

IN RE: PETITION FOR ADMIN. VARIANCE *
(2722 Woodcourt Road)
3rd Election District *
2nd Council District *
Benjamin D. and Rivka H. Rubenstein *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0058-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 owners of the property, Benjamin D. and Rivka H. Rubenstein ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3 of the Baltimore County Zoning Regulations ("B.C.Z.R), to permit an existing addition with a side yard setback of .5 ft. and a summation of side yard setbacks of 14.5 ft. in lieu of the minimum required 8 ft. and sum of 20 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. However, it is to be noted that a letter of support was received from Judah and Iulia Katz who reside at 2724 Woodcourt Road (dated August 26, 2015 and revised October 2, 2015), indicating support of the requested variance relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 11, 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 § 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 10-13-15

By [Signature]

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 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.

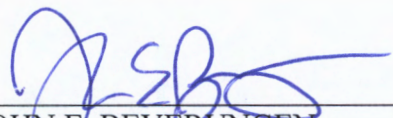
THEREFORE, IT IS ORDERED, this 13th day of **October, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3 of the Baltimore County Zoning Regulations ("B.C.Z.R), to permit an existing addition with a side yard setback of .5 ft. and a summation of side yard setbacks of 14.5 ft. in lieu of the minimum required 8 ft. and sum of 20 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 10-13-15

2

By [Signature]



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 2722 Woodcourt Road, Baltimore, Maryland, 21209

Currently zoned D.R. 5.5

Deed Reference 30678 / 5 - 36630 / 80

10 Digit Tax Account # 0 3 0 3 0 5 3 3 2 0

Owner(s) Printed Name(s) Joshua Steinharter, Elise L. Steinharter Benjamin D. Rubenstein, Rivka H. Rubenstein

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) See Attached

RECEIVED

OCT 08 2015

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. OFFICE OF ADMINISTRATIVE HEARINGS

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.

Owners/Petitioners:

Revised

Benjamin D. Rubenstein / Rivka H. Rubenstein

[Signature]
Signature

[Signature]
Signature

Mailing Address: 2722 Woodcourt Road
Baltimore, Maryland 21209

Telephone: (901) 213-8685

Email Address: benjrubenstein@gmail.com

Owner(s)/Petitioner(s):

Joshua Steinharter

Elise L. Steinharter

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

2722 Woodcourt Road
Mailing Address

Baltimore
City

Maryland
State

21209
Zip Code

410-599-8358
Telephone #

/shuiesteinharter@yahoo.co
Email Address

Representative to be contacted:

Richard E. Matz, P.E.

Name - Type or Print

[Signature]
Signature

2835 Smith Ave., Ste. G
Mailing Address

Baltimore
City

Maryland
State

21209
Zip Code

410-653-3838
Telephone #

/dmatz@cmrengineers.com
Email Address

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

N/A

Name- Type or Print

Signature

Mailing Address

City

State

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 2016-05875

Filing Date 9/3/15

Estimated Posting Date 9/13/15

Reviewer RAO

Rev 5/8/2014

Affidavit in Support of Administrative Variance

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

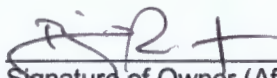
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 2722 Woodcourt Road Baltimore Maryland 21209
Print or Type Address of property City State Zip Code

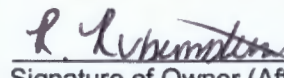
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

(See attached)

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


Signature of Owner (Affiant)

Benjamin D. Rubenstein
Name- Print or Type


Signature of Owner (Affiant)

Rivka H. Rubenstein
Name- Print or Type

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

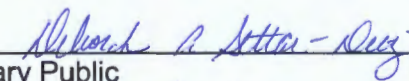
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of October, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: BENJAMIN D. RUBENSTEIN & RIVKA H. RUBENSTEIN

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

AS WITNESS my hand and Notaries Seal


Notary Public
01/31/2017
My Commission Expires



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



**Zoning Petition Attachment
2722 Woodcourt Road
Baltimore County, Maryland**

Variances Requested

1. A variance to permit a 0.5' side building setback in lieu of the required minimum 8', and a combined side yard setback of 14.5' in lieu of the required minimum 20', per Baltimore County Zoning Regulations (BCZR) Section 1B02.3, Special regulations for certain existing or proposed developments or subdivisions and for small lots or tracts in D.R. Zones.
2. Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address:

This site is located in the Pikesville area of Baltimore County. The property is currently improved with an existing split-level single family dwelling. The surrounding neighborhood is a mix of commercial and residential units, comprised of similarly sized split-level single family dwellings, as well as a large apartment complex. The rear of the petitioner's property is bordered by the Greenspring Shopping Center and a fuel service station.

The petitioner constructed the 231 square foot addition after purchasing the home several years ago. The purpose of the addition was to provide a larger laundry room and storage area for the petitioner's family. The petitioner is requesting relief from the BCZR for a side setback of 0.5' in lieu of the required 8', and for a combined side yard setback of 14.5' in lieu of the required 20'.

The addition was located in order to maximize the rear yard area between the existing home and the adjacent shopping center and fuel service station. The closer proximity to the active commercial use would reduce the rear yard's inherent quality as the property's private recreational area. This would also have an adverse effect on the property's land value, by forcing private rear yard activities closer to the adjacent commercial use and fuel station.

The construction of the addition has also not had an adverse impact on the adjacent neighbors located at #2724 Woodcourt Road. In a letter of support dated August 26, 2015 (see attached), the owners of #2724 Woodcourt Road have expressed their support for the granting of the petitioner's requested variance relief from the BCZR.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 2722 Woodcourt Road Baltimore County, Maryland

Beginning at a point on the north side of Woodcourt Road, which is 60 feet wide, located 224 feet, more or less, east of the centerline of the nearest improved intersecting street Sanzo Road, which is 60 feet wide at the intersection of Woodcourt Road and Sanzo Road.

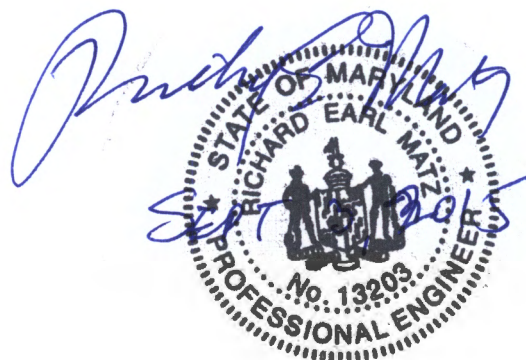
Being Lot Number 9, Block H, Section 3 of Plat 1 in the subdivision of Pickwick as recorded in Baltimore County Plat Book R.R.G Number 30, Folio 6, containing 8,605 square feet or 0.20 acres, more or less. Located in the 3rd Election District and 2nd Councilmanic District. Also known as 2722 Woodcourt Road.

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203

Expiration Date: 11/02/2016



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

No. **128728**
 Date: **9/3/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/04/2015 9/03/2015 11:20:43 1

REG WSD1 WALKIN LRA5 LJR
 >> RECEIPT # 409383 9/03/2015 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				575

Dept 5 528 ZONING VERIFICATION
 CR NO. 128728

Receipt Tot \$75.00
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

Total: **575 =**

Rec From:

For: **Zoning hearing - case # 2016-0058-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 2016-0058-A

Petitioner: Joshua and Elise L. Steinharter

Address or Location: 2722 Woodcourt Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joshua and Elise Steinharter

Address: 2722 Woodcourt Road

Baltimore, Maryland 21209

Telephone Number: 410-599-8358

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0058 -A Address 2722 Woodcourt Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/3/15 Posting Date: 9/13/15 Closing Date: 9/28/15

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 2016- 0058 -A Address 2722 Woodcourt Rd
Petitioner's Name J + E Steinharter Telephone 410 599 8358
Posting Date: 9/13/15 Closing Date: 9/28/15
Wording for Sign: To Permit an existing addition with a side yard
setback of 1/2-foot and a summation of side yard
setbacks of 14 1/2-feet in lieu of the minimum required
8 feet and sum of 20 feet

Revised 7/18/14

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/11/2015

Case Number: 2016-0058-A

Petitioner / Developer: COLBERT, MATZ & ROSENFELT, INC. ~
J. & E. STEINHARTER

Date of Hearing (Closing): SEPTEMBER 28, 2015

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
2722 WOODCOURT ROAD

The sign(s) were posted on: SEPTEMBER 11, 2015



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

MEMORANDUM

DATE: November 13, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0058-A- Appeal Period Expired

The appeal period for the above-referenced case expired on November 12, 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

Debra Wiley

From: Debra Wiley
Sent: Wednesday, October 14, 2015 1:16 PM
To: 'mvidaver@cmrengineers.com'
Subject: Admin. Var. 2016-0058-A - Rubenstein - 2722 Woodcourt Rd.
Attachments: 20151013142843580.pdf

Mr. Vidaver,

Please find attached a copy of Judge Beverungen's Opinion and Order in reference to the above matter.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Tuesday, October 13, 2015 2:29 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 10.13.2015 14:28:43 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-23</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>9-16</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>8-26</u>	ADJACENT PROPERTY OWNERS	<u>5</u>
	<i>Adjacent neighbors Support</i>	<i>Katz - 2724 Woodmont Rd.</i>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-11-15</u>	by <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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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 - 03 Account Number - 0303053320

Owner Information

Owner Name: RUBENSTEIN BENJAMIN D
RUBENSTEIN RIVKA H
Mailing Address: 2722 WOODCOURT RD
BALTIMORE MD 21209-2522

Use: Principal Residence: RESIDENTIAL YES
Deed Reference: /36630/ 00080

Location & Structure Information

Premises Address: 2722 WOODCOURT RD
BALTIMORE MD 21209-2522

Legal Description: 0.197 AC
2722 WOODCOURT RD
PICKWICK

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0078	0005	0570		0000	3	H	9	2014		0030/0006

Special Tax Areas:

Town: NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1965	2,031 SF		8,580 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	SPLIT LEVEL	1/2 BRICK FRAME	2 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	92,500	92,500		
Improvements	151,800	119,500		
Total:	244,300	212,000	212,000	212,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
STEINHARTER JOSHUA	09/09/2015	\$390,000
Type: ARMS LENGTH IMPROVED	Deed1: /36630/ 00080	Deed2:
COHEN ALLEN/ ANNE TRUSTEES	01/04/2011	\$263,000
Type: ARMS LENGTH IMPROVED	Deed1: /30678/ 00005	Deed2:
COHEN ALLEN	05/21/1996	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11595/ 00622	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
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

④ VIEW OF REAR OF EXISTING HOUSE AND ADDITION



Item # 0078

(5) VIEW OF REAR YARD, WITH GREENSPRING SHOPPING
CENTER AND SERVICE STATION VISIBLE IN BACKGROUND



② CLOSE-UP VIEW OF EXISTING 1-STORY
ADDITION.



Item #0058

③ VIEW OF REAR OF HOUSE; EXISTING 1-STORY ADDITION
VISIBLE ON RIGHT SIDE OF HOUSE.



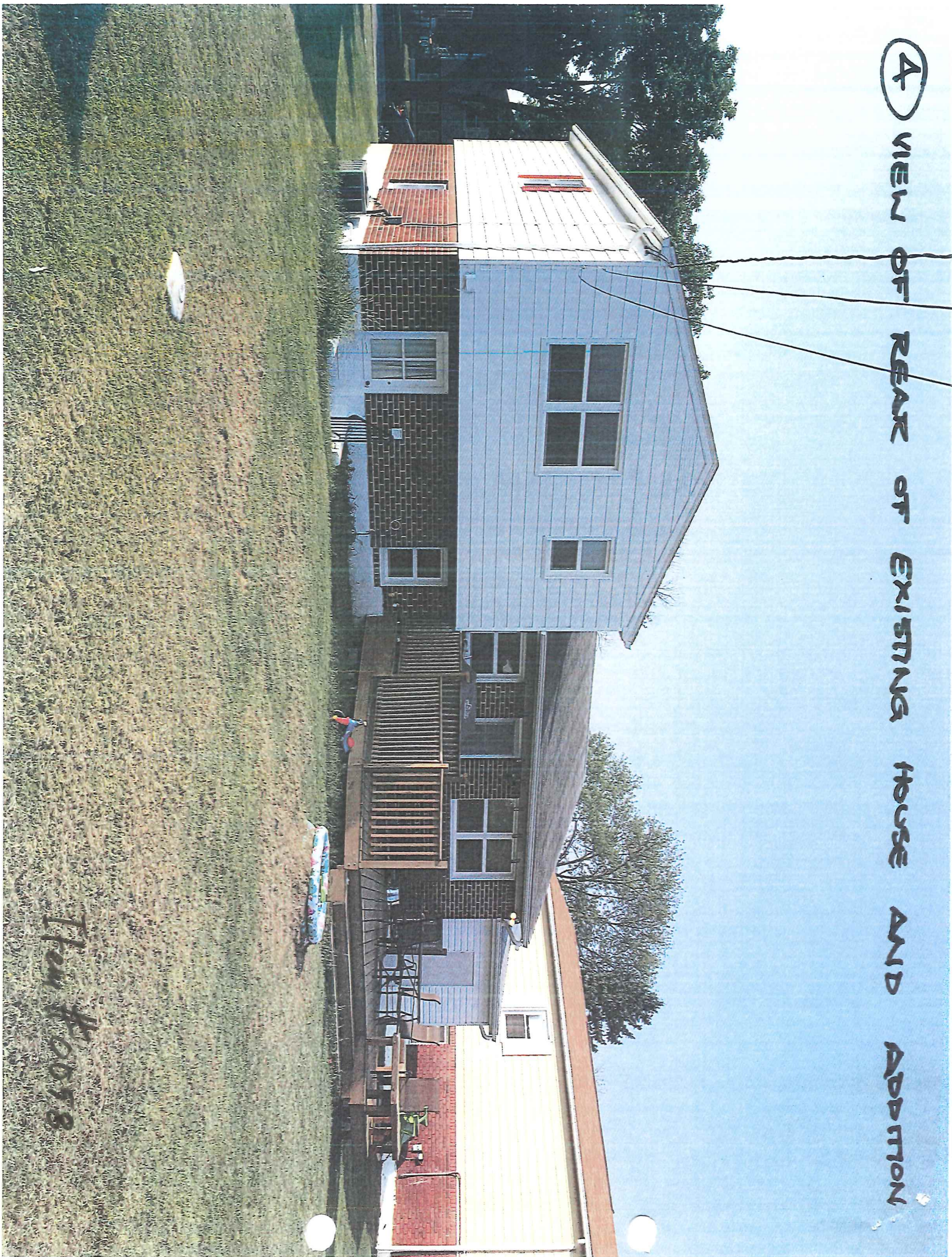
Item #0058

① VIEW OF FRONT OF HOUSE; EXISTING 1-STORY ADDITION
VISIBLE ON LEFT SIDE OF HOUSE.



Item #0058

④ VIEW OF REAR OF EXISTING HOUSE AND ADDITION



Item #0098

(5) VIEW OF REAR YARD, WITH GREENSPRING SHOPPING
CENTER AND SERVICE STATION VISIBLE IN BACKGROUND



16-00008

② CLOSE-UP VIEW OF EXISTING 1-STORY
ADDITION.



Item #0058

③ VIEW OF REAR OF HOUSE; EXISTING 4-STORY ADDITION
VISIBLE ON RIGHT SIDE OF HOUSE.

