

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Beech Drive; 492 feet SE of
the c/l of Cypress Drive
15th Election District
6th Councilmanic District
(1135 Beech Drive)

Robert N. Raphael
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0249-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Robert N. Raphael for property located at 1135 Beech Drive. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (garage) to have a side yard setback of 6 feet and a rear yard setback of 5 feet in lieu of the required 10 feet and 30 feet, respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The location for the garage addition as depicted on the site plan is the only place where it can logically be constructed. The garage will utilize the existing driveway and parking pad area. The property is irregular in shape with the dwelling constructed 65 feet from the rear property line. John Waskiewicz residing at 1138 Beech Drive, submitted a letter stating that he has no objection to the proposed garage addition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated March 30, 2010 which indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage.

ORDER RECEIVED FOR FILING

Date 4.26.10

By ps

Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management (DEPRM) dated April 26, 2010 which indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations. The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% without mitigation, but may go up to 31.25% with mitigation for the amount over 25%. Four trees are required on site to meet the 15% afforestation requirement. All BMA requirements must be met. According to DEPRM's records, the property is still on private septic. Therefore, the Groundwater Section of DEPRM will need to review the proposed garage addition permit before approving it.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 30, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

ORDER RECEIVED FOR FILING

Date 4.26.10

By PJ 2

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 28th day of April, 2010 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (garage) to have a side yard setback of 6 feet and a rear yard setback of 5 feet in lieu of the required 10 feet and 30 feet, respectively is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
3. The flood protection elevation for this site is 11.2 feet.
4. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
9. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).

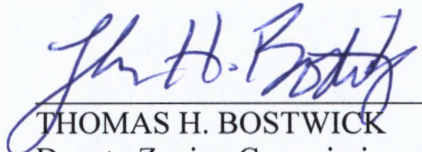
ORDER RECEIVED FOR FILING

Date 4.26.10

By PZ

10. The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% without mitigation, but may go up to 31.25% with mitigation for the amount over 25%. Four trees are required on site to meet the 15% afforestation requirement. All BMA requirements must be met.
11. The Groundwater Section of the Department of Environmental Protection and Resource Management will need to review the proposed garage addition permit before approving it.

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

Date 4-26-10

By pn



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 26, 2010

ROBERT N. RAPHEL
1135 BEECH DRIVE
MIDDLE RIVER MD 21220

Re: Petition for Administrative Variance
Case No. 2010-0249-A
Property: 1135 Beech Drive

Dear Mr. Raphael:

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 cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1135 Beech Dr
which is presently zoned DR 3.5

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) 1B02.3.C.1 - to permit a proposed addition (garage) to have a side yard setback of 6 feet and a rear yard setback of 5 feet in lieu of the required 10 and 30, respectively

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 _____ Date 4.26.10

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

1135 Beech Dr 410 6866153
Address Telephone No.

Middle River MD 21220
City State Zip Code

Representative to be Contacted:

Name _____

Address _____

City _____

Telephone No. _____

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. 2010-0249-A

REV 10/25/01

Reviewed By [Signature] Date 3/23/10

Estimated Posting Date 4/4/10

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

Address 1135 Beech Dr
Middle River MD 21220
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):

- Not enough room to meet setback under current zoning
- Any other location (East, West or South of house) would be within the 100 ft Chesapeake Bay Critical area.
- On east side of house are 3 oak trees not to be disturbed
- Location requested is where existing driveway and parking pad are

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.

Robert N. Raphael
Signature
Robert N. Raphael
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of March 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Robert N. Raphael of Maryland, the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Leah S. S. S. S.
Notary Public
My Commission Expires 11-05-11

ZONING DESCRIPTION FOR 1135 BEECH DRIVE, MIDDLE RIVER 21220

Beginning at a point on the south side of Beech Drive which is 30 feet wide at the distance of 492 (+/-) ^{southeast} from the centerline of the nearest improved intersecting street ^{Cypress} Beech Drive, which is 50 feet wide. Being Lot 23 in the subdivision of Bulneck. As recorded in Liber No 4, Folio 172, containing 13,080 sq feet. Also known as 1135 Beech Drive and located in the 15th Election District, 6th Councilmanic District.

