JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

October 3, 2022

Mark and Hadassah Kohen – elikohen@comcast.net
6716 Chippewa Drive
Baltimore, MD 21209

RECEIVED
OCT - 3 2022
BALTIMORE COUNTY
BOARD OF APPEALS

RE: **APPEAL TO BOARD OF APPEALS**
Petition for Administrative Variance
Case No. 2022-0176-A
Property: 6716 Chippewa Drive

Dear Mr. and Mrs. Kohen

Please be advised that an appeal of the above-referenced case was filed in this Office on October 3, 2022. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

Paul M Mayhew

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Attachment
C: Board of Appeals
People's Counsel
Donny Ankri – da@donnyandri.com

APPEAL

Petition for Administrative Variance
Mark & Hadassah Kohen
Case No.: 2022-0176-A
6716 Chippewa Drive, Baltimore, MD 21209
3rd Election District, 2ndCouncil District

Petition for Administrative Variance: 7/26/2022

Zoning Description of Property – 1 sheet

Notice of Zoning Hearing (Webex) – N/A

Certification of Publication – (Daily Record) – N/A

Certification of Posting by Richard Hoffman on 8/5/22

Entry of Appearance by People's Counsel – N/A

Attendance Report – N/A

Zoning Advisory Committee Comments:
Development Plans Review – No Comment

Petitioner's Exhibits: None – Administrative Variance

Miscellaneous: SDAT, ZAC Agenda, 1954 Regulation, Misc. emails

Cover Letter and Administrative Law Judge Murphy's Opinion and Order – September 6, 2022 – Denied

Motion for Reconsideration filed by Donny Ankri Architects on 9/13/22

Cover letter and Administrative Law Judge Murphy's Opinion and Order on the Motion for Reconsideration – September 20, 2022 – denied

Notice of Appeal – Received on 10/3/22 by Donny Ankri – Check number# 1136 in the amount of $300.00

Cashiers Receipt No. 209952

Appeal given to the Board of Appeals – 10/3/22

Tammy Zahner

From: Administrative Hearings
Sent: Monday, October 3, 2022 3:31 PM
To: Donny; Administrative Hearings; elikohen@comcast.net
Cc: Debra Wiley; Peoples Counsel; Appeals Board
Subject: RE: Appeal - Case No: 2022-0176-A 6716 Chippewa Drive

Good Afternoon,
You're welcome. The next thing you will hear is from the Board of Appeals. If you have any questions, you may contact them at 410-887-3180.

Have a great day.
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204
410-887-3868

From: Donny <da@donnyankri.com>
Sent: Monday, October 3, 2022 3:28 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Appeals Board <appealsboard@baltimorecountymd.gov>
Subject: RE: Appeal - Case No: 2022-0176-A 6716 Chippewa Drive

CAUTION: This message from da@donnyankri.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thanks!

We'll wait to hear from someone at the County regarding a hearing date.

Donny Ankri, RA, NCARB
(443) 929-2377
da@donnyankri.com

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http://secure-web.cisco.com/1XnU32ZLYcG3sdatneEHjWGcwdq2xiZq-_4KAbSyuL509yAa1zbstOTZ9dKXh7aNVtavRvB_TH48WRppVx0_xr6DuatQOTxqlRdJetg0MNKiNAWlO2XlagEU3F4zm-vq4LulXD1kUdH0tiYdhoDMedfge4yahzjJZg26e_LUUXRBG8SezDz2YQwXb0GWPpPQ4pJU78y57fTmbmRB0yKqtWn35Wn_Bya4hbtVdYcq8wgzkk6MA4QEdPgViF_nNAv5TlWsIcy8jbs0XT7b83Q-BbiQA1Jo7VvaXUjFjc38HoD3MaMSS1qFkh5qpLSijG-C8dIelwkGXA77WK8NoEzs-DeWzaqVcZdqimmBVL2NyUArl9k63Bc_WB9Axno_bOrDJb0LpV4_-FQslrSuJXlWbB3AoJ9qtspohnkPGCP_w_q1RMeZwTobztXLSgGPB9IEkRfE75tpwHt8wsB5k4pS46A/http%3A%2F%2Fwww.donnyankri.com

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Monday, October 3, 2022 3:27 PM
To: elikohen@comcast.net; Donny <da@donnyankri.com>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Appeals Board <appealsboard@baltimorecountymd.gov>
Subject: Appeal - Case No: 2022-0176-A 6716 Chippewa Drive

Good Afternoon,
Please find the attached letter in regard to the Appeal.

Thank you.
Have a great day.

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204
410-887-3868

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Donna Mignon

From: Debra Wiley
Sent: Tuesday, September 20, 2022 12:13 PM
To: Donny; Administrative Hearings; elikohen@comcast.net
Cc: County Council; Henry Ayakwah; Jeffery Livingston; Jenifer G. Nugent; PAI Zoning; Peoples Counsel; Peter Max Zimmerman; Rebecca Wheatley; Vishnubhai K Desai; Donna Mignon; Administrative Hearings
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive - Motion for Reconsideration

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

Once the appeal and fee is received, all materials from our office will be delivered to the Board of Appeals and heard by their board members.

Any questions related to the Board's procedures/policies should be directed to them; they can be reached at 410-887-3180.

Appeals must be made in person in order for us to complete a "cashier's check". If you pay by check, we can take to the cashier's office for you. If you want to pay by any other means, we can give you the cashier's receipt for you to take with your payment to the cashier's office. Once paid and receipt is stamped by them, you will need to deliver the receipt back to us.

The correct fee is $300.00.

Thanks.

From: Donny <da@donnyankri.com>
Sent: Tuesday, September 20, 2022 12:06 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive - Motion for Reconsideration

CAUTION: This message from da@donnyankri.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 Debra, thank you. A few questions below:

1. Once we file the appeal, what happens next? Is there a hearing scheduled with the Judge?
2. If there is a hearing, is my client required to have a zoning attorney present?
3. In order to file the appeal, can I submit the request via email or does it have to be in person?

4. Can we pay the fee online or only in person with a check?
5. In a previous email, it was mentioned that the fee is $300. Your email says $400. Can you confirm which one?

Have a great day!

Donny Ankri, RA, NCARB
(443) 929-2377
da@donnyankri.com

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http://secure-web.cisco.com/1L2UVmJ8Z8d2UN8gmLI2hynqzrYPG9i3aIp3pZuPq8VuftvoObemnHkJqdmjbWbBY3qQuKv_iNcFuP7_QTIT6hQ0eF37FDDlLr5o1QkaujwZ8NdY0smhONRgSQ75pTQBPzv-BpQPkzVT7eKjnjLg9LWYatln0qHz36ef5uwBbSXu8aj41PC2nPIlwqnsEGDvZ149HtsqGUafpwZuYM1_4bmRHneewi7QMwJfnFAgRn-9NNgFGHaYFhsdIfhpq2eN-J5OrSCzuelSqB3vopqvDOqETOLh0ADdJgHE2L5qKEU3EYhnOqhy-I8yhagCBlb_uM7KctNyAJpUnFFXl-oKcD6MB_xd-b_M_8s6S83qrPlYcnlq9YtP5ypH3IB4glkhVYA_t3zryk6o-6ZBatd892mUXovSn9IcRPCfj3x1fuR5QQXx5xwdoBqtu8yWnV2RL/http%3A%2F%2Fwww.donnyankri.com

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Tuesday, September 20, 2022 10:08 AM
To: Donny <da@donnyankri.com>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive - Motion for Reconsideration

Good Morning,

Your next step is to appeal the Order on the Motion for Reconsideration to the Board of Appeals. This involves submitting a letter addressed to the ALJ (and copying all parties originally reflected on cover letters from our office and including Board of Appeals and People's Counsel) stating you'd like to file an appeal and the reasons accompanied by a check payable to Baltimore County, Md. in the amount of $400.00. Please be advised that this appeal must be received in our office within 30 days of the date of the Order on the Motion for Reconsideration.

Unfortunately, there will be no virtual meetings with the judge regarding this matter. Her Order stands unless you file an appeal.

Thank you.

From: Donny <da@donnyankri.com>
Sent: Tuesday, September 20, 2022 9:58 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>; County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G.

Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive - Motion for Reconsideration

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Hi there,

I see the denial decision and am disappointed with the result. We made a very clear case to why the variance is needed and we included precedents from other similar variances that were approved.

What is the next step to appeal this decision?

I would really like to have a zoom hearing with the judge. I don't think he/she fully understands our limitations on where this addition can go.

Thanks,

Donny Ankri, RA, NCARB
(443) 929-2377
da@donnyankri.com

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From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Tuesday, September 20, 2022 7:34 AM
To: elikohen@comcast.net
Cc: Donny <da@donnyankri.com>; Debra Wiley <dwiley@baltimorecountymd.gov>; County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Subject: Case No: 2022-0176-A 6716 Chippewa Drive - Motion for Reconsideration

Good Morning,
Please find attached Judge Murphy's Order on Motion for Reconsideration in regard to the above-referenced matter.

Thank you. Have a good day.

Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

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Donna Mignon

From: Debra Wiley
Sent: Tuesday, September 13, 2022 1:13 PM
To: Donny; Administrative Hearings; elikohen@comcast.net
Cc: County Council; Henry Ayakwah; Jeffery Livingston; Jenifer G. Nugent; PAI Zoning; Peoples Counsel; Peter Max Zimmerman; Rebecca Wheatley; Vishnubhai K Desai; Donna Mignon
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive

You're welcome. We will give the judge your MFR and within 30 days you'll receive an Order.

If we need anything further, we will reach out to you.

Thank you.

From: Donny <da@donnyankri.com>
Sent: Tuesday, September 13, 2022 1:11 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive

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Ok, great. Thank you for the explanation. Let's proceed with the MFR. In the event the MFR gets denied, I'll have the option of filing for an appeal. Let me know if there's anything I need to do to move forward with the MFR.

Thank you!

Donny Ankri, RA, NCARB
(443) 929-2377
da@donnyankri.com

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d6c5zazWACHs9W0sZoJZglmrO6etBOQNXvRj4uUoAKxF4k7Ydr0v-2SlzdC2Blc3N8D8cSMYPf05lG6LE9Qh0EHsKhyBM/http%3A%2F%2Fwww.donnyankri.com

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Tuesday, September 13, 2022 12:37 PM
To: Donny <da@donnyankri.com>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive

Good Morning,

You're more than welcome.

In reference to your zoning case, any party may file a Motion for Reconsideration ("MFR") of the judge's Order. The MFR must be made in writing, within 30 days of the original Order. The Motion must state, with specificity, the grounds and reasons for the request. This filing of a MFR shall stay all further proceedings in the matter, including the time limits/deadlines for the filing of an appeal. The judge shall rule on the MFR within 30 days from the date which the MFR is accepted.

A MFR is simply asking the judge to reconsider something whereas an appeal goes to the next step above which is the County Board of Appeals ("BOA") for them to hear the case.

Please keep in mind that you can file a MFR and if you don't agree with the judge's MFR Order, you can still file an appeal to the BOA – just within 30 days of the written Order.

Hope this helps.

From: Donny <da@donnyankri.com>
Sent: Tuesday, September 13, 2022 12:19 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive

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Hi Debra,

Thank you for the clarification. This is my first doing an appeal or a Motion for Reconsideration. All my other variances have been approved ☺ so I apologize for the questions.

What's the difference between an appeal and a Motion for Reconsideration?

Thanks you,

Donny Ankri, RA, NCARB
(443) 929-2377
da@donnyankri.com

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From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Tuesday, September 13, 2022 12:17 PM
To: Donny <da@donnyankri.com>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive

Mr. Ankri,

There is no fee to file a Motion for Reconsideration.

If you're filing an appeal, then that fee would apply.

Please clarify and thanks in advance.

From: Donny <da@donnyankri.com>
Sent: Tuesday, September 13, 2022 12:10 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>; Debra

Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive

CAUTION: This message from da@donnyankri.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 there,

Attached is our letter for a Motion for Reconsideration. It's a 2-page PDF. Please confirm receipt.

How would you like us to pay the $300 fee?

Thanks!

Donny Ankri, RA, NCARB
(443) 929-2377
da@donnyankri.com

DONNY
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http://secure-web.cisco.com/1dkVaECkS_RJchRjc_i-jwYtd4FmfSbll1GRlHndtbpo6xC8grnkeck9uXV954xROK62bDrWbc34HaRG8_Urlt_XyAwSrmftc5ScEIAVM6V9r1cXEMlC2_TkwmgT11xS3O6ccPNZViEd9b0A5lYcV7J1PvbmUBUqv3r993cOJml93F3lpWWpUfaZ-7fbY5LbxZ4EbpIWbhLAlXNKoURdO2H2LcPD56cH04-1Pll2XIak-2M0lac_FZVK_xFJegkMhXnwp5ekQGKRuDV7Ad82vDRPpknVOFOjh9x1EbTBi80yRV4wMt1t-_oFUObEESsRdo3B8R7wyRV6XbOJC2O0ZBXgfwVJ4wxj5N6dvl6HLn75pmb7GpsYQayVuiMlqt-i1g2ofymipAfUGqMw05wRc0uugHRQTAXiSiNXhKmifnujGC6Z0kW_6OKqrmz6Das1y/http%3A%2F%2Fwww.donnyankri.com

From: Donny
Sent: Wednesday, September 7, 2022 12:49 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive

Sounds good. I'll get this submitted by early next week.

Donny Ankri, RA, NCARB
(443) 929-2377
da@donnyankri.com

DONNY
ANKRI
ARCHITECTS

http://secure-web.cisco.com/1dkVaECkS_RJchRjc_i-jwYtd4FmfSbIl1GRlHndtbpo6xC8grnkeck9uXV954xROK62bDrWbc34HaRG8_UrIt_XyAwSrmftc5ScElAVM6V9r1cXEMlC2_TkwmgT11xS3O6ccPNZViEd9b0A5lYcV7J1PvbmUBUqv3r993cOJml93F3lpWWpUfaZ-7fbY5LbxZ4EbpIWbhLAlXNKoURdO2H2LcPD56cH04-1Pll2Xlak-2M0Iac_FZVK_xFJegkMhXnwp5ekQGKRuDV7Ad82vDRPpknVOFOjh9x1EbTBi80yRV4wMt1t-_oFUObEESsRdo3B8R7wyRV6XbOJC2O0ZBXgfwVJ4wxj5N6dvl6HLn75pmb7GpsYQayVuiMlqt-i1g2ofymipAfUGqMw05wRc0uugHRQTAXiSiNXhKmifnujGC6Z0kW_6OKqrmz6Das1y/http%3A%2F%2Fwww.donnyankri.com

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Wednesday, September 7, 2022 12:41 PM
To: Donny <da@donnyankri.com>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive

Good Afternoon Mr. Ankri,

You may file a Motion for Reconsideration ("MFR") to the "Admin Hearings" email indicating what you'd like to clarify or have the judge reconsider in the Order. Since this was an Administrative Variance, we do not conduct hearings on these unless someone pays the fee for a Formal Demand before we receive the file and unfortunately that time has passed since the closing date was 8/22/22.

Please be advised when submitting your MFR, you must copy all parties that were part of the record as indicated on OAH's cover letter, and we must receive within 30-days from the date of the Order. If you'd like to file an appeal, there is a fee of $300 and the file would be sent to the Board of Appeals.

Thank you.

From: Donny <da@donnyankri.com>
Sent: Wednesday, September 7, 2022 12:03 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; elikohen@comcast.net
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>; County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Subject: RE: Case No: 2022-0176-A 6716 Chippewa Drive

CAUTION: This message from da@donnyankri.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 there,

Thank you for the email. My client and I would like to appeal the "denied" decision. Based on the Judge's reasoning for the denial, I don't think the Judge had a clear understanding of the limitations my client has for where the addition can go, which is why we would like to appeal. My suggestion, if possible, would be to have a zoom meeting with the Judge so my client and I can walk the Judge through the practical difficulty my client has with their property.

This is my first time appealing a decision so please let me know what the next steps are.

Thank you!

Donny Ankri, RA, NCARB
(443) 929-2377
da@donnyankri.com

DONNY
ANKRI
ARCHITECTS

http://secure-web.cisco.com/1jsGGS4LSC_Lt68-WRCPcirC71KsFmF8KfG7Sy8EYk1Vi7gd0bu0IUOHet5J_3PovuMpUqOTkIm5xWbMrAsfJz1e38KiJjmW-Y5GexAvLP7D5bZboZMrHywBw2gXPNsk-2QNFhhC2yxU71Ot4kp1oVqWr-J5oEjO9Xq2PSkYC2x0gFOM6Rc2qpZ6HSdcWK05S6PGZdCdakEKuvLv26bGkFboL9NbAjPKmrnosF2zC7IlhkzQ5YOLC2oSHn-DV6X1GOWQ3pdS_qEWP_Yt4Bo4YTWXUN_-Q6XiLegGPtlasov7RA3jsUTZiDo2B3DCVCl-4qrnFC3nfssKnDXUjIs3htMbQ315aa9jMs0tEXJPzoCVaM2-90k-4Xl5i9rQ5Ixz-sTwvT5e5yRh9UWkFCucdxQrPr1IlytsHbiVpH_kteZd52YN8uKQo9AvGVJgehfa5zfg9PnBhUpGewY46jm0sEQ/http%3A%2F%2Fwww.donnyankri.com

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Tuesday, September 6, 2022 3:36 PM
To: elikohen@comcast.net
Cc: Donny <da@donnyankri.com>; Debra Wiley <dwiley@baltimorecountymd.gov>; County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Subject: Case No: 2022-0176-A 6716 Chippewa Drive

Good Afternoon,

Please find attached ALJ Murphy's Opinion and Order in reference to the above matter.

Have a great and safe day.

105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Get your COVID-19 vaccine today.

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

RECEIVED AUG 10 2022

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: August 5, 2022

EFC for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 8, 2022
Item Nos. 2022-0168-A, 0169-A, 0171-A, 0172-A, 0173-A, 0176-A, & 0177-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

RECEIVED AUG 15 2022

Certification of Posting

Case No. 2022-0176-A

6716 Chippewa Drive-east side of property (1 of 3)

Richard E. Hoffman (signed) 8/5/22

Richard E. Hoffman

904 Dellwood Drive

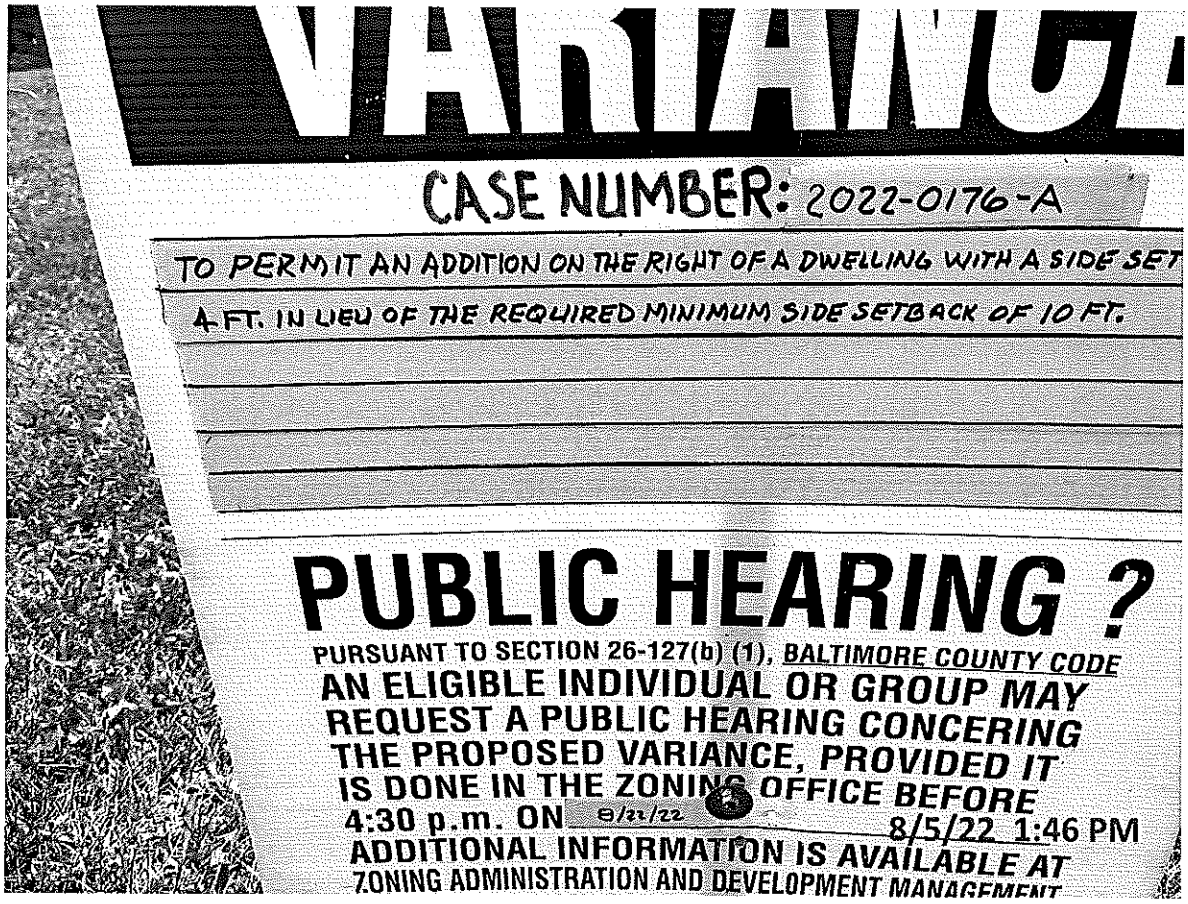
Fallston, Md. 21047

443-243-7360

RECEIVED AUG 15 2022

Certification of Posting

Case No. 2022-0176-A



6716 Chippewa Drive-enlargement of wording (3 of 3)

Richard E. Hoffman (signed) 8/5/22

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No. 2022-0176-A

RECEIVED AUG 15 2022

6716 Chippewa Drive – west side of property (2 of 3)

Richard E. Hoffman (signed) 8/5/22

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CERTIFICATION OF POSTING

RECEIVED AUG 15 2022

RE: Case No. 2022-0176-A

Petitioner: Eli Kohen

Closing Date: 8/22/22

Baltimore County Department of

Permits, Approvals and Inspections

Room 111, County Office Building

111 W. Chesapeake Ave.

Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s) were posted conspicuously on the property located at

6716 Chippewa Drive – east side of property (1 of 3)

6716 Chippewa Drive – west side of property (2 of 3)

6716 Chippewa Drive – enlargement of sign wording (3 of 3)

on 8/5/22

Sincerely,

Richard E. Hoffman (signed) 8/5/22

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

ZAC AGENDA

Case Number: 2022-0175-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Paul and Amy Myers
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6712 WOODBURY RD
Location: Property located on the South side of Woodbury Rd. (45 feet) 533 feet Northwest of centerline of Smith Ave. (65 feet)

Existing Zoning: DR 3.5 **Area:** .215 ACRES
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 1B02.3.C.1; 301: To permit a rear yard dwelling addition and deck (open projection) with rear setbacks of 25 feet and 14.5 feet in lieu of the required 30 feet and 22.5 feet, respectively.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 08/22/2022

Miscellaneous Notes:

Case Number: 2022-0176-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Mark and Hadassah Kohen
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6716 CHIPPEWA DR
Location: Property located on the South side of Chippewa Dr.: 180 feet East of Cherokee Dr.

Existing Zoning: DR 5.5 **Area:** 7,590 SQ FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 1B02.3.B (Section III.C.3 of the 1954 Zoning Regulations): To approve an addition on the right side of a dwelling with a side setback of 4 feet in lieu of the required minimum side setbacks of 10 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 08/22/2022

Miscellaneous Notes:

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 6716 CHIPPEWA DRIVE BALTIMORE MD 21209 **Currently zoned** DR 5.5 (Vested "A" Res.)

Deed Reference 46921 / 00026 10 Digit Tax Account # 0306059360

Owner(s) Printed Name(s) MARK & HADASSAH KOHEN

(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)

BCZR 1B02.3.B (Section III.C.3 of the 1954 Zoning Regulations) To approve an addition on the right side of a dwelling with a side setback of 4 ft in lieu of the required minimum side setback of 10 ft

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):

MARK KOHEN / HADASSAH KOHEN

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

6716 CHIPPEWA DRIVE BALTIMORE MD 21209

Mailing Address City State

Zip Code / 443-416-9759 / ELIKOHEN@COMCAST.NET

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

6803 CHEROKEE DRIVE BALTIMORE MD 21209

Mailing Address City State

Zip Code / 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 2022-0176-A **Filing Date** 7/26/2022 **Estimated Posting Date** 8/22/2022 **Reviewer** CP

Rev 5/5/2016

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: 6716 CHIPPEWA 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 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)

MARK KOHEN

Signature of Owner (Affiant)

Mark Kohen

Name- Print or Type

HADASSAH KOHEN

Signature of Owner (Affiant)

Hadassah Kohen

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 4 day of July, 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Mark Kohen & Hadassah Kohen

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

AS WITNESS my hand and Notaries Seal

Aryeh Feld
NOTARY PUBLIC
BALTIMORE CITY
MARYLAND
MY COMMISSION EXPIRES March 9, 2024

Notary Public

3/9/2024

My Commission Expires

2022-0176-A

REV. 5/5/2016

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6716 CHIPPEWA DRIVE BALTIMORE MD 21209

Beginning at a point on the SOUTH side of CHIPPEWA DR which is 50 feet wide at the distance of 180 feet EAST of the centerline of the nearest improved intersecting street CHEROKEE DR which is 50 feet wide.

Part B

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

Being Lot # 18, Block # A in the subdivision of VALLEY STREAM as recorded in Baltimore County Plat Book # 20, Folio # 85 containing 7,590 square feet, located in the 3rd Election District and the 2nd Council District.

2022-0176-A

ADMINISTRA
6716 CHIPPEWA DRIV
BALTIMO

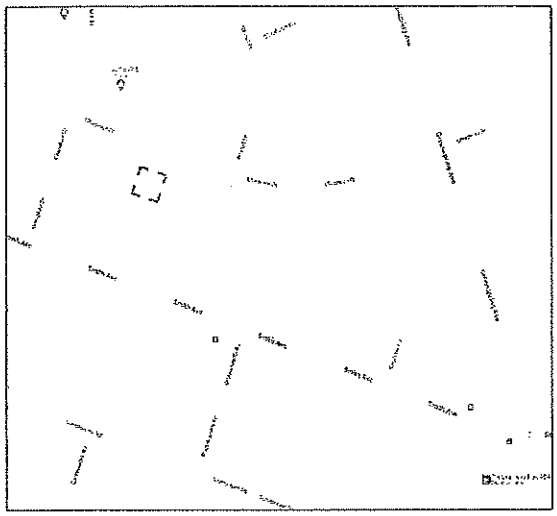
PROJECT SCOPE:

1-STORY SIDE ADDITION TO AN EXISTING SPLIT-LEVEL HOUSE

VARIANCE IS REQUIRED FOR THE SIDE SETBACK

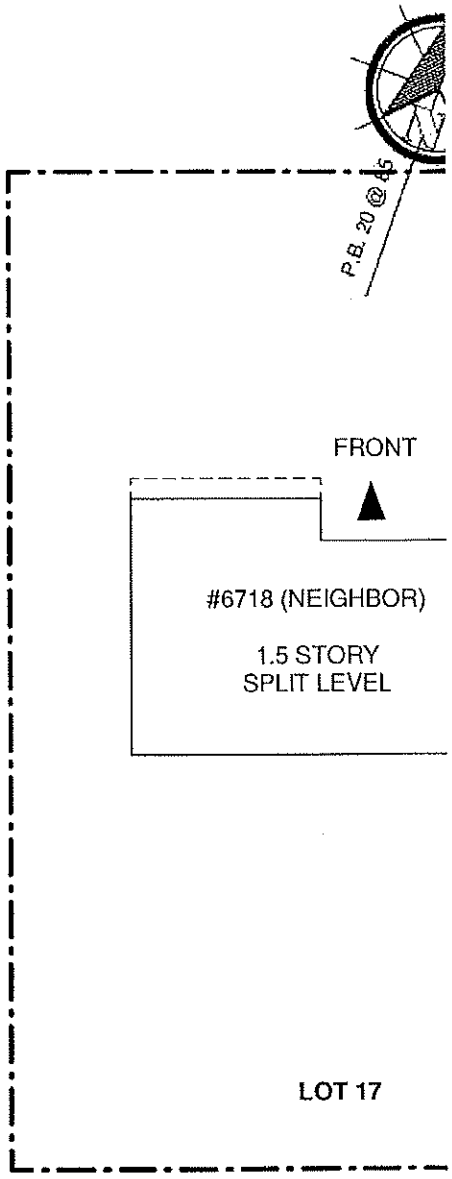
SETBACKS	REQ'D	PROPOSED
FRONT:	25'	NO CHANGE
SIDE:	8'	4'-0"
REAR:	30'	NO CHANGE

SEE DRAWINGS FOR ADDT'L DIMENSIONS



VICINITY PLAN (NORTH UP, NTS)

ADDRESS:
6716 CHIPPEWA DR
BALTIMORE MD 21209
OWNER:
MARK & HADASSAH KOHEN
USE:
SINGLE FAMILY DWELLING
SUBDIVISION: VALLEY STREAM
LOT#: 18
BLOCK#: A
SECTION#: 2
PLAT BOOK#: 0020
PLAT FOLIO#: 0085
10 DIGIT TAX ID#: 0306059360
DEED REF#: 46921/00026
MAP#: 0078
ZONE: DR 5.5 (Vested "A" Residence)
ELECTION DISTRICT: 3
COUNCIL DISTRICT: 2
LOT AREA: 7,590 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 HEARNG? NO



DRAWN BY:
DONNY ANKRI ARCHITECTS
CONTACT:
PH: 443-929-2377
EMAIL: DA@DONNYANKRI.COM
DATE: 07/01/22

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

A1 SITE PLAN
1" = 20'-0"

6716 CHIPPEWA DR BALTIMORE MD 21209 - BALT. CO.

a.m. and thereafter deliberated and considered all matters, facts and argu nts submitted to them by the said Final Report and at said public hear

1954 Zoning Regulations

NOW, THEREFORE, It is this 2nd day of July, 1953 ORDERED by the County Commissioners of Baltimore County that in order to promote health, safety, morals and general welfare of the community, the following Additions and Amendments to the Zoning Regulations and Restrictions for Baltimore County, be and they are hereby adopted and promulgated:

AMEND Section I, entitled "Definitions" by deleting Paragraph No. 19 entitled "Home Occupation."

AMEND Section III, "A" Residence Zone, by deleting from Paragraph "A", sub-paragraph No. 5 and sub-paragraph No. 6, and substitute in lieu thereof the following to be hereafter known as Section III, sub-paragraphs Nos. 5 and 6.

Professional offices and home occupations, other than barber shops, beauty shops and repair services, situate in and carried on in the building used by the practitioner or occupants as his or her private dwelling, provided there is no display or nameplate exceeding two square feet in area and not projecting more than one foot beyond the building and not illuminated; and the residential aspect of the building is in no way changed and in connection with which there is kept no stock in trade or commodities to be sold upon the premises and in which no mechanical equipment, except such as is used for purely domestic or household purposes, and no person is employed other than servants or members of the immediate family residing on the premises.

AMEND Section III, Paragraph C, Area Regulations, by striking out Paragraph No. 3 and in lieu thereof substitute the following:

3. Side Yard: There shall be a side yard not less than seven (7) feet in width along one side lot line and not less than ten (10) feet in width along the other side lot line except in case of a corner lot the side yard along the side street shall not be less than forty (40) feet from the center line of streets fifty (50) feet or less in width, nor less than fifteen (15) feet from the side property line of streets in excess of fifty (50) feet in width.

ADD to Section III, Paragraph C, a new paragraph to be known as Sub-paragraph No. 7, to read as follows:

Fences and Walls: The building line and yard requirements of these Regulations and Restrictions shall not apply to retaining walls or fences not over five (5) feet in height; except that on a corner lot in any residential zone, there shall be no fence, wall or structure, shrubbery, planting or other obstruction to vision having a height greater than three (3) feet six (6) inches above the curb level. Barbed wire is prohibited in the construction of any fence in a residential zone or other than agricultural area.

ADD to Section III, Paragraph A, sub-section No. 13 a new paragraph to be known as Section III, Paragraph A, sub-section No. 13, paragraph C, to read as follows:

In any residence zone a building permit for an accessory building or buildings may issue simultaneously with the permit for the dwelling or subsequent thereto.

SECTION IV - "B" RESIDENCE ZONE

AMEND Paragraph A, by deleting sub-paragraphs Nos. 2, 4, 5 and 6.

SECTION VI "D" RESIDENCE ZONE

AMEND Paragraph C, Sub-paragraphs Nos. 3, 4 and 5 to read as follows:

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2022-0176-A Address 6716 Chippewa DR

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

Filing Date: 7-26-2022 **Posting Date:** 8-7-2022 **Closing Date:** 8-22-2022

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

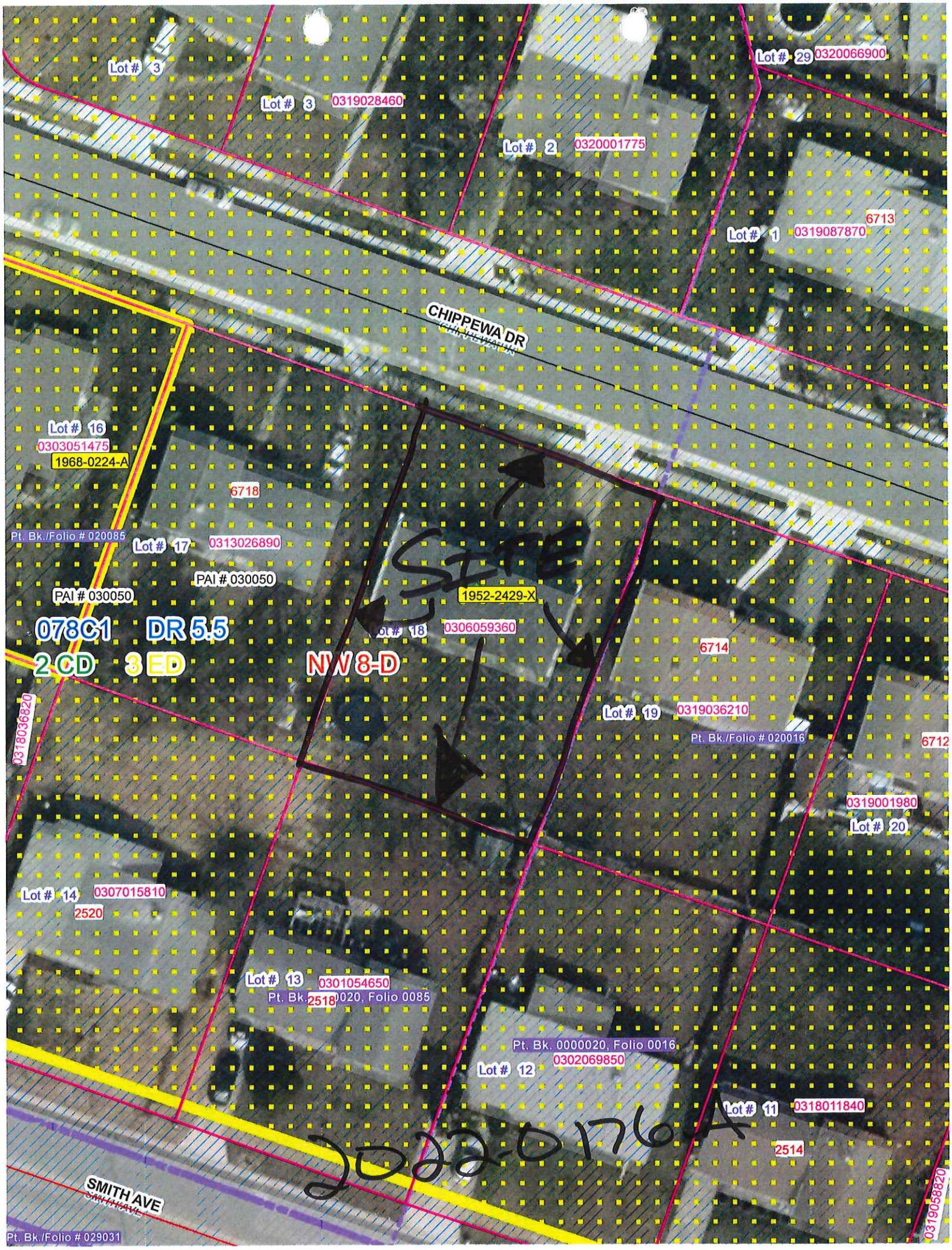
Case Number: 2022-0176-A Address 6716 Chippewa DR

Petitioner's Name: Mark & Hadassah Kohen Telephone (Cell) 443-416-9759

Posting Date: 8-7-2022 **Closing Date:** 8-22-2022

Wording for Sign: To Permit an addition on the right side of a dwelling with a side setback of 4 ft in lieu of the required minimum side setback of 10 ft

Revised 3/2022


Lot # 3
Lot # 3 0319028460
Lot # 29 0320066900
Lot # 2 0320001775
Lot # 1 0319087870
6713
CHIPPEWA DR
Lot # 16
0303051475
1968-0224-A
6718
Pt. Bk./Folio # 020085
Lot # 17 0313026890
PAI # 030050
PAI # 030050
1952-2429-X
078C1 DR 5.5
2 CD 3 ED
NW 8-D
Lot # 18 0306059360
6714
Lot # 19 0319036210
Pt. Bk./Folio # 020016
6712
0318036820
0319001980
Lot # 20
Lot # 14 0307015810
2520
Lot # 13 0301054650
Pt. Bk. 0000020, Folio 0085
2518
Pt. Bk. 0000020, Folio 0016
0302069850
Lot # 12
Lot # 11 0318011840
2514
SMITH AVE
Pt. Bk./Folio # 029031
0319058820
SITE
2022-0176A

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 03 **Account Number** - 0306059360

Owner Information

Owner Name:	KOHEN MARK KOHEN HADASSAH D	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	6716 CHIPPEWA DR BALTIMORE MD 21209-1514	**Deed Reference:**	/46921/ 00026

Location & Structure Information

Premises Address:	6716 CHIPPEWA DR BALTIMORE 21209-1514	**Legal Description:**	6716 CHIPPEWA DR VALLEY STREAM

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0078	0006	0536	3050066.04	0000	2	A	18	2020	**Plat Ref:** 0020/ 0085

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1955	1,649 SF		7,590 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL	FRAME	/4	1 full/ 1 half	1 Carport	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2021	As of 07/01/2022
Land:	81,000	81,000		
Improvements	144,600	182,900		
Total:	225,600	263,900	251,133	263,900
Preferential Land:	0	0		

Transfer Information

Seller: WEINER JORDAN	**Date:** 05/20/2022	**Price:** $265,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /46921/ 00026	**Deed2:**
Seller: SMITH KATHLEEN	**Date:** 05/02/2017	**Price:** $260,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /38912/ 00341	**Deed2:**
Seller: FRANZ ROBERT E	**Date:** 07/18/2000	**Price:** $119,900
Type: ARMS LENGTH IMPROVED	**Deed1:** /14583/ 00568	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2021	07/01/2022
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:**

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