Formerly N/A (4825 E. Joppa Rd.)

# PETITION FOR ZONING HEARING(S)

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 9402 Runsway Perry Hall, MD 21128 Currently Zoned DR 1-H

Deed Reference 46768 / 00145 10 Digit Tax Account # 1 1 0 8 0 3 2 5 0 0

Owner(s) Printed Name(s) Carlos Levine

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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

SEE ATTACHED

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

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

SEE ATTACHED

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/ 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.
**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

N/A

Mailing Address City State

Zip Code Telephone # Email Address

**Legal Owners (Petitioners):**

X Carlos Levine

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

X

Signature #1 Signature # 2

X 9803 Kraft Hill Rd Perry Hall MD

Mailing Address City State

21128 443-2505048 The masters_company@yahoo.com

Zip Code Telephone #'s (Cell and Home) Email Address

**Attorney for Petitioner:**

11-28-22

Name - Type or Print

Signature

N/A

Mailing Address City State

Zip Code Telephone # Email Address

**Representative to be contacted:**

Lee Girouk

Name - Type or Print

Lee Girouk

Signature

563 Westwood Ave. #4 Long Branch, NJ

Mailing Address City State

07740 443-564-8875 Girouk.lee@gmail.com

Zip Code Telephone # Email Address

CASE NUMBER 2022-0193-SPHA Filing Date 8/11/22 Do Not Schedule Dates _____ Reviewer JS

3/2022

Send notice to Linda Oltheff.

# 2022-0193-SPHA

# 9402 Ryans Way

## Requested Relief:

Special Hearing: To allow an accessory structure to have a footprint larger than the footprint of the home.

Variance: BCZR: 400.3: To allow an accessory structure to have a height of 21 feet in lieu of the maximum allowed 15 feet.

# 9402 Ryans Way

(11-08-032500)

## 2022-0193-SPHA

### Property Description

Located at the end of Ryans Way (40' wide r.o.w.), 514' +/- southeast of the intersection with E. Joppa Road (40' wide r.o.w.). Containing 3 acres of land; located in the 11th Election District and 5th Councilmatic District.

# Baltimore County
# Department of Permits, Approvals & Inspections

## SHEDS AND ACCESSORY STORAGE STRUCTURES:

## FOUNDATION REQUIREMENTS

**Accessory storage buildings of *light frame construction** up to 400 sf in area:**
No permanent foundation is required, but the building must be anchored. Eave height must not exceed 10 feet.

**Accessory storage buildings greater than 400 sf in area that <u>are not</u> of *light frame construction*:**
A permanent foundation supported at least 30" below finished grade is required.

**light frame construction*: structural elements are primarily formed from a system of repetitive wood or cold-formed steel framing members.

NOTE: Permits are required for all accessory structures over 120 square feet

<u>Explanatory Notice to Applicants</u>: When soil freezes, entrapped moisture expands, lifting anything built on top of it. This movement, known as frost heave, can severely damage a building whose foundation is not deep enough. Damage from frost heave is directly proportional to the size and complexity of the structure. The smaller the shed, the more likely it will rise and fall as a unit without differential movement. The addition of windows and doors decreases the likelihood of unity of movement, causing portions of the structure to move out of balance with other portions and thus decrease building function.

*For further information, contact Building Inspection at 410-887-3953.*

Applicant C2 Date 7-8-22

Single Lot Declaration of Intent

Tax Account # 1108032500 District 11 Map 72 Grid 10 Parcel 0602 Lot ____

Project Name CARLOS LEVINE

Location 4835 E. JOPPA ROAD, 450 FT SE. OF JOPPA ROAD,
WHITE MARSH, MD 21162-0317

I/We, CARLOS LEVINE the Owner(s) of the real property

located at 4835 E. JOPPA ROAD, 21162-0317

and described as _____
hereby declare my/our intention to invoke the single lot exemption for the above property, in accordance with the provisions of the State-mandated Forest Conservation Law, Natural Resources Article §5-1602(b), and the Baltimore County Forest Conservation Program, for a period of at least five (5) consecutive full taxable years following this date.

