

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Oakfalls Way, 196 ft. S
centerline of Parkhurst Way
11th Election District
5th Councilmanic District
(3707 Oakfalls Way)

Patricia S. & Gary W. Ehrlinger
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-638-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Patricia S. and Gary W. Ehrlinger. The administrative variance is requested for property located at 3707 Oakfalls Way in the eastern area of Baltimore County. The administrative variance request is from Section 1B01.2.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Zoning Policy Manual (P. 1B-16) 1971-1992 Regs., to permit a rear yard setback of 12 ft. in lieu of 30 ft. for a proposed addition and to amend the partial Development Plan for Lot #18 in "Oakhurst", Plats 7 & 8, Section 1. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 5, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated June 16, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

RECEIVED FOR FILING
6/24/05
JLW

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, 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 Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

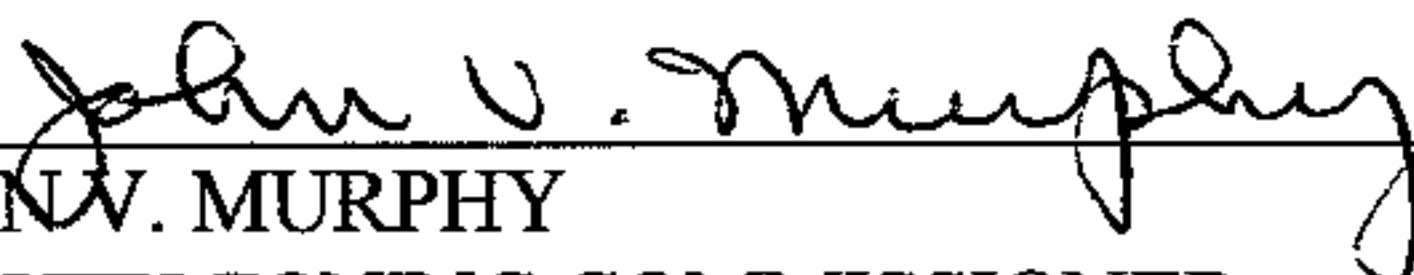
THEREFORE, IT IS ORDERED, this 24 day of June, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for administrative variance from Section 1B01.2.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Zoning Policy Manual (P. 1B-16) 1971-1992 Regs., to permit a rear yard setback of 12 ft. in lieu of 30 ft. for a proposed addition and to amend the partial Development Plan for Lot #18 in "Oakhurst", Plats 7 & 8, Section 1, be

RECEIVED FOR FILING
6/24/05
[Signature]

and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. The Petitioners shall comply with the ZAC comments submitted by the Office of Planning dated June 16, 2005, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

RECEIVED FOR FILING
6/18/05
Raj

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 ²⁴~~23~~, 2005

Mr. & Mrs. Gary W. Ehrlinger
3707 Oakfalls Way
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 05-638-A
Property: 3707 Oakfalls Way

Dear Mr. & Mrs. Ehrlinger:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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



Printed on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3707 OAKFALLS WAY
which is presently zoned DR5.5

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) 1 B01.2.C.4 BCZR AND ZONING POLICY MANUAL (P.1B-16) 1971-1992 REGULATIONS TO PERMIT A REAR YARD SETBACK OF 12 FT. IN LIEU OF 30 FT. FOR A PROPOSED ADDITION AND TO AMEND THE PARTIAL DEVELOPMENT PLAN FOR LOT #18 IN OAKHURST, PLATS 7+8 SECTION 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

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, 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.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JL

Date 5/27/05

Estimated Posting Date

6/05/05

CASE NO. 05638 A

REV 10/2001

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 3707 OAKFALLS WAY
Address
BALTIMORE MD 21236
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):

REQUEST RELIEF OF REAR AND SIDE SETBACK REQUIREMENTS IN ORDER TO ADD A 20'X20' ROOM TO EXISTING HOME FOR A FIRST FLOOR BEDROOM IN ORDER FOR ELDERLY PARENT TO MOVE TO ABOVE ADDRESS. ELDERLY PARENT HAS DIFFICULTY WITH STAIRS AND HAS BREATHING PROBLEMS. CANNOT PUT STRUCTURE IN ANY OTHER LOCATION ON PROPERTY TO MEET SETBACK REQUIREMENTS

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.

[Signature]
Signature
GARY W. EHRLINGER
Name - Type or Print

[Signature]
Signature
PATRICIA S. EHRLINGER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 22 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 6/1/06

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 3707 OAKFALLS WAY
Address
BALTIMORE MD 21236
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):

REQUEST RELIEF OF REAR AND SIDE SETBACK REQUIREMENTS IN ORDER TO ADD A 20'X20' ROOM TO EXISTING HOME FOR A FIRST FLOOR BEDROOM IN ORDER FOR ELDERLY PARENT TO MOVE TO ABOVE ADDRESS. ELDERLY PARENT HAS DIFFICULTY WITH STAIRS AND HAS BREATHING PROBLEMS. CAN NOT PUT STRUCTURE IN ANY OTHER LOCATION ON PROPERTY TO MEET SET-BACK REQUIREMENTS.

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.

Gary W. Ehrlinger
Signature
GARY W. EHRLINGER
Name - Type or Print

Patricia S. Ehrlinger
Signature
PATRICIA S. EHRLINGER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 22 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Patricia S. Ehrlinger
Notary Public
My Commission Expires June 1, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3707 OAKFALLS WAY
which is presently zoned DR5.5

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) 1 B01.2.C.4 BLZR AND ZONING
POLICY MANUAL (P.1B-16) 1971-1992 REGULATIONS (TO PERMIT A REAR YARD SETBACK
OF 12 FT. IN LIEU OF 30 FT. FOR A PROPOSED ADDITION AND TO AMEND THE
PARTIAL DEVELOPMENT PLAN FOR LOT #18 IN OAKHURST, PLOTS 7 & 8 SECTION 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

MARY W. EHRLINGER
Name - Type or Print _____
David M. Ehringer
Signature _____
PATRICIA S. EHRLINGER
Name - Type or Print _____
Patricia S. Ehringer
Signature _____
3707 OAKFALLS WAY 4105294628
Address _____ Telephone No. _____
BALTIMORE MD 21236
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
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. 05-638-A

REV 10/25/01

Reviewed By VL Date 5/27/05
Estimated Posting Date 6/05/05

ZONING DESCRIPTION FOR 3707 OAKFALLS WAY, 21236

Beginning at a point on the south side of Oakfalls Way which is 52'3" wide
at a distance of ^{196' pce}156' south of the centerline of the nearest improved

intersecting street, Parkhurst Way, which is 52' wide. Being Lot # 18, ~~Block~~ *pse*

~~A~~, Section # 1 in the subdivision of Oakhurst as recorded in Baltimore

County Plat Book # 56, Plat 7, Folio # 009, containing 7,886 sq. ft./ 0.1810

acres. Also known as 3707 Oakfalls Way and located in the 11th Election

District, 5th Councilmanic District.

638

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

638 No. 645031

DATE

5/27/05

ACCOUNT

001 006 6150

AMOUNT

\$ 130.00

RECEIVED FROM:

BAKALINER

FOR:

Res War + Amer Ind FDP

DISTRIBUTION
WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

3707 OAKS FALLS (MAY)

PAID RECEIPT

DATE 5/27/2005 5/27/2005 10:02:18

RECEIVED BY 200 ZONING VERIFICATION

RECEIVED BY 200 ZONING VERIFICATION

RECEIVED BY 200 ZONING VERIFICATION

RECEIVED BY 200 ZONING VERIFICATION

RECEIVED BY 200 ZONING VERIFICATION

RECEIVED BY 200 ZONING VERIFICATION

RECEIVED BY 200 ZONING VERIFICATION

CASHIER'S VALIDATION

RE: Case No.: 05-638-A

Petitioner/Developer: _____

GARY & PATRICIA EHRLINGER

Date of Hearing/Closing: 6/20/05

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

Attention:

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 _____

3707 OAKFALLS WAY

The sign(s) were posted on 6/5/05
(Month, Day, Year)

Sincerely,

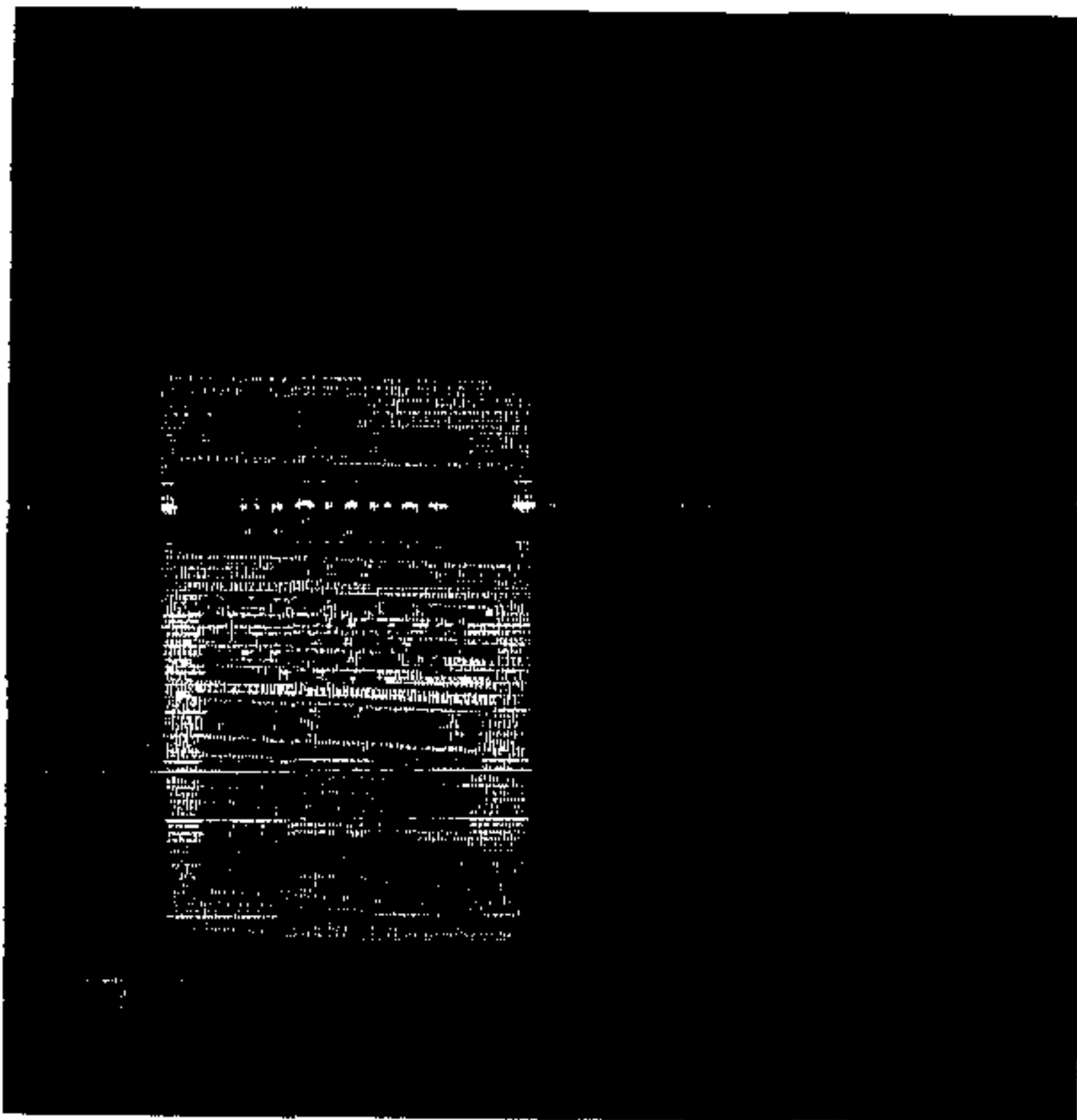
Richard E. Hoffman 6/5/05
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(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: 05 638 A
Petitioner: GARY & PATRICIA EHRLINGER
Address or Location: 3707 OAKFALLS WAY 21236

PLEASE FORWARD ADVERTISING BILL TO

Name: PATRICIA EHRLINGER
Address: 3707 OAKFALLS WAY
BALTIMORE, MD 21236
Telephone Number: 410-529-4628

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 638 -A Address 3707 OAKFALLS WAY
Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/27/05 Posting Date: 6/05/05 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.

- 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.
- 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.
- 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.
- 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- 638 -A Address 3707 OAKFALLS WAY
Petitioner's Name GARY & PATRICIA EHRLINGER Telephone 410-529-4628
Posting Date: 6/05/05 Closing Date: 6/20/05
Wording for Sign: To Permit A 12 FT. REAR YARD SETBACK ~~OF 30 FT~~ IN LIEU OF 30 FT
AND TO AMEND THE PARTIAL DEVELOPMENT PLAN OF OAKHURST PLATS 748, SECTION 1
FOR LOT # 18

**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

Gary W. Ehrlinger
Patricia S. Ehrlinger
3707 Oakfalls Way
Baltimore, Maryland 21236

Dear Mr. and Mrs. Ehrlinger:

RE: Case Number: 05-638-A, 3707 Oakfalls Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 27, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



June 6, 2005

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

ATTENTION: Zoning Review Planners

Distribution Meeting of: June 13, 2005

Item No.: 638641,583

Pursuant to your request, this Office has reviewed the referenced plan(s) and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Acting Lieutenant William F. Connolly, Jr.
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 10, 2005

FROM: ^{DAK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2005
Item No. 634, 635, 636, 638, 640, 641,

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-06102005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 16, 2005

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

RECEIVED

JUN 20 2005

SUBJECT: 3707 Oakfalls Way

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-638

Petitioner: Gary W. Ehrlinger

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit the construction of an addition with a rear yard setback of 12 feet in lieu of the minimum required 30 feet provided the addition be constructed of identical materials as the existing single family dwelling. Furthermore, the petitioner must provide sufficient landscaping/vegetative screening between the west side of the proposed addition and the existing dwelling at 3705 Oakfalls Way.

For further information concerning the matters stated here in, please contact Kevin Gambrell at 410-887-3480.

Prepared by:

Curtis Murray

Division Chief:

Tom Jarboe

AFK/LL: CM

RECEIVED FOR PLANNING
6/24/05
Raf

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



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

Maryland Department of Transportation

Date: 6.7.05

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

RE: Baltimore County
Item No. 638 JLL

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

To Whom It May Concern:

Gary W. and Patricia S. Ehrlinger have reviewed with us their proposed 20' x 20' addition to their home/property at 3707 Oakfalls Way, Baltimore County 21236.

We have no objection to this addition and/or its placement with regards to our common property line.



RICHARD B. SINCLAIR

5/18/05



LINDA R. SINCLAIR

5/18/05

3705 Oakfalls Way

Baltimore, MD 21236

638

To Whom It May Concern:

Gary W. and Patricia S. Ehrlinger have reviewed with me their proposed 20' x 20' addition to their home/property at 3707 Oakfalls Way, Baltimore County 21236.

I have no objection to this addition and/or its placement with regards to our common property line.

Leonard Laudenklos

Leonard Laudenklos

5/18/2005

Date

3709 Oakfalls Way

Baltimore, MD 21236

638

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

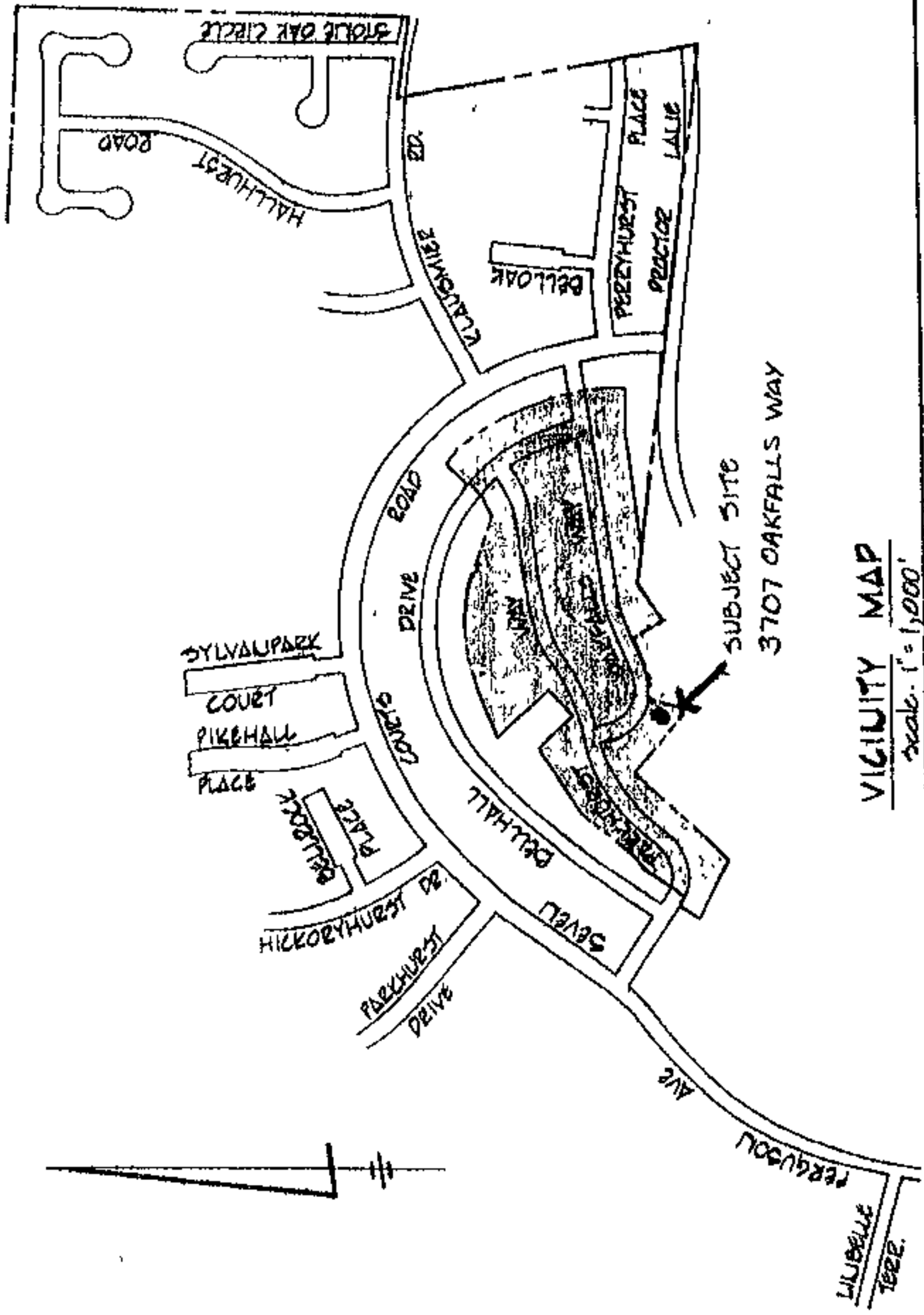
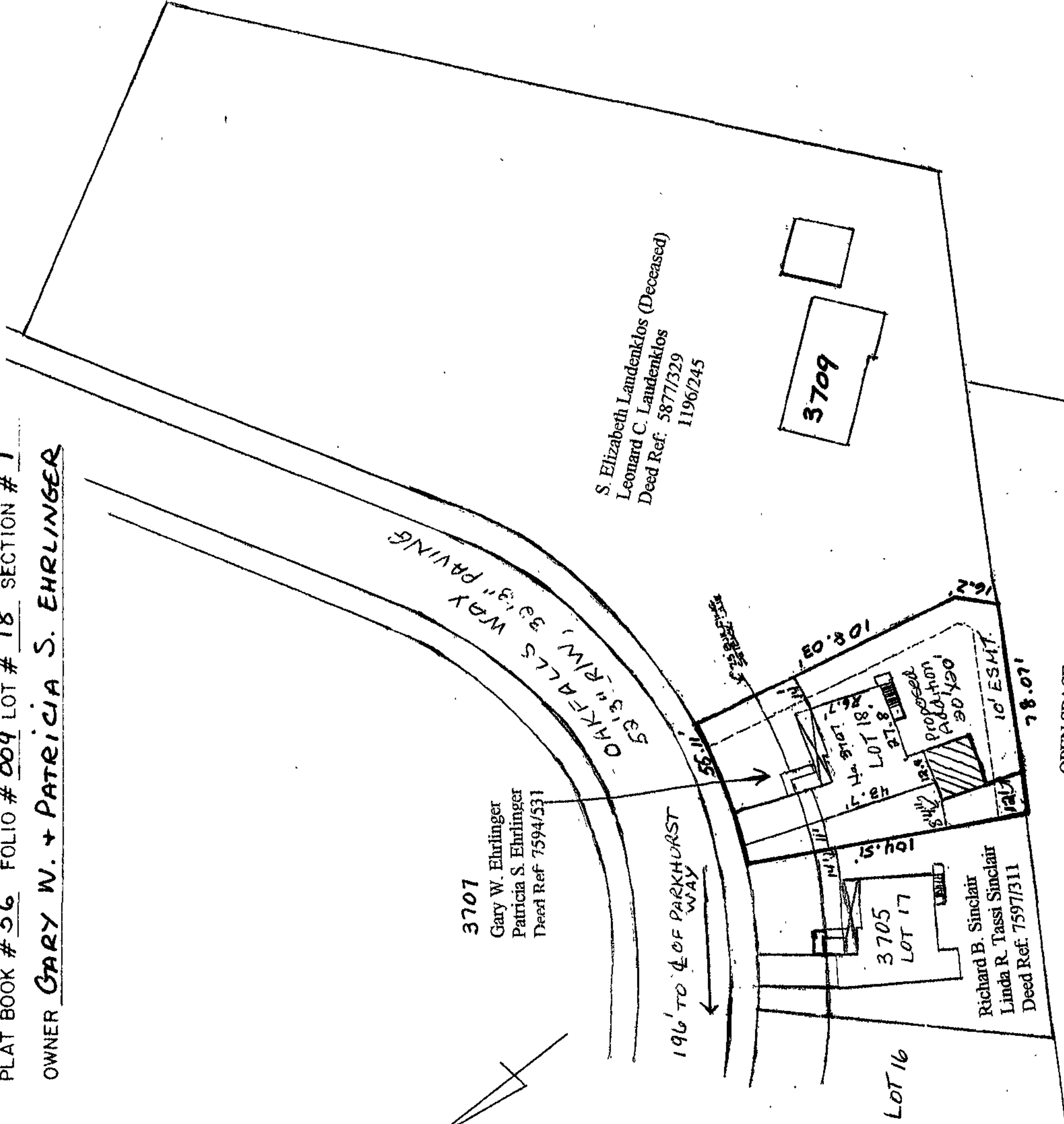
PROPERTY ADDRESS 3707 OAKFALLS WAY

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME OAKHURST

PLAT BOOK # 56 FOLIO # 009 LOT # 18 SECTION # 1

OWNER GARY W. + PATRICIA S. EHRLINGER



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP #

ZONING D.R. S.S

LOT SIZE 0.1810 ACRES 7,886 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY JL CASE #
ITEM # 05-638-A

PREPARED BY PATRICIA S. EHRLINGER

SCALE OF DRAWING: 1" = 50'

OPEN SPACE
Baltimore County Maryland
Deed Ref. 9765/508

GENERAL

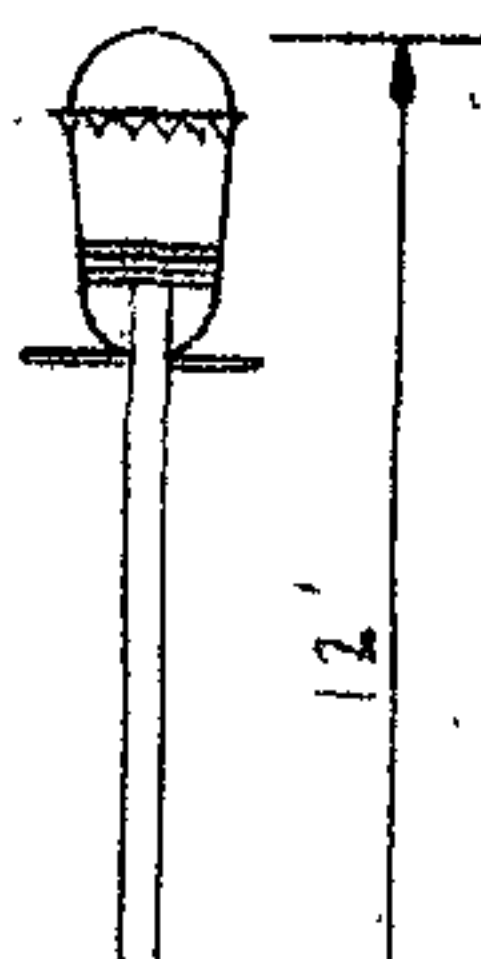
NOTES

- 1 The Building Envelopes Shown Hereon Are For The Principle Buildings Only. (See Note 2 Regarding Accessory Structures).
- 2 Accessory Structures, Fences And Projections Into Yards May Be Constructed Outside The Envelope, But Must Comply With Sections 400 And 501 Of The Baltimore County Zoning Regulations. (Subject To Covenants And Applicable Building Permits).
- 3 Refuse Collection To Be Provided By Baltimore County.
- 4 Local Open Space To Be Owned And Maintained By Baltimore County Dept. Of Parks And Recreation.
- 5 Landscaping: Developer To Provide Stabilization Seed And Mulch. Any Further Landscaping To Be Responsibility Of The Individual Residents.
- 6 All Lots Are "For Sale".
- 7 Street Lights Shown Thus 
- 8 Two Parking Spaces Shall Be Provided For Each Lot (9' x 18' Min.)
- 9 Parking Spaces To Be Paved With Bituminous Concrete.
- 10 A.D.T. Counts Shown As Thus 
- 11 All Street Lighting To Be Provided By Baltimore County And To Be 12' High.
- 12 There Are No Areas Of Major Vegetation In This Section.
- 13 For All Lots List In The Transition Areas, The Following Minimum Setback Requirements Apply:

Window To Window - 40 Ft.	Window To Street R/W - 25'
Window To Lot Line - 15 Ft.	Window To Tract Boundary - 35'
Building To Tract Boundary - 30'	
- 14 The Storm Water Management Facility To Serve This Area Will Be Constructed In Accordance With An Approved Storm Water Management Plan And Is Located To The East Of This Section.
- 15 For All Lots Located Within The Residential Transition Area, The Following Minimum Setback Requirements Apply:

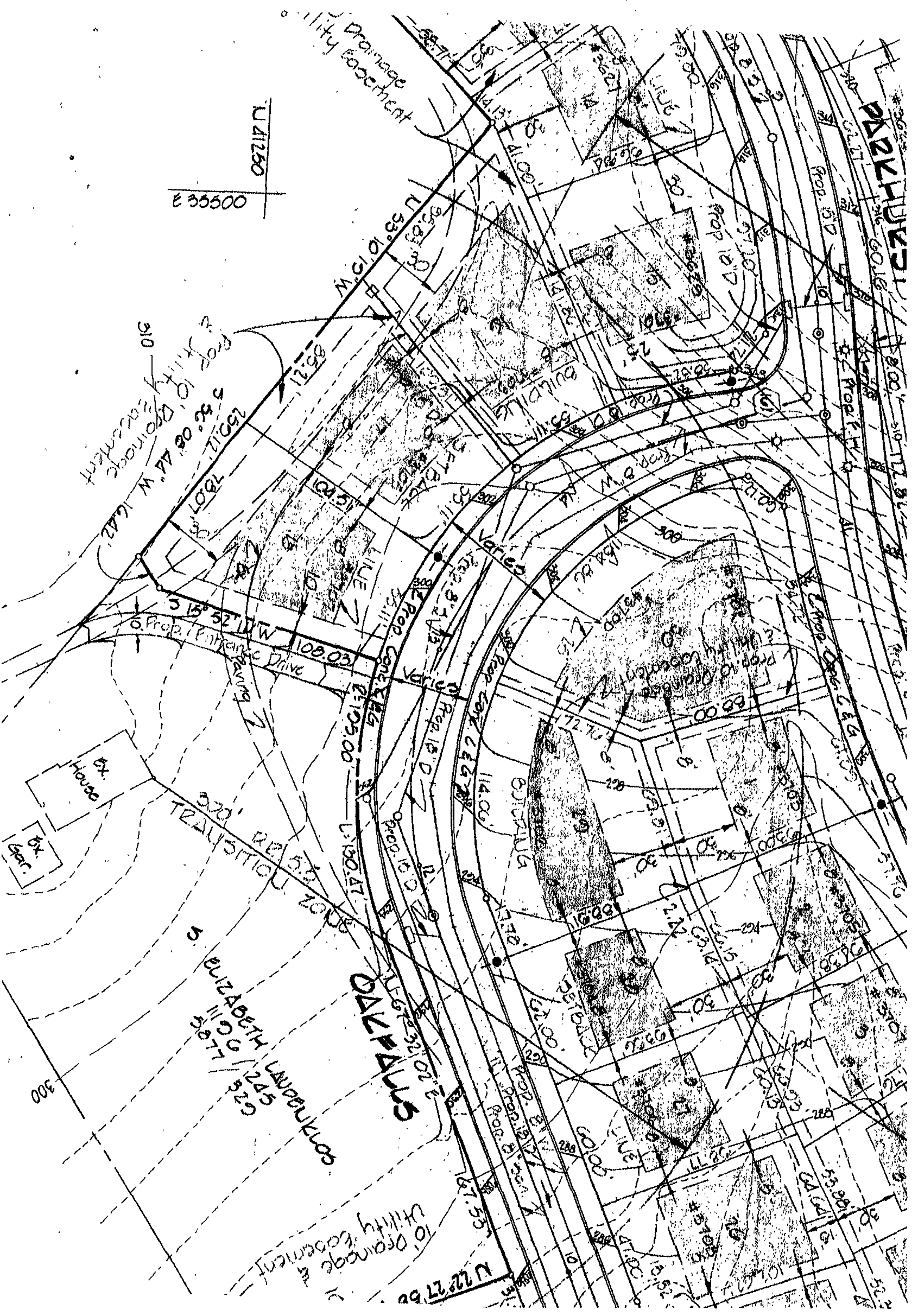
Building To Street R/W - 25'
Rear Yard - 30'
Side Yard - 8' Minimum, 20' Total
- 16 At Time Of Building Permit Application It Will Be Necessary To Show Houses On Adjoining Lots Due To The Fact That Building Envelopes Are Set Up With 5' Side Yards On Each Side.
- 17 For Corner Lots A-15, B-42, M-27, N-14, N-16 & N-30, Rear Yard And Side Yard Setbacks Can Be Reversed To Allow House To Face Either Street.

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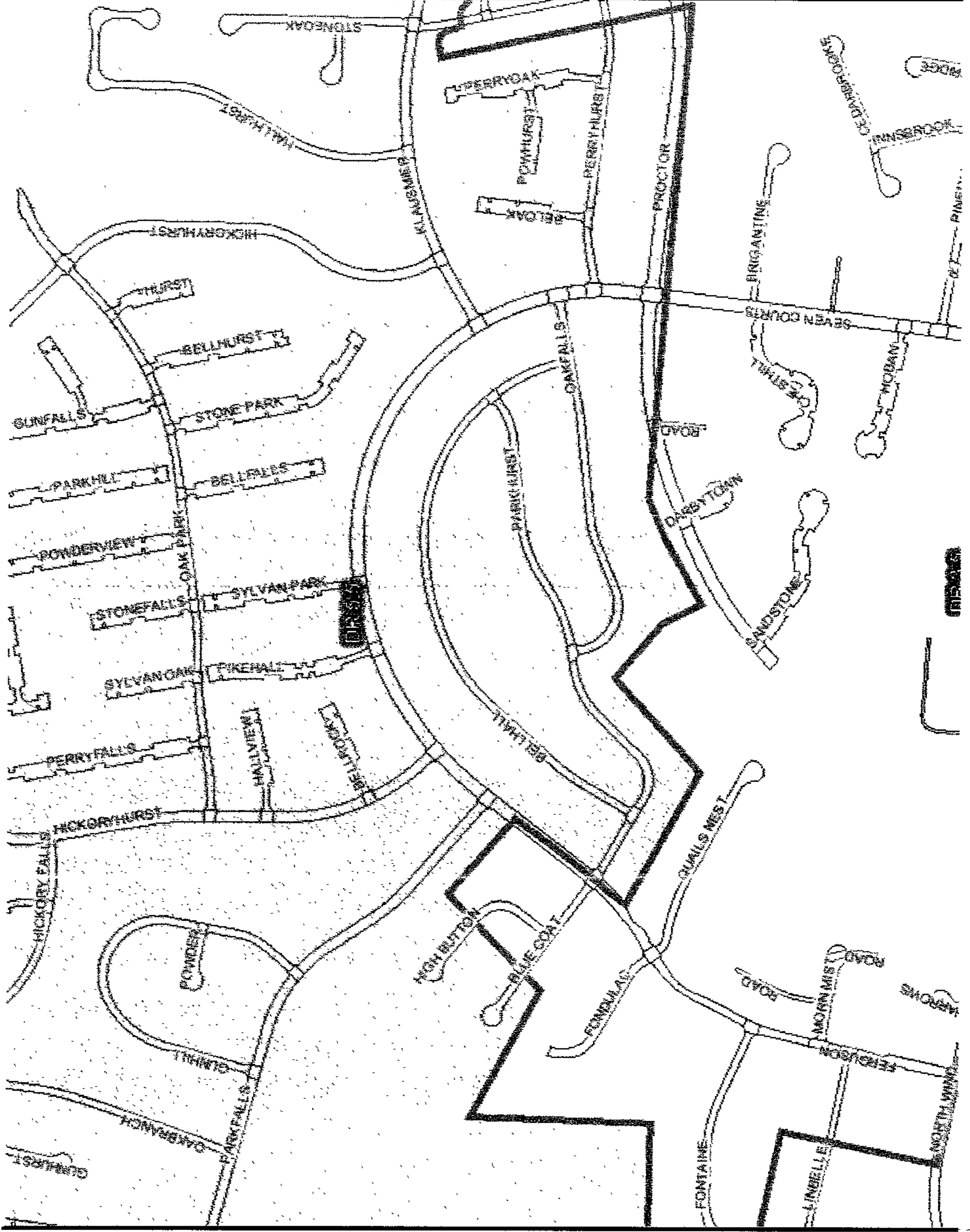


FOR 3707 OAKFALLS WAY

PET. EXHIBIT



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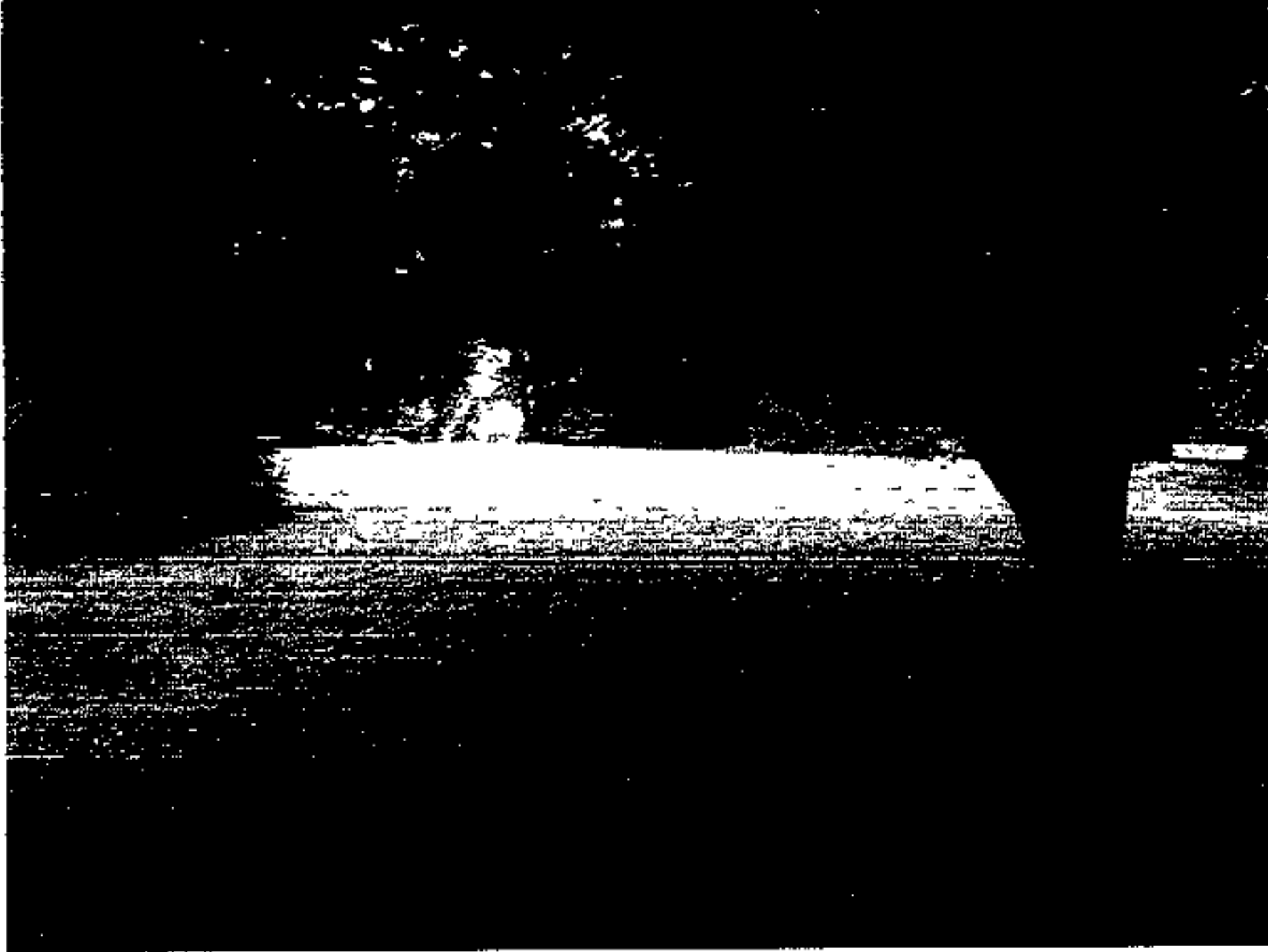
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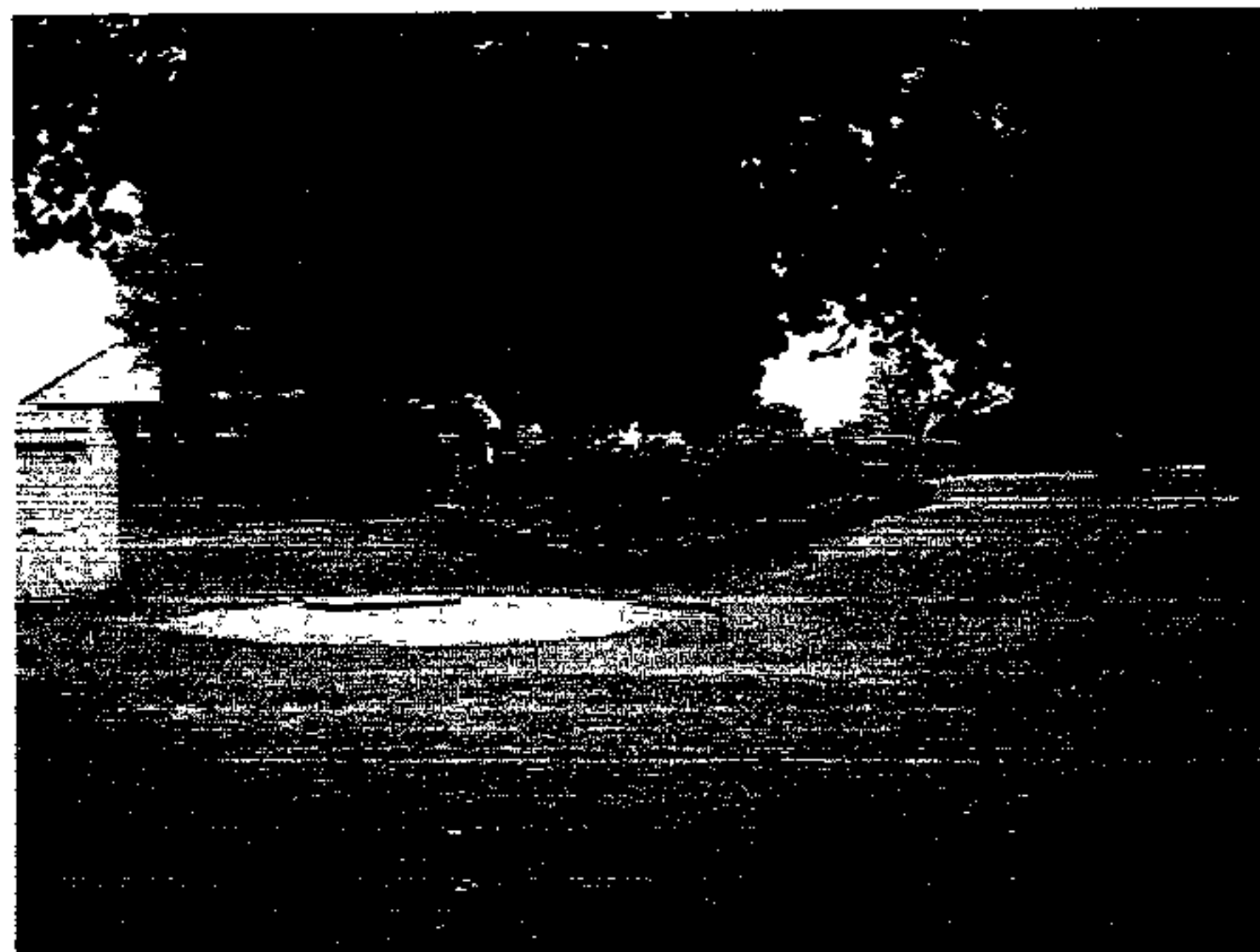
From
3707
TO
OPEN
SPACE



FROM
3707
TO
OPEN
SPACE



REAR OF
3707
LOOKING
TO
3709



FROM OPEN SPACE TO 3707
REAR



FROM OPEN SPACE TO 3707
REAR

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3707 OAKFALLS WAY



OAKHILLSWAY

BETWEEN 3707 & 3705

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869

Rear of 3707 Oakfalls