

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(20 Wesley Woods Court)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Stephen T. and Lucia B. Zabrenski	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2013-0302-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, Stephen T. and Lucia B. Zabrenski. The Petitioners are requesting Variance relief pursuant to Section 1A04.3.B.2 of the Baltimore County Zoning Regulations ("B.C.Z.R), to permit a side addition for an in-law apartment with a side yard setback of 25 ft. in lieu of the required 50 ft. 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.

It is to be noted that this administrative variance case closed on July 8, 2013 but was not received by OAH until July 25, 2013; the whereabouts of the case file between these dates is unknown.

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 June 23, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7-30-13

By BW

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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 30th day of July, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.), to permit a side addition for an in-law apartment with a side yard setback of 25 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate 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 relief granted herein pertains only to the side yard setback requirements of the RC 5 zone. The administrative special hearing procedure can only be utilized for variances of height and area regulations. As such, approval for an in-law apartment will require a use permit and/or special hearing in the OAH, as set forth in Baltimore County Council Bill No. 49-11.

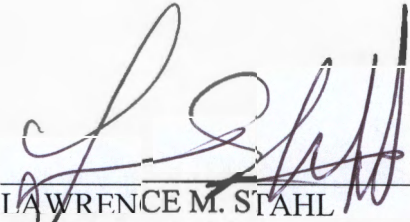
ORDER RECEIVED FOR FILING

Date 7-30-13

2

By 19W

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 7-30-13

By OW



KEVIN KAMENETZ
County Executive

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

July 30, 2013

Stephen T. Zabrenski
Lucia B. Zabrenski
20 Wesley Woods Court
Kingsville, Maryland 21087

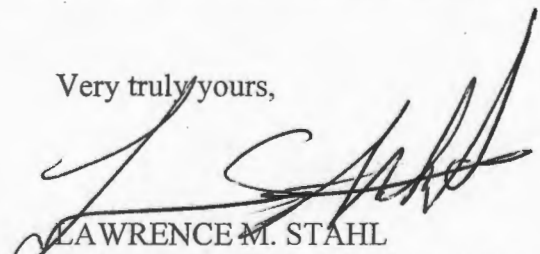
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(20 Wesley Woods Court)
Case No. 2013-0302-A

Dear Mr. and Mrs. Zabrenski:

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: Patrick Richardson, Jr., Richardson Engineering, LLC,
30 E. Padonia Rd., Suite 500, Timonium, MD 21093

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: 20 Wesley Woods Court Kingsville MD 21087
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)

IN-LAW

Construction of an addition with the existing house located on the lot will pose a practical difficulty because there is not any space on the property where it can be located that is not going to be over the setback lines.

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

Stephen T. Zabrenski
Signature of Affiant

Stephen T. Zabrenski
Name- Print or Type

Lucia B. Zabrenski
Signature of Affiant

Lucia B. Zabrenski
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 1 day of JUNE, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Stephen T. Zabrenski Lucia B. Zabrenski
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

Tina Marie Moyer
Notary Public
My Commission Expires
Embossed Hereon is My
Prince George's County, Maryland Notary Public Seal
My Commission Expires June 9, 2013
TINA MARIE MOYER

2013-0302-A

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

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

**ZONING PROPERTY DESCRIPTION FOR
#20 WESLEY WOODS COURT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the **northwest** side of **Wesley Woods Court** which is **50** feet wide at the distance of **1,585** feet **north** of the centerline of the nearest improved intersecting street **New Cut Road** which is **40** feet wide. Being lot **#12**, Section **One** in the subdivision of **WESELY WOODS** as recorded in Baltimore County Plat Book **#58**, Folio **#102**, containing **58,431** Sq.Ft. or **1.34** Ac.+/- . Located in the **11th** . Election District, **3rd** Councilmanic District.

