

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Meadowridge Road; 180 feet SW
of the c/l of Joppa Road
9th Election District
5th Councilmanic District
(615 Meadowridge Road)

Eric J. and Megan D. Straczek
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0164-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Eric J. and Megan D. Straczek for property located at 615 Meadowridge Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 20 feet in lieu of the minimum required 40 feet setback for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The lot is triangular in shape whereas the majority of the lots within the development are more rectangular in shape. The triangular shape of the property minimizes the available rear yard. The dwelling is situated closer to the property line than the current zoning would allow. The proposed one story addition is to accommodate the expansion of an existing kitchen. To locate the addition in another area of the house would not be practical.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

1-5-10
m

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 13, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

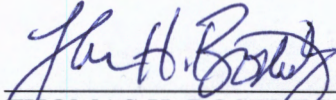
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 5th day of January, 2010 that a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 20 feet in lieu of the minimum required 40 feet setback for an addition is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

1-5-10
/m

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

1-5-10

pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 5, 2010

ERIC J. AND MEGAN D. STRACZEK
615 MEADOWRIDGE ROAD
BALTIMORE MD 21204

Re: Petition for Administrative Variance
Case No. 2010-0164-A
Property: 615 Meadowridge Road

Dear Mr. and Mrs. Straczek:

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 dark ink, appearing to read "John H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: McKee and Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21204



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 615 Meadowridge Road

which is presently zoned D.R.-2

Deed Reference: 12674 / 368 Tax Account # 0903001881

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) 1B02.3.C.1 TO PERMIT A REAR SETBACK OF TWENTY-FEET (20') IN LIEU OF THE MINIMUM REQUIRED FORTY-FOOT (40') SETBACK.

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):

Eric J. Staczek
Name - Type or Print _____
Signature _____
Megan D. Staczek
Name - Type or Print _____
Signature _____
615 Meadowridge Road (410) 823-3485
Address _____ Telephone No. _____
Baltimore MD 21204
City _____ State _____ Zip Code _____

Representative to be Contacted:

McKee and Associates, Inc
Name _____
5 Shawan Road, Suite 1 (410) 527-1555
Address _____ Telephone No. _____
Cockeysville MD 21204
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. 2010-0164-A Reviewed By JE Date 12-1-09
Estimated Posting Date 12-13-09

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 own and reside at 615 Meadowridge Road
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Signature

Eric J. Staczek

Name- print or type

Signature

Megan D. Staczek

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 23 day of November, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Eric J. Staczek and Megan D. Staczek
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Tracy E. Hude
Name of Notary Public

8-1-10
Commission expires

PLACE SEAL HERE:



McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

**Administrative Zoning Variance Request
615 Meadowridge Road
Lot 17, Riderwood Ridge
Plat 12/114
9th Election District
5th Councilmanic District**

Justification for the Requested Relief:

The subject property is currently improved with a dwelling.

The subdivision was created and recorded prior to the existence of zoning regulations.
(June 1941)

Since there was no zoning in effect at the time of plat recordation, current regulations apply. See Section 1B02.3.A.5 of the Baltimore County Zoning Regulations.

The dwelling is currently situated closer to the property line than the current zoning would allow, and to relocate the dwelling would be practically difficult.

The lot is uniquely triangular in shape whereas the majority of the lots within the development are more rectangular in shape. The triangular shape of the property minimizes the available rear yard. (It should be noted that Lot 16 across the street is also triangular, but it is not currently improved.)

The proposed one-story addition is to accommodate the expansion of an existing kitchen. To locate the addition in another area of the house would not be practical.

The proposed one-story addition is located in an area believed to be of minimal visual impact to the neighboring dwellings.

Granting of the requested variance relief would be within the spirit and intent of the regulations and would not be detrimental to the health, safety, or general welfare of the surrounding area.



McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

**ZONING DESCRIPTION
615 MEADOWRIDGE ROAD
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MD**

BEGINNING at a point on Southeast side of Meadowridge Road, 50 feet wide, said point being situated 180' southwesterly from the centerline of Joppa Road. Being Lot 17 as shown on Plot Plan, Riderwood Ridge recorded in Baltimore County Plat Book C.W.B., Jr. Liber 12, Folio 114 and containing 17,596 s.f. or 0.40 acres of land, more or less.

