

IN RE: PETITION FOR ADMIN. VARIANCE *
(15 Ivy Reach Court)
8th Election District *
2nd Council District *
John M. and Debra R. Stover (Trustees) *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0166-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, John M. and Debra R. Stover, (Trustees) ["Petitioners"]. The Petitioners are requesting Variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a 2-story addition on the side of the existing dwelling with a side yard setback of 32 ft. in lieu of the required 50 ft., and (2) To amend the Final Development Plan (FDP) of Hillside Hunt for Lot #17 only. 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 March 3, 2014 but was not received by OAH until March 17, 2014; 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.

ORDER RECEIVED FOR FILING

Date 3-20-14

By low

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 7, 2014, 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 (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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the addition (three car 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 20th day of March, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a 2-story addition on the side of the existing dwelling with a side yard setback of 32 ft. in

ORDER RECEIVED FOR FILING

Date 3-20-14

By [Signature]

lieu of the required 50 ft., and (2) To amend the Final Development Plan (FDP) of Hillside Hunt for Lot #17 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their 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 Petitioners or subsequent owners shall not convert the subject addition (three car garage) into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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 3-20-14

By dlw

KEVIN KAMENETZ
County Executive



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

March 20, 2014

John M. and Debra R. Stover (Trustees)
15 Ivy Reach Court
Cockeysville, Maryland 21030

RE: Petition for Administrative Variance
Case No. 2014-0166-A
Property: 15 Ivy Reach Court

Dear Mr. and Mrs. Stover:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County 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: Henry Warfield, P.O. Box 76, Butler, MD 21023



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 15 IVY REACH COURT which is presently zoned RC-4 /RC-5

Deed Reference 15607/00238 10 Digit Tax Account # 2 2 0 0 0 2 6 6 0 5

Property Owner(s) Printed Name(s) Stover, John Matthew and Stover, Debra Rogers Trustees

(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

- X **ADMINISTRATIVE VARIANCE** from section(s) 1A04.3.B.2.b of B.C.Z.R. to permit a 2-story addition on the side of the existing dwelling with a side yard setback of 32 feet in lieu of the required 50 feet; and to amend the Final Development Plan of Hillside Hunt for Lot#17 only.

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:

John Matthew Stover , Debra Rogers Stover

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

15 Ivy Reach Court Cockeysville MD

Mailing Address City State

21030 , 443-257-3640 , mdstover@comcast.net

Zip Code Telephone # Email Address

Representative to be contacted:

Henry Warfield

Name – Type or Print

Signature

P.O. Box 76 Butler MD

Mailing Address City State

21023 , 410-472-4048 , henry@warfieldarch.com

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 24 day of April, 2014 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 2014-0166-A Filing Date 2/4/14 Estimated Posting Date 2/16/14 Reviewer AT

~ 3/3/14

Rev 10/12/11

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

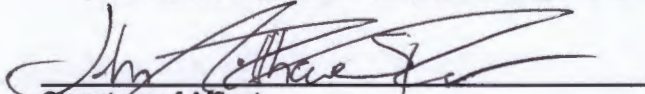
Address: 15 Ivy Reach Court Cockeyville MD 21030
Print or Type Address of property City State Zip Code

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)

Request permission to construct a two story addition attached to the southwest side yard of the existing single family dwelling extending to 32 feet from the property line in lieu of the 50 foot required setback.

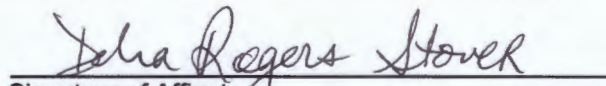
The lot is narrow with the existing house centered between the side property lines. The proposed location is adjacent to the existing Mudroom and Kitchen. It allows use of the existing driveway and has been made level by an existing approximately 4 foot high retaining wall. Beyond this the rear yard grade falls off considerably, making vehicular access to the garage difficult and increasing drainage issues. The addition consists of a back entry hall with stair and a three car garage at ground level with an exercise room on the second floor. The existing two-car attached garage will become a family room.

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


Signature of Affiant

John Matthew Stover

Name- Print or Type


Signature of Affiant

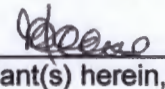
Debra Rogers Stover

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 31 day of Jan, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

 John Matthew Stover, Debra Rogers Stover
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

My Commission Expires



**WARFIELD
ARCHITECTS**

ZONING DESCRIPTION FOR

15 IVY REACH COURT

COCKEYSVILLE, MD 21030

Beginning at a point on the SOUTH side of IVY REACH COURT which is
20 FEET wide at the distance of 1100 FEET WEST of the centerline of the nearest
improved intersecting street HAPPY HOLLOW ROAD which is 25 FEET WIDE.

Being LOT #17, in the subdivision of HILLSYDE HUNT, Section 2, First Amended Plat as
recorded in Baltimore County PLAT BOOK #68, PAGE 133 containing 2.27 acres.

with the following metes and bounds:

S 17° 48' 09" W	252.65'
S 18° 59' 45" E	60.00'
S 06° 22' 07" E	114.07'
S 00° 59' 42" E	352.97'
S 57° 12' 08" E	81.84'
S 21° 58' 32" E	541.43'
N 75° 08' 59" E	230.00'
N 17° 48' 09" E	265.95'
S 21° 27' 54" E	20.00' to the place of beginning.

Also known as 15 IVY REACH COURT located in the 8th Election District,
2nd Councilmanic District.

2014-0166-A

No. 108196
Date 2/4/14

PAID REFLECT

BUSINESS ACTIVITY TIME 2
2/04/2014 2/04/2014 10:24:29

REG MS02 WALKIN JEAN JEE
>MSDEIPT H 068275 2/04/2014 OFFLN

Rep 5 528 EDWARDS IDENTIFICATION

108196

Recept 105

4150.00	CR	4.00	CA
---------	----	------	----

Ballantine & Co., 171 Nassau St., N.Y.C.

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$150
Total:								\$150

Totals:

~~150~~

JOHN STOVER

15 Ivy Rectt Court

1204-0166-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/8/2014

Case Number: 2014-0166-A

Petitioner / Developer: JOHN STOVER ~ HENRY WARFIELD, AIA

Date of Hearing (Closing): MARCH 3, 2014

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

The sign(s) were posted on: FEBRUARY 7, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

MEMORANDUM

DATE: April 22, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0166-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 21, 2014. 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>2-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-24</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>2-7-14</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0166 -A Address 15 IVY REACH COURT

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

Filing Date: 2/4/2014 Posting Date: 2/16/14 Closing Date: 3/3/14

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 2014- 0166 -A Address 15 IVY REACH COURT

Petitioner's Name JOHN STOVER Telephone 443-257-3640

Posting Date: 2/16/14 Closing Date: 3/3/14

Wording for Sign: To Permit A 2-STORY ADDITION ON THE SIDE OF
THE EXISTING DWELLING WITH A SIDE YARD SETBACK OF 32
FEET IN LIEU OF THE REQUIRED 50 FEET; AND TO AMEND
THE FINAL DEVELOPMENT PLAN OF HILLSIDE HUNT FOR
LOT # 17 ONLY.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

March 17, 2014

John Matthew Stover
Debra Rogers Stover
15 Ivy Reach Court
Cockeysville MD 21030

RE: Case Number: 2014-0166 A, Address: 15 Ivy Reach Court

Dear Mr. & Ms. Stover:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 4, 2014. 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." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Henry Warfield, P O Box 76, Butler MD 21023

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 2-24-14

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

RE: Baltimore County
Item No. 2014-0166-A
Administrative Variance
John Matthew Stover and
Debra Rogers Stover
15 Ivy Reach 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. 2014-0166-A.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief/
Development Manager
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

7/26/14
WCR
J

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

DATE: February 25, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For March 03, 2014
Item No. 2014-0165, 0166, 0167, 0168, 0170 and 0171

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\ZAC03032014 -.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



Closing
date 3/3/14

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: February 25, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0166-A
Address 15 Ivy Reach Court
(Stover Property)

Zoning Advisory Committee Meeting of February 3, 2014.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

FEB 25 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Real Property Data Search (w4)

[Search Help](#)

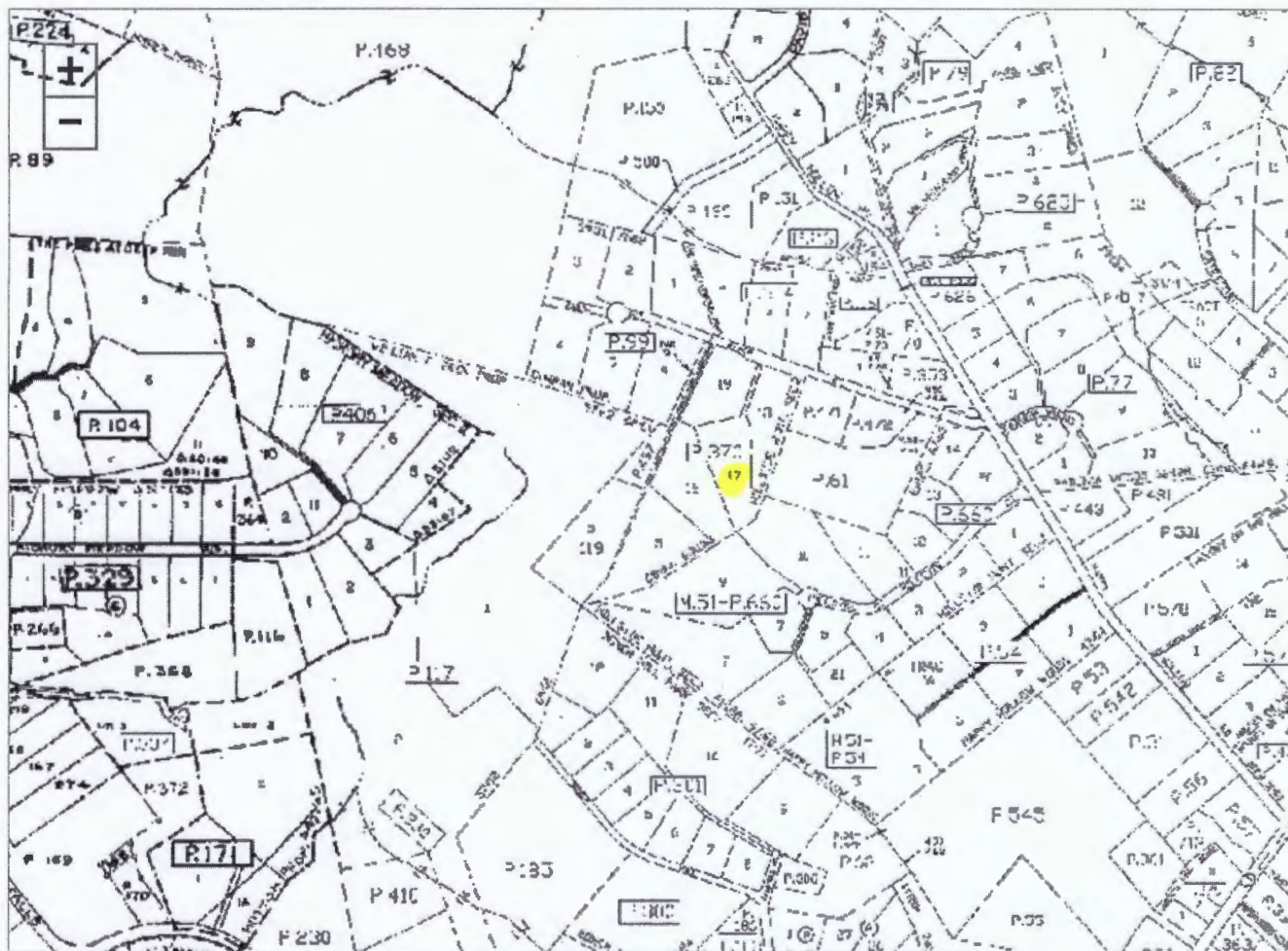
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 2200026605	
Owner Information		
Owner Name:	STOVER JOHN MATTHEW STOVER DEBRA ROGERS TRUSTEES	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	15 IVY REACH CT COCKEYSVILLE MD 21030-1755	Deed Reference: 1) /15607/ 00238 2)
Location & Structure Information		
Premises Address:	15 IVY REACH CT 0-0000	Legal Description: 2.270 AC 15 IVY REACH CT SS HILLSYDE HUNT
Map: 0050	Grid: 0018	Parcel: 0370
Sub District:	Subdivision: 0000	Section: 2
Block:	Lot: 17	Assessment Year: 2014
Plat No:	Plat Ref: 0068/ 0133	
Special Tax Areas:	Town:	Ad Valorem:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1998	4,847 SF	1077 SF
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	4 full/ 4 half	1 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2014	07/01/2013
Land:	338,100	338,100
Improvements	645,000	558,200
Total:	983,100	896,300
Preferential Land:	0	0
Transfer Information		
Seller: SPENO EDWARD B	Date: 09/27/2001	Price: \$1,039,600
Type: ARMS LENGTH IMPROVED	Deed1: /15607/ 00238	Deed2:
Seller: CHERRY CROFT INC	Date: 03/04/1998	Price: \$215,000
Type: ARMS LENGTH VACANT	Deed1: /12698/ 00684	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	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: Approved 08/11/2008		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: **08** Account Number: **2200026605**



