

IN RE: PETITION FOR ADMIN. VARIANCE *
(2307 Blackberry Road)
3rd Election District *
2nd Council District *
Justin and Heather R. Hoffman *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0296-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Justin and Heather R. Hoffman. The Petitioners are requesting Variance relief from §§ 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection deck with a rear setback of 18 ft. in lieu of the required 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 25, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply
ORDER RECEIVED FOR FILING

Date 7-16-15

By [Signature]

with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

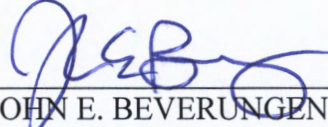
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of **July, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection deck with a rear setback of 18 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-16-15

By ESW



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 2307 BLACKBERRY ROAD BALTIMORE MD 21209 Currently zoned DR2
 Deed Reference JLE 34591131 10 Digit Tax Account # 2500007299
 Owner(s) Printed Name(s) JUSTIN HOFFMAN & HEATHER R. HOFFMAN

(SELECT THE HEARING(S) BY MARKING ☒ 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) 1801.2.C.1.6 AND 301.1

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (Indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

JUSTIN HOFFMAN / HEATHER R. HOFFMAN
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

2307 BLACKBERRY ROAD BALTIMORE MD
 Mailing Address City State

21209 / 410-908-6021 / JHOFF1975.C@GMAIL.COM
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE DOAK
BRUCE E. DOAK CONSULTING
 Name - Type or Print

[Signature]
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREETOWN MD
 Mailing Address City State

21053 / 410-919-4906 / BD@BDC.COM
 Zip Code Telephone # Email Address

BRUCE E. DOAK CONSULTING . COM

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 17 day of June, 2015, 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 2015-0286-A Filing Date 6/18/2015 Estimated Posting Date / / Reviewer [Signature]

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: 2307 BLACKBERRY ROAD BALTIMORE MD 21209
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHED SHEET

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

x Justin Hoffman
Signature of Owner (Affiant)

JUSTIN HOFFMAN
Name- Print or Type

x Heather R. Hoffman
Signature of Owner (Affiant)

HEATHER R. HOFFMAN
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 1ST day of JUNE, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JUSTIN HOFFMAN / HEATHER R. HOFFMAN

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

AS WITNESS my hand and Notaries Seal

Denise Patricia Harris
Notary Public

My Commission Expires 10/16/2016

Denise Patricia Harris
Notary Public Harford County, MD
My commission expires 10/16/2016

REV. 5/8/2014

2307 Blackberry Road

Variance Requested:

To permit an open projection deck with a rear setback of 18 feet in lieu of the required 22.5 feet per Section 1B01.2.C.1.b BCZR *AND 301.1*

Practical Difficulty and / or Hardship:

1. The back yard area for the subject property is very small.
2. The back yard for the subject property is very steep and therefore unusable.
3. The owner's son has a severe skin condition (Eczema). His condition is made worse with exposure to grass and other allergens. He loves to be outside, but has terrible breakouts when he spends time in the lawn. An expanded deck will allow him an area to spend time outside.
4. Because of the topography and the height of the proposed deck above the ground, the extended size will not be noticed or will not impede on the ground level use of the neighboring properties.

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

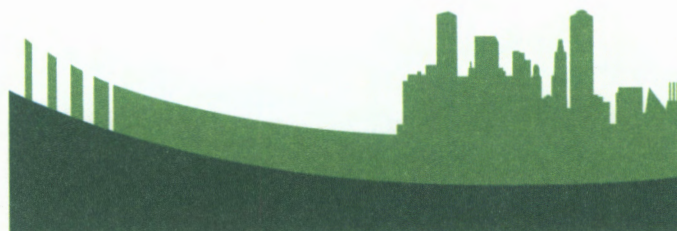
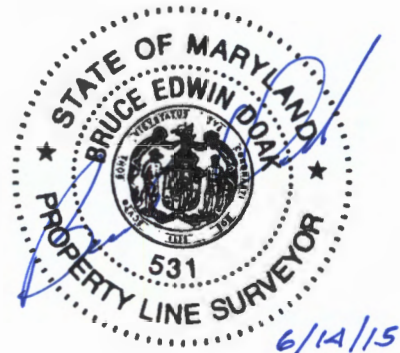
2307 Blackberry Road
Third Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the south side of Blackberry Road, approximately 266 feet +- westerly of the centerline of Evanston Road

Being Lot 231 of "Plat One Phase Four B Bonnie View Estates" which is recorded in Baltimore County Plat Book 79, page 111.

Containing 7,927 square feet or 0.382 of an acre of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

2015-0296-1

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

No. 127172
 Date: 6/18/15

PAID RECEIPT

BUSINESS ACTUAL TIME
 6/19/2015 6/18/2015 14:28:36
 RFD NS02 WALKIN JENA JEE
 RECEIPT # 925004 6/18/2015 OFLN
 Dept 5 520 ZONING VERIFICATION
 C NO. 127172
 Receipt Tot \$75.00
 \$75.00 OK \$1.00 CA
 Baltimore County, Maryland

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

Total: 75.00

Rec From: Bruce Doak
 For: 2015-0296-A
2307 Blackberry Rd

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

MEMORANDUM

DATE: August 18, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0296-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 17, 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

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

June 26, 2015

Re:

Zoning Case No. 2015-0296-A

Petitioner: Justin & Heather Hoffman

Date of Closing: July 18, 2015

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **2307 Blackberry Road**.