2013-0302-A

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

No. **099610**

Date: **6/12/13**

PAID RECEIPT

BUSINESS ACTUAL TIME 0000
 6/12/2013 6/12/2013 07:17:46 2

REC 0502 WALTON JEW JEE

RECEIPT # 827954 6/12/2013 0010

REC 5 508 JUDICIAL VERIFICATION

TR NO: 099610

Receipt for \$75.00

\$75.00 CI \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
------	------	------	----------	-----	---------	----------	---------	--------

001	806	0000		6150				\$75-
-----	-----	------	--	------	--	--	--	-------

Total: **\$75-**

Rec From:

LUCIA ZABRENSKI

For:

20 WESLEY WOODS CT.

2013-0302-A

CASHIER'S

CERTIFICATE OF POSTING

2013-0302-A

RE: Case No.: _____

Petitioner/Developer: _____

Lucia Zabrenski

July 8, 2013

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: _____

20 Wesley Woods Ct

June 23, 2013

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



Sincerely,

June 23, 2013

(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)

MEMORANDUM

DATE: August 30, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0302-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 29, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-21</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>6-23-13</u> by <u>Beach</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0302 -A Address 20 WESLEY WOODS CT.

Contact Person: AARON TSHI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/12/13 Posting Date: 6/23/13 Closing Date: 7/8/13

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- 0302 -A Address 20 WESLEY WOODS CT
Petitioner's Name LUCIA ZABRENSKI Telephone 301-910-2425
Posting Date: 6/23/13 Closing Date: 7/8/13
Wording for Sign: TO PERMIT AN IN-LAW APARTMENT ADDITION WITH A SIDE SETBACK
OF 25 FEET IN LIEU OF THE REQUIRED 50 FEET

Revised 7/06/11

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this tenth day of June 2013, by and between Stephen T. Zabrenski and Lucia B. Zabrenski (hereinafter referred to as the "Declarants") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

The declaration is being made so that the declarants, as elder family members, have access to care and comfort from their child (and her family) on the same owner occupied property as that of the principal single-family detached dwelling. Stephen has a history of heart disease, diabetes, and the early stages of glaucoma. Lucia has a history of osteoporosis, cataracts, and early signs of arthritis.

Recitals

A. The Declarants who are also the owners of this property have filed an application for a use permit for a proposed accessory apartment to be located in an addition to be constructed and attached to the existing house. The property being located at 20 Wesley Woods Court, Kingsville, Maryland 21087 and is more particularly described by metes and bounds in **Exhibit A** (The Property) and **Exhibit B** (The use permit) attached hereto and made a part hereof. The property is zoned RC5, which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for: Stephen T. Zabrenski (age 69) and Lucia B. Zabrenski (age 66) (parents of Alison Humphreys). The other residents of the property are Ronald Humphreys (39) and Alison Humphreys (34) (son-in-law and daughter of the Zabrenskis), and their children, Izabella (13) (step-grandchild to the Zabrenskis), Teagen (3) (grandchild), Willow (2) (grandchild), and Weston (10 months) (grandchild). The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarants request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time

limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.

3. Upon use permit termination, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarants or subsequent purchaser.

4. The Declarants upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

5. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

6. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

Step Zabrenski

Lucia B Zabrenski

Stephen T. Zabrenski

Lucia B. Zabrenski

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 10 day JUN of 2013, before the Subscriber, a Notary Public of

State of Maryland, personally appeared STEPHEN T ZABRENSKI & LUCIA B ZABRENSKI

The declarants herein, who are also the owners of this property, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument, and who acknowledged that they executed for the foregoing instrument for the purposes therein contained.

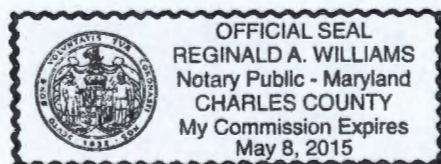
IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires

05/08/15

Notary Public

[Signature]



2013-0302-A

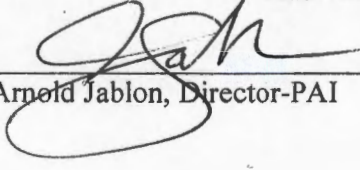


The Declaration of Understanding for the Accessory Apartment at:

20 WESLEY WOODS COURT, KINGSVILLE, MD 21087

Address of property

is approved: _____


Arnold Jablon, Director-PAI

10/2/13
Date

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 21, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For June 24, 2013
Item Nos. 2013- 0300,0301, 0302 and 0304.

