



KEVIN KAMENETZ  
*County Executive*

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

November 6, 2014

Judson M. Englert  
Corrine R. Kliment  
2360 Sweet Meadow Road  
Baltimore, Maryland 21209

RE: Petition for Administrative Variance  
Case No. 2015-0082-A  
Property: 2360 Sweet Meadow Road

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", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure

**IN RE: PETITION FOR ADMIN. VARIANCE** \*  
**(2360 Sweet Meadow Road)**  
3<sup>rd</sup> Election District \*  
2<sup>nd</sup> Council District  
Judson M. Englert and Corrine R. Kliment \*  
Petitioners

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
**CASE NO. 2015-0082-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, Judson M. Englert and Corrine R. Kliment. The Petitioners are requesting Variance relief from §§ 301.1.A and 1B01.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed deck (open projection) with a rear setback of 18 ft. in lieu of the minimum rear setback of 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 18, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

welfare of the public and should therefore be granted. In the opinion of the Administrative Law

**ORDER RECEIVED FOR FILING**

Date 11-6-14

By [Signature]

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 6<sup>th</sup> day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 301.1.A and 1B01.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed deck (open projection) with a rear setback of 18 ft. in lieu of the minimum rear setback of 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 11-6-14 2

By ISW





# 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 2360 Sweet Meadow Road, Baltimore, MD 21209 Currently zoned DR2  
 Deed Reference 35084 / 00088 10 Digit Tax Account # 2 5 0 0 0 0 7 3 4 3  
 Owner(s) Printed Name(s) Judson Englert and Corrine Kliment

(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) 301.1.A

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):

Judson Englert / Corrine Kliment  
 Name #1 – Type or Print Name #2 – Type or Print  
[Signature] / [Signature]  
 Signature #1 Signature #2  
2360 Sweet Meadow Rd Baltimore MD  
 Mailing Address City State  
21209 / 610-730-0288 / judd.englert@gmail.com  
 Zip Code Telephone # Email Address

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

Name- Type or Print  
 Signature  
11-6-14  
[Signature]  
 Mailing Address City State  
 Date / Telephone # / Email Address  
 Zip Code

## Representative to be contacted:

Judson Englert  
 Name – Type or Print  
[Signature]  
 Signature  
2360 Sweet Meadow Rd Baltimore MD  
 Mailing Address City State  
21209 / 610-730-0288 / judd.englert@gmail.com  
 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 2013-0082-A Filing Date 10/8/14 Estimated Posting Date 10/19/14 Reviewer G.A.



# Affidavit in Support of Administrative Variance

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

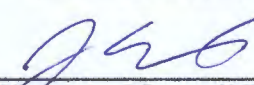
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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.

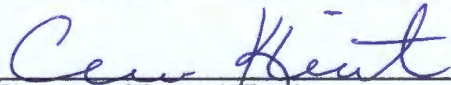
Address: 2360 Sweet Meadow Road Baltimore MD 21209  
Print or Type Address of property City State Zip Code

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)

We are requesting a variance for rear setback from a deck to the rear property line. Our current rear property setback from the back of our house is 30'2". The minimum distance required for a setback from a deck or porch is 22'6". This would only allow for the construction of a 7'8" wide deck while adhering to the current guidelines without a variance. This would be burdensome in that we would not be able to have a space large enough to accommodate a dining table, chairs and grill to enjoy the outdoor space of our property. In addition, our kitchen currently has a sliding door that is approximately 4 feet off of the ground and was built to access the backyard. We are currently unable to use this door and it has a barrier across it until we are able to complete the outdoor space with a deck as the builders had intended. Of note, we did not design the home or its plans. We purchased it after construction was completed. Our property is unique in that we have the smallest lot of the surrounding 5 homes. Our lot is 0.157 acres. The surrounding 5 homes are 0.203 (2362 Sweet Meadow Rd), 0.182 (2361 Sweet Meadow Rd), 0.223 (2359 Sweet Meadow Rd), 0.252 (2323 Winterwood Rd) and 0.284 (2321 Winterwood Rd) acres. All but 2362 Sweet Meadow currently have decks nearly identical to the one that we are proposing in that they all extend at least as far out as the basement egress. We have chosen the 12 foot dimension for the deck's width as we currently have egress stairs from our basement that extend 12 feet out from the rear of the property. This distance would allow us the functional use of the space while also having the best aesthetic appearance matching the style of the community. In order to complete this, we would need a rear setback of 18 feet from the back of the deck instead of the required 22.5 feet.