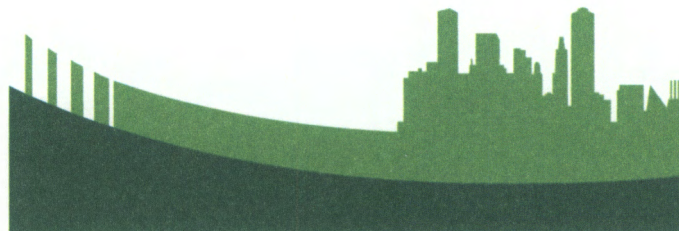
The sign was posted on **June 25, 2015**.

Sincerely,

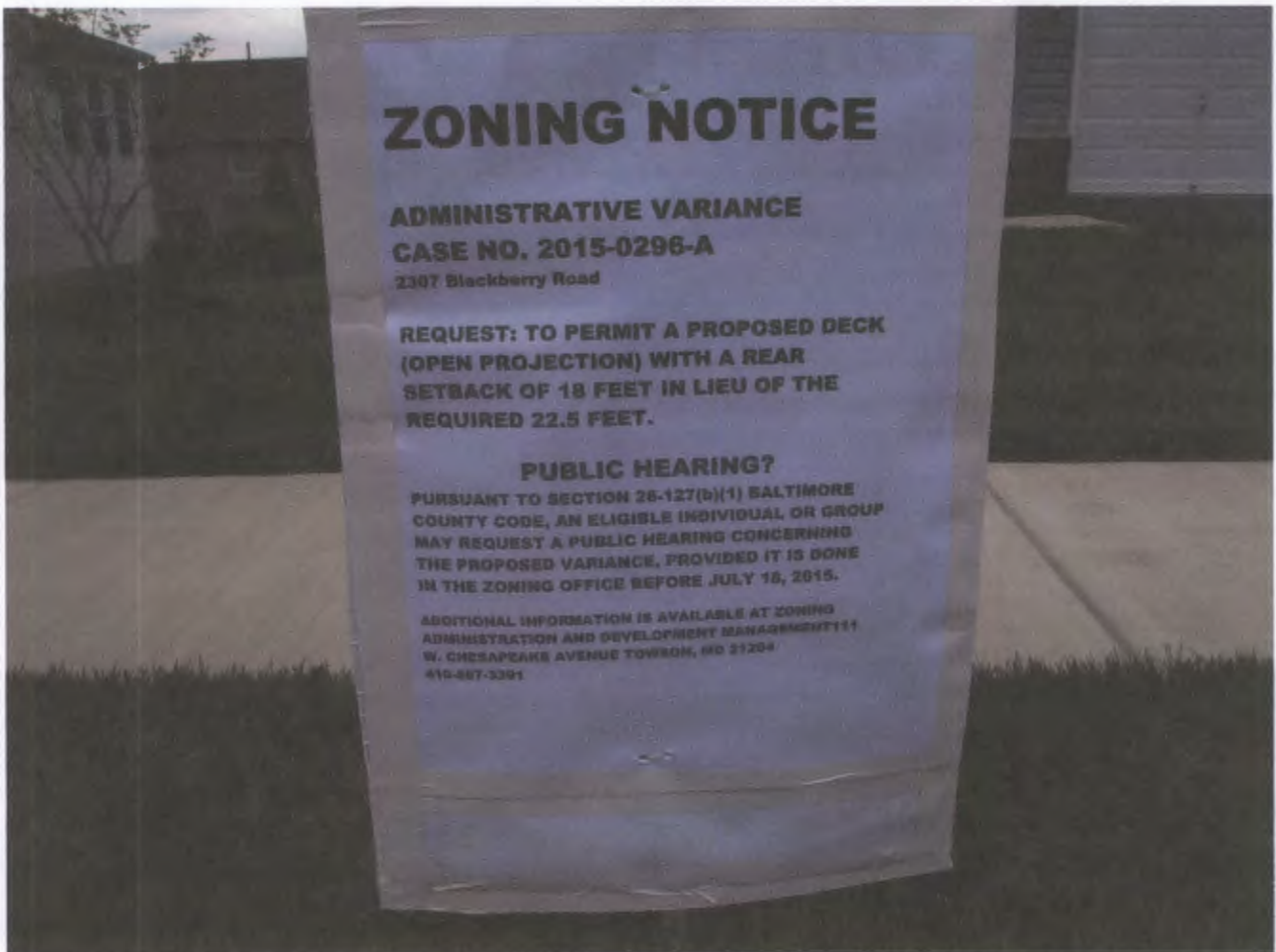


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



Debra Wiley

From: Debra Wiley
Sent: Thursday, July 16, 2015 11:14 AM
To: 'Bruce E. Doak'
Subject: RE: Posting Certificate for 2307 Blackberry Road

You're welcome. If possible, can you get to me the original at your convenience.

