelling addition) having a side of building to lot line setback of 38 ft. in lieu of the required 50 ft. and to amend the latest Final Development Plan (“FDP”) for Garrison Overlook, Lot 6 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 2, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING  
 Date 2-21-2020  
 By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

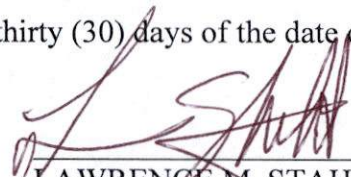
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 21<sup>st</sup> day of **February, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a principal building addition (dwelling addition) having a side of building to lot line setback of 38 ft. in lieu of the required 50 ft. and to amend the latest Final Development Plan ("FDP") for Garrison Overlook, Lot 6 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

  
\_\_\_\_\_  
LAWRENCE M. STAHL  
Administrative Law Judge  
for Baltimore County

LMS:dlw

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Date 2-21-2020

By [Signature]



**ADMINISTRATIVE ZONING PETITION**  
 FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING  
 To be filed with the Department of Permits, Approvals and Inspections

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

Address 3401 STARLITE COURT Currently zoned RC 5  
 Deed Reference 27498 / 414 10 Digit Tax Account # 2 5 0 0 0 0 0 9 1 3  
 Owner(s) Printed Name(s) PRABHJOT LIKHARI & RIPDAMAN LIKHARI

(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/plot attached hereto and made a part hereof, hereby petition for an:

1.  **ADMINISTRATIVE VARIANCE** from Section(s)  
**SEE ATTACHMENT #1.**

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):**

PRABHJOT LIKHARI / RIPDAMAN LIKHARI  
 Name #1 - Type or Print Name #2 - Type or Print  
Prabhee / Ripdaman Likhari  
 Signature #1 Signature #2  
3401 STARLITE COURT OWINGS MILLS MD  
 Mailing Address City State  
21117 / (410) 336-4566 / prabh.likhari@gmail.com  
 Zip Code Telephone # Email Address

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

Name- Type or Print  
 Signature  
 Mailing Address City State  
 Zip Code Telephone # Email Address

**Representative to be contacted:**

LITTLE & ASSOCIATES, VEARLE COCHRAN  
 Name - Type or Print  
Vearle Cochran  
 Signature  
10710 GILROY ROAD HUNT VALLEY MD  
 Mailing Address City State  
21031 / (443) 589-2400 / vcocoran@centuryeng.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 2 day of February, 2020 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 2020-0019-A Filing Date 1/21/2020 Estimated Posting Date 2/2/2020 Reviewer JNP

ATTACHMENT #1  
REQUESTED RELIEF

I. VARIANCES FROM BCZR§ 1A04.3 AS FOLLOWS:

"A" VARIANCE FROM BCZR§ 1A04.3.B.2.b TO PERMIT A PRINCIPAL BUILDING ADDITION (DWELLING ADDITION) HAVING A SIDE OF BUILDING TO LOT LINE SETBACK OF 38 FEET IN LIEU OF THE REQUIRED 50 FEET; AND TO AMEND THE LATEST FINAL DEVELOPMENT PLAN FOR GARRISON OVERLOOK, LOT 6 ONLY.

TOGETHER WITH ANY ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION.

**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: 3401 STARLITE COURT OWINGS MILLS MD 21117  
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)**

SEE ATTACHMENT #2.

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

*Prabhjot Likhari*  
 Signature of Owner (Affiant)  
PRABHJOT LIKHARI  
 Name- Print or Type

*Ripdaman Likhari*  
 Signature of Owner (Affiant)  
RIPDAMAN LIKHARI  
 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:

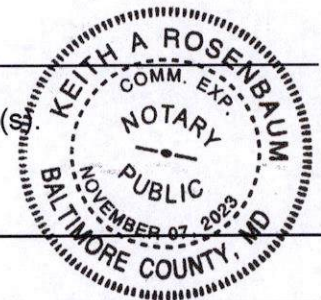
I HEREBY CERTIFY, this 7 day of January, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

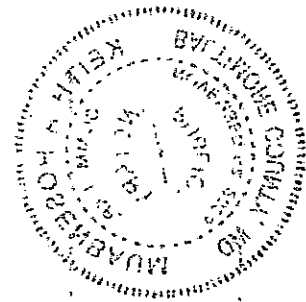
Print name(s) here: Prabhjot Likhari, Ripdaman Likhari

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

AS WITNESS my hand and Notaries Seal

*Keith A. Rosenbaum*  
 Notary Public  
11/07/2023  
 My Commission Expires





## ATTACHMENT #2

The owners of the property, which is also their primary residence, wish to add a small one-story addition on the west building face of the existing two-story dwelling. The proposed 12'x10' addition to the existing dwelling will allow the family to utilize the area as a mudroom and laundry room. Currently, the washer and dryer are in the basement, which provides difficulty for Mrs. Likhari. Last year, Mrs. Likhari was in an auto accident and is still in recovery; the multiple trips up and down the stairs to do laundry is very physically demanding. With the proposed addition, the washer and dryer could be moved to the 1<sup>st</sup> floor and better accommodate Mrs. Likhari due to her injury.

The proposed one-story addition would be comparable to additions constructed on dwellings in the adjacent subdivisions. The below zoning cases were granted for dwellings in adjacent subdivisions:

1. 1983-0223-A – GRANTED  
#4 Houndstooth Court  
A variance to permit side setbacks of 30' and 35' in lieu of the required 50'.
2. 1983-0114-A – GRANTED  
#5 Houndstooth Court  
A variance to permit a side setback of 38' in lieu of the required 50'.
3. 2002-550-A – GRANTED  
#5 Huntfield Court  
A variance to permit a 36' setback in lieu of the required 50'.

Due to the floor plan of the existing dwelling and location of the existing mudroom, the proposed 12'x10' one-story addition on the west building face is the only practical solution for the family. The proposed one-story addition would not be a danger to public health, safety or the general welfare of the community, nor would it conflict with the spirit and intent of the BCZR.



ZONING PROPERTY DESCRIPTION FOR  
3401 STARLITE COURT

Beginning at a point on the east side of the cul-de-sac of Starlite Court which is 40 feet wide at the distance of 945 feet northeast of the centerline of the nearest improved intersecting street, Garrison Forest Road, which is 70 feet wide. Being Lot #6 in the subdivision of Garrison Overlook as recorded in Baltimore County Plat Book No. 78, Folio 152, containing 1.2174 acres. Located in the 4<sup>th</sup> Election District and 2<sup>nd</sup> Council District.



James G. Wiest  
Professional Land Surveyor  
MD Registration No. 21390  
License Expires February 5, 2020

2020-0019-A

2-17-20

**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: February 4, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0019-A  
Address 3401 Starlite Drive  
(Likhari Property)

Zoning Advisory Committee Meeting of **February 3, 2020**.

