



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 7827 ELLENHAM AVENUE Currently Zoned DR 2

Deed Reference 41053-125 / _____ 10 Digit Tax Account # 0918350230

Owner(s) Printed Name(s) JED HIKEN AND MARLA HIKEN

(SELECT THE HEARING(S) BY MARKING 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. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. a **Variance** from Section(s) **PLEASE SEE ATTACHMENT**

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)

TO BE PRESENTED AT HEARING

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 _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name - Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

JED HIKEN / MARLA HIKEN

Name #1 - Type or Print _____ Name #2 - Type or Print _____

Jed Hiken / Marla Hiken

Signature #1 _____ Signature #2 _____

7827 ELLENHAM AVENUE BALTIMORE MARYLAND

Mailing Address _____ City _____ State _____

21204 / 443-271-2300 / jedhiken@gmail.com

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

Representative to be contacted:

J Scott Dallas J S Dallas, Inc

Name - Type or Print _____

Signature _____

P O Box 26 Baldwin

Mailing Address _____ City _____ State _____

21013 / 410-817-4600 / jsdinc@aol.com

Zip Code _____ Telephone # _____ Email Address _____

Case Number 2024-0257-A Filing Date 11, 25, 25 Do Not Schedule Dates _____ Reviewer [Signature]

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/ neighboring 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 **two** signs 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: 2024-0257-A

Property Address: 7827 Ellenham Ave

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): _____

Address: _____

Telephone Number: _____

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Attachment-
Zoning Petition
7827 ELLENHAM AVENUE

1. A VARIANCE FROM SECTION 1B02.3.C.1 (CHART) TO PERMIT: AN EXISTING LOT WIDTH OF 78 FEET IN LIEU OF THE REQUIRED MINIMUM 100 FEET, AN EXISTING AND PROPOSED CORNER LOT SETBACK OF 22 FEET IN LIEU OF THE REQUIRED MINIMUM 40 FEET, AN EXISTING AND PROPOSED MINIMUM SIDEYARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED MINIMUM 15 FEET, AN EXISTING AND PROPOSED SUM OF SIDEYARDS OF 34 FEET IN LIEU OF THE REQUIRED MINIMUM 40 FEET, AND AN EXISTING AND PROPOSED LOT AREA OF 16,381 SQUARE FEET IN LIEU OF THE REQUIRED MINIMUM 20,000 SQUARE FEET

2. ANY OTHER VARIANCES DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.

2024-0257-A

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26

Baldwin, MD 21013

(410)817-4600

FAX (410)817-4602

ZONING DESCRIPTION OF #7827 ELLENHAM AVENUE

BEGINNING at the intersection of the center of Ellenham Avenue (30 feet wide) and the south side of Roland Avenue (40 feet wide) thence leaving said Roland Avenue and running with and binding on side center of Ellenham Avenue **(1)** South 23 degrees 05 minutes West 39 feet- 3 ½ inches and **(2)** South 28 degrees 39 minutes West 55 feet- 6 inches thence leaving said Ellenham Avenue and running **(3)** South 86 degrees 21 minutes East 249 feet- 4 inches thence **(4)** North 02 degrees 44 minutes East East 52 feet- 9 1/2 inches to said south side of Roland Avenue thence running with and binding thereon **(5)** North 77 degrees 05 minutes West 214 feet- 9 inches to the place of beginning as recorded in Deed Liber 41053 folio 125 etc..

CONTAINING 16,361 square feet (or 0.375 acres) of land, more or less.

ALSO known as # **7827 Ellenham Avenue** and located in the 9th Election District, 2nd Councilmanic District.

Note: above description is based on existing deed and is for zoning purposes only.



