



KEVIN KAMENETZ
County Executive

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

November 3, 2014

Roger L. Hawkins
1417 Woodbridge Road
Baltimore, Maryland 21228

RE: Petition for Administrative Variance
Case No. 2015-0074-A
Property: 1417 Woodbridge Road

Dear Mr. Hawkins:

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 a faint, larger signature.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Dave McMahon, 7110 Golden Ring Road, Baltimore, MD 21221

IN RE: PETITION FOR ADMIN. VARIANCE *
(1417 Woodbridge Road)
1st Election District *
1st Council District *
Roger L. Hawkins *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0074-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, Roger L. Hawkins. The Petitioner is requesting Variance relief from Section 1B02.3.B [1963 to 1971 Regulations] of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open carport addition with a side yard setback of 4 ft. in lieu of the required 9 ft. and a sum of side yard setbacks of 14 ft. in lieu of the required 20 ft. 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 submitted from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 12, 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

ORDER RECEIVED FOR FILING

Date 11-3-14

By RSW

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 Petitioner.

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 November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.B [1963 to 1971 Regulations] of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open carport addition with a side yard setback of 4 ft. in lieu of the required 9 ft. and a sum of side yard setbacks of 14 ft. in lieu of the required 20 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

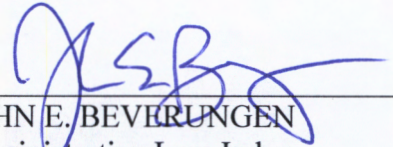
1. The Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
3. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 11-3-14

By [Signature]

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 11-3-14

By [Signature]



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1417 Woodbridge Road
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s)

Section 1B02.3.B 1963 to 1971 Regulations

To permit an open carport addition with a side yard setback of 4 ft. in lieu of the required 9 ft. and a sum of side yard setbacks of 14 ft. in lieu of the required 20 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

HAWKINS, ROGER
Name - Type or Print

Signature

Roger Hawkins
Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

1417 Woodbridge Road

Name - Type or Print

Address Telephone No.

Signature

Baltimore MD 21228

Company

City State Zip Code

Address Telephone No.

Representative to be Contacted:

City State Zip Code

Dave McMahon

Name

7110 Golden Ring Rd (410)780-0062

Address Telephone No.

Baltimore MD 21221

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 2015-0074-A

Zoning Commissioner of Baltimore County
Reviewed By [Signature] Date 10/2/2014

Estimated Posting Date 10/12/14

ORDER RECEIVED FOR FILING
11-3-14
[Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently reside at 1417 Woodbridge Road
Address
Baltimore MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We would like to construct a carport (24x14) on the side of our home. Our hardship is that we are centered in our lot with a combined side yard set back of 8ft with a combination of 20ft. this is the only place on our property we can logically construct this carport, being there is an existing driveway in this location. therefore we are asking for a side yard variance of 4ft combination 14ft in lieu of the required 9ft combination 20ft.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Roger Hawkins
Signature
HAWKINS, ROGER
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of oct, 2014, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Debra A. Scott
Notary Public
My Commission Expires 11/27/2017

ZONING PROPERTY DESCRIPTION FOR 1417 Woodbridge Rd

****Beginning at a point on the northeast side of Woodbridge RD which is (50ft right of way) at a distance of 178ft southeast of the centerline of the nearest improved intersecting street which is Haberson rd which is (50ft right of way.) Being Lot #9, Block Q, Section #8 in the subdivision off (WESTVIEW PARK) as recorded in Baltimore County Plat Book #(30), Folio #(48), containing (7,303) Located in the (1st) Election District and (1st) Council district.**

2015-0074-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0074 -A Address 1417 Woodbridge Road

Contact Person: Leonard Wpsilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/2/14 Posting Date: 10/12/14 Closing Date: 10/27/14

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0074 -A Address 1417 Woodbridge Road

Petitioner's Name Rodger Hawkins Telephone _____

Posting Date: 10/12/14 Closing Date: 10/27/14

Wording for Sign: _____

To permit an open carport addition with a side yard setback of 4 feet in lieu of the
required ~~12~~ feet and a sum of side yard setbacks of 14 in lieu of the required 20 feet.
9

CERTIFICATE OF POSTING

2015-0074-A

RE: Case No.: _____

Petitioner/Developer: _____

Rodger Hawkins

October 27, 2014

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1417 Woodbridge Rd

October 12, 2014

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

Sincerely,

 **October 12, 2014**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2015-0074-A

To Permit an open carport addition with a side yard setback of 4 feet in lieu of the required 9 feet and a sum of side yard setbacks of 14 feet in lieu of the required 20 feet.

PUBLIC HEARING?

PURSUANT TO SECTION 24-117 (b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE. PROVIDED THE REQUEST IS RECEIVED BY THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON September 7, 2014.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITTING AND PLANNING, BALTIMORE COUNTY OFFICE BUILDING, 11 WEST CHESAPEAKE STREET, BALTIMORE, MD 21204, (410) 887-3391. FOR MORE INFORMATION AND POST-HEARING ACCESSIBILITY INFORMATION, VISIT www.baltimorecountymd.gov.

HANDICAPPED ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2015-0074-A

To Permit an open carport addition with a side yard setback of 4 feet in lieu of the required 9 feet and a sum of side yard setbacks of 14 feet in lieu of the required 20 feet.

PUBLIC HEARING?

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 BUREAU BEFORE 5:00 P.M. ON October 27, 2014

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST IT WITH ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

M E M O R A N D U M

DATE: December 4, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0074-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 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: *u* Case File
Office of Administrative Hearings



KEVIN KAMENETZ
County Executive

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

November 3, 2014

Roger L. Hawkins
1417 Woodbridge Road
Baltimore, Maryland 21228

RE: Petition for Administrative Variance
Case No. 2015-0074-A
Property: 1417 Woodbridge Road

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JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Dave McMahon, 7110 Golden Ring Road, Baltimore, MD 21221

| | | |
|--|---|-----------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE |
| (1417 Woodbridge Road) | | |
| 1 st Election District | * | OFFICE OF ADMINISTRATIVE |
| 1 st Council District | | |
| Roger L. Hawkins | * | HEARINGS FOR |
| Petitioner | * | BALTIMORE COUNTY |
| | * | CASE NO. 2014-0074-A |

* * * * *

OPINION AND ORDER

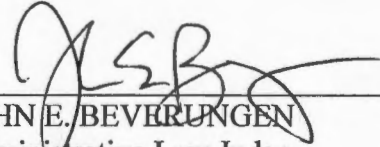
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Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

0074-A

Hawkins



0074-A



0074-A





ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CAMP'S 703-885-1111

PUBLIC HEARING?

For more information, please call Camp's at 703-885-1111. We will be happy to assist you with your zoning variance application. We will also be happy to assist you with your public hearing. We will be happy to assist you with your zoning variance application. We will be happy to assist you with your public hearing. We will be happy to assist you with your zoning variance application. We will be happy to assist you with your public hearing.

