



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 200 CHARMOUTH RD LUTHERVILLE, MD 21093 Currently Zoned DR3.5; DR2
Deed Reference 47257 / 00478 10 Digit Tax Account # 0813009040
Owner(s) Printed Name(s) ROY P. SAMBUCHINO

(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. ADMINISTRATIVE VARIANCE from Section(s)

BCZR 1B02.3.B To permit an open projection (deck) in rear yard with a setback of 6 ft in lieu of the required 11.25 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 zoning regulations of Baltimore County, to the zoning 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):

ROY P. SAMBUCHINO / _____
Name #1 – Type or Print Name #2 – Type or Print

R P S / _____
Signature #1 Signature #2

200 CHARMOUTH RD. LUTHERVILLE MD
Mailing Address City State

21093 / 814-873-1373 / roysambuchino@gmail.com
Zip Code Telephone #'s (Cell and Home) 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:

Name - Type or Print

Signature

Mailing Address City State

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 2023-0172-A Filing Date 8/21/2023 Estimated Posting Date 9/3/2023 Reviewer CP

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: 206 CHARMUTH RD LUTHERVILLE MD 21093
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)

PER ATTACHED PHOTOS (1) and (2) THE ONLY WAY I CAN DESCEND FROM MY
KITCHEN DOOR TO MY DRIVEWAY IS WITH THE EXISTING DECK. THIS DECK
IS NARROW DUE TO SPACE LIMITATION AND IS LESS THAN REQUIRED
22.5 FEET TO THE PROPERTY LINE

A NEW DECK IS REQUIRED BUT WILL AGAIN BE LESS THAN 22.5 FEET
FROM PROPERTY LINE. I INHERITED THE EXISTING DECK WHEN I PURCHASED
MY HOME 1/2020 BUT ITS CONDITION HAS SIGNIFICANTLY WORSENERED (PHOTO 3)
AND IT IS NOW UNSTABLE/UNSAFE TO USE. A NEW DECK THAT WOULD EXTEND
TO THE SAME DISTANCE IS REQUIRED, AND WOULD BE NO CLOSER TO THE
PROPERTY LINE THAN THE EXISTING DECK.

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

R. P. Sambuchino
Signature of Owner (Affiant)

Signature of Owner (Affiant)

ROY P. SAMBUCHINO
Name - Print or Type

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 9 day of AUGUST, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

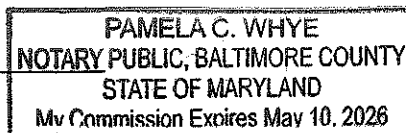
Print name(s) here: ROY P. SAMBUCHINO

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

AS WITNESS my hand and Notaries Seal

Pamela C. Whye
Notary Public

5.10.2026
My Commission Expires



THE ZONING PETITION PROPERTY DESCRIPTION

PART A

ZONING PROPERTY DESCRIPTION FOR
200 CHARMUTH RD, LUTHERVILLE MD 21093

"Beginning at the northeast side of Eastridge Rd at the intersection of Charmuth Rd and Eastridge Rd."

2023 0172-A

Address V 200 CHARMUTH RD

Subdivision Name HAVENWOOD

Plat Book 0024/0125

10 Digit Tax # 0813009040

Deed Reference # 47257-00478

Owners(s) Name(s) ROY SAMBUCHINO

Lot # 2 Block # H Section # 2

1912.4465

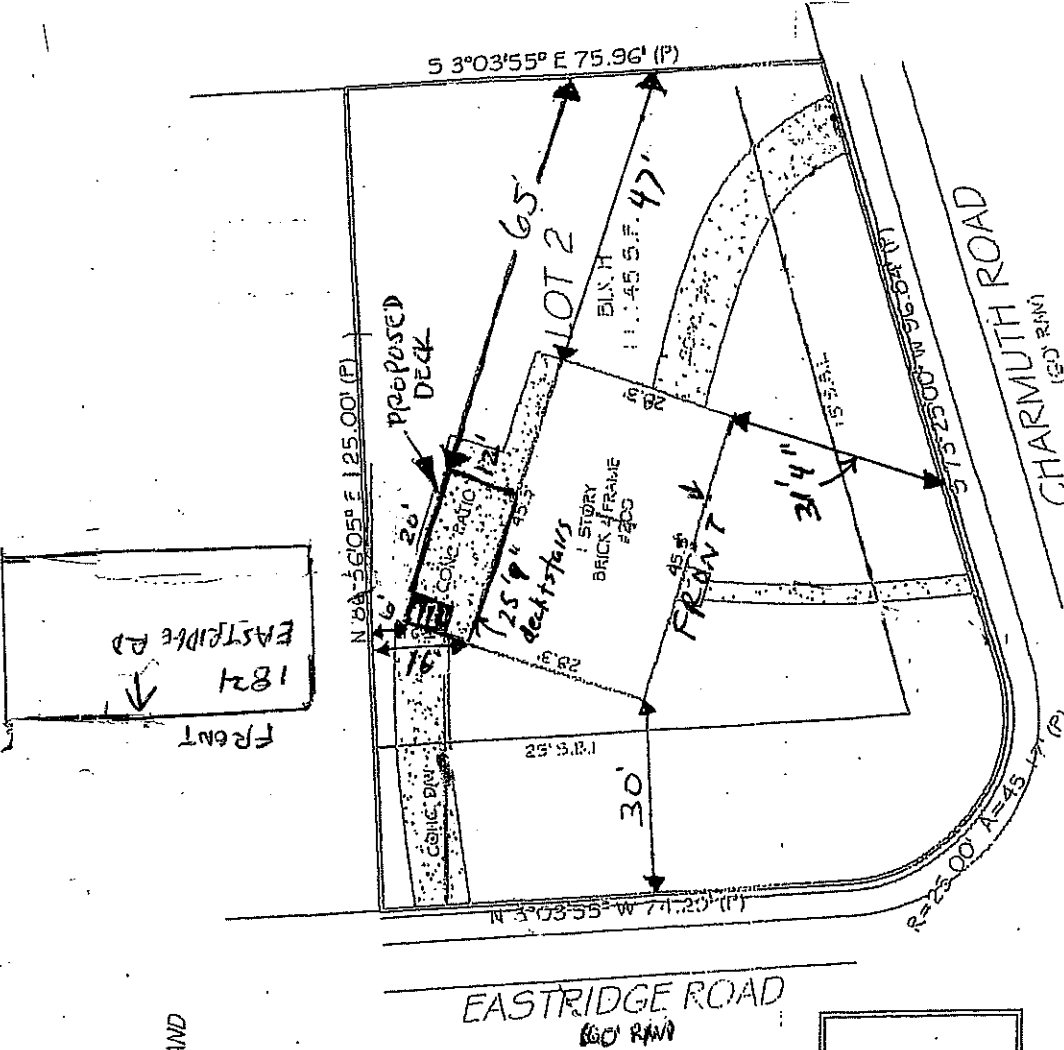
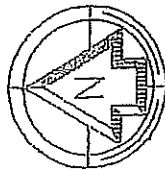
LOCATION DRAWING

