

M E M O R A N D U M

DATE: May 18, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0068-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on May 14, 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 *
(5122 Clifford Road)
11th Election District *
6th Council District *
Jazmin C. Sarmiento *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0068-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 owner of the subject property, Jazmin C. Sarmiento (“Petitioner”). The Petitioner is requesting Variance relief pursuant to Section 1B02.3.B of the Baltimore County Zoning Regulations (“BCZR”) [Sections 1B01.2.C.6, 301.1 and 504 of the 1986 Zoning Regulations and Section V.B.6.a of the 1986 Comprehensive Manual of Development Policies (“CMDP”)], to permit a proposed dwelling addition (sunroom) with a window to street right of way setback as close as 8.5 ft. in lieu of the minimum required 25 ft., and to permit an existing open projection (deck) with a street right of way setback of 5.5 ft. in lieu of the minimum required 18.75 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 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 March 15, 2020, and there being no request for a public hearing, a

ORDER RECEIVED FOR FILING

Date 4-14-2020

bw

decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general 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 14th day of **April, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR") [Sections 1B01.2.C.6, 301.1 and 504 of the 1986 Zoning Regulations and Section V.B.6.a of the 1986 Comprehensive Manual of Development Policies ("CMDP")], to permit a proposed dwelling addition (sunroom) with a window to street right of way setback as close as 8.5 ft. in lieu of the minimum required 25 ft., and to permit an existing open projection (deck) with a street right of way setback of 5.5 ft. in lieu of the minimum required 18.75 ft., be and is hereby GRANTED.

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 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.

ORDER RECEIVED FOR FILING

Date 4-14-2020

By [Signature]

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:dlw

ORDER RECEIVED FOR FILING

Date 4-14-2020

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 5122 CLIFFORD ROAD, PERRY HALL, MD 21128

Currently zoned DR 5.5

Deed Reference / 31646 / 00276

10 Digit Tax Account # 2000002150

Owner(s) Printed Name(s) SARMIENTO, JAZMIN C

(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, BCZR (Sections 1B01.2.C.6; 301.1, & 504 of the 1986 Zoning Regulations and Sections V.B. 6.9 of the 1986 C.M.D.P.) to permit a proposed dwelling addition (sunroom) with a window to street right-of-way setback as close as 8.5 feet in lieu of the minimum required 25 feet, and to permit an existing open projection (deck) with a street right-of-way setback of 5.5 feet in lieu of the minimum required 18.75 feet.

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):

SARMIENTO, JAZMIN C

Name #1 – Type or Print

Name #2 – Type or Print

Jazmin Sarmiento

Signature #1

Signature #2

5122 CLIFFORD ROAD, PERRY HALL, MD 21128

Mailing Address

City

State

MD 21128

(443) 882 4301

dodors@yahoo.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Carl Dyhrberg

Name – Type or Print

Signature

1619 Mussula Road

Towson

Baltimore

Mailing Address

City

State

21286

(443) 465 6699

cdesignconsultants@yahoo.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 3 day of April, 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 2020-0068-A

Filing Date 3/4/2020

Estimated Posting Date 3/15/2020

Reviewer JNP

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: 5122 CLIFFORD ROAD, PERRY HALL MD 21128
Print or Type Address of property City State Zip Code

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

WE HEREBY REQUEST AN ADMINISTRATIVE VARIANCE AT THE ABOVE ADDRESS FOR THE FOLLOWING PRACTICAL DIFFICULTY AND HARDSHIP:

THE PROPERTY HAS A TIMBER DECK THAT IS CURRENTLY SOME 8 FEET FROM B.R.L. IT IS THE APPLICANTS INTENTION TO REMOVE THE EXISTING AND REPLACE IT IN KIND WITH A 14' x 12' 4 SEASONS SUN ROOM AND AN ADJACENT 12' x 8" DECK WITH A 3' x 3' LANDING WITH STEPS TO GRADE.

THE FACE OF THE NEIGHBOR WILL END BEING SOME 50 FEET FROM THE SETBACK. THE OTHER SETBACK IS CURRENTLY SOME 31 FEET FROM COMPLIANCE. THE APPLICANTS MUST BE ABLE TO SECURE A REASONABLE RETURN FROM THEIR PROPERTY. TO PROVIDE PRACTICAL DIFFICULTY FOR AN AREA VARIANCE.

THE FOLLOWING CRITERIA MUST BE MET: WHETHER STRICT COMPLIANCE WOULD UNREASONABLY PREVENT THE USE OF THE PROPERTY, AND WHETHER WHE GRANT WOULD WOULD BE A SUBSTANTIAL INJUSTICE TO THE A PPLICANTS AS WELL AS OTHER PROPERTY OWNERS IN THE DISTRICT. WHETHER RELIEF CAN BE GRANTED IN SUCH A FASHION THE THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED AND PUBLIC SAFETY AND WELFARE SECURED.

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

Jazmin Sarmiento
Signature of Owner (Affiant)

Signature of Owner (Affiant)

JAZMIN C. SARMIENTO
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 2nd day of March, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JAZMIN C. SARMIENTO

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

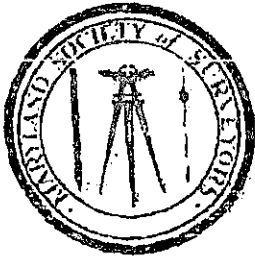
AS WITNESS my hand and Notaries Seal

ALLISON M. KALWA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 06/26/2023

Allison Kalwa
Notary Public

06/26/2023
My Commission Expires



Howard County
Chapter Chairman
(2002-2010)

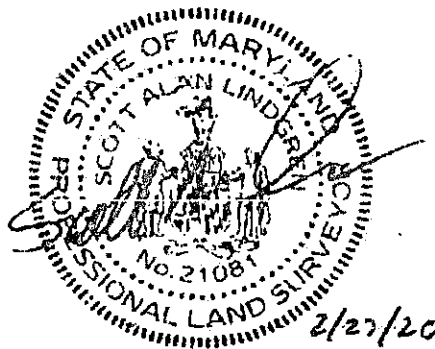
Brian Dietz, Inc.
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3163
www.dietzsurveying.net



February 27, 2020

Zoning Description
#5122 Clifford Road

Beginning at a point at the northeast corner of Clifford Road, 40 feet wide, and Wragby Court, 40 feet wide, being Lot 60, in the subdivision of "A Second Resubdivision Plat of Lawrence Hill, Section III, Phase 1B, of White Marsh" as recorded in Baltimore County Plat Book #55, Folio 67. Containing 3,049 square feet or 0.070 acres of land, more or less. Located in the 11th Election District and 6th Councilmanic District, Baltimore County, Maryland.



License expires/renews 2/26/21

2020-0068-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/15/2020

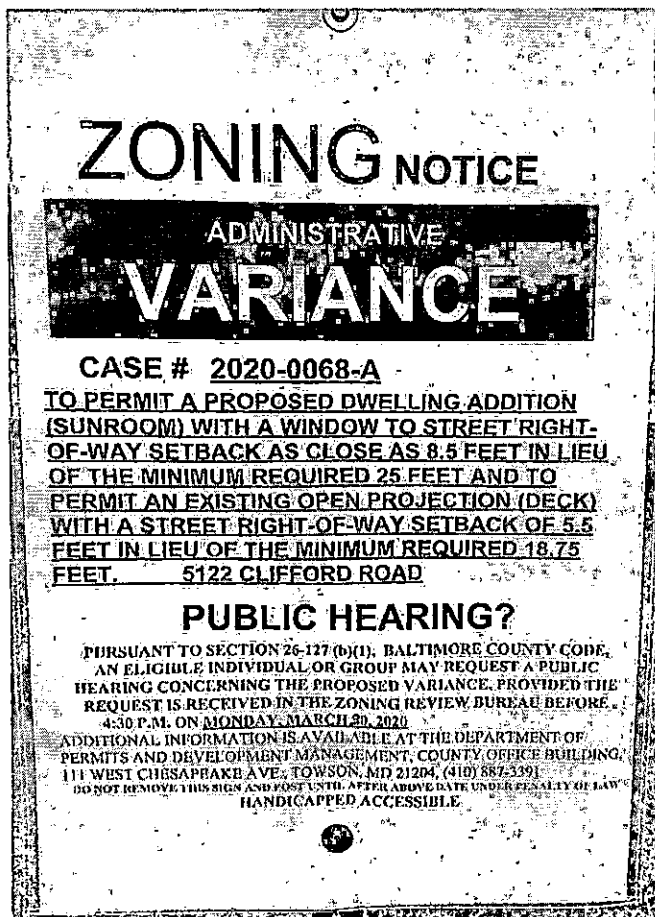
Case Number: 2020-0068-A

Petitioner / Developer: JAZMIN C. SARMIENTO

Date of Hearing: MARCH 30, 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:
5122 CLIFFORD ROAD

The sign(s) were posted on: MARCH 15, 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, MD 21030
(City, State, Zip of Sign Poster)

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/15/2020

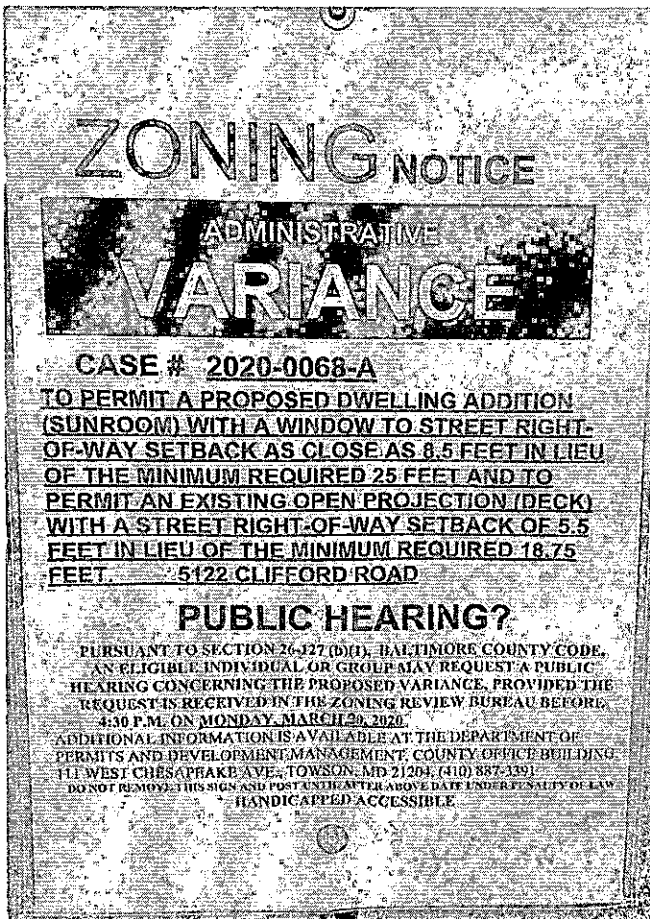
Case Number: 2020-0068-A

Petitioner / Developer: JAZMIN C. SARMIENTO

Date of Hearing: MARCH 30, 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:
5122 CLIFFORD ROAD

The sign(s) were posted on: MARCH 15, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

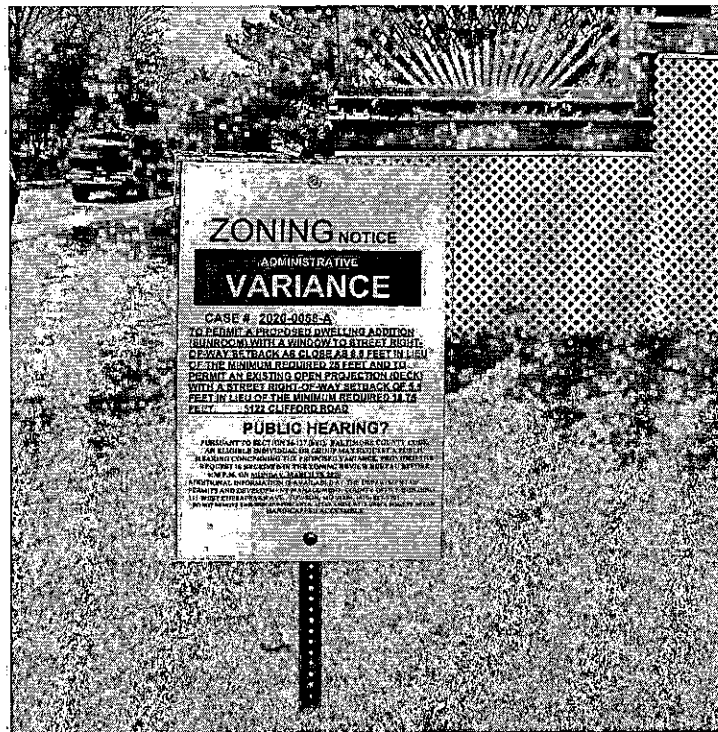
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 5122 Clifford Road ~ 3/15/2020



Background Photo 2nd Sign @ 5122 Clifford Road ~ 3/15/2020
CASE # 2020-0068-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0068 -A Address 5122 Clifford Road

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

Filing Date: 3/4/2020 Posting Date: 3/15/2020 Closing Date: 3/30/2020

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

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 2020- 0068 -A Address: 5122 Clifford Road

Petitioner's Name: Jazmin C. Sarmiento Telephone: 443-882-4301

Posting Date: 3/15/2020 Closing Date: 3/30/2020

Wording for Sign:

To permit a proposed dwelling addition (sunroom) with a window to street right-of-way setback as close as 8.5 feet in lieu of the minimum required 25 feet, and to permit an existing open projection (deck) with a street right-of-way setback of 5.5 feet in lieu of the minimum required 18.75 feet.

**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: 2020-0068-A
Property Address: 5122 Clifford Road, Perry Hall
Property Description: NW/5 of Clifford Road,
@ Corner of NE/5 of Wragby Court
Legal Owners (Petitioners): Jazmin C. Sarmiento
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tim Lucky
Company/Firm (if applicable): GTL Remodeling
Address: 55 Molitor Road
Elkton, MD 21921

Telephone Number: 410-996 9590

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0068 -A Address 5122 Clifford Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/4/2020 Posting Date: 3/15/2020 Closing Date: 3/30/2020

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)

Carl Dyhrberg
443-465-6899

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0068 -A Address: 5122 Clifford Road
Petitioner's Name: Jazmin C. Sarmiento Telephone: 443-882-4301
Posting Date: 3/15/2020 Closing Date: 3/30/2020

Wording for Sign:

To permit a proposed dwelling addition (sunroom) with a window to street right-of-way setback as close as 8.5 feet in lieu of the minimum required 25 feet, and to permit an existing open projection (deck) with a street right-of-way setback of 5.5 feet in lieu of the minimum required 18.75 feet.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/15/2020

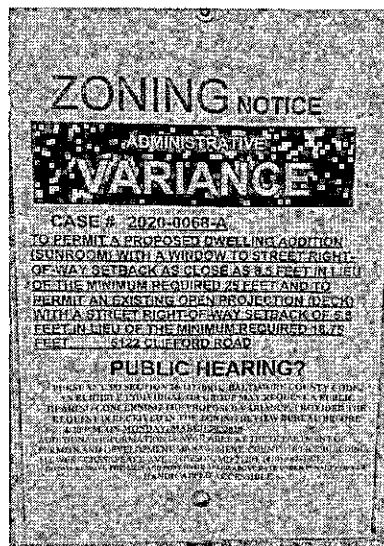
Case Number: 2020-0068-A

Petitioner / Developer: JAZMIN C. SARMIENTO

Date of Hearing: MARCH 30, 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:
5122 CLIFFORD ROAD

The sign(s) were posted on: MARCH 15, 2020



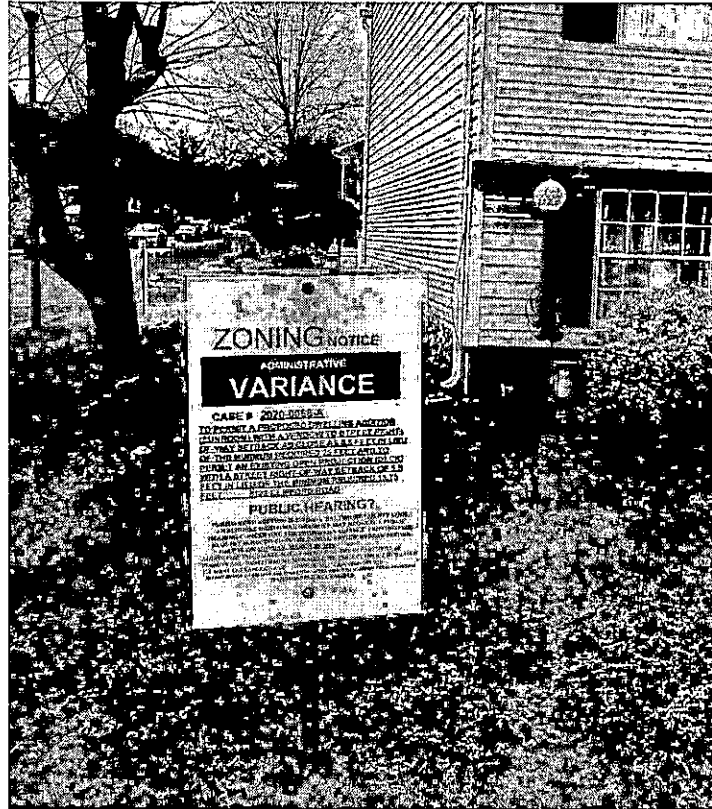
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 5122 Clifford Road ~ 3/15/2020



Background Photo 2nd Sign @ 5122 Clifford Road ~ 3/15/2020

CASE # 2020-0068-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0068 -A Address 5122 Clifford Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/4/2020 Posting Date: 3/15/2020 Closing Date: 3/30/2020

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

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)

Carl Dyhrberg
443-465-6899

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0068 -A Address: 5122 Clifford Road
Petitioner's Name: Jazmin C. Sarmiento Telephone: 443-882-4301
Posting Date: 3/15/2020 Closing Date: 3/30/2020
Wording for Sign:

To permit a proposed dwelling addition (sunroom) with a window to street right-of-way
setback as close as 8.5 feet in lieu of the minimum required 25 feet, and to
permit an existing open projection (deck) with a street right-of-way setback of
5.5 feet in lieu of the minimum required 18.75 feet.

Sherry Nuffer

From: Administrative Hearings
Sent: Wednesday, April 8, 2020 2:38 PM
To: Sherry Nuffer
Subject: Fw: Clifford Road
Attachments: Clifford Rd. Cert. .jpeg; Clifford Rd. Photos.docx; Scan.jpeg

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, April 8, 2020 2:33 PM
To: Administrative Hearings
Subject: Clifford Road

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 Sherry,

I am attaching the Cert. and Photos for 5122 Clifford Road that was sent to Kristen Lewis March 15, 2020.

I hope this helps you.