This declaration grants an exemption from the Baltimore County Forest Conservation Program Law for the purpose of conducting any activity on a single residential lot. If the cumulative cutting or clearing of forest exceeds 20,000 square feet on the property within the five (5) year period, or if the Owner makes application for an activity regulated under the Forest Conservation Program or violates the requirements of an approved Forest Conservation Plan on all or part of the property within the five (5) year period, the Owner shall meet all forest conservation requirements established in the Baltimore County Forest Conservation Program, and may also be assessed a noncompliance fee by Baltimore County for cutting or clearing forested areas in violation of this exemption.

I/We declare, under penalties of law, that this declaration, including any accompanying forms and statements, has been examined by me/us and the information contained herein, to the best of my/our knowledge, information, and belief, is true, correct and complete.

Owner Signature(s) _____ Date 6-22-2022

_____ Date _____

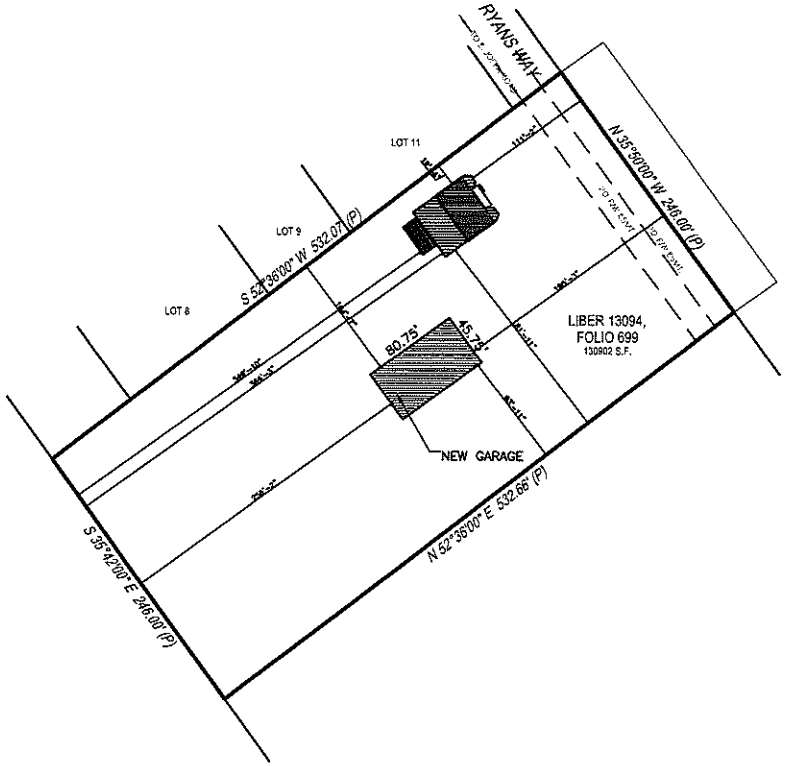
Notary _____ Date 6/22/22

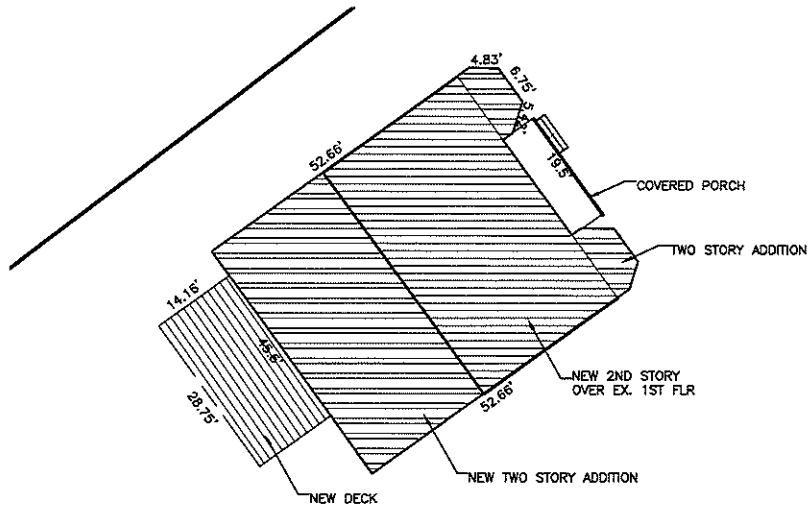
TONY BURROUGHS
NOTARY
PUBLIC
BALTIMORE COUNTY, MARYLAND

Revised 2022

ADDRESS: 4835 E JOPPA ROAD
WHITE MARSH, MD 21162

MAP: 0072
LOT AREA: 130,902 SF

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SITE PLAN

SCALE: 1" = 100'

PROFESSIONAL CERTIFICATION.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23081 EXPIRATION DATE: 04/24/2023

| | |
|---|---|
| 4835 E JOPPA ROAD<br>WHITE MARSH, MD 21162<br>ADDITION | C1 |

SITE PLAN

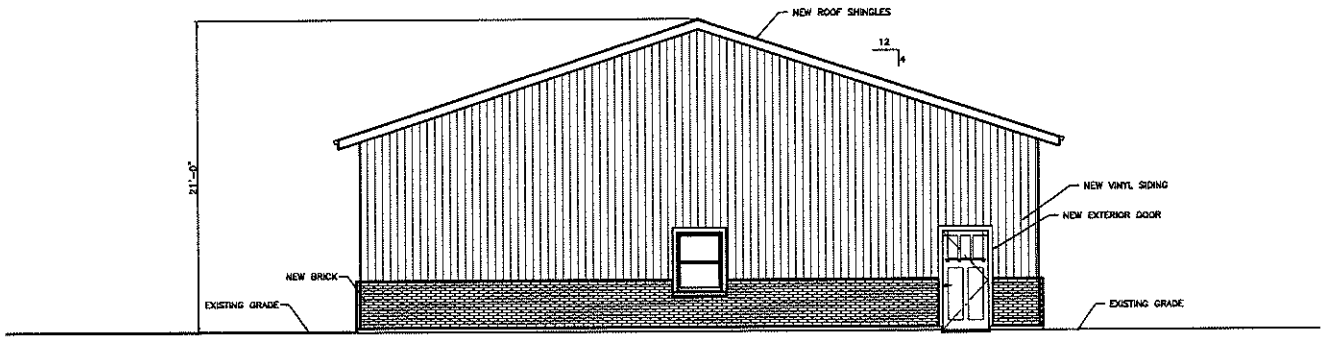
ARENCO, LLC
ARCHITECTURAL ENGINEERING CONSULTANTS
12430 HILL CREST
FULTON, MD 20759

| SCALE | WORK REQUEST # | SHEET | DRAWING NO. |
|---|---|---|---|
| 1" = 20' | R22-027 | 1 OF 1 | R22-27-01 |

FILE DA...

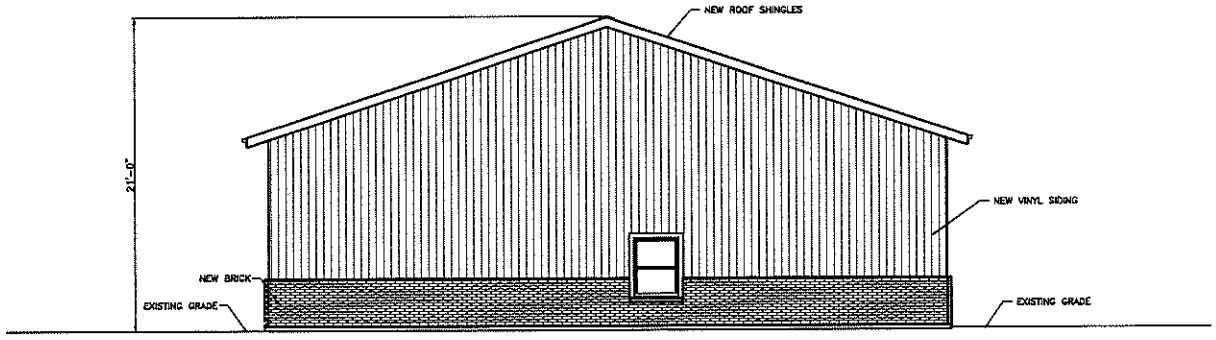
FILE NAME:

FORMD 08-23-97




RIGHT ELEVATION

SCALE: 1/8" = 1'-0"




LEFT ELEVATION

SCALE: 1/8" = 1'-0"

**ARENCO LLC**

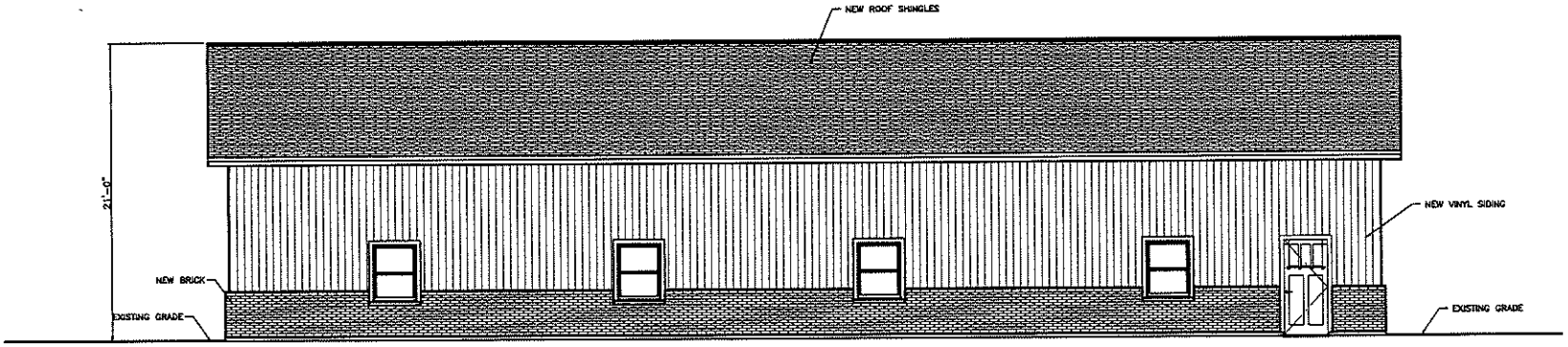
ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS

19430 HILL CREST
FULTON, MD 20759
TEL. (240) 418 1899 . FAX (888) 874 5416

PROJECT TITLE
RENOVATION AND ADDITION
PROJECT ADDRESS
4835 E JOPPA ROAD
PERRY HALL, MD 21128

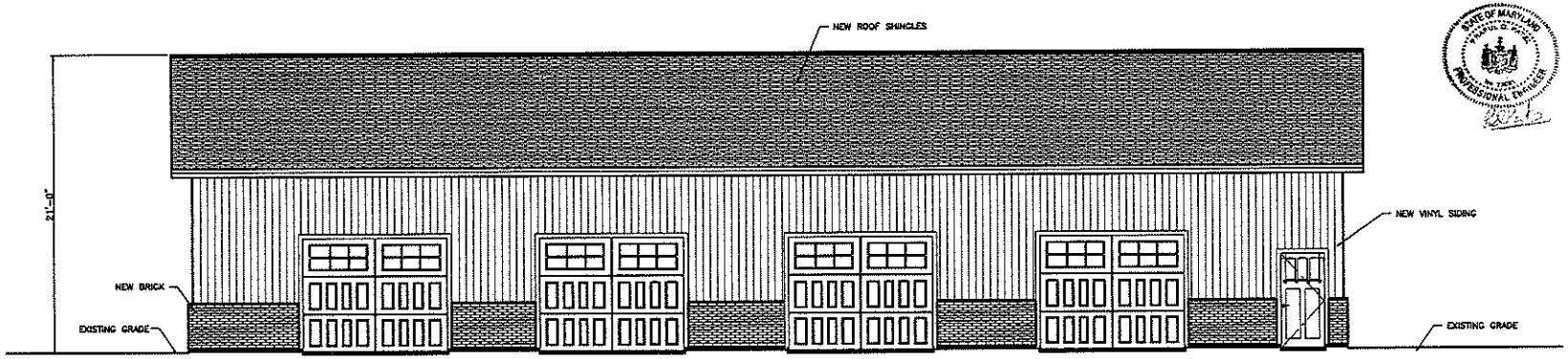
SHEET TITLE
ELEVATIONS

A3




REAR ELEVATION

SCALE: 1/8" = 1'-0"




