

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Maple Road; SE corner of
Maple Road and Cove Road
15th Election District
7th Councilmanic District
(2209 Maple Road)

Raymond H. Weinreich Jr. and Amy L. Weinreich
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0329-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, Raymond H. Weinreich Jr. and Amy L. Weinreich for property located at 2209 Maple Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side setback of 4 feet in lieu of the required 10 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an addition measuring 20 feet x 28 feet. The existing dwelling at 1,120 square feet is too small for the family of six which requires additional living space. Conversion of the attached garage to living space is not feasible due to size, inferior construction methods and deteriorating building materials. None of the adjacent property owners expressed any concern related to the proposed 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 June 23, 2010. The comments 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. Flood-resistant construction should be in accordance with the Baltimore County

ORDER RECEIVED FOR FILING

Date 6-29-10

By PM

Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management dated June 28, 2010 which indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations. This lot is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% without mitigation; lot coverage may go up to 31.25% with mitigation for the amount above 25%. In addition, the 15% afforestation requirement applies. Comments were received from the Office of Planning which indicates the subject property appears to be well maintained. The large two-storey building in the rear of the property is clearly not used for storing vehicles on a regular basis as a privacy fence blocks the two garage door entrances. Previous zoning case 07-0241-A restricted the use of the detached structure from conversion to a dwelling or apartment. It was not permitted to contain living, sleeping, kitchen or bathroom facilities, or be used for commercial purposes. Such conditions shall be reiterated in any relief associated with this Petition. The explanation provided on the application implies that the proposed addition will be for additional living space and not storage or vehicle parking. Clarification of the intentions shall be clearly explained to the Zoning Commissioner. The Planning Office does not oppose the addition for living space. Lastly, the property is within the Limited Development Area of the Chesapeake Bay Critical Area and must comply with those regulations. Impervious area is limited to 25% of the lot size and the lot must contain 15% tree cover. The flood protection elevation for this site is 10 feet. That means that the first floor must be a minimum of 1 foot above the flood plain elevation of 9.4 feet and of flood resistant construction.

ORDER RECEIVED FOR FILING

Date 6.29.10 _____ 2
By pm _____

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 6, 2010 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 29th day of June, 2010 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side setback of 4 feet in lieu of the required 10 feet 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.
2. Previous zoning Case No. 07-0241-A restricted the use of the detached garage structure (measuring 28 feet x 32 feet x 26 feet high) from conversion to a dwelling or apartment. It was not permitted to contain living, sleeping, kitchen or bathroom facilities, or be used for commercial purposes. This condition shall remain in full force and effect.

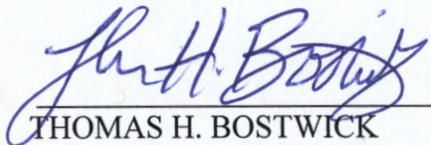
ORDER RECEIVED FOR FILING

Date _____ 3

By _____

3. The base flood elevation for this site is 9.4 feet Baltimore County Datum.
4. The flood protection elevation for this site is 10.4 feet.
5. 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.
6. 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.
7. The building engineer shall require a permit for this project.
8. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
9. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
10. 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).
11. This lot is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% without mitigation; lot coverage may go up to 31,25% with mitigation for the amount above 25%. In addition, the 15% afforestation requirement applies.

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 6-29-10

4

By pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 29, 2010

RAYMOND H. WEINREICH JR. AND AMY L. WEINREICH
2209 MAPLE ROAD
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 2010-0329-A
Property: 2209 Maple Road

Dear Mr. and Mrs. Weinreich:

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,

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 2209 Maple Road Baltimore MD, 21219
which is presently zoned DR5.5

Deed Reference: 05925 / 747 Tax Account # 1600001372

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) 1802.3.C.1; BCZR,

TO PERMIT A SIDE SETBACK OF 4ft. IN LIEU OF
THE REQUIRED 10ft. FOR AN ADDITION.

