

IN RE: PETITION FOR ADMIN. VARIANCE *
(312 Reserve Court)
1st Election District *
1st Council District *
Jean-Paul and Justyna B. Sardin *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0002-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, Jean-Paul and Justyna B. Sardin ("Petitioners"). The Petitioners are requesting Variance relief from § 1B01.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Residential Standards, Page 36, of the Comprehensive Manual of Development Policies (C.M.D.P.), as follows: (1) To permit a proposed sunroom with a rear setback of 35.5 ft. in lieu of the required 50 ft., and (2) To amend Lot #17 only for existing Final Development Plan (FDP) [Hillcrest Reserve]. 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 submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 20, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8-8-14

By DW

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 B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of August, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1B01.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Residential Standards, Page 36, of the Comprehensive Manual of Development Policies (C.M.D.P.), of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed sunroom with a rear setback of 35.5 ft. in lieu of the required 50 ft., and (2) To amend Lot #17 only for existing FDP (Hillcrest Reserve), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

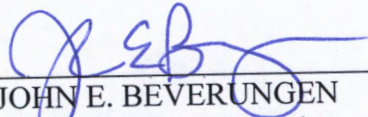
- The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 8-8-14

By BW

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 8-8-14

By DLW



KEVIN KAMENETZ
County Executive

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

August 8, 2014

Jean-Paul and Justyna B. Sardin
312 Reserve Court
Baltimore, Maryland 21228

RE: Petition for Administrative Variance
Case No. 2015-0002-A
Property: 312 Reserve Court

Dear Petitioners:

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.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Ashley Mogenhan, 2248th Avenue NW, Glen Burnie, MD 21061



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 Hearings for Baltimore County for the property located at:

Address 312 Reserve Ct. Baltimore, MD 21228 Currently zoned DR-2
 Deed Reference 210673 100502 10 Digit Tax Account # 2400011550
 Owner(s) Printed Name(s) Justyna & Jean-Paul Sardin

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 1801.2 (BZZR) and Residential Standards page 36 (CNDP) to permit a proposed sunroom with a rear set back of 35 1/2 feet in lieu of the required 50 feet, and to amend Lot #17 for existing FDP ~~area~~ (Hillcrest Reserve) of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0002-A

Filing Date

7/11/14

Estimated Posting Date

7/20/14

Reviewer

G.A

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 312 Reserve Ct. Baltimore MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The homeowner would like to utilize their rear yard more often and a sunroom would provide a protected environment all year long. The existing 2,916 sf home was built on a very small lot (16,303 sf) which does not allow much room for improvements. There is no other practical location for a sunroom w/ access to the existing rear door and yard. A roof over the existing basement area way will provide protection when accessing basement and help prevent water from getting into the basement.

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

J. Sardin
Signature of Owner (Affiant)

Jean-Paul Sardin
Name- Print or Type

Signature of Owner (Affiant)

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 10 day of July, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jean-Paul Sardin

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

8/31/14
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 312 RESERVE CT. BALTIMORE, MD
21228

Beginning at a point on the north side of Reserve Ct. which is 25' wide at the distance of 482' south of the centerline of the nearest improved intersecting street S. Rolling Road which is 50' wide.

Being Lot # 17 in the subdivision of Hillcrest Reserve as recorded in Baltimore County Plat Book #77, Folio #180 containing 6,303 square feet. Located in the 1st Election District and the 1st Council District.

2015-0002-A

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

No. **115518**

Date: **7/10/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/11/2014 7/11/2014 09:42:04

REG MS05 WALKIN RROS LR9

> RECEIPT # 745748 7/11/2014 OFL

Dept. 5 528 ZONING VERIFICATION

CH NO. 115518

Receipt Tot \$175.00

\$175.00 CX \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	000		6150				175.00

Total: **175.00**

Rec From: **Great Day improvements and Patio Enclosure**

For: **312 Reserve CT**

Case # 2015-0002-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2015-0002-A

Petitioner: Justyna & Jean-Paul Sardin

Hearing / Closing Date: 8/4/14

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

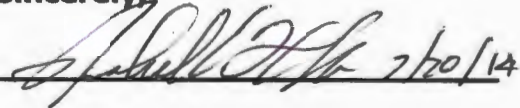
This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

312 Reserve Court

on

7/20/14

Sincerely,

 7/20/14

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2015-0002-A



312 Reserve Court

(posted 7/20/14)

 7/20/14

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015 0002 -A

Address 312 Reserve CT 21228

Contact Person: Gary Hewik
-Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/11/14

Posting Date: 7/20/14

Closing Date: 8/4/14

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 2015 0002 -A

Address 312 Reserve CT 21228

Petitioner's Name Justyna & Jean-Paul Sardin

Telephone 410-963-3248

Posting Date: 7/20/14

Closing Date: 8/4/14

Wording for Sign: To Permit a proposed Sunroom with a rear set back of 35.5 feet in lieu of the required 50 feet, and to amend Lot #17, existing FDP (Hillcrest Reserve)

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

August 5, 2014

Jean-Paul & Justyna Sardin
312 Reserve Court
Baltimore MD 21228

RE: Case Number: 2015-0002 A, Address: 312 Reserve Court

Dear Mr. & Ms. Sardin:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 11, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Ashley Mogenhan, 224 8th Avenue NW, Glen Burnie MD 21061

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



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

Date: 7/21/14

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

RE: Baltimore County
Item No 2015-0002-A
Administrative Variance
Jean-Paul & Justyna Sardin
312 Reserve 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. *2015-0002-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/
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

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

DATE: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For July 21, 2014
Item No. 2015- 0002, 0009, 0010, 0011 and 0012

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\ZAC07282014 -.doc

MEMORANDUM

DATE: September 9, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0002-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 8, 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>7-28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NSC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-21</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>7-20-14</u> by <u>Adrian</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