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

Reviewer: Steve Ford



JOHN A. OLSZEWSKI, JR.  
County Executive

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

February 19, 2020

Little & Associates, Vearle Cochran  
10710 Gilroy Road  
Hunt Valley MD 21031

RE: Case Number: 2020-0019-A, 3401 Starlite Court

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 January 21, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp or seal.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel  
Prabhjot & Ripdaman Likhari 3401 Starlite Court Owings Mills MD 21117

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION

STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Acting Secretary  
Tim Smith, P.E.  
Acting Administrator

Date: 1/29/20

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

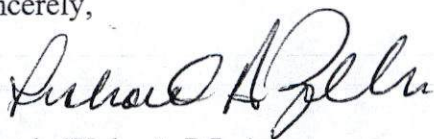
Dear Ms. Lewis:

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.

2020-0019-A  
Administrative Variance  
Prabhat Likhari & Ripdamaul Likhari  
3401 Starlite Drive

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](mailto: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

**CERTIFICATE OF POSTING**

Date: 2-2-20

RE: Case Number: 2020-009-A

Petitioner/Developer: Lakhari

Date of Hearing/Closing: 2-17-20

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 3401 Starlite Court

The signs(s) were posted on 2-2-20  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

Parkton, MD 21120  
(City, State, Zip Code of Sign Poster)

410-343-1443  
(Telephone Number of Sign Poster)



#1

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 2020-0019-A

TO PERMIT A PRINCIPAL BUILDING ADDITION  
(DWELLING ADDITION) HAVING A SIDE OF BUILDING TO LOT LINE  
SETBACK OF 38 FEET IN LIEU OF THE REQUIRED 50 FEET,  
AND TO AMEND THE LATEST FINAL DEVELOPMENT PLAN FOR  
GARRISON OVERLOOK LOT 6 ONLY.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE  
5:00 P.M. ON 2/17/20

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

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

HANDICAPPED ACCESSIBLE

# ZONING NOTICE

#2

## ADMINISTRATIVE VARIANCE

CASE # 2020-0019-A

TO PERMIT A PRINCIPAL BUILDING ADDITION  
(DWELLING ADDITION) HAVING A SIDE OF BUILDING  
TO LOT LINE SETBACK OF 38 FEET IN LIEU OF THE REQUIRED  
50 FEET; AND TO AMEND THE LATEST FINAL DEVELOPMENT PLAN  
FOR GARRISON OVERLOOK LOT 6 ONLY

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(6)(1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE  
5:00 P.M. ON 2/17/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
CASCADIA AVE., TOWSON, MD 21204, (410) 887-3391  
AFTER ABOVE DATE, UNDER PENALTY OF LAW

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2020- 0019 -A Address 3401 Starlite Court

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1/21/2020 Posting Date: 2/2/2020 Closing Date: 2/17/2020

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (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.
- 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.
- 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.
- 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 2020- 0019 -A Address: 3401 Starlite Court

Petitioner's Name: Prabhjot & Pipedaman Lakhari Telephone: 410-336-4566

Posting Date: 2/2/2020 Closing Date: 2/17/2020

Wording for Sign:

To Permit a principal building addition (dwelling addition) having a side of building to lot line setback of 38 feet in lieu of the required 50 feet; and to amend the latest Final Development Plan for Garrison Overlook, Lot 6 only.



March 2, 1983

Mr. & Mrs. Steve Russel  
7205 Pinecrest Road  
Catonsville, Maryland 21228

NOTICE OF HEARING

Re: Petition for Variance  
N/S of Houndstooth Ct., 270' W of the  
centerline of Hunting Tweed Drive  
Case No. 83-223-A

TIME: 9:30 A.M.

DATE: Thursday, March 31, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland



ZONING COMMISSIONER OF  
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 112378

DATE 1.27.83 ACCOUNT R-61-615.000

AMOUNT 35.00

RECEIVED FROM William F. L...

FOR Filing fee for item 195 Steve Russel

5203 D.L.H.  
6/11 21024

⑆ 026\*\*\*\*\*350010 8270A

VALIDATION OR SIGNATURE OF CASHIER

2020-0019-A

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/should not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

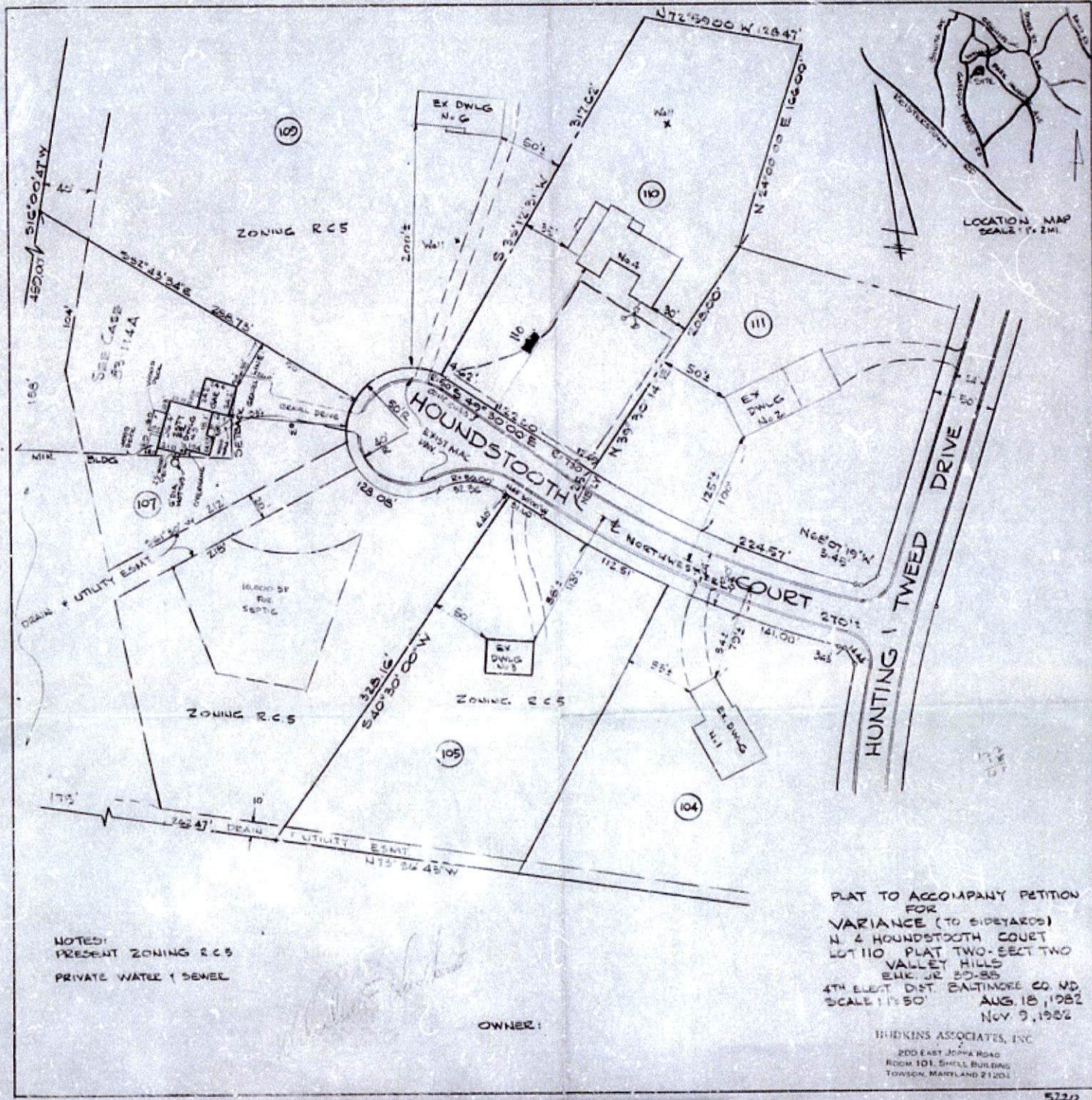
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of April, 1983, that the herein Petition for Variance(s) to permit side yard setbacks of 30 feet and 35 feet in lieu of the required 50 feet, for the expressed purpose of constructing a dwelling, in accordance with the site plan prepared by Hudkins Associates, Inc., dated November 9, 1982, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M. W. Jones  
Deputy Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 1983

BY [Signature]  
Baltimore County



NOTES:  
 PRESENT ZONING R C 5  
 PRIVATE WATER & SEWER

OWNER:

PLAT TO ACCOMPANY PETITION  
 FOR  
 VARIANCE (TO SIDERYARDS)  
 N. 4 HOUNDSTOOTH COURT  
 LOT 110 PLAT TWO-ECKT TWO  
 VALLEY HILLS  
 ENEC JR 20-85  
 4TH ELEC DIST BALTIMORE CO MD  
 SCALE 1" = 50'  
 AUG 18, 1982  
 NOV 9, 1982

HIDKINS ASSOCIATES, INC.  
 200 EAST JOPPA ROAD  
 ROOM 101 SHELL BUILDING  
 TOWSON, MARYLAND 21286

IN RE: PETITION FOR ZONING VARIANCE  
307.4' W of c/l of Hunting  
Tweed Road  
5 Houndstooth Court  
4th Election District  
3rd Councilmanic District  
  
E. James Davison, et ux  
Petitioners .

• BEFORE THE  
• ZONING COMMISSIONER  
• OF BALTIMORE COUNTY  
• Case No. 90-431-A  
•

\* \* \* \* \*  
FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A04.3.B.3 to allow a 38 ft. setback in lieu of the required 50 ft. from a lot line other than street side in an R.C.5 zone, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioner, E. James Davison, appeared and testified. Appearing on behalf of the Petition was William W. Keeney, Architect. There were no Protestants.

Testimony indicated that the subject property, known as 5 Houndstooth Court consists of 2.926 acres +/-, zoned R.C.5 and is currently improved with an existing two story single family dwelling and attached garage.

The Petitioner testified that he is desirous of constructing a one story addition onto the rear portion of his home to accommodate his extensive collection of stuffed trophy animals.

Mr. William Keeney, Architect, testified that the trophy room will consist of approximately 18,000 sq. ft. with a breakfast room above the trophy room.

Testimony also indicated that the Petitioner owns the adjacent lot, as indicated on Petitioner's Exhibit No.1.

ORDER RECEIVED FOR FILING

Date

By

5/9/90  
M. Beach

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9<sup>TH</sup> day of May 1990 that the Petition for a Zoning Variance to allow a 38 ft. setback in lieu of the required 50 ft. from a lot line other than street side in an R.C.5 zone, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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

2. The Petitioner shall not allow or cause the subject addition to be converted to a second dwelling unit and/or apartment. The addition

ORDER RECEIVED FOR FILING

Date

By

5/9/90  
M. [Signature]

shall contain no sleeping quarters or bathroom facilities.

3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

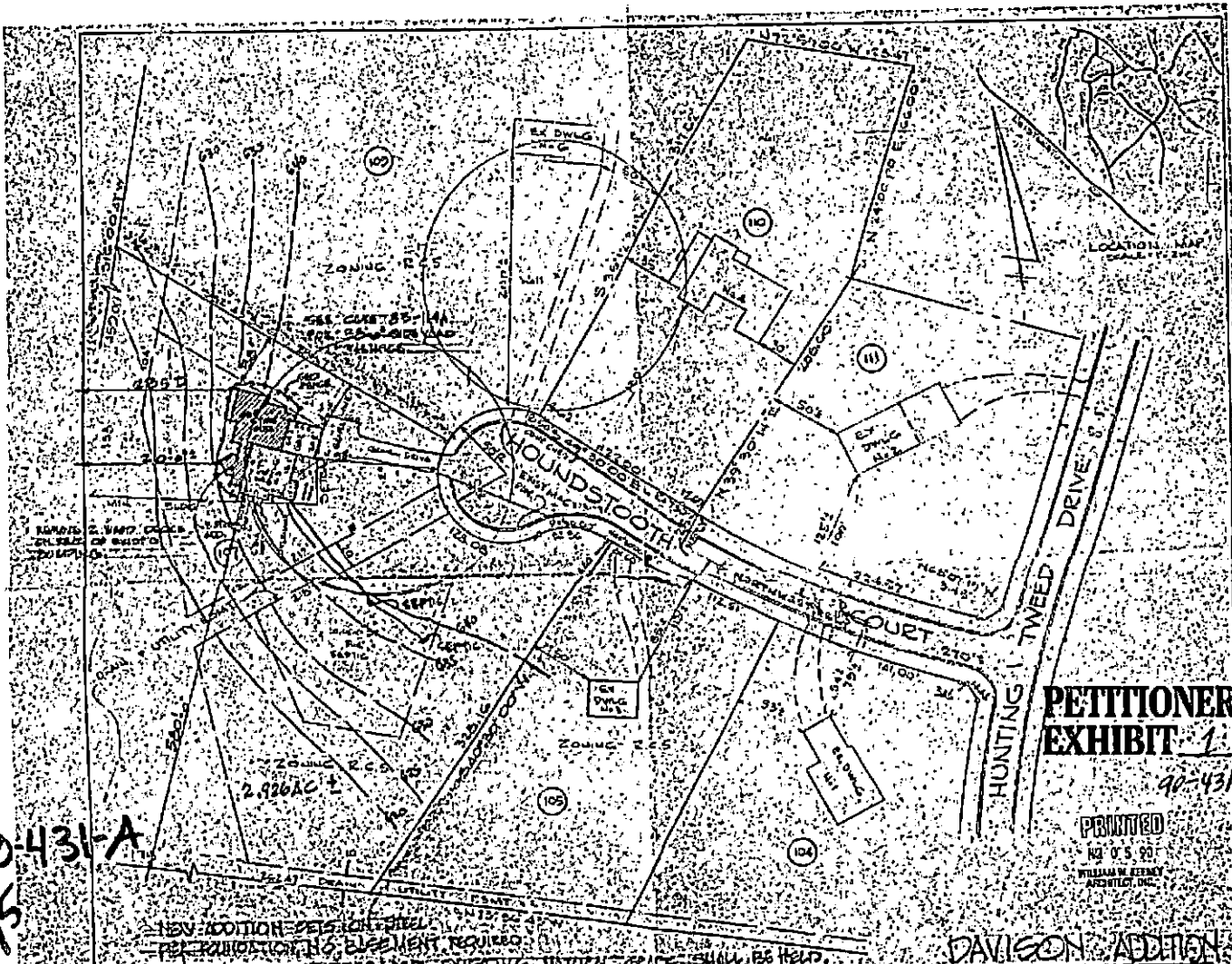
  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH/rmn

cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date 5/9/90  
By M. J. [unclear]

90-431-A  
295



**PETITIONER'S  
EXHIBIT - 1**  
90-431A

PRINTED  
NO. 5, 1987  
WILLIAM KEENEY  
ARCHITECT, INC.

**DAVISON ADDITION**

NEW ADDITION PERMITTED BY  
PERMITS NO. ELEMENT REQUIRED  
NO GRADING OR LOT REARRANGING REQUIRED  
OWNER'S RESPONSIBILITY FOR ALL NECESSARY PERMITS  
PRIVATE WATER SERVICE  
PETITION FOR VARIANCE FOR SETBACKS  
GRANTED: NOV. 19, 1984 TO PERMIT A RIVERVIEW  
SETBACKS ON 30' MIN. LITTLE OF THE REQUIRED 50'  
NO. B3-114-A (ITEM NO. 42)  
(1/3 OF ROUNDSTOOTH COURT, APPROX. 302.40' W. OF HUNTING TWEED)

12 5' ROUNDSTOOTH COURT  
12 10' PLAT TWO SECT TWO  
12 10' VALLEY HILLS  
12 10' JEFFERSON  
12 10' ELLIOTT DIST. BALTIMORE CO. MD.  
SCALE 1" = 50'  
OWNER: JAMES A. PERRY, DAVISON  
1118 N. 17200 RD. 9058 TA  
WBILL KEENEY ARCHITECT  
858 BULL

IN RE: PETITION FOR ADMIN. VARIANCE  
S/S of Huntfield Court, 400' W  
of Hunting Tweed Drive  
4th Election District  
3rd Councilmanic District  
(5 Huntfield Court)

Adam P. & Karen E. Kaftol  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-550-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Adam and Karen Kaftol, the legal owners of the subject property. The variance request is for property located at 5 Huntfield Court in the Owings Mills area of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (attached garage) with a side yard setback of 36 ft. in lieu of the required 50 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

UNFILED - NEED FOR FILING  
2/18/02  
R. J. [Signature]

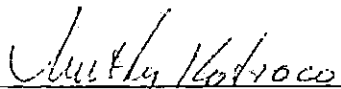


compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8<sup>th</sup> day of July, 2002, that a variance from Section 1A04.3.B.2 of the B.C.Z.R., to permit an addition (attached garage) with a side yard setback of 36 ft. in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

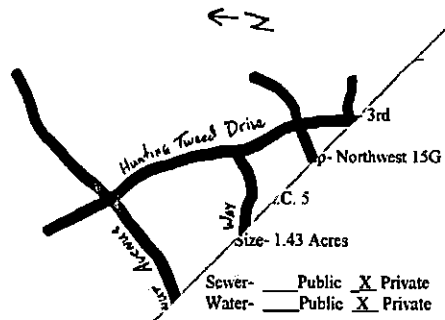
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

COPIES RECEIVED FOR FILING  
1.000 7/8/02  
By: [Handwritten Signature]

VICINITY MAP



Sewer-  Public  Private  
 Water-  Public  Private

	Yes	No
Chesapeake Bay		
Critical Area		X
100 Year Flood Plain		X
Historic Property		X

Prior Zoning Hearing- none

RIANCE

FLOOD  
 EFFECTIVE 3/2/81  
 OR A TITLE  
 OR REFINANCING  
 LOTS, GARAGES,  
 BOUNDARY LINES, BUT SUCH  
 FINANCING OR REFINANCING.

**C H E C K L I S T**

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>2-4</u> Flood plain	DEPS (if not received, date e-mail sent _____)	<u>NU</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-29</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>) Date: 2-2-2020 by Pelton

SIGN POSTING (2<sup>nd</sup>) 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](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 2500000913

Owner Information

Owner Name: LIKHARI PRABHJOT LIKHARI RIPDAMAN      Use: RESIDENTIAL  
 Principal Residence: YES  
 Mailing Address: 3401 STARLITE CT      Deed Reference: /27498/ 00414  
 OWINGS MILLS MD 21117-2273

Location & Structure Information

Premises Address: 3401 STARLITE CT      Legal Description: 3.8092 AC  
 OWINGS MILLS 21117-2273      3401 STARLITE CT SS  
 GARRISON OVERLOOK

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0049	0023	0066	4050042.04	0000			6	2019	1	0078/ 0152

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2008	4,264 SF	900 SF	3.8100 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	6	4 full/ 1 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2019	07/01/2020
Land:	269,000	269,000		
Improvements	445,300	462,700		
Total:	714,300	731,700	720,100	725,900
Preferential Land:	0			0

Transfer Information

Seller: NVR INC	Date: 12/10/2008	Price: \$826,583
Type: ARMS LENGTH IMPROVED	Deed1: /27498/ 00414	Deed2:
Seller: OVERLOOK INVESTMENT INC	Date: 08/27/2008	Price: \$700,000
Type: ARMS LENGTH MULTIPLE	Deed1: /27283/ 00421	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 08/09/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application      Date:

# ZAC AGENDA

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**Case Number:** 2020-0019-A      **Reviewer:** Jeffrey Perlow

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

**Type:** ADMINISTRATIVE VARIANCE

**Legal Owner:** Prabhjot Likhari & Ripdaman Likhari

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No      **Flood Plain:** Yes      **Historic:** No      **Election Dist:** 4      **Council Dist:** 2

