IN RE: PETITION FOR ADMIN. VARIANCE N/S Englemeade Road, 700' E of the c/l of Stevenson Road (3408 Englemeade Road) 3rd Election District 3rd Councilmanic District P. Dennis Belman, et ux Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 95-213-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 3408 Englemeade Road, located in the vicinity of Stevenson. The Petition was filed by the owners of the property, P. Dennis Belman and his wife, Phyllis Belman. The Petitioners seek relief from Section 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 1B01.2.C.4 of the 1970 Regulations) to permit a combination side setback of 48.5 feet in lieu of the required 50 feet for a proposed carport enclosure, and to amend the last approved final development plan for Stanton Woods, Lot 6, accordingly. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of January, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 1B01.2.C.4 of the 1970 Regulations) to permit a combination side setback of 48.5 feet in lieu of the required 50 feet for a proposed carport enclosure, and to amend the last approved final development plan for Stanton Woods, Lot 6,, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/11/95
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 10, 1995

Mr. & Mrs. P. Dennis Belman
3408 Englemeade Road
Baltimore, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Englemeade Road, 700' E of the c/l of Stevenson Road
(3408 Englemeade Road)
3rd Election District - 3rd Councilmanic District
P. Dennis Belman, et ux - Petitioners
Case No. 95-213-A

Dear Mr. & Mrs. Belman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

214

Petition for Administrative Variance

95-213-A

to the Zoning Commissioner of Baltimore County

for the property located at 3408 ENGLEMEADE ROAD, BALTIMORE, MD 21208

which is presently zoned R-C-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3B (1B01.2C4, 1970 Regulations) of the Baltimore County Zoning Regulations to allow a combination side setback of 48.5 feet in lieu of the required 50 feet and to amend the last approved final development plan.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) See attached.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

N/A
(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

P. Dennis Belman
(Type or Print Name)

Signature

Phyllis Belman
(Type or Print Name)

Phyllis Belman
Signature

3408 Englemeade Road (410) 486-7183
Address Phone No.

Baltimore MD 21208
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 11/10/95
By

REVIEWED BY: JRL DATE: 12/15/94

ESTIMATED POSTING DATE: 12/25/94

Printed with Soybean Ink on Recycled Paper

ITEM #: 214

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3408 Englemeade Road
address

Baltimore MD 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. We purchased 3408 Englemeade Road, Baltimore, Maryland 21208 in 1977.
2. The house has an open carport on the east side of the property which is located 28.5 feet from the east property line. The side setback on the west side of the house is 20 feet.
3. The house is in the Stanton Woods subdivision which was established in 1974 under the DR-1 zone.
4. The property was subsequently rezoned to R.C.5.
5. Pursuant to 1B02.3 of the Baltimore County Zoning Regulations the old DR-1 side setback requirements still apply to this property.
6. The side setback requirements for this property are a combined 50 feet. The combined setbacks for the property are actually 48.5 feet.
7. We desire to enclose the carport to create a garage by completing the partial wall and erecting a garage door on the west side of the structure.
8. The view of the property from the street will not change.
9. Our house is one of only two houses in the neighborhood that does not have a garage.**

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Phyllis Belman
(signature)
Phyllis Belman
(type or print name)

BALTIMORE COUNTY MARYLAND

(signature)
P. Dennis Belman
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14TH day of DECEMBER, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PHYLLIS BELMAN AND P. DENNIS BELMAN

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

DECEMBER 14, 1994
date

NOTARY PUBLIC

My Commission Expires: OCTOBER 1, 1998

DAVID Y. SORDICA NOTARY PUBLIC BALTIMORE COUNTY

MICROFILMED

**10. There have been three attempts over the last two and one-half years to steal our cars. Two of these attempts were successful.

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95-213-A

STATEMENT OF JUSTIFICATION
IN SUPPORT OF REQUEST FOR VARIANCE

We hereby request a variance from Section 1B02.3B (1B01.2C4, 1970 Regs.) of the Zoning Regulations of Baltimore County, Maryland ("BCZR") to allow us to enclose an existing carport to create a garage.

We purchased our property, 3408 Englemeade Road, Baltimore, Maryland in 1977, and have resided there since that time. When the subdivision plat which created our lot was recorded, the property was zoned DR-1 which zone requires a combined side yard setback of 50 feet. This setback applied to garages, but not carports. The property was subsequently rezoned to the R.C.5 (Rural Residential) zone. The carport was built in conjunction with the house and is located 28.52 feet from the east property line. The north and south sides of the carport are full walls, while the east side of the carport is a partial wall and the west side is open to allow access to the carport. We are seeking a variance to enclose the carport by completing the east wall and installing a garage door on the west side of the carport. The work required to complete this task is minimal. It should be noted that the south side of the carport, which is already a full wall, faces Englemeade Road. Thus, the appearance of the house from the street will remain the same.

Our desire to enclose the carport was prompted by three attempts to steal our cars over the course of the last two and 1/2 years. Unfortunately, two of the attempts were successful. As we are one of only two houses in the neighborhood that do not have a garage, and the other house is located at the far western boundary

214
95-213-A

of the subdivision, we are a prime target for such activities. We believe it is in the best interest of our safety and welfare to enclose the carport so that we will not continue to be the target of such crime. As we are seeking to enclose an existing structure rather than erecting a new structure, the variance requested is the minimum necessary to afford relief in this situation.

According to Section 1B01.1 (A)(14)(i) of the BCZR, garages are permitted as of right in the DR-1 zone subject to the provisions of Section 400 of the BCZR. Since the proposed garage will have one wall in common with the house, it is subject to the setback requirements applicable to the house. Section 1B02.3B (1B01.2C4, 1970 Regs.) of the BCZR requires that principal structures have a combined side yard setback of 50 feet from the side lot lines. The carport which we wish to enclose is 28.5 feet from the east property line. The west side yard setback for this property is 20 feet. The current combined side yard setback for the property is 48.5. Since the structure is already existing, strict compliance with the BCZR would be impossible in this case and would result in undue hardship and practical difficulty to us. We find ourselves in this situation, not due to any actions of our own. As set forth above, due to the location of our property in an existing subdivision, the difficulties are peculiar to our property.

Further, given that we are only one of two properties out of 17 properties in the neighborhood without a garage, it is clear that garages are appropriate in the area and that the granting of the variance will not result in development inconsistent therewith,

95-213-A

or be detrimental to the public welfare. In fact, if the garage acts as a deterrent to potential car thieves, it will be a benefit to the neighborhood by detracting those persons from the area.

To grant the variance will not result in an increase in residential density beyond that allowed by the BCZR nor would it be in contravention of the spirit and intent of the regulations.

We therefore, request that the variance be granted.

Respectfully submitted,

Phyllis Belman

Phyllis Belman

P. Dennis Belman

30tx5227.pcn

214

DEVELOPMENT ENGINEERS, INC.