Thanks.

From: Bruce E. Doak [mailto:doakfarm@gmail.com]
Sent: Thursday, July 16, 2015 10:42 AM
To: Debra Wiley
Subject: Posting Certificate for 2307 Blackberry Road

Thank you for catching this.

Bruce E. Doak

Debra Wiley

From: Bruce E. Doak <doakfarm@gmail.com>
Sent: Thursday, July 16, 2015 10:42 AM
To: Debra Wiley
Subject: Posting Certificate for 2307 Blackberry Road
Attachments: Posting certificate.pdf

Thank you for catching this.

Bruce E. Doak

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

June 26, 2015

Re:

Zoning Case No. 2015-0296-A

Petitioner: Justin & Heather Hoffman

Date of Closing: July 18, 2015

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

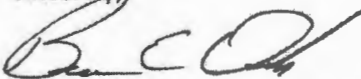
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **2307 Blackberry Road**.

The sign was posted on **June 25, 2015**.

Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0296 -A Address 2307 Blackberry Rd
Contact Person: Gary Hewitt Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/18/15 Posting Date: 6/28/15 Closing Date: 7/18/15

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- 0296 -A Address 2307 Blackberry Rd 21209
Petitioner's Name Justin & Heather Hoffman Telephone 410-908-6021
Posting Date: 6/28/15 Closing Date: 7/18/15
Wording for Sign: To Permit proposed deck (open projection) with a
rear setback of 18 feet in lieu of the required
22.5 feet.

