MEMORANDUM

DATE: September 25, 2012

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2013-0016-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 24, 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

IN RE: PETITION FOR ADMIN. VARIANCE SE of W Padonia Road, 429' SW of c/line of Boxer Hill Road 8th Election District 2nd Councilmanic District **(901 Monaghan Court)** Marc S. and Rachel A. Bolotin *Petitioners*	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **Case No. 2013-0016-A**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Marc S. and Rachel A. Bolotin. The variance request is from Sections 1A04.2.A.11.f and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), for the construction of an accessory structure (basketball court) in the side yard of a residence in lieu of the required rear yard. 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 August 5, 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 8-24-12
By DW

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 **24th** day of August, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 1A04.2.A.11.f and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), for the construction of an accessory structure (basketball court) in the side yard of a residence in lieu of the required rear yard, be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their necessary permits 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.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/dlw

ORDER RECEIVED FOR FILING
Date 8-24-12
By DW

KEVIN KAMENETZ
County Executive

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

August 24, 2012

Marc S. Bolotin
Rachael A. Bolotin
901 Monaghan Court
Timonium, Maryland 21093

RE: PETITION FOR VARIANCE
(901 Monaghan Court)
Case No. 2013-0016-A

Dear Mr. and Mrs. Bolotin:

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.

Very truly yours,

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Rick Richardson, Richardson Engineering, LLC, 30 E. Padonia Road,
Suite 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 901 Monaghan Court **which is presently zoned** RC-5
Deed Reference 25896/368 10 Digit Tax Account # 2400006484
Property Owner(s) Printed Name(s) Marc S. and Rachael A. Bolotin

(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): 400.1 for the construction of an accessory structure (basketball court) in the side yard of a residence, in lieu of the required rear yard. 1A04.2.A.11.f AND

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

Legal Owners:

Marc S. Bolotin / Rachael A. Bolotin
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 / Signature # 2

901 Monaghan Court Timonium MD
Mailing Address City State

21093 / 410-484-2501 / marc@valleypress.net
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 8-24-12
By DW

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 2012-0016-A **Filing Date** 7/23/12 **Estimated Posting Date** 8/5/12 **Reviewer** G.H

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 existingdwelling on said property located at:

Address: 901 Monaghan Court (Print or Type Address of property) Timonium (City) MD (State) 21093 (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)**

This is a corner lot. Locating the court in the rear 1/3 of the lot would put it over the septic system, which would be a practical difficulty in maintaining the system in the future. The actual backboard and rim would be in the rear yard, but the paved area would be in the side yard.

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

Signature of Affiant

Marc Bolotin

Name- Print or Type

Signature of Affiant

Rachael Bolotin

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 19th day of July, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Marc Bolotin mdl DL B435585773224 Rachael Bolotin mdl DL B435730067917

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

Notary Public

May 10 2015

My Commission Expires

REV. 10/12/11

Richardson Engineering, LLC

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

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

ZONING PROPERTY DESCRIPTION FOR
#901 MONAGHAN COURT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the **southeast** side of **West Padonia Road** which is **60** feet wide at the distance of **429** feet **southwest** of the centerline of the nearest improved intersecting street **Boxer Hill Road** which is **50** feet wide. Being lot **#1** in the subdivision of **SMYTH PROPERTY** as recorded in Baltimore County Plat Book **#76**, Folio **#153**, containing **45,956** Sq.Ft. or **1.06** Ac.+/-. Located in the 8th. Election District, 2nd Councilmanic District.

2013-0016-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013-0016-A Address 901 Monaghan Ct

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

Filing Date: 7/23/12 **Posting Date:** 8/5/12 **Closing Date:** 8/20/12

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 2013-0016-A Address 901 Monaghan CT

Petitioner's Name Marc and Rachael Bolotin Telephone 410-484-2501

Posting Date: 8/5/12 **Closing Date:** 8/20/12

Wording for Sign: *To Permit* The construction of an accessory structure (basket ball court) in the side yard in lieu of the required rear yard.

