

MEMORANDUM

DATE: May 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0130-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 16, 2016. 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



KEVIN KAMENETZ
County Executive

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

April 14, 2016

Moshe Loecher
Lauren R. Sontag
3313 Carroll Avenue
Owings Mills, Maryland 21117

RE: Petition for Variance
Case No. 2016-0130-A
Property: 3313 Carroll Avenue

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the 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:slh
Enclosure

c: Daniel Murphy, Esq., 237 East Main Street, Westminster, Maryland 21157

IN RE: PETITION FOR VARIANCE
(3313 Carroll Avenue)
4th Election District
2nd Council District
Moshe Loecher & Lauren S. Sontag
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2016-0130-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed for property located at 3313 Carroll Avenue. Petitioners originally requested variance relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (garage, mudroom, office) with side yard setbacks of 2 feet and 11 ½ feet in lieu of the required 35 feet each. After discussions with the adjoining neighbor the petition was amended to seek variance relief permitting side yard setbacks of 11 ft. and 11.5 ft.

This matter was originally filed as an Administrative Variance, with a closing date of December 21, 2015. On December 21, 2015, Thomas Seibold at 3311 Carroll Avenue requested a hearing. The hearing was held on Thursday March 31, 2016 at 10:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

The subject property is approximately 18,730 square feet and is zoned RC 2. The property is improved with a small single-family dwelling (1,052 SF) constructed in 1951. Petitioners would like to construct an addition to accommodate their growing family, but require variance relief to do so. As noted above, the site plan was amended (dated March 31, 2016, "Loecher Addition—Revision 2.0") to increase the setback between the proposed addition and Mr. Seibold's property.

ORDER RECEIVED FOR FILING

Date

By

4/14/16

sen

That plan indicates the addition will be located 13 feet from Mr. Seibold's property at the northwest corner, and due to the shape of the lot the setback will taper to 11 feet at the southwest corner.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity necessitates variance relief; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The property is irregularly shaped, like a parallelogram. As such it is unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty, given they would not be able to construct the proposed addition. 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.

THEREFORE, IT IS ORDERED, this 14th day of April, 2016, by this Administrative Law Judge, that the Petition for Variance to permit a proposed addition (garage, mudroom, office) with side yard setbacks of 11 feet and 11 ½ feet in lieu of the required 35 feet each, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.

ORDER RECEIVED FOR FILING

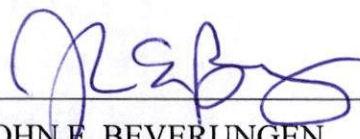
Date

4/14/16

By

SEN

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 4/14/16
By sln

Revised



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 3313 Carroll Ave. OWINGS MILLS MD 21117 Currently zoned RC 2
Deed Reference 36657 / 00489 10 Digit Tax Account # 0413092401
Owner(s) Printed Name(s) MOSHE LOECHER, LAUREN R. SONTAG

(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) 1A01.3.B.3 to permit an addition

Section 1A01.3.B.3 – to permit a proposed addition (garage, mudroom, office) with side yard setbacks of 2 feet and 11½ feet in lieu of the required 35 feet each

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):

MOSHE LOECHER

LAUREN R. SONTAG

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

3313 Carroll Ave. Owings Mills, MD

Mailing Address

City

State

21117

410-205-5508

mloecher@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:

Name – Type or Print

Signature

Mailing Address

Date

City

State

Zip Code

By 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 2016-0130-A Filing Date 11/23/15 Estimated Posting Date 12/6/15 Reviewer BK

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: 3313 Carroll Ave. OWINGS MILLS MARYLAND 21117
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)

The practical difficulty we are facing is the side setback on the driveway side (west) of the structure which limits our ability to have a two car garage. The space we are proposing expanding into is currently utilized for outdoor parking, thus is already a non-permeable surface. The current driveway surface can be maintained directly to the purposed garage door opening. The well and septic area limits our use of the front and backyard for such an expansion. A two car garage requires a minimum of 22 feet to be adequate, which is what we are requesting. The lot line is not square with the structure placement and gets closer to the proposed addition and it extends to the back of the property. Therefore we stepped the proposed addition over to maintain at least 2 feet from the property line.

Signature of Owner (Affiant)

MOSHE LOECHER
Name- Print or Type

Signature of Owner (Affiant)

Lauren Sontag
Name- Print or Type

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

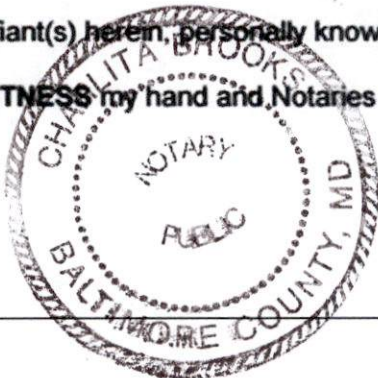
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of November, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LAUREN R. SONTAG AND MOSHE C LOECHER

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires 5/4/17

Moshe Loecher & Lauren Sontag
3313 Carroll Ave
Owings Mills, MD 21117

Affidavit in Support of Administrative Variance.

This application is to request a side setback of 2 feet on the west side of our property to facilitate a necessary improvement to accommodate our growing family.

The property at 3313 Carroll Ave. in Owings Mills was purchased by my wife and I, Lauren Sontag and Moshe Loecher, the applicants, as our primary residence.

It meets our requirements in terms of the proximity to our family, jobs and community activities. The structure itself is severely dilapidated, dated and in need of multiple system upgrades. We purchased the home for its ability to satisfy our long term objectives to grow and raise our family in this beautiful family friendly neighborhood. Houses on Carroll Avenue have been modernized and are in good repair. The neighborhood is desirable and drew our investment for the purpose of making it our home. We purchased this property with the knowledge that substantial improvements would need to be made. Our primary objective for the structure is to provide indoor parking, upgrading the kitchen, providing a master bedroom, the living room and study/guest room.

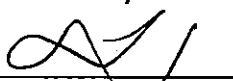
The practical difficulty we are facing is the side setback on the driveway side (west) of the structure which limits our ability to have a two car garage. The well and septic area limits our use of the front and backyard for such an expansion. The space we are proposing expanding into is currently utilized for outdoor parking, thus is already a non-permeable surface. The current driveway surface can be maintained directly to the purposed garage door opening. A two car garage requires a minimum of 22 feet to be adequate, which is what we are requesting. The lot line is not square with the structure placement and gets closer to the proposed addition and it extends to the back of the property. Therefore we stepped the proposed addition over to maintain at least 2 feet from the property line.

The structure currently is blight on the neighborhood and residents have expressed to us their pleasure that we have taken an interest in bringing the property up to modern standards. The property borders on a right-of-way to the home to the rear (south). That property owner indicated that they are not opposed to our request. The renovation and addition we are proposing will not negatively impact any site lines for travel or any desirable viewsapes, except to improve the existing structure as it stands.

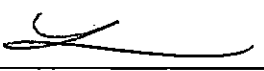
The proposed addition mimics the style of other properties on the street and maintains the single story nature of the structure. This project will keep the property in strict harmony with the conditions present in the immediate area. Granting this request will improve public welfare through increased property values, better maintained real estate and improved housing standards resulting from allowing the project to be built as designed.

Sincerely,

The Loecher Family



Moshe Loecher



Lauren R. Sontag

0130

Zoning property description for 3313 Carroll Ave. Owings Mills, MD. 21117. Beginning at the point on the south side of Carroll Ave which is 30' R/W wide at the distance of 970 feet east of the centerline of the nearest improved intersecting street Garrison Forest Road which is 30' R/W wide. Thence the following courses and distances: (first point of call "POC") S 12 degrees 00' 00" E 201.9', (second POC) N 84 degrees 05' 33" E 86.04', (3rd POC) N 12 degrees 00' 00" W 183.4', and (4th POC) N 84 degrees 06' 02"W 89.9' , back to the point of beginning as recorded in Deed Liber 36657, Folio 489, containing 18,730 square feet. Located in the 4th election district and 2nd councilman district.

1. The first step is to identify the key components of the system. This includes understanding the hardware, software, and data involved.