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):

Raymond H. Weinreich, Jr

Name - Type or Print _____

Signature _____

Amy L. Weinreich

Name - Type or Print _____

Signature _____

2209 Maple Road 4103882471

Address _____ Telephone No. _____

Baltimore MD 21219

City _____ State _____ Zip Code _____

Representative to be Contacted:

Raymond H. Weinreich, Jr

Name _____

2209 Maple Road

Address _____ Telephone No. _____

Baltimore MD 21219

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. 2010-0329-A

Reviewed By [Signature] Date 5/26/10

Estimated Posting Date 6/6

ORDER RECEIVED FOR FILING

FRM476-09

Rev 3/09

Date 6-29-10

By [Signature]

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.

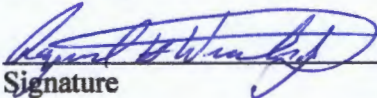
That the Affiant(s) does/do presently own and reside at 2209 Maple Road
Address number Road or Street name

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)

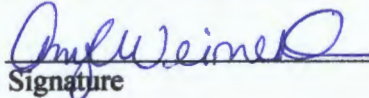
Growing family of six (6) requires additional living area to provide for continued enjoyment of single family home. Current attached garage area is no longer used as a storage structure and conversion to living space is not feasible due to size, inferior construction methods, deteriorating building materials, and non conformance with current building codes and standards.

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

Raymond H. Weinreich, Jr.

Name- print or type


Signature

Amy L. Weinreich

Name- print or type

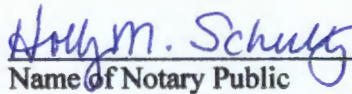
A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 24TH day of MAY, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Raymond H. Weinreich, Jr. & Amy L. Weinreich
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Name of Notary Public

4/28/12
Commission expires

PLACE SEAL HERE:

**ZONING DESCRIPTION FOR 2209 Maple Road
Baltimore MD, 21219**

Beginning at a point on the East side of Maple Road which is 44' wide at the South side corner of South Cove Road which is 44' wide. Being Lot #'s 879 & 880 in the subdivision of Lodge Forest as recorded in Baltimore County Plat Book #10, Folio #76, containing 14,190 Square feet. Also known as 2209 Maple Road Baltimore MD, 21219 and located in the 15 Election District, 7th Council manic District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0329 -A

Address 2209 MAPLE Rd.

Contact Person: J. MERREY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/26

Posting Date: 6/6

Closing Date: 6/21

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- 0329 -A

Address 2209 MAPLE Rd.

Petitioner's Name R. WEINREICH

Telephone 410-388-2471

Posting Date: 6/6

Closing Date: 6/21

Wording for Sign: To Permit A SIDE SETBACK OF 4ft.
IN LIEU OF THE REQUIRED 10ft. FOR
AN ADDITION.

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: 2010-0329-A
Petitioner: Raymond Weinreich
Address or Location: 2209 MAPLE Rd., BALTO, Md. 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: S Ane

Telephone Number: 410-388-2471

Revised 2/20/98 - SCJ

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

No. _____

Date: _____

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

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

+--CERTIFICATE OF POSTING

2010-0329-A

RE: Case No.: _____

Petitioner/Developer: _____
R. Weinreich

_____ June 21 2010
Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin 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: _____
2209 Maple Road

_____ June 6 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black 6 / 9/10
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0329-A

TO PERMIT A SIDE SETBACK OF 4 FT IN LIEU OF THE
REQUIRED 10 FT FOR AN ADDITION.

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 6-21-10

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

MEETING IS HANDICAP 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

June 18, 2010

Raymond & Amy Weinreich, Jr.
2209 Maple Rd.
Baltimore, MD 21219

Dear: Raymond & Amy Weinreich, Jr.

RE: Case Number 2010-0329-A, 2209 Maple Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 26, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

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: September 4, 2008

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

SUBJECT: 2209 Maple Road

INFORMATION:

Item Number: 10-329

Petitioner: Raymond H. Weinreich, Jr.