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

**ARENCO LLC**

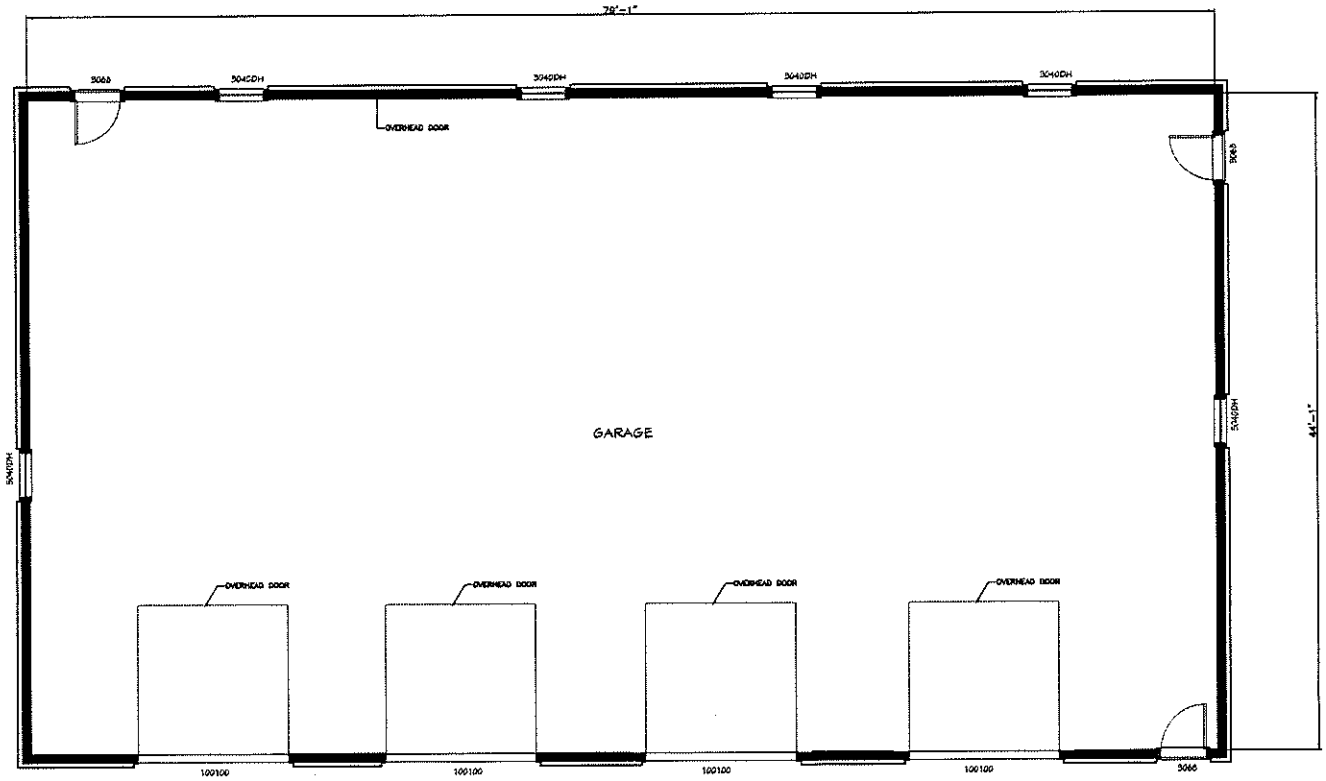
ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS

10480 HILL CREST
FULTON, MD 20759
TEL. (240) 418 1300 . FAX (240) 574 6418

PROJECT TITLE
RENOVATION AND ADDITION
PROJECT ADDRESS
4835 E JOPPA ROAD
PERRY HALL, MD 21128

SHEET TITLE
ELEVATIONS

A2

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FIRST FLOOR GARAGE PLAN

SCALE: 1/8" = 1'-0"

STATE OF MARYLAND
FRANCIS C. PATZ
No. 19857
PROFESSIONAL ENGINEER

**ARENCO LLC**

ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS

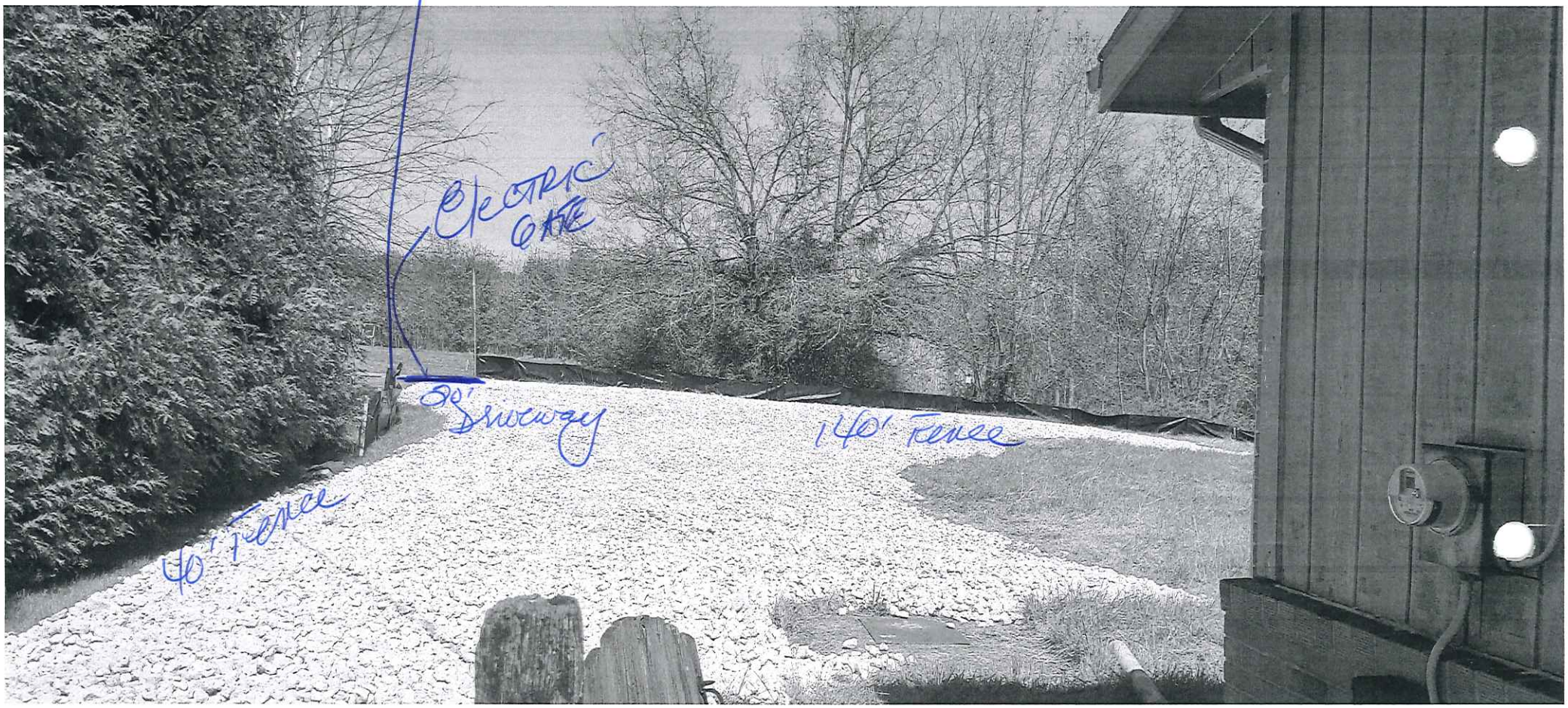
10450 HILL CREST
FULTON, MD 20759
TEL. (240) 418 1500 . FAX (240) 974 5418