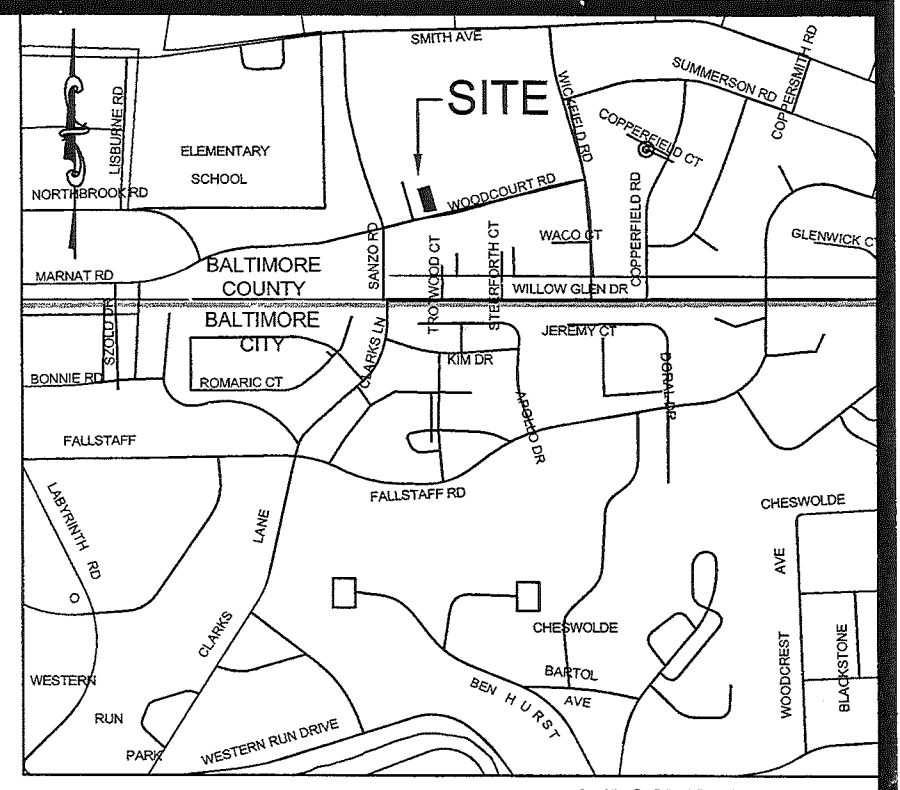
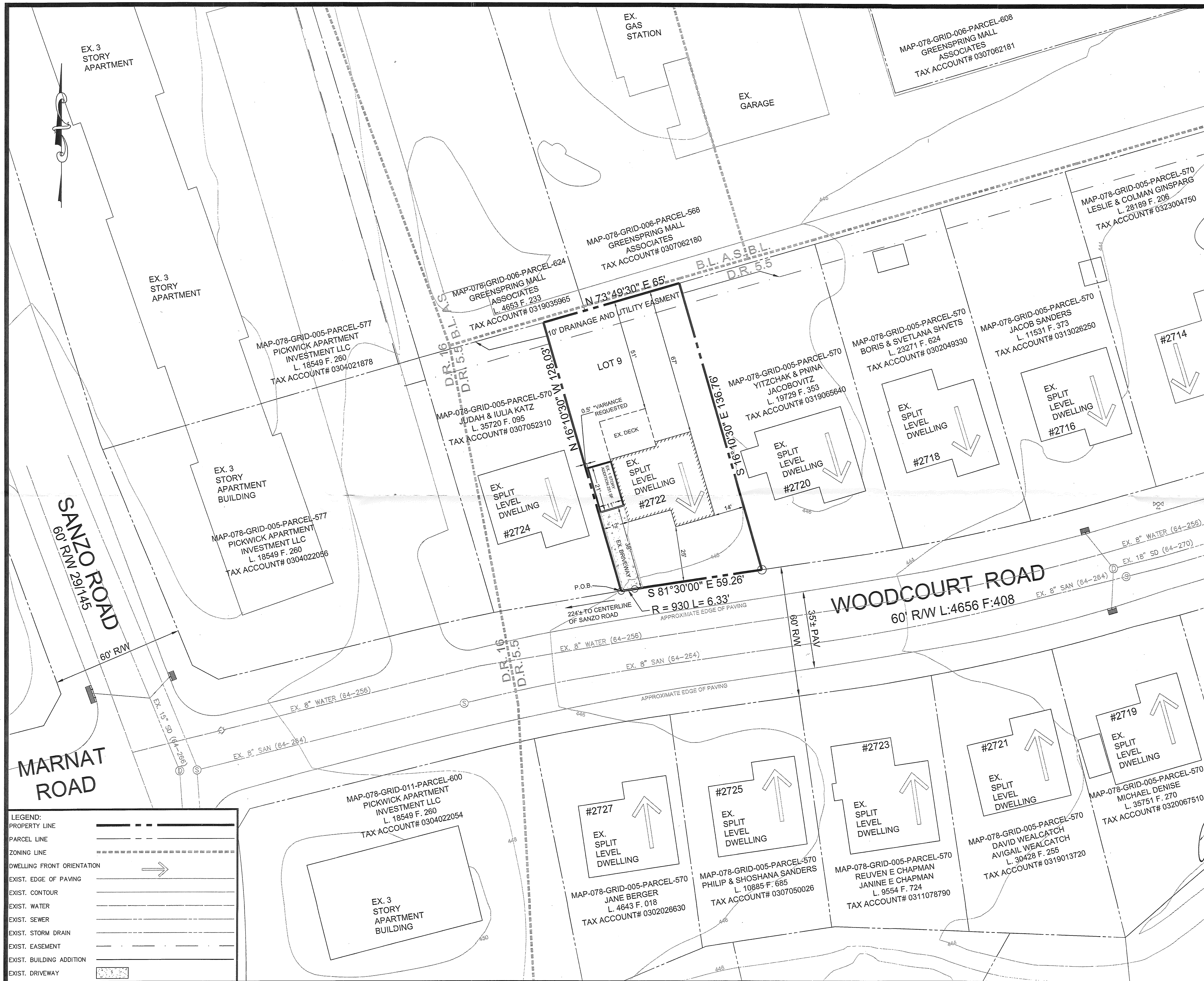


Item #0058

① VIEW OF FRONT OF HOUSE; EXISTING 1-STORY ADDITION
VISIBLE ON LEFT SIDE OF HOUSE.



Item #0058



- GENERAL NOTES**
- OWNER/APPLICANT: BENJAMIN D. RUBENSTEIN
RIVKA H. RUBENSTEIN
2722 WOODCOURT ROAD
BALTIMORE, MARYLAND 21209
TELEPHONE: (901) 213-8885
 - TAX ACCOUNT NUMBER: 0303053320
TAX MAP: 78 GRID: 5 PARCEL: 570
DEED REFERENCE: 3665080
RECORD PLAT REFERENCE: 3016 LOT 9
SITE AREA: 8,605 SF OR 0.198 AC± (PER RECORD PLAT)
 - ZONING: D.R. 5.5
200-SCALE GIS TILE: 078C1
 - DENSITY:
SITE AREA (NET): 8,605 SF± OR 0.198 AC±
SITE AREA (GROSS): 10,567 SF± OR 0.24 AC±
0.24 AC x 5.5 DWELLING UNITS PER ACRE = 1.33 DWELLING UNITS PERMITTED
 - EXISTING USE: 1 SINGLE FAMILY DWELLING
PROPOSED USE: 1 SINGLE FAMILY DWELLING
 - REQUIRED BUILDING SETBACKS IN THE D.R. 5.5 ZONE FOR PLANNING COMMISSION/BOARD APPROVED SUBDIVISIONS FROM MARCH 30, 1955 TO MARCH 30, 1971:

	REQUIRED	EXISTING
FRONT YARD:	25'	25'
SIDE (INDIVIDUAL):	8'	0.5'
SIDE (COMBINED):	20'	14.5'
REAR YARD:	30'	67'

*VARIANCE REQUESTED - SEE GENERAL NOTE #6.
 - VARIANCE REQUESTED:
A VARIANCE TO PERMIT A 0.5' BUILDING SETBACK IN LIEU OF THE REQUIRED MINIMUM 8' SETBACK, AND A COMBINED SIDE YARD SETBACK OF 14.5' IN LIEU OF THE REQUIRED 20' PER BCZR SECTION 1802.3, SPECIAL REGULATIONS FOR CERTAIN EXISTING OR PROPOSED DEVELOPMENTS OR SUBDIVISIONS AND FOR SMALL LOTS OR TRACTS IN D.R. ZONES.
 - REQUIRED PARKING PER BCZR SECTION 409:
SINGLE FAMILY DETACHED DWELLING: 2 SPACES PER DWELLING UNIT
PARKING PROVIDED: 2 OFF STREET PARKING SPACES (DRIVEWAY)
 - THE SUBJECT SITE IS SERVED BY PUBLIC WATER AND SEWER.
 - THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SUBJECT SITE.
 - THE SUBJECT SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE SUBJECT SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 - THERE IS NO ZONING HISTORY FOR THIS SITE. THERE ARE NO ZONING VIOLATIONS ON FILE FOR THIS PROPERTY.
 - BOUNDARY INFORMATION SHOWN HEREON AND WITHIN THE SUBJECT PROPERTY IS TAKEN FROM DEEDS, BALTIMORE COUNTY GIS, AND AVAILABLE RECORDS, AND IS NOT BASED ON A FIELD RUN SURVEY.

PLAN TO ACCOMPANY PETITION
FOR ZONING ADMINISTRATIVE VARIANCE
2722 WOODCOURT ROAD
BALTIMORE COUNTY, MARYLAND
2ND COUNCILMANIC DISTRICT
3RD ELECTION DISTRICT
GRAPHIC SCALE

1 inch = 20 ft.

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. _____ Expiration Date: _____

Revisions

NO.	DATE	REVISIONS	BY	SHEET
1	10/9/15	REVISE PROPERTY OWNER INFORMATION	MRV	1 OF 1

FILE: 2722 WOODCOURT.dwg
DRAWING NUMBER: **ZON-1**

LEGEND:

PROPERTY LINE	---
PARCEL LINE	----
ZONING LINE	----
DWELLING FRONT ORIENTATION	→
EXIST. EDGE OF PAVING	---
EXIST. CONTOUR	---
EXIST. WATER	---
EXIST. SEWER	---
EXIST. STORM DRAIN	---
EXIST. EASEMENT	---
EXIST. BUILDING ADDITION	---
EXIST. DRIVEWAY	---