



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

22-0003
JCM

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 1915 HAVERHILL ROAD, PARVILLE, MD 21234 Currently zoned residential
Deed Reference 44646 100453 10 Digit Tax Account # 0920551520
Owner(s) Printed Name(s) DAVID AND ANGELA DELAWARE

(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) 400.1, BC22 TO PERMIT A DETACHED GARAGE TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

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):

DAVID DELAWARE ANGELA DELAWARE
Name #1 – Type or Print Name #2 – Type or Print
David Delaware AK Delaware
Signature #1 Signature #2
1915 Haverhill Rd Parkville MD
Mailing Address 443 824 5134 State
21234 14439862446 , toangela11@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:

Angela Delaware
Name – Type or Print
AK Delaware
Signature
1915 Haverhill Rd Parkville MD
Mailing Address City State
21234 14439862446 , toangela11@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 _____ 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 2022-0016-A Filing Date 1/18/22 Estimated Posting Date 1/23/22 Reviewer JCM

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: 1915 Haverhill Rd, Parkville MD 21234
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)

please see attached

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

David Delaware

Signature of Owner (Affiant)

David Delaware

Name- Print or Type

Angela Delaware

Signature of Owner (Affiant)

Angela Delaware

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 6th day of December, 2021, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Karen A. Komorowski

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

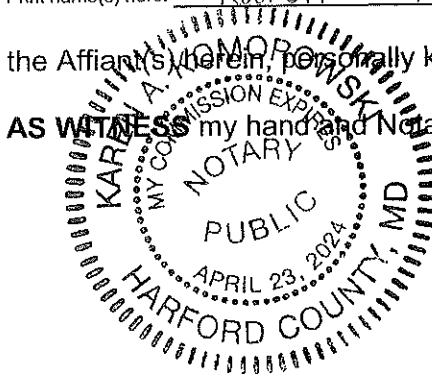
AS WITNESS my hand and Notaries Seal

Karen A. Komorowski

Notary Public

04/23/24

My Commission Expires



Dear Sirs/Madams/Etc.,

I am writing today to request a variance at 1915 Haverhill Road, Parkville, MD 21234.

We are requesting a variance on the placement of a garage. Most houses in the neighborhood have an attached garage or a carport. Most of the garages in the neighborhood begin at the halfway point of the house and extend backwards. The back of our house makes it impossible to extend back as there is a steep hill. We are requesting that we be able to start the garage flush with the front of the house and extend back to the base of the hill. The carports in the neighborhood are flush with the front of the house. Some garages are also flush with the house. Our request would not deviate greatly with what is already present in the neighborhood.

I don't think you need an explanation as to why we wish to have a covered garage, but in case it is required, we would like to protect our cars, have a flat place to park* and be able to protect our equipment, like mower, snow blower, etc.

*As a note, our driveway is a 15% grade, and it is difficult to park and bad for our vehicles. The other pad was not flush with the ground and therefore impractical for parking. We replaced that with a beautiful concrete pad.

Thank you for your consideration.

David and Angela Delaware

Zoning Description
For
1915 Haverhill Road

**That property located on the SE/Side of Haverhill Road, 195 ft.± in a
southwesterly direction from the terminus of Haverhill Road.**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 21222

Date: 1/18/22

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					75. —

Total: 75. —

Rec From: ANGELA DELAWARE.

For: 2022-0016-A

CH# 2769

JCM

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ANGELA KNOWLES DELAWARE 08-92
 DAVID J DELAWARE
 1915 HAVERHILL ROAD
 PARKVILLE, MD 21234

65-7767
 2550 D

2769

DATE 12/15/2021

PAY TO
 THE ORDER OF

Baltimore County \$ 75.00
 Seventy and five (9) 00/100 — DOLLARS

**First
 Financial**
 FEDERAL CREDIT UNION

MEMO Variance

Angela Delaware

255077671 1910000751 02769

SPECIALTY UNIT

PAGE BREAK.

OMIT THIS PAGE.

**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/neighborhood 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: 2022-0016-A

Property Address: 1915 HAVERHILL RD

Property Description: Located on the SE 1/3 of Haverhill Rd.
195 ft. ± SW from the terminus of Haverhill Rd.