BY DATE



Google earth



2015-0074-A

C H E C K L I S T

Comment Received

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

10-9

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NC

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

10-7

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 10-12-14 by Black

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

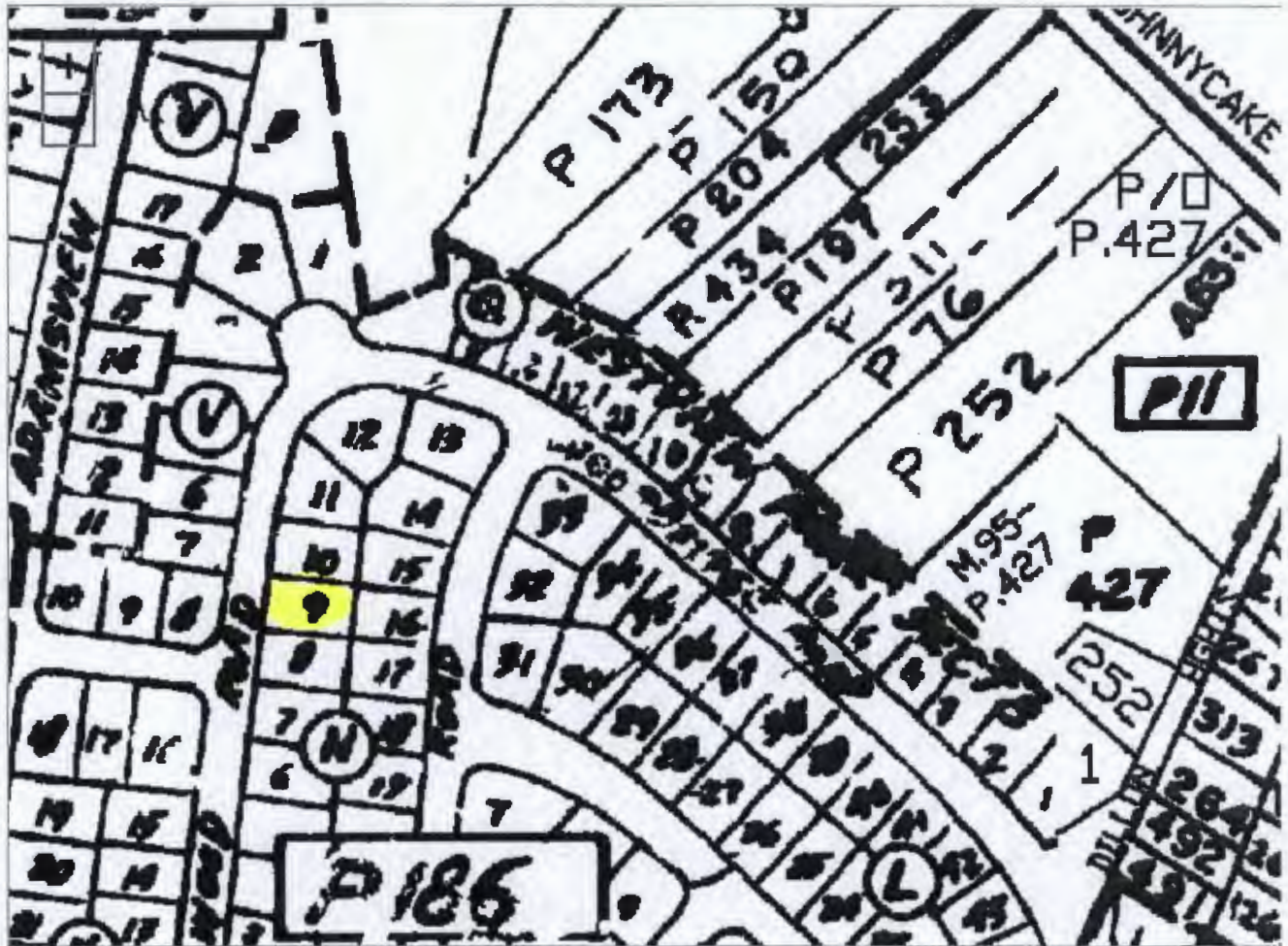
Search Result for BALTIMORE COUNTY

| | | | | | | | | | | | |
|--|--|---|---------------------------|-------------------------------|--|------------------------------|-------------------------|-------------------------|-----------------|------------------|--|
| View Map | View GroundRent Redemption | View GroundRent Registration | | | | | | | | | |
| Account Identifier: District - 01 Account Number - 0103474000 | | | | | | | | | | | |
| Owner Information | | | | | | | | | | | |
| Owner Name: | HAWKINS ROGER L | Use: EXEMPT YES | | | | | | | | | |
| Mailing Address: | 1417 WOODBRIDGE RD BALTIMORE MD 21228 | Principal Residence: /34856/ 00338 | | | | | | | | | |
| Location & Structure Information | | | | | | | | | | | |
| Premises Address: | 1417 WOODBRIDGE RD 0-0000 | Legal Description: WESTVIEW PARK VETERAN EXEMPTION | | | | | | | | | |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | Plat Ref: | |
| 0094 | 0012 | 0186 | | 0000 | 8 | Q | 9 | 2013 | | 0030/ 0048 | |
| Special Tax Areas: | | | | Town: | | | | NONE | | | |
| | | | | Ad Valorem: | | | | | | | |
| | | | | Tax Class: | | | | | | | |
| Primary Structure Built | Above Grade Enclosed Area | Finished Basement Area | Property Land Area | County Use | | | | | | | |
| 1965 | 1,140 SF | 540 SF | 7,303 SF | 01 | | | | | | | |
| Stories | Basement | Type | Exterior SIDING | Full/Half Bath | Garage | Last Major Renovation | | | | | |
| 1 | YES | STANDARD UNIT | | 1 full/ 1 half | | | | | | | |
| Value Information | | | | | | | | | | | |
| | | | Base Value | Value As of 01/01/2013 | Phase-in Assessments As of 07/01/2014 | | As of 07/01/2015 | | | | |
| Land: | | | 85,300 | 64,300 | | | | | | | |
| Improvements | | | 116,100 | 104,900 | | | | | | | |
| Total: | | | 201,400 | 169,200 | 169,200 | 169,200 | | | | | |
| Preferential Land: | | | 0 | | | | 0 | | | | |
| Transfer Information | | | | | | | | | | | |
| Seller: | | | | Date: | Price: | | | | | | |
| Type: | ARMS LENGTH IMPROVED | | | Deed1: | Deed2: | | | | | | |
| Seller: | | | | Date: | Price: | | | | | | |
| Type: | | | | Deed1: | Deed2: | | | | | | |
| Seller: | | | | Date: | Price: | | | | | | |
| Type: | | | | Deed1: | Deed2: | | | | | | |
| Exemption Information | | | | | | | | | | | |
| Partial Exempt Assessments: | Class | | | 07/01/2014 | 07/01/2015 | | | | | | |
| County: | 020 | | | 169,200.00 | 169,200.00 | | | | | | |
| State: | 020 | | | 169,200.00 | 169,200.00 | | | | | | |
| Municipal: | 020 | | | 0.00 0.00 | 0.00 0.00 | | | | | | |
| Tax Exempt: | | | | Special Tax Recapture: | | | | | | | |
| Exempt Class: | | | | NONE | | | | | | | |
| Homestead Application Information | | | | | | | | | | | |
| Homestead Application Status: Approved 09/25/2014 | | | | | | | | | | | |

Baltimore County

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

District: **01** Account Number: **0103474000**



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.

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KEVIN KAMENETZ
County Executive

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

October 28, 2014

Roger Hawkins
1417 Woodbridge Road
Baltimore MD 21228

RE: Case Number: 2015-0074 A, Address: 1417 Woodbridge Road

Dear Mr. Hawkins:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 2, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Dave McMahon, 7110 Golden Ring Road, Baltimore MD 21221

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10/7/14

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

RE: Baltimore County
Item No 2015-0074-A
Administrative Variance
Roger Hawkins
1417 Woodbridge 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. 2015-0074-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink that reads "Steven D. Foster".

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0071, 0073, 0074, 0075, 0076, 0078 and 0079

DATE: October 9, 2014

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\ZAC10132014 -.doc



KEVIN KAMENETZ
County Executive

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

October 28, 2014

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1417 Woodbridge Road
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WCR: jaw

Enclosures

c: People's Counsel
Dave McMahon, 7110 Golden Ring Road, Baltimore MD 21221

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MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10/7/14

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

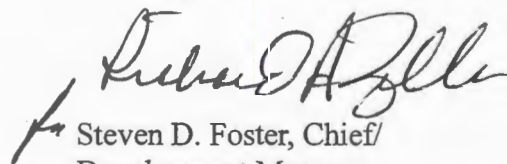
RE: Baltimore County
Item No 2015-0074-A
Administrative Variance
Roger Hawkins
1417 Woodbridge Road.

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. *2015-0074-A.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0071, 0073, 0074, 0075, 0076,0078 and 0079

DATE: October 9, 2014

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

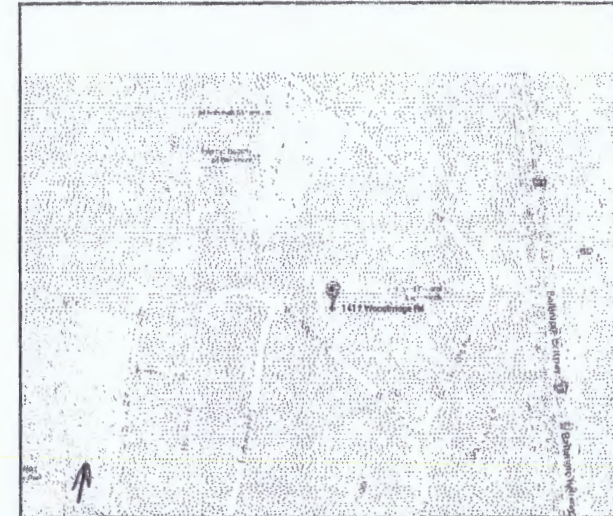
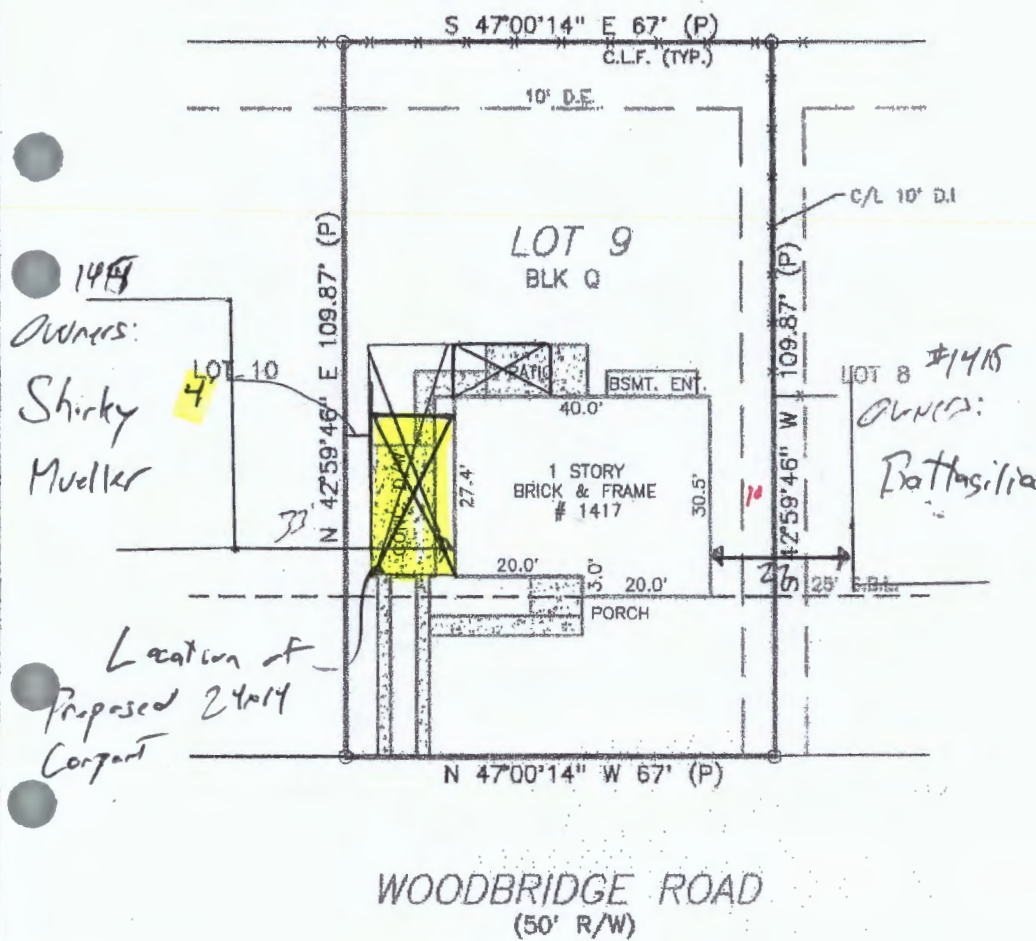
DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10132014 -.doc

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 1417 Woodbridge Rd
 SUBDIVISION NAME Westview Park
 PLAT BOOK # 30 FOLIO # 48 LOT # 9 SECTION # 8
 OWNER Roger Hawkins

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



LOCATION INFORMATION

| | | |
|------------------------------|-------------------------------------|--|
| ELECTION DISTRICT | 1st | |
| COUNCILMANIC DISTRICT | 1st | |
| 1" = 200' SCALE MAP # | 094c2 | |
| ZONING | DR5.5 | |
| LOT SIZE | ACREAGE | SQUARE FEET |
| | | 7,303 |
| SEWER | PUBLIC | PRIVATE |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER | PUBLIC | PRIVATE |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| CHESAPEAKE BAY CRITICAL AREA | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/BUILDING | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING | <input checked="" type="checkbox"/> | |

Pet. Ech 1

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY
 REVIEWED BY 2015 ITEM # 0074-A CASE # W

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

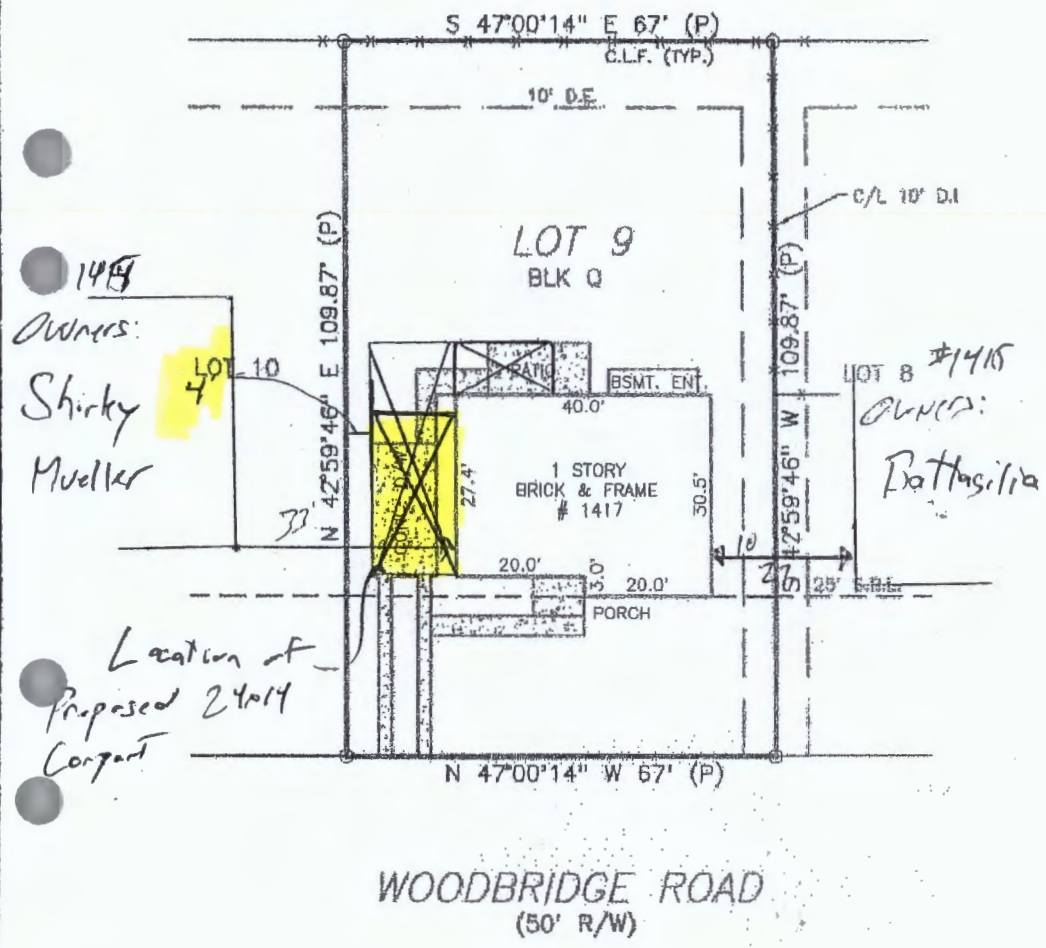
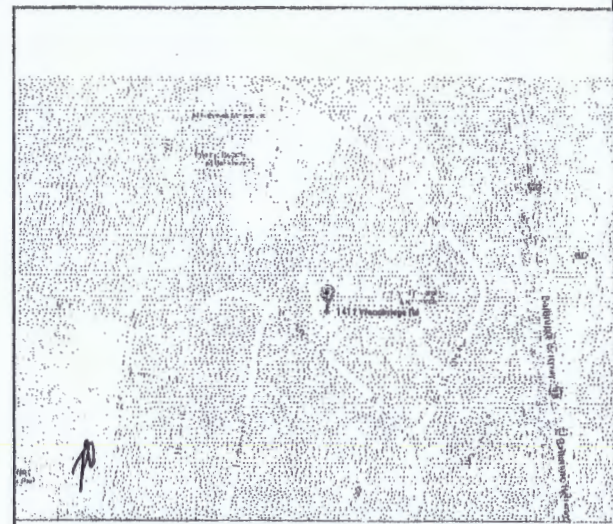
PROPERTY ADDRESS 1417 Woodbridge Rd

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

SUBDIVISION NAME Westview Park

PLAT BOOK # 30 FOLIO # 48 LOT # 9 SECTION # 8

OWNER Roger Hawkins



| LOCATION INFORMATION | | | |
|------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| ELECTION DISTRICT | 1st | | |
| COUNCILMANIC DISTRICT | 1st | | |
| 1" = 200' SCALE MAP # | 094c2 | | |
| ZONING | DR5.5 | | |
| LOT SIZE | 7,303 | | |
| | ACREAGE | SQUARE FEET | |
| | | PUBLIC | PRIVATE |
| SEWER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WATER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/> | YES | NO |
| 100 YEAR FLOOD PLAIN | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/BUILDING | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM # _____ CASE # _____
 2015 | 0074-A | *[Signature]*

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 1417 Woodbridge Rd

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

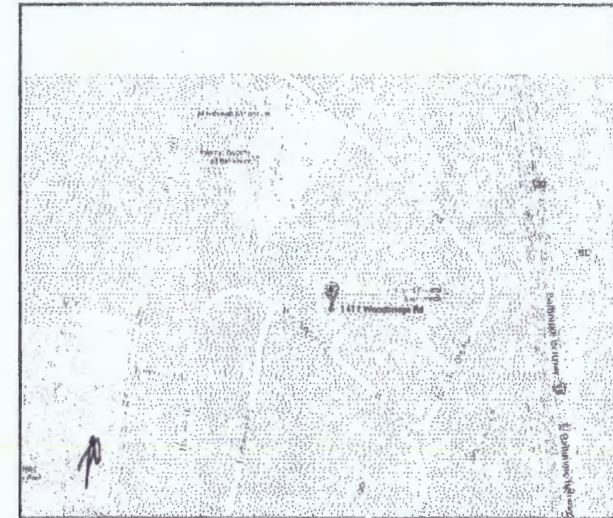
SUBDIVISION NAME Westview Park

PLAT BOOK # 30 FOLIO # 48 LOT # 9 SECTION # 8

OWNER Roger Hawkins

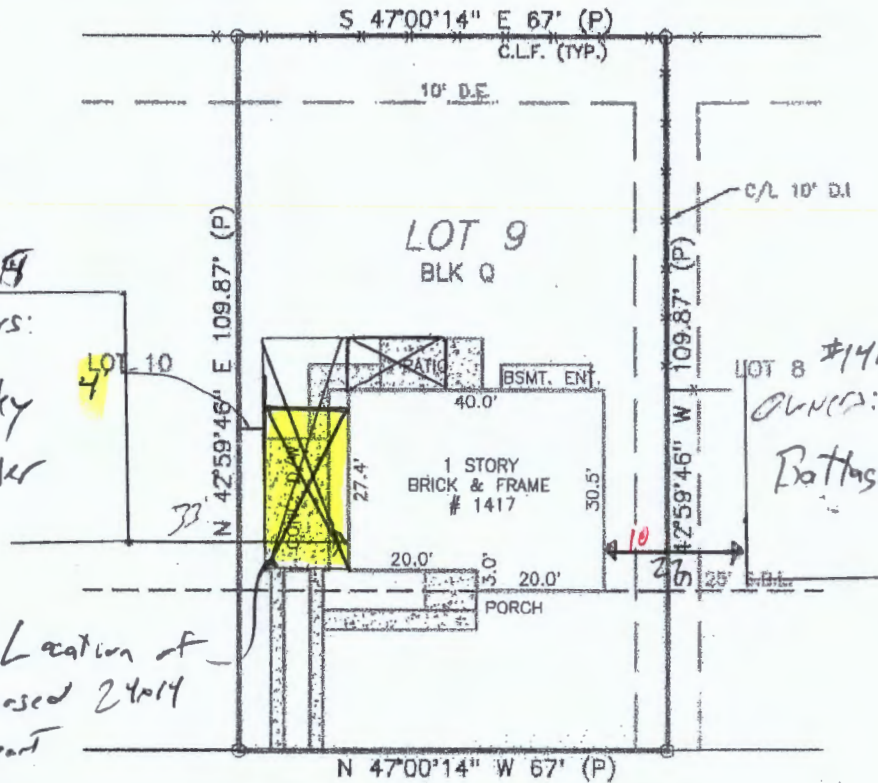


NORTH



1418
Owners:
Shirky
Mueller

1415
OWNER:
Rathasia



Location of Proposed 2nd Corridor

LOCATION INFORMATION

| | | |
|------------------------------|-------------------------------------|-------------------------------------|
| ELECTION DISTRICT | 1st | |
| COUNCILMANIC DISTRICT | 1st | |
| 1" = 200' SCALE MAP # | 094c2 | |
| ZONING | DR5.5 | |
| LOT SIZE | 7,303 | |
| | ACREAGE | SQUARE FEET |
| | PUBLIC | PRIVATE |
| SEWER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/BUILDING | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING | | <input checked="" type="checkbox"/> |

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

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'

2015 | 0074-A | *[Signature]*

1417 Woodbridge Road 2015-0074-A



Publication Date: 10/2/2014

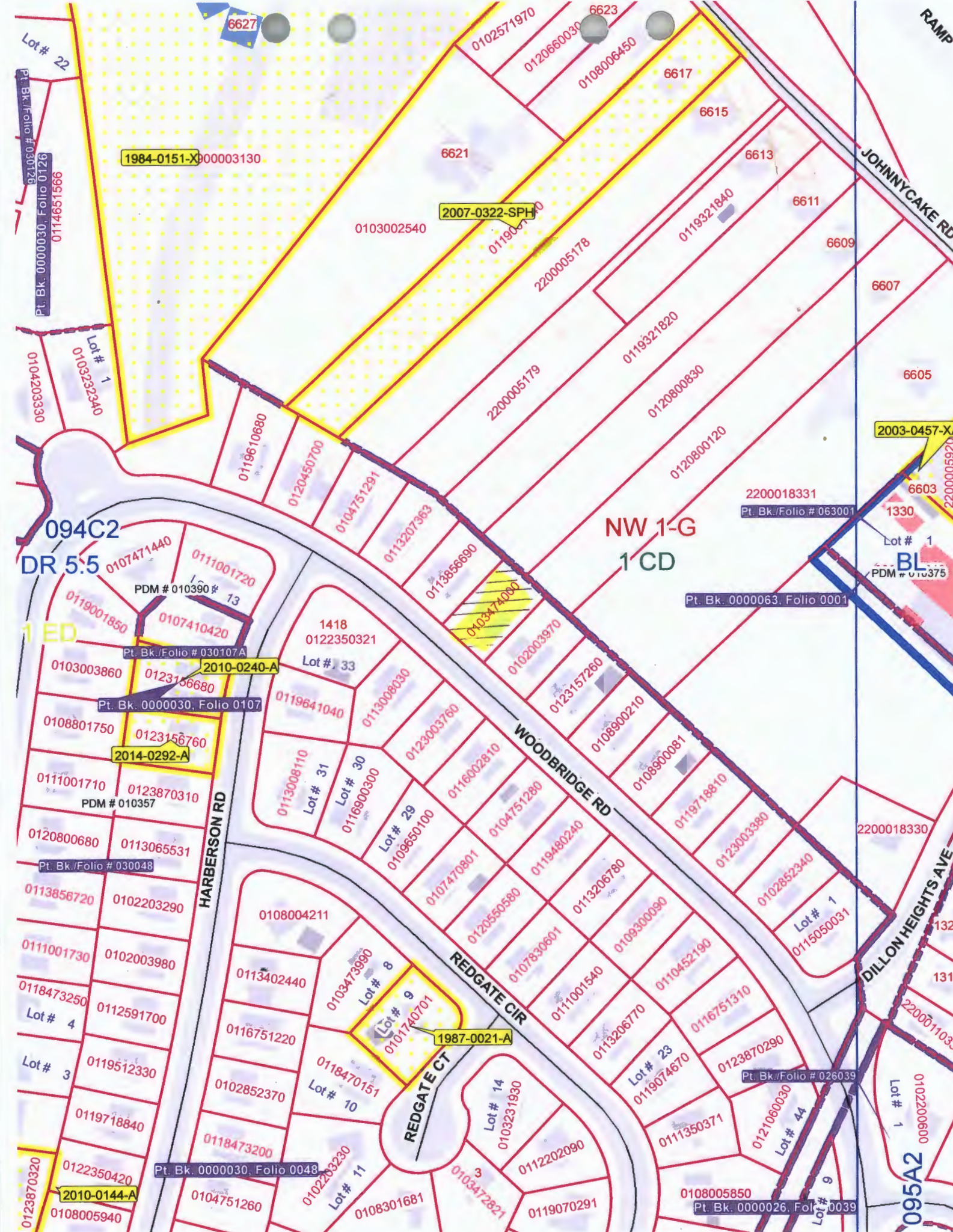


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 20 feet



6627

Lot # 22

Pt. Bk./Folio # 030126
0114651566

1984-0151-X-00003130

6621

2007-0322-SPH

0103002540

0102571970
0120660030
0108006450

6617

6615

6613

6611

6609

JOHNNYCAKE RD -

6607

6605

2003-0457-XA

2200018331
Pt. Bk./Folio # 063001

6603

Lot # 1

BL
PDM # 010375

094C2

DR 5.5

NW 1-G

1 CD

Pt. Bk. 000063, Folio 0001

1 ED

PDM # 010390 # 13

Pt. Bk./Folio # 030107A

2010-0240-A

Pt. Bk. 000030, Folio 0107

2014-0292-A

PDM # 010357

Pt. Bk./Folio # 030048

HARBERTSON RD

WOODBIDGE RD

REDGATE CIR

REDGATE CT

DILLON HEIGHTS AVE

095A2

Pt. Bk. 000030, Folio 0048

2010-0144-A

1987-0021-A

Pt. Bk./Folio # 026039

Pt. Bk. 000026, Folio 0039

0123870320
0108005940

0122350420

0104751260

0102253230

0108301681

0103472821

0119070291

0112202090

0113550371

0121060030

0102200600

0113856720

0102203290

0111001730

0102003980

0118473250

0112591700

Lot # 4

Lot # 3

0119512330

0119718840

0122350420

0108005940

0108004211

0113402440

0116751220

0102852370

0118473200

0104751260

0103473990

0118470151

0102253230

0108301681

0103472821

0107470801

0120550580

0107830601

0111001540

0113206770

0119070291

0107470801

0119480240

0109300090

0110452190

0116751310

0123870290

0120550580

0113206780

0109300090

0110452190

0116751310

0123870290

0102852340

0115050031

0116751310

0123870290

0111350371

0121060030

2200018330

0102852340

0115050031

0116751310

0123870290

0121060030

1321

1319

220011033

0102200600

Lot # 1

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0108005940

0104751260

0102253230

0108301681

0103472821

0119070291

0112202090

0113550371

0121060030

0102200600

Lot # 1

0102200600