Revised 7/06/11

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

No. 87109

Date: 7/23/12

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
1	806	0000		6150				75.00

Total: 75.00

Rec from: Rachael A Bolotin

For: 2013-0016-A

901 Monaghan ct

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

2013-0016-A

RE: Case No.: _____

Petitioner/Developer: _____

Marc & Rachael Bolotin

_____

August 20, 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: _____

901 Monaghan Ct

_____

_____

August 5, 2012

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

_____ **August 5, 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)

KEVIN KAMENETZ
County Executive

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

August 21, 2012

Marc S. & Rachael A. Bolotin
901 Monaghan Court
Timonium, MD 21093

RE: Case Number: 2013-0016 A, Address: 901 Monaghan Ct., 21093

Dear Mr. & Ms. Bolotin:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 23, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 08, 2012

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 13, 2012
Item Nos. 2013-0015, 0016, and 0017.

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-08132012-NO COMMENTS.doc

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

SHA State Highway Administration
Maryland Department of Transportation

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

Date: 8-2-12

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

RE: Baltimore County
Item No 2013-0016-A
Administrative Variance
Marc S. & Rachael A. Bolotin
901 Monaghan 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. 2013-0016-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,

for Steven D. Foster, Chief
Access Management Division

SDF/raz

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

Go Back
View Map
New Search
GroundRent Redemption
GroundRent Registration

Account Identifier: District - 08 Account Number - 2400006484

Owner Information

Owner Name:	BOLOTIN MARC S BOLOTIN RACHAEL A	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	901 MONAGHAN CT LUTHERVILLE MD 21093-1530	**Deed Reference:**	1) /25896/ 00368 2)

Location & Structure Information

Premises Address
901 MONAGHAN CT
0-0000

Legal Description
1.055 AC
901 MONAGHAN CT SS
SMYTH PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0051	0019	0068		0000	1		1	2	Plat Ref:	0076/ 0153

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2007	6,632 SF	1.0600 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2011	As Of 07/01/2012
Land	402,400	301,800		
Improvements:	1,095,990	811,900		
Total:	1,498,390	1,113,700	1,113,700	1,113,700
Preferential Land:	0			0

Transfer Information

Seller:	NVR INC	Date:	07/09/2007	Price:	$1,184,020
Type:	NON-ARMS LENGTH OTHER	Deed1:	/25896/ 00368	Deed2:	
Seller:	CUSTOM BUILDERS SYNDICATE LLC	Date:	02/16/2007	Price:	$946,000
Type:	ARMS LENGTH MULTIPLE	Deed1:	/25220/ 00031	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:
Exempt Class:

Special Tax Recapture:
NONE

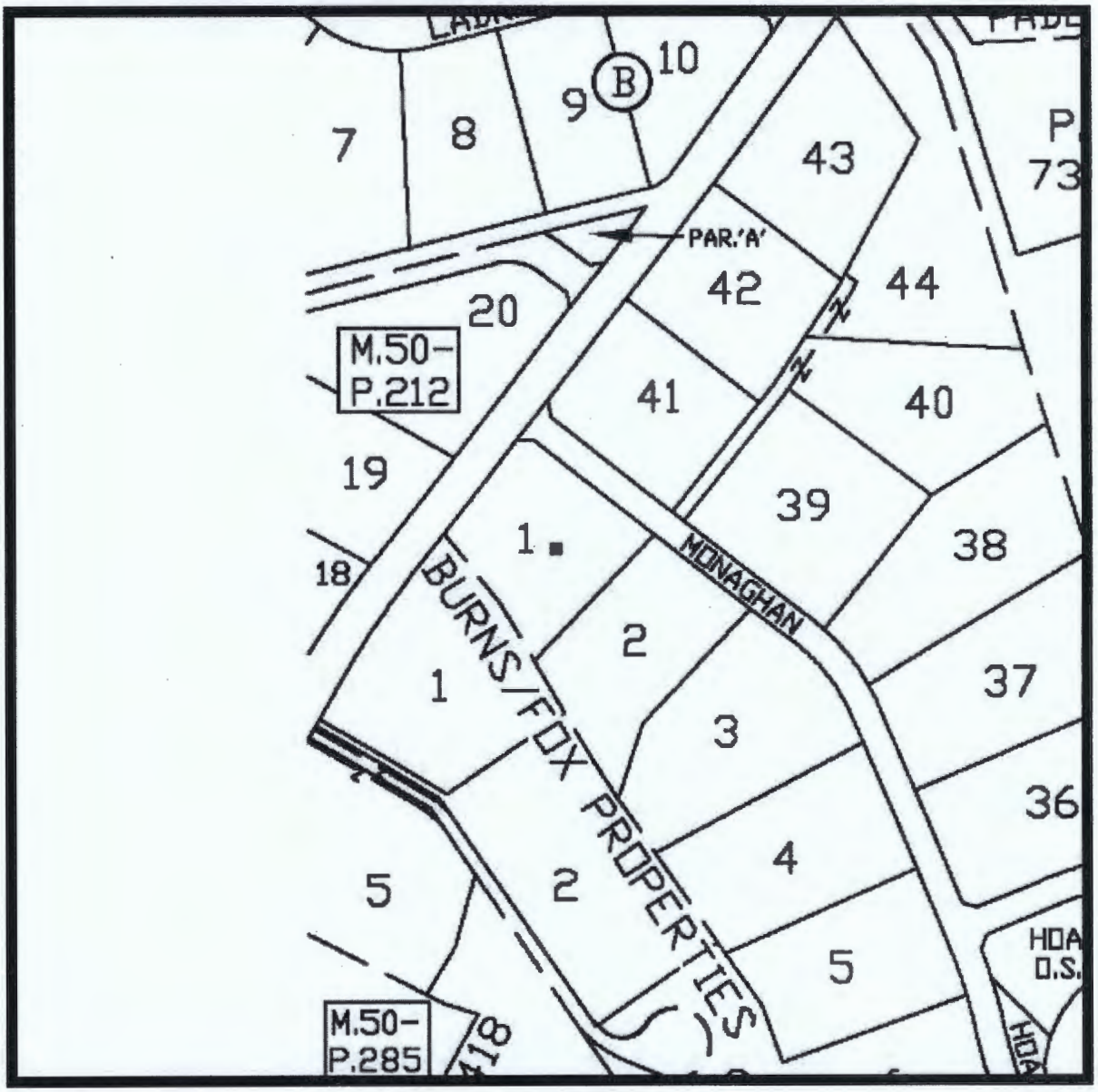
Homestead Application Information

Homestead Application Status: Approved 05/15/2008

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 08 **Account Number** - 2400006484



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Debra Wiley - Case No. 2013-0016-A - 901 Monaghan Ct.

From: Debra Wiley
To: rick@richardsonengineering.net
Date: 8/27/2012 7:46 AM
Subject: Case No. 2013-0016-A - 901 Monaghan Ct.
Attachments: Message from "zoneprt1"

Good Morning,

As promised, please find attached a copy of the cover letter and Opinion and Order for the above-referenced matter.

Have a good day.

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

Subject: Case No. 2013-0016-A - 901 Monaghan Ct.
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 8/27/2012 7:46 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: rick@richardsonengineering.net (rick@richardsonengineering.net)	Pending		

Debra Wiley - Re: 2013-0016-A - Admin. Var. - Closing Date: 8/20

From: David Lykens
To: Wiley, Debra
Date: 8/24/2012 3:21 PM
Subject: Re: 2013-0016-A - Admin. Var. - Closing Date: 8/20

Debbie,

That one is okay. DEPS has no comment, the septic will not be an issue.

Dave

David Lykens, Manager
Development Coordination
Baltimore County, DEPS
105 W. Chesapeake Ave.
Towson, Maryland 21204
Phone 410-887-5859
Fax 410-887-4804>> Debra Wiley 08/23/12 3:26 PM >>>
Hi Jeff,

I am currently working on an Administrative Variance for 901 Monaghan Court, Timonium, which the Petitioners are requesting the construction of a basketball court in the side yard of a residence in lieu of the required rear yard. It appears from the site plan that this basketball court will be near a septic system.

Is your department planning on commenting on this? I'd like to get it out by tomorrow, if possible. Just let me know. 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

Debra Wiley - Fwd: 2013-0016-A - Admin. Var. - Closing Date: 8/20

From: Debra Wiley
To: Lykens, David
Date: 8/24/2012 2:09 PM
Subject: Fwd: 2013-0016-A - Admin. Var. - Closing Date: 8/20
Attachments: 2013-0016-A - Admin. Var. - Closing Date: 8/20

Hi Dave,

Is Jeff out today? Do you know if your department plans on commenting? Thanks in advance.