Zoning: DR 5.5

Requested Action: Administrative Variance

RECEIVED

JUN 18 2010

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. This office offers the following:

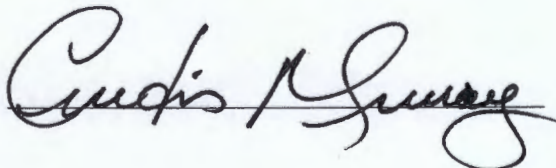
The subject property appears to be well maintained. The large 2-storey building in the rear of the property is clearly not used for storing vehicles on a regular basis as a privacy fence blocks the two garage door entrances. Previous zoning case# 07-241-A, restricted the use of the detached structure from conversion to a dwelling or apartment. It was not permitted to contain living, sleeping, kitchen, or bathroom facilities, or be used for commercial purposes. Such conditions shall be reiterated in any relief associated with this petition.

The explanation provided on the application implies that the proposed addition will be for additional living space and not storage or vehicle parking. Clarification of the intentions shall be clearly explained to the Zoning Commissioner. The Office of Planning does not oppose the addition for living space.

Lastly, the property is within the Limited Development Area of the Chesapeake Bay Critical Area and must comply with those regulations. Impervious area is limited to 25% of the lot size and the lot must contain 15% tree cover. The flood protection elevation for this site is 10.4 ft. That means that the first floor must be a minimum of 1 ft. above the flood plain elevation of 9.4 ft and of flood resistant construction.

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

Prepared by:
AFK/CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 28 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 28, 2010

SUBJECT: Zoning Item # 10-329-A
Address 2209 Maple Road
(Weinreich Property)

Zoning Advisory Committee Meeting of May 31, 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:

This lot is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% without mitigation; lot coverage may go up to 31.25% with mitigation for the amount above 25%. In addition, the 15% afforestation requirement applies.

Reviewer: Regina Esslinger Date: June 25, 2010

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 23, 2010

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

RECEIVED

JUN 23 2010

SUBJECT: Zoning Advisory Committee Meeting
For June 14, 2010
Item No.: 2010-329

ZONING COMMISSIONER

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 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 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:elm

cc: File

G:\DevPlanRev\ZAC - Comments\ZAC-ITEM NO 2010-0329-06142010.doc



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-14-2010

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

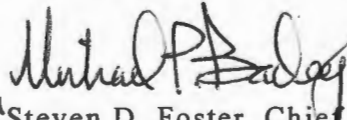
RE: Baltimore County
Item No. 2010-0329-A
2209 MAPLE ROAD
WEINREICH PROPERTY
ADMIN. VARIANCE -

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. 2010-0329-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

Patricia Zook - Case 2010-0329-A - comments needed on administrative variance

From: Patricia Zook
To: Livingston, Jeffrey
Date: 6/22/2010 1:35 PM
Subject: Case 2010-0329-A - comments needed on administrative variance

Jeff -

The site plan for this case indicates that property is in the CBCA so I will need comments from your office.

Thanks for your help.

CASE NUMBER: 2010-0329-A

2209 Maple Road

Location: E side of Maple Road; SE corner of Maple Road and Cove Road.

15th Election District, 7th Councilmanic District

Legal Owner(s): Raymond and Amy Weinreich

Closing date: 6/21/2010

ADMINISTRATIVE VARIANCE To permit a side setback of 4 feet in lieu of the required 10 feet for an addition.

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

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2010-0329-A - clarification of your comments

From: Patricia Zook
To: Kennedy, Dennis
Date: 6/22/2010 1:33 PM
Subject: Case 2010-0329-A - clarification of your comments

Hello Dennis -

Your office had 'no comment' on the below-described administrative variance request. Comments that I received from the Office of Planning talks about the flood protection elevation for this site being 10.4 and the flood plain elevation of 9.4. Usually when these two items are mentioned, I have about 7 flood-related conditions from your office.

Please let me know if you have 'no comment' or if I should incorporate your 'standard' flood conditions for this case.

CASE NUMBER: 2010-0329-A

2209 Maple Road

Location: E side of Maple Road; SE corner of Maple Road and Cove Road.