PROJECT TITLE
RENOVATION AND ADDITION
PROJECT ADDRESS
4835 E JOPPA ROAD
PERRY HALL, MD 21128

SHEET TITLE
ROPOSED GARAGE PLAN

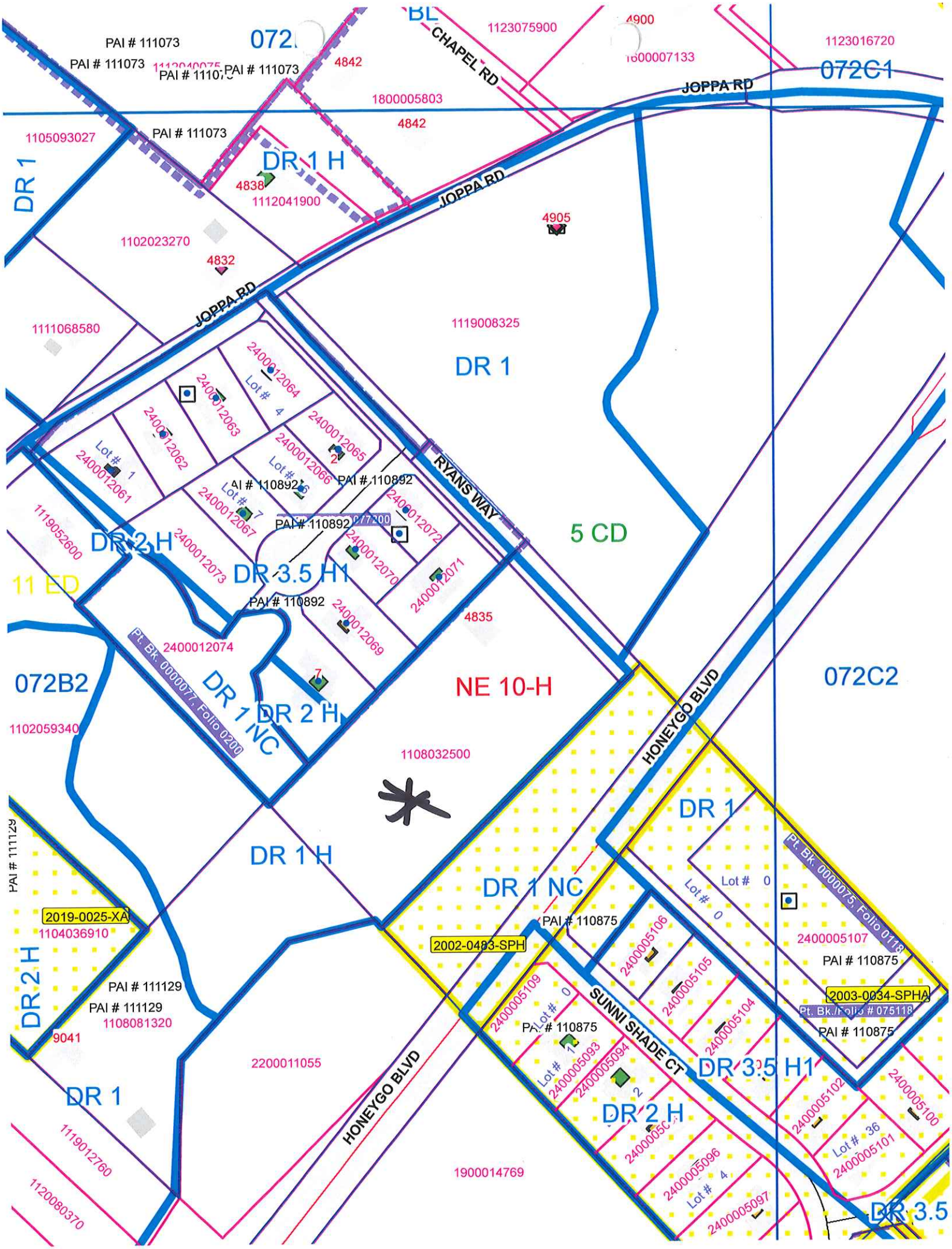
A1

Ex. 1



