

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Saxony Court; 265 feet NE
of the c/l of Eden Roc Way
3rd Election District
2nd Council District
(6 Saxony Court)

Louis C. and Paula P. Berger
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2012-0316-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Louis C. and Paula P. Berger. The Petitioners are requesting Variance relief from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a side yard setback of 15 feet minimum in lieu of the required 20 feet while still complying with the 50 feet total required for a proposed garage addition. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability dated July 11, 2012, which state:

Environmental Impact Review (EIR) comments:

1. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
2. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Groundwater Management (GWM) comments:

ORDER RECEIVED FOR FILING

Date 7-16-12

By pm

1. Groundwater Mgmt. must review any proposed bldg. permits for this site, especially for setbacks to the septic system &/or well.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 24, 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 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, this 16 day of July, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a side yard setback of 15 feet minimum in lieu of the required 20 feet while still complying with the 50 feet total required for a proposed garage addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

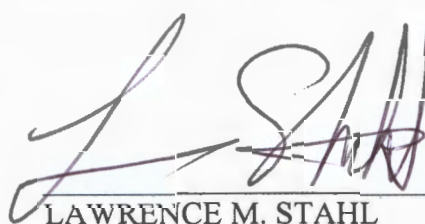
ORDER RECEIVED FOR FILING

Date 7-16-12 2

By mm

1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated July 11, 2012, a copy of which is attached hereto and made a part hereof.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 7-16-12 3

By pzs

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 11 2012

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: July 11, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0316-A
Address 6 Saxony Court
(Berger Property)

Zoning Advisory Committee Meeting of June 18, 2012.

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

Environmental Impact Review (EIR) comments

1. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
2. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

EIR Reviewer: John Russo

Groundwater Management (GWM) Comments:

1. Groundwater Mgmt. must review any proposed bldg. permits for this site, especially for setbacks to the septic system &/or well.

ORDER RECEIVED FOR FILING

GWM Reviewer: Dan Esser

Date 7-16-12

By pm



KEVIN KAMENETZ
County Executive

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

July 16, 2012

LOUIS C. AND PAULA P. BERGER
6 SAXONY COURT
BALTIMORE MD 21208

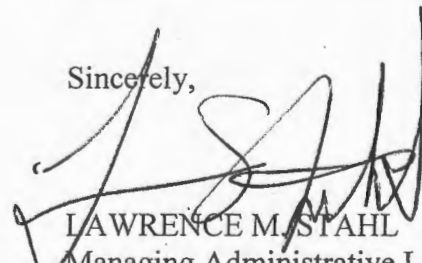
RE: Petition For Administrative Variance
Case No. 2012-0316-A
Property: 6 Saxony Court

Dear Mr. and Mrs. Berger:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure

c: Richardson Engineering LLC, 30 East Padonia Road #500, Timonium MD 21093



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 6 Saxony Court which is presently zoned DR-1

Deed Reference 5364/810 10 Digit Tax Account # 0308067976

Property Owner(s) Printed Name(s) Louis C. and Paula P. Berger

(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. ☒ **ADMINISTRATIVE VARIANCE** from section(s): 1B02.3.A.1 for side yard setback of 15' minimum in lieu of the required 20', while still complying with the 50' total required, *for a proposed garage addition*

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:

Louis C. Berger / Paula P Berger

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature # 2

6 Saxony Court Baltimore MD
Mailing Address City State

21208 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC

Name – Type or Print

Signature

30 E. Padonia Road, Ste 500 Timonium MD
Mailing Address City State

21093/ 410-560-1502 / Rick@RichardsonEngineering.net
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 2012-0316 A Filing Date 6/12/12 Estimated Posting Date 6/24/12 Reviewer G.H

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: 6 Saxony Court Baltimore MD 21208
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)

The subdivision of this lot occurred in 1958, prior to the existing zoning regulations, and the existing house is located in the center of the lot. We wish to add a garage to the property to park vehicles in instead of outside or under a carport. The practical difficulty and hardship is the location of the existing house and the width of the lot. The location of the garage would be on the side of the house where the driveway exists, and being on the side of the house will require a reduction in the side yard setback to 15' instead of the required 20'. The size of the garage is the minimum required to fit 2 cars and allow for room to open the cars and access the vehicles. The configuration of the house would not lend itself to another location of the garage without major interior alterations.