Thank you,

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/15/2020

Case Number: 2020-0068-A

Petitioner / Developer: JAZMIN C. SARMIENTO

Date of Hearing: MARCH 30, 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:
5122 CLIFFORD ROAD

The sign(s) were posted on: MARCH 15, 2020

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0068-A

TO PERMIT A PROPOSED DWELLING ADDITION (SUNROOM) WITH A WINDOW TO STREET RIGHT-OF-WAY SETBACK AS CLOSE AS 8.5 FEET IN LIEU OF THE MINIMUM REQUIRED 25 FEET AND TO PERMIT AN EXISTING OPEN PROJECTION (DECK) WITH A STREET RIGHT-OF-WAY SETBACK OF 5.5 FEET IN LIEU OF THE MINIMUM REQUIRED 18.75 FEET. 5122 CLIFFORD ROAD

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 4:30 P.M. ON MONDAY, MARCH 30, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 311 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

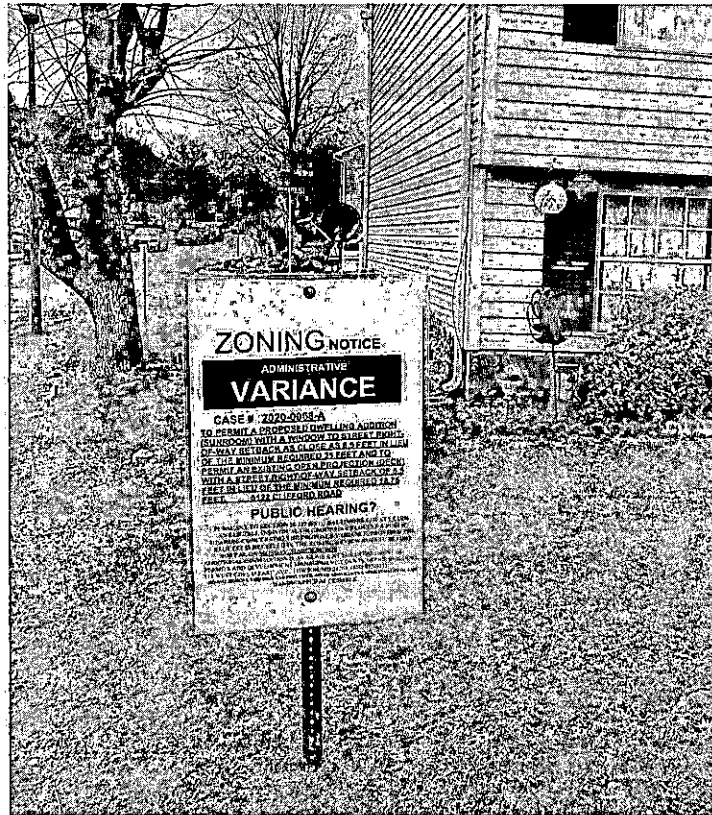
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

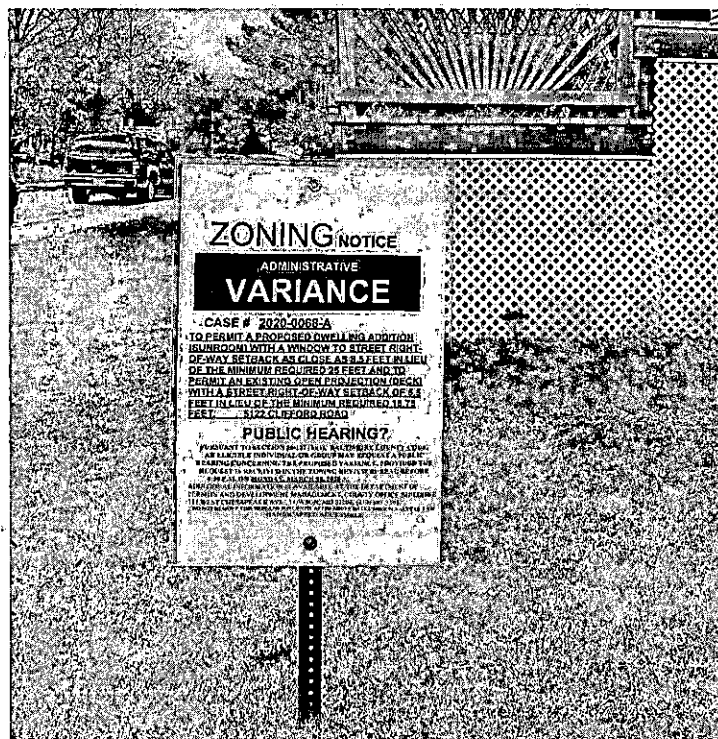
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 5122 Clifford Road ~ 3/15/2020



Background Photo 2nd Sign @ 5122 Clifford Road ~ 3/15/2020
CASE # 2020-0068-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 30, 2020

Sarmiento C. Jazmin,
5122 Clifford Road
Perry Hall MD 21128

RE: Case Number: 2020-0068-A, 5122 Clifford 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 March 04, 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 horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Carl Dyhrberg 1619 Mussula Road Towson Baltimore MD 21286

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: March 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0068-A
5122 Clifford Road
(Sarmiento Property)

Zoning Advisory Committee Meeting of **March 16, 2020**.

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

Reviewer: Steve Ford

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: 3/9/20

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

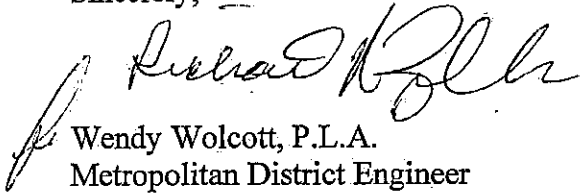
Dear Ms. Lewis:

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. 2020-0068-A.

*Administrative Variance
Santiago Tazmiller
5122 Clifford 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,



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

WW/RAZ

(AV) 3-30-2020

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 12 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: March 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0068-A
5122 Clifford Road
(Sarmiento Property)

Zoning Advisory Committee Meeting of **March 16, 2020**.

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

Reviewer: Steve Ford

Date: May 11, 2020

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

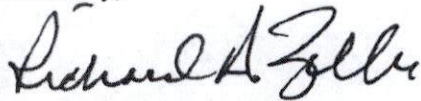
Dear Ms. Lewis:

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. **2020-0068-A**

Administrative Variance
Jazmin C. Sarmiento
5122 Clifford 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,



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

WW/RAZ

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, April 8, 2020 2:33 PM
To: Administrative Hearings
Subject: Clifford Road
Attachments: Clifford Rd. Cert. .jpeg; Clifford Rd. Photos.docx; Scan.jpeg

2020-0068-A
(Av)
3-30-2020

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 Sherry,

I am attaching the Cert. and Photos for 5122 Clifford Road that was sent to Kristen Lewis March 15, 2020.