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21286
(410) 828-9060

95-213-A

NOVEMBER 25, 1994

ZONING DESCRIPTION FOR NO. 3408 ENGLEMEADE ROAD
ELECTION DISTRICT 3 COUNCILMANIC DISTRICT NO. 2

BEGINNING AT A POINT ON THE NORTH SIDE OF ENGLEMEADE ROAD, WHICH IS 50 FEET WIDE AT A DISTANCE OF 700 FEET, MORE OR LESS, EAST OF THE CENTERLINE OF STEVENSON ROAD WHICH IS 60 FEET WIDE. BEING LOT #6, PLAT NO. 2 IN THE SUBDIVISION OF "STANTON WOODS" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK E.H.K. JR. NO. 37, FOLIO 145, CONTAINING 37,549 SQUARE FEET OR 0.862 of AN ACRE, MORE OR LESS.

STATE OF MARYLAND
LILGHMAN DOWNEY, JR.
No. 114
REGISTERED
PROPERTY LINE SURVEYOR

J. Lilgham Downey Jr.

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 95-213-A

Towson, Maryland

District 3rd Date of Posting 12/23/94

Posted for: Variance

Petitioner: P. Dennis Belman & Phyllis Belman

Location of property: 3408 Englewood Rd, N/S

Location of Signs: Facing roadway, on property being zoned

Remarks:

Posted by M. A. Healy Signature Date of return: 12/30/94

Number of Signs: 1

APPROVED, MED

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-213-A

Account: R-001-6150

Number 214

Date 12/15/94

/ RV (010) $ 50.00

/ AMEND FDP (030) $ 50.00
(SPH:

/ SIGN POSTING (080) 35.00

TOTAL $135.00

MICROFILMED

BELMAN
3408 Englemeade Rd.

03A03#0241MICHRC $135.00
BA C010:10AM12-15-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations 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 a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 214

Petitioner: Phyllis Belman

Location: 3408 Englemeade Road Baltimore, MD 21208

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Phyllis Belman

ADDRESS: 3408 Englemeade Road
Baltimore, MD 21208

PHONE NUMBER: (410) 486-7183

AJ:ggs

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 22, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-213-A (Item 214)
3408 Englemeade Road
N/S Englemeade Road, 700' E of c/l Stevenson Road
3rd Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 25, 1994. The closing date (January 9, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a $60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: P. Dennis Belman and Phyllis Belman

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 12, 1995

Mr. and Mrs. P. Dennis Belman
3408 Englemeade Road
Baltimore, Maryland 21208

RE: Item No.: 214
Case No.: 95-213A
Petitioner: P. D. Belman, et ux

Dear Mr. and Mrs. Belman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 15, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: January 4, 1995

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 3, 1995
Items 173 (Case #94-176 SPH), 209, 210, 211, 212, 213, and 214

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

JW

DATE: 12/22/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 27, 1994.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 208, 209, 210, 211, 212, 214, 215 AND 216.

RECEIVED
JAN 3 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 21, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 207, 209, 210, 212, 214, and 215

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Carl L. Klein

PK/JL

ITEM207/PZONE/TXTJWL

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

12-27-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON

Re: Baltimore County
Item No.: #214 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

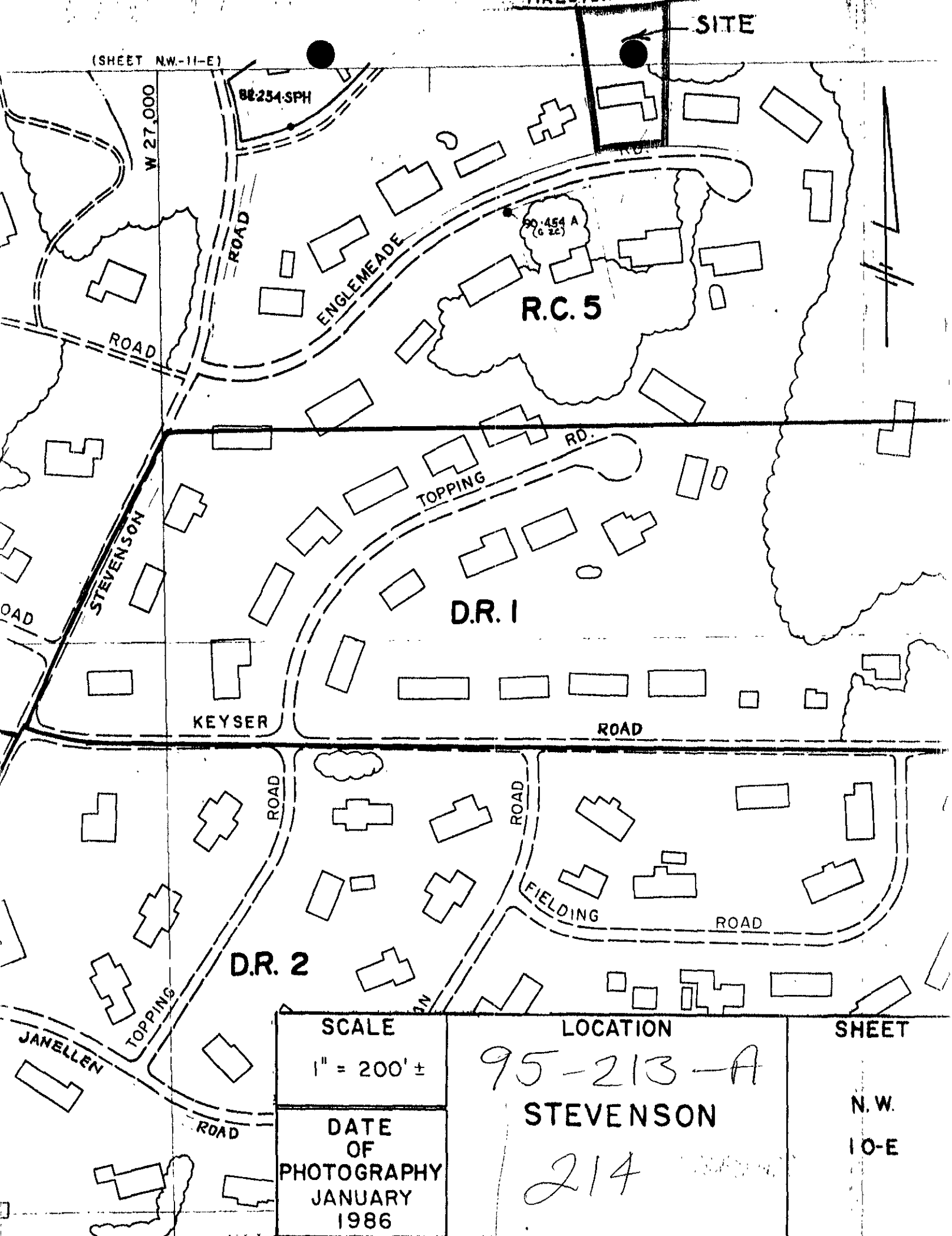
BS/

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202


SITE
(SHEET N.W.-11-E)
88-254-SPH
W 27,000
ROAD
ENGLEMEADE
90-454 A
(6 ac)
R.C. 5
ROAD
TOPPING
RD.
STEVENSON
D.R. 1
KEYSER
ROAD
ROAD
ROAD
FIELDING
ROAD
D.R. 2
TOPPING
JANELLEN
ROAD
SCALE
1" = 200' ±
DATE OF PHOTOGRAPHY JANUARY 1986
LOCATION
95-213-A
STEVENSON
214
SHEET
N.W.
10-E

95-213-A

Subject property - brick wall of existing carport

Subject property from side view of carport.

