

M E M O R A N D U M

DATE: January 21, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0281-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 20, 2021. 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
(9014 Sunni Perch Court
11th Election District
5th Council District
Prashant Verghese & Suja Prashant
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0281-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Prashant Verghese & Suja Prashant (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) §§ 1B01 and 301.1.A to approve a deck on the rear of house with a 32.4 ft. setback in lieu of the required minimum 37.5 ft. setback as per the first Amended Final Development Plan (“FDP”), Parkside Phase II, also known as Lot No. 3. 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 November 29, 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 § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date

By

12/7/20

D. Mignon

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

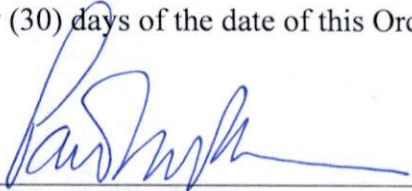
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 21st day of **December, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from BCZR §§ 1B01 and 301.1.A to approve a deck on the rear of house with a 32.4 ft. setback in lieu of the required minimum 37.5 ft. setback as per the first Amended Final Development Plan ("FDP"), Parkside Phase II, also known as Lot No. 3, 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.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dln

ORDER RECEIVED FOR FILING

Date 12/21/20

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 9014 Sunni Perch Ct, Perry Hall, MD 21128 Currently zoned DR3.5H
Deed Reference 37471/ 00428 10 Digit Tax Account # 2 5 0 0 0 0 3 6 0 3
Owner(s) Printed Name(s) Prashant Verghese & Suja Prashant

(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)

To approve a deck on the rear of house with a 32.4 ft setback in lieu of the required minimum 37.5 ft setback as per the First Amended Final Development Plan, Parkside Phase II, also known as Lot #3

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):

Prashant Verghese / **Suja Prashant**

Name #1 – Type or Print

Name #2 – Type or Print

Prashant

Suja

Signature #1

Signature #2

9014 Sunni Perch Ct, Perry Hall MD

Mailing Address

City

State

21128

443-878-2081

prashantverghese@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:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER

2020-2081-A

Filing Date

11/18/2020

Estimated Posting Date

11/29/2020

Reviewer

CP

Affidavit in Support of Administrative Variance

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

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

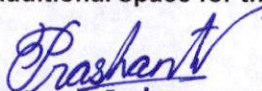
Address: 9014 Sunni Perch Ct, Perry Hall MD 21128
Print or Type Address of property City State Zip Code

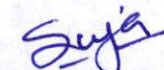
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

1. Requested Variance will allow us to have reasonable return in value to our property and proportionate to the size of our house, alleviate fiscal hardship.
2. To the best of my knowledge, if Administrative Variance is allowed, my Deck installation will not be making an undesirable change in the neighborhood as similar size decks are already in existence in the adjacent properties (9010 & 9012 Sunni Perch Ct.)
3. If Variance is not allowed, it will cause practical difficulties of space as we need to have a good size of deck with atleast 515 sq. ft. If we follow the verbal guidelines of zoning department official of leaving 37.5 ft from deck to the rear property line limit we will end up having a smaller deck of 240 sq. ft. out of which we need to leave 5 ft. clearance for patio door and another 4 ft. clearance for deck stairs.

Hence its our humble request to kindly approve our administrative variance petition.

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


Signature of Owner (Affiant)
PRASHANT VERGHESE
Name- Print or Type


Signature of Owner (Affiant)
Suja Prashant
Name- Print or Type

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

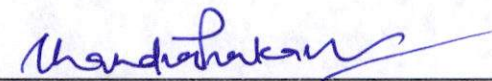
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of November, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Prashant Verghese and Suja Prashant

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

AS WITNESS my hand and Notaries Seal


Notary Public
May 27, 2024
My Commission Expires



REV. 5/5/2016

2020-2081-A

CHARTER

CHARTER

CHARTER

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CHARTER



ZONING PROPERTY DESCRIPTION FOR

9014 Sunni Perch Court

Beginning at a point on the North side of Sunni Perch Ct which is 50 feet wide at a distance of 380 feet East of the centerline of the nearest improved intersecting street, Sunni Shade Ct which is 50 feet wide.

Beginning at a point on the East side of Sunni Perch Court which is 50' R/W wide.

Thence the following courses and distances:

(1st Point of Call – "POC") N13° 42' 43" E 110.00',

(2nd POC) - S76° 17' 17" E 85.00',

(3rd POC) - N13° 42' 43" E 110.00',

(4th POC) - S76° 17' 17" E 85.00' back to the point of beginning, as recorded in Deed Liber 37471/00428, Folio 0312, containing 9,365 square feet of lot. Located in the 11th Election District and 5th Council District. Also known as lot # 3 in the minor subdivision of Plat of Parkside II, as maintained by the Development Management Division of the Department of Permits, Approvals and Inspection.

