

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S side Myrtlewood Road, 75 feet E		
of c/l Rosetta Road	*	DEPUTY ZONING
3 rd Election District		
2 nd Councilmanic District	*	COMMISSIONER
(2005 Myrtlewood Road)		
	*	FOR BALTIMORE COUNTY
Jason and Nina Horwitz		
<i>Petitioners</i>	*	Case No. 08-362-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Jason and Nina Horwitz. The variance request is from Sections 1B01.2.C.1.b and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 21 foot side building face to side building face setback in lieu of the required 30 feet and to amend the latest FDP for "Bonnie View Estates - Phase 2", Lot 107. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

On March 10, 2008, a formal demand for hearing was filed by Stuart Abell, who resides across the street from the subject property at 2004 Myrtlewood Road. The hearing was subsequently scheduled for April 17, 2008 at 10:00 am in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

Appearing in support of the requested relief were Petitioners Jason and Nina Horwitz and their architect, Stephen T. Hill. Appearing in opposition to the request were Stuart Abell of 2004 Myrtlewood Road who filed the demand for public hearing, and James Hill and Kathy

COPIES RECEIVED FOR PLANS
 4-22-08
 [Signature]

Dugan of 2003 Myrtlewood Road. A letter of opposition was received from Alisa and Michael Rosenbloom, who reside near the subject property at 2004 Thistlewood Drive.

Testimony and evidence offered revealed that the subject property contains 9,775 square feet or 0.224 acre and is improved with Petitioners' existing two-story single-family dwelling. The lot is located in the Bonnie View Estates – Phase 2 subdivision in the Pikesville area of Baltimore County. Petitioners moved from a townhouse and purchased the subject dwelling as new construction in 2006. They were disappointed that the home only has 4 bedrooms upstairs and a two-car garage. The Petitioners have three children and are contemplating having a fourth child and believe a fifth upstairs bedroom is necessary. There is currently one bedroom on the basement level, but Petitioners indicate it is more akin to an office and is not adequate for their present needs. Petitioners also state that the two-car garage is very small and they cannot put a car in the garage and open the tailgate because the garage is not deep enough. The width of the garage also makes it difficult to open car doors.

As shown on the site plan, Petitioners desire to construct a two-story addition to the east side of the house. Petitioners submitted a packet of information that included a schematic of the first and second floor plans, renderings showing front, side, and rear elevations, and photographs of the subject home taken from various vantage points and showing the proximity to the homes on either side of the subject home. This packet of information was marked and accepted into evidence as Petitioners' Exhibit 2. As shown on the floor plans, the addition would include a third garage as well as storage space on the ground level, and a fifth bedroom and full bathroom on the second floor. Petitioners indicated that some thought had been given to alternatives such as constructing the addition off the master bedroom at the rear of the home; however, Petitioners'

ORDER RECEIVED FOR PLANS
4-22-08
[Signature]

architect determined that the proposed addition could not be constructed at the rear of the dwelling due to structural issues.

Stuart Abell, of 2004 Myrtlewood Road, testified in opposition to the request. He submitted a petition in opposition to the variance request which was accepted and marked into evidence as Protestant's Exhibit 1. This petition was signed by nine nearby neighbors. Mr. Abell spoke about the potential negative impact to property values, especially those properties in close proximity to the subject property. He also indicated that everyone who purchased homes in this subdivision had the same knowledge and information about the positive and negative aspects of the homes, and that constructing an addition would result in a significant alteration to the subject property, to the detriment of the other homes in the subdivision.

James Hill and Kathy Dugan, of 2003 Myrtlewood Road, live next door to the Petitioners and spoke in opposition to the variance request. They are perhaps most affected by the proposed addition because it will encroach into the side yard toward their home. Mr. Hill submitted photographs showing the Petitioners' home and his home and how close the proposed addition will be to the property line and ultimately too close to his dwelling. He spoke about the detrimental impacts to the neighborhood if other property owners start requesting similar variances. In particular, some houses are situated in such a way that the garages are adjacent to each other. He spoke about the negative impacts if the homeowners each wanted to construct similar garage additions.

The Zoning Advisory Committee (ZAC) comments received from the Office of Planning dated March 10, 2008 indicate that the subject property is within a subdivision that is still under construction known as Bonnie View Estates. There is an approved pattern book and development plan for the property. The Planning Office has reviewed several similar requests

STAMP RESERVED FOR PLANNING
4-22-08
M

for administrative variances and has consistently stated that they should comply with the approved pattern book, which meets the required rear and side yard setbacks. Based on their review of the subject property, that Office does not support the requested variance. The three-car front load garage is not consistent with the pattern book or the neighborhood, and the Petitioners have not demonstrated a significant hardship or practical difficulty. If the undersigned were to grant the variance, the Planning Office recommends that the garage addition be modified to add two windows, garage level and brick water table should be carried around all sides.

In response to the ZAC Comments from the Planning Office, Petitioners presented an alternative rendering of the front elevation which was marked and accepted into evidence as Petitioners' Exhibit 3. This rendering still adds the third garage door to the end of the home, but changes the interior garage door to a separate door entrance with windows and sidelights on either side of the door -- similar in style to a front door -- thus resulting in two garage doors.

In considering the merits of the instant request, I must decide the case in accordance with the standards set forth in *Cromwell v. Ward*, 102 Md.App. 691 (1995) and Section 307 of the B.C.Z.R. The Court of Special Appeals of Maryland interpreted the regulation to require that a two-prong test be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is indeed unique, then it must be considered whether compliance with the regulation would cause a practical difficulty or undue hardship upon the property owner and be unnecessarily burdensome. In this case, I agree with the Office of Planning comments that the Petitioners have not demonstrated a significant hardship or practical difficulty. The undue hardship or practical difficulty associated with this request is generated primarily by their personal preference and, hence, is largely self-imposed. I certainly

ORDER RECEIVED FOR FILING

4-22-08

understand the Petitioners' desire to have additional storage and provide an additional bedroom for their children; however, the proposed garage addition with second floor bedroom is not appropriate or consistent with the approved pattern book and neighborhood development plan. Moreover, although the renderings and architectural details appear to show a very tasteful and well done addition, I believe it will be out of character with the neighborhood and could set a precedent of similar variance requests in the future. It also appears, given the proximity to the surrounding neighborhood and the degree of encroachment of the proposed addition into the side building face to side building face setback, that it will be detrimental to adjacent properties.

In addition, in my judgment, the scope of the variance request appears excessive and will overcrowd the land and be out of character with the neighborhood. In my view, the adjacent properties will ultimately be negatively impacted by the construction of the proposed addition. It appears the dwelling was constructed in 2006. As such, the Petitioners could have taken into account the desire for a fifth bedroom and additional storage needs at that time and incorporated these features into the original design of the 3,392 square foot home and constructed the house within the required setbacks. Hence, the instant request is not within the spirit and intent of the zoning regulations and, thus, I am persuaded in this case to deny the variance.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the parties, I find that the Petitioners' variance request should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of April, 2008 that an administrative variance from Sections 1B01.2.C.1.b and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 21 foot side building face to side building face setback in lieu of the required 30

COPIES RECEIVED FOR FILE

4-22-08

B

feet, and to amend the latest FDP for "Bonnie View Estates - Phase 2", Lot 107 be and is hereby DENIED.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

SPRING RECEIVED FOR PLANS
4-22-08




Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 2005 Myrtlewood Road, Baltimore MD 21209
which is presently zoned D.R. 2

Deed Reference: 24744 / 021 Tax Account # 2400012140

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) 1801.2C.1.b., 504.2 BOZR

TO PERMIT AN ADDITION WITH 21-FOOT SIDE BUILDING FACE
TO SIDE BUILDING IN LIEU OF THE REQUIRED 30-FOET AND
TO AMEND THE LATEST F.D.P. FOR "BONNIE VIEW ESTATES -
PHASE 2", LOT 107.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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):

Jason Horwitz

Name - Type or Print

Signature

Nina Horwitz

Name - Type or Print

Signature

2005 Myrtlewood Road 410-653-3211

Address

Telephone No.