Revised 7/18/14

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2015-0296-A

Property Address: 2307 BLACKBERRY ROAD

Property Description: SOUTH SIDE OF BLACKBERRY ROAD WEST OF
EVANSTON ROAD

Legal Owners (Petitioners): JUSTIN & HEATHER HOFFMAN

Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

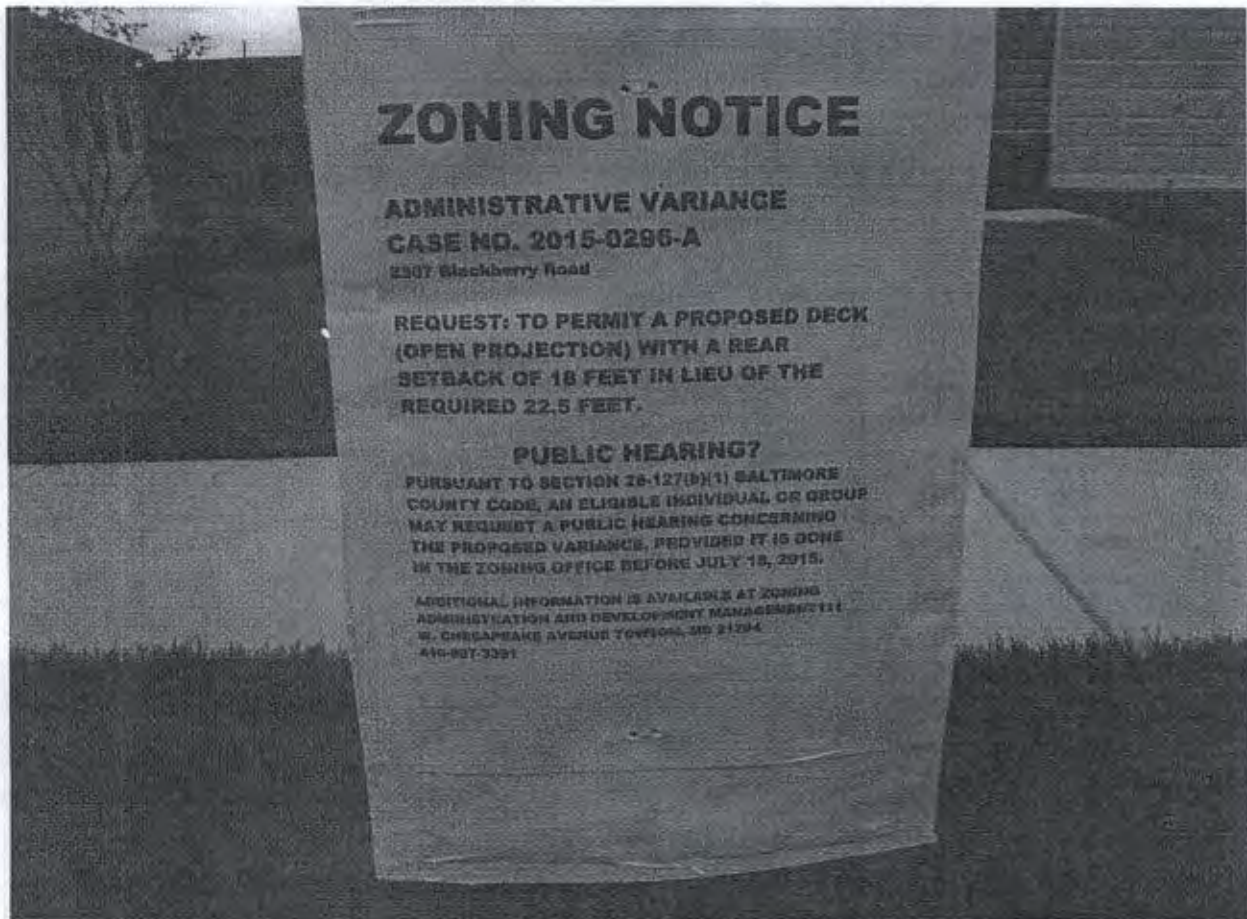
Name: JUSTIN HOFFMAN

Company/Firm (if applicable): NA

Address: 2307 BLACKBERRY ROAD BALTIMORE MD 21209

Telephone Number: 410-908-6021

Revised 5/20/2014



CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
<u>6-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-23</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>7-16-15</u>	
SIGN POSTING	Date: <u>7-16-15</u>	by <u>Doak</u> <u>10:42 Am</u>
<u>Sp. to Bruce Doak 7-16 10:01 Am</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)				Guide to searching the database			
Search Result for BALTIMORE COUNTY							
View Map		View GroundRent Redemption		View GroundRent Registration			
Account Identifier:		District - 03 Account Number - 2500007299					
Owner Information							
Owner Name:		HOFFMAN JUSTIN HOFFMAN HEATHER R		Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:		2307 BLACKBERRY RD BALTIMORE MD 21209-		Deed Reference:		/34591/ 00031	
Location & Structure Information							
Premises Address:		2307 BLACKBERRY RD BALTIMORE 21209-0000		Legal Description:		0.182 AC PHAS FOUR B 2307 BLACKBERRY RD SS BONNIE VIEW ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:
0079	0002	0396		0000			231
				Assessment Year:	2014		
				Plat No:	1		
				Plat Ref:	0079/0111		
Special Tax Areas:				Town: NONE			
				Ad Valorem: NONE			
				Tax Class:			
Primary Structure Built 2013		Above Grade Enclosed Area 3,410 SF		Finished Basement Area 1200 SF		Property Land Area 7,927 SF	
County Use 04							
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 4 full/ 1 half	Garage 2 Attached	Last Major Renovation	
Value Information							
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		175,500		157,900			
Improvements		371,400		423,800			
Total:		546,900		581,700		558,500 570,100	
Preferential Land:		0				0	
Transfer Information							
Seller:		Date: 01/08/2014		Price: \$595,517			
Type: ARMS LENGTH IMPROVED		Deed1: /34591/ 00031		Deed2:			
Seller:		Date:		Price:			
Type:		Deed1:		Deed2:			
Seller:		Date:		Price:			
Type:		Deed1:		Deed2:			
Exemption Information							
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015	
County:		000		0.00			
State:		000		0.00			
Municipal:		000		0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:					
Exempt Class:		NONE					
Homestead Application Information							
Homestead Application Status: Approved 02/04/2014							



KEVIN KAMENETZ
County Executive

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

July 13, 2015

Justin & Heather R. Hoffman
2307 Blackberry Road
Baltimore MD 21209

RE: Case Number: 2015-0296 A, Address: 2307 Blackberry Road

Dear Mr. & Ms. Hoffman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 18, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak, Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 6/23/15

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

RE: Baltimore County
Item No 2015-0296-A
Administrative Variance
Justin & Heather R. Hoffman
2307 Blackberry Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0296-A.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'David W. Peake'.

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 29, 2015
Item No. 2015-0290 and 0296

DATE: June 25, 2015

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\ZAC06292015.doc

SITE INFORMATION

- Ownership: Justin Hoffman & Heather R. Hoffman
2307 Blackberry Road Baltimore MD 21209
- Address of Subject Property: 2307 Blackberry Road
- Deed references: JLE 34591 / 31
Lot 231 "Bonnie View Estates" PB RDA 79/ 111
- Area: 7,927 sq. ft. / 0.382 acre (per SDAT & PB 79/111)
- Tax Map / Parcel / Lot / Tax account #: 79 / 396 / 231 / 25-00-007299
- Election District: 3 Councilmanic District: 2
ADC Map: 4578J4 GIS tiles: 079A1 Position sheets: 30NW10
Census tract: 403602 Census block: 240054036022
Schools: Summit Park ES Pikesville MS Pikesville HS
- The boundary shown hereon is from the plat of Bonnie View Estates recorded Plat Book 79, page 111 in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 079A11 and the information provided by Baltimore County on the internet.
- Proposed improvement: Rear wood deck

ZONING

Zoning: DR 2 There are no previous zoning cases on the subject property.

DR 2 Setbacks for Residential Buildings

Lot width (at house front): 100'
Front: 25 feet from the street right of way
Side: 30 feet from bldg. face to bldg. face
Rear: 30 feet from the property line

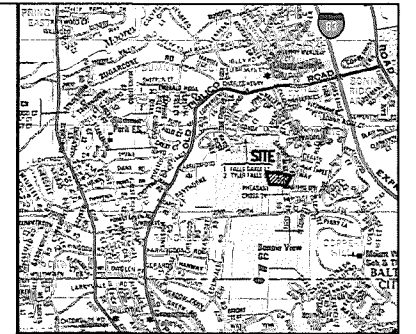
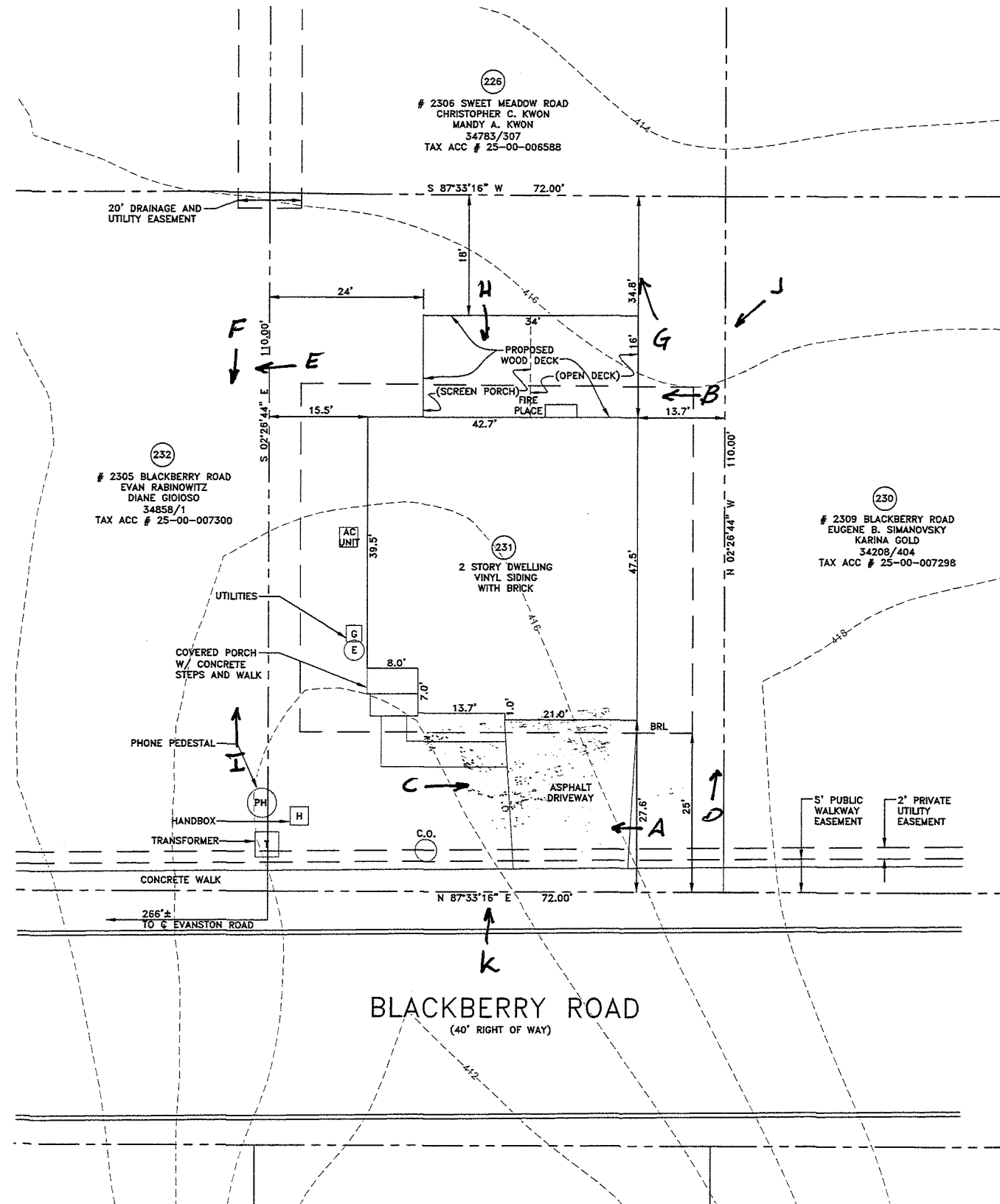
ENVIRONMENTAL / UTILITIES

- The existing dwelling is serviced by public water and sewer within Blackberry Road
- There are no underground storage tanks on the subject property
- The subject property is not in the Chesapeake Bay Critical Area
- The subject property is not located within a 100 year flood plain.

PLANNING

Regional Planning District: Pikesville District Code: 313

- The subject property is not in a historic district.