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

DAK:CEN
Cc: file

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6/17/13

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

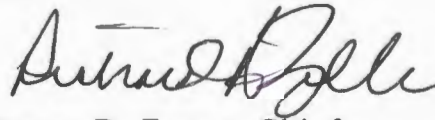
RE: Baltimore County
Item No 2013-0302-A
Administrative Variance
Stephen T. & Lucia B. Zabrowski
20 Wesley Woods Court

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. 2013-0302-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



KEVIN KAMENETZ
County Executive

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

July 25, 2013

Stephen T. Zabrenski
20 Wesley Woods Court
Kingsville MD 21087

RE: Case Number: 2013-0302 A, Address: 20 Wesley Woods Court

Dear Mr. Zabrenski:

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, 2013. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

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

Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:**

District - 11 Account Number - 2100005017

Owner Information**Owner Name:**ZABRENSKI STEPHEN T
ZABRENSKI LUCIA B
20 WESLEY WOODS CT
KINGSVILLE MD 21087-1160**Use:**

RESIDENTIAL

Principal Residence:

YES

Mailing Address:**Deed Reference:**1) /33687/ 00001
2)**Location & Structure Information****Premises Address:**20 WESLEY WOODS CT
0-0000**Legal Description:**1.3414 AC
20 WESLEY WOODS CT
WESLEY WOODS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
0055	0008	0331		0000			12	2012			0058/ 0102

Special Tax Areas:**Town:**

NONE

Ad Valorem:**Tax Class:****Primary Structure Built**

1989

Above Grade Enclosed Area

3,107 SF

Finished Basement Area**Property Land Area**

1.3400 AC

County Use

04

Stories

2.000000

Basement

YES

Type

STANDARD UNIT

Exterior

SIDING

Full/Half Bath

2 full/ 1 half

Garage

1 Attached

Last Major Renovation**Value Information****Base Value****Value****Phase-in Assessments**

As of

As of

As of

Land:

175,700

175,700

Improvements

333,400

293,100

Total:

509,100

468,800

468,800

468,800

Preferential Land:

0

0

Transfer Information**Seller:** WENZLAFF DIANNA L**Date:** 05/29/2013**Price:** \$445,000**Type:** ARMS LENGTH IMPROVED**Deed1:** /33687/ 00001**Deed2:****Seller:** WENZLAFF MATTHEW J**Date:** 10/02/2012**Price:** 50**Type:** NON-ARMS LENGTH OTHER**Deed1:** /32615/ 00492**Deed2:****Seller:** HOUGH PHILLIP V**Date:** 01/04/2005**Price:** \$624,900**Type:** NON-ARMS LENGTH OTHER**Deed1:** /21215/ 00423**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