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

Debra Wiley - 2013-0016-A - Admin. Var. - Closing Date: 8/20

From: Debra Wiley
To: Livingston, Jeffrey
Date: 8/23/2012 3:26 PM
Subject: 2013-0016-A - Admin. Var. - Closing Date: 8/20

Hi Jeff,

I am currently working on an Administrative Variance for 901 Monaghan Court, Timonium, which the Petitioners are requesting the construction of a basketball court in the side yard of a residence in lieu of the required rear yard. It appears from the site plan that this basketball court will be near a septic system.

Is your department planning on commenting on this? I'd like to get it out by tomorrow, if possible. Just let me know. 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

Debra Wiley - 901 Monaghan Ct

From: "Richardson, Patrick" <rick@richardsonengineering.net>
To: <dwiley@baltimorecountymd.gov>
Date: 8/23/2012 10:35 AM
Subject: 901 Monaghan Ct
Attachments: 901 Monaghan pictures.pdf

I know the pictures were there when I filed, so here is a copy.
Thanks.
If you would email the decision again I would appreciate it.

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road
Suite 500
Timonium, MD 21093
410-560-1502 x112
fax 443-901-1208
rick@richardsonengineering.net

Side yard from Padonia Road

Side yard from Padonia Road

Rear yard from south of property toward where backboard location (left side) from Monaghan Ct

Looking at rear yard from Monaghan Court

CASE NO. 2013- 0016-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
8-8	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
8-24	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
8-2	STATE HIGHWAY ADMINISTRATION	No objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 8-5-12 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: 8/21 1:50 PM Left V.m. - Richardson - Need photos
Rec'd photos via email 8/22 10:38 AM

Case No.: 2013-0016-A

Exhibit Sheet

9-25-12 DW
8-24-12 DW

	Petitioner/Developer	Protestant
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		

WEST PADONIA ROAD

EX. 28' PAVING

EX. 69' R.O.W.

EX. 27' PAVING

429'± TO THE CENTERLINE INTERSECTION OF BOXER HILL ROAD & WEST PADONIA ROAD

NORTH PER MARYLAND STATE COORDINATE SYSTEM NAD 83/91

EX. 15" S.D.

P.O.B.

S 37°46'32" W 165.07'

S 89°44'27" W 24.61'

EX. 18" S.D.

MONAGHAN COURT

EXISTING 10' REVERTIBLE SLOPE EASEMENT

EXISTING 5' LANDSCAPE EASEMENT

EXISTING MONUMENTAL SIGN

EXISTING MONUMENTAL FENCE

EXISTING 10' DRAINAGE & UTILITY EASEMENT

EX. TREES

EXISTING WELL 94-9025

EXISTING SIGN EASEMENT

50.94'

40'±

50'

127.01'

S 18°58'30" E

MIN. BLDG. STBK. LINE

50.17'

23.6'

21.0'

EXISTING DRIVE

MIN. BLDG. STBK. LINE

67.5'

29'

4'

19'

9'

12'

7'

20'

15'

#935 EXISTING 2 STORY DWELLING

95'±

LAND OF
WEST PADONIA ROAD 1, LLC
C/O T. BROOKS INC.
TAX ACCOUNT #2500002311
TAX MAP #51, GRID #19, PARCEL #335, LOT #1
DEED REF: 25375/103
PLAT REF: 78-418 "BURNS/FOX PROPERTIES"
ZONED: RC 5
USE: RESIDENTIAL

51.44'

19.8'

4.8'

4.9'

4.8'

15.9'

9.4'

15.4'

RELOCATED FENCE LOCATION

PROP. ASPHALT PAVED SPORT COURT

31.17'

#901 EXISTING 4,300± Sq.Ft. 2 STORY DWELLING

REMOVE FENCE

15.6'

5.7'

15.0'

9.7'

9.3'

68.37'

39.6'

9.4'

EXISTING DECK

PROP. BASKETBALL NET

EX. SEPTIC

MIN. BLDG. STBK. LINE

N 42°58'28" E 244.42'

194.00'

S 30°09'29" E 91.88'

164.47'

EXISTING SEPTIC RESERVE AREA

EXISTING FENCE

83.13'

MIN. BLDG. STBK. LINE

55'

50'

EX. TREES

EX. 40' R.O.W.