LOT 2, BLOCK H

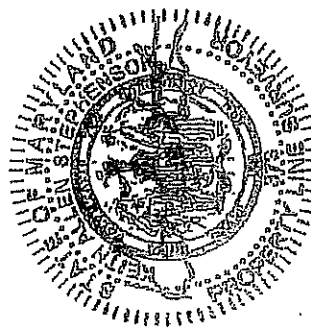
HAVENWOOD

BALTIMORE COUNTY, MARYLAND

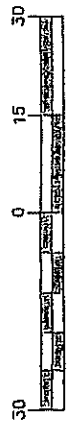
01-02-2020 SCALE 1"=30'



PLEASE NOTE
This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



EXPIRES 10-26-20



GRAPHIC SCALE (in Feet)

1 inch = 30' ft.

ACCURACY=1"

DRAWN BY: ROY SAMBUCHINO
8-17-2023

MAP IS NOT TO SCALE

Zoning Map # 061A2

Zoning DR 3.5

Election District 8TH

Council District 3 CD

Lot Area Acreage 0.240

Lot Square Footage 10,492

Historic (Yes or No) NO

CBCA (Yes or No) NO

Flood Plain (Yes or No) NO

Utilities - Mark with (X)

Water is: Public X Private

Sewer is: Public X Private

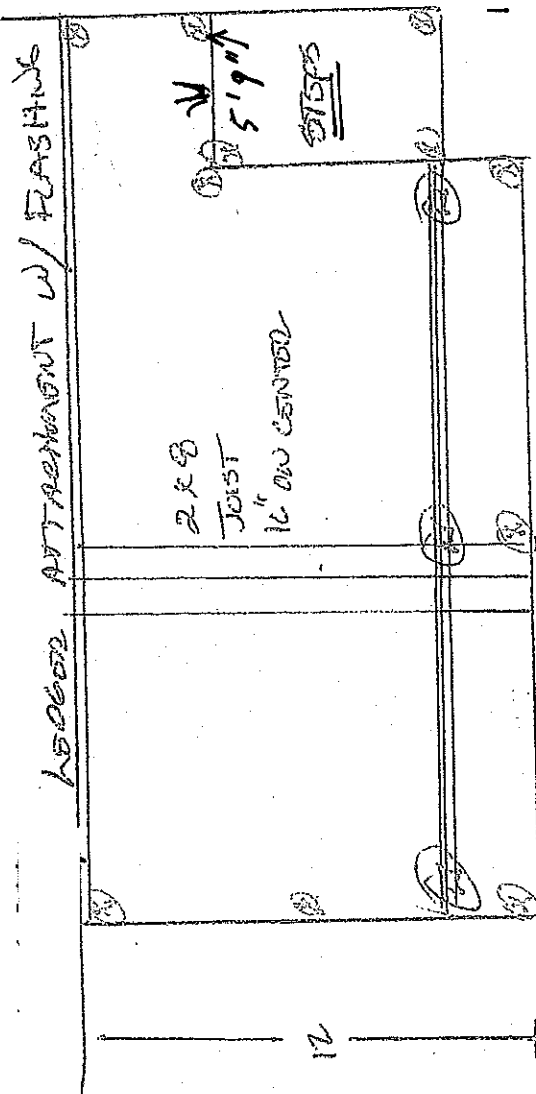
Prior Hearing (Yes or No) NA

If (Yes) list Case Number(s) and order result(s) below:

Violation Case Number(s)

2023-0172-A

ADDENDUM: SAMBUKINO "DECK DRAWING"



⑧ = Typical Rail Post

Typical support
Post & Footings

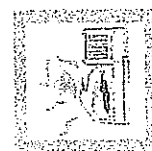
ESTIMATED
RISKS / 6 TREASDS
FOR STOPS

full length of steps + deck

20' 259'

212

10/20/2023



1501 Deck

443.421.3062 • DecksDel501.com

4515 Hydes Road Hydes, Maryland 21082

Luke Roveche

Building Outdoor Living One Project at a Time

Decorative Roofing Shingles

continued on p. 10