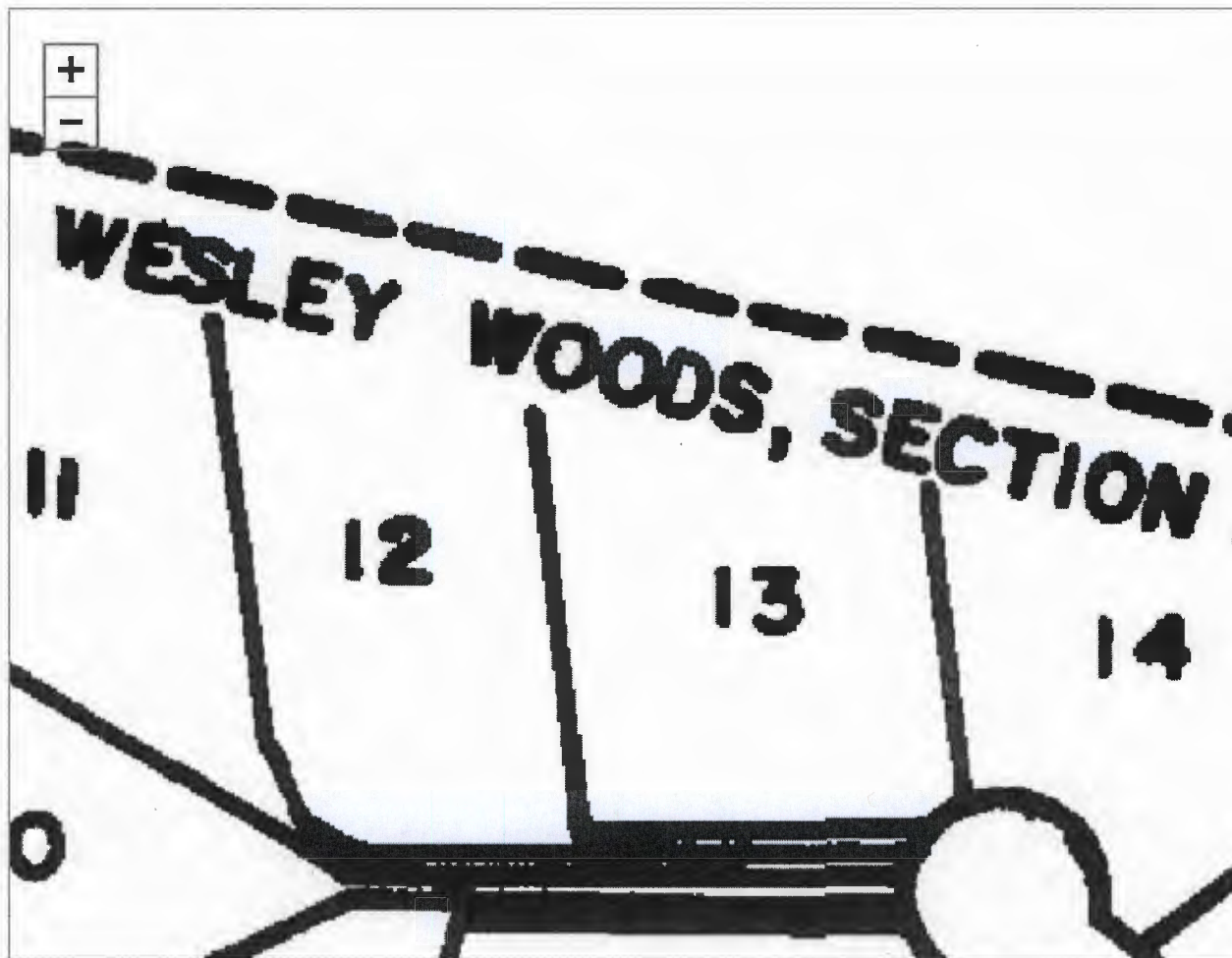
0.00%0.00

Tax Exempt:**Special Tax Recapture:****Exempt Class:**

NONE

Homestead Application Information**Homestead Application Status:** No Application

Baltimore County

[New Search](#)District: **11** Account Number: **2100005017**

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.



☒ Loading... Please Wait. Loading... Please Wait.