N 51°47'47" W 211.82'

EX. 22'± PAVING

213.14'

179.65'

24.43'

EXISTING WELL

7.05'

24'

20'

47'

6'

15'

63'

31'

#900 EXISTING 2 STORY DWELLING

59'±

4'

16'

14'

8'

10'

11'

9'

8'

5'

15'

21'

9'

LAND OF
BRIAN G. & EILEEN G. THOMPSON
TAX ACCOUNT #2400006489
TAX MAP #51, GRID #19, PARCEL #68, LOT #41
DEED REF: 30746/186
PLAT REF: 78-153 "SMYTH PROPERTIES"
ZONED: RC 5
USE: RESIDENTIAL

EXISTING SEPTIC RESERVE AREA

195.00'

EXISTING DRIVE

234.33'

229.73'

LAND OF
AHMET GURAKAR &
YASEMIN GURAKAR TRUSTEES
TAX ACCOUNT #2400006487
TAX MAP #51, GRID #19, PARCEL #68, LOT #39
DEED REF: 27275/435
PLAT REF: 78-153 "SMYTH PROPERTIES"
ZONED: RC 5
USE: RESIDENTIAL

170.59'

LAND OF
DAVID J. & JANINE S. ELKENBERG
TAX ACCOUNT #2400006485
TAX MAP #51, GRID #19, PARCEL #68, LOT #2
DEED REF: 24869/146
PLAT REF: 78-153 "SMYTH PROPERTIES"
ZONED: RC 5
USE: RESIDENTIAL

7.05'

83'

22'

8'

82'±

18'

11'

22'

40'

19'

23'

10'

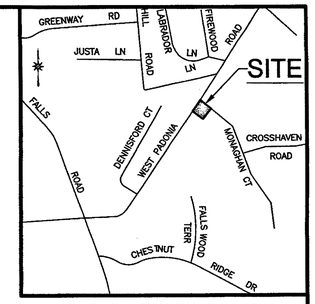
15'

16'

15'

#903 EXISTING 2 STORY DWELLING

EXISTING SEPTIC RESERVE AREA



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: MARC S. & RACHAEL A. BOLOTIN
   #901 MONAGHAN COURT
   LUTHERVILLE, MARYLAND 21093-1530
2. SITE AREA: 45,956 Sq.Ft. or 1.06 Ac.±
3. USES:
   EXISTING: 2 STORY SINGLE FAMILY DWELLING.
   PROPOSED: 2 STORY SINGLE FAMILY DWELLING (NO CHANGE)
4. UTILITIES:
   PRIVATE WELL & SEPTIC
5. DEED REF: 25896/368
6. TAX ACCOUNT: #2400006484
7. COUNCILMANIC DISTRICT: 2ND
8. ZONING: RC 5
   (PER 1"=200' ZONING MAP 051A3)
9. TAX MAP #51, PARCEL #68, LOT #1.
10. PLAT REFERENCE: 78-153 "SMYTH PROPERTY"
11. SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100235 F PANEL 235 OF 580 DATED SEPT. 26, 2008.
    ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
13. NO PREVIOUS PERMITS ON FILE
14. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
15. THE PROPERTY IS NOT HISTORIC.
16. BUILDING FLOOR AREAS:
    EXISTING: 4,300 x 2 = 8,600 Sq.Ft.
17. WATERSHED: JONES FALLS & LOCH RAVEN RESERVOIR
18. REQUESTED ZONING VARIANCE FOR AN ACCESSORY STRUCTURE IN THE SIDE YARD OF A RESIDENCE PER SECTION 400.1

2013-

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

BOLOTIN RESIDENCE
LOT #1
"SMYTH PROPERTY"
901 MONAGHAN COURT
LUTHERVILLE, MARYLAND 21093-1530

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 20'
	DATE: 07-17-12	JOB NO.: 12064	SHEET NO.: 1 OF 1