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

Louis C Berger
Signature of Affiant

Louis Berger
Name- Print or Type

Paula P Berger
Signature of Affiant

PAULA P BERGER
Name- Print or Type

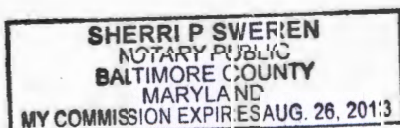
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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



Sherril P. Swerlen
Notary Public

8.26.2013
My Commission Expires

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING PROPERTY DESCRIPTION FOR
#6 SAXONY COURT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the **north** side of **Saxony Court** which is **50** feet wide at the distance of **265** feet **northeast** of the centerline of the nearest improved intersecting street **Eden Roc Way** which is **50** feet wide. Being lot **#9**, Block "**B**" in the subdivision of **EDEN ROC** as recorded in Baltimore County Plat Book **#24**, Folio **#113**, containing **52,908** Sq.Ft. or **1.21** Ac.+/- . Located in the 3rd. Election District, 2nd Councilmanic District.

0316-A

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

No. **83492**

Date: **6/12/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/12/2012 6/12/2012 10:15:43 6

REG MSD6 WALKIN TTAY TST
 > RECEIPT # 667168 6/12/2012 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						75.00

Dept 5 528 ZONING VERIFICATION
 CR NO. 083492

Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From:

For:

2012-0316 A

Administrative Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0316 -A Address 6 Saxony CT

Contact Person: Gary Huik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/12/12 Posting Date: 6/24/12 Closing Date: 7/9/12

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

- 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 2012- 0316 -A Address 6 Saxony CT

Petitioner's Name Louis Berger Telephone 410-560-1502

Posting Date: 6/24/12 Closing Date: 7/9/12

Wording for Sign: To Permit a proposed garage addition on side of
an existing dwelling with a side setback of 15' feet in lieu of
the required 20 feet

Revised 7/06/11

CERTIFICATE OF POSTING

2012-0316-A

RE: Case No.: _____

Petitioner/Developer: _____

Louis Berger

July 9, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

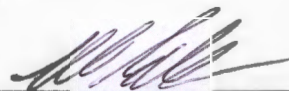
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6 Saxony Ct

June 24, 2012

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

Sincerely,



June 24, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

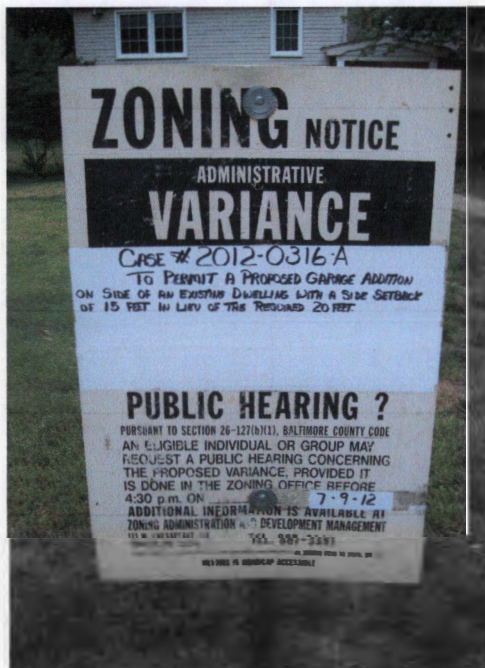
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



M E M O R A N D U M

DATE: August 21, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0316-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 15, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-27</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
<u>7-11</u>	DEPS (if not received, date e-mail sent _____)	<u>comments</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-19</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>6-24</u>	by <u>Black</u>
PEOPLE'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 (vw6.2A)
BALTIMORE COUNTY

