

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Terrapin Road, 60 ft. W
centerline of Humboldt Court
3rd Election District
2nd Councilmanic District
(3312 Terrapin Road)

Judy M. & Richard C. Fleischer
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-682-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, Judy M. and Richard C. Fleischer. The administrative variance is requested for property located at 3312 Terrapin Road in the Pikesville area of Baltimore County. The administrative variance request is from Section 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a carport to extend 100% into the side yard setback in lieu of the required 25% (0 ft. in lieu of 11.25 ft.). 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 July 3, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

A ZAC comment was received from the Office of Planning dated July 8, 2005, wherein they stated that they could not support Petitioners' request as presented. Thereafter, the Petitioners revised their site plan and resubmitted same to the Office of Planning for further review. The Office of Planning reviewed and approved the revised plan in ZAC comments dated August 4, 2005. Copies of these ZAC comments are in the case file.

Amended Petition

ORDER RECEIVED FOR FILING
8/8/05
Date
By

As the result of the discussions with the Office of Planning, the Petitioners amended their petitioner to request a side yard setback of 4 feet instead of their prior requests of 0 feet. This translates into an amended variance from Section 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a carport to extend 73.3% into the side yard setback in lieu of the required 25% (4 ft. in lieu of 11.25 ft.)

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, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 8 day of August, 2005, that an amended variance from Section 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a carport to extend 73.3% into the side yard setback in lieu of the required 25% (4 ft. in lieu of 11.25 ft.), pursuant to the amended site plan Petitioner's exhibit 2, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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

ORDER RECEIVED FOR FILING

Date

8/8/05

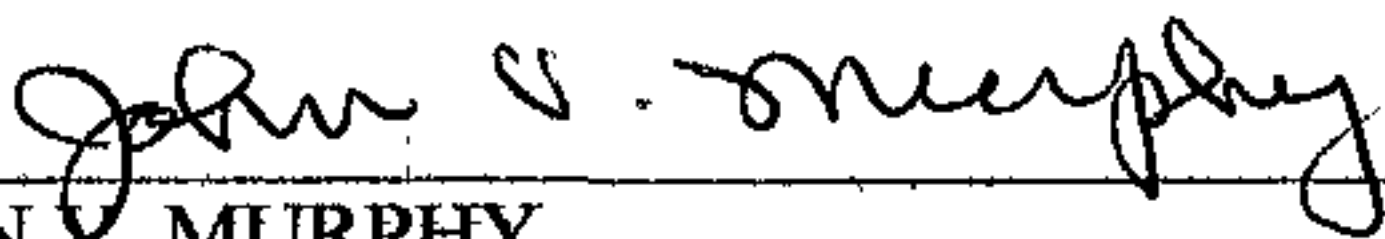
By

Ray

required to return, and be responsible for returning, said property to its original condition.

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

ORDER RECEIVED FOR FILING
Date 8/8/05
By 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

August 5, 2005

Mr. & Mrs. Richard C. Fleischer
3312 Terrapin Road
Pikesville, Maryland 21208

Re: Petition for Administrative Variance
Case No. 05-682-A
Property: 3312 Terrapin Road

Dear Mr. & Mrs. Fleischer:

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, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Donald Ross, Cape May Contractors, 501 Armstrong Lane, Baltimore, MD 21221

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 3312 Terrapin Rd, Pikesville, MD
which is presently zoned DR-2

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) 301.1 A. to Permit A CARPORT

to extend 100% into the side yard setback in lieu of
the required 25% (0 FT. in lieu of 11.25 FT.)

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 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:

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):

Richard C Fleischer
Name - Type or Print _____
Signature Richard C Fleischer
Judy M Fleischer
Name - Type or Print _____
Signature Judy M Fleischer
3312 Terrapin Rd 410-484-7968
Address _____ Telephone No _____
Pikesville, MD 21208-3107
City _____ State _____ Zip Code _____

Representative to be Contacted:

Donald Ross ORRIS MAY CONTRACTOR
Name _____
501 ARMSTRONG CHUB 410-574-3221
Address _____ Telephone No _____
BALTO MD 21221
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

Zoning Commissioner of Baltimore County

Reviewed By STO Date 06 21-05
Estimated Posting Date 07-03-05

CASE NO. 05-682-A

REV 10/25/01

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

3312 Terrapin Rd
Address

Pikesville, MD 21208-3107
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):

Judy Fleischer will be 60 years old on 8/22/05. She is under physician's care for high blood pressure, osteoarthritis in her hips, removal of the L5 herniated disk. This last item has left her with permanent nerve damage and recurring sciatica.

Richard Fleischer was 60 years old on 9/5/04. He is under physician's care for high blood pressure and spinal arthritis.

The granting of this Administrative Variance will relieve us of part of the burden of Winter snow shoveling automobile de-icing.

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.

Richard C Fleischer
Signature

Richard C Fleischer
Name - Type or Print

Judy M Fleischer
Signature

Judy M Fleischer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard C Fleischer + Judy M Fleischer
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 10-1-08

ZONING DESCRIPTION FOR 3312 TERRAPIN ROAD

BEGINNING AT A POINT WEST SIDE OF TERRAPIN ROAD WHICH

IS 16000' WIDE AT THE DISTANCE OF 60' ^{WEST} ~~WEST~~ ^{NORTH} OF THE

CENTERLINE OF HUMBOLT COURT WHICH IS 60' WIDE

BEING LOT H 21 BLOCK C SECTION #5 IN THE SUBDIVISION

OF DUMBARTON HEIGHTS AS RECORDED IN THE BALTIMORE

COUNTY PLAT BOOK H 29 FOLIO #66 CONTAINING 23,868

SQUARE FEET, ALSO KNOWN AS 3312 TERRAPIN ROAD AND

LOCATED IN THE 3RD ELECTION DISTRICT, 2ND COUNCILMANIC

DISTRICT

OS-682-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446361

DATE

06-21-05

ACCOUNT

REC-01-006-6150

AMOUNT \$

65.00

RECEIVED FROM:

Mr. Riccardo - Mrs. Tanya Fleischer

FOR:

Office UAL
3317 Tenkaplan Rd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5017

PAID RECEIPT

RECEIVED

DATE

6/22/2005 6/21/2005 15:15:05

RECEIVED BY: MURRAY JEFF JEFF

RECEIPT # 23753 6/21/2005 0514

REPT 5 203 FINANCIAL VERIFICATION

IN NO. 446361

Receipt Tot

\$65.00

\$65.00

\$1.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-682-A

Petitioner/Developer: RICHARD

JUDY FLEISCHER

Date of Hearing/Closing: 7-18-05

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: _____

3312 TERRAPIN RD

The sign(s) were posted on _____

7-3-05
(Month, Day, Year)

Sincerely,

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

SSG Robert Black

(Print Name)

1508 Leslie Road

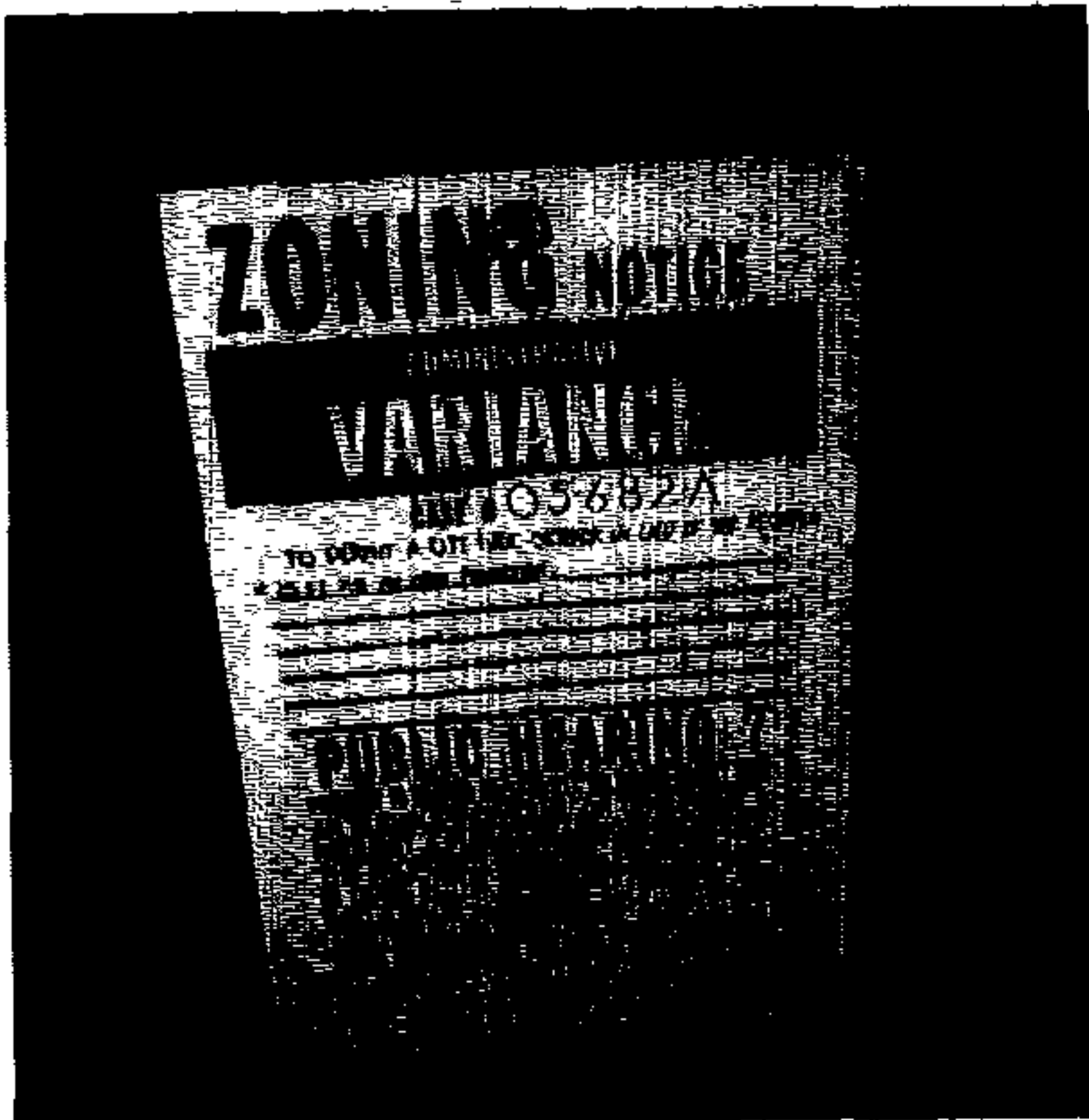
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



3312 TERRAPIN RD

**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: 05-682-A
Petitioner: Richard & Judy Fleischer
Address or Location: 3312 Terrapin Rd 21208-3107

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard Fleischer
Address: 3312 Terrapin Rd
Baltimore, MD 21208-3107

Telephone Number: 410 484 7968

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 682 -A Address 3312 TERRAPIN RD.

Contact Person: JOHN R. AUGERANDEA Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 06-21-05 Posting Date: 07-03-05 Closing Date: 07-18-05

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- 682 -A Address 3312 TERRAPIN RD.