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

  
Signature of Owner (Affiant)  
Judson Englert  
Name- Print or Type

  
Signature of Owner (Affiant)  
Corrine Kliment  
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

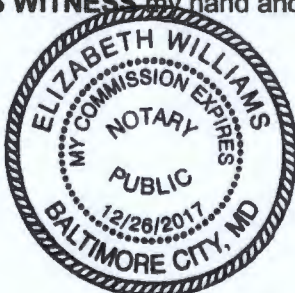
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of October, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Judson Englert and Corrine Kliment

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 12/26/2017

October 8, 2014

Section: 1BO1.C.1.b. (BCZR)

To permit a proposed deck (open projection) with a rear set back of 18 feet in lieu of the minimum rear setback of 22.5 feet.

**ZONING PROPERTY DESCRIPTION FOR:  
2360 Sweet Meadow Road, Baltimore, MD 21209**

**Beginning at a point on the south side of Sweet Meadow Road which is 40 feet wide at the distance of 84 feet east of Winterwood Road which is 40 feet wide.**

**Being Lot # 157 in the subdivision of Bonnie View Estates as recorded in Baltimore County Plat Book # 79, Folio #113, containing 6838 square feet/0.157 acres.  
Located in the 3<sup>rd</sup> Election District and 2<sup>nd</sup> Council District.**

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

No. 11100

Date: 10/2/14

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|---------|------|------|-----|---------|--------|
|      |      |      |          | Source/ | Rev/ |      |     |         |        |
| 001  | 000  | 000  |          | 000     |      |      |     |         | 75.00  |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |

Total: 15.00

Rec

From:

Judson Engler

For:

Administrative Variance  
2015-0082 A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S  
VALIDATION



**M E M O R A N D U M**

DATE: December 12, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2015-0082-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on December 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 TComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment10-24DEVELOPMENT 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 \_\_\_\_\_)

\_\_\_\_\_

10-20

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: 10-18-14 by AltmeierPEOPLE'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 - 03 Account Number - 2500007343 ✓     |                                                        |                              |                                                                           |
| Owner Information                                  |                                                |                                                 |                                                        |                              |                                                                           |
| Owner Name:                                        | ENGLERT JUDSON M<br>KLIMENT CORRINE R          |                                                 | Use:                                                   | RESIDENTIAL ✓                |                                                                           |
| Mailing Address:                                   | 2360 SWEET MEADOW<br>RD<br>BALTIMORE MD 21209- |                                                 | Principal Residence:                                   | YES ✓                        |                                                                           |
|                                                    |                                                |                                                 | Deed Reference:                                        | /35084/ 00088                |                                                                           |
| Location & Structure Information                   |                                                |                                                 |                                                        |                              |                                                                           |
| Premises Address:                                  |                                                | 2360 SWEET MEADOW<br>RD<br>BALTIMORE 21209-0000 |                                                        | Legal Description:           | 0.157 AC PHAS FOUR B<br>2360 SWEET MEADOW RD<br>SS<br>BONNIE VIEW ESTATES |
| Map:                                               | Grid:                                          | Parcel:                                         | Sub District:                                          | Subdivision:                 | Section: Block: Lot: Assessment Year: Plat No: 3                          |
| 0079                                               | 0002                                           | 0396                                            |                                                        | 0000                         | 157 2014 0079/0113                                                        |
| Special Tax Areas:                                 |                                                |                                                 | Town: NONE                                             |                              |                                                                           |
|                                                    |                                                |                                                 | Ad Valorem:                                            |                              |                                                                           |
|                                                    |                                                |                                                 | Tax Class:                                             |                              |                                                                           |
| Primary Structure Built                            | Above Grade Enclosed Area                      | Finished Basement Area                          | Property Land Area                                     | County Use                   |                                                                           |
| 2014                                               | 3,750 SF                                       | 1200 SF                                         | 6,838 SF                                               | 04                           |                                                                           |
| Stories                                            | Basement                                       | Type                                            | Exterior                                               | Full/Half Bath               | Garage Last Major Renovation                                              |
| 2                                                  | YES                                            | STANDARD UNIT                                   | SIDING                                                 | 4 full/ 1 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:                                              | 175,500                                        | 157,900                                         |                                                        |                              |                                                                           |
| Improvements                                       | 389,400                                        | 444,300                                         |                                                        |                              |                                                                           |
| Total:                                             | 564,900                                        | 602,200                                         | 577,333                                                | 589,767                      |                                                                           |
| Preferential Land:                                 | 0                                              |                                                 |                                                        | 0                            |                                                                           |
| Transfer Information                               |                                                |                                                 |                                                        |                              |                                                                           |
| Seller:                                            | Date: 06/19/2014                               |                                                 | Price: \$620,000                                       |                              |                                                                           |
| Type: ARMS LENGTH IMPROVED                         | Deed1: /35084/ 00088                           |                                                 | 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:                                            | 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: Application received |                                                |                                                 |                                                        |                              |                                                                           |



Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **03** Account Number: **2500007343**

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



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

☒ Loading... Please

Loading... Please Wait.



Basement Egress



Garage Floor

View from kitchen sliding glass door to neighbor's yard



2015-0082-1A





KEVIN KAMENETZ  
County Executive

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

November 5, 2014

Judson Englert & Corrine Kliment  
2360 Sweet Meadow Road  
Baltimore MD 21209

RE: Case Number: 2015-0082 A, Address: 2360 Sweet Meadow Road

Dear Mr. Englert & Ms. Kliment:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 8, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 10/20/14

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

RE: Baltimore County  
Item No 2015-0082-A  
*Administrative Variance*  
*Judson Englebert*  
*2300 Sweet Meadow 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. 2015-0082-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 dark ink, appearing to read "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

**DATE:** October 24, 2014

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 27, 2014  
Item No. 2015-0081, 0082, 0083, 0084, 0085, 0086, 0087 and 0088

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\ZAC10272014 -.doc



# CERTIFICATE OF POSTING

Date: 10/18/2014

RE: Project Name: Administrative Variance

Case Number /PAI Number: 2015-0082-A

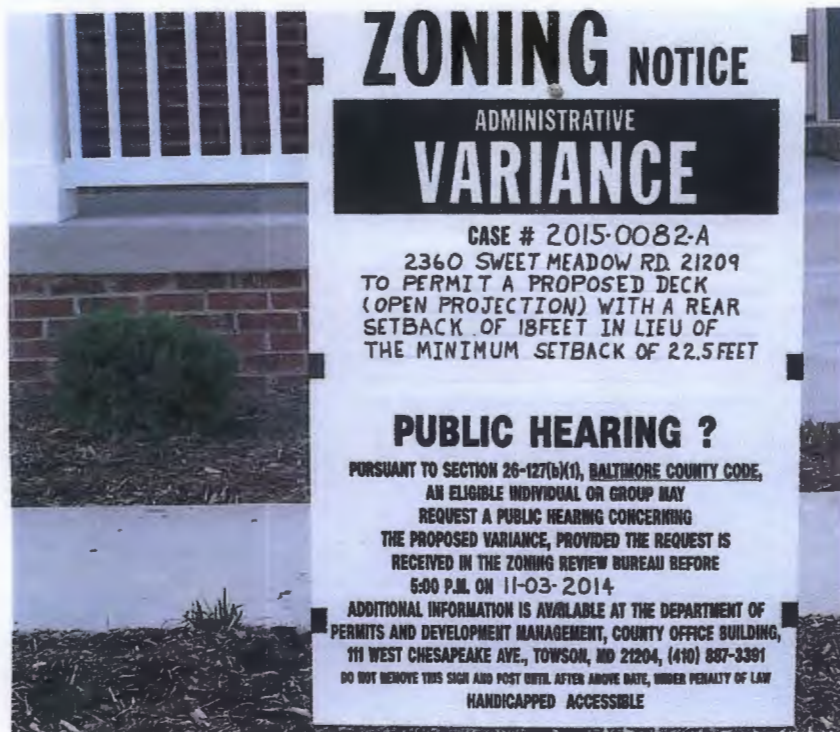
Petitioner/Developer: Judson Englert

Date of Hearing/Closing: 11/03/2014

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 2360 Sweet Meadow Rd. 21209

The sign(s) were posted on 10/18/2014

(Month, Day, Year)



