IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1606 Potspring Road)		
8th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Kevin Benhoff	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2015-0281-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Kevin Benhoff ("Petitioner"). The Petitioner is requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) as follows: (1) To permit an existing detached garage in the front yard in lieu of the required rear yard; and (2) To permit a height of 23 ft. in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 12, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 7-2-15

By

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 **2nd** day of **July, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) as follows: (1) To permit an existing detached garage in the front yard in lieu of the required rear yard; and (2) To permit a height of 23 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

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.

ORDER RECEIVED FOR FILING

Date 7-2-15

By

2. The Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

3. The garage shall not be used for commercial purposes.

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

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-2-15

By DW

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 1606 Potspring Rd **Currently zoned** DR 2

Deed Reference 34082 / 00315 10 Digit Tax Account # 1900002314

Owner(s) Printed Name(s) Kevin Benhoff

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

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

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

1. ✓ **ADMINISTRATIVE VARIANCE** from Section(s) 4001 & 400.3 BCZR
To permit an existing detached garage located in the front yard in lieu of the required rear yard and to permit a height of 23' in lieu of the required 15'.
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.

ORDER RECEIVED FOR FILING
Date 7-2-15
BY (DW)

Owner(s)/Petitioner(s):

Kevin Benhoff / _____
Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

1606 Potspring Rd Lutherville MD
Mailing Address / City / State

21093 / 443 834 6411 / Kevin@benhoffbuilders.co
Zip Code / Telephone # / Email Address

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

Jennifer Busse
Name- Type or Print

Signature c/o Whiteford, Taylor & Preston
One W. Pennsylvania Ave. Towson MD
Mailing Address / City / State

21204 / 410 832 2077 / jbusse@wtplaw.com
Zip Code / Telephone # / Email Address

Representative to be contacted:

Jennifer Busse, Esq.
Name – Type or Print

Signature
One W. Pennsylvania Ave. Towson MD
Mailing Address / City / State

21204 / 410 832 2077 / jbusse@wtplaw.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 2015-0281-A **Filing Date** 6/4/15 **Estimated Posting Date** 6/14/15 **Reviewer** JF

Rev 5/8/2014

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: 1606 Potspring Rd Lutherville MD 21093

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)**

please see attached

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Kevin Benhoff

Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of June, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Kevin Benhoff

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

AS WITNESS my hand and Notaries Seal

DARLENE K RAMSEY NOTARY PUBLIC BALTIMORE CO., MD

Notary Public

6/19/2018

My Commission Expires

NOTARY IN AND FOR BALTIMORE COUNTY, MD.

REV. 5/8/2014

Attachment to Petition for Administrative Variances

1606 Potspring Road

Identified as Lot 14 on Development Plan in PAI # 08-0889

[HOH on this Development Plan set to occur on June 26, 2015]

Petition for Administrative Variances from Baltimore County Zoning Regulations ("BCZR") Sections 400.1 and 400.3 to permit an existing accessory structure (garage) in the D.R. 2 Zone to remain, where said garage is located in the front yard and is approximately 23' feet in height.

Per the BCZR, garages are required to be located in rear yards, but when Mr. Benhoff purchased this property, the garage for the home was already located in what technically is considered the front yard. Mr. Benhoff has expended considerable funds in improving his property, including the garage. Should this relief not be granted, Mr. Benhoff would suffer unreasonable hardships and practical difficulties. In order to satisfy the zoning regulations, Mr. Benhoff would be forced to reconfigure how his property is currently used and operates in order to construct a new garage, remove the existing garage or construct a connection which would need zoning relief as well. Alternatively, Mr. Benhoff would suffer an unreasonable hardship if forced to construct an addition to his home or garage so as to satisfy the regulations just to permit the continued use of this existing garage. The existing garage satisfies all relevant setbacks and it does not crowd the lot. Mr. Benhoff will enjoy a 1.3 acre lot after the approval of the above referenced development plan. Notably, the closest existing single family dwelling is approximately 270 feet away, with the next closest existing single family home being located in excess of 300 feet away. Additionally, the location of the garage and dwelling essentially follow the curve of the existing drive and thus the garage's location does not grab one's attention as being inappropriately sited. The garage is architecturally pleasing and fits the character of the dwelling. While the garage is taller than the otherwise permitted 15 feet in height, the roof's pitch is complimentary to that of the existing home and as shown in the attached photographs, does not appear out of proportion to the home.

For all these reasons, Mr. Benhoff respectfully requests this relief be granted.

440411

ZONING PROPERTY DESCRIPTION FOR PROPOSED LOT 14 OF THE SUBDIVISION KNOWN AS "THE PRESERVE AT FALLOWFIELDS" AS SHOWN ON THE DEVELOPMENT PLAN BY THE SAME NAME DESIGNATED AS PERMITS, APPROVALS, AND INSPECTIONS NUMBER 08-0889

Beginning at the northwest corner of the proposed Lot 14 as shown on the Development Plan entitled "The Preserve at Fallowfields", said point being coordinate **N 641,814.35, E 1,423,509.74** in the Maryland Coordinate System, thence proceeding the following three courses and distances which shall bind along the south side of proposed extension of Gothard Road as shown on the Development Plan:

1. 60.98 feet along the arc of a arc of a tangent curve to the right, having a radius of 108.00 feet and subtending a chord of South 57 degrees, 10 minutes, 33 seconds East with a chord distance of 60.17 feet; thence
2. South 41 degrees East, 55.30 feet; thence
3. 66.77 feet along the arc of a arc of a tangent curve to the left, having a radius of 267.00 feet and subtending a chord of South 48 degrees, 09 minutes, 52 seconds East with a chord distance of 66.60 feet; thence departing Gothard Road and proceeding the following three courses and distances:
4. South 35 degrees West, 132.05 feet; thence
5. South 60 degrees West, 166.92 feet; thence
6. South 70 degrees West, 102.98 feet to a point along the tract boundary from which lot 14 shall be subdivided, said point being coordinate **N 641,468.73, E 1,423,329.14** in the Maryland Coordinate System; thence binding along the tract boundary the following one course and distance:
7. North 17 degrees, 41 minutes, 40 seconds West, 150.00 feet; thence departing the tract boundary and proceeding the following two courses and distances:
8. North 70 degrees East, 168.74 feet; thence
9. North 25 degrees East, 160.00 feet to the point of beginning.

CONTAINING 1.291 acres of land more or less. Located in Election District 8 and Council District 3.

BEING a part of the properties owned by Kevin and Susan Benhoff as described in the following deeds recorded among the Land Records of Baltimore County: Liber 34082, Folio 315, and Liber 34082, Folio 457. The current address being 1606 Pot Spring Road, and after subdivision Lot 14 the new address shall be 211 Gothard Road.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0281 -A Address 1606 Potspring Rd.

Contact Person: JON R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-4-15 **Posting Date:** 6/14/15 **Closing Date:** 6/29/15

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

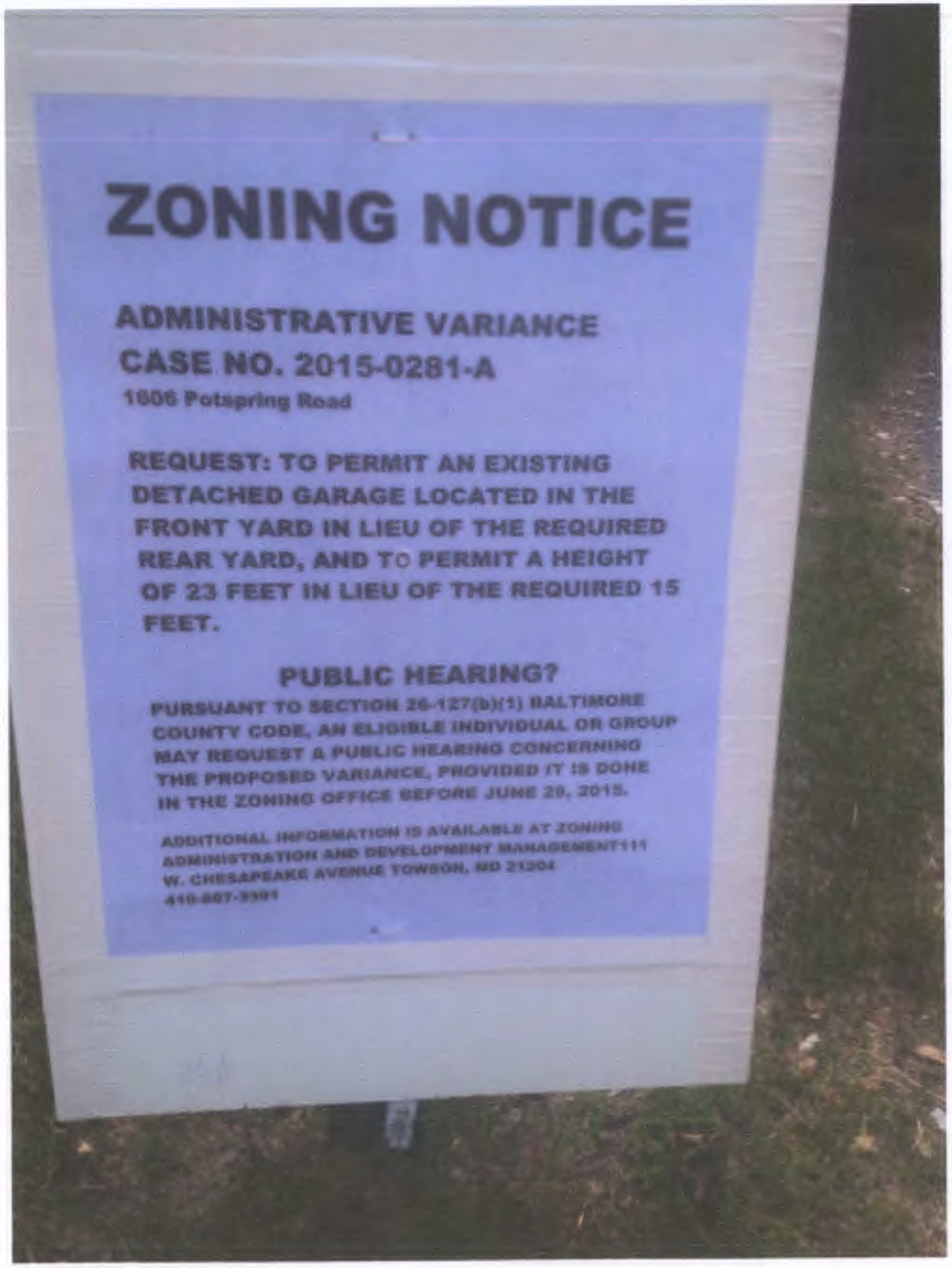
Case Number 2015- 0281 -A Address 1606 Potspring Rd.