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

2012-0316-A

Account Identifier:

District - 03 Account Number - 0308067976

Owner Information

Owner Name:	BERGER LOUIS C BERGER PAULA P	Use:	RESIDENTIAL
Mailing Address:	6 SAXONY CT BALTIMORE MD 21208-3319	Principal Residence:	YES
		Deed Reference:	1) /05364/ 00810 2)

Location & Structure Information**Premises Address**

6 SAXONY CT
0-0000

Legal Description

254 E EDEN ROC WAY
EDEN ROC

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0068	0017	0070		0000		B	9	2	Plat Ref: 0024/ 0113

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	1,917 SF	52,200 SF	04

Stories	Basement	Type	Exterior
2.000000	NO	SPLIT LEVEL 1/2 BRICK SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of 01/01/2011	As Of 07/01/2011	As Of 07/01/2012
Land	157,050	142,000		
Improvements:	204,730	144,100		
Total:	361,780	286,100	286,100	286,100
Preferential Land:	0			0

Transfer Information

Seller:	HOFFMAN ALBERT	Date:	06/08/1973	Price:	\$50,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/05364/ 00810	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	Approved 06/14/2011
--------------------------------------	---------------------

Debra Wiley - ZAC Comments - Distribution Mtg. of June 18, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/19/2012 8:28 AM
Subject: ZAC Comments - Distribution Mtg. of June 18, 2012

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.

2012-0310-A - 32 Bramleigh Rd.
Administrative Variance - Closing Date: 7/2

2012-0311-A - 6624 Baltimore National Pike
No hearing date in data base as of 6/18

2012-0312-A - 7313 Holabird Avenue - **CRITICAL AREA**
Administrative Variance - Closing Date: 7/9

2012-0313-SPH - 6915 Markel Avenue
No hearing date in data base as of 6/18

2012-0314-A - 12235 Jerico Road - **HISTORIC**
Administrative Variance - Closing Date: 7/9

2012-0315-X - 9831 Van Buren Lane
No hearing date in data base as of 6/18

2012-0316-A - 6 Saxony Court
Administrative Variance - Closing Date: 7/9

2012-0318-A - 12301 Harford Road
Administrative Variance - Closing Date: 7/9

2012-0319-A - 313 Weatherbee
Administrative Variance - Closing Date: 7/9

2012-0320-X - 6850 Sunshine Avenue
No hearing date in data base as of 6/18

2012-0321-A - 6506 Hal Court
Administrative Variance - Closing Date: 7/9

2012-0322-X - 10307 Davis Avenue
No hearing date in data base as of 6/18



KEVIN KAMENETZ
County Executive

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

July 10, 2012

Louis C & Paula P Berger
6 Saxony Court
Baltimore MD 21208

RE: Case Number: 2012-0316-A, Address: 6 Saxony Court, 21208

Dear Mr. & Ms. Berger:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 12, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Richardson Engineering, 30 E. Padonia Road, Suite 500, Timonium MD 21093

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



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

Date: 6-19-12

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

RE: Baltimore County
Item No 2012-0316-A
Administrative Variance
Louis C. & Paula Berger
6 Saxony Court

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. 2012-0316-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,

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: June 27, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item Nos. 2012-0310, 0311, 0312, 0313, 0314, 0315, 0316, 0318, 0319
0321 and 0322