**Property Address:** 3401 STARLITE DR

**Location:** E/S of Starlite Court 945' NE of Garrison Forest Road

**Existing Zoning:** RC 5

**Area:** 1.2174 AC

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

BCZR 1A04.3.B.2.b To permit a principal building addition (dwelling addition) having a side of building to lot line setback of 38 feet in lieu of the required 50 feet and to amend the latest final development plan for garrison overlook, lot 6 only. Together with any additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this petition.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

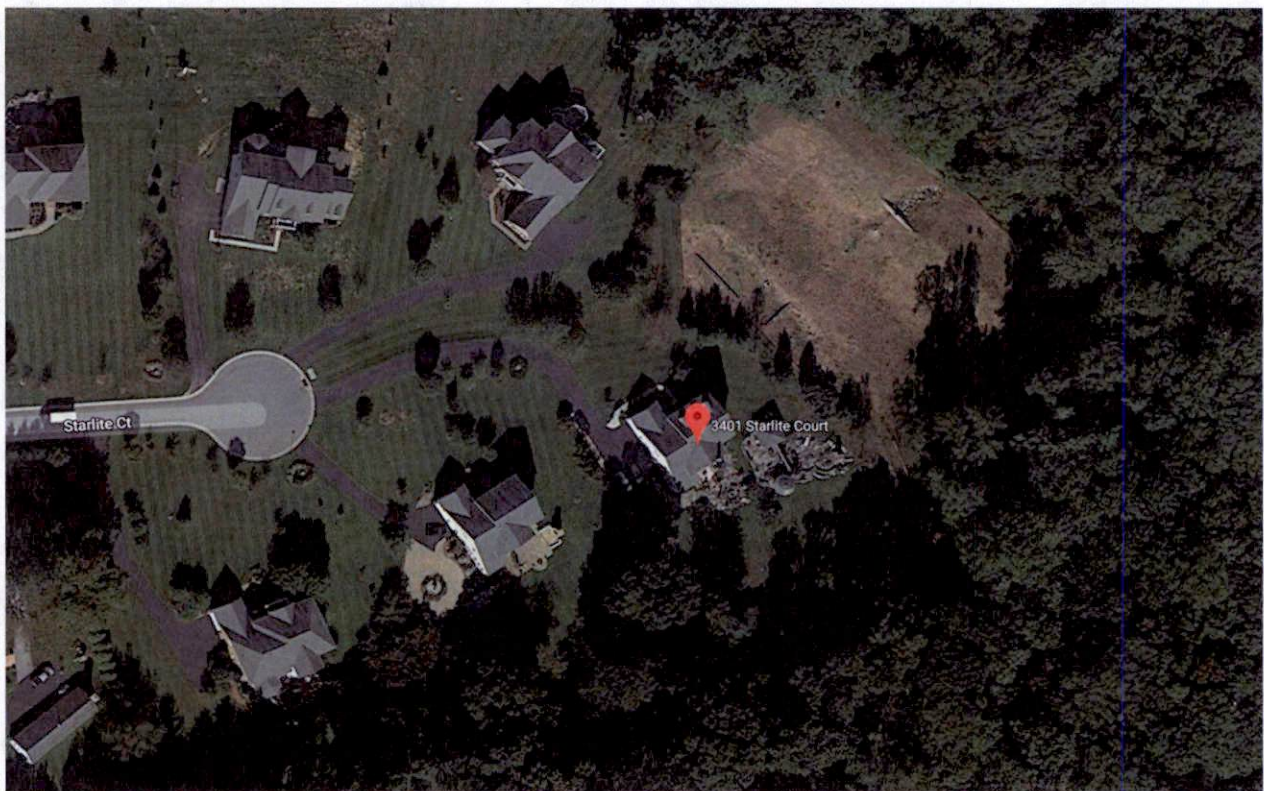