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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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



Environmental Map

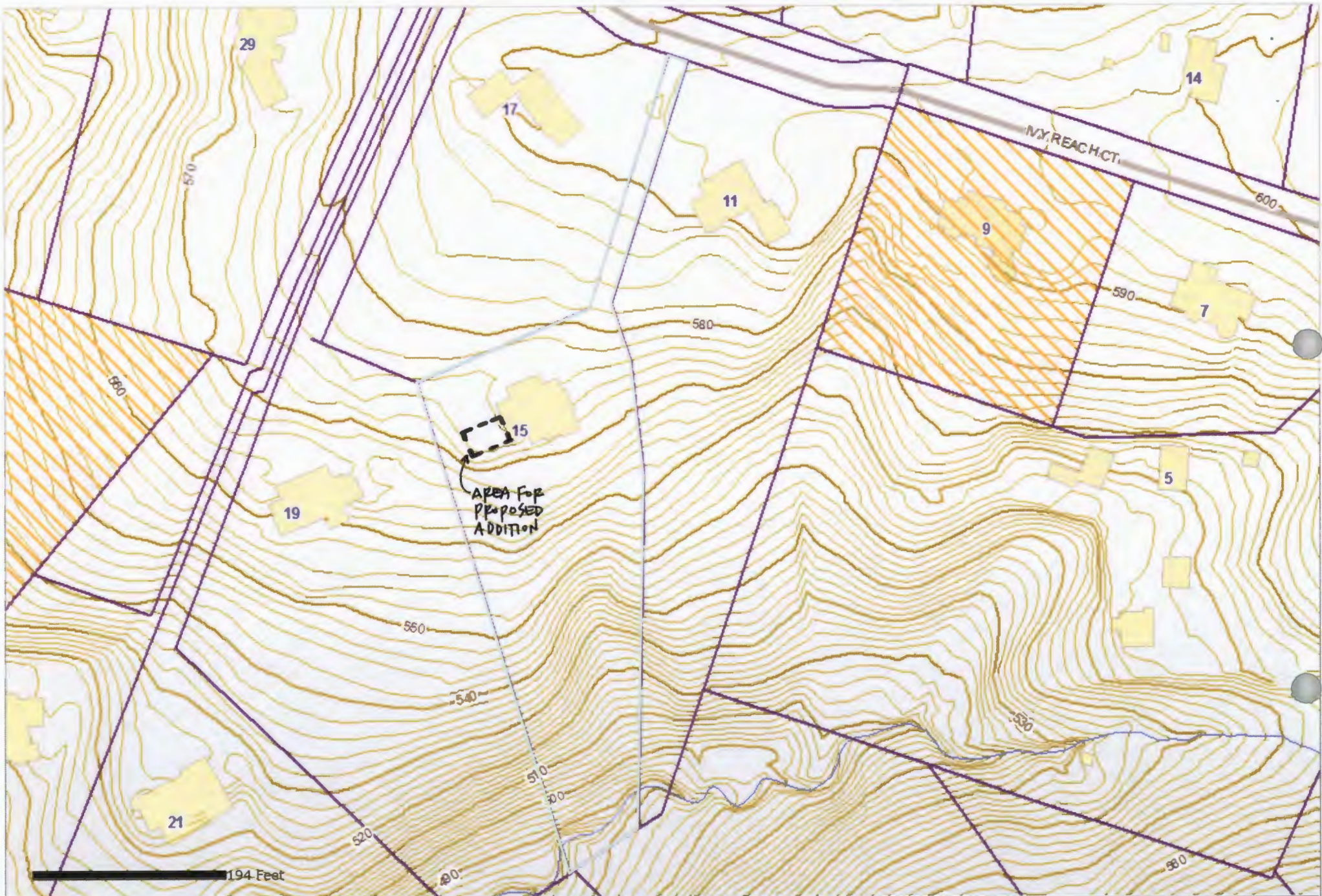
Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, any special, incidental or consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 2/3/2014

2014-0166-A



Environmental Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, incidental and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

2014-0166-A

Printed 2/3/2014



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, consequential damages, attorneys' and experts' fees, and court costs incurred as a result of arising from or in connection with the use of or reliance upon this data.

2014-0166-A



PARTIAL SITE PLAN WITH PROPOSED ADDITION

2014-0166-A

11 IVY BEACH CT.

15 IVY BEACH COURT

17 IVY BEACH CT



2014-0166-A

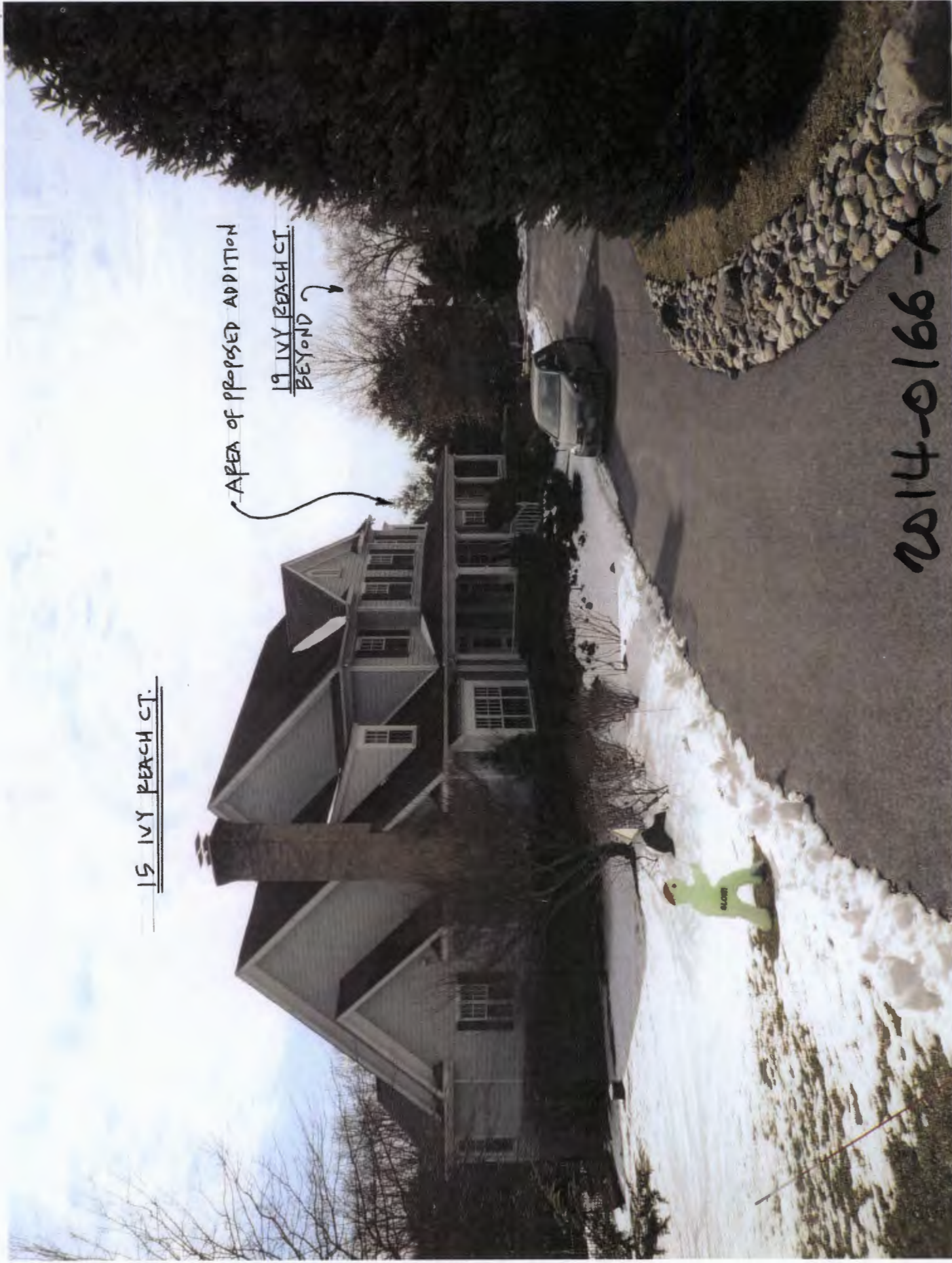
VIEW FROM IVY BEACH COURT DOWN 15 IVY BEACH CT. DRIVEWAY

PHOTO 1

15 IVY BEACH CT.

AREA OF PROPOSED ADDITION

19 IVY BEACH CT.
BEYOND



2014-0166-A

VIEW DOWN DRIVEWAY TO LANDSCAPING AND 19 IVY BEACH CT. BEYOND