I hope this helps you.

Thank you,

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

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>3/12</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3/19</u>	STATE HIGHWAY ADMINISTRATION	<u>No Objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING (1 st) Date: <u>3/15/20</u> by <u>O'Keefe</u>		
SIGN POSTING (2 nd) Date: _____ by _____		

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: 4-8-20 Called Linda O'Keefe to get a copy of 2nd certification

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 2000002150		
Owner Information		
Owner Name:	SARMIENTO JAZMIN C	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	5122 CLIFFORD RD PERRY HALL MD 21128-	Deed Reference: /31646/ 00276
Location & Structure Information		
Premises Address:	5122 CLIFFORD RD PERRY HALL 21128-	Legal Description: .070 AC PHASE 1B 5122 CLIFFORD RD LAWRENCE HILL
Map: 0072	Grid: 0022	Parcel: 0921
Neighborhood: 11020013.04	Subdivision: 0000	Section: 3
Block: 60	Assessment Year: 2018	Plat No: 0055/ 0067
Town: None		
Primary Structure Built: 1987	Above Grade Living Area: 894 SF	Finished Basement Area: 432 SF
Property Land Area: 3,049 SF	County Use: 04	
Stories: Split Foyer	Basement: YES	Type: SPLIT FOYER
Exterior: SIDING/	Quality: 4	Full/Half Bath: 2 full
Garage:	Last Notice of Major Improvements	
Value Information		
	Base Value	Value As of 01/01/2018
Land:	69,000	69,000
Improvements	123,700	128,100
Total:	192,700	197,100
Preferential Land:	0	0
		Phase-in Assessments As of 07/01/2019 As of 07/01/2020
		195,633 197,100
Transfer Information		
Seller: KBS INVESTMENT, LLC	Date: 01/25/2012	Price: \$210,000
Type: ARMS LENGTH IMPROVED	Deed1: /31646/ 00276	Deed2:
Seller: KBS INVESTMENT, LLC	Date: 09/08/2011	Price: \$124,000
Type: NON-ARMS LENGTH OTHER	Deed1: /31165/ 00060	Deed2:
Seller: HOUSEHOLD FINANCE	Date: 09/08/2011	Price: \$297,901
Type: ARMS LENGTH IMPROVED	Deed1: /31165/ 00046	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: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0068-A **Reviewer:** Jeffrey Perlow
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sarmiento Jazmin C.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 6

Property Address: 5122 CLIFFORD RD

Location: North West side of Clifford Road at the corner of North East of Wragby Court.

Existing Zoning: DR 5.5

Area: 3,049 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.B, BCZR (Section 1B01.2.C.6 301.1 & 504 of the 1986 Zoning Regulations and Section V.B.6.a of the 1986 C.M.D.P) to permit a proposed dwelling addition (sunroom) with a window to street right of way setback as close as 8.5 feet in lieu of the minimum required 25 feet, and to permit an existing open projection (deck) with a street right of way setback of 5.5 feet in lieu of the minimum required 18.75 feet.

Attorney: Not Available

Prior Zoning Cases: 1985-0012-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/30/2020

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2020-0067-SPHA **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: William J. & Judith A. Kurek
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: LOT45 ADJACENT TO 9106 HINTON AVE

Location: North west side of Hinton Ave South 150 feet to the center line of 3rd Street.

Existing Zoning: DR 5.5

Area: 8,150 SQ FT

Proposed Zoning:

SPECIAL HEARING:

To determine that vacant Lot 45 is not merged with adjacent developed Lot 44 known as 9106 Hinton Avenue.

VARIANCE:

Section 1B02.3.C.1 (BCZR) To permit a proposed dwelling on a Lot of record 50 feet wide in lieu of the required 55 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: 2020-0066-A

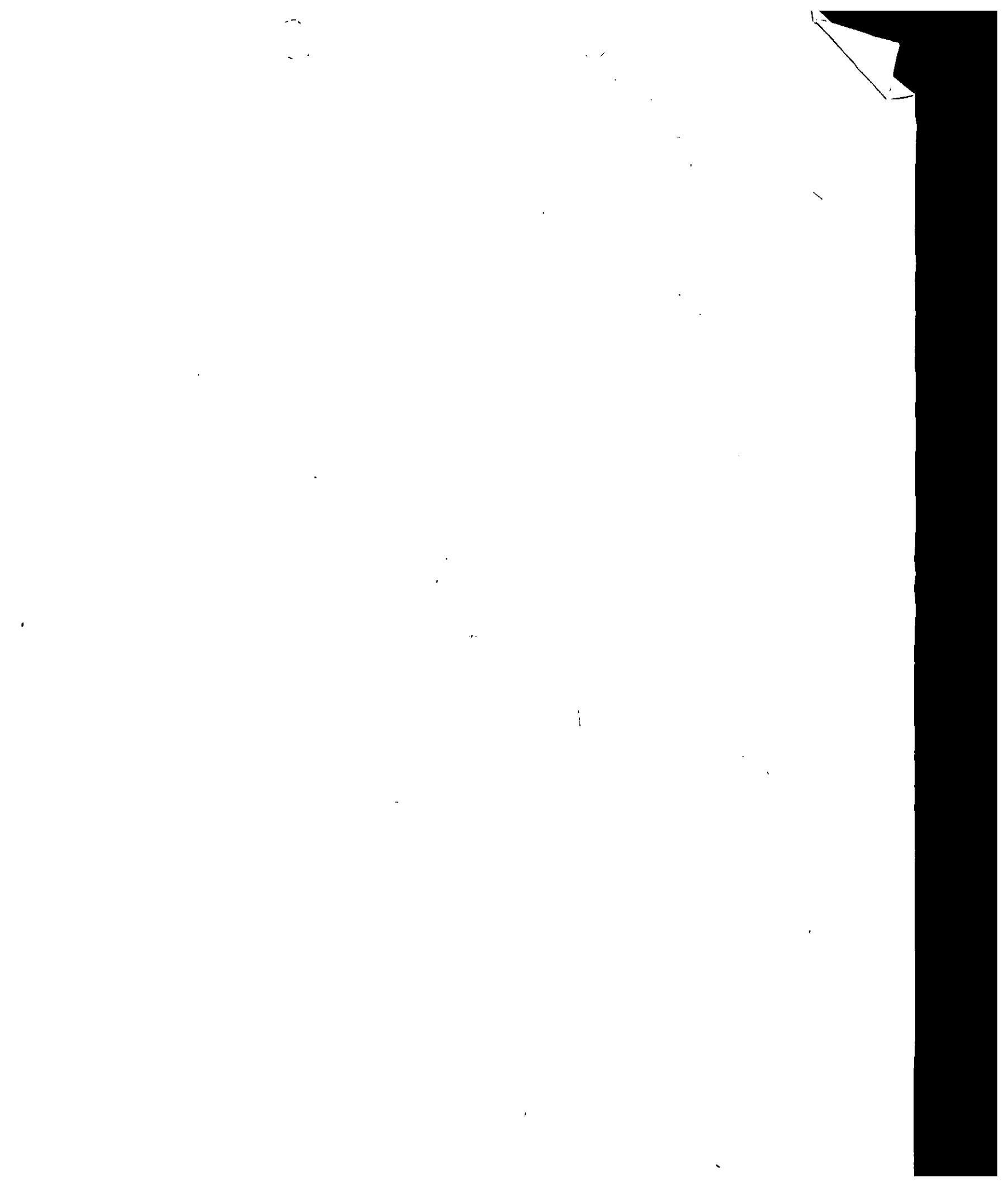
Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case must be heard with case number 2020-0066-A.