**Closing Date:** 02/17/2020

**Miscellaneous Notes:**

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View from Cul-de-sac

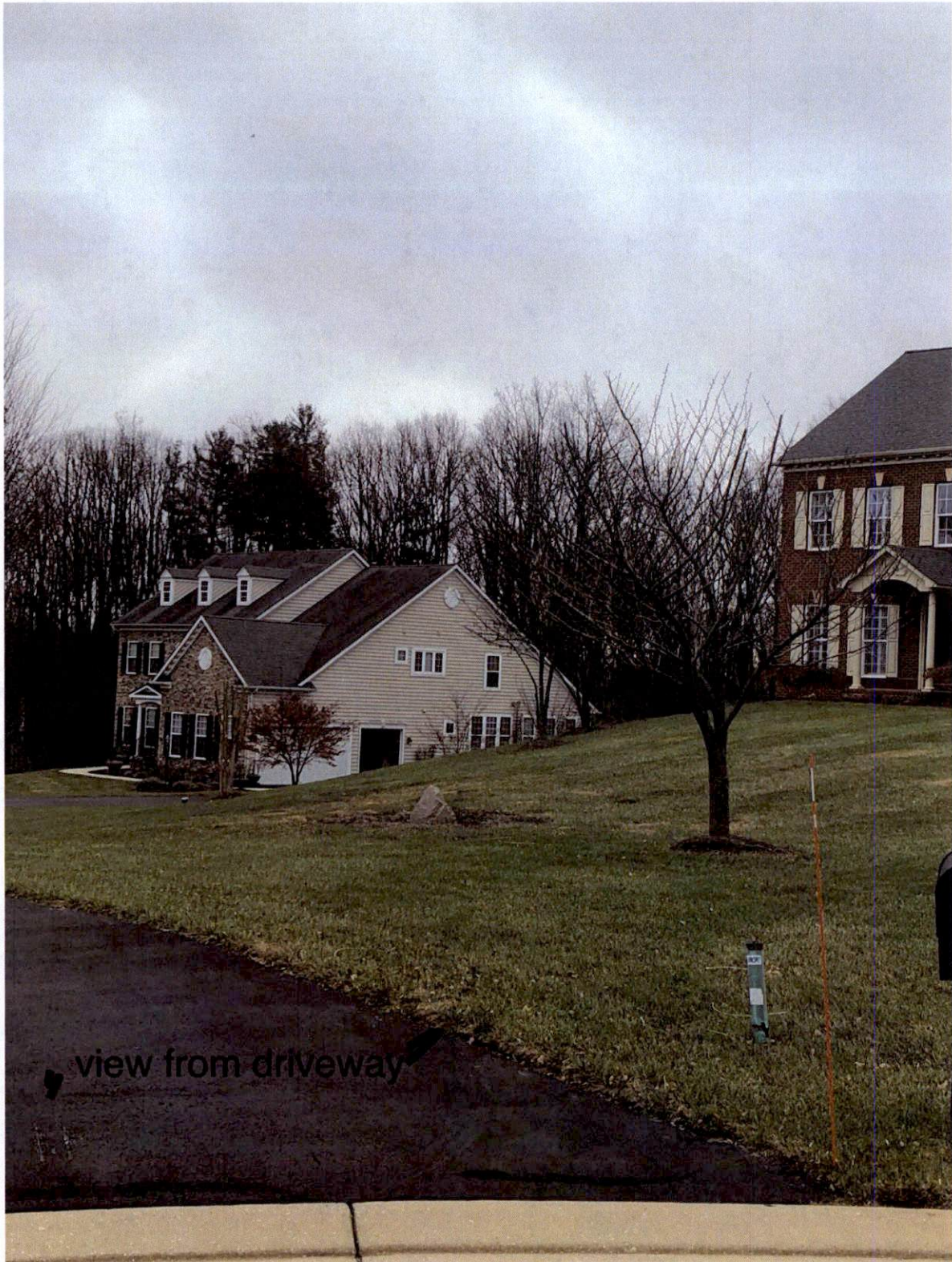


Aerial

2020-0019-A



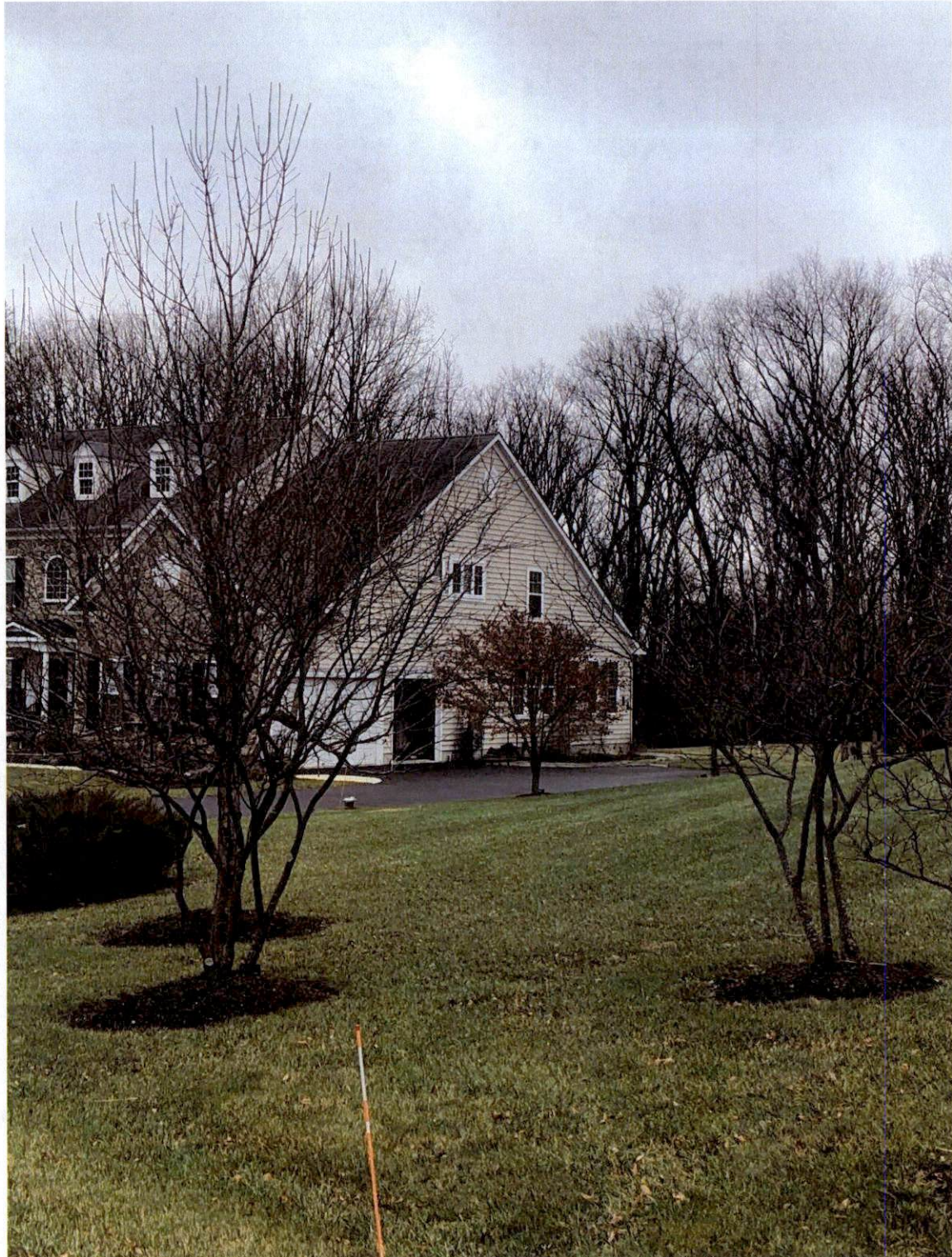
Garage side elevation of house in relation to adjoining property  
(approximately 100 feet separation between houses)



view from driveway

View of house from Cul-de-sac





Garage Side Elevation – Right Side  
(Proposed extension of mud room this side)



Garage Side Elevation – Right Side (close-up)  
(Proposed extension of mudroom this side)



Left Side Elevation (facing rear yard)



Garage Side Elevation – Right Side (facing rear yard)