Petitioner's Name FELISHER Telephone _____

Posting Date: 07-03-05 Closing Date: 07-18-05

Wording for Sign: To Permit A 0 FT SIDE SETBACK (IN LIEU OF
THE REQUIRED 11.25 FT FOR AN OPEN PROJECT)

**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

July 18, 2005

Richard C. Fleischer
Judy M. Fleischer
3312 Terrapin Road
Pikesville, Maryland 21208-3107

Dear Mr. and Mrs. Fleischer:

RE: Case Number: 05-682-A, 3312 Terrapin Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 21, 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
Donald Ross 501 Armstrong Lane Baltimore 21221

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
for July 18, 2005
Item No. 682

DATE: July 15, 2005

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

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

DAK:CEN:cab

cc: File

ZAC-COMMENTS-ITEM NO 682-07152005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2005

RECEIVED

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

JUL 07 2005

SUBJECT: 3312 Terrapin Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-682

Petitioner: Richard and Judy Fleischer

Zoning: DR 2

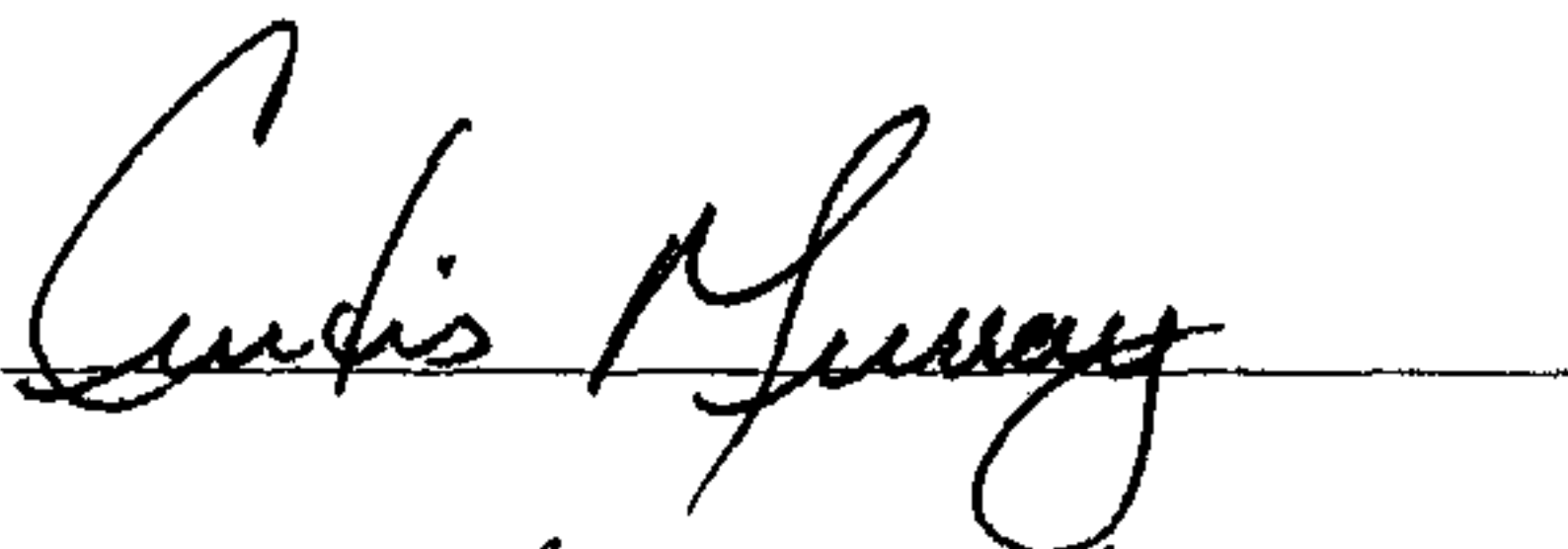
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and is unable to offer support of a 0.00-foot side yard setback in lieu of the minimum required 11.25 for a carport. However, the Office of Planning would support a modified proposal for a smaller carport that maintains a minimum 3-foot side yard setback.

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

Prepared by:



Division Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2005

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

REVISED COMMENT

SUBJECT: 3312 Terrapin Road

INFORMATION:

Item Number: 5-682

Petitioner: Richard and Judy Fleischer

Zoning: DR 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

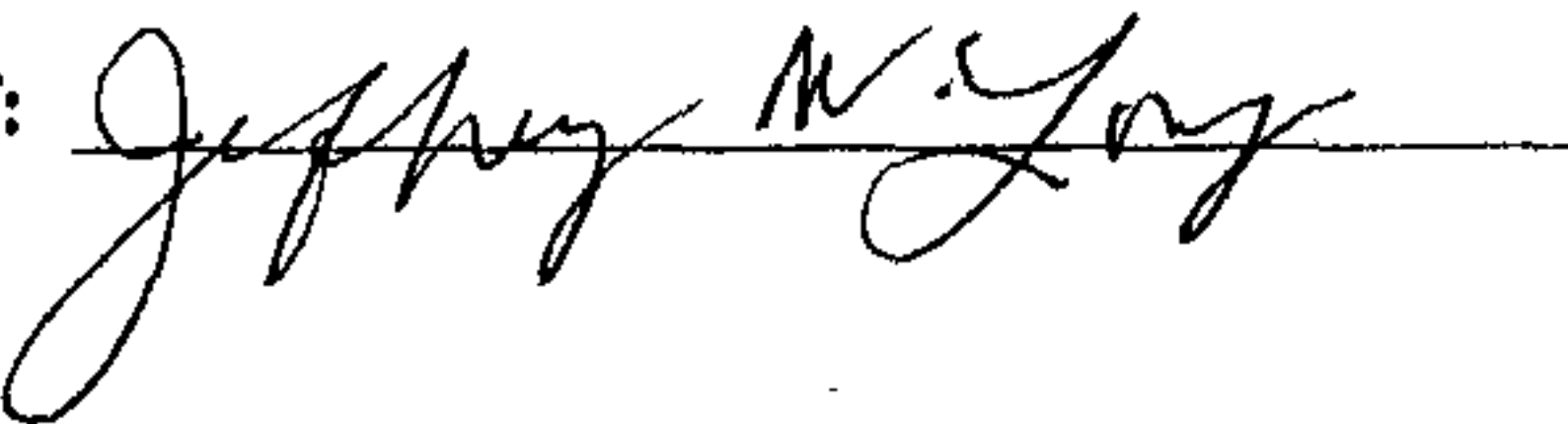
The Office of Planning has reviewed the revised site plan (dated August 3, 2005) and architectural elevation drawing and supports the variance of a 4-foot side yard setback in lieu of the minimum required 11.25 for a carport (see attached plans).

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

Prepared by:



Division Chief:



AFK/LL: CM

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



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

Maryland Department of Transportation

Date: 7.11.05

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

RE: Baltimore County
Item No. 682 JRA

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: R. Bruce Seeley *RBS*
DATE: September 7, 2005
SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of July 11, 2005

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

05-680

~~05-681~~

05-682

05-684

05-687

05-688

05-689

05-692

Reviewer: Sue Farinetti, Dave Lykens

Date: July 6, 2005

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

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

July 5, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 11, 2005

Item No.: 680-693

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

Comments:

1. The fire marshal's office has no comments at this time

Insp. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



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

July 28, 2005

Mr. & Mrs. Richard Fleischer
3312 Terrapin Road
Pikesville, Maryland 21208-3107

Re: Petition for Administrative Variance
Case No. 05-682-A
Property: 3312 Terrapin Road

Dear Mr. & Mrs. Fleischer:

I was given your requested administrative variance for review and approval. Upon my review of your file, it came to my attention that the Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning does not support your request unless you comply with the recommendation set forth in the summary. I am enclosing a copy of this ZAC comment for your review.

It would be appreciated if you would respond to their recommendation in writing to the undersigned. Once I receive your reasons supporting your request, I can then make my decision and prepare an Order. If you do not agree with their ZAC comments, I can set the open issue in for public hearing and give you every opportunity to tell me why I should not follow their recommendations.

Thank you for your attention and cooperation in this matter. Should you have any questions regarding this matter, please feel free to contact my office at 410-887-3868.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy". The signature is fluid and cursive.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Donald Ross, Cape May Contractors, 501 Armstrong Lane, Baltimore, MD 21221

ON AUG 3RD CHANGED PLAN WAS SUBMITTED FOR REVIEW BY OFFICE OF
PLANNING. REVIEWED PLAN MEETS OFFICE OF PLANNING COMMENTS SEE ATTACH

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

Mrs Fay Holzman
3400 Terrapin Rd
Baltimore, MD 21208

To whom this may concern:

I give permission to Richard and Judy Fleischer of 3312 Terrapin Rd, Baltimore, MD 21208 to build a carport/garage over their existing driveway that is on that side of their house that is not adjacent to my house. Their structure's dimensions will be 22 feet by 28 feet.

Fay Holzman
7/4/2005

Mrs Belle Sussman
3310 Terrapin Rd
Baltimore, MD 21208

To whom this may concern:

I give permission to Richard and Judy Fleischer of 3312 Terrapin Rd, Baltimore, MD 21208 to build a carport/garage over their existing driveway that is on that side of their house that is adjacent to my house. Their structure's dimensions will be 22 feet by 28 feet.

Belle A. Sussman

7/4/05

Mrs Fay Holzman
3310 Terrapin Rd
Baltimore, MD 21208

To whom this may concern:

I give permission to Richard and Judy Fleischer of 3312 Terrapin Rd, Baltimore, MD 21208 to build a carport/garage over their existing driveway that is on that side of their house that is not adjacent to my house. This structure's dimensions will be 22 feet by 28 feet.

Fay Holzman
4/7/05

OS-682-A

Mrs Fay Holzman
3310 Terrapin Rd
Baltimore, MD 21208

To whom this may concern:

I give permission to Richard and Judy Fleischer of 3312 Terrapin Rd, Baltimore, MD 21208 to build a carport/garage over their existing driveway that is on that side of their house that is not adjacent to my house. This structure's dimensions will be 22 feet by 28 feet.

Fay Holzman
4/7/05

OS-G82-A

Mrs Fay Holzman
3310 Terrapin Rd
Baltimore, MD 21208

To whom this may concern:

I give permission to Richard and Judy Fleischer of 3312 Terrapin Rd, Baltimore, MD 21208 to build a carport/garage over their existing driveway that is on that side of their house that is not adjacent to my house. This structure's dimensions will be 22 feet by 28 feet.

Fay Holzman
4/7/05

OS-G82-A

Mrs Belle Sussman
3400 Terrapin Rd
Baltimore, MD 21208

To whom this may concern:

I give permission to Richard and Judy Fleischer of 3312 Terrapin Rd, Baltimore, MD 21208 to build a carport/garage over their existing driveway that is adjacent to my house. This structure's dimensions will be 22 feet by 28 feet.

Belle A Sussman
4/17/05

OS-G82-A

Mrs Belle Sussman
3400 Terrapin Rd
Baltimore, MD 21208

To whom this may concern:

I give permission to Richard and Judy Fleischer of 3312 Terrapin Rd, Baltimore, MD 21208 to build a carport/garage over their existing driveway that is adjacent to my house. This structure's dimensions will be 22 feet by 28 feet.

Belle A Sussman
4/17/05

OS-682-A

Mrs Belle Sussman
3400 Terrapin Rd
Baltimore, MD 21208

To whom this may concern:

I give permission to Richard and Judy Fleischer of 3312 Terrapin Rd, Baltimore, MD 21208 to build a carport/garage over their existing driveway that is adjacent to my house. This structure's dimensions will be 22 feet by 28 feet.

Belle A Sussman
4/17/05

OS-G82-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

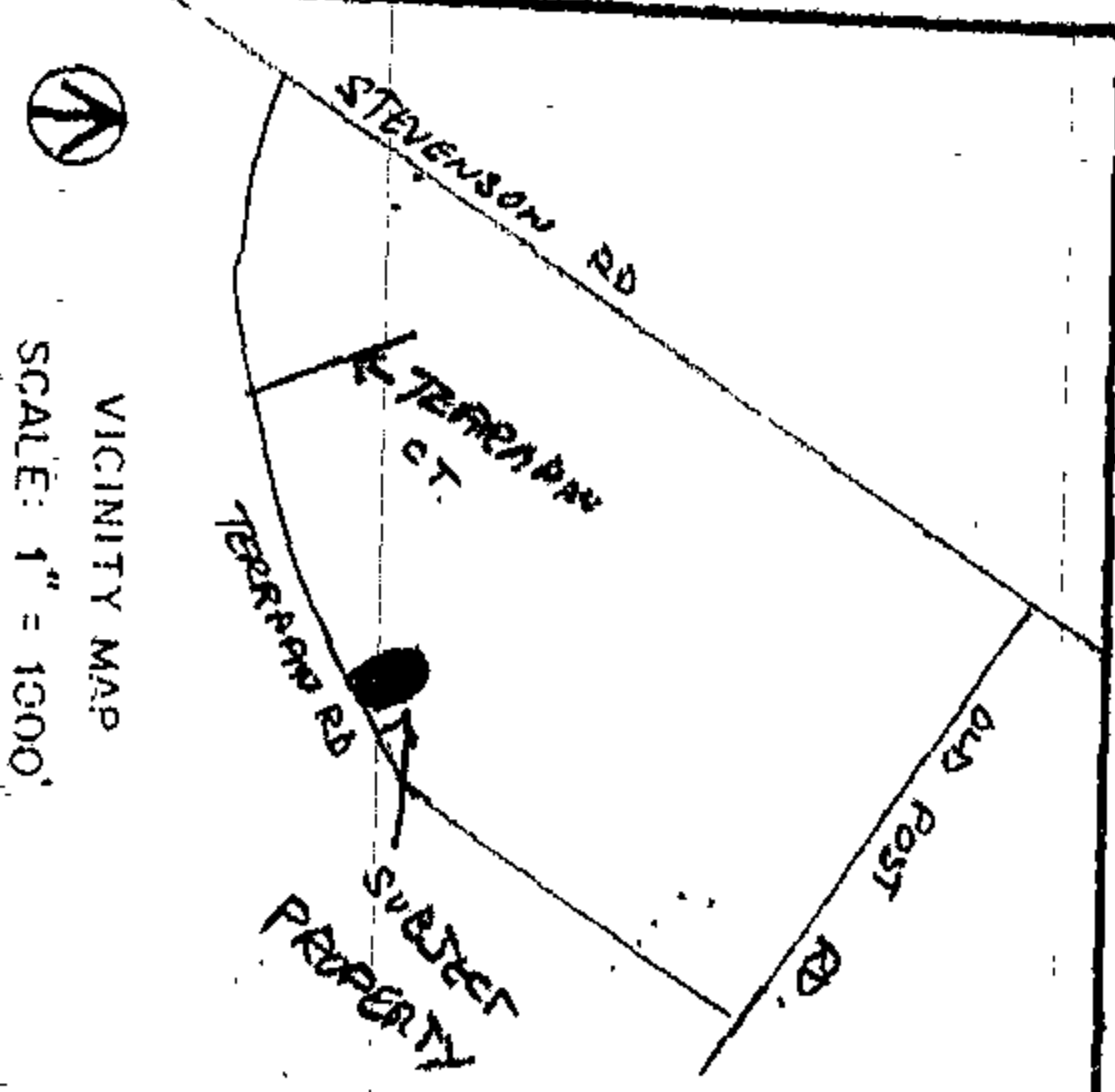
PROPERTY ADDRESS 3312 TERRAPIN RD

SUBDIVISION NAME DUNBAR RD HEIGHTS

PLAT BOOK # 29, FOLIO # 2066 LOT # 22 SECTION # 5

OWNER JUDY + RICHARD FLEISCHER

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



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT # 3

COUNCILMANIC DISTRICT # 2

1" = 200' SCALE MAP # NW 8-E

ZONING DR 2

LOT SIZE .5 ACRES 23,868 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

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 #



NORTH

PREPARED BY DLR

SCALE OF DRAWING: 1" = 50'

5007 1 PS-687-0

Ret. E. #1



LOT 21 BLK. C RESUB. OF PART OF BLK. C LOTS 21-22 SECTION 5

DUMBARION HEIGHTS

PLAT BOOK 29-66

320 DISTRICT BALTIMORE CO., MARYLAND

DATE 10-3-96

SURVEY FOR

NO. 3312 TERRAPIN RD.

EXISTING DRAINAGE

#3310

2'

FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE MD. 21237

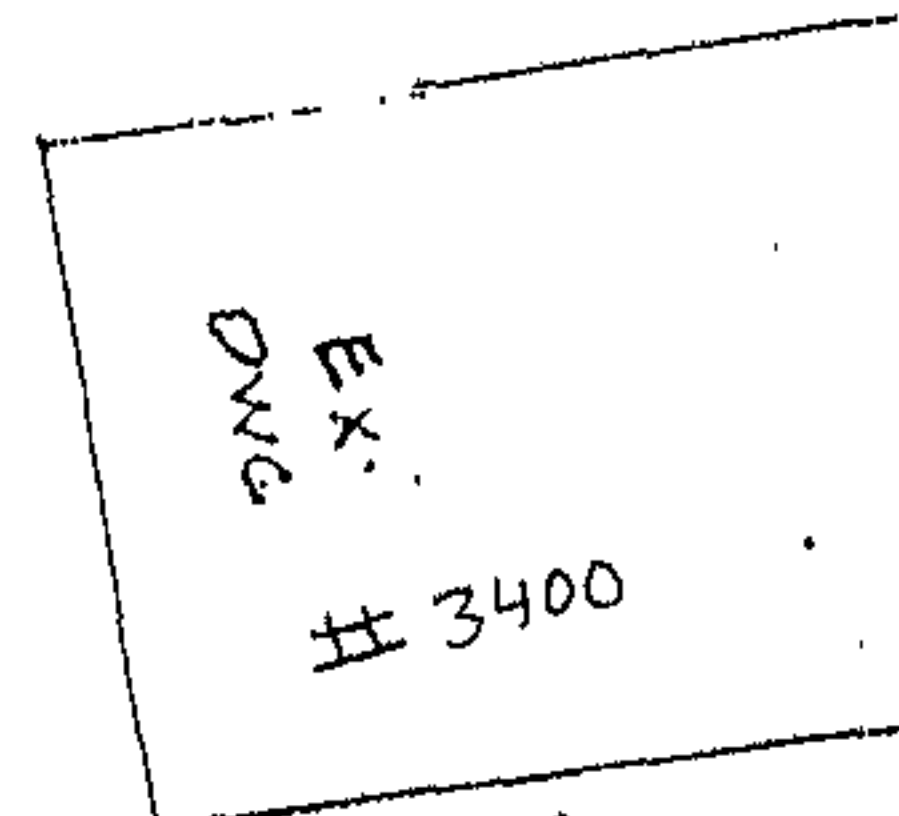
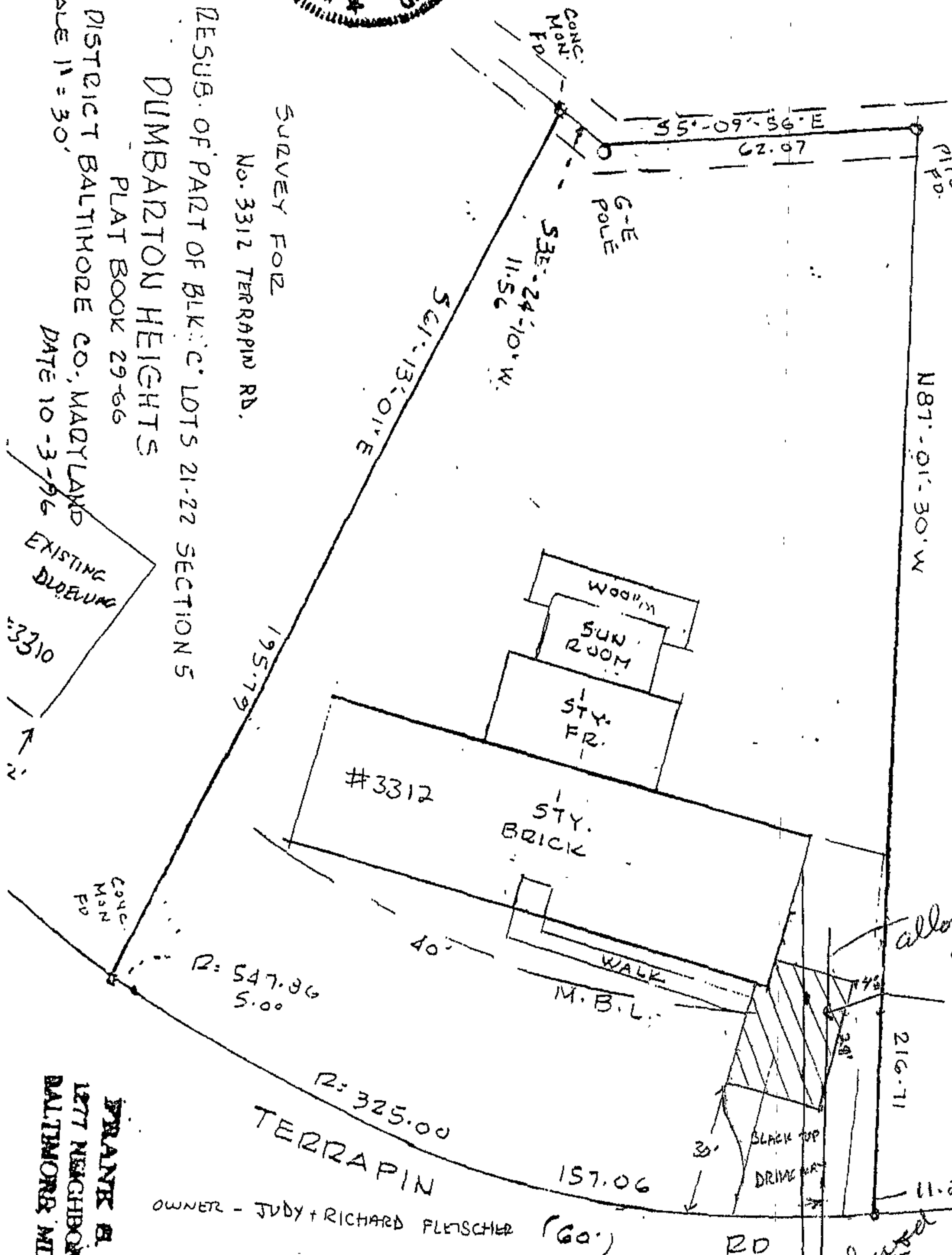
OWNER - JUDY + RICHARD FLEISCHER

(60')

1" / 15 = 73.33%

Plat #2

ELECTION DISTRICT - 3
COUNCIL NAME DISTRICT - 2
1" = 200' MAP # NW 8-E
ZONING DR 2
PUBLIC SEWER
PUBLIC WATER
CRITICAL AREA NO
100 FLOOD PLAIN NO
HISTORIC PROPERTY NO
PRIOR ZONING HEARING



allowed open area

PROPOSED CARPORT 20' X 28'

allowed 5' X 6'

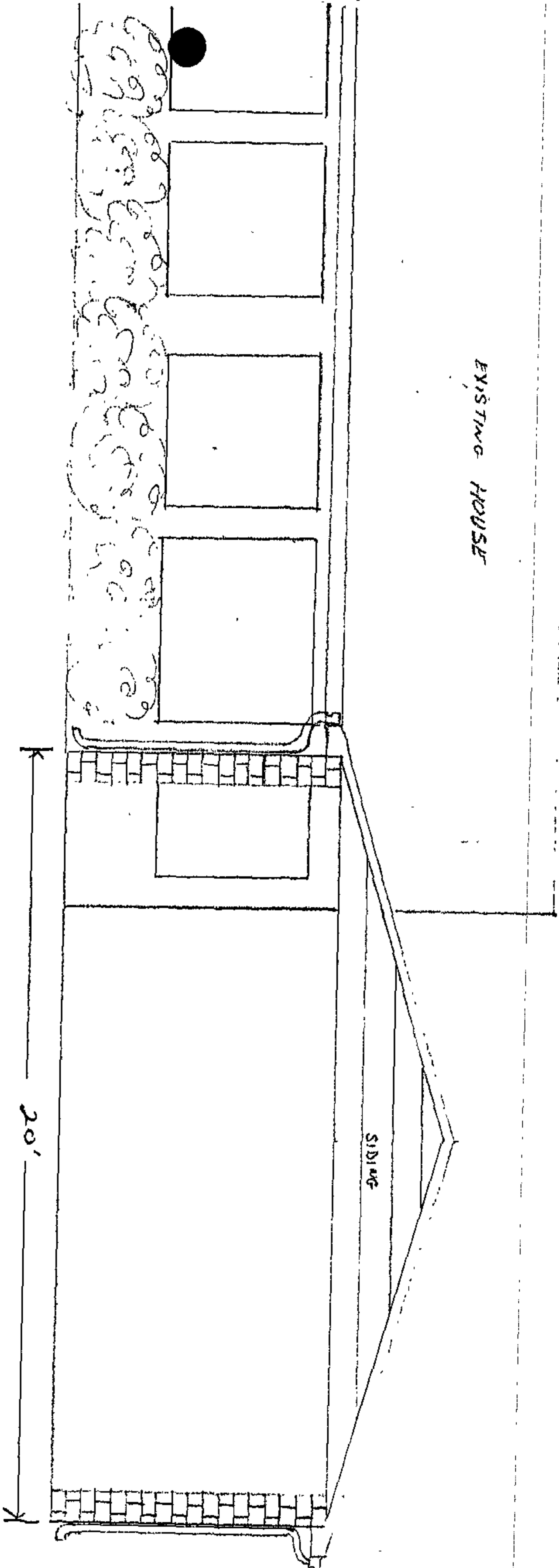
*Official Zoning map
reprinted*

Zithronmax®
(AZITHROMYCIN)



EXISTING HOUSE

SIDING



PROPOSED CARPORT

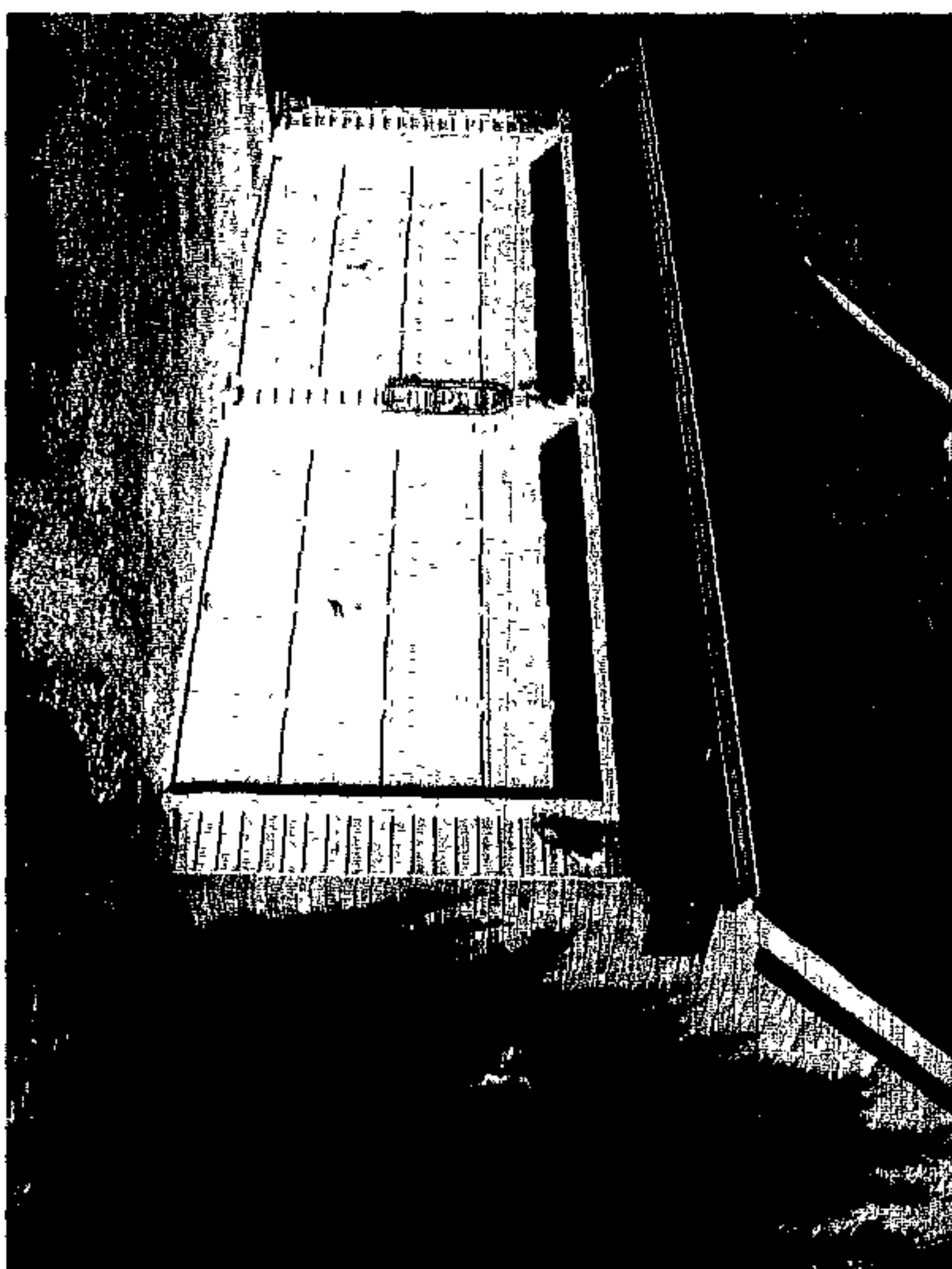
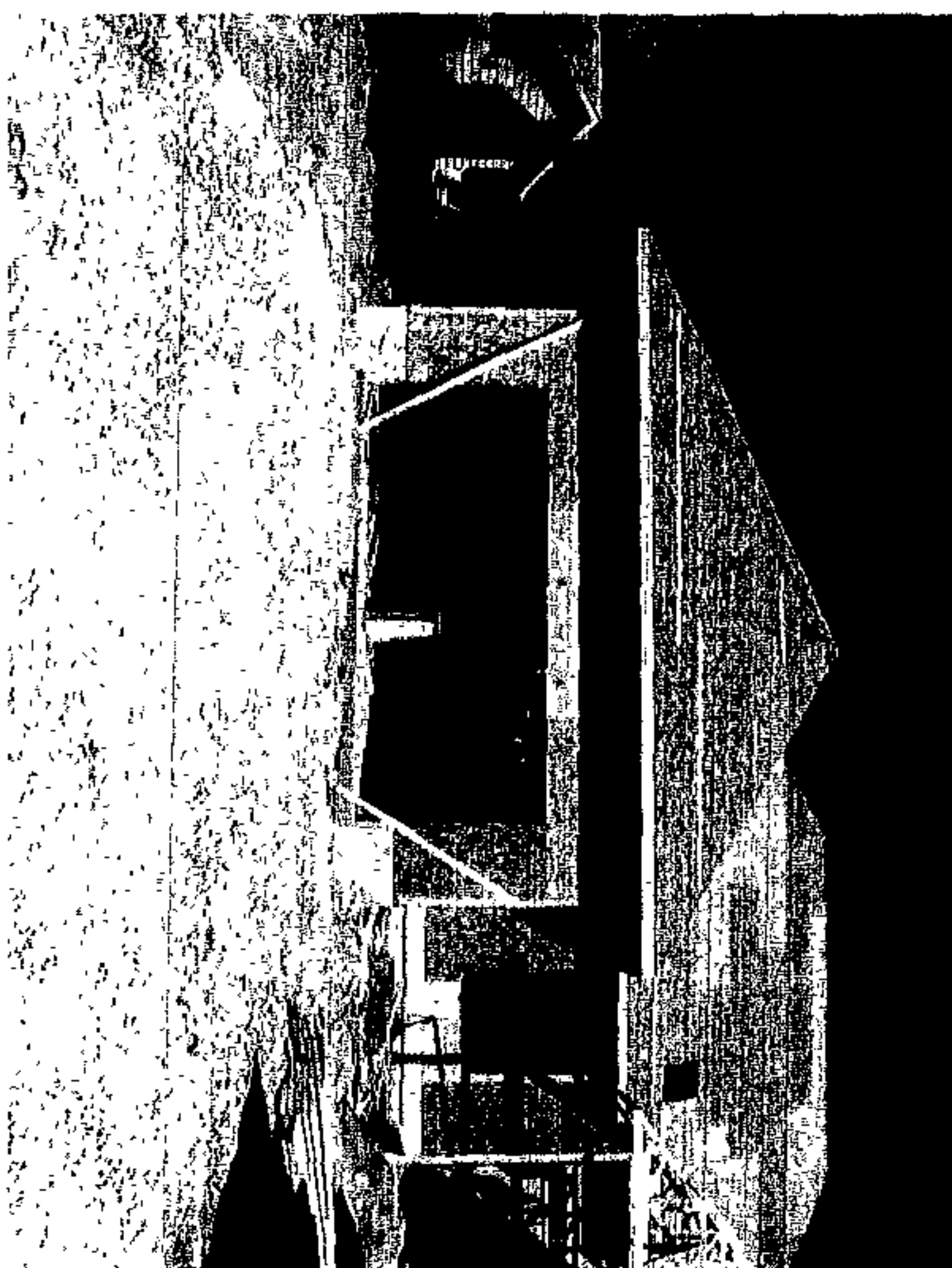
3312 TERRAPIN RD.

BRICK COLUMNS

WOOD FRAMED ROOF

20' X 28'

20'



OS-G82-A

winter set

other neighborhood
carports + garages

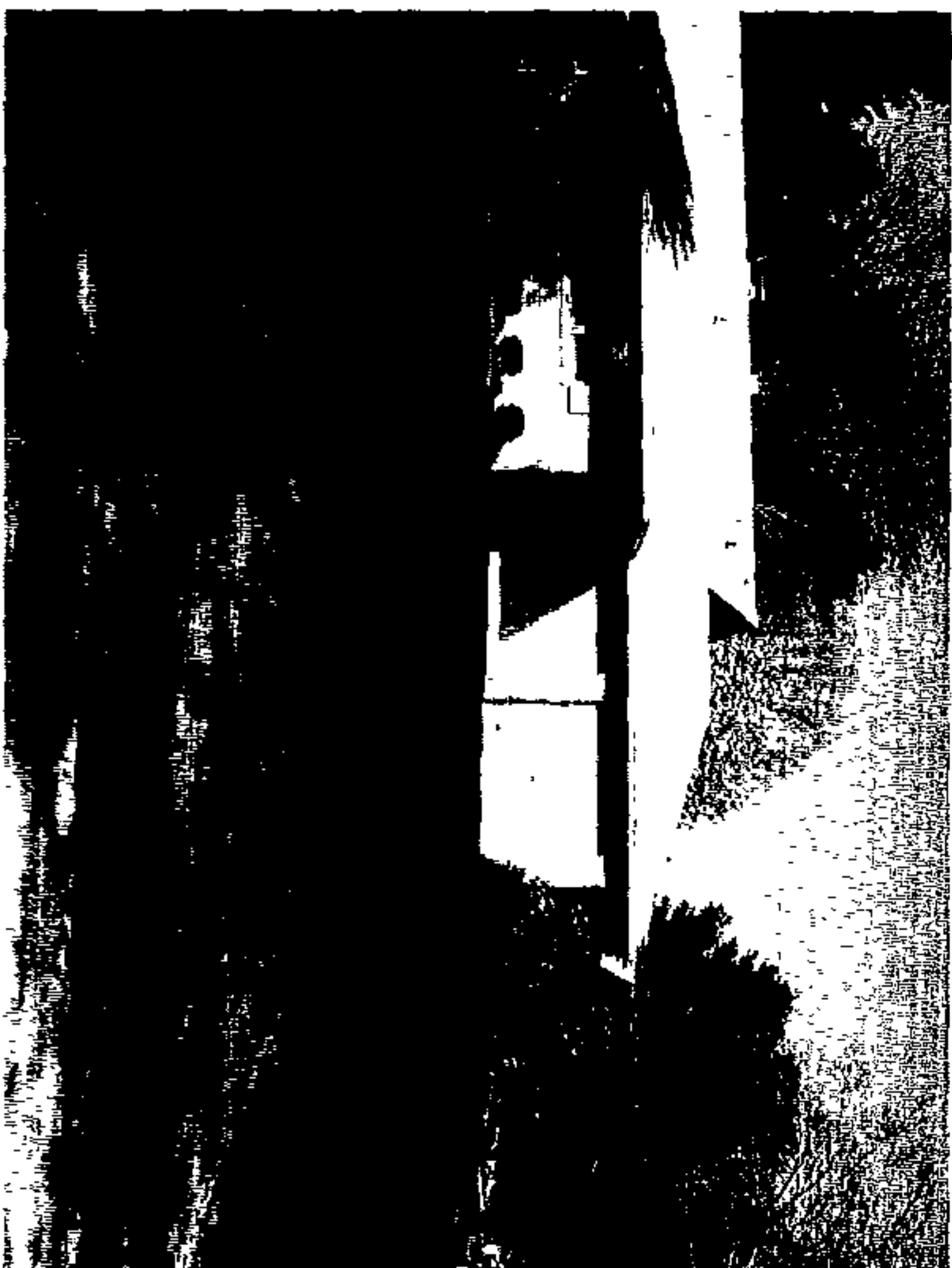
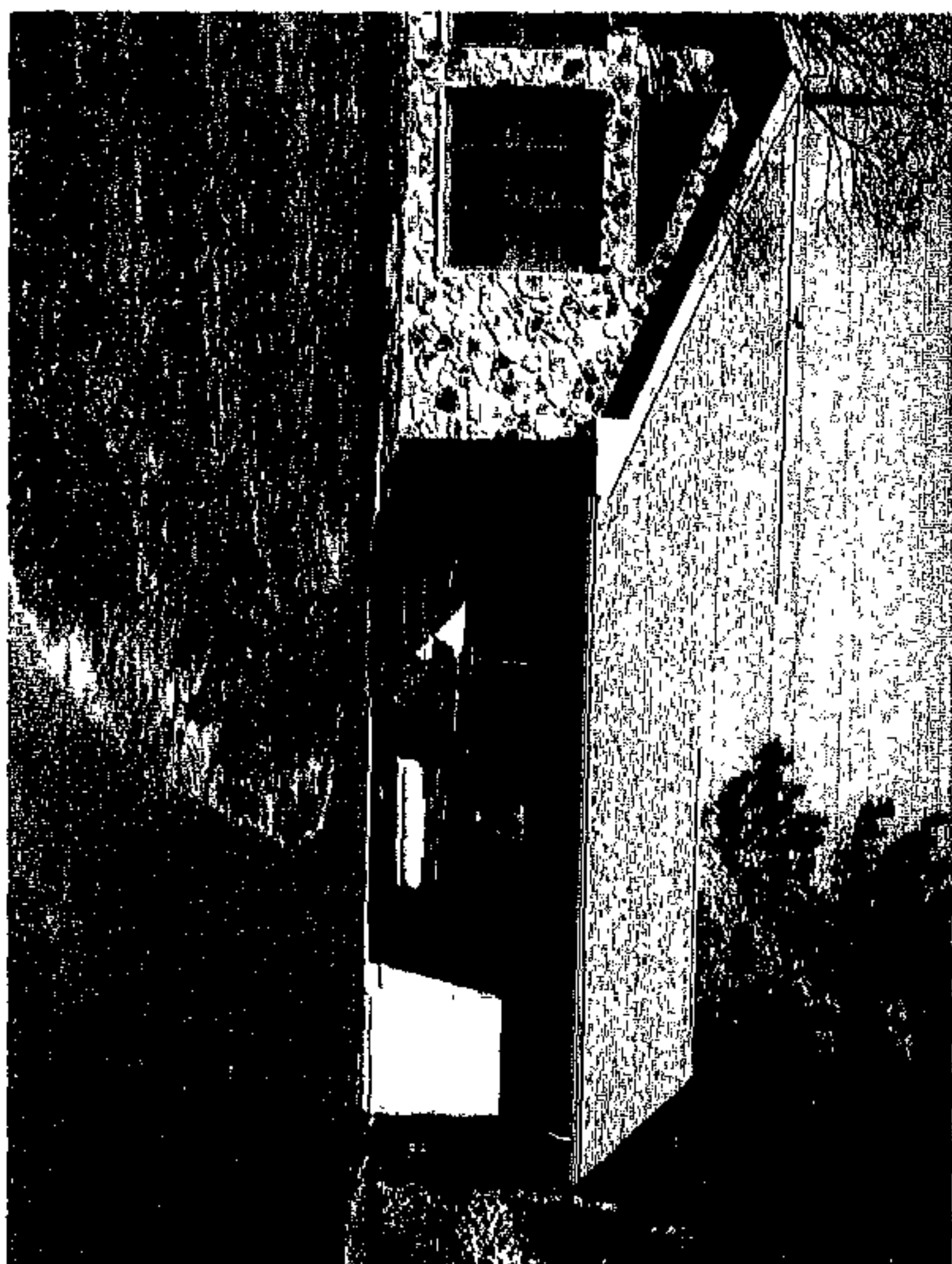
Humbolt

Terrapia CT



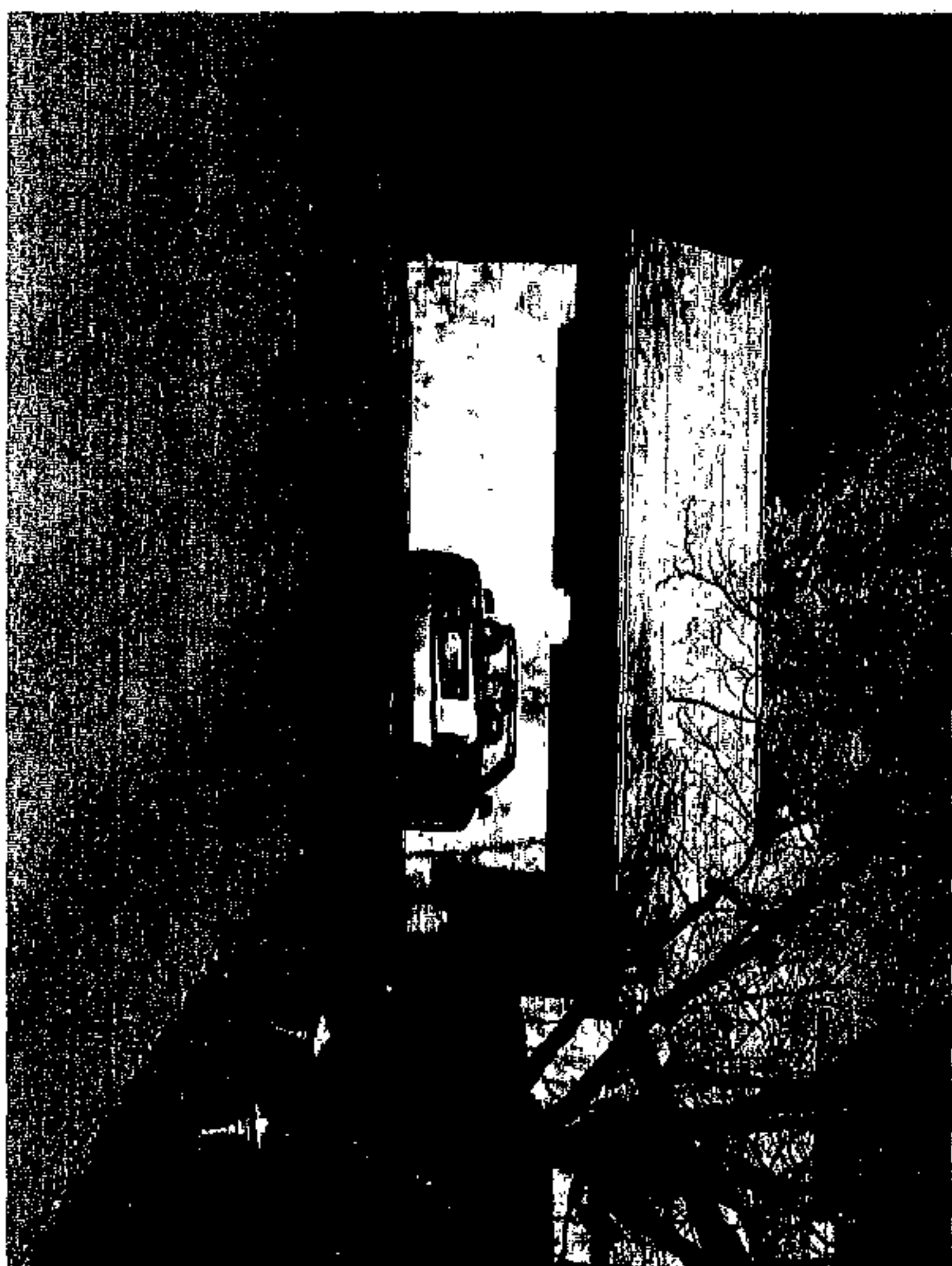
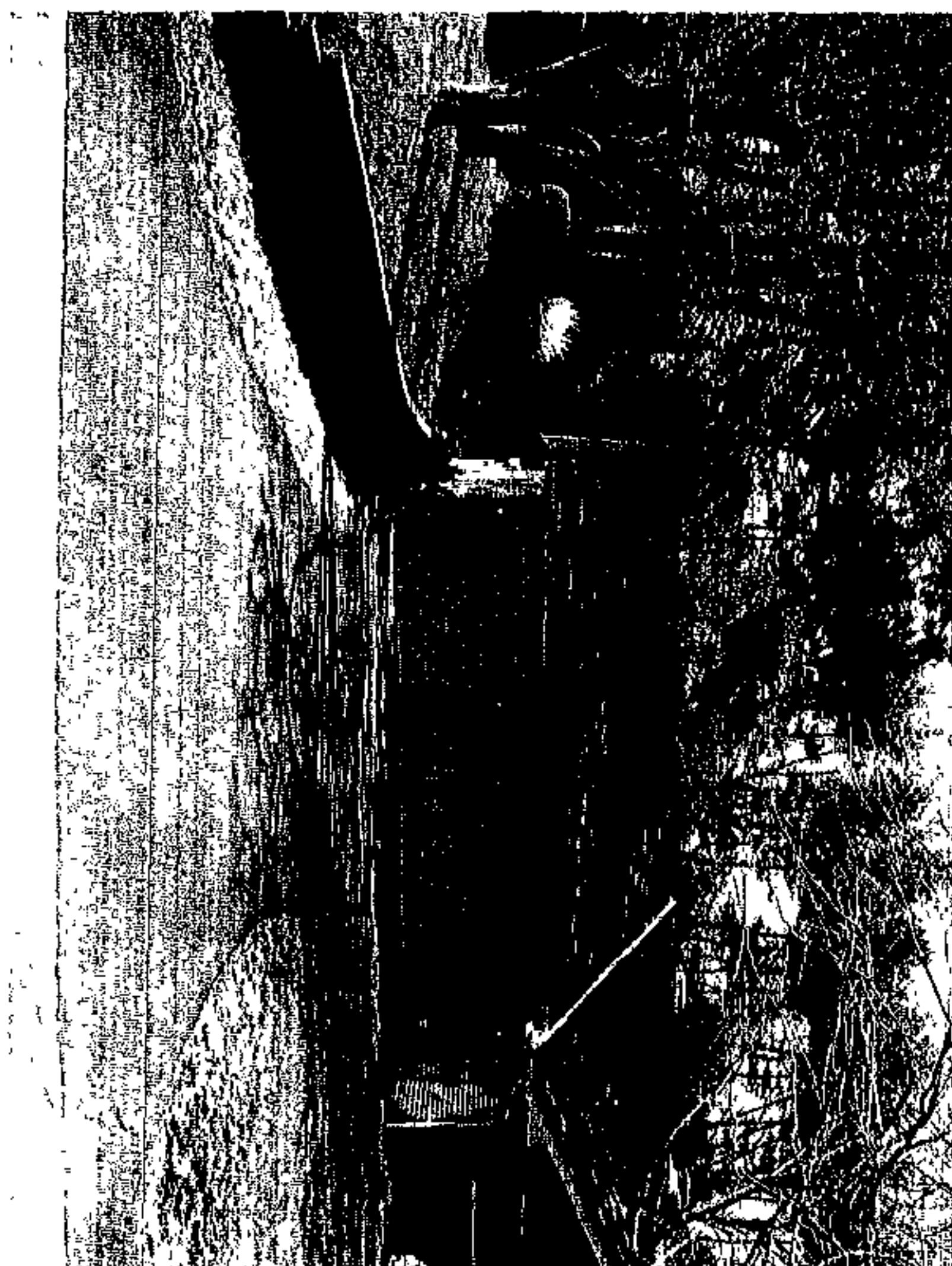
OS-G82-A

other Neighborhood
carports & Garages



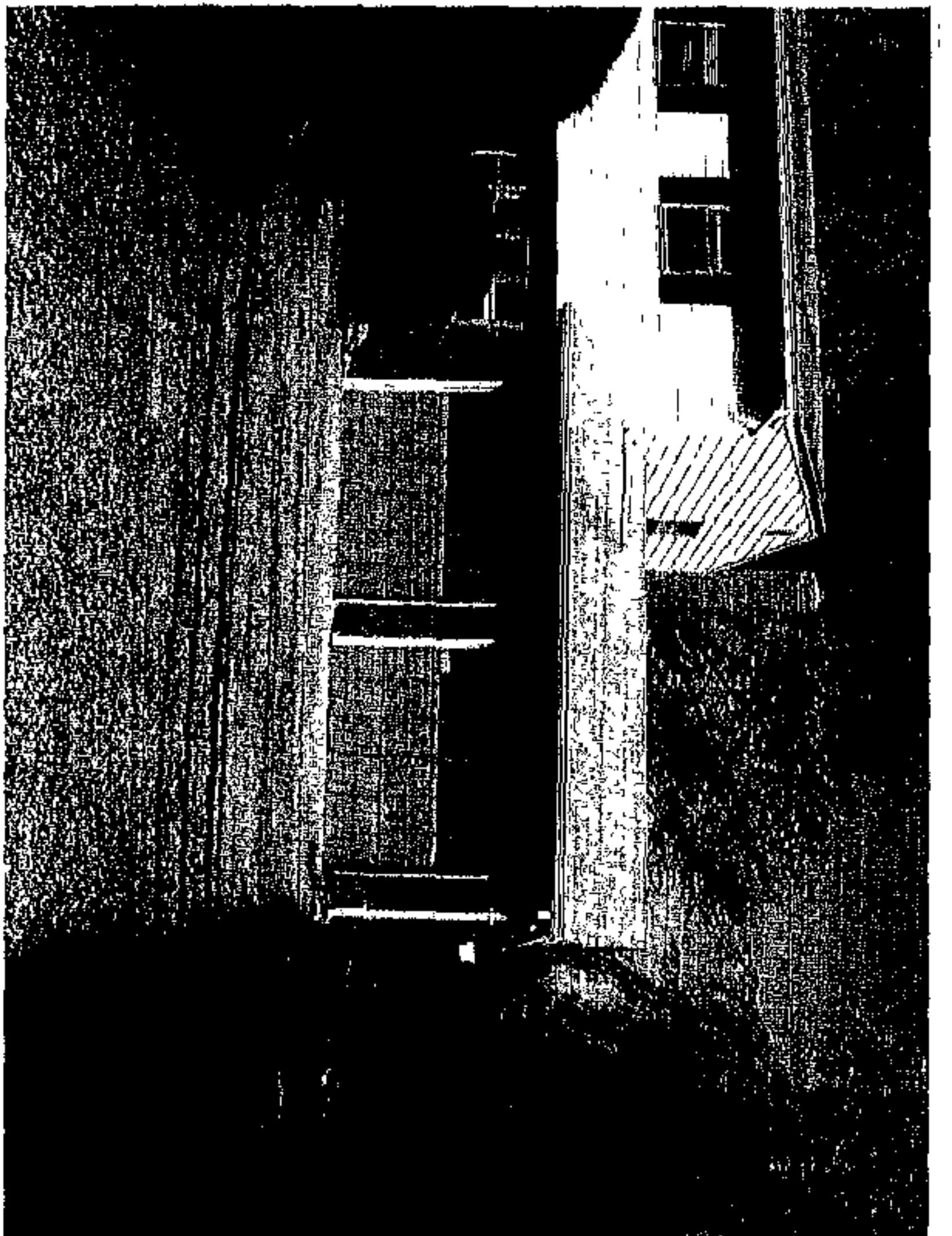
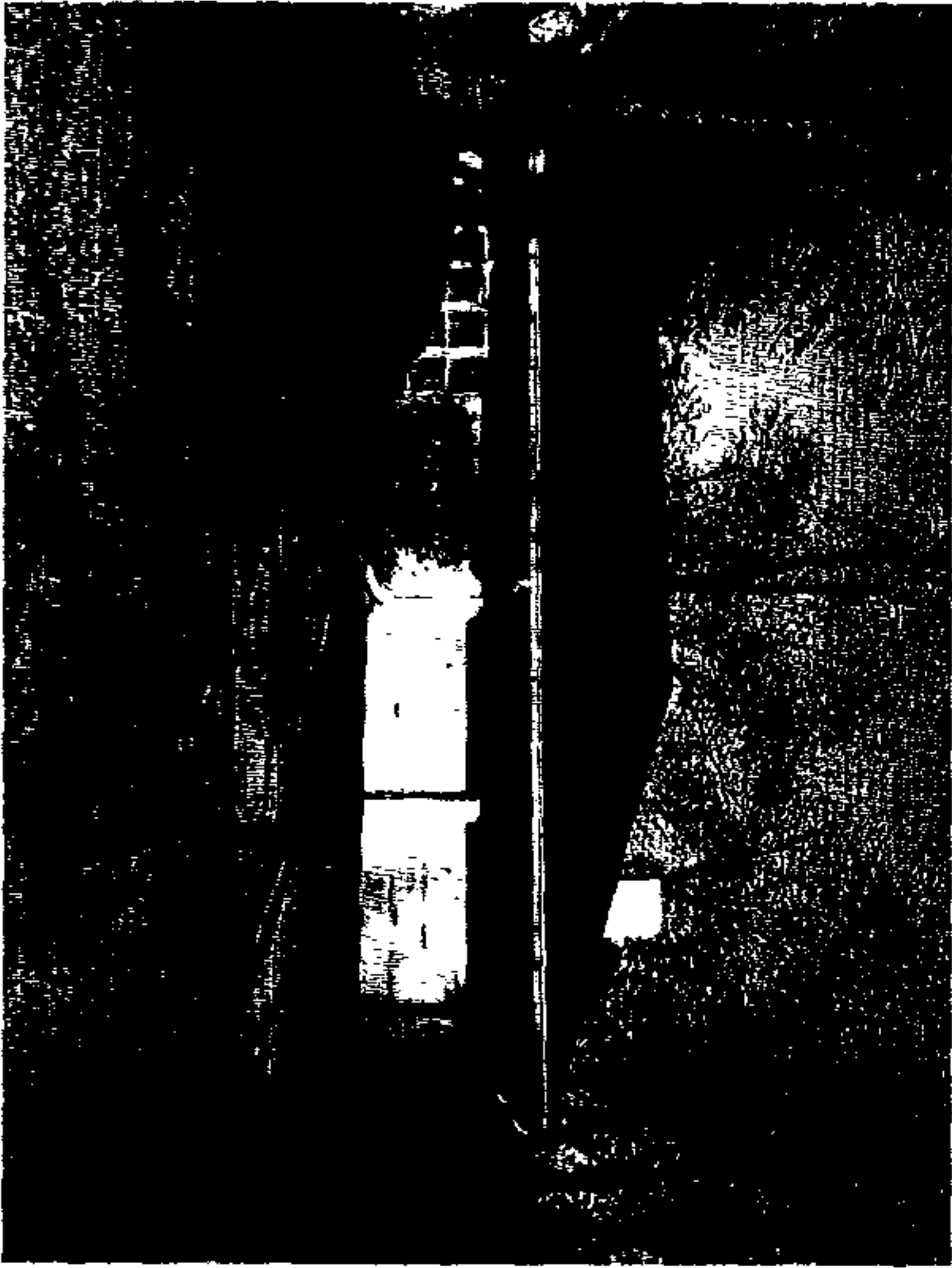
05-G82-A

Other Neighborhood
Carports + Garages



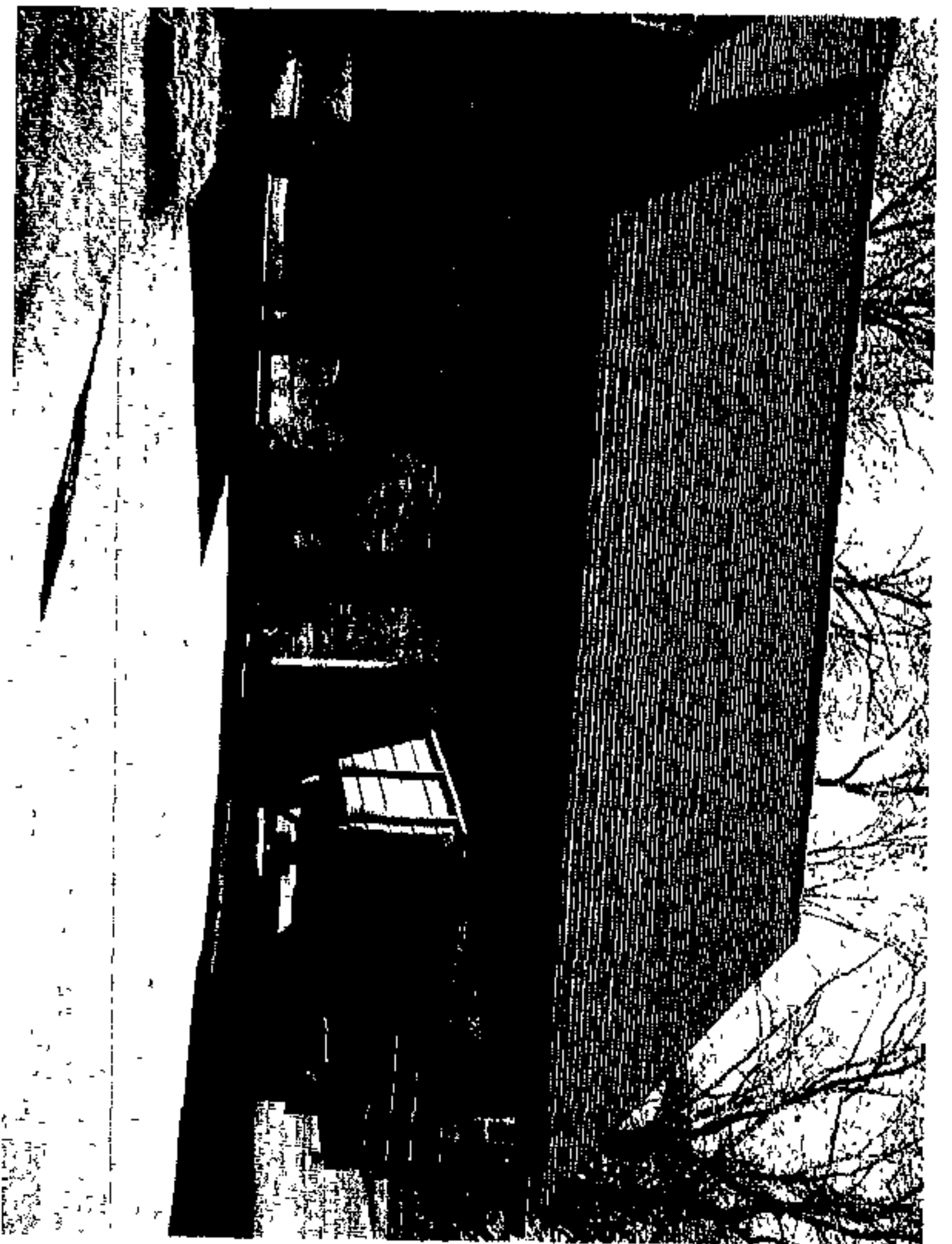
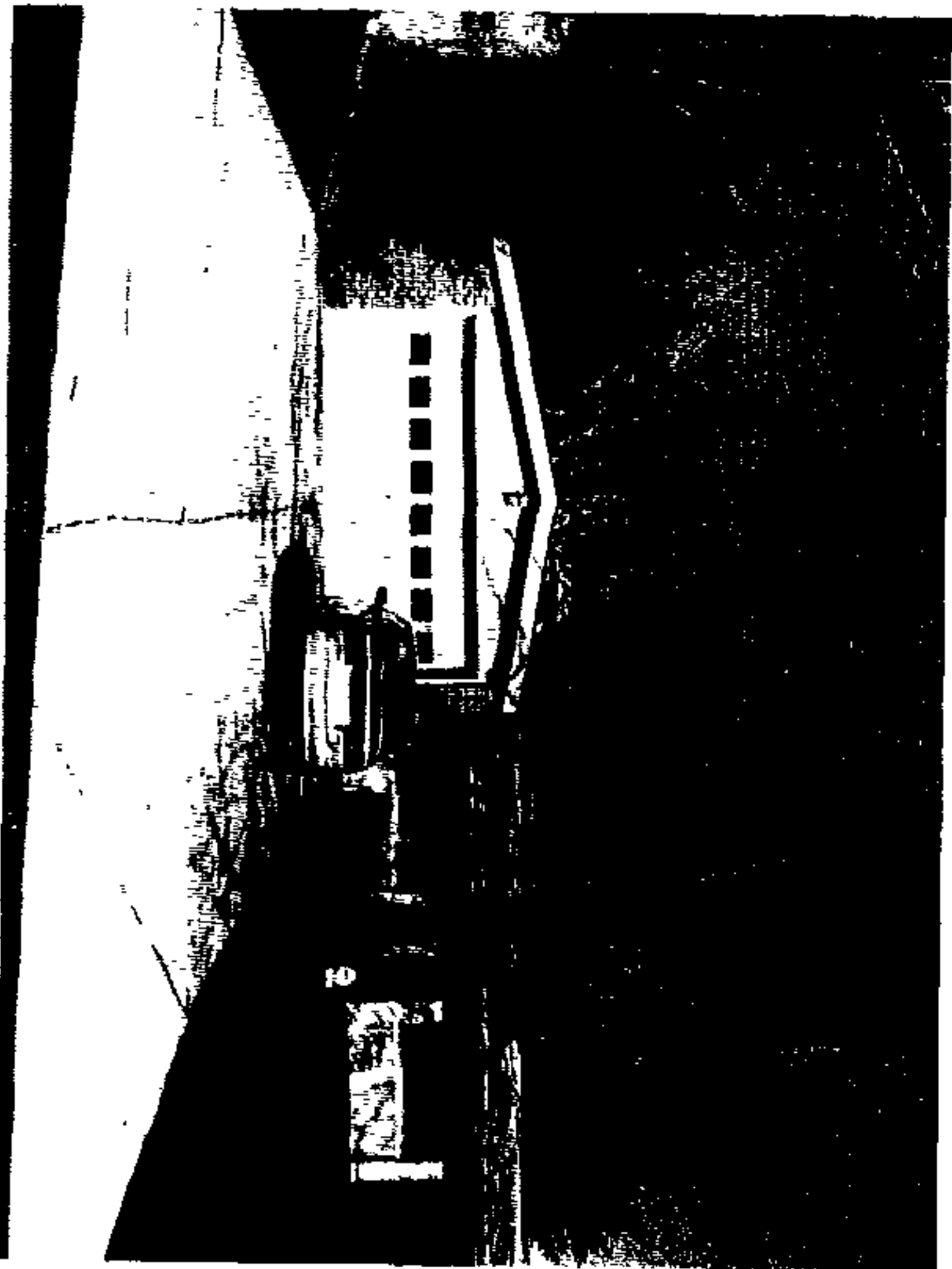
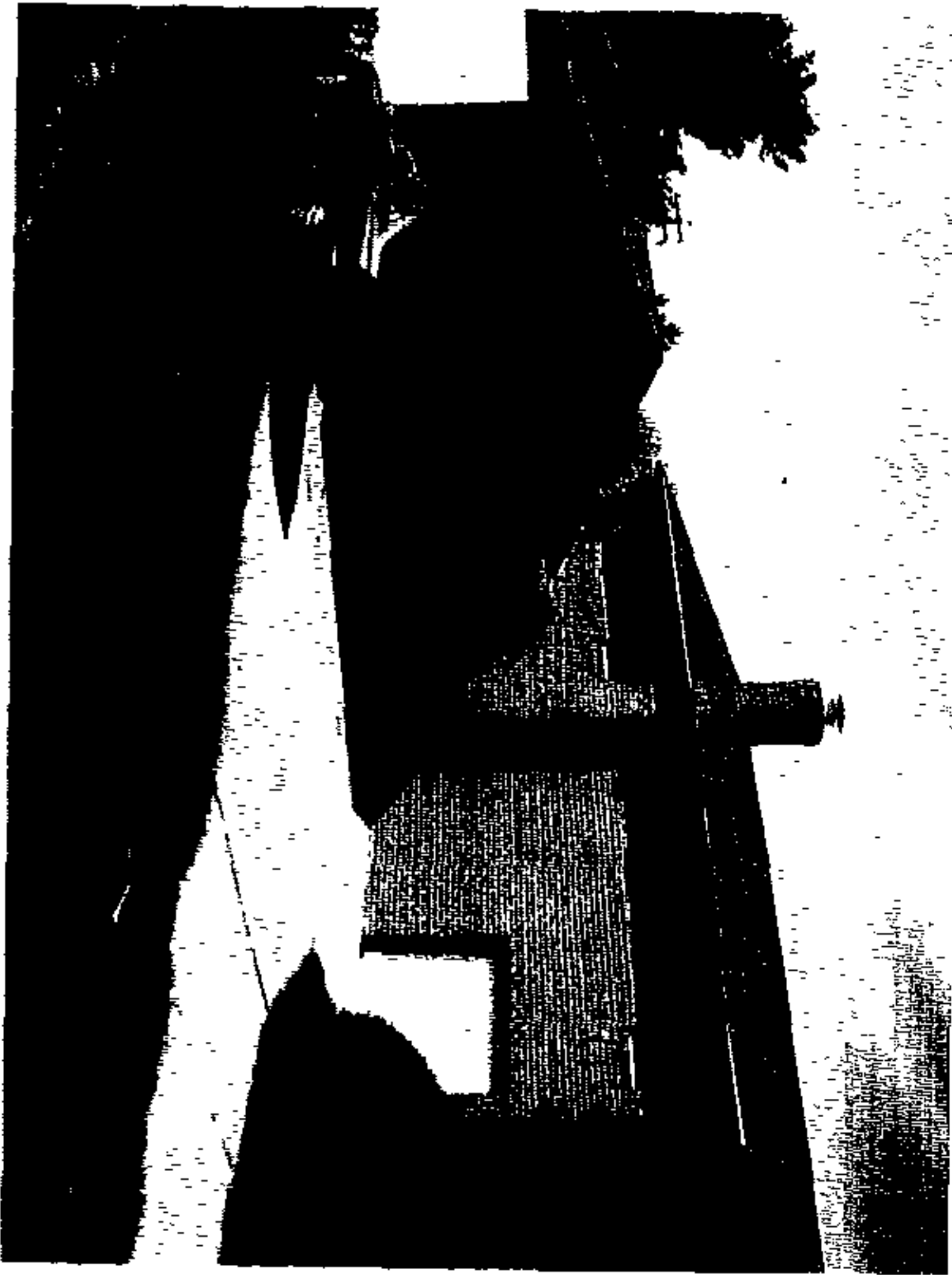
05-682-A

other neighborhood
carports + garages



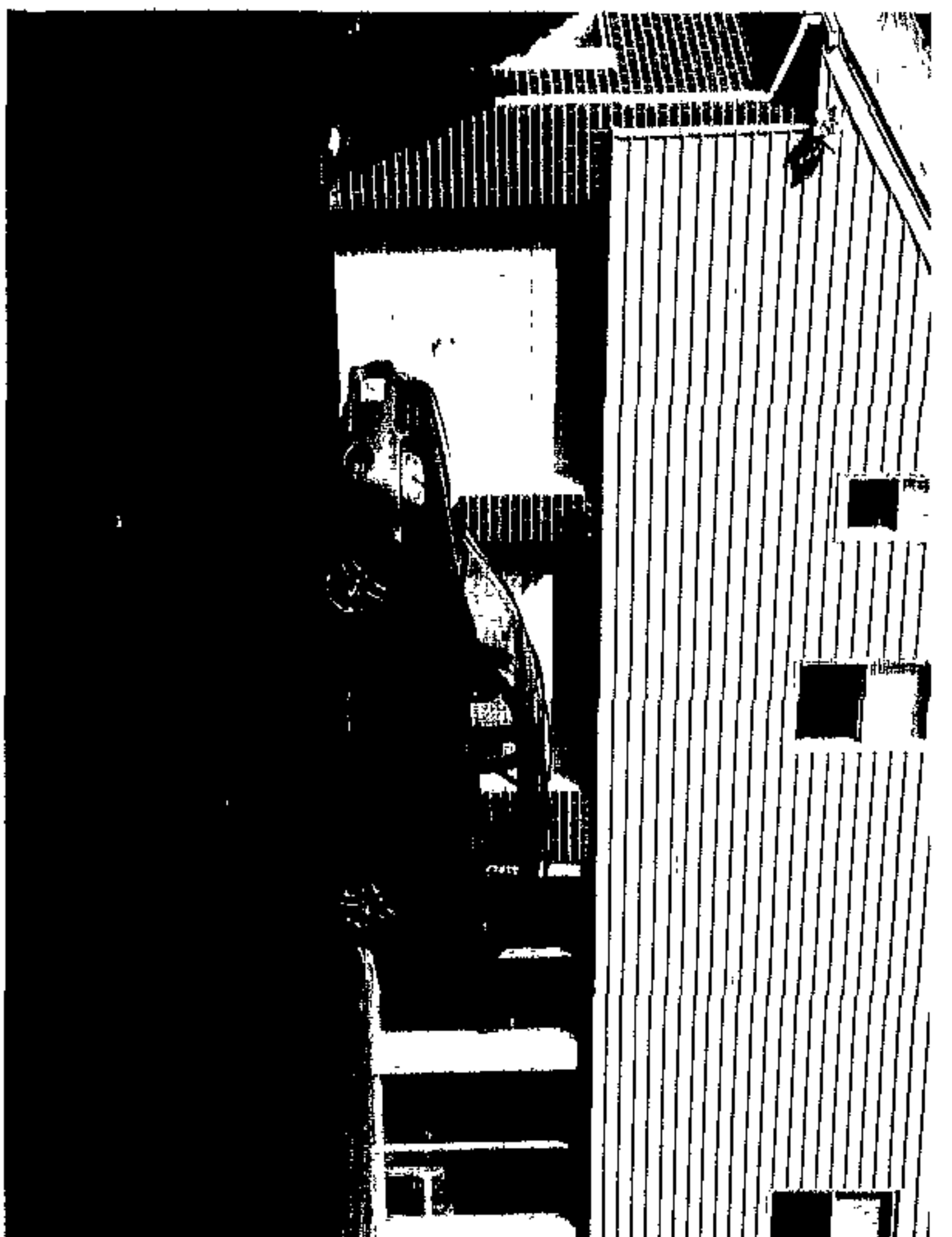
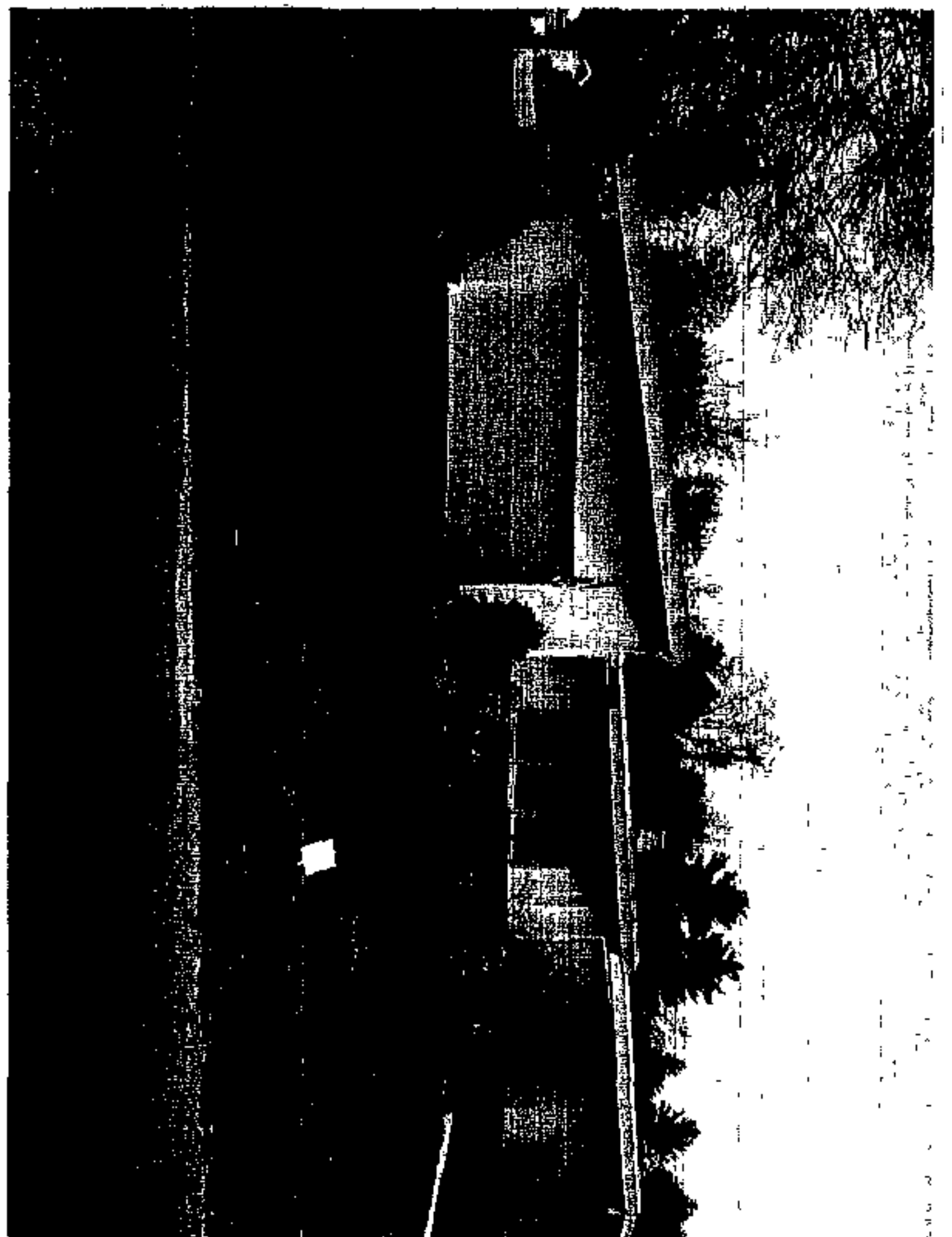
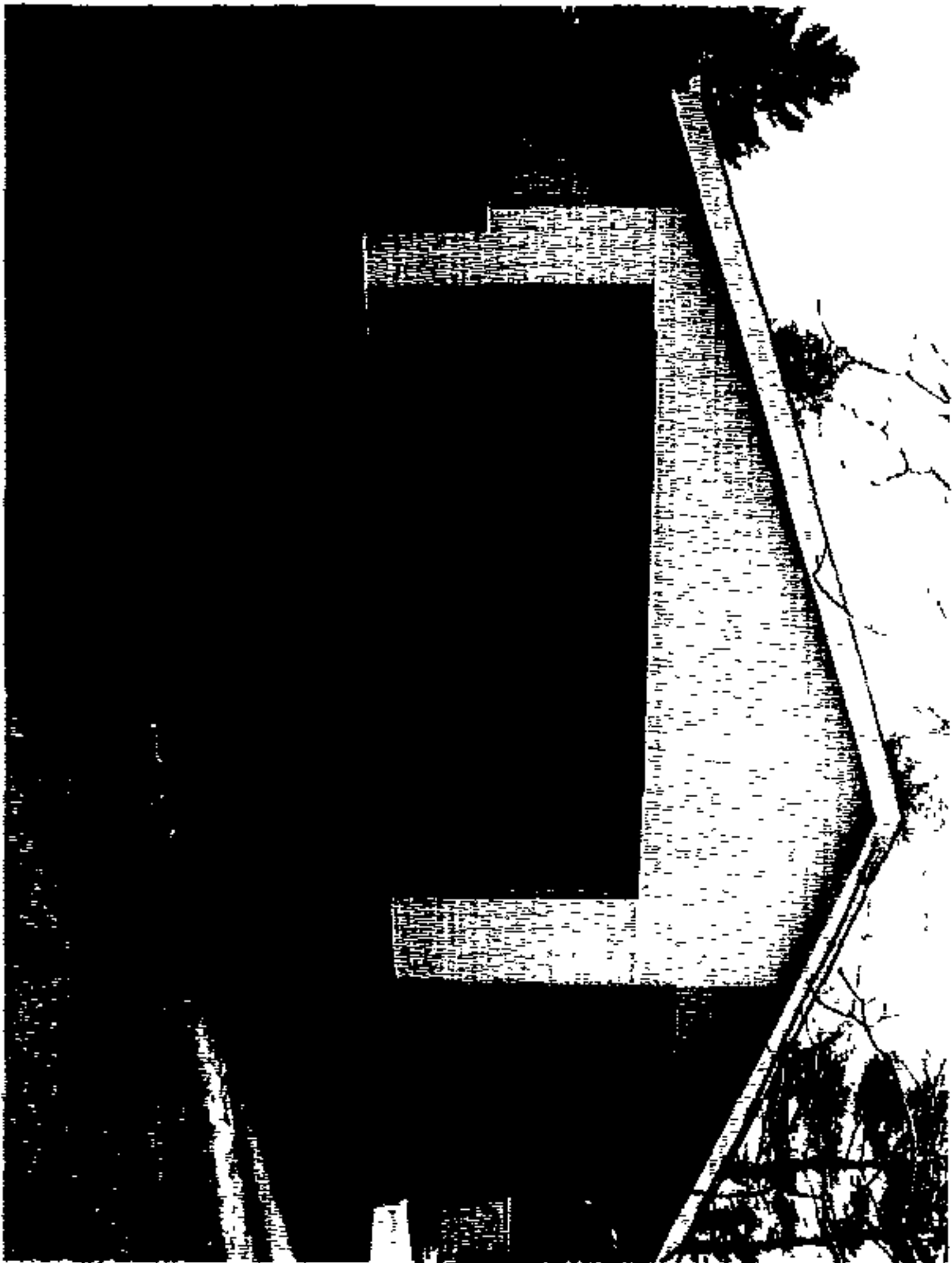
05682.A

other neighborhood
carports & garages



OS.G87-A

Other Neighborhood
Carports + Garages



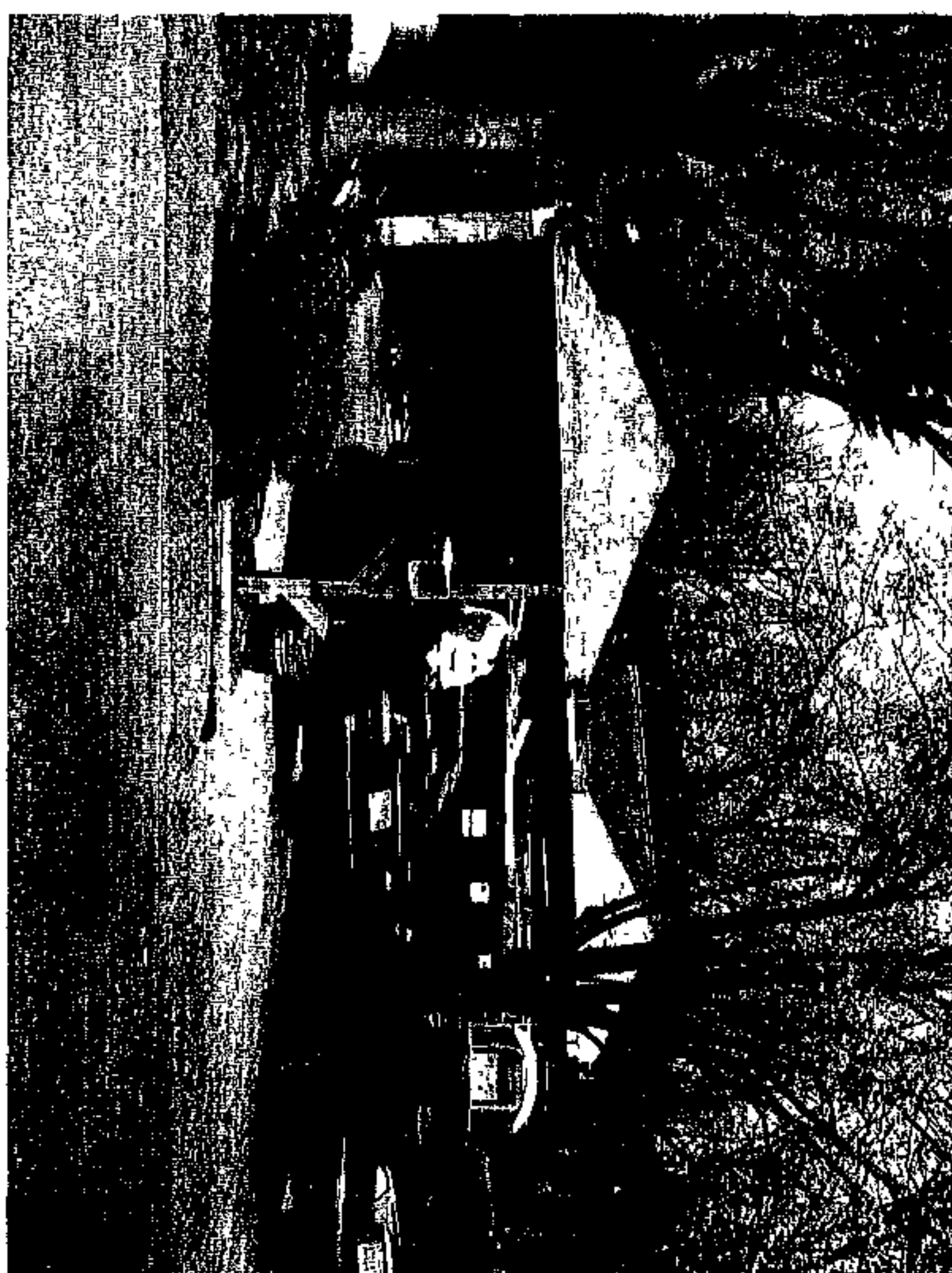
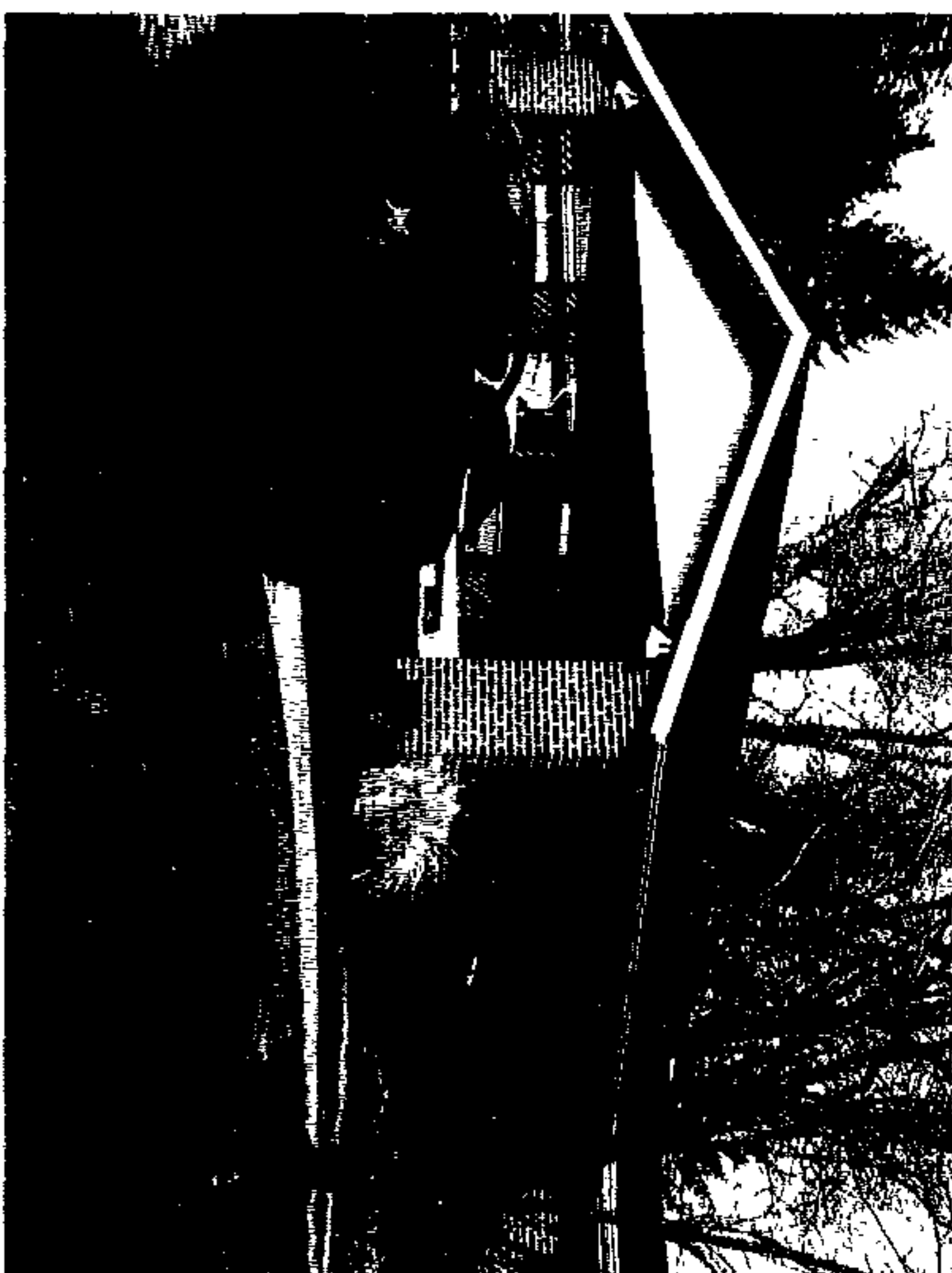
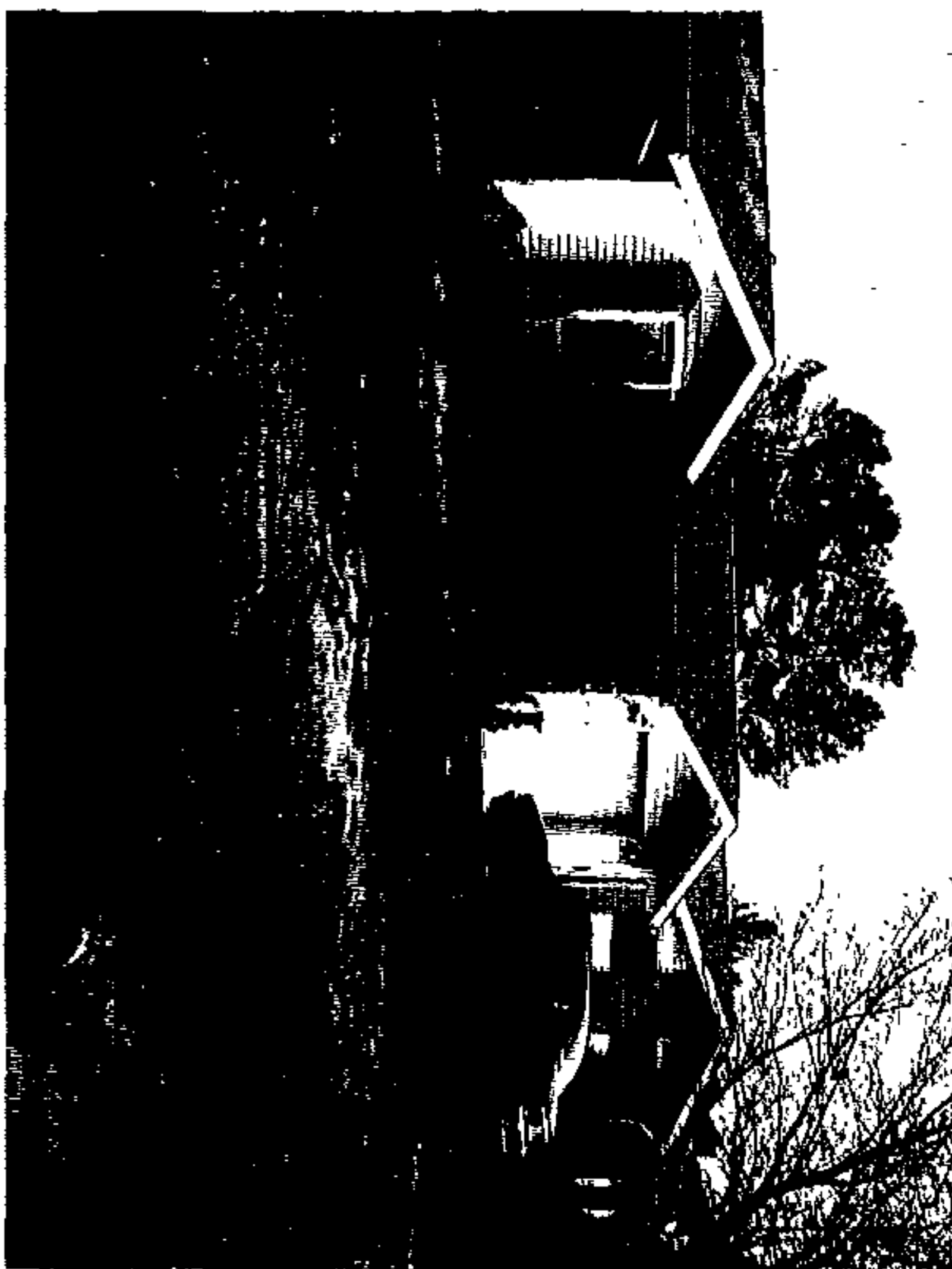
OS G87-A

Terrapin Rd

Terrapin Rd

other neighborhood
carports & garages

Terrapin Rd



05682-A

Other neighborhood
carports + garages

Terrapin Rd



front of house
from street view

35.682-A



back yard view
of house & neighbor's
house - (no construction)

05-682-A



house on other side
of driveway side
neighbor's driveway
view from rear
(no obstructed)

05682.4



driveway from street
looking towards house

OSG 82.A



location of carport
looking at the street.

OS. 687 n



side where construction
will be done

OS. 682-A



Adjacent to the
driveway

CS.682.A



back view of house

25682-A