

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side Candlestick Drive, NW corner of		
Candlestick Drive and Highview Drive	*	DEPUTY ZONING
8 th Election District		
2 nd Councilmanic District	*	COMMISSIONER
(2 Candlestick Drive)		
	*	FOR BALTIMORE COUNTY
Norman and Jann Seff		
<i>Petitioners</i>	*	Case No. 2009-0088-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 Norman and Jann Seff, the legal property owners, for property located at 2 Candlestick Drive. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 34 feet in lieu of the required 50 feet. The subject property and requested relief are more particularly described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of October 20, 2008. On October 10, 2008, an adjacent property owner, Ms. Barbara Smelkinson of 1412 Highview Drive, filed a Formal Demand for Hearing. The hearing was subsequently scheduled for Friday, November 14, 2008 at 10:00 AM in Room 104 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland. Prior to the hearing date, the hearing was moved to Room 1 located on the second floor of the Jefferson Building. In addition, a sign was posted at the property on October 29, 2008 and an advertisement was published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

Appearing at the public hearing in support of the requested relief were Petitioners Norman and Jann Seff. Also appearing in support of the requested relief was Diane Torn, Petitioners' architect. Appearing as Protestant was Ms. Barbara Smelkinson, who expressed

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opposition to the requested relief and filed the demand for hearing. Ms. Smelkinson was represented at the hearing by Diana Denrich, Esquire, and Wayne M. Willoughby, Esquire. There were no other interested citizens in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is a square-shaped property consisting of approximately 1.69 acres, zoned R.C.5. The property is located at the northeast corner of Candlestick Drive and Highview Drive, south of Broadway Road and just east of Greenspring Avenue in the Greenspring Valley area of Baltimore County. The property is improved with Petitioners' existing single-family dwelling. The property is also served by private water and septic service.

Petitioners acquired the property in 2001 after searching for quite some time for what they characterized as their long term home. Mr. Seff indicated that he and his wife own a design/build construction company and that he is a professional carpenter/cabinet maker. Together, they searched for a home in an area where they could put their own "stamp" on the property, whereby they could invest the construction skills and experience they had put forth in improving other peoples' homes, and now incorporate those attributes into the improvement of their own home. Mr. Seff also indicated that the home, which was built in 1960, was outdated when they purchased it and needed to be renovated and updated. He further stated that the home is fairly small compared with some others in the area, and that it presented a number of positive opportunities for expansion that would make the home a more modern show place. As depicted in the photograph that was marked and accepted into evidence as Petitioners' Exhibit 2A, some of that work has already been completed. This photograph shows an attractive side entrance to the home where it faces Highview Drive. As also depicted in the photographs that were marked and accepted into evidence as Petitioners' Exhibits 2B through 2D, additional work is planned

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for the rear and side yard areas of the property that face north. It is this area that is the subject of Petitioners' variance request.

As shown on the floor plan that was marked and accepted into evidence as Petitioners' Exhibit 3, Petitioners have rather grand plans for the property, and the home in particular. They plan to construct a garage that would be located at an angle to the right of the dwelling. They also plan to make improvements that would ultimately result in the home resembling a "U" shape, with something of patio/courtyard in the middle. As part of the improvements, and in connection with the instant variance request, Petitioners desire to change the interior configuration of the bedroom areas of the home, including the location of hallways, bedrooms, and bathrooms. In addition, Petitioners desire to enlarge their master bedroom to more of a "master suite," with a larger bedroom area, sitting room, walk-in closet, and large master bathroom. This enlargement of the master bedroom and the master bathroom is what necessitates the variance relief. As shown by the blue dotted line labeled "Existing 50' Setback" on Petitioners' Exhibit 3 floor plan, the planned master bathroom and a small part of the master bedroom area encroaches into the 50 foot setback -- up to 16 feet into the setback where the master bathroom is located.

Petitioners indicated there are several factors that necessitate the variance relief. First, although Petitioners are reconfiguring the bedroom and bathroom areas in the home, the bedroom area of the home as a whole is staying the same to a great degree. As Mr. Seff indicated, the "bedroom wing is where it is" and they "can't get around that." In order to make the improvements they believe are warranted, especially to the master bedroom area, it is necessary to add on to the master bedroom as shown on the site plan. Petitioners also indicated that the location of the existing septic system limits their options, in terms of simply building a master bedroom addition on the side yard only of the home, rather than both the side and rear

yards. Their current design goes as close to the septic system -- which is located in the side yard -- as is permissible. Petitioners also indicated that Mr. Seff's health is an issue. He suffers from a bad back and foresees the possibility of a wheelchair in his future. The addition to the master bedroom in its planned location will limit how far he needs to walk down his hallway to get to the bedroom, and will also allow for sufficient space for the rooms and doorways to be wheelchair accessible.

Finally, Petitioners submitted letters of support from neighbors Linda DuVall and Phil Wagner of 1411 Highview Drive dated July 26, 2007 and Marvin and Erma Yaker of 4 Candlestick Drive dated October 5, 2007. These letters were marked and accepted into evidence as Petitioners' Exhibits 5A and 5B, respectively. Ms. DuVall and Mr. Wagner indicated they live directly across the street and would be in direct view of Petitioners' proposed addition, and have no objection to the granting of the variance. Mr. and Mrs. Yaker indicated in their letter that they live on the north side of Petitioners' home and have an obscured view of the proposed addition through the dense foliage. They expressed support of Petitioners' variance request.

Also testifying in support of the requested relief was Petitioners' architect, Ms. Torn. Ms. Torn indicated that she is very familiar with Petitioners' property and their plans to update and renovate the home. She then submitted a "Progress Drawing" showing the proposed residence for the Seff family. This drawing, showing a floor plan and front, side, and rear elevations, was marked and accepted into evidence as Petitioners' Exhibit 4. In reviewing the drawing and the planned location of Petitioners' master bedroom suite, and considering Petitioners' variance request, Ms. Torn indicated that, architecturally speaking, the layout as shown on Petitioners' Exhibit 4 -- including the master bedroom layout -- is the most architecturally feasible configuration. On the one hand, it makes it so the planned courtyard in between the "U" shape will not be so long, and on the other hand, the distance to the master

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bedroom will likewise not be of such a great distance. In short, Petitioners' plans show a desirable balance in the layout.

Testifying in opposition to the requested relief was Ms. Smelkinson, who resides at 1412 Highview Drive. As depicted on the site plan, Ms. Smelkinson's home is situated on Highview Drive just northwest of the corner of Highview Drive and Candlestick Drive where Petitioners' home is located. In addition, Ms. Smelkinson's home faces Highview Drive and sits at an approximately 45 degree angle from Petitioners' home. The side and rear of Ms. Smelkinson's home has a view of the rear of Petitioners' home. Ms. Smelkinson indicated that she has lived in her home for the past 45 years. Property tax records reveal that her property consists of approximately 1.75 acres and that her home was built in 1964.

Ms. Smelkinson indicated that one of the primary reasons she and her husband moved into the neighborhood so many years ago was the spacious lots and the privacy afforded by a wooded area. She believes that Petitioners' expansion plans, and encroachment into the 50 foot setback toward her direction, may accentuate the view from her home to the back of Petitioners' home. During Ms. Smelkinson's testimony, her attorney, Mr. Willoughby, submitted a number of photographs that were marked and accepted into evidence as Protestant's Exhibits 1A through 1G. These photographs show the view from several vantage points of Ms. Smelkinson's home toward the rear of Petitioners' home. Ms. Smelkinson then indicated that the construction work presently ongoing appears substantial,¹ and that Petitioners' planned master bedroom addition will appear even larger from her home. She also indicated that, as shown in the photographs, the foliage between her property and Petitioners' property is not thick enough to screen her view, especially during the fall and winter months from October to May. Finally, Mr. Willoughby

¹ Not all of Petitioners' improvements have necessitated zoning relief. Presently, Petitioners are constructing an addition to the rear of the home that will enlarge the hallway area and a bathroom. This addition does not encroach into the 50 foot setback and therefore did not require zoning relief.

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submitted an Affidavit dated November 13, 2008 from the aforementioned Mr. Wagner that was marked and accepted into evidence as Protestant's Exhibit 2. He indicated that since they became aware of Ms. Smelkinson's opposition to the variance request, they do not object to the variance inasmuch as it does not affect them personally, but on the other hand do not support granting the variance given the fact that an affected neighbor does object to the incursion into the rear yard setback along her property line.

At the conclusion of the testimony, Petitioners inquired as to whether sufficient landscape buffering and screening could allay Ms. Smelkinson's concerns regarding her potential view of Petitioner's addition to the rear of the home. During a break in the proceedings, the parties discussed the situation with one another. When the hearing resumed, Ms. Smelkinson agreed that she would not in all likelihood be opposed to the variance relief if there was sufficient landscaping in place to shield her view of the rear of Petitioner's home, especially since that issue was at the crux of her opposition in the first place. After inquiries made by the undersigned to both parties, it was agreed that the record of this case would be kept open for a short period of time in order to give Petitioners the opportunity to engage at their cost and expense a licensed and reputable landscape contracting firm to create a landscape plan that would be acceptable to both Ms. Smelkinson and Petitioners. On December 10, 2008, Petitioner Mr. Seff delivered a landscape plan prepared by Outside Unlimited, Inc. with offices in Hampstead, MD and Ijamsville, MD (near Frederick, MD). The plan was presented to Ms. Smelkinson and signed off for approval by both parties. The plan was marked and accepted into evidence as Petitioners' Exhibit 6. It shows the location of various plantings for the rear yard of Petitioners' home, and the type of plants specified.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental

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[Signature]

Protection and Resource Management dated November 6, 2008 which indicate that prior to building permit approval, an inspection of the septic system may be required.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. In particular, the configuration of the lot facing both Candlestick Drive and Highview Drive is unusual compared with other nearby lots. In addition, based on photographs accepted into evidence, it is clear that the home is placed much further back on the lot than was probably necessary when the home was built almost 50 years ago. The placement of the home in this manner creates limitations on improvements that can be made to the rear of the home. Finally, the placement of the septic system in the side yard -- the same area where the new master bedroom and bathroom addition is to be located -- also limits Petitioners' options with regard to improvements to the property. Therefore I find the property unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. If not granted variance relief, Petitioners could not follow through with the updates and renovations they have planned, which appear to be much needed and which will be aesthetically pleasing and add value to the subject home -- as well as other homes in the neighborhood -- without overcrowding the land or being out of character with other nearby homes.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

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 Petitioners' variance request should be granted.

12-11-08

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 11th day of December, 2008, that an Administrative Variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear setback of 34 feet in lieu of the required 50 feet be and is hereby GRANTED, subject to the following:

1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to building permit approval, Petitioners shall contact DEPRM for a determination of whether an inspection of the septic system is required.
3. In order to provide a buffer to neighbors -- and in particular Ms. Barbara Smelkinson at 1412 Highview Drive -- from view of the rear of Petitioners' home, and prior to commencing construction, Petitioners shall plant the landscape screening according to the landscape plan prepared by Outside Unlimited, Inc. and accepted into evidence as Petitioners' Exhibit 6. The plan shall be attached to this Order and incorporated herein.

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

ORDER RECEIVED FOR FILING
12-11-08
[Signature]



**OUTSIDE
UNLIMITED
INC.**

www.outside-unlimited.com

4195 ST. PAUL ROAD
HAMPSTEAD, MARYLAND 21074
BALTO: (410) 252-3027
(410) 374-1514
FAX: (410) 374-1536

3042 GREEN VALLEY ROAD
HAMPSVILLE, MARYLAND 21734
DC METRO: (301) 865-8101
(301) 865-8102
FAX: (301) 865-8103

Norm and Jan Seff
2 Candlestick Dr.
Lutherville, MD 21093
(410)337-7181

Plant Specifications:

- (4) 7-8' Leyland Cypress
- (3) 7-8' Cryptomeria japonica Japanese Cedar
- (1) 4-5' Acer palmatum 'Sango Kaku' Coral Bark Maple
- (2) 24" Aucuba japonica
- (4) 30" Mahonia bealei
- (5) 24" Spirea 'Shirobana'
- (11) 1 gal. Rudbeckia fulgida Black-Eyed Susan
- (7) 1 gal. Echinacea purpurea 'Kim's Knee High'
 Dwarf Purple Coneflower
- (10) 1 gal. Lavandula angustifolia 'Munstead' English Lavender

Approval of Plan

Barbara Snelkinson 12/10/08

BARBARA SNEKINSON

Norm Seff

NORM SEFF 12/10/08

PETITIONER'S

EXHIBIT NO. 6



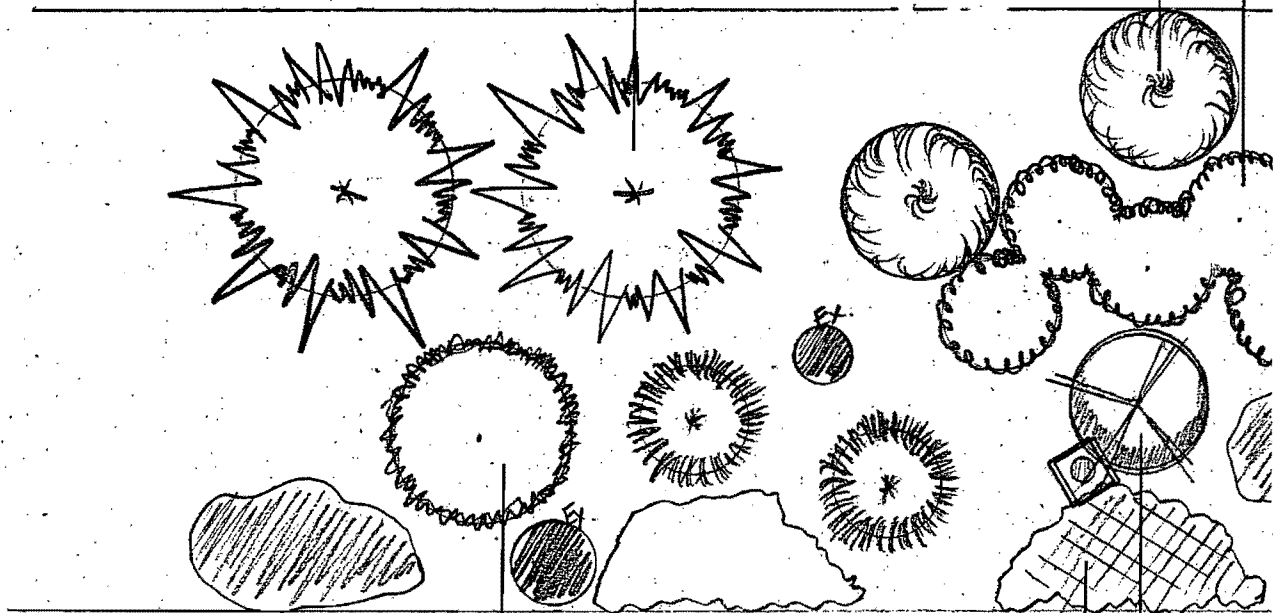
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ms

(4) LEYLAND CYPRSS

(3)



Rhododendran
(2) ~~AUCUBA JAPONICA~~

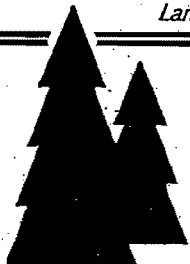
(7) 'KIM'S KNEE-HIGH' CONE FLOWER

COR

BEFF
RESIDENCE

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Landscape Contractors • Nurserymen • Irrigation • Golf Course Construction



OUTSIDE
UNLIMITED
INC.

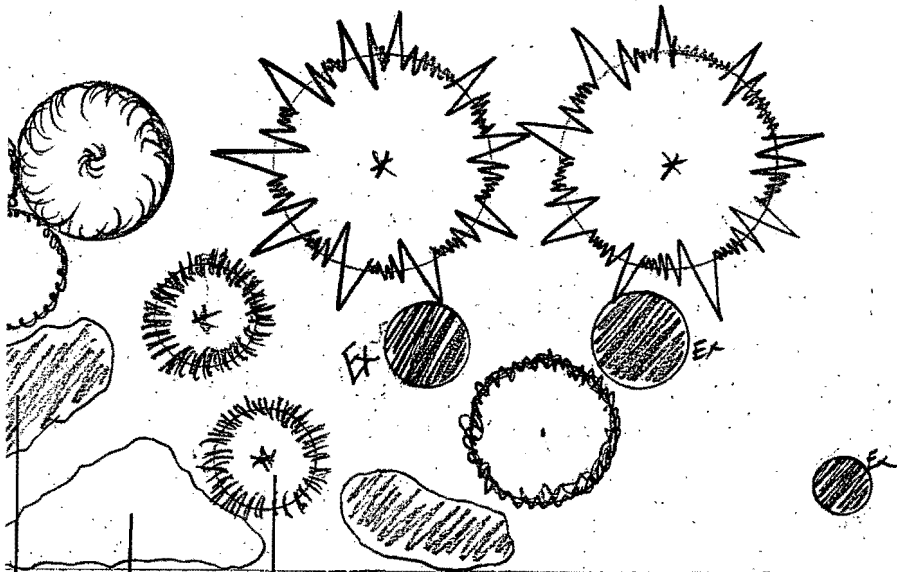
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DC METRO: (301) 865-8101
(301) 865-8102
FAX: (301) 865-8103

RYPTOMERIA JAPONICA

SHIROBANA SPIREA



(4) MAHONIA

(10) LAVENDER

(11) BLACK-EYED SUSAN

L BARK MAPLE

Barbara Smelkinson
Barbara Smelkinson 12/10/08

Worm Seff
WORM AN SEFF

Aug 20 12/10/08

SCALE: 1/8" = 1'

Approval signature of planting to
buffer area between residence

JOHN HARRIS FOR PLANNING

12.11.08

DS



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 11, 2008

NORMAN AND JANN SEFF
2 CANDLESTICK DRIVE
LUTHERVILLE MD 21093

Re: Petition for Variance
Case No. 2009-0088-A
Property: 2 Candlestick Drive

Dear Mr. and Mrs. Seff:

Enclosed please find the decision rendered in the above-captioned case.

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 black ink, appearing to read "Tom H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Diane Torn, 3418 Birch Hollow Road, Baltimore MD 21208
Diana Denrich, Esquire, 215 Main Street, Reisterstown MD 21136
Wayne M. Willoughby, Esquire, 10 Crossroads, Suite 203, Owings Mills MD 21117
Barbara Smelkinson, 1412 Highview Drive, Lutherville MD 21093



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2 CANLESTICK DR.
which is presently zoned RC.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) 1A04.3.B.2.6 TO ALLOW A

REAR SETBACK OF 34 FEET IN LIEU OF THE REQUIRED 50 FEET

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):

NORMAN SEFF
Name - Type or Print

Signature

JANN SEFF
Name - Type or Print

Signature

2 CANDLESTICK DR. 410.337.7181
Address Telephone No.

LUTHERVILLE/TIM MD 21093
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

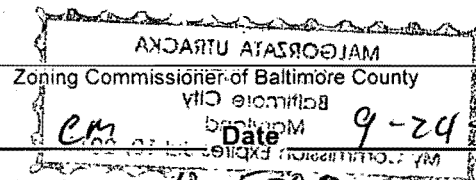
A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12-11-08 day of December that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 2009-0088-A

REV 10/25/01

Reviewed By CM

Estimated Posting Date 10-5-09



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 2 CANDRESTICK DR.
Address
WITHERVILLE MD 21093
City State Zip Code

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

see attached

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

Signature

Signature

Name - Type or Print

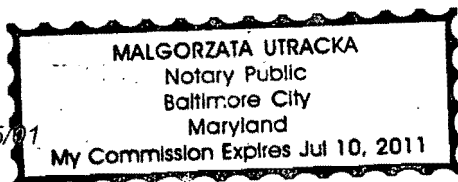
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of September, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Malgorzata Utracka
Notary Public
My Commission Expires July 10, 2011

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 2 CANDRESTICK DR.
Address
WITHERVILLE MD 21093
City State Zip Code

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

see attached

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

Signature

Signature

Name - Type or Print

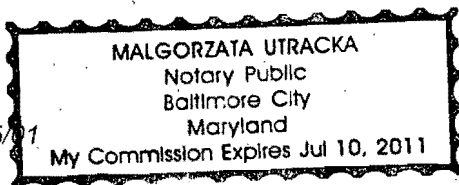
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of September, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Notary Public

My Commission Expires

July 10, 2011

Jann & Norman Seff
2 Candlestick Drive
Lutherville/Timonium, Maryland 21093
410-337-7181
Tax ID # 08-07-061040

Attached: Practical Difficulty/ Hardship

9/12/08

The original 1800sq.ft. residence constructed in 1960 on 1.69 acre site was built 56 feet from the rear northwest property line leaving 6 feet of remaining "buildable" area. After exhaustive efforts with architects and designers to develop designs that would achieve our goals and stay within the 6' boundary, this effort has proved unsuccessful. This impacts the bedroom and bathroom areas of the residence which are in dire need of upgrade and expansion. This limitation creates a practical difficulty and hardship. There is also a limitation for expansion to the northwest corner septic tank located @ 24' from rear corner. As a result of two lower back surgeries in the past five years it becomes critical for all areas in particular master bedroom, closets, bathroom to conform to ADA standards.

My request is to extend the existing 6 foot building line an additional 16 feet at the rear northwest corner of the residence. This request would adjust the existing 50' setback line to 34'. I am including letters of support from neighbors that either adjoin or are in immediate view of the proposed addition. Thank you for your consideration.

0088

Jann & Norman Seff
2 Candlestick Drive
Lutherville/Timonium, Maryland 21093
410-337-7181
Tax ID # 08-07-061040

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 2 CANDLESTICK DRIVE LUTHERVILLE MARYLAND 21093

Beginning at a point on the WEST side of Candlestick Drive which is 50' wide at the corner of the nearest intersecting street which is Highview Drive which is 50' wide. Being Lot #11 Section B in the subdivision of Greenwood as recorded in Baltimore County Plat Book#19, Folio # 21, containing 1.690 acres. Also known as 2 Candlestick Drive and located in the 8th Election District, 2nd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **26536**

Date: **9-24-09**

PAID RECEIPT

DATE: 9/25/2009 9/24/2009 15:32:50

REG 0001 MAIL JRIC JHE
 RECEIPT # 394120 9/24/2009 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				165.00

5 528 ZONING VERIFICATION

NO. 026506

Recpt Tot \$65.00
 \$65.00 CR \$4.00 CA

Baltimore County, Maryland

Total: **165.00**

Rec From: **N. SEFF**

For: **2 CANDLESTICK RD**
LYNNESVILLE MT 21093

2009-0000-A
Ad. VORANCE

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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: # 2009-0088-A

2 Candlestick Drive
W/side of Candlestick Drive,
n/west corner of Candlestick
Drive & Highview Drive
8th Election District
2nd Councilmanic District
Legal Owner(s): Norman &
Jann Seff

Variance: to allow a rear setback of 34 feet in lieu of the required 50 feet.

Hearing: Friday, November 14, 2008 at 10:00 a.m. in Room 104, Jefferson Building, 105 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) 887-4386.

(2) For information concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3391.
10/30/2008 Oct. 30

CERTIFICATE OF PUBLICATION

10/30/2008

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 10/30/2008.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 10/9/08

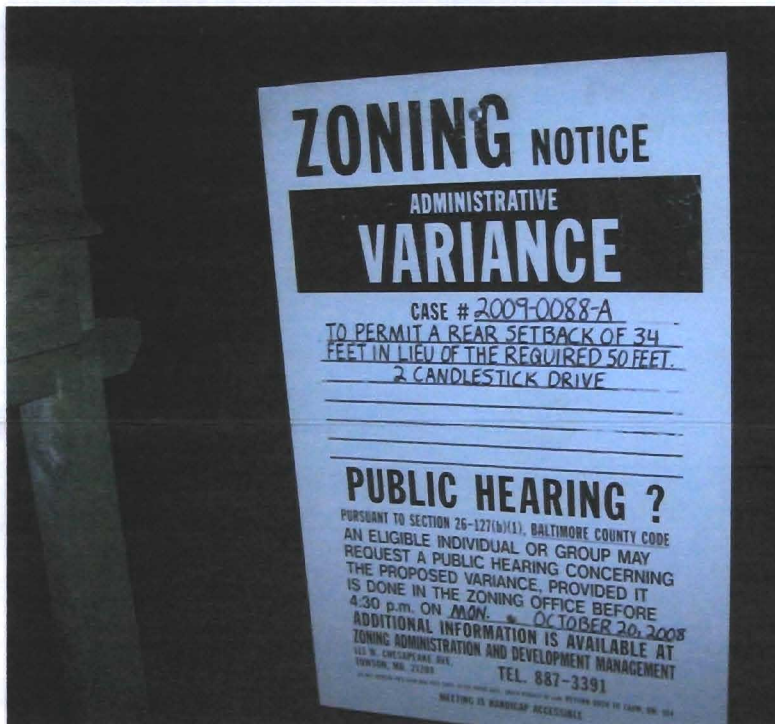
Case Number: 2009-0088-A

Petitioner / Developer: NORMAN & JANN SEFF

Date of Hearing (Closing): OCTOBER 20, 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:
2 CANDLESTICK DRIVE

The sign(s) were posted on: OCTOBER 5, 2008



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: 2009-0088-A

Address: 2 Candlestick Drive

Petitioner(s): NORMAN Seff

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

IWE BARBARA SMELKINSON
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
1412 HIGHVIEW DR
Address

LUTHERVILLE MD 21093
City State Zip Code

410-825-6050
Telephone Number

which is located approximately 0 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.

Barbara Smelkinson 10-10-08
Signature Date

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: NOVEMBER 3, 2008

Case Number: 2009-0088-A

Petitioner / Developer: MR. & MRS. SEFF

Date of Hearing (Closing): NOVEMBER 14, 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:
2 CANDLESTICK DRIVE

The sign(s) were posted on: OCTOBER 29, 2008



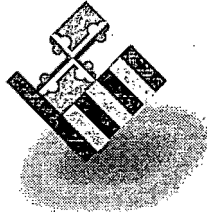
Linda O'Keefe
(Signature of Sign Poster)

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)



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 23, 2008
TIMOTHY M. 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: 2009-0088-A

2 Candlestick Drive

W/side of Candlestick Drive, n/west corner of Candlestick Drive & Highview Drive

8th Election District – 2nd Councilmanic District

Legal Owners: Norman & Jann Seff

Variance to allow a rear setback of 34 feet in lieu of the required 50 feet.

Hearing: Friday, November 14, 2008 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Seff, 2 Candlestick Drive, Lutherville 21093
Barbara Smelkinson, 1412 Highview Drive, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 30, 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
Thursday, October 30, 2008 Issue - Jeffersonian

Please forward billing to:
Norman Seff
2 Candlestick Drive
Lutherville, MD 21093

410-337-7181

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: 2009-0088-A

2 Candlestick Drive

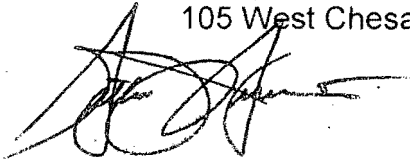
W/side of Candlestick Drive, n/west corner of Candlestick Drive & Highview Drive

8th Election District – 2nd Councilmanic District

Legal Owners: Norman & Jann Seff

Variance to allow a rear setback of 34 feet in lieu of the required 50 feet.

Hearing: Friday, November 14, 2008 at 10:00 a.m. in Room 104, Jefferson Building,
105 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.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0088 -A Address 2 CANDLESTICK DR
Contact Person: CRAIG McGRAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-24-08 Posting Date: 10-5-08 Closing Date: 10-20-08

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, usually within 10 days of the closing date if all County agencies' comments are received, 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.

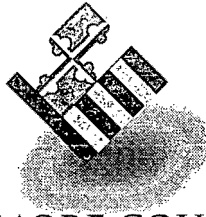
(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0088 -A Address 2 CANDLESTICK DR
Petitioner's Name NORMAN SEFF Telephone 410-337-7181
Posting Date: 10-5-08 Closing Date: 10-20-08
Wording for Sign: TO PERMIT A REAR SETBACK OF 34 FEET IN
LIEU OF THE REQUIRED 50 FEET

WCR - Revised 7/7/08



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
November 5, 2008

Norman & Jann Seff
2 Candlestick Dr.
Lutherville, MD 21093

Dear: Norman & Jann Seff

RE: Case Number 2009-0088-A; 2 Candlestick Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 24, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2008

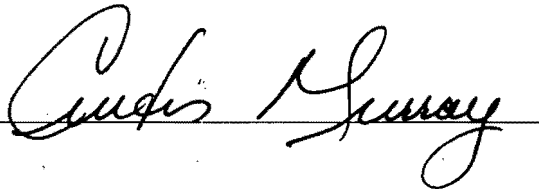
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 09-088, Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Jeff Mayhew in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 7, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2008
Item Nos. 09-0077-A, 0081, 0085-A, 0086-A,
0088-A and 0089-A

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

DAK:CEN:lrk
cc: File
ZAC-10072008 -NO COMMENTS



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

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

Maryland Department of Transportation

Date: 10/10/2008

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

RE: Baltimore County
Item No 2009-0088-A
2 CANDLESTICK DRIVE
SEFF PROPERTY
ADMIN. 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. 2009-0088-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,

Steven D. Foster, Chief
For Engineering Access Permits
Division

SDF/MB



TB
11-14-08

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
NOV 07 2008

BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 6, 2008

SUBJECT: Zoning Item # 09-088-A
Address 2 Candlestick Drive
(Seff Property)

Zoning Advisory Committee Meeting of October 6, 2008

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Prior to building permit approval, an inspection of the septic system may be required.

Reviewer: S. Farinetti

Date: 10/21/08

From: Thomas Bostwick
To: normseff@gmail.com
Date: 11/28/08 12:46:23 PM
Subject: 2 Candlestick Drive, Case No. 2009-0088-A

Mr. and Mrs. Seff,

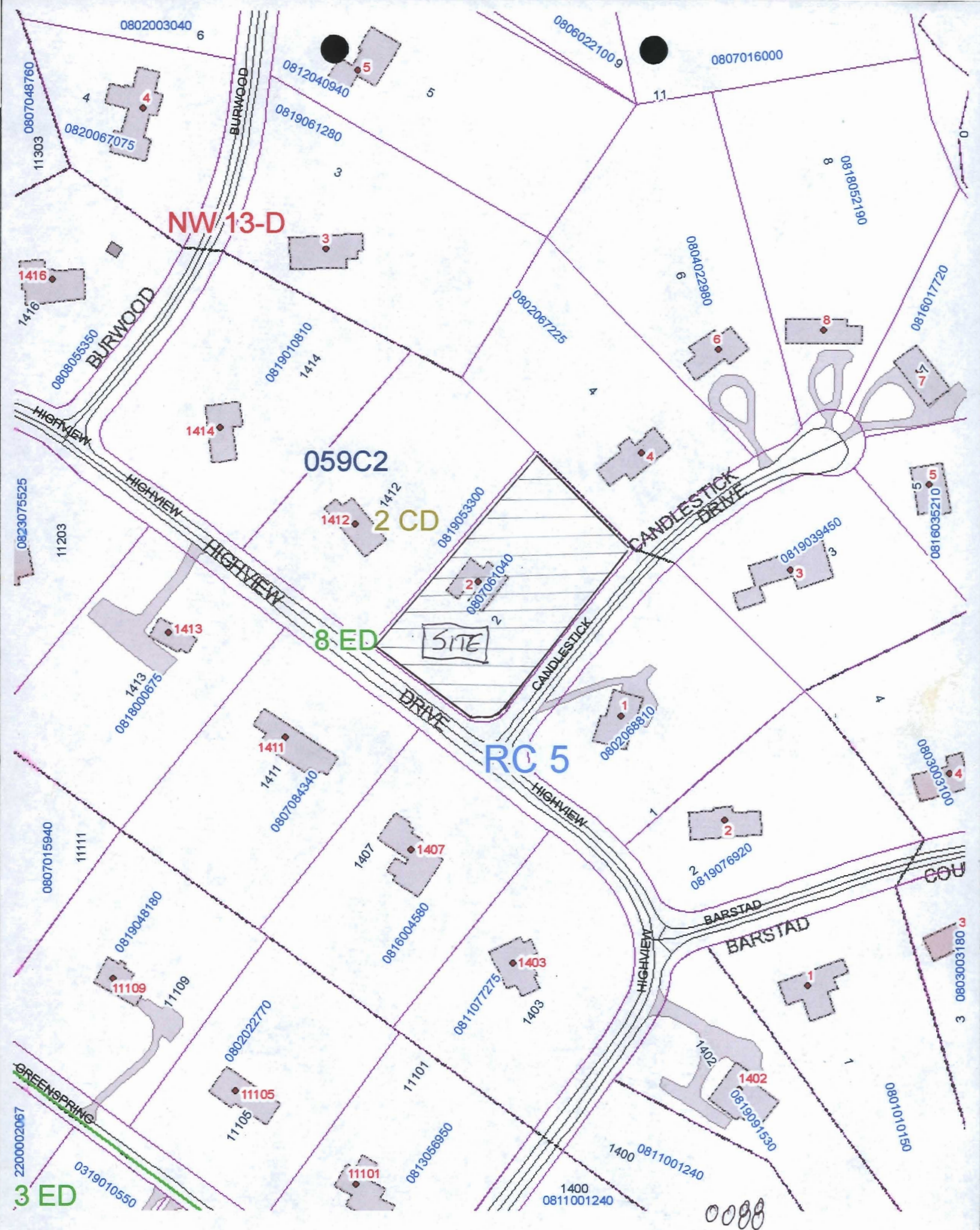
As you recall, at the conclusion of the zoning hearing a few weeks ago, you and Ms. Smelkinson's family got together during a break and discussed potential landscaping at the rear of your property that would satisfy Ms. Smelkinson's concern that there be a buffer between her property and your planned improvements to your home. In fact, your architect, Ms. Torn, placed redlined landscaping on the site plan to show generally where landscaping is proposed.

I believe it was also discussed that you would hire a landscape architect to put together a basic landscape plan that would be adhered to as you went forward with your plans to your property, and that I would incorporate that plan into my decision and Order in the case.

Please let me know what the status of the matter is. I am preparing the Order and want to incorporate all the necessary information so that both parties are satisfied. If my understanding is inaccurate, please also let me know. Thank you.

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
Phone: (410) 887-3868
Fax: (410) 887-3468

CC: ddenrich@dsalawfirm.com; dtorn@comcast.net; wmw@askthelawdoc.com



DATE 11-14-05

[illegible]

CASE NAME 2 Candlestick Drive
CASE NUMBER 2009-G088-A
DATE 11/14/08

[illegible]

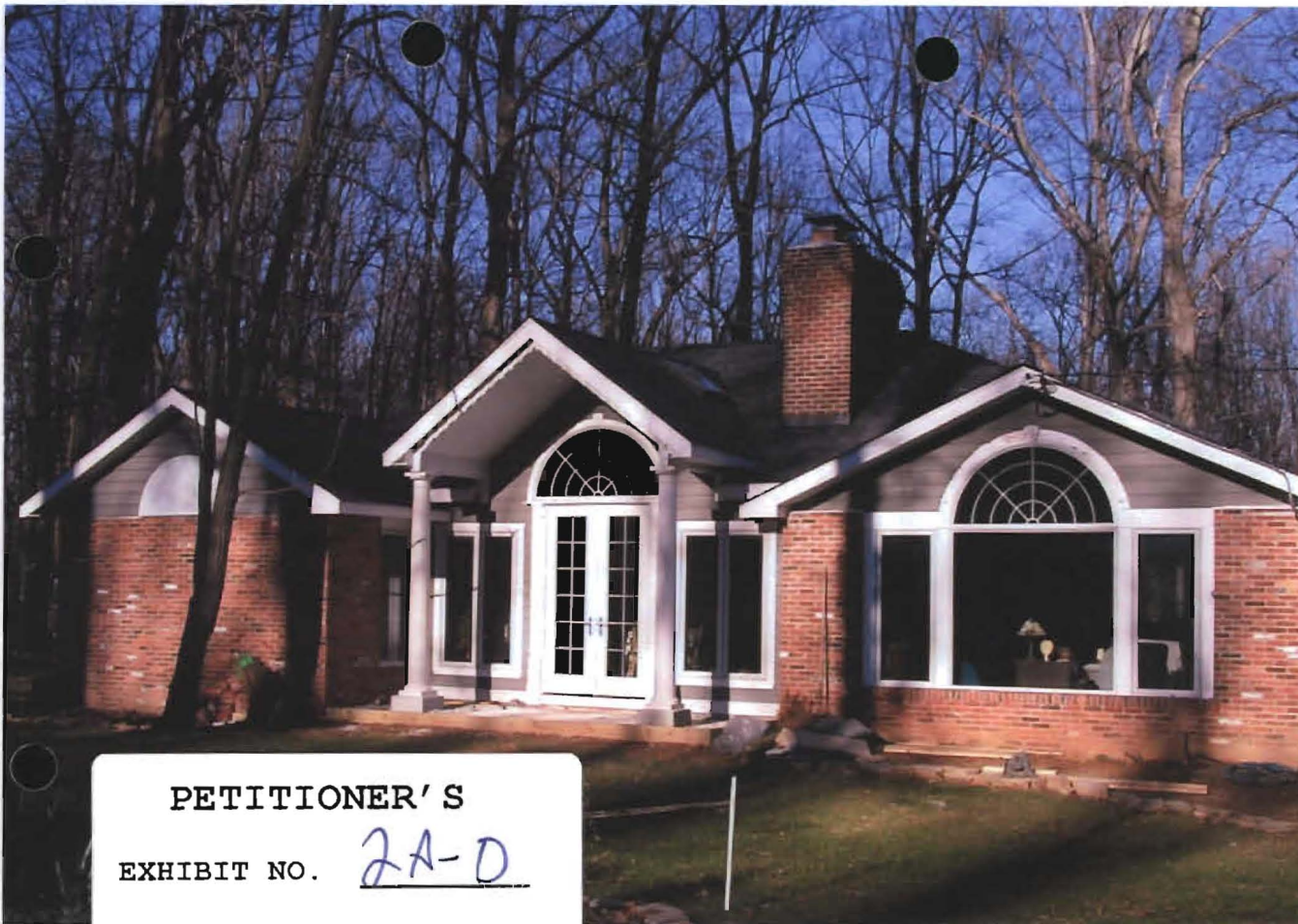
Case No.: 2009-0088-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	Photographs of subject prop. and from Protestant's prop
No. 2	Photographs of Prop.	Affidavit of Phil Wagner, one of writers of support letters
No. 3	Floor Plan	Floor plan of Pet. planned home
No. 4	Elevations	
No. 5 A+B	Letters of Support	
No. 6	Petitioners' landscape plan	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO.

2A-D

2080

Highway Drive view



0008

View from north @ rear yard @ point of addition



0088

Rear yard stakeed with addition perimeters
view from south



0098

Rear yard showing dense wooded buffer
Property line extends 15'-20' into wooded area

View from north

July 26, 2007

Zoning Review
Department of Permits and Development Management
111 W. Chesapeake Ave
Towson, MD 21204

RE: 2 Candlestick Drive/ Seff zoning variance request

To Whom It May Concern:

This letter will confirm a meeting that took place on July 25, 2007 initiated by our neighbor Norman Seff. Mr. Seff discussed his plans for a proposed master bedroom/bath addition to his home. He further explained the complications of designing such an improvement with the current setback limitation. He indicated he will be seeking a variance to allow the addition to be constructed 14 feet into the side setback (common to the property boundary with 1412 Highview Drive).

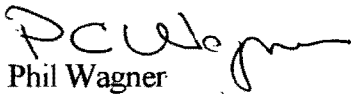
We live directly across the street and would be in direct view of the proposed addition. We have reviewed Mr. Seff's plan view (copy attached) which includes the 14 foot building setback extension. We have no objection to the granting of his application for a zoning variance.

Please feel free to contact either of us with any questions you may have.

Resident:


Linda DuVall

8/22/08
Date


Phil Wagner

8/22/08
Date

Phone: 410-561-4323
1411 Highview Drive
Lutherville, MD 21093
Tax Account # 0807084340
Subdivision: Section B Greenwood
Lot#4 Section B, Greenwood
GLB 19/21

PETITIONER'S

EXHIBIT NO.

5A

0088

Zoning Review
Department of Permits and Development Management
111 W. Chesapeake Ave
Towson, MD 21204

October 5, 2007

RE: 2 Candlestick Drive/ Seff zoning variance request

To Whom It May Concern:

This letter will confirm a meeting that took place at my home on July 24, 2007 initiated by our neighbor Norman Seff. Mr. Seff discussed with us his plans for a proposed master bedroom/bath addition to the rear (west side) of his home. He further explained the complications of designing such an improvement with the current 6 foot setback limitation and would be seeking a variance to extend that setback 14 feet with Baltimore County Zoning Office. We live on the north side of the Seff's home and would have an obscured view through the dense foliage of the proposed addition. We have carefully reviewed Mr. Seff's building plans including the 14 foot building setback extension requested. We are in support of this request and authorize your approval for his application for a zoning variance. Please contact me with any questions you may have.

Resident:

Marvin Yaker 10-05-07
Marvin Yaker Date

Erma Yaker 10-5-07
Erma Yaker Date

Phone: 410-583-1958
4 Candlestick Drive
Lutherville, MD 21093
Tax Account # 0802067225
Subdivision: Section B Greenwood
Liber 19 Folio 21

PETITIONER'S

EXHIBIT NO.

5B

0000



**OUTSIDE
UNLIMITED
INC.**

www.outside-unlimited.com

4195 ST. PAUL ROAD
HAMPSTEAD, MARYLAND 21074
BALTO: (410) 252-3027
(410) 374-1514
FAX: (410) 374-1536

3042 GREEN VALLEY ROAD
HJAMSVILLE, MARYLAND 21754
DC METRO: (301) 865-8101
(301) 865-8102
FAX: (301) 865-8103

Norm and Jan Seff
2 Candlestick Dr.
Lutherville, MD 21093
(410)337-7181

Plant Specifications:

- (4) 7-8' Leyland Cypress
- (3) 7-8' Cryptomeria japonica Japanese Cedar
- (1) 4-5' Acer palmatum 'Sango Kaku' Coral Bark Maple
- (2) 24" Aucuba japonica
- (4) 30" Mahonia bealei
- (5) 24" Spirea 'Shirobana'
- (11) 1 gal. Rudbeckia fulgida Black-Eyed Susan
- (7) 1 gal. Echinacea purpurea 'Kim's Knee High'
Dwarf Purple Coneflower
- (10) 1 gal. Lavandula angustifolia 'Munstead' English Lavender

PETITIONER'S

EXHIBIT NO.

6



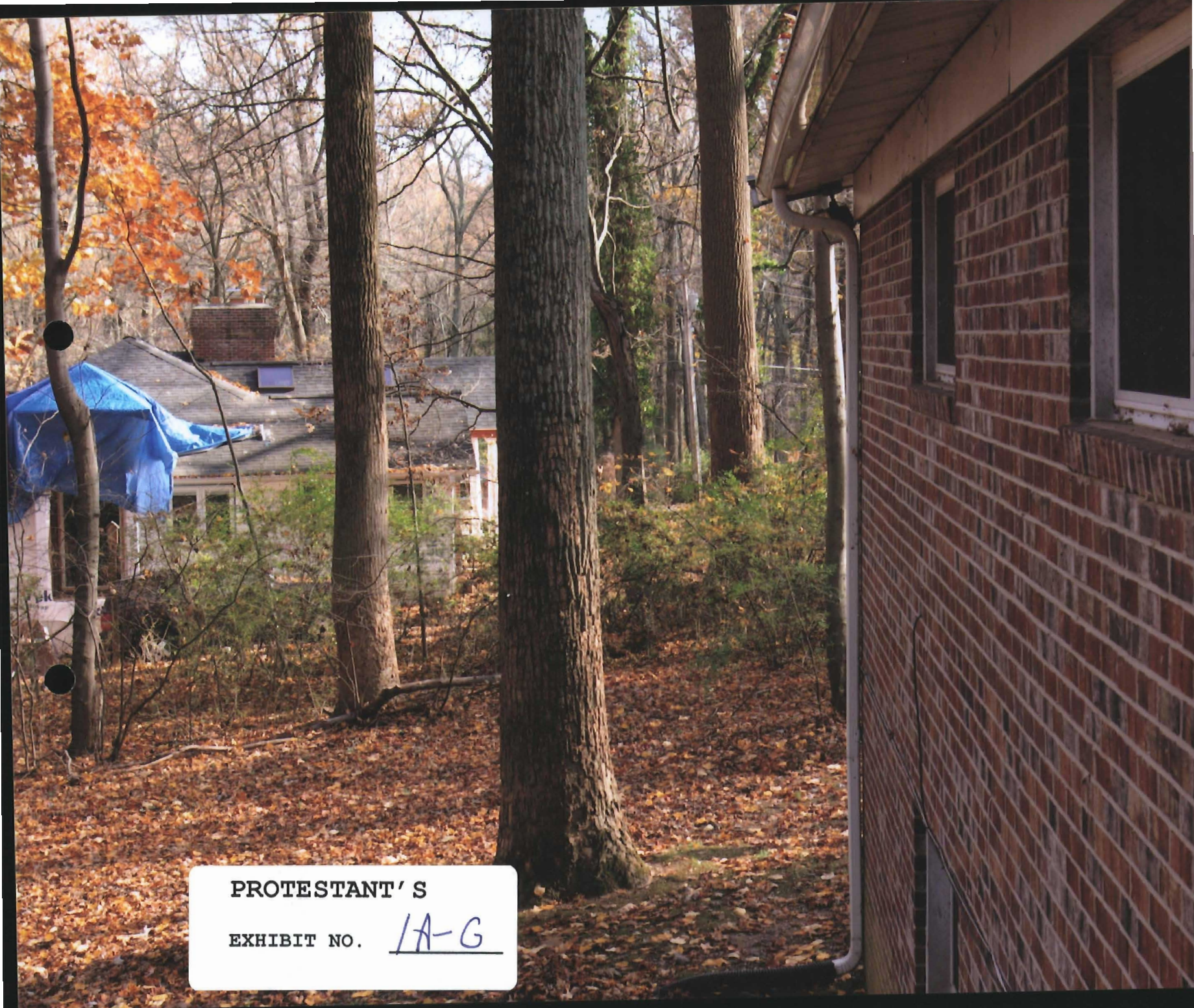
Approval of Plan

Barbara Smuckinson 12/10/08

BARBARA SMUCKINSON

Norm Seff

NORM SEFF 12/10/08



PROTESTANT' S

EXHIBIT NO. 1A-G









ZONING NOTICE

CASE # 2007-0088-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 1091, JEFFERSON BUILDING
PLACE: 100 W. CHESAPEAKE AVE. TOWSON, MD 21204
DATE AND TIME: THURSDAY, NOVEMBER 15, 2007
AT 10:00 A.M.

REQUEST: VARIANCE TO ALLOW ABLE
SETBACK OF 30 FEET ON LEO OF THE NEARBY
30 FEET ALANALSTOCK DRIVE

RECOMMENDATIONS DUE TO VARIANCE OR OTHER CONDITIONS ARE CONSIDERED NECESSARY
TO CONSIDER VARIANCE (SEE 2007-0088-A)

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE





AFFIDAVIT OF PHIL WAGNER

1. My name is Phil Wagner, and I am over age 18 and competent to testify regarding the matters described herein.
2. I reside with my wife Linda DuVall at 1411 Highview Drive, Lutherville, MD 21093. My phone number is 410-561-4323.
3. 1411 Highview Drive corresponds to Lot #4, Section B Greenwood development.
4. My home is across Highview Drive from Mr. Seff's property at 2 Candlestick Drive.
5. In July 2007, Mr. Seff approached me regarding a variance that would allow him to build 14 feet into the 50-foot setback on the property line he shares with his neighbor at 1412 Highview Drive.
6. During the discussion, Mr. Seff stated that the septic system and tree location complicated the design of his addition and necessitated an encroachment on the setback.
7. Mr. Seff stated that no neighbor objected to the variance.
8. Mr. Seff did not mention the ADA or any medical problem as a reason for seeking the variance or as a reason for his home remodeling and addition project.
9. ~~He handed me a prepared letter stating, in part, that my wife and I do not object to the variance, and asked that we sign and return it to him.~~ ^{I PCW} ~~PCW~~
10. I showed the letter to my wife and we discussed Mr. Seff's request. Inasmuch as the variance does not affect our property line, and believing no other neighbor objected, my wife and I signed the letter.
11. Subsequently thereto, at least one of the trees Mr. Seff referred to as complicating his design plans was removed because of disease.
12. My wife and I recently learned that Barbara Smelkinson, the owner of 1412 Highview Drive, in fact does object to the encroachment on the setback.

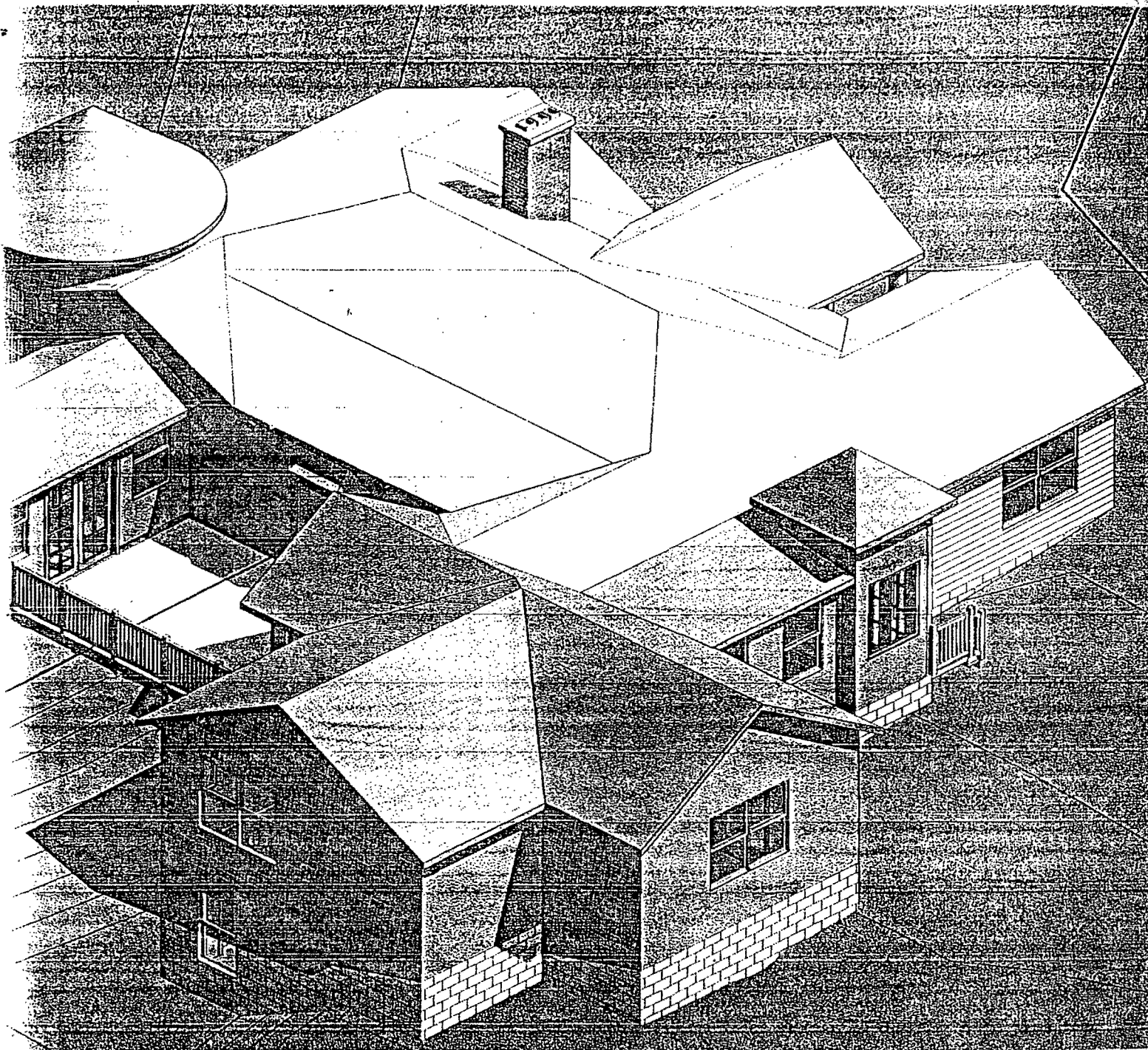
PROTESTANT' S

EXHIBIT NO. 2

13. My wife and I discussed the situation.
14. Although we believe the variance does not affect us personally, and thus we do not object to the variance, we do not support granting the variance given the fact that the affected neighbor objects to the incursion into the setback along her property line.
15. Now that the tree removal has taken place, perhaps an alternative design can be developed to overcome or mitigate objections.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

PC Wagner 11/13/08
Phil Wagner Date



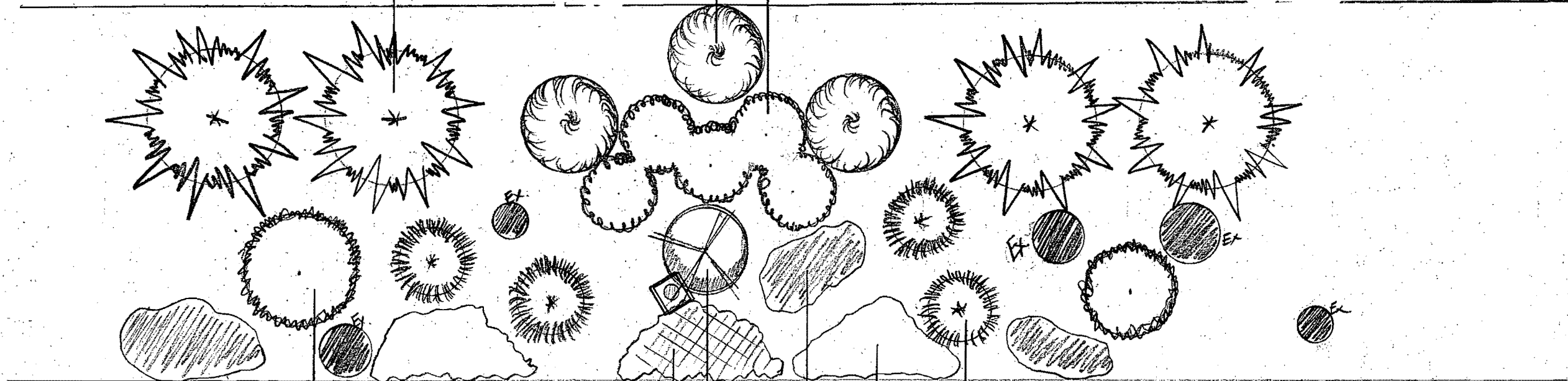
PROTESTANT' S

EXHIBIT NO. 3

(4) LEYLAND CYPRESS

(3) CRYPTOMERIA JAPONICA

(5) SHIROBANA SPIREA



Rhododendron
(2) ~~AUCUBA~~ JAPONICA

(4) MAHONIA

(10) LAVENDER

(11) BLACK-EYED SUSAN

(7) 'KIM'S KNEE-HIGH' CONE FLOWER

CORAL BARK MAPLE

**BEFF
RESIDENCE**

Landscape Contractors • Nurserymen • Irrigation • Golf Course Construction



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UNLIMITED
INC.**

www.outside-unlimited.com

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FAX: (410) 374-1536

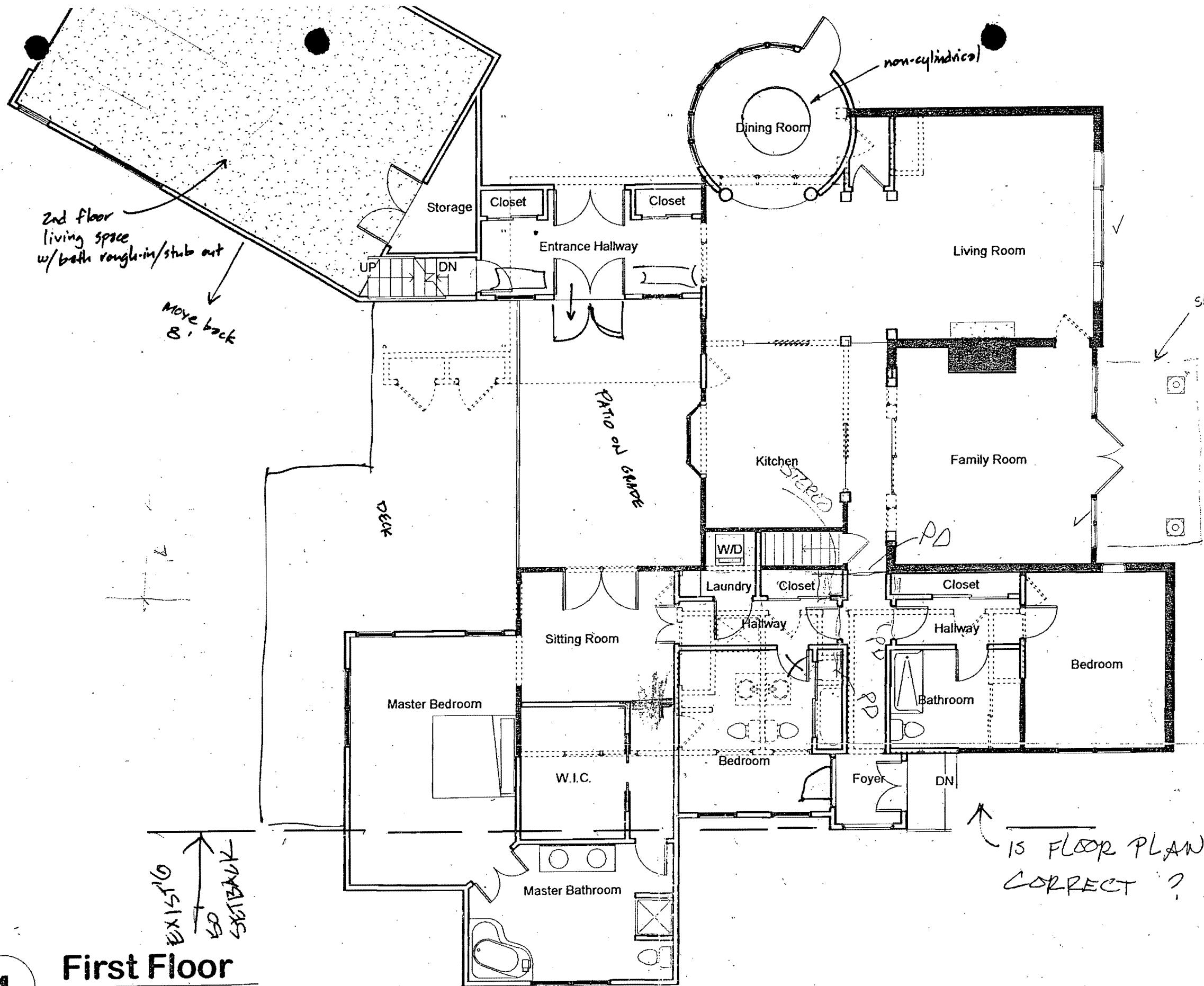
3042 GREEN VALLEY ROAD
IJAMSVILLE, MARYLAND 21754
DC METRO: (301) 865-8101
(301) 865-8102
FAX: (301) 865-8103

Approval signature of planting to
buffer area between residence
M.

Barbara Smelkinn
Barbara Smelkinn 12/10/08

Uran An Seff
URAN AN SEFF
12/10/08

SCALE: 1/8" = 1'



1 First Floor
1/8" = 1'-0"

↑ IS FLOOR PLAN CORRECT ?

PETITIONER'S
EXHIBIT NO. 3

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2 CANDLESTICK DRIVE

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

SUBDIVISION NAME GREENWOOD

PLAT BOOK # 19 FOLIO # 21 LOT # 11 SECTION # B

OWNER JANN & NORM SEFF

BARBARA SMELKINSON
1412 HIGHVIEW DRIVE
TAX # 0819053300
LOT 12 LIBER 19 FOLIO 21
PHONE 410-825-6050

MARVIN & ERMA YAKER
4 CANDLESTICK DRIVE
TAX # 082067225
LIBER 19 FOLIO 21
PHONE 410-583-1958

HIGHVIEW DRIVE

1412

WOODED
& DENSE FOILAGE

ADD TREES
FOR "SCREEN"

11-14-08

PETITIONER'S

EXHIBIT NO. 1

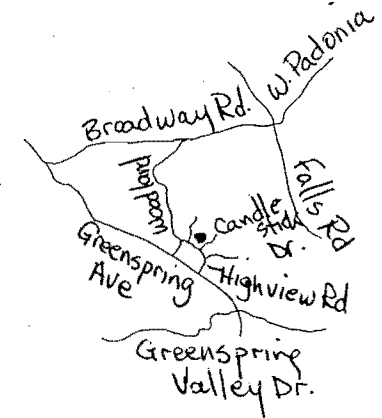
NORTH

JANN & NORM SEFF
2 CANDLESTICK DR.
TAX # 0807061040

PREPARED BY NORM SEFF

302.81' CANDLESTICK DRIVE

SCALE OF DRAWING: 1" =



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP #

ZONING RC5

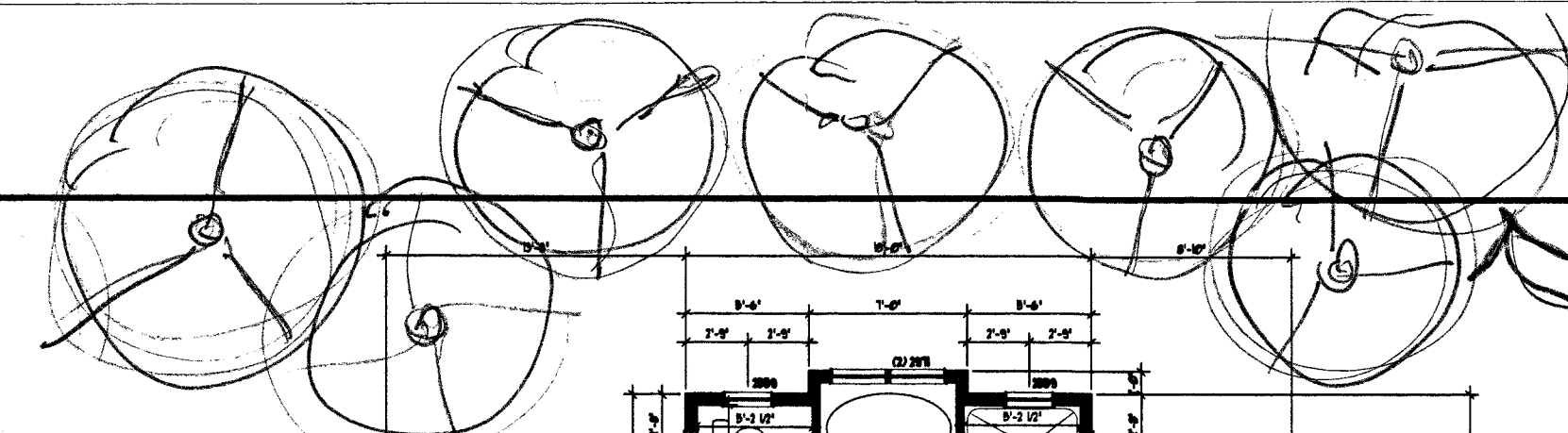
LOT SIZE 1.69

ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING		☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



ADD NEW PLANTING +
STAGGER
TREES
TO
"SCREEN"
11-14-08

NOTE 1: ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.

NOTE 2: ALL DIMENSION ARE ROUGH FRAME UNLESS OTHERWISE NOTED

NOTE 3: ANY AMBIGUITY OR QUESTIONS REGARDING THESE DRAWINGS, THE SPECIFICATIONS OR DETAILS SHALL BE ADDRESSED DIRECTLY WITH THE OWNER/ARCHITECT BEFORE ERRONEOUS PURCHASE OR CONSTRUCTION. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR SUCH ERROR OR MISREPRESENTATION OF THE SPECIFICATIONS, DRAWINGS OR DETAILS.

NOTE 4: ALL STRUCTURE TO BE VERIFIED BY A MD. LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION

1 FIRST FLOOR PLAN
AEI SCALE: 1/8" = 1'-0"

2 ROOF PLAN
AEI SCALE: 1/8" = 1'-0"

3 FRONT ELEVATION
AEI SCALE: 1/8" = 1'-0"

4 RIGHT ELEVATION
AEI SCALE: 1/8" = 1'-0"

5 REAR ELEVATION
AEI SCALE: 1/8" = 1'-0"

6 LEFT ELEVATION
AEI SCALE: 1/8" = 1'-0"

PROGRESS DRAWINGS - NOT FOR CONSTRUCTION

PROPOSED NEW RESIDENCE FOR:
THE SEFF FAMILY
CLIENT STREET
CLIENT CITY

PETER W. RATLIFF, AIA
ARCHITECTS
10004 Stevenson Road
Stevenson, Maryland 21153
tel: 410-281-1100 fax: 410-281-1101 POKARCHITECT@aol.com

CONTENT:
PLANS & ELEVATIONS

REVISIONS		
1.	11-12-08	9.
2.		10.
3.		11.
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START DATE: 00-00-00

SCALE: AS SHOWN

DRAWN BY:

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SHEET OF

PETITIONER'S
EXHIBIT NO. 4