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

Variance Requested:
• To permit an open projection deck with a rear setback of 18 feet in lieu of the required 22.5 feet per Section 1801.2.C.1.b BCZR



PLAN TO ACCOMPANY
PHOTOGRAPHS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A PETITION
PROPERTY OF
JUSTIN HOFFMAN & HEATHER R. HOFFMAN
2307 BLACKBERRY ROAD
BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 6/1/2015

Scale: 1"=50'

A



C



B



D



E



G



F



H



F



J



K



SITE INFORMATION

- Ownership: Justin Hoffman & Heather R. Hoffman
2307 Blackberry Road Baltimore MD 21209
- Address of Subject Property: 2307 Blackberry Road
- Deed references: JLE 34591 / 31
Lot 231 "Bonnie View Estates" PB RDA 79/ 111
- Area: 7,927 sq. ft. / 0.382 acre (per SDAT & PB 79/111)
- Tax Map / Parcel / Lot / Tax account #: 79 / 396 / 231 / 25-00-007299
- Election District: 3 Councilmanic District: 2
ADC Map: 457814 GIS tiles: 079A1 Position sheets: 30NW10
Census tract: 403602 Census block: 240054036022
Schools: Summit Park ES Pikesville MS Pikesville HS
- The boundary shown hereon is from the plat of Bonnie View Estates recorded Plat Book 79, page 111 in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 079A11 and the information provided by Baltimore County on the internet.
- Proposed improvement: Rear wood deck

ZONING

Zoning: DR 2 There are no previous zoning cases on the subject property.

DR 2 Setbacks for Residential Buildings

Lot width (at house front): 100'
Front: 25 feet from the street right of way
Side: 30 feet from bldg. face to bldg. face
Rear: 30 feet from the property line

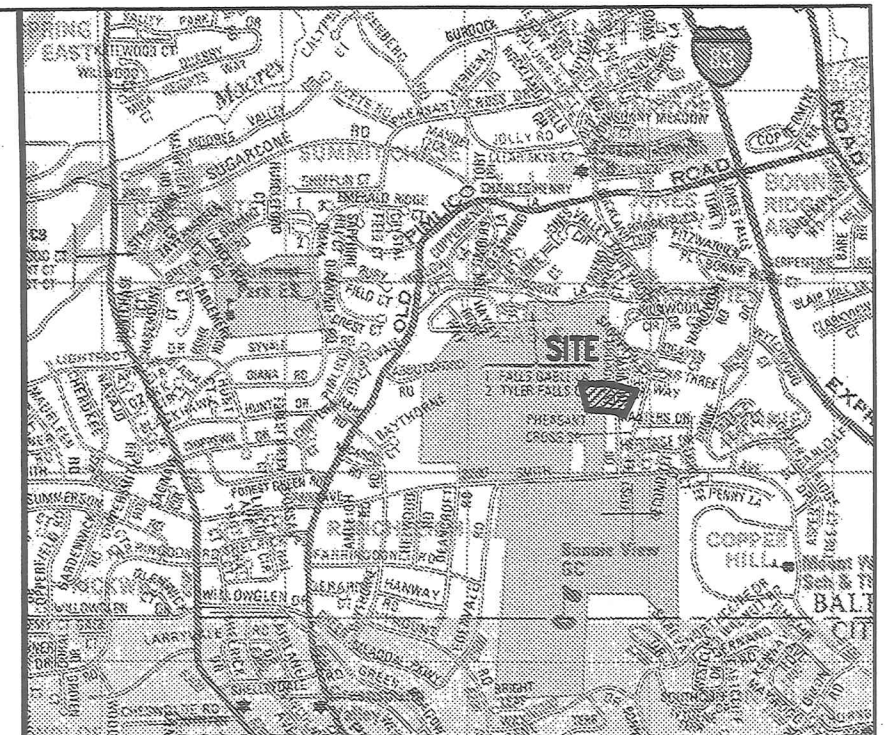
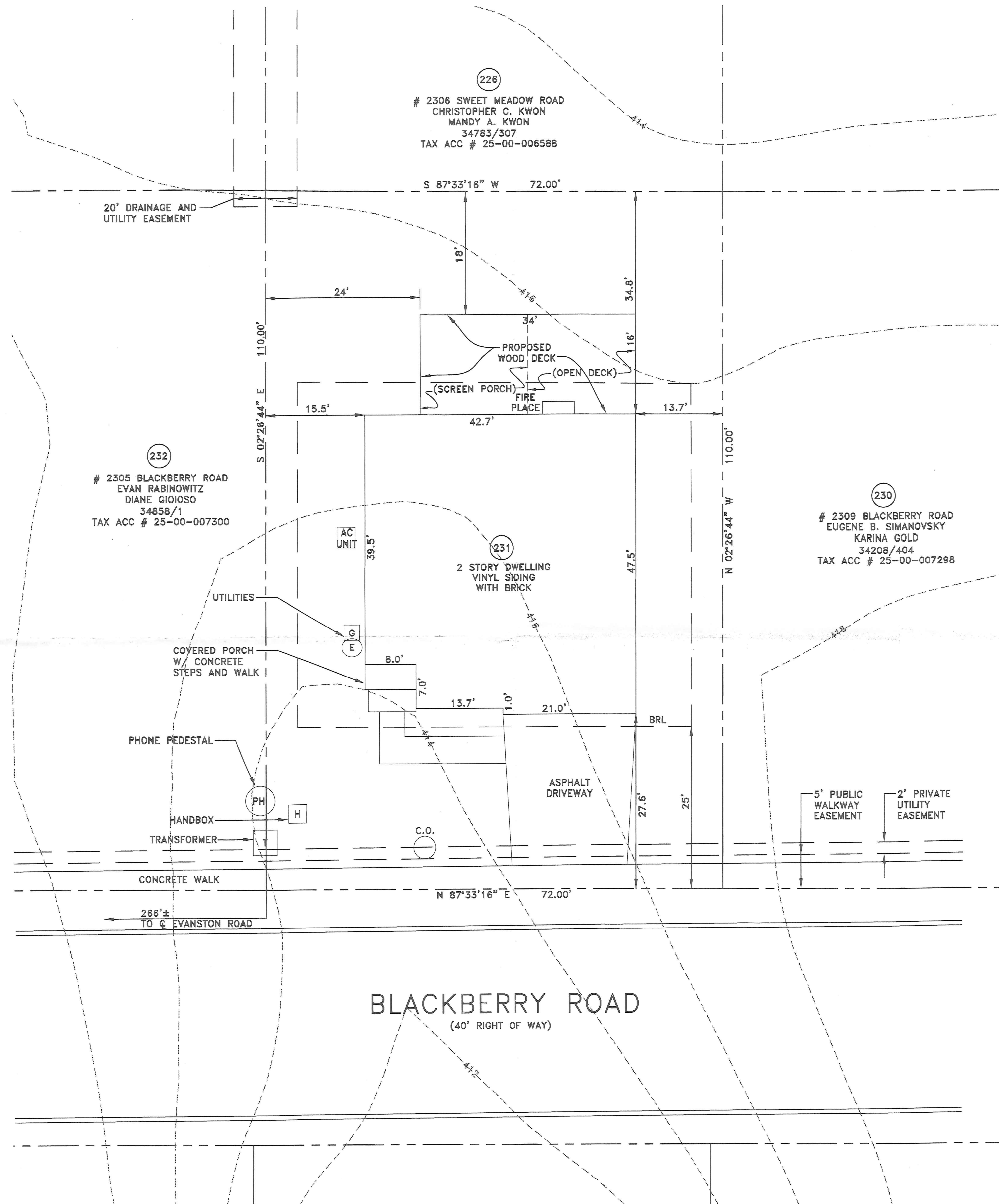
ENVIRONMENTAL / UTILITIES