Ex. 2

Proposed GARAGE
- 45' x 80'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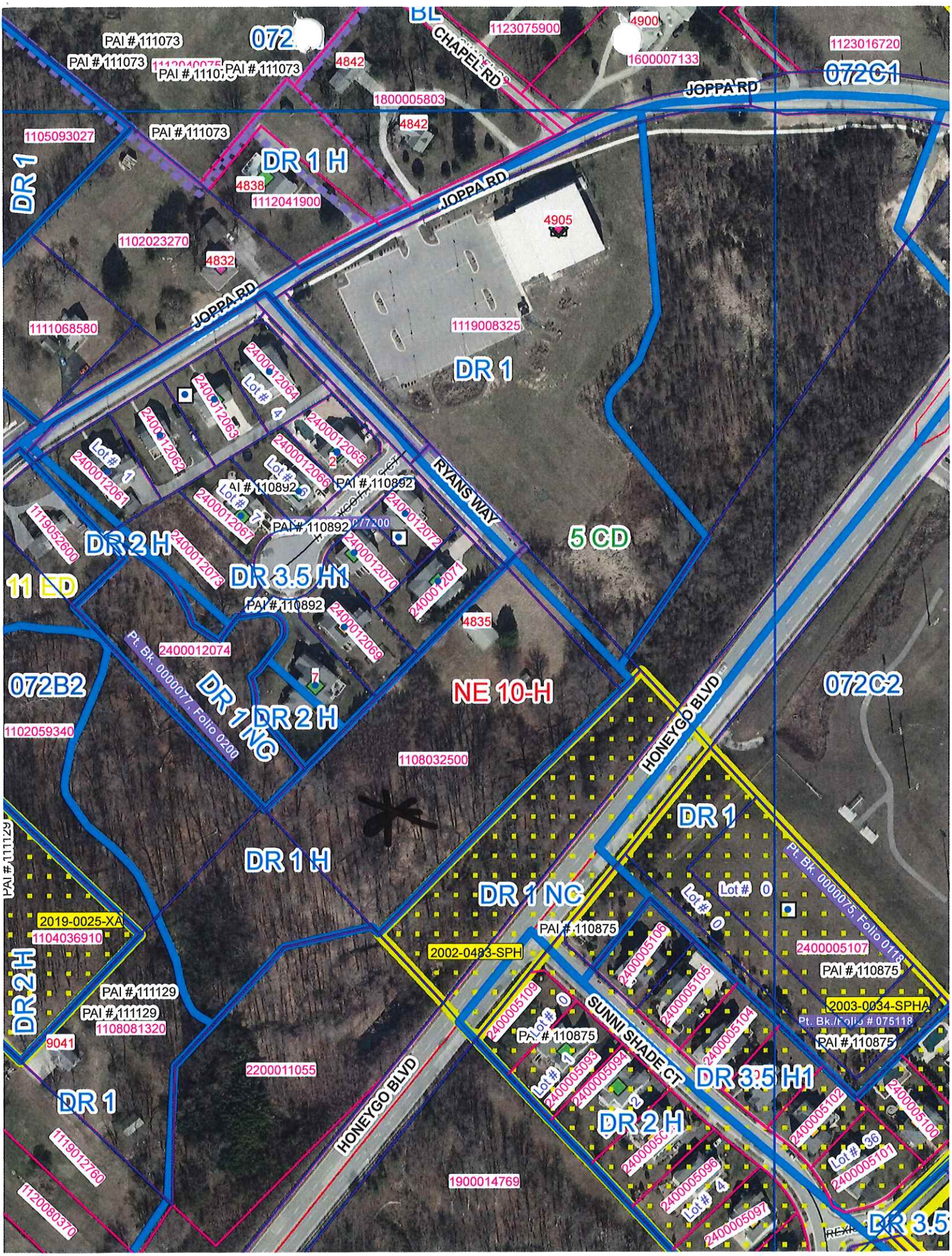
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