Baltimore

MD

21209

City

State

Zip Code

Representative to be Contacted:

Stephen T. Hill, Architech

Name

1921 York Road, Suite 2 410-561-9161

Address

Telephone No.

Timonium

MD

21093

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.

08-362-A

Reviewed By

D.T.

Date

2/12/08

REV 7/20/07

Estimated Posting Date

2/24/08

SPRING RECEIVED FOR FILING

4.22.08

B3

Affidavit in Support of Administrative Variance

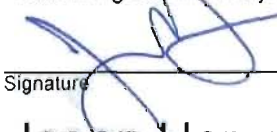
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

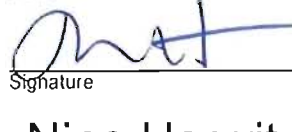
That the Affiant(s) does/do presently reside at 2005 Myrtlewood Road
Address
Baltimore MD 21209
City State Zip Code

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

1. We have 3 small children taking up the upstairs bedrooms and would like to create an extra bedroom. We would like to create an extra bedroom for a nanny/babysitter or the possibility of a 4th child. We often have a need for a family member or babysitter to stay the night and watch our children and would like to have a bedroom available for them. Our children are all under age 3 and we would need this person to be in close distance to them. Some people have a nanny or babysitter stay in the basement, but because our children are very young, we feel it is necessary and safer to have them upstairs close to them.
2. The existing garage barely fits one of our cars that we have now. It is a very tight squeeze to get in and out of the garage, and we cannot even open our trunk while in the garage because there is no room. We have had several people attempt to park our car in our garage and have banged into things or just felt extremely uncomfortable parking it due to the lack of space. We would like a garage that is more functional. Also, we have looked at several other vehicle choices and because of the size of the garage we are limited. For our growing family we would like to have the options of getting a larger vehicle if we would like. We also have several other items that we store in the garage and would like to have extra room for this. Currently one of our cars cannot fit in the garage because we have some things stored there. We would like to be able to fit all of our cars, as well as extra items for storage.

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
Jason Horwitz
Name - Type or Print


Signature
Nina Horwitz
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jason Horwitz & Nina Horwitz

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

AS WITNESS my hand and Notarial Seal

ELLEN FISHLER BRIDGE
NOTARY PUBLIC
BALTIMORE COUNTY, MARYLAND
MY COMMISSION EXPIRES NOV. 1, ~~2000~~
2010


Notary Public

My Commission Expires _____

**ZONING DESCRIPTION FOR:
2005 Myrtlewood Road, Baltimore MD
21209**

Beginning at a point on the South side of Myrtlewood Road, which is 40 feet wide at a distance of 75 feet East of the centerline of Rosetta Road, which is 40 feet wide. Being Lot #107, Plat Two, Phase Two, in the subdivision of Bonnie View Estates as recorded in Baltimore County Plat Book #78, Folio #17 containing 9,775 square feet, or 0.224 acres. Also known as #2005 Myrtlewood Road and located in the third Election District, second Councilmanic District.

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-362-A

2005 Myrtlewood Road

S/side of Myrtlewood Road, 75 feet east of centerline of Rosetta Road

3rd Election District

2nd Councilmanic District

Legal Owner(s): Jason & Nina Horwitz

Variance: to permit an addition with 21-foot side building face to side building in lieu of the required 30 feet and to amend the latest FDP for "Bonnie View Estates - Phase 2," Lot 107.

Hearing: Thursday, April 17, 2008 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/4/619 Apr. 1

168818

CERTIFICATE OF PUBLICATION

4/3, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/1, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09797**

Date: **2/12/08**

PAID RECEIPT

BUSINESS ACTUAL TIME INH
 2/13/2008 2/12/2008 15:23:35 2

REC 002 MAIL JENW JEE
 >>RECEIPT # 563063 2/12/2008 3FLH

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount	Dept
001	006			16150				115.00	

Total: **115.00**

Rec

From: **JASON HORWITZ**

For: **08-322-A 2005 MORTLEWOOD RD**

+ AMEND EDP

D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5 528 ZIRING VERIFICATION

009797

Recpt Tot \$115.00

\$115.00 CR \$1.00 CA

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 02/21/08

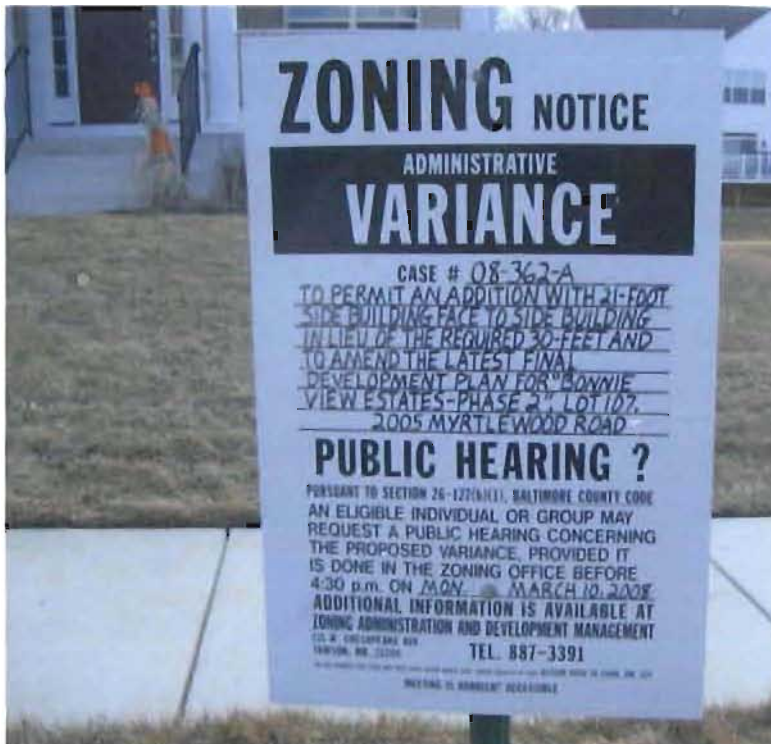
Case Number: 08-362-A

Petitioner / Developer: JASON HORWITZ

Date of Hearing (Closing): MARCH 10, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2005 MYRTLEWOOD ROAD

The sign(s) were posted on: 02/19/08



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



FORMAL DEMAND FOR HEARING

CASE NUMBER: 08-362-A

Address: 2005 Myrtlewood Rd.