15th Election District, 7th Councilmanic District

Legal Owner(s): Raymond and Amy Weinreich

Closing date: 6/21/2010

ADMINISTRATIVE VARIANCE To permit a side setback of 4 feet in lieu of the required 10 feet for an addition.

Thanks for your help, Dennis.

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

410-887-3868

pzook@baltimorecountymd.gov

CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment6-23-10

DEVELOPMENT PLANS REVIEW

support
w/ condition6-28-10DEPRM e-mail sent 6-22-10support
w/ condition

FIRE DEPARTMENT

9-4-10

PLANNING

(if not received, date e-mail sent _____)

6-14-10

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. 07-241-A)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 6-6-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☒

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any: _____

2010-0329-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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Account Identifier: District - 15 Account Number - 1600001372

Owner Information

Owner Name:	WEINREICH RAYMOND H,JR DAVIS AMY LYNNE	Use:	RESIDENTIAL
Mailing Address:	2209 MAPLE RD BALTIMORE MD 21219-2104	Principal Residence:	YES
		Deed Reference:	1) /17134/ 482 2)

Location & Structure Information

Premises Address	Legal Description
2209 MAPLE RD	PT LTS 879-880 2209 MAPLE RD LODGE FOREST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
111	17	98					879	3	Plat Ref: 10/ 76

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,120 SF	14,190.00 SF	04
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	75,540	75,540		
Improvements:	135,650	152,970		
Total:	211,190	228,510	216,963	222,736
Preferential Land:	0	0	0	0

Transfer Information

Seller: VELCHECK GEORGE F	Date: 11/21/2002	Price: \$152,000
Type: IMPROVED ARMS-LENGTH	Deed1: /17134/ 482	Deed2:
Seller: SCHEPLENG JOHN A,JR	Date: 07/31/1990	Price: \$108,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8553/ 351	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

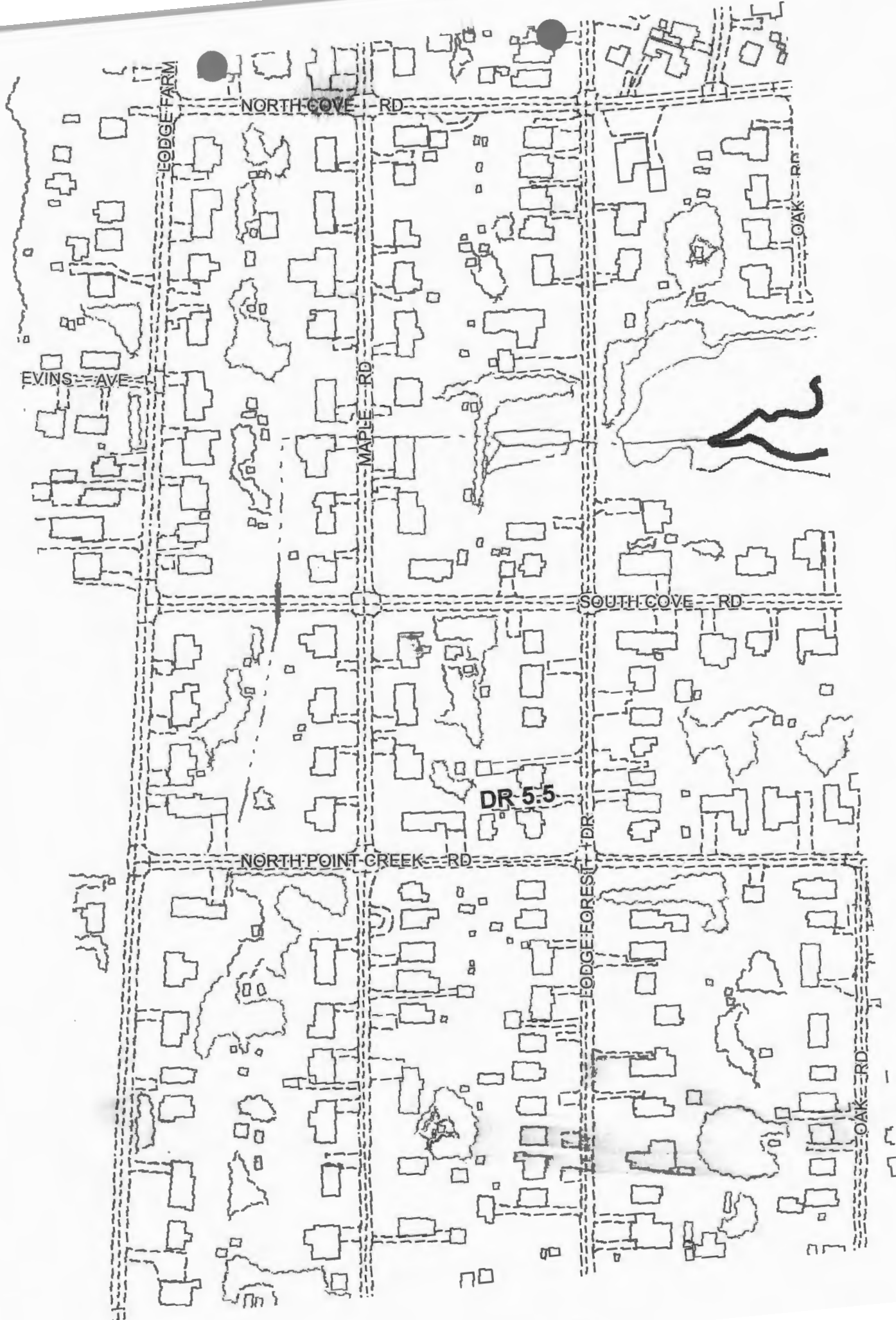
Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

