

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Gateswood Road; 270 feet
W of the c/l of Knollton Road
8th Election District
3rd Councilmanic District
(219 Gateswood Road)

Ethan C. Adler and Eyleen Reina Ramirez
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0203-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Ethan C. Adler and Eyleen Reina Ramirez. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition in the rear of the property with a rear yard setback of 34 feet in lieu of the required 40 feet rear yard setback. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 11, 2012, 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 Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 4-3-12

By BM

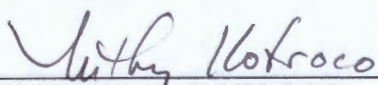
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 Administrative Law Judge for Baltimore County, this 3rd day of April, 2012 that the Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition in the rear of the property with a rear yard setback of 34 feet in lieu of the required 40 feet rear yard setback, be and 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.

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


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 4-3-12

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

April 3, 2012

ETHAN C. ADLER AND EYLEEN REINA RAMIREZ
219 GATESWOOD ROAD
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 2012-0203-A
Property: 219 Gateswood Road

Dear Mr. and Mrs. Ramirez:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over a light blue horizontal line.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 219 Gateswood Rd which is presently zoned DR2

Deed Reference 309291143 10 Digit Tax Account # 0805000900

Property Owner(s) Printed Name(s) Ethan Adler / Eyleen Reina-Ramirez

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. X ADMINISTRATIVE VARIANCE from section(s) 1B02.3.C.1, TO PERMIT AN ADDITION IN THE REAR OF THE PROPERTY WITH A REAR SETBACK OF 34 FEET IN LIEU OF THE REQUIREDS 40 FEET

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

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Ethan Adler / Eyleen Reina-Ramirez

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

219 Gateswood Rd Lutherville Md

Mailing Address City State

210931 443-220-6760 ethancadler@hotmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Self. Ethan Adler

Name – Type or Print

Signature

219 Gateswood Rd Lutherville Md

Mailing Address City State

210931 443-220-6760 ethancadler@hotmail.com

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0203-A Filing Date 2/28/12 Estimated Posting Date 3/11/12 Reviewer AT

~ 3/26/12

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 219 Gateswood Rd Lutherville-Timonium 21093
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We moved to 219 Gateswood Rd to start a family and need a small addition mainly for office/storage space, as the house is a rancher and does not have a basement or a second level. Building an addition on the other side of the house would not be practical, as it would block access to the driveway from the patio area and it would cause an existing shed to be moved. Building space is also impacted by the yard not being square, the yard angles off to a point in the corner, creating plenty of room on one side of the house for expansion, but not the other side where the addition makes sense.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Affiant

Ethan Adler

Name- Print or Type

Signature of Affiant

Eyleen Reina-Ramirez

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of February, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Ethan Adler and Eyleen Reina-Ramirez
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Nancy Talarico-Alexandrou
Notary Public
4-7-2015

My Commission Expires

NANCY TALARICO-ALEXANDROU
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND

My Commission Expires 4-7-2015

The Zoning Hearing Property Description

Zoning property description for 219 Gateswood Rd.

A. Beginning at a point on the ^{South}~~North~~ side of Gateswood Rd which is 50 ft wide at the distance of 270 ft ~~East~~ ^{West} of the centerline of the nearest improved intersecting street Knollton Rd which is 50 ft wide.

B. Being Lot 13, Block "M", Section # 2, in the subdivision of Dulaney Forest as recorded in Baltimore County Plat Book # G.L.B. 21, Folio # 37, containing 20, 590 sq. ft.. Located in the 8th Election District and 3rd Council District.

EA

No. 73640

Date:

PAGE THREE

BUSINESS WEEKLY

7031

[illegible]

SECRET - TOP SECRET

DATE: 2-28-1968 (1968)

100-1734

Page 106

875.01 5.00 C

Environ Biol Fish (2015) 98:1031–1043

Total:

For:

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

PLEASE PRESS HARD!!!!

M E M O R A N D U M

DATE: May 7, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0203-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 3, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0203 -A Address 219 GATESWOOD RD.