Petitioner(s): Jason & Nina Horwitz

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Stuart Abell
Name - Type or Print

() Legal Owner OR () Resident of
2004 Myrtlewood Rd.
Address

Baltimore MD 21209
City State Zip Code

(410) 484-5804
Telephone Number

which is located approximately _____ feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

[Signature] 3/10/08
Signature Date

Signature
Revised 9/18/98 - wcr/scj

Date

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 04/02/08

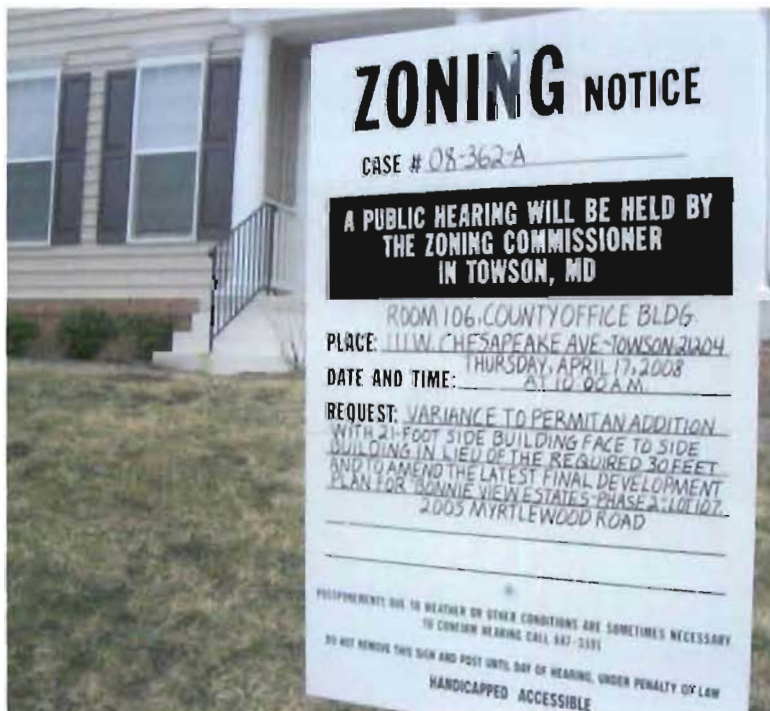
Case Number: 08-362-A

Petitioner / Developer: JASON & NINA HORWITZ

Date of Hearing (Closing): APRIL 17, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2005 MYRTLEWOOD RD

The sign(s) were posted on: 03/30/08



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 362 -A Address 2005 MYRTLEWOOD RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/12/08 Posting Date: 2/24/08 Closing Date: 3/10/08

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 08- 362 -A Address 2005 MYRTLEWOOD RD.

Petitioner's Name HORWITZ Telephone 410-653-3211

Posting Date: 2/24/08 Closing Date: 3/10/08

Wording for Sign: To Permit AN ADDITION WITH 21-FOOT SIDE BUILDING

FACE TO SIDE BUILDING IN LIEU OF THE REQUIRED 30-FEET AND

TO AMEND THE LATEST F.D.P. FOR "DORRIS VIEW ESTATES - PHASE 2",

LOT 107.

WCR - Revised 6/25/04

**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/neighbor 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: 08-362-A

Petitioner: HORWITZ

Address or Location: 2005 MYRTLEWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR & MRS. JASON HORWITZ

Address: 2005 MYRTLEWOOD RD.

BALTO. MD 21209

Telephone Number: 410-653-3211

Revised 7/11/05 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 10, 2008
TIMOTHY KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-362-A

2005 Myrtlewood Road

S/side of Myrtlewood Road, 75 feet east of centerline of Rosetta Road

3rd Councilmanic District – 2nd Election District

Legal Owners: Jason & Nina Horwitz

Variance to permit an addition with 21-foot side building face to side building in lieu of the required 30 feet and to amend the latest FDP for "Bonnie View Estates – Phase 2," Lot 107.

Hearing: Thursday, April 17, 2008 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Jason Horwitz, 2005 Myrtlewood Road, Baltimore 21209

Stephen Hill, 1921 York Road, Ste. 2, Timonium 21093

Stuart Abell, 2004 Myrtlewood Road, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 2, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 1, 2008 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Jason Horwitz
2005 Myrtlewood Road
Baltimore, MD 21209

410-653-3211

NOTICE OF ZONING HEARING

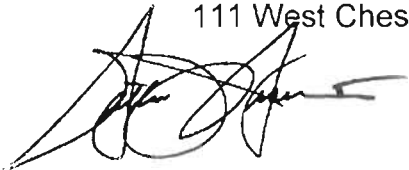
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-362-A

2005 Myrtlewood Road
S/side of Myrtlewood Road, 75 feet east of centerline of Rosetta Road
3rd Councilmanic District – 2nd Election District
Legal Owners: Jason & Nina Horwitz

Variance to permit an addition with 21-foot side building face to side building in lieu of the required 30 feet and to amend the latest FDP for "Bonnie View Estates – Phase 2," Lot 107.

Hearing: Thursday, April 17, 2008 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 8, 2008

Jason Horwitz
Nina Horwitz
2005 Myrtlewood Road
Baltimore, Maryland 21209

Dear Mr. and Mrs. Horwitz:

RE: Case Number: 08-362-A, 2005 Myrtlewood Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 12, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Stephen T. Hill, Architect 1921 York Road, Suite 2 Timonium 21093

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 10, 2008

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

SUBJECT: 2005 Myrtlewood Road

INFORMATION:

Item Number: 8-362

Petitioner: Curtis and Jennifer Layton

Zoning: DR 2

Requested Action: Administrative Variance

The subject property is within a subdivision that is still under construction known as Bonnie View Estates. There is an approved pattern book and development plan for the property. The Office of Planning has reviewed several similar requests for administrative variances and has consistently stated that they should comply with the pattern book, which meets the required rear and side yard setbacks.

SUMMARY OF RECOMMENDATIONS:

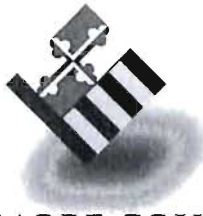
The Office of Planning does not support the requested variance. The 3-car front load garage is not consistent with the pattern book or the neighborhood. If the Zoning Commissioner chooses to approve the request, the garage addition should be modified to add 2 windows, garage level and brick water table should be carried around all sides. The petitioner has not demonstrated a significant hardship or practical difficulty.

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

Reviewed by:

Division Chief:

AFK/LL: CM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 25, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 18, 2008

Item Number: 337,348,355,356,357,359,360,361,362,363,364,365,366,367,368,369
373

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2008
Item Nos. 08-337, 341, 348, 355, 356, 358,
359, 360, 361, 362, 363, 365, and 373

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-02212008.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 2/21/2008

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

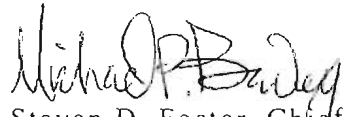
RE: Baltimore County
Item No. E-362-A
2803 MYRTLEWOOD RD
HORWITZ PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. E-362-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY
MARYLAND

BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
COUTY COURTS BUILDING
401 BOSLEY ROAD, SUITE 405
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

F A X C O V E R S H E E T

DATE: 4-11-08

NO. OF PAGES INCLUDING COVER SHEET: 8

TO:

Mrs Horwitz

FROM:

Patti

PHONE: _____

FAX NO.: 410-510-1019

MESSAGE:

The fax cover sheet from the
Rosenblooms indicates that they won't be
attending the hearing.