2024-0257-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 12/17/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0257-A

INFORMATION:

Property Address: 7827 Ellenham Avenue

Petitioner: Jed & Marla Hiken

Zoning: DR 2

Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

1. *Variance(s) from Section 1B02.3.C.1 to Permit:*
 - a. An existing lot width of 78 feet in lieu of the required minimum 100 feet
 - b. An existing and proposed corner lot setback of 22 feet in lieu of the required minimum 40 feet
 - c. An existing and proposed minimum sideyard setback of 12 feet in lieu of the required minimum 15 feet
 - d. An existing and proposed sum of sideyards of 34 feet in lieu of the required minimum 40 feet;
 - e. An existing and proposed lot area of 16,381 square feet in lieu of the required minimum 20,000 square feet.
2. Any other variances deemed necessary by the Administrative Law Judge.

The proposed site is a 0.376-acre property zoned DR 2. It is surrounded by mostly residential properties and is currently improved with existing structures. The applicant proposes to raze the existing 692 sq.ft. garage and add a 986 sq.ft. addition to the existing residential home.

The property at 7827 Ellenham Avenue is located in the Ruxton DRP area which requires review by the Design Review Panel for design compliance through the application of the Master Plan, the Comprehensive Manual of Development Policies, adopted community plans/Section 260 of the Baltimore County Zoning Regulations, as applicable pursuant to Section 32-4-203 of the Baltimore County Code. The applicant is proposing to add a new addition to the existing residential home. Pursuant to the County Code, newly proposed residential development or additions exceeding 50% of the existing dwelling square footage must apply for review and approval from the Design review Panel.

Planning has no objections to the requested setback relief as the new addition's location will be similar to what is existing. Both the existing and proposed are and will be located close to the public right-of-way.

The Department is in support of the requested relief conditioned upon the following:

- The Administrative Law Judge requires the petitioner to apply for the Design Review Panel and mandate that no permits can be issued until reviewed and approved.
- Any additional relief deemed necessary by the Administrative Law Judge.

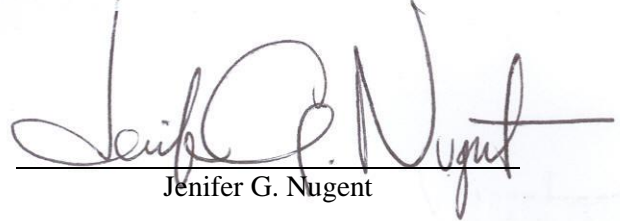
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: J. Scott Dallas, J S Dallas Inc.
Sydnie Cooper, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0257-A
Address: 7827 ELLENHAM AVENUE
Legal Owner: Jed & Maria Hiken

Zoning Advisory Committee Meeting of December 20, 2024.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: December 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0257-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No Exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

CERTIFICATE OF POSTING

CASE NO. 2023-0257-A

PETITIONER/DEVELOPER

Joesph & Tina Fuller

DATE OF HEARING/CLOSING

January 8, 2024

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

3822 Chestnut Road

Sign 1

THE SIGN(S) POSTED ON December 23, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE



MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0918350230

Owner Information

Owner Name: HIKEN JED **Use:** RESIDENTIAL
 HIKEN MARLA **Principal Residence:** YES
Mailing Address: 7827 ELLENHAM RD **Deed Reference:** /41053/ 00125
 BALTIMORE MD 21204-3521

Location & Structure Information

Premises Address: 7827 ELLENHAM AVE **Legal Description:** PT LT 7
 BALTIMORE 21204-3521 7827 ELLENHAM AVE
 ELLENHAM PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0069 0009 0560 9010005.04 0000 7 2023 Plat Ref: 0002/ 0001

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1913 2,782 SF 16,863 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
 2 1/2 YES STANDARD UNITSIDING/5 3 full/ 1 half 1 Detached

Value Information

	Base Value	Phase-in Assessments		
		Value As of 01/01/2023	As of 07/01/2024	As of 07/01/2025
Land:	207,900	218,000		
Improvements	339,400	426,700		
Total:	547,300	644,700	612,233	644,700
Preferential Land:	0	0		