Contact Person: AARON TSUI / JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-28-12 Posting Date: 3-11-12 Closing Date: 3-26-12

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 2012- 0203 -A Address 219 GATESWOOD DR.

Petitioner's Name ETHAN ADLER Telephone 443-220-6760

Posting Date: 3-11-12 Closing Date: 3-26-12

Wording for Sign: To Permit AN ADDITION IN THE REAR OF THE PROPERTY
WITH A REAR SETBACK OF 34 FT. IN LIEU OF THE REQUIRED 40 FT.

Revised 7/06/11

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2012-0203-A

TO PERMIT AN ADDITION IN THE
REAR OF THE PROPERTY WITH A
REAR SETBACK OF 34 FEET IN LIEU
OF THE REQUIRED 40 FEET

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 2-26-12

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
1000 E. AVE., TOWSON, MD 21204, (410) 887-3391
AFTER ABOVE DATE, UNDER PENALTY OF LAW

CERTIFICATE OF POSTING

Date: 3-11-12

RE: Case Number: 2012-0203-A

Petitioner/Developer: Ethan Adler

Date of Hearing/Closing: 3-26-12

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 219 Getiswood Rd

The signs(s) were posted on 3-11-12
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

March 27, 2012

Ethan Adler & Eyleen Reina-Rumirez
219 Gateswood Road
Lutherville, MD 21093

RE: Case Number: 2012-0203A, Address: 219 Gateswood Road, 21093

Dear Mr. Adler & Ms. Reina-Rumirez:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 28, 2012. 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.", is written over a circular embossed seal. The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: March 08, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For March 19, 2012
Item Nos. 2012-198,199,200, 201,202,203,205
And 206

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-03192012-NO COMMENTS.doc

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 3-5-12

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

RE: Baltimore County

Item No. 2012-0203-A
Administrative Variance
Ethan Adler & Eyleen Reina Ramirez
219 Gateswood Road

Dear Ms. Lewis:

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. 2012-0203-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard Zeller", is written over the typed name "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

Case No.: 2012-0203-A

Exhibit Sheet

Petitioner/Developer

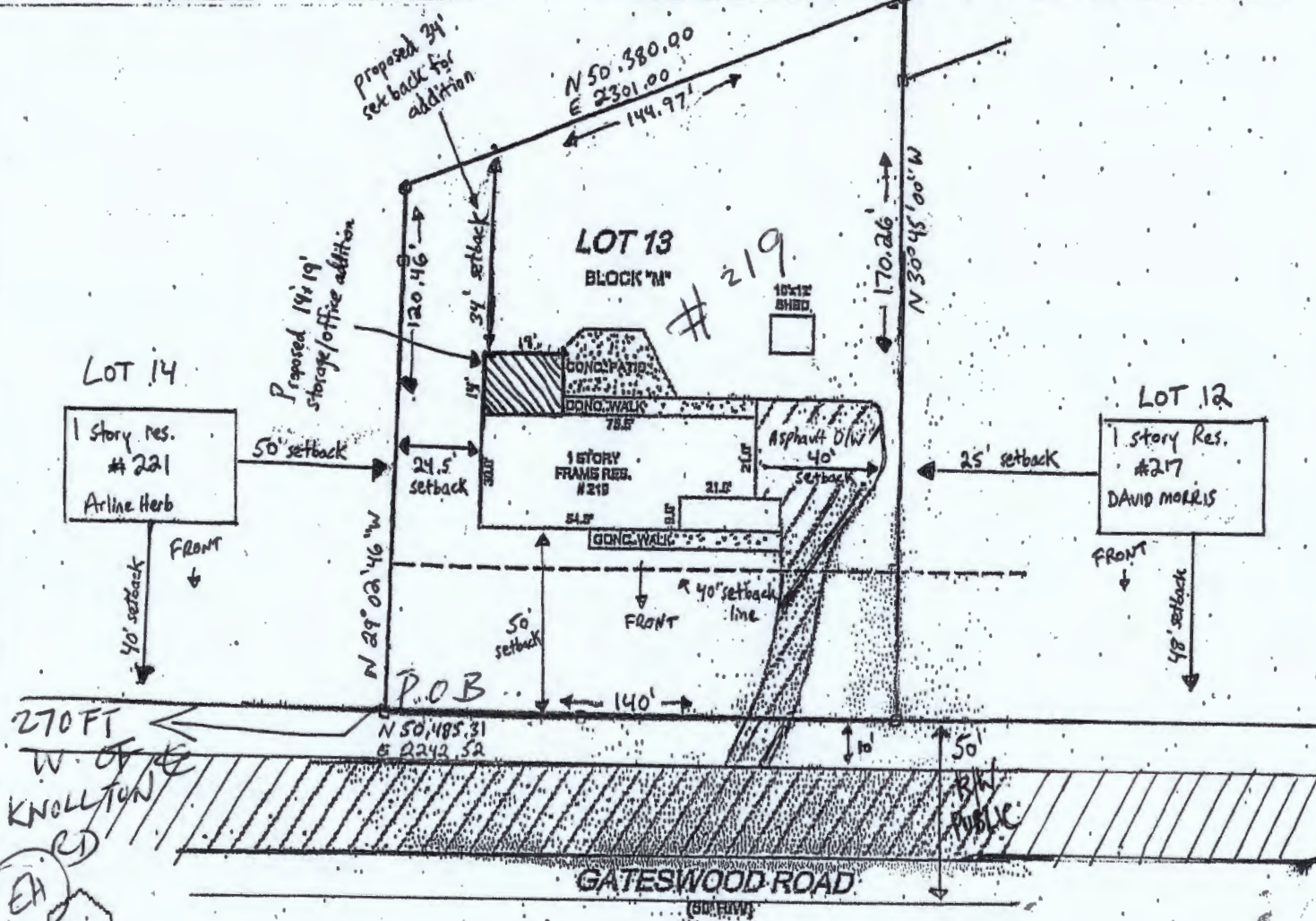
Protestant

DW
5-7-12

4/3/12
JR

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 219 GATESWOOD RD OWNER(S) NAME(S) ETHAN ADLER/EYLEEN REINA RAMIREZ
 SUBDIVISION NAME DULANEY FOREST LOT # 13 BLOCK # M SECTION # 2
 PLAT BOOK # G.L.B.21 FOLIO # 37 10 DIGIT TAX # 0805000900 DEED REF. # 30929/00143



ZONING MAP# 061A2
 SITE ZONED DR2
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE .47
 OR SQUARE FEET 20,590 SF
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE _____
 SEWER IS: PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

PLAN DRAWN BY ETHAN ADLER DATE 2/26/12 SCALE: 1 INCH = 40 FEET

VIOLATION CASE INFO:

Exhibit 1
 2012-0203-A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment3-8DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)ncDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)3-5

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 3-11 by PeltonPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

2012-0203-A

Account Identifier:

District - 08 Account Number - 0805000900

Owner Information

Owner Name:	ADLER ETHAN C RAMIREZ EYLEEN REINA	Use:	RESIDENTIAL
Mailing Address:	219 GATESWOOD RD LUTHERVILLE TIMONIUM MD 21093-5244	Principal Residence:	YES
		Deed Reference:	1) /30929/ 00143 2)

Location & Structure Information**Premises Address**

219 GATESWOOD RD
0-0000

Legal Description

219 GATESWOOD RD
DULANEY FOREST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0061	0007	0262		0000	2	M	13	2	
									Plat Ref: 0021/ 0037

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	1,893 SF	20,590 SF	04

Stories	Basement	Type	Exterior
	NO	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	183,640	134,100		
Improvements:	173,400	128,900		
Total:	357,040	263,000	287,200	263,000
Preferential Land:	0			0

Transfer Information

Seller:	RADCLIFFE THEODORA CLEMENTINA	Date:	06/20/2011	Price:	\$220,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/30929/ 00143	Deed2:	
Seller:	RADCLIFFE THEODORA CLEMENTINA	Date:	04/22/2008	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/26915/ 00162	Deed2:	
Seller:	RADCLIFFE THEODORA CLEMENTINA	Date:	02/29/2000	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/14329/ 00150	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:



2012-0203-A



2012-0703-A

Debra Wiley - ZAC Comments - Distribution Mtg. of 3/5/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 3/5/2012 10:50 AM
Subject: ZAC Comments - Distribution Mtg. of 3/5/12

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0198-A (4315 Notchcliff Rd.)
Administrative Variance - Closing Date: 3/19/12

2012-0199-A (5309 Forge Rd.)
No hearing date assigned as of 3/5/12

2012-0200-A (8624 Wise Ave.)
Administrative Variance - Closing Date: 3/19/12

2012-0201-A (8112 Anita Rd.)
No hearing date assigned as of 3/5/12

2012-0202-A (755 Seawall Rd.) - **CRITICAL AREA**
Administrative Variance - Closing Date: 3/26/12

2012-0203-A (219 Gateswood Rd.)
Administrative Variance - Closing Date: 3/26/12

2012-0204-A (8257 Bull Neck Rd.) - **CRITICAL AREA & FLOODPLAIN**
Administrative Variance - Closing Date: 3/26/12

2012-0205-A (2315 Martin Dr. (Lot 136) - **CRITICAL AREA & FLOODPLAIN**
No hearing date assigned as of 3/5/12

2012-0206-A (8808 Harkate Way)
Administrative Variance - Closing Date: 3/26/12

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

ZAC AGENDA

Case Number: 2012-0202-A

Primary Use: Residential

Reviewer: AT

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Dwain & Eleanor Wolf

Contract Purchaser:

Critical Area: YES **Flood Plain:** NO **Historic:** NO **Election Dist:** 15th **Councilmanic Dist:** 6th

Property Address: 755 Seawall Rd

Location: NE of Seawall Road, 560 ft NW of the centerline Mansfield Road

Existing Zoning: DR 10.5

Area: 2,070Sq ft

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit an addition in the rear of the existing dwelling with a rear setback of 38 feet in lieu of the required 50 ft

Attorney:

Prior Zoning Cases:

Violation Cases:

Miscellaneous:

Concurrent Cases:

Closing Date: 3/26/2012

Case Number: 2012-0203-A

Primary Use: Residential

Reviewer: AT

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ethan Adler & Eyleen Reina-Rumirez

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 8th **Councilmanic Dist:** 3rd

Property Address: 219 Gateswood Rd

Location: S/S of Gateswood Rd, 270 ft. W of centerline of Knollton Road

Existing Zoning: DR 2

Area: 20,590 sq ft

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit an addition in the rear of the property with a rear setback of 34 ft in lieu of the required 40 ft.

Attorney:

Prior Zoning Cases:

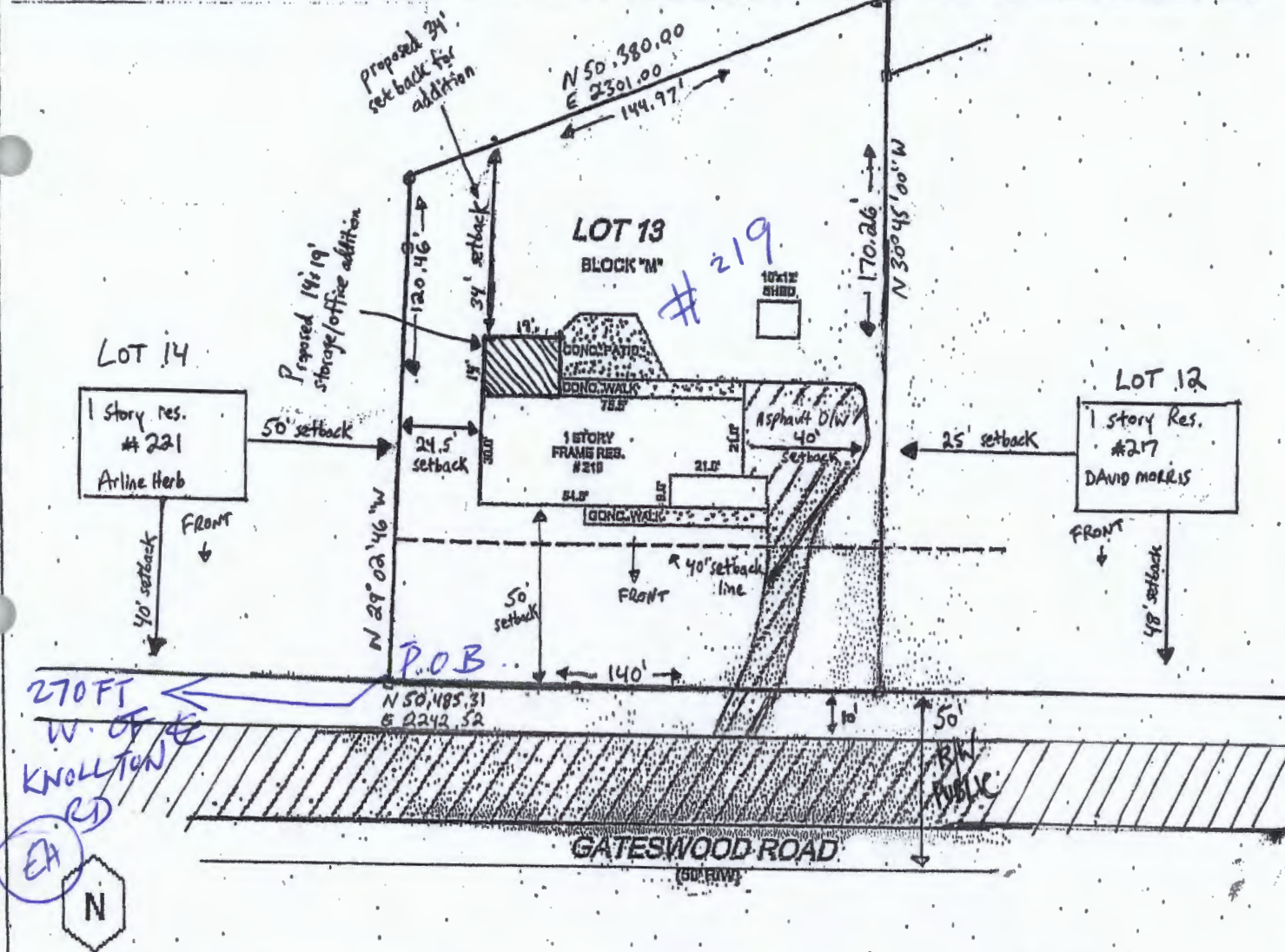
Violation Cases:

Miscellaneous:

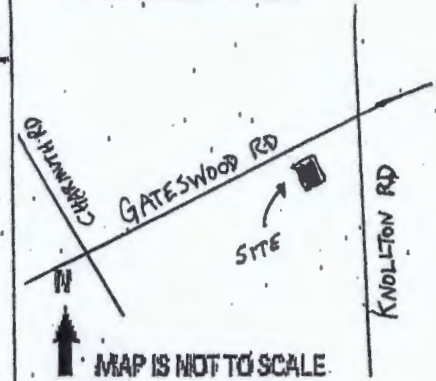
Concurrent Cases:

Closing Date: 3/26/2012

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 219 GATESWOOD RD OWNER(S) NAME(S) ETHAN ADLER/EYLEEN REINA RAMIREZ
 SUBDIVISION NAME DULANEY FOREST LOT# 13 BLOCK# M SECTION# 2
 PLAT BOOK # G.L.B.21 FOLIO # 37 10 DIGIT TAX # 0805000900 DEED REF. # 30929/00143



SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 061A2
 SITE ZONED DR2
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE .47
 OR SQUARE FEET 20,590 SF
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

PLAN DRAWN BY ETHAN ADLER DATE 2/26/12 SCALE: 1 INCH = 40 FEET

VIOLATION CASE INFO:

2012-0203-A

AT/JS 2/28/12