KEVIN KAMENETZ
County Executive

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

February 17, 2015

Timothy Kotroco, Esquire
Whiteford, Taylor & Preston, LLLP
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, MD 21204-5025

RE: Petition for Variance
Case No.: 2015-0159-A
Property: 3807 East Joppa Road

Dear Mr. Kotroco:

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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Peter Zimmerman, Esq.,
Baltimore County Office of People's Counsel

IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(3807 East Joppa Road)		
11th Election District	*	OF ADMINISTRATIVE
5th Council District		
Joseph Norman	*	HEARINGS FOR
Legal Owner		
Petitioner	*	BALTIMORE COUNTY
	*	**CASE NO. 2015-0159-A**

* * * * * * *

ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration filed by the Office of People's Counsel. The Motion seeks reconsideration of a portion of the Order issued in the above case relating to whether or not a landscape plan is required. The March 4, 2015 Order provided that such a plan was not required, since the conversion in this case (from a single family dwelling to a 2-family dwelling) did not constitute a change in use or occupancy. The Order indicated that it was not readily apparent (in the opinion of the undersigned) that a change of occupancy would take place, and nothing in the Motion for Reconsideration, or the extracts of the International Residential Code attached thereto, sheds any light on this issue.

My thought process was that the owner was improving a rundown property, and there would be no changes whatsoever to the exterior of the premises. In these circumstances, I believe it is inequitable to require Petitioner to prepare and submit for County approval a landscape plan. Worth noting is that Mr. Kellman submitted a revised plan dated March 4, 2015 (in accordance with the Order of the same date) on which is shown proposed shrubbery along the eastern portion of the site.

In any event, given the uncertainty surrounding the "occupancy" issue, I will include the following condition (which will be condition #3 in the March 4, 2015 Order):

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Date 3/17/15
By DZN

3. Petitioner or his consultants shall meet with the County's Landscape Architect to determine what landscape improvements are required in this scenario. Whether or not such improvements or a plan for same are required shall be determined in the sole discretion of Ms. Tansey.

WHEREFORE, IT IS ORDERED, this **17th** day of March, 2015, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby GRANTED, such that condition #3 identified immediately above shall be deemed incorporated into the Order dated March 4, 2015. All other terms and conditions of that Order shall remain in full force and effect.

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: sln

ORDER RECEIVED FOR FILING
Date 3/17/15
By Sen

IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(3807 East Joppa Road)		
11th Election District	*	OF ADMINISTRATIVE
5th Council District		
Joseph Norman	*	HEARINGS FOR
Legal Owner		
Petitioner	*	BALTIMORE COUNTY
	*	**CASE NO. 2015-0159-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §402.1 to permit a 7 ft. interior side setback in lieu of the required 25 ft. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioner's Exhibit 1.

Owner Joseph Norman and Mitch Kellman, whose firm prepared the plan, appeared in support of the petition. Timothy Kotroco, Esquire represented the Petitioner. There were no Protestants or interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the B.C.Z.R. Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and Department of Planning (DOP). These will be discussed below.

The subject property is approximately ¼ acre in size and is zoned DR 5.5. The property is improved with a single family dwelling constructed in 1957. Petitioner acquired the property recently from an elderly gentleman, and the site and dwelling had fallen into disrepair. Petitioner has cleaned up the lot, and proposes to convert the single family dwelling into a two-family detached building, as permitted by B.C.Z.R. §402.1. To do so, Petitioner requires variance relief

ORDER RECEIVED FOR FILING
Date 3/4/15
By Sln

from an interior lot line setback.

To obtain variance relief requires a showing that:

(1) The property is unique; and
(2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The site is irregularly shaped (like an arrow head) and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given he would be unable to convert the property to a two-family unit. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

The DOP submitted a ZAC comment, indicating that agency had no objection to the request, provided Petitioner shows on the plan the location of the required parking spaces. The Order below contains such a condition.

The Bureau of DPR also submitted a ZAC comment, and it too requested that parking spaces be shown on the plan. That agency suggested that an area on the plan identified as being "conveyed" to Baltimore County was incorrectly labeled, and that the small portion of property identified is in fact owned by Perry Hall Associates. Petitioner submitted a deed dated September 18, 1989 (Ex. No. 4) wherein Baltimore County took for highway purposes this small portion of property from Petitioner's predecessor in title. As such, it appears that area is correctly labeled. DPR also noted that the requested 7' side yard setback was not shown on the plan. Mr. Kellman explained that the plan identifies the setback as being 8', but that out of an abundance of caution the Petition was filed using 7' as the requested side yard setback.

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Date 3/4/15
By Sen

DPR's final comment suggested a landscape plan is required given the "change of occupancy to two-family." Mr. Kellman explained that the Baltimore County Landscape Manual (p.74, A.2) does indeed require a landscape plan when the development needs "change of occupancy permits." But he did not believe that the Petitioner's project requires change of occupancy permits, and I concur. While there is mention of "change of occupancy" in the County Building Code (§§ 106.1, 113.4), there does not seem to be a definitive statement that changing from a single family dwelling to a two-family dwelling (with no exterior enlargement of the building) would constitute such a change. The "change of occupancy" nomenclature is used occasionally in zoning matters, and such concepts are familiar to engineers and building code officials, less so to the undersigned.

In any event, a change of occupancy, as commonly understood, would involve a scenario (for example) wherein an office building will become a day care center. In this setting, the Building Code would contain different requirements based on the uses and the potential hazards inherent therein. In this case, the use will remain residential, and it may very well be that a fewer number of occupants could/would reside in a two-family dwelling than in a single family dwelling with a large number of children. As such, I do not believe—at least for purposes of Landscape Manual compliance—that a change of occupancy is occurring. Finally, the Landscape Manual (p.75, C.2) also exempts from its provisions minor residential subdivisions of three lots or less, and the Petitioner's request fits within the spirit, if not the letter, of that exemption.

THEREFORE, IT IS ORDERED, this **4th** day of March, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §402.1 to permit a 7 ft. interior side setback in lieu of the required 25 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 3/4/15

By Sln

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

2. Within 15 days of the date hereof, Petitioner must submit to Office of Administrative Hearings (OAH) a redlined site plan with the following revisions:

    a. Label on the plan the accessory building (shed) shown in the rear yard.
    b. Show the location and dimensions of the four required off-street parking spaces.

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: sln

ORDER RECEIVED FOR FILING
Date 3/4/15
By sln

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 3807 East Joppa Road which is presently zoned DR 5.5

Deed References: 35471/00423 10 Digit Tax Account # 1 1 2 3 0 5 3 5 7 0

Property Owner(s) Printed Name(s) Joseph Norman

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1.____ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X **a Variance** from Section(s)
402.1 to permit a 7 foot interior side setback in lieu of 25 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

To be presented at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Joseph Norman /
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

9003 Hedgerow Way Balto MD
Mailing Address City State

21236 / 301-503-8457 / joecrocksrealtyllc.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy Kotroco
Name- Type or Print

Timothy Kotroco
Signature

One West Pennsylvania Ave Suite 300
Mailing Address City State

21204 / 410 299 2943 / TKotroco@aiplaw.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

SAME
Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 3/4/15
By

CASE NUMBER 2015-0159-A Filing Date 1/28/15 Do Not Schedule Dates: Reviewer G.H.

REV. 10/4/11

January 29, 2015

Case # 2015-0159-A

Note to folder: To permit a 7 foot setback in lieu of the minimum 15 feet interior side yard setback for a 2 family dwelling.

ZONING DESCRIPTION
For
3807 EAST JOPPA ROAD

Beginning at a point at a distance of 130 feet west from the centerline of Silver Spring Road running the following bearings and distances:

(1) South 59 Degrees, 57 Feet, 00 Inches East, 109.40 Feet
(2) South 65 Degrees, 03 Feet, 00 Inches West, 160.72 Feet
(3) North 08 Degrees, 21 Feet, 00 Inches West, 116.84 Feet
(4) North 84 Degrees, 08 Feet, 02 Inches East, 68.34 Feet

and back to the point of beginning. Also known as 3807 East Joppa Road, containing 11,148 square feet or .2559 acres in the 5th Councilmanic District and 11th Election District.

2015-0159-D

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 10, 2015 Issue - Jeffersonian

Please forward billing to:
Timothy Kotroco 410-299-2943
One West Pennsylvania Avenue, Ste. 300
Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0159-A
3807 East Joppa Road
Corner of SW/s of East Joppa Road, and SE/s of Silver Spring Road
11th Election District – 5th Councilmanic District
Legal Owners: Joseph Norman

Variance to permit a 7 foot interior side setback in lieu of 25 feet.

Hearing: Monday, March 2, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE 3807 East Joppa Road; Corner of SW/S of East Joppa Road & SE/S Silver Spring Road 11th Election & 5th Councilmanic Districts Legal Owner(s): Joseph Norman	*	BEFORE THE OFFICE
	*	OF ADMINSTRATIVE
	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-159-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

05 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of February, 2015, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, One West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

KEVIN KAMENETZ
County Executive

February 4, 2015

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

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, One West Pennsylvania Avenue, Ste. 300, Towson 21204
Joseph Norman, 9003 Hedgerow Way, Baltimore 21236

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 10, 2015.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring 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 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 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:

Item Number or Case Number: 2015 - 0159 A

Petitioner: Joseph Norman

Address or Location: 3807 East Joppa Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

Address: One West Pennsylvania Ave Suite 300
Towson MD 21204

Telephone Number: 410 299 2943

CERTIFICATE OF POSTING

CASE NO: 2015-0159-A

PETITIONER/DEVELOPER
WHITEFORD, TAYLOR, PRESTON
TIM KOTROCO

DATE OF HEARING/CLOSING:
3/2/15

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING,ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

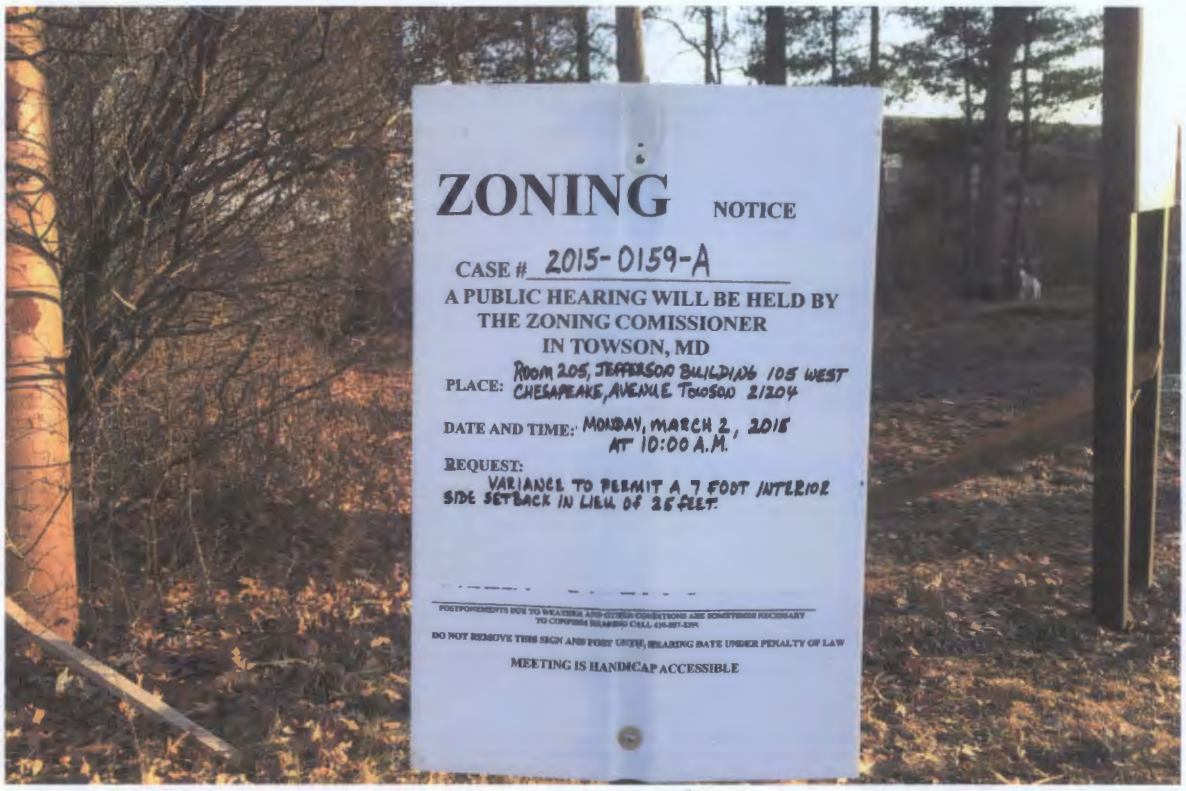
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERITFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY AT 3807 EAST JOPPA ROAD