Item # 0249

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0249 -A Address 1135 Beech Dr

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/23/10 Posting Date: 4/4/10 Closing Date: 4/19/10

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0249 -A Address 1135 Beech Dr

Petitioner's Name Robt. Raphael Telephone 410 686 6153

Posting Date: 4/4/10 Closing Date: 4/19/10

Wording for Sign: To Permit a proposed addition (garage) to have a side yard setback of 6 feet and a rear yard setback of 5 feet in lieu of the required 10 and 30, respectively

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: 2010-0249-A
Petitioner: Robert N Raphael
Address or Location: 1135 Beech Dr

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert N. Raphael
Address: 1135 Beech Dr
Middle River, MD
21220
Telephone Number: 410 686 6153

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

No. 225

Date: 3/23/11

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

Total: _____

**Rec
From:** _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 2010-0249-A

OWNER/PETITIONER:

Robert Raphel

DATE OF CLOSING: 4/19/10

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:
1135 Beech Drive

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER:

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 3/30/10

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #: 2010-0249-A

To permit: A proposed addition (garage)
to have a side yard setback of 6 feet and a
rear yard setback of 5 feet in lieu of the re-
quired 10 feet and 30 feet, respectively

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON April 19, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE
TOWSON, MD. 21204
TEL. 410-887-3391

HEARINGS ARE HANDICAPPED ACCESSIBLE





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 19, 2010

Rabee Raphael
1135 Beech Dr.
Middle River, MD 21220

Dear: Rabee Raphael

RE: Case Number 2010-0249-A, 1135 Beech Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 23, 2010. 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 6, 2010

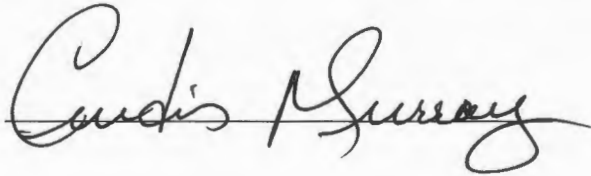
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-249- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

APR 06 2010

ZONING COMMISSIONER



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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 29, 2010

Item Numbers: 0246-0249

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



Beverly K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: APRIL 7, 2010

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

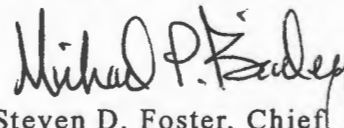
RE: Baltimore County
Item No. 2010-0249-A
1135 BEECH DRIVE
RAPHEL PROPERTY
ADMIN. VARIANCE -

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 - 0249-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

My telephone number/toll-free number is _____.

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 30, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For April 12, 2010
Item No.: 2010-249

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK: CEN: cab

cc: File

G:\DevPlanRev\ZAC - Comments\ZAC-ITEM NO 2010-0249-04122010.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR 29 2010



ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: April 26, 2010

SUBJECT: Zoning Item # 10-249-A
Address 1135 Beech Drive
(Raphel Property)

Zoning Advisory Committee Meeting of March 29, 2010

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

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% without mitigation, but may go up to 31.25% with mitigation for the amount over 25%. Four trees are required on site to meet the 15% afforestation requirement. All BMA requirements must be met. – *Regina Esslinger; Environmental Impact Review*

According to our records, the property is still on private septic. Therefore, our Groundwater Section of DEPRM will need to review the proposed garage addition permit before approving it. – *Dan Esser; Groundwater Management*

Patricia Zook - Case 2010-0249-A - 1135 Beech Drive

From: Patricia Zook
To: Livingston, Jeffrey
Date: 4/23/2010 9:50 AM
Subject: Case 2010-0249-A - 1135 Beech Drive

Good morning Jeff -

The above-referenced administrative variance case needs comments from DEPRM.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

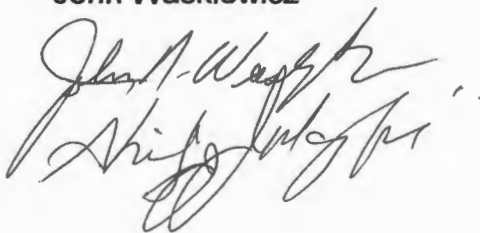
pzook@baltimorecountymd.gov

March 22, 2010

1138 BEECH DR.

I, John Waskiewicz, hereby confirm that I have no objection to the variance, requested by Robert Raphel, necessary for him to build his garage addition. This variance is related to allowing a side setback of 6 feet and a rear setback of 5 feet, rather than the standard 10 and 30 ft respectively.

John Waskiewicz

A handwritten signature in black ink, appearing to read "John Waskiewicz", written over a printed name.

Item #0249

LOOK AT BACK OF HOUSE AND WASKIEWICZ
DRIVEWAY



LOOK FROM BEECH DR WEST AT
WASKIEWICZ HOME



LOOK NORTH EAST TOWARDS
FINN HOUSE



LOOK up BEECH DRIVE North



Item #0249

LOOKING FROM DRIVEWAY ENTRANCE TO WHERE PROPOSED GARAGE TO
Be Built



LOOKING ACROSS FROM WASKIEWICZ DRIVE
OVER MY FENCE + SHED TO BACK OF MY HOUSE



Item # 0249

BACK OF HOUSE LOOKING WEST



BACK OF HOUSE WHERE PROPOSED GARAGE TO BE BUILT



BACK OF HOUSE LOOKING NORTH AT BEECH DRIVE

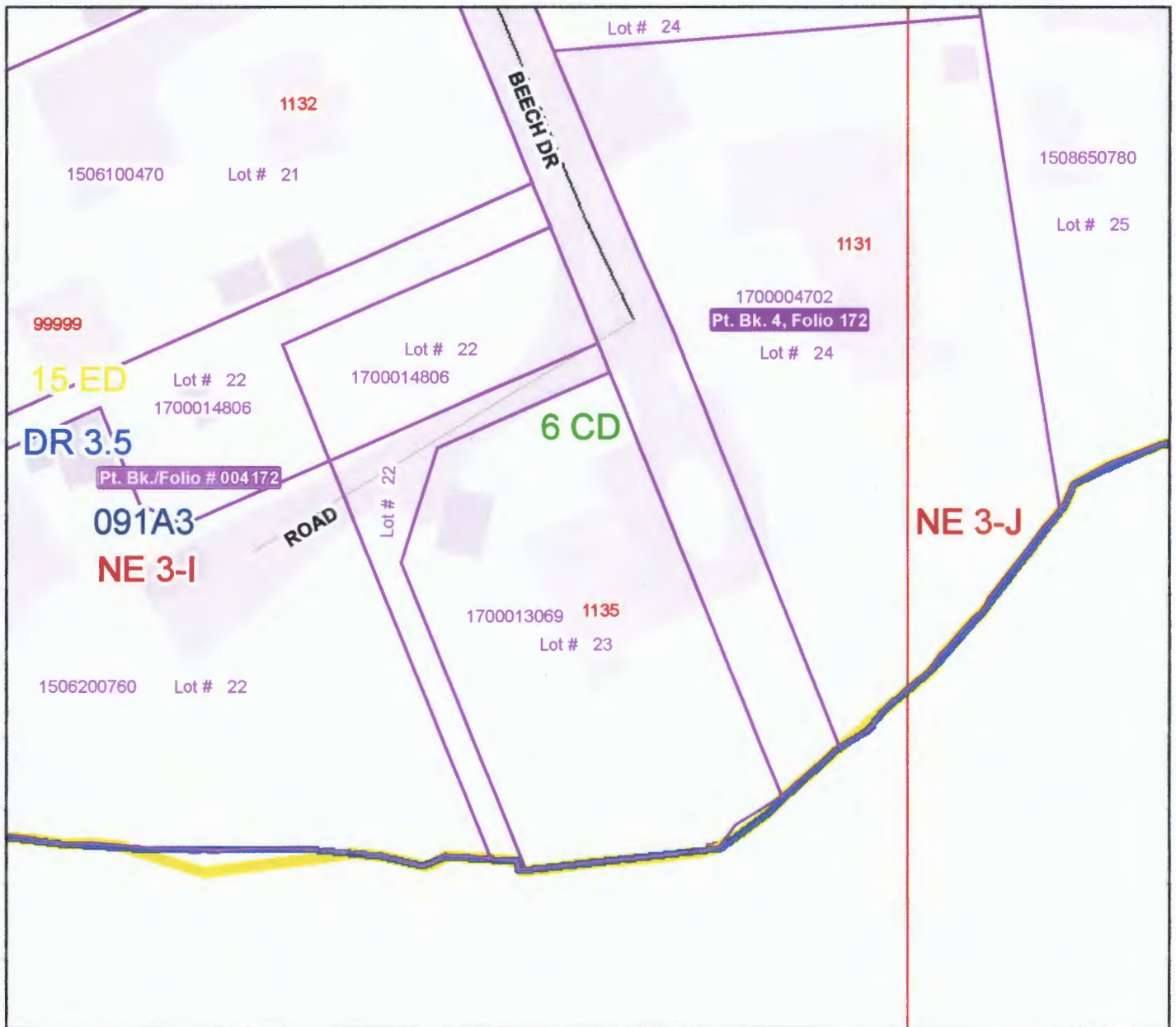


Looking South From Beech Drive



Item #0249

1135 Beech Drive



Publication Date: March 19, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 Feet

1 inch = 50 feet

Item #0249

172 W.P.C. N°4.

NOTES: Figures on Plans are given on this
Plan and reference from Deduction to
a Scale of 1" = 100' and are given for
purposes of description only, the
simple error therein being hereby
waived to all intents.



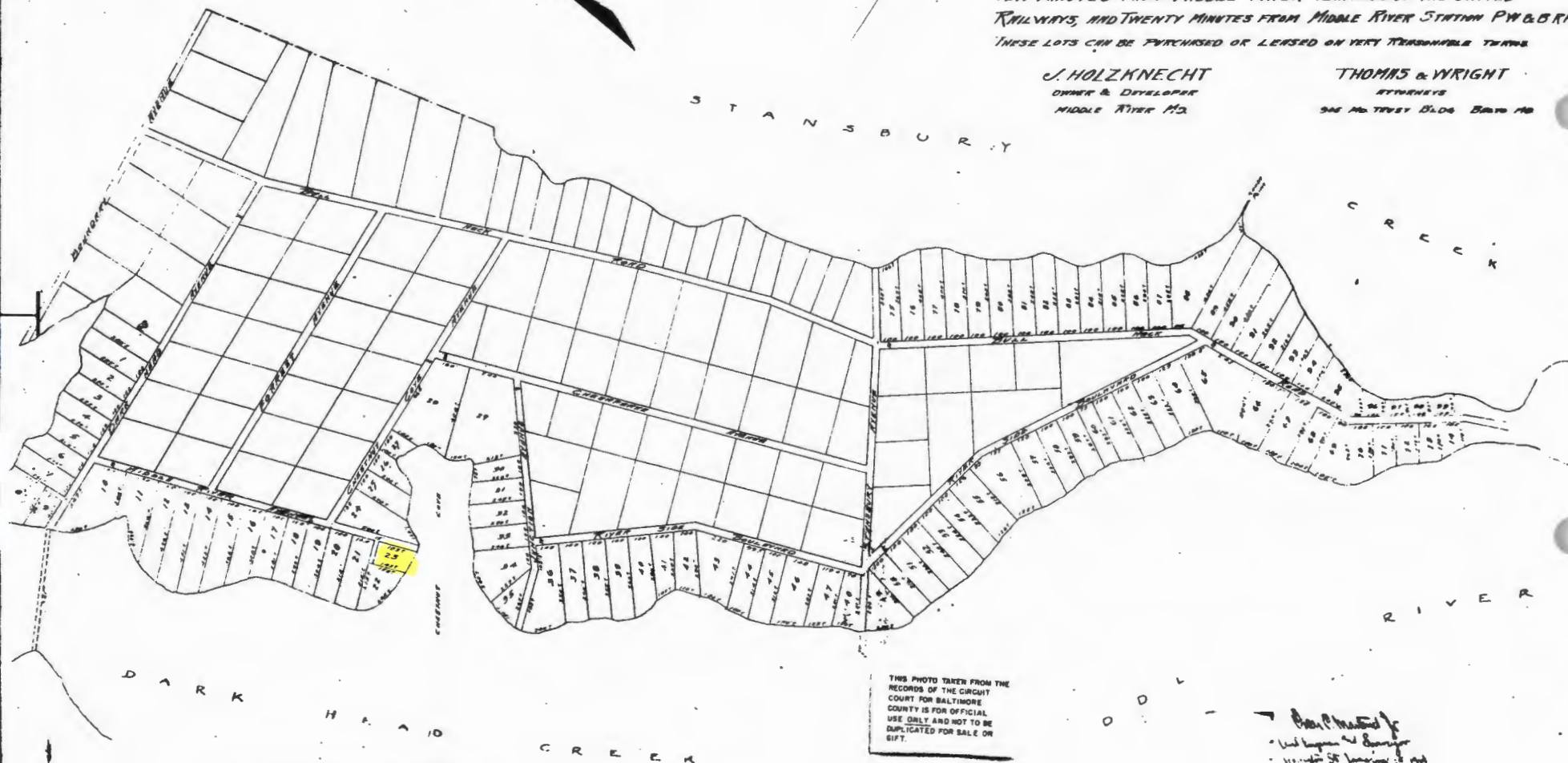
~BULL NECK~

SHOREFRONT LOTS ON MIDDLE RIVER AND STANSBURY CREEK
OVERLOOKING CHESAPEAKE BAY. HIGH PLenty OF SHADE, SANDY
BEACH, EXCELLENT FISHING, CRABBING AND BOATING.
TEN MINUTES FROM MIDDLE RIVER TERMINUS OF THE UNITED
RAILWAYS, AND TWENTY MINUTES FROM MIDDLE RIVER STATION P.W. & O.R.A.
THESE LOTS CAN BE PURCHASED OR LEASED ON VERY REASONABLE TERMS.

J. HOLZKNECHT
OWNER & DEVELOPER
MIDDLE RIVER MD.

THOMAS & WRIGHT
ATTORNEYS
504 N. TRIST BLDG BALTO MD

S T A N S B U R Y



THIS PHOTO TAKEN FROM THE
RECORDS OF THE CIRCUIT
COURT FOR BALTIMORE
COUNTY IS FOR OFFICIAL
USE ONLY AND NOT TO BE
DUPLICATED FOR SALE OR
GIFT.

1st filed for record Oct 8th 1915
2nd W. P. Cole, Clerk

Handwritten notes:
- Lot 21 is 1/2 acre
- 1/2 acre 50 feet wide
- 1/2 acre

Item #0249

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1135 Beech Drive

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

SUBDIVISION NAME Bulneck

PLAT BOOK # 04 FOLIO # 172 LOT # 23 SECTION # ✓

OWNER Robert Raphael

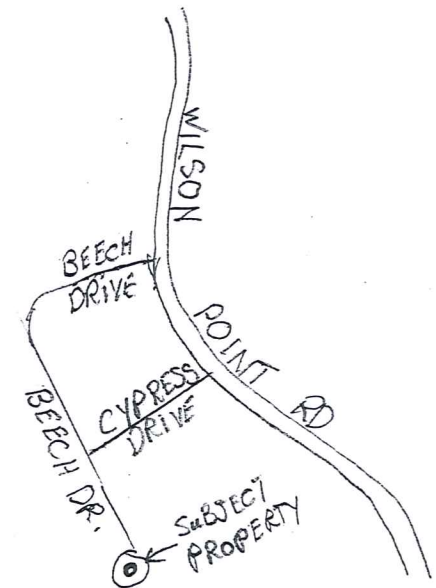
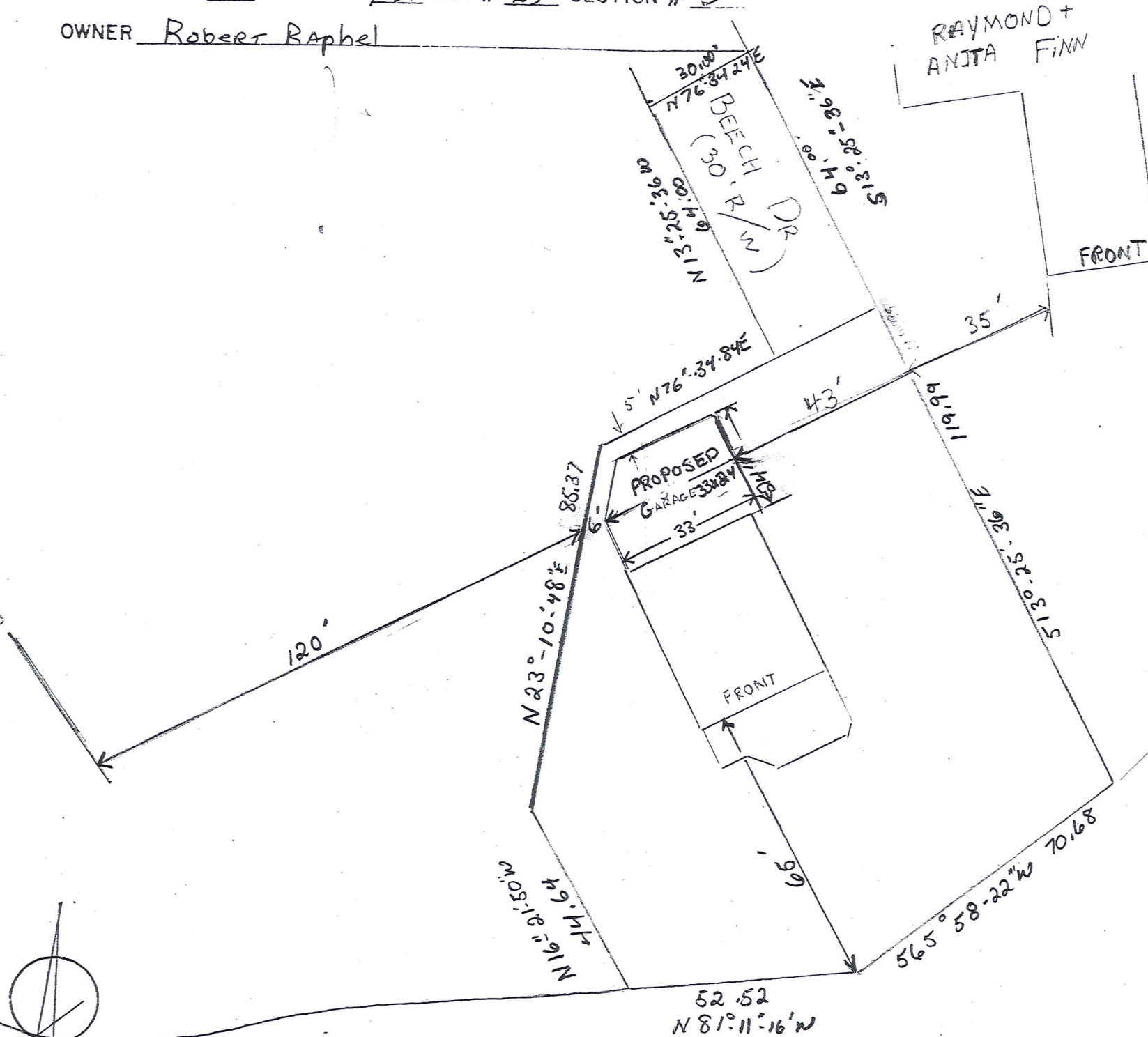
JOHN + SHIRLEY
WASKIEWICZ
FRONT



PREPARED BY

Rob Raphael

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 091A3

ZONING DR 3.5

LOT SIZE ACREAGE 13.080 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 KT ITEM # 2010-0249-A CASE #