

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Englemeade Road, 500' W of the c/l
Stevenson Road
(3506 Englemeade Road)
3rd Election District
2nd Council District

Todd Sibel, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-624-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Todd Sibel, and his wife, Amy Sibel. The Petitioners request a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 37 feet in lieu of the required 50 feet for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

By

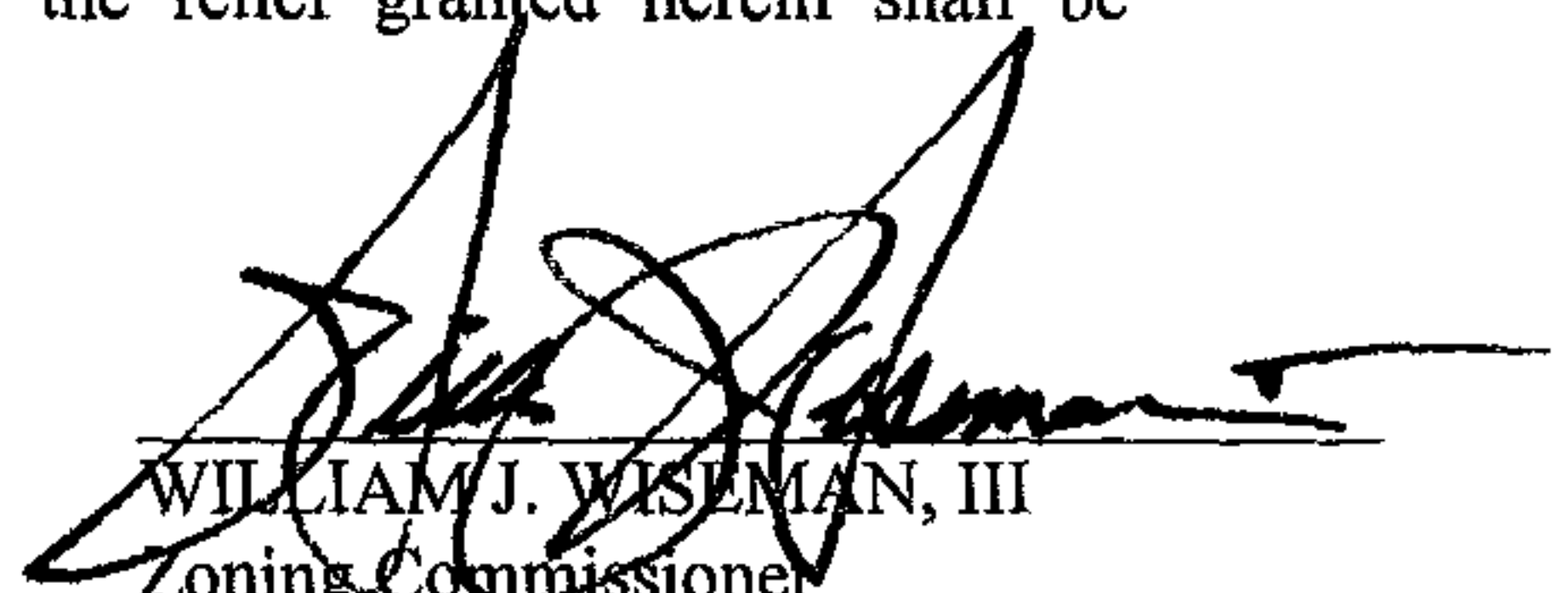
6/27/05
[Signature]

Based upon all of the evidence contained therein, I am persuaded to grant the requested relief. Variance relief is necessary given the unique configuration of the property and the layout and location of the existing dwelling. It was indicated that the existing attached garage is being converted to provide more living space and that the proposed addition will provide the new garage space. It was also indicated that although the proposed addition will be closer to the side property line, existing vegetation would buffer its view from the adjacent property. There were no adverse comments submitted by any County reviewing agency and there is apparently no opposition from the neighbors. Thus, it appears that relief can be granted without detrimental impact to adjacent properties.

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 27th day of June 2005 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 37 feet in lieu of the required 50 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/27/05
By [Signature]
WJW:bjs

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

June 27, 2005

Mr. & Mrs. Todd Sibel
3506 Englemeade Road
Baltimore, Maryland 21208

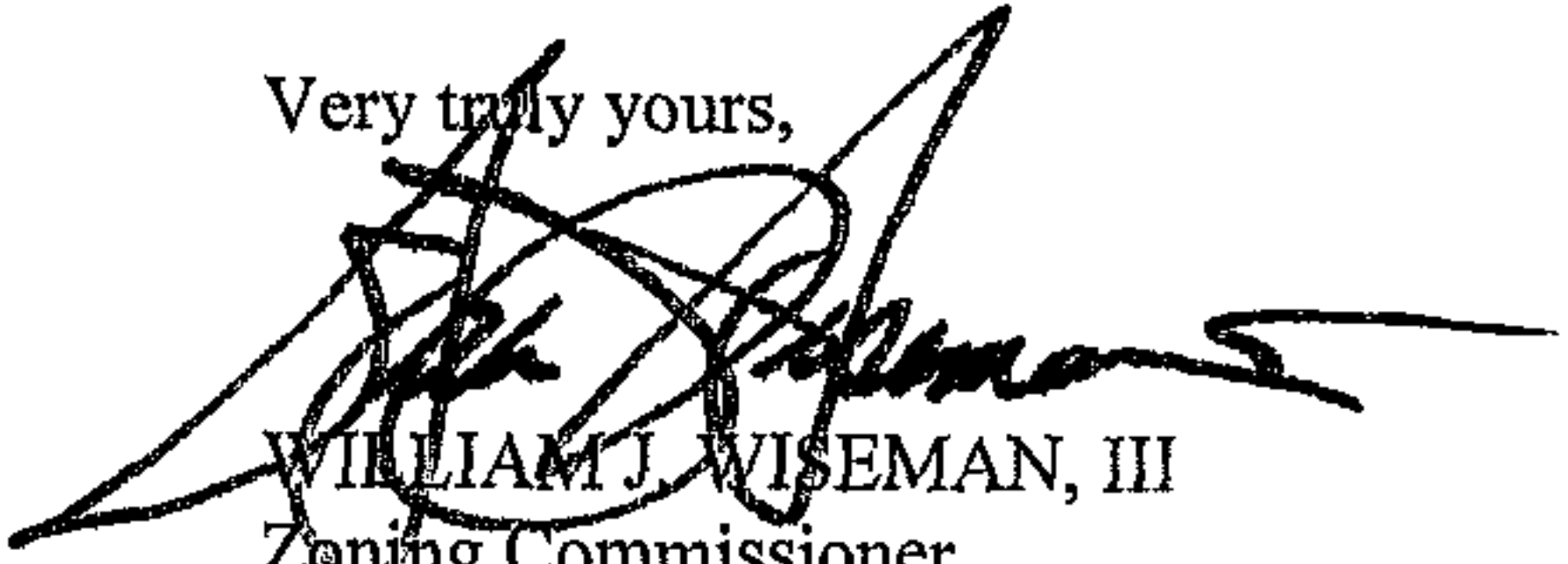
RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Englemeade Road, 500' W of the c/l Stevenson Road
(3506 Englemeade Road)
3rd Election District – 2nd Council District
Todd Sibel, et ux - Petitioners
Case No. 05-624-A

Dear Mr. & Mrs. Sibel:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: People's Counsel; Case File ✓

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3506 Englemeade Rd.
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and 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)

see attached #1

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Name

Address

Telephone No.

City

State

Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By JF Date 5/25/05

Estimated Posting Date 6-5-05

CASE NO. 05-624-A

RECEIVED FOR FILING
DATE 10/25/01
BY

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 3506 Englemeade Rd.
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):

See attachment #2

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

Todd Sibel
Signature
Todd Sibel
Name - Type or Print

Amy D. Sibel
Signature
Amy D. Sibel
Name - Type or Print

amy
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Ellen R. Lushart
Notary Public
My Commission Expires 8/1/2006

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

3506 Englemeade Rd.
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):

See attachment #2

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

Todd Sibel
Signature
Todd Sibel
Name - Type or Print

Amy Sibel
Signature
Amy Sibel
Name - Type or Print

City
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Frank R. Lenhart
Notary Public
My Commission Expires 8/8/2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3506 Englemeade Rd.
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and 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)

see attached A1

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Rob Hoffman
Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Todd Sibel
Name - Type or Print _____

Signature _____

Amy Sibel
Name - Type or Print _____

Signature _____

3506 Englemeade Rd. 410-581-6118
Address _____ Telephone No. _____

Baltimore MD 21208
City _____ State _____ Zip Code _____

Representative to be Contacted:

Todd Sibel
Name _____

3506 Englemeade Rd. 410-581-6118
Address _____ Telephone No. _____

Baltimore MD 21208
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-624-A

Reviewed By JF Date 5/25/05

REV 10/25/01

Estimated Posting Date 6/5/05

#/
Petition for Administrative Special Hearing
3506 Englemeade Road

Administrative Special Hearing to permit a side yard setback of 37 feet in lieu of the required 50 feet, pursuant to Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING
Date 6/22/15
By [Signature]

#2

My wife Amy and I live at 3506 Englemeade Road in Stevenson, Maryland. The house is located on a very unusual pie shaped lot. We enjoy a significant amount of road frontage, however, the property narrows as you move back off of Englemeade Road in a location where we would like to put a one-story addition. As you will note from the site plan, the addition would utilize the existing driveway for purposes of creating a new garage and then utilizing the existing garage space for an increase in size for our family room/mud room and entryway from the garage.

The addition must be placed on that side of the house to take advantage of the existing garage space and the existing internal flow of the house. To move the garage to the other side of the house, although would meet the setback, it would not provide for utilization of the existing paved surfaces or the location of the existing family living space.

We believe that the addition will not have any adverse impact on my neighbor. There is very good vegetated buffer located along that property which should shield the view of the new garage and land in between our two houses. Also, we now have a side entry garage so, although the new structure will be somewhat closer to the property line, it will no longer be double garage doors facing the side property line. Instead, it will be the architecturally treated side view of the property new addition.

For these reasons, we respectfully request the granting of the proposed variance.

Todd & Amy Sibel
3506 Englemeade Road
Baltimore, Maryland 21208

ZONING DESCRIPTION FOR 3506 Englemeade Road

Beginning at a point on the North side of Englemeade Road which is 15 feet wide at the distance of 500 feet (a tenth of a mile) west of the centerline of the nearest improved intersecting street Stevenson Road which is 25 feet wide. As recorded in Deed Liber, 21553, Folio 203, at the beginning of the fifth or north 54 degrees 10 minutes east 957.50 foot line of the 10.13 acre tract of land which by Deed dated December 29, 1943 and recorded in the Lands of Baltimore County in Liber R.J.S. No. 1324, folio 342 was conveyed by Ellen Keyser Bruce and husband to Irvin Naylor and wife, and running thence with and binding on part of said tract of land for a new division line, south 10 degrees 12 minutes east 413.79 feet to the center of Englemeade Road, as now located, 25 feet wide, as follows: north 79 degrees 04 feet for a distance of 292.35 feet which arc is subtended by a chord bearing north 76 degrees 09 minutes west 55.48 feet, north 63 degrees 26 minutes west 135.97 feet and north 48 degrees 32 minutes west 99.76 feet to the place of beginning. Also known as 3506 Englemeade Road and located in the 3rd Election District, 2nd Councilmanic District.

624

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **445084**

DATE **5-25-75**

ACCOUNT **301-072-6150**

AMOUNT **\$65.00**

RECEIVED **T-44 31521**

FOR **3505 Eon 12th Ave Rd. ITEM # 024**
Adm. Vc. JPF

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

5/22/75

5/22/75

5/22/75

5/22/75

5/22/75

5/22/75

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-624-A

Petitioner/Developer: TODD & AMY
SIBEL

Date of Hearing/Closing: 6-21-05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

3506 ENGLEMEADE RD

The sign(s) were posted on

6-4-05

(Month, Day, Year)

Sincerely,

Robert Black 6/7/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

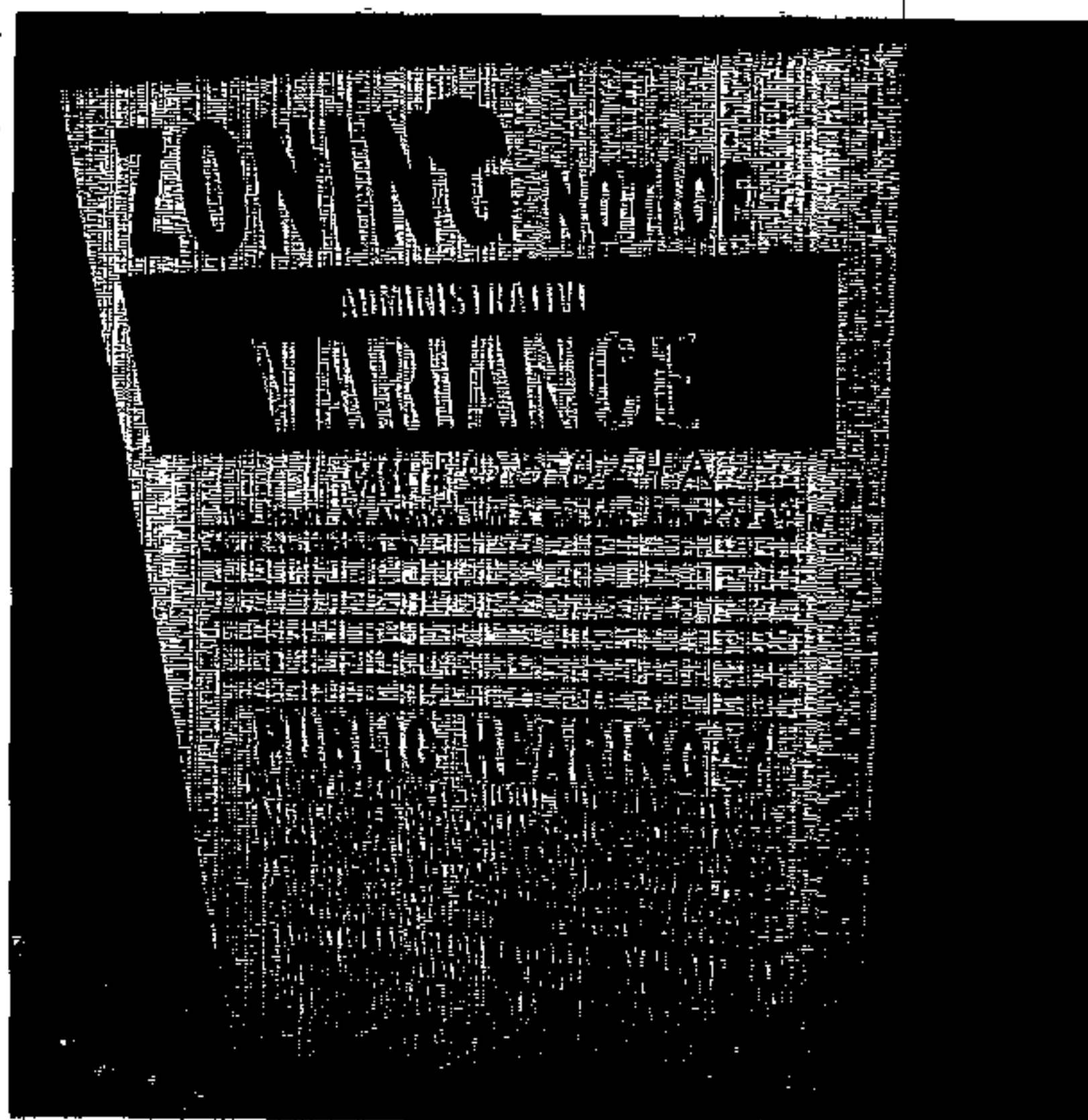
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

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 a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 05-624-A

Petitioner: Todd + Amy Sibel

Address or Location: 3506 Englemeade Rd, Baltimore, MD 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: Todd Sibel

Address: 3506 Englemeade Rd,
Baltimore, MD 21208

Telephone Number: 410-486-1919

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 624 -A

Address 3506 Englewood Rd.

Contact Person: JUN FERNANDO
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-25-05

Posting Date: 6-5-05

Closing Date: 6-20-05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 624 -A

Address 3506 Englewood Rd.

Petitioner's Name Todd & Amy Sibel

Telephone 410-486-1919

Posting Date: 6-5-05

Closing Date: 6-20-05

Wording for Sign: To Permit an addition with a side yard setback of 37' in lieu of the required 50'.

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

June 20, 2005

Todd Sibel
Amy Sibel
3506 Englemeade Road
Baltimore, Maryland 21208

Dear Mr. and Mrs. Sibel:

RE: Case Number: 05-624-A, 3506 Englemeade Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 25, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **624** June 6, 2005

Item No.: 595, 608-632

Pursuant to your request, the referenced plan(s) have been reviewed at 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.

Lieutenant J.D. Mezick
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: June 6, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2005
Item No. 624

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right-of-way for all public roads in Baltimore County is 40-foot. Setbacks shall be modified accordingly.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 624-06062005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

JUN 28 2005

FROM: John D. Oltman, Jr JDO

ZONING COMMISSIONER

DATE: June 28, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 6, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-611 *Granted 6/24/05*
05-613 *7/20 (BW)*
05-615 *LS - 6/23/05*
05-617 *LS - 6/30/05*
05-618 *LS - 6/27/05*
05-619 *7/20 (BW)*
05-620 *7/21 (BW)*
05-621 *7/21 (BW)*
05-622 *LS - 6/27/05*
05-624 *LS - 6/27/05*
05-628 *7/27 (gm)*
05-629 *8/4 (BW)*
05-631 *7/27 (gm)*

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

RECEIVED
DATE: June 6, 2005

JUN - 7 2005

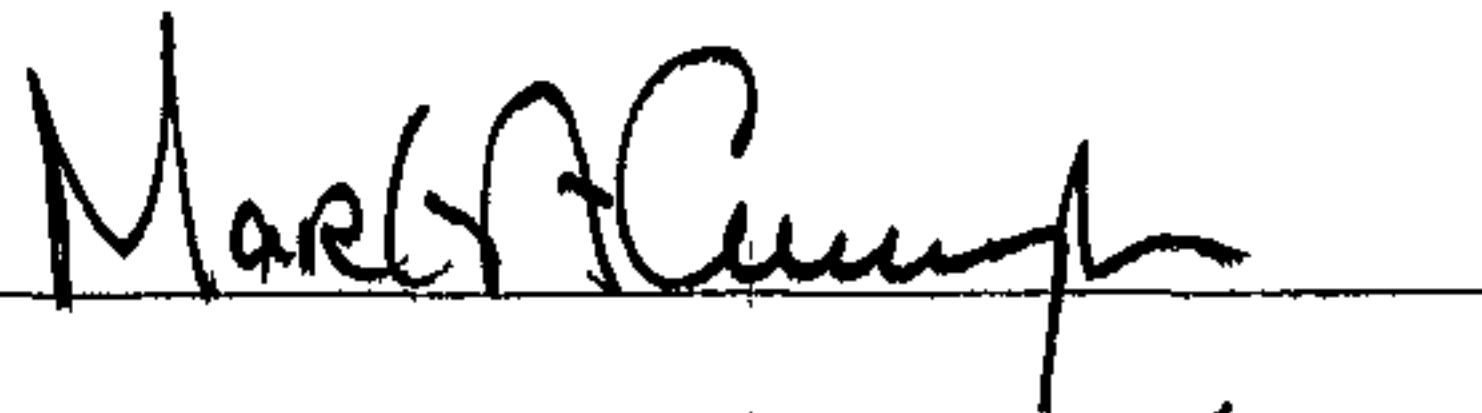
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

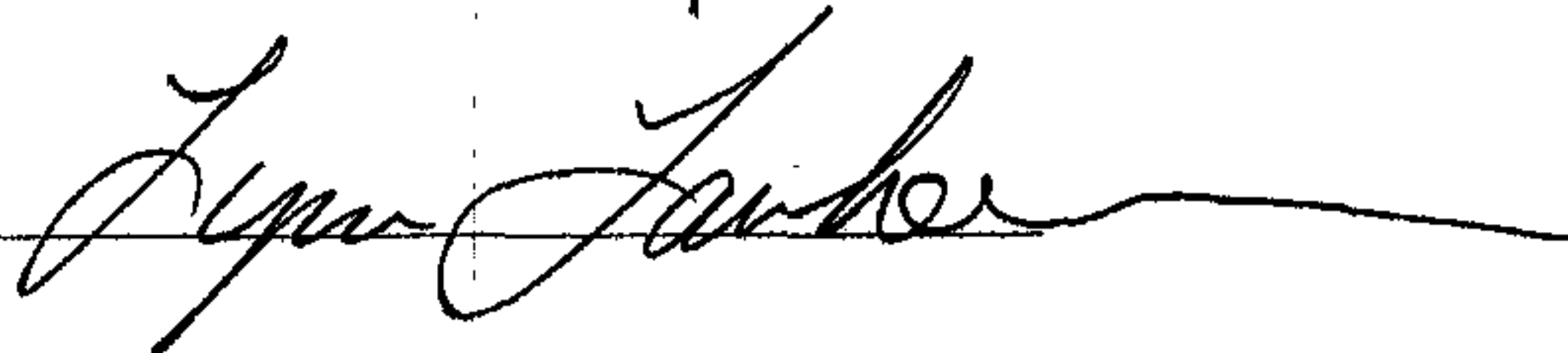
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-624 – Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 6.3.05

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 620 JRF

Dear Ms. Matthews:

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 affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division



Henry R. Abrams

Phone: (410) 332-8756

Mobile: (410) 303-8833

Fax: (410) 332-8757

habrams@saul.com

www.saul.com

May 23, 2005

PERSONAL AND CONFIDENTIAL**VIA FACSIMILE 410-581-1213**

Mr. Todd Sibel
3504 Englemeade Road
Baltimore, Maryland 21208

Re: 3502 and 3504 Englemeade Road

Dear Todd:

As you know, I represent Betty L. Waghelstein, the owner of 3502 Englemeade Road. You have requested Ms. Waghelstein's agreement with respect to your proposed encroachment upon and construction within the set back/easement area between your two properties. You delivered plans, revised as of April 4, 2005 (the "Plans") to Ms. Waghelstein on Friday, May 20, 2005. The terms of this letter are based upon and limited solely to the proposed construction/encroachment illustrated on the Plans in the form delivered to Ms. Waghelstein on May 20, 2005. If there is any material change in the Plans, Ms. Waghelstein's consent to your construction is null and void.

Ms. Waghelstein consents to the construction and encroachment shown on the Plans, with the following three conditions. First, the construction shown on the Plans will not result in a change in the current elevation to the east side of your residence at 3504 Englemeade Road (the side directly facing Ms. Waghelstein's kitchen). Second, there will be no encroachment of any kind into the set back/easement area between your two residences, except as shown on the Plans. Third, you will landscape with shrubbery or other appropriate greenery along the wall of the garage facing Ms. Waghelstein's property. This condition is intended to include reasonable beautification only; concealment of the wall is not required.

You and I reviewed the three conditions set out in this letter during a telephone call on Monday, May 23, 2005. You agreed to all three conditions.

624

100 South Charles Street • Baltimore, MD 21201-2773 • Phone: (410) 332-8800 • Fax: (410) 332-8862

BALTIMORE CHESTERBROOK HARRISBURG NEWARK PHILADELPHIA PRINCETON WASHINGTON WILMINGTON

A DELAWARE LIMITED LIABILITY PARTNERSHIP

Mr. Todd Siybel
May 23, 2005
Page 2

Thank you for your attention to this matter.

Very truly yours,



Henry R. Abrams

cc: Ms. Betty L. Waghelstein

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3506 Englemade Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

Tax BOOK # 168 Parcel # 23

OWNER Todd & Amy Sibel

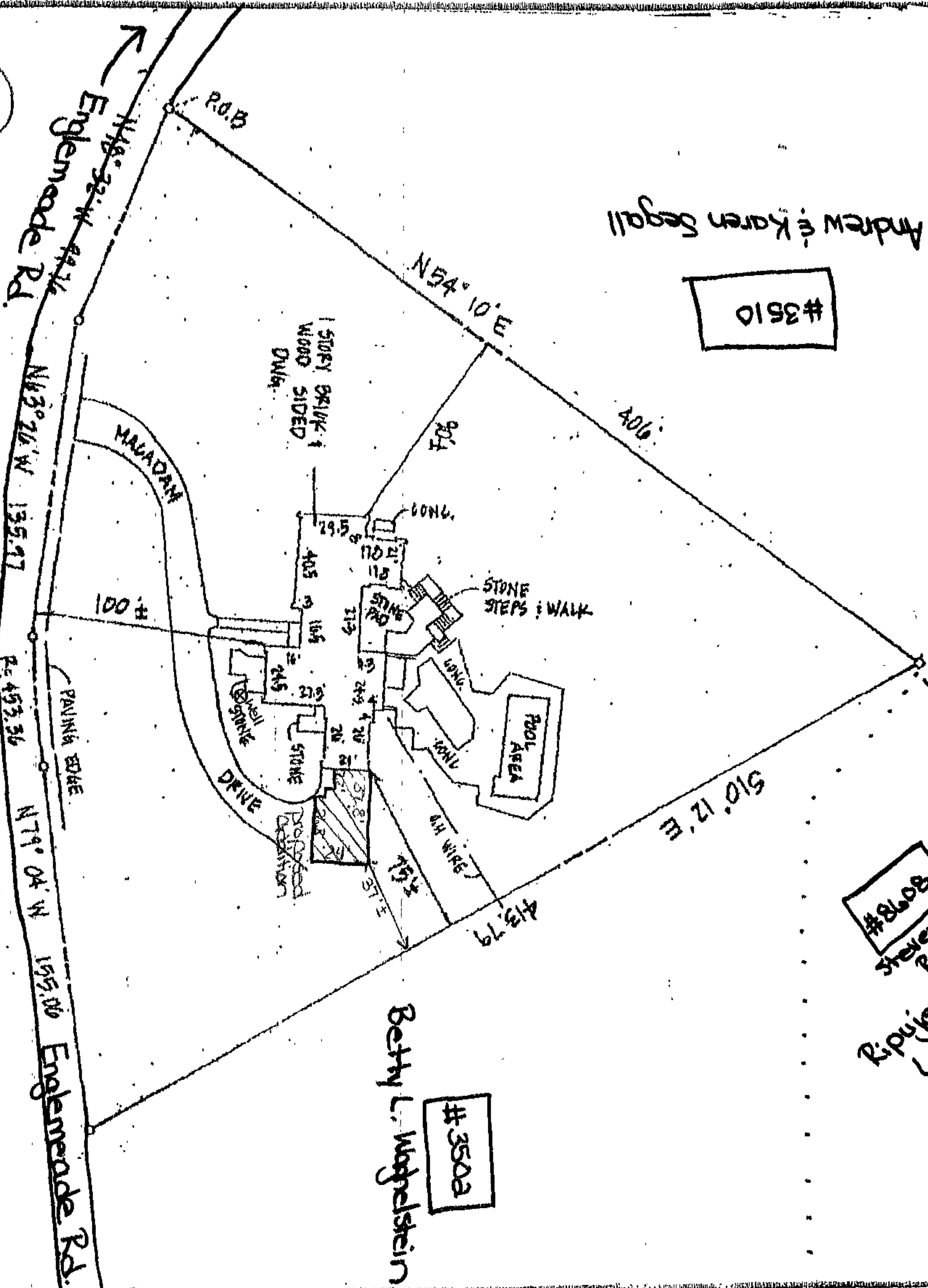
Leonard Sachs #3522

Ripley & N. Hall #8608

Andrew & Karen Segall #3510

Betty L. Wapfelstein #3508

NORTH



PREPARED BY Amy Dantell

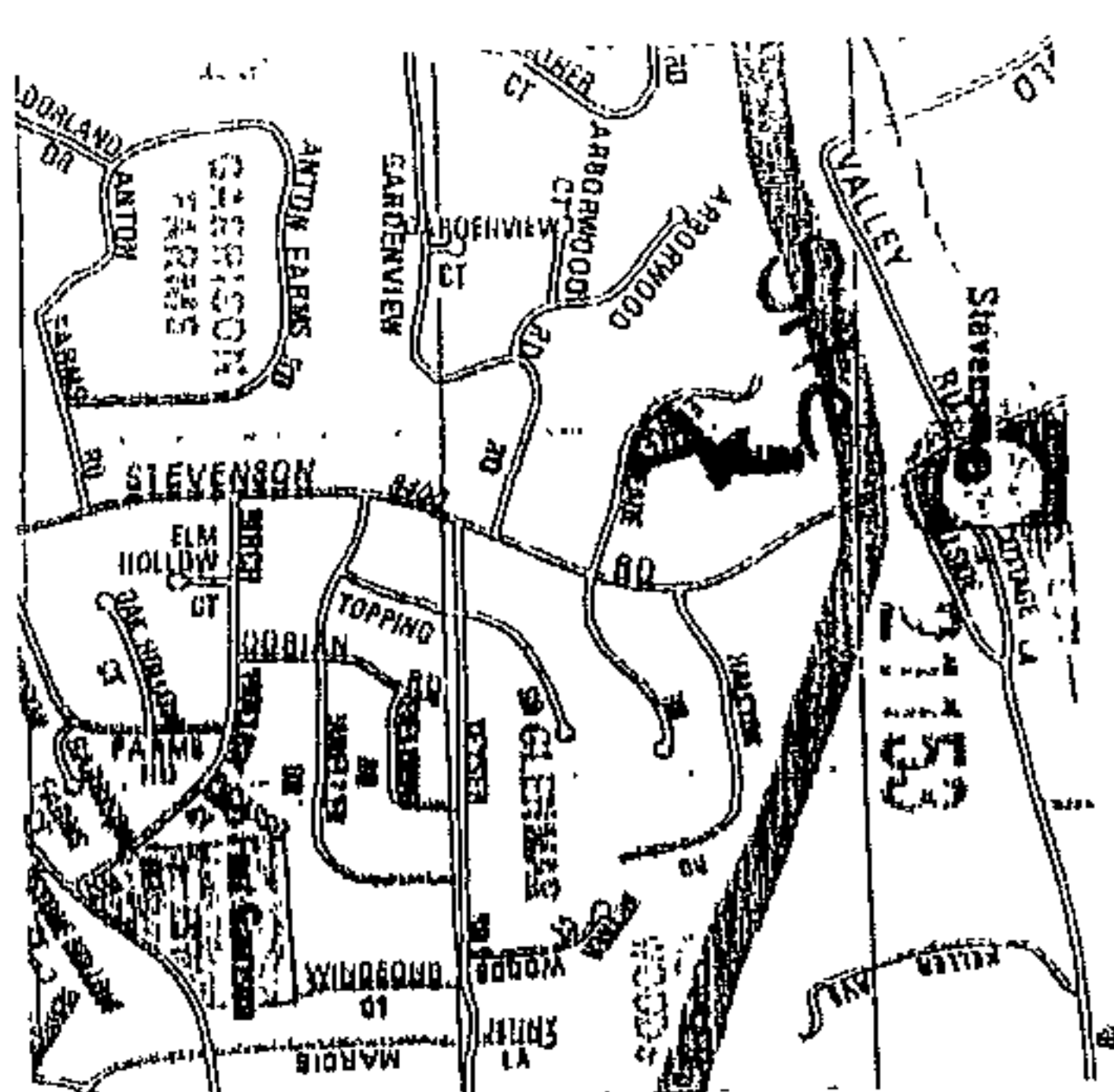
* Location of neighboring homes is approximated.

Scale: 1" = 60'

To Stevenson Rd.



VICINITY MAP
SCALE: 1" = 2000'



LOCATION INFORMATION

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # NW 10E

ZONING R.C. 5

LOT SIZE 2.22 ac 87,122.80 SQUARE FEET
ACREAGE

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

SP 624

PT 67.1