THIS SIGN(S)WERE POSTED ON February 10, 2015.
(MONTH,DAY,YEAR)

SINCERELY,
2/10/15
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE,MD 21220
(ADDRESS)
PHONE NUMBER:443-629-3411


ZONING NOTICE
CASE # 2015-0159-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMISSIONER
IN TOWSON, MD
PLACE: ROOM 205, JEFFERSON BUILDING 105 WEST CHESAPEAKE, AVENUE TOWSON 21204
DATE AND TIME: MONDAY, MARCH 2, 2015 AT 10:00 A.M.
REQUEST:
VARIANCE TO PERMIT A 7 FOOT INTERIOR SIDE SETBACK IN LIEU OF 25 FEET.
POSTPONEMENTS DUE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 410-887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

2/10/15

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

No. A19674

Date: 1/28/15

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		0150				75.00

Total: 75.00

Rec From: Whiteford, Taylor & Preston L.L.P

For: 3007 East Joppa LLC

2015-0159-A

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

CASHIER'S VALIDATION

[illegible]
Business Name Time
1/28/2015 14:26:41
[illegible]
Receipt # 1/28/2015
[illegible]
Rec'd for $75.00
[illegible]
Baltimore County, Maryland

JB 3/2
10 AM

Case No.: 2015-0159-A

Exhibit Sheet

Slw
3/4/15

Petitioner/Developer

DW
2-17-15

Protestants

No. 1	Site plan	
No. 2	Plan to accompany photos	
No. 3	Photos (## 1-8)	
No. 4	Deed dated 9-18-1989	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 19, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3807 East Joppa Road

INFORMATION:

Item Number: 15-159

Petitioner: Joseph Norman

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the request for variance in accordance with BCZR Section 402.1, Conversion of Dwelling, regarding an interior side setback for a 2 family dwelling. The applicant requests a 7 foot setback in lieu of the required 15 feet. The dwelling is existing on the site and sits on a corner lot. The area closest to the corner, at the intersection of Joppa Road & Silver Spring Road has been conveyed to Baltimore County.

The Department of Planning has no objection to this request provided the applicant shows required parking on the plan.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Division Chief:
AVA/LL

s:\planning\dev rev\zac\zacs 2015\15-159.docx

ARTICLE 4: SPECIAL REGULATIONS

SECTION 402: Conversion of Dwellings

[BCZR 1955]

§ 402.1 For residential use.

For residential use:

A. The converted dwelling must be located on a lot that will meet the dimensional requirements shown in the schedule which follows.

B. Separate cooking facilities and a separate bathroom shall be provided for each family unit.

CONVERSION OF ONE-FAMILY DWELLINGS MINIMUM DIMENSIONS

	Width of Lot in Feet at Front Building Line			Lot Area In Square Feet		Side Yards (feet)	
Zone	Duplex[1]	Semi-Detached[1]	Each Add. Family	Two Families	Each Add. Family	Min. For One	Sum of Both
D.R.1	175	175	25	50,000	10,000	Int. 25 Cor. 50	Int. 60 Cor. 75
D.R.2	125	125	25	25,000	7,500	Int. 20 Cor. 35	Int. 50 Cor. 60
D.R.3.5	90	100	15	12,500	4,000	Int. 20 Cor. 30	Int. 40 Cor. 50
D.R.5.5	80	90	15	10,000	3,000	Int. 15 Cor. 25	Int. 35 Cor. 40
D.R.10.5	70	80	10	Interior 8,050 Corner 9,200	2,500	Int. 15 Cor. 25	Int. 30 Cor. 40
D.R.16	70	80	10	Interior 8,050 Corner 9,200	2,500	Int. 15 Cor. 25	Int. 30 Cor. 40

NOTES:

[1] The original BCZR 1955 definitions of "dwelling, duplex" and "dwelling, semi-detached" were deleted from Section 101 by Bill No. 100-1970. The entries previously read as follows:

"Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

"Dwelling, Semi-detached: A building that has two one-family housekeeping units erected side by side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line, and separated from any other building by space on all sides."

§ 402.2 For tearoom or restaurant use.

For tearoom or restaurant use: To be converted for tearoom or restaurant use in a D.R.1 or D.R.2 Zone[1] as a special exception, the following requirements must be met:

A. Meals may be served only at tables, indoors or on an outdoor terrace, and not to persons remaining in cars.[2]

[2]: *Editor's Note: Former Subsection B, which followed this subsection and established a parking space requirement, was repealed by Bill No. 26-1988.*

B. The minimum lot size shall be one acre.

C. Signs are permitted, subject to Section 450;

Permit Review Map

2015-0159-A

Created By
Baltimore County
My Neighborhood

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

Printed 1/5/2015

MEMORANDUM

DATE: April 17, 2015

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2015-0159-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 16, 2015. 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

Baltimore County, Maryland
OFFICE OF PEOPLE'S COUNSEL
Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

RECEIVED
MAR 13 2015
OFFICE OF ADMINISTRATIVE HEARINGS

March 13, 2015

HAND DELIVERED
John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Joseph Norman
3807 East Joppa Road
Case No. 2015-159-A

Dear Judge Beverungen,

Please accept this letter as a Motion for Reconsideration under Rule 4K of the Opinion and Order dated March 4, 2015 in the above case.

The property is zoned D.R. 5.5 and has a single-family detached dwelling built in 1957 (according to SDAT data). It is part of a very large area in Perry Hall zoned D.R. 5.5 with single-family detached dwellings on both sides of Joppa Road extending from three of the four corners of the Joppa/Silver Spring Road intersection. My Neighborhood Maps are enclosed.

The request is for a setback variance involving conversion of the longstanding single-family detached dwelling to a two-family dwelling. BCZR Sec. 402.1, 307.1.

The focus here is on the controversy about the February 5, 2015 Development Plan Review final comment requesting a landscape plan, Opinion Page 3. Our study reveals that this comment, signed by Dennis Kennedy, is based on the customary review by the County Landscape Architect, Jean Tansey. We agree with DPR and Ms. Tansey.

The Baltimore County Landscape Manual, Part IV, Paragraph A.2, page 74, paragraph 2, enclosed, states,

> "All development needing change of occupancy permits shall comply with the standards in this manual unless specifically exempted in paragraph C below."

We do not believe the minor subdivision exemption is applicable. This is a zoning variance for a conversion to a two-family home. Minor subdivisions typically involve single-family detached homes and are subject to development review.

County Council Bill 40-12 is the latest legislation to enact the Building Code. It adopts in Section 102, enclosed, the ICC International Residential Code for One-and-Two Family Dwellings. Section R110.1, enclosed, requires a certificate for any change in occupancy. We think such a "certificate" is equivalent to the "permit" referred to in Landscape Manual parlance. In context, we believe the Building Code Secs. 106.1 and 113.4 references to change in occupancy logically comprise, among other things, the significant change from a one-family dwelling to a two-family dwelling.

The conversion here from a one-family to a two-family home plainly involves a change in occupancy. There will necessarily be interior renovations, and these will have to be reviewed by the building official. There may also be some degree of exterior changes, such as for access, future additions, or otherwise. We see no reason to excuse this conversion from the plain language of the legislation which requires landscaping when uses are changed, especially to more intense uses, here a virtual doubling of intensity albeit within the existing building. This is why there is a particular BCZR Section 402 which addresses conversions. Therefore, in our opinion, compliance with the landscape manual is required.

This compliance would be warranted even if no zoning variance were involved. However, the variance issue serves as another reason for compliance. According to SDAT records, Petitioner acquired the property from the estate of Melvin Williams on October 16, 2014 for $90,000. Deed reference 35471/423. Previous owners, members of the Williams family, apparently held the property for many years as a single-family dwelling.

There is really nothing unique about this site. It is one of many residential lots along Joppa Road, not different from many such lots along busy four-lane roads in the county. This one-quarter acre property can get along either as a single-family dwelling or as a two-family dwelling. The variance here involves the new property owner's convenience and preference. If one took a strict point of view, the property is not unique, has had a reasonable use, like others along Joppa Road, and there is no hardship or difficulty related to the choice of a two-family home.

The "practical difficulty" criteria include consideration of the public safety and welfare. McLean v. Soley 270 Md. 208, 213-14 (1973); Trinity Assembly of God v. People's Counsel 407 Md. 53, 79-85 (2008). This is a highly visible site near the corner of Joppa and Silver Spring Roads. Our site visit confirmed that it appears to be in poor condition. While any new project will likely improve the situation, this is not a reason to omit completely any landscaping. We note there are some existing trees onsite. There is a reasonable expectation that a fair plan can be worked out with the County Landscape Architect.

This is what should be done in our opinion, both because of the Landscape Manual itself, and as a minimum condition to support a zoning variance which has a doubtful legal justification.

Thank you for your review of this motion for reconsideration.

Sincerely,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

cc: Timothy Kotroco, Esquire
Dennis Kennedy, DPR
Jean Tansey, County Landscape Architect
Donald Brand, Buildings Engineer

My Neighborhood Map

Created By
Baltimore County
My Neighborhood

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My Neighborhood Map

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Baltimore County
My Neighborhood

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3807 East Joppa road

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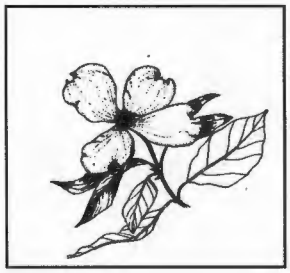
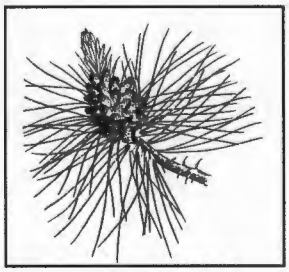
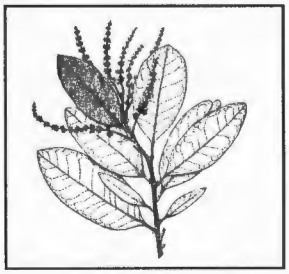
Thursday, Feb 05, 2015 10:47 AM







Baltimore County Landscape Manual

Adopted by Resolution 60-00
August 7, 2000 and as Amended

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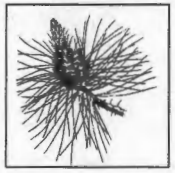


Introduction

The "Baltimore County Development Regulations" took effect on June 11, 1982. With the enactment of these regulations, the Baltimore County Council specified, in Section 26-283 (b)(5), the preparation of a manual of landscaping standards. The first manual was approved May 7, 1984 (Resolution No. 33-84) and amended November 18, 1985 (Resolution No. 100-85). The manual was updated in 1989 and adopted by the council in October 1990. The manual is to be updated periodically, as outlined in Section 26-283 (e) of the development regulations.

Since the 1990 adoption of the *Landscape Manual, Baltimore County, Maryland*, changes have been made to the development regulations, to the *Baltimore County Zoning Regulations (BCZR)*, and to the *Comprehensive Manual of Development Policies (CMDP)*. Also, the Forest Conservation Act of 1993 was enacted. This update has been prepared to bring the landscape manual into conformance with current legislation and practice.

PART IV:

Application of Standards

A. Compliance with Manual Standards

1. All development needing grading, or building permits, including streets and parking areas, shall comply with the standards in this manual unless specifically exempted in paragraph C below.
2. All development needing change of occupancy permits shall comply with the standards in this manual unless specifically exempted in paragraph C below.
3. Landscaping required in conjunction with a waiver, special exception, special hearing or zoning variance must meet the standards of this manual as conditioned by the zoning commissioner or hearing officer.
4. In commercial, office and industrial zones, a proposed increase in floor area equal to 50% or more of the existing floor area shall require that the entire site conform to this manual. Increases in the floor area of less than 50% shall require that the portion of the site impacted by the new development conform to the standards in this manual.
5. Residential office development or conversion must meet the standards of this manual.
6. Mobile home parks, regardless of the zoning classification in which they are located, shall comply with the landscape standards for residential development.
7. Churches, schools, housing facilities for the elderly, and nursing homes in any zone, and other non-residential uses located in residential zones shall comply with the landscape standards for commercial development.
8. Residential subdivisions of three lots or less involving rear orientations to public roads; panhandle driveways; scenic routes or views; or historic properties are subject to the landscape standards for "Condition M, Residential Rear and Side Yards Adjacent to Street;" "Condition O, Panhandle Lots;" "Condition P, Historic Properties;" and "Condition Q, Scenic Routes and Views."

B. Compliance with Adopted Plans, Other Ordinances, Codes, and Regulations

It is the intent of the county government to obtain development which responds to human needs and which is socially positive, economically viable, and environmentally satisfying. The standards contained herein are forwarded as criteria toward the achievement of these objectives.

1. These standards shall not relieve the applicant of responsibility of compliance with all applicable state and local ordinances, codes and regulations. Where federal or state ordinances, codes, and regulations permit lower standards than required herein, the county's requirements shall govern.
2. All developments must be in substantial compliance with landscape, buffer yards and screening recommendations included in adopted area plans, revitalization plans or other plans adopted as part of the current Baltimore County master plan.

C. Exemptions to Manual Requirements

The following development is exempt from the landscape manual's requirements:

1. Single family residential and agricultural development in resource conservation zones RC 2, and RC 4 using the half density option, not involving the following site conditions: side and rear orientations to public roads; panhandle driveways; scenic routes or views; and historic properties.

2. Residential subdivisions of three lots or less not involving the following site conditions: rear orientations to public roads; panhandle driveways; scenic routes or views; and historic properties.

D. Modification to Manual Standards

1. These standards are intended to foster creative design solutions. Conditions may arise where full compliance is impractical or impossible, or under circumstances where maximum achievement of the county's objectives can only be obtained through modified requirements. In specific cases, modification of these standards may be permitted by the directors of the Office of Planning and the Department of Permits and Development Management where the modification more fully achieves the objectives contained herein. Modifications shall be limited to the specific project under consideration and shall not establish precedents for acceptance in other cases.
2. All requests for modifications must be submitted to the Department of Permits and Development Management in writing.
3. Requests should be accompanied by sufficient explanation and justification, written and/or graphic, to allow appropriate evaluation and decision by the directors of the Office of Planning and the Department of Permits and Development Management. All decisions shall be rendered within ten working days after submission.
4. For development located within town centers, or community center districts on lots that are irregular, confining, or have other unusual site constraints such as determined by the director, Office of Planning, the required landscape areas may be waived provided:
   a. the reduction of required landscape areas does not negatively impact adjoining residential uses; and
   b. the reduction of required landscape areas does not negatively impact the streetscape as defined by building location, landscape areas, walkways, street landscaping, etc.

E. Credit for Preservation of Existing Trees

Credit shall be given for existing major trees preserved when they are in a location and of a nature that they contribute to the objectives and guidelines of the landscape manual. A credit of two planting units shall be given for each major tree 3 inches or greater in caliper, healthy and in good form, preserved within the net buildable area. Preliminary delineation of trees to be saved should be shown by Development Plan stage. The final determination of credit will occur at close-out.

Trees that are saved may be credited toward Forest Conservation Requirements as determined by DEPRM.

The developer is encouraged to save the maximum number of trees in accordance with the following guidelines:

1. The following determinants shall be used in selecting trees to be saved: a circle, radius equal to one foot per inch of caliper, shall be drawn around the tree (considered nominal branch spread). If two-thirds of the area can remain undisturbed at original grades, the tree can be saved without special treatment.
2. Upon notification of county approval of the Final Landscape Plan, trees which are to remain shall be marked in the field by the developer and protected in an approved manner. Trees within the construction area which are to remain undisturbed shall be encircled with a fence for protection (snow fencing or other approved methods). The contractor shall not disturb the area within

the fence in any manner deleterious to the trees including, but not limited to:

   a. running or parking construction equipment
   b. storage of deleterious, flammable, or any other construction material or debris
   c. soil stockpiling
   d. allowing standing water or fires
   e. alteration of grades in adjacent areas which will cause drainage to flow into, or to collect in protected areas
3. All trees to be removed should be removed in a manner that will not damage the remaining trees. Any trees that are to remain that are damaged during the clearing operation must be repaired in an approved manner by a tree expert as soon as final clearing has been completed. After construction is completed, temporary barriers, surplus materials and all trash, debris and rubbish shall be removed from the site. All backfill shall be clear of building material, stone, and rubbish.
4. Existing trees (particularly mature trees) which are retained will undergo "post-operative shock" caused by the construction activity. All possible safeguards should be taken to minimize these effects and to provide optimum growth conditions. Foliage feeding and liquid or root feeding are encouraged. Branch and foliage thinning are also desirable.

PART V:

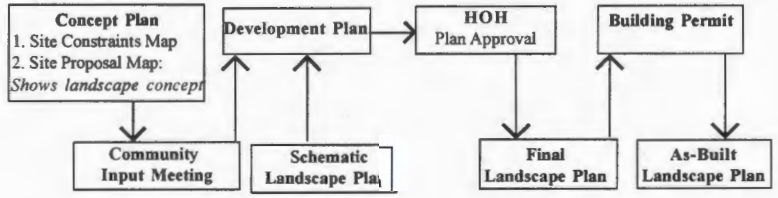
Plan Preparation, Review, and Approval

All landscape plans shall be prepared, signed, and sealed by a registered landscape architect.

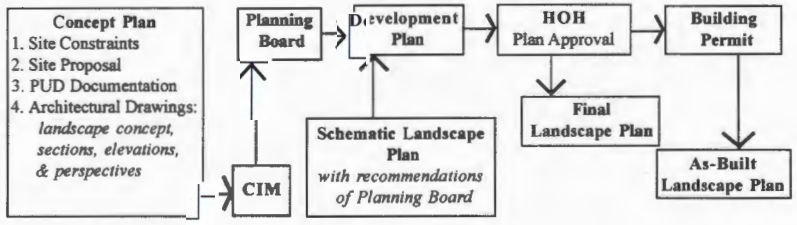
Landscape plans are prepared in stages with increasing levels of detail, culminating in a plan ready for installation by the landscape contractor. The landscape plan stages described below as landscape concept (shown on the Site Proposal Map), Schematic Landscape Plan, Final Landscape Plan and Final As-Built Landscape Plan represent levels of refinement which are relative to the applicable development process.

Development required to submit a Concept Plan (subject to Section 26-202 of the Baltimore County Code) must include the landscape concept on the site proposal. The more detailed Schematic Landscape Plan is submitted with the Development Plan at a later stage. Development processed as a limited exemption is not required to submit a Concept Plan and will submit a Schematic Landscape Plan to be reviewed with the Development Plan. Development using the optional PUD review process will submit a landscape concept and Schematic Landscape Plan with a higher degree of resolution to the design. In all cases, the approved Final Landscape Plan is ready for installation by the contractor.

Full Process



Planned Unit Development (PUD)



COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2012, Legislative Day No. 9
Bill No. 40-12

Mrs. Vicki Almond, Chairwoman
By Request of County Executive

By the County Council, May 7, 2012

A BILL
ENTITLED

AN ACT concerning

The Building Code of Baltimore County

FOR the purpose of adopting with certain amendments, deletions and additions, the ICC International Building Code, 2012 Edition; the ICC International Residential Code, 2012 Edition; the ICC International Mechanical Code, 2012 Edition, and the ICC International Energy Conservation Code, 2012 Edition, all as the "Building Code of Baltimore County, Maryland,"; altering the Plumbing and Gasfitting Code of Baltimore County; amending certain law related to floodplain management.

BY repealing
The Building Code of Baltimore County, Maryland as adopted by Bill No. 47-10

BY adopting
The ICC International Building Code, 2012 Edition, including Appendix C, with amendments, and Appendix F,
The ICC International Residential Code, 2012 Edition, including Appendices B, C and F and Appendix G with amendments,
The International Mechanical Code, 2012 Edition, with amendments, and
The ICC International Energy Conservation Code, 2012 Edition with amendments, and

BY amending
The Plumbing and Gasfitting Code of Baltimore County, Maryland as adopted by Bill 89-09

BY repealing and reenacting, with amendments
Section 32-8-101(h) and (u) and 32-8-207(d)(2)
Title 8. Floodplain Management
Article 32. Planning, Zoning and Subdivision Control
Baltimore County Code 2003

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Building Code of Baltimore County adopted by Bill No. 47-10 be and the same is hereby repealed.

SECTION 2. AND BE IT FURTHER ENACTED that the ICC International Building Code, 2012 including Appendix C, with amendments, and Appendix F, the ICC International Residential Code, 2012 including Appendices B, C and F and Appendix G with amendments, the International Mechanical Code, 2012, and the ICC International Energy Conservation Code ~~with amendments~~, 2012, with amendments be and they are hereby adopted subject to the modifications set forth herein.

SECTION 3. AND BE IT FURTHER ENACTED that the Bill No. 40–12 may be referred to as "The Building Code of Baltimore County".

SECTION 4. AND BE IT FURTHER ENACTED that the additions, amendments and deletions set forth in the following Parts 100, 200, 300 and 400 are hereby adopted as "The Building Code of Baltimore County":

PART 100 COMMON PROVISIONS.