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2/18DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/CDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)2/17

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 3-10-16SIGN POSTING Date: 3-2-16 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2016-0130 A

Address: 3313 Carroll Ave

Petitioner(s): Mahe Wolcher & Lauren Forday

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We _____
Name - Type or Print

() Legal Owner OR () Resident of
DANIEL MURPHY for Thomas Seibold
Address
237 E Main St
City State Zip Code
410-848-5411, 410-876-2757
Telephone Number

which is located approximately _____ feet from the
property, which is the subject of the above petition, do hereby
formally demand that a public hearing be set in this matter.
**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Daniel Murphy 12/21/15
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj



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 4019182

Sold To:

Moshe Loecher - CU00518086
3313 Carroll Ave
Owings Mills, MD 21117-2201

Bill To:

Moshe Loecher - CU00518086
3313 Carroll Ave
Owings Mills, MD 21117-2201

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

Mar 10, 2016

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: # 2016-0130-A
3313 Carroll Avenue
S/s Carroll Avenue, 970 ft. E/of centerline of Garrison Forest Road
4th Election District - 2nd Councilmanic District
Legal Owner(s) Moshe Loecher & Lauren Sontag

Variance: to permit an addition which includes a garage, mudroom and office with a side yard setback of 2 ft. in lieu of the required 35 ft.

Hearing: Thursday, March 31, 2016 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.

3/085 March 10 4019182



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 3945080

Sold To:

Moshe Loecher - CU00518086
3313 Carroll Ave
Owings Mills, MD 21117-2201

Bill To:

Moshe Loecher - CU00518086
3313 Carroll Ave
Owings Mills, MD 21117-2201

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

Feb 11, 2016

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: # 2016-0130-A
3313 Carroll Avenue
S/s Carroll Avenue, 970 ft. E/of centerline of Garrison Forest Road
4th Election District - 2nd Councilmanic District
Legal Owner(s) Moshe Loecher & Lauren Sontag

Variance: to permit an addition which includes a garage, mudroom and office with a side yard setback of 2 ft in lieu of the required 35 ft.

Hearing: Thursday, March 3, 2016 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.

2/073 February 11 3945080

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/2/2016

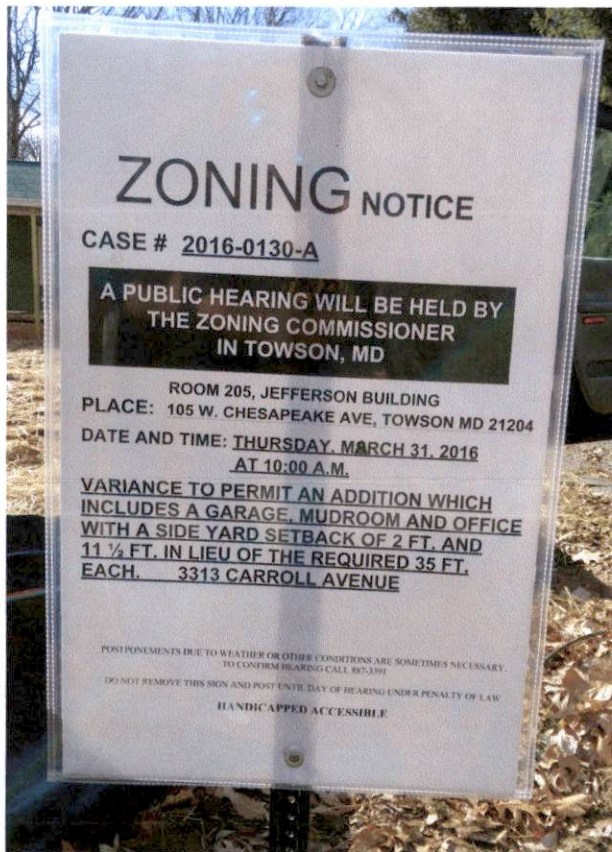
Case Number: 2016-0130-A

Petitioner / Developer: MOSHE LOECHER, LAUREN SONTAG ~
DANIEL MURPHY

Date of Hearing (Closing): MARCH 31, 2016

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:
3313 CARROLL AVENUE

The sign(s) were posted on: MARCH 2, 2016



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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/13/2016

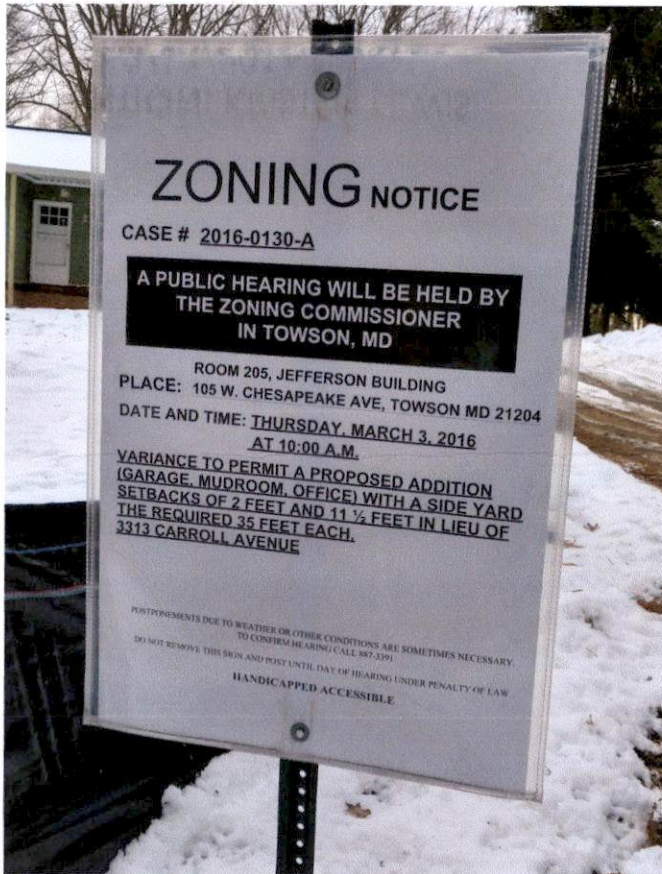
Case Number: 2016-0130-A

Petitioner / Developer: MOSHE CHAIM

Date of Hearing (Closing): MARCH 3, 2016

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:
3313 CARROLL AVENUE

The sign(s) were posted on: FEBRUARY 12, 2016



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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/6/2015

Case Number: 2016-0130-A

Petitioner / Developer: MOSHE CHAIM

Date of Hearing (Closing): DECEMBER 21, 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:
3313 CARROLL AVENUE

The sign(s) were posted on: DECEMBER 6, 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)

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: 2016-0130-A

Petitioner: Moshe Loecher and Lauren Sontag

Address or Location: 3313 CARROLL AVE. OWINGS MILLS, MD. 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Moshe Loecher

Address: 3313 CARROLL AVE

OWINGS MILLS, MD. 21117

Telephone Number: (410) 205-5508

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 11, 2016 Issue - Jeffersonian

Please forward billing to:
Moshe Loecher
3313 Carroll Avenue
Owings Mills, MD 21117

410-205-5508

NOTICE OF ZONING HEARING

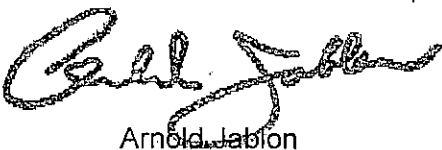
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CASE NUMBER: 2016-0130-A

3313 Carroll Avenue
S/s Carroll Avenue, 970 ft. E/of centerline of Garrison Forest Road
4th Election District – 2nd Councilmanic District
Legal Owners: Moshe Loecher & Lauren Sontag

Variance to permit an addition which includes a garage, mudroom and office with a side yard setback of 2 ft. in lieu of the required 35 ft.

Hearing: Thursday, March 3, 2016 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.



KEVIN KAMENETZ
County Executive

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

February 22, 2016

NEW NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2016-0130-A

3313 Carroll Avenue

S/s Carroll Avenue, 970 ft. E/of centerline of Garrison Forest Road

4th Election District – 2nd Councilmanic District

Legal Owners: Moshe Loecher & Lauren Sontag

Variance to permit an addition which includes a garage, mudroom and office with a side yard setback of 2 ft. and 11 ½ ft. in lieu of the required 35 ft. each.

Hearing: Thursday, March 31, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Moshe Loecher, Lauren Sontag, 3313 Carroll Avenue, Owings Mills 21117
Daniel Murphy, 237 East Main Street, Westminster 21157

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 11, 2016**
- (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.



KEVIN KAMENETZ
County Executive

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

December 29, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2016-0130-A

3313 Carroll Avenue

S/s Carroll Avenue, 970 ft. E/of centerline of Garrison Forest Road

4th Election District – 2nd Councilmanic District

Legal Owners: Moshe Loecher & Lauren Sontag

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Moshe Loecher, Lauren Sontag, 3313 Carroll Avenue, Owings Mills 21117
Daniel Murphy, 237 East Main Street, Westminster 21157

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 12, 2016**
- (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.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0130 -A Address 3313 Carroll Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/23/15 Posting Date: 12/6/15 Closing Date: 12/21/15

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

- 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.
- 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.
- 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.
- 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- 0130 -A Address 3313 Carroll Ave.