PETITION FOR ZONING VARIANCE

85-12-SPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Variance from Section 1 R01.2.C.6 (V.B.3, V.P.5.a, V.B.5.b, V.B.6.a, V.B.6.b, V.B.6.c - C.M.D.P.)

(See attached plat for specific variance requests)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

This request is consistent with objectives of White Marsh Joint Venture, The Ryland Group, and Baltimore County, operating collectively in cooperation with HUD's "Affordable Housing Demonstration", to effect innovative and creative design concepts. The effort is to maximize cost savings while maintaining good quality in product delivery as a joint commitment to experiment in the creation of more affordable housing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do 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 Petition.

MAP 40
1087
SECTION 1
15/1
TYP. A
BY

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

RICHARD A. REID
(Type or Print Name)

Signature

102 West Pennsylvania Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-1800

Legal Owner(s):

THE WHITE MARSH JOINT VENTURE

By: Nottingham Village, Inc., General Partner
(Type or Print Name)

Signature

(Type or Print Name)

Signature

100 West Pennsylvania Avenue 825-0545
Address Phone No.

Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Bruce S. Campbell, III
Name

100 West Pennsylvania Avenue 825-0545
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day

of June 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

County, on the 16th day of July, 1984, at 1:30 o'clock

P.M.

Carl J. Jaber

Zoning Commissioner of Baltimore County.

(over)

85-12-SPHA
#325

White Marsh Joint Venture 85-12-SPHA
S/S of Silver Spring Rd. 355' & 2262' E
of c/l of Honeygo Blvd. 11th

2020-0068-4

7

THE PLAN TO ACCOMPANY ZONING PETITION RE-SUBDIVISION OF LAWRENCE HILL (Section III, Phase 1B of White Marsh) requests a variance to permit a minimum distance between buildings with a maximum average height of 25 feet to be 10 feet in lieu of the required 25 feet; to permit a minimum distance from a building with or without a window to a tract boundary of 15 feet in lieu of the required 35 feet or 30 feet to permit a minimum distance of 10 feet in lieu of the required 25 feet for a building with a window from a street right-of-way; to permit a minimum distance of 3 feet for a window to a property line in lieu of the required 15 feet; to permit a distance between facing windows of 10 feet in lieu of the required 40 feet.

PETITION FOR SPECIAL HEARING

85-12-SHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve -----

That portion of the First Amended Partial Development Plan of White Marsh, Section III: Phase 1A "Tartan Hill" which shows a change in use in the Provisory section from single family detached semi-detached and townhouses to cluster single family, townhouses and garden apartments. (SEE CONTINUATION SHEET ATTACHED)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

RICHARD A. REID

(Type or Print Name)

Signature

32 W. Pennsylvania Avenue

Address

Towson, MD

21204

City and State

Attorney's Telephone No.: 823-1800

Legal Owner(s):

THE WHITE MARSH JOINT VENTURE

(Type or Print Name)

Signature

Vice president

(Type or Print Name)

Signature

100 W. Pennsylvania Ave. 825-0545

Address

Phone No.

Towson, MD 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Bruce S. Campbell, III

Name

100 W. Pennsylvania Ave./21204/825-0545

Address

Phone No.

ORDER RECEIVED FOR FILING

DATE

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of June, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 16th day of July, 1984, at 1:30 o'clock P.M.

Carl J. Jahn

Zoning Commissioner of Baltimore County.

ATTACHMENT TO PETITION FOR SPECIAL HEARING

Also amended within the Provisory Section are the location of the future culvert under Beaconsfield Drive, the addition of a storm water management pond located within the open space and the building envelope for the commercially zoned parcel.

ORDER RECEIVED FOR FILING

DATE July 26, 1984
BY Mary Compegnon
ADMINISTRATIVE ASSISTANT

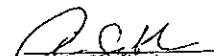
The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special hearing and variances should be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, on the 26th day of July, 1984, that the amendments of that portion of the First Amended Partial Development Plan of White Marsh, Section III, Phase 1A, known as "Tartan Hill" to reflect changes in uses that would occur within 300 feet of Tartan Hill as shown on said development plan be approved and, as such, permission for Special Hearing is hereby GRANTED and, additionally, the Petition for Zoning Variances to permit a minimum distance between buildings with a maximum average height of 25 feet to be ten feet instead of the required 25

25 feet; a minimum distance from a building with or without a window to tract boundary of 15 feet instead of the required 35 or 30 feet; a minimum distance of ten feet instead of the required 25 feet for a building with a window from a street right of way; a minimum distance of three feet for a window to property line instead of the required 15 feet; and a distance between facing windows of ten feet instead of the required 40 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permits for the subdivision known as Lawren Hill and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable 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. No building permit shall be issued for any other part or parcel of land connected with the amendment of Phase 1A if an appeal is taken until a decision is rendered by the Board of Appeals of Baltimore County.


