

IN RE: PETITION FOR ADMIN. VARIANCE *

(1417 Rosewick Avenue)

14th Election District *

7th Councilmanic District

Bradley Cole and Stephanie Amos *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0121-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Bradley Cole and Stephanie Amos. The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (detached garage) with a height of 21 feet in lieu of the maximum 15 feet. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 30, 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

ORDER RECEIVED FOR FILING

Date 1-22-13

By 19W

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.

Although the Office of Planning did not make any recommendations related to the garage usage, I will impose conditions that the accessory structure (detached garage) not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 22nd day of January, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the B.C.Z.R., to permit a proposed accessory structure (detached garage) with a height of 21 feet in lieu of the maximum 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their building 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owner(s) shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 1-22-13

By DW

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-22-13

By DLW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

January 22, 2013

Bradley Cole
Stephanie Amos
1417 Rosewick Avenue
Baltimore, Maryland 21237

Re: Petition for Administrative Variance
Case No. 2013-0121-A
Property: 1417 Rosewick Avenue

Dear Mr. Cole and Ms. Amos:

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 with the Baltimore County Board of Appeals 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 black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Victoria Meyer & Lee Giroux, 1602 Pinnacle Road, Towson, MD 21286



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 1417 ROSEWICK AVE.

which is presently zoned _____

Deed Reference 31306/00039

10 Digit Tax Account # 1418001700

Property Owner(s) Printed Name(s) Bradley Cole and Stephanie Amos

(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) 400.3 BCZR To permit a proposed accessory structure (Detached Garage) with a height of 21 feet in lieu of the required 15 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:

NONE n/a

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

NONE

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Bradley Cole

Stephanie Amos

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1417 Rosewick Ave. Balto., MD

Mailing Address

City

State

21237

443-935-4288

BCFlooring67@yahoo.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Victoria Meyer & Lee Giroux

Name - Type or Print

Signature

1602 Pinnacle Rd. Towson, MD

Mailing Address

City

State

21286

Lee 443-564-8875

MdBlogPermits@comcast.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 2013-0121-A

Filing Date 12/19/12

Estimated Posting Date 12/30/12

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: 1417 Rosewick Ave., Rosedale, MD 21237
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)

See separate sheet.

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

Bradley Cole
Signature of Affiant

Bradley Cole
Name- Print or Type

Stephanie Amos
Signature of Affiant

Stephanie Amos
Name- Print or Type

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

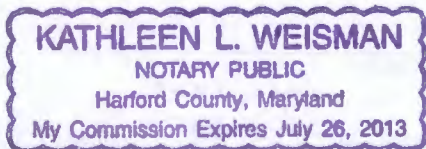
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Bradley Cole Stephanie Amos

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



[Signature]
Notary Public
July 26, 2013
My Commission Expires

Affidavit in Support of Administrative Variance
for 1417 Rosewick Ave.
Rosedale, MD 21237

Bradley Cole and Stephanie Amos, Owners –

Based upon person knowledge the following are the facts which We base the request for an Administrative Variance at the above address.

As owners Mr. Cole and Ms. Amos want to build a 24'wide by 30' deep Detach garage a total of 720 square feet with **the height of 21 feet.** So there will be space for practical use for car, storage and workshop area in the detach garage.

**ZONING PROPERTY DESCRIPTION FOR
1417 ROSEWICK AVENUE
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the west side of Rosewick Avenue which is 30 feet wide at the distance of 921.22 feet north of the northern right of way line of the nearest improved intersecting street Redmore Road which is 30 feet wide. Being lot #74, Section "B" in the subdivision of ROSEDALE GARDENS as recorded in Baltimore County Plat Book #9, Folio #8, containing 9,520 Sq.Ft. or 0.22 Ac.+/. Located in the 14th Election District, 7th Councilmanic District.

2013 - 0121 - A

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0121-A

PETITIONER/DEVELOPER _____

LEE GIRONX

DATE OF HEARING/CLOSING: _____

1/14/13

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT 1417 ROSEWICK AVENUE

THIS SIGN(S) WERE POSTED ON December 30, 2012
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 12/30/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2013-0121-A

TO PERMIT A PROPOSED ACCESSORY STRUCTURE (DETACHED
GARAGE) WITH A HEIGHT OF 21 FEET IN LIEU OF THE
REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(X)(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

MONDAY JANUARY 14, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-857-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

mya l. Ogle 12/30/12

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013-

0121

-A

Address

1417 Rosewick Ave.

Contact Person:

Gary Huick

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date:

~~11/20/12~~
12/19/12

Posting Date:

~~12/2/12~~
12/30/12

Closing Date:

~~12/17/12~~
1/14/13

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 2013-

0121

-A

Address

1417 Rosewick Ave 21237

Petitioner's Name

Bradley Cole

Telephone

Posting Date:

~~12/2/12~~ 12/30/12

Closing Date:

~~12/17/12~~ 1/14/13

Wording for Sign:

To Permit

a proposed accessory structure (Detached Garage)
a height of 21 feet in lieu of the required 15 feet

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

January 15, 2013

Mr. Bradley Cole & Ms. Stephanie Amos
1417 Rosewick Avenue
Baltimore MD 21237

RE: Case Number: 2013-0121 A, Address: 1417 Rosewick Avenue, 21237

Dear Mr. Cole & Ms. Amos:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 19, 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 faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Victoria Meyer & Lee Giroux, 1602 Pinnacle Road, Towson MD 21286

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-7-13

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

RE: Baltimore County
Item No 2013-0121-A
Administrative Variance
Bradley Cole & Stephanie Amos
1417 Rosewick Avenue.

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. 2013-0121-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: January 02, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For January 07, 2012
Item Nos. 2013-0121, 0139, 0140, 0141, 0142, 0143, 0144 and 0145.

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

DAK:CEN
Cc: file

MEMORANDUM

DATE: February 25, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0121-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 21, 2013. 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

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

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

Account Identifier: District - 14 Account Number - 1418001700

Owner Information

Owner Name: COLE BRADLEY
AMOS STEPHANIE
Mailing Address: 1417 ROSEWICK AVE
BALTIMORE MD 21237-1536
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /31306/ 00039
2)

Location & Structure Information

Premises Address 1417 ROSEWICK AVE
0-0000
Legal Description ROSEDALE FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0089	0022	0597		0000			74	3	Plat Ref: 0009/0008

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	980 SF	9,520 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	71,200	71,200		
Improvements:	91,100	41,000		
Total:	162,300	112,200	112,200	112,200
Preferential Land:	0			0

Transfer Information

Seller: RAYMAN CALVIN C	Date: 10/19/2011	Price: \$125,000
Type: ARMS LENGTH IMPROVED	Deed1: /31306/ 00039	Deed2:
Seller: RAYMAN DAISY	Date: 07/07/1980	Price: \$11,500
Type: ARMS LENGTH IMPROVED	Deed1: /29960/ 00335	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

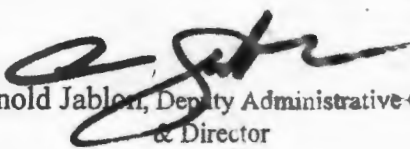
Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

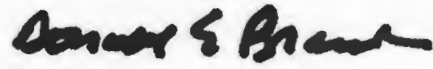
Homestead Application Status: No Application

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B796418 CONTROL #: MR DIST: 14 PREC: 01
DATE ISSUED: 08/27/2012 TAX ACCOUNT #: 1418001700 CLASS: 04

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 1417 ROSEWICK AVE
SUBDIVISION: ROSEDALE FARMS

OWNERS INFORMATION

NAME: COLE, BRADLEY & AMOS, STEPHANIE

ADDR: 1417 ROSEWICK AVE BALTIMORE MD 21237-1536

THIS PERMIT EXPIRES ONE
YEAR FROM DATE OF ISSUE

TENANT:

CONTR: PIONEER POLE BUILDERS INC

ENGNR:

SELLR:

WORK: CONSTRUCT DETACHED GARAGE/SHED (POLE BLDG CONST)
IN REAR PROPERTY OF SFD. 24'X30'X15'MAX=720SF
ACCESSORY LETTER ATTACHED.

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & DETACHED GARAGE/SHED

EXISTING USE: SFD

TYPE OF IMPRV: NEW BUILDING CONTRUCTION

USE: GARAGE

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 9520SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 5'/21'

SIDE STR SETB:

REAR SETB: 5'

Revise
Height
After
Variance
Approved

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

8/23/12
DATE: 8-8-12

OEA: af K

HISTORIC DISTRICT/BLI

PERMIT #: 3796418
RECEIPT #: 4003146
CONTROL #: MR
XREF #:

PROPERTY ADDRESS: 1417 Rosewick Ave
SUITE/SPACE/FLOOR:
SUBDIV: Rosewick Farms
TAX ACCOUNT #: 1418001100
OWNER'S INFORMATION (LAST, FIRST)
NAME: Brad Cole and Anne, Stephanie
ADDR: 1417 Rosewick Ave 21231-1536

FEE: 75+10=8500
PAID: 8500
PAID BY:
INSPECTOR:
I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

DOES THIS BLDG. HAVE SPRINKLERS
YES - NO -

APPLICANT INFORMATION
NAME: Brad Cole
COMPANY:
STREET: 1417 Rosewick Ave
CITY, ST, ZIP: Baltimore Md 21231
PHONE #: 410-935-9288 MHIC #: 82292 MHBR#:
APPLICANT SIGNATURE:
PLANS: CONST ☒ PLOT ☒ PLAT ☒ DATA ☒ EL 2 PL 2
TENANT: Pioneer Pole Builders Inc.
CONTR:
ENGR:
SELLR:
DESCRIBE PROPOSED WORK: Const detached garage shed (pole bldg const) in rear property of SFD. 24' x 30' x 15' MAX = 720 SF. accessory structure letter attach

TYPE OF IMPROVEMENT
1. ☒ NEW BLDG CONST
2. ☐ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER

TYPE OF USE
RESIDENTIAL
01. ☐ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY (ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

NON-RESIDENTIAL
08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH HEIGHT)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE MERCANTILE RESTAURANT
20. ☐ SWIMMING POOL SPECIFY TYPE
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. ☐ OTHER

TYPE FOUNDATION
1. ☐ SLAB
2. ☐ BLOCK
3. ☐ CONCRETE

BASEMENT
1. ☐ FULL
2. ☐ PARTIAL
3. ☐ NONE

TYPE OF CONSTRUCTION
1. ☐ MASONRY
2. ☐ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL
1. ☐ GAS 3. ☐ ELECTRICITY
2. ☐ OIL 4. ☐ COAL
TYPE OF WATER SUPPLY
1. ☐ PUBLIC SYSTEM
2. ☐ PRIVATE SYSTEM
TYPE OF SEWAGE DISPOSAL
1. ☐ PUBLIC SEWER EXISTS PROPOSE
2. ☐ PRIVATE SYSTEM
3. ☐ SEPTIC EXISTS PROPOSE
4. ☐ PRIVY EXISTS PROPOSE

CENTRAL AIR: 1. ☐ 2. ☐
ESTIMATED COST: \$12K
OF MATERIALS AND LABOR
PROPOSED USE: SFD and detached garage
EXISTING USE:
OWNERSHIP
1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE
1. FAMILY BEDROOMS
GARBAGE DISPOSAL 1. ☐ 2. ☐ BATHROOMS CLASS 04
POWDER ROOMS KITCHENS LIBER 009 FOLIO 008

BUILDING SIZE
FLOOR: 120 SF
WIDTH: 24'
DEPTH: 30'
HEIGHT: 14'
STORIES: 1
LOT #S: 14
CORNER LOT
1. ☒ YES 2. ☐ NO
ZONING: D5.5

LOT SIZE AND SETBACKS
SIZE: 4020 SF
FRONT STREET
SIDE STREET
FRONT SETBK: 5' NO
SIDE SETBK: 5' NO
SIDE STR SETBK: 5'
REAR SETBK: 5'
APPROVAL SIGNATURES
BLD INSP:
BLD PLAN:
FIRE:
SEDI CTL:
ZONING RM III: Final G.A. 8/23
PUB SERV:
ENVRMNT:
PLANNING:
PERMITS: 12/17 8/27/12

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

1977-1427-A

1700009061

Lot # 79

1425

NOT LOCATED

Lot # 28

Lot # 28 1403047625

Lot # 78 1402006200

1423

Lot # 77 1403051640

Lot # 26 1403048500

1421

1418

Lot # 26

Lot # 76 1403039360

1419

1426075075

1418053600

Lot # 75

PDM # 140171

Pt. Bk./Folio # 009008

1417

7 CD

Lot # 74 1418001700
Pt. Bk. 0000009, Folio 0008

1415

Lot # 69

089B3 DR 5.5
14 ED NE 3-E

Lot # 1 1412084150
Pt. Bk. 0000010, Folio 0127

Lot # 69

Lot # 2 1406022220

Lot # 69 1411057025

Pt. Bk./Folio # 010107B
PDM # 140051

Lot # 69

Lot # 3 1404023620

Lot # 55

Lot # 4 1403067601

Lot # 55

1409
1406057275
Lot # 55

Lot # 28

Lot # 28

1402003620

Lot # 55

Lot # 55



front

(1417 Rosewick Ave.)



1417

1417 Rosewick Ave
(front)

1417
Rosedale
Ave.

SIDE



Photo

1417 Rosewick Ave
Rear YARD
24' x 30 Detached Garage
(21' Hght) -

2013-01-11

Hse



Looking from
Rear YARD



Location
Detached Garage
(21' Hight) •
Rear yard
1417 Rosewick Ave



21' Hght
(24 x 30)
size
Detached Garage

1417 Rosewick

(REAR YARD)

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1417 ROSEWICK Ave.

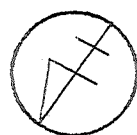
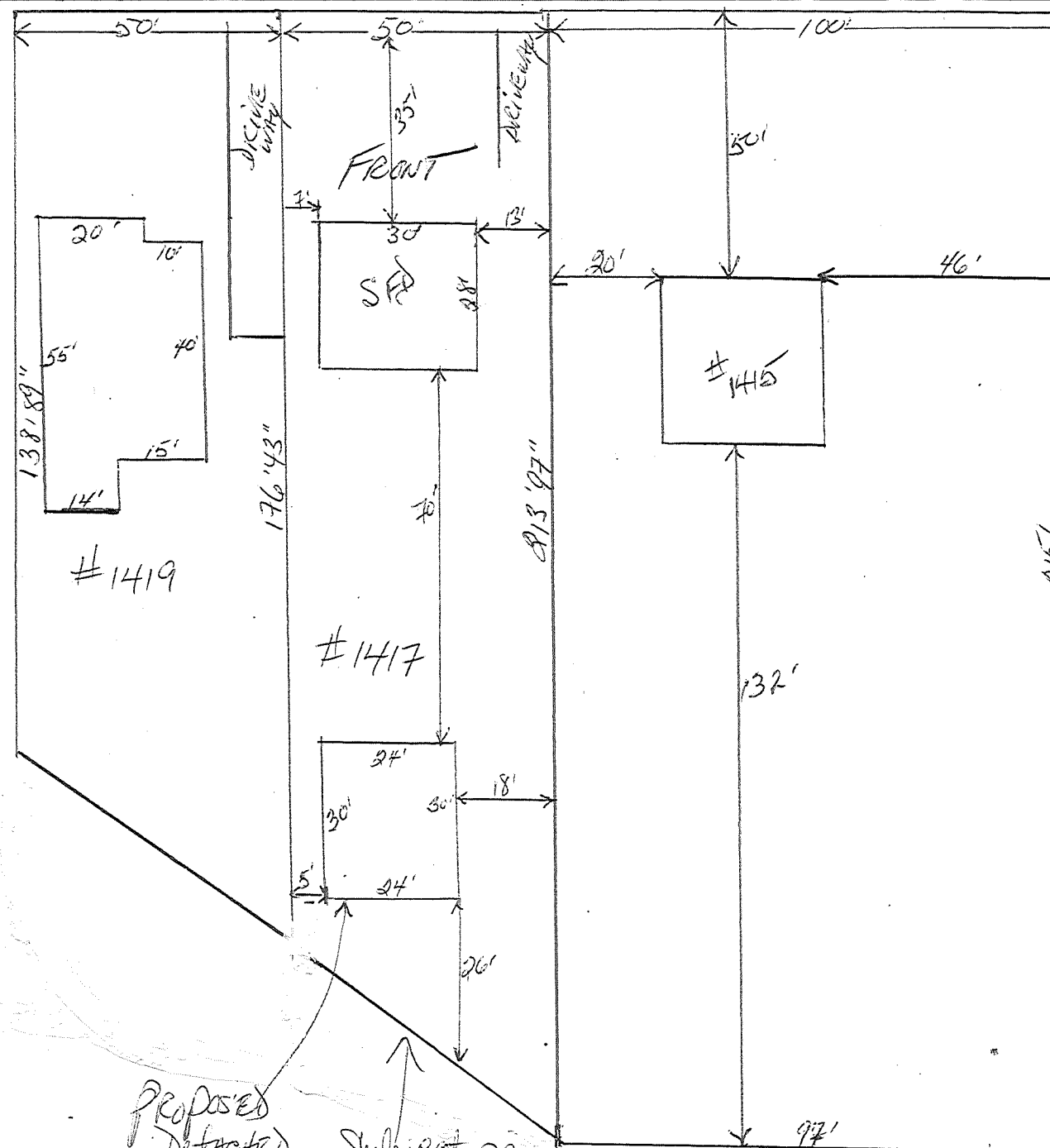
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME ROSEDALE FARMS

PLAT BOOK # 0009 FOLIO # 0008 LOT # 74 SECTION # B

OWNER BRADLEY COLE & STEPHANIE AMOS

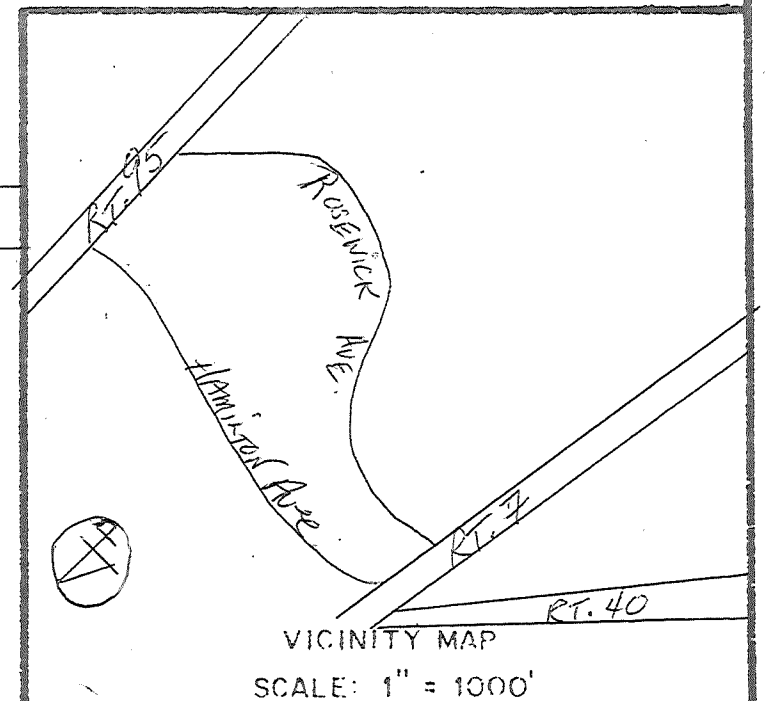
30' ROSEWICK Ave.



NORTH

PREPARED BY Lee Giroux

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 089B3

ZONING R5.5

LOT SIZE .22 ACRES 9520 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

Pet. Exp. 1

2013-0121-A