Subject property

95-213-A

3402 Englemeade Rd.

"

3405 Englemeade Rd.

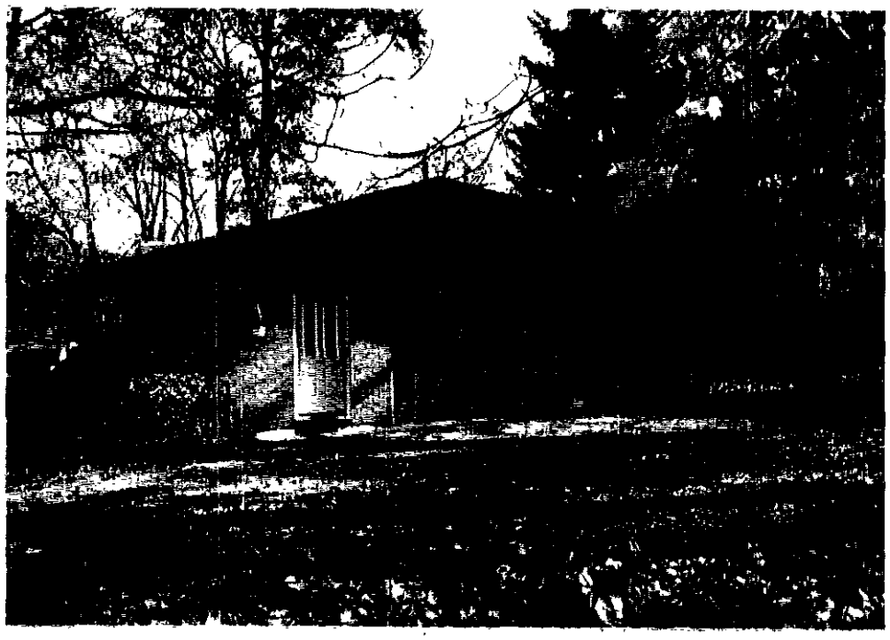
95-213-A

3406 Engle-
meade Rd.

3407 Engle-
meade Rd.

3409
Englemeade
Rd.

95-213-A

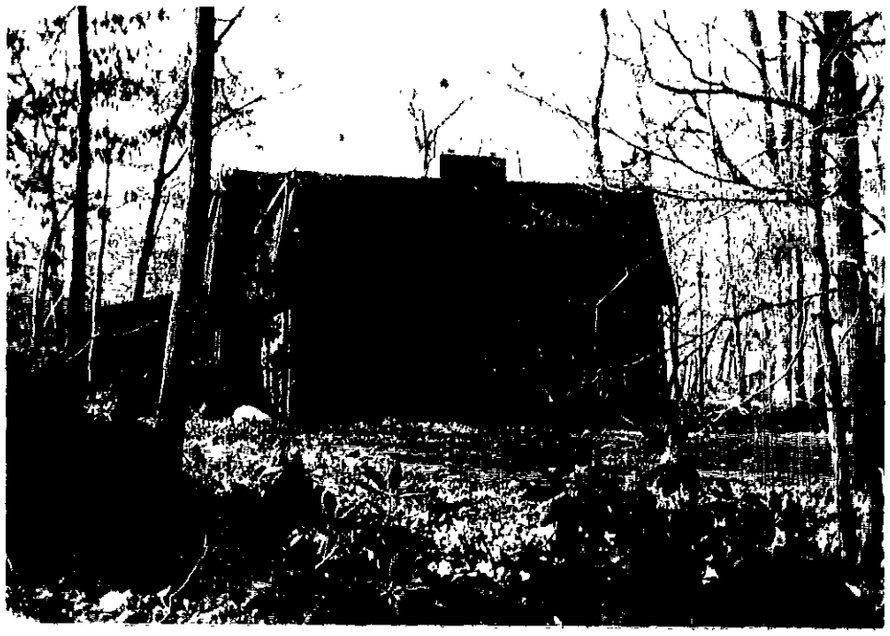


3411 Engle-
meade Road.

3410
Englemeade
Road

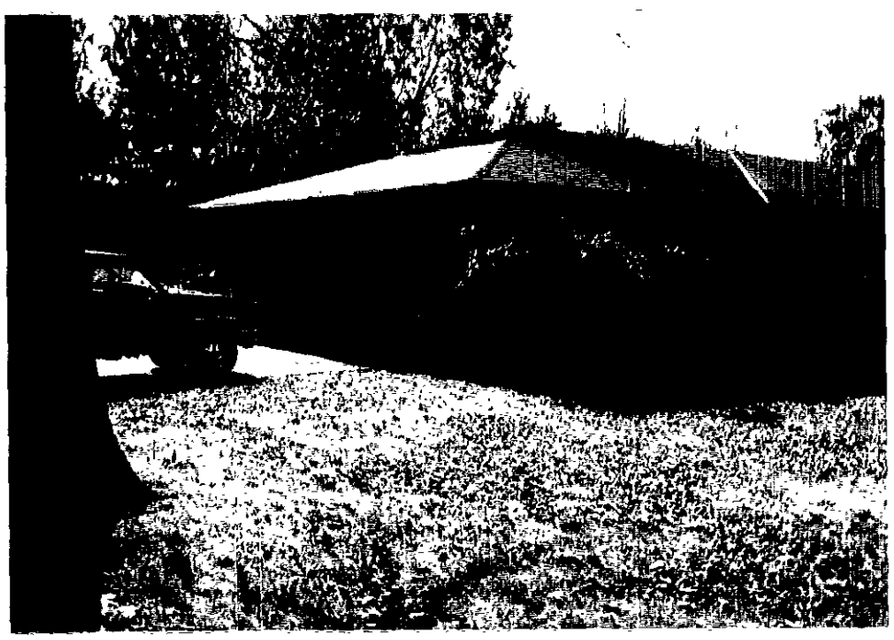
3412 Engle-
meade Road

95-213-A



3413 Englemeade Road

3414 Englemeade Road



3415 Englemeade Road

95-213-A

3417 Englemeade Road

3416 Englemeade Road

3418 Englemeade Rd. Only other house on street without garage

95-213-A

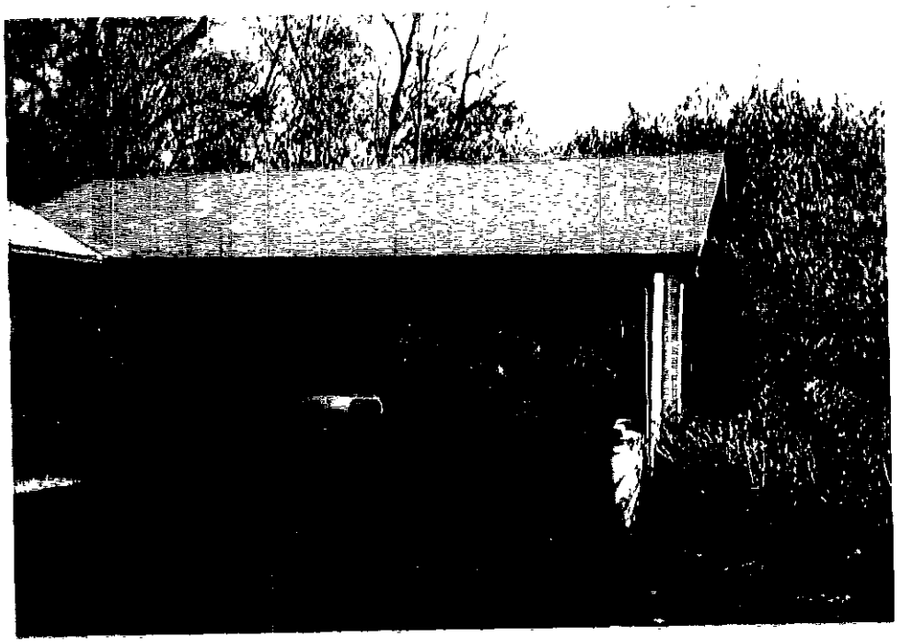
Subject property 3408 and 3406 Englemeade Road