Zoning Commissioner of
Baltimore County

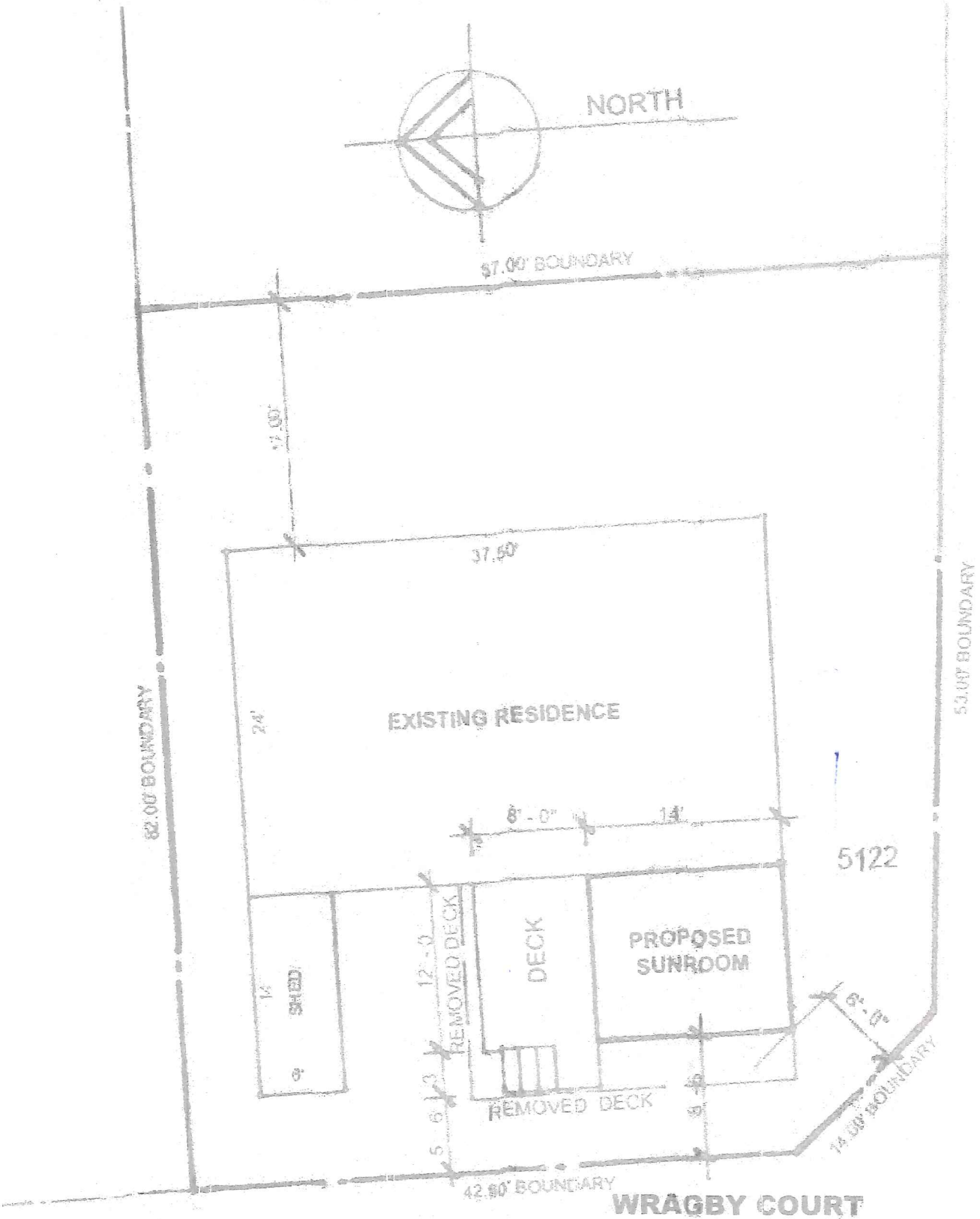
ORDER RECEIVED FOR FILING

DATE July 26, 1984
BY Mary Compegnon
ADMINISTRATIVE ASSISTANT

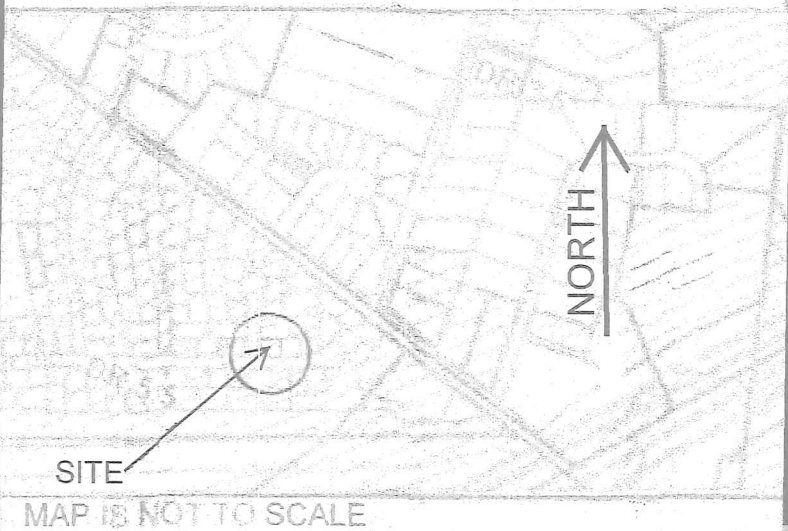
cc Richard A. Reid, Esquire
Mr. Harold Savage, President
Northeast Coordinating Council of Baltimore County
Mr. Anthony Smith
People's Counsel

ZONING HEARING PLAN FOR A VARIANCE AT 5122 CLIFFORD ROAD, PERRY HALL, MD 21128
OWNER(S) NAME (S) JAZMIN C SARMIENTO.