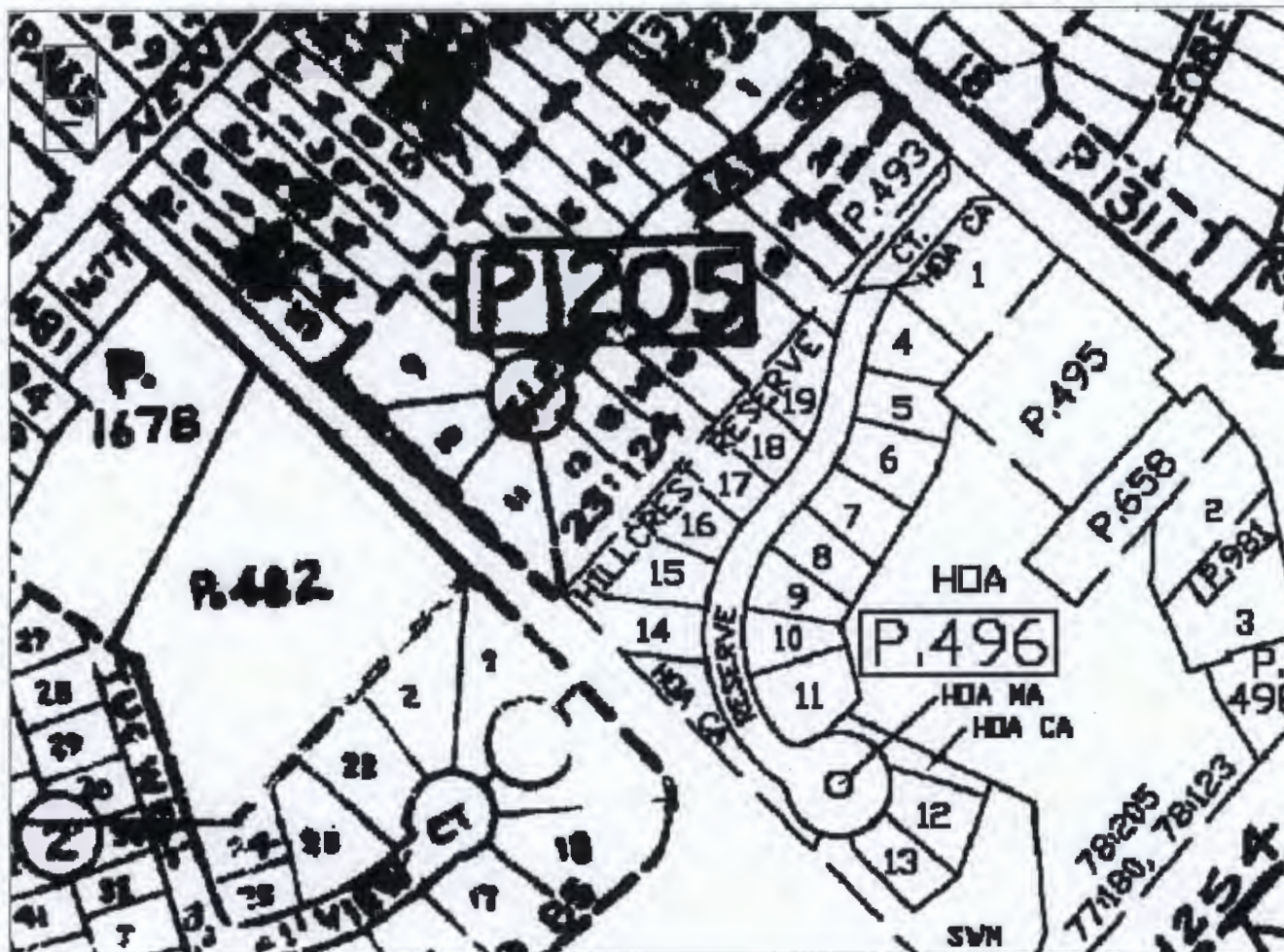
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 2400011550			
Owner Information					
Owner Name:		SARDIN JUSTYNA BEATA		Use: RESIDENTIAL	
Mailing Address:		SARDIN JEAN-PAUL		Principal Residence: YES	
		312 RESERVE CT		Deed Reference: /26673/ 00502	
		BALTIMORE MD 21228-5939			
Location & Structure Information					
Premises Address:		312 RESERVE CT 0-0000		Legal Description: .145AC 312 RESERVE CT SS HILLCREST RESERVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0014	0496		0000	17 2013 0077/0180
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2007	2,916 SF		6,303 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2.000000	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Detached
Value Information					
	Base Value	Value As of 01/01/2013	Phase-In Assessments As of 07/01/2013	As of 07/01/2014	
Land:	180,300	135,300			
Improvements	259,300	305,600			
Total:	439,600	440,900	440,033	440,467	
Preferential Land:	0			0	
Transfer Information					
Seller: K HOVNANIAN HOMES OF		Date: 02/14/2008		Price: \$439,390	
Type: ARMS LENGTH IMPROVED		Deed1: /26673/ 00502		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2013	07/01/2014		
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: Approved 06/20/2008					

Baltimore County

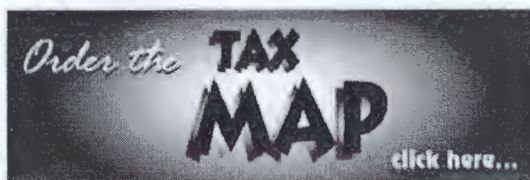
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **01** Account Number: **2400011550**

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.

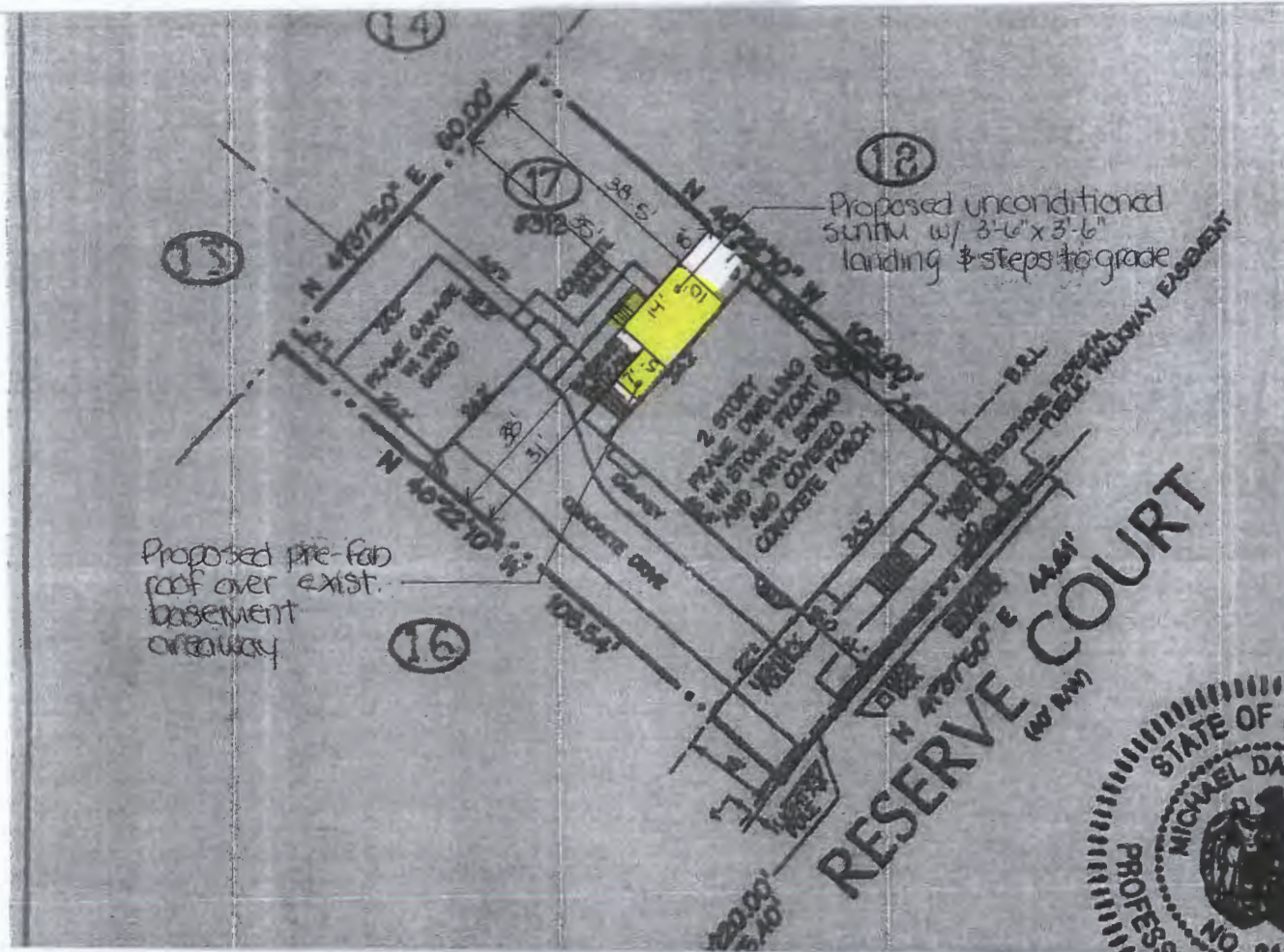
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

<http://imsweb05.mdp.state.md.us/website/mosp/>☒ Loading... Please

Loading... Please Wait.

->

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 312 Reserve Ct. OWNER(S) NAME(S) Justyna & Jean-Paul Sardin
 SUBDIVISION NAME Hillcrest Reserve LOT # 17 BLOCK # — SECTION # —
 PLAT BOOK # 77 FOLIO # 180 10 DIGIT TAX # 2400011550 DEED REF. # 26673/00502



PLAN DRAWN BY Patio Enclosures, Inc. DATE 7/7/14 SCALE: 1 INCH = 30 FEET

2015-0002-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 101A3

SITE ZONED DR 2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE —

OR SQUARE FEET 6,303

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE —

SEWER IS:

PUBLIC ☒ PRIVATE —

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

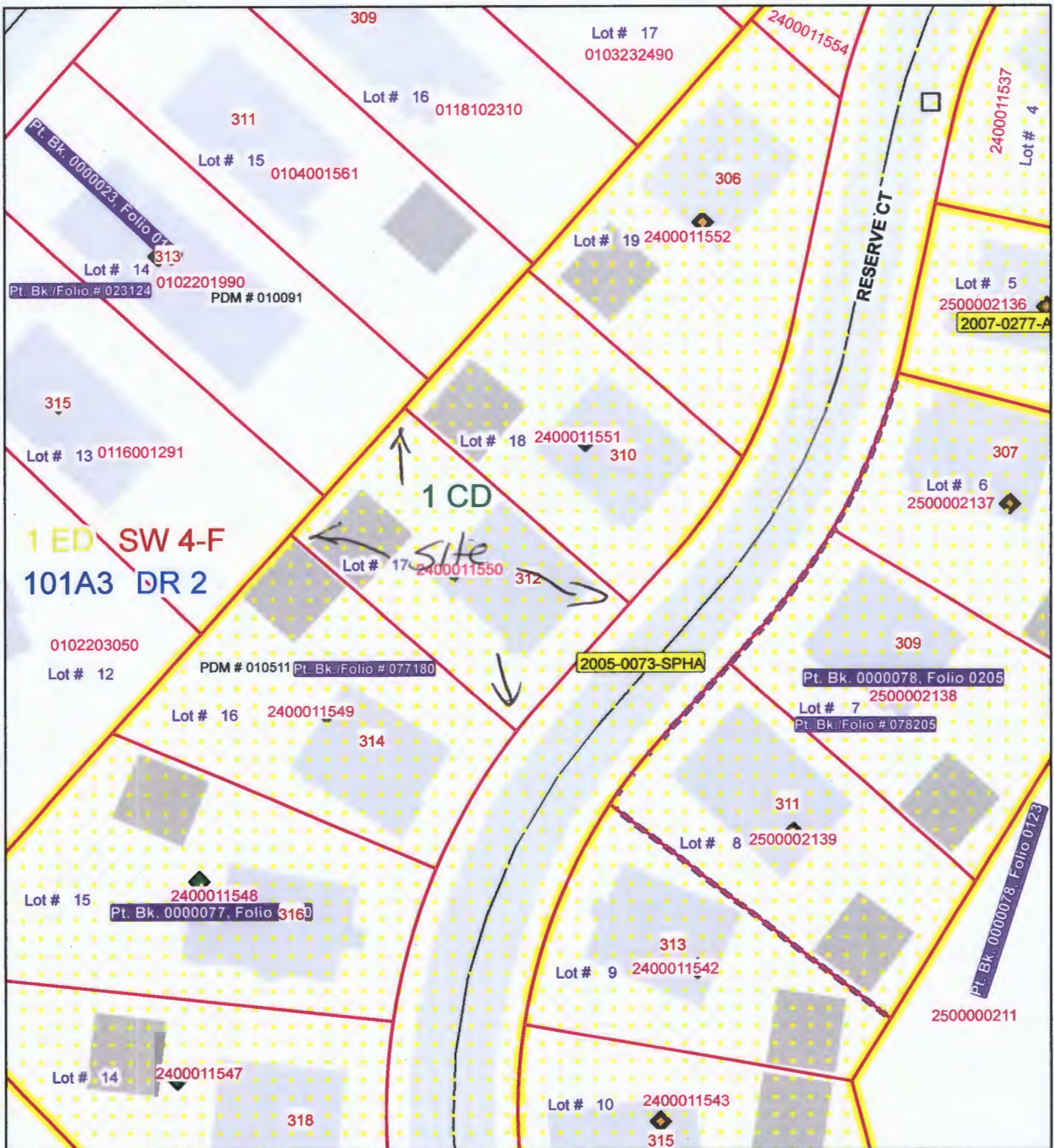
AND ORDER RESULT BELOW

2005-0073-SPHA

VIOLATION CASE INFO:

Pet. Exh 1

312 Reserve Court



Publication Date: 7/10/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2015-0002-A

28. All lots are for sale except lot 1.

ADJACENT PROPERTY OWNERS

P. 498 Harry A. & Rose M. Billings 558 S. Rolling Road Catonsville, MD 21228 10729/342 0103330014 Residential	Lot #19 P. 1205 William R. & Mary P. Fairbank 303 Glenrae Drive Baltimore, MD 21228 6922/304 0108650991 Residential	LOT #16 P. 1205 John W. Reedy 309 Glenrae Drive Baltimore, MD 21228 10729/284 0118102310 Residential	Robert
P. 493 Douglas G. & Deborah A. Hinds 534 S. Rolling Rd. Baltimore, MD 21228-5859 14892/147 0110450350 Residential	Lot #18 P. 1205 Anita Cox 305 Glenrae Drive Baltimore, MD 21228-5851 20457/400 0103000030 Residential	LOT #15 P. 1205 Connie L. Hafen 311 Glenrae Drive Baltimore, MD 21228-5851 13570/273 0104001561 Residential	Michael
P. 492 Douglas G. & Deborah A. Hinds 534 S. Rolling Rd. Baltimore, MD 21228-5859 14892/147 0110450350 Residential	Lot #17 P. 1205 Anita Cox 305 Glenrae Drive Baltimore, MD 21228-5851 20457/400 0103000030 Residential	LOT #14 P. 1205 Connie L. Hafen 311 Glenrae Drive Baltimore, MD 21228-5851 13570/273 0104001561 Residential	

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings	
			Zero & Zipper Lots All D.R. Zones (feet)	Neo-Traditional All D.R. Zones (feet)
From front building face to: Public street right-of-way or property line Arterial or collector	25 -	25 -	25 -	15 25
From side building face to: Side building face	30	16 < 20 high 20 > 20 high	16	16 < 20 high 20 > 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to: Rear property line Public street right-of-way	30 30	30 30	20 20	50 50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				

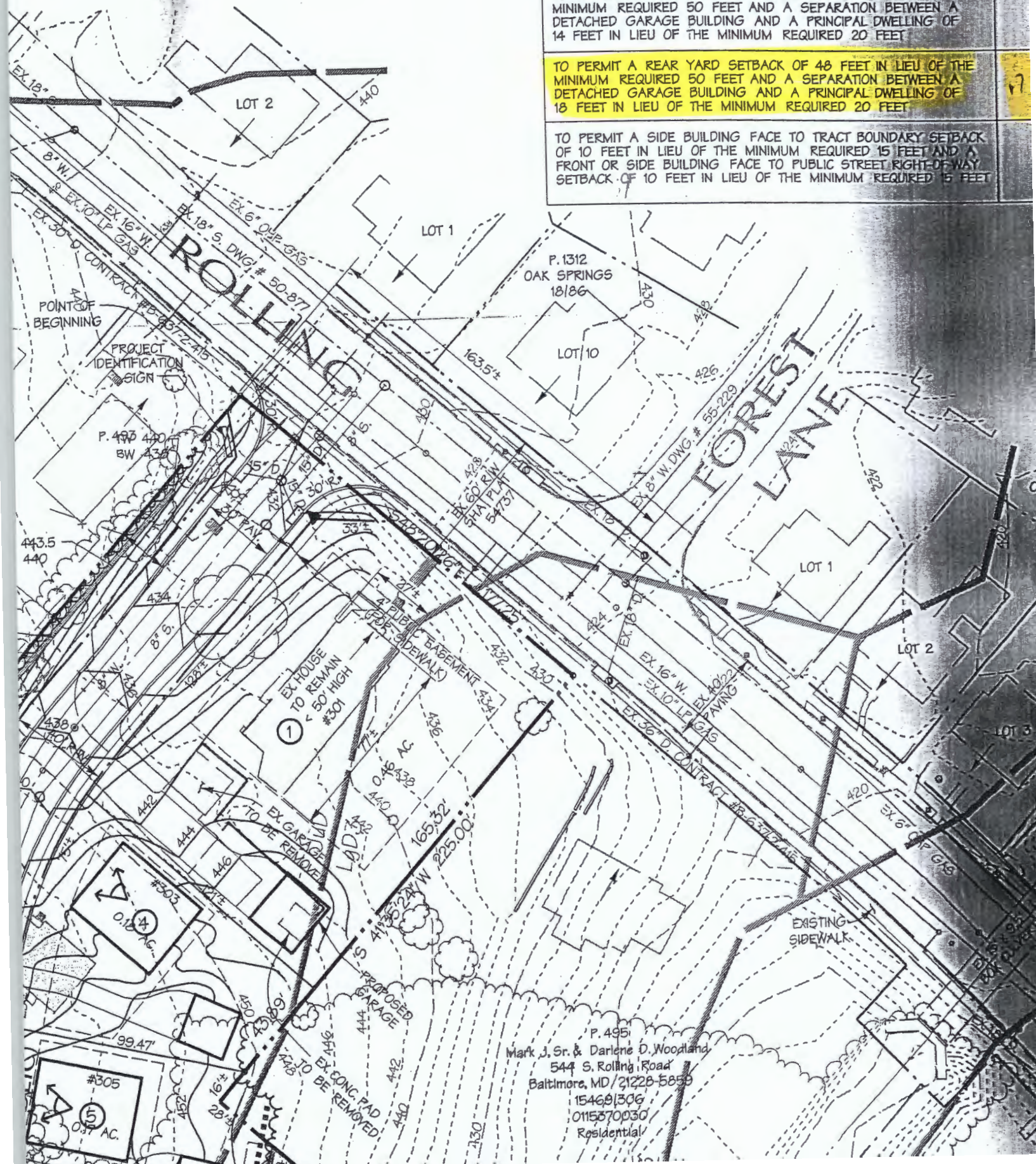
This table lists minimum setback requirements and building heights for urban residential use. For a fuller explanation of them and other requirements, consult the Comprehensive Manual of Development Policies (CMDP).

NOTE: EN
INT
SH
TH

2015-0002-A

ZONING VARIANCES GRANTED

VARIANCE		LO
TO PERMIT A REAR YARD SETBACK OF 44 FEET IN LIEU OF THE MINIMUM REQUIRED 50 FEET AND A SEPARATION BETWEEN A DETACHED GARAGE BUILDING AND A PRINCIPAL DWELLING OF 14 FEET IN LIEU OF THE MINIMUM REQUIRED 20 FEET		
TO PERMIT A REAR YARD SETBACK OF 48 FEET IN LIEU OF THE MINIMUM REQUIRED 50 FEET AND A SEPARATION BETWEEN A DETACHED GARAGE BUILDING AND A PRINCIPAL DWELLING OF 18 FEET IN LIEU OF THE MINIMUM REQUIRED 20 FEET		17
TO PERMIT A SIDE BUILDING FACE TO TRACT BOUNDARY SETBACK OF 10 FEET IN LIEU OF THE MINIMUM REQUIRED 15 FEET AND A FRONT OR SIDE BUILDING FACE TO PUBLIC STREET RIGHT-OF-WAY SETBACK OF 10 FEET IN LIEU OF THE MINIMUM REQUIRED 15 FEET		



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