Transfer Information

Seller: FESPERMAN DANIEL L **Date:** 01/14/2019 **Price:** \$560,000
Type: ARMS LENGTH IMPROVED **Deed1:** /41053/ 00125 **Deed2:**
Seller: YEARLEY MELVILLE CHURCH **Date:** 06/18/1996 **Price:** \$215,000
Type: NON-ARMS LENGTH OTHER **Deed1:** /11648/ 00580 **Deed2:**
Seller: RENNER THOMAS J **Date:** 03/28/1989 **Price:** \$73,000
Type: ARMS LENGTH IMPROVED **Deed1:** /08133/ 00520 **Deed2:**

Exemption Information

Partial Exempt Assessments: Class 07/01/2024 07/01/2025
County: 000 0.00
State: 000 0.00
Municipal: 000 0.00|0.00 0.00|0.00

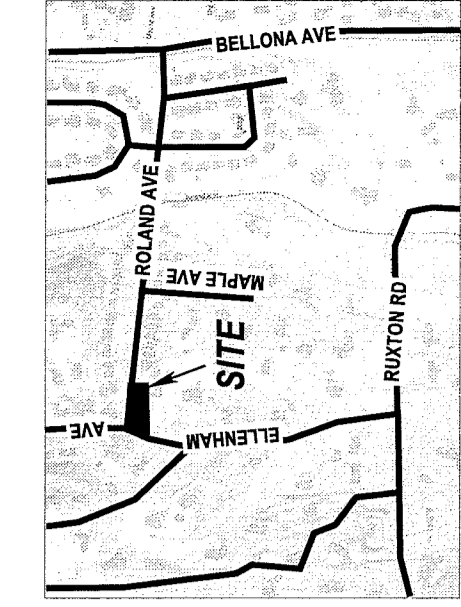
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