Rear view between Subject property (3408) and 3406 Englemeade Road

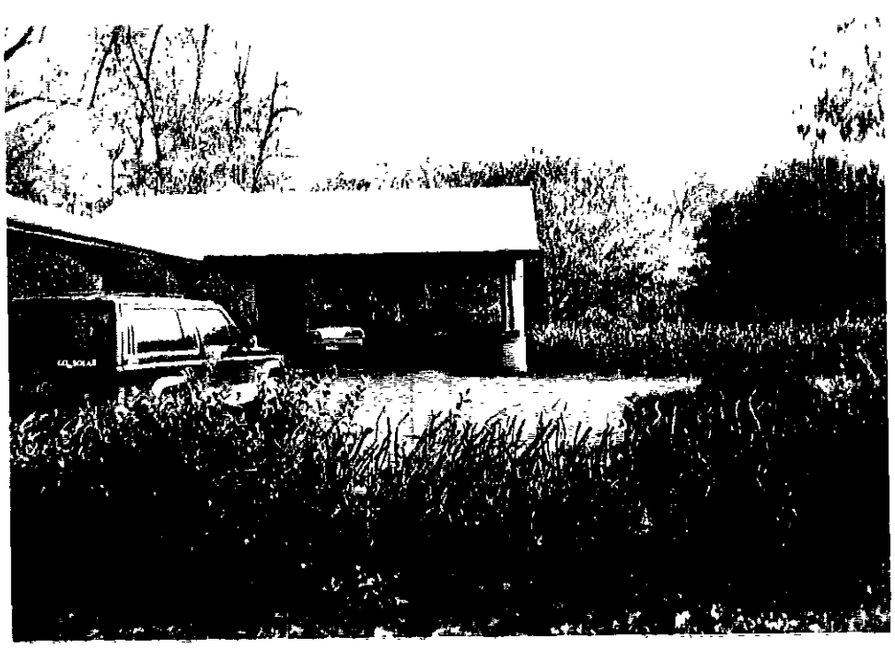
Front view between 3410 and subject (3408)

75-213-A

Side view of subject property's carport taken from rear of house.



subject property



subject property from driveway view.

95-213-A

rear view between subject property (3408) and 3410 Engle-meade Rd.

subject property 3408 Engle-meade Road.

95-213-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

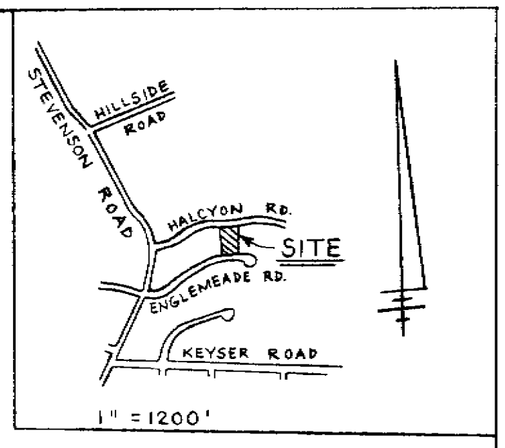
SCALE	LOCATION	SHEET
1" = 200'±	STEVENSON	N.W. 10-E
DATE OF PHOTOGRAPHY JANUARY 1986		

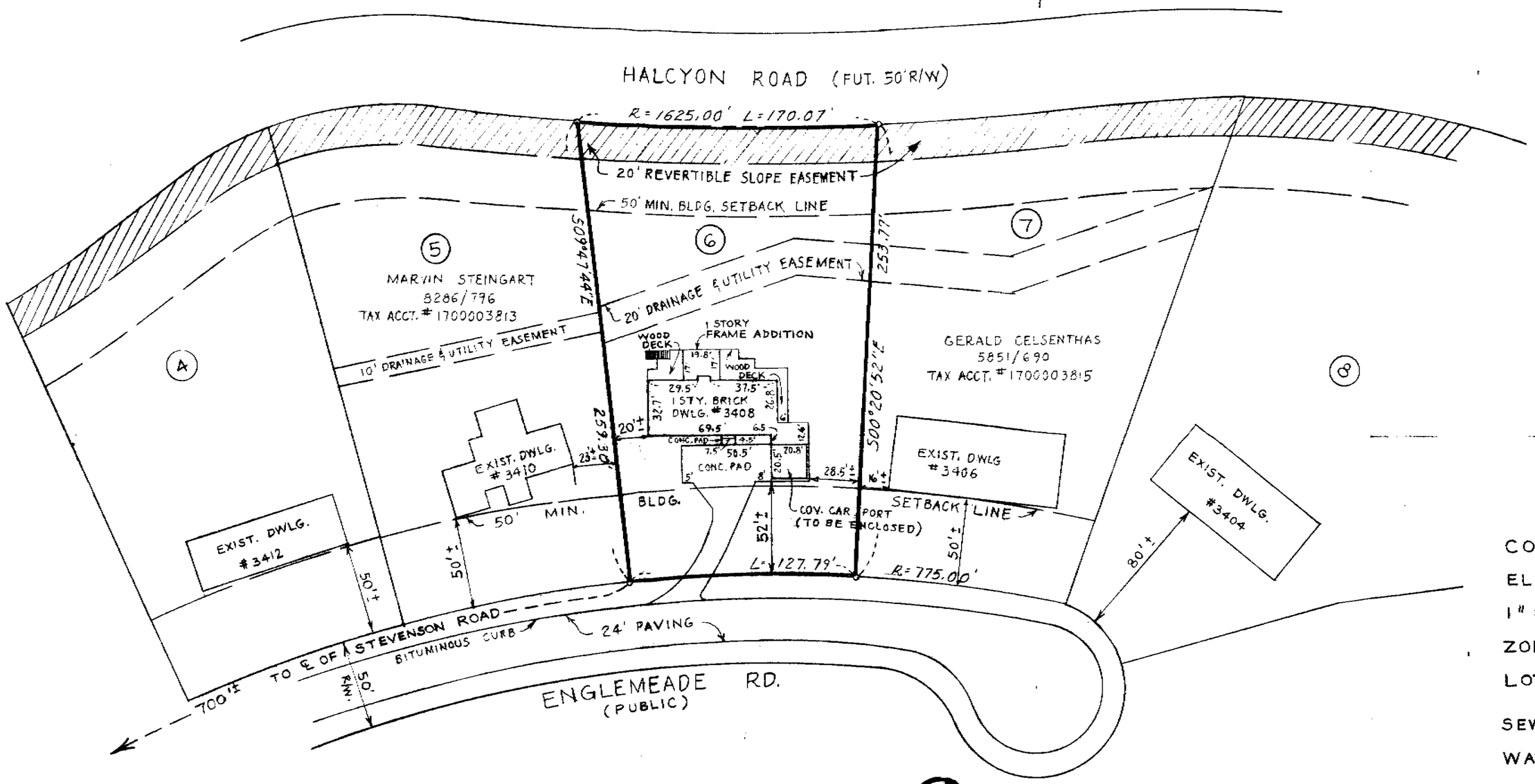
MICROFILMED

214

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS : 3408 ENGLEMEADE ROAD
SUBDIVISION NAME : "STANTON WOODS"
PLATBOOK 37, FOLIO 145 , LOT 6
OWNER : DENNIS P. & PHYLLIS A. BELMAN
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD.
TAX ACCOUNT # 1700003814
DEED REF: 5817 - 481





COUNCILMANIC DISTRICT : 2
ELECTION DISTRICT : 3RD
1" = 200' SCALE MAP # N.W. 10 E
ZONING : R.C.5
LOT SIZE : 0.862 ACREAGE — 37,548.72 SQUARE FT.
SEWER : PUBLIC
WATER : PUBLIC
CHESAPEAKE BAY CRITICAL AREA : NO
PRIOR ZONING HEARINGS : NONE
DEC. 7, 1994

95-213-A

PET. EX. 1

MICROFILMED

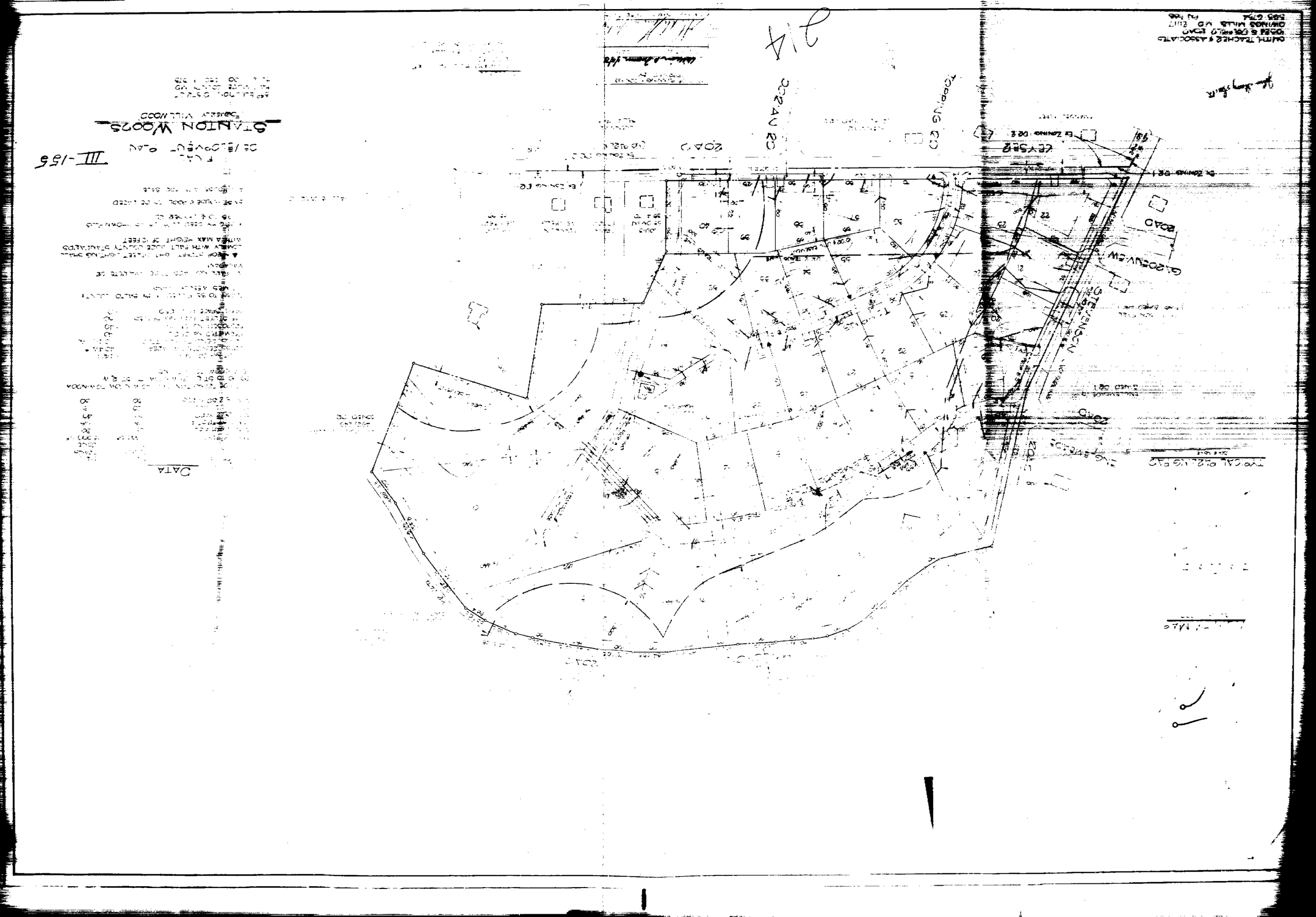
DEVELOPMENT ENGINEERS, INC.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-9060

J. Sedgwick Downey Jr.

SCALE : 1" = 50'

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #

#94 - 7595



DATA

TO BE PLACED IN BALTO COUNTY

▲ STOP STREET LIGHT. STREET LIGHTING SHALL COMPLY WITH BALTIMORE COUNTY STANDARDS WITH A MAX HEIGHT OF 12 FEET

EXISTING HOUSE & POOL TO BE RAZED

HOUSE FOR SALE

III-155

FINAL
DEVELOPMENT PLAN

STANTON WOODS

FORMERLY MILLWOOD

3RD ELECTION DISTRICT
BALTIMORE COUNTY MD

John Henry Smith

SMITH, TEACHER & ASSOCIATES
10521 S DEERFIELD ROAD
OWINGS MILLS MD 21117
585 6734

95-213-A

95-213-A

JAN 22

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Englemeade Road, 700' E of the c/l of Stevenson Road
(3408 Englemeade Road)
3rd Election District
3rd Councilmanic District

P. Dennis Belman, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-213-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 3408 Englemeade Road, located in the vicinity of Stevenson. The Petition was filed by the owners of the property, P. Dennis Belman and his wife, Phyllis Belman. The Petitioners seek relief from Section 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 1B01.2.C.4 of the 1970 Regulations) to permit a combination side setback of 48.5 feet in lieu of the required 50 feet for a proposed carport enclosure, and to amend the last approved final development plan for Stanton Woods, Lot 6, accordingly. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING
Date 11/1/95
By

of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of January, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 1B01.2.C.4 of the 1970 Regulations) to permit a combination side setback of 48.5 feet in lieu of the required 50 feet for a proposed carport enclosure, and to amend the last approved final development plan for Stanton Woods, Lot 6,, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/1/95
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 10, 1995

Mr. & Mrs. P. Dennis Belman
3408 Englemeade Road
Baltimore, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Englemeade Road, 700' E of the c/l of Stevenson Road
(3408 Englemeade Road)
3rd Election District - 3rd Councilmanic District
P. Dennis Belman, et ux - Petitioners
Case No. 95-213-A

Dear Mr. & Mrs. Belman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel
File

214

Petition for Administrative Variance

95-213-A

to the Zoning Commissioner of Baltimore County

for the property located at 3408 ENGLEMEADE ROAD, BALTIMORE, MD 21208

which is presently zoned R-C-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3B (1B01.2C4, 1970 Regulations) of the Baltimore County Zoning Regulations to allow a combination side setback of 48.5 feet in lieu of the required 50 feet and to amend the last approved final development plan.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) See attached.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:
N/A
(Type or Print Name)
Signature
Address
City State Zipcode

Attorney for Petitioner:
N/A
(Type or Print Name)
Signature
Address Phone No.
City State Zipcode

Legal Owner(s):
P. Dennis Belman
(Type or Print Name)
Signature
Phyllis Belman
(Type or Print Name)
Phyllis Belman
Signature
3408 Englemeade Road (410) 486-7183
Address Phone No.
Baltimore MD 21208
City State Zipcode
Name, Address and phone number of representative to be contacted.
Name
Address Phone No.

ORDER RECEIVED FOR FILING
Date
By

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19__, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JRK DATE: 12/15/94
ESTIMATED POSTING DATE: 12/25/94

ITEM #: 214

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3408 Englemeade Road (address)
Baltimore (City) MD (State) 21208 (Zip Code)

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (following hardship or practical difficulty)

1. We purchased 3408 Englemeade Road, Baltimore, Maryland 21208 in 1977.
2. The house has an open carport on the east side of the property which is located 28.5 feet from the east property line. The side setback on the west side of the house is 20 feet.
3. The house is in the Stanton Woods subdivision which was established in 1974 under the DR-1 zone.
4. The property was subsequently rezoned to R.C.5.
5. Pursuant to 1B02.3 of the Baltimore County Zoning Regulations the old DR-1 side setback requirements still apply to this property.
6. The side setback requirements for this property are a combined 50 feet. The combined setbacks for the property are actually 48.5 feet.
7. We desire to enclose the carport to create a garage by completing the partial wall and erecting a garage door on the west side of the structure.
8. The view of the property from the street will not change.
9. Our house is one of only two houses in the neighborhood that does not have a garage. **

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Witnesses: Phyllis Belman (Type or print name)
Phyllis Belman
Signature: P. Dennis Belman (Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of December, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared PHYLLIS BELMAN AND P. DENNIS BELMAN

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

December 14, 1994
Date

NOTARY PUBLIC
My Commission Expires: October 1, 1998

DAVID Y. SCHROER
NOTARY PUBLIC
BALTIMORE COUNTY

**10. There have been three attempts over the last two and one-half years to steal our cars. Two of these attempts were successful.

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95-213-A

STATEMENT OF JUSTIFICATION
IN SUPPORT OF REQUEST FOR VARIANCE

We hereby request a variance from Section 1B02.3B (1B01.2C4, 1970 Regs.) of the Zoning Regulations of Baltimore County, Maryland ("BCZR") to allow us to enclose an existing carport to create a garage.

We purchased our property, 3408 Englemeade Road, Baltimore, Maryland in 1977, and have resided there since that time. When the subdivision plat which created our lot was recorded, the property was zoned DR-1 which zone requires a combined side yard setback of 50 feet. This setback applied to garages, but not carports. The property was subsequently rezoned to the R.C.5 (Rural Residential) zone. The carport was built in conjunction with the house and is located 28.52 feet from the east property line. The north and south sides of the carport are full walls, while the east side of the carport is a partial wall and the west side is open to allow access to the carport. We are seeking a variance to enclose the carport by completing the east wall and installing a garage door on the west side of the carport. The work required to complete this task is minimal. It should be noted that the south side of the carport, which is already a full wall, faces Englemeade Road. Thus, the appearance of the house from the street will remain the same.

Our desire to enclose the carport was prompted by three attempts to steal our cars over the course of the last two and 1/2 years. Unfortunately, two of the attempts were successful. As we are one of only two houses in the neighborhood that do not have a garage, and the other house is located at the far western boundary

214
95-213-A

of the subdivision, we are a prime target for such activities. We believe it is in the best interest of our safety and welfare to enclose the carport so that we will not continue to be the target of such crime. As we are seeking to enclose an existing structure rather than erecting a new structure, the variance requested is the minimum necessary to afford relief in this situation.

According to Section 1B01.1 (A)(14)(i) of the BCZR, garages are permitted as of right in the DR-1 zone subject to the provisions of Section 400 of the BCZR. Since the proposed garage will have one wall in common with the house, it is subject to the setback requirements applicable to the house. Section 1B02.3B (1B01.2C4, 1970 Regs.) of the BCZR requires that principal structures have a combined side yard setback of 50 feet from the side lot lines. The carport which we wish to enclose is 28.5 feet from the east property line. The west side yard setback for this property is 20 feet. The current combined side yard setback for the property is 48.5. Since the structure is already existing, strict compliance with the BCZR would be impossible in this case and would result in undue hardship and practical difficulty to us. We find ourselves in this situation, not due to any actions of our own. As set forth above, due to the location of our property in an existing subdivision, the difficulties are peculiar to our property.

Further, given that we are only one of two properties out of 17 properties in the neighborhood without a garage, it is clear that garages are appropriate in the area and that the granting of the variance will not result in development inconsistent therewith,

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95-213-A

or be detrimental to the public welfare. In fact, if the garage acts as a deterrent to potential car thieves, it will be a benefit to the neighborhood by detracting those persons from the area.

To grant the variance will not result in an increase in residential density beyond that allowed by the BCZR nor would it be in contravention of the spirit and intent of the regulations.

We therefore, request that the variance be granted.

Respectfully submitted,

Phyllis Belman
Phyllis Belman

P. Dennis Belman
P. Dennis Belman

30tx5227.pcn

214

M&H DEVELOPMENT ENGINEERS, INC.

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21286
(410) 828-9060

95-213-A

NOVEMBER 25, 1994

ZONING DESCRIPTION FOR NO. 3408 ENGLEMEADE ROAD
ELECTION DISTRICT 3 COUNCILMANIC DISTRICT NO. 2

BEGINNING AT A POINT ON THE NORTH SIDE OF ENGLEMEADE ROAD, WHICH IS 50 FEET WIDE AT A DISTANCE OF 700 FEET, MORE OR LESS, EAST OF THE CENTERLINE OF STEVENSON ROAD WHICH IS 60 FEET WIDE. BEING LOT #6, PLAT NO. 2 IN THE SUBDIVISION OF "STANTON WOODS" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK E.H.K. JR. NO. 37, FOLIO 145, CONTAINING 37,549 SQUARE FEET OR 0.862 of AN ACRE, MORE OR LESS.

STATE OF MARYLAND — JAMES ROBERT ROONEY JR. — No. 10193 — LICENSED PROFESSIONAL LAND SURVEYOR

J. James Rooney Jr.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-213-A
Towson, Maryland

District 3rd Date of Posting 12/23/94
Posted for: Variance
Petitioner: P. Dennis Belman & Phyllis Belman
Location of property: 3408 Englemeade Rd, N/S
Location of Signs: Facing roadway, on property being zoned
Remarks:
Posted by Signature Date of return: 12/30/94
Number of Signs: 1

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt 95-213-A

Account: R-001-6150

Number 214

Date 12/15/94

1 RV	(010)	$ 50.00
1 AMEND FDP (SPH.	(030)	$ 50.00
1 SIGN POSTING	(080)	35.00
	TOTAL	$135.00

BELMAN
3408 Englemeade Rd.

03A03#0241MICHRC
BA CO10:10AM12-15-94 $135.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations 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 a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 214
Petitioner: Phyllis Belman
Location: 3408 Englemeade Road Baltimore MD 21208

PLEASE FORWARD ADVERTISING BILL TO:
NAME: Phyllis Belman
ADDRESS: 3408 Englemeade Road
Baltimore, MD 21208
PHONE NUMBER: (410) 486-7183

AJ:ggs

(Revised 04/09/93)

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 22, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-213-A (Item 214)
3408 Englemeade Road
N/S Englemeade Road, 700' E of c/l Stevenson Road
3rd Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 25, 1994. The closing date (January 9, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a $50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: P. Dennis Belman and Phyllis Belman

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 12, 1995

Mr. and Mrs. P. Dennis Belman
3408 Englemeade Road
Baltimore, Maryland 21208

RE: Item No.: 214
Case No.: 95-213A
Petitioner: P. D. Belman, et ux

Dear Mr. and Mrs. Belman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 15, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 4, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 3, 1995
Items 173 (Case #94-176 SPH), 209, 210, 211,
212, 213, and 214

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government
Fire Department

JW

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/22/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 20, 1994.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 208, 209, 210, 211, 212, 214 and 215 only.

RECEIVED
JAN 3 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 21, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 207, 209, 210, 212, 214, and 215

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Carl Richards

PK/JL

ITEM207/PZONE/ZAC1JWL

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

12-27-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON

Re: Baltimore County
Item No.: #214 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

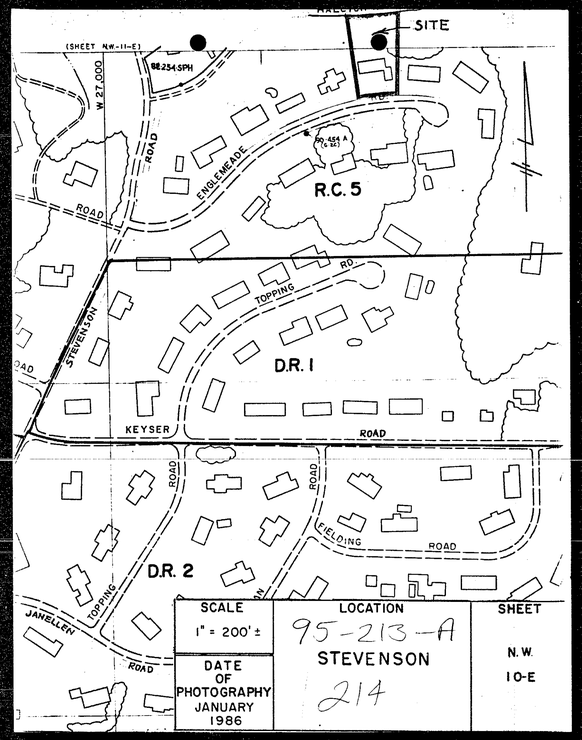
Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

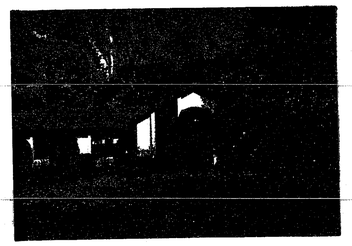
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



95-213-A

Subject property - brick wall & existing carport

Subject property from side view of carport.

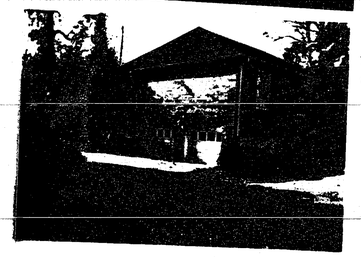


Subject property

95-213-A

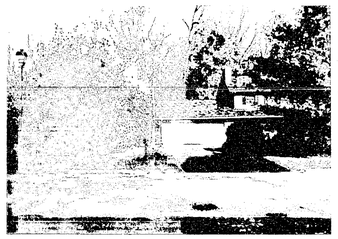
3402 Englemeade Rd.

"

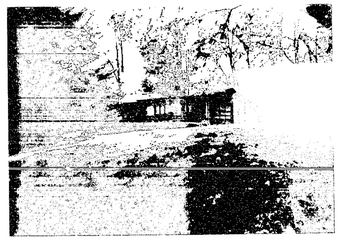


3405 Englemeade Rd.

95-213-A



3406 Englemeade Rd.



3407 Englemeade Rd.

3409 Englemeade Rd.

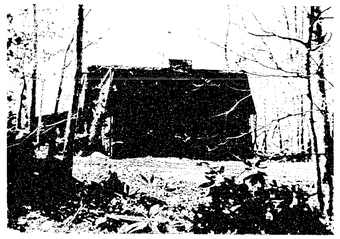
95-213-A

3411 Englemeade Road

3410 Englemeade Road

3412 Englemeade Road

95-213-A



3413 Englemeade Road

3414 Englemeade Road

3415 Englemeade Road

95-213-A

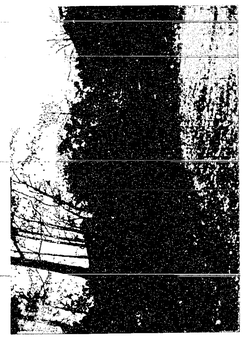
3417 Englemeade Road

3416 Englemeade Road

3418 Englemeade Rd. Only other house on street without garage

95-213-A

Subject Prop. Betty + 3408 and 3406 Englemeade Road



Side view looking toward property (3410) and 3406 Englemeade Road

Front view looking toward 3410 and subject (3403)

95-213-A

Side view of subject property to rear (when facing front of house)

Subject Property

Subject property from driveway view

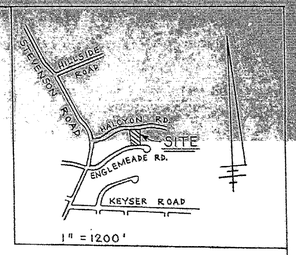
95-213-A

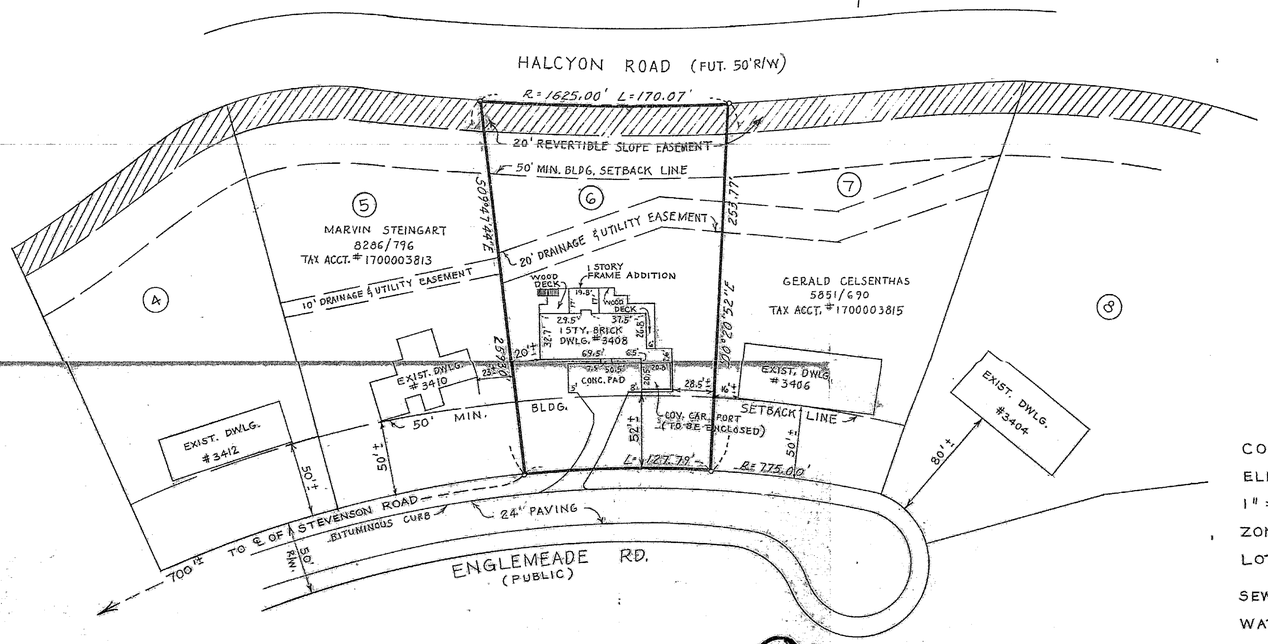
rear view between subject property (3408) and 3410 Englemeade Rd.

subject property 3408 Englemeade Road.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS : 3408 ENGLEMEADE ROAD
SUBDIVISION NAME : "STANTON WOODS"
PLATBOOK 37, FOLIO 145, LOT 6
OWNER : DENNIS P. & PHYLLIS A. BELMAN
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD.
TAX ACCOUNT # 1700003814
DEED REF : 5817 - 481





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COUNCILMANIC DISTRICT : 2
ELECTION DISTRICT : 3RD
1" = 200' SCALE MAP # N.W. 10 E
ZONING : R.C.5
LOT SIZE : 0.862 ACREAGE — 37,548.72 SQUARE FT.
SEWER : PUBLIC
WATER : PUBLIC
CHESAPEAKE BAY CRITICAL AREA : NO
PRIOR ZONING HEARINGS : NONE DEC. 7, 1994

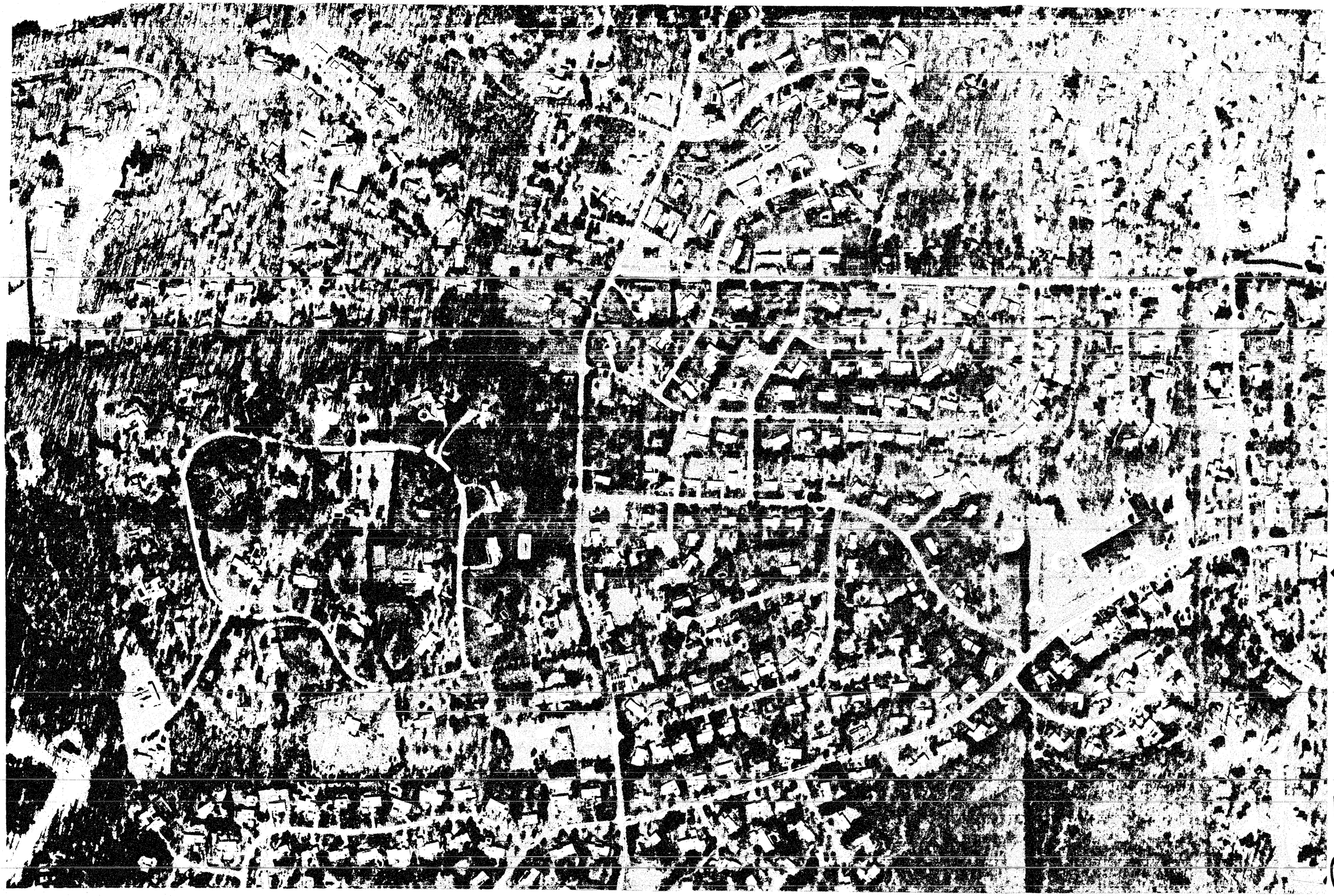
PET. EX. 1

M&H DEVELOPMENT ENGINEERS, INC.
200 East Joppa Road
Room 101: Shell Building
Towson, Maryland
828-9060

SCALE : 1" = 50'

ZONING OFFICE USE ONLY
REVIEWED BY | ITEM # | CASE #

#94-7595



95-213-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±	STEVENSON	N.W. 10-E
DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401