PART 101 INTRODUCTION. TITLE PARTS AND SUBPARTS SET FORTH IN PART 100 APPLY TO ALL THE CODES ADOPTED AND ALL THE CODES REFERENCED IN THE ADOPTED CODES UNLESS AMENDED IN THIS CODE, THE BUILDING CODE OF BALTIMORE COUNTY.

PART 102 ADOPTED CODES. THE FOLLOWING CODES ARE HEREBY ADOPTED ALONG WITH AMENDMENTS OF THOSE SECTIONS AS SET FORTH IN THIS CODE:

1. THE INTERNATIONAL BUILDING CODE, 2012 EDITION PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC.

2. THE INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC.

3. THE INTERNATIONAL MECHANICAL CODE, 2012 EDITION PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC.

4. THE INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC.

PART 103 APPLICABLE COUNTY CODES. THE CODES SET OUT BELOW REPLACE THE ENUMERATED SECTIONS OF THE CODES DESCRIBED IN PART 102:

1. THE "BALTIMORE COUNTY ELECTRICAL CODE" ADOPTED PURSUANT TO ARTICLE 21, TITLE 7, SUBTITLE 3 OF THE BALTIMORE COUNTY CODE, 2003 SHALL GOVERN THE INSTALLATION, MAINTENANCE AND REPAIR OF ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS IN THE PLACE OF SECTION 2701.1 OF THE INTERNATIONAL BUILDING

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R110.1 Use and occupancy.
R110.2 Change in use.
R110.3 Certificate issued.
R110.4 Temporary occupancy.
R110.5 Revocation.

R110.1 Use and occupancy.
R110.2 Change in use.
R110.3 Certificate issued.
R110.4 Temporary occupancy.
R110.5 Revocation.

Top Previous Section Next Section To view the next subsection please select the Next Section option.

SECTION R110 CERTIFICATE OF OCCUPANCY

R110.1 Use and occupancy.
No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the *jurisdiction.* Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid.

Exceptions:

1. Certificates of occupancy are not required for work exempt from permits under Section R105.2.

2. Accessory buildings or structures.

R110.2 Change in use.
Changes in the character or use of an existing structure shall not be made except as specified in Sections 3408 and 3409 of the *International Building Code*.

R110.3 Certificate issued.
After the *building official* inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy which shall contain the following:

1. The building *permit* number.

2. The address of the structure.

3. The name and address of the owner.

4. A description of that portion of the structure for which the certificate is issued.

5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.

6. The name of the *building official.*

7. The edition of the code under which the *permit* was issued.

8. If an automatic sprinkler system is provided and whether the sprinkler system is required.

9. Any special stipulations and conditions of the building *permit.*

R110.4 Temporary occupancy.
The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

R110.5 Revocation.
The *building official* shall, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.
Top Previous Section Next Section To view the next subsection please select the Next Section option.
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PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 2015-0159-A
DATE 3-2-2015

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Mitch Kellman	501 Fairmount Ave, Ste 300	Towson, MD 21286	MKellman@dmw.com
Tim Kotroco	One W. Pennsylvania Ave Suite 300	Towson MD 21204	TKotroco@wtplaw.com
Joseph Norman	9003 Hedgeroow Way	Baltimore MD 20723	joe@rocksrealtyLLC.com

CASE NO. 2015-2015-0159-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
2/5	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
	DEPS (if not received, date e-mail sent _____)	
	FIRE DEPARTMENT	
2/19	PLANNING (if not received, date e-mail sent _____)	no obj w/c
2/2	STATE HIGHWAY ADMINISTRATION	no obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/10/15

SIGN POSTING Date: 2/10/15 by Ogle

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 - 11 Account Number - 1123053570

Owner Information

Owner Name:	NORMAN JOSEPH	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	9003 HEDGEROW WAY BALTIMORE MD 21236-	**Deed Reference:**	/35471/ 00423

Location & Structure Information

Premises Address:	3807 E JOPPA RD 0-0000	**Legal Description:**	.2559 AC 3807 E JOPPA RD 5280 W BELAIR RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0018	0095		0000				2015	Plat Ref:

Special Tax Areas: | **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1957	1,161 SF		11,148 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		STANDARD UNIT	BRICK	1 full	1 Carport	

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014	Phase-in Assessments As of 07/01/2015
Land:	53,000	53,000		
Improvements	113,400	123,200		
Total:	166,400	176,200	166,400	169,667
Preferential Land:	0			0

Transfer Information

Seller: WILLIAM MELVIN	Date: 10/16/2014	Price: $90,000
Type: NON-ARMS LENGTH OTHER	Deed1: /35471/ 00423	Deed2:
Seller: WILLIAMS BERNARD	Date: 09/28/1995	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /11234/ 00514	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: No Application

Baltimore County

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

District: 11 Account Number: 1123053570

A map was not found for this property.

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/)

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KEVIN KAMENETZ
County Executive

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

February 26, 2015

Joseph Norman
9003 Hedgerow Way
Baltimore MD 21236

RE: Case Number: 2015-0159 A, Address: 3807 East Joppa Road

Dear Mr. Norman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 28, 2015. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Timothy M. Kotroco, Esquire, One West Pennsylvania Avenue, Suite 300, Towson MD 21204

Lawrence J. Hogan, Jr., *Governor*
Boyd K. Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Acting Secretary*
Melinda B. Peters, *Administrator*

Date: 2/2/15

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

RE: Baltimore County
Item No 2015-0159-A
Variance
Joseph Norman
3807 Poppa Rd. E.

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. 2015-0159-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,

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

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 19, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3807 East Joppa Road

RECEIVED
FEB 23 2015
OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Item Number: 15-159

Petitioner: Joseph Norman

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the request for variance in accordance with BCZR Section 402.1, Conversion of Dwelling, regarding an interior side setback for a 2 family dwelling. The applicant requests a 7 foot setback in lieu of the required 15 feet. The dwelling is existing on the site and sits on a corner lot. The area closest to the corner, at the intersection of Joppa Road & Silver Spring Road has been conveyed to Baltimore County.

The Department of Planning has no objection to this request provided the applicant shows required parking on the plan.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Division Chief:
AVA/LL

s:\planning\dev rev\zac\zacs 2015\15-159.docx

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 19, 2015

FROM: Andrea Van Arsdale
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Division Chief: _____
AVA/LL

s:\planning\dev rev\zac\zacs 2015\15-159.docx

2/6/
wcr

RECEIVED
FEB 6 2015
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 5, 2015

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For February 9, 2015
Item No. 2015-0159

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

No 7' dimension is shown on the plan. The area on the plan labeled "Conveyed area to Baltimore County" is incorrectly noted. It is owned by Perry Hall Associates. A Landscape plan is required for the change of occupancy to two-family.
Also show four parking spaces and label the building in the rear.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0159-02092015.doc

THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3034631

Sold To:
Timothy Kotroco - CU00421252
1 W Pennsylvania Ave
Ste 300
Towson,MD 21204

Bill To:
Timothy Kotroco - CU00421252
1 W Pennsylvania Ave
Ste 300
Towson,MD 21204

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Feb 10, 2015

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2015-0159-A
3807 East Joppa Road
Corner of SW/s of East Joppa Road, and SE/s of Silver Spring Road
11th Election District - 5th Councilmanic District
Legal Owner(s) Joseph Norman

Variance to permit a 7 foot interior side setback in lieu of 25 feet.

Hearing: Monday, March 2, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 2/734 February 10 3034631

TRANSMITTAL

NB- 3/2/15
10AM

DAFT McCUNE WALKER

501 Fairmount Avenue, Suite 300, Towson, Maryland 21286 p: 410 296 3333 f: 410 296 4705 www.dmw.com
A TEAM OF URBAN PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

To: John E. Beverungen, Administrative Law Judge
Office of Administrative Hearings
The Jefferson Building
Towson, MD 21204

Date: March 4, 2015
Job No: 15006.00
Attention: Revised Zoning Hearing Plan
Reference: Zoning Case 2015-0159-A

We are sending you: ☐ Attached ☐ Under Separate Cover Hand DeliverX
☐ Shop Drawings ☐ Samples ☐ PlansX
☐ Specifications ☐

Copies	Date	Number	Description
1	3/4/15	1	Revised Zoning Hearing (Variance) Plan
			RECEIVED
			MAR 04 2015
			OFFICE OF ADMINISTRATIVE HEARINGS

These are transmitted as checked below:

☐X For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐X For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐X As requested ☐ Return for corrections ☐ Return _____ corrected for prints
☐ For review and comment ☐

Remarks: Judge Beverungen,

Attached with this transmittal form is the revised Variance plan illustrating 4 parking spaces, the identification of the existing rear shed, the proposed additional driveway area, and proposed shrubs. We hope that this plan is satisfactory to you. Please let us know if you have questions or require changes or additional copies. Thank you very much. Sincerely,

Mitch Kellman

cc: Timothy Kotroco

Signed: Mitch Kellman

TRANSMITTAL

RECEIVED

MAR 17 2015

OFFICE OF ADMINISTRATIVE HEARINGS

DAFT McCUNE WALKER

501 Fairmount Avenue, Suite 300, Towson, Maryland 21286 p: 410 296 3333 f: 410 296 4705 www.dmw.com

A TEAM OF URBAN PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

To: Judge Beverungen
Office of Administrative Hearings
The Jefferson Building
Towson, MD 21204

Date: 3/17/15
Job No: 15006
Attention: Red-lined Hearing Plan
Reference: Zoning Case 2015-0159-A

We are sending you: ☐ Attached ☐ Under Separate Cover X via: Hand Deliver

☐ Shop Drawings ☐ Samples ☐ Plans

☐ Specifications ☐

Copies	Date	Number	Description
2	3/3/15	1	Red-lined Plan per Zoning Order

These are transmitted as checked below:

X For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

X For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

X As requested ☐ Return for corrections ☐ Return _____ corrected for prints

☐ For review and comment ☐

Remarks:

cc:

Signed: Mitch Kellman

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8309, p. 0083, MSA_CE62_8164. Date available 03/09/2005. Printed 01/02/2015.

Code: 05--RW-88-001-16
J.O. 5-77-8
Item 16 (H)

COUNTY HIGHWAY DEED

THIS DEED, Made this 18th day of September, in the year 1989, by MELVA L. WILLIAMS, of Baltimore County, State of Maryland, Grantor.

WITNESSETH, that in consideration of the sum of Five ($5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey unto BALTIMORE COUNTY, MARYLAND, a body corporate and politic, its successors and assigns, in fee simple, for public highway purposes, all that lot of ground situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING a parcel of land of irregular dimensions across the property of the Grantor, to be used for the widening of JOPPA ROAD, said parcel of land containing 0.010 acre (445 sq. ft.), more or less, as shown shaded and indicated "HIGHWAY WIDENING" on Baltimore County Bureau of Land Acquisition Drawing No. RW 88-001-16, which is attached hereto and made a part hereof.

TOGETHER with two (2) temporary easement areas across the property of the Grantor containing a total of 0.011 acre (476 sq. ft.), more or less, each as shown indicated "TEMPORARY SLOPE EASEMENT" on the aforesaid Drawing No. RW 88-001-16, which is attached hereto and made a part hereof; to be used during the period of construction only for the purpose of creating the necessary supporting slope, and all rights in said temporary easements hereby granted to Baltimore County, Maryland, shall upon completion of construction of the entire project, terminate and revert to the Grantor.

#30429 C002 R02 T10:3
10/27/89

TOGETHER ALSO with a temporary easement for construction purposes over the property of the Grantor, containing 0.007 acre (299 sq. ft.), more or less, as shown indicated "TEMPORARY CONSTRUCTION & ADJUSTMENT AREA" on the aforesaid Drawing No. RW 88-001-16, which is attached hereto and made a part hereof; said temporary easement shall become null and void upon the completion of construction of the entire project, and the Grantor herein shall hold the property over which the said temporary easement runs free and clear of said temporary easement.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR DATE 10-26-89

Authorized Signature
Date 12-2-89 Sec. 11-85 A

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
JR 10-26-89
Date

THIS CONVEYANCE ... SURETY FOR ANY PUBLIC CA... IS DUE ON THIS RENAL...

PETITIONER'S
EXHIBIT NO. 4

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8309, p. 0084, MSA_CE62_8164. Date available 03/09/2005. Printed 01/02/2015.

TOGETHER ALSO with the right of Baltimore County, Maryland, its successors or assigns, employees or agents, to remove any tree having a butt diameter of 3" or less, which may be in the aforesaid temporary construction area.

TOGETHER ALSO with all right, title and interest of the Grantor in and to the bed of JOPPA ROAD, as shown on the aforesaid Drawing No. RW 88-001-16, which is attached hereto and made a part hereof.

BEING a portion of the property which was granted and conveyed by the following instruments, viz: (1) Deed dated January 16, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3302, folio 250 from C.R.B., Inc. unto Bernard Williams and Melva L. Williams, his wife; and (2) Deed dated September 4, 1969 and recorded among the aforesaid Land Records in Liber O.T.G. No. 5033, folio 628 from Winton R. Jones and A. Virginia Jones, his wife unto Bernard Williams and Melva L. Williams, his wife. The said Bernard Williams departed this life on or about January 11, 1988 thereby vesting absolute title in Melva L. Williams.

TOGETHER with the appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, for public highway purposes.

AND the said Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially property granted; and that she will execute such further assurances of the same as may be requisite.

AS WITNESS the due execution hereof by the aforenamed Grantor .

TEST:

Charles S Reed

Melva L. Williams (SEAL)
Melva L. Williams

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8309, p. 0085, MSA_CE62_8164. Date available 03/09/2005. Printed 01/02/2015.

STATE OF MARYLAND, BALTIMORE County, to wit:

I HEREBY CERTIFY that on this 19th day of SEPTEMBER, in the year 1989, before me, the subscriber, a Notary Public of the State of Maryland, in and for the COUNTY aforesaid, personally appeared MELVA L. WILLIAMS, and she acknowledged the foregoing Deed to be her act, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my Hand and Notarial Seal.

Charles S. Reed
Notary Public

CHARLES S. REED NOTARY PUBLIC BALTIMORE COUNTY, MD.

APPROVED as to form:

Assistant County Attorney 9/29/89

APPROVED as to legal sufficiency:

Assistant County Attorney 10/1/89

APPROVED and ACCEPTED this 6th day of October, 1989.

BALTIMORE COUNTY, MARYLAND

BY: Dennis F. Rasmussen
County Executive

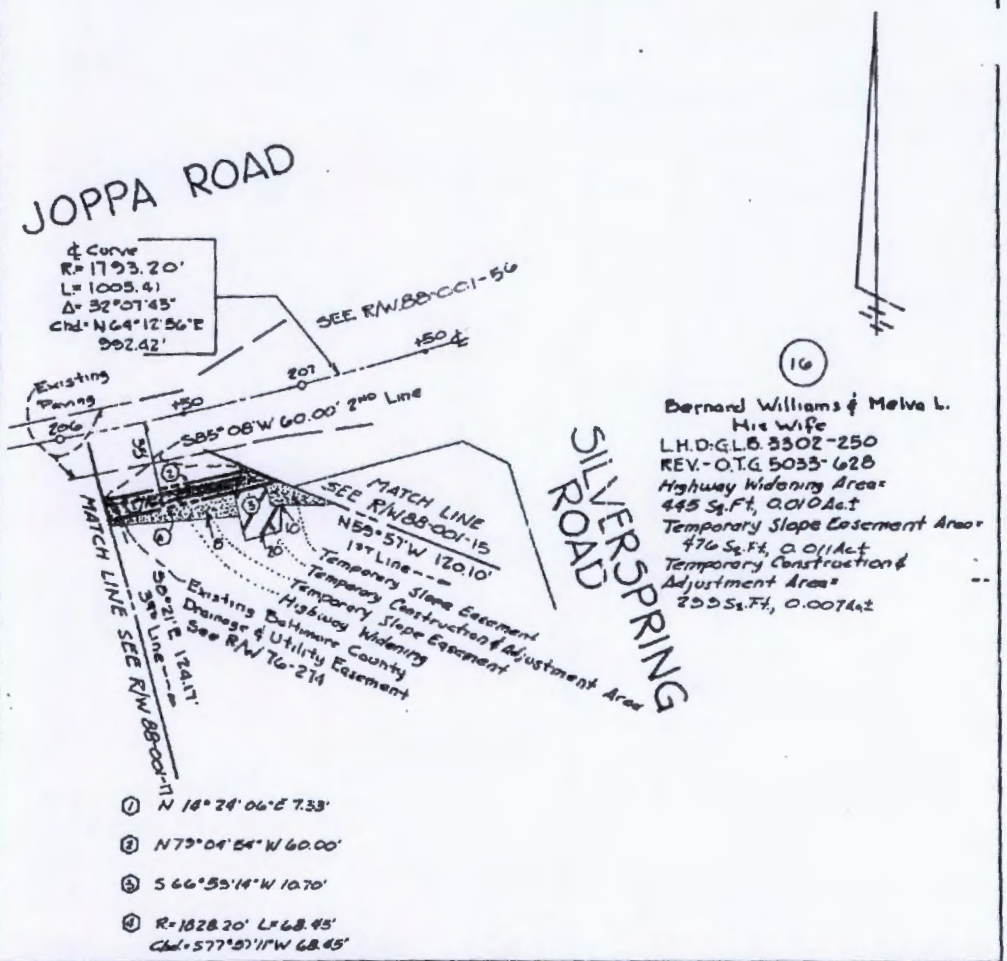
ATTEST:

Robert M. Infussi, Sr.
Executive Secretary

2/23/89

WJB:DB:bt
Index: 8/29/88
Acct. No. 11-23-053570 (Pd.)

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8309, p. 0086, MSA_CE62_8164. Date available 03/09/2005. Printed 01/02/2015.



BALTIMORE COUNTY	DEPARTMENT OF PUBLIC WORKS	BUREAU OF LAND ACQUISITION
DISTRICT NO. 11c5	POSITION SHEET NO. 36 NE 24 CONSTRUCTION PLAN NO.	FEDERAL PROJECT NO. OR MARYLAND PROJECT NO.

APPROVED ..... BOARD ENGINEER
DATE 7-9-87

AREA TO BE ACQUIRED
REVERTIBLE SLOPE EASEMENT
TEMPORARY CONSTRUCTION AREA
EXISTING COUNTY R/W
AREA TO BE RELEASED
TEMPORARY SLOPE EASEMENT

CONSULTING ENGINEER OR SURVEYOR
DATE ..... REG. NO. .....

APPROVED ..... CHIEF, BUREAU OF LAND ACQUISITION
DATE 2-8-89

APPROVED ..... SUPERVISOR, DIVISION OF DRAFTING
DATE 2-8-89

ITEM NO	RECORDED

DRAWN J.V.
PLAT CHECKED
AREA CHECKED 1-31-89
TITLE CHECKED

SHEET OF
SCALE 1"=50'
B.C. JOB ORDER NO. 5-77-8
RW 88-001-16
REVISION

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8309, p. 0087, MSA_CE62_8164. Date available 03/09/2005. Printed 01/02/2015.

RW 88-00.
Item #16 (H)

BALTIMORE COUNTY, MARYLAND

Office of Finance - Revenue Division

REAL PROPERTY TRANSFER - CONSIDERATION AFFIDAVIT

Complete affidavit - original and 1 copy - for each instrument other than mortgage or deed of trust (with or without consideration). Sign and return both copies.

In compliance with Baltimore County Code Title 11, Article IX, Sections 11-69 through 11-85, as amended, it is certified that an instrument described below, representing a transfer of real property including, but not limited to, fee simple estate, leasehold estate, limited estate and legal or equitable interests in real property, is offered for record in Baltimore County. The subject property is identified as follows:

Property Account # 11-23-053570

Date of Instrument 9/18/89

Prior Deed Reference: Liber GLB 3302 Folio 250 ✓

Amount of Mortgage $

Other (Cash, etc.) $

Total Consideration $ 1,750.00*
or
Assessed Factor $ *

Exempt Status Claimed per Baltimore County Code 11-85(A)

*Total Consideration is transfer tax base.

DOCUMENTS PRESENTED

- [x] Deed
- [ ] Deed of Trust
- [ ] Contract
- [ ] Other
- [ ] Agreement
- [ ] Mortgage
- [ ] Lease over 7 years
- [ ] Right-of-way or Easement Agreement

*Is Subject Property Financed by Bonds Issued Under Article 41, Section 266, Annotated Code of Maryland Yes ____ No ____

PERSON OFFERING INSTRUMENT FOR RECORDING:

Name Walter J. Ballesteros

Title Co. or Firm Bureau of Land Acquisition

Address C.O.B.
Towson, Md 21204

Phone: 887-3394

GRANTOR:
Melva L. Williams

I HEREBY CERTIFY under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.

Signed Walter J. Ballesteros

Date 10/16/89

TRANSFERRED PROPERTY KNOWN AS:
Parcel cont. 0.010 acre (445 sq. ft.), more or less

- [ ] WHOLE TRANSFER
- [ ] PARTIAL TRANSFER - List Improvements on Partial Transfer
- [ ] Is Plat Available for Transfer Office?