PHOTO 2

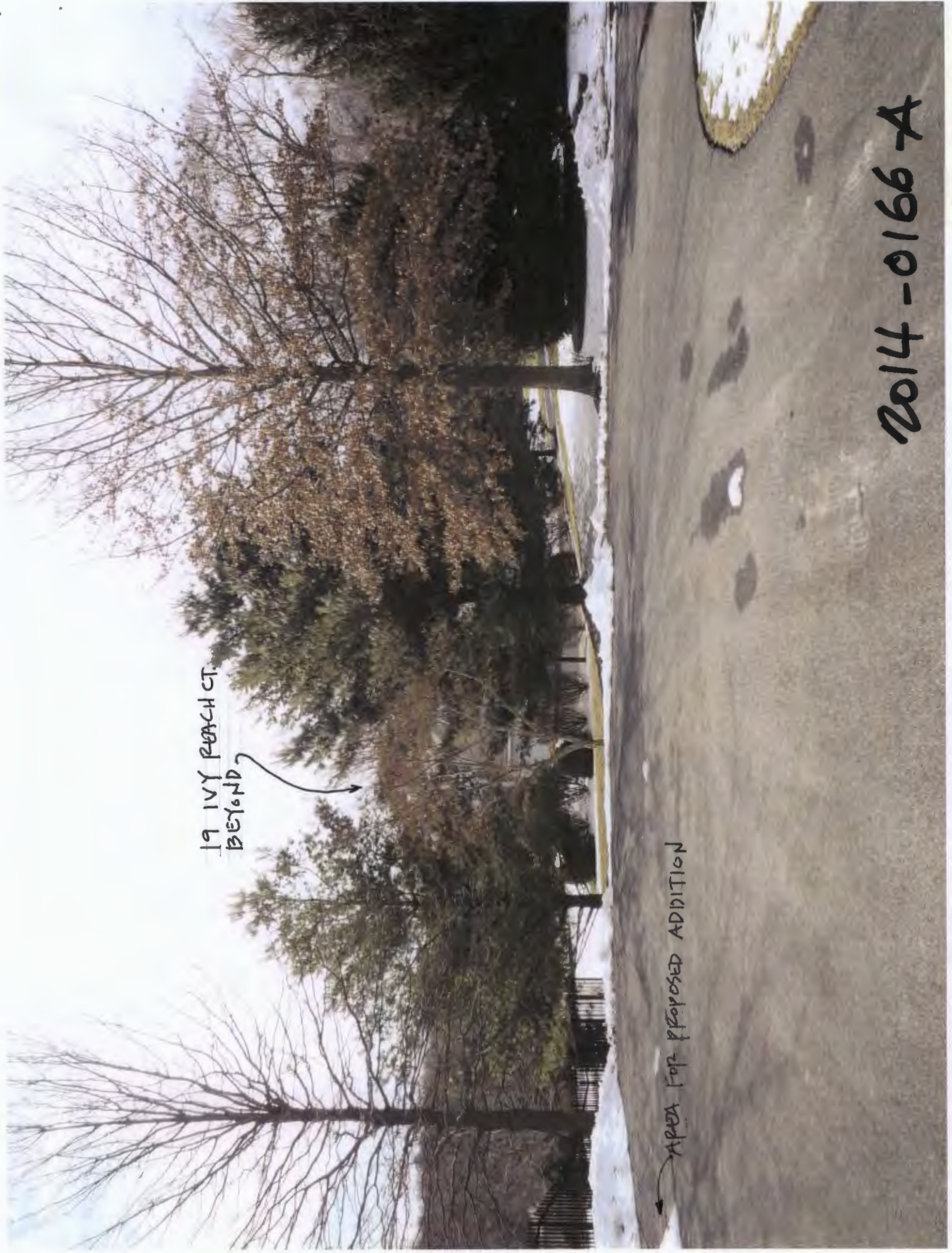
15 IVY REACH COURT

AREA OF PROPOSED
ADDITION

19 IVY REACH CT.
Beyond



VIEW OF DRIVEWAY END LANDSCAPING: 19 IVY REACH CT. BEYOND AND AREA FOR ADDITION



2014-0166-A

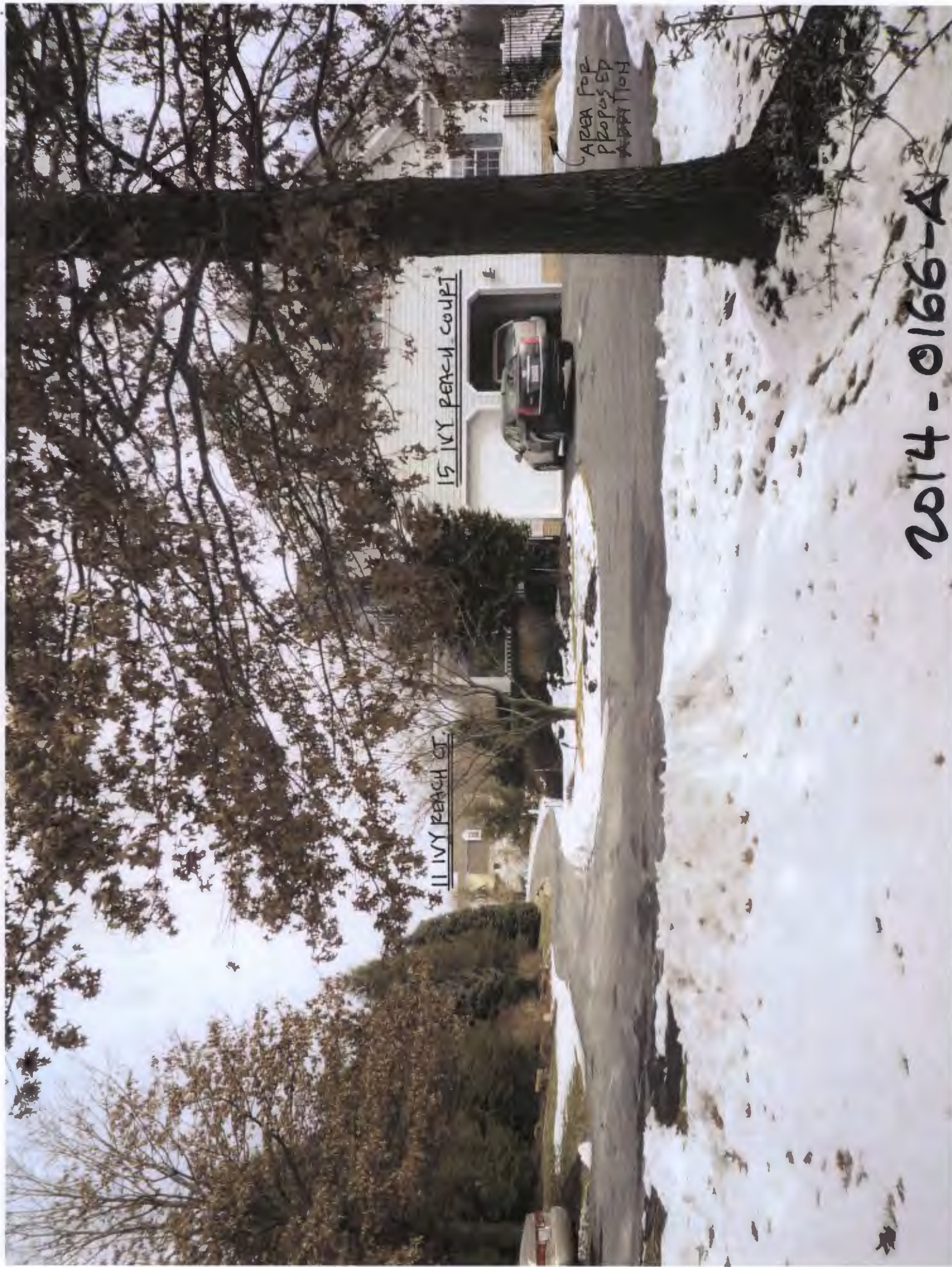
VIEW OF DRIVEWAY END, LANDSCAPING, 19 IVY REACH CT. BEYOND AND AREA FOR ADDITION

PHOTO 4

15 NY REACH COURT



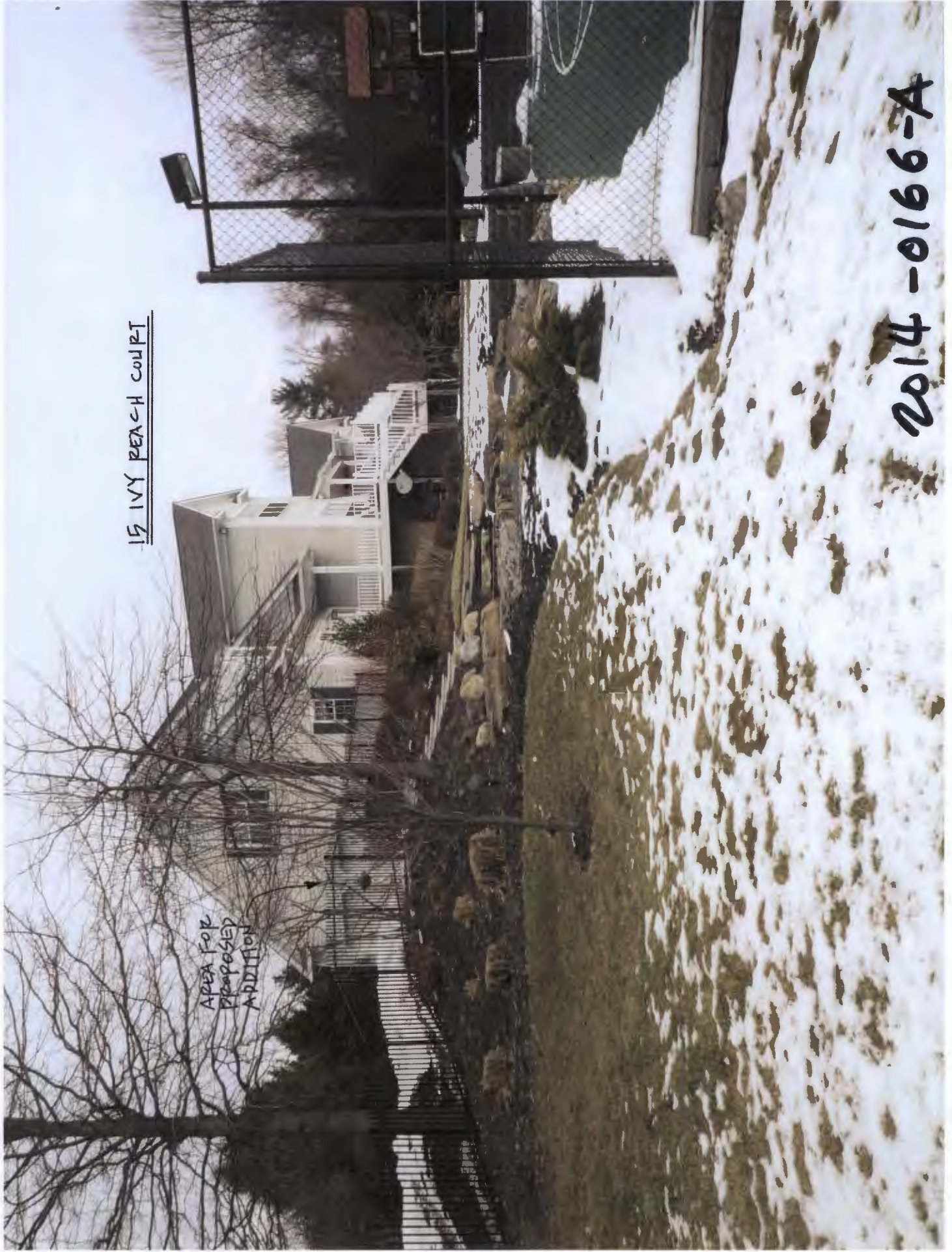
VIEW OF AREA FOR PROPOSED ADDITION



2014-0166-A

VIEW FROM SIDE PROPERTY LINE TOWARDS 15 IVY BEACH COURT WITH 11 IVY BEACH COURT BEYOND

PHOTO 6



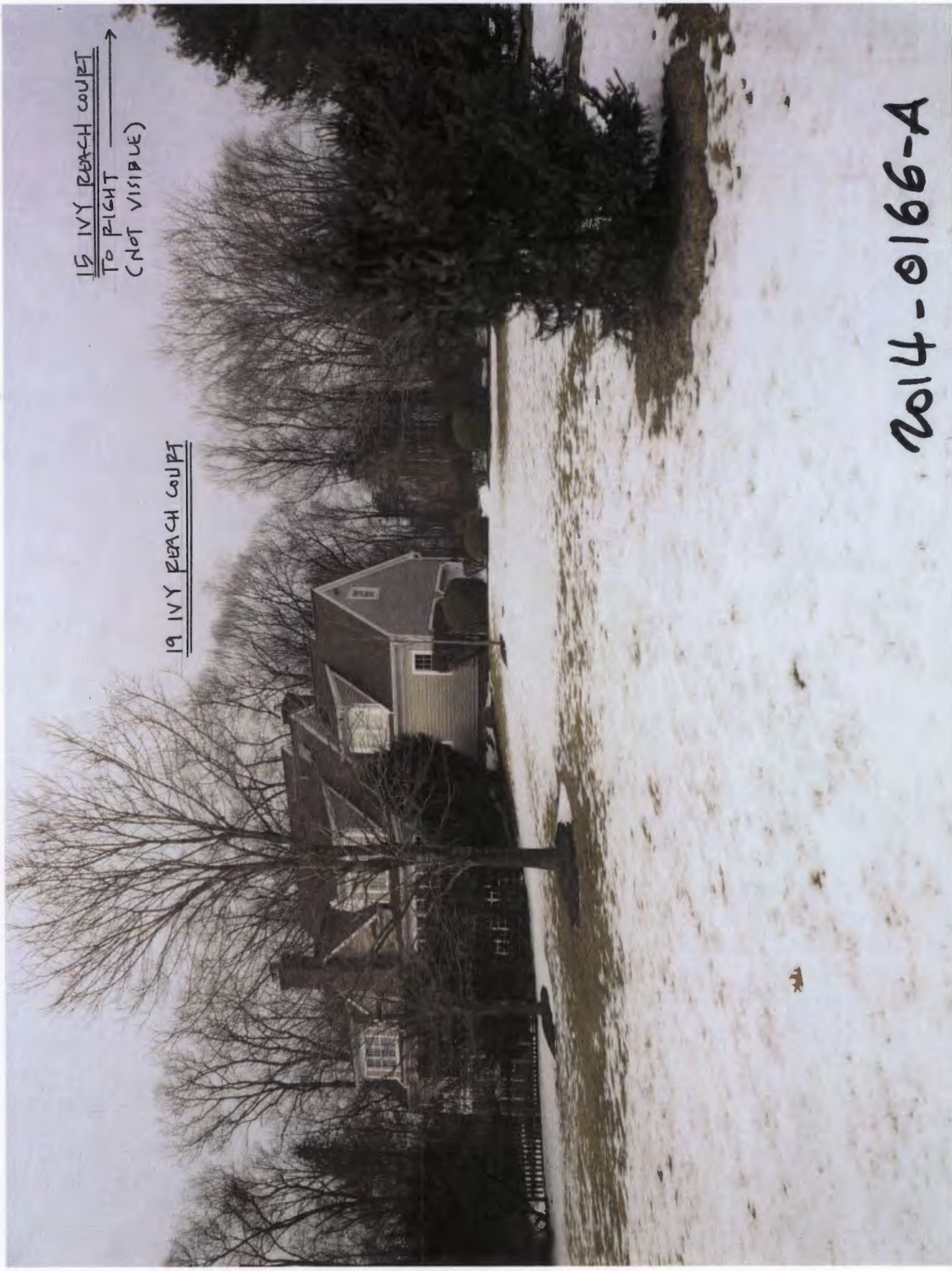
15 IVY REACH COURT

AREA FOR
PROPOSED
ADDITION

2014-0166-A

VIEW TOWARDS 15 IVY REACH COURT AND AREA FOR ADDITION FROM BACK YARD

PHOTO 7



15 IVY REACH COURT
TO RIGHT →
(NOT VISIBLE)

19 IVY REACH COURT

2014-0166-A

VIEW OF 19 IVY REACH COURT FROM THEIR BACK YARD

PHOTO 8

17 IVY REACH CT.

16 IVY REACH CT.

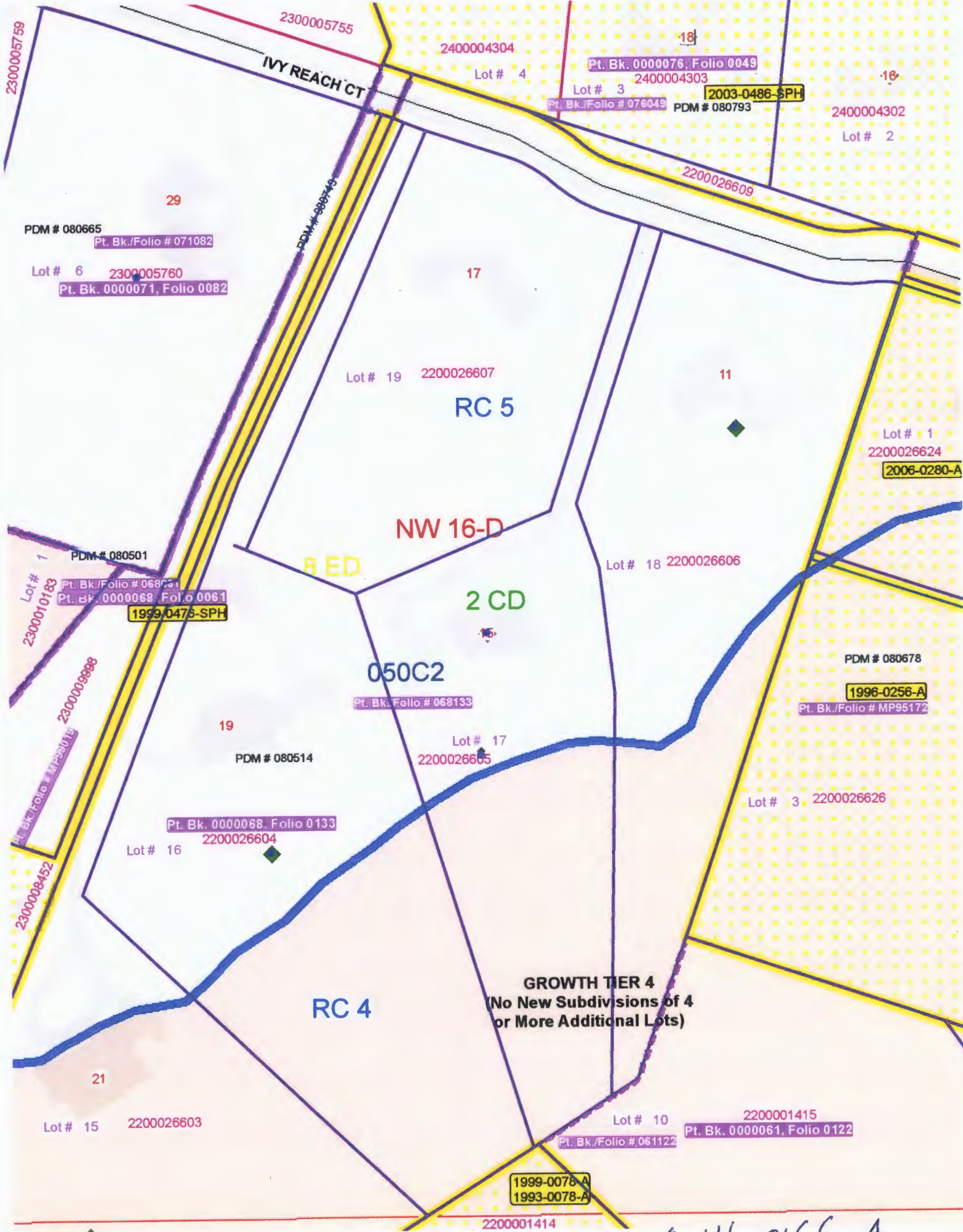
15 IVY REACH CT.



2014-0166-A

VIEW OUT DRIVEWAY TO IVY REACH COURT

PHOTO 9



2014-0166-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

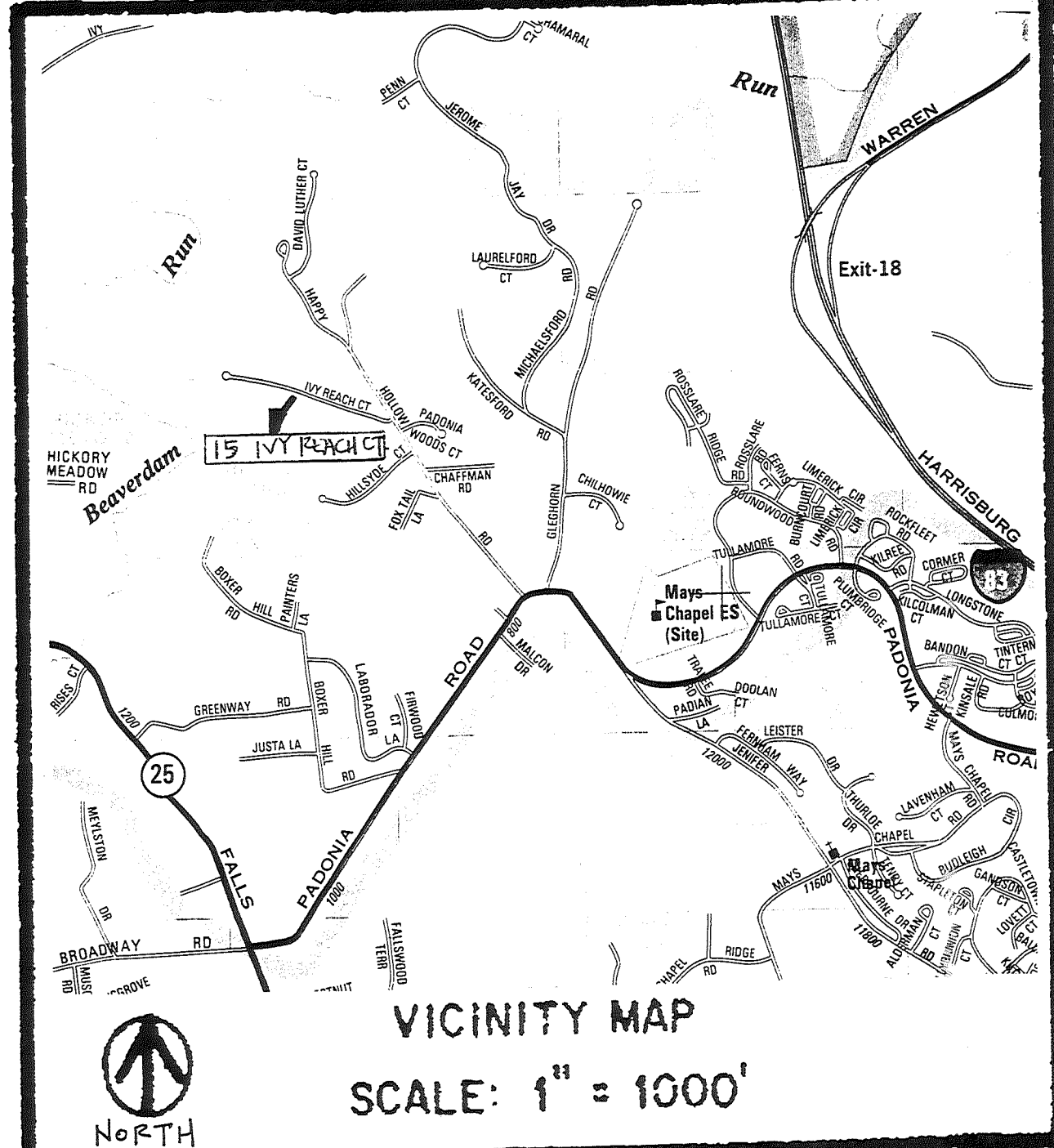
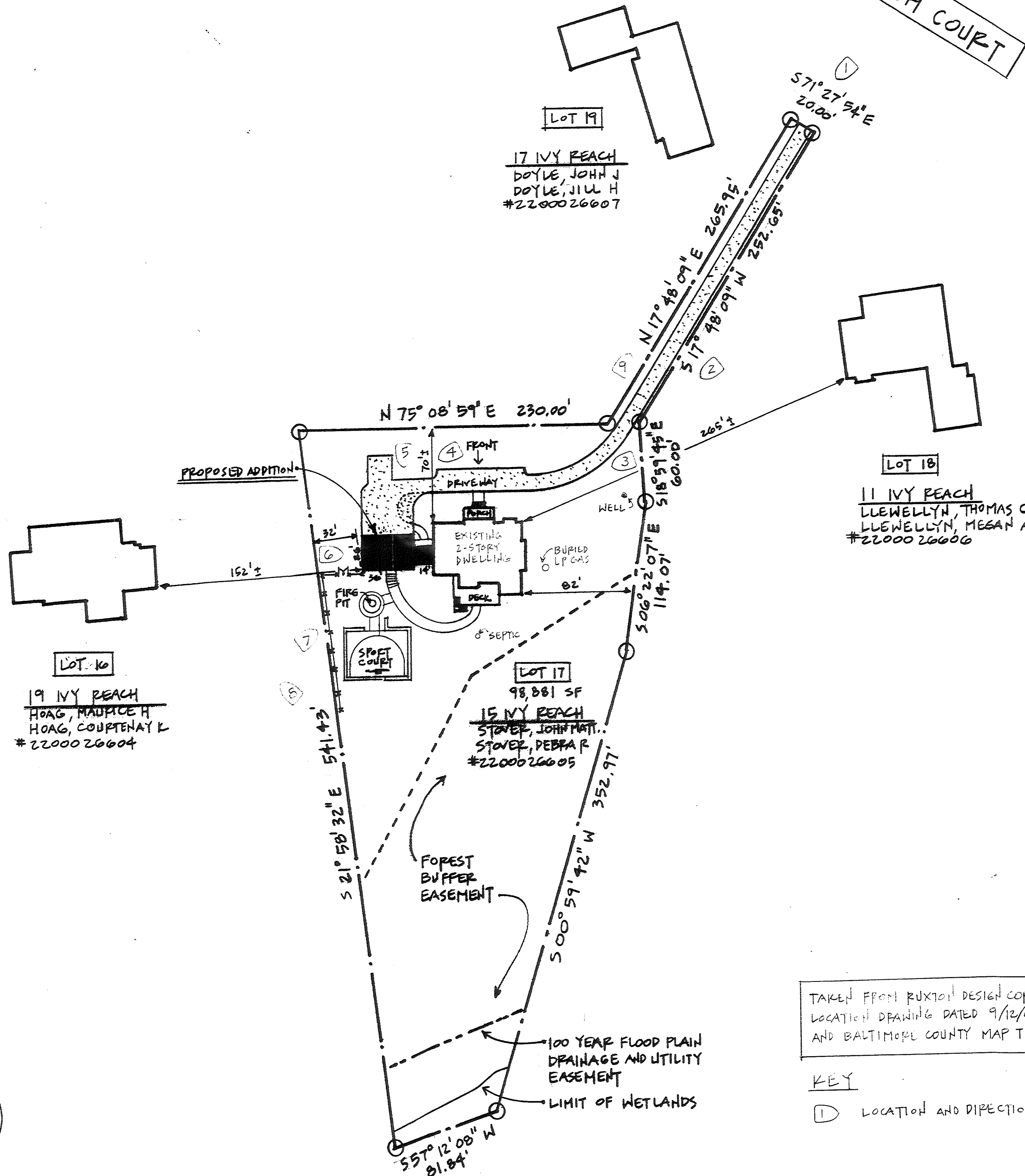
PROPERTY ADDRESS 15 IVY REACH COURT

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

SUBDIVISION NAME HILLSYDE HUNT

PLAT BOOK # 68 FOLIO # 133 LOT # 17 SECTION # 2

OWNER STOVER, JOHN MATTHEW AND STOVER, DEBRA ROGERS



LOCATION INFORMATION

ELECTION DISTRICT	08	
COUNCILMANIC DISTRICT	02	
1"=200' SCALE MAP #	05002	
ZONING	PC-5 / PC-4	
LOT SIZE	2.270	98,881
	ACREAGE	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

TAKEN FROM RUXTON DESIGN CORPORATION
LOCATION DRAWING DATED 9/12/01 AT 1"=120'
AND BALTIMORE COUNTY MAP TILE 05002

KEY
① LOCATION AND DIRECTION OF PHOTO

PREPARED BY HENRY WARFIELD - WARFIELD ARCHITECTS

P.O. BOX 76
BUTLER, MD 21023

SCALE OF DRAWING: 1" = 60'

ZONING OFFICE USE ONLY
REVIEWED BY AT ITEM # 0166 CASE # 2014-0166-A