2020-2081-A



CERTIFICATE OF POSTING

JOHN A. OLSZEWSKI, JR.
County Executive

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

RE: Case Number: 2020-0281

Petitioner/Developer: Prashant Verghese

Date of Hearing/Closing: 12-14-20

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 9014 Seanni Perak Ct

The signs(s) were posted on 11-29-20
(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)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

VARIANCE ADMINISTRATIVE

CASE # 2020-0281-A

To Permit A DECK ON THE REAR OF HOUSE
WITH A 32.4 FT SETBACK IN LIEU OF THE REQUIRED
MINIMUM 37.5 FT SETBACK AS PER THE FIRST

ATTENDED FINAL DEVELOPMENT PLAN PARALLEL PHASE II.

ALSO KNOWN AS LOT #3

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 12/14/20

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

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
4:30 P.M. ON 12/14/20

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

PUBLIC HEARING ?

TO PERMIT A DECK ON THE REAR OF HOUSE WITH A
32.4 FT SETBACK IN LIEU OF THE REQUIRED MINIMUM
37.5 FT SETBACK AS PER THE FIRST AMENDED FINAL
DEVELOPMENT PLAN PARKSIDE PHASE II. ALSO KNOWN AS
LOT #3

CASE # 2020-0281-A

VARIANCE

NOTICE

#2

County Office Building
Towson, Maryland

4109

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 2081 -A Address 9014 Sunn. Perch Ct

Contact Person: Christina Frink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-18-2020 Posting Date: 11-29-2020 Closing Date: 12-14-2020

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 and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 2081 -A Address 9014 Sunn. Perch Ct

Petitioner's Name Prashant Verghese; Sujā Prashant Telephone 443-878-2081

Posting Date: 11-29-2020 Closing Date: 12-14-2020

Wording for Sign: To Permit a deck on The Rear of House with a
32.4 Ft setback in lieu of The Required minimum 37.5 Ft
setback as per The First Amended Final Development Agr,
Parkside Phase II, also known as Lot #3

Revised 2/20/2020

**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: 2020-2081-A

Property Address: 9014 Sunni Perch Ct, Perry Hall, MD 21128

Property Description: Lot # 3, Block 0078, in the subdivision of Plat of Parkside II as recorded in Baltimore
County Plat Book # 78, Folio #0312, containig 9365 s.f. Locate in 11 Election District and 5 Council District.

Legal Owners (Petitioners): Prashant Verghese & Suja Prashant

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Prashant Verghese & Suja Prashant

Company/Firm (if applicable): _____

Address: 9014 Sunni Perch Ct

Perry Hall, MD - 21128

Telephone Number: 443-878-2081



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 14, 2020

Prashant Verghese & Suja Prashant,
9014 Sunni Perch Court
Perry Hall MD 21128

RE: Case Number: 2020-281-A, 9014 Sunni Perch 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 November 18, 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 the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

December 2, 2020

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

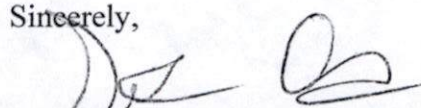
Dear Ms. Lewis:

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. 2020-0281-A

Prashant Verghese & Suja Prashant
9014 Sunni Perch Ct.

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-2335 or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at sautry@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



BALTIMORE COUNTY, MARYLAND

JOHN A. OLSZEWSKI, JR.
County Executive

Inter-Office Correspondence

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



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

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

DATE: December 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0281-A
Address 9014 Sunni Perch Court
(Verghese & Prashant Property)

Zoning Advisory Committee Meeting of **November 30, 2020.**

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

Reviewer: Steve Ford

Debra Wiley

From: Debra Wiley
Sent: Wednesday, December 16, 2020 8:41 AM
To: Christina Y Frink
Cc: Donna Mignon
Subject: RE: Administrative Variance Case No. 2020-0281 - 9014 Sunni Perch Ct.

Thanks for such a prompt response Christina.

Donna was preparing these and it was her catch ... she's a quick learner.

Have a great and safe day !

From: Christina Y Frink <cfrink@baltimorecountymd.gov>
Sent: Wednesday, December 16, 2020 8:38 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Administrative Variance Case No. 2020-0281 - 9014 Sunni Perch Ct.

Sorry about that, the Section number is 1B01 301.1.A.

Thanks for catching that.

Christina Frink

From: Debra Wiley
Sent: Tuesday, December 15, 2020 4:50 PM
To: Christina Y Frink <cfrink@baltimorecountymd.gov>
Cc: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Administrative Variance Case No. 2020-0281 - 9014 Sunni Perch Ct.

Hi Christina,

I have received the above-referenced case file and unfortunately there is no Section cited in the BCZR from where this variance is being requested on the petition.

Can you please send this code section to both myself and Donna (I am on vacation the week of 12/21) so that the judge can complete the order.

Thanks in advance; it is appreciated.