Petitioner's Name Moshe Loecher & Lauren Sontag Telephone 410-205-5508

Posting Date: 12/6/15 Closing Date: 12/21/15

Wording for Sign: To Permit an addition (garage, mud room, office)
with a side yard setback of two feet in lieu of the
required 35 feet.

Revised 7/21/15

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 10, 2016 Issue - Jeffersonian

Please forward billing to:
Moshe Loecher
3313 Carroll Avenue
Owings Mills, MD 21117

410-205-5508

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: 2016-0130-A

3313 Carroll Avenue

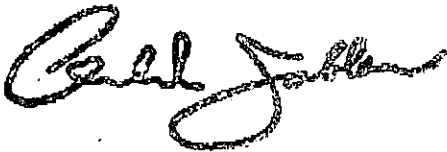
S/s Carroll Avenue, 970 ft. E/of centerline of Garrison Forest Road

4th Election District – 2nd Councilmanic District

Legal Owners: Moshe Loecher & Lauren Sontag

Variance to permit an addition which includes a garage, mudroom and office with a side yard setback of 2 ft. in lieu of the required 35 ft.

Hearing: Thursday, March 31, 2016 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.

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

No. **132575**

Date: **11/16/15**

PAID RECEIPT

BUSINESS ACTUAL TIME BSN
 11/24/2015 11/23/2015 10:51:24 4

REI NS04 WALKIN NSHI PHS
 RECEIPT N 689511 11/23/2015 OFLN

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dept	Obj	BS Acct	Amount
801	806	0000		6130				\$ 75.00				

3 520 ZONING VERIFICATION
 CR NO. 132575

Recpt Tot 175.00
 175.00 CR 4.00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **Lochner / San Diego**

For: **Amusement Machine**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

COPIES 2016-130-9



KEVIN KAMENETZ
County Executive

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

March 24, 2016

Moshe Loecher & Lauren R Sontag
3313 Carroll Avenue
Owings Mills MD 21117

RE: Case Number: 2016-0130 A, Address: 3313 Carroll Avenue

Dear Mr. Loecher & Ms. Sontag:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 23, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 2/17/16

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

RE: Baltimore County

Item No. 2016-0130A

Administrative Variance

*Moshe Loecher & Lauren S. Sontag
3313 Carroll Avenue*

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. 2016-0130-A

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely, <

David W. Peake
Metropolitan District Engineer - District 4
Baltimore & Harford Counties

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690
www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 22, 2016
Item No. 2016-0130, 0172, 0182 and 0185

DATE: February 18, 2016

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\ZAC02222016.doc

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 12/3/15

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

RE: Baltimore County
Item No. 2016-0130-A
Administrative Variance
Moshe Loccher & Lauran S. Sontag
3313 Carroll Avenue

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Sincerely,

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

David W. Peake
Metropolitan District Engineer - District 4
Baltimore & Harford Counties

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690

www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 7, 2015
Item No. 2016-0129, 0130 and 0132

DATE: December 1, 2015

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11302015.doc

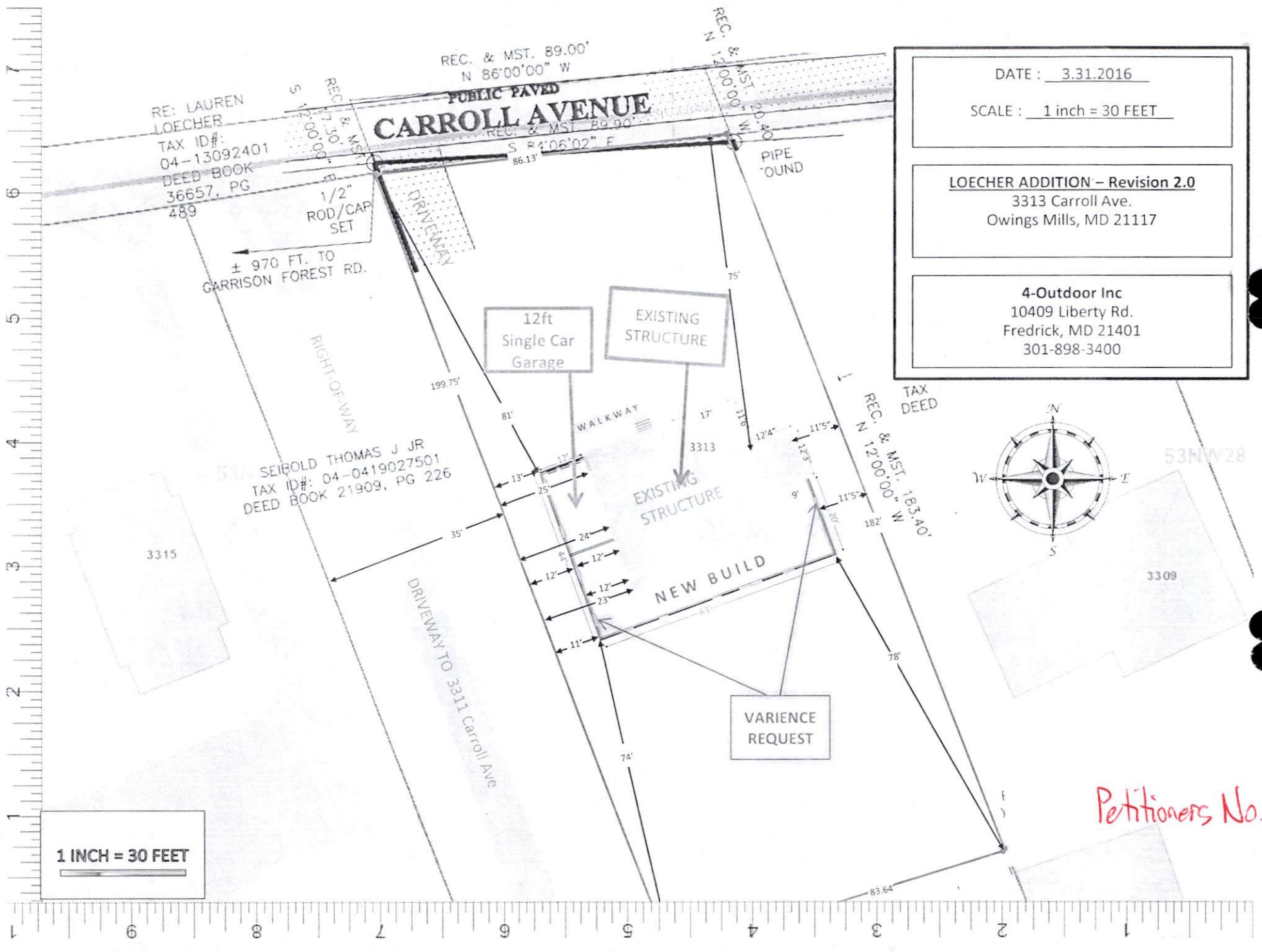
CASE NAME 2016-130
CASE NUMBER _____
DATE 3/31/2016

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]



RE: LAUREN
LOECHER
TAX ID#:
04-13092401
DEED BOOK
36657, PG
489

CARROLL AVENUE

REC. & MST. 89.00'
N 86°00'00" W

REC. & MST. 1200.00'
N 120°00'00" W

REC. & MST. 89.90'
S 84°06'02" E

± 970 FT. TO
GARRISON FOREST RD.

SEIBOLD THOMAS J JR
TAX ID#: 04-0419027501
DEED BOOK 21909, PG 226

DRIVEWAY TO 3311 Carroll Ave

12ft
Single Car
Garage

EXISTING
STRUCTURE

WALKWAY

EXISTING
STRUCTURE

NEW BUILD

VARIANCE
REQUEST

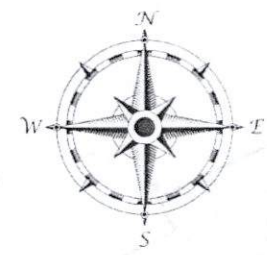
DATE : 3.31.2016

SCALE : 1 inch = 30 FEET

LOECHER ADDITION - Revision 2.0

3313 Carroll Ave.
Owings Mills, MD 21117

4-Outdoor Inc
10409 Liberty Rd.
Fredrick, MD 21401
301-898-3400



53NW28

3309

Petitioners No. 1

1 INCH = 30 FEET

John E. Beverungen

From: Dan Murphy <dmurphy@danmurphylaw.com>
Sent: Friday, April 01, 2016 3:32 PM
To: Moshe LOECHER
Cc: John E. Beverungen; ocharbour@comcast.net; Lauren Loecher
Subject: Re: 3313 Carroll Ave Variance Plan Rev. Case 2016-0130-A

Mr. Beverungen,

I have reviewed the revised language with Mr. Seibold that Mr. Loecher has proposed. Basically it is fine with him, but I would ask that the decision note that the variance is of a varying distance, it varies from 13 feet from the front corner to 11 feet on the back corner on that side of the property that borders Mr. Seibold's property. Mr. Seibold is fine with that. As for the variance needed on the other side of the property, that is fine with him as well.

