



PETITION FOR ZONING HEARING(S)

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

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

Address 7812-16 Eastern Ave which is presently zoned DR 16
 Deed References: 38349/00024 10 Digit Tax Account # 1513855460
 Property Owner(s) Printed Name(s) Boney Real Estate LLC

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. **X** a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the continued non-conforming use of the property - SEE ATTACHED

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

Neil Lanzi
 Name- Type or Print
 Signature
 WCS 102 W Pennsylvania Ave Ste 406 Towson MD
 Mailing Address City State
 21204 / 410 659-1390 / nlanzi@wcslaw.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Boney Real Estate LLC
 Name #1 - Type or Print Name #2 - Type or Print
 Signature #1 Signature #2
 80 ST. Roberts Dr Stafford VA
 Mailing Address City State
 22556 / 540 207-2547 / realestate@goboney.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Neil Lanzi
 Name - Type or Print
 Signature
 WCS 102 W Pennsylvania Ave Ste 406 Towson MD
 Mailing Address City State
 21204 / 410 659-1390 / nlanzi@wcslaw.com
 Zip Code Telephone # Email Address

CASE NUMBER 2022-0014-SPH Filing Date 1/14/2022 Do Not Schedule Dates: Reviewer RT

ATTACHMENT TO PETITION FOR SPECIAL HEARING

Boney Real Estate, LLC, Property Owner/Petitioner hereby petitions the Administrative Law Judge for the following zoning relief with regard to the property known as 7812-7816 Eastern Avenue:

1. Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations to confirm continued non-conforming use of property to utilize an existing semi-detached structure on the property in addition to adding a second unit to existing single family dwelling on the same property.
3. For any further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

The Administrative Law Judge has the power to grant special hearing relief that will not be detrimental to the health, safety or general welfare of the locality involved. Petitioner will be providing additional reasons in support of the zoning relief requested at the hearing.

Dietz Surveying Inc.

8119 Oakleigh Road, Baltimore, MD 21237

Phone 410-661-3160 Fax 410-661-3163

Zoning Description

For

7812 Eastern Avenue

January 4, 2022

Beginning on the North side of Eastern Avenue (Variable R/W), distant 785 feet +/- from the center of 54th Street (60' R/W), thence running with and binding on the North side of Eastern Avenue

1. South 72 degrees 03 minutes 08 seconds West 122.58 feet,
2. North 08 degrees 32 minutes 43 seconds East 255.21 feet,
3. South 20 degrees 08 minutes 17 seconds East 228.58 feet, to the place of beginning.

Containing 0.321 of an Ac. or 13,999 sq.ft. of land more or less. Being known as 7812 Eastern Avenue and located in the 15th Election District, 7th Councilmanic District.

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: 2022-0014-SPH **Reviewer:** Rosalie Johnson

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

Type: SPECIAL HEARING

Legal Owner: Boney Real Estate, LLC.

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 7812 16 EASTERN AVE

Location: Property located on the North side of Eastern Ave., 755 feet West of 54th Street.

Existing Zoning: DR 16

Area: 16,944 SQ FT.

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To confirm continued non-conforming use of property to utilize an existing semi-detached structure on the property in addition to adding a second unit to existing single family dwelling on the same property.

For any further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Attorney: Neil Lanzi

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:
