

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Edgewood Road
S of Kennoway Road
9th Election District
5th Councilmanic District
(1885 Edgewood Road)

David A. Rehkemper
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-656-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 owner of the subject property, David A. Rehkemper. The variance request is for property located at 1885 Edgewood Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a rear yard setback of 32 feet in lieu of the permitted 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner states that he wants to construct an additional bedroom to accommodate their growing family. The bedroom will also be used by the mother-in-law when she comes to the home several times a week to provide child care. The proposed addition will also contain a half bath. The addition will replace a deteriorating wooded deck with a safer and studier brick enclosed addition. Petitioner pointed out and provided photographs of several townhouses in the development that also have additions. The proposed addition measures 13.5 feet x 15 feet in size. The Petitioner states that the Loch Raven Village Architectural Review Committee has approved the plans for the addition stating they are within the existing standards of the Committee.

RECEIVED FOR FILE
7-21-06
PZ

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 letter was received from the Office of Planning dated July 10, 2006. That office does not oppose the Petitioner's request. The proposed addition does not appear to negatively impact the immediate neighbors or surrounding community. Approval of the administrative use permit does not indicate that the Office of Planning will support any future variances for the property or similar additions. A copy of which is attached hereto and made a part hereof.

Applicable Law

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

"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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 1, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is

7-21-06
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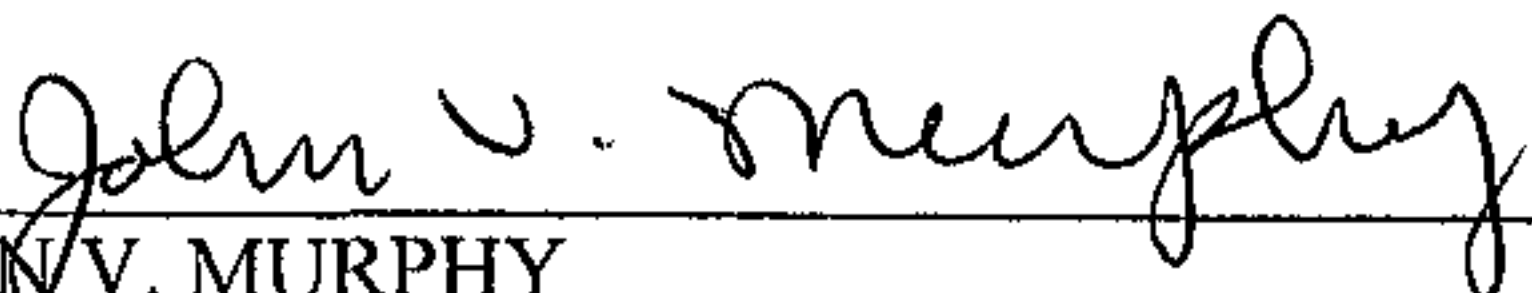
no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts 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 Petitioner.

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 21st day of July, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a rear yard setback of 32 feet in lieu of the permitted 50 feet be and is hereby GRANTED, subject to the following:

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.

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

FILED
7-24-06
70-1-06
123



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1885 EDGEWOOD ROAD
which is presently zoned DR-10.5

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 BOZ. 3C, 1 (CARET)

TO PERMIT A REAR YARD SETBACK OF 32 FT. IN LIEU OF
THE PERMITTED 50 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 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):

MR. DAVID A. REHKEMPER

Name - Type or Print

Signature

Name - Type or Print

Signature

1885 EDGEWOOD ROAD

Address

W- 410 370 4344

H- 410. 661. 1215

Telephone No.

BALTIMORE

City

MD

State

21234

Zip Code

Representative to be Contacted:

SEE ABOVE

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. 06-656-A

REV 10/25/01

Reviewed By 8007 Date 06-19-06

Estimated Posting Date 07-02-06

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

1885 EDGEWOOD ROAD
Address
BALTIMORE MD 21234
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):

We are requesting an Administrative Variance for our property for several reasons: 1) We need an additional bedroom to accommodate our growing family as our first child was born in April of this year. My mother-in-law, who has several fused vertebrae and is unable to sleep on a sofa or pull out bed, will be spending several days each week providing child care. The proposed addition will enable us to provide a bedroom for our mother-in-law and allow both myself and my wife to work. 2) Another bedroom will allow us to stay in this house as we add more children to our family. The cost of housing has risen so dramatically in recent years that we are unable to afford a house with more bedrooms. 3) The house was built in the 1950's and does not currently have a bathroom on the main level, a building priority in these current times. A bathroom on this level is needed with the addition of children to the family as well as the increased number of elderly family visiting the house more frequently who are unable to climb stairs. 4) There are several similar additions already existing in Loch Raven Village that are not compliant with the zoning setback requirements (see enclosed photographs). 5) The proposed addition will not extend beyond an already existing concrete patio slab and will replace a deteriorating wooden deck in need of repair with a safer, sturdier brick enclosed addition. 6) The Loch Raven Village Architectural Review Committee has approved the plans for the addition stating they are within the existing standards of the committee (see enclosed memo).

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.

David A. Remington
Signature
DAVID A. REMINGTON
Name - Type or Print

Signature

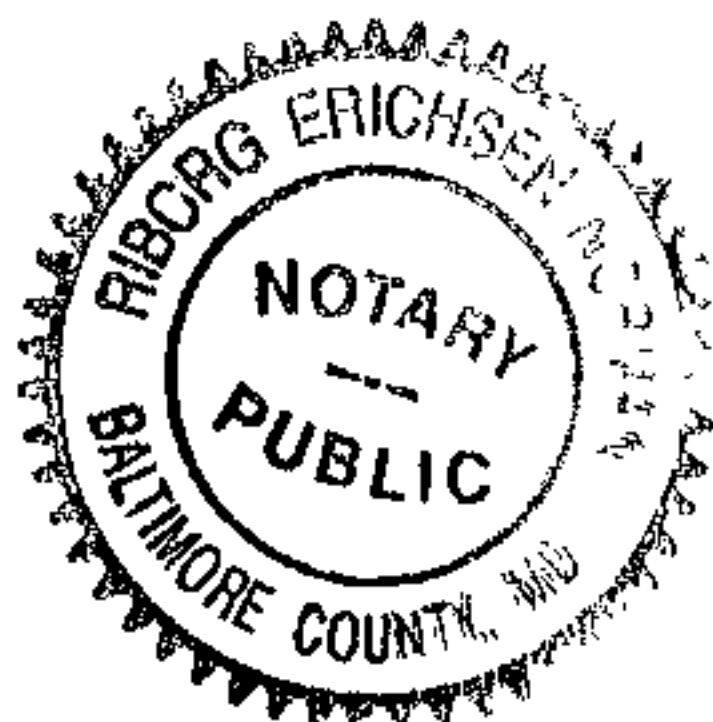
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of JUNE, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARYLAND PRIMER LEASE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Riborg Erichsen
Notary Public

My Commission Expires 05/01/08

**ZONING DESCRIPTION FOR 1885 EDGEWOOD ROAD, BALTIMORE,
MD 21234**

Beginning at a point on the West side of Edgewood Road which is 60 feet wide at the distance of 1160 +/- feet South of the centerline of the nearest improved intersecting street, Kennoway Road, which his 60 feet wide.

*Being Lot #54 in the Subdivision of Loch Raven Village as recorded in Baltimore County Plat Book # 14, Folio #110, containing 0.087 acres. Also known as 1885 Edgewood Road, Baltimore, MD 21234 and located in the 9 Election District, 5 Councilmanic District.

CERTIFICATE OF POSTING

RE: Case No: 06-656-A

Petitioner/Developer: DAVID REHKEMPER

Date Of Hearing/Closing: 7/17/06

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1885 EDGEWOOD RD

This sign(s) were posted on July 1, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 7/1/06
(Signature of sign Poster and Date)

Martin Ogle

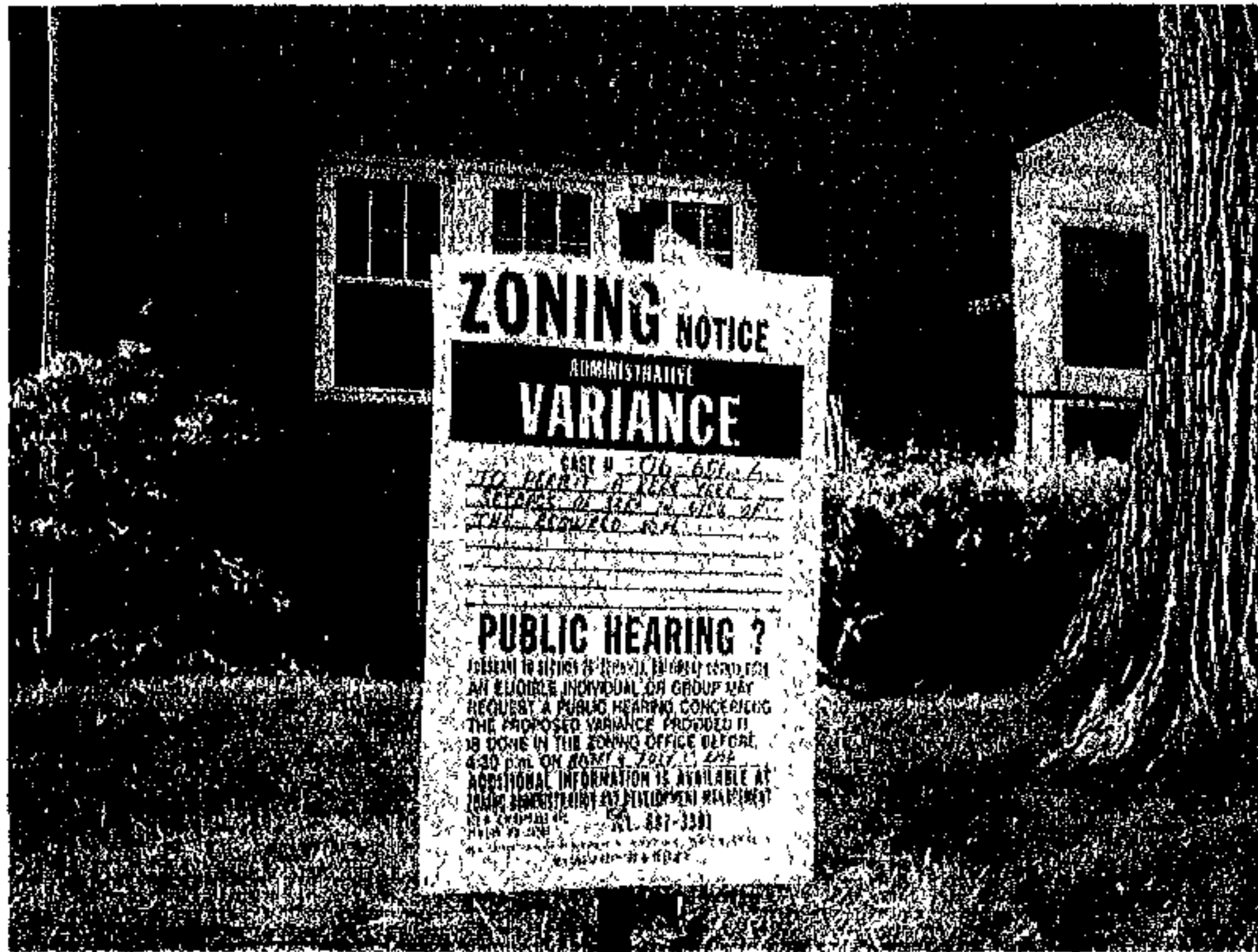
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



W. J. Ogle 7/1/06

**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: 06 - 656 - A
Petitioner: Mr. DAVID REHKAMPEN
Address or Location: 1885 EDGEWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. DAVID REHKAMPEN
Address: 1885 EDGEWOOD
BALT. MD.

Telephone Number: 410 - 661 - 1215 , 410 - 370 - 4344

Revised 7/11/05 - SCJ

06-656-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 656 -A Address 1885 EDGEWOOD RD.

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

Filing Date: 06-19-06 Posting Date: 07-02-06 Closing Date: 07-17-06

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 06- 656 -A Address 1885 EDGEWOOD RD.
Petitioner's Name MR. DAVID REHNER Telephone 410-661-1215

Posting Date: 07-02-06 Closing Date: 07-17-06

Wording for Sign: To Permit A REAR YARD SETBACK OF 32 FT.
IN LIEU OF THE REQUIRED 50 FT.

WCR - Revised 6/25/04

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

July 17, 2006

Mr. David A. Rehkemper
1885 Edgewood Road
Baltimore, MD 21234

Dear Mr. Rehkemper:

RE: Case Number: 06-656-A, 1885 Edgewood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 19, 2006.

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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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



David Rehkemper

From: "Darrell Krushensky" <krushen@erols.com>
To: "David Rehkemper" <david@simplifyorganizing.com>
Cc: <McGavinLaw@aol.com>; "Francis Cullen" <fxcullen@msn.com>
Sent: Tuesday, May 30, 2006 10:17 AM
Subject: Re: Fw: Planned Addition

Hello David,

The LRVARC has reviewed your plan to add a room to the rear of your home , and we find that the addition falls within the existing standards of the LochRaven Village architectural review committee. Your plans are therefore approved. Please retain a copy of this e-mail for your future reference.

Thank you for submitting your plans for approval and thanks for helping to keep LRV a great place to call home.

Darrell Krushensky
 LRVARC Chairman

David Rehkemper wrote:

Hi Darryl,

I just remembered, we have a 20' garden patch along that fence. So it will be roughly another 5' to the alley and another 5' onto our concrete patio. So it will be roughly 30' from the alley.

I will take an exact measurement if you need one. Please let me know.

Thanks,
 David
 410.370.4344

----- Original Message -----

From: David Rehkemper
To: krushen@erols.com
Cc: David Rehkemper
Sent: Monday, May 22, 2006 11:17 AM
Subject: Planned Addition

Hello Darryl,

We spoke a few weeks ago about our plans to put a one-story addition on the back our our end-unit Loch Raven Village townhome. Well, plans are underway and funding is now in place. We contracted a group called Just Brick It & More. They do terrific work and do it quickly! They are gathering the appropriate permits, etc.

I wanted to send you an overview of the addition. It will be a 13.5" x 15" room off the kitchen. It will have several windows, but not a sunroom. It is being designed as a home office. So it will have an exterior door and wooden steps down to our concrete patio in the back yard. Beneath the addition will be a crawlspace/shed area for storage. It is our intention to have the entire exterior be brick (actually a lighter material called El Dorado Brick Veneer which reduces the overall weight & cost of the addition). The windows/door will be white and the roof will be black. Our goal is to make the addition look like it has been a part of the house since it was originally built.

The group has not completed an artists rendering, but from the attached images, hopefully you will be able to understand our plan.

6/18/2006

OG 656-9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 2006

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

SUBJECT: 1885 Edgewood Road

INFORMATION:

Item Number: 6-656

Petitioner: David Rehkemper

Zoning: DR 10.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. The proposed addition does not appear to negatively impact the immediate neighbors or surrounding community. This said, it should be noted that should the zoning commissioner grant the petitioners request, it does not necessarily indicate that this Office will support any future variances for this property or similar additions.

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

Prepared by:

Division Chief:

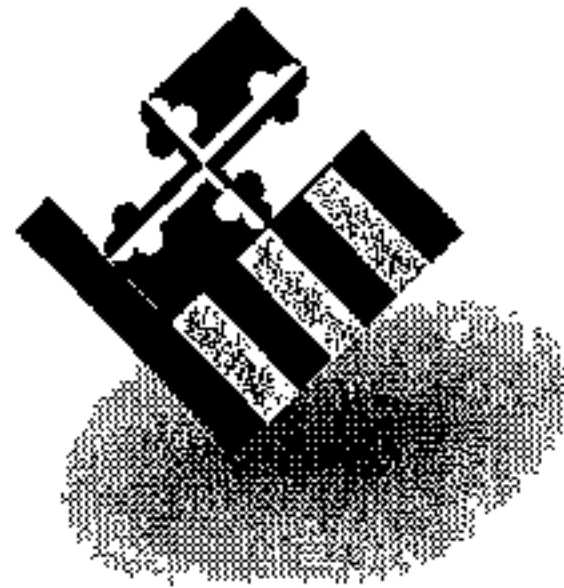
AFK/LL: CM

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JUL 14 2006

ZONING COMMISSIONER

RECEIVED FOR FILING
7-24-06
p2



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 21, 2006

DAVID A. REHKEMPER
1885 EDGEWOOD ROAD
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 06-656-A
Property: 1885 Edgewood Road

Dear Mr. Rehkemper:

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:pz

Enclosure

RECEIVED FOR FILED
7-21-06
PZ

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



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

Maryland Department of Transportation

Date: 6.27.06

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

RE: Baltimore County
Item No. 656 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
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

June 29, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 26, 2006

Item Number(s): 644 through 656

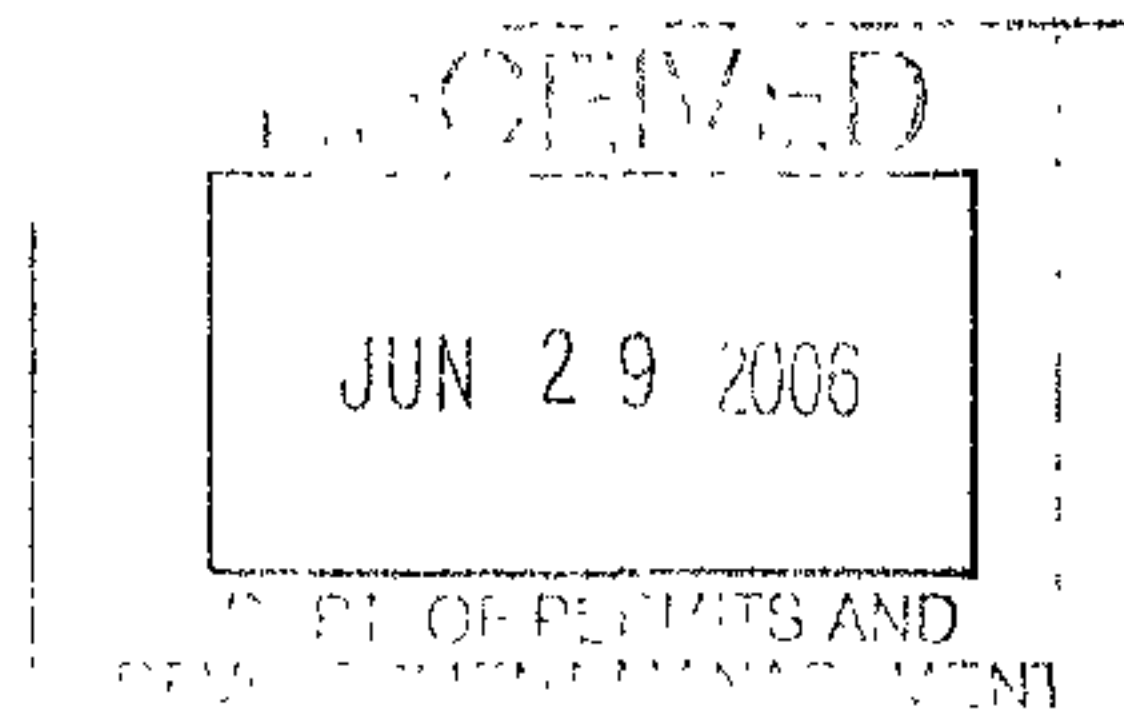
656

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
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 28, 2006

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

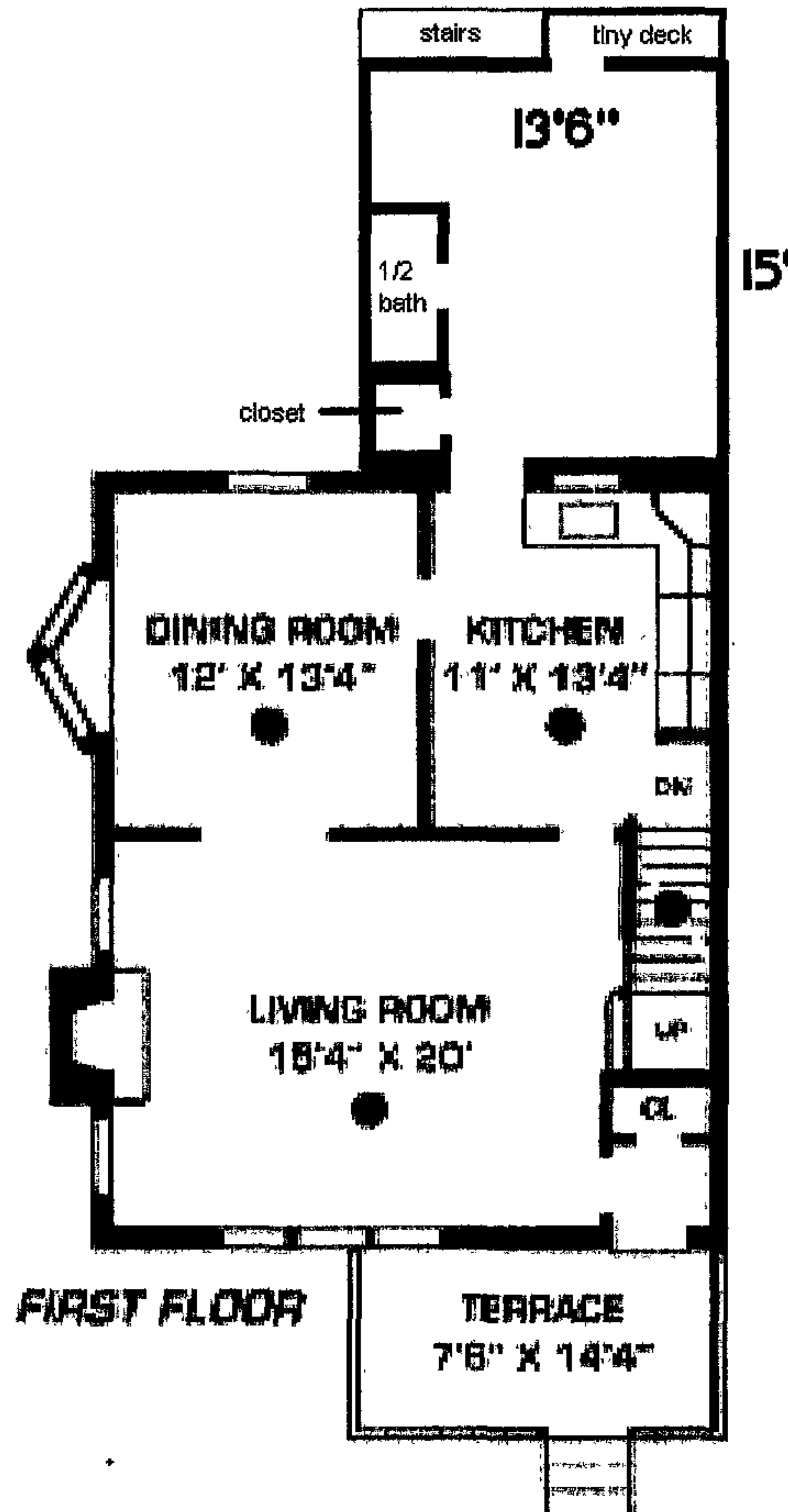
SUBJECT: Zoning Advisory Committee Meeting
For July 3, 2006
Item Nos. 647, 648, 649, 650, 651, 652,
653, 654, 655, and 656

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-06282006.doc

Please let me know if there is anything you need or any questions you have.

Thank you,
David Rehkemper
1885 Edgewood Road
410.370.4344



6/18/2006

06-656-A

Eldorado Stone - Microsoft Internet Explorer

File Edit View Favorites Tools Help



Address http://www.eldoradostone.com/brick/

Google Search 31 blocked Check AutoLink AutoFill Op

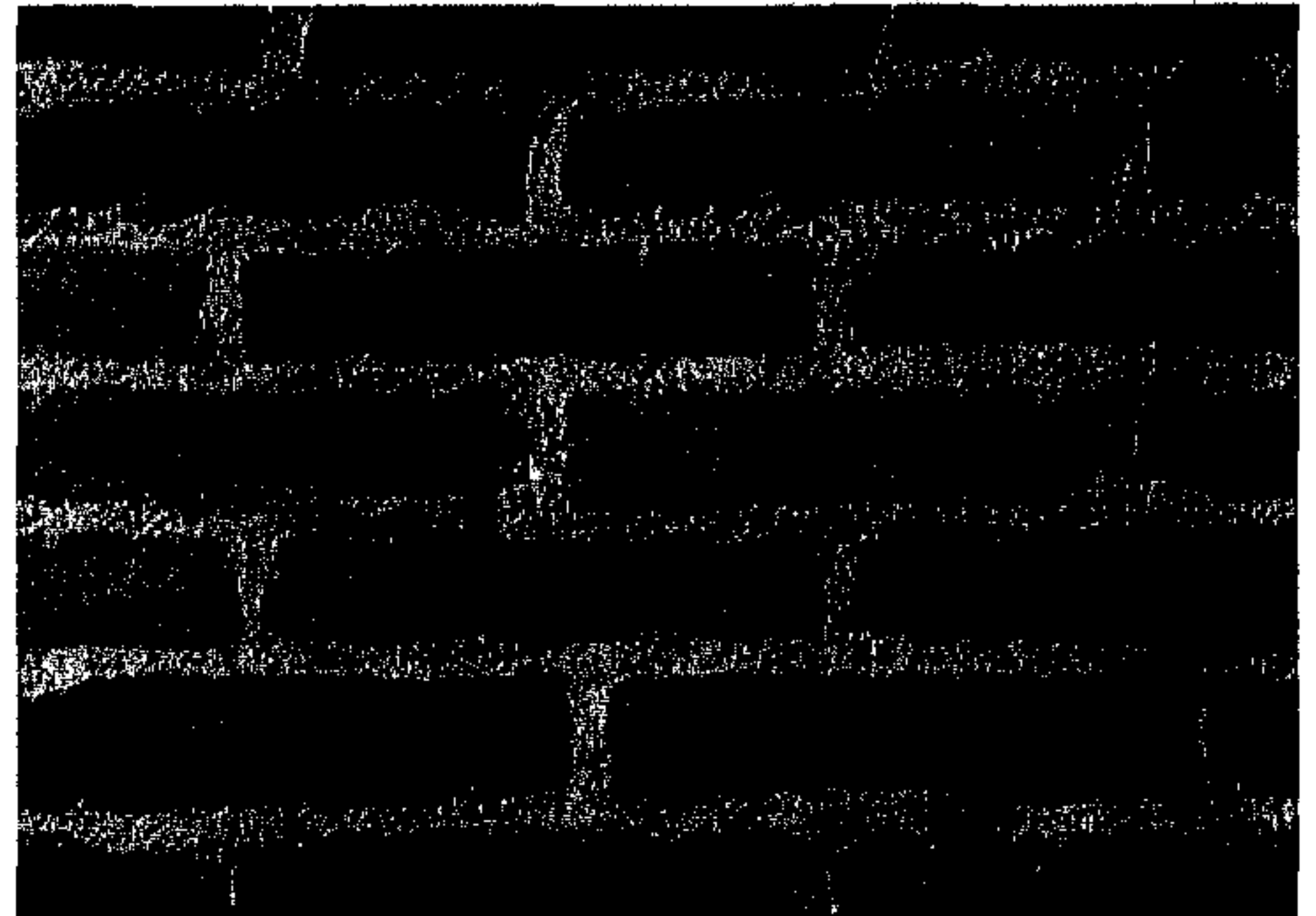
ELDORADO STONE
A HEADWATERS COMPANY

ELDORADO
[HOME](#) [BRICK](#) [ACCENTS](#) [GROUT](#) [HATCH PATTERNS](#) [INSTALLATION](#)

BRACCIANO

ROMA BRICK

This brick's color palette has an overall hue of subtle brick-reds with a smattering of charcoal blacks to create a warm overall color blend. Shown here with an overgrout technique.


[Bracciano](#) [Castello](#) [Arabella](#) [Briolo](#)
[VIEW OTHER PROFILES](#) HomeBrick [ViaBrick](#) [Tur](#)
[VIEW ALL OLD PROFILES](#)
[PRIVACY POLICY / LEGAL NOTICE](#)

6/18/2006

06-656-A



1741 EDGEWOOD ROAD
BALTIMORE, MD 21234
LOCH RAVEN VILLAGE

ADDITION TO END UNIT ON OUR STREET IN OUR
NEIGHBORHOOD WITHIN THE REAR SETBACK REQUIREMENTS.

CG. GSG. A



8127 KIRK WALL COURT
BALTIMORE, MD 21286
LOCH RAVEN VILLAGE

ADDITION TO END UNIT IN OUR NEIGHBORHOOD
WITHIN THE REAR SETBACK REQUIREMENTS.

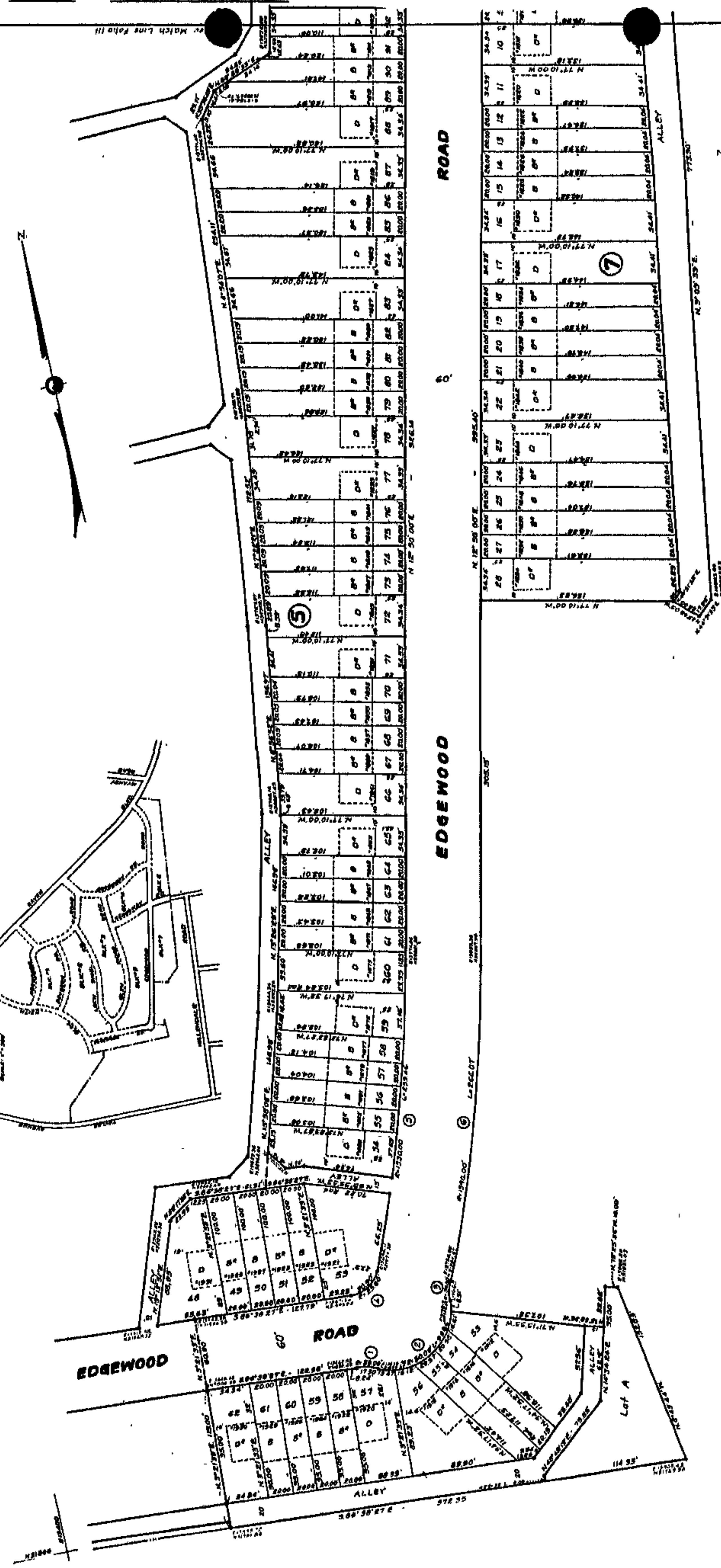
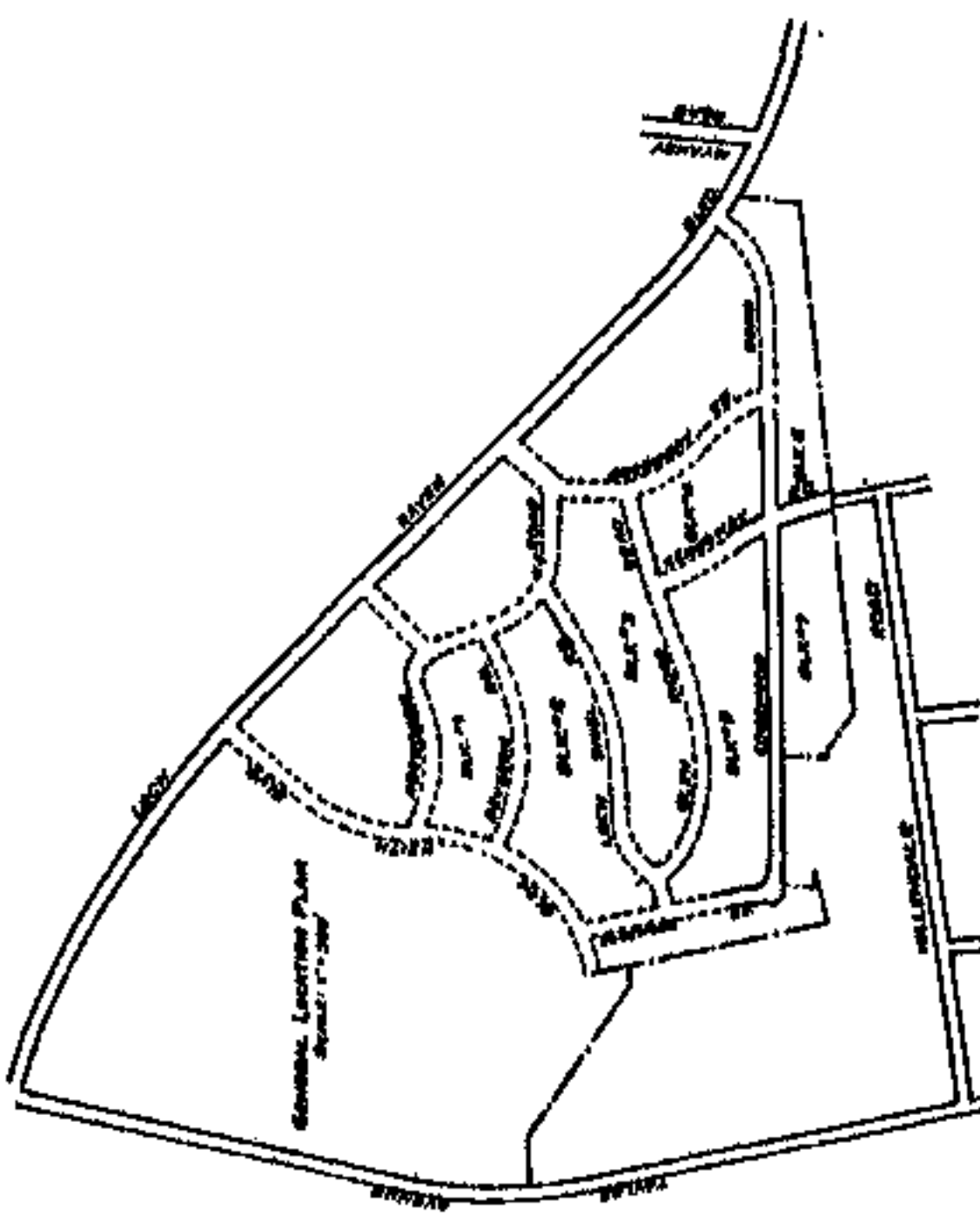
OG-656.17



1906 GLEN RIDGE ROAD
BALTIMORE, MD 2128634
LOCH RAVEN VILLAGE

ADDITION TO END UNIT IN OUR NEIGHBORHOOD WITHIN
THE REAR SETBACK REQUIREMENTS.

OG-656-A



STATE OF MARYLAND
DEPARTMENT OF THE GENERAL LAND OFFICE
457

OG-656-A

LEGEND:
 Bearings are related to the meridian of Baltimore County, Maryland District.
 Lot numbers shown: 1-72
 Street frontage shown: 1-72
 House frontage shown: 1-72
 Contributions related to Baltimore County, Maryland District.
 District based on previous plat No. 6282 & 6283

OWNER'S CERTIFICATE:
 Certification is hereby made that all the requirements of the
 Annotated Code of Maryland Chapter 106, Act of 1945 have been
 complied with on this plat.

James B. Stewart
 James B. Stewart, Inc.

Approved as to alignment and location of streets
H. E. Offutt
 H. E. Offutt, Inc.
 Survey Engineer or Civil Engineer

1945 Recd. 501
 75 FT ROAD
 10 FT SIDE. } SETBACK

Side Yard: Same as in "B" Residence Zone as set forth in Section IV, except in case of apartments, width of side yards shall be increased above 7 feet minimum by four inches for each foot of building height over forty feet.

Rear Yard: There shall be a rear yard having a minimum depth of twenty feet measured from the rear lot line, such depth to be increased by four inches for each foot of building height over forty feet.

5. Courts: Apartment building courts shall have a minimum width of fourteen feet plus four inches for each foot of building height over forty feet.

6. Automobile garage or parking space shall be provided adjacent to all apartment buildings sufficient in area to accomodate one car for each housekeeping unit; not more than 50% of the rear yard to be counted as any part of said parking space.

SECTION VI - "D" RESIDENCE ZONE

X See XA3 on Front Cover sheet

A. Use Regulations: Except as hereinafter expressly provided, no building or structure or land shall be used and no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:

1. Any use permitted in the "C" Residence Zone; any such use to be subject to the same conditions and limitations as provided in Section V.

2. Group houses.

B. Height Regulations: Same as "B" Residence Zone.

C. Area Regulations: The minimum dimensions of yards and minimum lot area per dwelling unit, except as provided in Section IX, shall be as follows:

1. Lot Area: The minimum width of dwelling units shall be sixteen feet between centers of partition walls, and the minimum lot area per dwelling unit shall be fourteen hundred and forty square feet.

2. Front Yard: Minimum front yard shall be as hereinbefore specified in "B" Residence Zone.

3. Side Yard: There shall be a side yard of not less than ten feet along each side of each group of dwelling units.

4. Rear Yard: There shall be a rear yard having a minimum depth of twenty-five feet.

5. Accessory Buildings: Accessory buildings shall be permitted without restrictions as to setback from division line of dwelling units or rear property lines.

6. No group house shall contain more than seven single or two-family dwellings.

SECTION VII - "E" RESIDENCE ZONE

A. Use Regulations: Except as expressly provided in subsequent sections, any building or structure or land may be used and any building or structure may be hereafter erected, altered, repaired or used for any use or uses except the following:

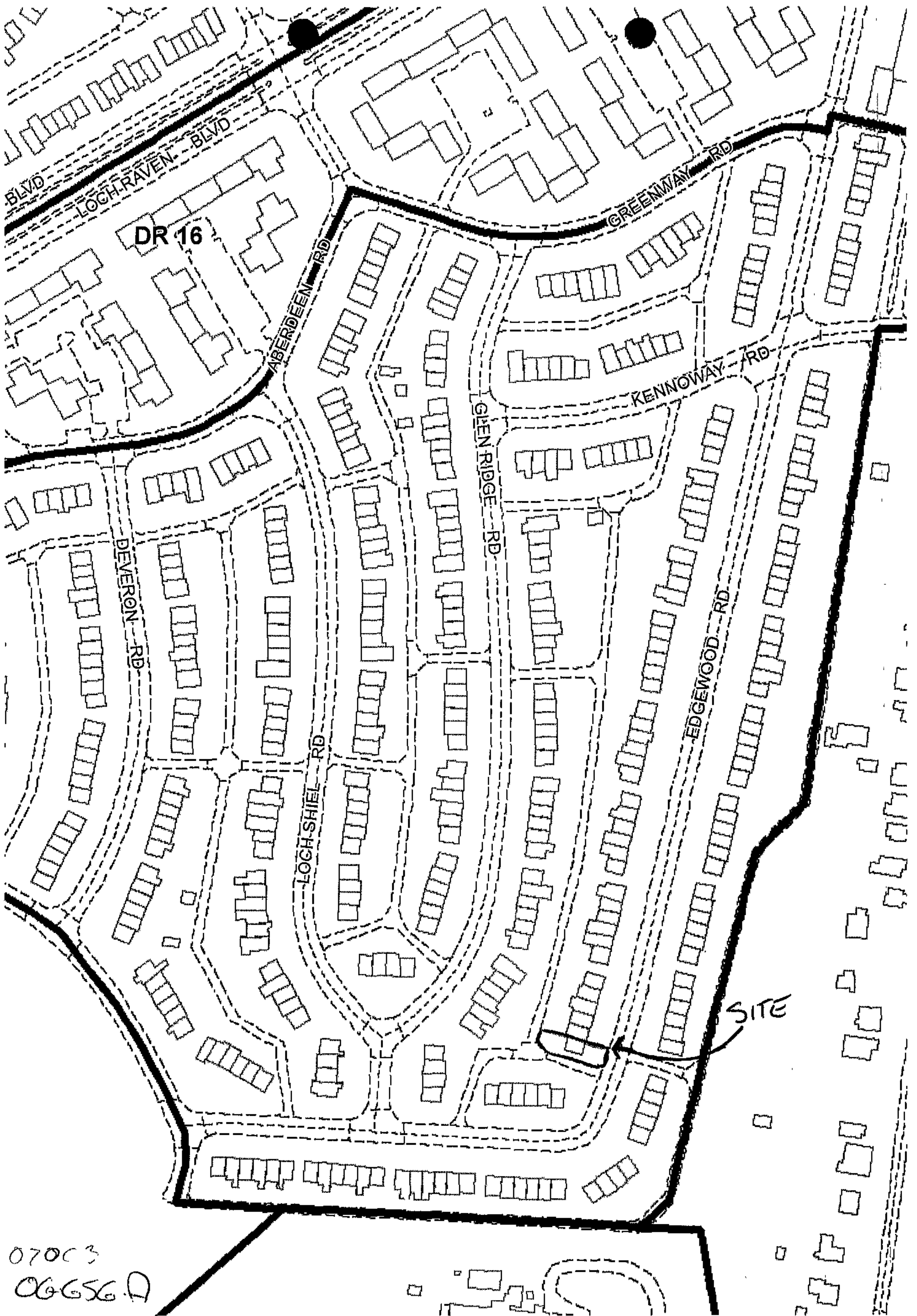
1. Arsenal.

2. Automobile dismantling or storage of motor vehicles not in running order.

3. Brick, tile, terra cotta, concrete and cinder block manufacturing.

4. Coke Ovens.

5. Cooperage.



07003

06656.A



DAVID A REHKEMPER
1885 EDGEWOOD ROAD
BALTIMORE, MD 21234
LOCH RAVEN VILLAGE

View of Adjacent Home
to Left of ours
1883 Edgewood Rd

OG. GSG. P



DAVID A REHKEMPER
1885 EDGEWOOD ROAD
BALTIMORE, MD 21234
LOCH RAVEN VILLAGE

View of Corner Lot to the Right

06-656-0



DAVID A REHKEMPER
1885 EDGEWOOD ROAD
BALTIMORE, MD 21234
LOCH RAVEN VILLAGE

View From CORNER OF BANK LOT

06656.4



DAVID A REHKEMPER
1885 EDGEWOOD ROAD
BALTIMORE, MD 21234
LOCH RAVEN VILLAGE

View From SIDE ALLEY

06-55-1



DAVID A REHKEMPER
1885 EDGEWOOD ROAD
BALTIMORE, MD 21234
LOCH RAVEN VILLAGE

View of corner wt to the right

06-656-P

Amy & Dave Rehkemper
1885 Edgewood Road
Baltimore, MD 21234

BIRDS EYE VIEW OF
DEAC WITHINE ADDITION
WILL BE RETURNED

U-656-90



DAVID A REHKEMPER
1885 EDGEWOOD ROAD
BALTIMORE, MD 21234
LOCH RAVEN VILLAGE

View from Rem Alley

OG-656-A



DAVID A REHKEMPER
1885 EDGEWOOD ROAD
BALTIMORE, MD 21234
LOCH RAVEN VILLAGE

View From Side Yard

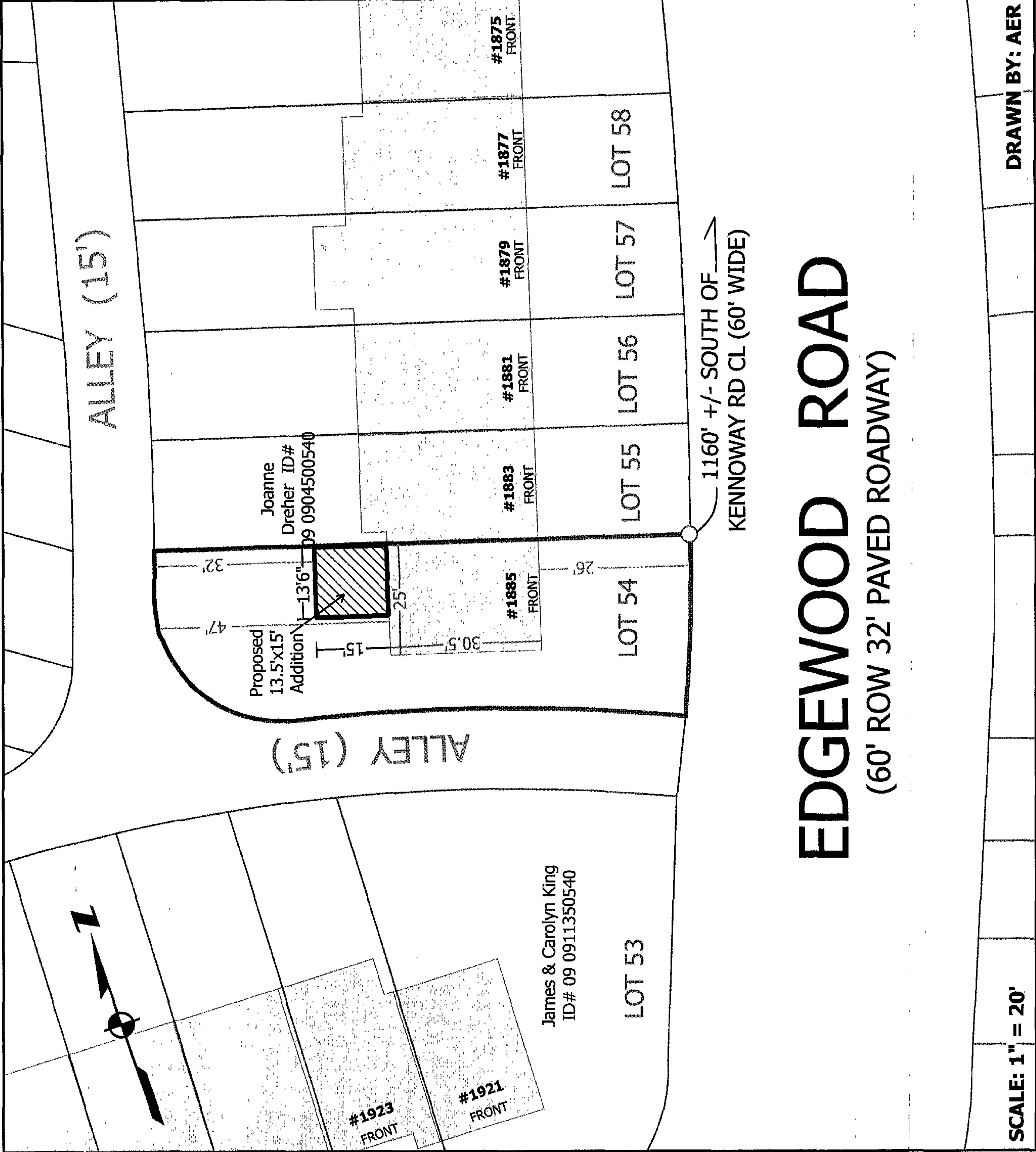
06656. A



DAVID A REHKEMPER
1885 EDGEWOOD ROAD
BALTIMORE, MD 21234
LOCH RAVEN VILLAGE

View of Area of Proposed
Change From Side Yard

06.656. F.



PLAT TO ACCOMPANY PETITION FOR
ZONING ☒ VARIANCE ☐ SPECIAL HEARING

OWNER:
David Rehkemper

PROPERTY ADDRESS:
1885 Edgewood Rd

SUBDIVISION NAME:
Loch Raven Village
MAP # 070 C-3

TAX MAP: 70 BLOCK: 23 PARCEL: 714 BLOCK: 5 LOT: 54

PLAT BOOK: 14 FOLIO: 110

DEED REF: 12876 / 176

ELECTION DISTRICT: 9th COUNCILMANIC DISTRICT: 5th

ZONING: DR 10.5

LOT SIZE: 0.087 ACRES 1311.00 SQ FEET

PUBLIC SEWER, PUBLIC WATER

CHESAPEAKE BAY CRITICAL AREA: YES ☐ NO ☒

100 YEAR FLOOD PLAIN: ☐ ☒

HISTORIC PROPERTY / BUILDING: ☐ ☒

PRIOR ZONING HEARING(S): NONE

VICINITY MAP
1" = 1000'

PUTTY HILL AVE

EDGEWOOD RD

1885 EDGEWOOD RD
SUBJECT PROPERTY

TAYLOR AVE

N

REVIEWED BY: 

ZONING OFFICE USE ONLY

ITEM #:

CASE #:

06-656-7