Dan

DANIEL MURPHY
ATTORNEY AT LAW
237 EAST MAIN STREET
WESTMINSTER, MARYLAND 21157
(P) 410-876-2757
(F) 410-876-9158
DMURPHY@DANMURPHYLAW.COM

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

From: Moshe LOECHER
To: dmurphy@danmurphylaw.com
Cc: jbeverungen@baltimorecountymd.gov ; ocharbour@comcast.net ; Lauren Loecher
Sent: Friday, April 01, 2016 12:03 PM
Subject: 3313 Carroll Ave Variance Plan Rev. Case 2016-0130-A

Dear Mr. Murphy,

I apologize, I couldn't catch you guys after the hearing and didn't get your office phone # to contact you directly.

After discussing the details of the updated 12ft garage plans with Mr. Seibold I wanted to ask if you yourself wanted to update anything else before it is officially submitted to judge Beverungen.

Please also find below our forwarded emails ,variance verbiage, and attached PDF's

My direct phone # is (410)205-5508 if you have any questions or concerns.

Sincerely,

Moshe Loecher

CC:
- Judge judge Beverungen jbeverungen@baltimorecountymd.gov
- Tom Siebold ocharbour@comcast.net
- Lauren Sontag lauren@loechers.com

Begin forwarded message:

From: mloecher <mloecher@gmail.com>
Date: March 31, 2016 at 5:04:51 PM EDT
To: dmurphy@danmurphylaw.com, Moe Loe <mloecher@gmail.com>
Subject: Fwd: 3313 Carroll Ave Variance Plan Rev 2.0

Dear Dan Murphy,

This is a follow up to today's variance hearing case 2016-0130-A.

Attached are the revised plans outlining the updated variance requested to allow the agreed build of a smaller, 1 car garage measuring 12 ft wide.

In its shortest point to Mr. Seibold's property the garage will require to a setback of 11 feet. The garage would actually taper down from more than 13 feet at the garage face down to 11 ft at the SouthEast rear corner of the house.

So the technical verbiage of a revised variance request will be:

"Variance to permit the addition which includes a garage, mudroom and office to with a side yard setback of 11ft (on the west side) and 11.5 ft (on the east side) in lieu of the required 35ft"

We have spoken to Mr Seibold to discuss any concerns he may have after the new drawing showed 11 ft at its shortest point.

Once you review the new request please be sure to CC me with any correspondence to the administrative judge John Beverungen at jbeverungen@baltimorecountymd.gov

Sincerely,

Moshe Loecher and Lauren Sontag

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- Lauren Sontag lauren@loechers.com

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> Date: March 31, 2016 at 5:04:51 PM EDT
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> Subject: Fwd: 3313 Carroll Ave Variance Plan Rev 2.0

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>>

>>

>> Sincerely,
>>
>> Moshe Loecher and Lauren Sontag

John E. Beverungen

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Sent: Friday, April 01, 2016 12:03 PM
To: dmurphy@danmurphylaw.com
Cc: John E. Beverungen; ocharbour@comcast.net; Lauren Loecher
Subject: 3313 Carroll Ave Variance Plan Rev. Case 2016-0130-A
Attachments: Carroll Ave. 3.31.16 revision 2.0.pdf; ATT00001.htm

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Sincerely,

Moshe Loecher and Lauren Sontag

DANIEL MURPHY
ATTORNEY AT LAW
237 EAST MAIN STREET
WESTMINSTER, MARYLAND 21157-5228

WESTMINSTER 410-848-5411
BALTIMORE 410-876-2757

FAX: 410-876-9158
E-MAIL: dmurphy@danmurphyllaw.com



SENT VIA CERTIFIED MAIL AND FIRST CLASS MAIL

December 15, 2015

Department of Permits and Development
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 2016-0130-A

Gentleman:

In regard to the above, this office represents Mr. Thomas J. Seibold, Trustee, who owns the property that is contiguous to the property that is the subject of the above referenced case. My client's property is located at 3311 Carroll Avenue, Owings Mills, Maryland, 21117. The tax account number for my client's property is 04-0419027500, Tax Map 58, Parcel 73.

The purpose of this letter is to request a hearing on this matter pursuant to Section 26-127(b)(1). My client believes a setback of only 2 feet in lieu of the required 35 feet is excessive and will place the proposed structure to close to the common property line. The purpose in having setbacks is to avoid just this type of situation.

Should you have any questions, or need anything further, please do not hesitate to call.

Very truly yours,

Daniel Murphy

DM:me

cc: Mr. Thomas J. Seibold

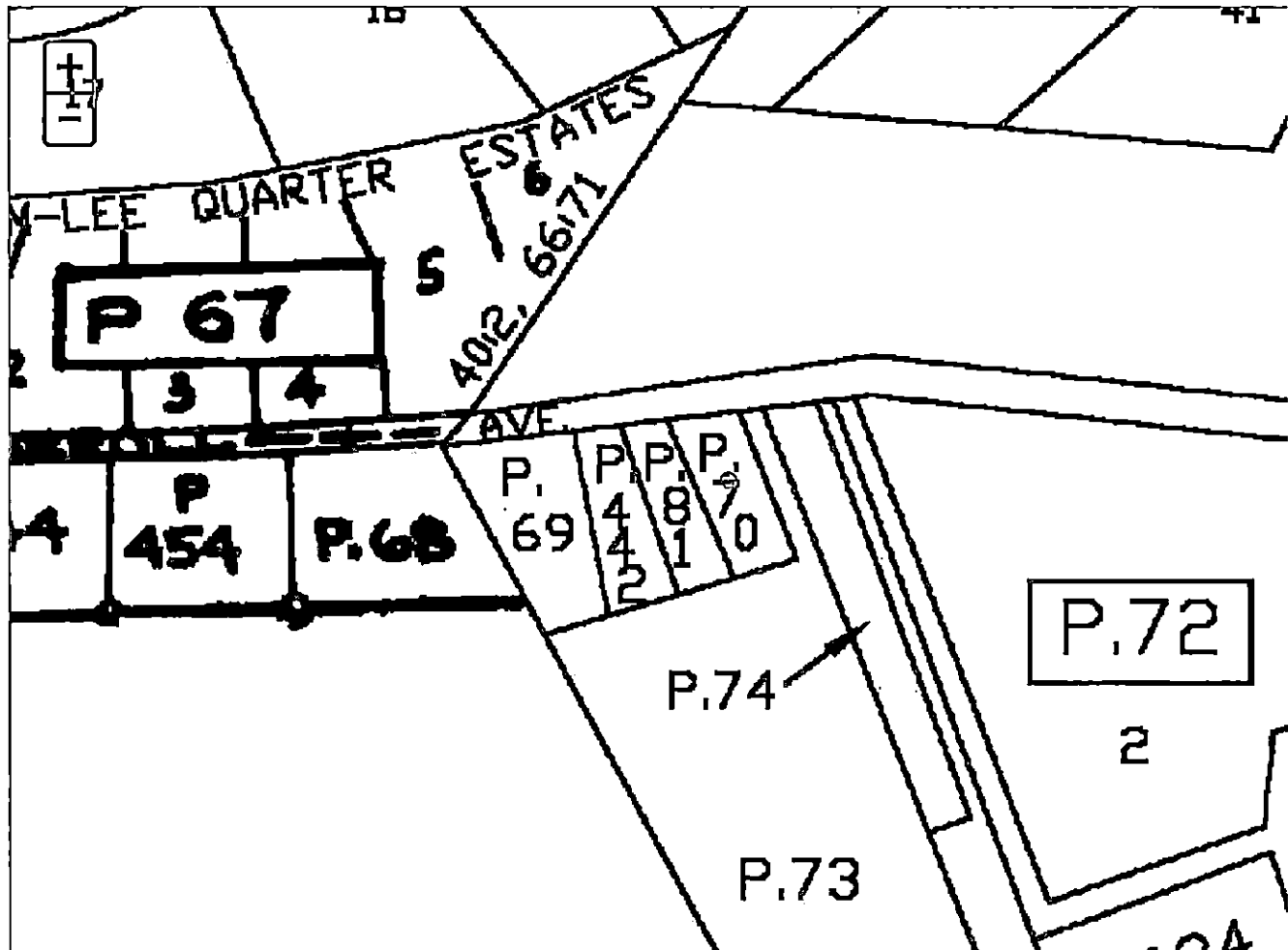
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 0413092401			
Owner Information					
Owner Name:		LOECHER MOSHE SONTAG LAUREN R		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		3313 CARROLL AV OWINGS MILLS MD 21117		Deed Reference:	/36657/ 00489
Location & Structure Information					
Premises Address:		3313 CARROLL AVE 0-0000		Legal Description:	.43 AC SES CARROLL A 1200 E GARRISON RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0058	0005	0070		0000	2016
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1951		1,052 SF		500 SF	18,730 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half	
Value Information					
Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		131,100		131,100	
Improvements		75,700		101,400	
Total:		206,800		232,500	
Preferential Land:		0		206,800 215,367 0	
Transfer Information					
Seller: MYERS ALLEN L		Date: 09/16/2015		Price: \$180,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /36657/ 00489		Deed2:	
Seller: MYERS GEORGE H		Date: 03/22/1948		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /00000/ 00000		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 11/23/2015					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **04** Account Number: **0413092401**