Legal Owners (Petitioners): David & Angela Delaware

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Angela Delaware

Company/Firm (if applicable): _____

Address: 1915 ~~Delaware~~ Haverhill Rd
Parkville, Md. 21234

Telephone Number: 443 - 986 - 2446

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2022-0016 -A

Address 1915 HAVERHILL RD.

Contact Person: J. Merrey
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/18/22

Posting Date: 1/23/22

Closing Date: 2/7/22

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 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 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.
- 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.
- 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 2022-0016 -A

Address 1915 HAVERHILL RD.

Petitioner's Name DAVID DELAWARE

Telephone 443-986-2446

Posting Date: 1/23/22

Closing Date: 2/7/22

Wording for Sign: To Permit

a detached garage to be located on the side yard in lieu of the required rear.

Revised 6/30/2018

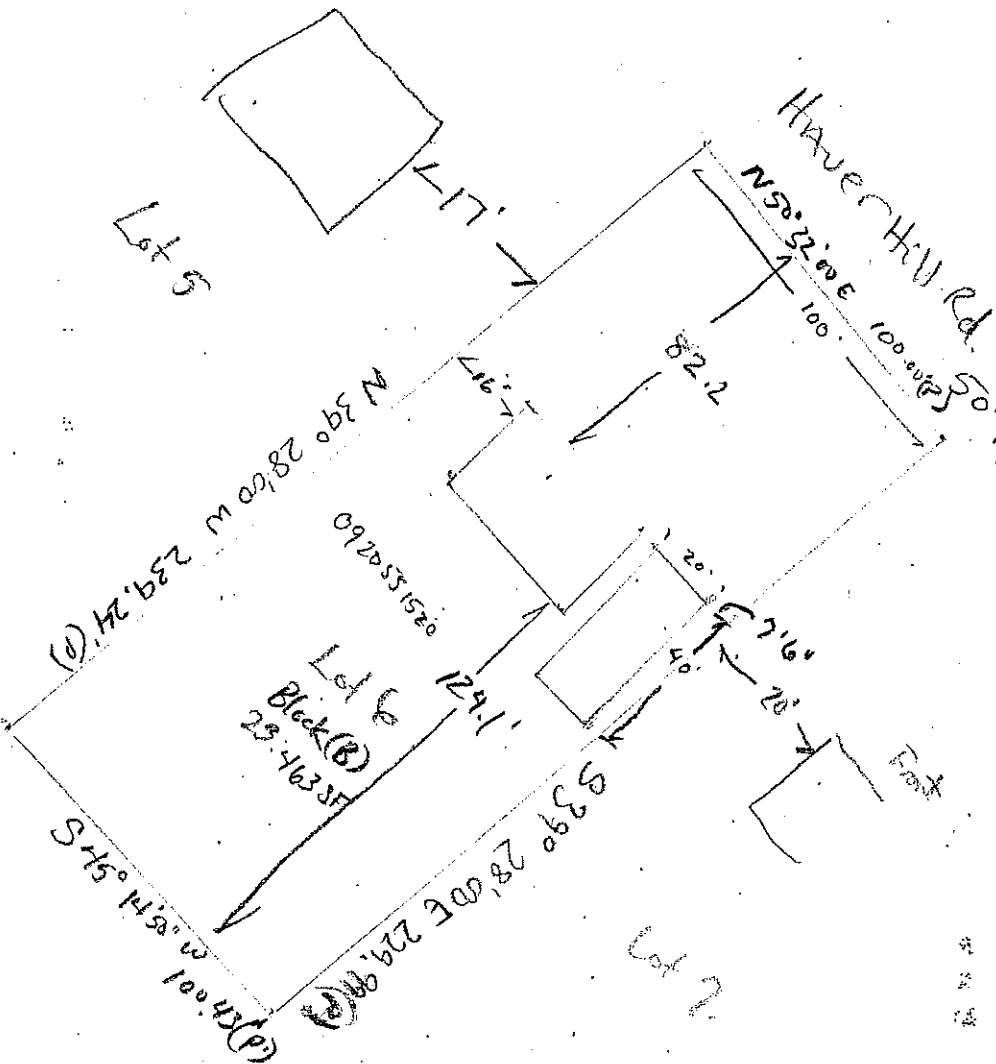
Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0920551520		
Owner Information		
Owner Name:	DELAWARE ANGELA KNOWLES DELAWARE DAVID JOHN	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	1915 HAVERHILL RD BALTIMORE MD 21234-2717	Deed Reference: /44646/ 00453
Location & Structure Information		
Premises Address:	1915 HAVERHILL RD BALTIMORE 21234-2717	Legal Description: HAVER HILL
Map:	Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year:	Plat No: 2
0071	0001 0123 9110130.04 0000 B 6 2020	Plat Ref: 0021/0015
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1965	1,326 SF	23,400 SF
County Use	04	
Stories	Basement Type	Exterior Quality Full/Half Bath
1	YES STANDARD UNIT	BRICK/ 4 2 full
Garage Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	77,200	77,200
Improvements	143,400	145,300
Total:	220,600	222,500
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2021	As of 07/01/2022
	221,867	222,500
Transfer Information		
Seller: TONDRICK DORIS E	Date: 05/10/2021	Price: \$280,000
Type: ARMS LENGTH IMPROVED	Deed1: /44646/ 00453	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /04298/ 00161	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2021
County:	000	0.00
State:	000	0.00
Municipal:	000	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:		

SITE VICINITY MAP

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 1915 Haverhill Rd. Rehoboth MA OWNER(S) NAME(S) David + Angela Delmurae
 SUBDIVISION NAME Donwood LOT # 6 BLOCK # B SECTION #
 PLAT BOOK # 21 FOLIO # 15 1D DIGITAX # 0920551520 DEED REF. # 44646/00453



PLAN DRAWN BY D. Delmurae DATE 12/30/21 SCALE: 1 INCH = 50 FEET

2022-0016-A

MAP IS NOT TO SCALE



Haverhill Rd

ZONING MAP# 0700C1
 SITE ZONED DR-2
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE 23,400 sq ft
 OR SQUARE FEET 23,400 sq ft
 HISTORIC? NO
 IN CECA? 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:

Pt. Bk./Folio # 041012B

1700009211

Pt. Bk. 0000041, Folio 0012

Lot # 8 0918473880

NE 11-C

DR 1

1920

Lot # 7 0913209150

1918

0923002660

Lot # 6

Pt. Bk./Folio # 021015

5 CD

0 ED

071A1

HAVERHILL RD

Lot # 7

0907584940

Pt. Bk. 0000059

1915

Lot # 6 0920551520

Urban Side of URDL

1913

DR 2

Lot # 5 0912401660

NE 10-C

1911

Lot # 4 0912002321

Pt. Bk. 0000021, Folio 0015

1909

Pt. Bk./Folio # 020010

Lot # 3 0920662240

Pt. Bk. 0000020, Folio 0010

DR 1

0925700100

1912

NE 11-D

DR 1 NC

PAI # 090413

PAI # 090413

2200003333 PAI # 090413

Pt. Bk. 0000062, Folio 0013

Pt. Bk./Folio # 062013

PAI # 090413

0901540000

DR 1

NE 10-D

0913206033

DR 1 NC

~~This is to certify this is a true
and correct copy of the original~~



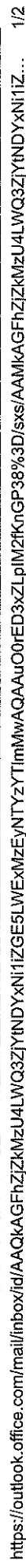
bright MLS



bright MLS











bright MLS

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: 2022-0016-A **Reviewer:** Joseph Merrey
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David and Angela Delaware
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 1915 HAVERHILL RD

Location: Property located on the Southeast side of Haverhill Rd., 195 feet Southwest from the terminus of Haverhill Rd.

Existing Zoning: DR 2 **Area:** 23,400 SQFT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit a detached accessory building (garage) to be located in the side yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/07/2022

Miscellaneous Notes:

Case Number: 2022-0017-A **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Habital for Humanity
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 13 **Council Dist:** 1

Property Address: 170 ELIZABETH AVE

Location: Property located beginning at the North side of Elizabeth Ave. at the East side of Stafford St.

Existing Zoning: DR 5.5 **Area:** 6,400 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.A: 1.) A proposed new dwelling with a rear setback of 27 feet in lieu of the required 30 feet.
2.) A proposed new rear deck with a rear setback of 17 feet in lieu of the required 22.5 feet minimum.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:
