



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 2407 HUNT DRIVE BALTIMORE MD 21209 Currently zoned DR 5.5
 Deed Reference 39361 / 00295 10 Digit Tax Account # 0301013600
 Owner(s) Printed Name(s) JOSEPH & TOBY BERKOWITZ

(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 of BCZR (1953 Reg App. K section III C.2).
To permit a proposed addition with a front yard set back of 19 feet in lieu of the required 25 feet.
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):

JOSEPH BERKOWITZ / TOBY BERKOWITZ
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
2407 HUNT DRIVE BALTIMORE MD 21209
 Mailing Address City State
410-446-5372 BERKOWITZYT@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:

DONNY ANKRI
 Name – Type or Print
[Signature]
 Signature
6803 CHEROKEE DRIVE BALTIMORE MD 21209
 Mailing Address City State
443-929-2377 DA@DONNYANKRI.COM
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2022-0008-A Filing Date 1/11/22 Estimated Posting Date 1/23/22 Reviewer gh

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: 2407 HUNT DRIVE BALTIMORE MD 21209

Print or Type Address of property

City

State

Zip Code

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

A VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE AND LOT PROVIDES A PRACTICAL DIFFICULTY FOR THE FAMILY. AN ADDITION IS BEING PROPOSED TO ADD BEDROOMS AND ADDITIONAL LIVING SPACE

THANK YOU FOR YOUR CONSIDERATION.

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

Signature of Owner (Affiant)

JOSEPH BERKOWITZ

Name- Print or Type

Signature of Owner (Affiant)

TOBY BERKOWITZ

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:

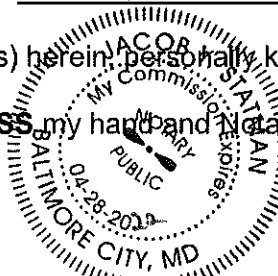
I HEREBY CERTIFY, this 12 day of Dec, 2021, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

J-B.T. BERKOWITZ

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 2407 HUNT DRIVE BALTIMORE MD 21209

Beginning at a point on the SOUTH side of HUNT DR which is 50 feet wide at the distance of 226 feet WEST of the centerline of the nearest improved intersecting street BARE RD which is 50 feet wide.

Part B

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

Being Lot # 21, Block # C in the subdivision of SUMMIT PARK as recorded in Baltimore County Plat Book # 20, Folio # 49 containing 8,700 square feet, located in the 3rd Election District and the 2nd Council District.

ADMINISTRATIVE VARIANCE:

2407 HUNT DRIVE BALTIMORE, MD 21209

BALTIMORE COUNTY

PROJECT SCOPE:

FRONT ADDITION TO AN EXISTING
SINGLE FAMILY HOUSE

VARIANCES ARE REQUIRED FOR
FRONT SETBACK INCLUDING FRONT
YARD AVERAGE

DRAWN BY:
DONNY ANKRI ARCHITECTS
PHONE: 443-929-2377
EMAIL: DA@DONNYANKRI.COM
DATE: 12/08/2021

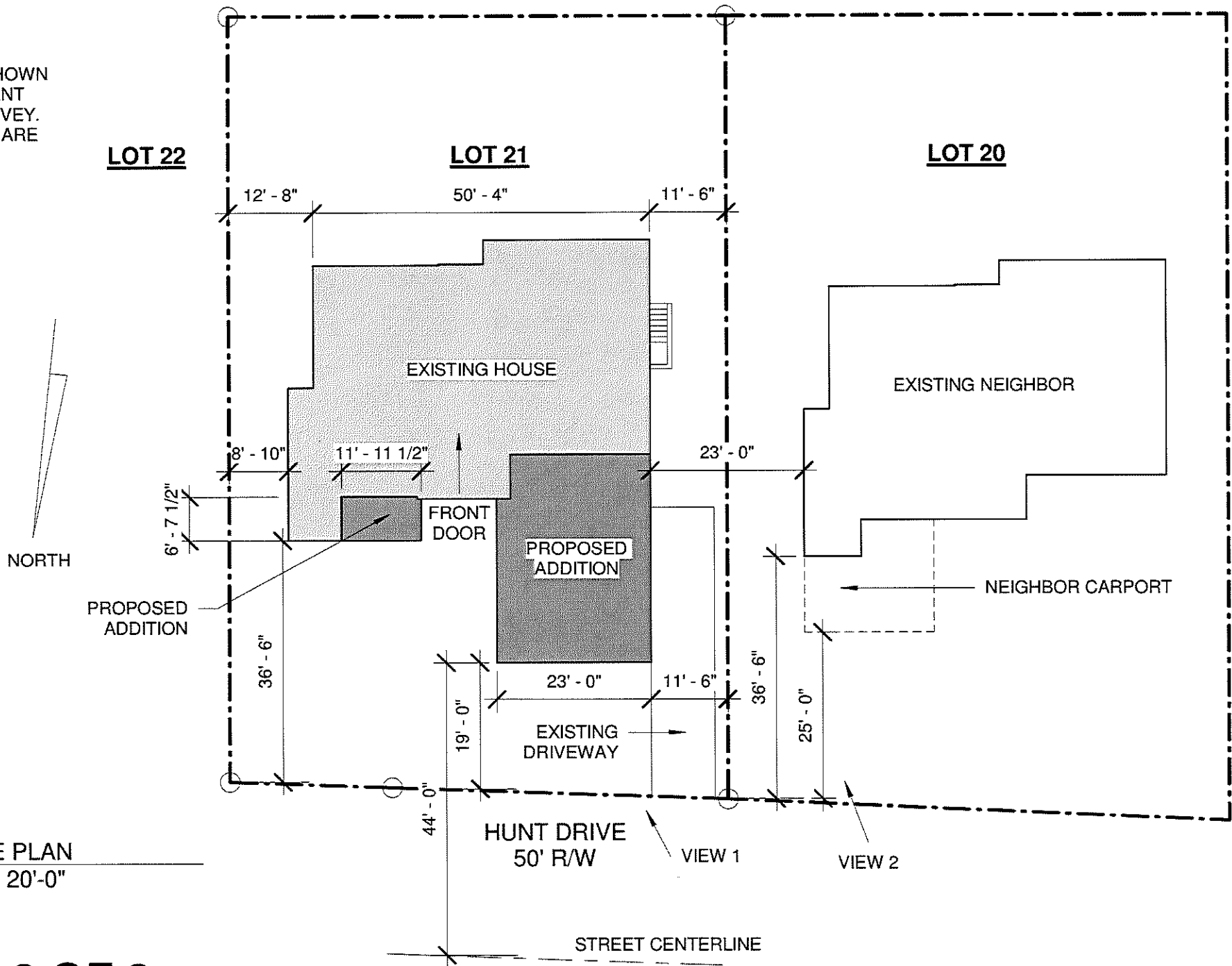
ADDRESS: 2407 HUNT DRIVE BALTIMORE, MD 21209
OWNER(S): JOSEPH AND TOBY BERKOWITZ
USE: SINGLE FAMILY DWELLING - DETACHED

SUBDIVISION: SUMMIT PARK
LOT#: 21
BLOCK#: C
SECTION#: 1
PLAT BOOK#: 0020
PLAT FOLIO#: 0049
10 DIGIT TAX ID#: 0301013600
DEED REF#: 39361/00295
MAP#: 0079
ZONE: DR 5.5
ELECTION DISTRICT: 3
COUNCIL DISTRICT: 2
LOT AREA: 8,700 SF SQ. FT.
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
SEWER IS:
PUBLIC x PRIVATE ____
SEWER IS:
PUBLIC x PRIVATE ____
PRIOR HEARING? NO

<u>SETBACKS</u>	<u>REQ'D</u>	<u>PROPOSED</u>
FRONT:	25'	19'
SIDE:	7'+10'	NO CHANGE
SIDE STREET:	N/A	N/A
REAR:	15'	NO CHANGE
HEIGHT:	N/A	NO CHANGE

PLAT APPROVED 7/7/1954

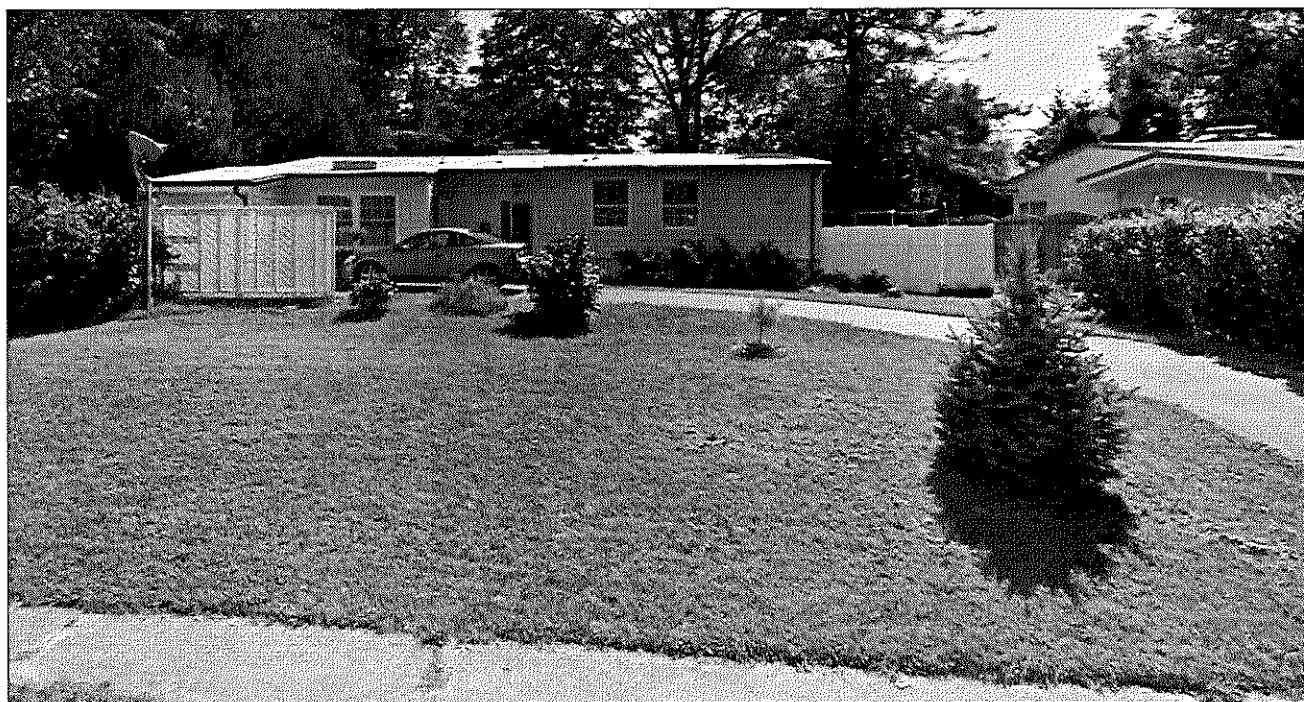
NOTES:
1. SITE PLAN SHOWN
BASED ON CLIENT
PROVIDED SURVEY.
2. DIMENSIONS ARE
APPROXIMATE.



A1 SITE PLAN
1" = 20'-0"



VIEW 1



VIEW 2

PAGE 3 OF 3

2407 HUNT DRIVE BALTIMORE, MD 21209 - BALT. COUNTY

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 24, 2022
FORMAL OR INFORMAL RESPONSE DUE AT January 31, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), kewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0008-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Joseph and Toby Berkowitz
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2407 HUNT DR

Location: Property located at the South side of Hunt Dr., West 226 feet to centerline of Bare Rd.

Existing Zoning: DR 5.5 **Area:** 8,700 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3: (1953 Reg, Appk section III C.2) To permit a proposed dwelling addition with a front yard setback of 19 feet in lieu of the required 25 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/07/2022

Miscellaneous Notes:
