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.

ORDER RECEIVED FOR FILING

Date 9/16/22

By DMulgrew

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

/ 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

/ 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

ADMINISTRATIVE VARIANCE:
6716 CHIPPEWA DRIVE BALTIMORE MD 21209
BALTIMORE COUNTY

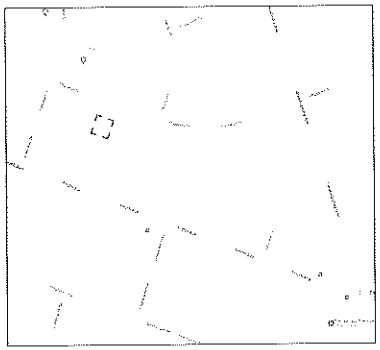
PROJECT SCOPE:

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

VARIANCE IS REQUIRED FOR THE SIDE SETBACK

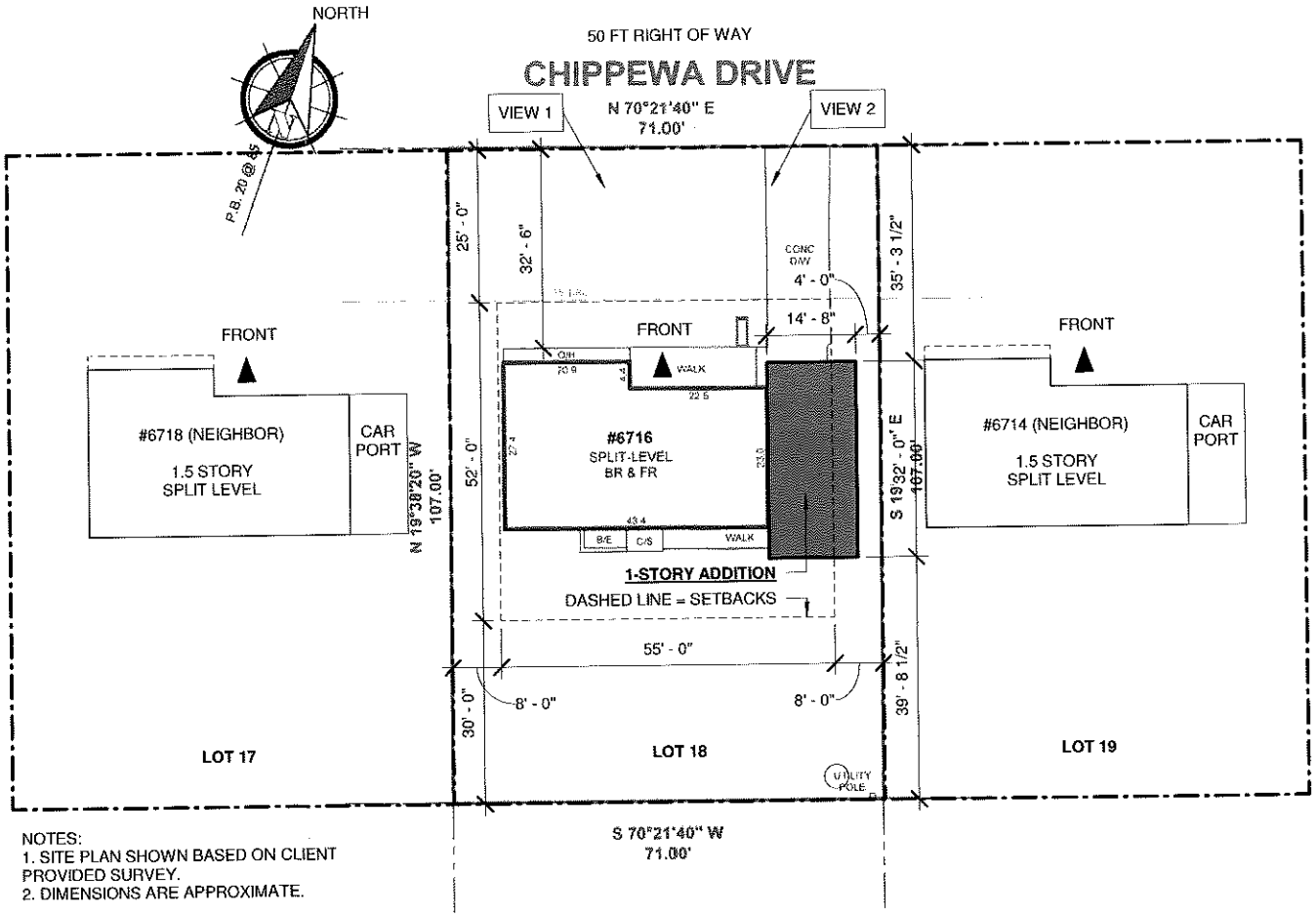
SETBACKS	REQ'D	PROPOSED
FRONT:	25'	NO CHANGE
SIDE:	8'	4'-0"
REAR:	30'	NO CHANGE

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



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

A1 SITE PLAN
1" = 20'-0"

DRAWN BY:
DONNY ANKRI ARCHITECTS
CONTACT:
PH: 443-929-2377
EMAIL: DA@DONNYANKRI.COM

DATE: 07/01/22

6716 CHIPPEWA DR BALTIMORE MD 21209 - BALT. CO.

2022-0176-A