-->



2013-0302-A



2013-0302-A



2013-0302-A

NE 17-J

RC 7

1119074993

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Lot # 11
2100005016

Lot # 12
2100005017
20

Lot # 13 2100005018

2008-0434-A

Lot # 14 2100005019

21

19
Lot # 15 2100005020

Lot # 10 2100005015

DRIVEWAY
DRIVEWAY

3 CD

11 ED

055A1

NE 16-J

14

Lot # 8 2100005013

Lot # 18 2100005023

Lot # 7 2100005012

PDM # 110561

Pt. Bk./Folio # 058102

RC 5

Pt. Bk. 0000058, Folio 0102
2100005014

Lot # 9

11

8

6

Lot # 6 2100005011

2100005010

Lot # 5

Lot # 19 2100005024

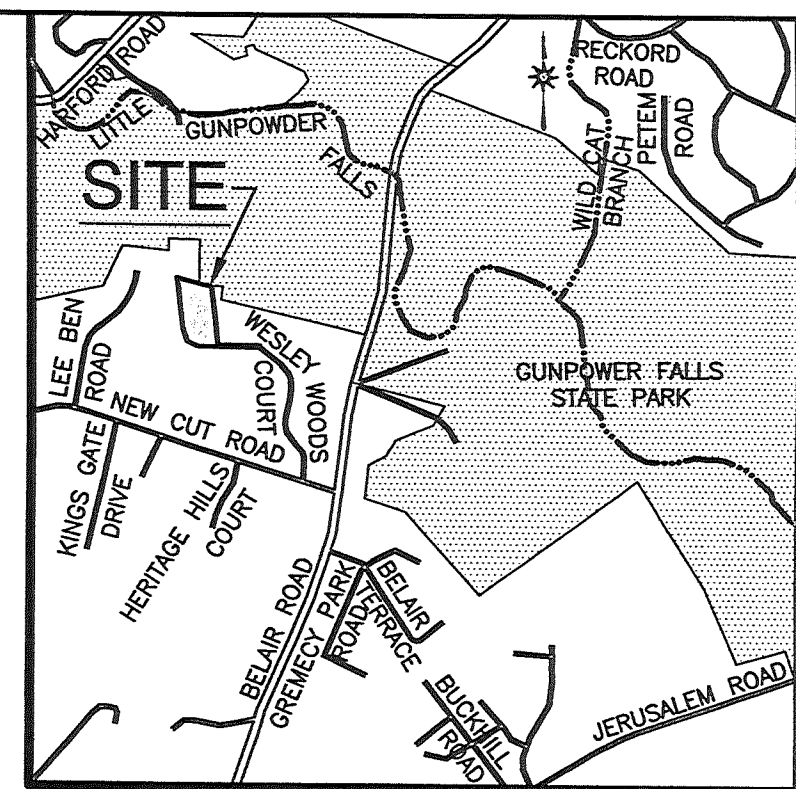
WESLEY WOODS CT

Lot # 20 2100005025

Pt. Bk. 0000061, Folio 0091
2100005027

Lot # 4 2100005009

2013-0302-A



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: STEPHEN T. & LUCIA B. ZABRENSKI
20 WESLEY WOODS COURT
KINGSVILLE, MARYLAND 21087-1160
- SITE AREA: 58,431 SF or 1.34 Ac.±
- USES: EXISTING: 2 STORY SINGLE FAMILY DWELLING
PROPOSED: 2 STORY SINGLE FAMILY DWELLING AND IN-LAW APARTMENT
- UTILITIES: PRIVATE WELL & PRIVATE SEPTIC
- DEED REF: 32615/492
- TAX ACCOUNT: #2100005017
- COUNCILMANIC DISTRICT: 3RD
- ZONING: RC 5
(PER 1"=200' ZONING MAP 055A1)
- TAX MAP #55, GRID #8, PARCEL #331, LOT 12.
- PLAT REFERENCE: 58-102 "SECTION ONE-WESLEY WOODS"
- SITE LIES ENTIRELY WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #240010 0285 F
PANEL 285 OF 580 DATED 09/26/2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- NO KNOWN PREVIOUS ZONING CASES EXIST ON FILE.
- NO KNOWN PREVIOUS PERMITS EXIST ON FILE.
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
- WATERSHED: LITTLE GUNPOWDER FALLS.
- SETBACKS:

TYPE	REQUIRED	PROVIDED
FRONT:	50'	95'±
SIDE:	50'	25'±
REAR:	50'	154'±

2013-0302-A

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

ZABRENSKI RESIDENCE
LOT 12
20 WESLEY WOODS COURT
KINGSVILLE, MARYLAND 21087

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS			DRAWN BY: DESIGNED BY: SCALE:		
			CND	PCR	1" = 30'
DATE:			JOB NO.:	SHEET NO.:	
05-09-13			13043	1 OF 1	