- The existing dwelling is serviced by public water and sewer within Blackberry Road
- There are no underground storage tanks on the subject property
- The subject property is not in the Chesapeake Bay Critical Area
- The subject property is not located within a 100 year flood plain.

PLANNING

Regional Planning District: Pikesville District Code: 313

- The subject property is not in a historic district.



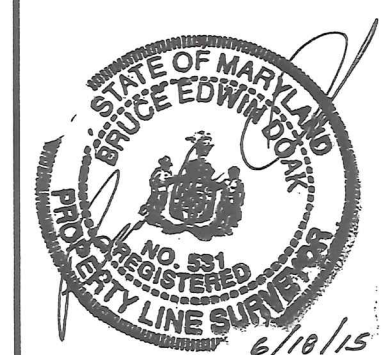
Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

- Variance Requested:
- To permit an open projection deck with a rear setback of 18 feet in lieu of the required 22.5 feet per Section 1801.2.C.1.b BCZR



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Date: 6/1/2015
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2015-0296-A
REVISION

Pet. Ech. 1

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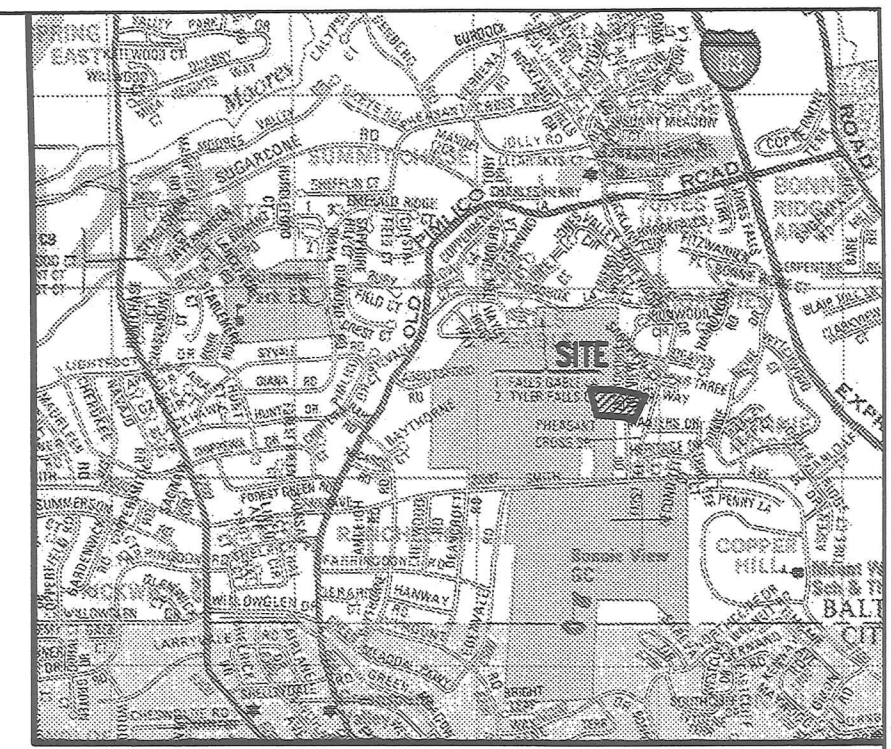
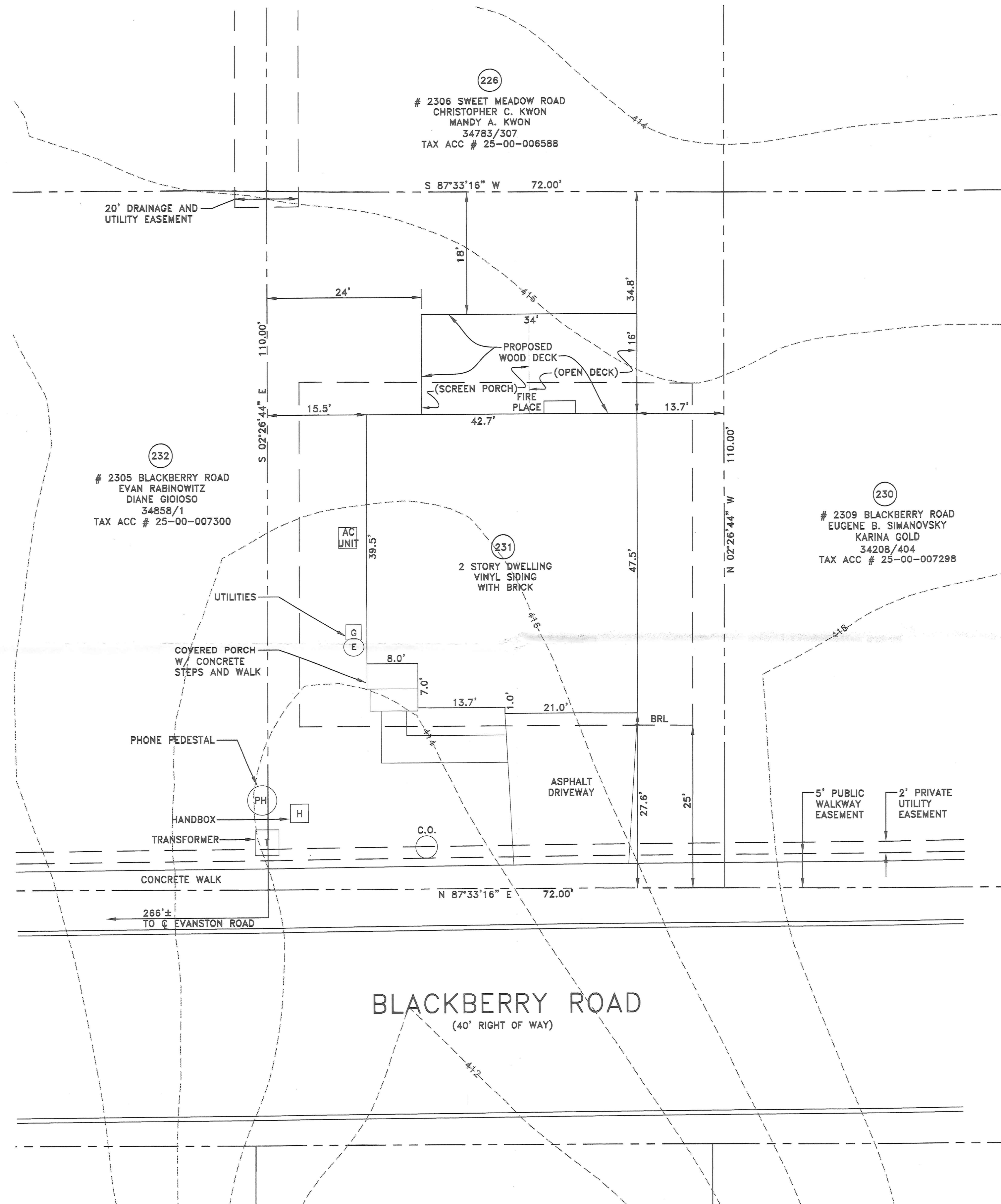
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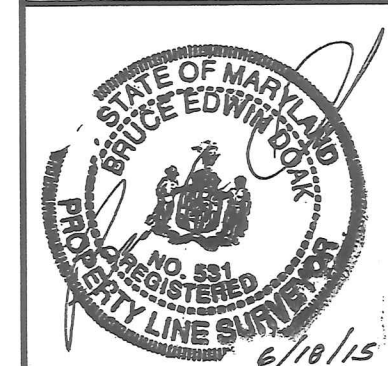
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