Being known as 615 Meadowridge Road and lying in the 9th Election District, 5th Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2010- 0164 -A Address 615 Meadowridge Rd.Contact Person: Jun Fernando Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 12-1-09 Posting Date: 12-13-09 Closing Date: 12-28-09

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 2010- 0164 -A Address 615 Meadowridge Rd.Petitioner's Name Eric & Megan Staszek Telephone 410Posting Date: 12-13-09 Closing Date: 12-28-09Wording for Sign: To Permit a rear setbacks of twenty feet (20') in
lieu of the minimum required forty-foot (40') setbacks.

Revised 8/20/09

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2010 - 0164 - A
Petitioner: ERIC J. STACZEK MEGAN D. STACZEK
Address or Location: 615 MEADOWRIDGE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ERIC J. STACZEK
Address: 615 MEADOWRIDGE ROAD
BALTIMORE, MD 21204
Telephone Number: (410) 823-3485

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

No. 477

Date: 12-1-78

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				

Total: 250

Rec
From: Michael J. ...

For: ...

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2010-0164-A

Petitioner/Developer ERIC S
MEGAN STACZEK

Date Of Hearing/Closing: 12/28/09

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 615 MEADOWRIDGE RD

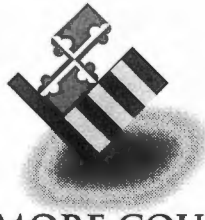
This sign(s) were posted on December 13, 2009
Month, Day, Year

Sincerely,

Martin Ogle 12/13/09
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 31, 2009

Eric & Megan Staczek
615 Meadowridge Rd.
Baltimore, MD 21204

Dear: Eric & Megan Staczek

RE: Case Number 2010-0164-A, 615 Meadowridge Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 01, 2009. 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.

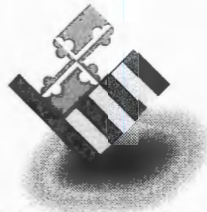
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
McKee and Associates, Inc.; 5 Shawn Rd. Ste. 1; Cockeysville, MD 21204



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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 10, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 6th 2009

Item Numbers: 0152, 0156, 0157, 0158, 0160, 0161, 0162, 0163, 0164, 0165

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Noli J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: DEC. 11, 2009

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

RE: Baltimore County
Item No. 2010 - 0164-A
615 MEADOWRIDGE RD.
STRACZEK 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. 2010 - 0164-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 21, 2009
Item Nos. 2010-0150, 152, 156, 157,
158, 159, 160, 161, 163, 164 and 165

DATE: December 10, 2009

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12212009 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 21, 2009

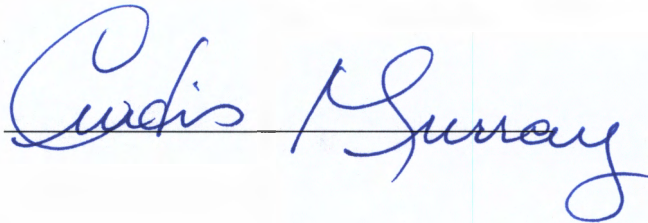
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-164- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

DEC 22 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

AV
12-28-10



RECEIVED

JAN 22 2010

TO: Timothy M. Kotroco **ZONING COMMISSIONER**
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: January 22, 2010
SUBJECT: Zoning Item # 10-164-A
Address 615 Meadowbridge Road
(Straczek Property)

Zoning Advisory Committee Meeting of December 6, 2009.

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

Reviewer: JWL

Date: 1/22/10

McKEE & ASSOCIATES, INC.
*Engineering • Surveying • Real Estate Development
Environmental Planning*

5 SHAWAN ROAD, SUITE 1
Tel: 410-527-1555

COCKEYSVILLE, MD 21030
Fax: 410-527-1563



FROM MEADOWRIDGE RD, TOWARDS FRONT YARD #615 MEADOWRIDGE RD



FROM FRONT YARD #615 MEADOWRIDGE RD, EAST TOWARDS
WEST JOPPA ROAD

615 MEADOWRIDGE ROAD
BALTIMORE, MD 21204

McKEE & ASSOCIATES, INC.
*Engineering • Surveying • Real Estate Development
Environmental Planning*

5 SHAWAN ROAD, SUITE 1
Tel: 410-527-1555

COCKEYSVILLE, MD 21030
Fax: 410-527-1563



FROM FRONT YARD #615 MEADOWRIDGE RD, WEST TOWARDS
#613 MEADOW RIDGE RD



FROM FRONT YARD #615 MEADOWRIDGE RD, NORTH TOWARDS
#618 MEADOWRIDGE RD

615 MEADOWRIDGE ROAD
BALTIMORE, MD 21204

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Real Estate Development
Environmental Planning*

5 SHAWAN ROAD, SUITE 1
Tel: 410-527-1555

COCKEYSVILLE, MD 21030
Fax: 410-527-1563



FROM MEADOWRIDGE RD NEAR WEST PROPERTY CORNER, TOWARDS
#613 MEADOWRIDGE RD (ON RIGHT)



REAR OF EXISTING DWELLING, IN AREA OF PROPOSED 1-STORY ADDITION

615 MEADOWRIDGE ROAD
BALTIMORE, MD 21204



McKEE & ASSOCIATES, INC.
*Engineering • Surveying • Real Estate Development
Environmental Planning*

5 SHAWAN ROAD, SUITE 1
Tel: 410-527-1555

COCKEYSVILLE, MD 21030
Fax: 410-527-1563



FROM BACK YARD OF #615 MEADOWRIDGE RD, FACING SOUTHWEST
TOWARDS #613 MEADOWRIDGE RD



FROM BACK YARD OF #615 MEADOWRIDGE RD, FACING SOUTHEAST
TOWARDS #616 GREENWOOD ROAD

615 MEADOWRIDGE ROAD
BALTIMORE, MD 21204

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Real Estate Development
Environmental Planning*

5 SHAWAN ROAD, SUITE 1
Tel: 410-527-1555

COCKEYSVILLE, MD 21030
Fax: 410-527-1563



FROM BACK YARD OF #615 MEADOWRIDGE RD, FACING NORTHEAST
TOWARDS #617 MEADOWRIDGE RD

615 MEADOWRIDGE ROAD
BALTIMORE, MD 21204

2010-0164-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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

Account Identifier: District - 09 **Account Number -** 0903001881

Owner Information

Owner Name:	STACZEK ERIC J STACZEK MEGAN D	Use:	RESIDENTIAL
Mailing Address:	615 MEADOWRIDGE RD BALTIMORE MD 21204-3737	Principal Residence:	YES
		Deed Reference:	1) /12674/ 368 2)

Location & Structure Information

Premises Address
615 MEADOWRIDGE RD

Legal Description

615 MEADOWRIDGE RD SES
RIDERWOOD RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
69	5	883					17	2	Plat Ref: 12/ 114

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	2,312 SF	19,836.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	1/2 BRICK FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	153,950	203,950		
Improvements:	244,190	313,880		
Total:	398,140	517,830	477,932	517,830
Preferential Land:	0	0	0	0

Transfer Information

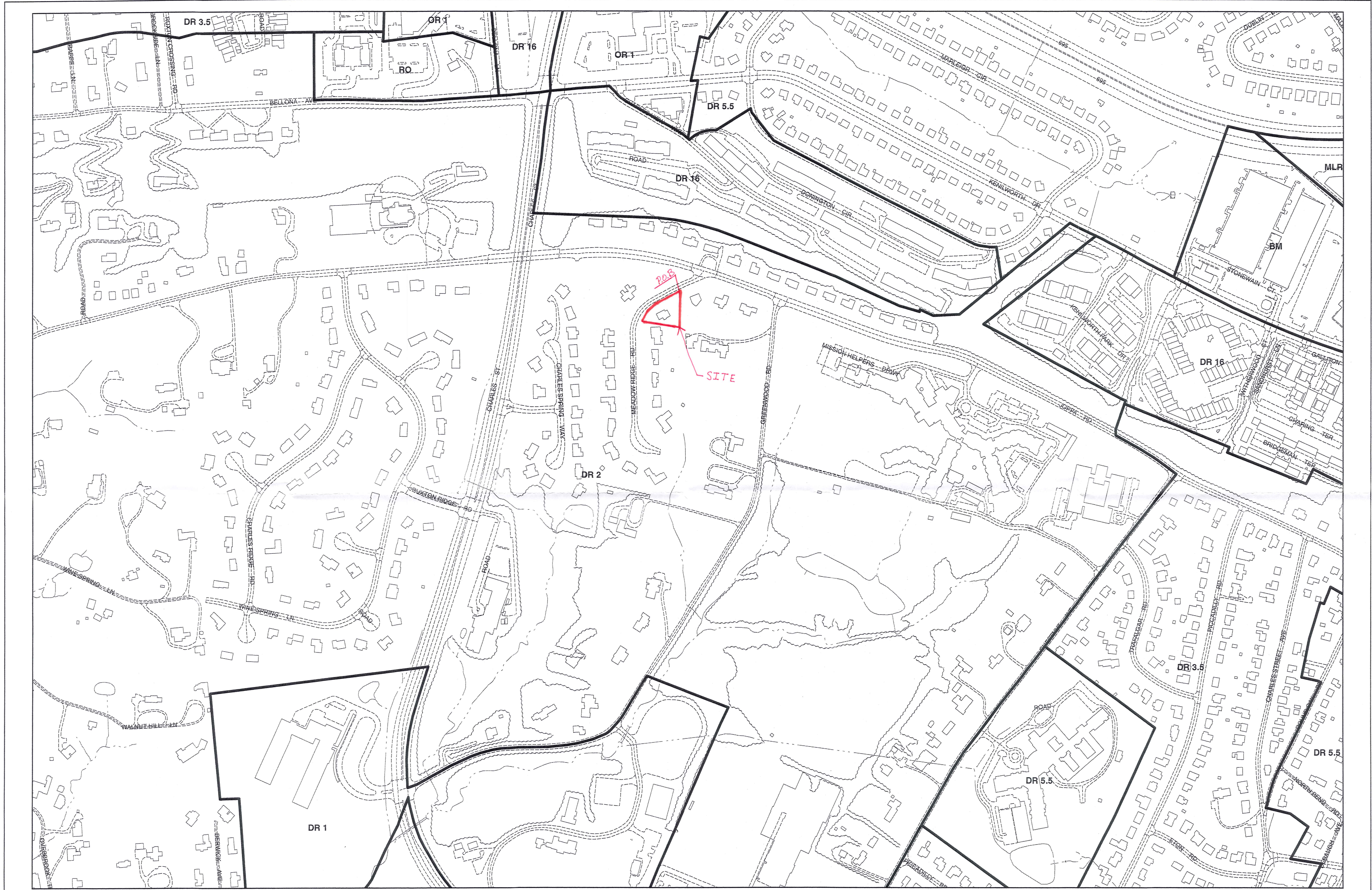
Seller: GREEN F GILLIS	Date: 02/20/1998	Price: \$263,800
Type: IMPROVED ARMS-LENGTH	Deed1: /12674/ 368	Deed2:
Seller: CALLIS WILLIAM J	Date: 03/30/1993	Price: \$248,150
Type: IMPROVED ARMS-LENGTH	Deed1: / 9683/ 329	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Plan Sheet: 069C1

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

- | | | |
|-----------|---------|------------|
| Buildings | Streams | Vegetation |
| Zoning | Roads | Rail Lines |

Baltimore County Office of Planning and Zoning Official Zoning Map

060A3	060B3	060C3	061A3	061B3
069A1	069B1	069C1	070A1	070B1
069A2	069B2	069C2	070A2	070B2

Scale

1" = 200'

0 100 200 400
Feet



Data Sources:
Planimetric Data - Baltimore County
GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

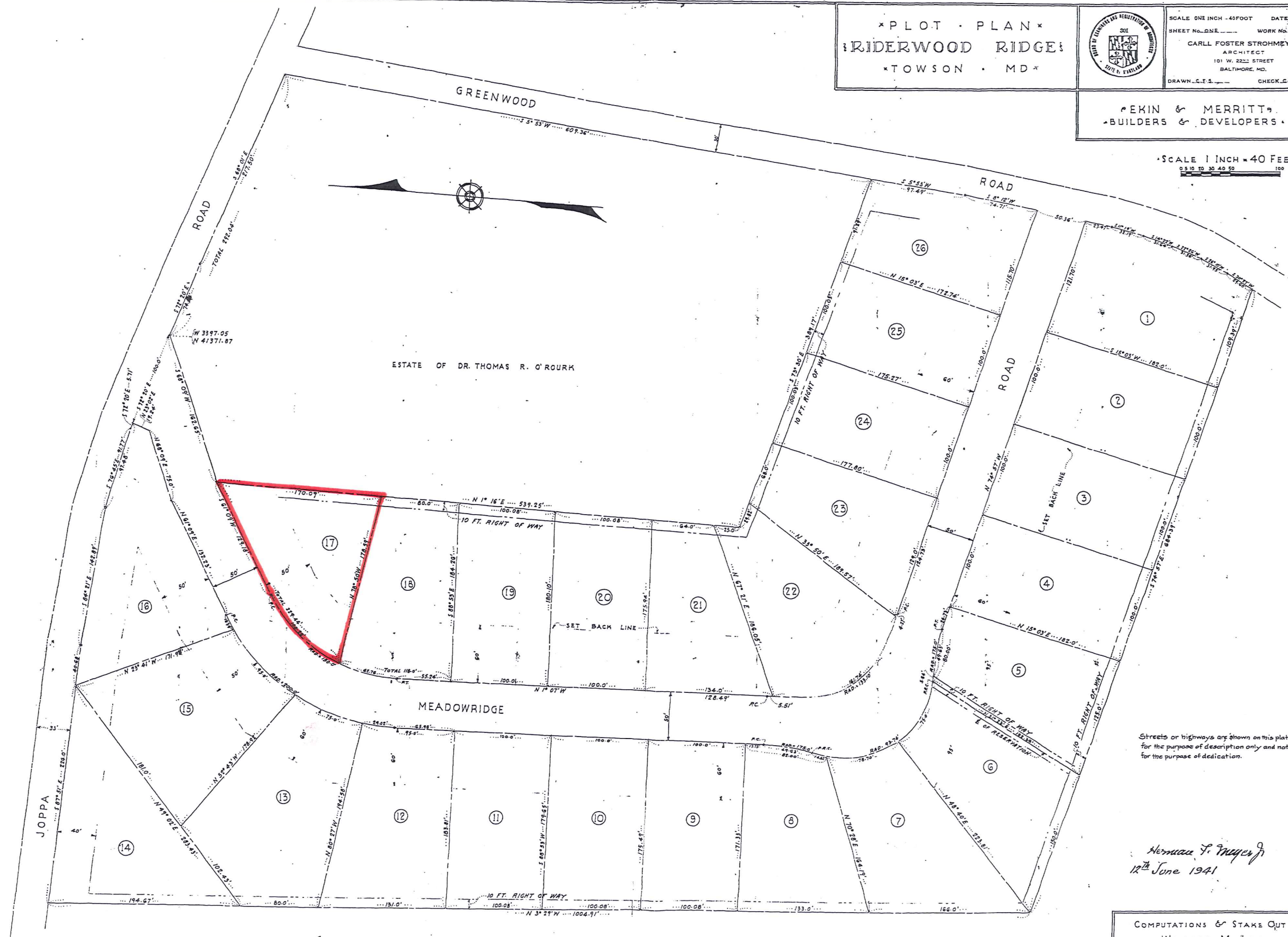
PLOT PLAN
RIDERWOOD RIDGE
TOWSON MD



SCALE ONE INCH = 40 FEET DATE JUNE 3, 1941
SHEET NO. ONE WORK NO. 873
CARL FOSTER STROHMEYER
ARCHITECT
101 W. 22ND STREET
BALTIMORE, MD.
DRAWN C.E.S. CHECK C.F.S.

E. KIN & MERRITT
BUILDERS & DEVELOPERS

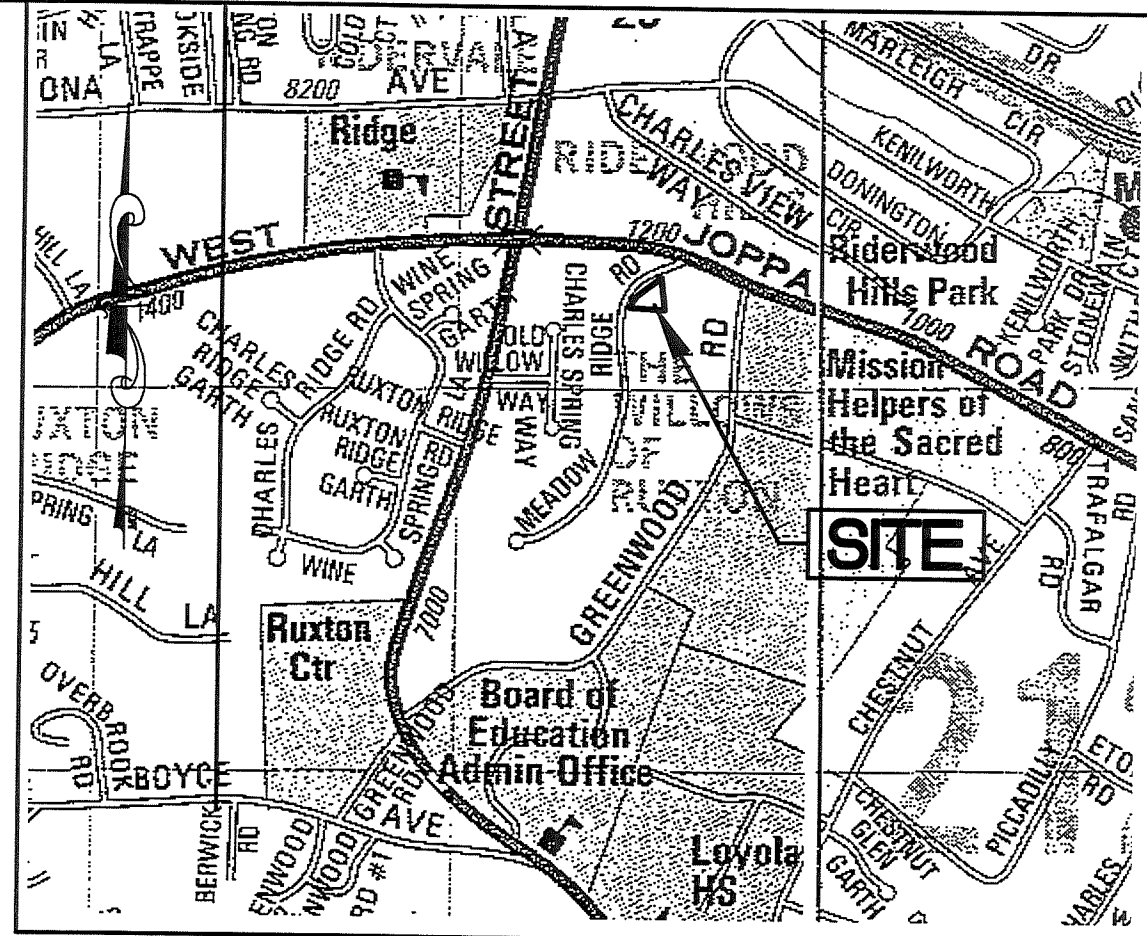
SCALE 1 INCH = 40 FEET
0 10 20 30 40 50 100



Herma F. Meyer
12th June 1941

COMPUTATIONS & STAKE OUT BY
WILLARD M. LEE
REGISTERED CIVIL ENGINEER
DATE JUNE 3, 1941

NOT TO SCALE



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT: 9TH
COUNCILMANIC DISTRICT: 5TH
200 SCALE MAP No.: 069C1
PRESENT ZONING: DR2
GROSS AREA: 17,596 S.F./0.40 ACRES +/-

	PUBLIC	PRIVATE		YES	NO
WATER	☒	☐	CHESAPEAKE BAY CRITICAL AREA:	☐	☒
SEWER	☒	☐	100-YEAR FLOOD PLAIN:	☐	☒
			HISTORIC PROPERTY/ BUILDING:	☐	☒
			PRIOR ZONING HEARINGS:	☒	☐

THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.

OWNER INFORMATION:
ERIC J. STACZEK &
MEGAN D. STACZEK
615 MEADOWRIDGE ROAD
BALTIMORE, MD 21204-3737

SITE ADDRESS: #615 MEADOWRIDGE ROAD
DEED REFERENCE: 12674/368
BEING: LOT 17, RIDERWOOD RIDGE, PLAT C.W.B., Jr. 12/114
TAX MAP 69, GRID 5, PARCEL 883
PROPERTY TAX ACCT. No.: 0903001881

PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE ZONING VARIANCE
#615 MEADOWRIDGE ROAD

9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
5TH COUNCILMANIC DISTRICT
SCALE: 1" = 20' DATE: NOVEMBER 19, 2009
MAI PROJECT #HH-052

PRIOR ZONING HEARING:

PREVIOUS ZONING VARIANCE CASE No. 90-24-A:

A VARIANCE TO PERMIT A REAR YARD SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 40 FEET FOR ATTACHMENT OF A FLAT ROOF ONE STORY GARAGE.

GRANTED AUGUST 15, 1989 SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONERS ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30 DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONERS WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.

2. THE PETITIONERS SHALL NOT ALLOW OR CAUSE THE ACCESSORY STRUCTURE TO BE CONVERTED TO A SECOND DWELLING UNIT AND/OR APARTMENT. THE GARAGE SHALL CONTAIN NO LIVING OR SLEEPING QUARTERS, AND NO KITCHEN OR BATHROOM FACILITIES.

3. UPON REQUEST AND REASONABLE NOTICE, THE PETITIONERS SHALL PERMIT A REPRESENTATIVE OF THE ZONING ENFORCEMENT DIVISION TO MAKE AN INSPECTION OF THE SUBJECT PROPERTY TO INSURE COMPLIANCE WITH THIS ORDER.

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development

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