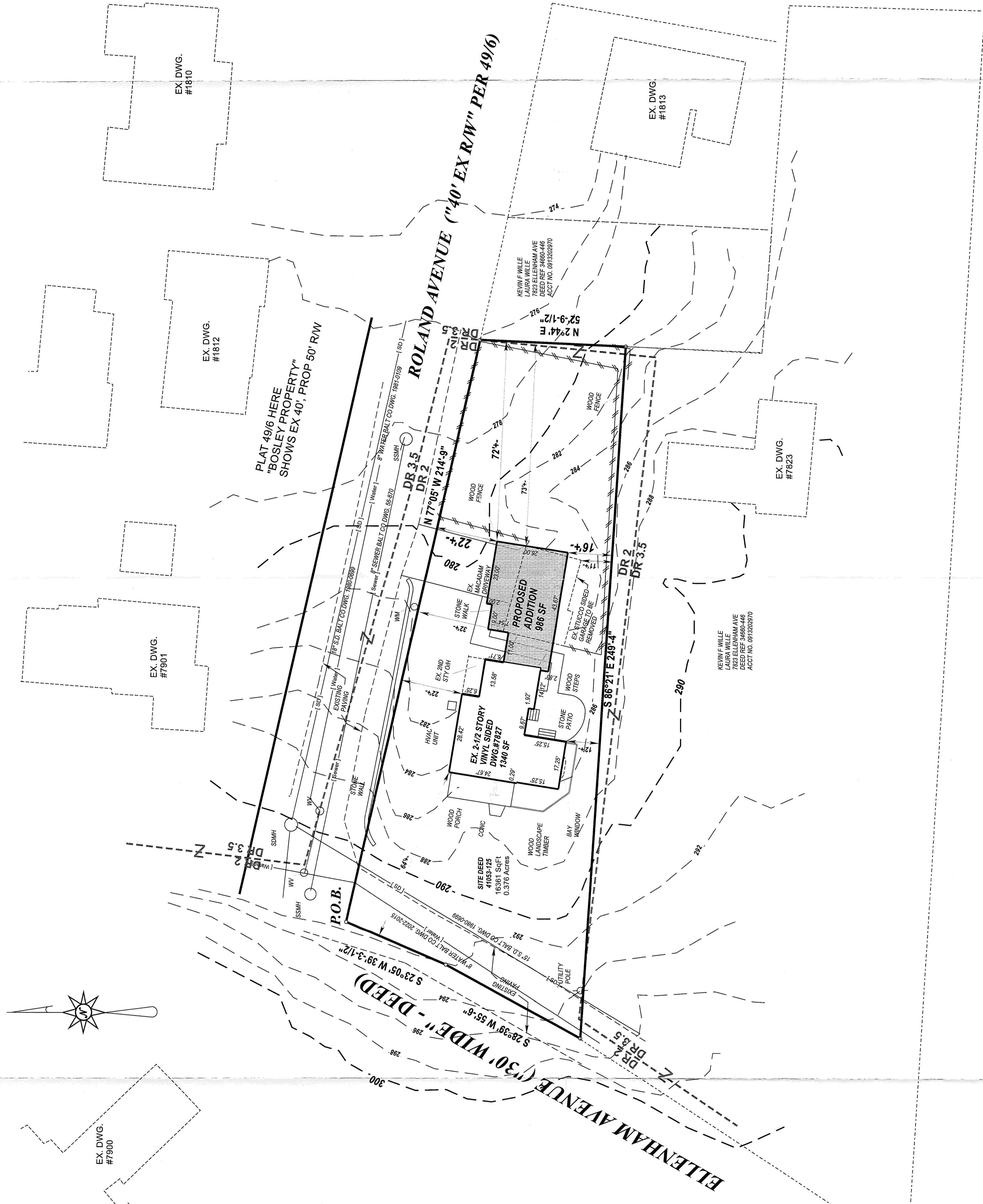


VICINITY MAP
1"=1000'

**PLAN TO ACCOMPANY
PETITION FOR ZONING HEARING
#7827 ELLENHAM AVENUE
2ND COUNCILMANIC DISTRICT
9TH ELECTION DISTRICT
SCALE: 1"=20' DATE: 10-20-2024**

FILE NAME	24-1995 ELLENHAM.TRV	DRAWN BY	R.N.G./S.S.
SCALE	20' PER INCH	DATE	10-20-2024
JOB	ELLENHAM	REVISION	
		SHEET	1/1

2024-0257-A



GENERAL NOTES:

- OWNER: JED HIKEN, 7827 ELLENHAM AVE, BALTIMORE, MD. 21204-3821
- SITE AREA: 16361 SQ. FT. OR 0.376 AC±
- EX DWELLING AREA: 1340 SQ. FT.
- PROPOSED ADDITION AREA: 986 SQ. FT.
- TOTAL: 2326 SQ. FT.
- EX GARAGE AREA: 1638 SQ. FT. (TO BE REMOVED)
- UTILITIES: PUBLIC SEWER, PUBLIC WATER, PUBLIC STORM DRAIN
- THE SITE LIES WITHIN ZONE "X" AS SHOWN ON F.I.R.M. 24001002465 DATED NOVEMBER 2ND 2023.
- ZONING: DR 2
- DR 2 SETBACKS: FRONT: 40', SIDE: 10' (SIDE: 40'), REAR: 10', MINIMUM LOT WIDTH: 100', MINIMUM LOT AREA: 20,000 SF
- EX PROPERTY USE: 2 1/2 STORY SINGLE FAMILY DWELLING WITH DETACHED GARAGE
- PROPOSED USE: SINGLE FAMILY DWELLING
- DEED REF: JLE 41655.125
- TAX ACCOUNT: #0918550230
- COUNCILMANIC DISTRICT: 2ND
- CENSUS TRACT: 480400
- WATERSHED: JONES FALLS
- UTILITIES SHOWN HEREON PER BALTIMORE COUNTY ENGINEERING OFFICE
- TAX MAP: #00089, GRID 0008, PARCEL 0560
- NO KNOWN PREVIOUS ZONING CASES ON FILE.
- NO KNOWN PERMITS ON FILE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR IS THE SITE ITSELF HISTORIC.
- NO KNOWN PREVIOUS DRG MEETINGS
- EXISTING CONTOURS AND ADJACENT BUILDING LOCATIONS SHOWN HEREON PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE



J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600

10-20-2024
DATE