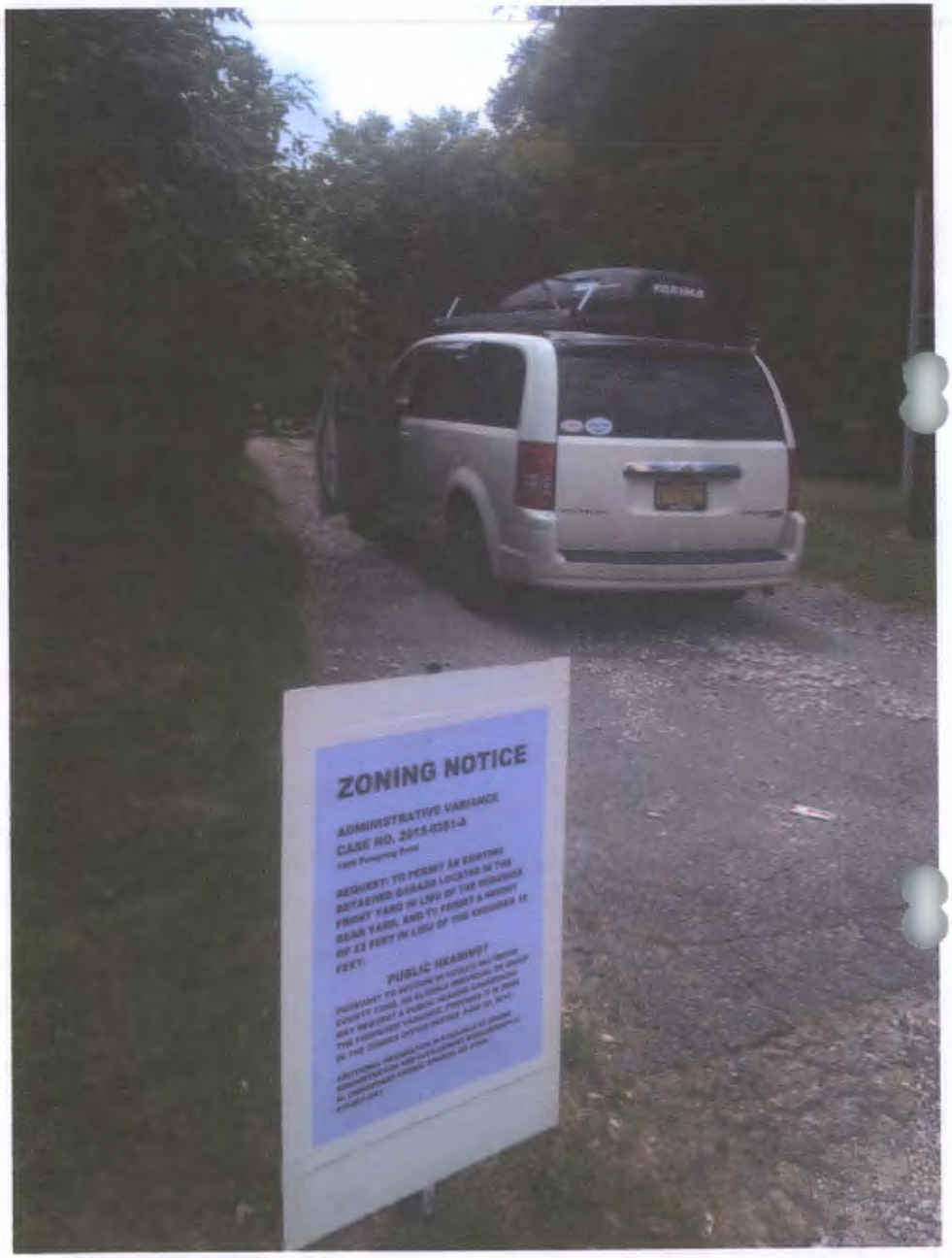
Petitioner's Name KEVIN BENHOFF Telephone 443-834-6411