CHECKLIST

<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>121</u>	DEPS (if not received, date e-mail sent _____)	<u>nc</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>122</u>	STATE HIGHWAY ADMINISTRATION	<u>No object</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>11-29-20</u> by <u>Wilson</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

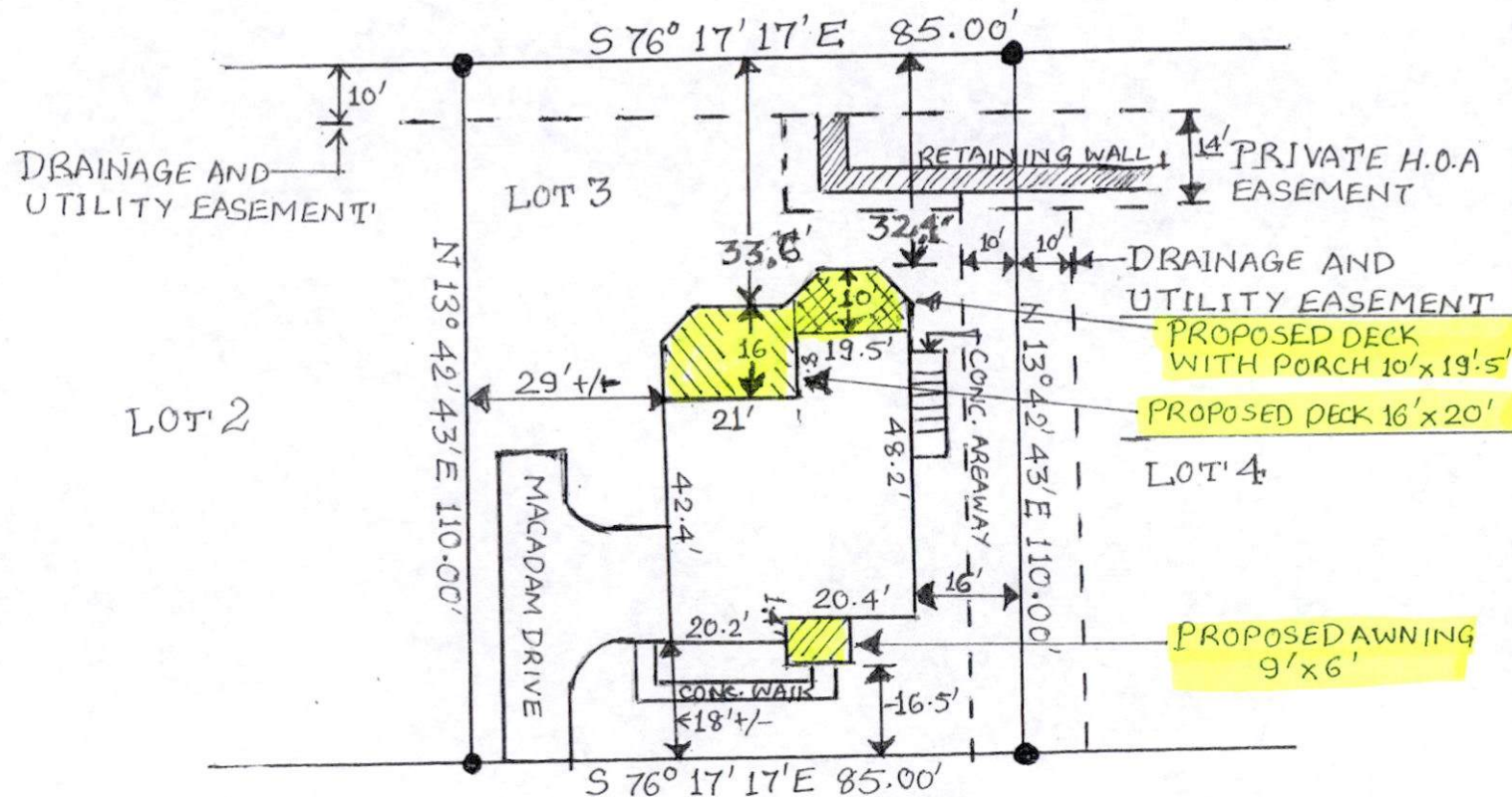
Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 2500003603		
Owner Information		
Owner Name:	VERGHESE PRASHANT PRASHANT SUJA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9014 SUNNI PERCH CT PERRY HALL MD 21128-	Deed Reference: /37471/00428
Location & Structure Information		
Premises Address:	9014 SUNNI PERCH CT PERRY HALL 21128-0000	Legal Description: .215AC 9014 SUNNI PERCH CT NS PARKSIDE II
Map:	Grid:	Parcel:
0072	0017	1390
Neighborhood:	Subdivision:	Section:
11010007.04	0000	
Block:	Lot:	Assessment Year:
	3	2021
		Plat No:
		Plat Ref: 0078/ 0312
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2012	3,032 SF	
		Property Land Area
		9,365 SF
		County Use
		04
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	6	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	137,300	137,300
Improvements	328,500	328,500
Total:	465,800	465,800
Preferential Land:	0	
Phase-in Assessments		
	As of 07/01/2020	As of 07/01/2021
Transfer Information		
Seller: MLH DEVELOPMENT LLC	Date: 05/04/2016	Price: \$490,000
Type: ARMS LENGTH IMPROVED	Deed1: /37471/ 00428	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	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:		

2020-2081-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 9014 SUNNI PERCH CT OWNER(S) NAME(S) PRASHANT VERGHESE & SUJA PRASHANT
 SUBDIVISION NAME PLAT OF PARKSIDE II LOT # 3 BLOCK # 0078 SECTION # N/A
 PLAT BOOK # 78 FOLIO # 0312 10 DIGIT TAX # 2500003603 DEED REF. # 3747100428



SUNNI PERCH CT
(50' R/W)



PLAN DRAWN BY PRASHANT VERGHESE DATE 10/31/2020 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE
 ZONING MAP # 072C2
 SITE ZONED DR3.5H
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE -
 OR SQUARE FEET 9,365
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH ☒
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0281-A

Per. E. Ch. 1

PHOTOGRAPHS OF PROPERTY

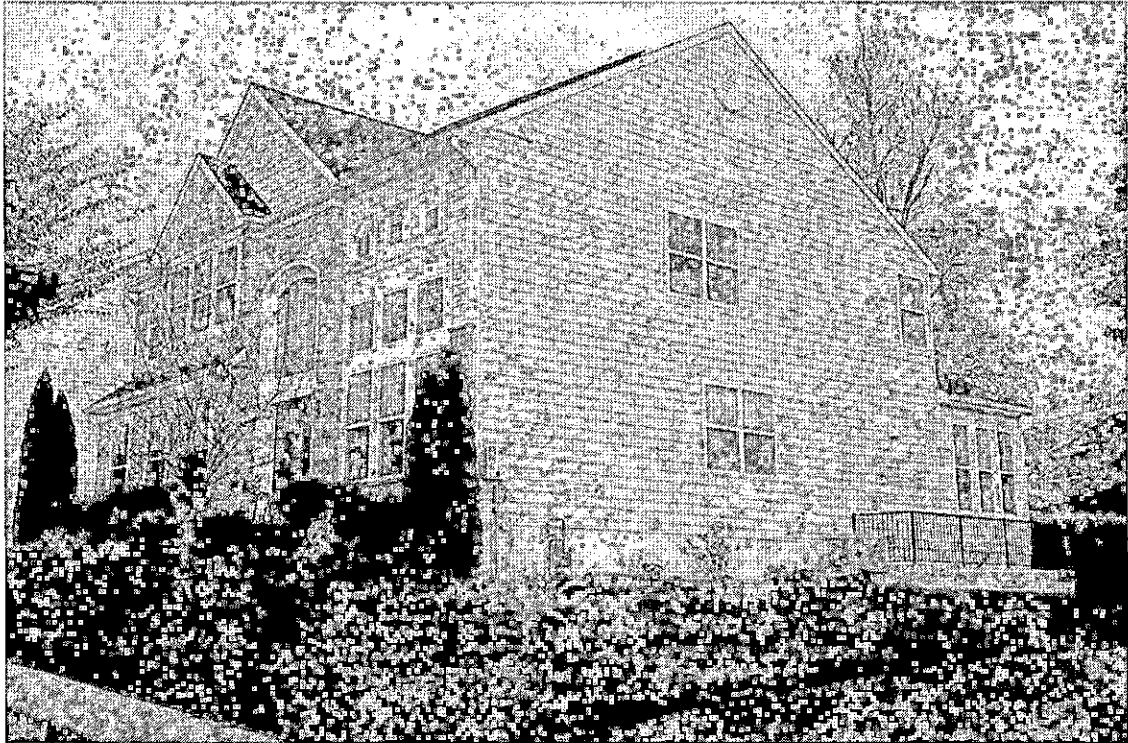


Front Left Side Elevation

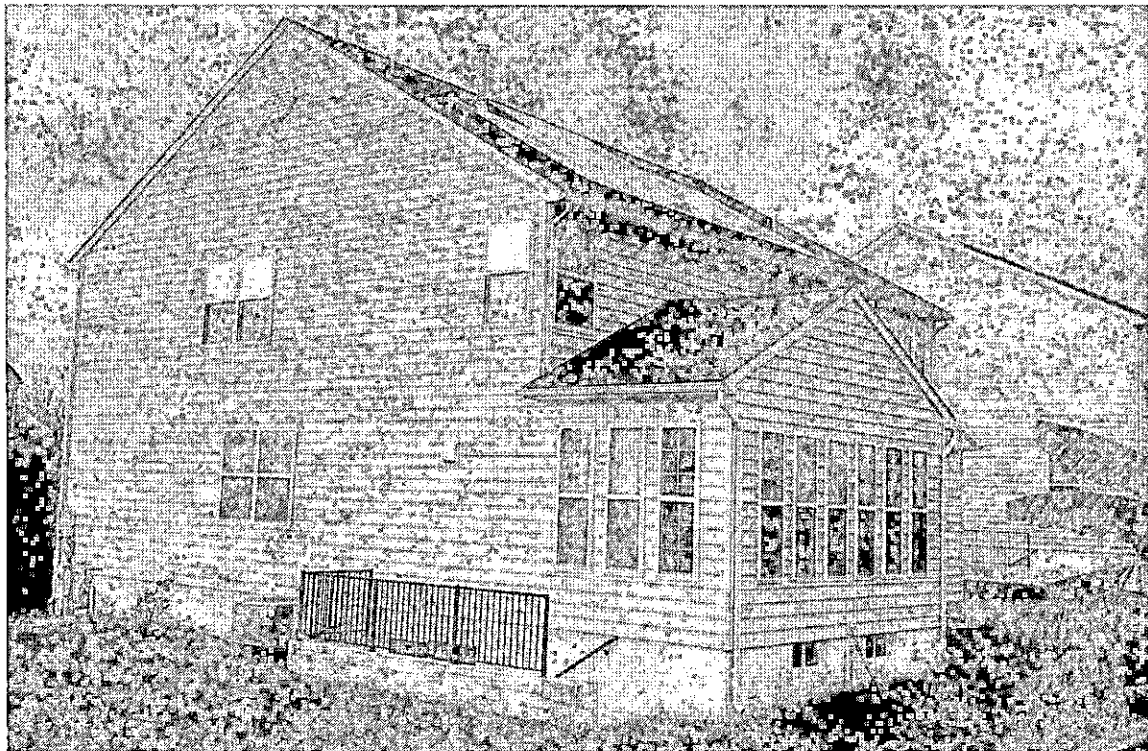


Front Elevation

2020-2081-A



Front Right Side Elevation



Back Right Side Elevation

2020-2081-A



Back Side Elevation



Back Left Side

2020-2081-A



Left Side Adjacent Dwelling property (9016 Sunni Perch Ct)



Right Side Adjacent Dwelling Property (9012 Sunni Perch Ct)

2020-2081-A

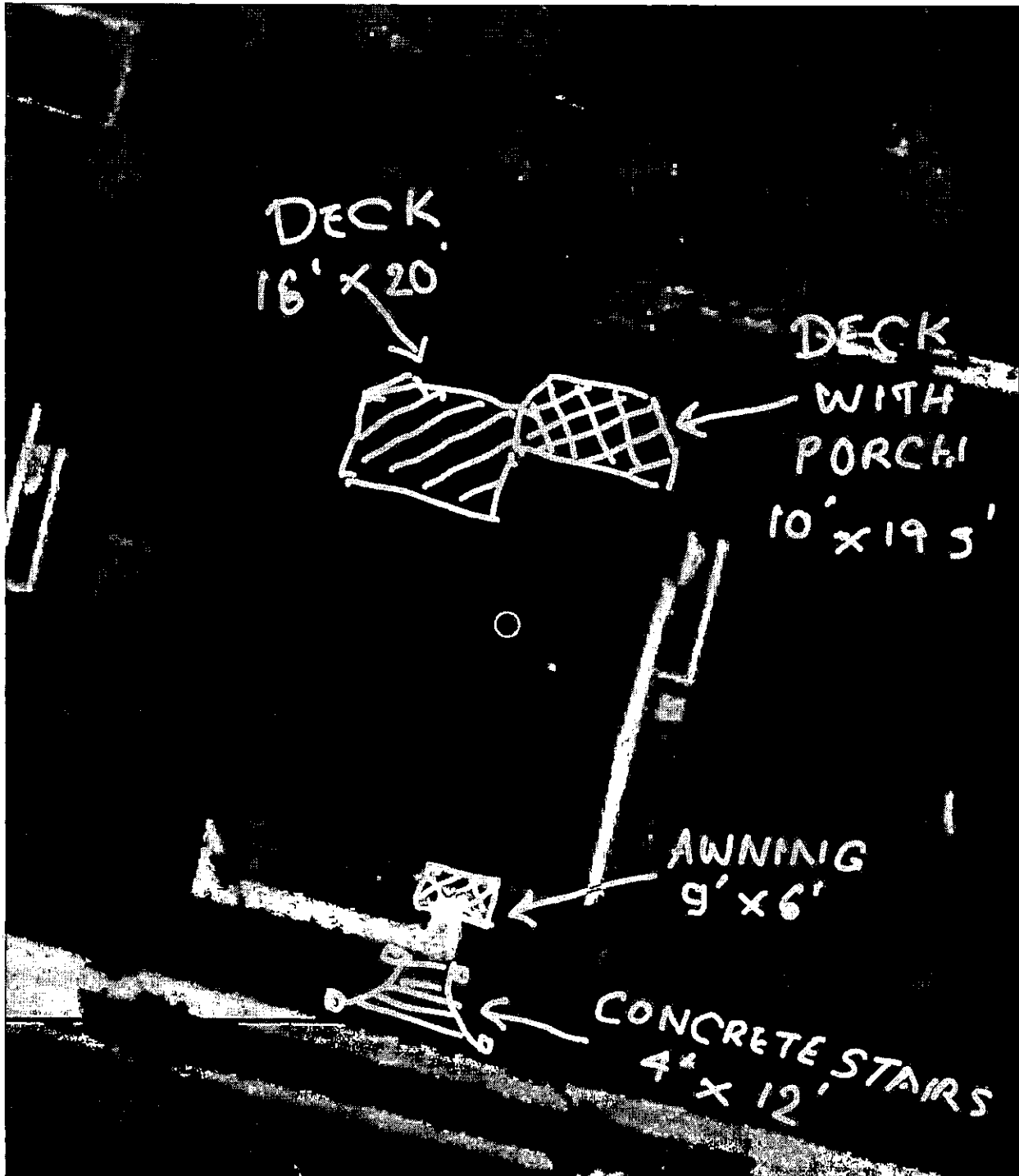
Area of Proposed Changes

Deck: 16' x 20'

Deck with Porch: 10' x 19.5

Awning: 9' x 6'

Concrete Stairs: 4' x 12'



2020-2081-A

Hearing Officer:

For your Reference

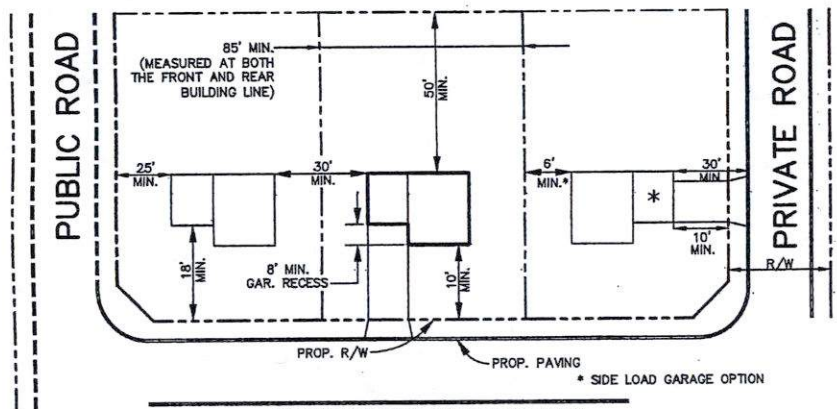
DWELLING TYPE	UNITS	REQUIRED	PROPOSED	PHASE	SCHEDULE
SINGLE FAMILY	20	40	40		7/07
TOTAL	20	40	40		

SPECIAL EXCEPTIONS
SPECIAL HEARINGS

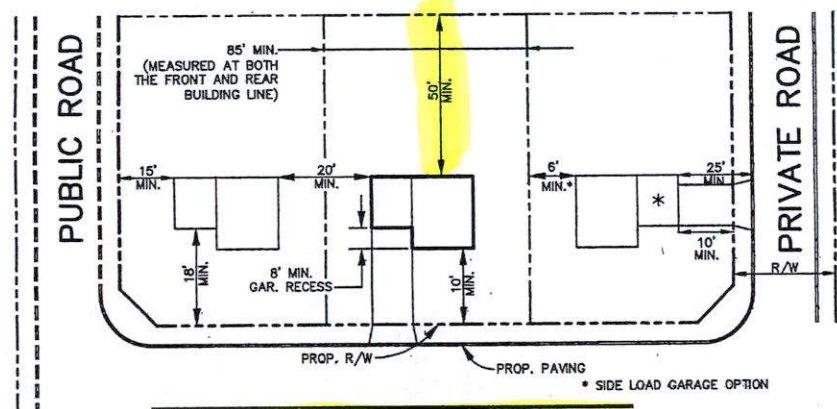
OTHER
CONSISTENCY WITH DESIGN MANUALS

NONE
TO APPROVE THE UTILIZATION OF DENSITY WITHIN
EACH ZONE ON THE PROPERTY

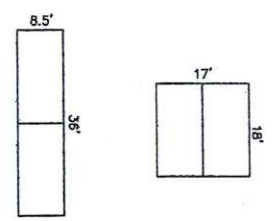
NONE
YES



PROPOSED TYPICAL LOT LAYOUT DETAIL
DR 2H ZONING
NOT TO SCALE



PROPOSED TYPICAL LOT LAYOUT DETAIL
DR 3.5H ZONING
NOT TO SCALE

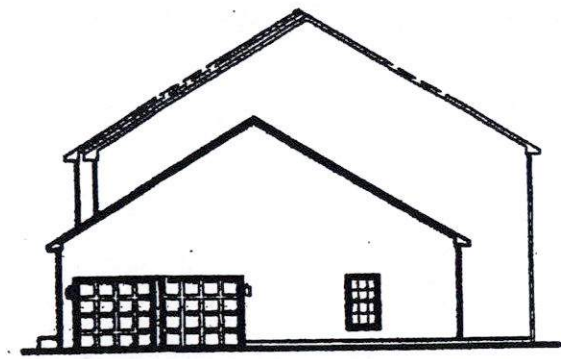


PARKING SPACE DETAIL
NOT TO SCALE

1. ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 (BCZR). PARKING IS ALSO SUBJECT TO COMPLIANCE WITH SECTION 259.9F, BCZR.
2. ALL PARKING AND MANEUVERING AREAS WILL BE PAVED (MACADAM OR CONCRETE).
3. DRIVEWAYS WILL BE PAVED BY THE BUILDER DURING HOUSE CONSTRUCTION.

NOTE: THOUGH ALL HOUSE BOXES AS SHOWN REFLECT A FRONT LOAD GARAGE, SIDELOAD GARAGES MAY BE USED WHILE STILL BEING IN COMPLIANCE WITH HONEYGO OVERLAY DISTRICT GUIDELINES.

FROM FRONT BUILDING FACE TO: PROPERTY LINE (NOT A STREET LINE)	
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO: REAR PROPERTY LINE (NOT A STREET LINE) (EXCEPT FOR UNROOFED ADDITIONS, INCLUDING PATIOS AND DECKS; AND ROOFED ADDITIONS WHICH DO NOT EXCEED IN WIDTH 50% OF THE DWELLING UNIT, AND WHICH DO NOT EXTEND MORE THAN 10 FEET INTO THE REAR YARD SETBACK AREA)	(C) ADD
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO: SIDE YARD LOT LINE THAT IS NO ADJACENT TO A PUBLIC RIGHT-OF-WAY OR THE SAME AS A PUBLIC RIGHT OF WAY IF THE DWELLING UNIT IS DESIGNATED TO HAVE A SIDE OR REAR ENTRY GARAGE.	(SI) WID
FRONT ENTRY GARAGE SHALL BE RECESSED BEHIND THE FRONT FACADE OF THE DWELLING (A TWO CAR GARAGE FACING THE STREET SHALL HAVE TWO INDIVIDUAL DOORS SEPARATED BY A DIVIDER. THE FRONT FACADE OF ALL GARAGES, INCLUDING THE DIVIDER AND NOT INCLUDING THE GARAGE DOORS, SHALL BE CONSTRUCTED OF THE SAME MATERIALS AS THE FRONT FACADE OF THE BUILDING)	
FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE	
FROM SIDE BUILDING FACE TO: PAVING OF A PRIVATE ROAD	
FROM SIDE BUILDING FACE TO: TRACT BOUNDARY	
MINIMUM WIDTH FOR ANY SINGLE FAMILY DETACHED LOT AS MEASURED ALONG BOTH THE FRONT WALL AND REAR WALL OF THE DWELLING UNIT.	
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS FOR URBAN RESIDENTIAL USE. EXPLANATION OF THESE AND OTHER REQUIREMENTS, CONSULT THE COMPREHENSIVE ZONING MAP, SECTION 259.9.B AND 259.9.C OF THE BALTIMORE COUNTY ZONING ORDINANCE.	



TYPICAL SIDE ELEVATION W/ SIDELOAD GARAGE (NTS)
MUST COMPLY WITH SECTION 259.9.C.3 A & B
(DIVIDER REQUIRED WHEN DOORS FACE THE STREET)



TYPICAL FRONT FACADE W/ MATERIALS ARE DEFINED BY THE COMPREHENSIVE ZONING MAP, SECTION 259.9.B AND 259.9.C OF THE BALTIMORE COUNTY ZONING ORDINANCE.

THE PROPOSED DWELLINGS AND DEVELOPMENT ARE LOCATED WITHIN THE HONEYGO OVERLAY DISTRICT H AND ARE LOCATED WITHIN THE HONEYGO RUN SUBAREA. THE