2013-0016-A

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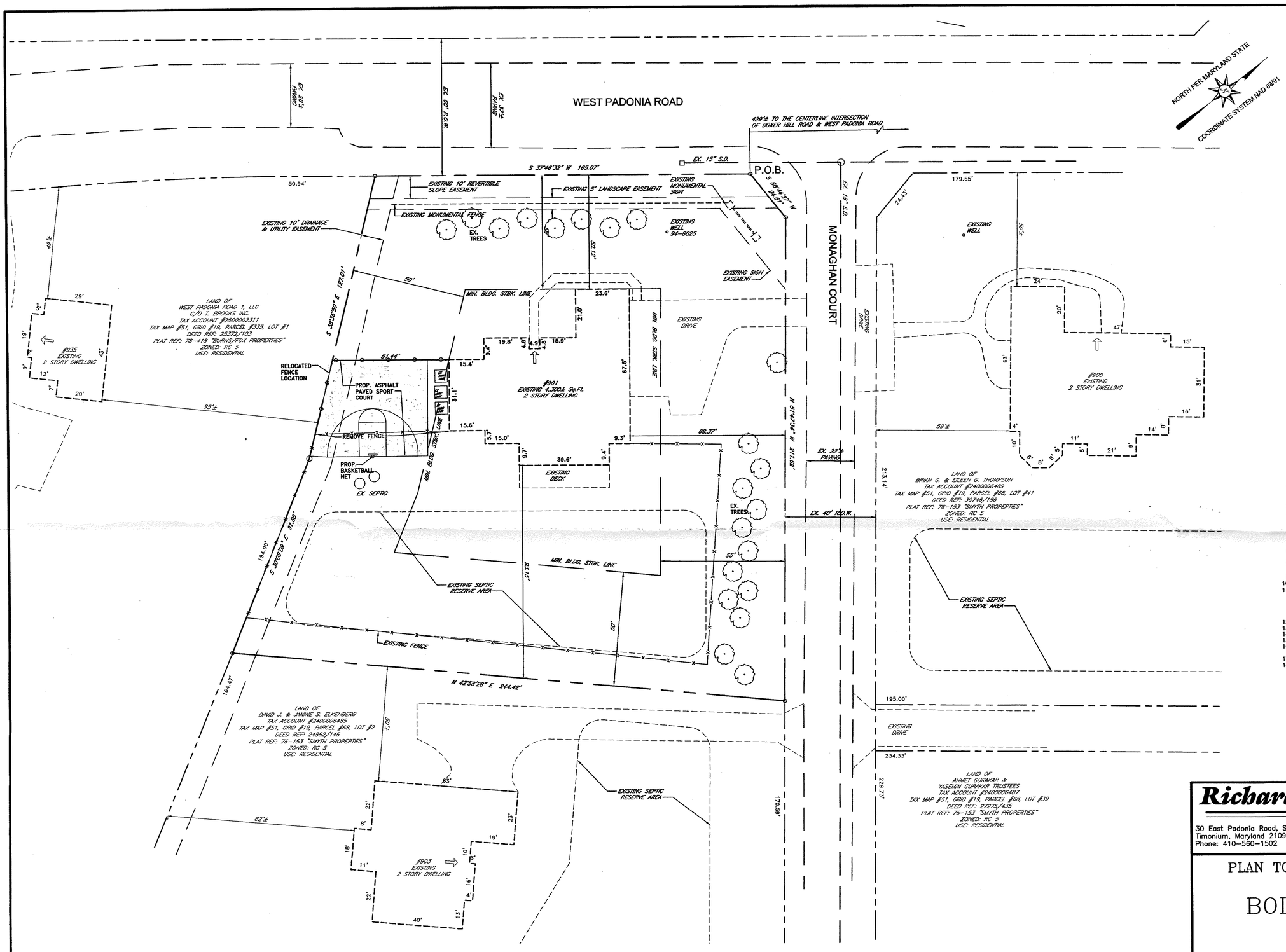

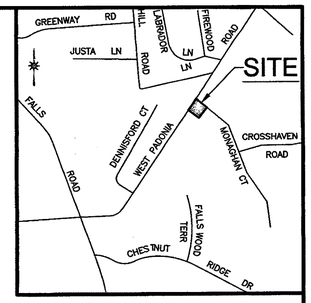

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8TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	07-17-12	12064	1 OF 1

2012-00016-A (Rev. Cph. #1)

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