John M. Altmeyer  
(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

(410) 382- 6580

(Telephone Number of Sign Poster)



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2015- 0082 -A Address 2360 Sweet Meadow Rd  
Contact Person: Gary Hucik Planner, Please Print Your Name Phone Number: 410-887-3391  
Filing Date: 10/8/14 Posting Date: 10/19/14 Closing Date: 11/3/14

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

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

(Detach Along Dotted Line)

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

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2015- 0082 -A Address 2360 Sweet Meadow Rd 21209  
Petitioner's Name Judson Engkert Telephone 610-730-0288  
Posting Date: 10/19/14 Closing Date: 11/3/14  
Wording for Sign: To permit a proposed deck (open projection)  
with a rear set back of 18 feet in lieu of the minimum  
set back of 22.5 feet. ~~THE PROPOSED DECK IS TO BE SET BACK 18 FEET~~  
~~FROM THE REAR PROPERTY LINE~~

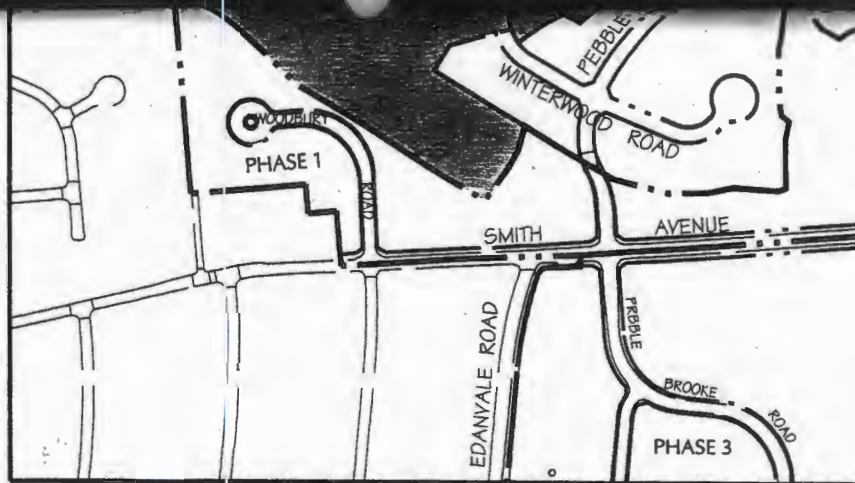
Revised 7/18/14





2015 0082-1A





## VICINITY MAP

Scale: 1" = 500'

### BENCHMARK

#### DESCRIPTION

STATION NAME: GIS44

PID: AC7727

ELEV. (FT.): 462.27

N 621,551.04 E 1,394,669.87

STATION IS LOCATED ON THE SOUTHEAST CORNER INTERSECTION BETWEEN PARK HEIGHTS AVENUE AND SLADE AVENUE.

TO REACH STATION FROM I-695, TAKE EXIT 21 ON PARK HEIGHTS AVENUE (RT. 129). GO SOUTH ON PARK HEIGHTS AVENUE PAST OLD COURT ROAD. YOU REACH SLADE AVENUE. TURN LEFT ONTO SLADE AVENUE. MARKER IS SET IN THE CONCRETE WALK SOUTH OF SLADE AVENUE (CLOSE TO THE INTERSECTION OF SLADE AVENUE AND PARK HEIGHTS AVENUE).

STATION MARK IS A BRASS DISC SET IN THE CONCRETE WALK ALONG SLADE AVENUE.

STATION NAME: GIS45

PID: AC7728

ELEV. (FT.): 426.02

N 621,364.49 E 1,422,690.94

STATION IS LOCATED AT THE ANNESLIE SHOPPING CENTER WHICH IS LOCATED OFF OF YORK ROAD RIGHT BEFORE ENTERING BALTIMORE CITY.

TO REACH THE STATION FROM I-695, TAKE EXIT 21 ON YORK ROAD. GO SOUTH ON YORK ROAD. THE ANNESLIE SHOPPING CENTER WILL BE ON THE RIGHT, JUST BEFORE THE INTERSECTION OF YORK ROAD AND THE BALTIMORE COUNTY/CITY LINE.

STATION MARK IS A BRASS DISC SET IN THE CONCRETE WALK AT THE ANNESLIE SHOPPING CENTER.

### Single-Family Detached

|                                                                                                                                               | D.R. 1 & 2 Zones (feet) |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| From front building face to:<br>Public street right-of-way<br>or property line<br>Arterial or collector                                       | 25                      |
| From side building face to:<br>Side building face                                                                                             | 30                      |
| Public street right-of-way                                                                                                                    | 25                      |
| Paving of a private road                                                                                                                      | 30                      |
| Tract boundary                                                                                                                                | 25                      |
| From rear building face to:<br>Rear property line<br>Public street right-of-way                                                               | 30                      |
| Additional setbacks:<br>Setbacks for buildings<br>located adjacent to<br>arterial roadways shall be<br>increased by an additional<br>20 feet. |                         |

### 260.6 Buildings.

#### A. A development proposal shall:

1. Provide variety in housing type or design, while maintaining scale, rhythm, proportion and detail.
2. Orient the front of the dwelling toward the street and include entries and porches or stoops into front building facades.

2015-0082-A

ZONING HEARING PLAN FOR VARIANCE x FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH x)

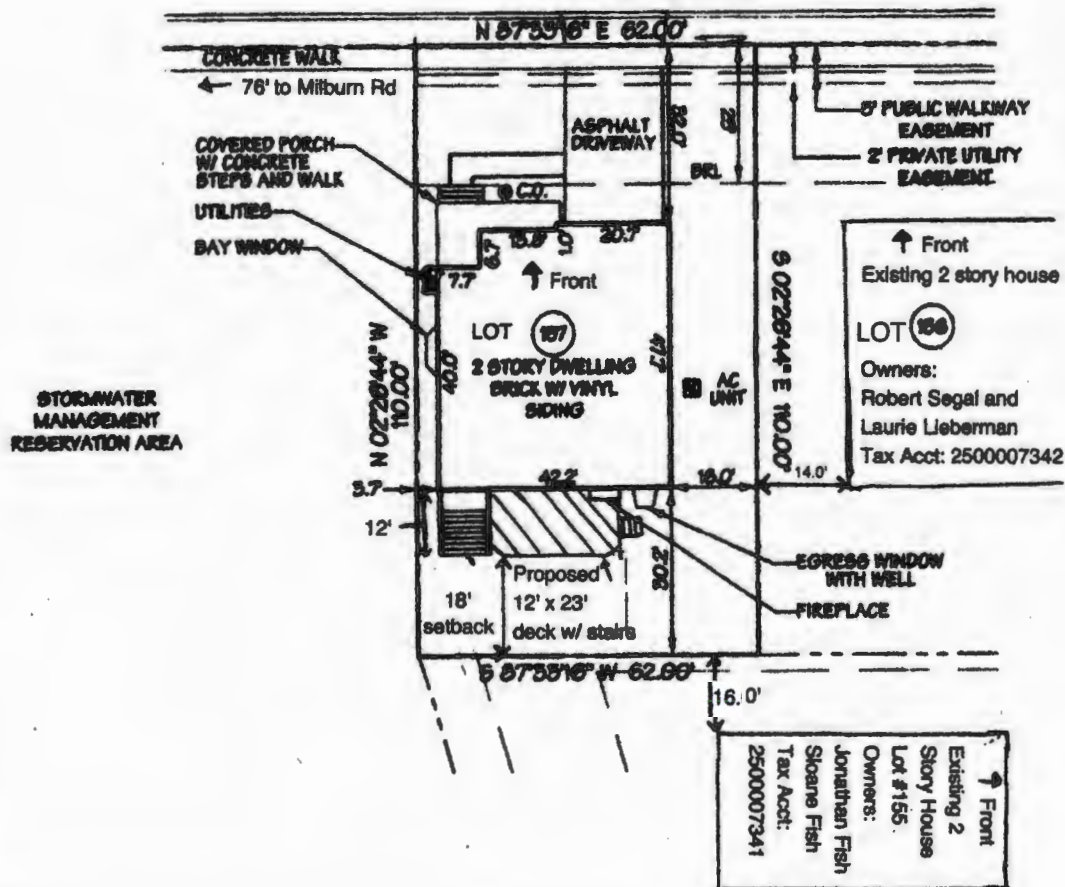
ADDRESS 2360 Sweet Meadow Road, Baltimore, MD 21209 OWNER(S) NAME(S) Judson Englert and Corrine Kliment

SUBDIVISION NAME Bonnie View Estates LOT # 157 BLOCK # \_\_\_\_\_ SECTION # \_\_\_\_\_

PLAT BOOK # 0079 FOLIO # 113 10 DIGIT TAX # 25 0 0 0 0 7 3 4 3 DEED REF. # 3 5 0 8 4 / 0 0 0 8 8

Sweet Meadow Road - 40 foot R/W

84' to Winterwood Road. →



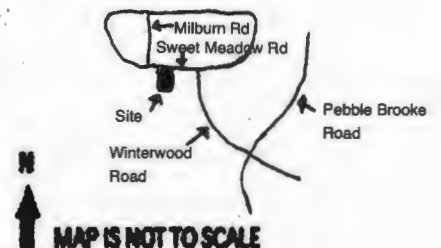
PLAN DRAWN BY Judson Englert

DATE 10/7/2014

SCALE: 1 INCH = 30 FEET

2015-0087-A

### SITE VICINITY MAP



ZONING MAP# 079A1

SITE ZONED DR2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.157

OR SQUARE FEET 6838

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH x

WATER IS:

PUBLIC x PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC x PRIVATE \_\_\_\_\_

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

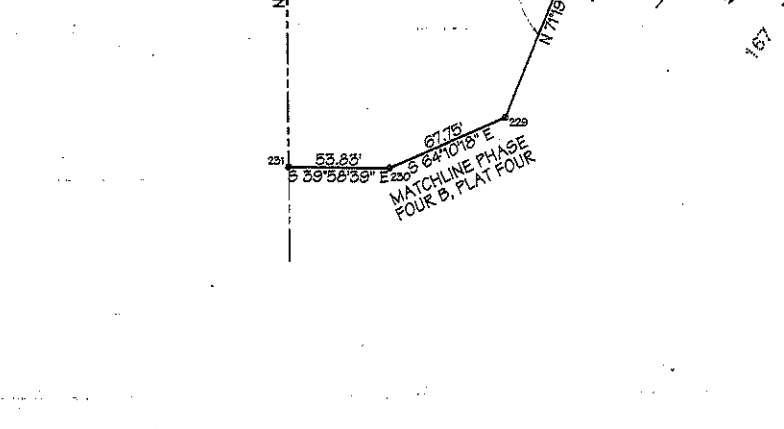


Table with 5 columns: TYPE OF CONVEYANCE, FLAT ONE, FLAT TWO, FLAT THREE, FLAT FOUR, TOTAL. Rows include FOREST BUFFER EASEMENTS, FOREST CONSERVATION EASEMENTS, HIGHWAY WIDENINGS, PUBLIC WALKWAY EASEMENTS, STORMWATER MANAGEMENT EASEMENTS, STORMWATER MANAGEMENT RESERVATION, UTILITY EASEMENTS, DRAINAGE & UTILITY EASEMENT, ACCESS EASEMENT, 100 YEAR FLOODPLAIN.

\* THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE OWNER/DEVELOPER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLATS.

Table with 2 columns: TRNG, EASTING. Rows contain numerical data for various points and areas.

PARCEL 82  
BAIS HAMEDRASH  
MESIVIA HAMEDRASH  
14968/176  
ACCT# 2300011067



CURVE TABLE with 5 columns: ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, TANGENT. Rows 1 through 10.

DENSITY CALCULATIONS: 1. AREA, 2. ZONING (GROSS), 3. DWELLING UNITS PERMITTED, 4. AREA, 5. NET ACREAGE, 6. GROSS ACREAGE, 7. DWELLING UNITS PERMITTED, 8. HDA OPEN SPACE, 9. HDA OPEN SPACE, 10. HDA OPEN SPACE.

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE

OWNER/DEVELOPER: BEAZER HOMES CORP. 8865 GUILFORD ROAD

OWNER'S CERTIFICATE: THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF

SURVEYOR'S CERTIFICATE: THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT IN ACCORDANCE WITH

PLAT THREE  
PHASE FOUR B

BONNIE VIEW ESTATES

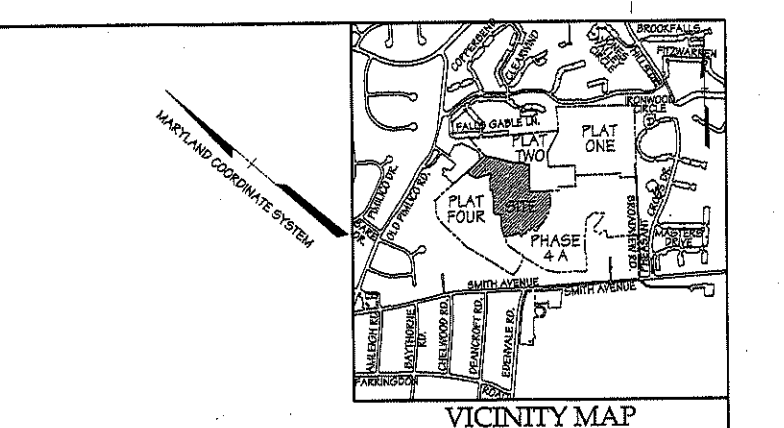
3rd ELECTION DISTRICT  
2nd COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND  
FEBRUARY 16, 2010

SCALE: 1" = 50'

PDM# III-454

RDH 79-113



- GENERAL NOTES:
- THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS-OF-WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO: HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORMWATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS-OF-WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST TO BALTIMORE COUNTY, MARYLAND, AND THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
  - STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
  - THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
  - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
  - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 22-4-273.
  - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.
  - THE 1ST AMENDED PARTIAL DEVELOPMENT PLAN FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON 9/21/2010.
  - THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
  - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER / FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
  - ANY FOREST BUFFER / FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
  - OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).
  - TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PARKWAY AND STREET RIGHT OF WAY.
  - EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
  - THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
  - THIS SITE IS LOCATED IN THE WESTERN RUN - Pikesville SUBWatershed.
  - HDA OPEN SPACE AREAS, AND MAINTENANCE AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 22-4-210. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
  - ACCESS INTO FOREST BUFFER / FOREST CONSERVATION EASEMENTS WILL BE DIRECTLY FROM SMITH AVENUE AND FROM PUBLICLY OWNED STORMWATER MANAGEMENT RESERVATIONS.
  - LOCAL SURVEY CONTROL POINTS SET BY DWM ARE SHOWN AS: 5, 501.
  - ANY AND ALL LIABILITY, DIRECTLY OR INDIRECTLY ARISING FROM, RELATED TO, OR ASSOCIATED WITH ANY SIDEWALK IMPROVEMENTS WITHIN THE WALKWAY AND DRAINAGE AND UTILITY EASEMENT, INCLUDING ANY AND ALL MAINTENANCE, CLAIMS, LAWSUITS, EXPENSES, COST, AND FEES, SHALL REMAIN THE RESPONSIBILITY OF THE FEE TITLE HOLDER OF THE REAL PROPERTY OVER WHICH THE EASEMENT RUNS, AND THIS RESPONSIBILITY SHALL RUN WITH THE LAND AND BE BINDING UPON THE OWNER, ITS PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS.
  - 35' F.B.S.L. = 35' PRINCIPAL BUILDING SETBACK LINE.

PLAT REDFORD  
10/19/10  
10/19/10  
10/19/10  
10/19/10

STATE OF MARYLAND  
BALTIMORE COUNTY

DMW

2015-0082-A

HOA MAINT. AREA  
FB/FCE

10' SWM  
EASEMENT

FF=419.2  
LL=409.9  
0.22 A.C.F.  
#2350

FF=417.98  
LL=408.68  
0.18 A.C.F.  
#2352

FF=416.84  
LL=407.24  
0.18 A.C.F.  
#2354

FF=416.10  
LL=406.50  
0.20 A.C.F.  
#2356

HOA ACTIVE  
OPEN SPACE  
21,213± SF

PROP. RETAINING  
WALL

MILBURN ROAD

SWEET MEADOW ROAD

ROAD

BLACKBERRY ROAD

SWM  
FACILITY  
No. 1

SWM  
RESERVATION  
1.17 A.C.±

SWM  
RESERVATION  
1.07 A.C.±

SWM  
FACILITY  
No. 4

EX. PATH TO BE REMOVED

FB/FCE

5' PUBLIC WALKWAY  
& 2' PRIVATE UTILITY  
EASEMENT (T.P.)