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.

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>).



Subject property from the South



Subject property from the West

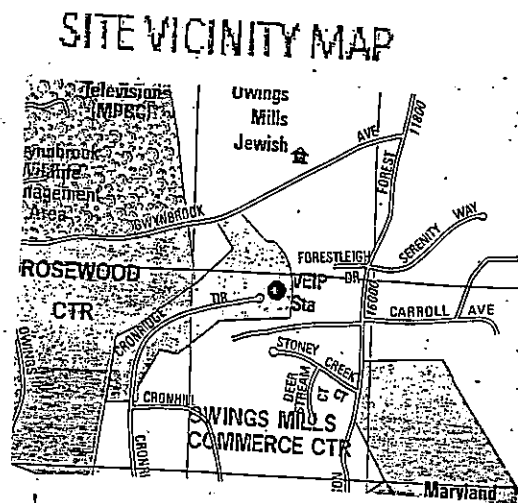
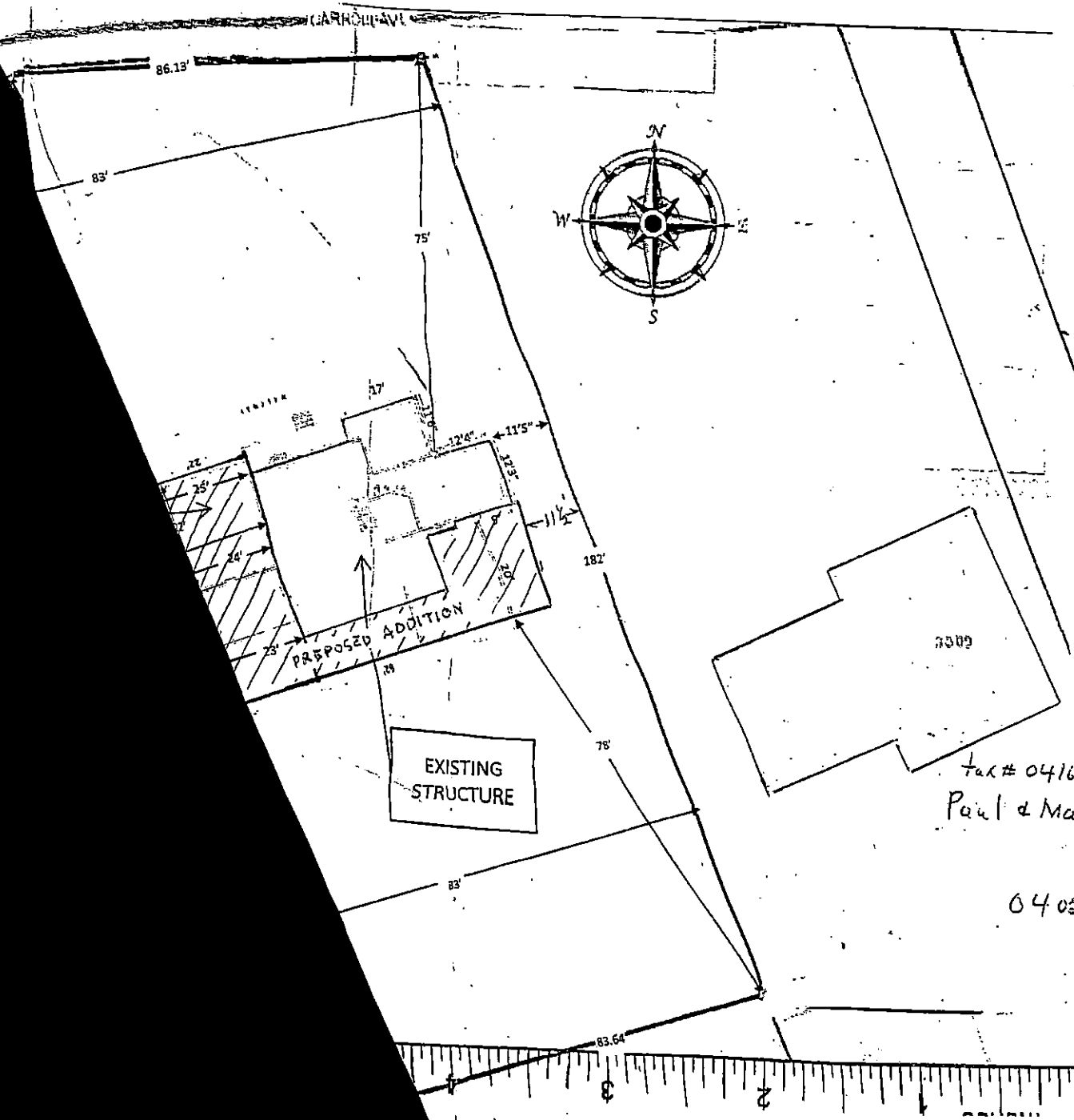


3323 Carroll Ave
Silverstein Scott Lee



RIGHT-OF-WAY
Driveway to 3311 Carroll Ave
Tom Seibold

VARIANCE ✓ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
Ave. 1 OWNER(S) NAME(S) Moshe Loecher and Lauren R. Sontag
N/A LOT # N/A BLOCK # N/A SECTION # N/A
N/A 10 DIGIT TAX # 0413092401 DEED REF. # 36657100489