GRANTEE Baltimore County, MD

GRANTEE MAILING ADDRESS Court House

OFFICE OF FINANCE USE ONLY:

Agent ____ Amount $ ____ Invoice # ____ Date ____

Tax Bill ____ C.B. Credit ____ Other Credit ____

Comments ____

ZONING
CASE # 2015-0159-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
1
EXHIBIT
3

2

3

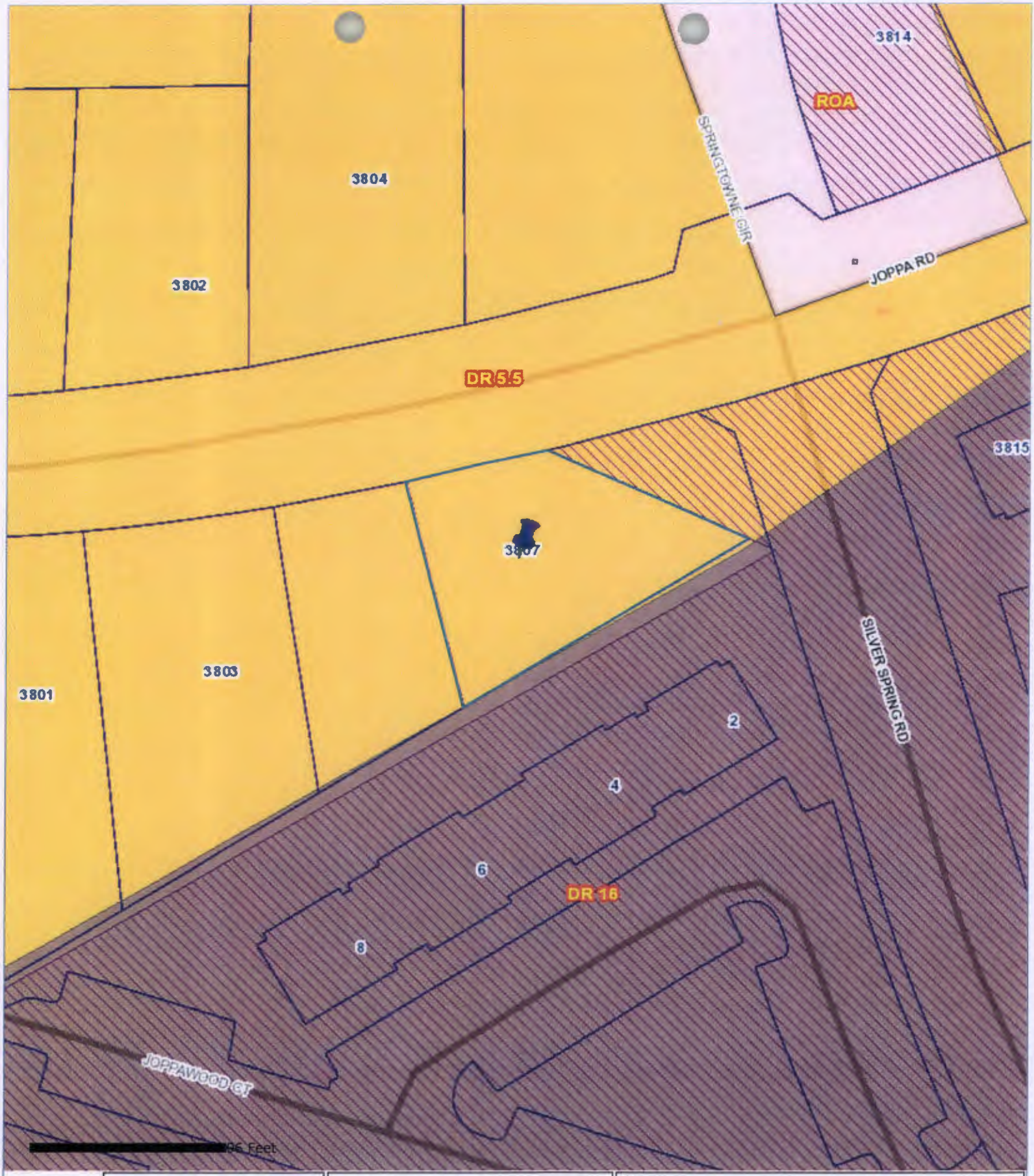
4

5

6

L

8



Permit Review Map

Created By
Baltimore County
My Neighborhood

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

Printed 1/5/2015

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 19, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3807 East Joppa Road

INFORMATION:

Item Number: 15-159

Petitioner: Joseph Norman

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

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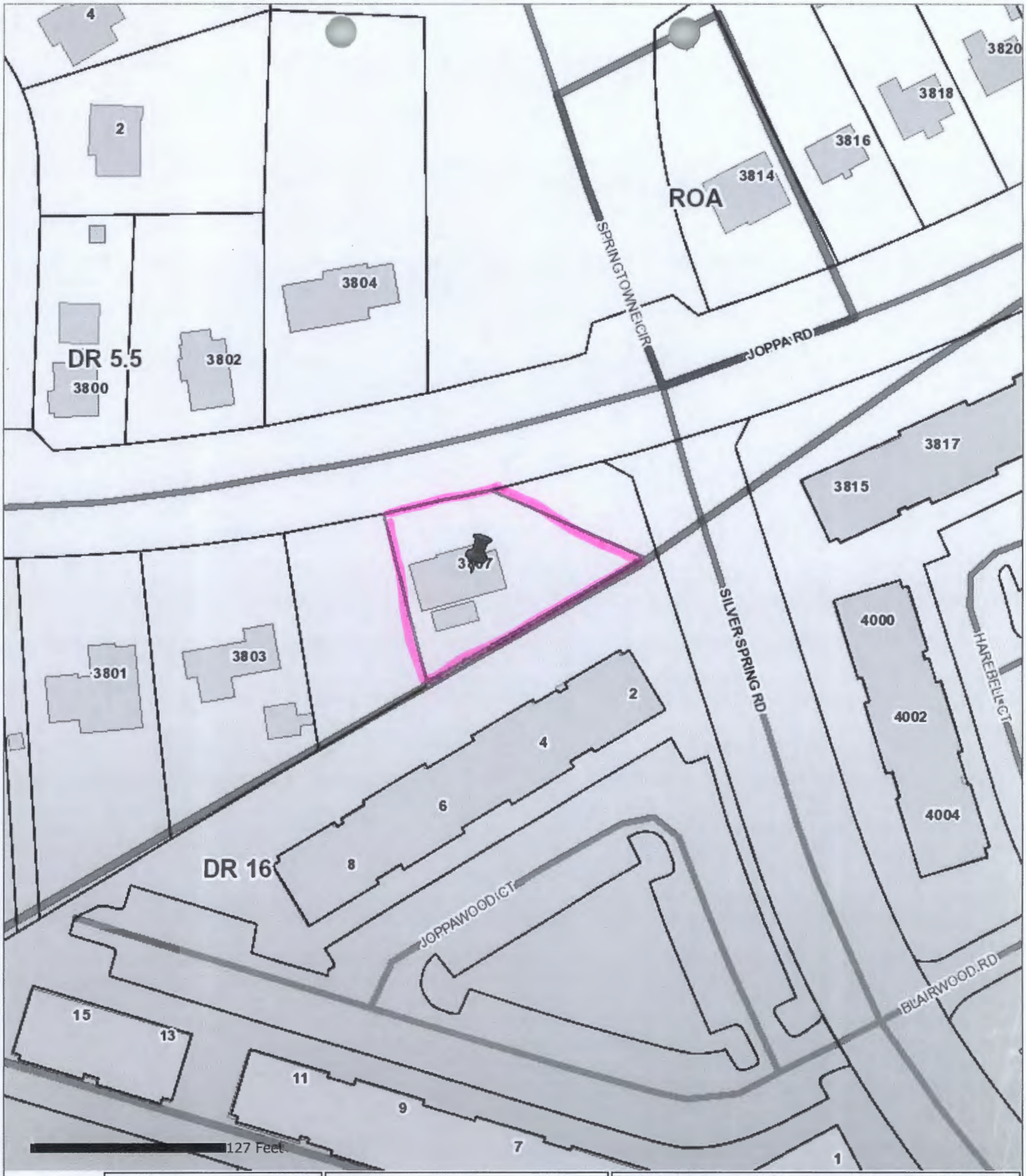
Division Chief: Dyan Tarlavce
AVA/LL

s:\planning\dev rev\zac\zacs 2015\15-159.docx



My Neighborhood Map

2015-0159-A

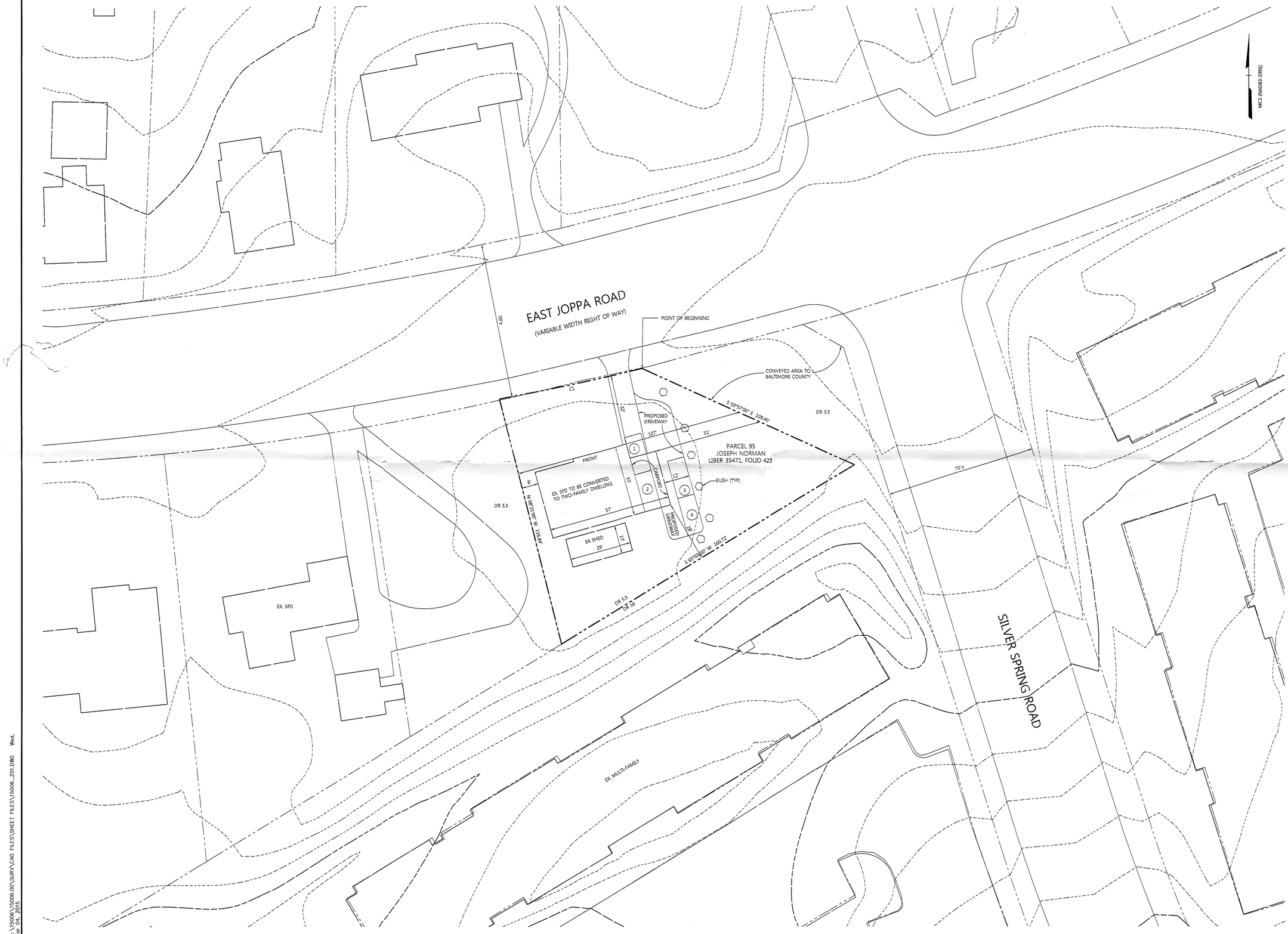
Created By
Baltimore County
My Neighborhood

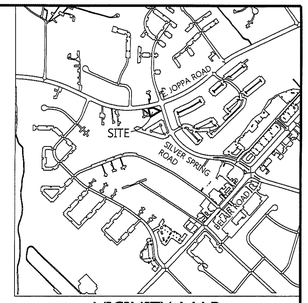
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties,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

Printed 1/23/2015

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	2°08'31"	1828.20'	68.34'	N 84°08'02" E	68.34'	34.18'





VICINITY MAP
1"=1000'

GENERAL NOTES

1. PROPERTY OWNER: JOSEPH NORMAN
   9003 HEDGEROW WAY
   BALTIMORE MARYLAND 21236

2. SITE ADDRESS: 3807 EAST JOPPA ROAD.

3. TAX ACCOUNT NUMBER: 1123053570
   TAX MAP 71, GRID 18, PARCEL 95.

4. DEED REFERENCE: 35471 / 00423.

5. LOT SIZE: 11,148 SQ. FT. OR 0.2559 AC.

6. ZONING CLASSIFICATION: DR 5.5, 200' SCALE GRID: 071C2.

7. WATER AND SEWER ARE PUBLIC.

8. THERE IS NO ZONING OR DEVELOPMENT PLAN HISTORY ON THE PROPERTY.

9. THE SITE IS NOT WITHIN A FLOODPLAIN HAZARD AREA NOR CHESAPEAKE BAY CRITICAL AREA(CBCA).

10. THE SITE IS NOT HISTORIC NOR WITHIN A HISTORIC AREA.

11. THE PROPOSED IMPROVEMENTS(CONVERSION OF SINGLE FAMILY DWELLING TO A TWO-FAMILY DWELLING) DO NOT AFFECT ANY BASIC SERVICE MAPS.

DATA SOURCE: DEED PLOT & COUNTY GIS

DMW
DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

ZONING VARIANCE PLAN

JOSEPH NORMAN PROPERTY

3807 EAST JOPPA ROAD
TAX MAP 0071, GRID 0018, PARCEL 0095

5TH COUNCILMANIC DISTRICT
11 TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS
03-03-15	C.S.	ADDITIONAL DRIVEWAY, PARKING & SHRUBS

Scale: 1"=20'	Field Crew: NA
	Processed by: NA
Date: 01-26-2015	Drawn by: C.S.
	Project Manager: M.D.M.
Project No: 15006.00	Checked by: Date: 3/4/15

A:\15006\15006.00\SURV\CAD FILES\SHEET FILES\15006_201.DWG Wed, Mar 04, 2015

CURVE TABLE

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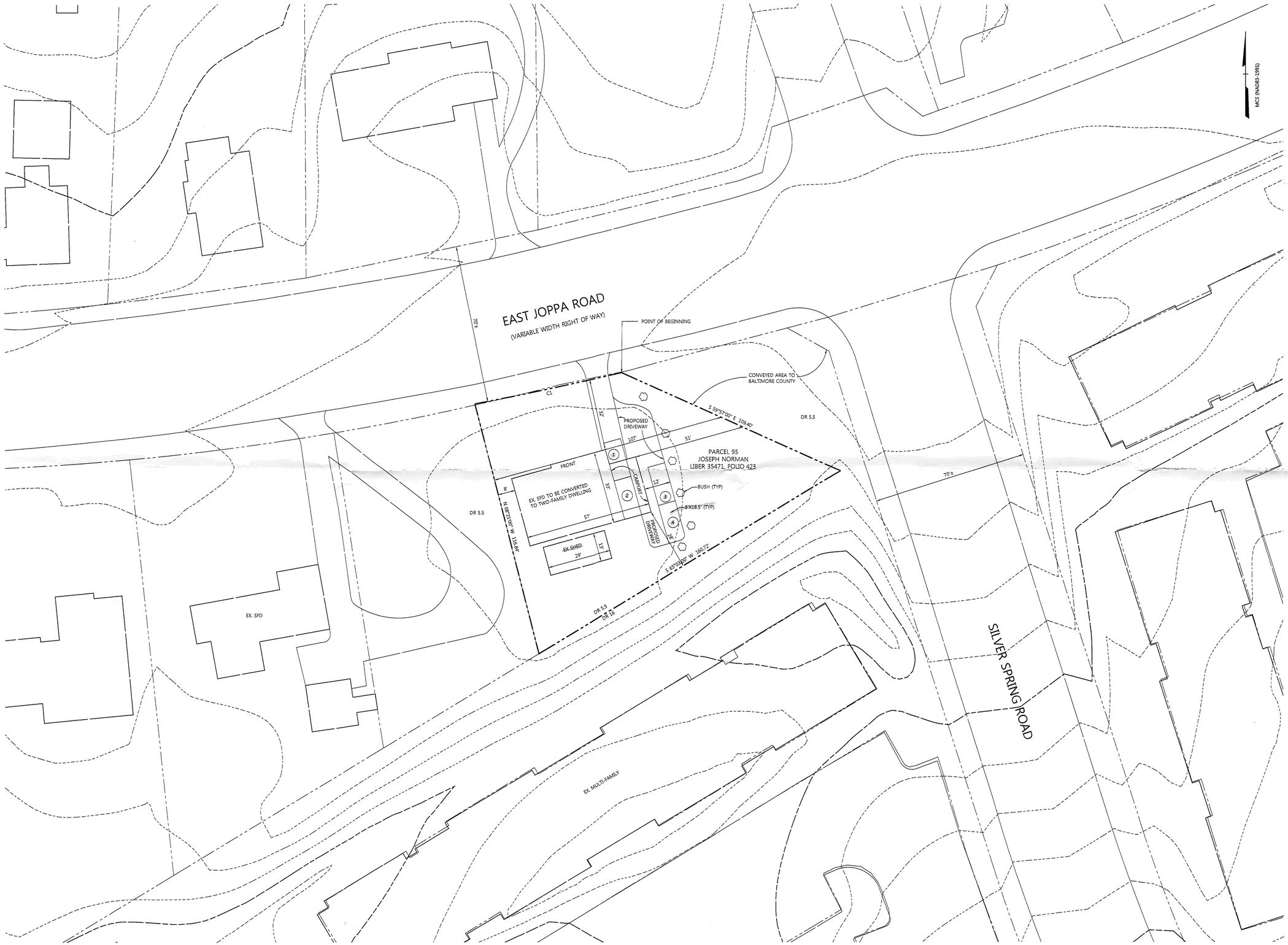

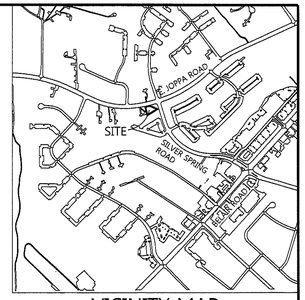

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10. THE SITE IS NOT HISTORIC NOR WITHIN A HISTORIC AREA.

11. THE PROPOSED IMPROVEMENTS(CONVERSION OF SINGLE FAMILY DWELLING TO A TWO-FAMILY DWELLING) DO NOT AFFECT ANY BASIC SERVICE MAPS.

DATA SOURCE: DEED PLOT & COUNTY GIS

DMW
DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

ZONING VARIANCE PLAN

JOSEPH NORMAN PROPERTY

3807 EAST JOPPA ROAD
TAX MAP 0071, GRID 0018, PARCEL 0095

5TH COUNCILMANIC DISTRICT
11 TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS
03-03-15	C.S.	ADDITIONAL DRIVEWAY, PARKING & SHRUBS

Scale: 1"=20'
Date: 01-26-2015
Project No: 15006.00

Field Crew: NA
Processed by: NA
Drawn by: C.S.
Project Manager: M.D.M.
Checked by: Date: 3/13/15

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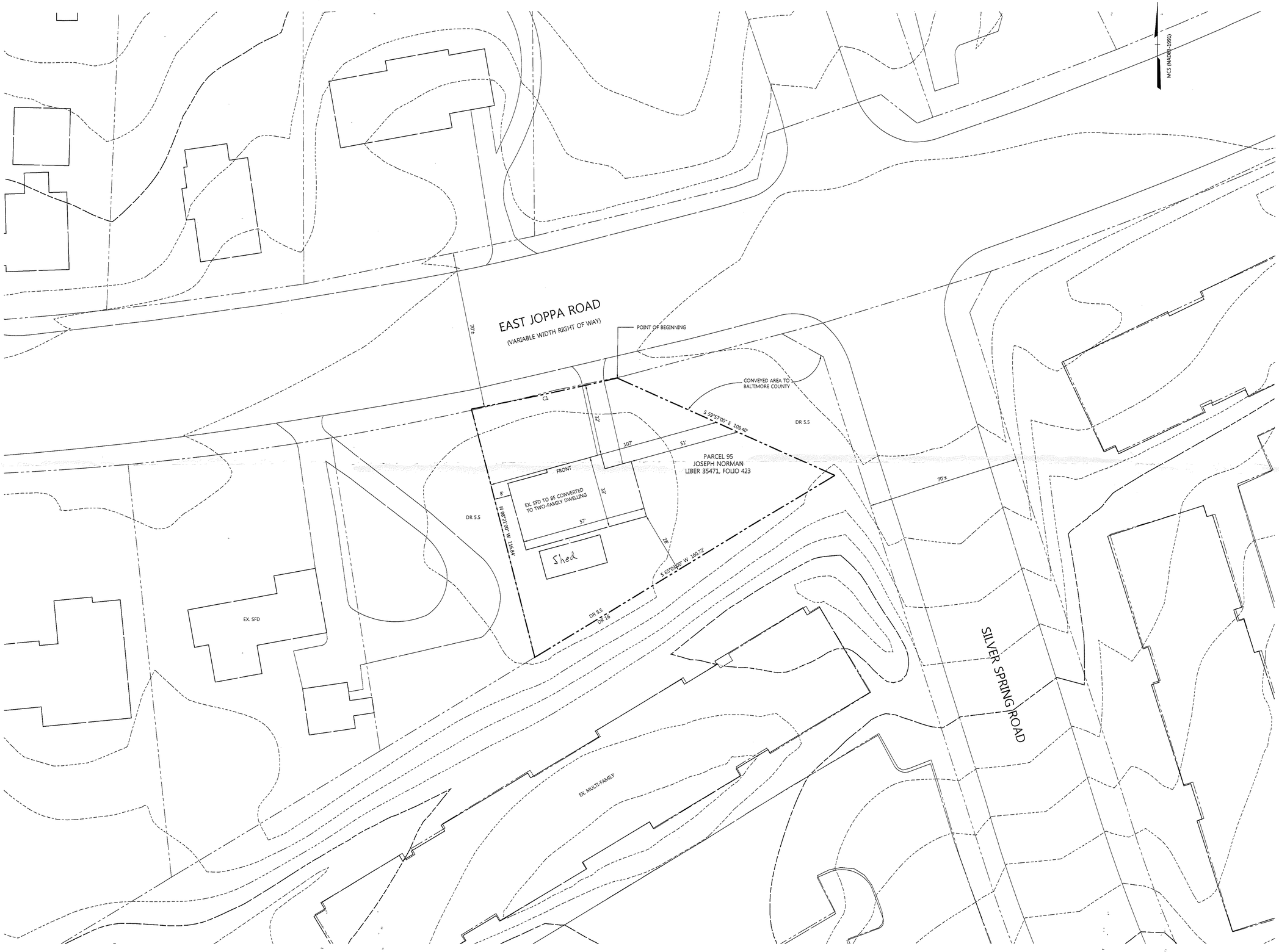
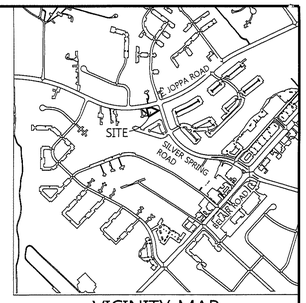
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	2°08'31"	1828.20'	68.34'	N 84°08'02" E	68.34'	34.18'