2020-2081-A

HEARING
ZONING CASE

FOR your Reference

2020-2081-A



Lot # 3 2500000292

9065

5007

PAI # 110928

Pt. Bk. 0000078, Folio 0098

PAI # 110928

2500000293

Lot # 4

Pt. Bk./Folio # 078098

PAI # 110928

PAI # 110928

2500000294

Lot # 5

1114065425

2500003601

DR 3.5 H

2500003602

9016

Lot # 2

072C2

NE 10-H

5 CD 11 ED

Lot # 3 2500003603

9014

9059

Lot # 4

NE 10-I

2500003604

Pt. Bk. 0000078, Folio 0312

9012

Lot # 5

2500003605

Pt. Bk./Folio # 078312

PAI # 110350

PAI # 110350

PAI # 110350

SUNNI PERCH CT

DR 2 H

9015

2500003618

Lot # 18

9013

2500003617

Lot # 17

2020-2081-A

2500003612

Lot # 12

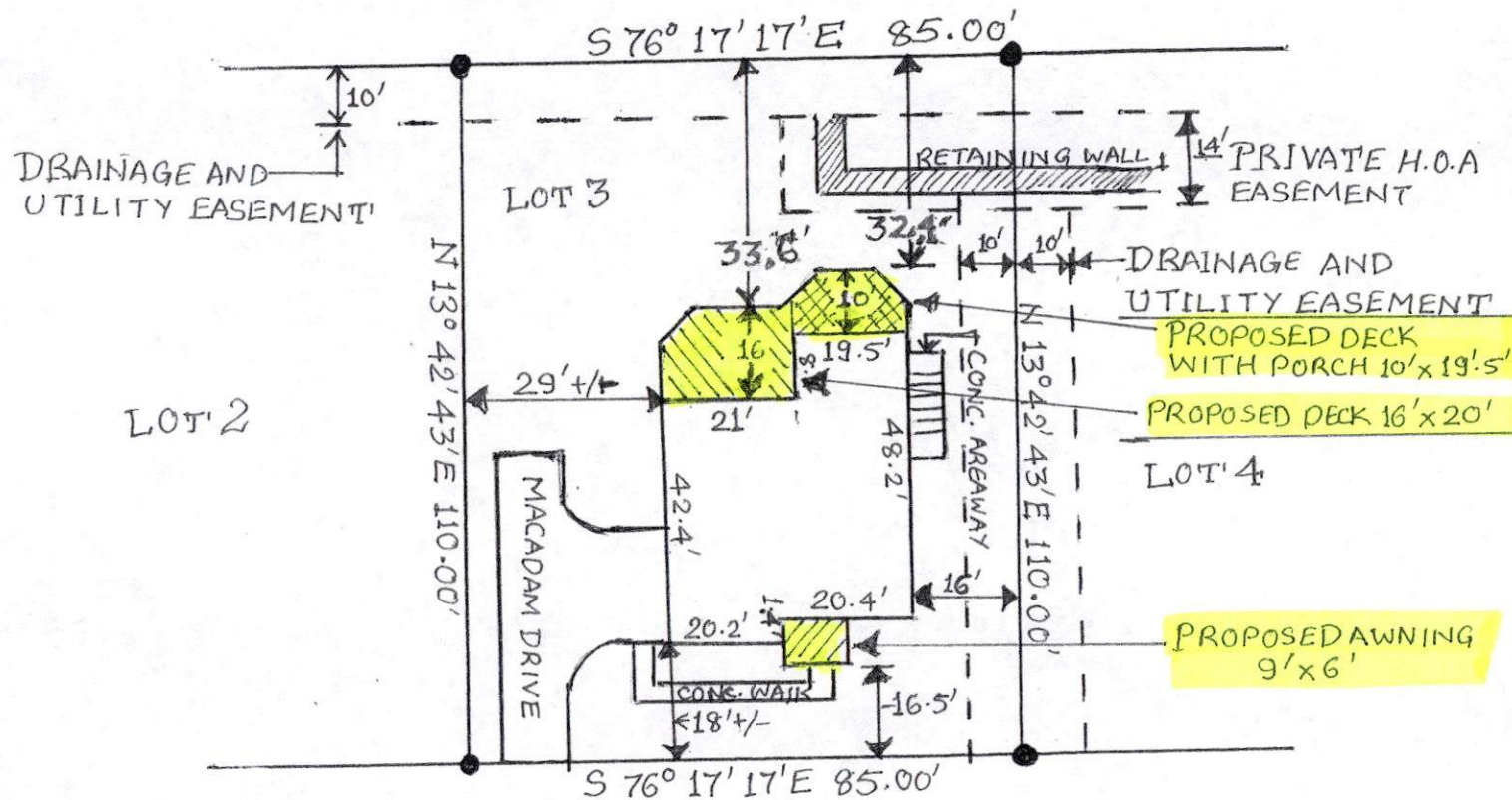
9060

SUNNY MEADOW CT



A-1205-0505

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 9014 SUNNI PERCH CT OWNER(S) NAME(S) PRASHANT VERGHESE & SUJA PRASHANT
SUBDIVISION NAME PLAT OF PARKSIDE II LOT # 3 BLOCK # 0078 SECTION # N/A
PLAT BOOK # 78 FOLIO # 0312 10 DIGIT TAX # 2500003603 DEED REF. # 3747100428



SUNNI PERCH CT
(50' R/W)



PLAN DRAWN BY PRASHANT VERGHESE DATE 10/31/2020 SCALE: 1 INCH = 30 FEET



ZONING MAP# 072C2
SITE ZONED DR3.5H
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT AREA ACREAGE -
OR SQUARE FEET 9,365
HISTORIC ? NO
IN CBCA ? NO
IN FLOOD PLAIN ? NO
UTILITIES ? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE ☐
SEWER IS:
PUBLIC ☒ PRIVATE ☐
PRIOR HEARING ? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0281-A