REMARKS: ☐ URGENT ☒ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT

☐ PLEASE REPLY ☐ PLEASE RECYCLE

Zoning Hearings - 2005 Myrtlewood Road
CASE NUMBER: 8-362-A

April 8, 2008

As a neighbor in the Parke at Mt Washington, we are very concerned about the request by the homeowners of 2005 Myrtlewood to enlarge the structure of their house. Our home is located directly behind 2005 Myrtlewood and as parents with young daughters, the area between the houses enables us to be able to watch our daughters as they scooter or ride their bikes around the circle. It also provides a safe way for our daughters to run to neighbors' homes while allowing us to watch. Enlarging the structure would reduce our vantage point and therefore decrease the safety for our daughters.

Also, when we were building our house, we asked to enlarge our garage and were told that the lots that these houses sit on are too small to allow us to go any wider. The same should hold true for all the houses. The design of the neighborhood was to create a consistent appearance within scale and create harmony with the rest of the homes. Allowing homeowners to build additions on the side of their homes would cause the consistent scale to be destroyed.

While we respect a homeowner's right to make changes to their homes, we as homeowners want to preserve the property values of our neighborhood and we fear that deviations from the original community plan would adversely impact the entire community. The tone that you the zoning commission set here will be creating precedence for expansions in this community and we respectfully request that the petition for the 2005 Myrtlewood home enlargement be denied.

Sincerely,

Alisa and Michael Rosenbloom
2004 Thistlewood Drive
Baltimore, MD 21209

N 8-C

2400013218

2400013216

2400013175
6608

2400013174
6606

2400013173
6604

2400013171
2012

2014
2400013170

2016
2400012164

2400012183

DR 2

NW 7-C

2400012167

2400012168

2400012169

2400012170

2400012138
2009
Flood Zone X

2400012147
2000

2400012139
2007

2400012146

2400012140
2005

2400012145

2400012141
2003

2400012144

2400012142
2001

2400012143

ASHDALE RD

079A1

2 CD

3 ED

2400012177

PL Bk. 78, Folio 17
2400012176

2400013214
PL Bk. 78, Folio 80

2400013212

ROSETTA RD

WILLOWCREST CIR

2400013198
2000

2400013199
2002

2400013200
2004

2400013201
2006

2400013202
2008

2400013203
2010

2400013204
2001

2400013205
2003

2400013206
2005

2400013207
2007

2400013211
2006

2400013210
2004

2400013209
2002

2400013208
2000

2400012148

2400012163

2400012149

2400012162

2400012150

2400012161

2400012151

2400012160

2400012152

2400012159

2400012153

2400012158

2400012154

2400012157

2400012155

2400012156

THISTLEWOOD RD

MYRTLEWOOD RD

08.362-A

CASE NAME _____
CASE NUMBER 08-362-A
DATE _____

[illegible]

CASE NAME _____
CASE NUMBER 08-362-A
DATE _____

CASE NAME _____
CASE NUMBER 08-362-A
DATE _____

[illegible]

Case No.:

08-362-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	Petition Against
No. 2 JA	pattern book	photos and related p. set
No. 3	alternative front elevation	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

architect

sth**DESIGN**Associates
Stephen T. Hill, Architect

1921 York Rd. Timonium MD 21083
410.561.9161 fax 410.561.9162

Proposed Addition for
Horwitz Residence
2005 Myrtlewood Road
Baltimore, MD 21209



Front Elevation

Scale: 1/8" = 1'-0"

NOTE:

All New Building Materials Shall Match Existing House, including;
Vinyl Windows, Brick & Mortar, Asphalt Shingles, Garage Door, Vinyl
Siding, White Trim.

Landscaping Shown Is Future Work

PETITIONER'S

EXHIBIT NO.

3

Rev April 11, 2008

January 28, 2008

Front Elevation

A-3

April 14, 2008

Office of Zoning
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204

Baltimore County Board of Appeals
Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Opposition to Request for Variance
Property Address: 2005 Myrtlewood RD
Property Owner: Jason and Nina Horwitz

Dear Sir/Madame:

Please accept this letter as a formal opposition to the above referenced variance request. The signatories to this letter are all residents of the community which would be directly impacted if petitioners' request for variance is granted.

As you are aware, this community was recently developed and most of the lots within this subdivision were improved within the past 18 months. The vast majority of the residents are the first occupants of these new houses. In fact, the vast majority of the residents, including the petitioners, worked directly with the builder to select the model and upgrades that were eventually constructed. Each of us was provided the relevant information by the builder and developer regarding the lot size, the location upon the lot in which the improvements would sit, along with the set back requirements. Each of us purchased our properties based upon the developer's and builder's vision of the subdivision and the spirit of the area.

Now petitioners, after purchasing their lot with eyes wide open, seek to subvert the spirit and harmony of our subdivision for their own selfish purposes. The burden is on the petitioners to establish, among other things, that there are special circumstances or conditions that exist that are peculiar to their lot which prevents them from building a third garage and in-law suite. In fact, all of us are prohibited from said improvements and for good reason. Moreover, petitioners must establish that failure to obtain a

variance would cause significant and unreasonable hardship. Petitioners worked with the builder to construct their home on the lot that they selected and purchased. Petitioners knew exactly what they were purchasing as well as the restrictions on the use of the land when they closed on the contract and took title. Simply wanting a third garage and an in-law suite is not sufficient to establish and unreasonable hardship in Baltimore County, especially when such a request is made to the detriment of petitioners' neighbors.

In conclusion, petitioners did not and cannot establish that they are entitled to a variance in accordance with county code. In addition, if granted, petitioners' variance would serve to undermine the harmony and spirit of this new and beautiful subdivision.

Thank you very much for your consideration.

Very Truly Yours,

Shirley
James R. Hill

2004 Myrtlewood Rd
2003 Myrtlewood Rd.

James R. Hill
James R. Hill

2001 Myrtlewood Rd.
2032 Willowcrest Cdr

Shirley
James R. Hill
James R. Hill

2003 Willowcrest Ck
2001 Willowcrest Ck
2013 Willowcrest

James R. Hill
James R. Hill
Kathy Dugan

2007 Willowcrest
2003 Myrtlewood Rd



PROTESTANT'S

EXHIBIT NO. _____

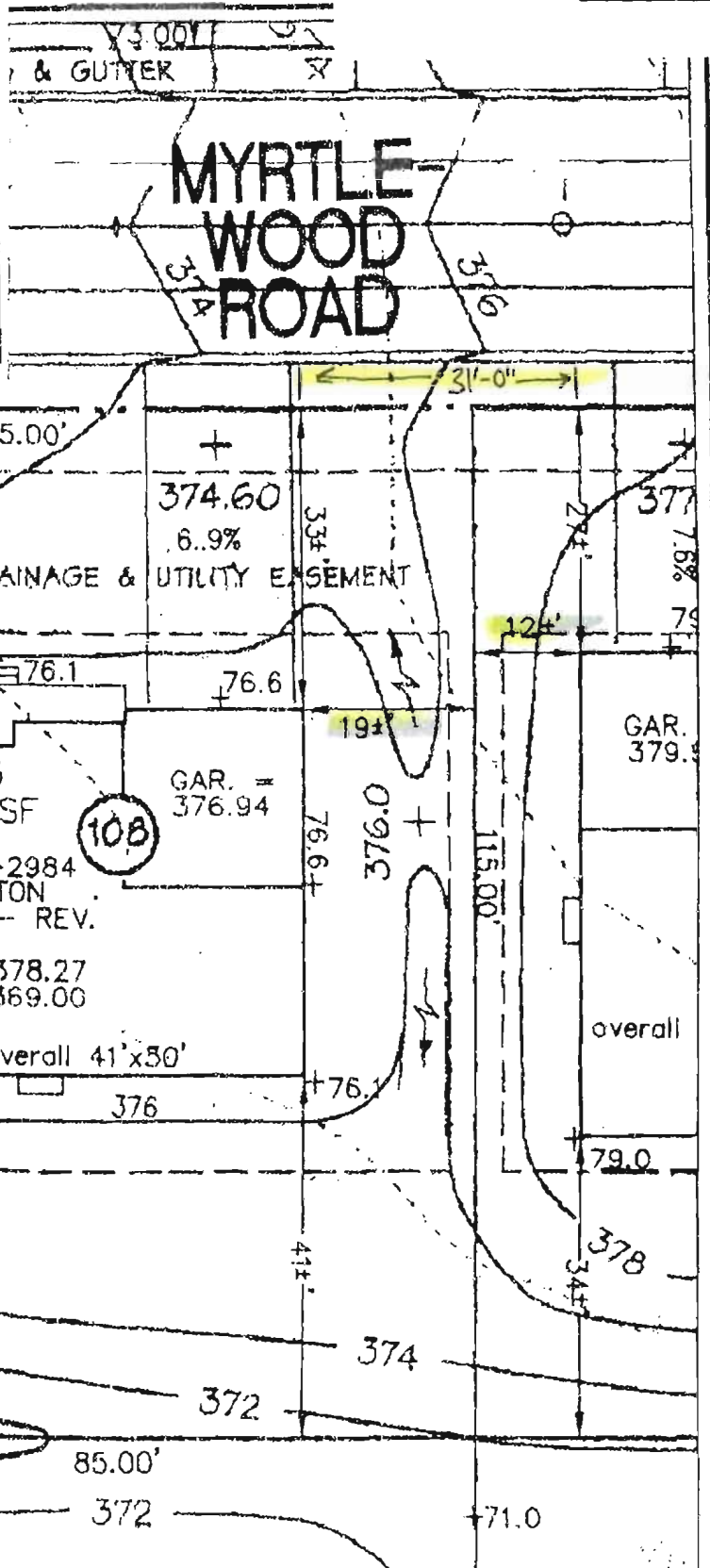
2

UBDIVISION Bonnie View

T 108 BLOCK Phase 2

DATE _____

SIGNATURE(S) _____



PHRA

BONNIE VIEW ESTATES
PHASE 2

BEAZER HOMES
RESITE FOR LOT 108
3RD ELECTION DIST. - 2ND COUNCILMANIC DIST.
BALTIMORE COUNTY, MARYLAND

DWG. NO.

1 OF 1

SCALE: 1" = 20'

DATE: 05/11/06

DESIGN:

DRAWN: SBS

08-362-A

Subject Property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

Go Back
View Map
New Search

Account Identifier: District - 03 Account Number - 2400012140

Owner Information

Owner Name: HORWITZ JASON Use: RESIDENTIAL
HORWITZ NINA Principal Residence: YES
Mailing Address: 2005 MYRTLEWOOD RD Deed Reference: 1) /24744/ 21
BALTIMORE MD 21209-2385 2)

Location & Structure Information

Premises Address Legal Description
2005 MYRTLEWOOD RD .224 AC PHASE 2
2005 MYRTLEWOOD RD SS
BONNIE VIEW ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
79	2	83					107	2	Plat Ref:	78/ 17

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	3,392 SF	9,775.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-In Assessments As Of 07/01/2007	As Of 07/01/2008
Land	193,770	209,770		
Improvements:	354,440	485,230		
Total:	548,210	695,000	548,210	597,140
Preferential Land:	0	0	0	0

Transfer Information

Seller: BEAZER HOMES CORP	Date: 11/09/2006	Price: \$767,605
Type: IMPROVED ARMS-LENGTH	Deed1: /24744/ 21	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt: NO			
Exempt Class:		Special Tax Recapture:	* NONE *

demande hearing



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

Go Back
View Map
New Search

Account Identifier: District - 03 Account Number - 2400013210

Owner Information

Owner Name: ABELL STUART Use: RESIDENTIAL
ABELL LESLIE Principal Residence: YES
Mailing Address: 2004 MYRTLEWOOD RD Deed Reference: 1) /24744/ 27
BALTIMORE MD 21209-3710 2)

Location & Structure Information

Premises Address Legal Description
2004 MYRTLEWOOD RD .193 AC PHASE 2
2004 MYRTLEWOOD RD NS
BONNIE VIEW ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
79	2	83					103	2	1	78/ 80

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	3,101 SF	8,395.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-In Assessments As Of 07/01/2007 As Of 07/01/2008	
Land	192,390	208,390		
Improvements:	292,510	394,010		
Total:	484,900	602,400	484,900	524,066
Preferential Land:	0	0	0	0

Transfer Information

Seller: BEAZER HOMES CORP	Date: 11/09/2006	Price: \$631,460
Type: IMPROVED ARMS-LENGTH	Deed1: /24744/ 27	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

write letter of opposition



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 03 Account Number - 2400012145

Owner Information

Owner Name:	ROSENBLOOM LEE MICHAEL	Use:	RESIDENTIAL
	ROSENBLOOM ALISA KAHN	Principal Residence:	YES
Mailing Address:	2004 THISTLEWOOD RD	Deed Reference:	1) /25309/ 25
	BALTIMORE MD 21209-3768		2)

Location & Structure Information

Premises Address	Legal Description
2004 THISTLEWOOD RD	.215 AC PHASE 2
	2004 THISTLEWOOD RD NS
	BONNIE VIEW ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
79	2	83					112	2	Plat Ref:	78/ 17

Special Tax Areas

Town

Ad Valorem

Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2007	3,324 SF	9,350.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	193,350	209,350		
Improvements:	299,940	408,100		
Total:	493,290	617,450	493,290	534,676
Preferential Land:	0	0	0	0

Transfer Information

Seller: BEAZER HOMES CORP	Date: 03/07/2007	Price: \$663,109
Type: IMPROVED ARMS-LENGTH	Deed1: /25309/ 25	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *

architect

sthDESIGNAssociates
Stephen T. Hill, Architect

1921 York Rd. Timonium MD 21093
410.561.9161 fax 410.561.9162

Proposed Addition for
Horwitz Residence
2005 Myrtlewood Road
Baltimore, MD 21209



Front Elevation

Scale: 1/8" = 1'-0"

NOTE:

All New Building Materials Shall Match Existing House, including;
Vinyl Windows, Brick & Mortar, Asphalt Shingles, Garage Door, Vinyl
Siding, White Trim.

Landscaping Shown Is Future Work

January 28, 2008

Front Elevation

A-3

Proposed Garage & Bedroom Addition for

Horwitz Residence

Mr. & Mrs. Jason Horwitz

2005 Myrtlewood Road
Baltimore, MD 21209



sth**DESIGN**Associates
Stephen T. Hill, Architect

410-561-9161

PETITIONER'S

EXHIBIT NO. 2

February 12, 2008

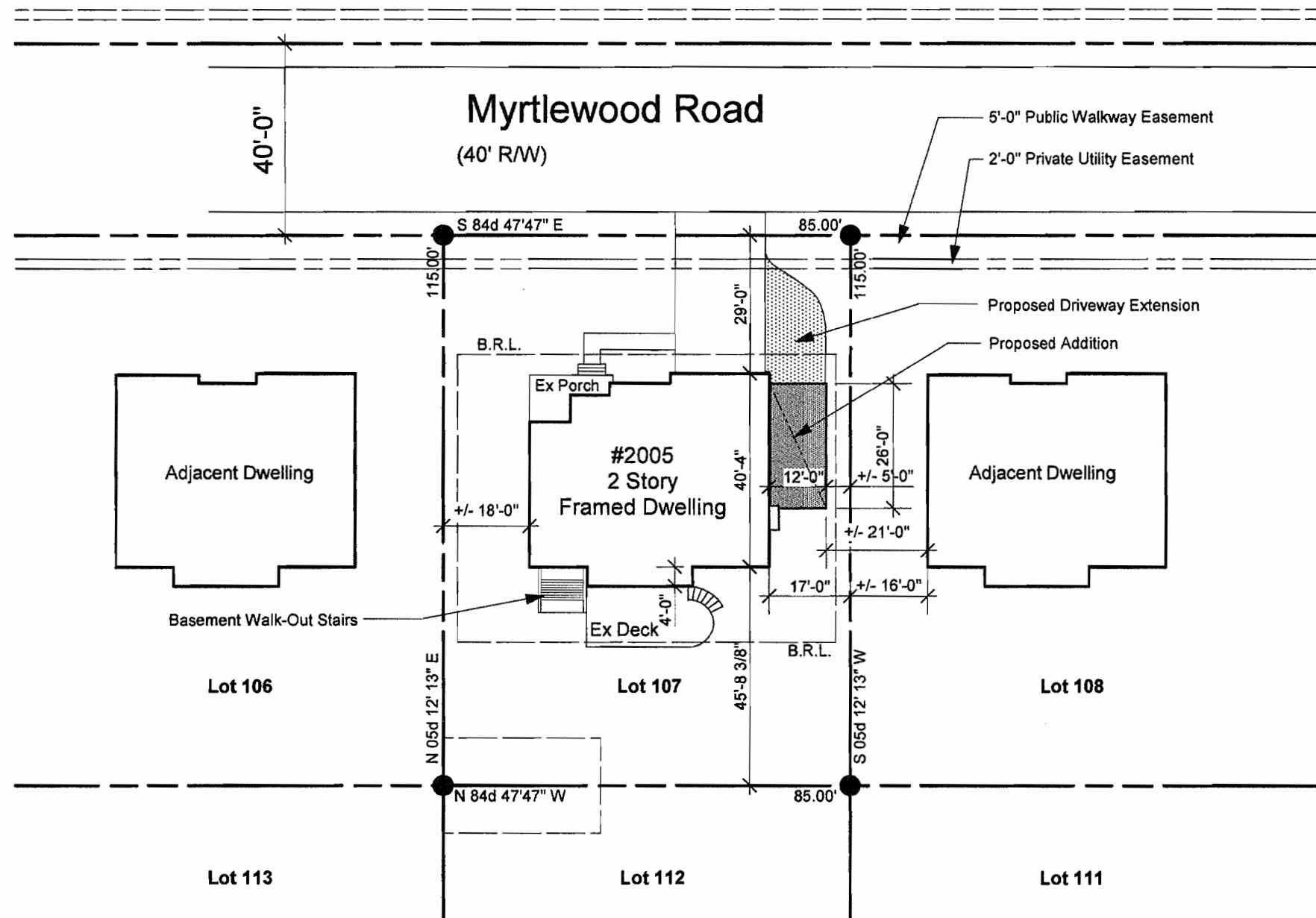
08-362-A

Plat to Accompany Petition for Zoning Variance

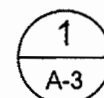
Property Address : 2005 Myrtlewood Road

Subdivision Name BONNIE VIEW ESTATES, PHASE TWO

Plat Book # 2 Folio 78/17 Lot # 107 Section



Site Information Shown On This Plan
Was Taken From A Survey Prepared BY
Hicks Engineering Co., Inc.
Towson, MD
410-494-0001
Dated 1/30/04



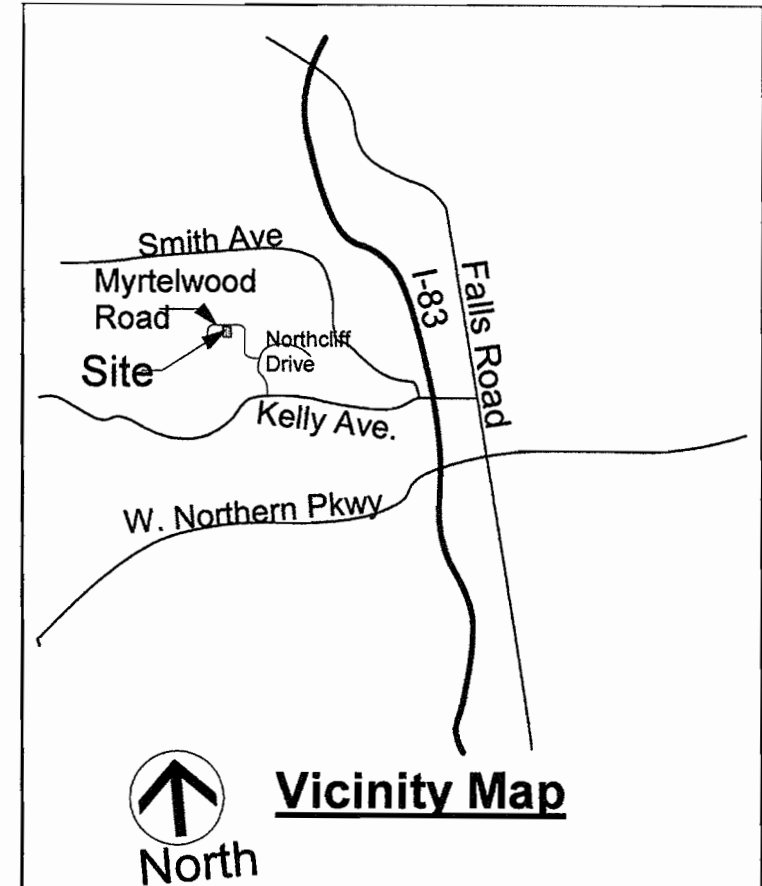
1 Site Plan
A-3 Scale: 1" = 30'-0"

PETITIONER'S

EXHIBIT NO.

Architect
sthDESIGNAssociates
Stephen T. Hill, Architect
1921 York Road, Suite 2
Timonium MD 21093
410.561.9161
fax 410.561.9162

Revised Feb 12, 2008



Location Information

Election District = 3

Councilmanic District = 2

1" = 200' Scale Map # NW 7-C 079A1

Zoning DR 2

Lot Size 0.224 9775
Acreage Square Feet

Sewer Public

Water Public

Chesapeake Bay Critical Area - No

100 Year Flood Plain - No

Historic Property / Building - No

Prior Zoning Hearing - None

Zoning Office Use Only

Reviewed by:

D.T.

ITEM #

362

Case #

08-362-A

architect

sthDESIGNAssociates
Stephen T. Hill, Architect

1921 York Rd. Timonium MD 21093
410.561.9161 fax 410.561.9162

Proposed Addition for

Horwitz Residence
2005 Myrtlewood Road
Baltimore, MD 21209

January 28, 2008

Pictures

A-6



Side & Rear Elevation

Proposed Addition

Existing Windows

Vinly Siding

New Garage Door

Existing Sidewalk

Existing Fireplace



Front Elevation



Side & Rear Elevation with Neighbors



Front Elevation with Neighbors

architect

sthDESIGNAssociates
Stephen T. Hill, Architect

1921 York Rd. Timonium MD 21093
410.561.9161 fax 410.561.9162

Proposed Addition for

Horwitz Residence
2005 Myrtlewood Road
Baltimore, MD 21209



Side View Looking Down Back Yards



Side View Looking Down Street

January 28, 2008

Pictures

A-5

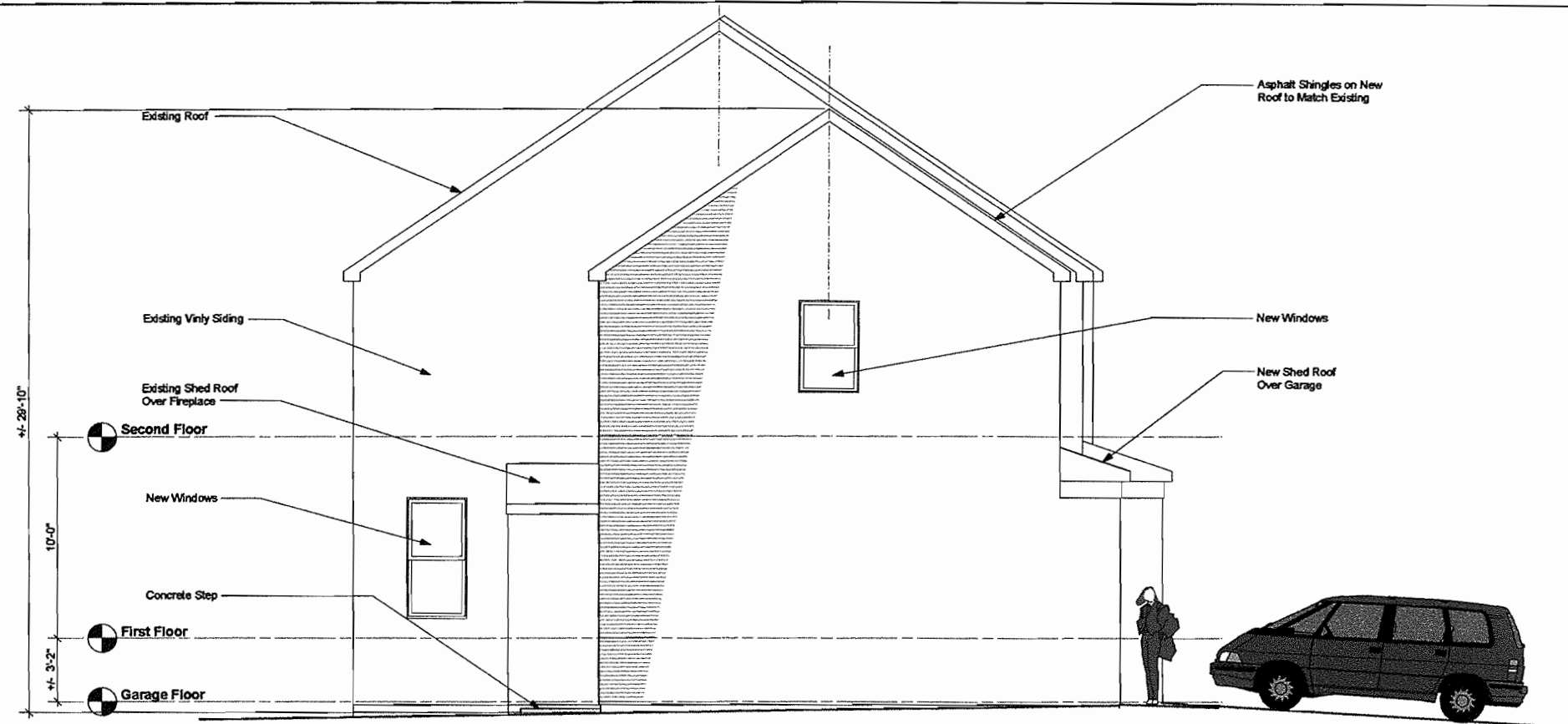
architect

sthDESIGNAssociates
Stephen T. Hill, Architect

1921 York Rd. Timonium, MD 21093
410.561.9161 fax 410.561.9162

Proposed Addition for

Horwitz Residence
2005 Myrtlewood Road
Baltimore, MD 21209



Side Elevation
Scale: 1/8" = 1'-0"

NOTE:
All New Building Materials Shall Match Existing House, including;
Vinyl Windows, Asphalt Shingles, Garage Door, Vinyl Siding, White Trim.