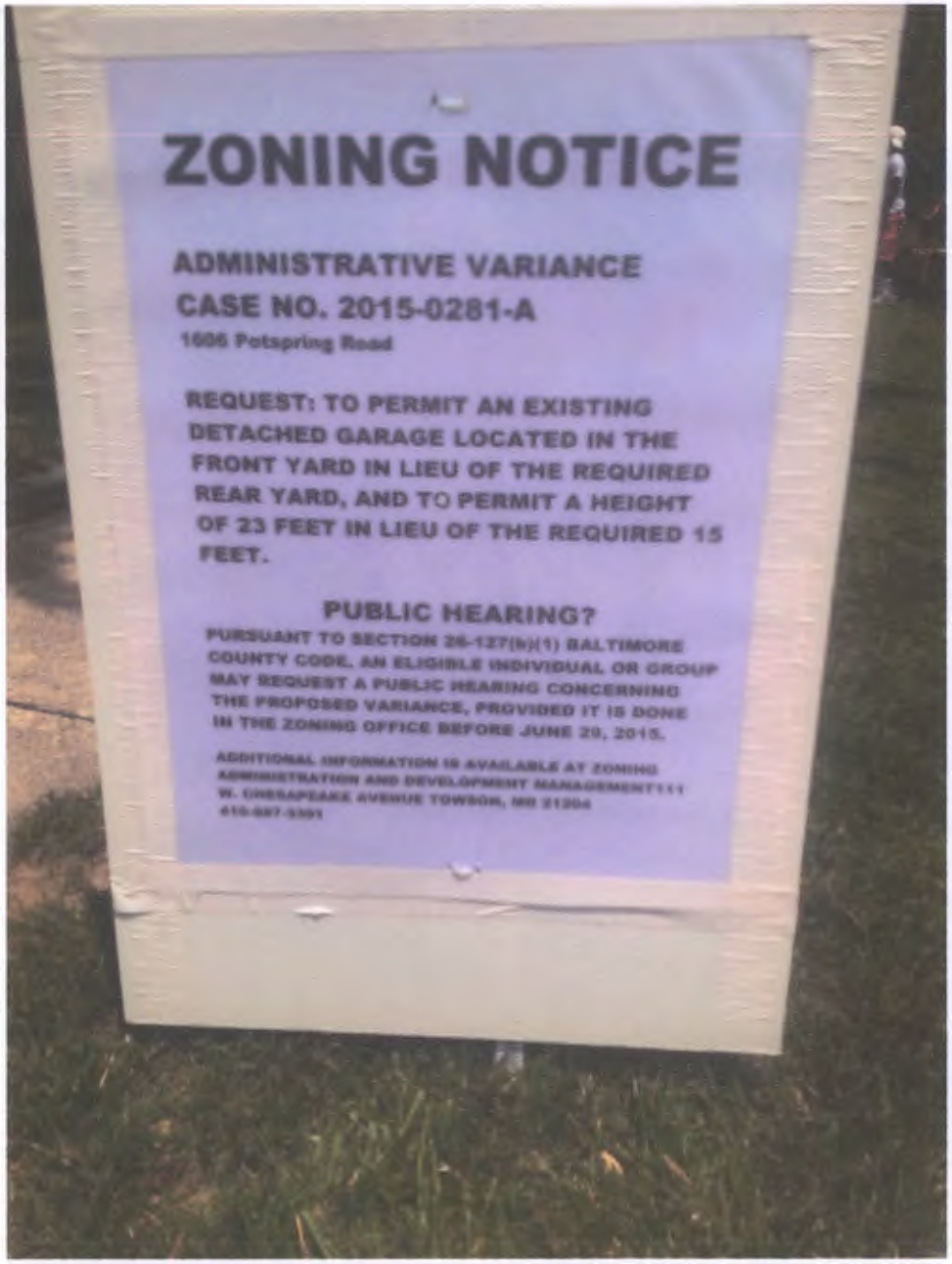
Posting Date: 6/14/15 **Closing Date:** 6/29/15

Wording for Sign: To Permit an existing detached garage located in the front yard in lieu of the required rear yard, and to permit a height of 23' in lieu of the required 15'.

Revised 7/18/14


ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE NO. 2015-0281-A
1606 Potspring Road
REQUEST: TO PERMIT AN EXISTING DETACHED GARAGE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD, AND TO PERMIT A HEIGHT OF 23 FEET IN LIEU OF THE REQUIRED 15 FEET.
PUBLIC HEARING?
PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE JUNE 29, 2015.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-887-3391


ZONING NOTICE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ADMINISTRATIVE VARIANCE
CASE NO. 2015-0281-A
1606 Potspring Road
REQUEST: TO PERMIT AN EXISTING DETACHED GARAGE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD, AND TO PERMIT A HEIGHT OF 23 FEET IN LIEU OF THE REQUIRED 15 FEET.
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ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT111 W. CHESAPEAKE AVENUE TOWSON, MD 21204


Development Plan Hearing
The Preserve at Fallow Fields
ZONING NOTICE

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: 2015-0281-A

Petitioner: Kevin Benhoff

Address or Location: 1606 Potspring Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse

Address: c/o WTP
One W. Pennsylvania Ave.