Deputy Zoning Commissioner the is

RP #
103





Corner South Cove & Maple



2209 Maple Rd (front)



2209 Maple Rd (front)



2207 Maple Road (side setback)

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE HEARING

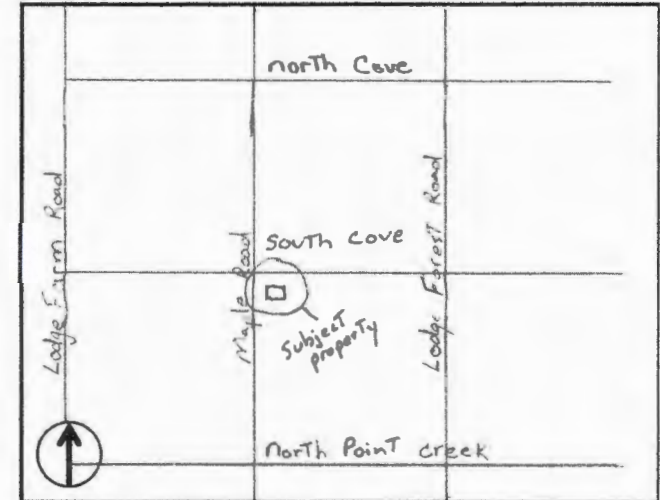
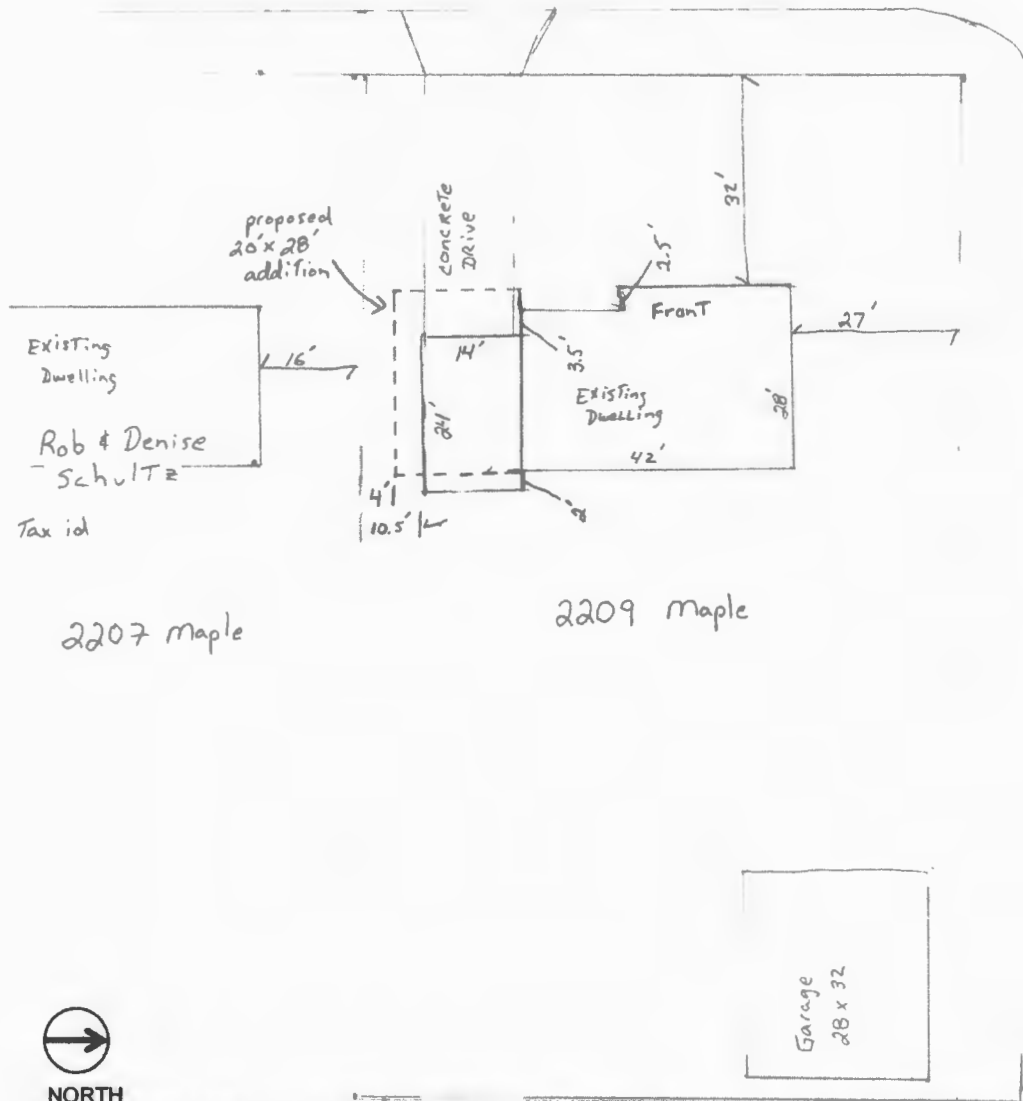
PROPERTY ADDRESS: 2209 MAPLE ROAD, BALTIMORE, MD 21219

SUBDIVISION NAME: LODGE FOREST

PLAT BOOK #10 FOLIO # 76 LOT # 879 & 880 SECTION #

OWNER: RAYMOND H. WEINREICH, JR. & AMY L. WEINREICH

Maple Road 24' Pav 44' R/W



LOCATION INFORMATION

ELECTION DISTRICT 15 Zoning: DR5.5

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 111C3

LOT SIZE 0.33 ACRES 14,190 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	X	
WATER	X	

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	X	
100 YEAR FLOOD PLAIN	X	
HISTORIC PROPERTY / BUILDING		X
PRIOR ZONING HEARING	07-241-A	

ON 01/12/07 RELIEF WAS GRANTED FROM SECTIONS 400.1 AND 400.2 PERMITTING A DETACHED GARAGE TO BE PLACED IN THE EXTERIOR CORNER OF LOT CLOSEST TO THE STREET WITH A HEIGHT OF 26 FEET

ZONING OFFICE USE ONLY

REVIEWED BY TEM # CASE #

PREPARED BY RAYMOND H. WEINREICH, JR. SCALE OF DRAWING: 1" = 30'