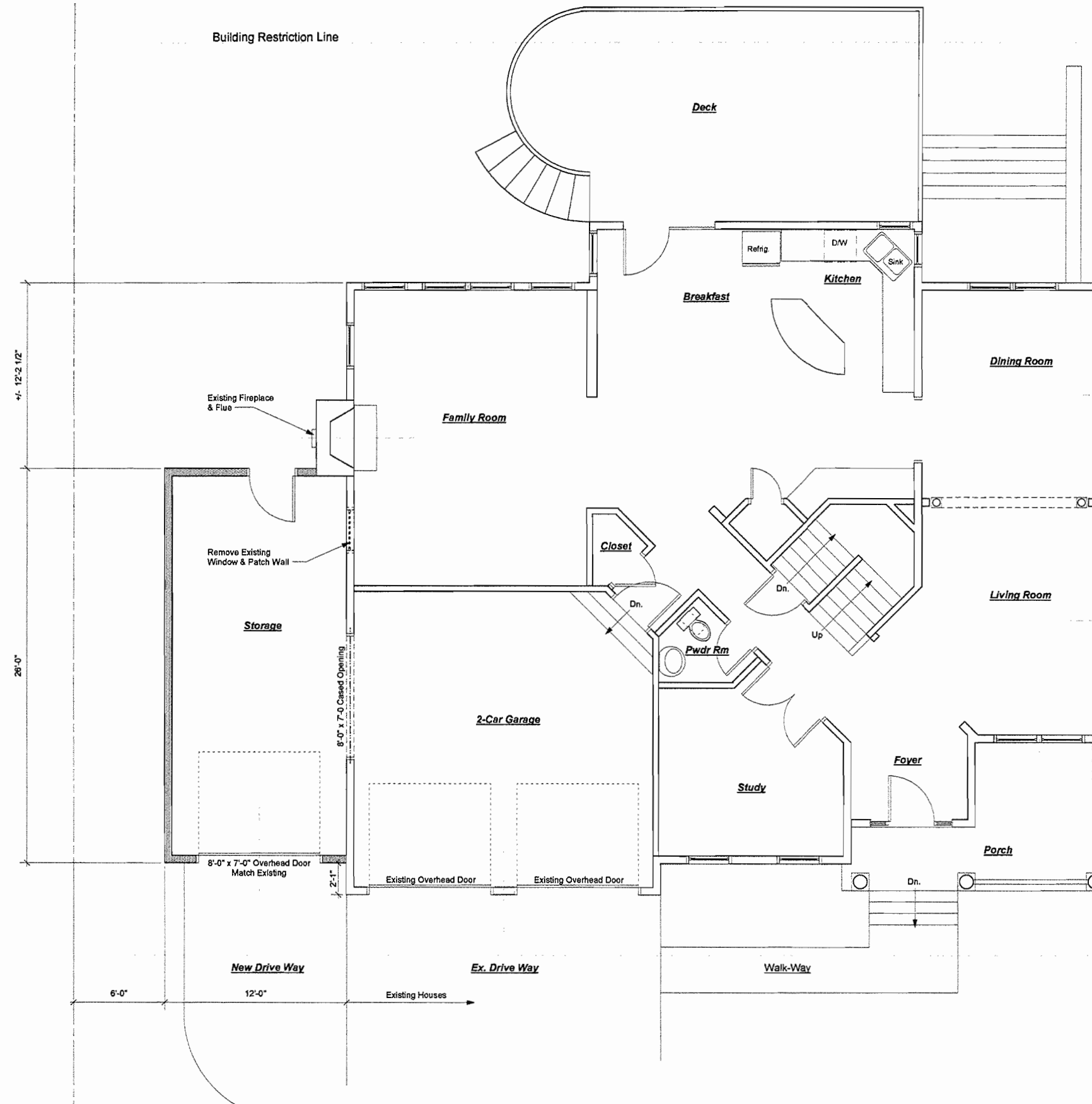


Partial Rear Elevation
Scale: 1/8" = 1'-0"

February, 2008

Left & Rear Elevation

A-4



1 First Floor Plan
A-1 Scale: 1/8" = 1'-0"

Wall Schedule

- Existing Wall To Remain
- - - Existing Wall To Be Removed
- ▬ New 2 x 4 Wall Construction

architect

sth**DESIGN**Associates
Stephen T. Hill, Architect

1921 York Rd. Timonium MD 21093
410.561.9161 fax 410.561.9162

Proposed Addition for

Horowitz Residence
2005 Myrtlewood Road
Baltimore, MD 21209

January 28, 2008

First Floor Plan

A-1

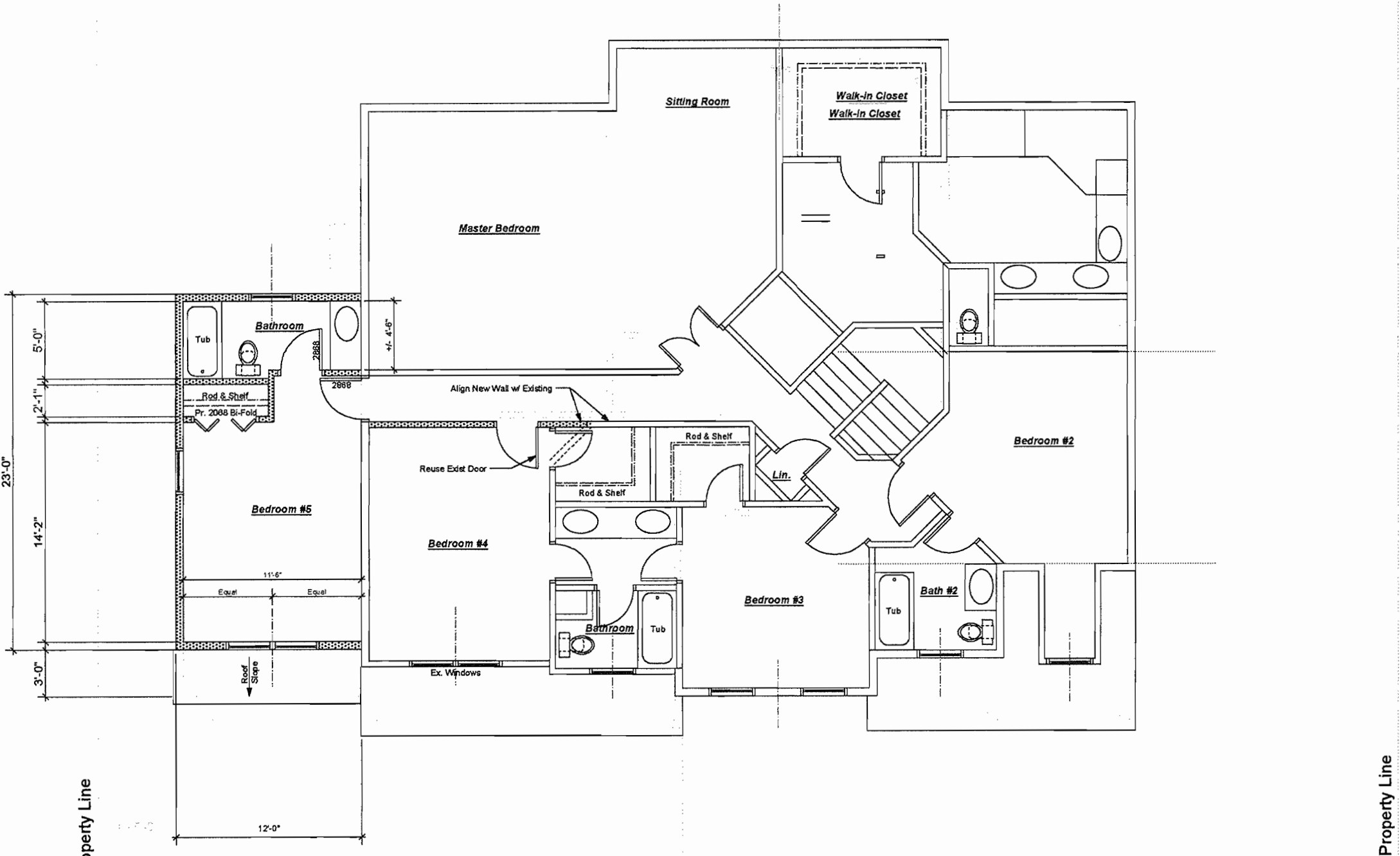
architect

sth**DESIGN**Associates
Stephen T. Hill, Architect

1921 York Rd. Timonium MD 21093
410.561.9161 fax 410.561.9162

Proposed Addition for

Horwitz Residence
2005 Myrtlewood Road
Baltimore, MD 21209



1 Second Floor Plan
A-2 Scale: 1/8" = 1'-0"

Wall Schedule

- Existing Wall To Remain
- Existing Wall To Be Removed
- New 2 x 4 Wall Construction

February 12, 2008

Second Floor Plan

A-2