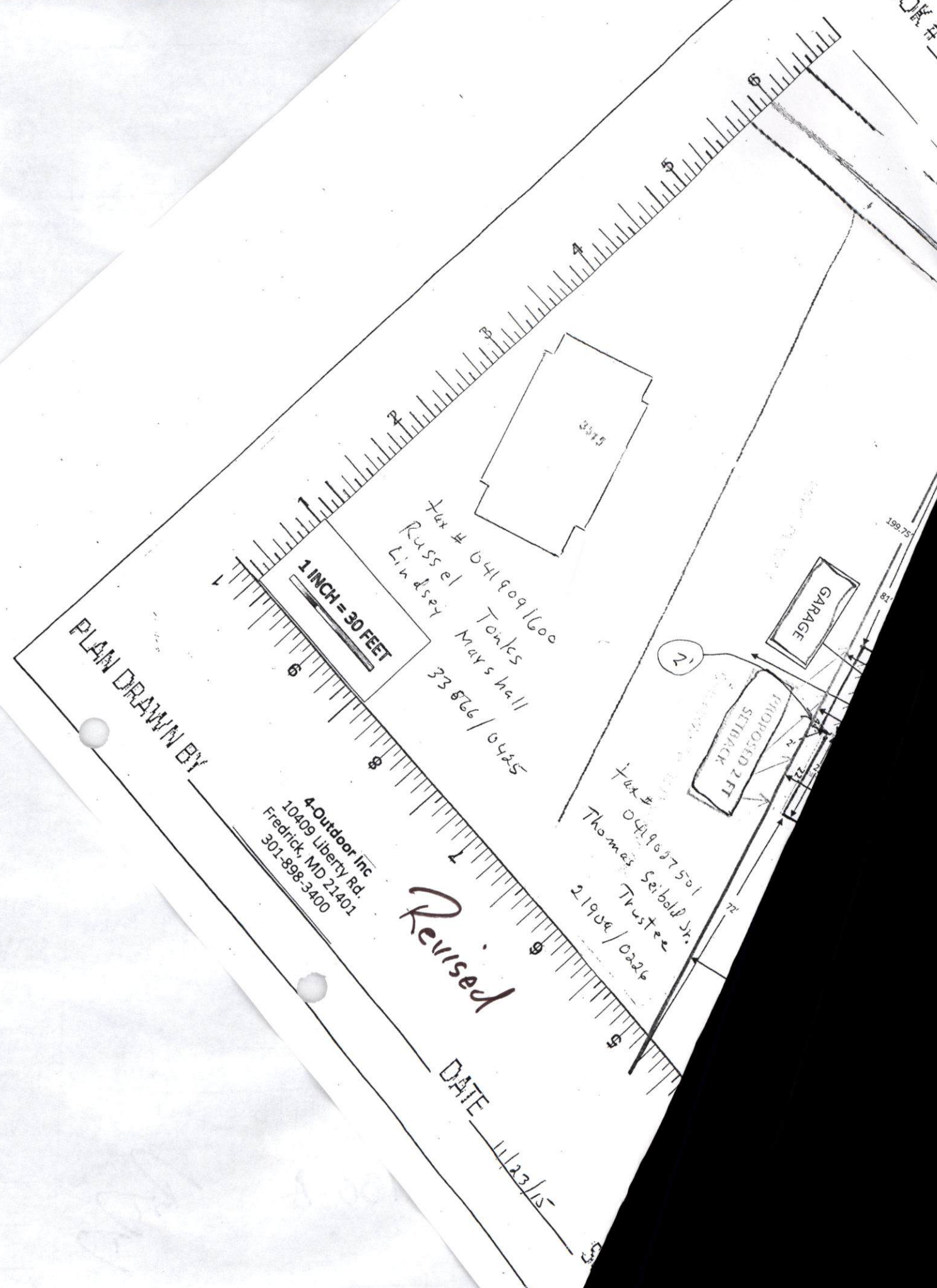


1" = 2,000 ft.
 MAP IS TO SCALE
 ZONING MAP# 058C1
 SITE ZONED RC-2
 ELECTION DISTRICT 4
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE _____
 OR SQUARE FEET 18,730
 HISTORIC? N/A
 IN CBCA? N/A
 IN FLOOD PLAIN? N/A
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

#2016-0130-A
 SCALE: 1 INCH = 30 FEET
 [Signature]