SUBDIVISON NAME : 5122 CLIFFORD ROAD, LAWRENCE HILL, LOT # 60, GRID 0022, PARCEL 0921, NEIGHBORHOOD 11020013.04,
SUBDIVISION 0000, SECTION 3, PLAT BOOK 0055/0067, MAP # 0072, 10 DIGIT TAX # 2000002150, DEED REF # /31646/00276



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP:	0072
SITE ZONED:	DR 5.5
ELECTION DISTRICT:	11
COUNCIL DISTRICT:	6
LOT AREA ACREAGE:	3,049 SF
HISTORIC:	NO
IN CBCA:	NO
IN FLOOD PLAIN:	NO
UTILITIES	
WATER IS:	PUBLIC
SEWER IS:	PUBLIC
PRIOR HEARING:	1985-0012-SPHA

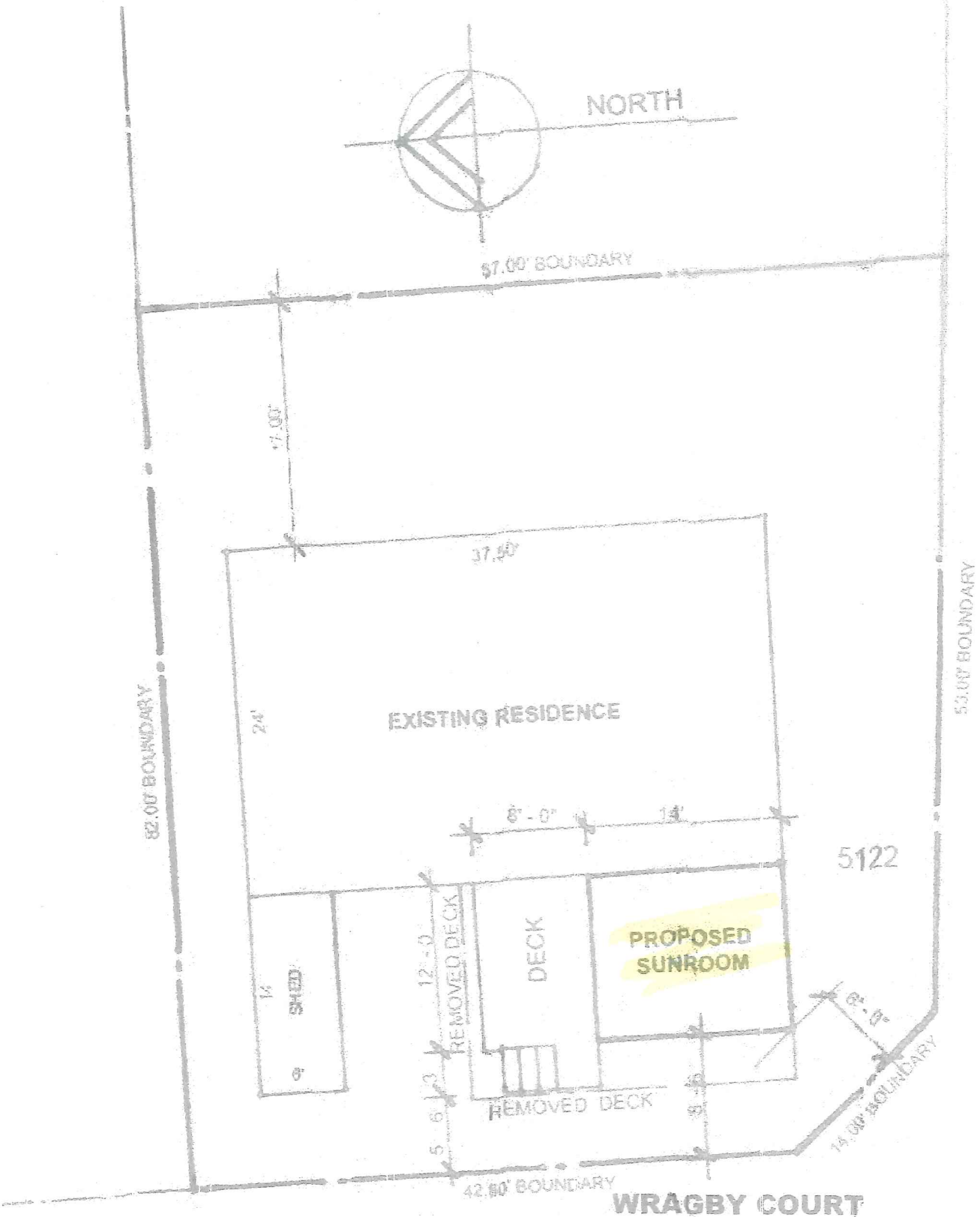
GIS MAP COPY	072B3
	6CD
	NE 8-H

VIOLATION CASE INFO:

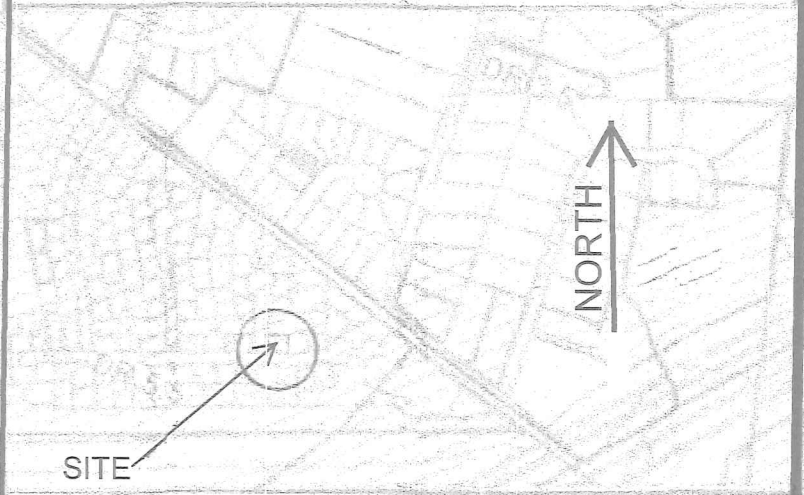
2020-0068-A		

ZONING HEARING PLAN FOR A VARIANCE AT 5122 CLIFFORD ROAD, PERRY HALL, MD 21128
OWNER(S) NAME (S) JAZMIN C SARMIENTO.

SUBDIVISON NAME : 5122 CLIFFORD ROAD, LAWRENCE HILL, LOT # 60, GRID 0022, PARCEL 0921, NEIGHBORHOOD 11020013.04,
SUBDIVISION 0000, SECTION 3, PLAT BOOK 0055/0067, MAP # 0072, 10 DIGIT TAX # 2000002150, DEED REF # /31646/00276



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP:	0072
SITE ZONED:	DR 5.5
ELECTION DISTRICT:	11
COUNCIL DISTRICT:	6
LOT AREA ACREAGE:	3,049 SF
HISTORIC:	NO
IN CBCA:	NO
IN FLOOD PLAIN:	NO
UTILITIES	
WATER IS:	PUBLIC
SEWER IS:	PUBLIC
PRIOR HEARING:	1985-0012-SPHA

GIS MAP COPY	072B3
	6CD
	NE 8-H

VIOLATION CASE INFO:

2020-0068-A		

Per. Ex. 1