VICINITY MAP
1"=1000'

EXHIBIT
1

GENERAL NOTES

1. PROPERTY OWNER: JOSEPH NORMAN
9003 HEDGEROW WAY
BALTIMORE MARYLAND 21236

2. SITE ADDRESS: 3807 EAST JOPPA ROAD.

3. TAX ACCOUNT NUMBER: 1123053570
TAX MAP 71, GRID 18, PARCEL 95.

4. DEED REFERENCE: 35471 / 00423.

5. LOT SIZE: 11,148 SQ. FT. OR 0.2559 AC.

6. ZONING CLASSIFICATION: DR 5.5, 200' SCALE GRID: 071C2.

7. WATER AND SEWER ARE PUBLIC.

8. THERE IS NO ZONING OR DEVELOPMENT PLAN HISTORY ON THE PROPERTY.

9. THE SITE IS NOT WITHIN A FLOODPLAIN HAZARD AREA NOR CHESAPEAKE BAY CRITICAL AREA(CBCA).

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ZONING VARIANCE PLAN

JOSEPH NORMAN PROPERTY

3807 EAST JOPPA ROAD
TAX MAP 0071, GRID 0018, PARCEL 0095

5TH COUNCILMANIC DISTRICT
11 TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS

Scale: 1"=20'	Field Crew: NA
	Processed by: NA
Date: 01-26-2015	Drawn by: C.S.
	Project Manager: M.D.M.
Project No: 15006.00	Checked by: Date: 1/28/15

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CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
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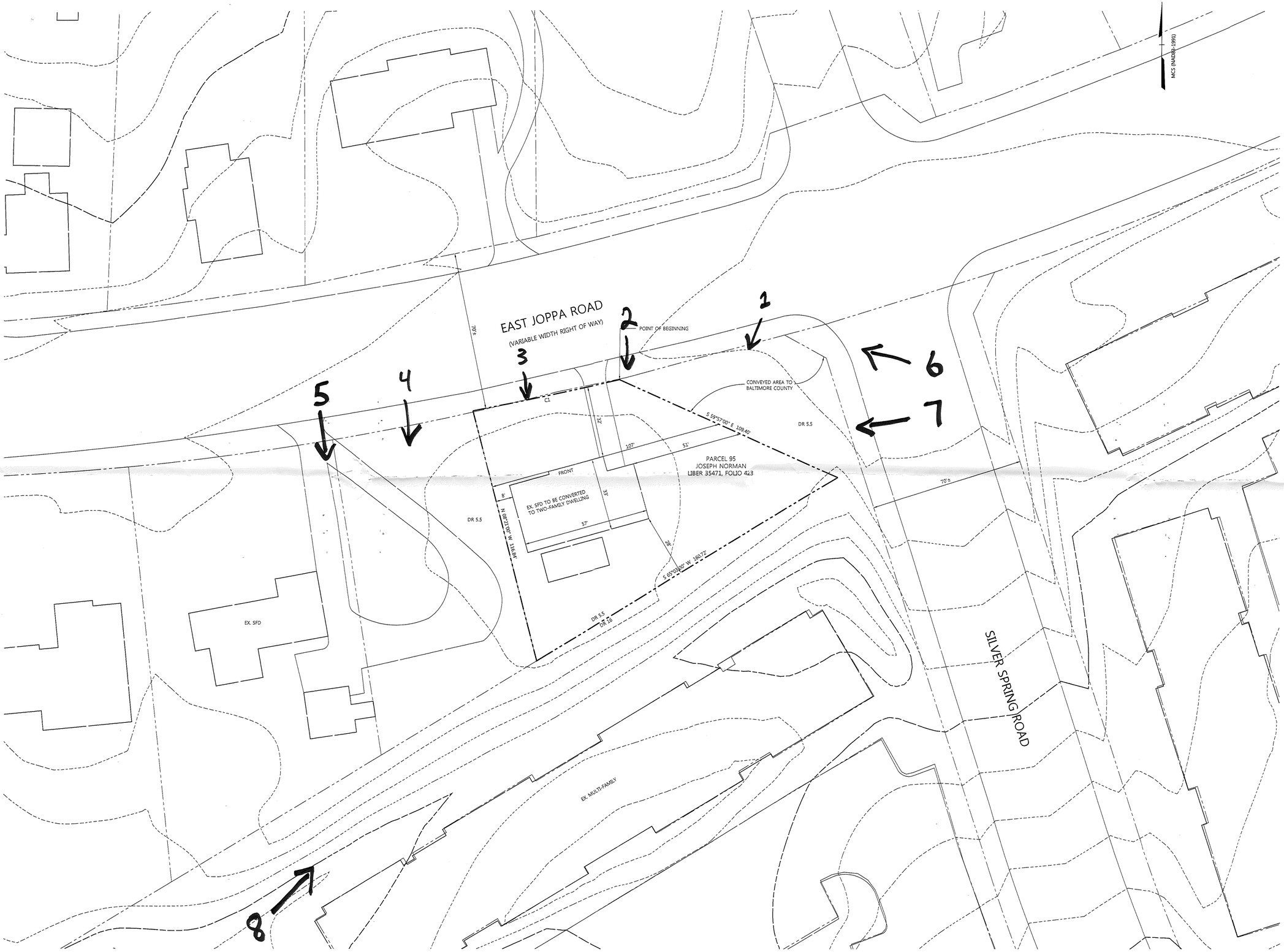

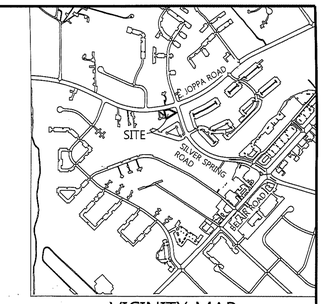

VICINITY MAP
1"=1000'

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BALTIMORE MARYLAND 21236

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ZONING VARIANCE PLAN

JOSEPH NORMAN PROPERTY

3807 EAST JOPPA ROAD
TAX MAP 0071, GRID 0018, PARCEL 0095

5TH COUNCILMANIC DISTRICT
11 TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

EXHIBIT
2

DATE	BY	REVISIONS

Scale: 1"=20'
Date: 01-26-2015
Project No: 15006.00

Field Crew: NA
Processed by: NA
Drawn by: C.S.
Project Manager: M.D.M.
Checked by: Date: 1/28/15

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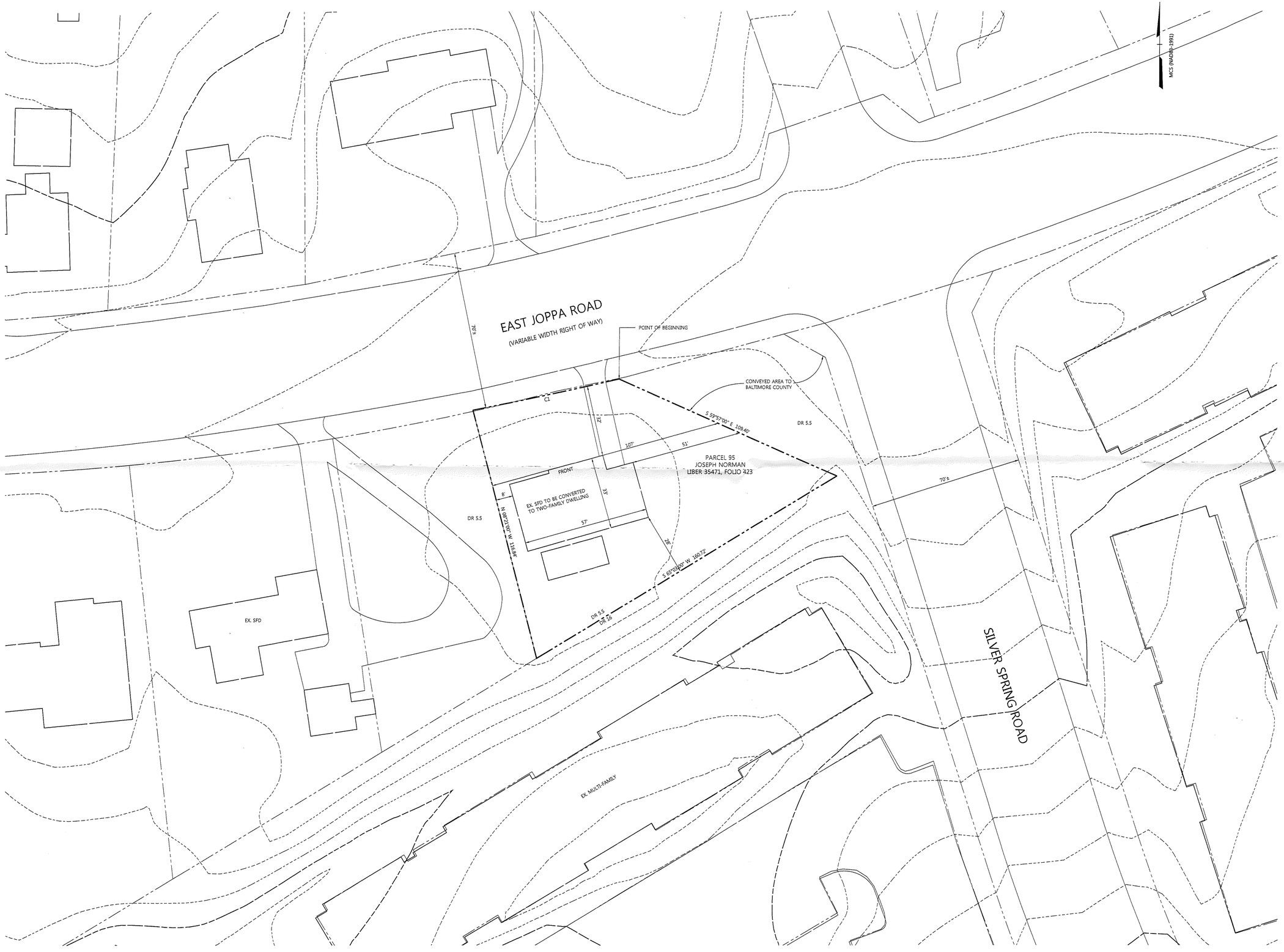

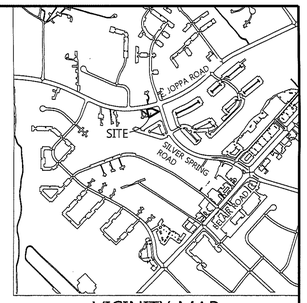

VICINITY MAP
1"=1000'

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ZONING VARIANCE PLAN

JOSEPH NORMAN PROPERTY

3807 EAST JOPPA ROAD
TAX MAP 0071, GRID 0018, PARCEL 0095

5TH COUNCILMANIC DISTRICT
11 TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS

Scale: 1"=20'	Field Crew: NA
	Processed by: NA
Date: 01-26-2015	Drawn by: C.S.
	Project Manager: M.D.M.
Project No: 15006.00	Checked by: Date: 1/28/15

2015-0159-A

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