VIOLATION CASE INFO:
 # 0130

ZONING HEARING PLAT
ADDRESS 3313
SUBDIVISION NAME
PLAT BOOK # 2/12 FOLIO #



tax # 0419091600
Russel Tonkes
Lindsey Mays hall
33866 / 0425

tax # 0419097501
Thomas Seibold Jr.
Trustee
21908 / 0226

PLAN DRAWN BY

4-Outdoor Inc
10409 Liberty Rd.
Fredrick, MD 21401
301-898-3400

Revised

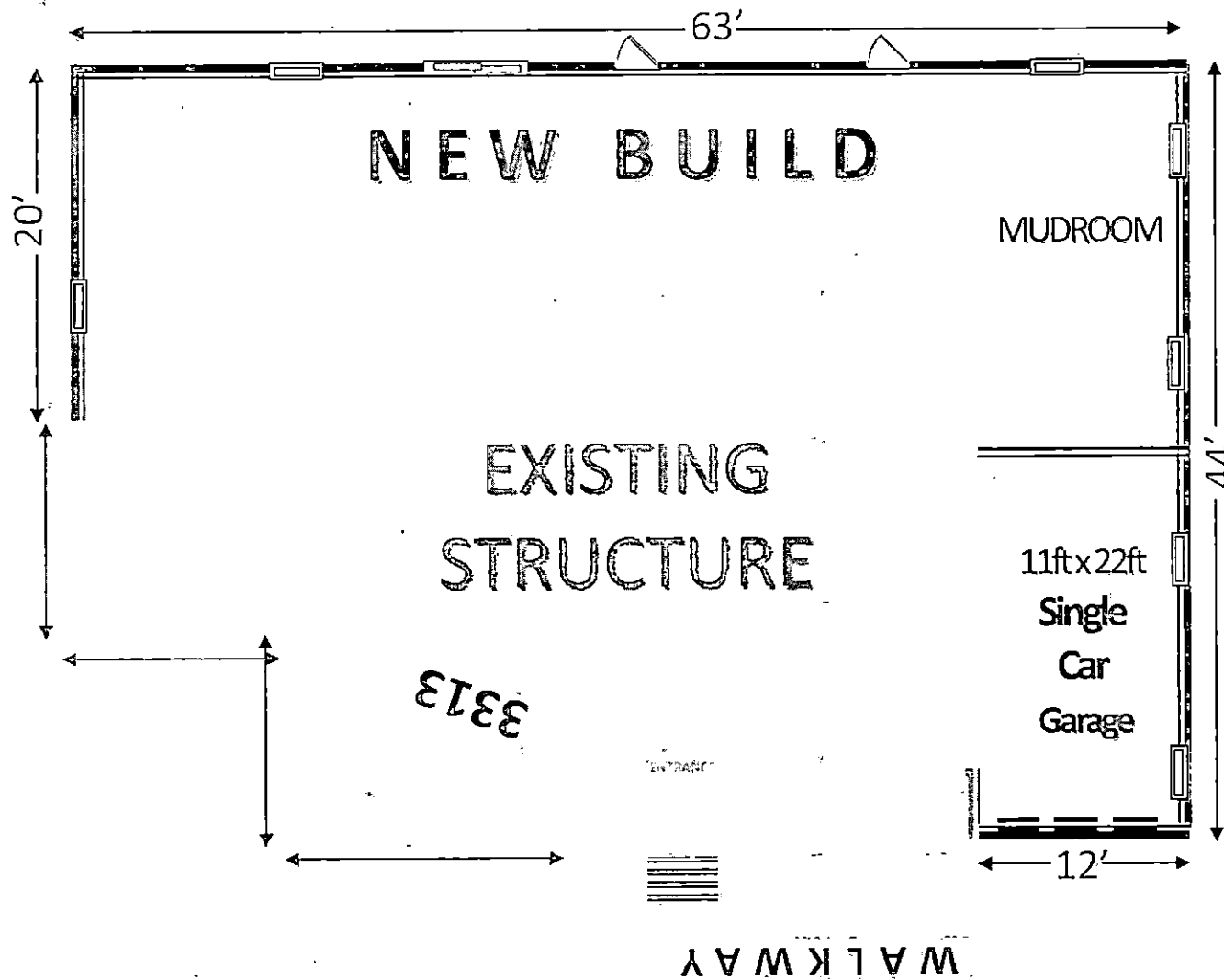
DATE 11/23/15

4-Outdoor Inc
10409 Liberty Rd.
Fredrick, MD 21401
301-898-3400

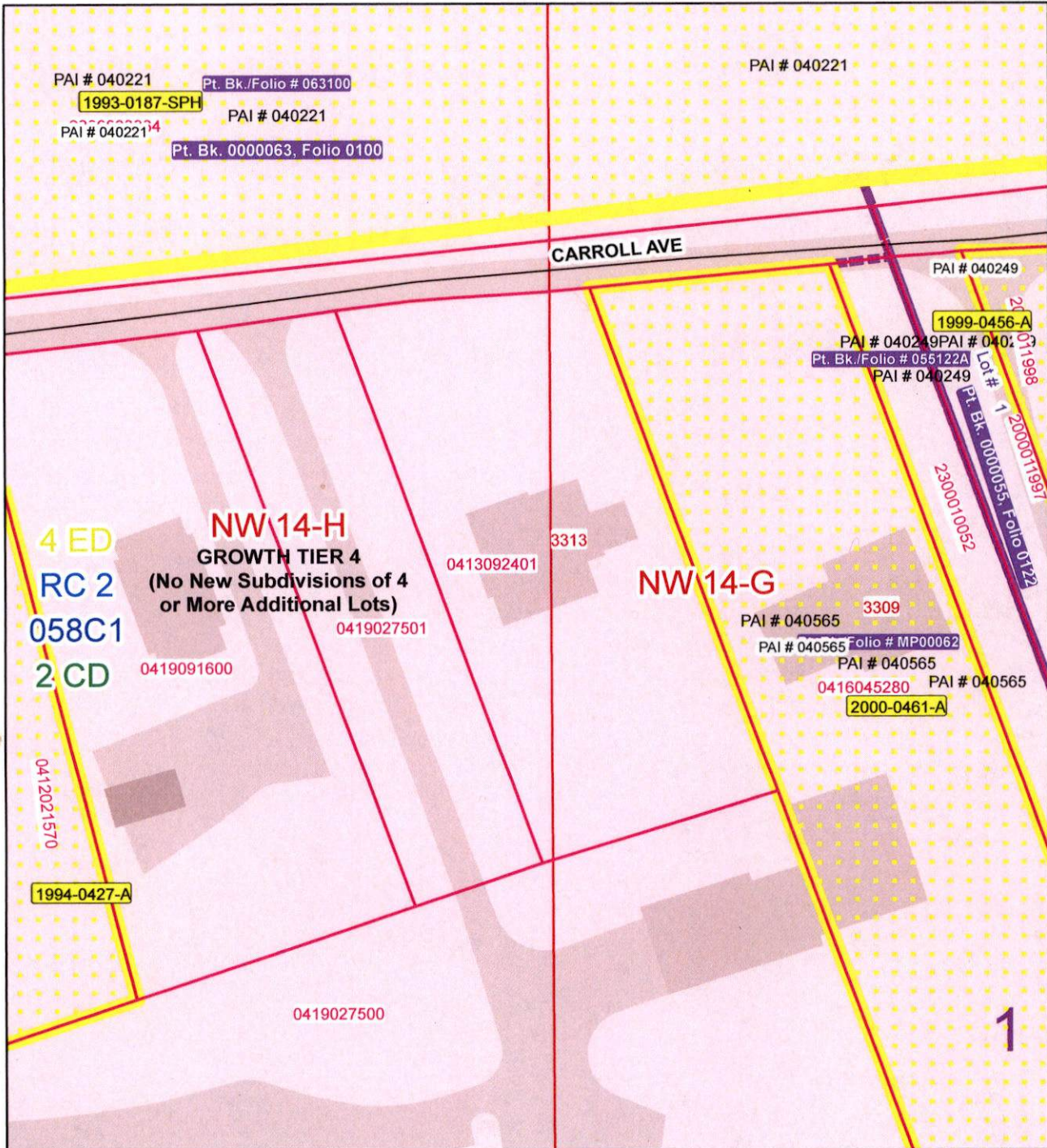
LOECHER ADDITION – Revision 2.0
3313 Carroll Ave.
Owings Mills, MD 21117

DATE : 3.31.2016

SCALE : 1 inch = 10 FEET



3313 Carroll Avenue



Publication Date: 11/19/2015



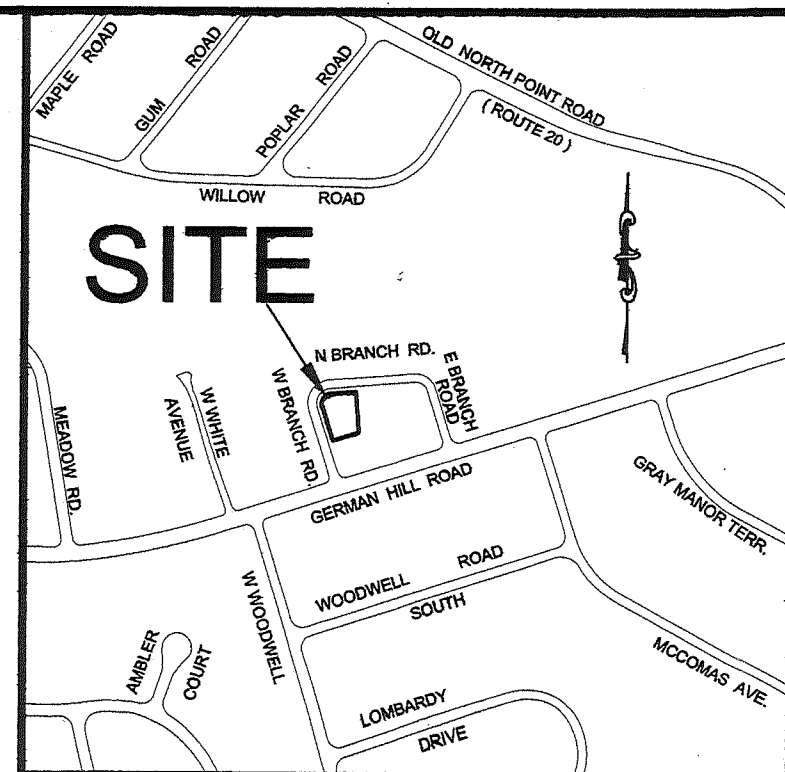
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



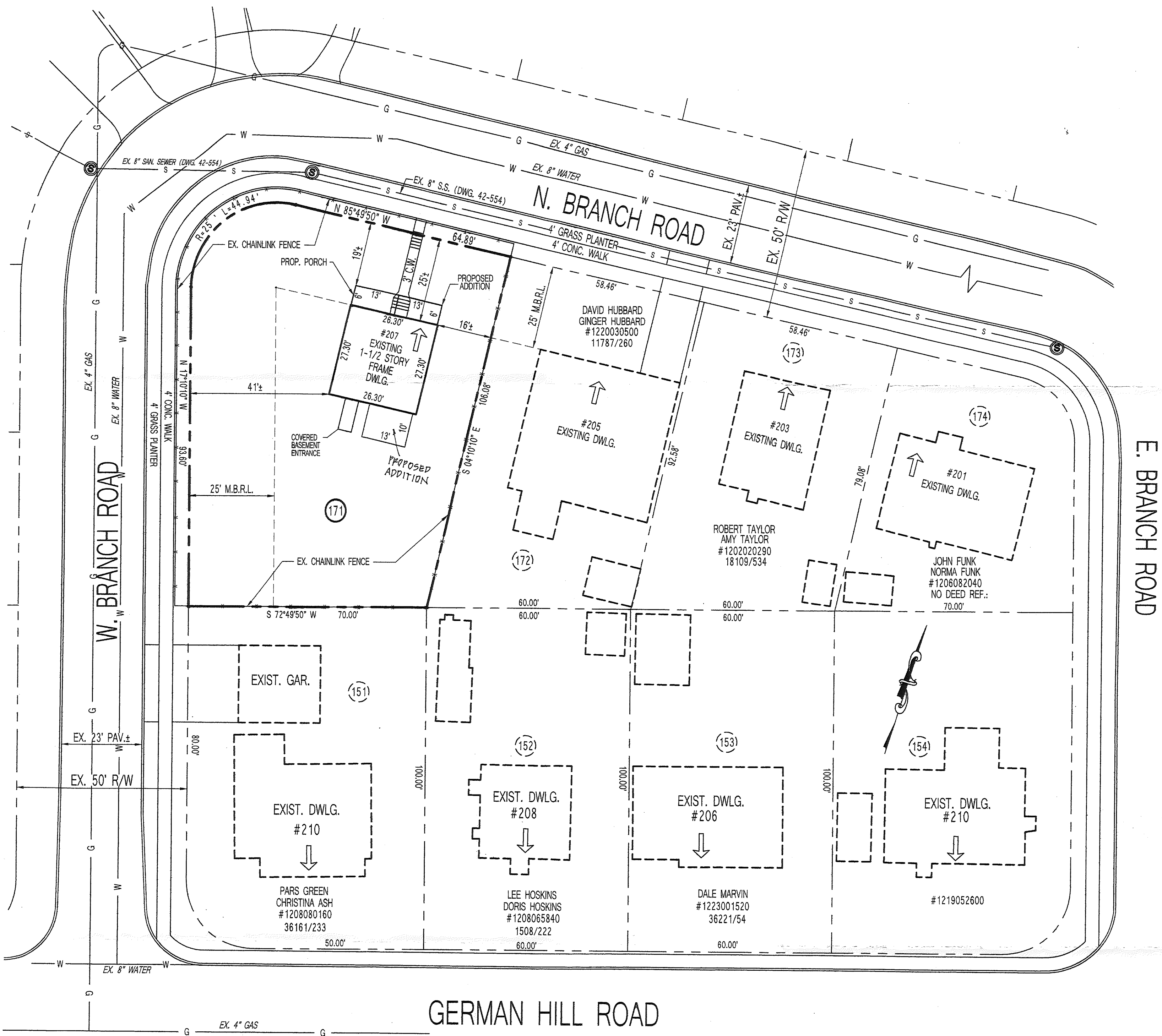
0 10 20 40 60 80 Feet

1 inch = 50 feet

#0130



VICINITY MAP SCALE 1" = 500'



GRAPHICAL SCALE: 1"=20'



SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060



GENERAL NOTES:

1. EXISTING ZONING: D.R.S.S. (103C1)
2. LOT AREA: 8,658 S.F. / 0.198 Ac +/-
3. EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SFD WITH PROPOSED ADDITIONS
4. THIS PROPERTY IS SERVED BY PUBLIC UTILITIES
5. THIS PROPERTY IS NOT LOCATED WITHIN THE CBCA, 100 YR. FLOOD PLAIN OR HISTORIC DISTRICT
6. THERE IS NO PRIOR ZONING HISTORY
7. THIS PLAN WAS PREPARED WITH THE USE OF PUBLIC RECORDS, TITLE DEEDS, RECORD PLATS, GIS PORTAL DATA AND UTILITY DRAWINGS. FIELD MEASUREMENTS WERE CONDUCTED FOR EXISTING CONDITIONS; HOWEVER, NO BOUNDARY SURVEY WAS PERFORMED.
8. THE PROPERTY IS SHOWN ON A RECORD PLAT DATED 1941, BEFORE THE ADOPTION OF THE 1945 ZONING REGULATIONS

OWNER: JOSEPH KULIKOSKY
207 N. BRANCH ROAD
BALTIMORE MD 21222
TAX ACCT. # 1313085960
TAX MAP: 103 PARCEL: 435

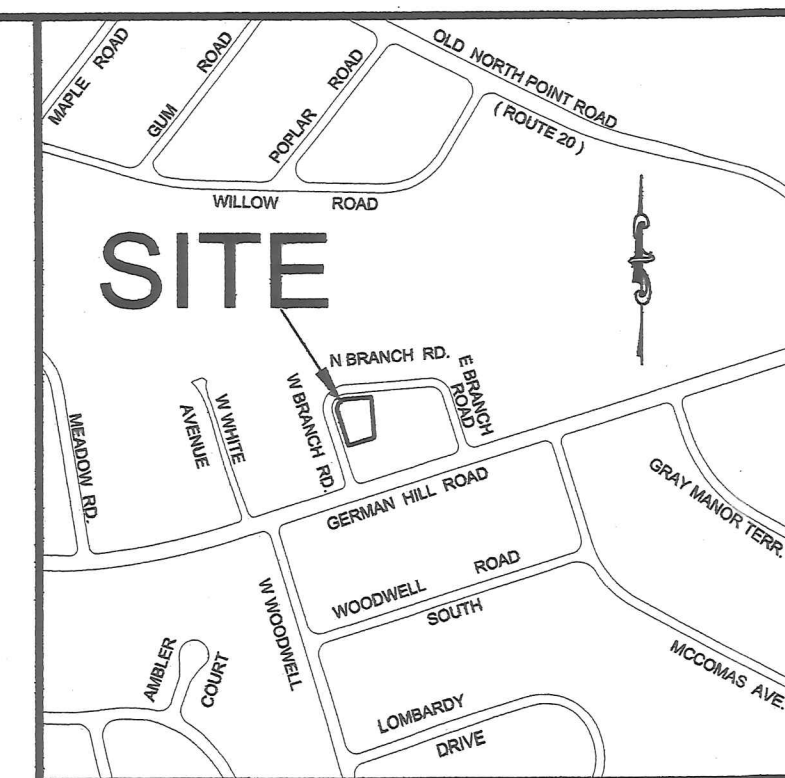
2016-0129-A

**PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE**

#207 NORTH BRANCH ROAD
LOT-171 AMENDED PLAT - PART OF
"GRAY MANOR"

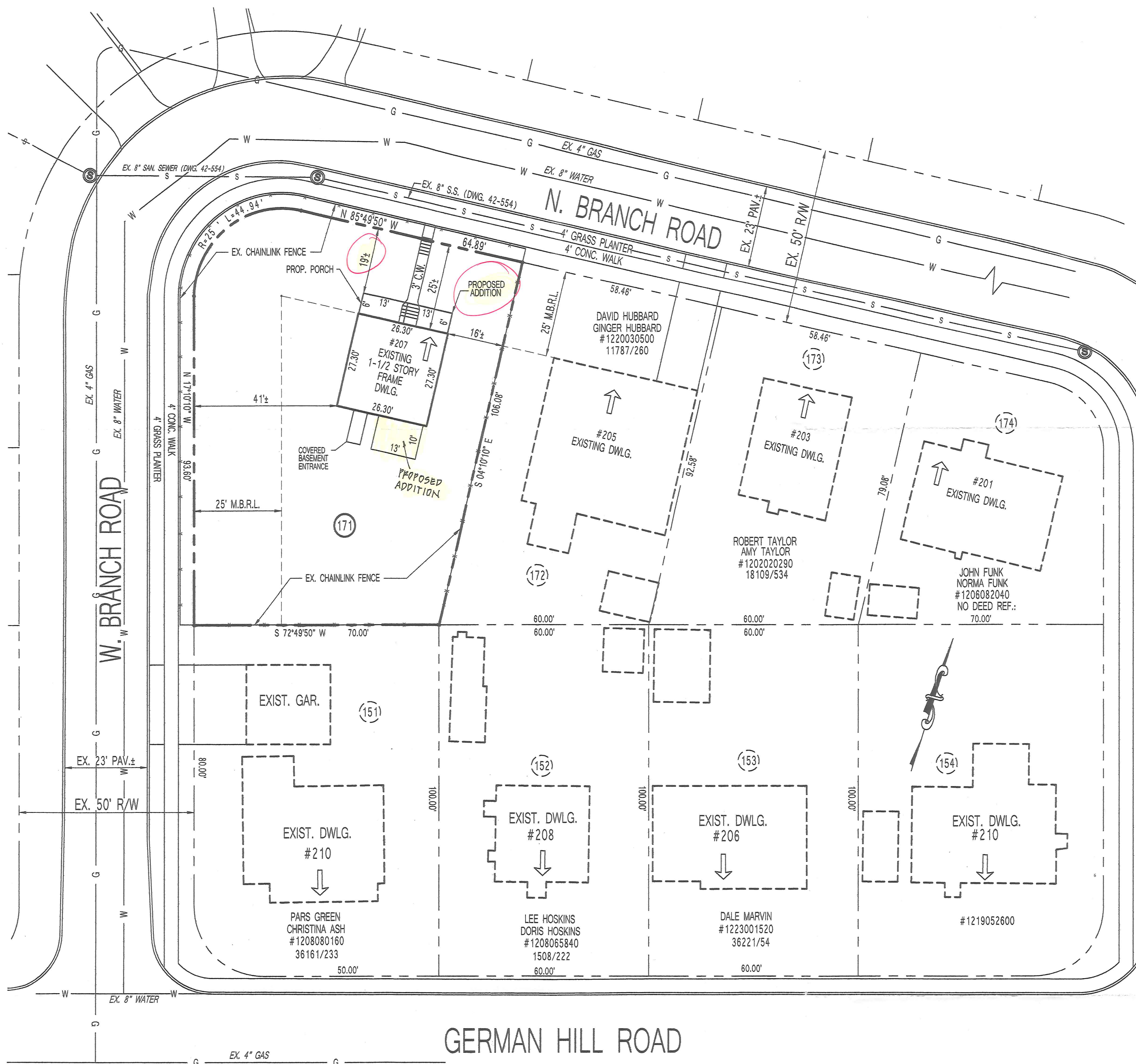
DEED REF.: 30494/233 - PLAT 13/4
12TH ELECTION DISTRICT C7
BALTIMORE COUNTY, MARYLAND

Scale: 1"=20'	Date: 11/12/2015	JOB #10428
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW,JK



SITE

VICINITY MAP SCALE 1" = 500'



GRAPHICAL SCALE: 1"=20'
0 20 40 60

SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060



GENERAL NOTES:

1. EXISTING ZONING: D.R.5.5. (103C1)
2. LOT AREA: 8,658 S.F. / 0.198 Ac +/-
3. EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SFD WITH PROPOSED ADDITIONS
4. THIS PROPERTY IS SERVED BY PUBLIC UTILITIES
5. THIS PROPERTY IS NOT LOCATED WITHIN THE CBCA, 100 YR. FLOOD PLAIN OR HISTORIC DISTRICT
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**PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE**

#207 NORTH BRANCH ROAD
LOT-171 AMENDED PLAT - PART OF
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DEED REF.: 30494/233 - PLAT 13/4
12TH ELECTION DISTRICT C7
BALTIMORE COUNTY, MARYLAND

Scale: 1"=20'	Date: 11/12/2015	JOB #10428
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW,JK

Pet. Ex. A