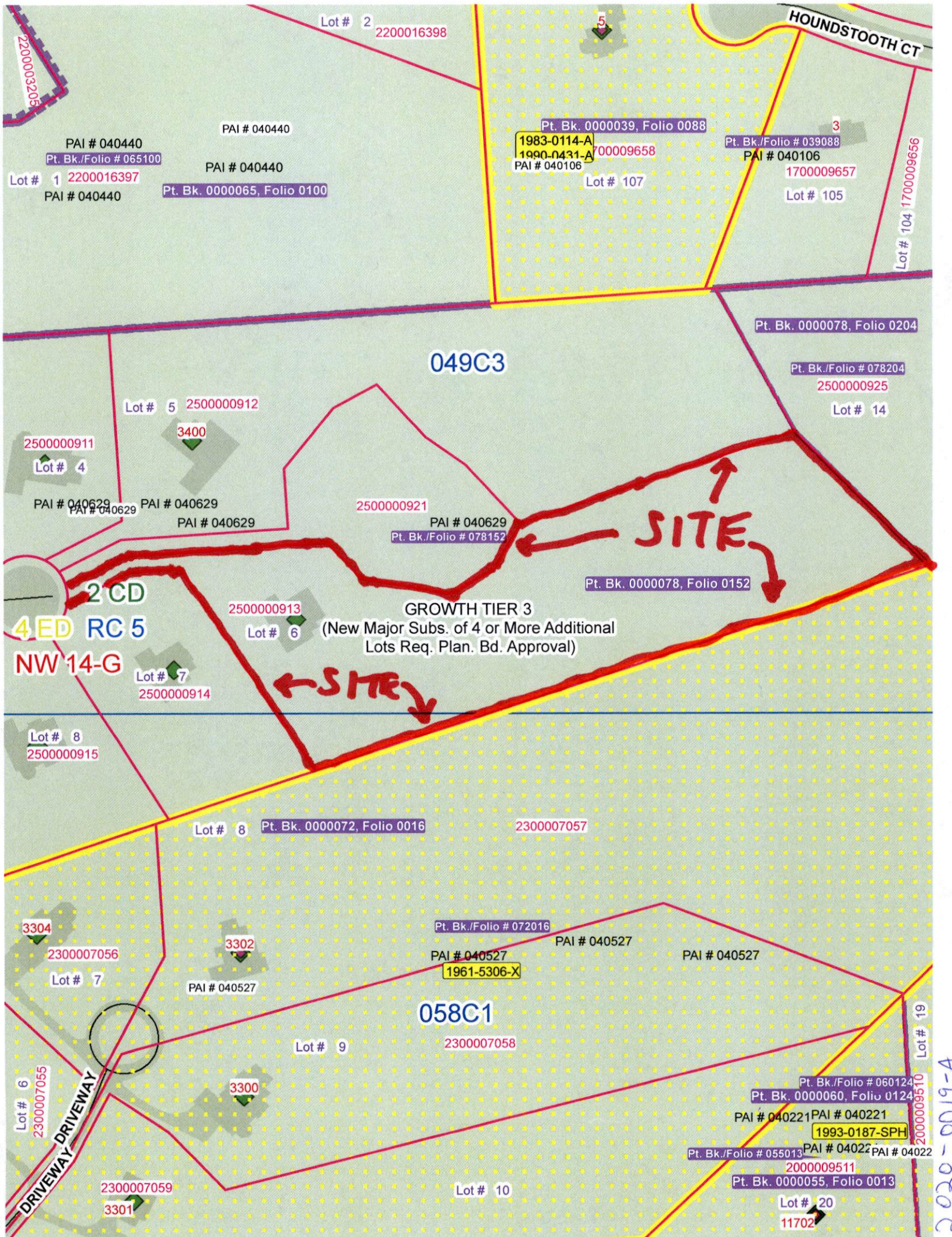
(Proposed extension of mudroom this side)



View of Rear Yard from Garage Side Elevation



Rear Elevation of House from backyard



Lot # 2  
2200016398

HOUNDSTOOTH CT

2200003205

PAI # 040440  
Pt. Bk./Folio # 065100  
Lot # 1 2200016397  
PAI # 040440

PAI # 040440  
PAI # 040440  
Pt. Bk. 0000065, Folio 0100

Pt. Bk. 0000039, Folio 0088  
1983-0114-A  
1990-0431-A  
PAI # 040106

Lot # 107

3  
Pt. Bk./Folio # 039088  
PAI # 040106  
1700009657  
Lot # 105

Lot # 104 1700009656

Pt. Bk. 0000078, Folio 0204

049C3

Pt. Bk./Folio # 078204  
2500000925

Lot # 14

Lot # 5 2500000912

2500000911  
Lot # 4

3400

PAI # 040629  
PAI # 040629  
PAI # 040629

2500000921  
PAI # 040629  
Pt. Bk./Folio # 078152

SITE

Pt. Bk. 0000078, Folio 0152

2 CD  
4 ED RC 5  
NW 14-G

GROWTH TIER 3  
(New Major Subs. of 4 or More Additional  
Lots Req. Plan. Bd. Approval)

2500000913  
Lot # 6

Lot # 7  
2500000914

SITE

Lot # 8  
2500000915

Lot # 8 Pt. Bk. 0000072, Folio 0016 2300007057

3304  
2300007056  
Lot # 7

3302  
PAI # 040527

Pt. Bk./Folio # 072016  
PAI # 040527  
1961-5306-X  
PAI # 040527  
PAI # 040527

058C1

Lot # 9 2300007058

3300

Pt. Bk./Folio # 060124  
Pt. Bk. 0000060, Folio 0124  
PAI # 040221 PAI # 040221  
1993-0187-SPH  
PAI # 040221 PAI # 040221  
Pt. Bk./Folio # 055013

Lot # 6  
2300007055

2300007059  
3301

Lot # 10

2000009511  
Pt. Bk. 0000055, Folio 0013

Lot # 20  
11702

Lot # 19

2020-0019-A





**GENERAL NOTES**

- OWNERSHIP  
PRABHJOT LKHARI & RUPDAMAN LKHARI  
3401 STARLITE COURT  
OWINGS MILLS, MD 21117  
DEED REF: 27498/414  
TAX ACCT. #: 2500000913
- SITE DATA:  
PLAT: 78/152 LOT 6  
TAX MAP NO.: 49 GRID: 23 PARCEL: 66  
TOTAL SITE AREA: 165,964 S.F./3.81 AC.  
ELECTION DISTRICT: 4  
COUNCILMANIC DISTRICT: 2  
ZONING: RC-5 (MAP # 049C3 & 058C1)  
WATERSHED: JONES FALLS  
EXISTING USE: RESIDENTIAL  
PROPOSED USE: RESIDENTIAL
- PROPERTY OUTLINE IS TAKEN FROM THE RECORD PLAT (78/152).
- THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT AREAS BASED ON THE 2019 BASIC SERVICES MAPS, PURSUANT TO SECTION 4A02, BCZR.
- THERE IS A 100 YEAR FLOOD PLAIN ON SITE. THE AREA DESIGNATED AS FLOOD PLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 5 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ARE BASED ON THE FLOOD PLAIN SECTIONS AS SHOWN ON THE RECORD PLAT (78/152) AND ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS. THE HOUSE IS NOT LOCATED WITHIN THE FLOODPLAIN AND THE PROPOSED ADDITION WILL NOT BE LOCATED ANY CLOSER TO THE FLOODPLAIN THAN THE EXISTING HOUSE.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHAEOLOGICAL OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.