Telephone Number: 410 832 2072

2015-0281-A

CASE NO. 2015- 0281-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
6-17	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
6-10	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: 6-12-15 by Doak

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w1) | Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 08 Account Number - 1900002314

Owner Information

Owner Name:	BENHOFF KEVIN BENHOFF SUSAN	Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:	1606 POTSPRING RD LUTHERVILLE MD 21093-5910	Deed Reference:	/34082/ 00315

Location & Structure Information

Premises Address:	1606 POTSPRING RD LUTHERVILLE 21093-	Legal Description:	5 AC ES MARGATE RD 1250 SW RIDGELY RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0061	0014	0229		0000				2014	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
1923	2,850 SF		5.0000 AC	05

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2 1/2	NO	STANDARD UNIT	FRAME	3 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014	As of 07/01/2015
Land:	154,000	154,000		
Improvements	166,800	161,900		
Total:	320,800	315,900	315,900	315,900
Preferential Land:	0			0

Transfer Information

Seller: THOMAS ANDREW B,TRUSTEE Type: ARMS LENGTH MULTIPLE	Date: 08/15/2013 Deed1: /34082/ 00315	Price: $545,000 Deed2:
Seller: THOMAS DOROTHY RIDGELY Type: NON-ARMS LENGTH OTHER	Date: 06/16/2011 Deed1: /30921/ 00102	Price: $0 Deed2:
Seller: RIDGELY DAVID STEWART,JR Type: NON-ARMS LENGTH OTHER	Date: 06/03/1994 Deed1: /10563/ 00474	Price: $1 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

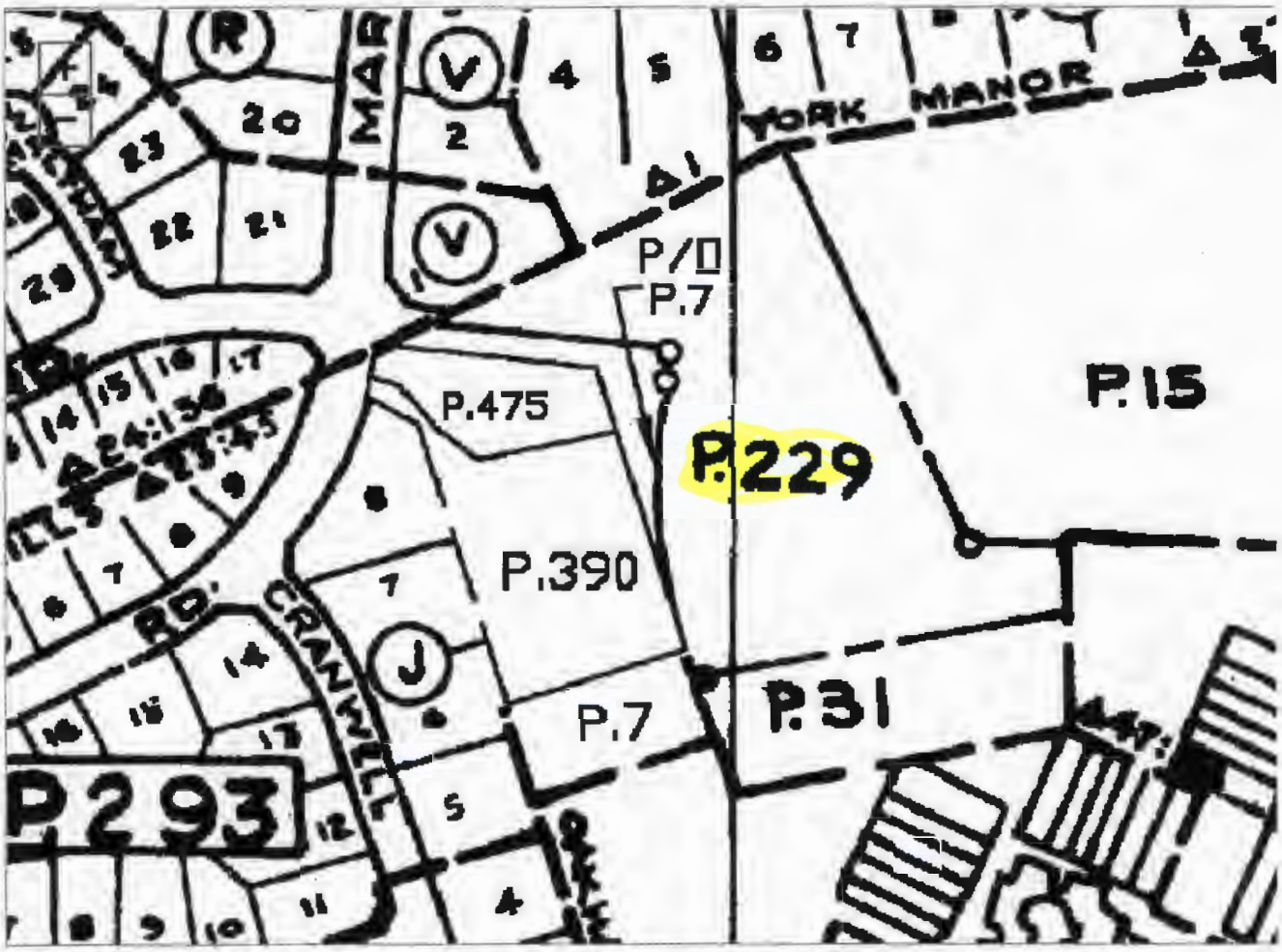
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

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

District: **08** Account Number: **1900002314**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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

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

Loading... Please Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

June 30, 2015

Kevin Benhoff
1606 Potspring Road
Lutherville MD 21093

RE: Case Number: 2015-0281 A, Address: 230 Chantrey Road

Dear Mr. Benhoff:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 4, 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
Jennifer Busse, Esquire, One W Pennsylvania Avenue, Towson MD

Larry Hogan, *Governor*
Boyd Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*

Date: 6/18/15

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

RE: Baltimore County
Item No 2015-0281-A

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above 2015-0281-A 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.

