

KEVIN KAMENETZ
County Executive



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

September 3, 2014

Dean E. Geber
2110 Harmony Woods Road
Owings Mills, Maryland 21111

RE: Petition for Administrative Variance
Case No. 2015-0028-A
Property: 2110 Harmony Woods Road

Dear Mr. Geber:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: William Willinger, 39 Oak Grove Drive, Middle River, MD 21220

IN RE: PETITION FOR ADMIN. VARIANCE *
(2110 Harmony Woods Road)
8th Election District *
2nd Council District *
Dean E. Geber *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0028-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Dean E. Geber. The Petitioner is requesting Variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to: (1) To permit a rear yard addition (functionally attached garage) with a rear yard setback of 37 ft. in lieu of the required 50 ft., and (2) To amend the Final Development Plan (FDP) for The Woods, Lot 11 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 14, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 9-3-14

By OW

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 Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed rear addition (functionally attached garage) height and usage, I will impose conditions that the 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 3rd day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to: (1) To permit a rear yard addition (functionally attached garage) with a rear yard setback of 37 ft. in lieu of the required 50 ft., and (2) To amend the Final Development Plan (FDP) for The Woods, Lot 11 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

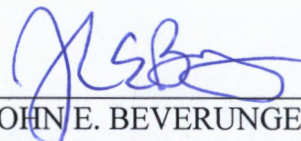
Date 9-3-14

2

By (signature)

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 9-3-14

By bw



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 2110 HARMONY WOODS RD.

Currently zoned RC5

Deed Reference 32948/00112

10 Digit Tax Account # 1900007389

Owner(s) Printed Name(s) _____

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1A04.3.B.2.b → To permit a rear yard addition (functionally attached garage) with a rear yard setback of 37 feet in lieu of the required 50 feet, and to amend the final development plan for The Woods, lot #11 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 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):

Dean Geber

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

Signature #2

2110 HARMONY WOODS RD. OWENS MILK MD.

Mailing Address

City

State

21117

Zip Code

410-336-7487

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:

William Willinger

Name – Type or Print

[Signature]

Signature

39 DAK GORE DR. MIDDLE RIVER MD.

Mailing Address

City

State

21220

Zip Code

443-650-2314

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

2015-0028-A

Filing Date

8/5/14

Estimated Posting Date

8/17/14

Reviewer

JS

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: 2110 Harmony Woods Rd. Owensville MD. 21117
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)

Footer inspection Passed, we poured Footer's, Layed Block, AND Built the Garage, then the Foundation Inspect. Failed, To close to House
Owner Has M.S. and a Heart Condition which is why He Bought a Rancher, He also Has (2) classic cars in the ORIGINAL GARAGE, He is also getting married on Sept. 12th

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

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

Print name(s) here:

William Thomas Wittenger

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



PROPERTY DESCRIPTION:

2110 HARMONY WOODS ROAD

Beginning at a point on the northwest side of Harmony Woods Road which is 50 feet wide at the distance of 515 feet southwest of the centerline of the nearest improved intersecting street, Berans Road, which is 50 feet wide.

Being lot # 11 in the subdivision of The Woods as recorded in Baltimore County Plat Book # 49, Folio # 96, containing 1.193 acres. Located in the 8th election district and 2nd council district.

2015-0028-A

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

No. **112362**

Date: **8/5/14**

PAID RECEIPT

RECEIVED ACTUAL TIME
 8/5/2014 8/05/2014 11:04:45
 WALKER LINDS LITE
 RECEIPT # 536572 8/05/2014
 5 520 ZIRING VERIFICATION
 112362
 Receipt Tot: 175.00
 1.00 - LF 110.00 - CR
 65.00 - OS
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00
Total:								75.00

Rec From: **GEBCR**

For: **2015-0028**

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0028 -A Address 2110 HARMONY WOODS RD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/5/14 Posting Date: 8/17/14 Closing Date: 9/1/14

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- 0028 -A Address 2110 HARMONY WOODS RD.

Petitioner's Name GEER Telephone 410-336-7487

Posting Date: 8/17/14 Closing Date: 9/1/14

Wording for Sign: TO PERMIT AN ADDITION (FUNCTIONALLY ATTACHED GARAGE)
WITH A REAR YARD SETBACK OF 37 FEET IN LIEU OF MINIMUM REQUIRED
50 FEET, AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR THE WOODS, LOT #11 ONLY.

Revised 7/18/14

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2015-0028-A

Property Address: 2110 HARMONY WOODS RD.

Property Description: NW/4 OF HARMONY WOODS RD, 450' SW OF
BERANS RD

Legal Owners (Petitioners): DEAN GEBER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEAN GEBER

Company/Firm (if applicable): _____

Address: 2110 HARMONY WOODS RD.

OWINGS MILLS, MD 21117

Telephone Number: 410-336-7487

CERTIFICATE OF POSTING

Date: August 14, 2014

RE: Project Name: 2110 Harmony Woods Road
Case Number /PAI Number: Case No. 2015-0028-A
Petitioner/Developer: Dean Geber
Date of Hearing/Closing: September 1, 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 2110 Harmony woods Road

The sign(s) were posted on August 14, 2014
(Month, Day, Year)

ZONING NOTICE

ADMINISTRATIVE VARIANCE CASE NO. 2015-0028-A

REQUEST: TO PERMIT AN ADDITION (FUNCTIONALLY ATTACHED GARAGE) WITH A REAR YARD SETBACK OF 37 FEET IN LIEU OF THE MINIMUM REQUIRED 50 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN OF THE WOODS, LT # 11 ONLY.

Pursuant to Section 26-127(b)(1), Baltimore County Code, an eligible individual or group may request a public hearing concerning the proposed variance, provided the request is received in the Zoning Review Office before 5 P.M. on: **SEPTEMBER 1, 2014**

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204 (410) 887-3391

**UNDER PENALTY OF LAW,
DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE**

David W. Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

M E M O R A N D U M

DATE: October 7, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0028-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 3, 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>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>8-26</u>	PLANNING (if not received, date e-mail sent _____)	<u>NC</u>
<u>8-13</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>8-14-14</u> by <u>Billingley</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: * Note to Hearing Officer from Seidelman in
Zoning Review dated 8-5-14

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 08 Account Number - 1900007389								
Owner Information										
Owner Name:		GEBER DEAN E				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		2110 HARMONY WOODS RD OWINGS MILLS MD 21117-1644				Deed Reference:		/32948/ 00112		
Location & Structure Information										
Premises Address:		2110 HARMONY WOODS RD 0-0000				Legal Description:		1.193 AC THE WOODS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0050	0015	0399		0000			11	2014	Plat Ref:	0049/0096
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1989		2,692 SF		1000 SF		1.1900 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	FRAME	3 full/ 2 half	1 Attached					
Value Information										
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014		As of 07/01/2015		
Land:		169,500		169,500						
Improvements		310,600		236,500						
Total:		480,100		406,000		406,000		406,000		
Preferential Land:		0						0		
Transfer Information										
Seller: BERNSTEIN IVIN				Date: 12/19/2012		Price: \$405,000				
Type: ARMS LENGTH IMPROVED				Deed1: /32948/ 00112		Deed2:				
Seller: RUNNING BROOK HO MES LTD				Date: 06/21/1989		Price: \$125,000				
Type: ARMS LENGTH IMPROVED				Deed1: /08205/ 00604		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015				
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 05/17/2013										

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **08** Account Number: **1900007389**

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.

->

NOTE TO HEARING OFFICER:

Mr. Beverungen,

The contractor on this project obtained a permit (B850127) to build a rear garage accessory structure, and proceeded to do so. When the building inspector showed up for the inspection, he saw that the contractor had started connecting the new garage to the house via a breezeway with 3 feet of separation. The contractor was unaware of the distinction. The building inspector gave the contractor a "stop-work" sticker, but did **NOT** open a violation case. That is why the pictures of the site show a nearly completed structure, and that is why this case is being submitted administratively rather than as a hearing.

Thank you Sir,

Jason Seidelman

Zoning Review

Baltimore County, MD

410-887-3391



8/5/14

2015-0028-A

9/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

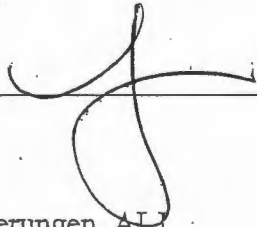
TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

19
DATE: August 18, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-023, 2015-026, 2015-027, 2015-028

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared By: 

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

RECEIVED

AUG 26 2014

OFFICE OF ADMINISTRATIVE HEARINGS

LOUISE MAILED 8/18/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 6, 2014

RECEIVED

FROM: Andrea Van Arsdale
Director, Department of Planning

AUG 20 2014

OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-023, 2015-026, 2015-027, 2015-028

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared By: _____

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman



KEVIN KAMENETZ
County Executive

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

September 2, 2014

Dean Geber
2110 Harmony Woods Road
Owings Mills MD 21117

RE: Case Number: 2015-0028 A, Address: 2110 Harmony Woods Road

Dear Mr. Geber:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 5, 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
William Willinger, 39 Oak Grove Drive, Middle River MD 21220

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



Maryland Department of Transportation

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

Date: 8/13/14

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

RE: Baltimore County
Item No 2015-0028-A
Administrative Variance
Dean Geber
2110 Harmony Woods Road

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. 2015-0028-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 blue 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

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

DATE: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2014
Item No. 2015-0023, 0025, 0026, 0027, 0028, 0030 and 0032

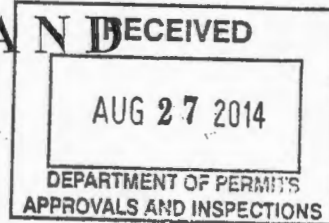
The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08182014 -.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

19
DATE: August 8, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-023, 2015-026, 2015-027, 2015-028

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared By: _____

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

LOUIS MAILED 8/18/14

2110 Harmany Woods Road



Publication Date: 8/1/2014



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

2015-0028-A

1996-0248-S
1991-0033-X
2300001236
Pt. Bk. 0000069, Folio 1170
2300001258
Pt. Bk. Folio # 069121
PDM # 080656, Folio 0120
Lot # 71
Pt. Bk. Folio # 069120



050B2

NW 15-E RC 5

2 CD

8 ED

050B3

2015-0028-A

C4







07.30.2014 23:12





07.30.2014 23:13





07.30.2014 23:13



07.30.2014 23:13

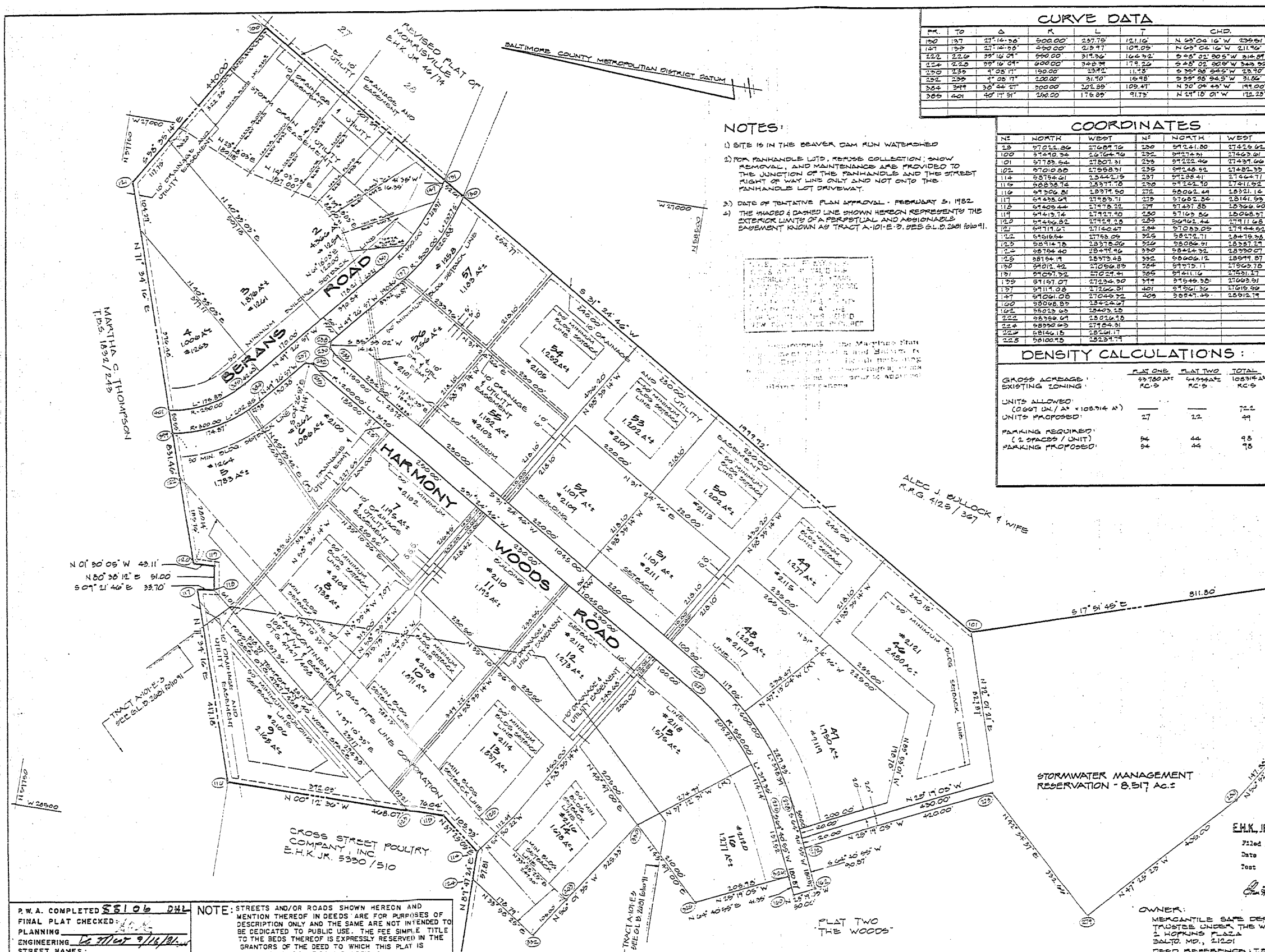




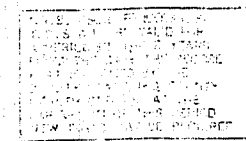








- NOTES:**
- 1) SITE IS IN THE BEAVER DAM RUN WATERSHED
 - 2) FOR PANHANDLE LOTS, REMOVAL OF SNOW, REMOVAL, AND MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
 - 3) DATE OF TENTATIVE PLAN APPROVAL - FEBRUARY 5, 1982
 - 4) THE SHADED & DASHED LINE SHOWN HEREON REPRESENTS THE EXTERIOR LIMITS OF A PERPETUAL AND ADDITIONAL EASEMENT KNOWN AS TRACT A-101-E-3, SEE S.D. 2001 510-1.



CURVE DATA						
PC	PT	Δ	R	L	T	CHD.
150	137	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 234.51
137	127	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
127	122	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
122	120	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
120	119	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
119	118	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
118	117	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
117	116	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
116	115	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
115	114	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
114	113	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
113	112	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
112	111	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
111	110	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
110	109	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
109	108	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
108	107	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
107	106	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
106	105	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
105	104	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
104	103	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
103	102	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
102	101	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
101	100	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
100	99	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
99	98	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
98	97	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
97	96	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
96	95	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
95	94	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
94	93	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
93	92	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
92	91	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
91	90	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
90	89	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
89	88	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
88	87	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
87	86	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
86	85	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
85	84	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
84	83	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
83	82	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
82	81	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
81	80	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
80	79	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
79	78	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
78	77	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
77	76	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
76	75	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
75	74	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
74	73	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
73	72	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
72	71	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
71	70	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
70	69	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
69	68	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
68	67	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
67	66	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
66	65	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
65	64	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
64	63	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
63	62	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
62	61	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
61	60	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
60	59	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
59	58	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
58	57	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
57	56	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
56	55	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
55	54	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
54	53	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
53	52	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
52	51	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
51	50	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
50	49	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
49	48	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
48	47	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
47	46	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
46	45	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
45	44	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
44	43	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
43	42	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
42	41	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
41	40	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
40	39	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
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35	34	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
34	33	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
33	32	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
32	31	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
31	30	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
30	29	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
29	28	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
28	27	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
27	26	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
26	25	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
25	24	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
24	23	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
23	22	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
22	21	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
21	20	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
20	19	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
19	18	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
18	17	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
17	16	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
16	15	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
15	14	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
14	13	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
13	12	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
12	11	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
11	10	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
10	9	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
9	8	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
8	7	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
7	6	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
6	5	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
5	4	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
4	3	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
3	2	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
2	1	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51
1	0	27°16'36"	500.00	237.75	121.16	N 65°04'16" W 214.51

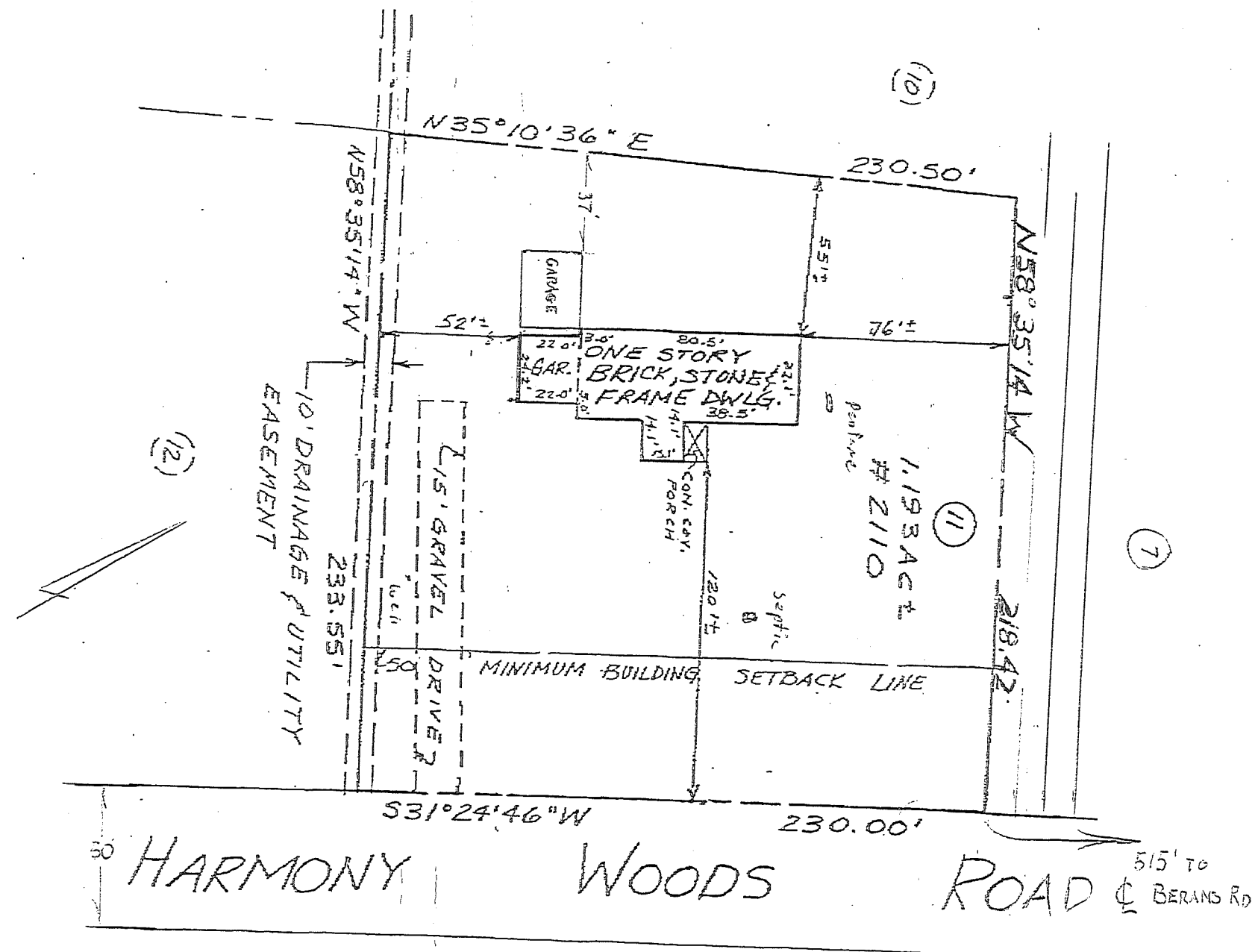
COORDINATES					
NE	NORTH	WEST	NE	NORTH	WEST
13	97012.86	27689.76	120	97241.80	27426.62
100	97410.54	27644.76	132	97412.92	27462.81
122	97410.54	27644.76	154	97412.92	27462.81
102	97010.80	27598.31	135	97246.92	27482.35
114	97210.81	27442.19	157	97238.41	27464.71
116	97238.74	27337.78	179	97232.10	27411.92
118	97262.91	27233.37	201	97226.44	27352.16
120	97435.64	27129.31	223	97220.56	27294.99
122	97460.44	27178.32	245	97217.85	27246.00
124	97413.74	27177.93	267	97169.56	27068.37
126	97446.82	27173.53	289	97042.46	27111.68
128	97411.14	27173.53	311	97039.32	27068.37
130	97416.54	27173.53	333	97037.71	27019.36
123	97414.74	27173.53	355	97036.91	26974.37
125	97404.40	27044.46	377	97044.32	26930.07
127	97414.74	27044.46	399	97046.92	26885.87
129	97414.74	27044.46	421	97044.32	26841.67
131	97021.32	27024.46	443	97041.16	26793.21
133	97157.07	27024.46	465	97049.36	26749.31
137	97111.03	27024.46	487	97051.36	26705.99
141	97061.03	27024.46	509	97047.36	26662.74
143	97048.53	27024.46			
145	97043.63	27040.33			
222	97358.61	27024.46			
224	97360.63	27024.46			
226	97361.15	27024.46			
228	97010.53	27024.46			

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)

ADDRESS 2110 Harmony Woods Rd. OWNER(S) NAME(S) Dean Geber

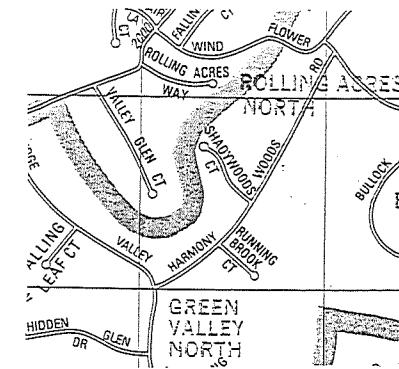
SUBDIVISION NAME THE WOODS LOT # 11 BLOCK # N/A SECTION # N/A

PLAT BOOK # 49 FOLIO # 96 10 DIGIT TAX # 1900002389 DEED REF. # 32948/00112



PLAN DRAWN BY K.L.S. Consultants, INC DATE 8/17/89 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 050B2

SITE ZONED RC5

ELECTION DISTRICT 08TH

COUNCIL DISTRICT 2ND

LOT AREA ACREAGE 1.193 AC

OR SQUARE FEET _____

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet.
Exch.
1

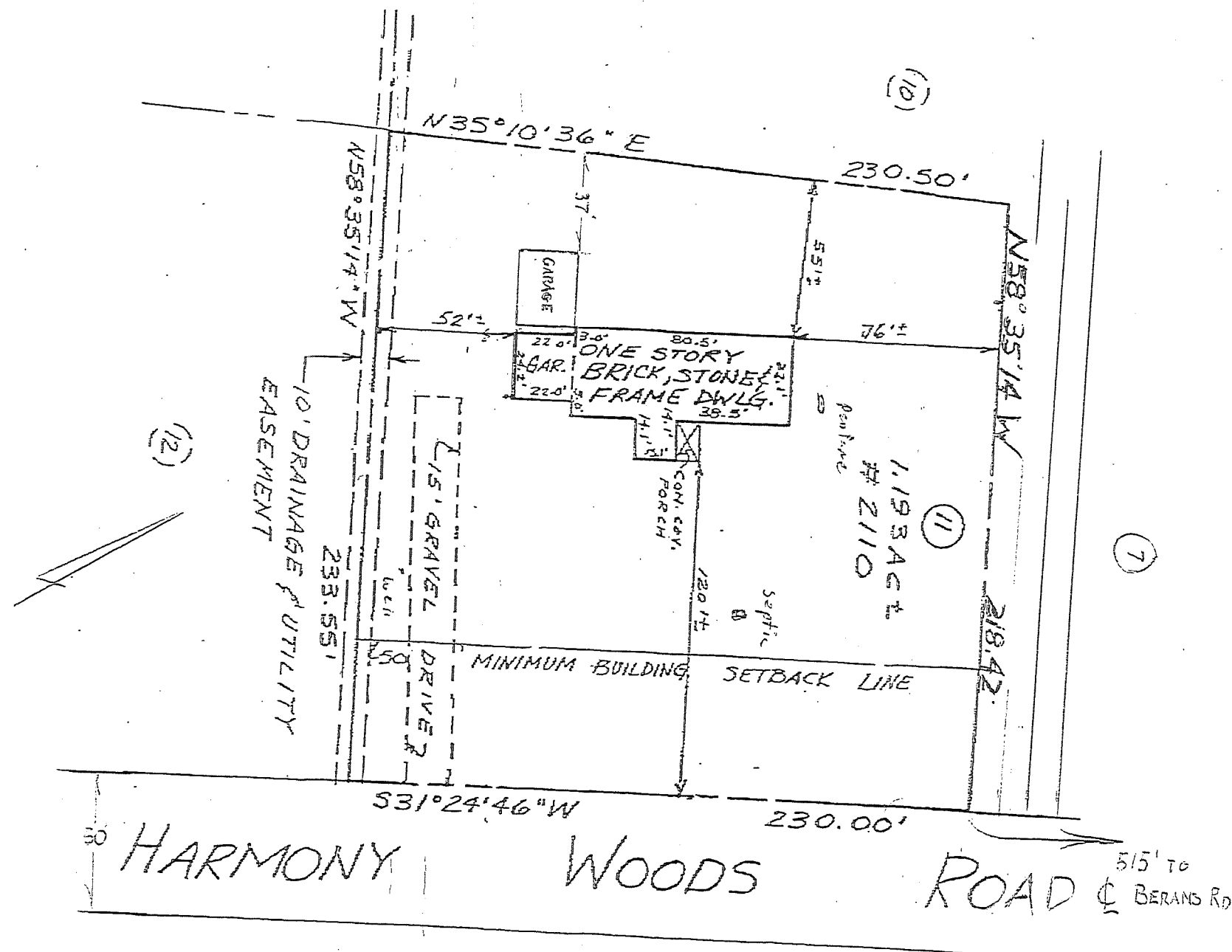
2015-0028-A

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)

ADDRESS 2110 Harmony Woods Rd. OWNER(S) NAME(S) Dean Geber

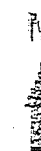
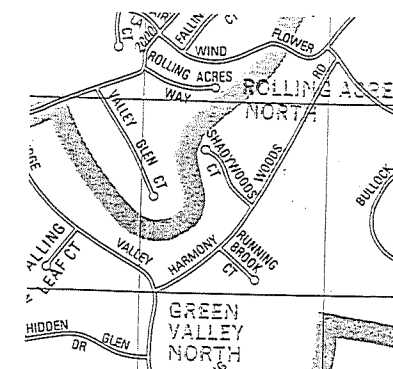
SUBDIVISION NAME THE WOODS LOT # 11 BLOCK # N/A SECTION # N/A

PLAT BOOK # 49 FOLIO # 96 10 DIGIT TAX # 1900002389 DEED REF. # 32948/00112



PLAN DRAWN BY K.L.S Consultants, INC DATE 8/17/89 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 050B2

SITE ZONED RC5

ELECTION DISTRICT 08 TH

COUNCIL DISTRICT 2 ND

LOT AREA ACREAGE 1.193 AC

OR SQUARE FEET _____

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0028-A