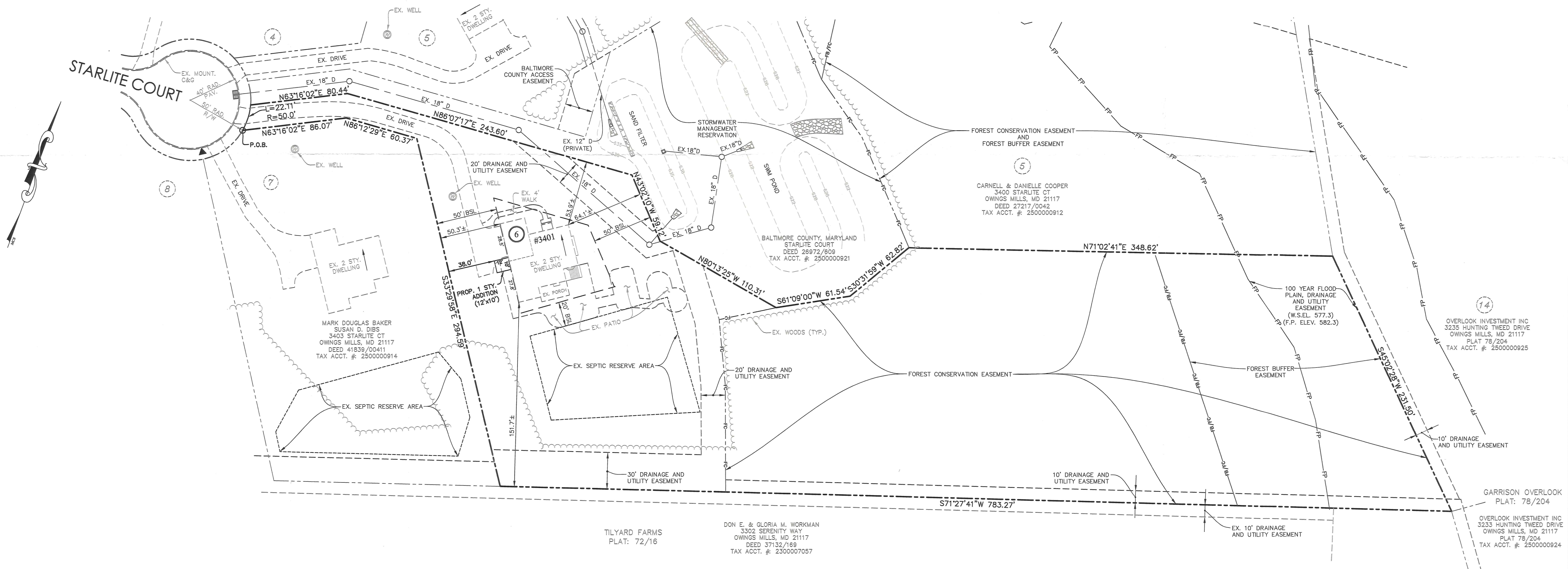
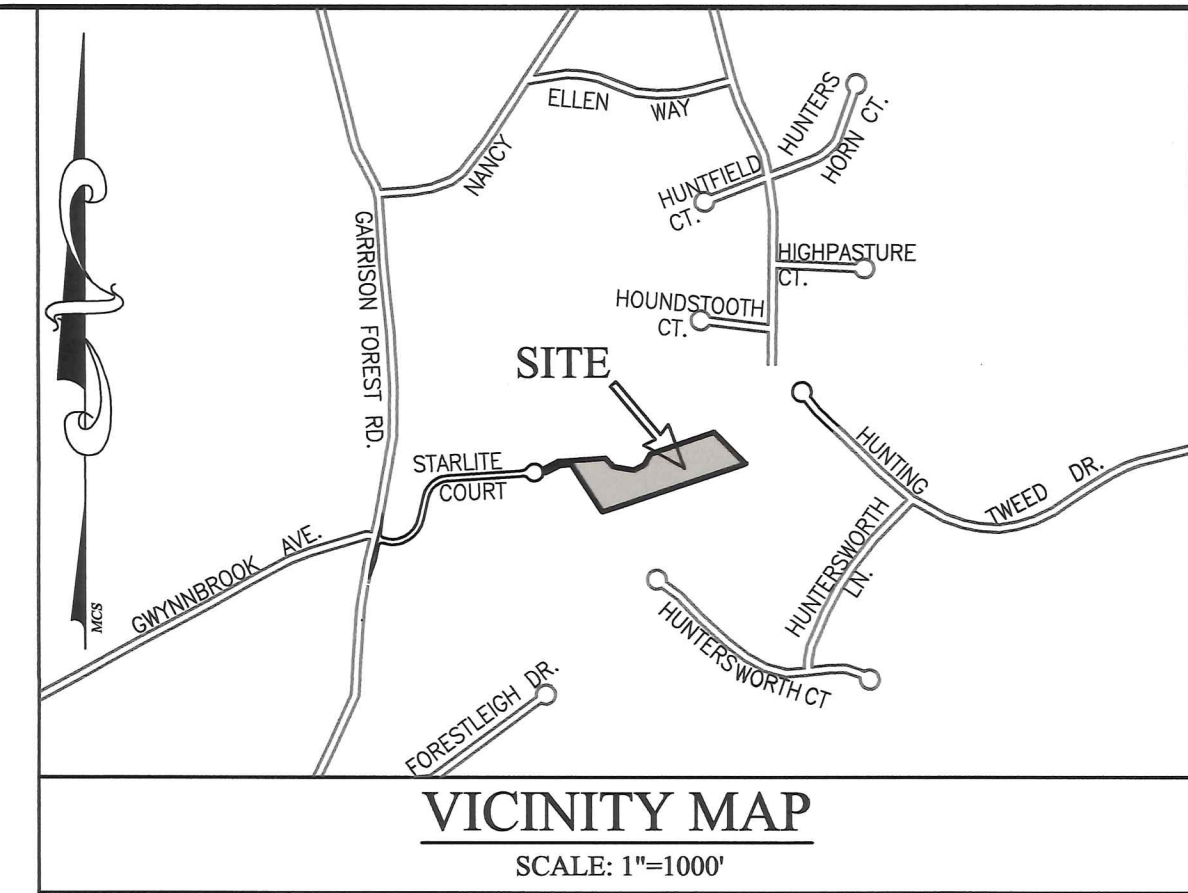
**PRIOR ZONING HISTORY**

NO PRIOR ZONING HISTORY

**ZONING VARIANCE REQUEST**

- VARIANCES FROM SECTION 1A04.3 BCZR AS FOLLOWS:

\*A\* VARIANCE FROM SECTION 1A04.3.B.2.b. BCZR, TO PERMIT A PRINCIPAL BUILDING HAVING A SIDE OF BUILDING TO LOT LINE SETBACK OF 38 FEET IN LIEU OF THE REQUIRED 50 FEET.



**PLAN TO ACCOMPANY PETITION FOR VARIANCE  
3401 STARLITE COURT  
GARRISON OVERLOOK**

LOT#: 6  
PLAT: 78/152  
DISTRICT: 4c2  
SCALE: 1"=40'  
PAI FILE #: 06-0629

BALTIMORE COUNTY, MD  
JANUARY 21, 2020

**LITTLE & ASSOCIATES**  
ENGINEERS~LAND PLANNERS~SURVEYORS  
10710 GILROY ROAD  
HUNT VALLEY, MARYLAND 21031  
PHONE: (443)705-5020 FAX: (443)589-2401  
LITTLE & ASSOCIATES IS A DIVISION OF CENTURY ENGINEERING, INC.