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-07022012-NO COMMENTS.doc

Case No.: 2012-0316-A

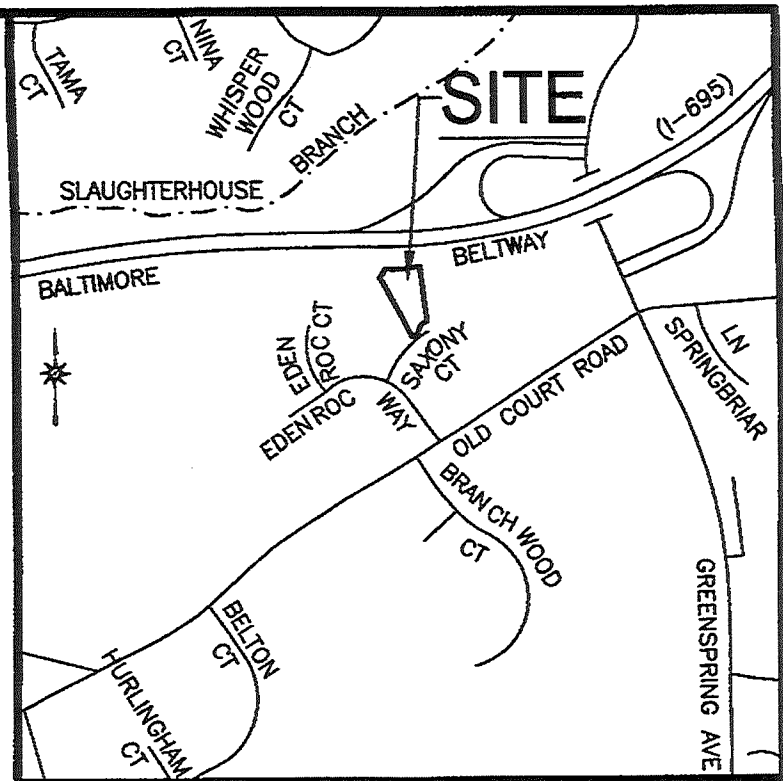
Exhibit Sheet

8-21-12 GW
7/17/12
B

Petitioner/Developer

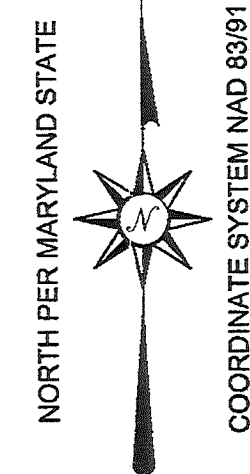
Protestants

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		



LOCATION MAP

SCALE: 1" = 1000'



GENERAL NOTES:

- OWNER: LOUIS C. & PAULA P. BERGER
#6 SAXONY COURT
BALTIMORE, MARYLAND 21208-3319
- SITE AREA:
GROSS: 55,730 Sq.Ft. or 1.28 Ac.±
NET: 52,906 Sq.Ft. or 1.21 Ac.±
- USES:
EXISTING: 1 STORY SINGLE FAMILY DWELLING.
PROPOSED: 1 STORY SINGLE FAMILY DWELLING W/ATTACHED GARAGE.
- UTILITIES:
WATER: PUBLIC
SEWER: PRIVATE
- DEED REF: 5364/810
- TAX ACCOUNT: #0308067976
- COUNCILMANIC DISTRICT: 2ND
- ZONING: DR 1
(PER 1"-200' ZONING MAP 068C2)
- TAX MAP #68, GRID #17, PARCEL #70, BLOCK "B", LOT #9.
- PLAT REFERENCE: 24-113 "EDEN ROC"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE
RATE MAP (FIRM) PANEL #2400100240 F PANEL 240
OF 580 DATED SEPT. 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
- NO PREVIOUS PERMITS ON FILE.
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT HISTORIC.
- BUILDING FLOOR AREAS:
EXISTING: 1,758 Sq.Ft.
PROPOSED: 600 Sq.Ft.
TOTAL: 1,758 + 600 = 2,358 Sq.Ft. / 55,730 = 0.04 FAR
- WATERSHED: JONES FALLS
- SETBACKS:

	REQUIRED	PROVIDED
FRONT:	50'	53'±
SIDE:	20'	16'±*
MIN	50'	57'±
TOTAL SUM	50'	216'±
REAR:	50'	
- * VARIANCE REQUIRED.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR THE