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 David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 17, 2015

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For June 15, 2015
Item No. 2015-0269, 0270, 0271, 0275, 0276, 0277, 0278, 0279, 0280, 0281, 0282 and 0283

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\ZAC06152015.doc


1964-0137-SPH
0823057840
0823004460
0823037010
WELFORD RD
NE 13-A
215
213
Lot # 9
0813023910
211
Lot # 8
0804051150
209
Lot # 7
0802087090
207
Lot # 6
0812001830
205
203
201
Lot # 3
Pt. Bk./Folio # 024147
Pt. Bk./Folio # 027026
PAI # 080041
0818001800
0819010280
Lot # 10
0815054580
Pt. Bk. 0000027, Folio 0026
0802004760
Lot # 5
0819001900
Lot # 4
Pt. Bk. 0000024, Folio 0147
0804051090
Lot # 2
Pt. Bk./Folio # 024146
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Pt. Bk. 0000024, Folio 0146
Lot # 1
1616
0820031163
DRIVEWAY
DRIVEWAY
0820031162
3 CD
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2300008289
Lot # 2
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DR 2
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NE 12-A
1606
PAI # 080740
1974-0242-A
PAI # 080740
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Lot # 1
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Pt. Bk./Folio # 047088
0811089260
Pt. Bk./Folio # 023045
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2200019809
DR 3.5
0805088200
PAI # 080303
Pt. Bk. 0000047, Folio 0087
1900002584
PAI # 080055
Pt. Bk./Folio # 047087
Pt. Bk. 0000023, Folio 0007
Pt. Bk./Folio # 023007
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Lot # 4
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Lot # 18
36
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1900002568
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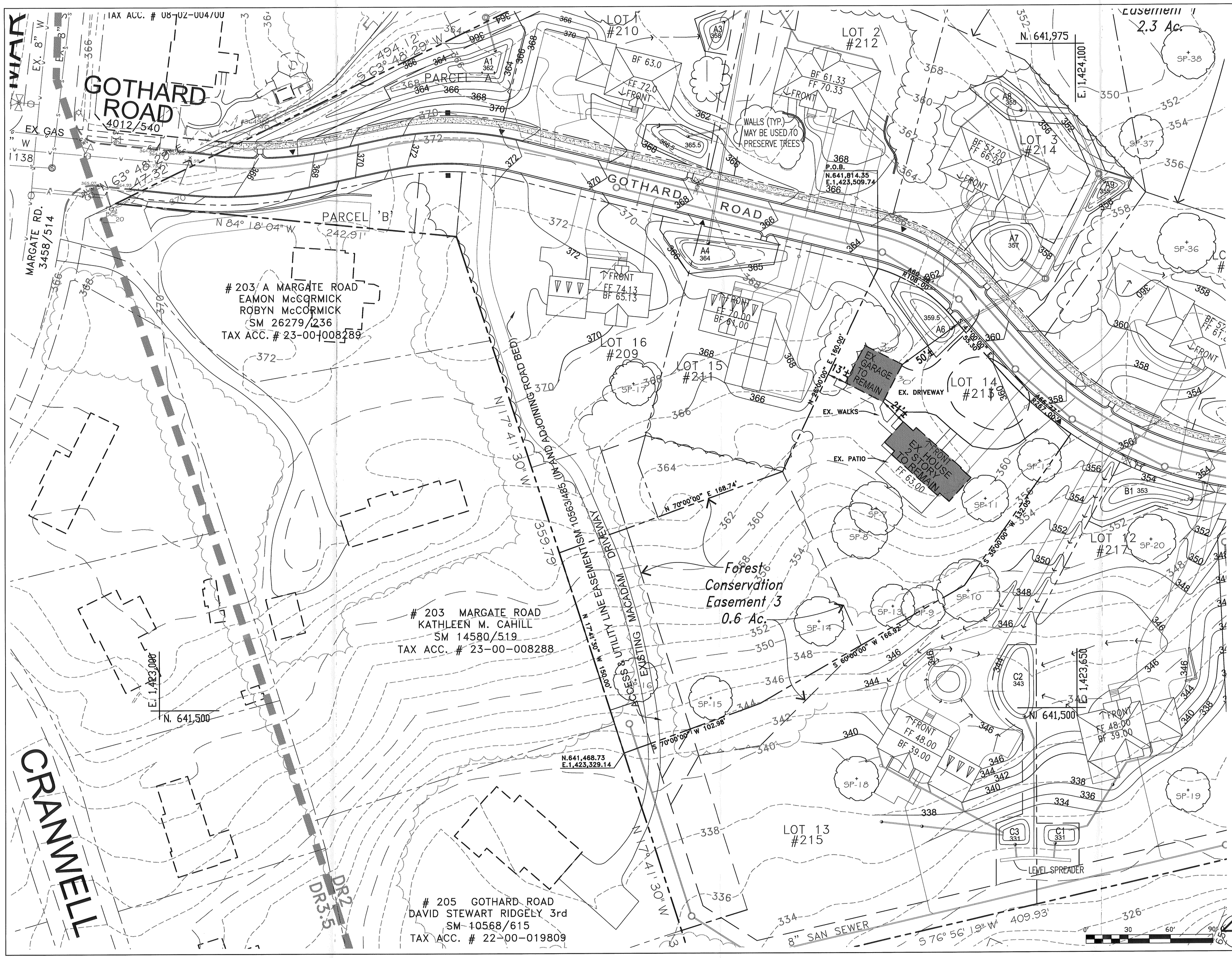
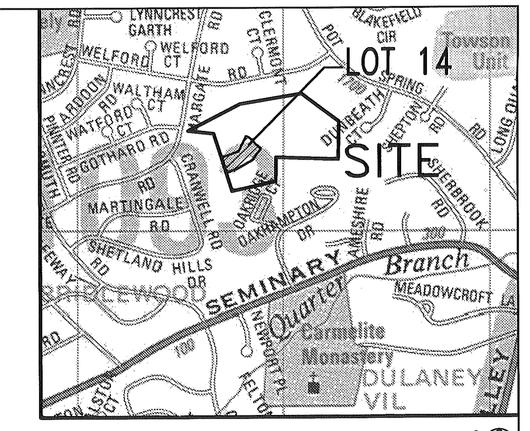
13
OAKRIDGE CT





Vicinity Map – Scale: 1' = 1000'

ADC The Map People – Permitted Use # 20612205
ADC Map 27 C1 & D1

LEGEND

EXISTING: Property Line; Contours; Buildings; Road; Sanitary Sewer; Storm Drain; Water & Fire Hydrant; Gas; Treeline; Specimen Trees Deciduous; Evergreen

PROPOSED: Property Line; Contours; Buildings; Curbs; Storm Drain; Water; Fire Hydrant; Sanitary; Street Lights; Planting: Major Shade Tree, Flowering Tree, Evergreen Tree; Stormwater Management: Micro-Bioretention, Bioretention or Rain Garden

Property Information:

This property is part of a major subdivision known as "The Preserve at Fallowfields" PAI 08-0889

Zoning Map: 061A2	Zoning: DR 2
Election District: 8	Council District: 3
Current Property Size:	6.31 Ac.
Deed References:	34082/315 and 34082/457
Owners:	Kevin & Susan Benhoff
Current Address:	1606 Pot Spring Road Lutherville, MD 21093
Tax Account No.	08-20-031162 and 19-00-002315
Tax Map: 61	Parcels: 7 and 31

There are no historic designations on the property.

The property is NOT in the Chesapeake Bay Critical Area.

The property is NOT in a flood plain.

Water is currently public, and will be public after subdivision.

Sewer is currently private, but will become public after subdivision.

There are no prior zoning cases.

Existing Improvements: Single Family Home and Accessory Garage

Height of Existing Garage: 23 feet

Post-Development Lot 14 Information:

New Address: 211 Gothard Road Lutherville, MD 21093

Proposed Lot 14 size: 55,222.74 s.f. 1.291 Acres +/-

Tesseract
TESSERACT SITES, INC
401 Washington Ave. Suite 303
Towson, Maryland, 21204
p. 410.321.7600
F. 410.321.7601