BERGER RESIDENCE

#6 SAXONY COURT
BALTIMORE, MARYLAND 21208

3RD ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS

DRAWN BY:

DESIGNED BY:

SCALE:

CND

PCR

1" = 30'

DATE:

JOB NO.:

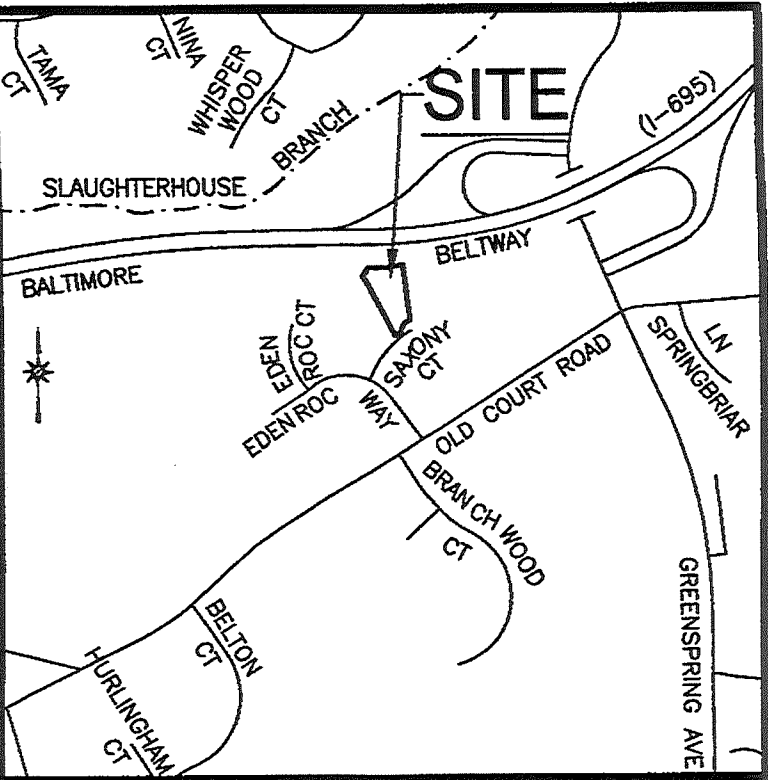
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06-07-12

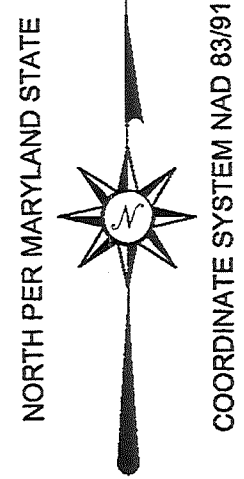
12061

1 OF 1

2012-0316A



LOCATION MAP
SCALE: 1" = 1000'



GENERAL NOTES:

- OWNER: LOUIS C. & PAULA P. BERGER
#6 SAXONY COURT
BALTIMORE, MARYLAND 21208-3319
- SITE AREA:
GROSS: 55,730 Sq.Ft. or 1.28 Ac.±
NET: 52,908 Sq.Ft. or 1.21 Ac.±
- USES:
EXISTING: 1 STORY SINGLE FAMILY DWELLING.
PROPOSED: 1 STORY SINGLE FAMILY DWELLING W/ATTACHED GARAGE.
- UTILITIES:
WATER: PUBLIC
SEWER: PRIVATE
- DEED REF: 5364/810
- TAX ACCOUNT: #0308067978
- COUNCILMANIC DISTRICT: 2ND
- ZONING: DR 1
(PER 1"-200' ZONING MAP 088C2)
- TAX MAP #68, GRID #17, PARCEL #70, BLOCK "B", LOT #9.
- PLAT REFERENCE: 24-113 "EDEN ROC"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100240 F PANEL 240 OF 580 DATED SEPT. 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
- NO PREVIOUS PERMITS ON FILE.
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PLAN TO ACCOMPANY ZONING PETITION
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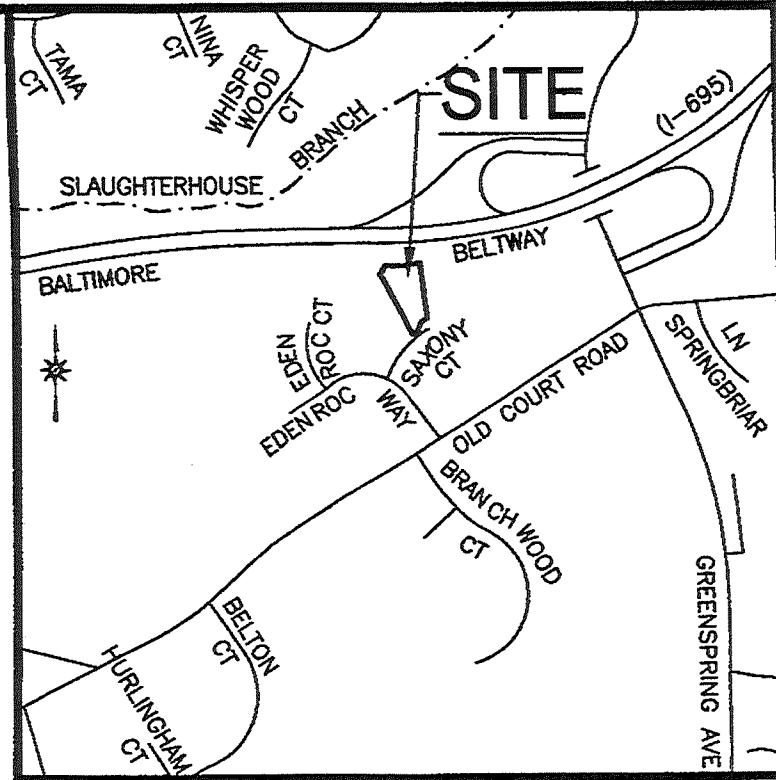
#6 SAXONY COURT
BALTIMORE, MARYLAND 21208

3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

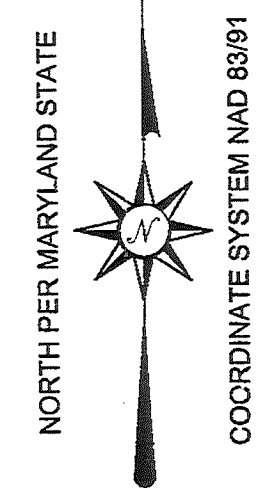
REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	06-07-12	12061	1 OF 1

2012-0316-A

Exhibit 1



LOCATION MAP
SCALE: 1" = 1000'



GENERAL NOTES:

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#6 SAXONY COURT
BALTIMORE, MARYLAND 21208-3319
 - SITE AREA:
GROSS: 55,730 Sq.Ft. or 1.28 Ac.±
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PROPOSED: 1 STORY SINGLE FAMILY DWELLING W/ATTACHED GARAGE.
 - UTILITIES:
WATER: PUBLIC
SEWER: PRIVATE
 - DEED REF: 5364/810
 - TAX ACCOUNT: #0308067976
 - COUNCILMANIC DISTRICT: 2ND
 - ZONING: DR 1
(PER 1"-200' ZONING MAP 068C2)
 - TAX MAP #68, GRID #17, PARCEL #70, BLOCK "B", LOT #9.
 - PLAT REFERENCE: 24-113 "EDEN ROC"
 - SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE
RATE MAP (FIRM) PANEL #2400100240 F PANEL 240
OF 580 DATED SEPT. 25, 2008.
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- | | REQUIRED | PROVIDED |
|-----------|----------|----------|
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PLAN TO ACCOMPANY ZONING PETITION
FOR THE

BERGER RESIDENCE

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BALTIMORE, MARYLAND 21208

3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	06-07-12	12061	1 OF 1

2012-036A