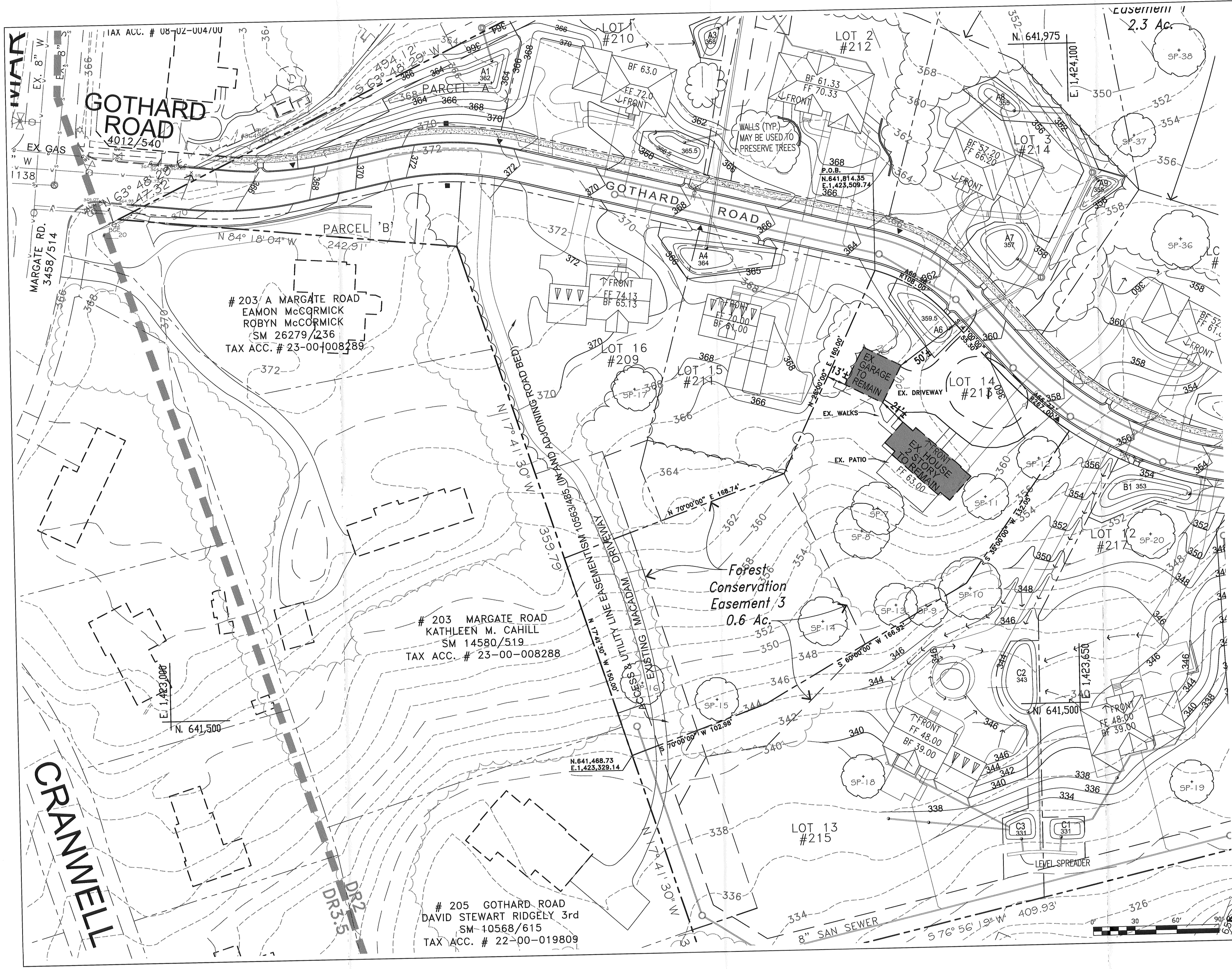
Site Plan to Accompany

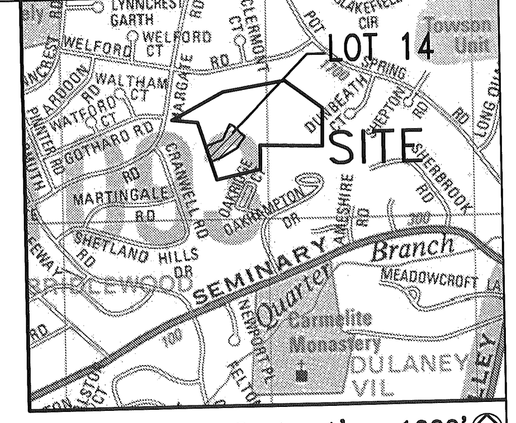
Administrative Variance
Lot 14
The Preserve at Fallow Fields

STATE OF MARYLAND — GREGORY P. PRIETO — No. 14324 — LANDSCAPE ARCHITECT

Date: 6/3/2015	
Proj. #: 11018	
Scale: 1" = 30'	
1 of 1	

2015-0281-A Pet. Exh. 1





Vicinity Map – Scale: 1' = 1000'
ADC The Map People – Permitted Use # 20612205
ADC Map 27 C1 & D1

LEGEND

EXISTING
- Property Line
- Contours (350)
- Buildings
- Road
- Sanitary Sewer (S)
- Storm Drain
- Water & Fire Hydrant (W)
- Gas (G)
- Treeline
- Specimen Trees Deciduous (SP-41)
- Evergreen

PROPOSED
- Property Line
- Contours (350)
- Buildings
- Curbs
- Storm Drain
- Water
- Fire Hydrant
- Sanitary
- Street Lights
- Planting
  - Major Shade Tree
  - Flowering Tree
  - Evergreen Tree
- Stormwater Management
  - Micro-Bioretention Bioretention or Rain Garden (A7)

Property Information:

This property is part of a major subdivision known as "The Preserve at Fallonfields" PAI 08-0884

Zoning Map: 061A2	Zoning: DR 2
Election District: 8	Council District: 3
Current Property Size:	6.31 Ac.
Deed References:	34082/315 and 34082/457
Owners:	Kevin & Susan Benhoff
Current Address:	1606 Pot Spring Road Lutherville, MD 21093
Tax Account No.	08-20-031162 and 19-00-002315
Tax Map: 61	Parcels: 7 and 31

There are no historic designations on the property.

The property is NOT in the Chesapeake Bay Critical Area.

The property is NOT in a flood plain.

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Sewer is currently private, but will become public after subdivision.

There are no prior zoning cases.

Existing Improvements: Single Family Home and Accessory Garage

Height of Existing Garage: 23 feet

Post-Development Lot 14 Information:

New Address: 211 Gothard Road Lutherville, MD 21093

Proposed Lot 14 size: 55,222.74 s.f. 1.291 Acres +/-

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Site Plan to Accompany

Administrative Variance
Lot 14
The Preserve at Fallow Fields

STATE OF MARYLAND
GREGORY J. WOLFE
No. 11024
LANDSCAPE ARCHITECT

Date: 6/3/2015	
Proj. #: 11018	
Scale: 1" = 30'	
1 of 1	

2015-0281-A